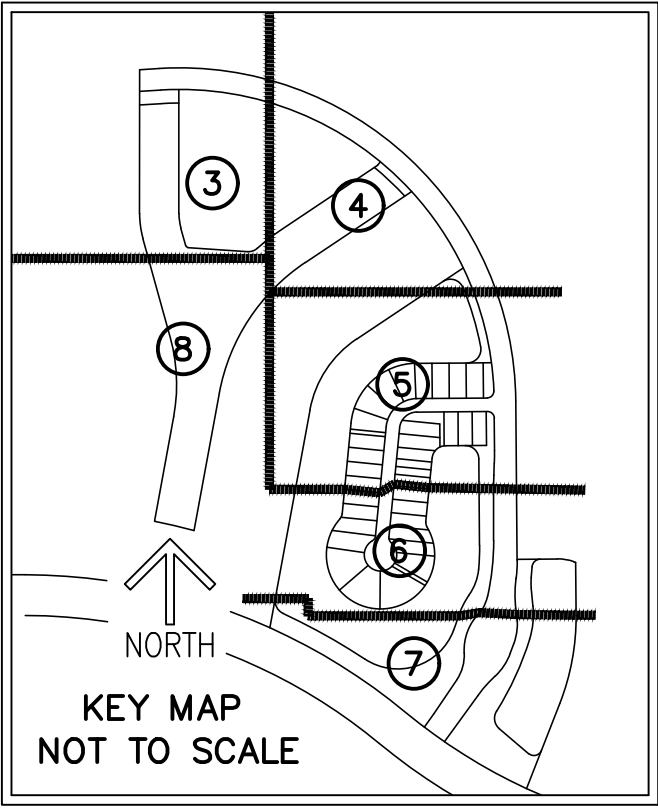


WILSON GROVES PARCEL A PLAT 1

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THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS – ENGINEERS – PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 – (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591



SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AND AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS _____ DAY OF _____, 2024.

SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC,
 A FLORIDA NOT FOR PROFIT CORPORATION

BY: ALEXANDER AKEL
 PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY ALEXANDER AKEL, PRESIDENT, ON BEHALF OF SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

_____, NOTARY PUBLIC, STATE OF FLORIDA
 COMMISSION NO. & EXPIRATION DATE

_____, PRINT NAME:
 COMMISSION NUMBER

TITLE CERTIFICATION:
 STATE OF FLORIDA)

THE UNDERSIGNED, JEFF J. WOLFE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2024, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF ACR ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2024

JEFF J. WOLFE
 FLORIDA BAR NO. 135630
 SACHS SAX CAPLAN P.L.
 6111 BROKEN SOUND PKWY NW, SUITE 200
 BOCA RATON, FL 33487

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
 COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WILSON GROVES PARCEL A PLAT 1, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2024.

CITY OF PORT ST LUCIE: _____
 SHANNON M. MARTIN, MAYOR

ATTEST: _____
 SALLY WALSH, CITY CLERK



WILSON GROVES PARCEL A PLAT 1

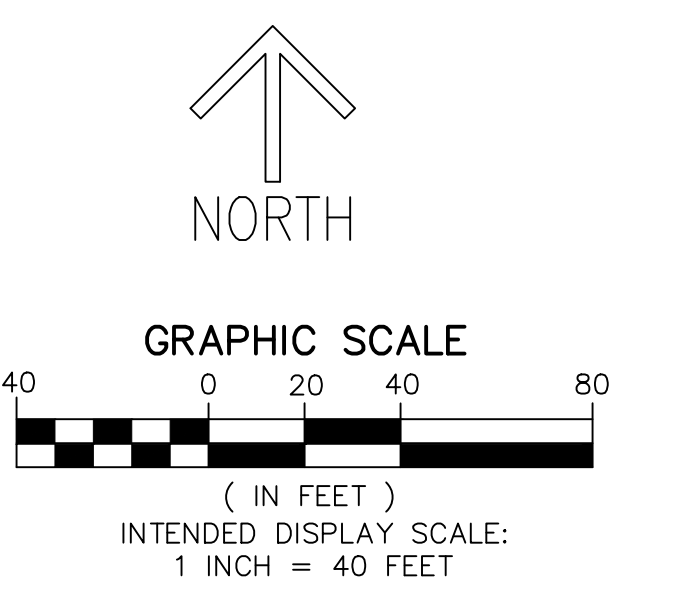
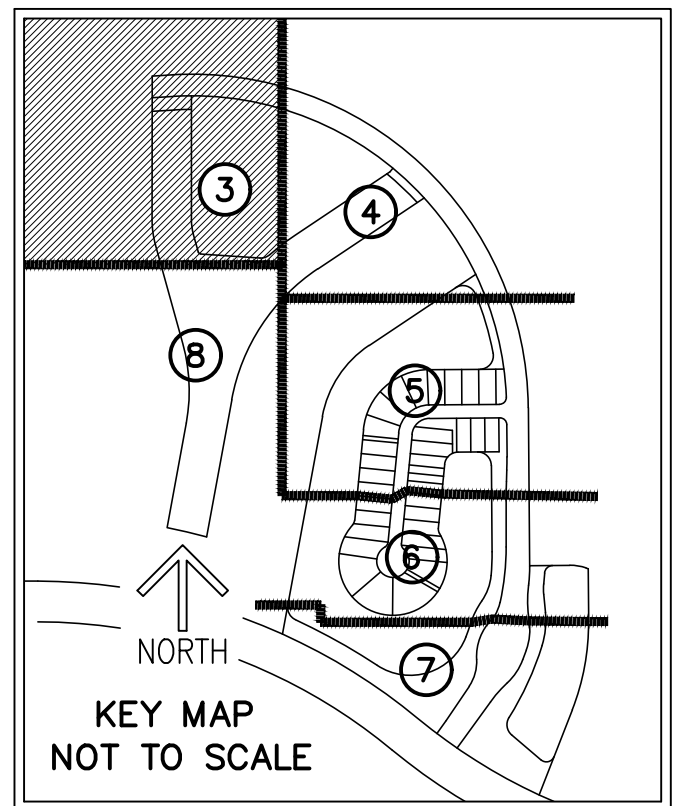
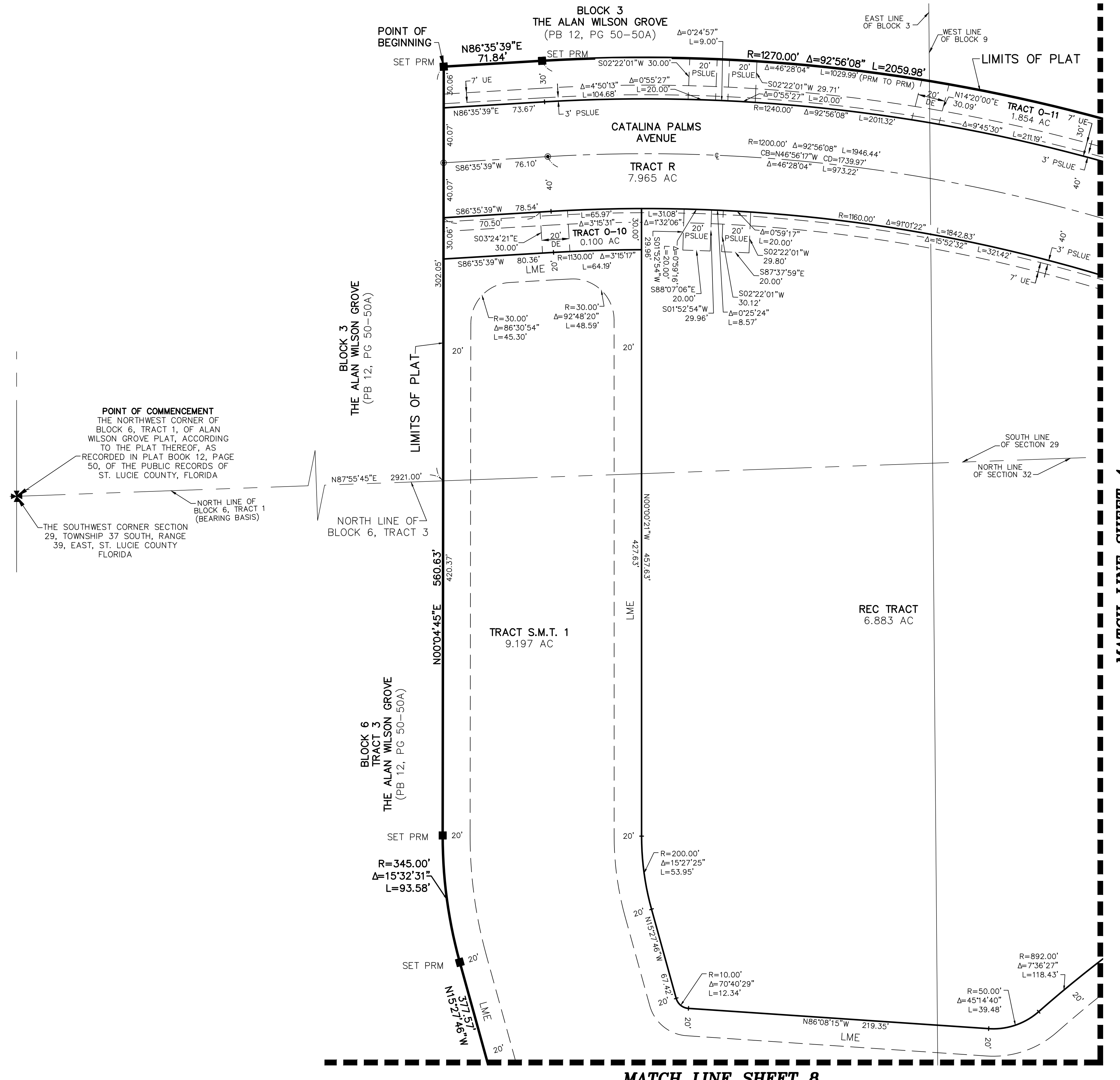
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PLAT BOOK _____

PAGE _____

SHEET 3 OF 8



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
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5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ✱ - DENOTES 1/4 SECTION CORNER

POINT OF COMMENCEMENT
 THE NORTHWEST CORNER OF
 BLOCK 6, TRACT 1, OF ALAN
 WILSON GROVE PLAT, ACCORDING
 TO THE PLAT THEREOF, AS
 RECORDED IN PLAT BOOK 12, PAGE
 50, OF THE PUBLIC RECORDS OF
 ST. LUCIE COUNTY, FLORIDA

THE SOUTHWEST CORNER SECTION
 29, TOWNSHIP 37 SOUTH, RANGE
 39, EAST, ST. LUCIE COUNTY
 FLORIDA

NORTH LINE OF
 BLOCK 6, TRACT 1
 (BEARING BASIS)

MATCH LINE SHEET 4

MATCH LINE SHEET 8

WILSON GROVES PARCEL A PLAT 1

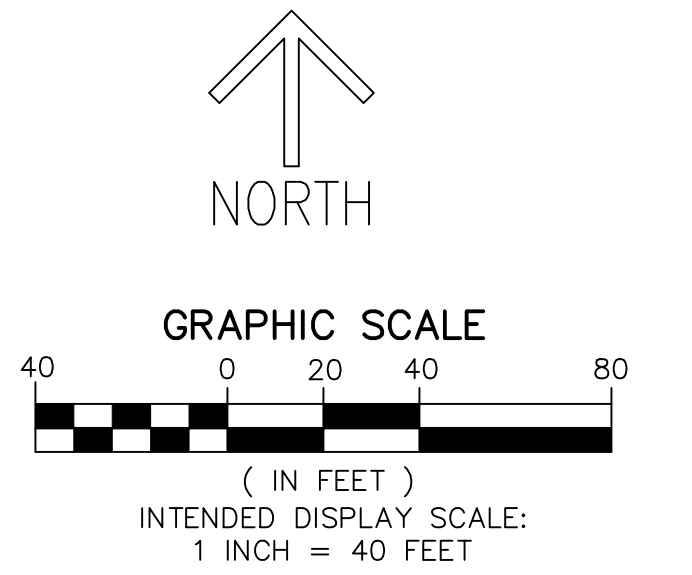
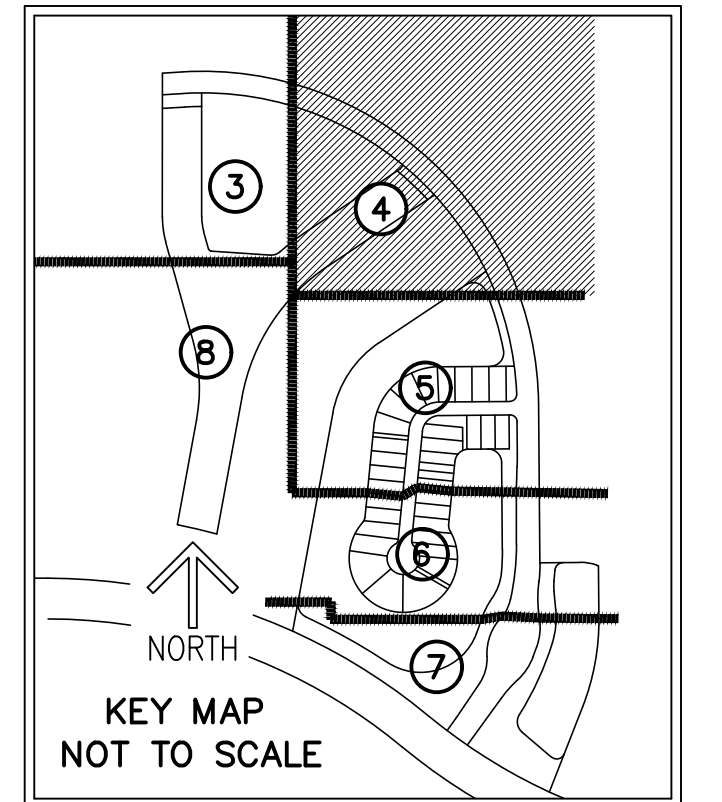
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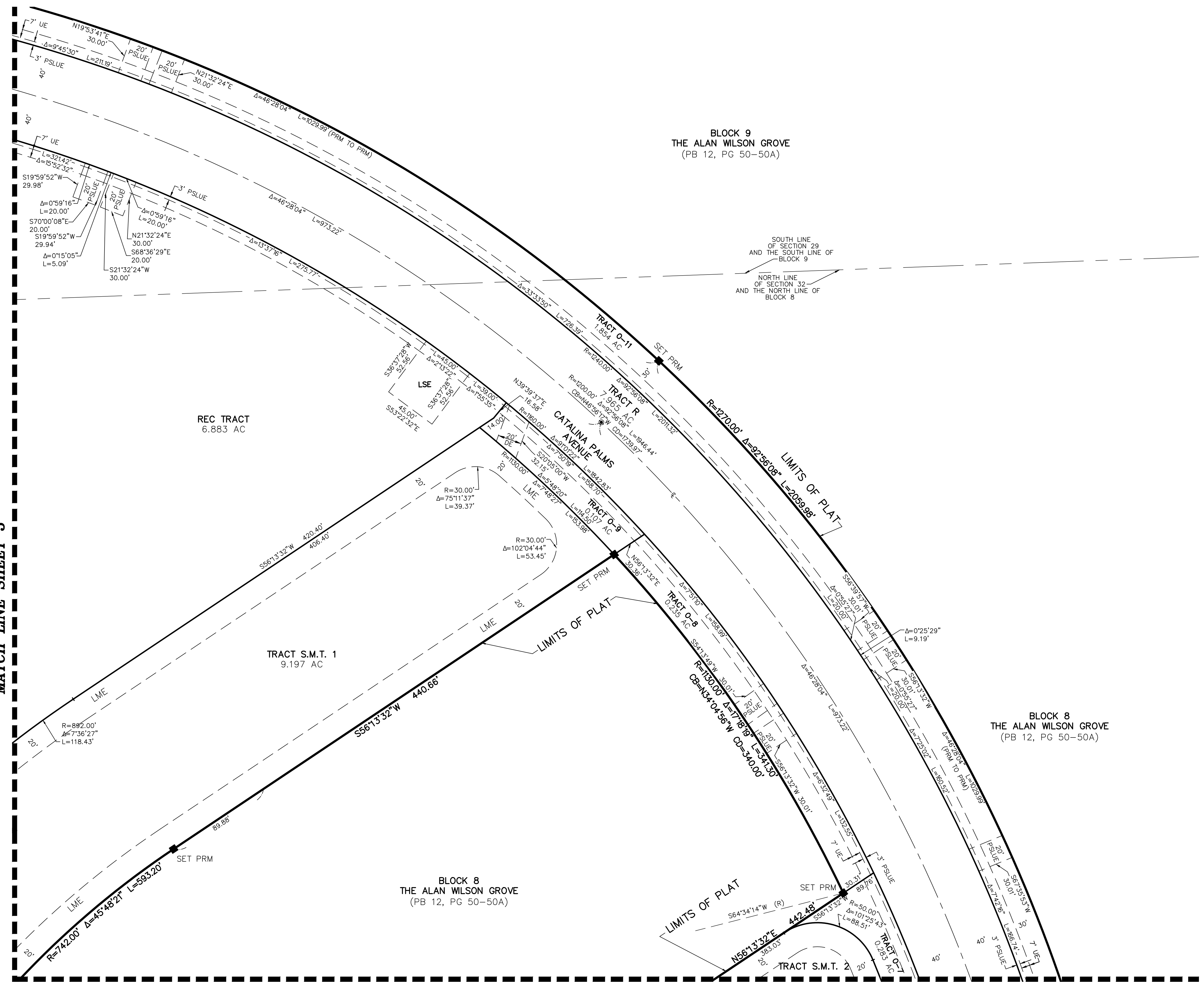
SHEET 4 OF 8



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 - ◄ - DENOTES 1/4 SECTION CORNER

MATCH LINE SHEET 3

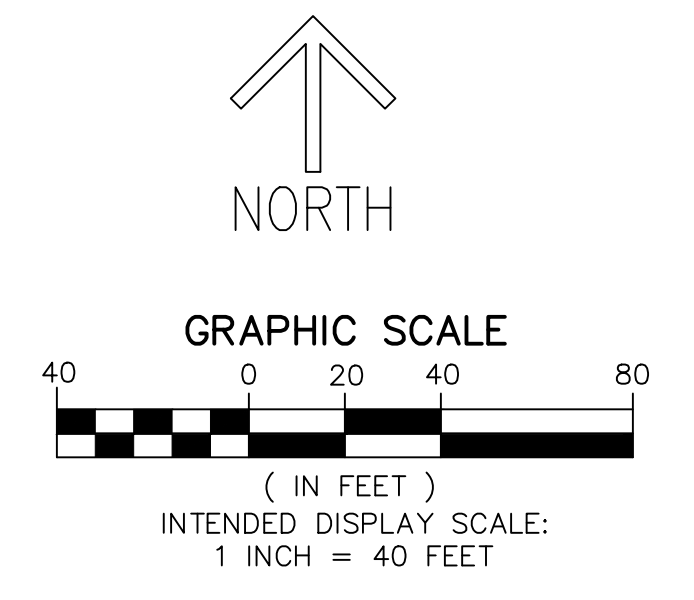
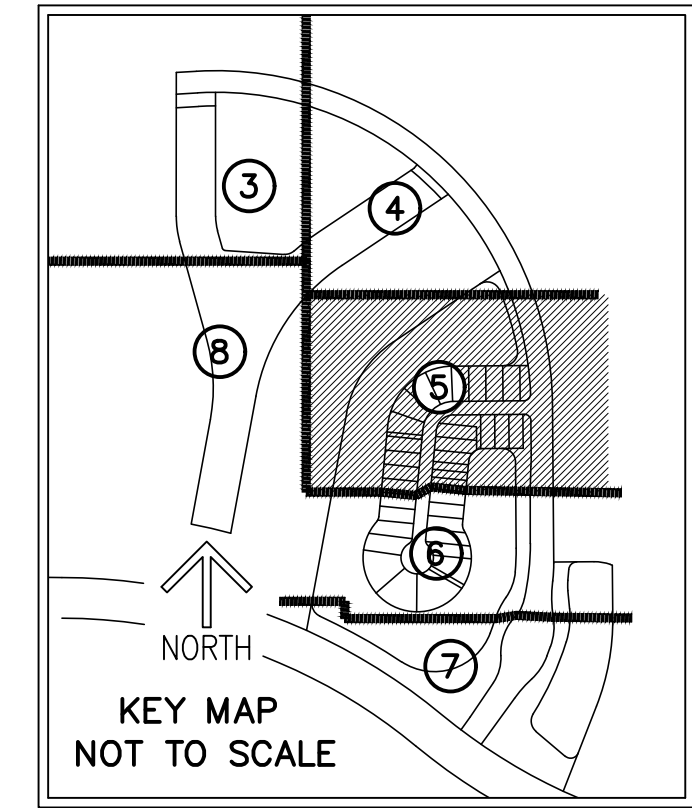
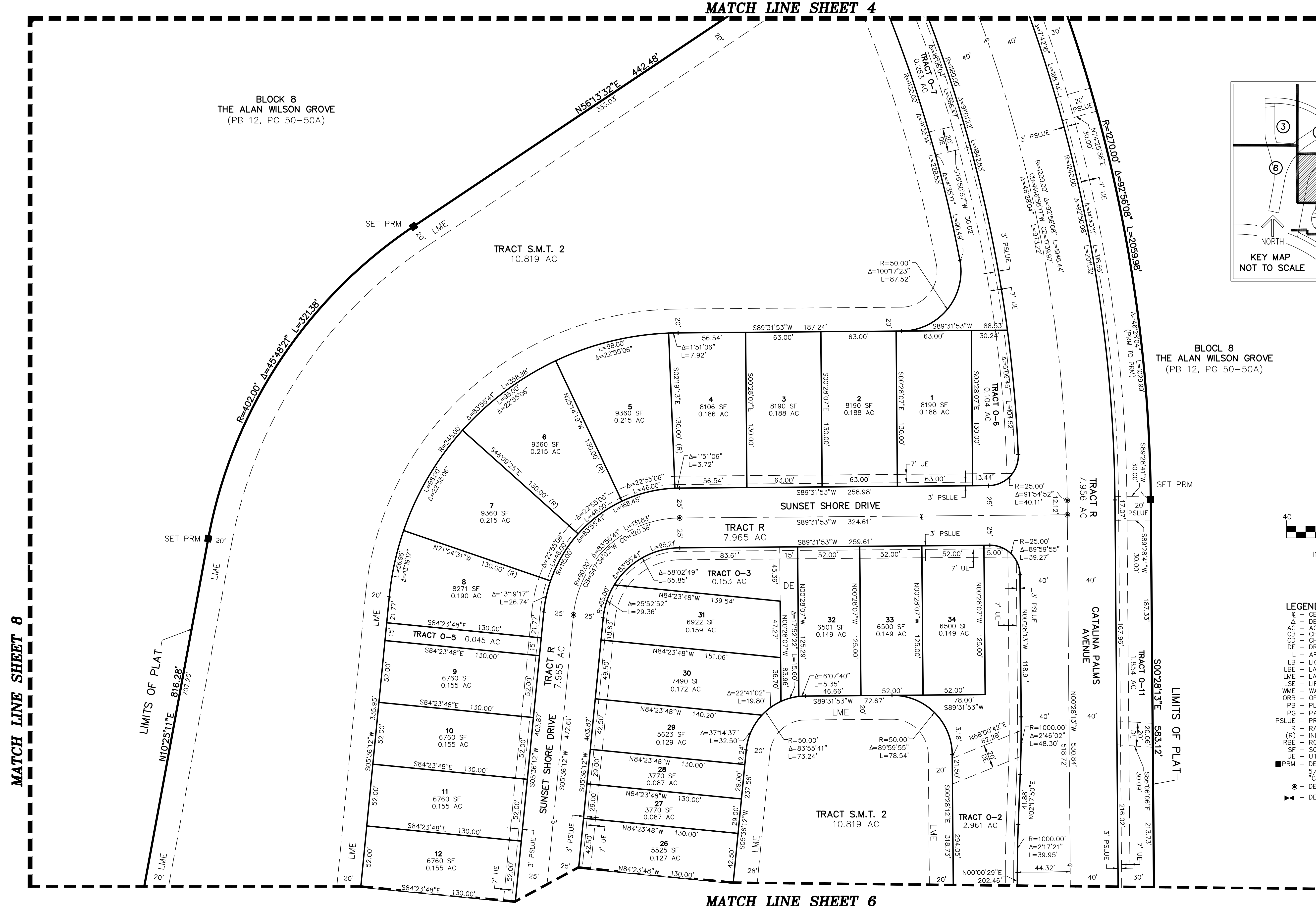
MATCH LINE SHEET 5



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MATCH LINE SHEET 6

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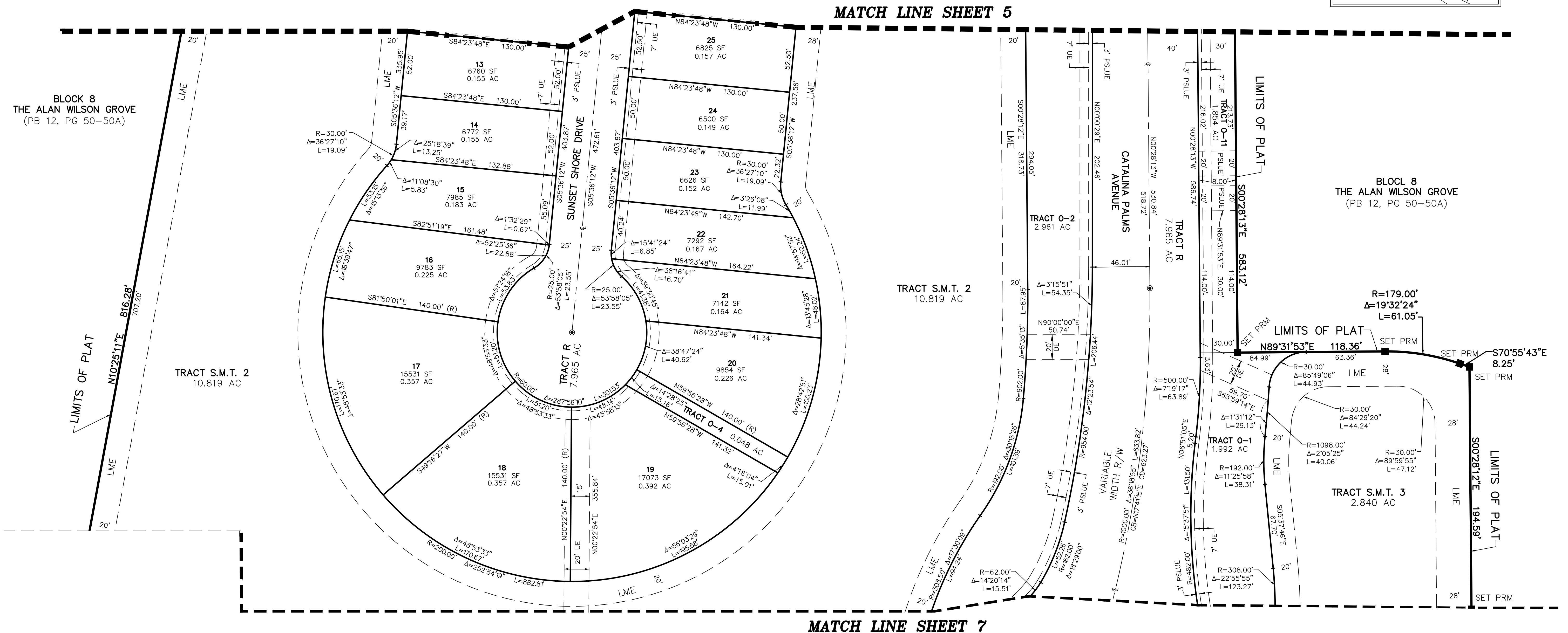
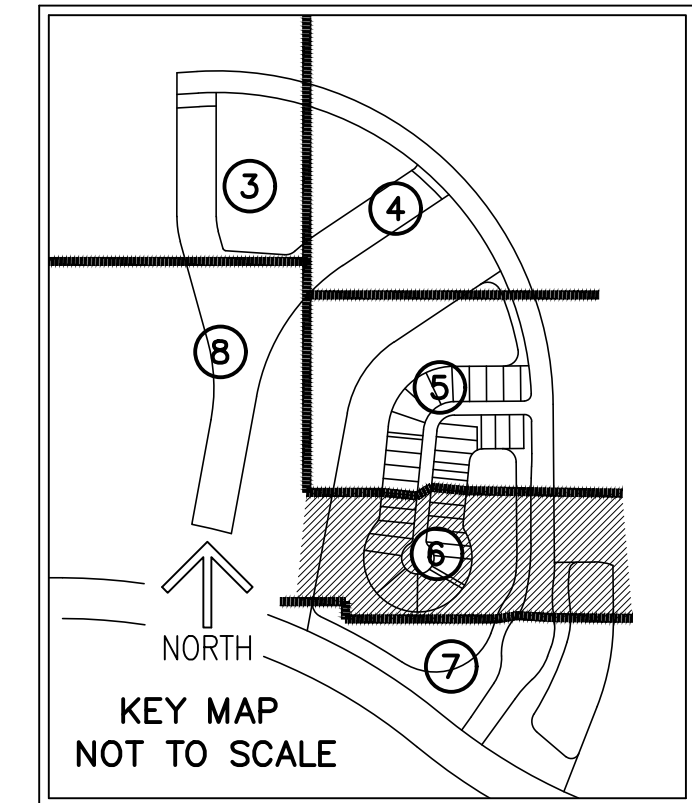
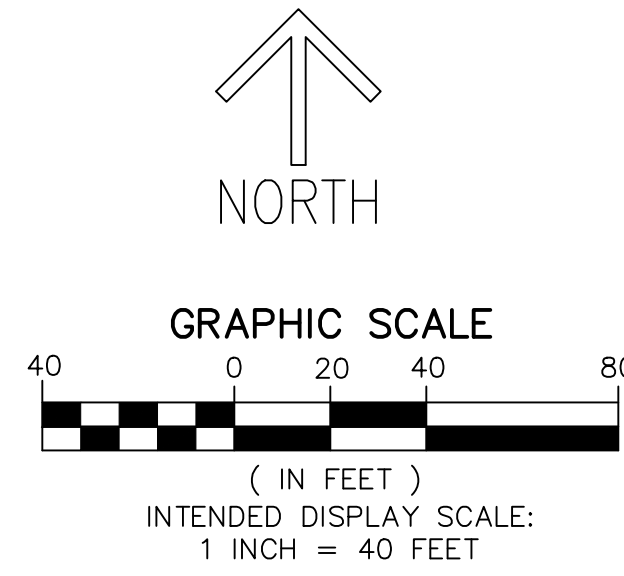
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PLAT BOOK _____

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SHEET 6 OF 8

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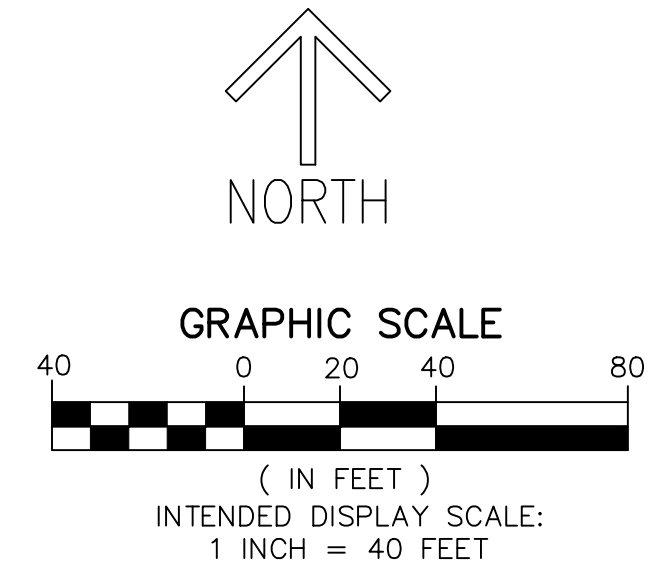
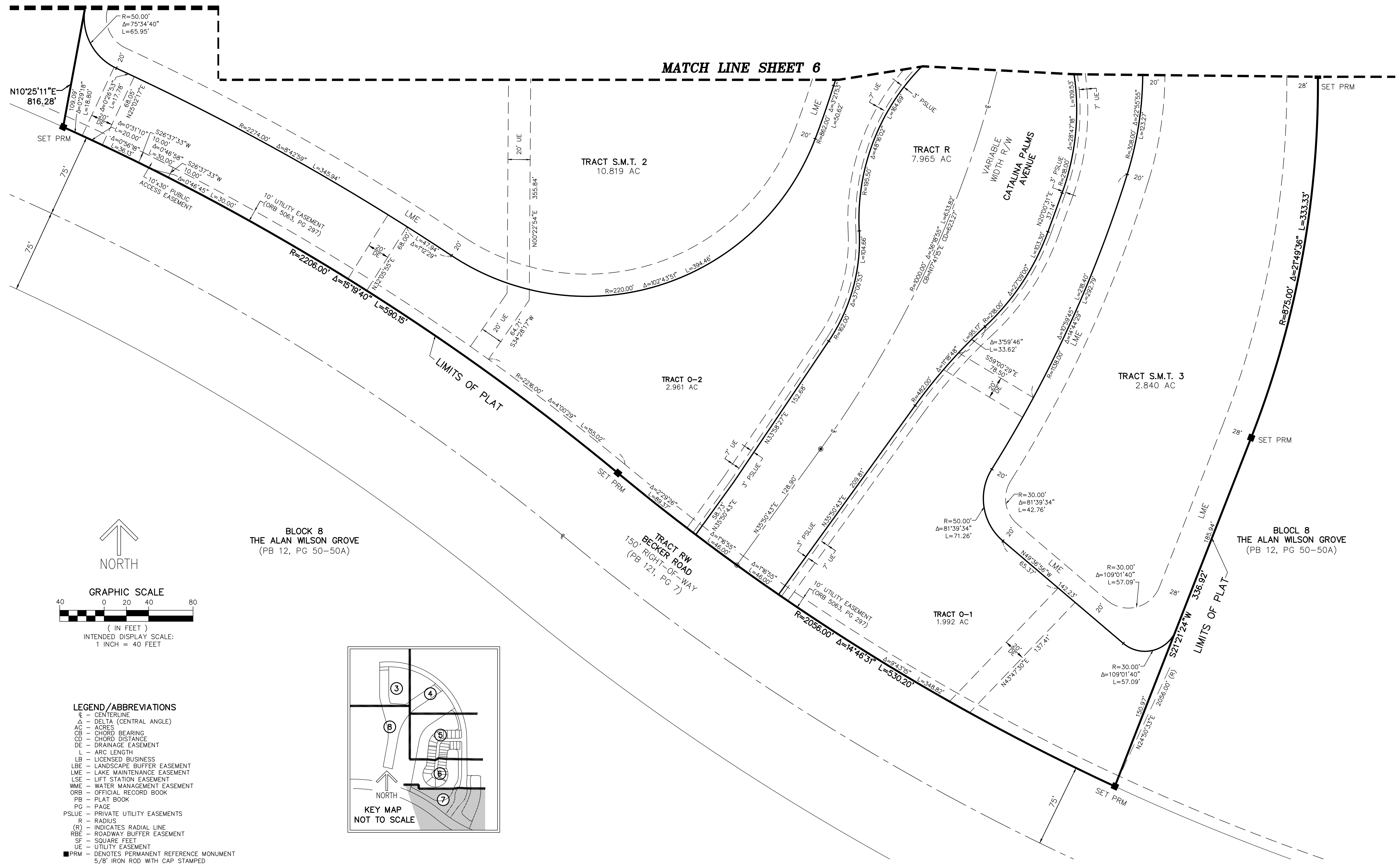


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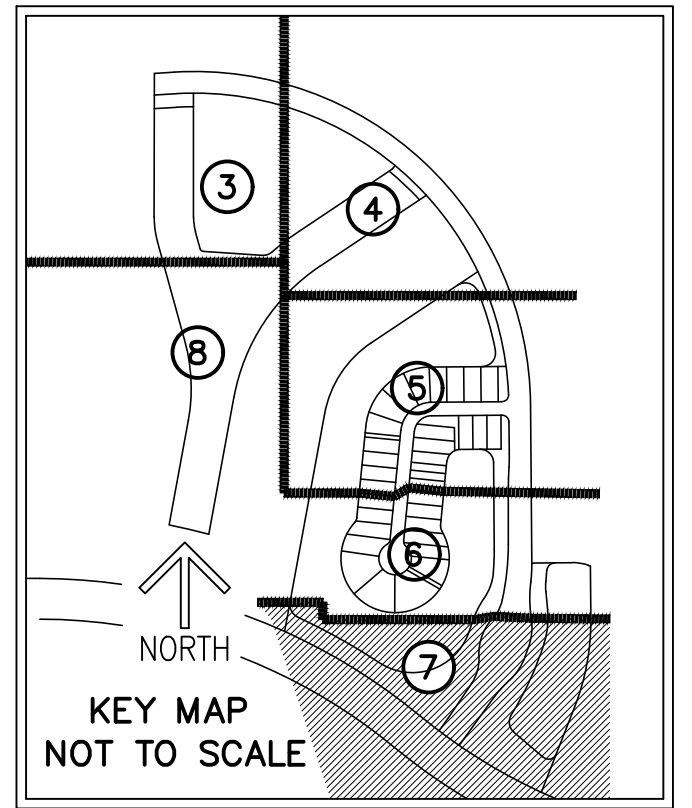
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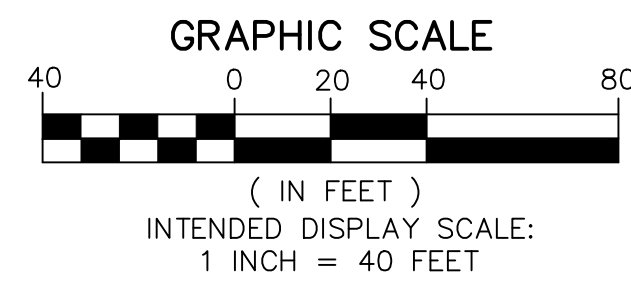
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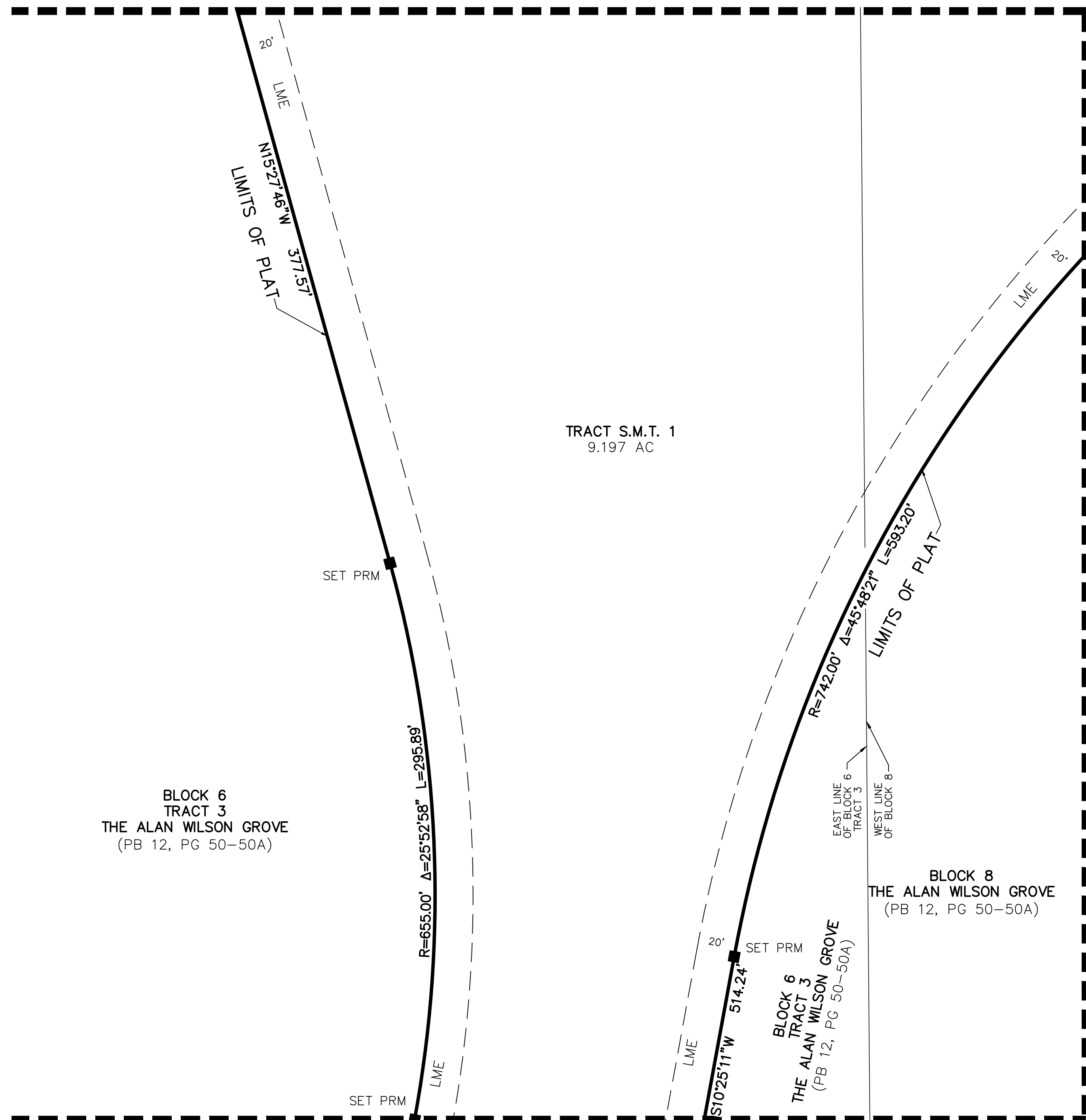
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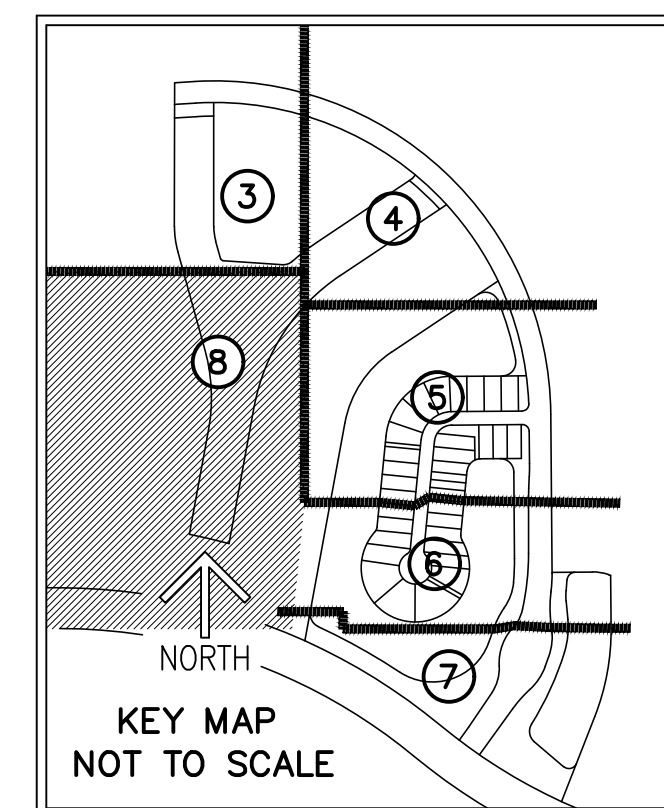
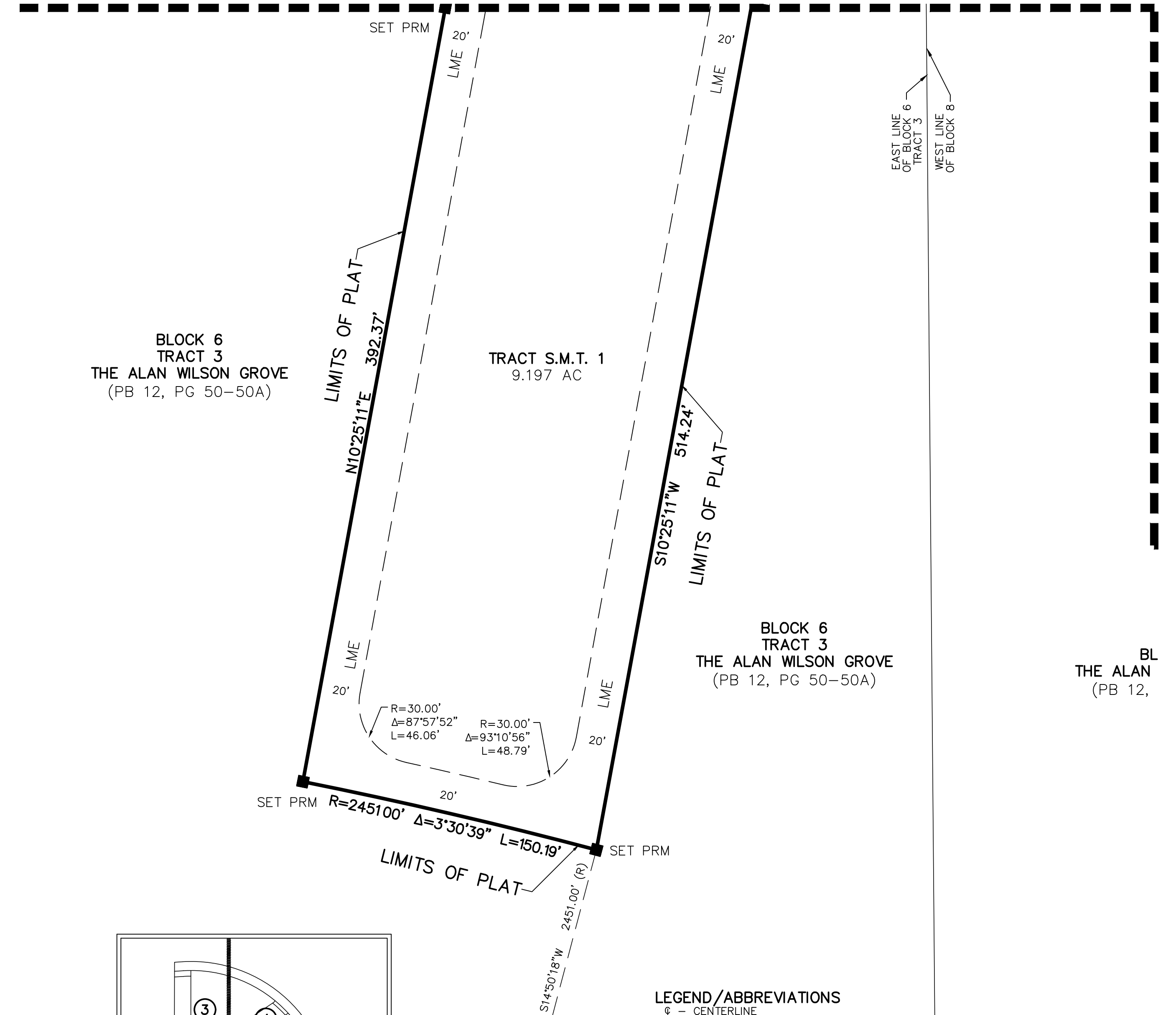
SHEET 8 OF 8

MATCH LINE SHEET 3



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET



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