

SOUTHERN GROVE PLAT NO. 36 2ND REPLAT

PLAT BOOK: _____
PAGE: _____

BEING A REPLAT OF LOT 3 OF SOUTHERN GROVE PLAT NO 36 1ST REPLAT
AS RECORDED IN PLAT BOOK 111, PAGE 35, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 3, SOUTHERN GROVE PLAT NO. 36 1ST REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 4.00 ACRES, MORE OR LESS.

TITLE CERTIFICATION

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DO HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2025;

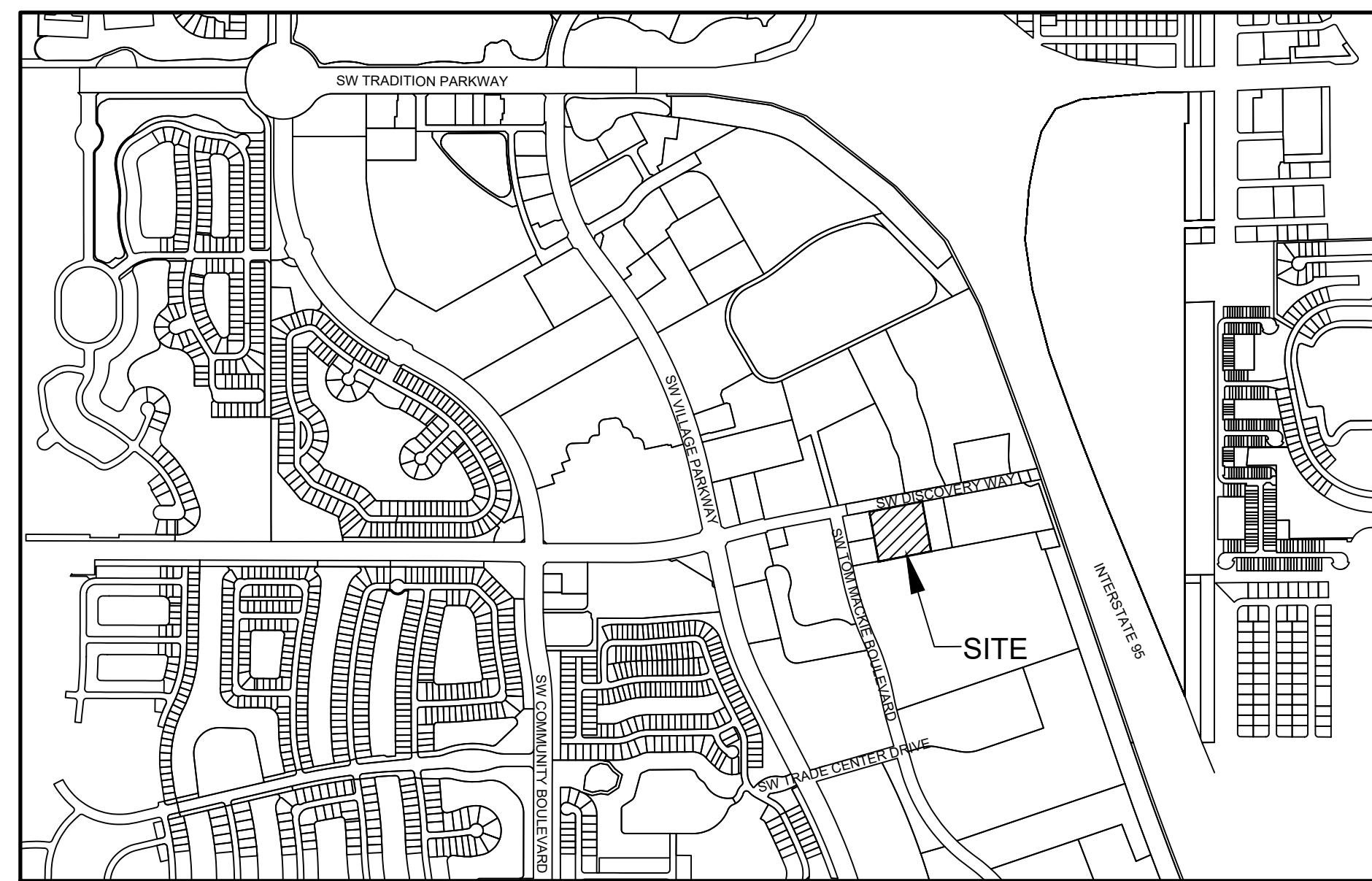
1. THE RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT IS VESTED IN THE NAME OF ANGLO AMERICAN LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE
3. PURSUANT TO FLORIDA STATUTE 107.102, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
4. ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
5. THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
6. DESCRIPTION OF PLAT IS CORRECT.
7. NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED: THIS _____ DAY OF _____, 2025.

BY: _____
BONNIE A. BROWN, ATTORNEY AT LAW

NAME: _____

TITLE: _____



LOCATION MAP

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
NOT TO SCALE

GENERAL PLAT NOTES:

PROPERTY LIES IN A NON PRINTED FLOOD PANEL PER MAP NUMBER 12111C0275J. DATED 2/16/12.

1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE SOUTHERLY RIGHT OF WAY LINE OF DISCOVERY WAY. REFERENCE BEARING OF N 79° 27' 41" E.

2. PLAT CONTAINS 174,240.304 SQUARE FEET OR 4.00 ACRES MORE OR LESS.

3. PLAT CONTAINS THREE LOTS.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

5. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, BY THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PORT ST. LUCIE.

6. THE CITY OF PORT ST. LUCIE SHALL HAVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES THROUGH EASEMENTS SHOWN HEREON BUT SHALL BEAR NO MAINTENANCE RESPONSIBILITY.

7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF _____

ANGLO AMERICAN LAND COMPANY, LLC, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 36 2ND REPLAT AND HEREBY DEDICATES AS FOLLOWS:

1) THE CROSS ACCESS EASEMENT 2 TOGETHER WITH THE CROSS ACCESS EASEMENT 1 (PLATTED IN PLAT BOOK 111, PAGE 35) AS SHOWN HEREON IS HEREBY DEDICATED TO LOT 3 FOR PROVIDING ACCESS TO LOT 3 OVER AND ACROSS LOT 1, WITH SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF LOTS 1 AND 3. THE CITY OF PORT ST. LUCIE SHALL HAVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES THROUGH EASEMENTS SHOWN HEREON AND SHALL BEAR THE RIGHT TO MAINTAIN BUT IS NOT OBLIGATED TO MAINTAIN SAID EASEMENTS.

2) THE CROSS ACCESS EASEMENT 2 TOGETHER WITH THE CROSS ACCESS 1 (PLATTED IN PLAT BOOK 111, PAGE 35), SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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.

SIGNED AND SEALED ON BEHALF OF SAID OWNERS.

ANGLO AMERICAN LAND COMPANY, LLC

BY: _____ RAJESH J. PATEL, AUTHORIZED MEMBER

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ANGLO AMERICAN LAND COMPANY, LLC, HEREBY

1. ACCEPTS THE DEDICATION OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT AS SET FORTH UPON THE HEREIN PLAT.

2. CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2025.

RAJESH J. PATEL, AUTHORIZED MEMBER

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____ OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: _____

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

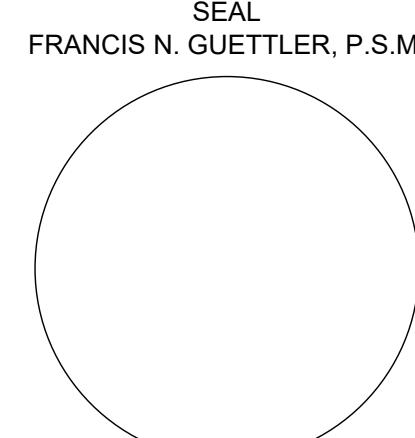
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR AND MAPPER

I, FRANCIS N. GUETTLER, HEREBY CERTIFY THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND THE ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2025.

FRANCIS N. GUETTLER, P.S.M.



FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 7473

CLERK'S RECORDING CERTIFICATE

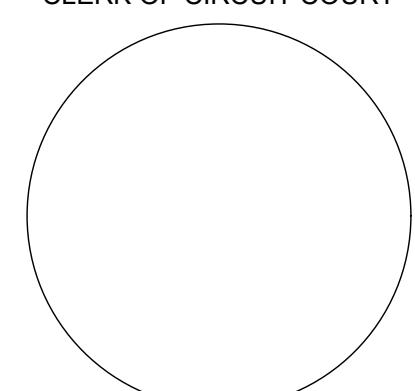
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK _____, PAGE _____, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____, 2025.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT, ST. LUCIE COUNTY, FLORIDA.

FILE NUMBER: _____

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SEAL
CLERK OF CIRCUIT COURT



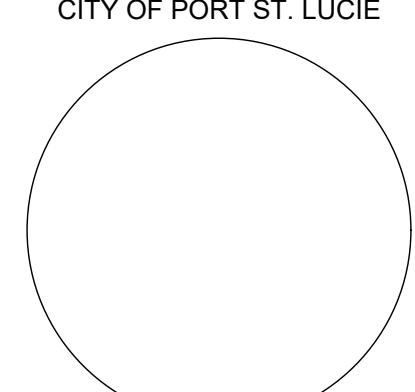
APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED, THIS _____ DAY OF _____, 2025.

ATTEST:

SEAL
CITY OF PORT ST. LUCIE



BY: _____
SHANNON M. MARTIN, MAYOR

BY: _____
SALLY WALSH, CMC
CITY CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____ OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

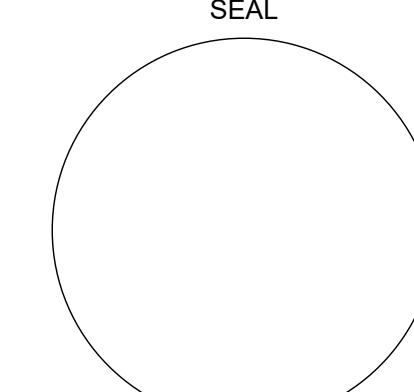
NOTARY PUBLIC

PRINT NAME: _____

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

SEAL



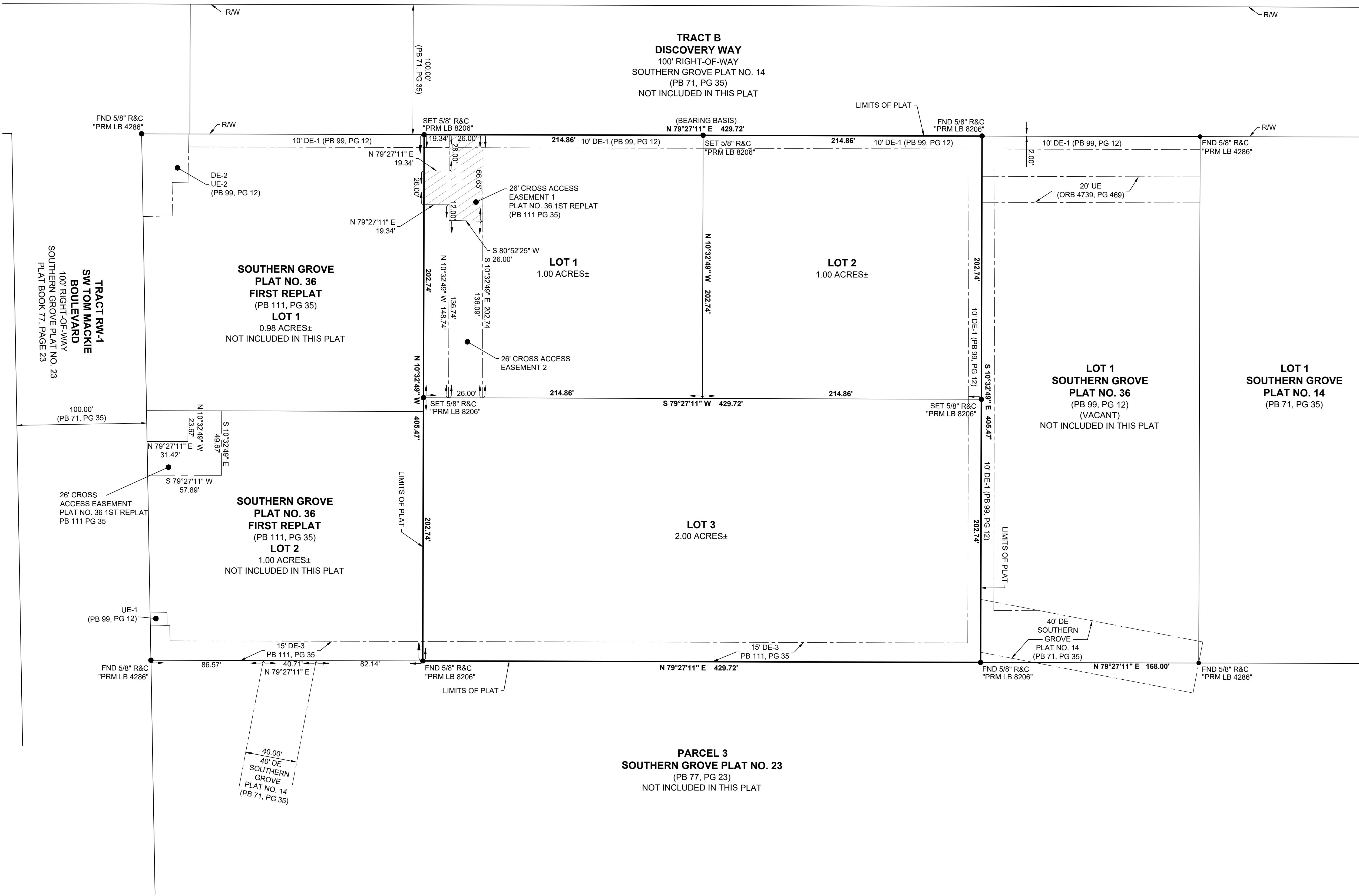
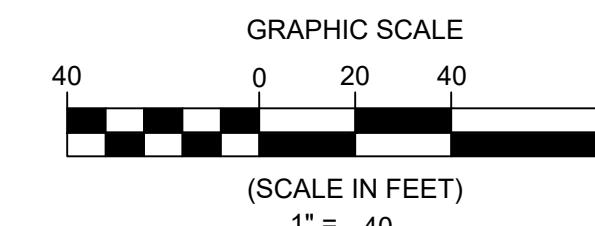
1 OF 2



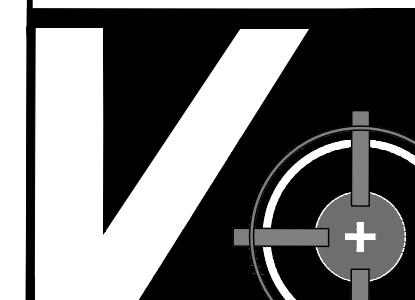
SOUTHERN GROVE PLAT NO. 36 2ND REPLAT

PLAT BOOK: _____
PAGE: _____

BEING A REPLAT OF LOT 3 OF SOUTHERN GROVE PLAT NO 36 1ST REPLAT
AS RECORDED IN PLAT BOOK 111, PAGE 35, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



2 OF 2



ENGINEERING & SURVEYING, LLC
1439 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206