

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "EMERY", BEING A PORTION OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF FERNLAKE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT "C"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRADITION PARKWAY, AN 100 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT "F"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 58 THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 89°53'05" WEST, A DISTANCE OF 194.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70°02'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 61.12 FEET; THENCE NORTH 19°51'01" WEST, A DISTANCE OF 224.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 60°02'41"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 292.08 FEET; THENCE SOUTH 70°29'35" WEST, A DISTANCE OF 669.95 FEET; THENCE SOUTH 07°29'09" EAST, A DISTANCE OF 209.34 FEET; THENCE SOUTH 47°13'42" WEST, A DISTANCE OF 508.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY) AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 24°41'40" WEST, 443.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.27 FEET THROUGH A CENTRAL ANGLE OF 17°23'52" TO THE SOUTHWEST CORNER OF TRACT A, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 88, AS RECORDED IN PLAT BOOK 66, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINE OF SAID TRACT A THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 74°00'46" EAST, A DISTANCE OF 60.76 FEET; THENCE NORTH 21°07'28" EAST, A DISTANCE OF 100.75 FEET; THENCE NORTH 30°08'54" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 14°10'47" WEST, A DISTANCE OF 112.39 FEET; THENCE NORTH 71°42'41" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 51°27'29" WEST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 88°24'58" WEST, A DISTANCE OF 146.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY THE FOLLOWING 10 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,595.00 FEET, THE CHORD OF WHICH BEARS NORTH 00°47'31" WEST, 44.09 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.10 FEET THROUGH A CENTRAL ANGLE OF 01°35'02"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,465.00 FEET, A CENTRAL ANGLE OF 09°15'29"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 236.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 53°02'27"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 46.29 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 95°17'35"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 216.21 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 53°02'27"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 48.29 FEET; THENCE NORTH 74°48'43" EAST, A DISTANCE OF 130.45 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS SOUTH 43°34'21" EAST, 40.54 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.74 FEET THROUGH A CENTRAL ANGLE OF 47°50'06" TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 23°50'03"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 54.08 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 63°53'42"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 55.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FERNLAKE DRIVE (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FERNLAKE DRIVE BEING A POINT OF COMPOUND CURVATURE TO THE LEFT, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC HAVING A CENTRAL ANGLE OF 54°07'29", A DISTANCE OF 802.95 FEET; THENCE NORTH 18°19'28" EAST, A DISTANCE OF 61.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 13°56'09"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 231.06 FEET TO THE INTERSECTION OF THE PROLONGATION OF THE WEST LINE OF THE TRADITION, PLAT NO. 20 THE PRESERVE 2, AS RECORDED IN PLAT BOOK 82, PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG THE WESTERLY LINE OF SAID TRADITION PLAT NO. 20 THE PRESERVE 2 THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 51°55'07" EAST, A DISTANCE OF 782.37 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 440.00 FEET, THE CHORD OF WHICH BEARS NORTH 75°57'08" EAST, 208.81 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.85 FEET THROUGH A CENTRAL ANGLE OF 27°35'12"; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 277.08 FEET TO THE NORTHEAST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°05'55" WEST, ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 1,489.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.410 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION; ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION; ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS; AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES; THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT.

2. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES; THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION; UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA; ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES; THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

4. THE OPEN SPACE TRACTS (O-1 THROUGH O-17) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 2) SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 9), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "NEW CIP DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED INTERLOCAL AGREEMENTS) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2963, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

7. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

8. LIFT STATION EASEMENT LSE, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES; THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION; THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARY OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES; EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES; THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY; THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

9. THE WATER MANAGEMENT ACCESS EASEMENTS, ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 9), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "NEW CIP DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED INTERLOCAL AGREEMENTS) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2963, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

10. THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES; THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE; THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.

11. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 1 AND S.M.T. 2) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE; IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

12. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.

13. WETLAND TRACTS AND WATER MANAGEMENT EASEMENTS (W.M.E.), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

14. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

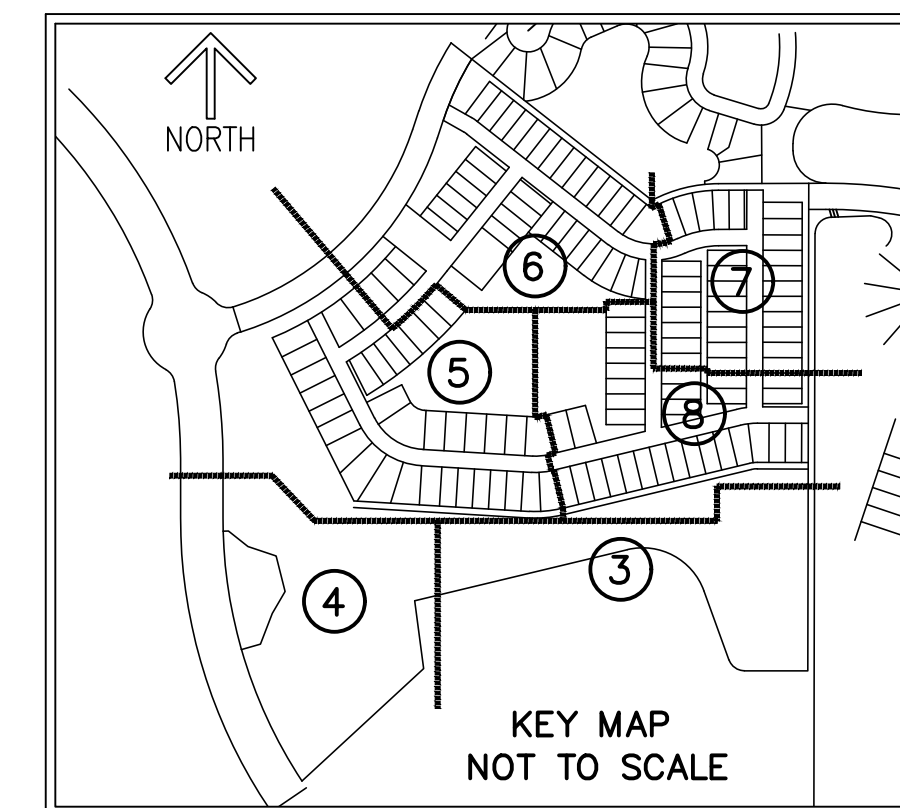
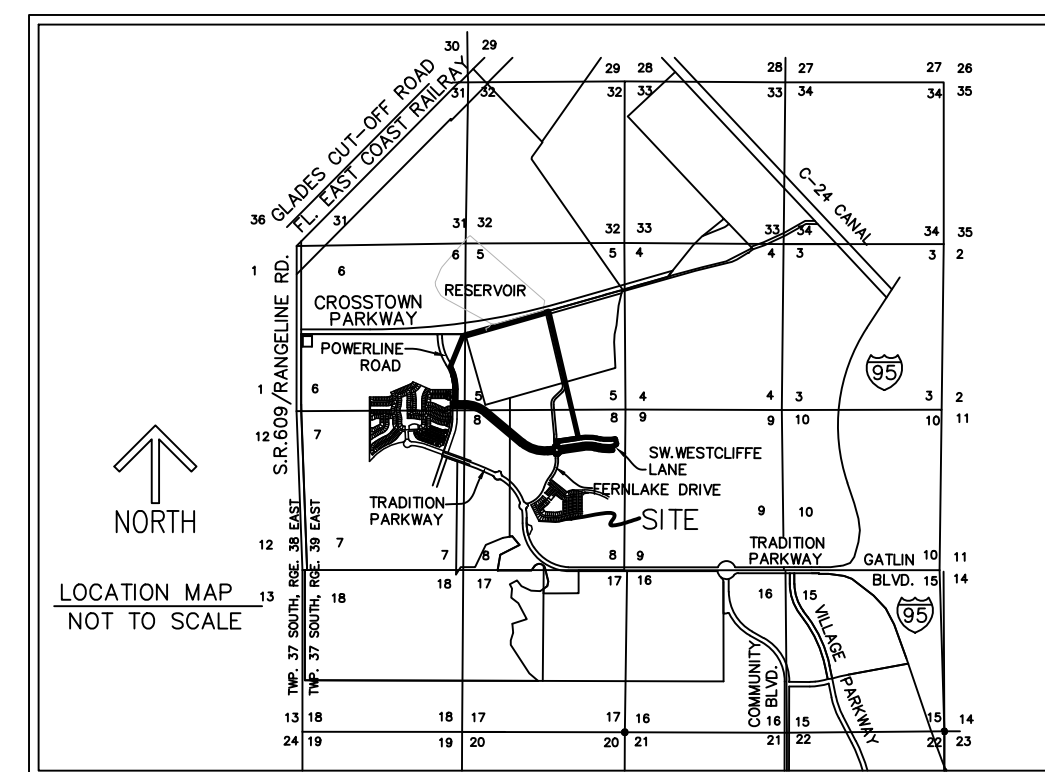
15. TRACT RW1 (FERNLAKE DRIVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

16. TRACT RW2 (TRADITION PARKWAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

EMERY

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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



CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 2021.

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.

BY: _____ SIGNATURE
PRINTED NAME _____
TITLE _____ PRINTED NAME _____
SIGNATURE _____
PRINTED NAME _____

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2021.

MATTAMY PALM BEACH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME _____ ANTHONY PALUMBO
VICE PRESIDENT
WITNESS: _____
PRINT NAME _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

_____ NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE _____

PRINT NAME: _____

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 _____, 2021, BY ANTHONY PALUMBO, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

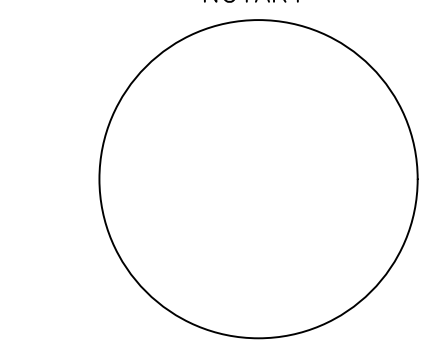
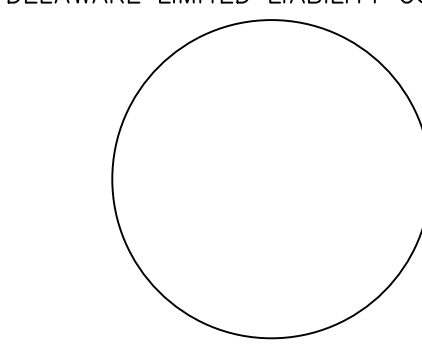
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

_____ NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE _____

PRINT NAME: _____

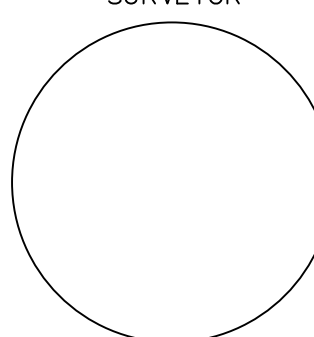
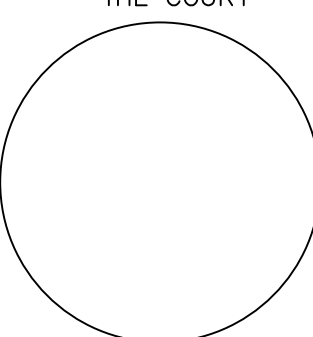
MATTAMY PALM BEACH, LLC,
DELAWARE LIMITED LIABILITY COMPANY

MATTAMY PALM BEACH, LLC,
DELAWARE LIMITED LIABILITY COMPANY
NOTARY



CLERK OF THE COURT

SURVEYOR



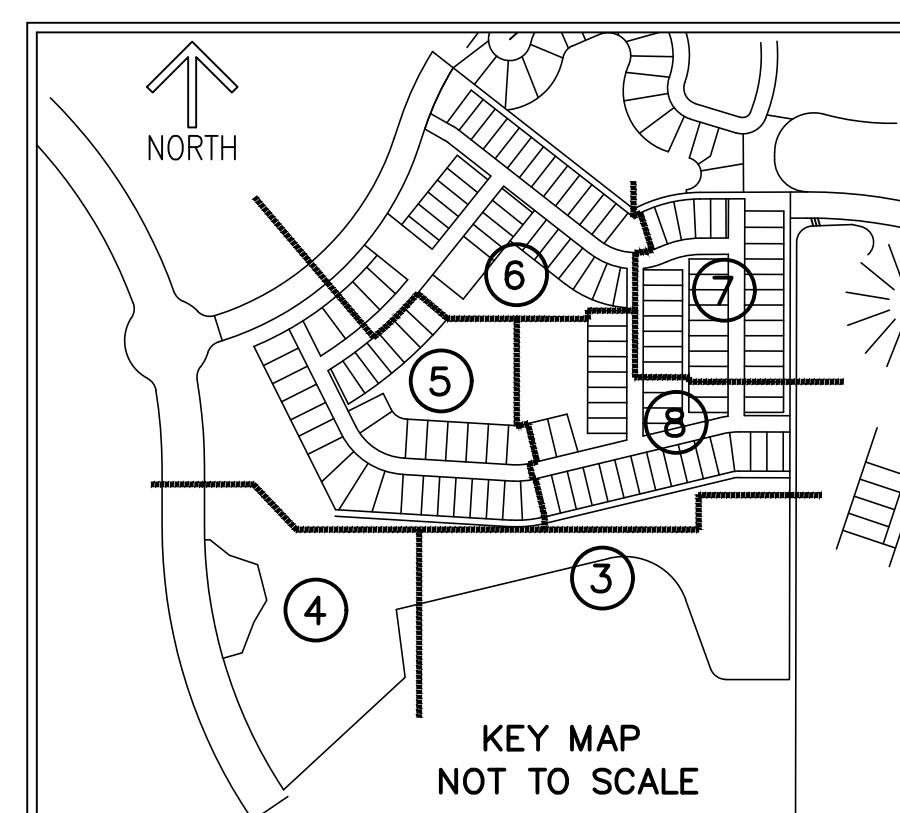
_____ RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA,
CAULFIELD AND WHEELER, INC.
SURVEYORS ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

PSLUSD PROJECT NO. 5392
CITY OF PORT ST. LUCIE
PROJECT NO. P21-042

EMERY

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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



TABULAR DATA:

TABULAR DATA	ACRES
RESIDENTIAL LOTS	19.489
TRACT R	6.024
TRACT RW1	2.055
TRACT RW2	2.807
AMENITY TRACT	0.410
TRACT S.M.T. 1	4.433
TRACT S.M.T. 2	9.927
W.M.E.	0.893
TRACT W-3S	4.269
OPEN SPACE TRACT 1	0.043
OPEN SPACE TRACT 2	0.026
OPEN SPACE TRACT 3	0.036
OPEN SPACE TRACT 4	0.025
OPEN SPACE TRACT 5	0.118
OPEN SPACE TRACT 6	0.112
OPEN SPACE TRACT 7	0.550
OPEN SPACE TRACT 8	0.123
OPEN SPACE TRACT 9	0.971
OPEN SPACE TRACT 10	0.041
OPEN SPACE TRACT 11	0.239
OPEN SPACE TRACT 12	1.303
OPEN SPACE TRACT 13	0.175
OPEN SPACE TRACT 14	0.074
OPEN SPACE TRACT 15	0.951
OPEN SPACE TRACT 16	4.114
OPEN SPACE TRACT 17	0.202
TOTAL AREA THIS PLAT	59.410

ACCEPTANCE OF DEDICATION:

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 9"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "NEW CIP DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED INTERLOCAL AGREEMENTS) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2983, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OF WATER MANAGEMENT TRACTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS, NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 9, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 9 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 20__

CHAIRMAN: _____ SECRETARY: _____

ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF INGRESS AND EGRESS OF TRACT R, IRRIGATION EASEMENTS (IQE), SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT.

DATED THIS _____ DAY OF _____, 20__

CHAIRMAN: _____ SECRETARY: _____

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2021, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMY PALM BEACH 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 2020.
- 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 _____, 2021

STEVEN R. PARSON, PARTNER
FLORIDA BAR NO. 351903
SHUTTS & BOWEN LLP
525 OKEECHOBEE BLVD., SUITE 1100
WEST PALM BEACH, FL 33401

EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED EMERY HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 2021.

EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: _____ BY: ANTHONY J. PALUMBO III
PRESIDENT

WITNESS: _____

EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PLAM BEACH)

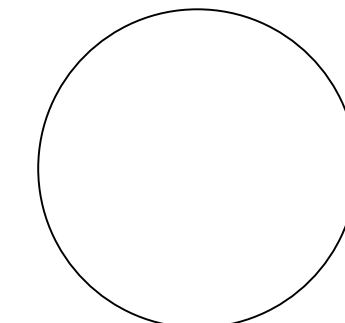
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF EMERY AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 _____, 2021.

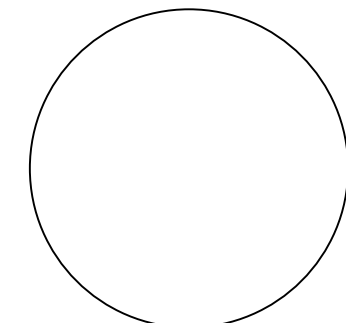
COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER _____ PRINT NAME: _____

EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.,



EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., NOTARY



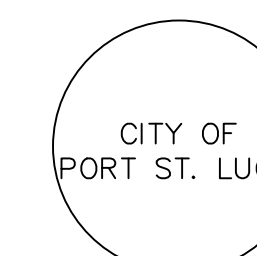
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF EMRY, 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,, THIS _____ DAY OF _____, 2021.

CITY OF PORT ST LUCIE: _____ GREGORY J. ORAVEC, MAYOR

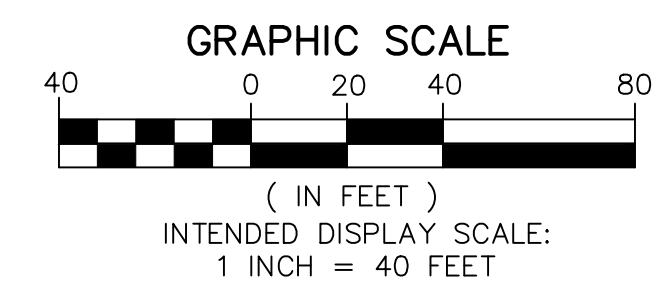
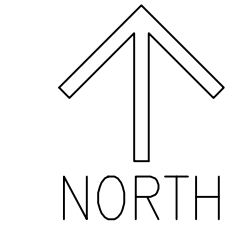
ATTEST: _____ SALLY WALSH, CITY CLERK



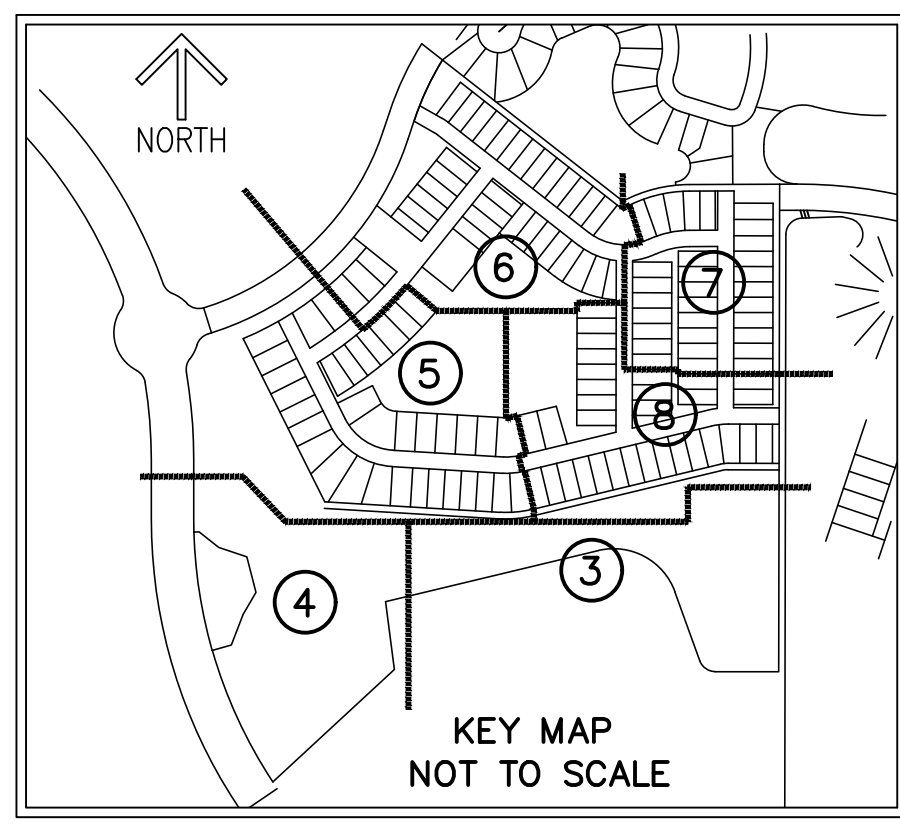
EMERY

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 8,
 TOWNSHIP 37 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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



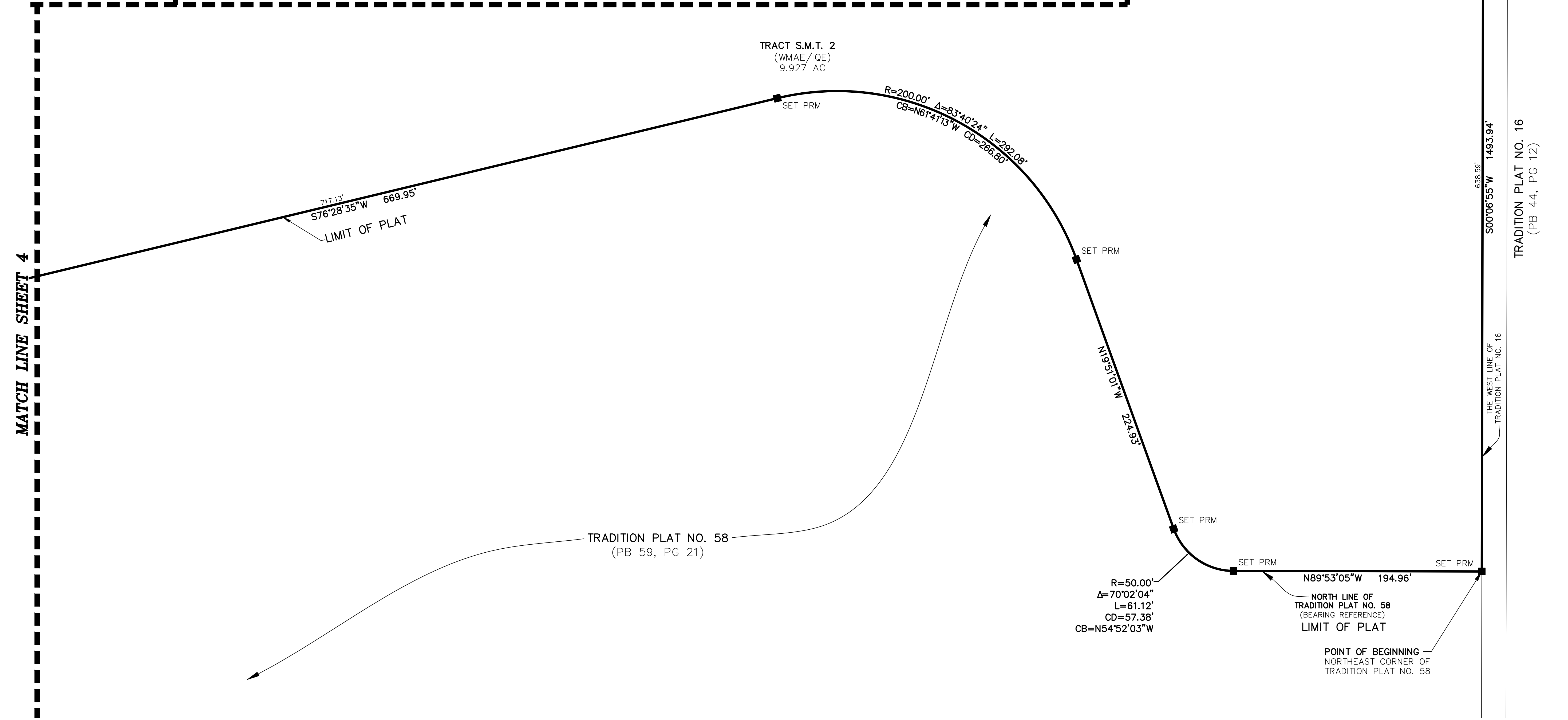
- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
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 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
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 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 5/8" IRON ROD WITH CAP STAMPED
 "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT



MATCH LINE SHEET 8

MATCH LINE SHEET 5

MATCH LINE SHEET 8



MATCH LINE SHEET 4

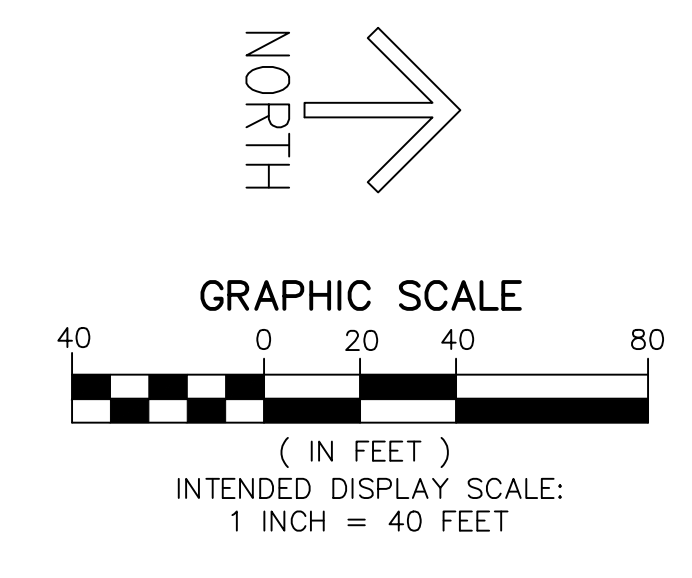
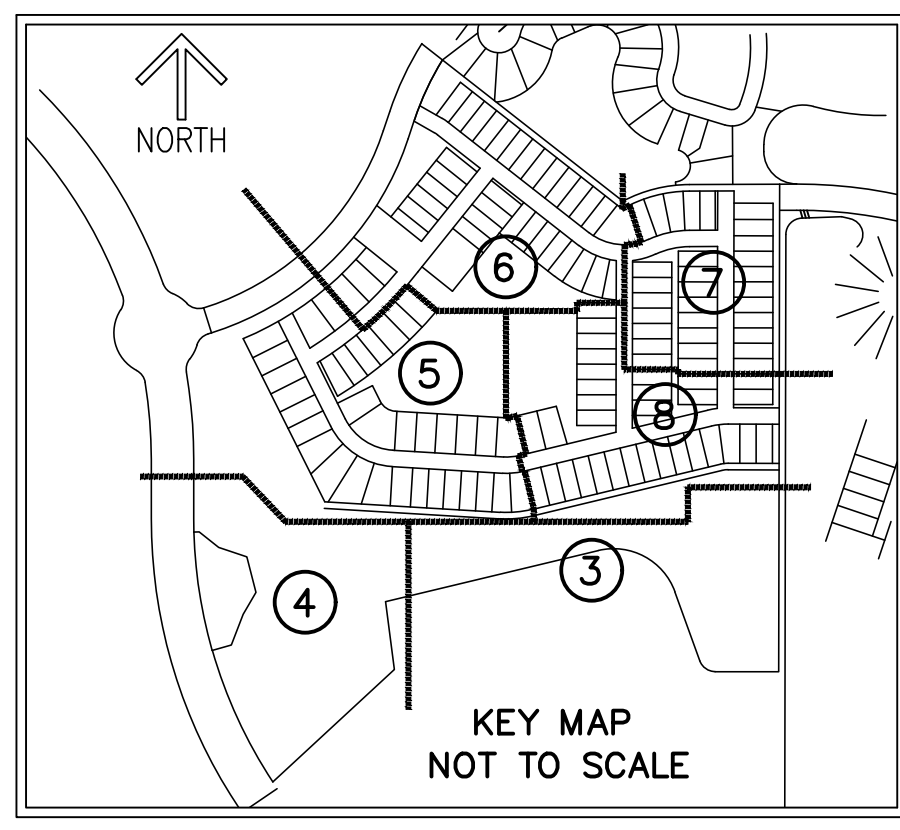
TRADITION PLAT NO. 16
(PB 44, PG 12)

THE WEST LINE OF
TRADITION PLAT NO. 16

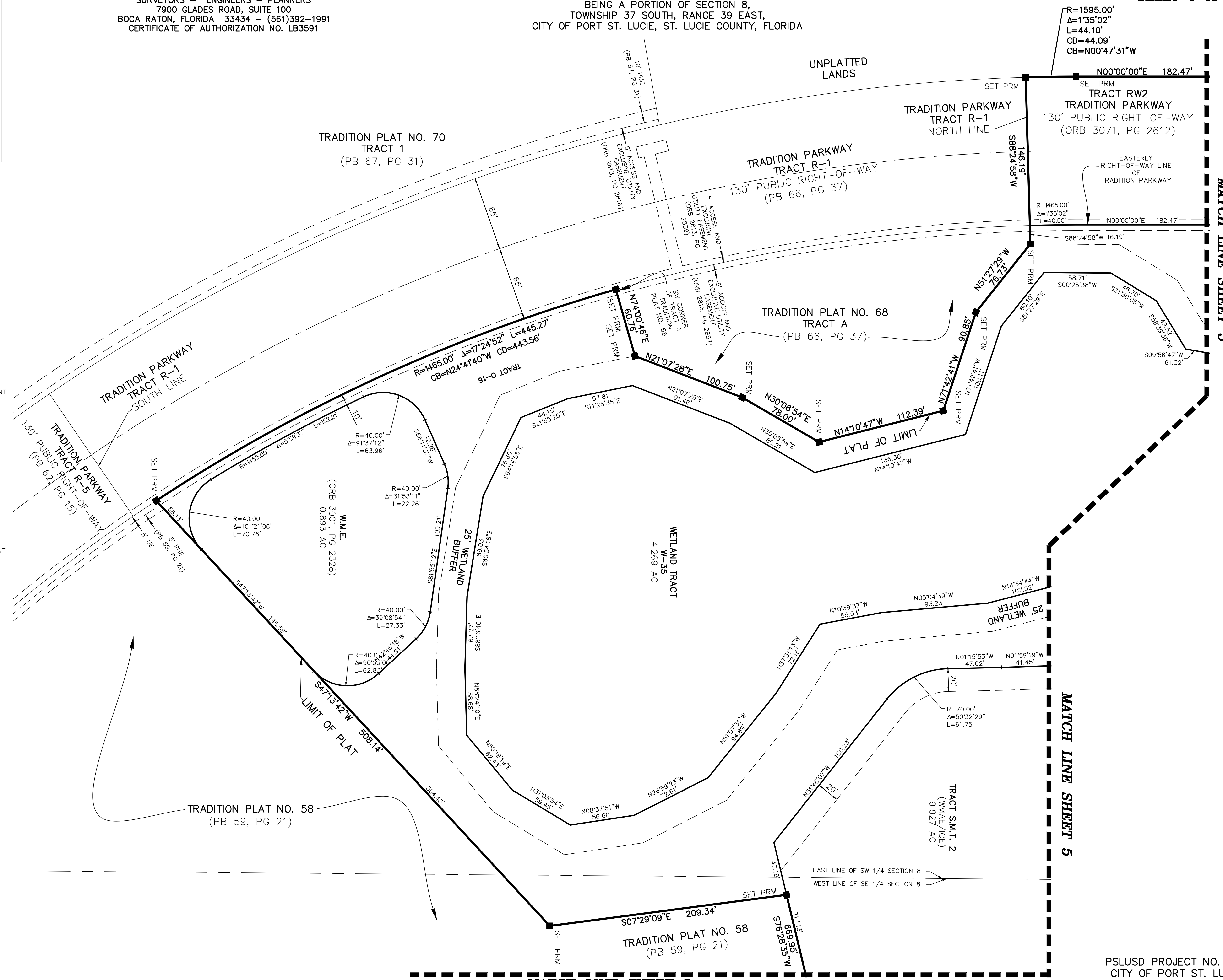
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RONNIE L. FURNISS
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

EMERY

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



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 - ⊙ - DENOTES PERMANENT CONTROL POINT

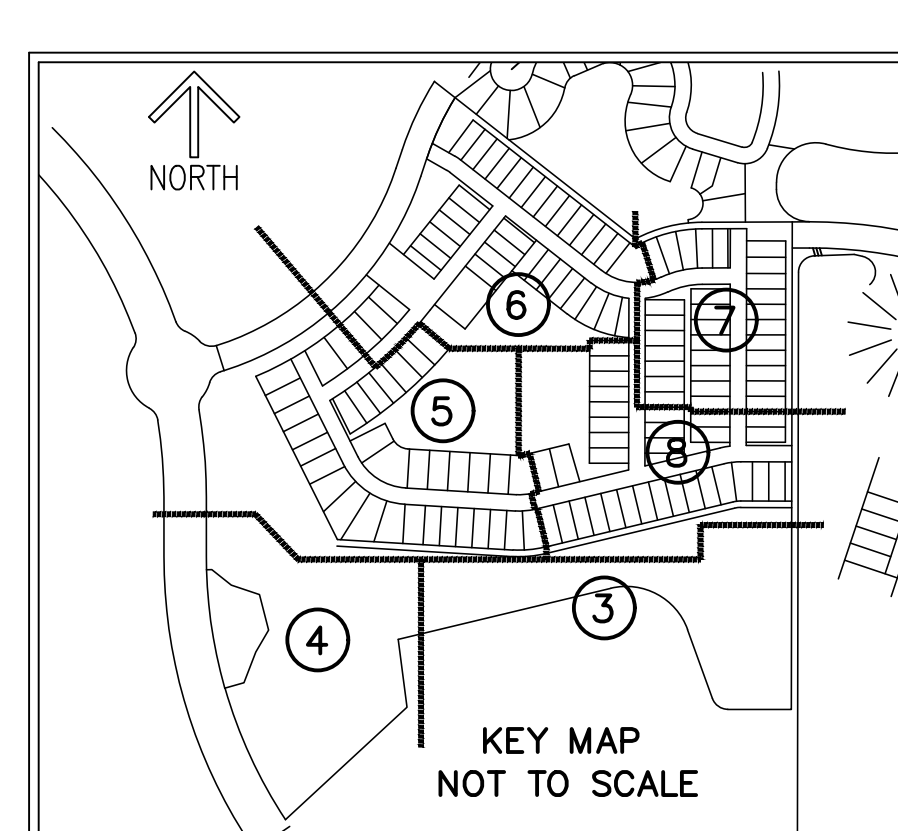
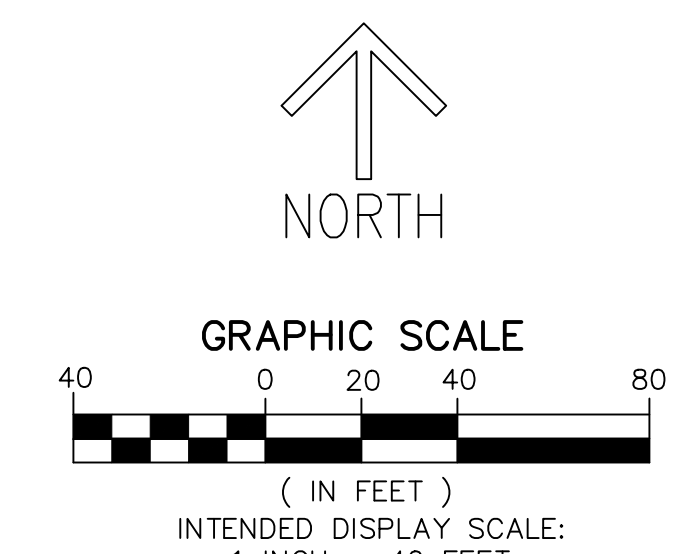
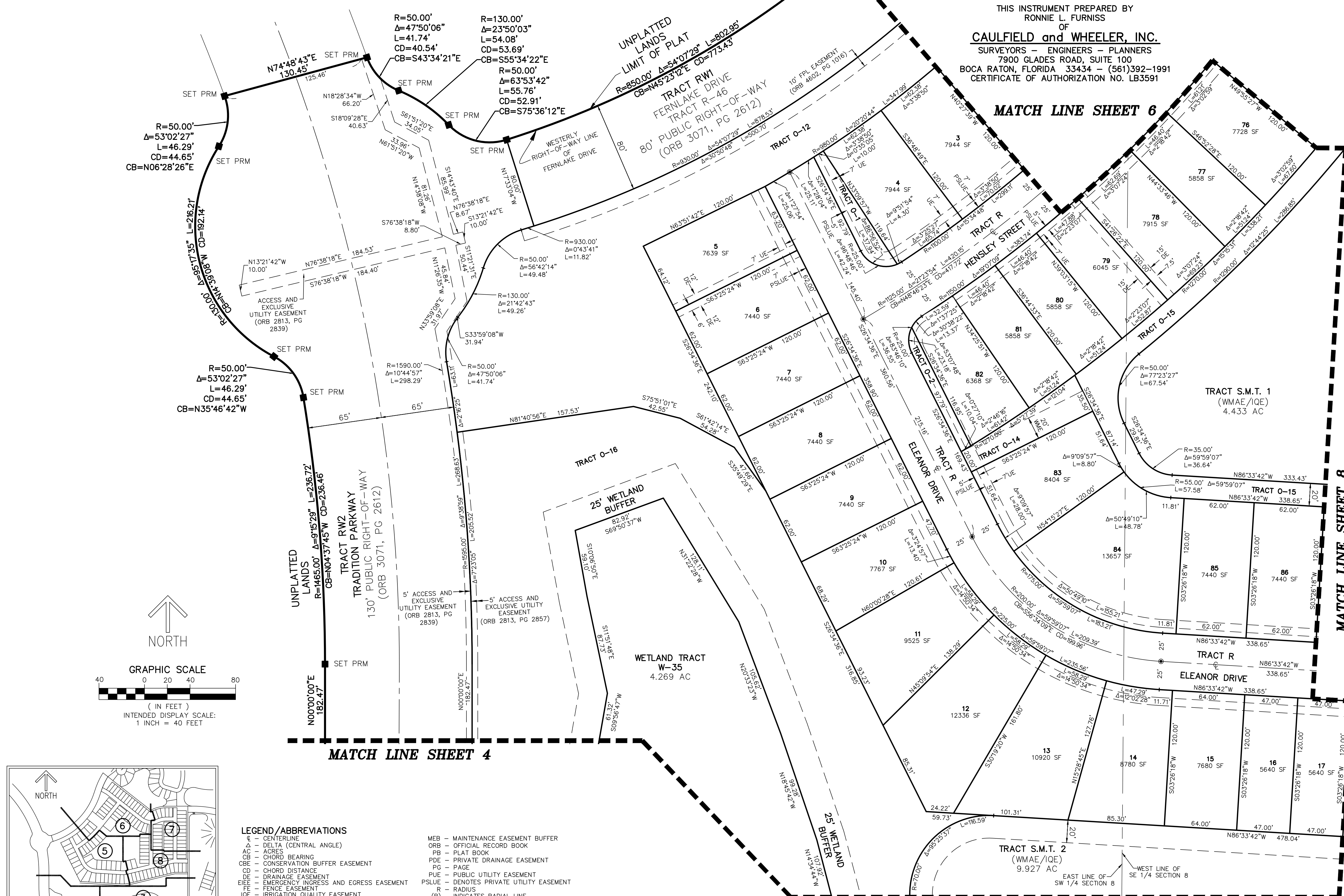


Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	16°57'43"	180.00'	53.29'	N84° 57' 26"E	53.09'

EMERY

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNESS
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561) 392-1991
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MATCH LINE SHEET 6

MATCH LINE SHEET 4

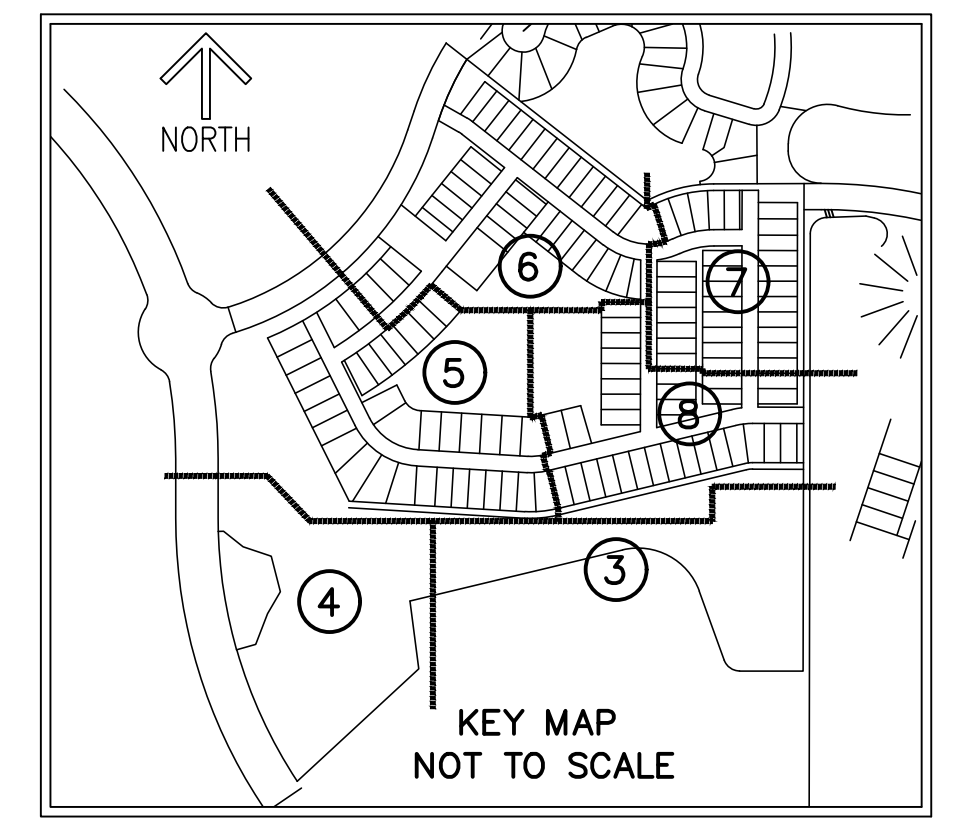
MATCH LINE SHEET 4

MATCH LINE SHEET 3

EMERY

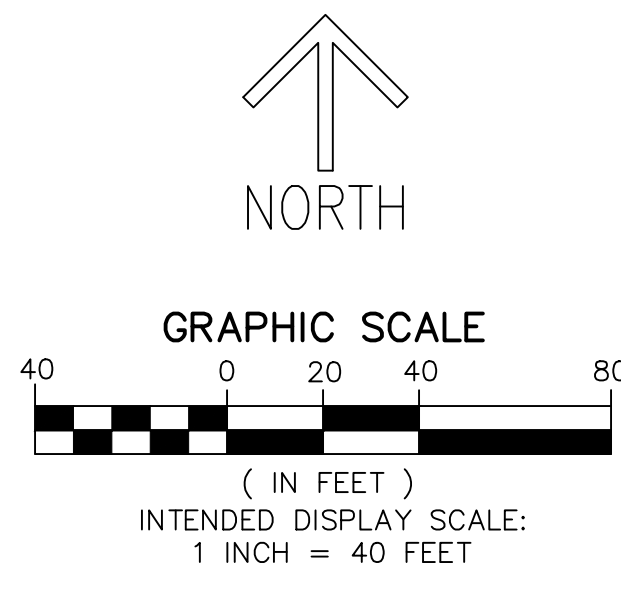
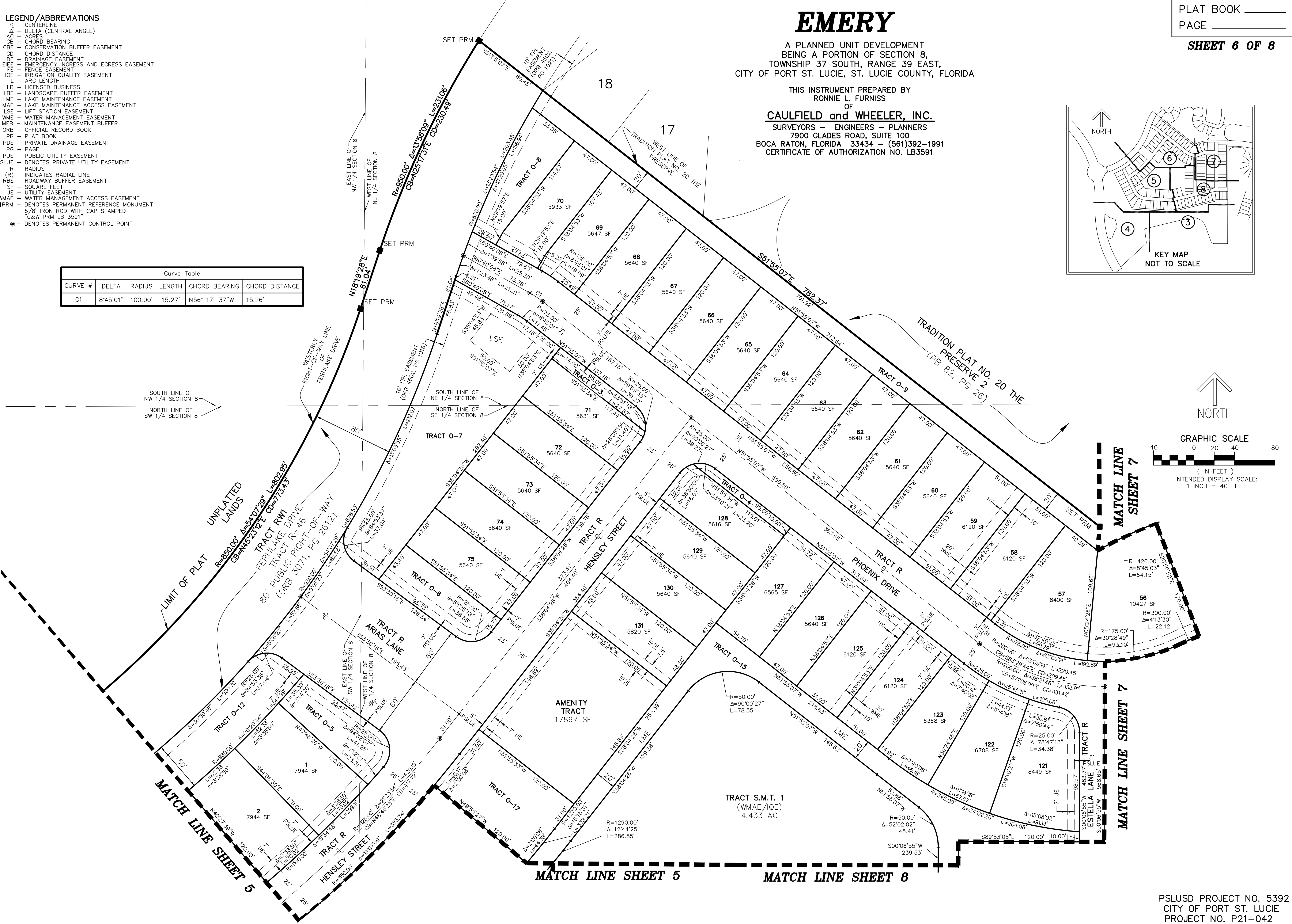
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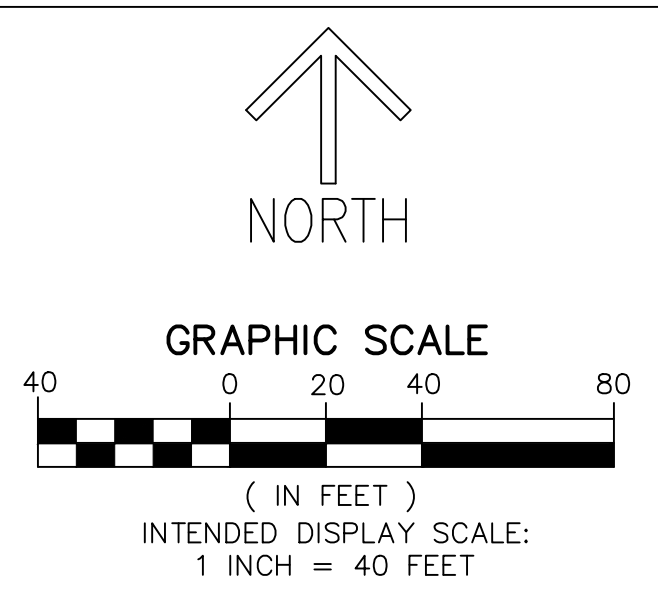


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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°45'01"	100.00'	15.27'	N56° 17' 37"W	15.26'



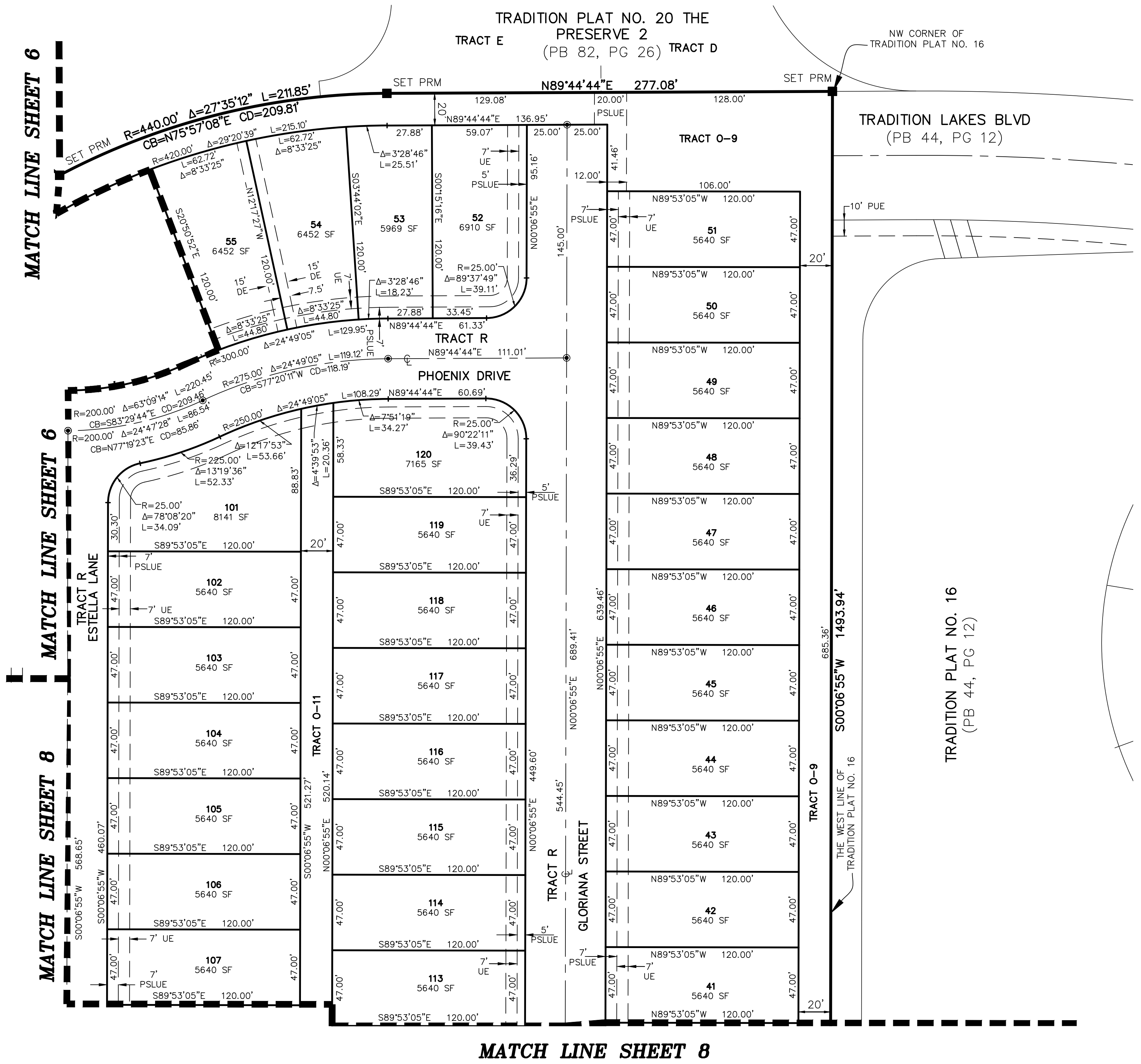
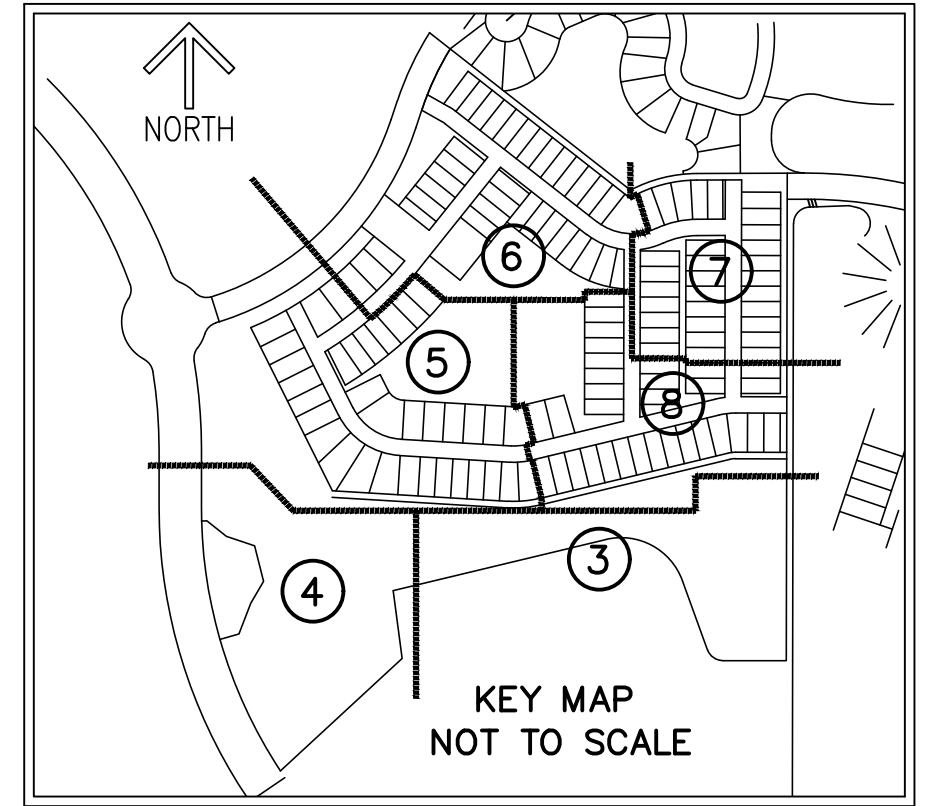
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EMERY

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 8,
 TOWNSHIP 37 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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



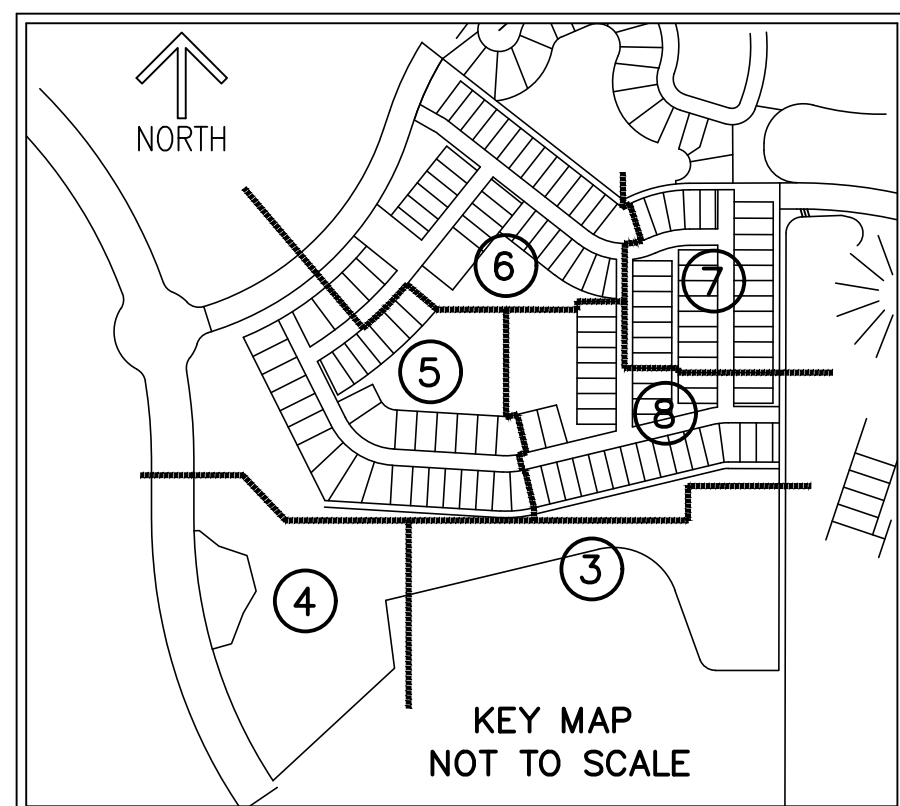
MATCH LINE SHEET 8

EMERY

A PLANNED UNIT DEVELOPMENT
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

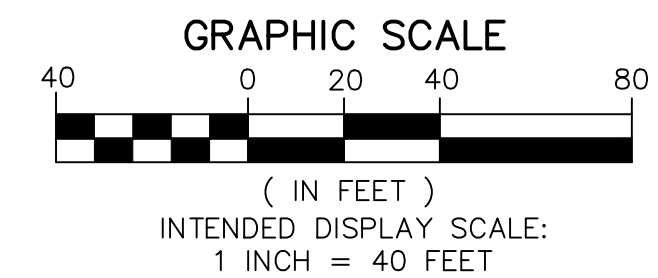
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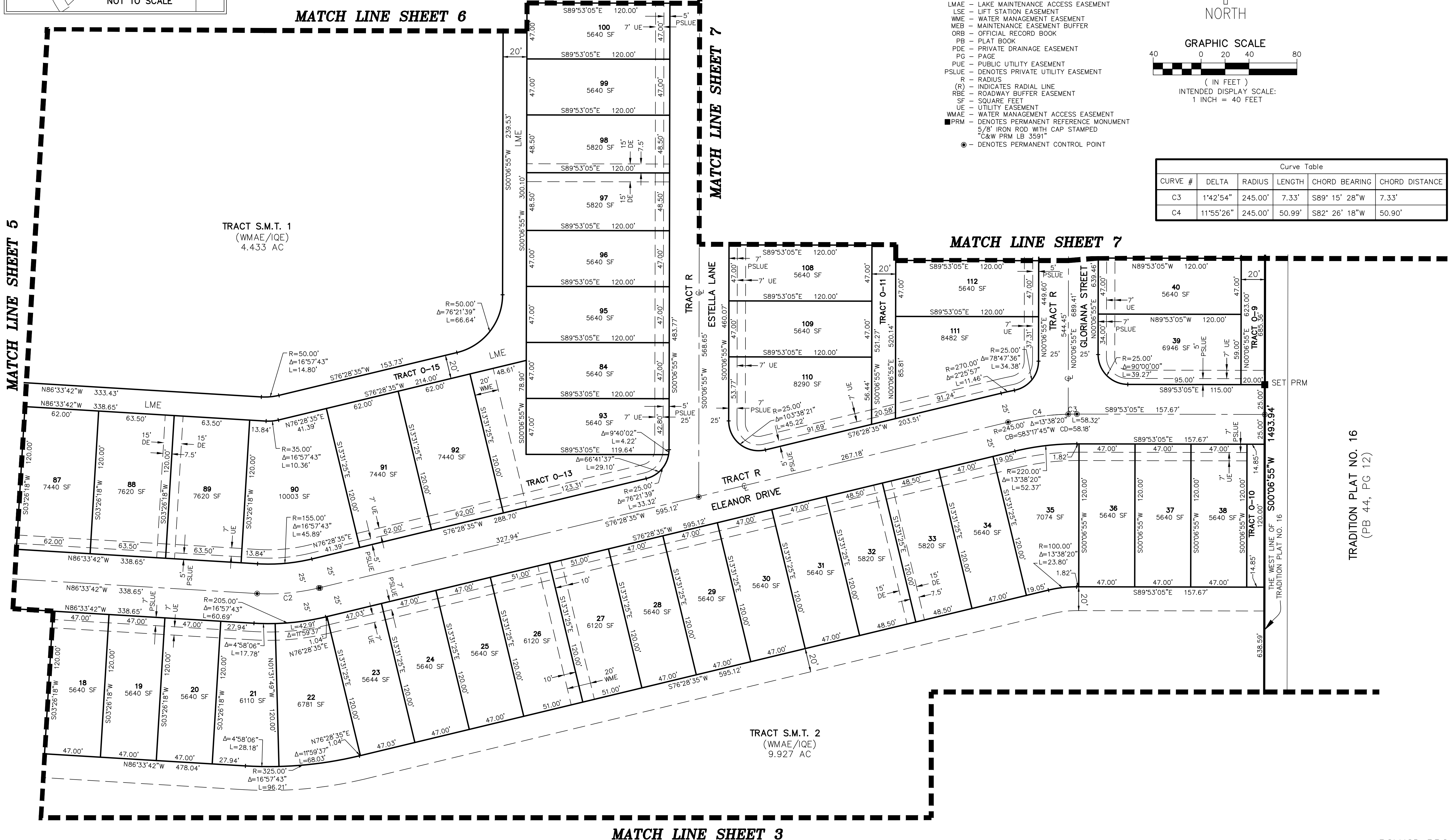


KEY MAP
NOT TO SCALE

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AG - ACRES
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 - ⊙ - DENOTES PERMANENT CONTROL POINT



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1°42'54"	245.00'	7.33'	S89° 15' 28"W	7.33'
C4	11°55'26"	245.00'	50.99'	S82° 26' 18"W	50.90'



MATCH LINE SHEET 3

TRADITION PLAT NO. 16
(PB 44, PG 12)