

PLAT BOOK _____
PAGE _____

SHEET 1 OF 1

TRADITION PARKWAY GATLIN BOULEVARD

VILLAGE PARKWAY INTERSTATE 95

E/W 2

COMMUNITY BOULEVARD

SITE

E/W 3

BECKER ROAD

NORTH

LOCATION MAP

NOT TO SCALE

LOTS 254 AND 255, HERON PRESERVE AT TRADITION PHASE 2A, AS RECORDED IN PLAT BOOK 98, PAGE 32, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SAID LANDS LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, CONTAINING 10,551 SQUARE FEET/0.242 ACRES MORE OR LESS.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY OWNER OF THE LAND DESCRIBED AND PLATTED HEREON AS HERON PRESERVE AT TRADITION LOTS 254 & 255, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

IN WITNESS WHEREOF, THE ABOVE NAMED MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION VICE PRESIDENT, THIS _____ DAY OF _____, 2022.

WITNESS: _____
PRINT NAME

PULTE HOME COMPANY, LLC, A MICHIGAN
LIMITED LIABILITY COMPANY

BY: _____
PATRICK GONZALEZ
DIVISION VICE PRESIDENT

WITNESS: _____
PRINT NAME

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 _____, 2022, BY PATRICK GONZALEZ, DIVISION VICE PRESIDENT, ON BEHALF OF THE PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

(SEAL)

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____, DAY OF _____, 2022.

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

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF HERON PRESERVE AT TRADITION LOTS 254 & 255, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON THE PLAT OF PULTE AT TRADITION PHASE 1) APPLICABLE TO THE LANDS BEING PLATTED HEREIN 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 _____, 2022.

ATTEST:

CITY OF PORT ST. LUCIE

SALLY WALSH, CITY CLERK

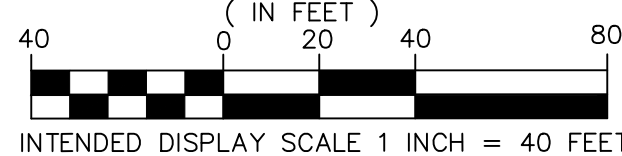
SHANNON M. MARTIN, MAYOR

CLERK OF
THE COURT

CITY OF
PORT ST. LUCIE

NORTH

GRAPHIC SCALE



LEGEND - SYMBOLS

- ⊕ CENTERLINE
- Δ DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- DE DRAINAGE EASEMENT
- L ARC LENGTH
- LB LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- PSLUE PRIVATE UTILITY EASEMENT
- R RADIUS
- (NR) NON-RADIAL LINE
- (R) DIRECTION OF RADIAL LINE
- UE PUBLIC UTILITY EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
- ⊙ DENOTES PERMANENT CONTROL POINT

STATE OF FLORIDA)
COUNTY OF)

THE UNDERSIGNED, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA
DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 2022, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PULTE HOME COMPANY, LLC, A MICHIGAN 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 2021.
- 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 _____, 2022

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

1) BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.81°51'39"E. ALONG THE NORTH LINE OF LOT 54, HERON PRESERVE AT TRADITION PHASE 2A,, AS RECORDED IN PLAT BOOK 98, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- 3) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.
- 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 ST. LUCIE COUNTY.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLATS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBILITY AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (C.P.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2022.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6272

PREPARED IN THE OFFICE OF:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION NO. LB 3591

SURVEYOR

CITY OF PORT ST. LUCIE
PROJECT NO. P22-106
PSLUSD #5308B