

LEGAL DESCRIPTION:

A PORTION OF BLOCK 6 TRACT 3, BLOCK 3, BLOCK 8 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 6, TRACT 1, AS SHOWN ON SAID PLAT; THENCE NORTH 87°55'45" EAST ALONG THE NORTH LINE OF BLOCK 6, TRACT 1, AS SHOWN ON SAID PLAT, A DISTANCE OF 2,921.00 FEET; THENCE NORTH 00°04'45" EAST, A DISTANCE OF 302.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°35'39" EAST, A DISTANCE OF 71.84 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,270.00 FEET AND A CENTRAL ANGLE OF 92°56'08"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 2,059.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°28'13" EAST, A DISTANCE OF 583.12 FEET; THENCE NORTH 89°31'53" EAST, A DISTANCE OF 118.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET AND A CENTRAL ANGLE OF 19°32'24"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 61.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°55'43" EAST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 194.59 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 21°49'36"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 333.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 21°21'24" WEST TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF TRACT RW BECKER ROAD, AS SHOWN ON THE PLAT OF BECKER ROAD AT WILSON GROVE, AS RECORDED IN PLAT BOOK 121, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 336.92 FEET BEING A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 24°50'33" EAST, A RADIAL DISTANCE OF 2,058.00 FEET; THENCE WESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 14°46'31", A DISTANCE OF 530.20 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 15°19'40"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 590.15 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 816.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 402.00 FEET AND A CENTRAL ANGLE OF 45°48'21"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 321.38 FEET; THENCE NORTH 56°13'32" EAST, A DISTANCE OF 442.48 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 64°34'14" WEST, A RADIAL DISTANCE OF 1,130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°18'19", A DISTANCE OF 341.30 FEET; THENCE SOUTH 56°13'32" WEST, A DISTANCE OF 440.66 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 45°48'21"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 593.20 FEET; THENCE SOUTH 10°25'11" WEST, A DISTANCE OF 514.24 FEET BEING A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 14°50'18" WEST, A RADIAL DISTANCE OF 2,451.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°30'39", A DISTANCE OF 150.19 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 392.37 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 655.00 FEET AND A CENTRAL ANGLE OF 25°52'58"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 295.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°27'46" WEST, A DISTANCE OF 377.57 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 15°32'31"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 93.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°04'45" EAST, A DISTANCE OF 530.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.833 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

ACR ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "WILSON GROVES PARCEL A PLAT 1", BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, HAS 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 SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNEES, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID SUNDANCE MASTER PROPERTY OWNERS 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 CITY, A PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA; 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 SUCH (STREETS, RIGHTS-OF-WAY) AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE (CITY), ITS SUCCESSORS, AGENTS, EMPLOYEES, INCLUDING EMERGENCY VEHICLES, CONTRACTORS, DESIGNEES AND ASSIGNS, FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION, AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES OR EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY. 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 SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT.

2. THE OPEN SPACE TRACTS (0-1 THROUGH 0-11) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNEES, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC.

3. 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. 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, INSTALLATION 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 SERVING OF SUCH PUBLIC UTILITIES BY THE CITY.

4. PRIVATE UTILITY EASEMENT (PSUE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO 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, MODIFICATIONS, INSTALLATION OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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 BOUNDARIES 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. SUNDANCE MASTER PROPERTY OWNERS 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. 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 OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

5. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNEES, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND, THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC.

6. THE WATER MANAGEMENT TRACTS (S.M.T. 1, THROUGH S.M.T. 3), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, 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 AN IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

WILSON GROVES PARCEL A PLAT 1

BEING A REPLAT OF A PORTION OF BLOCK 6 TRACT 3, BLOCK 3, BLOCK 8 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

7. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, OR ITS ASSIGNEES, 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 SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC. OR ITS ASSIGNEES.

8. THE WATER MANAGEMENT EASEMENTS (WME) AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, 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 AN IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

9. LIFT STATION EASEMENT (LSE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE (CITY), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, TOGETHER WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF PUBLIC UTILITIES FACILITIES LOCATED THEREIN, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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 BOUNDARIES 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. SUNDANCE MASTER PROPERTY OWNERS 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. 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 OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

10. THE 10' X 30' PUBLIC ACCESS EASEMENT AS SHOWN HEREON IS RESERVED FOR A FUTURE MASS TRANSIT STOP AND SUCH RESERVATION MAY NOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF PORT ST. LUCIE.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 4th DAY OF September, 2024.

WITNESS:
PRINT NAME ERISILIA MORENO
BY: ALEXANDER AKEL
MANAGER
ACR ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS:
PRINT NAME HORACIO MONCADA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM-BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 4th DAY OF September, 2024, BY ALEXANDER AKEL, MANAGER, ON BEHALF OF ACR ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF September, 2024.

05/01/2015 HH17130
COMMISSION NO. &
EXPIRATION DATE

PRINT NAME Jessica Spies

ACCEPTANCE OF DEDICATION:

THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, 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 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 SUNDANCE COMMUNITY DEVELOPMENT DISTRICT 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 4th DAY OF September, 2024.

Alexander Akel
CHAIRMAN
BOARD OF SUPERVISORS
PRINT NAME:

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED Alexander Akel, CHAIRMAN ON BEHALF OF SUNDANCE COMMUNITY DEVELOPMENT DISTRICT.

THEY ARE ☒ PERSONALLY KNOWN TO ME OR ☐ HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 4th DAY OF September, 2024.

HH17130 05/01/2015
COMMISSION NO. &
EXPIRATION DATE

PRINT NAME Jessica Spies

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF

CAULFIELD AND WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

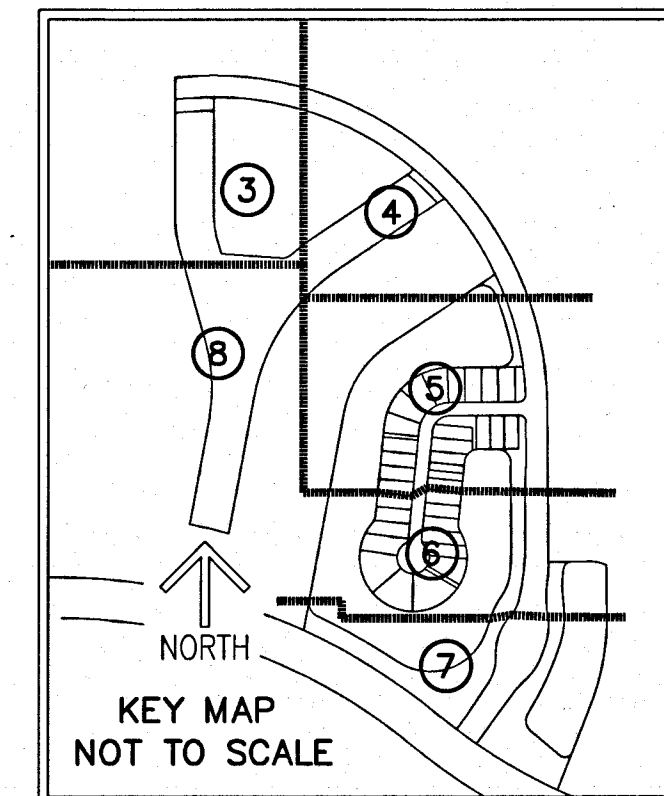
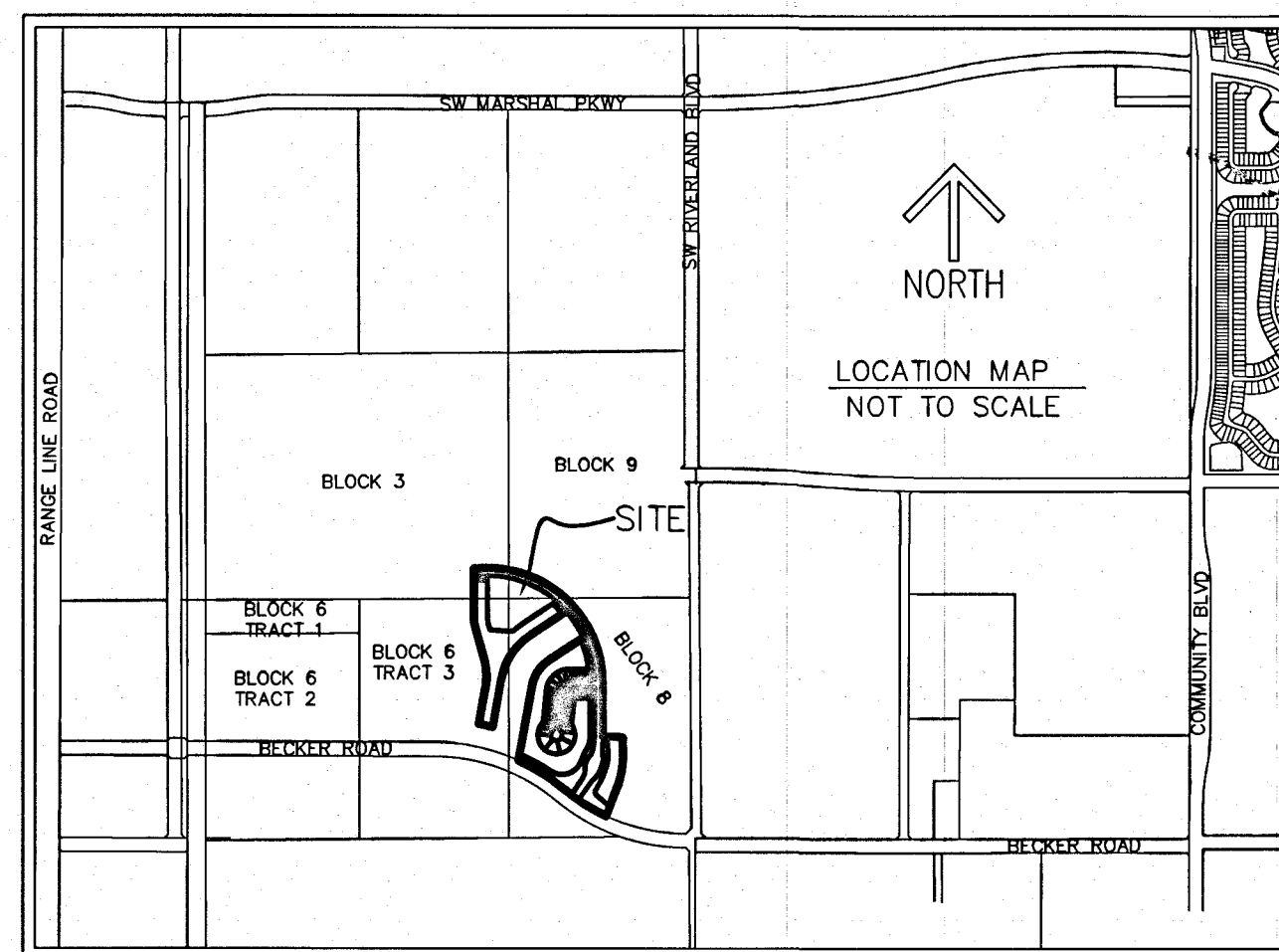
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK 126
PAGE 30

SHEET 1 OF 8

INSTR # 5388416
P.B.K. 126 Pages 30 - 37
RECORDED 09/20/2024 08:11:03 AM
SAINT LUCIE COUNTY

DEPUTY CLERK GOMEZA



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 126 PAGE(S) 30-37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 20th DAY OF September, 2024.

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

SURVEY NOTES:

1. THE BEARING BASE FOR THIS SURVEY IS THE MEASURED NORTH LINE OF BLOCK 6 TRACT 1 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID MEASURED LINE BEARS NORTH 87°55'45" EAST AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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.

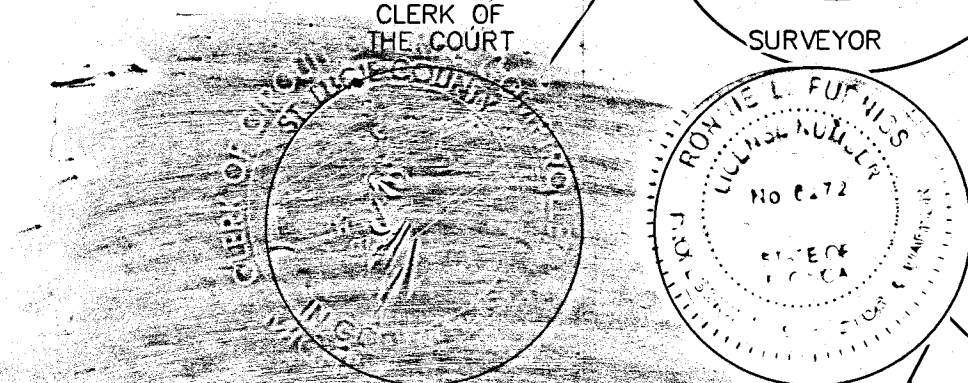
5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

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 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 29th DAY OF AUGUST, 2024.

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
CERTIFICATE OF AUTHORIZATION NO. LB 3591



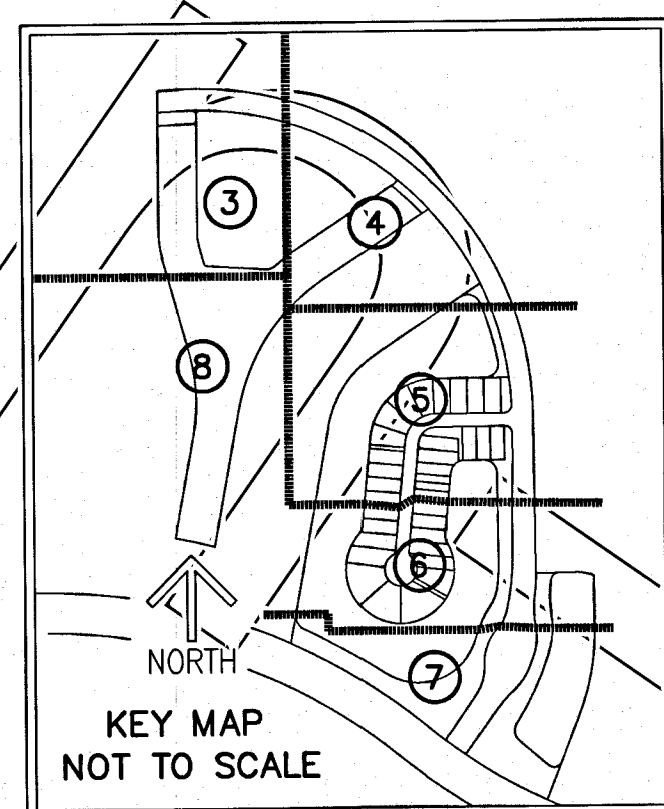
PLUSD PROJECT NO. 11-681-A
CITY OF PORT ST. LUCIE
PROJECT NO. P24-008

WILSON GROVES PARCEL A PLAT 1

BEING A REPLAT OF A PORTION OF BLOCK 6 TRACT 3, BLOCK 3, BLOCK 8 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 29 AND 32, 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 126PAGE 31**SHEET 2 OF 8**

SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AND AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 4TH DAY OF SEPTEMBER, 2024.

SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC,
A FLORIDA NOT FOR PROFIT CORPORATION

BY: Alexander Akel
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 4th DAY OF September, 2024, BY ALEXANDER AKEL, PRESIDENT, ON BEHALF OF SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF September, 2024.

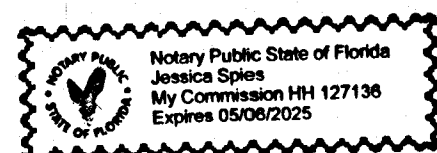
2815
COMMISSION NO. &
EXPIRATION DATE

HH127136
COMMISSION NUMBER

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME

Jessica Spies



TITLE CERTIFICATION: STATE OF FLORIDA)

THE UNDERSIGNED, JEFF J. WOLFE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE 28 DAY OF August, 2024, AT 11:50 AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF ACR ACQUISITION, 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 2023.
- 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 28th DAY OF August, 2024

Jeff J. Wolfe

JEFF J. WOLFE
FLORIDA BAR NO. 135630
SACHS SAX CAPLAN P.L.
6111 BROKEN SOUND PKWY NW, SUITE 200
BOCA RATON, FL 33487

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

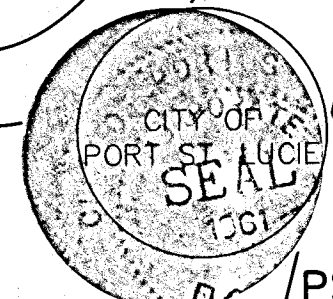
IT IS HEREBY CERTIFIED THAT THIS PLAT OF WILSON GROVES PARCEL A PLAT 1, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST LUCIE, FLORIDA, THIS 4th DAY OF September, 2024.

CITY OF PORT ST LUCIE:

Shannon M. Martin
SHANNON M. MARTIN, MAYOR

ATTEST:

Sally Walsh
SALLY WALSH, CITY CLERK



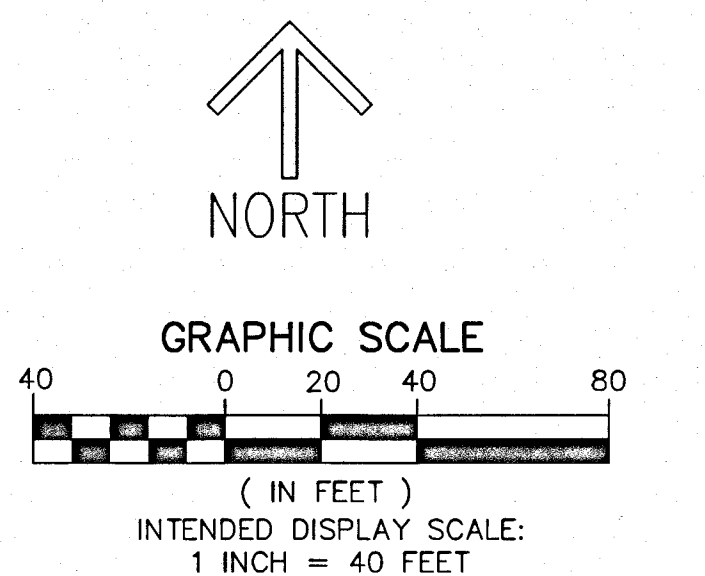
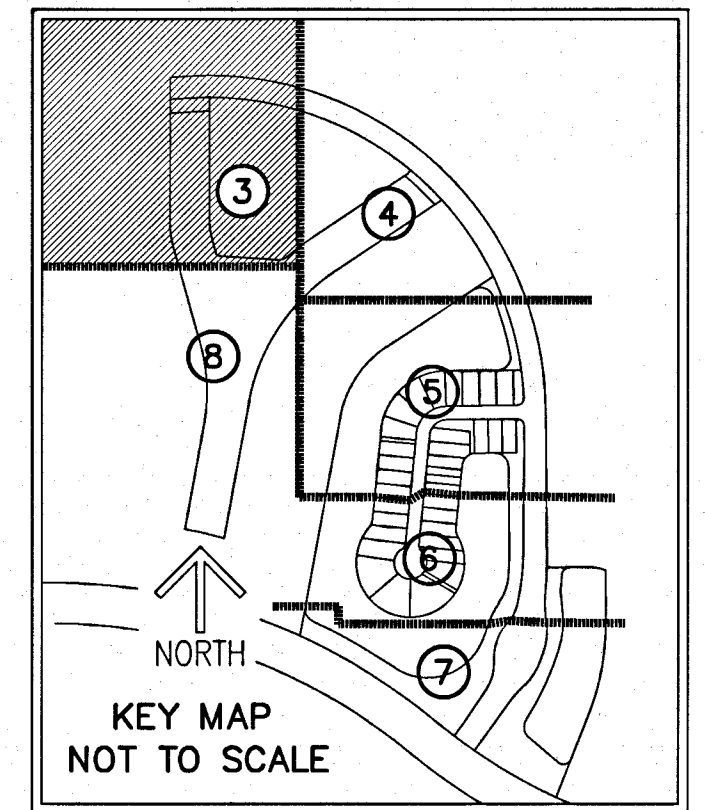
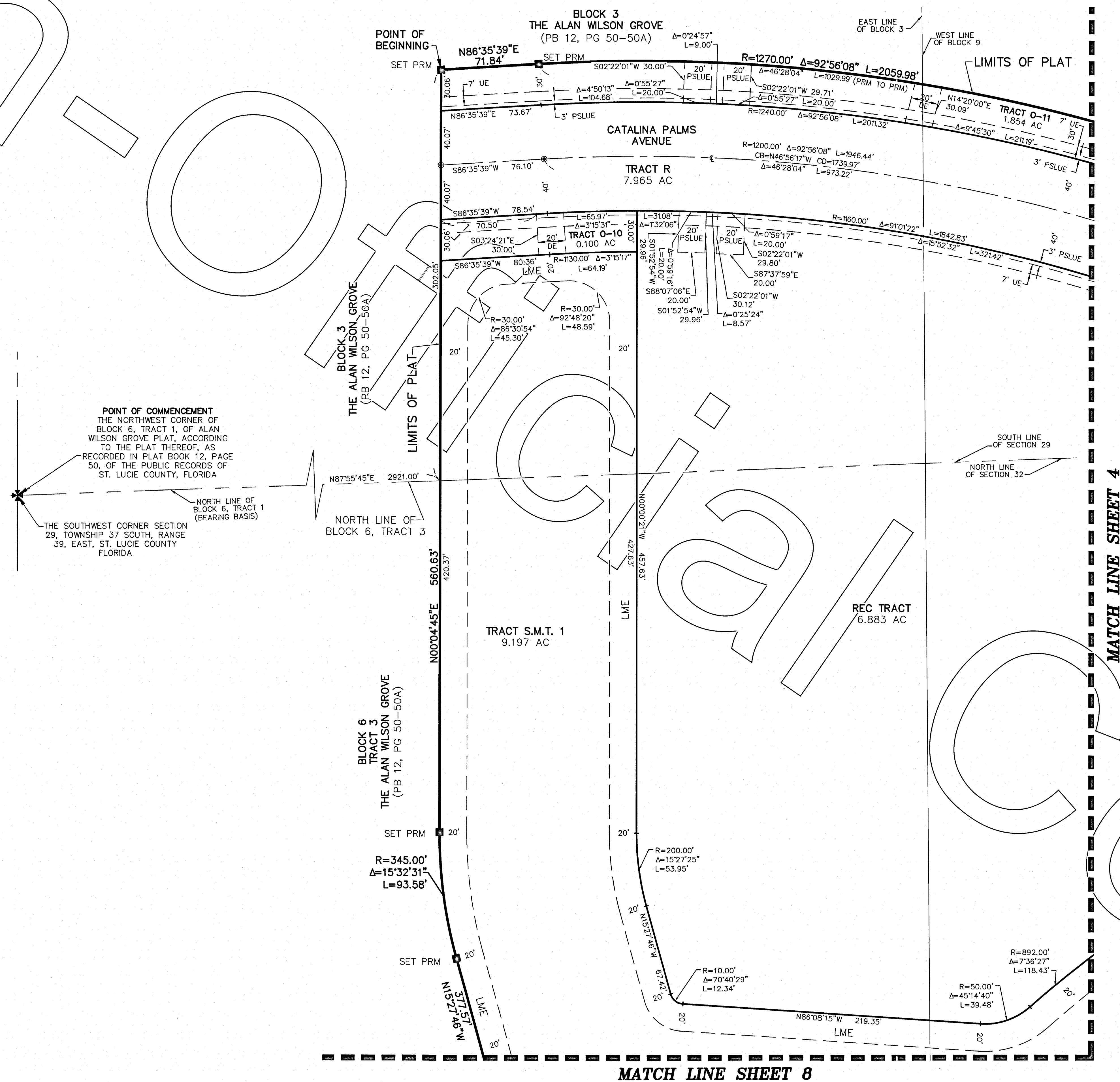
PSLUSD PROJECT NO. 11-681-A
CITY OF PORT ST. LUCIE
PROJECT NO. P24-008

WILSON GROVES PARCEL A PLAT 1

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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 126
PAGE 32
SHEET 3 OF 8



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - BE - BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
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 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ◄ - DENOTES 1/4 SECTION CORNER

MATCH LINE SHEET 8

MATCH LINE SHEET 4

PSLUSD PROJECT NO. 11-681-A
CITY OF PORT ST. LUCIE
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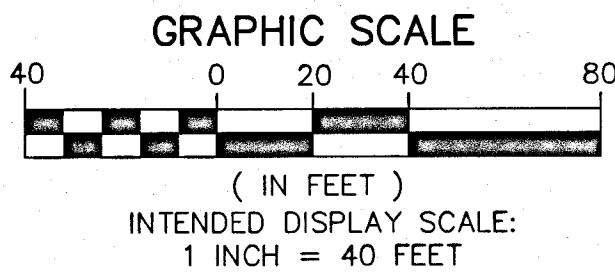
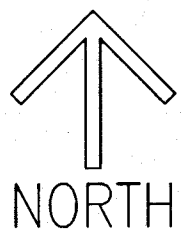
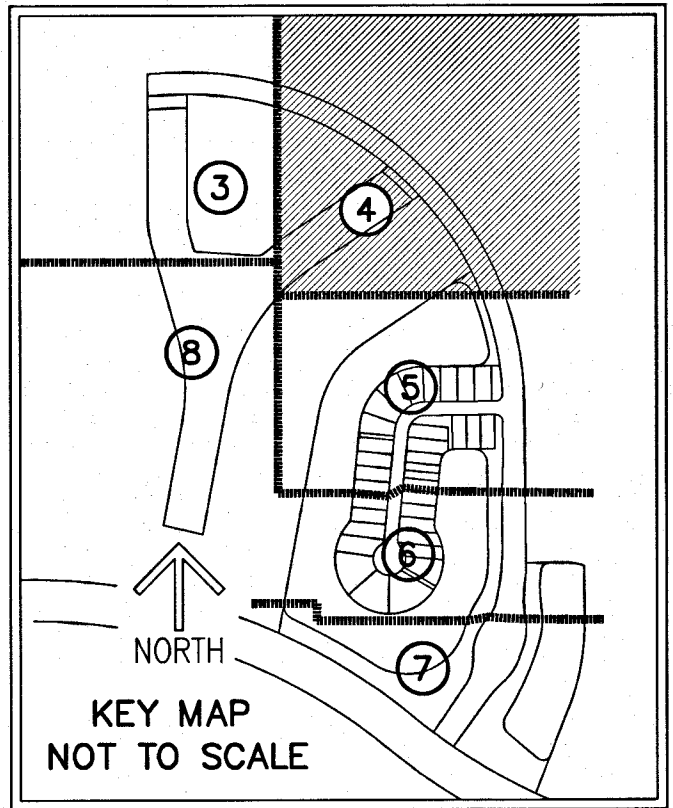
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PLAT BOOK 126
PAGE 33

SHEET 4 OF 8



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MATCH LINE SHEET 5

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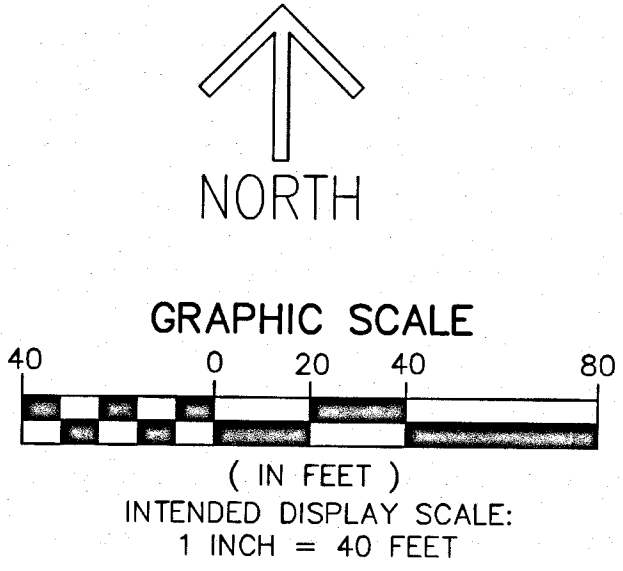
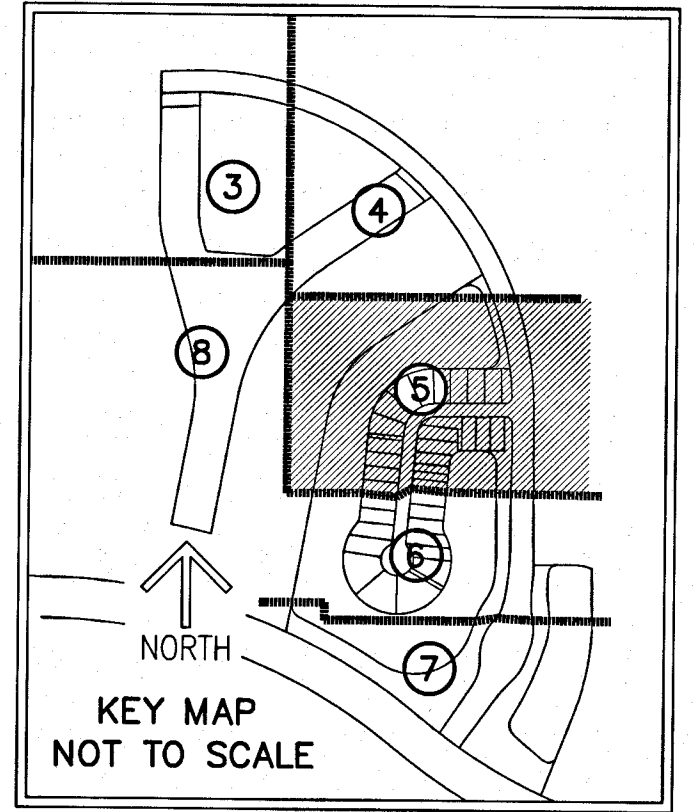
PLAT BOOK 126

PAGE 34

SHEET 5 OF 8

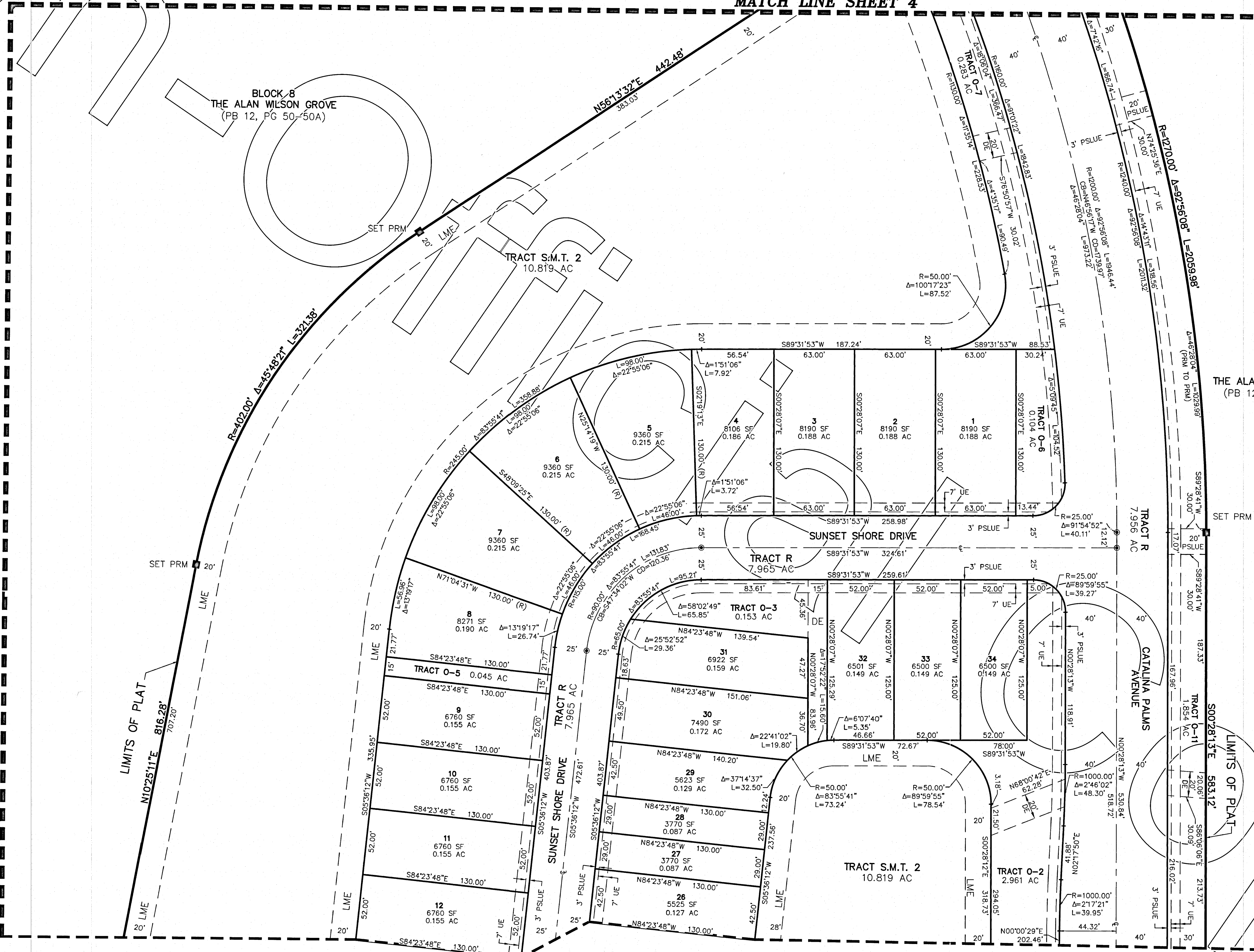
MATCH LINE SHEET 4

MATCH LINE SHEET 8



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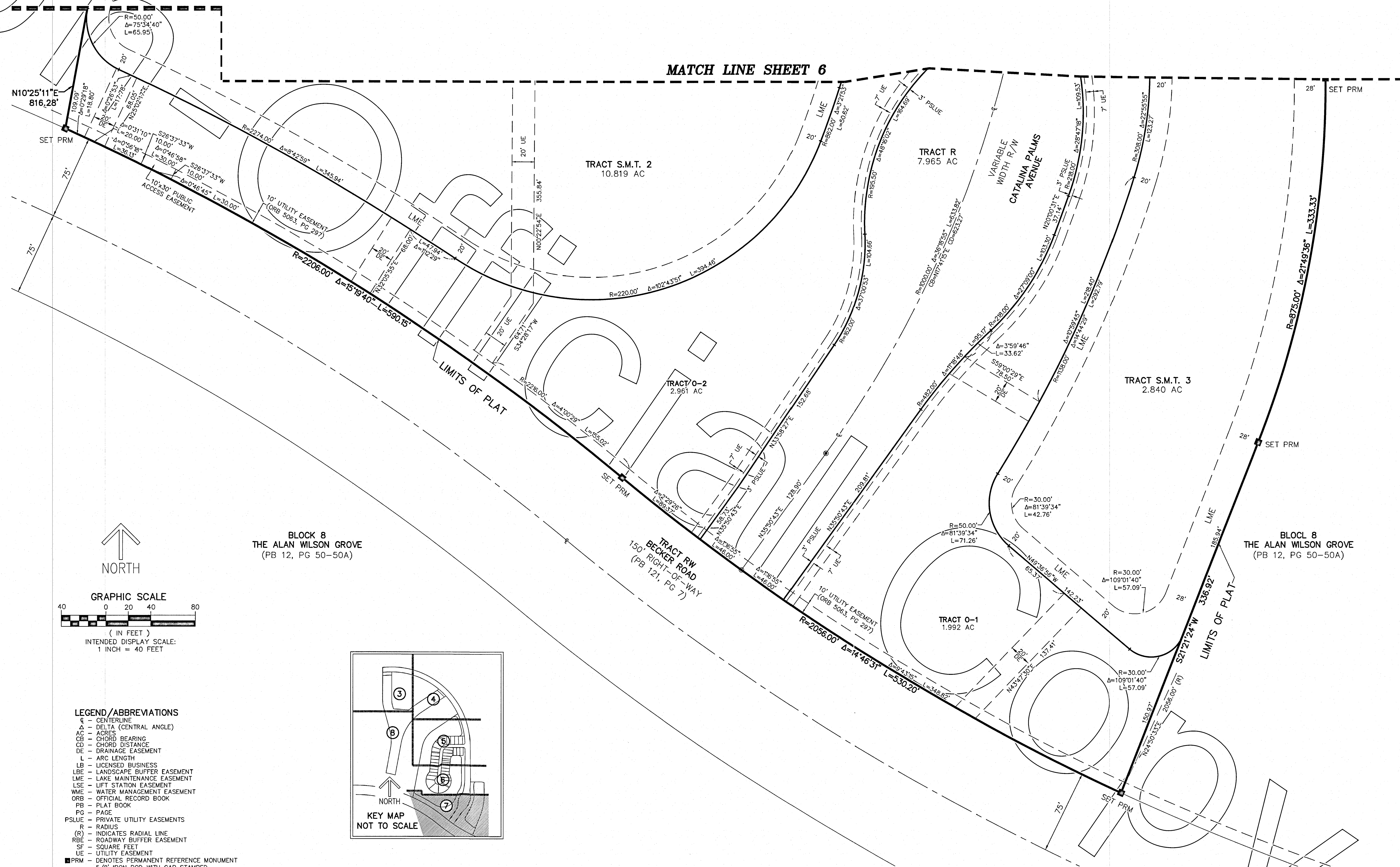


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PLAT BOOK 126
PAGE 34
SHEET 7 OF 8



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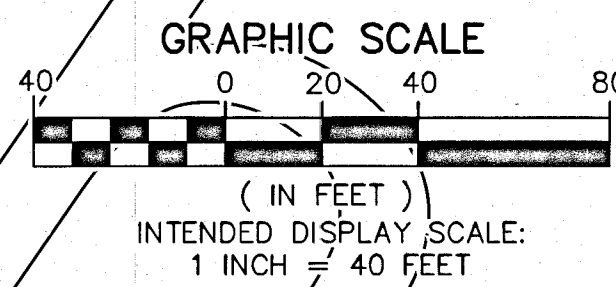
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PLAT BOOK 126PAGE 37

SHEET 8 OF 8



NORTH

MATCH LINE SHEET 3

BLOCK 6
TRACT 3
THE ALAN WILSON GROVE
(PB 12, PG 50-50A)

TRACT S.M.T. 1
9.197 AC

BLOCK 8
THE ALAN WILSON GROVE
(PB 12, PG 50-50A)

BLOCK 6
TRACT 3
THE ALAN WILSON GROVE
(PB 12, PG 50-50A)

BLOCK 6
TRACT 3
THE ALAN WILSON GROVE
(PB 12, PG 50-50A)

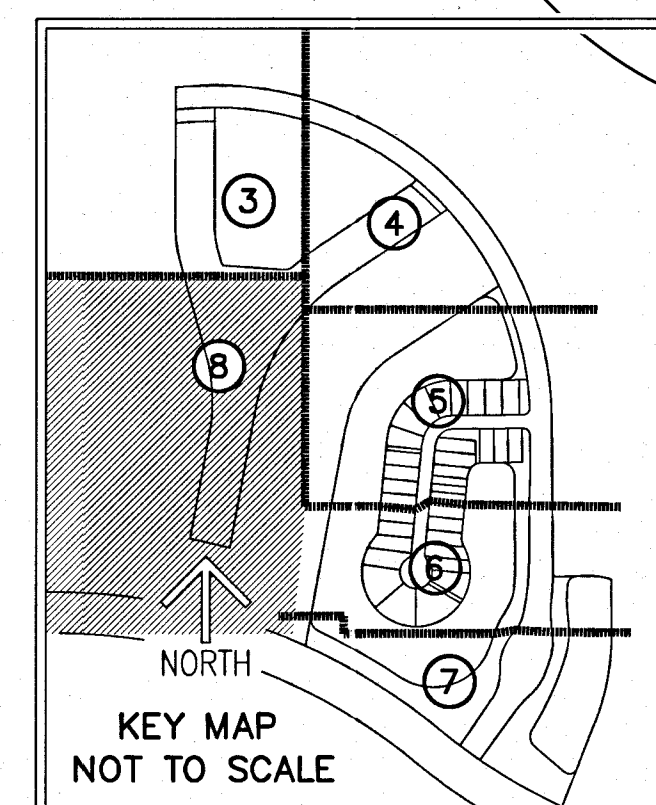
TRACT S.M.T. 1
9.197 AC

BLOCK 6
TRACT 3
THE ALAN WILSON GROVE
(PB 12, PG 50-50A)

BL
THE ALAN
(PB 12,

MATCH LINE THIS SHEET

MATCH LINE THIS SHEET



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