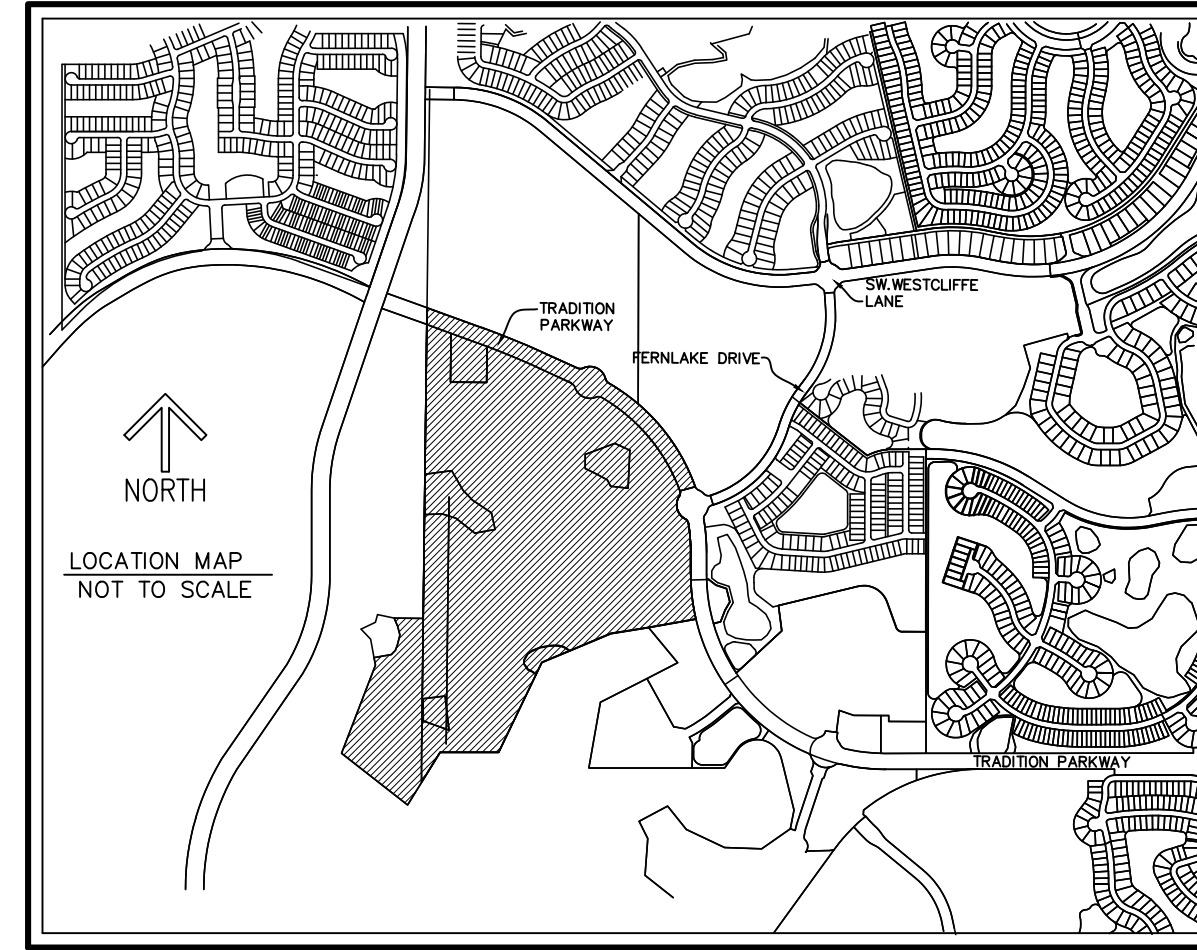


TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND
18, 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 1 OF 12

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 "TRADITION REGIONAL PARK", BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF TRADITION PARKWAY, AN 130 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT F), AND TOGETHER WITH A PORTION OF TRADITION PARKWAY, AN 130 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651 (EXHIBIT E), 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. 70, AS RECORDED IN PLAT BOOK 67, PAGE 31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 70; THENCE SOUTH 79°56'57" WEST, A DISTANCE OF 394.35 FEET TO A POINT ON THE NORTH LINE OF CONSERVATION TRACT 3 AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE ALONG A LINE COMMON WITH SAID CONSERVATION TRACT 3 THE FOLLOWING 9 COURSES AND DISTANCES: THENCE SOUTH 80°50'18" WEST, A DISTANCE OF 311.81 FEET; THENCE SOUTH 67°11'52" WEST, A DISTANCE OF 365.94 FEET; THENCE SOUTH 67°14'46" WEST, A DISTANCE OF 245.64 FEET; THENCE SOUTH 25°42'03" WEST, A DISTANCE OF 815.85 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET; THENCE SOUTH 31°45'23" WEST, A DISTANCE OF 504.95 FEET; THENCE NORTH 51°59'55" WEST, A DISTANCE OF 687.03 FEET; THENCE NORTH 21°02'12" EAST, A DISTANCE OF 773.06 FEET; THENCE NORTH 10°15'03" WEST, A DISTANCE OF 62.08 FEET; THENCE NORTH 80°03'05" EAST, A DISTANCE OF 143.89 FEET; THENCE NORTH 43°30'21" EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 19°24'39" EAST, A DISTANCE OF 46.80 FEET; THENCE NORTH 15°07'28" EAST, A DISTANCE OF 83.44 FEET; THENCE NORTH 15°04'31" WEST, A DISTANCE OF 73.38 FEET; THENCE NORTH 22°40'31" WEST, A DISTANCE OF 73.69 FEET; THENCE SOUTH 89°18'11" EAST, A DISTANCE OF 237.30 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 2541.20 FEET; THENCE SOUTH 70°06'36" EAST, A DISTANCE OF 474.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04° 21' 07", HAVING A RADIUS OF 7010.00 FEET, HAVING AN ARC DISTANCE OF 532.45 FEET, AND WHOSE LONG CHORD BEARS SOUTH 67° 56' 02" EAST FOR A DISTANCE OF 532.21 FEET ; THENCE SOUTH 65°45'29" EAST, A DISTANCE OF 320.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49° 06' 29", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 49.71 FEET, AND WHOSE LONG CHORD BEARS NORTH 89° 41' 17" EAST FOR A DISTANCE OF 48.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101° 24' 42", HAVING A RADIUS OF 130.00 FEET, HAVING AN ARC DISTANCE OF 230.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 64° 09' 37" EAST FOR A DISTANCE OF 201.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46° 37' 36", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 47.20 FEET, AND WHOSE LONG CHORD BEARS SOUTH 36° 46' 04" EAST FOR A DISTANCE OF 45.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40° 25' 34", HAVING A RADIUS OF 1595.00 FEET, HAVING AN ARC DISTANCE OF 1125.38 FEET, AND WHOSE LONG CHORD BEARS SOUTH 39° 52' 05" EAST FOR A DISTANCE OF 1102.18 FEET; THENCE SOUTH 74°48'43" WEST, A DISTANCE OF 130.45 FEET TO A NON TANGENT CURVE CONCAVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 02' 27", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 46.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 06° 28' 26" WEST FOR A DISTANCE OF 44.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 95° 17' 35", HAVING A RADIUS OF 130.00 FEET, HAVING AN ARC DISTANCE OF 216.21 FEET, AND WHOSE LONG CHORD BEARS SOUTH 14° 39' 08" EAST FOR A DISTANCE OF 192.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 02' 27", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 46.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 35° 46' 42" EAST FOR A DISTANCE OF 44.65 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09° 15' 29", HAVING A RADIUS OF 1465.00 FEET, HAVING AN ARC DISTANCE OF 236.72 FEET, AND WHOSE LONG CHORD BEARS SOUTH 04° 37' 45" EAST FOR A DISTANCE OF 236.46 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13° 14' 26", HAVING A RADIUS OF 1595.00 FEET, HAVING AN ARC DISTANCE OF 368.59 FEET, AND WHOSE LONG CHORD BEARS SOUTH 06° 37' 13" EAST FOR A DISTANCE OF 367.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 143.324 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, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "TRADITION REGIONAL PARK", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- TRACT A, 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 PARK AND RECREATION USES.
- TRACT RW (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.
- TRACT REPUMP STATION, SAID TRACT AS SHOWN HEREON IS A UTILITY TRACT 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 SAID TRACT 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 CITY OF PORT ST. LUCIE SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID TRACT RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- 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.

5. THE PRIVATE UTILITY EASEMENTS (PUE) 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, FLORIDA. 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.

6. CONSERVATION TRACTS 76, 77, 80 AND PARCEL 2 WETLAND 81, SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS.

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 _____, 2022.

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

BY: _____ SIGNATURE _____
PRINTED NAME _____ PRINTED NAME _____
TITLE _____ 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 _____, 2022.

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 _____, 2022, 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 _____, 2022.

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

PRINT NAME: _____

ACKNOWLEDGEMENT:

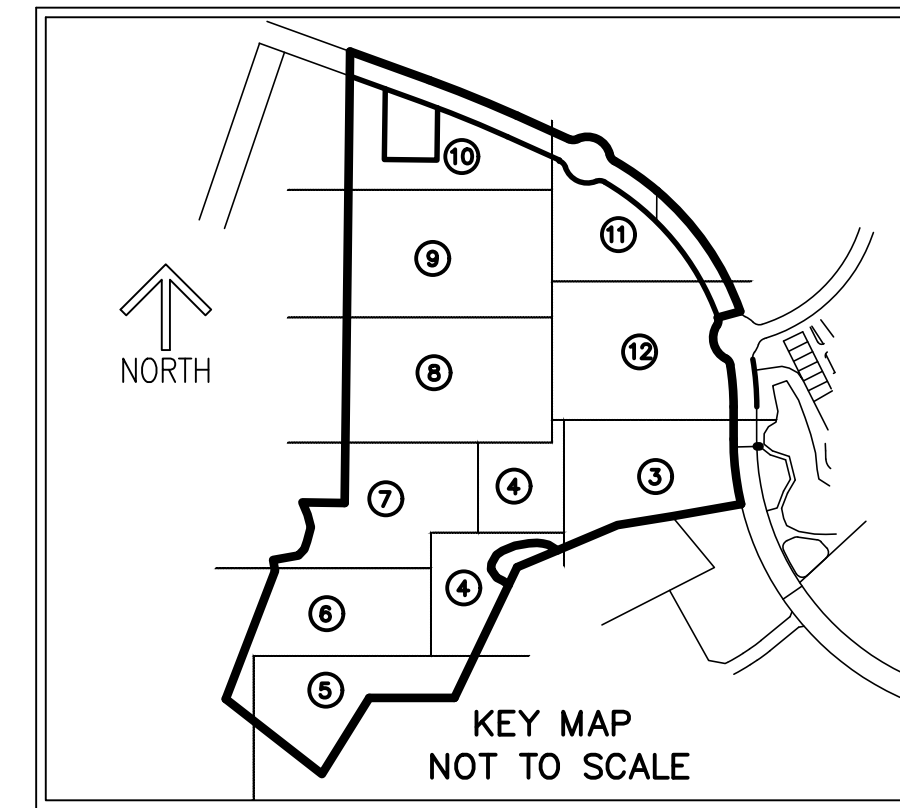
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 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. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE

PRINT NAME: _____



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 _____, 2021.

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

SURVEY NOTES:

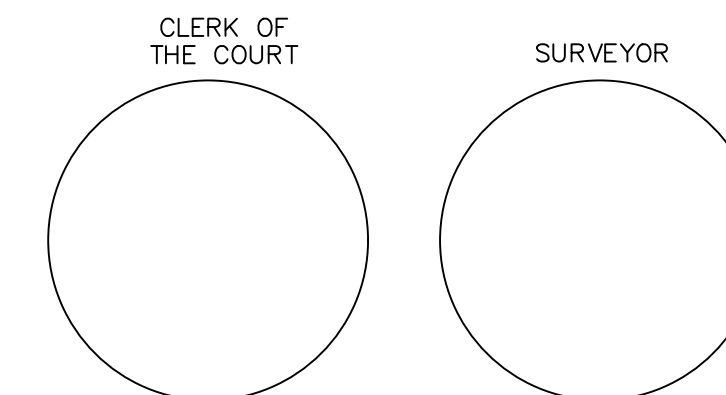
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF TRADITION PLAT NO. 70, AS RECORD IN PLAT BOOK 67, PAGE 31, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE BEARS S 79°56'57" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- 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.
- 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.
- 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 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 _____, 2021.

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. 5410
CITY OF PORT ST. LUCIE
PROJECT NO. P21-250

TRADITION REGIONAL PARK

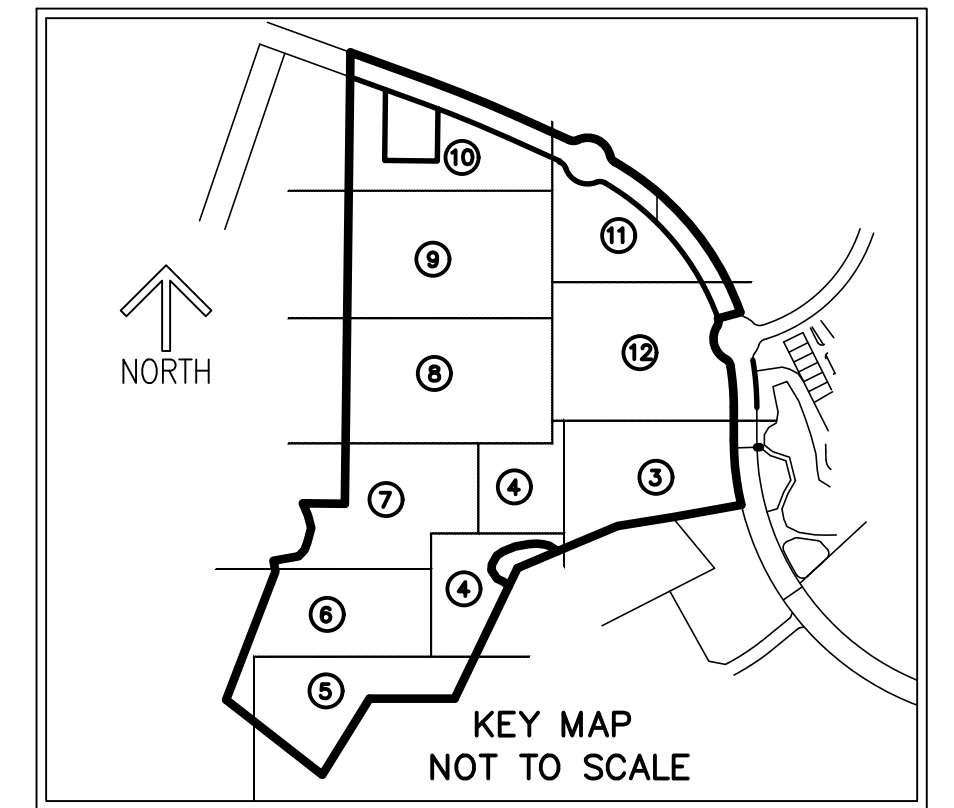
BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY
OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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 2 OF 12



TABULAR DATA:

TABULAR DATA	ACRES
TRACT A	125.794
TRACT RW	8.410
TRACT REPUMP STATION	2.357
PARCEL 2 WETLAND 81	0.923
CONSERVATION TRACT NO. 76	2.16
CONSERVATION TRACT NO. 77	3.68
TOTAL AREA THIS PLAT	143.324

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.

CHAIRMAN: _____

SECRETARY: _____

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 _____ OF THE THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), 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: _____

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

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION REGIONAL PARK, 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 _____, 2022.

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

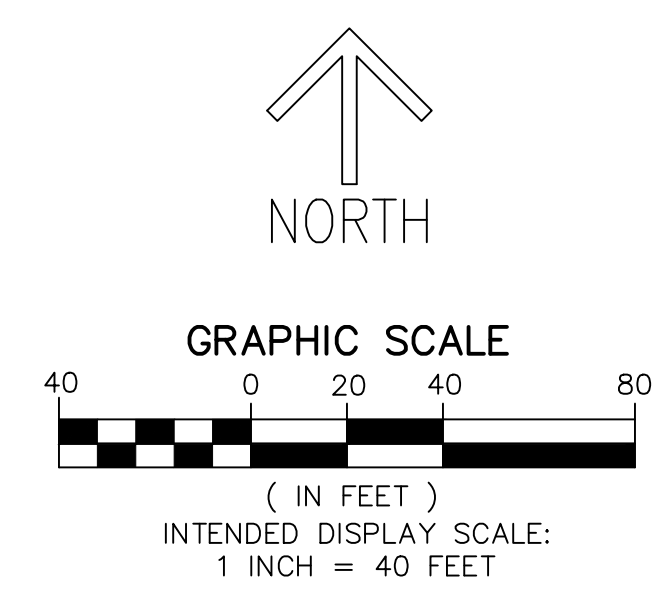
ATTEST: _____
SALLY WALSH, CITY CLERK



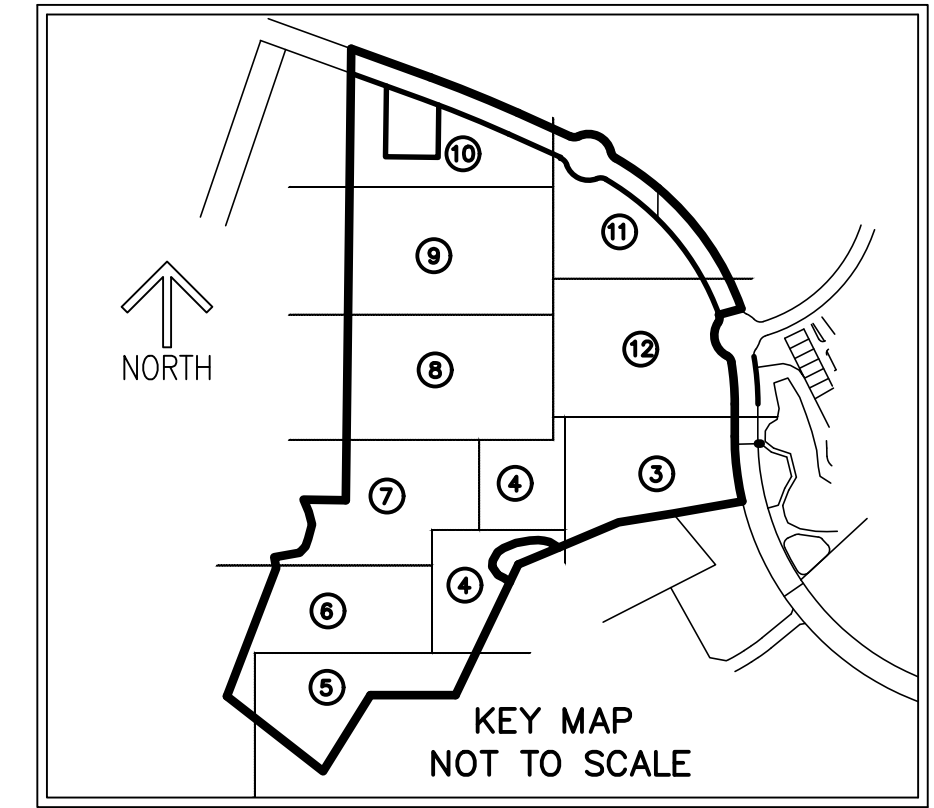
TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY
 OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

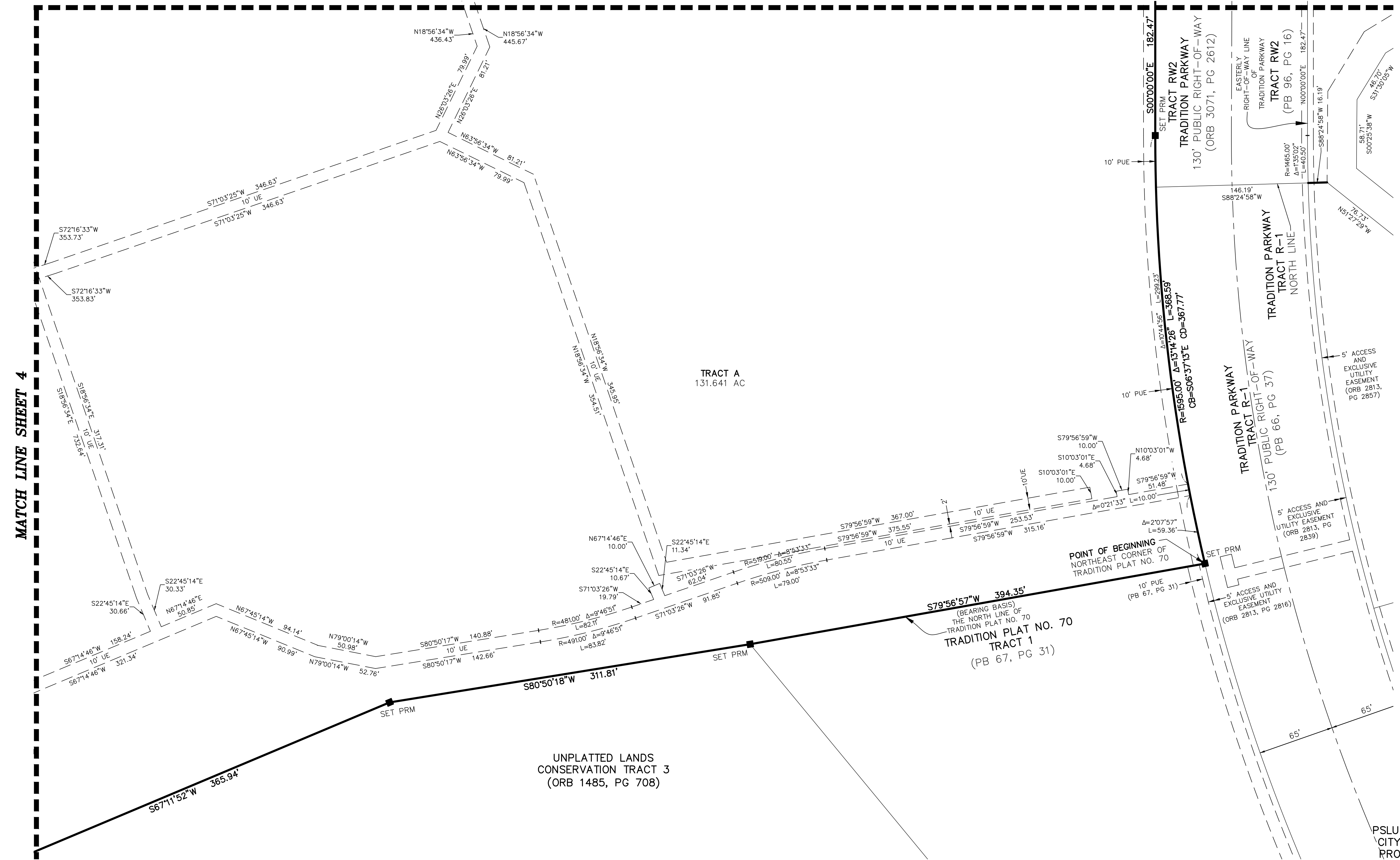
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - PUE - PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - 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 12

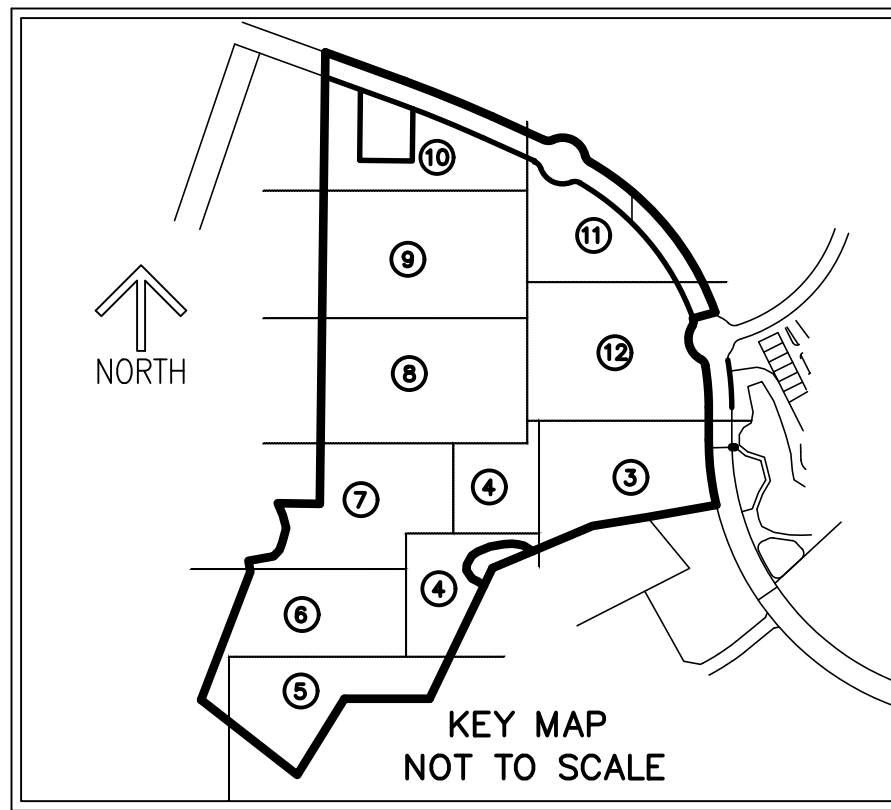
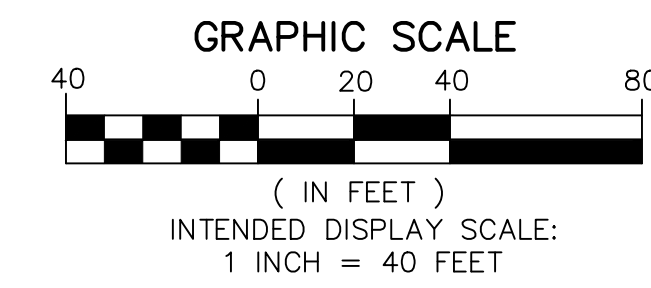


MATCH LINE SHEET 4

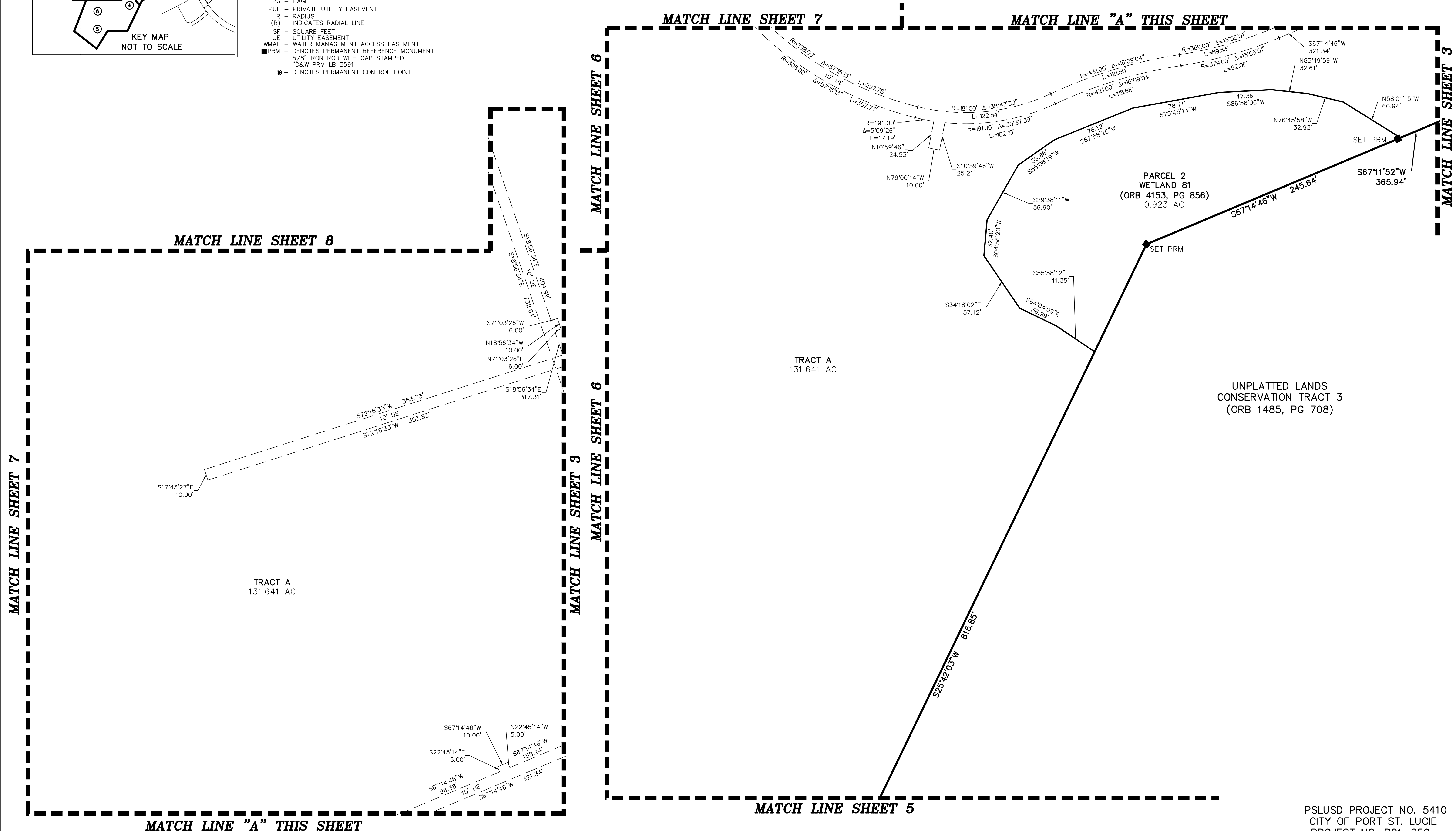
TRADITION REGIONAL PARK

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AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



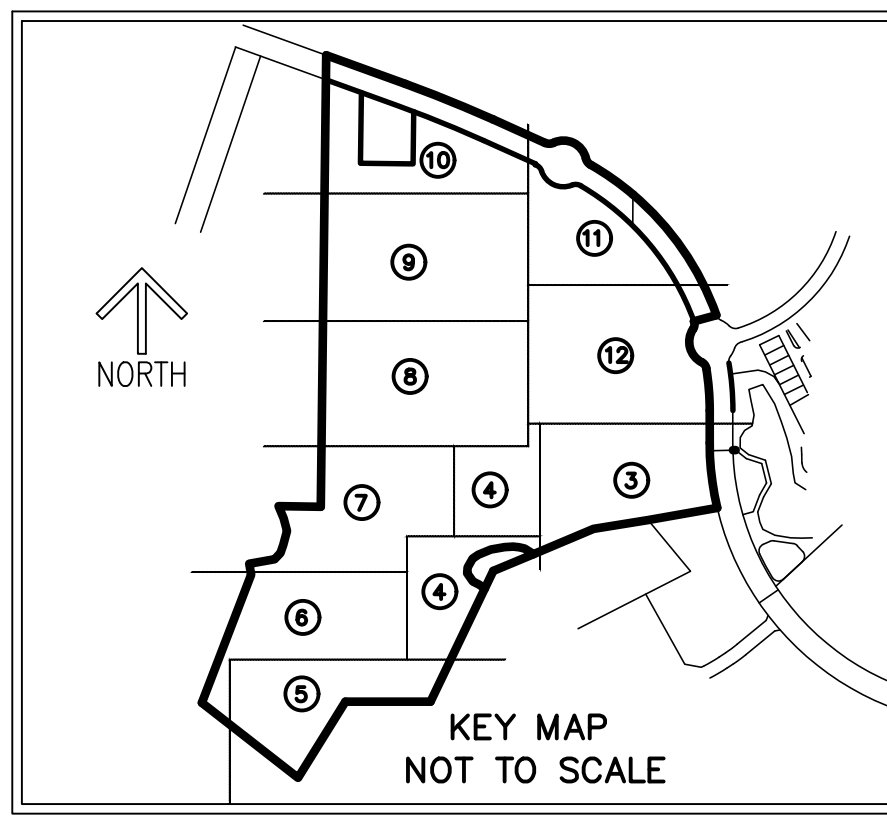
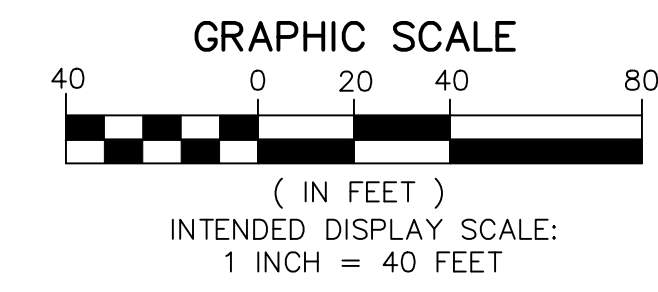
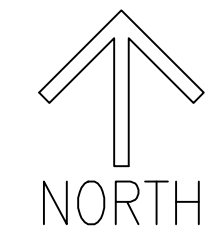
- LEGEND/ABBREVIATIONS**
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 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT



TRADITION REGIONAL PARK

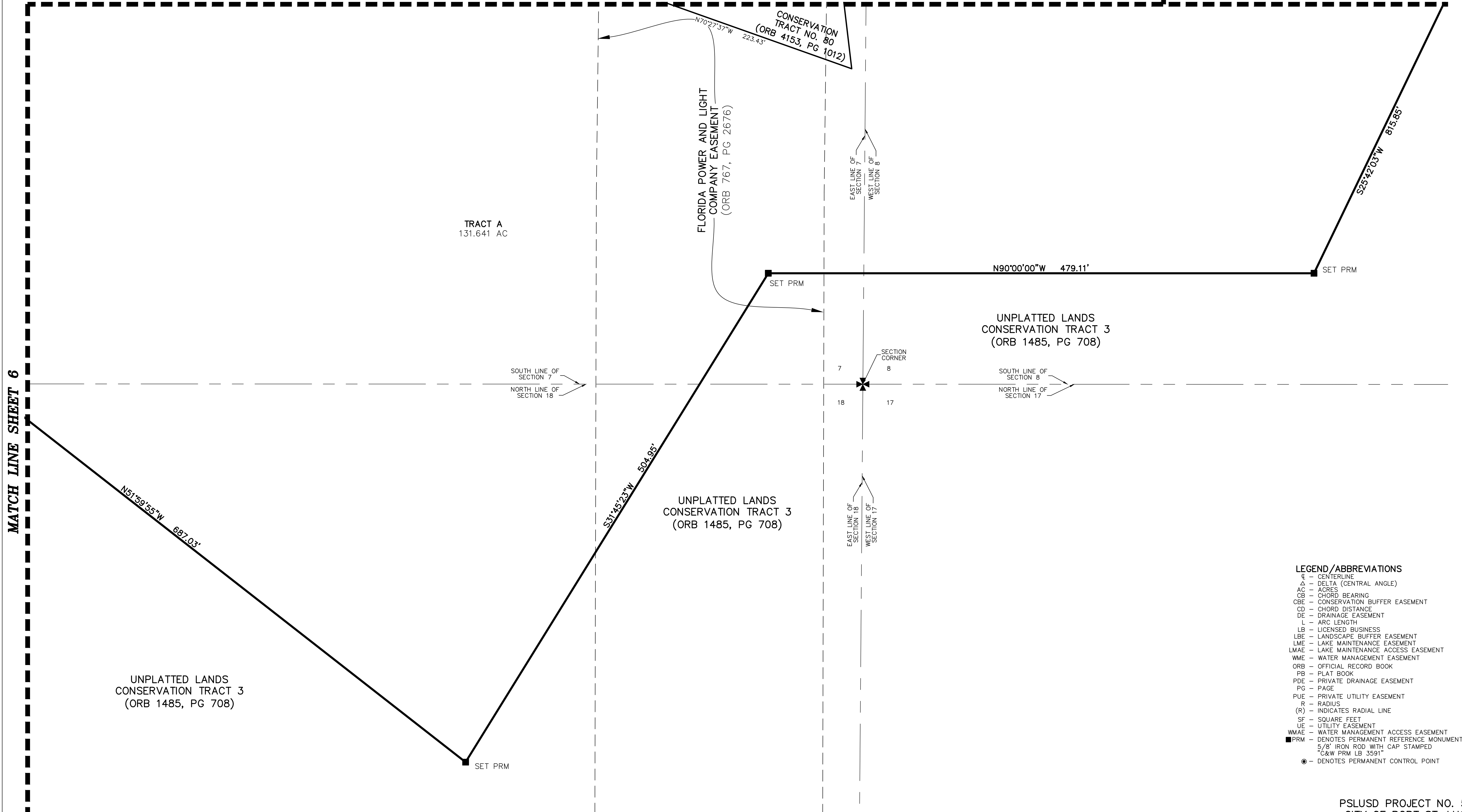
BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY
OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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
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MATCH LINE SHEET 6

MATCH LINE SHEET 4



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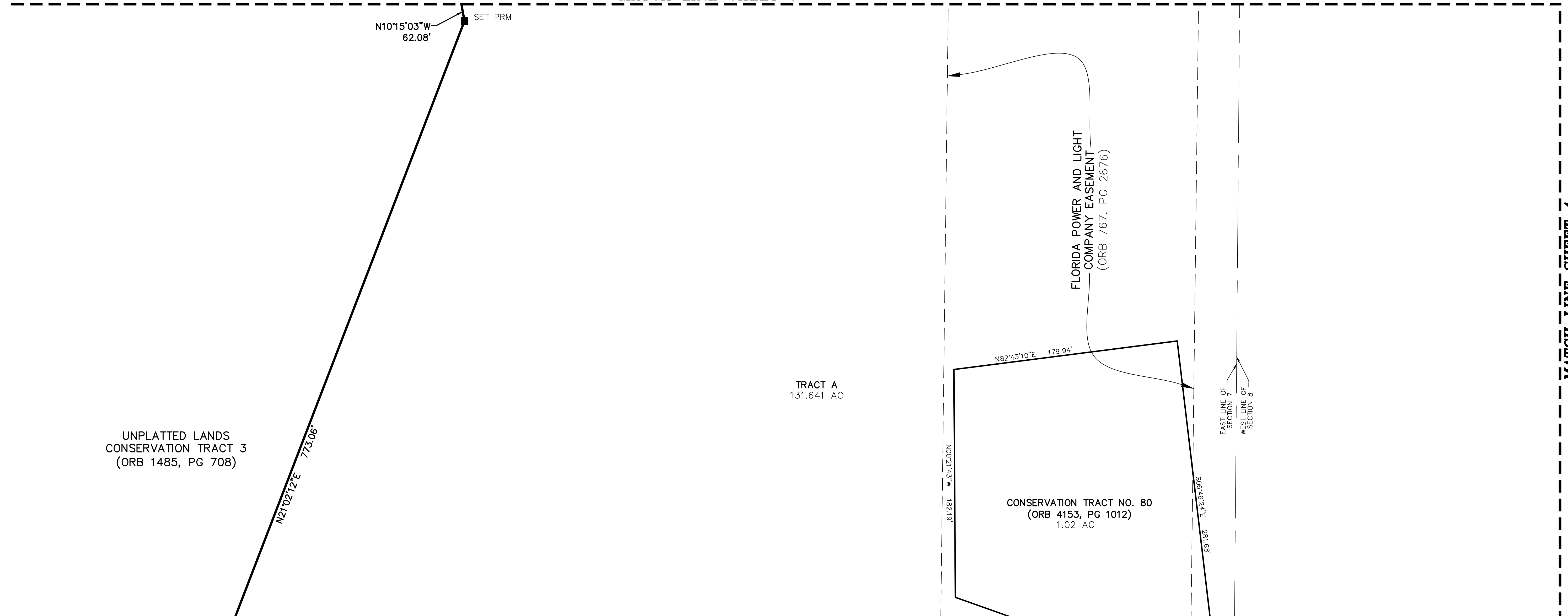
PLAT BOOK _____

PAGE _____

SHEET 6 OF 12

MATCH LINE SHEET 7

MATCH LINE SHEET 4

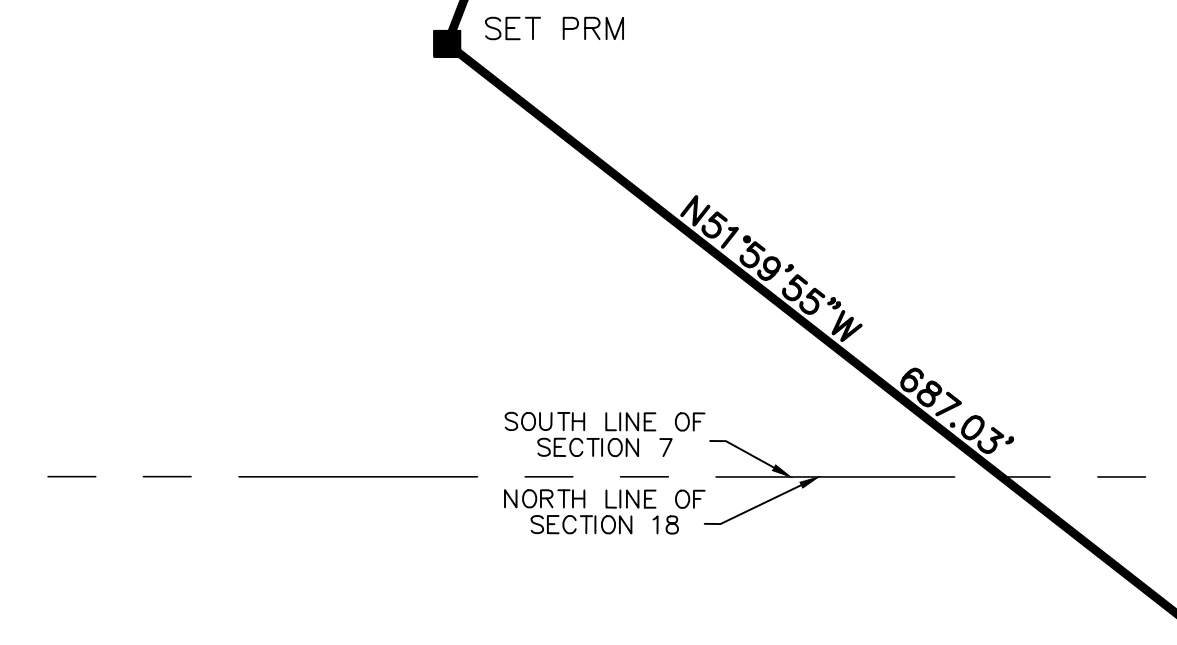
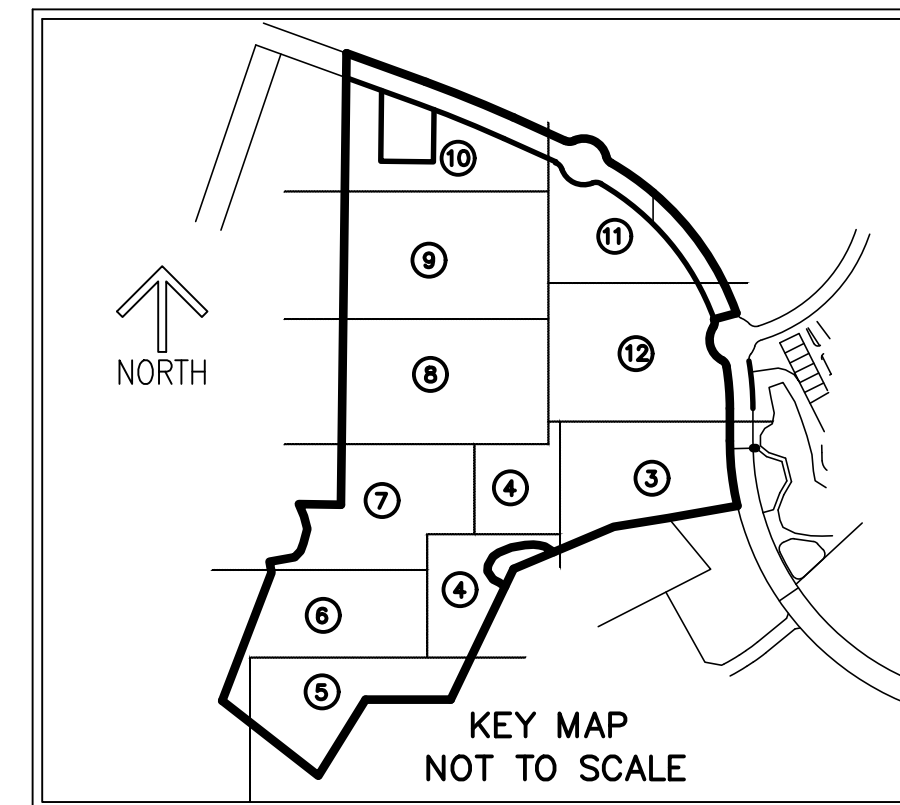
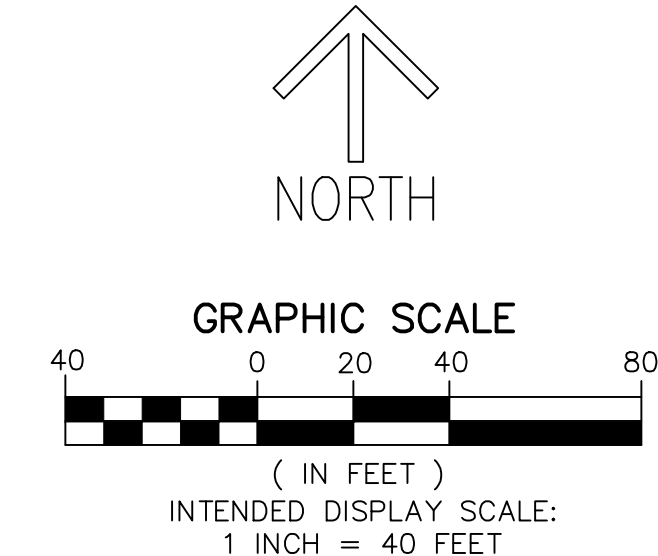


MATCH LINE SHEET 5

MATCH LINE SHEET 5

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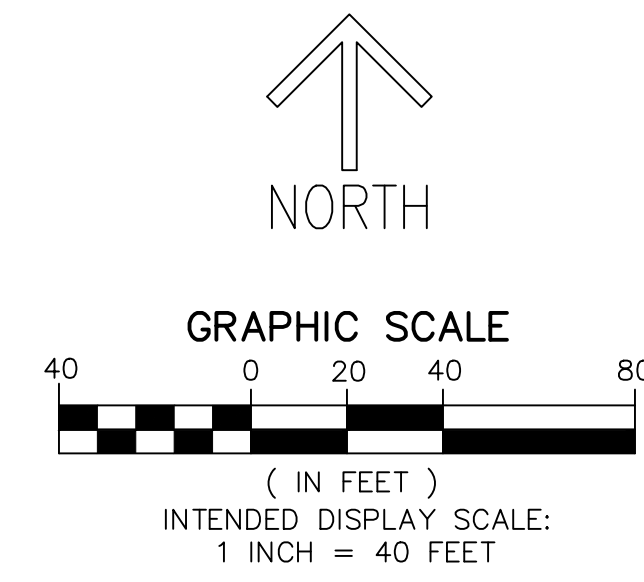
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TRADITION REGIONAL PARK

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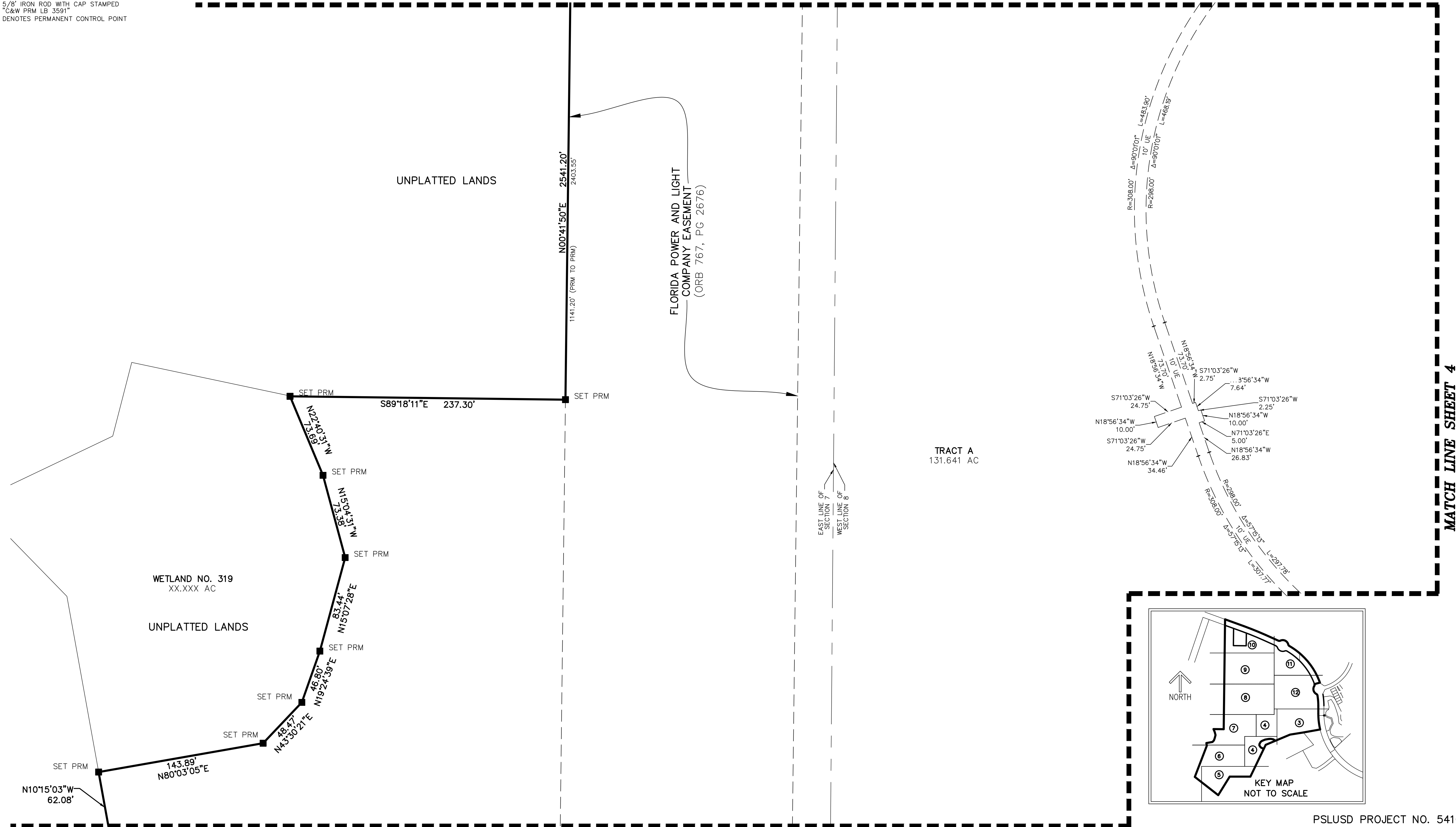
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C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

MATCH LINE SHEET 8



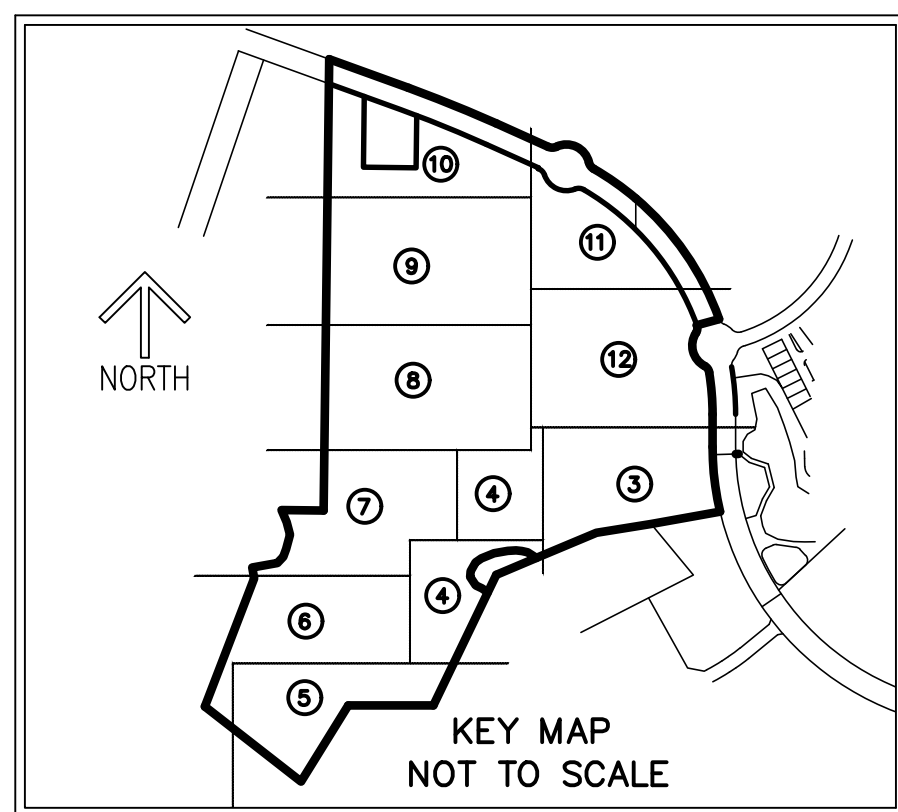
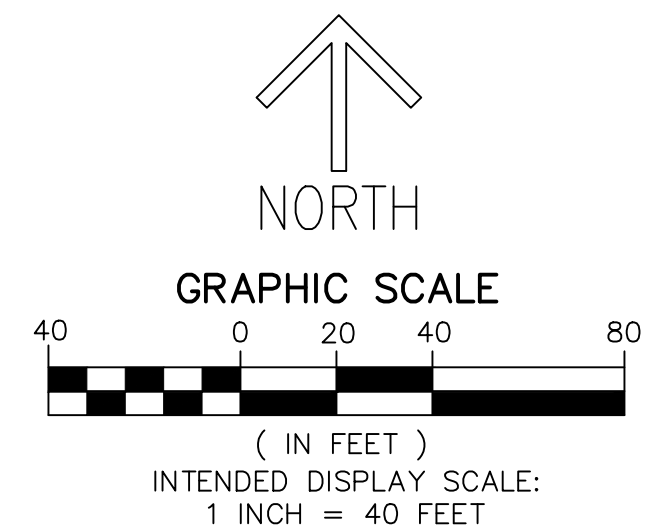
MATCH LINE SHEET 6

MATCH LINE SHEET 4

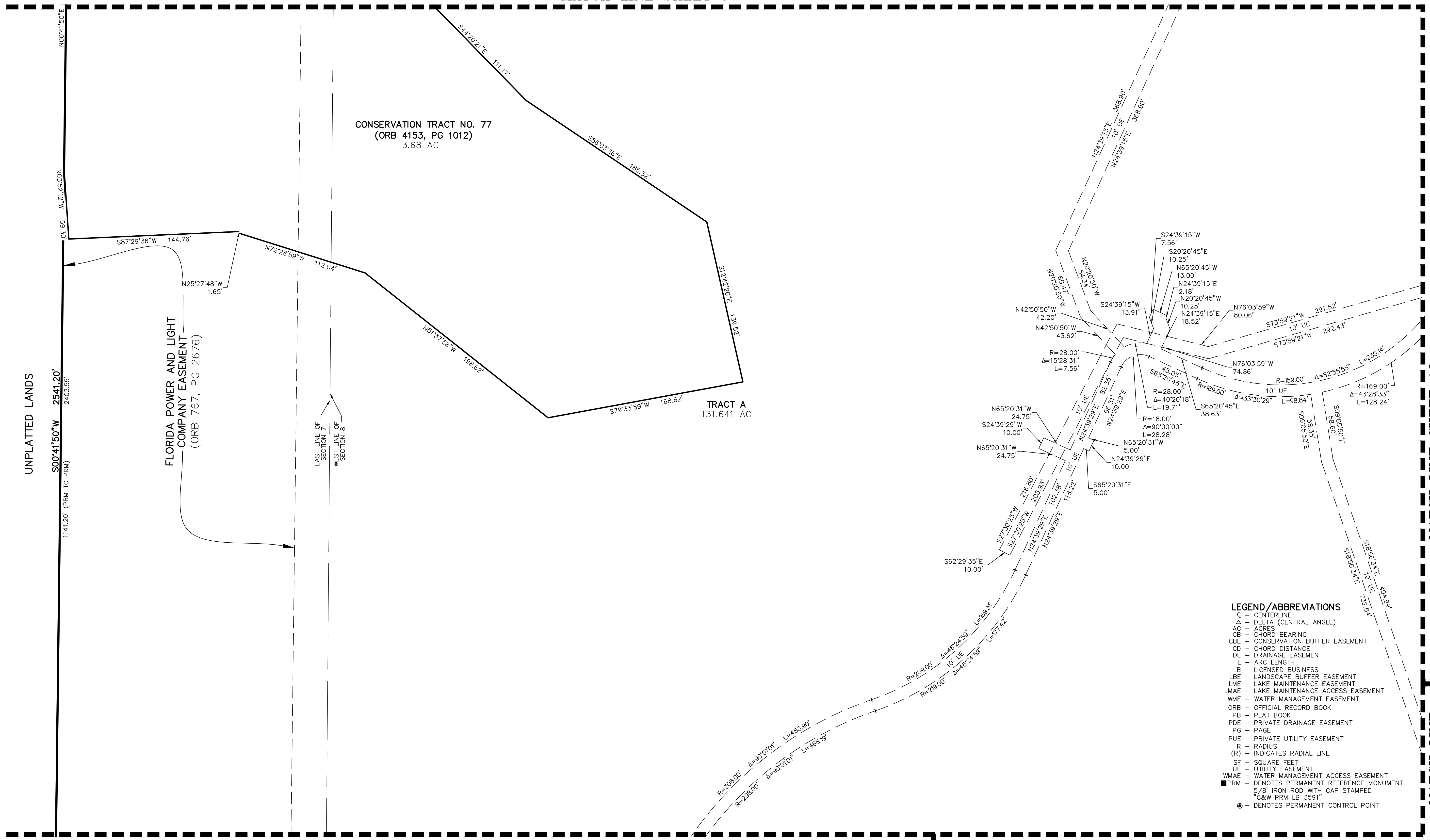
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TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
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 OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



MATCH LINE SHEET 9



UNPLATTED LANDS

FLORIDA POWER AND LIGHT
 COMPANY EASEMENT
 (ORB 767, PG 2676)

CONSERVATION TRACT NO. 77
 (ORB 4153, PG 1012)
 3.68 AC

TRACT A
 131.641 AC

- LEGEND / ABBREVIATIONS**
- E - CENTERLINE
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MATCH LINE SHEET 7

MATCH LINE SHEET 4

MATCH LINE SHEET 12
MATCH LINE SHEET 4

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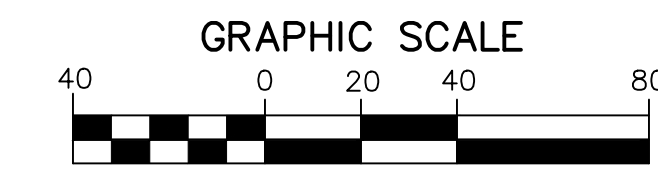
TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
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PLAT BOOK _____

PAGE _____

SHEET 9 OF 12

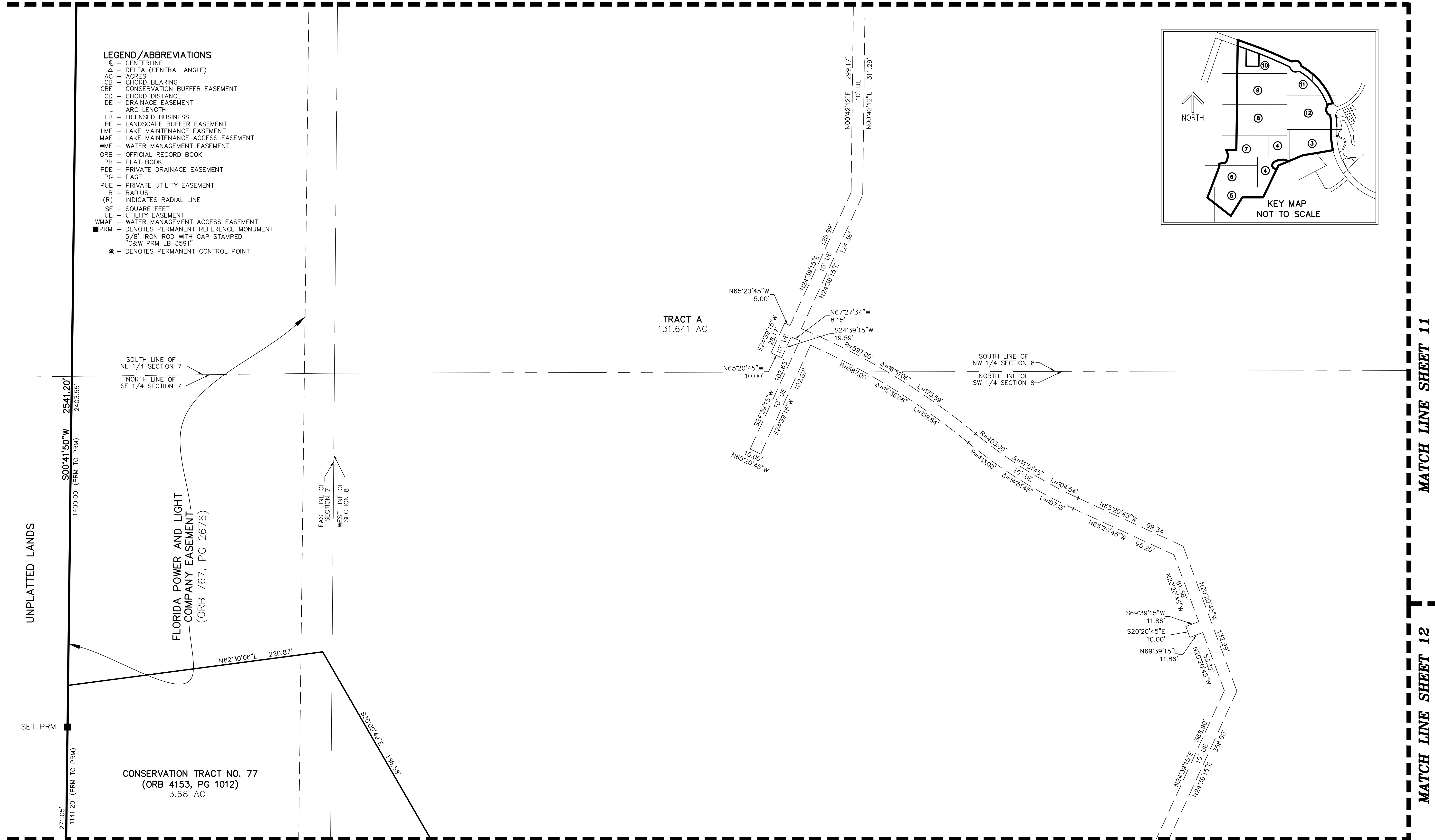
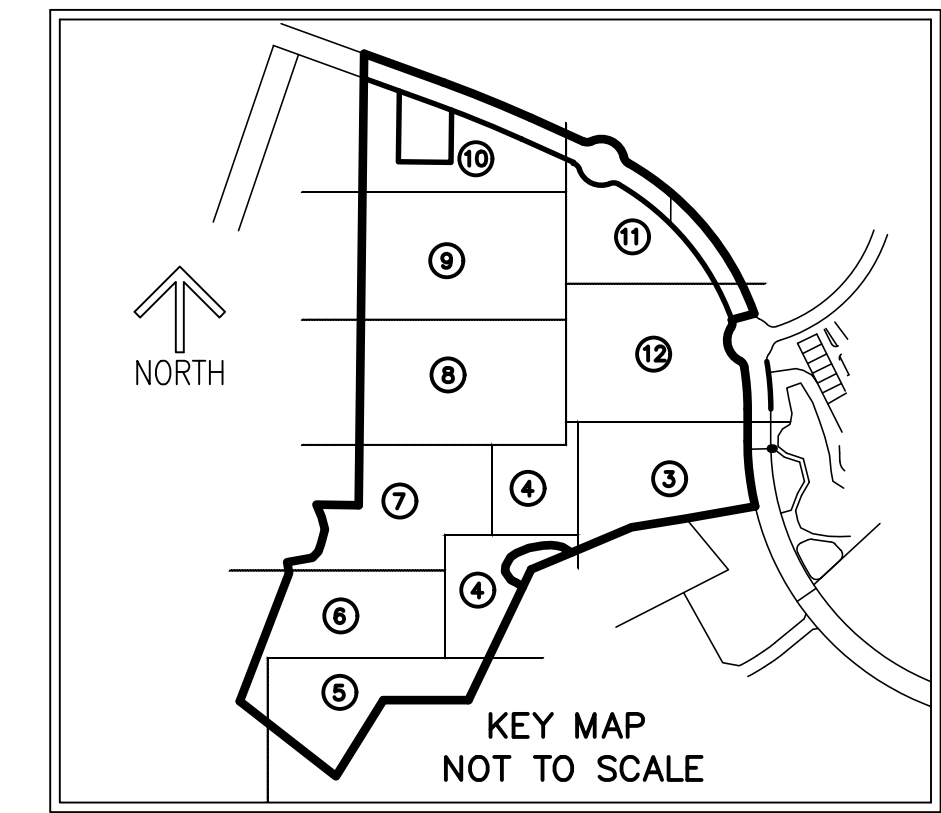


(IN FEET)
 INTENDED DISPLAY SCALE:
 1 INCH = 40 FEET

MATCH LINE SHEET 10

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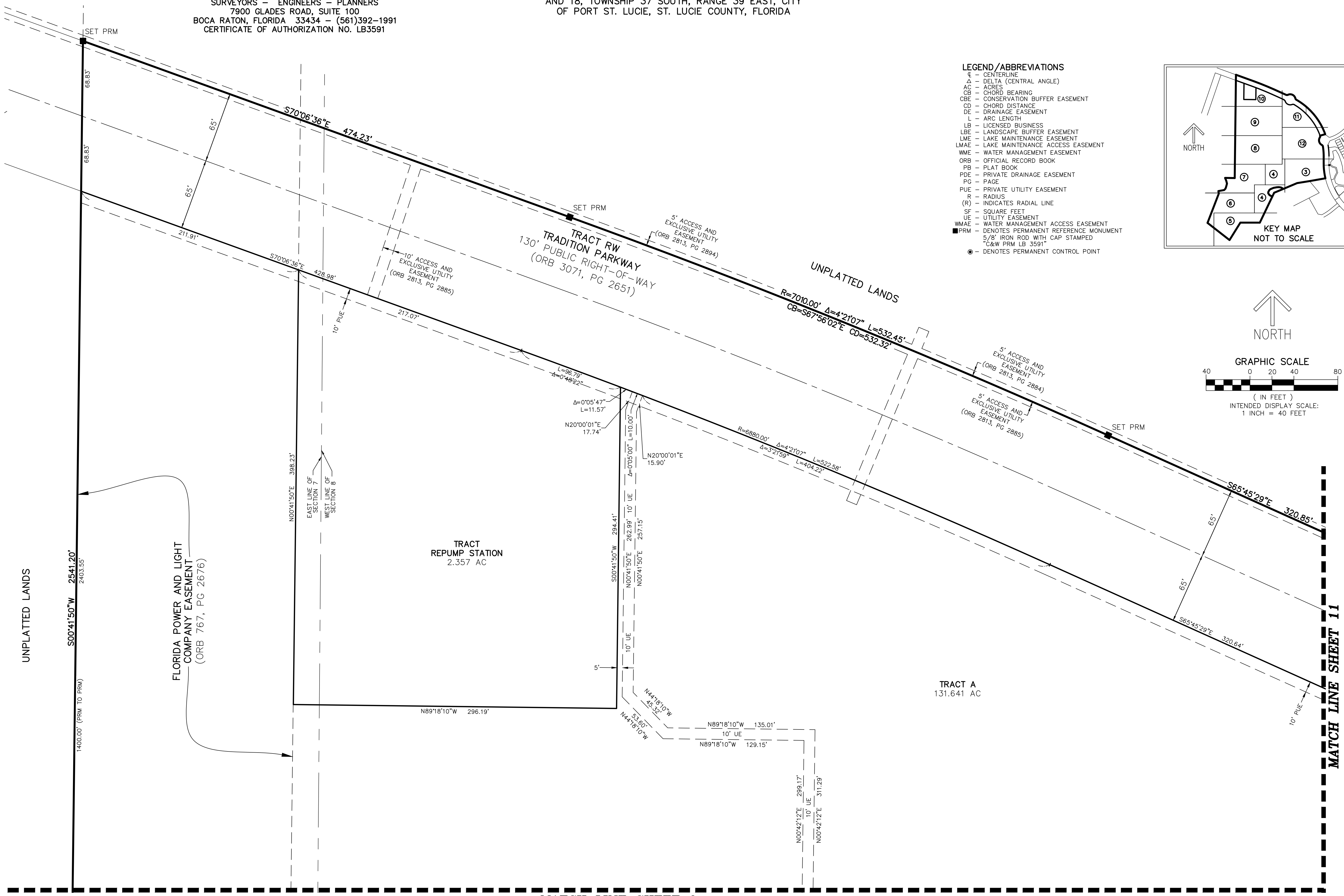
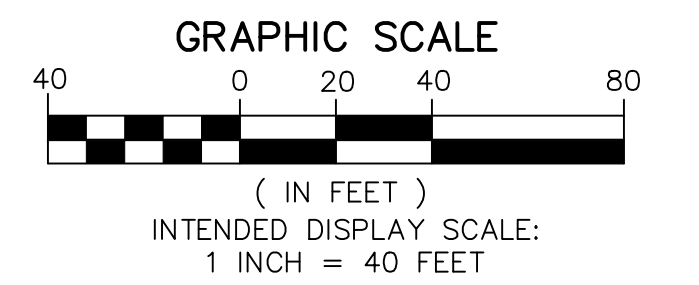
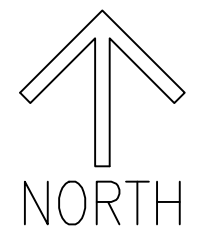
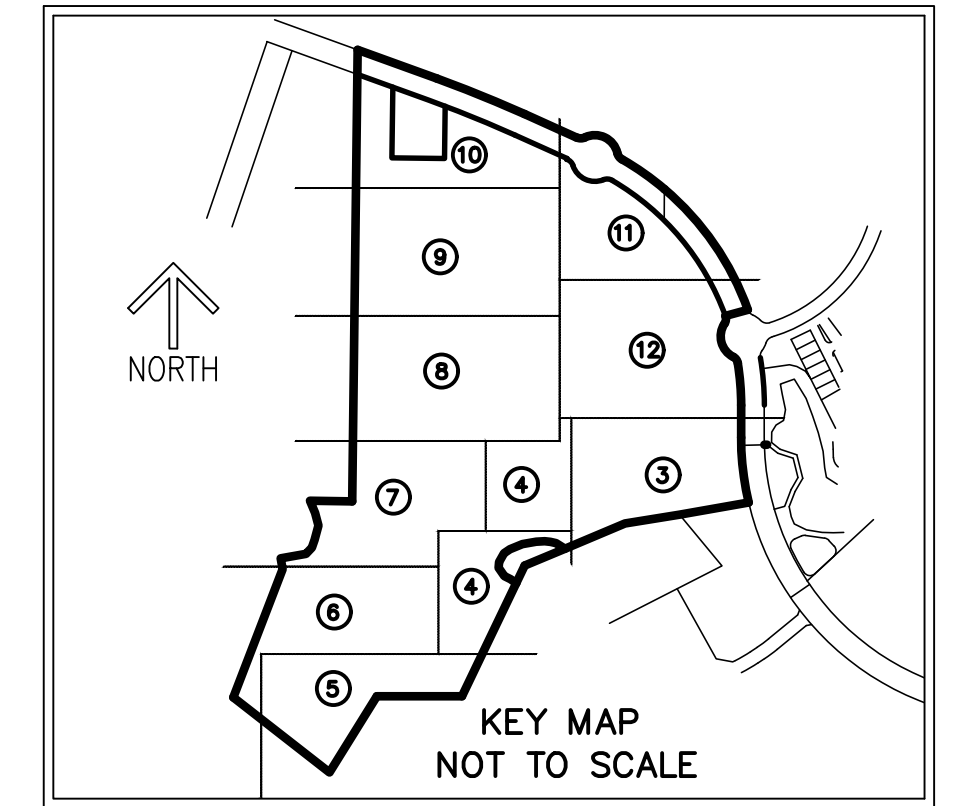
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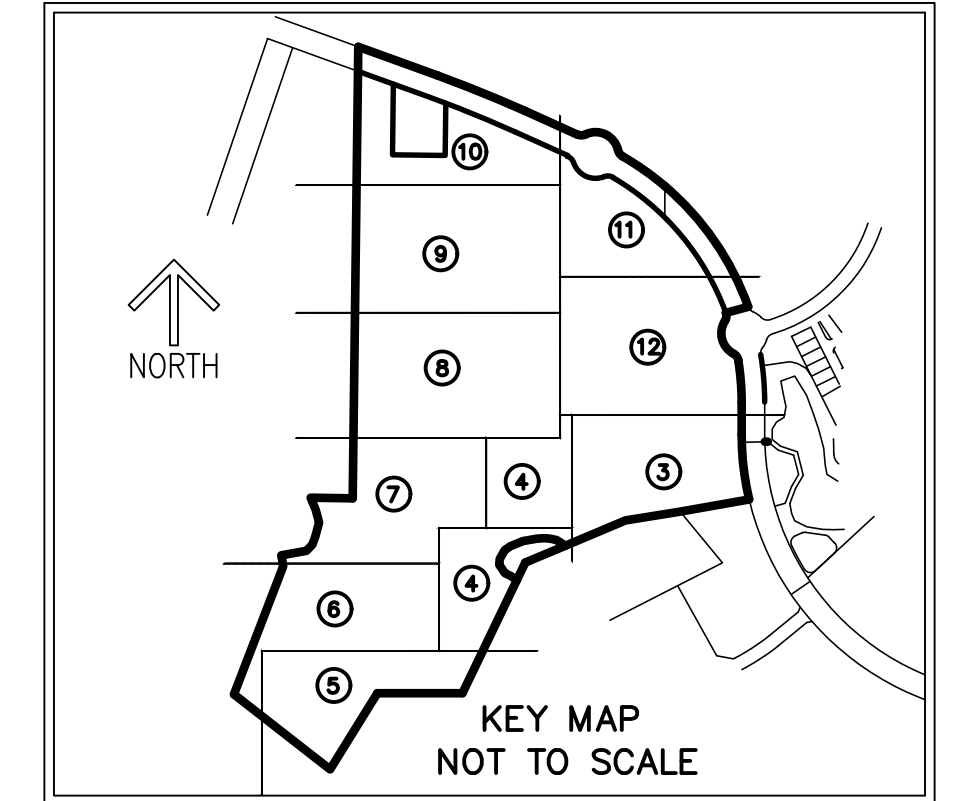
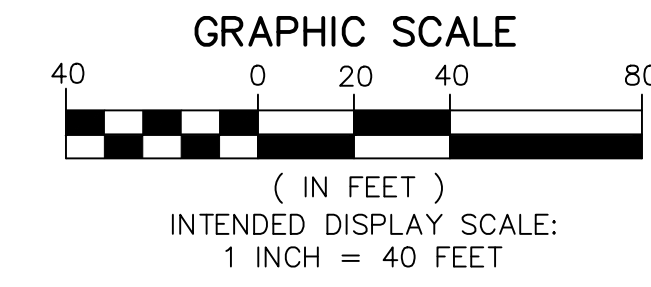
MATCH LINE SHEET 9

MATCH LINE SHEET 11

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MATCH LINE SHEET 10

MATCH LINE SHEET 9

UNPLATTED LANDS

TRACT RW
TRADITION PARKWAY
130' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2651)

R=1595.00' Δ=40°25'34" L=1225.38'
CB=S39°52'05"E CD=102.18'

TRACT A
131.641 AC

SOUTH LINE OF
NW 1/4 SECTION 8
NORTH LINE OF
SW 1/4 SECTION 8

TRACT RW
TRADITION PARKWAY
130' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2612)

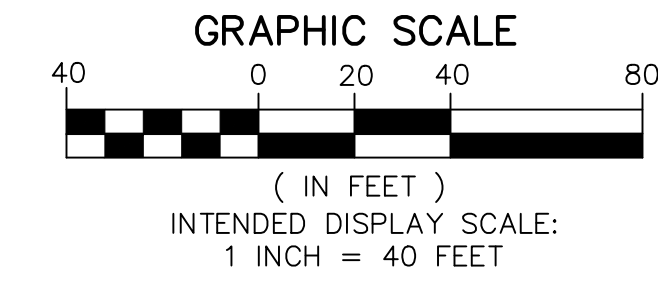
5' ACCESS AND
EXCLUSIVE UTILITY
EASEMENT
(ORB 2813, PG 2817)

MATCH LINE SHEET 12

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PLAT BOOK _____

PAGE _____

SHEET 12 OF 12

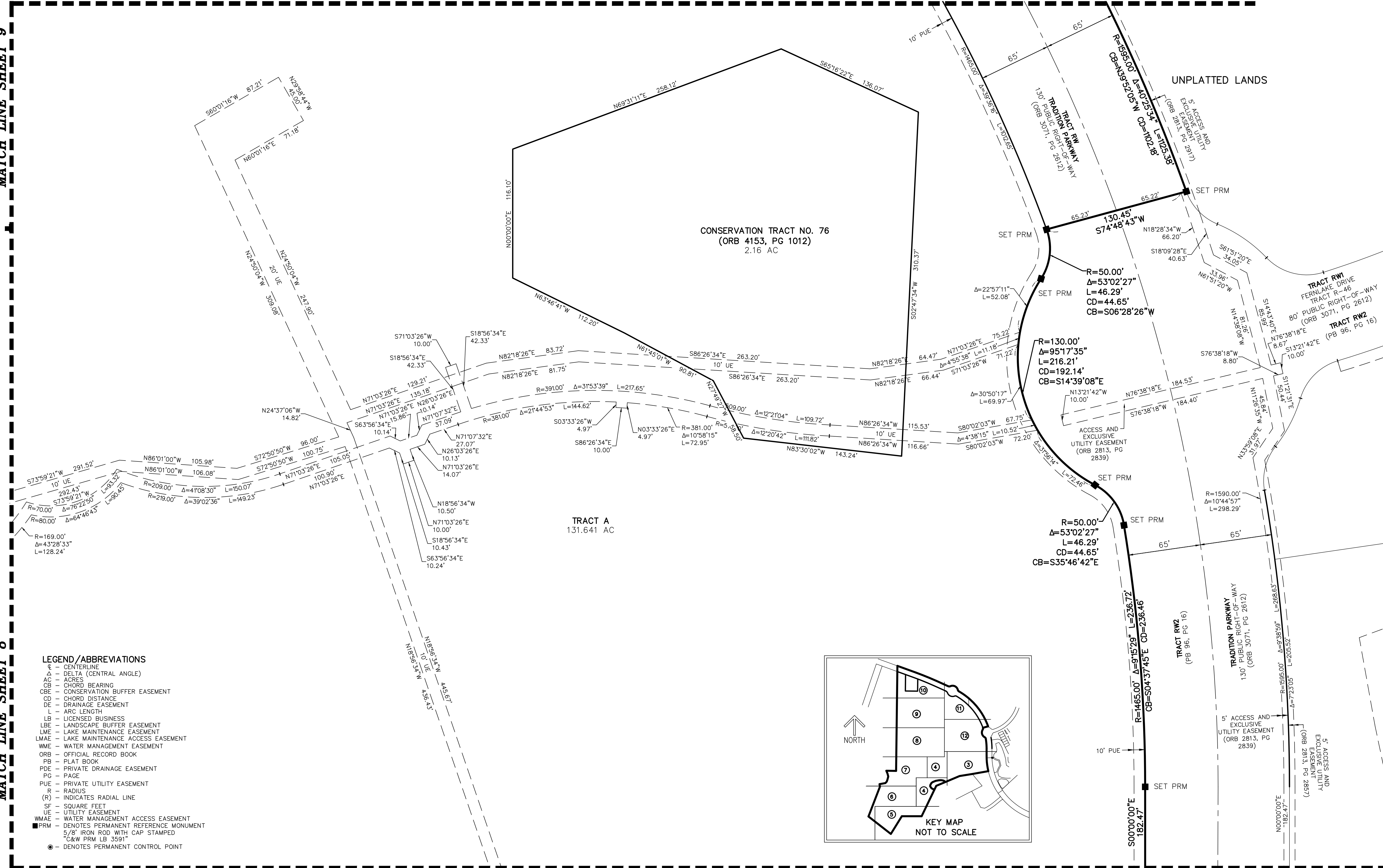
MATCH LINE SHEET 11

MATCH LINE SHEET 9

MATCH LINE SHEET 8

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MATCH LINE SHEET 3



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