

Exhibit "A"

# SOUTHERN GROVE PLAT NO. 36 2ND REPLAT

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,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: 132  
PAGE: 39

NSTR # 5478741  
1BK 132 Pages 39 - 40  
RECORDED 05/09/2025 08:37:23 AM  
SAINT LUCIE COUNTY  
DEPUTY CLERK TREJOA

## 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, BONNIE A. BROWN, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DO HEREBY CERTIFY THAT AS OF THE 29th DAY OF April, 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 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
4. ALL ASSESSMENTS AND OTHER TIRES 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 3RD DAY OF April, 2025.

BY: B. A. Brown  
BONNIE A. BROWN, ATTORNEY AT LAW  
NAME: BONNIE A. BROWN  
TITLE: ATTORNEY

## 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°27'11" 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.

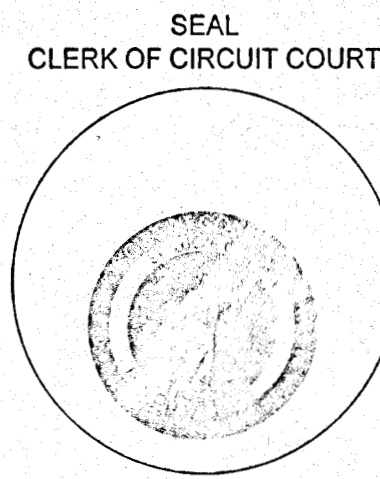
## CLERK'S RECORDING CERTIFICATE

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 132, PAGE 39-40, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS THIS 4th DAY OF May, 2025.

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

FILE NUMBER: 5478741

BY: Michelle R. Miller by Deputy Clerk  
MICHELLE R. MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



## APPROVAL OF CITY COUNCIL

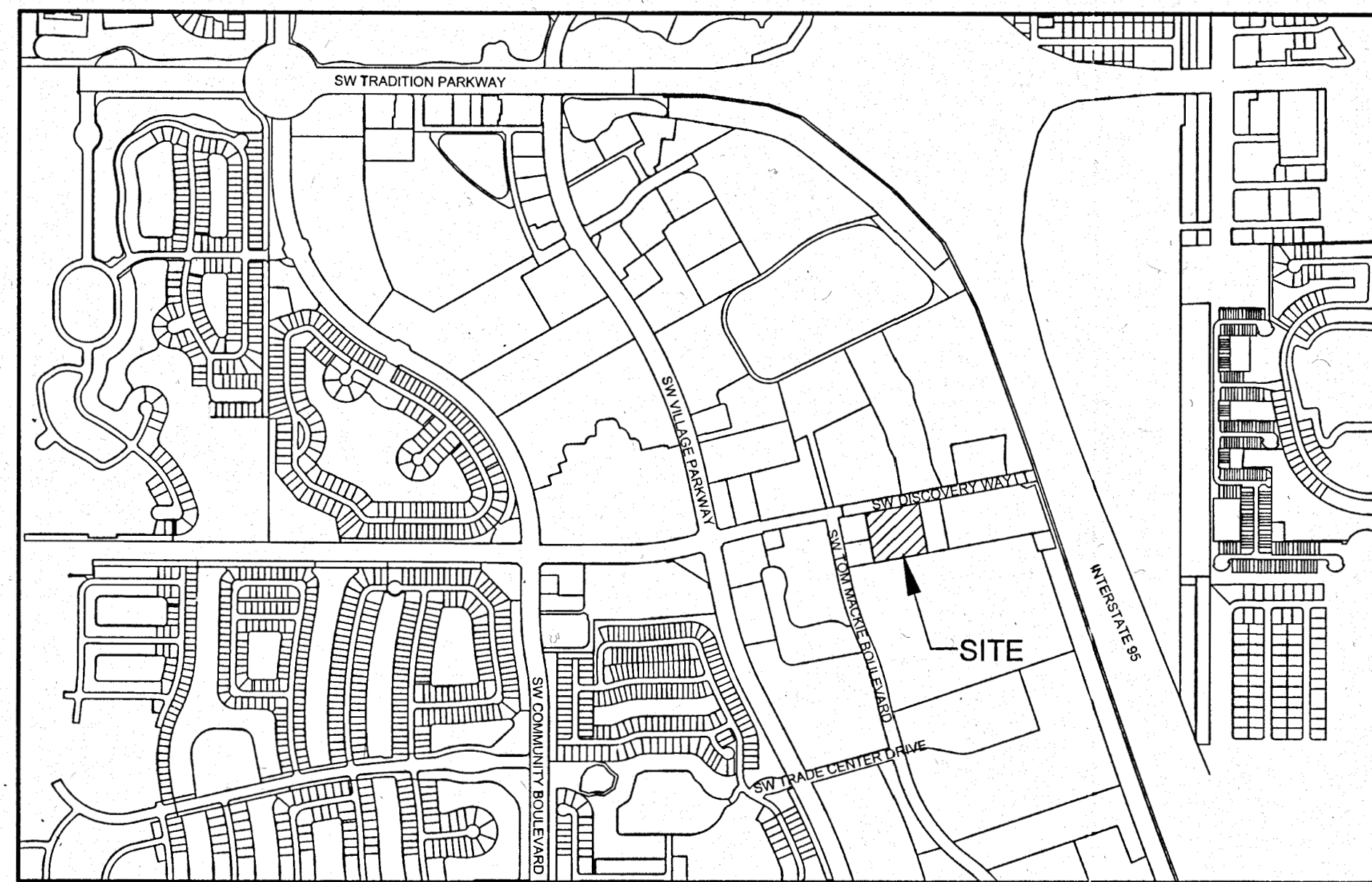
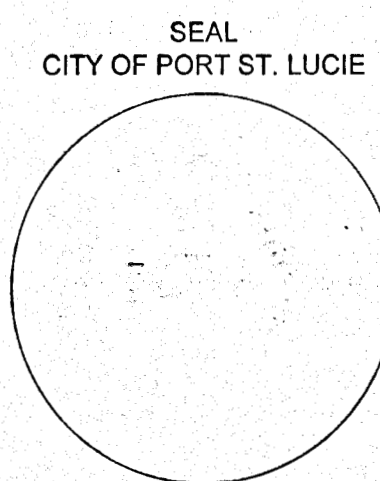
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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 1st DAY OF April, 2025.

ATTEST:

BY: Shannon M. Martin  
SHANNON M. MARTIN, MAYOR

BY: Sally Walsh Sally Walsh  
SALLY WALSH, CMC  
CITY CLERK



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

## 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 TO, OPERATION, MODIFICATION AND/OR MAINTENANCE OF, PUBLIC UTILITY 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  
RAJESH J. PATEL, AUTHORIZED MEMBER

PRINTED NAME: RAJESH J. PATEL

WITNESS: Anthony DiMatteo  
PRINTED NAME: Anthony DiMatteo

WITNESS: Jacob McClellan  
PRINTED NAME: Jacob McClellan

## ACKNOWLEDGMENT

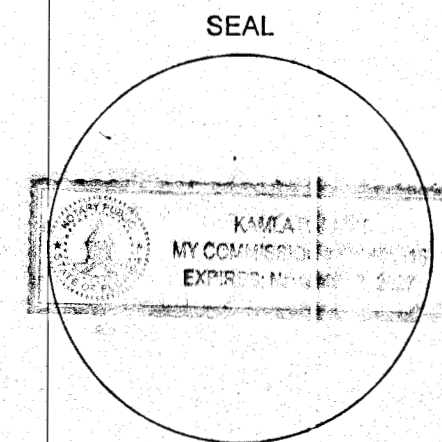
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ON LINE NOTARIZATION, THIS 1 DAY OF April, 2025, BY Rajesh Patel OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS ☐ PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED Kamla Balark AS IDENTIFICATION.

BY: Kamla Balark  
NOTARY PUBLIC  
KAMLA BALARK  
PRINT NAME

STATE OF FLORIDA AT LARGE  
COMMISSION NO. HH 455516

MY COMMISSION EXPIRES: 11/3/2027



## 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 1 DAY OF APRIL, 2025.

BY: Rajesh J. Patel  
RAJESH J. PATEL, AUTHORIZED MEMBER

WITNESS: Anthony DiMatteo PRINT NAME: Anthony DiMatteo

WITNESS: Jacob McClellan PRINT NAME: Jacob McClellan

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

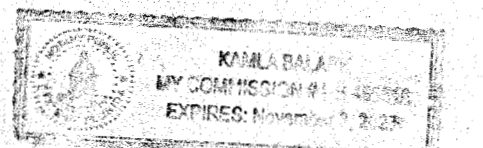
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ON LINE NOTARIZATION, THIS 1 DAY OF April, 2025, BY Rajesh Patel OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS ☐ PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED Kamla Balark AS IDENTIFICATION.

BY: Kamla Balark  
NOTARY PUBLIC

PRINT NAME: KAMLA BALARK

STATE OF FLORIDA AT LARGE  
COMMISSION NO. HH 455516

MY COMMISSION EXPIRES: 11/3/2027



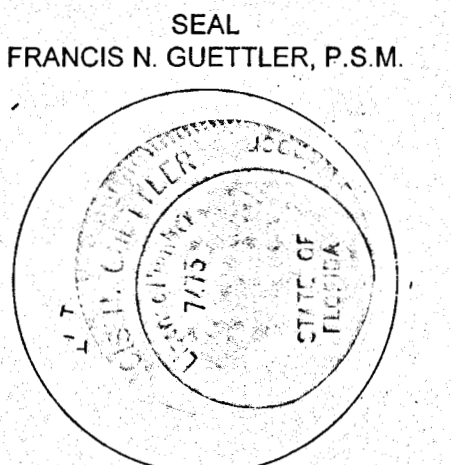
## CERTIFICATE OF SURVEYOR AND MAPPER

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 10 DAY OF APRIL, 2025.

SEAL  
FRANCIS N. GUETTLER, P.S.M.

BY: Francis N. Guettler  
FRANCIS N. GUETTLER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENCE NO. 7473

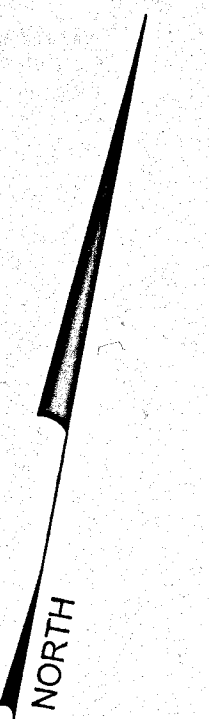
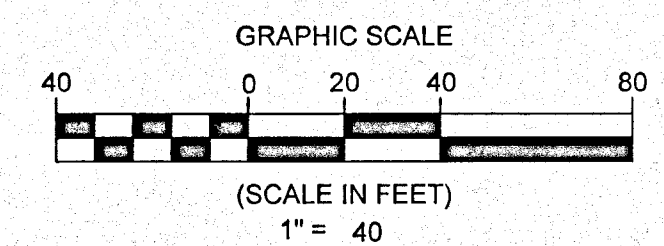




# SOUTHERN GROVE PLAT NO. 36 2ND REPLAT

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

PLAT BOOK: 132  
PAGE: 40

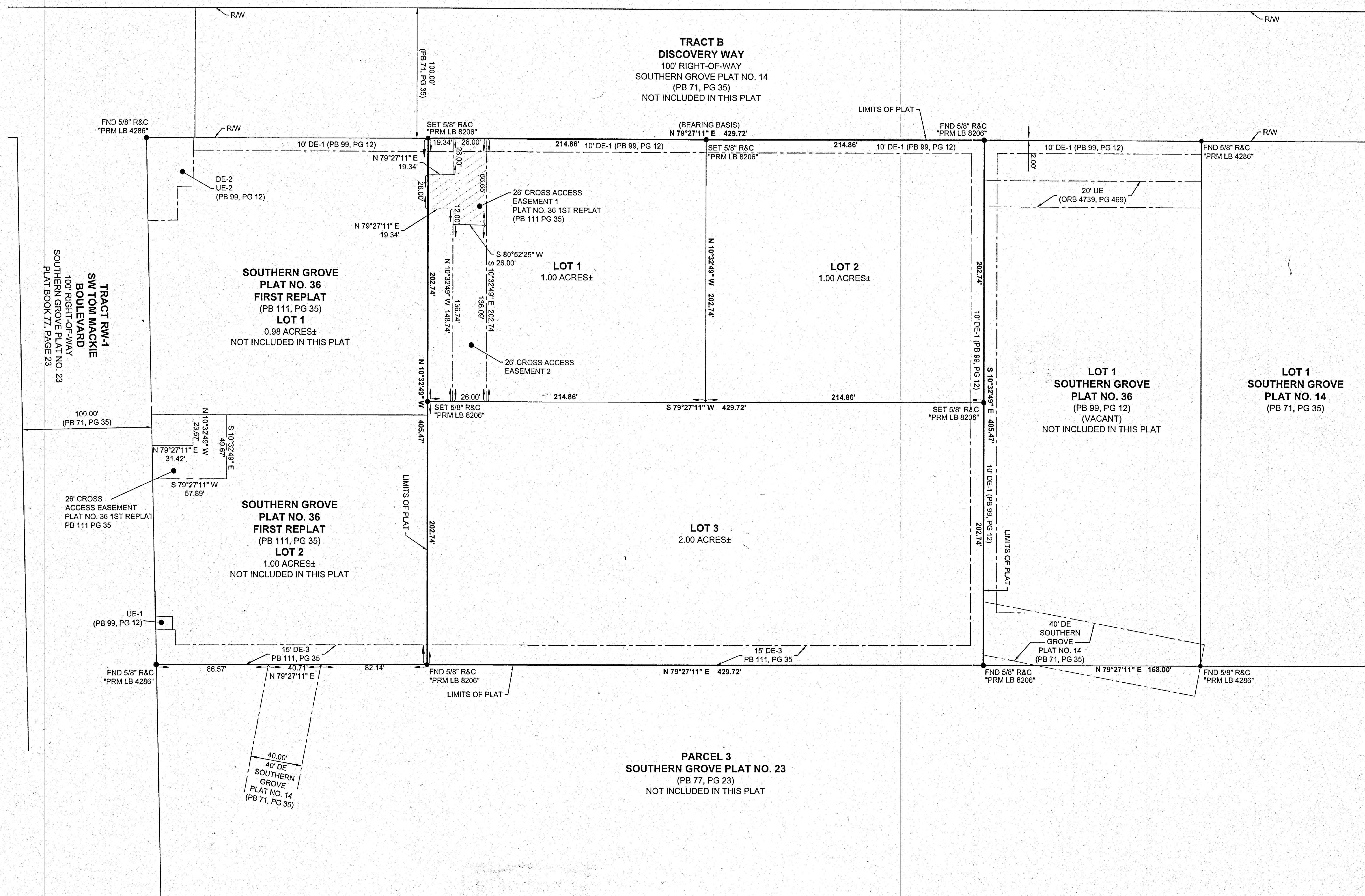


## LEGEND

DE	= DRAINAGE EASEMENT
E	= EASTING
FND	= FOUND
ID	= IDENTIFICATION
LB	= LICENSED BUSINESS
N	= NORTHING
NO.	= NUMBER
NO.	= NUMBER
M.P.P.E.	= MULTI PURPOSE PATHWAY EASEMENT
PG	= PAGE
PB	= PLAT BOOK
PRM	= PERMANENT REFERENCE MONUMENT
R&C	= ROD AND CAP
R/W	= RIGHT OF WAY
S	= SOUTH
UE	= UTILITY EASEMENT
W	= WEST
---	= PROPERTY LINE
- - - -	= EASEMENT LINE
●	= FND OR SET AS NOTED

## GENERAL PLAT NOTES:

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PARCEL 3  
SOUTHERN GROVE PLAT NO. 23  
(PB 77, PG 23)  
NOT INCLUDED IN THIS PLAT

SHEET:  
2 OF 2



CITY OF PSL PROJECT NO. P24-186  
PSLUSD FILE NO. 5285