

# CADENCE PHASE I

A PLANNED UNIT DEVELOPMENT  
BEING A PORTION OF SECTIONS 6, AND 7,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 1 OF 12**

## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "CADENCE PHASE I", BEING A PORTION OF SECTIONS 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF N-S ROAD A (POWERLINE ROAD), AS DESCRIBED IN EXHIBIT "C" OF OFFICIAL RECORD BOOK 3071, PAGE 2651 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 71°44'59" WEST, A RADIAL DISTANCE OF 1,450.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE WEST LINE OF SAID POWERLINE ROAD, THROUGH A CENTRAL ANGLE OF 18°56'51", A DISTANCE OF 479.51 FEET; THENCE SOUTH 00°41'50" WEST ALONG THE WEST LINE OF POWERLINE ROAD, AS DESCRIBED IN EXHIBIT C OF OFFICIAL RECORD BOOK 3071, PAGE 2651 OF SAID PUBLIC RECORDS, A DISTANCE OF 297.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'50" WEST ALONG SAID WEST LINE OF POWERLINE ROAD, A DISTANCE OF 757.37 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET AND A CENTRAL ANGLE OF 18°08'36"; THENCE SOUTHWESTERLY ALONG SAID WEST LINE THE ARC A DISTANCE OF 456.99 FEET; THENCE CONTINUE SOUTH 18°50'26" WEST ALONG SAID WEST LINE OF POWERLINE ROAD, A DISTANCE OF 670.00 FEET; THENCE DEPARTING SOUTH 70°03'08" EAST, A DISTANCE OF 709.89; THENCE SOUTH 00°41'50" WEST, A DISTANCE OF 137.65; THENCE NORTH 70°06'36" WEST, A DISTANCE OF 1370.59 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,588.30 FEET AND A CENTRAL ANGLE OF 17°37'44"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 482.53 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 51°48'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 52.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 175°00'27"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 387.68 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 54°30'47" WEST, A RADIAL DISTANCE OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 46°46'29", A DISTANCE OF 47.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1698.30 FEET AND A CENTRAL ANGLE OF 37°48'59"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 1120.75 FEET; THENCE SOUTH 44°27'03" WEST, A DISTANCE OF 212.29 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2174.05 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 352.76; THENCE NORTH 66°55'00" EAST, A DISTANCE OF 1139.60 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 43°19'54"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 86.32 FEET; THENCE SOUTH 68°24'55" EAST, A DISTANCE OF 660.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 716.05 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 74°40'29" WEST, A RADIAL DISTANCE OF 850.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°01'21", A DISTANCE OF 237.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 128.676 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:

THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CADENCE PHASE I", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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 CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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 ADJOINING 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 ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RE-STATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND A IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

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 CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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 CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

4. THE OPEN SPACE TRACTS (O-1, O-2, AND O-6) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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 CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 2 AND S.M.T. 7), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RE-STATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND A IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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 CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

7. AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RE-STATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

8. THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RE-STATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND A IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

9. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

10. LIFT STATION EASEMENT USE1, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, 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 AREA 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. THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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, DESIGNEES 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, WITHOUT LIABILITY OR RESPONSIBILITY OF SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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 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.

11. THE ACCESS EASEMENT, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENT SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RE-STATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

12. 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 WASTEWATER 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.

13. 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. 2 AND S.M.T. 7) 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, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY. 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.

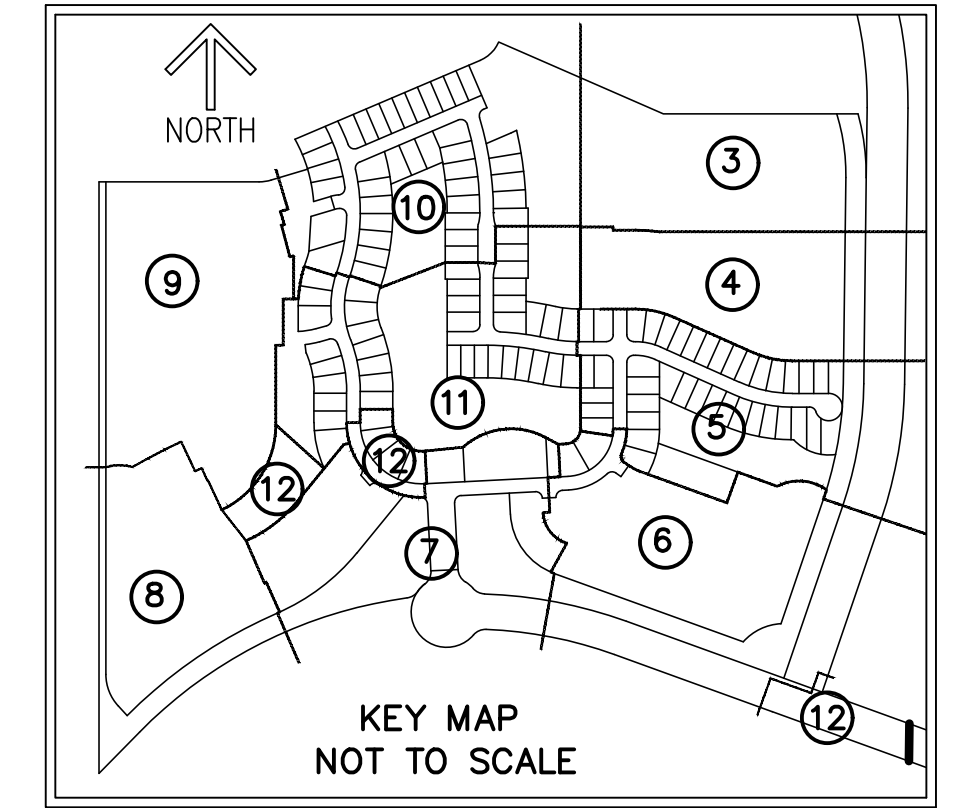
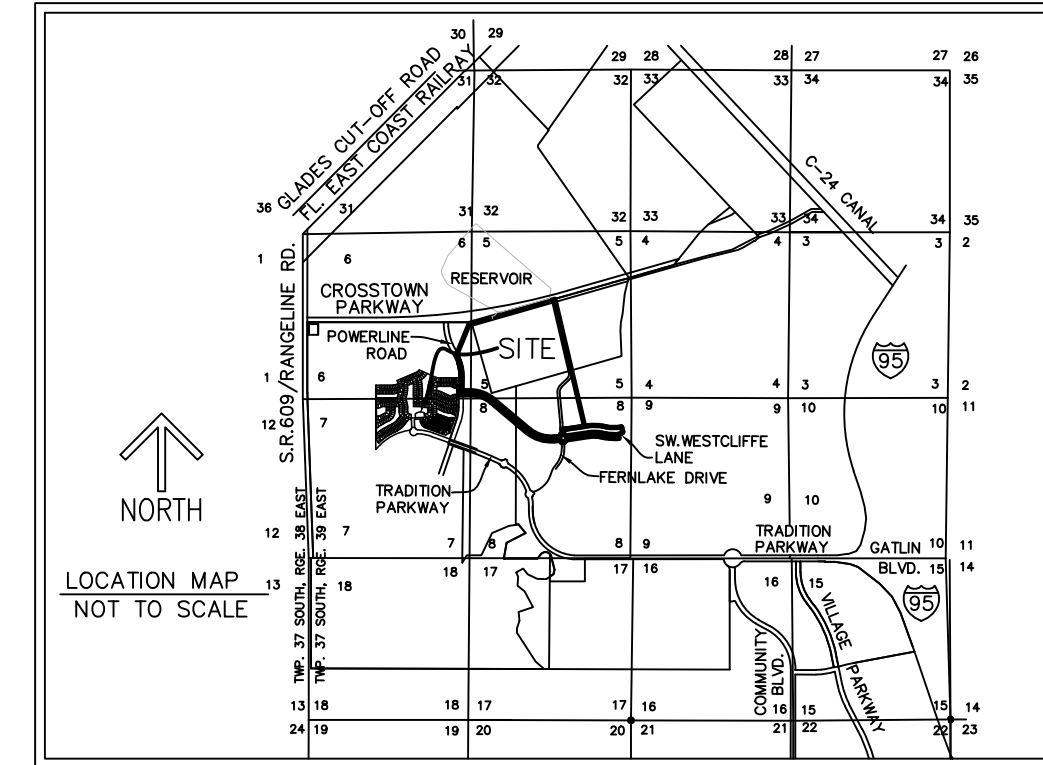
14. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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.

15. 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.

16. PARCELS 1, 2, AND 3 ARE RESERVED BY MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS.

17. TRACT RW-1 (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.

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 ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MATTAMY PALM BEACH, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
PRINT NAME

BY: \_\_\_\_\_  
ANTHONY PALUMBO  
VICE PRESIDENT

WITNESS: \_\_\_\_\_  
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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

WITNESS: \_\_\_\_\_

BY: \_\_\_\_\_  
SHANNON M. MARTIN, MAYOR

WITNESS: \_\_\_\_\_

## 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 \_\_\_\_\_, 2022, BY SHANNON M. MARTIN, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY OF PORT ST. LUCIE, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

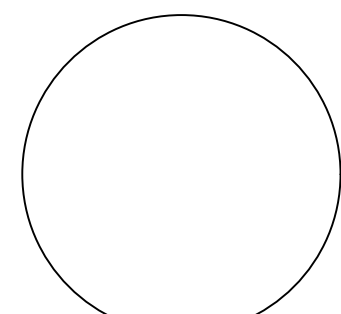
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

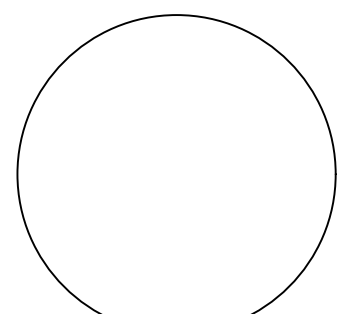
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

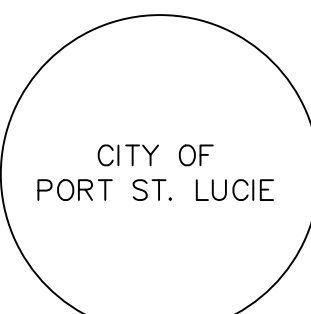
MATTAMY PALM BEACH, LLC,  
DELAWARE LIMITED LIABILITY COMPANY



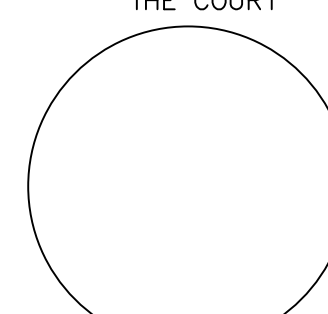
MATTAMY PALM BEACH, LLC,  
DELAWARE LIMITED LIABILITY COMPANY  
NOTARY



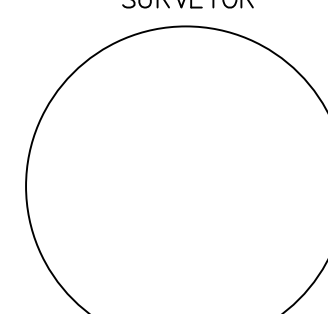
CITY OF  
PORT ST. LUCIE



CLERK OF  
THE COURT



SURVEYOR



## CLERK'S RECORDING CERTIFICATE:

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

## SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°57'32"E. ALONG THE SOUTH RIGHT-OF-WAY OF E/W 1 R/W (A 150.00 FOOT WIDE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.

3. 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.

4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

5. 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.

## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION 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 (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES 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 53-17, 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.

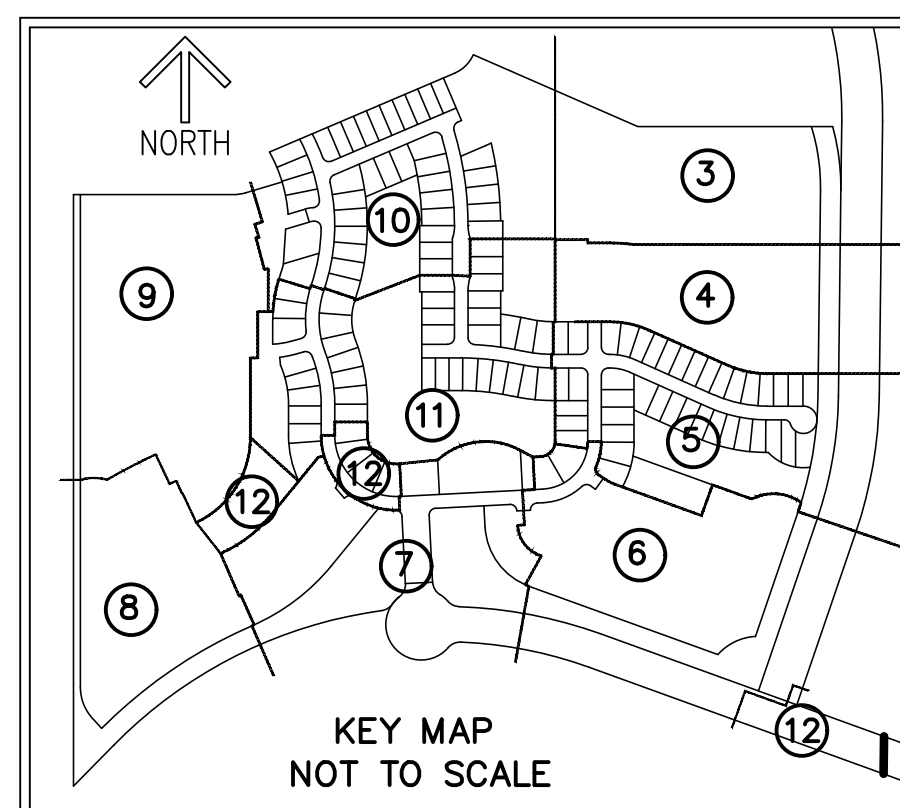
\_\_\_\_\_  
RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR MAPPER #6272  
STATE OF FLORIDA,  
CAULFIELD AND WHEELER, INC  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
(561)392-1991  
CERTIFICATION OF AUTHORIZATION NO.  
LB 3591

PSLUSD PROJECT NO. 5388  
CITY OF PORT ST. LUCIE  
PROJECT NO. P21-171

# CADENCE PHASE I

A PLANNED UNIT DEVELOPMENT  
BEING A PORTION OF SECTIONS 6, AND 7,  
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     | 21,546  |
| TRACT R              | 7,539   |
| TRACT RW             | 6,887   |
| AMENITY TRACT        | 1,187   |
| PARCEL 1             | 23,867  |
| PARCEL 2             | 33,040  |
| PARCEL 3             | 11,745  |
| TRACT S.M.T. 2       | 2,199   |
| TRACT S.M.T. 7       | 7,782   |
| OPEN SPACE TRACT 1   | 7,262   |
| OPEN SPACE TRACT 2   | 5,538   |
| OPEN SPACE TRACT 6   | 0,084   |
| TOTAL AREA THIS PLAT | 128,676 |

**ACCEPTANCE OF DEDICATION:**

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, WHEREIN DISTRICT NO. 1 HAS BEEN DELEGATED RESPONSIBILITY TO ACT ON BEHALF OF ALL OF THE DISTRICTS IN MATTERS RELATING TO CERTAIN INFRASTRUCTURE IMPROVEMENTS; HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO DISTRICT NO.1, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEMS IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

\_\_\_\_\_  
JEREMY BUNNER, CHAIRMAN  
BOARD OF SUPERVISORS

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 \_\_\_\_\_, 2022, BY \_\_\_\_\_ CHAIRMAN AND \_\_\_\_\_ SECRETARY ON BEHALF OF THE COMMUNITY DEVELOPMENT DISTRICT NO. 10., ON BEHALF OF THE DISTRICT, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

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

PRINT NAME: \_\_\_\_\_

**CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.**

IN WITNESS WHEREOF, THE ABOVE NAMED CADENCE AT TRADITION 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC,  
A FLORIDA CORPORATION  
NOT FOR PROFIT.

WITNESS: \_\_\_\_\_  
BY: ANTHONY J. PALUMBO III  
PRESIDENT

WITNESS: \_\_\_\_\_

**CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT:**

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

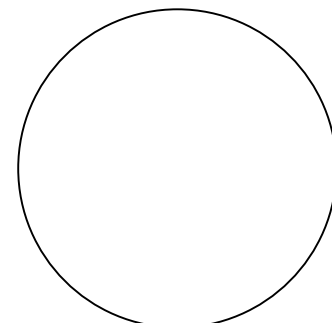
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

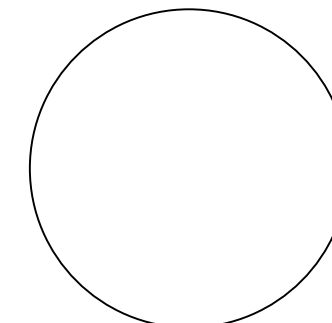
\_\_\_\_\_  
COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA  
EXPIRATION DATE

\_\_\_\_\_  
COMMISSION NUMBER PRINT NAME: \_\_\_\_\_

CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC



CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC  
NOTARY



**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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022

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

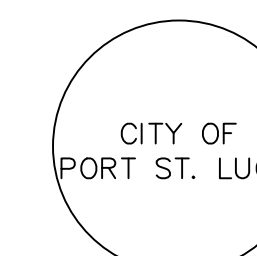
**CITY OF PORT ST LUCIE APPROVAL OF PLAT:**

STATE OF FLORIDA )  
COUNTY OF ST LUCIE )

IT IS HEREBY CERTIFIED THAT THIS PLAT OF CADENCE, 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 \_\_\_\_\_, 2022.

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

ATTEST: \_\_\_\_\_  
SALLY WALSH, CITY CLERK





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  
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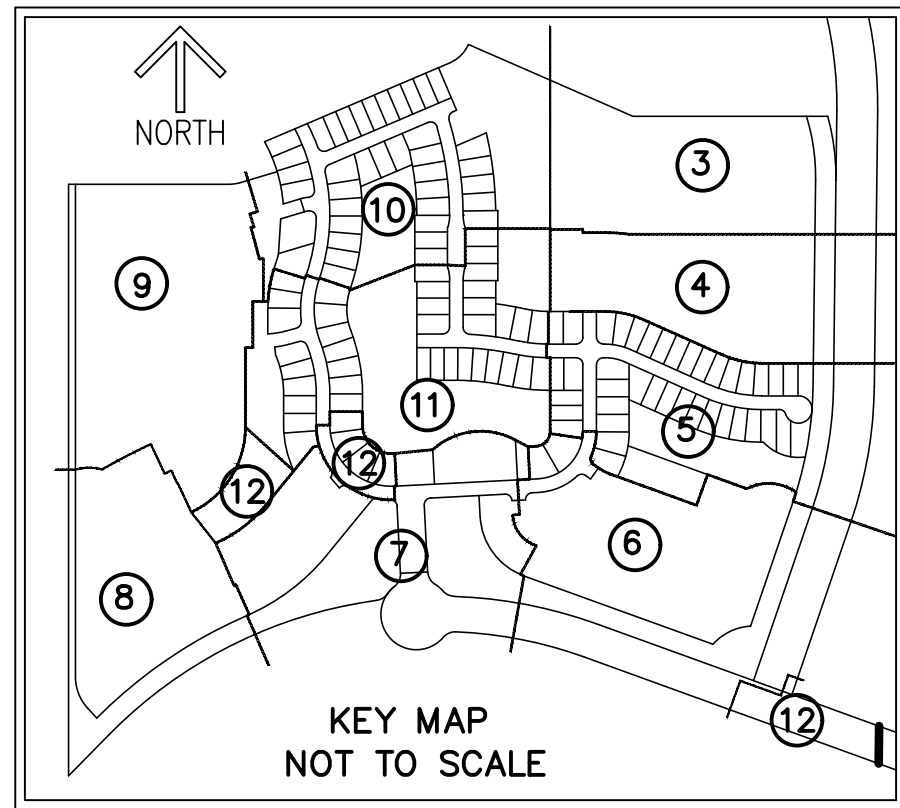
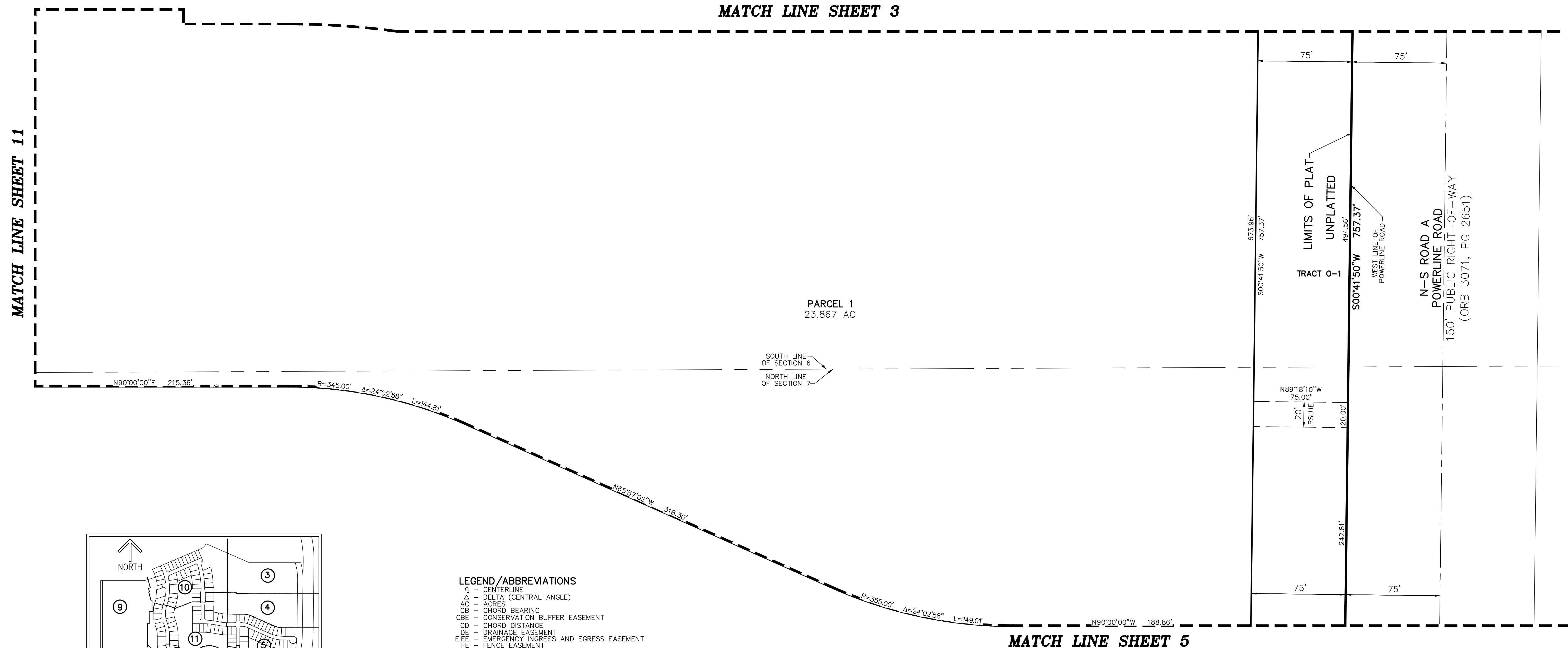
# CADENCE PHASE I

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 TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
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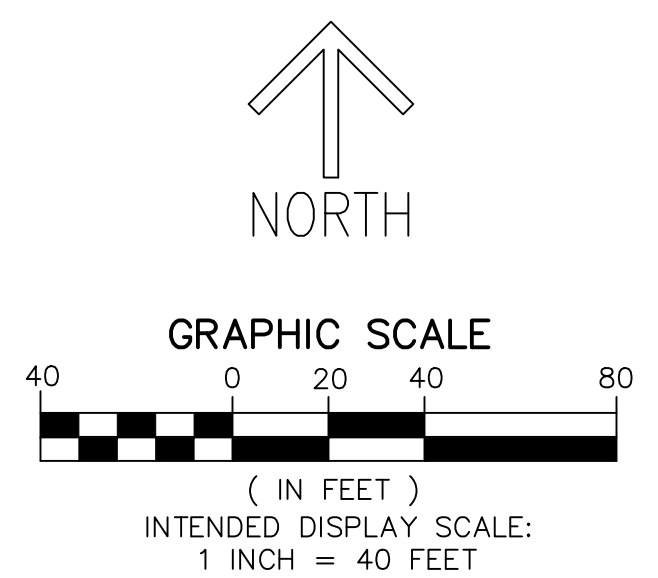
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 4 OF 12**



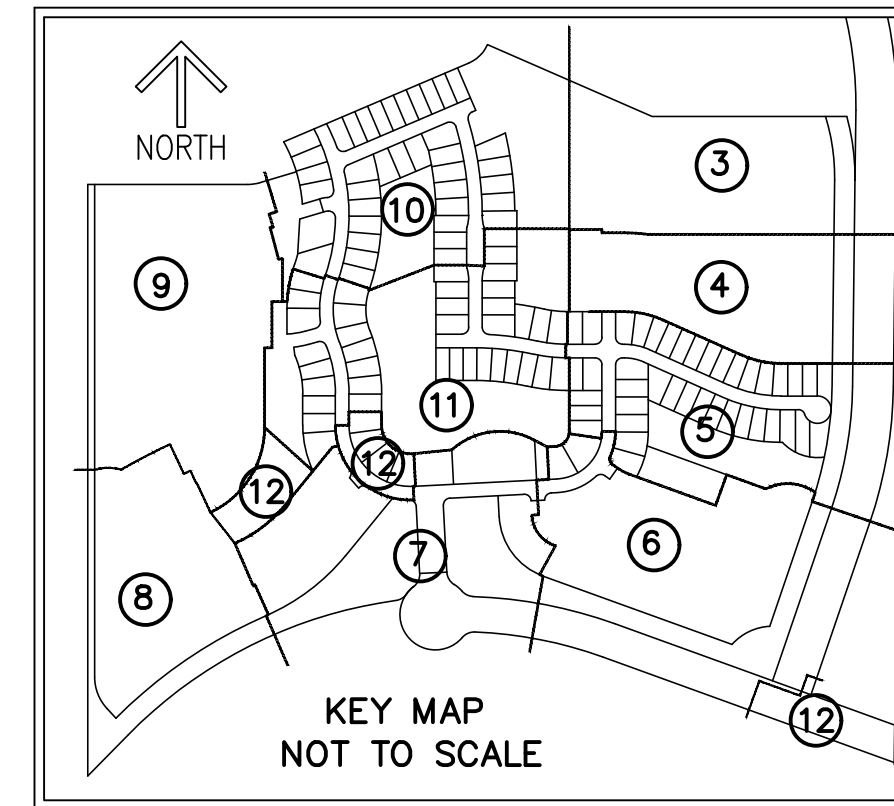
- LEGEND / ABBREVIATIONS**
- CL - CENTERLINE
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  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
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  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT



PSLUSD PROJECT NO. 5388  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P21-171

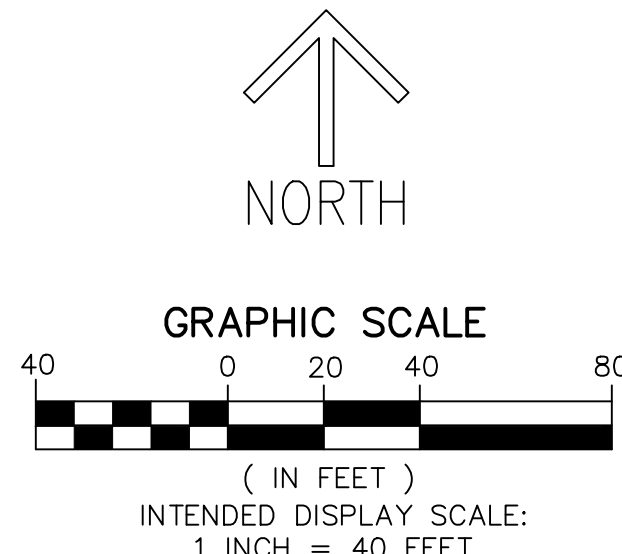
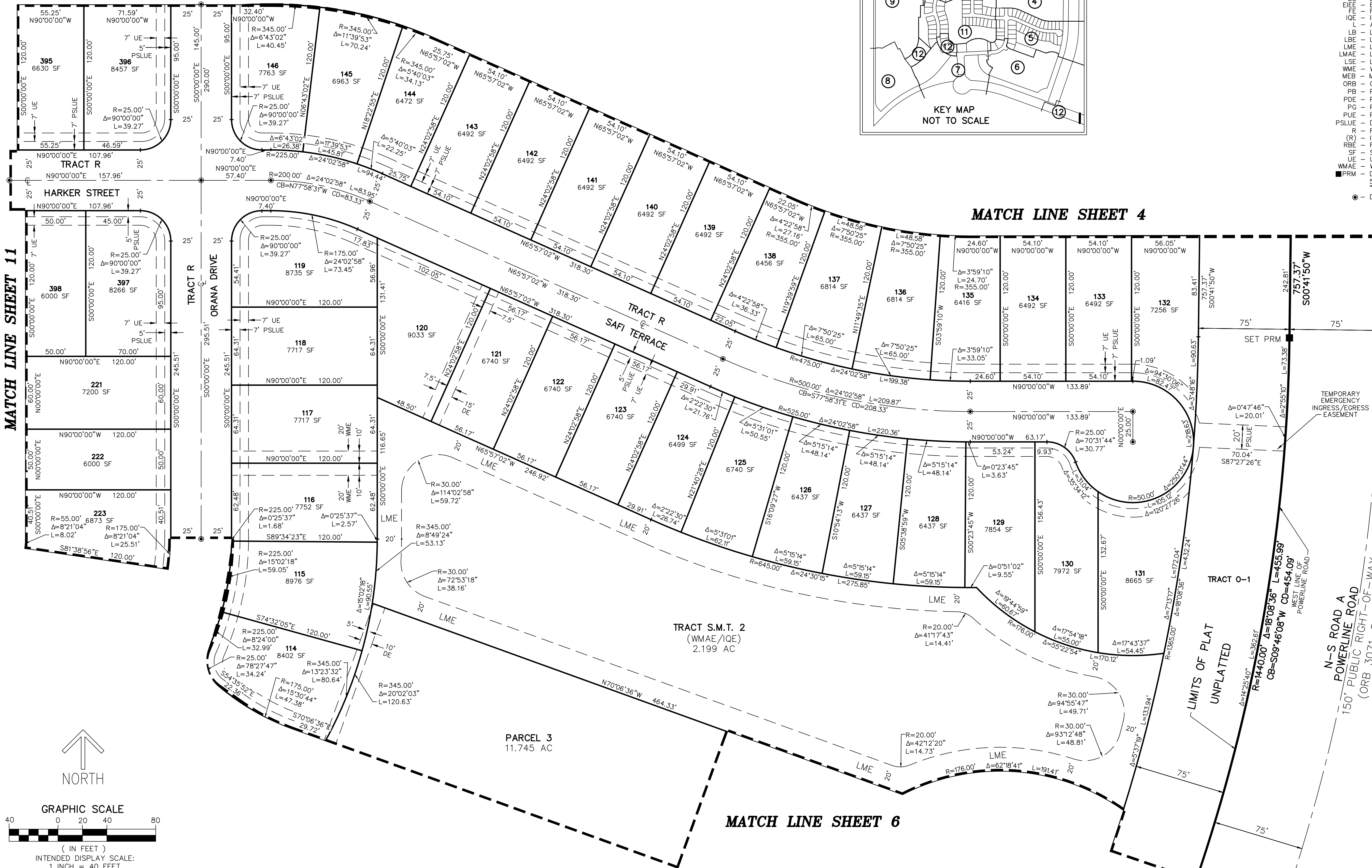
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- 5/8" - IRON ROD WITH CAP STAMPED C&W PRM LB 3591
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THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
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PLAT BOOK \_\_\_\_\_

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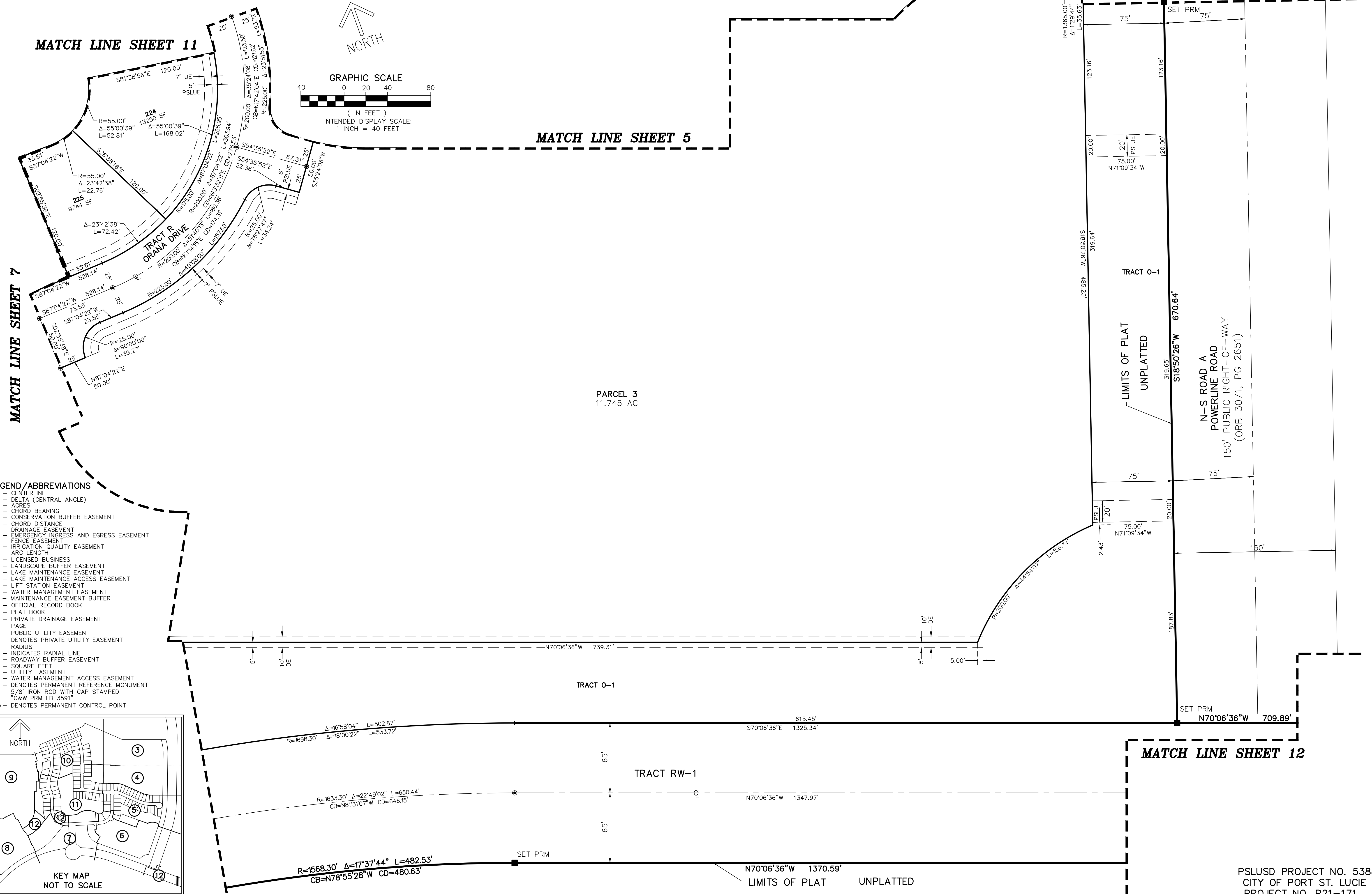
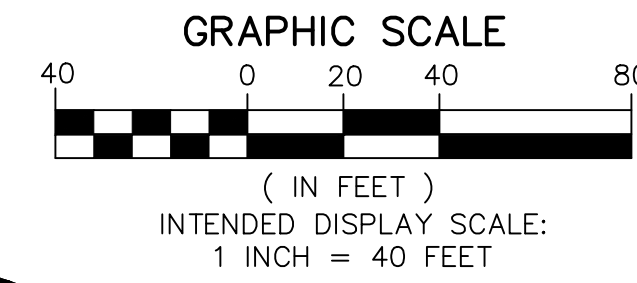
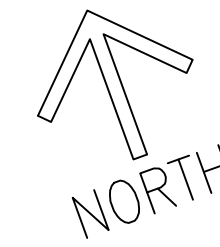
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**MATCH LINE SHEET 11**

**MATCH LINE SHEET 7**

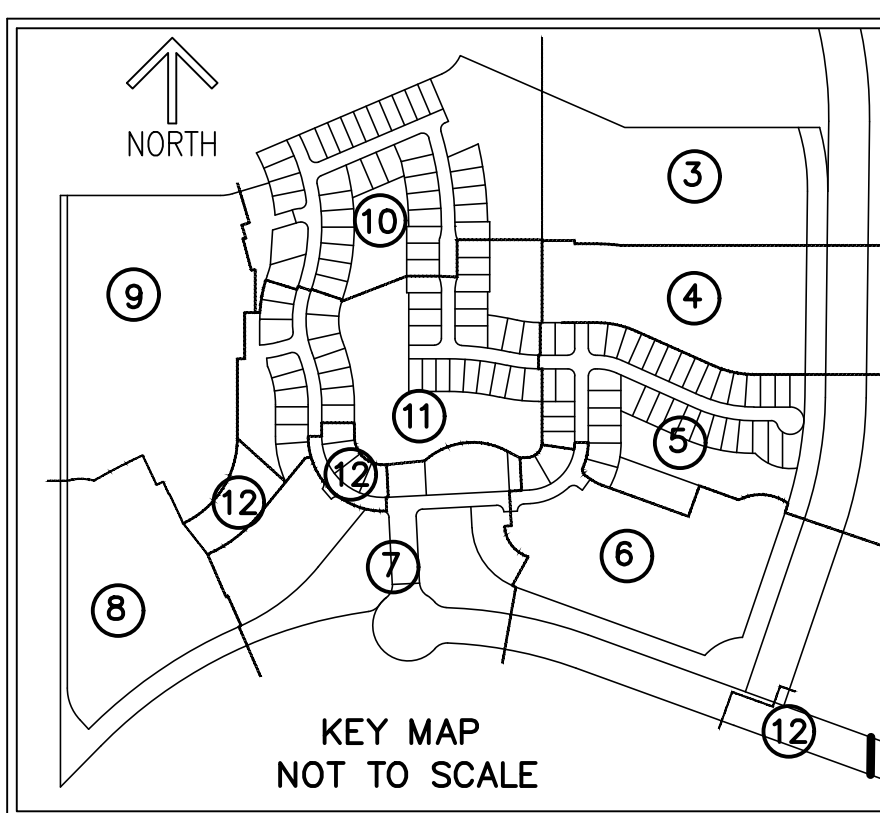
**MATCH LINE SHEET 5**

**MATCH LINE SHEET 12**



**LEGEND/ABBREVIATIONS**

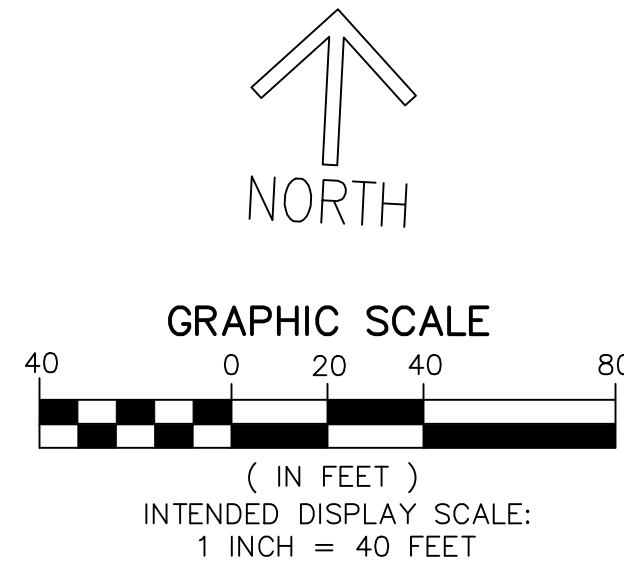
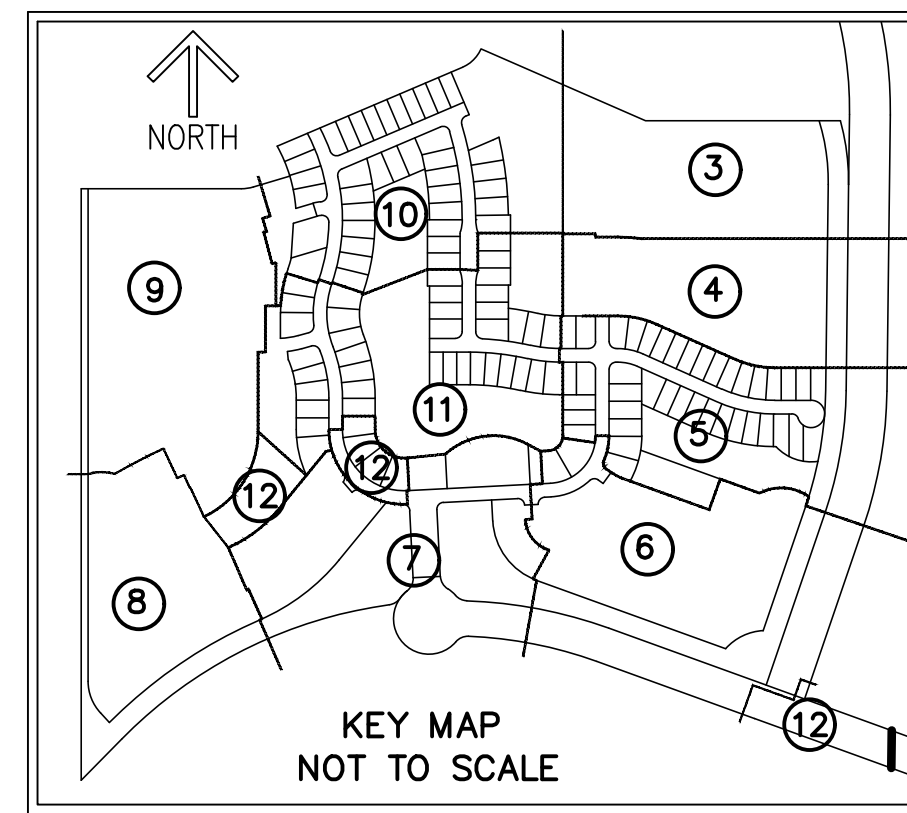
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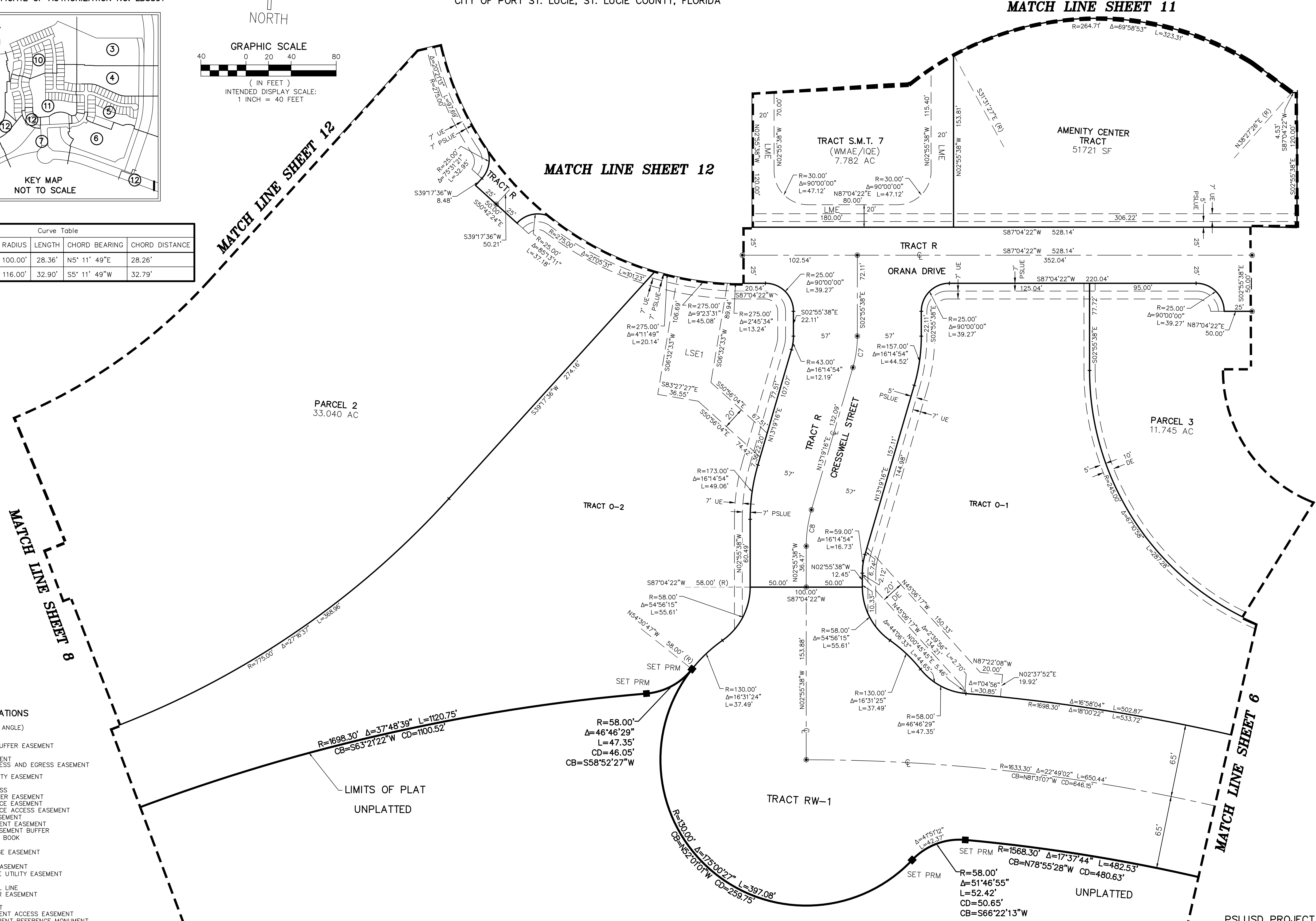
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| Curve Table |           |         |        |               |                |
|-------------|-----------|---------|--------|---------------|----------------|
| CURVE #     | DELTA     | RADIUS  | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C7          | 16°14'54" | 100.00' | 28.36' | N5° 11' 49"E  | 28.26'         |
| C8          | 16°14'54" | 116.00' | 32.90' | S5° 11' 49"W  | 32.79'         |



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LIMITS OF PLAT UNPLATTED

THIS INSTRUMENT PREPARED BY  
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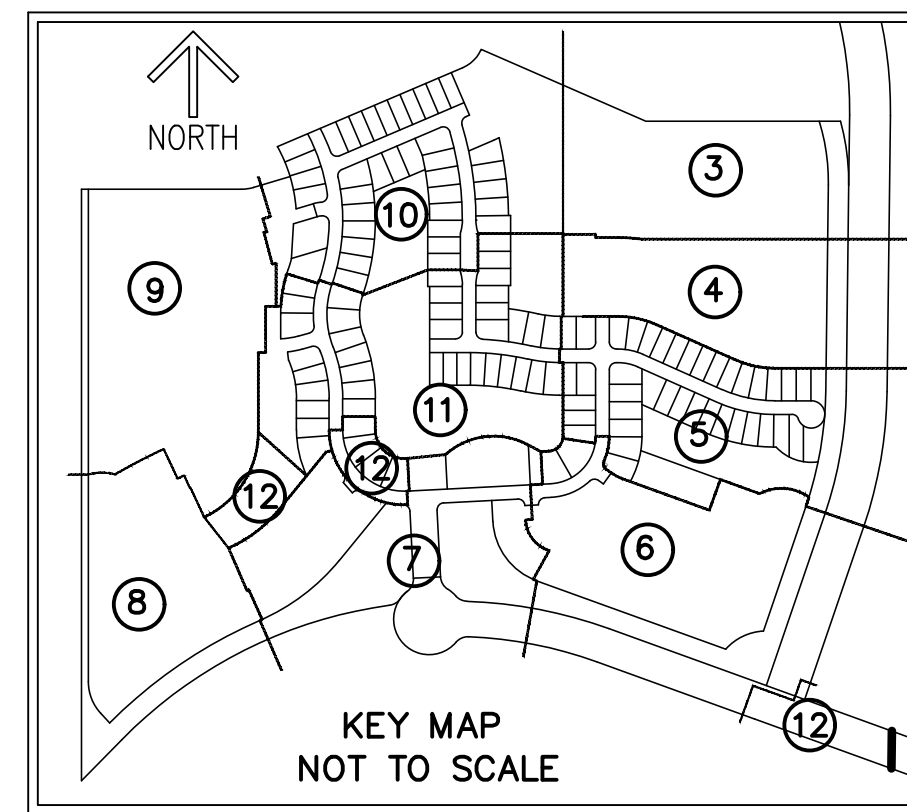
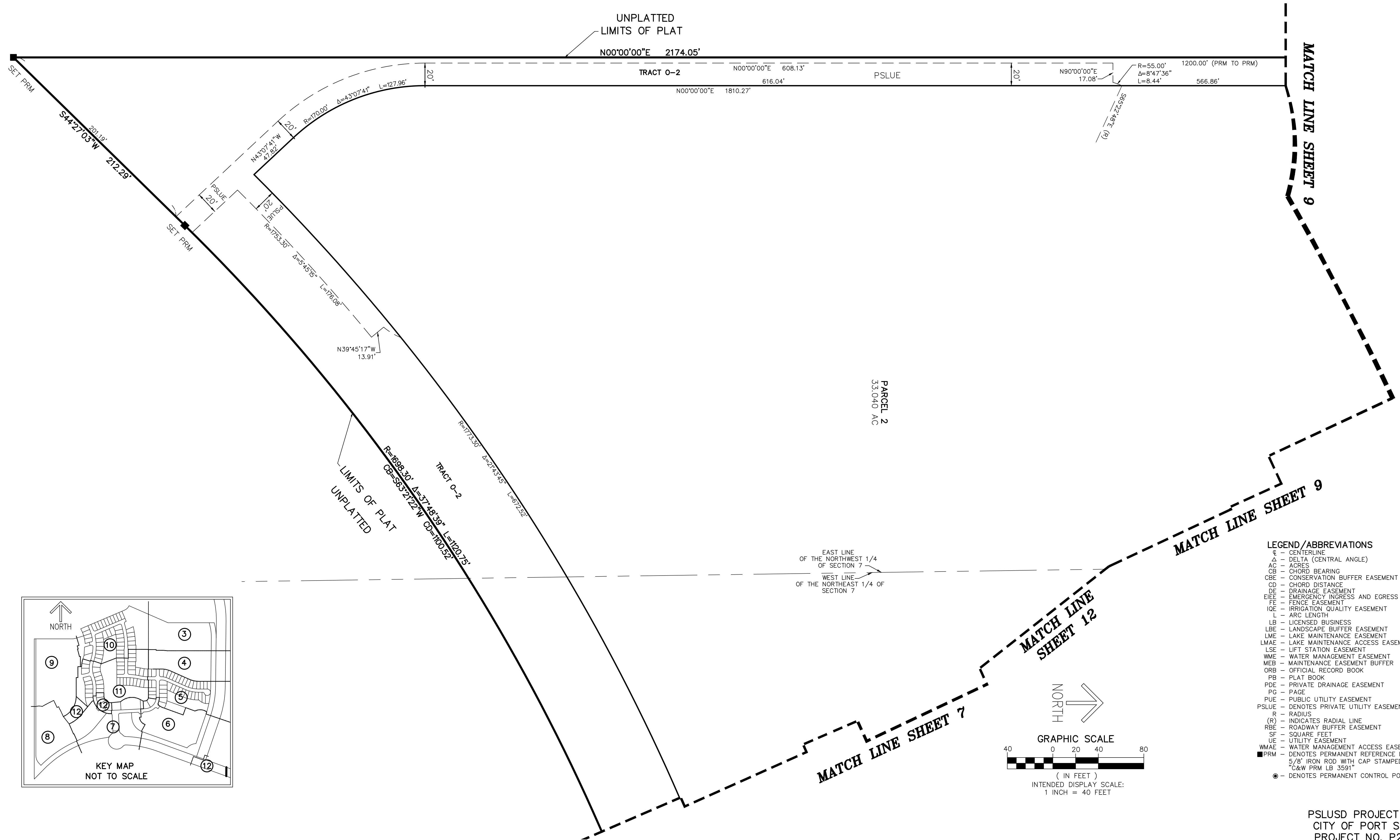
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PLAT BOOK \_\_\_\_\_

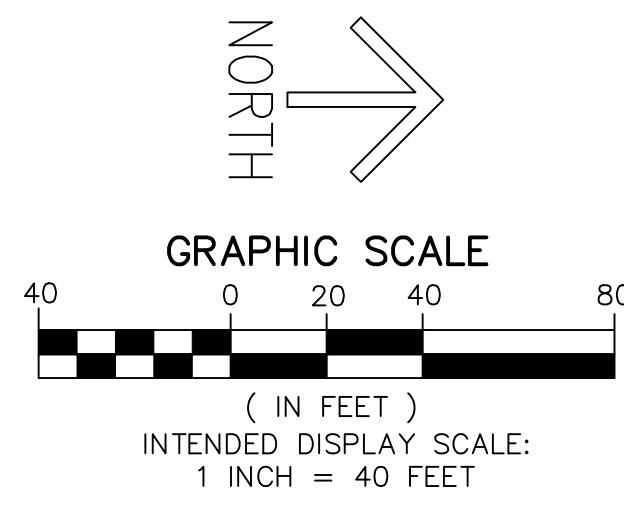
PAGE \_\_\_\_\_

**SHEET 8 OF 12**



EAST LINE  
 OF THE NORTHWEST  
 1/4  
 OF SECTION 7  
 WEST LINE  
 OF THE NORTHEAST 1/4  
 OF SECTION 7

- 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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  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED
  - \*C&W FROM LB 3591
  - - DENOTES PERMANENT CONTROL POINT





# CADENCE PHASE I

A PLANNED UNIT DEVELOPMENT  
BEING A PORTION OF SECTIONS 6, AND 7,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

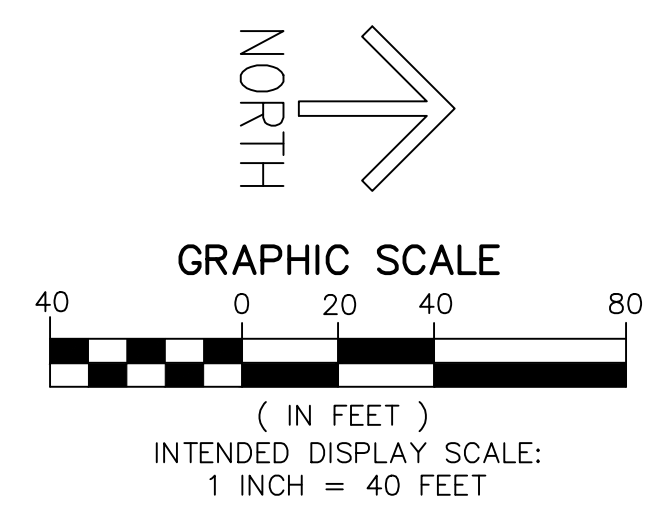
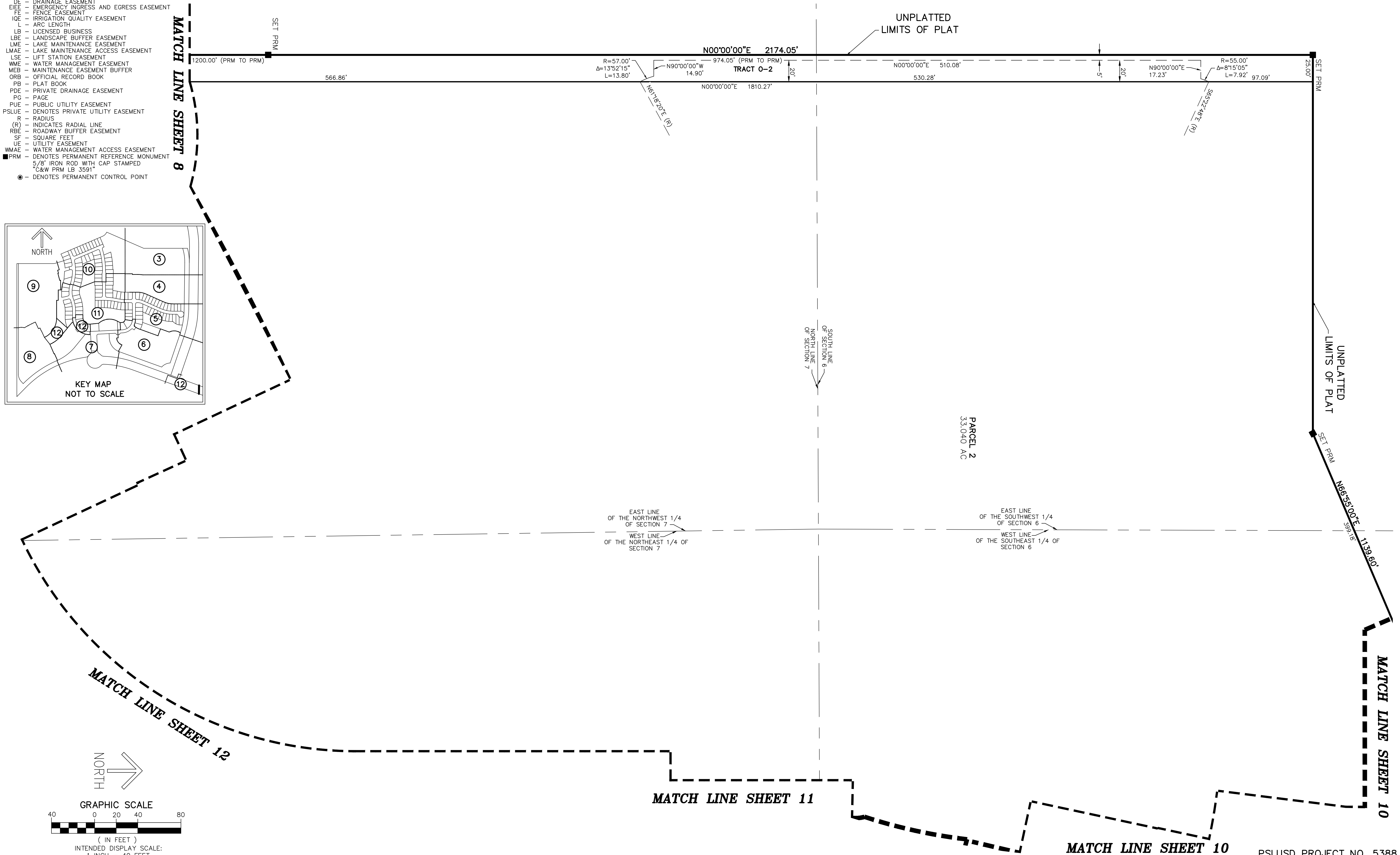
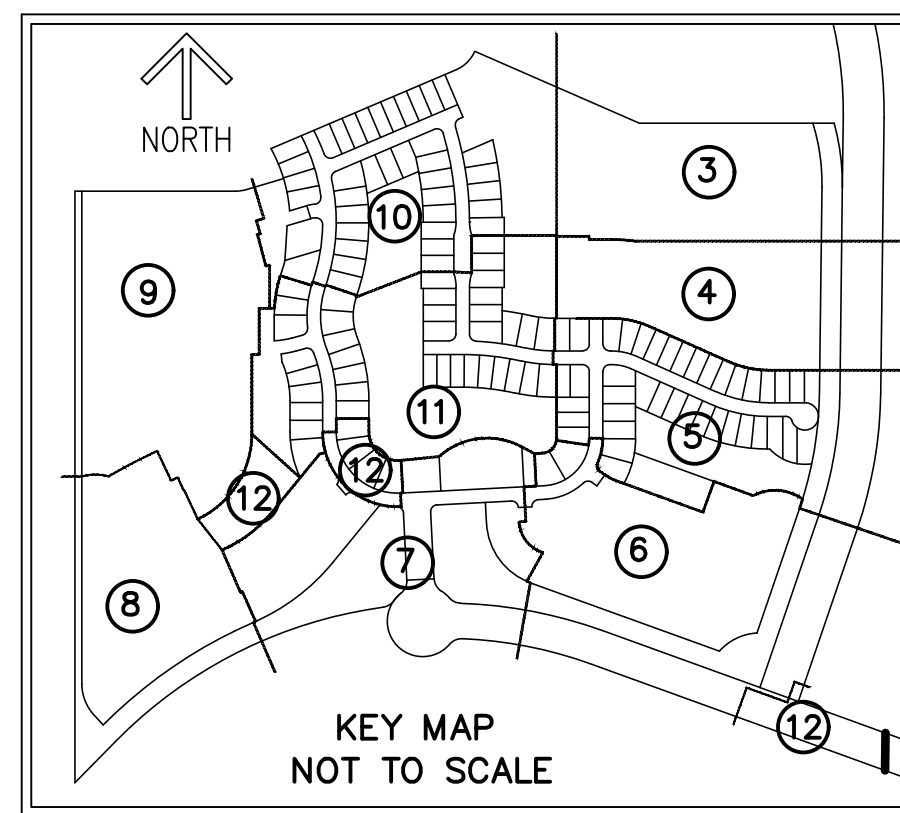
THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 9 OF 12**

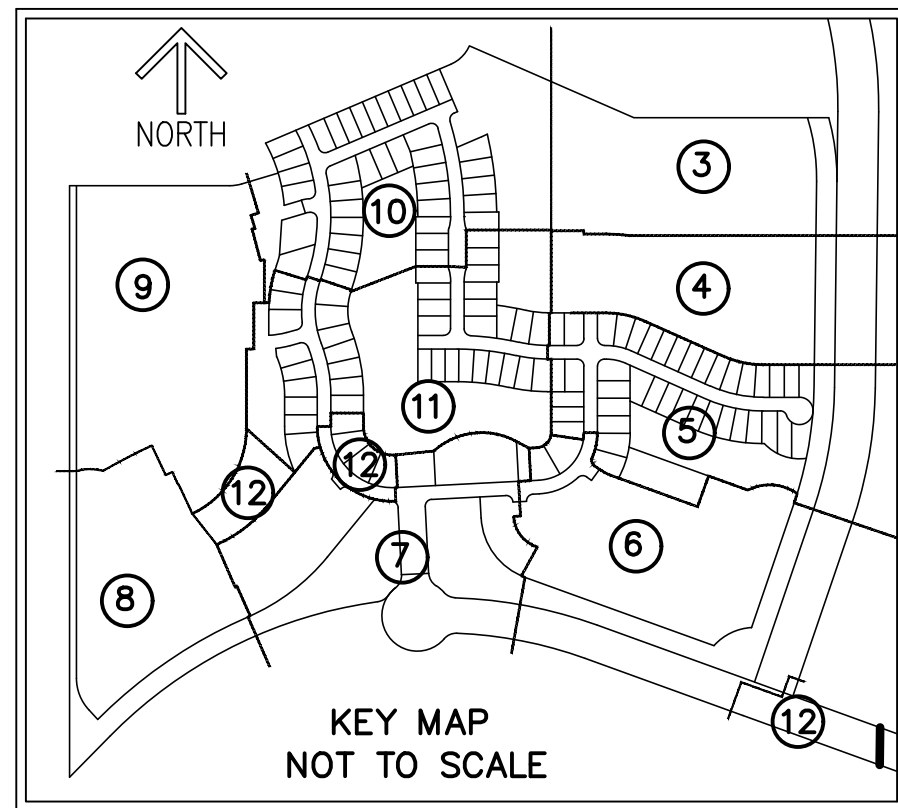
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  - - DENOTES PERMANENT CONTROL POINT



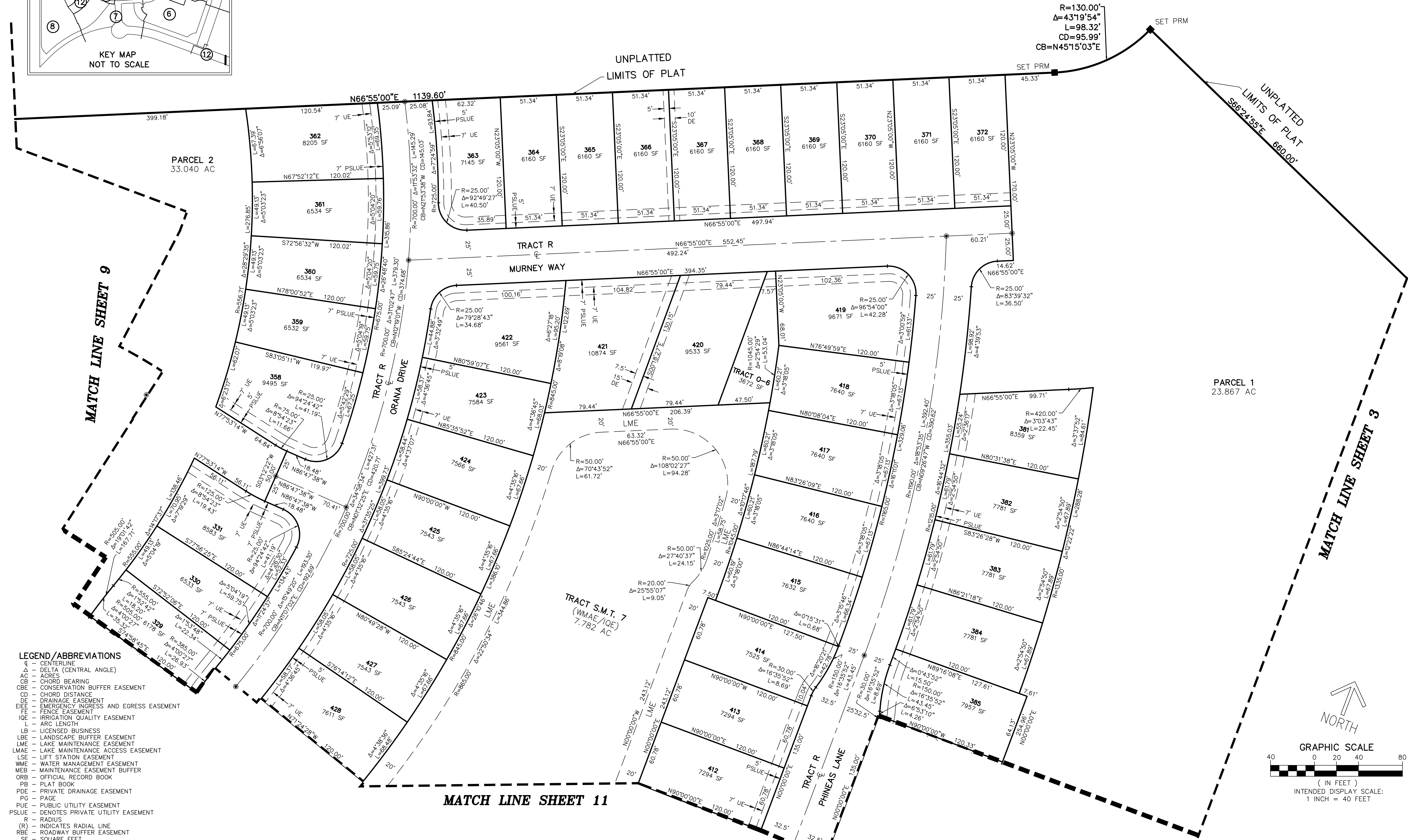
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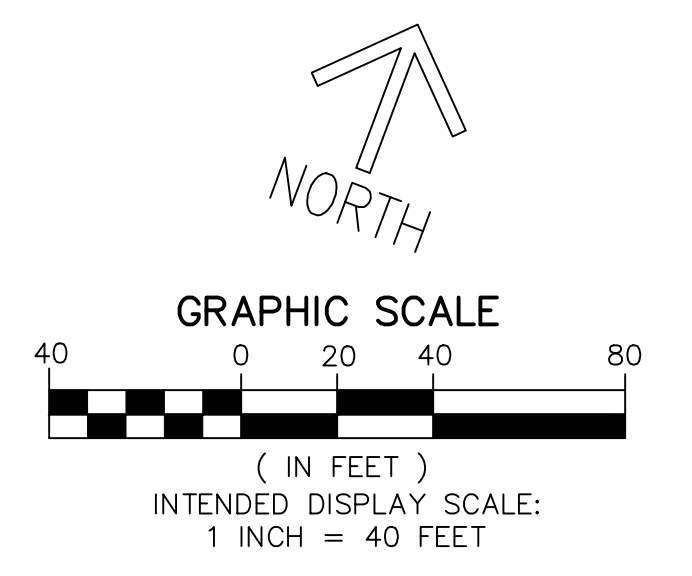
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R=130.00'  
 Δ=43°19'54"  
 L=98.32'  
 CD=95.99'  
 CB=N45°15'03"E



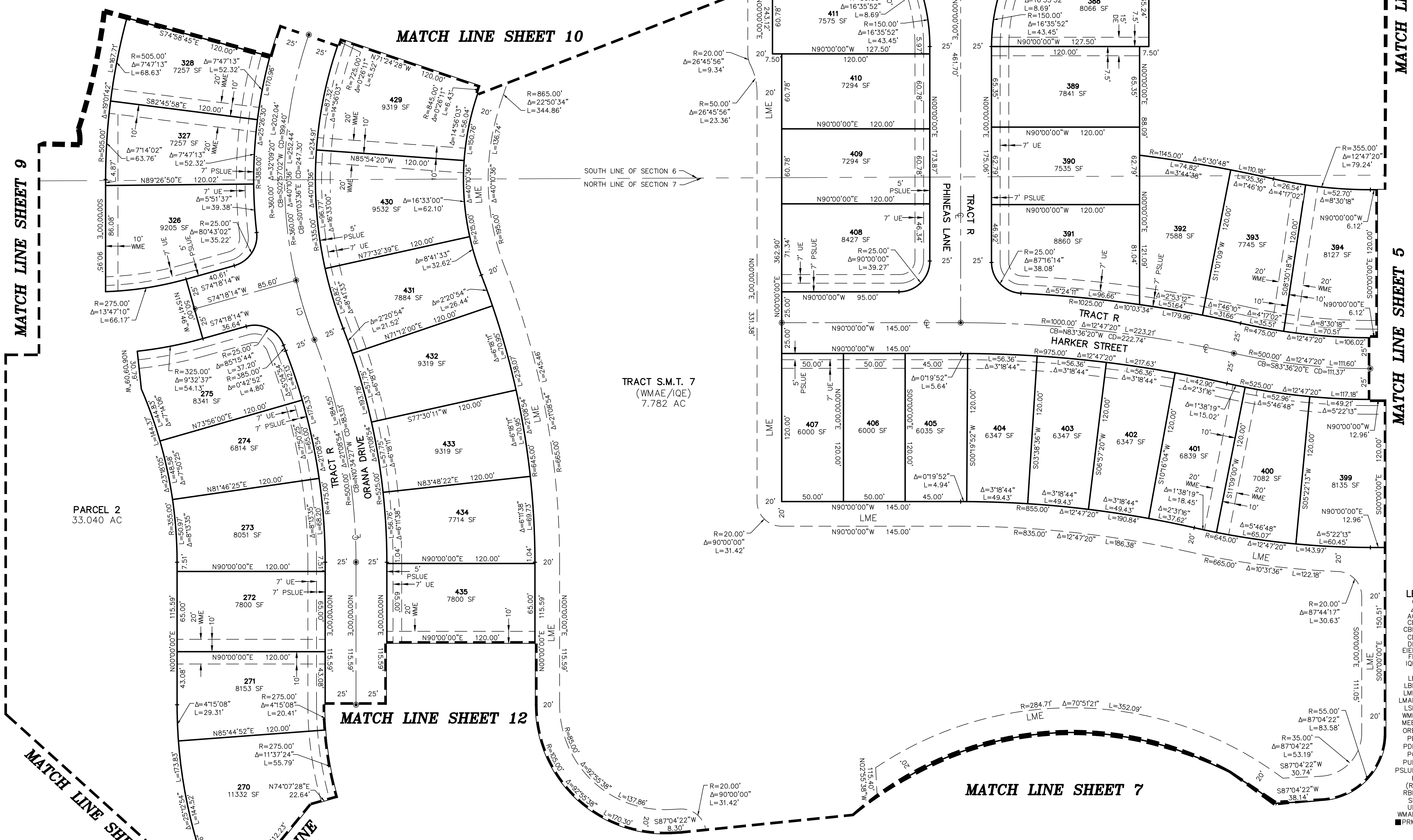
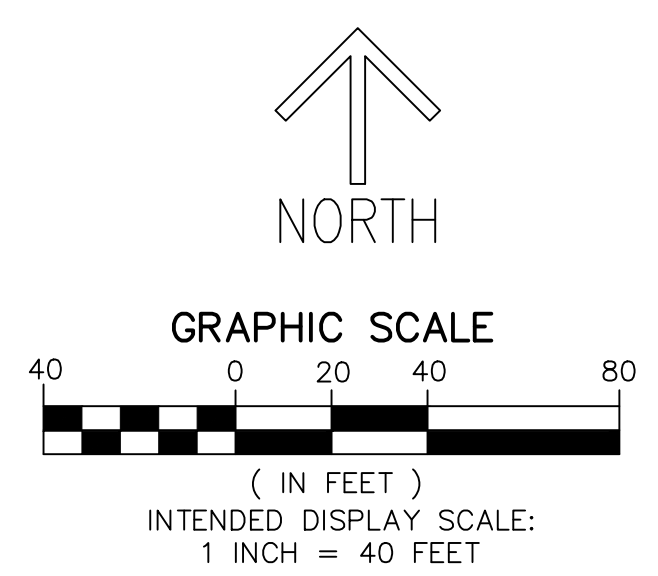
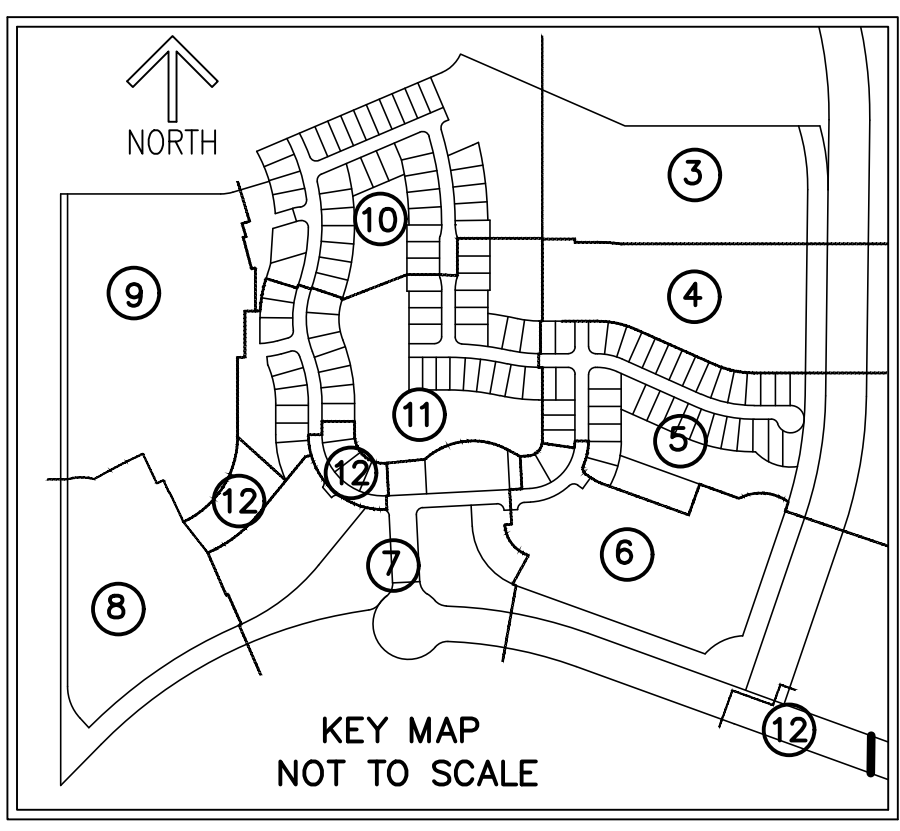
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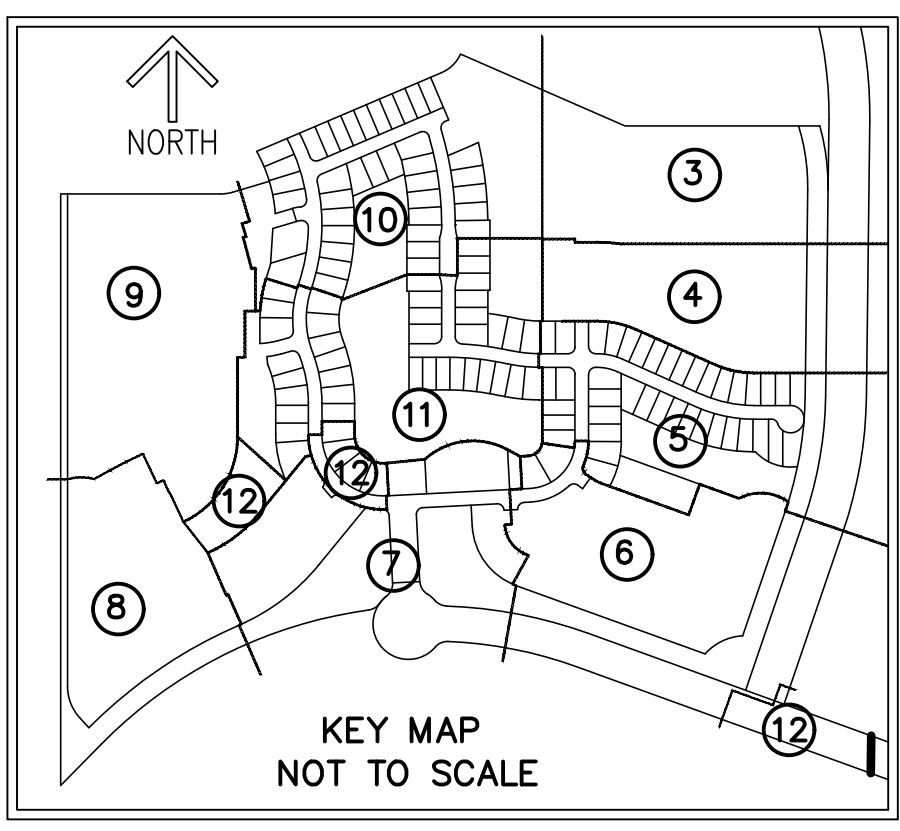


| Curve Table |          |        |        |               |                |
|-------------|----------|--------|--------|---------------|----------------|
| CURVE #     | DELTA    | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1          | 8°01'17" | 360.0' | 50.40' | S17° 08' 16"E | 50.36'         |

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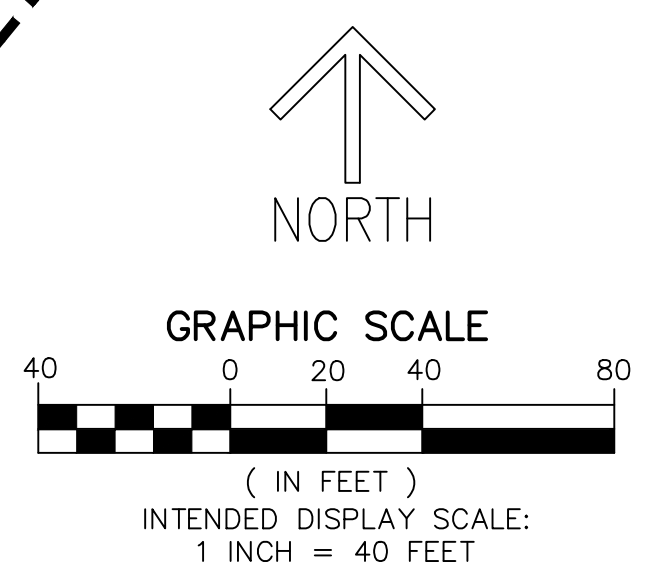
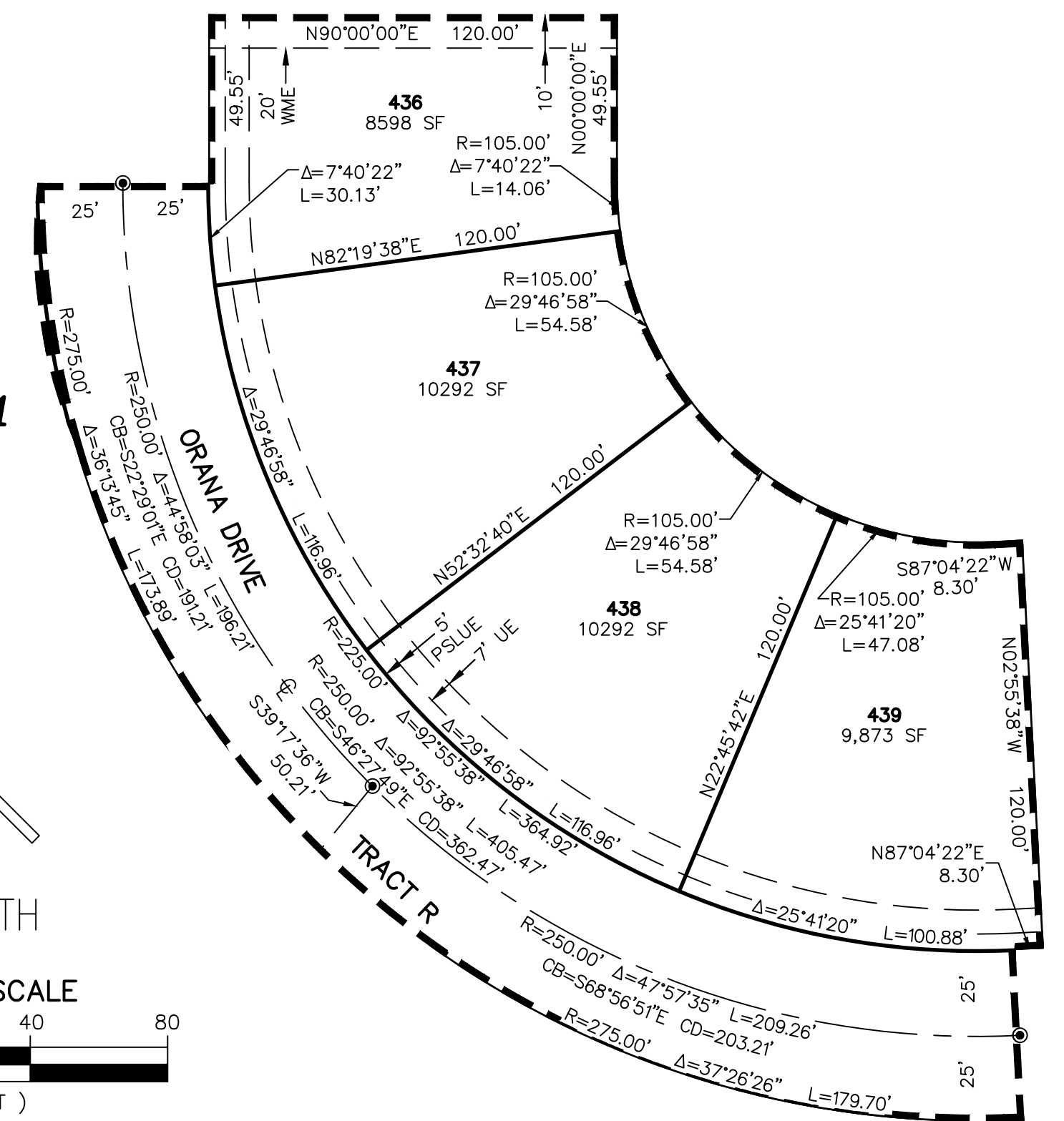
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## MATCH LINE SHEET 11



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## MATCH LINE SHEET 6

