

DESCRIPTION:(CDD NO.11)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF MATTAMY OF PALM BEACH, LLC PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4153, PAGE 856, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD (A 150' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH RIGHT-OF-WAY LINE OF E/W#1 (A 150' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°00'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID POWERLINE ROAD, A DISTANCE OF 1013.45 FEET; THENCE NORTH 89°33'18" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 392.33 FEET TO A POINT ON THE WEST LINE OF CONSERVATION TRACT 2, AS SHOWN IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 15°45'52" WEST ALONG SAID WEST LINE OF CONSERVATION TRACT 2, A DISTANCE OF 250.56 FEET; THENCE ALONG THE SOUTHWEST LINE OF SAID CONSERVATION TRACT 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH LINE OF RIVERLAND / KENNEDY III LLC PARCEL AS SHOWN IN OFFICIAL RECORDS BOOK 3727, PAGE 861, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST ALONG SAID NORTH LINE OF RIVERLAND / KENNEDY III LLC PARCEL AND SAID NORTH RIGHT-OF-WAY LINE OF E/W # 1, A DISTANCE OF 1769.11 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 21.00 ACRES MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER XX, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING – LAND SURVEYING
 7900 GLADES ROAD – SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 LB# 3591

DATE	9/9/2022
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD11

**WESTERN GROVE AT TRADITION
 CDD NO. 11
 SKETCH OF DESCRIPTION**

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°00'00" EAST, ALONG THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

LEGEND ABBREVIATIONS

DESC – DESCRIPTION	PG. – PAGE
TYP – TYPICAL	P.B. – PLAT BOOK
O.R.B. – OFFICIAL RECORDS BOOK	P.O.B. – POINT OF BEGINNING
PG – PAGE	P.O.C. – POINT OF COMMENCEMENT
LLC – LIMITED LIABILITY COMPANY	UE – UTILITY EASEMENT
CO. – COMPANY	(M) – MEASURED
E/W – EAST WEST	NO.– NUMBER
ID – IDENTIFICATION	R/W – RIGHT-OF-WAY
L.B. – LICENSED BUSINESS	OE – OVERHEAD ELECTRIC
BST – BELL SOUTH TELEPHONE	

SHEET 2 OF 4

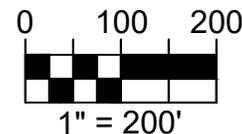


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PROPERTY ACQUISITION THROUGH CERTIFICATE OF TITLE TO PSL ACQUISITIONS, LLC
 NOW KNOWN AS TRADITION LAND CO. LLC RECORDED IN O.R.B. 3274, PG. 915
 (CASE NO. 56-2010-CA-002197) (PARCEL 14-4)
 PARCEL ID # 4305-322-0001-000-4

(NOT INCLUDED)
POWERLINE ROAD
 150' PUBLIC RIGHT-OF-WAY

150' R/W

N89°33'18"E
 392.33'

EXHIBIT C
 O.R.B. 3071,
 PAGE 2651

20' UE
 O.R.B. 2432,
 PAGE 2034

S15°45'52"W
 250.56'

CONSERVATION TRACT-2
 O.R.B. 1485, PG. 708
 O.R.B. 3274, PG. 915
 38.16 ACRES

S29°27'50"E
 150.74'

S63°02'12"E
 200.44'

N89°59'49"E
 311.47'

CDD NO. 11
 (21.00 ACRES)

UNPLATTED
 MATTAMY P.B., LLC
 (O.R.B. 4153, PAGE 856)
 PARCEL ID#
 4305-322-0001-000-4
 (VACANT)

MATCH LINE

N89°50'39"W 1769.11'

P.O.B.
 INTERSECTION OF
 E. R/W LINE &
 N. R/W LINE

N89°50'39"W 9090.71'(M)TOTAL
 N. R/W LINE

150.00' WIDE PUBLIC RW E/W#1
 O.R.B. 2972 PGS. 829-846

UNPLATTED
 CITY OF PORT ST. LUCIE
 PARCEL ID #
 4316-431-0001-000-3
 (ORB 3902, PG 456 AND
 ORB 4035, PG 1381)

SPECIAL WARRANTY DEED TO
 METROPOLITAN LIFE INSUARANCE COMPANY
 O.R.B. 477, PG. 560-566
 OWNERS NAME: CITY OF PORT ST LUCIE
 ADDRESS: 900 SE OGDEN LANE
 PORT ST LUCIE, FL 34983

SHEET 3 OF 4

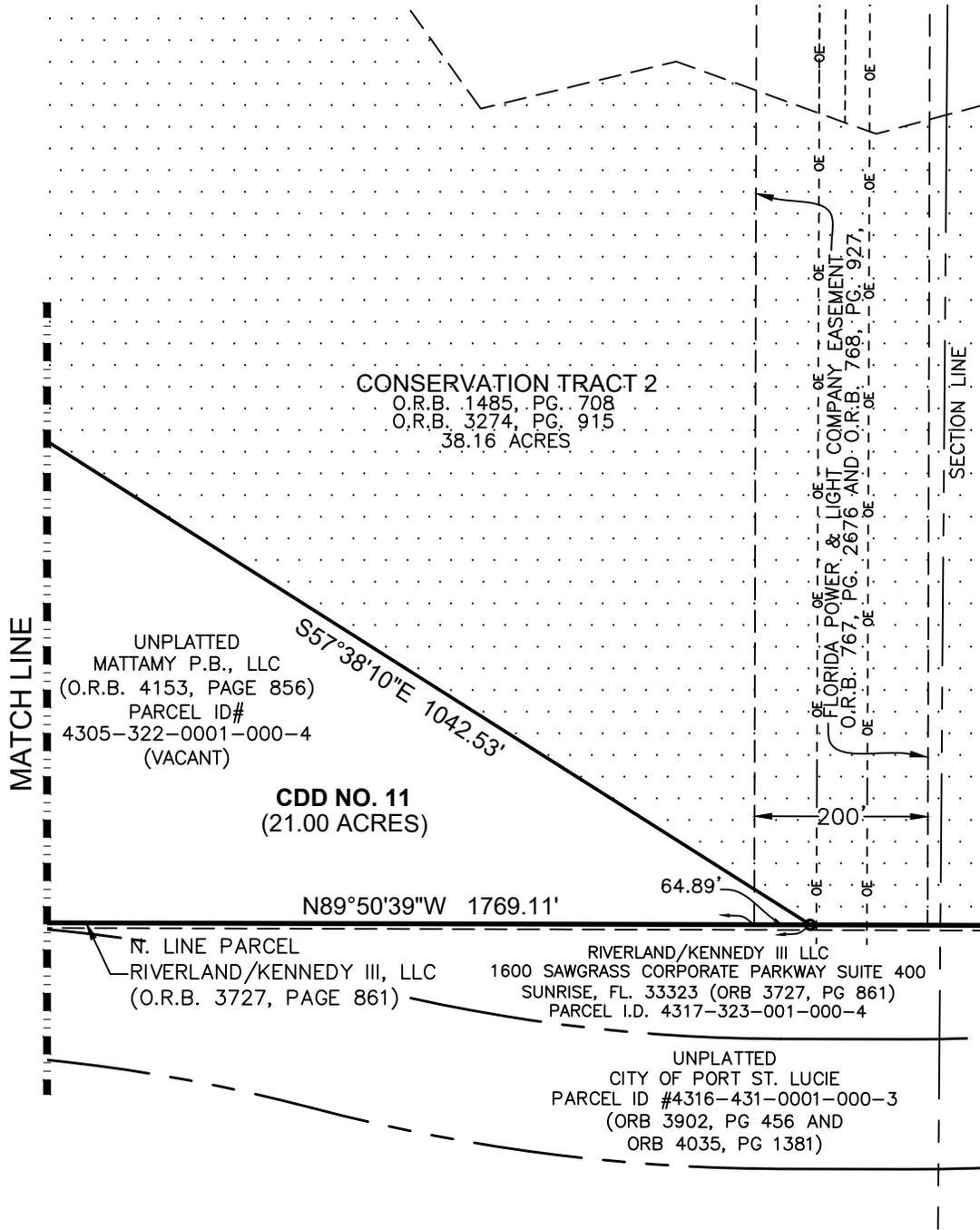
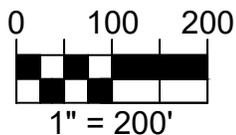


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