

MARSHALL PARKWAY AT SOUTHERN GROVE

PORTIONS OF SECTION 22 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

LEGAL DESCRIPTION:

A PORTION OF LAND KNOWN AS E/W 3 R/W, EXHIBIT E, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933,

A PORTION OF LAND KNOWN AS RELOCATED UTILITY SITE 6, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74 PAGES 10 THROUGH 19

A PORTION OF LAND KNOWN AS TRACT L1, DEL WEBB AT TRADITION PLAT NO. 2, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 12 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID RELOCATED UTILITY SITE 6; SAID CORNER ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF COMMUNITY BOULEVARD, A 150 FOOT WIDE RIGHT OF WAY AS LAID OUT AND IN USE, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2895, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2215.00 FEET; THE CHORD OF WHICH BEARS SOUTH 03°44'09" EAST, A CHORD DISTANCE OF 106.02 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°44'34", FOR A DISTANCE OF 106.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 41°47'57" EAST, A DISTANCE OF 53.71 FEET TO THE SOUTHERLY LINE OF SAID RELOCATED UTILITY SITE 6, BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID E/W 3 R/W AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 8076.97 FEET; THE CHORD OF WHICH BEARS SOUTH 79°54'22" EAST, A CHORD DISTANCE OF 466.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY LINE OF SAID RELOCATED UTILITY SITE 6 AND THE SOUTHERLY LINE OF TRACT L3, PULTE AT TRADITION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 25 THROUGH 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE NORTHERLY LINE OF SAID E/W 3 R/W THROUGH A CENTRAL ANGLE OF 3°18'44", A DISTANCE OF 466.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1075.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTHERLY AND NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 410.38 FEET; THENCE SOUTH 56°22'38" EAST, ALONG SAID SOUTHERLY AND NORTHERLY LINE, A DISTANCE OF 967.09 FEET TO A POINT OF CUSP AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 140.00 FEET; THE CHORD OF WHICH BEARS SOUTH 33°37'22" WEST, A CHORD DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF TRACT RW, DEL WEBB AT TRADITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 4 THROUGH 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, THENCE ALONG THE ARC OF SAID CURVE, AND SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 64°47'05", A DISTANCE OF 158.30 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID E/W 3 R/W, BEING ALSO THE NORTHERLY LINE OF SAID TRACT L1; THENCE NORTH 56°22'38" WEST, ALONG SAID SOUTHERLY AND NORTHERLY LINE, A DISTANCE OF 967.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTHERLY AND NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 353.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 7926.97 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTHERLY AND NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 3°08'50", A DISTANCE OF 435.43 FEET; THENCE SOUTH 49°17'04" WEST, A DISTANCE OF 45.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°05'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 126.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2215.00 FEET; THE CHORD OF WHICH BEARS NORTH 01°08'05" WEST, A CHORD DISTANCE OF 95.08 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°27'35", A DISTANCE OF 95.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 274,199.40 SQUARE FEET OR 6.29 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS MARSHALL PARKWAY AT SOUTHERN GROVE, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE ROAD RIGHTS-OF-WAY, 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.

THIS _____ DAY OF _____, 2025. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____
NAME
TITLE

ACKNOWLEDGMENT:

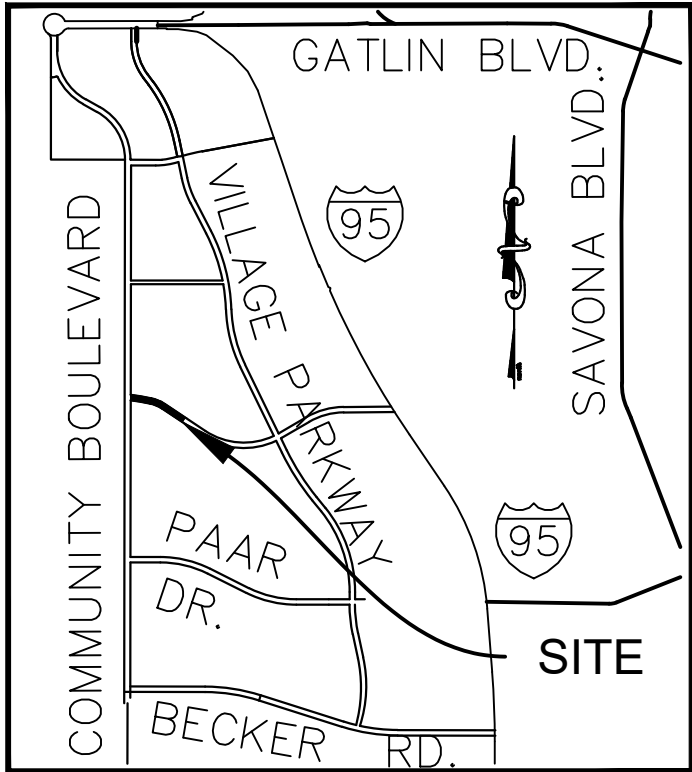
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY ____ OF ____ ON BEHALF OF THE CORPORATION. HE 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 _____, 2025.

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

PRINT NAME: _____



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS MARSHALL PARKWAY AT SOUTHERN GROVE, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE ROAD RIGHTS-OF-WAY, 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.

THIS _____ DAY OF _____, 2025. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

MATTAMY PALM BEACH LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____
NAME
TITLE

ACKNOWLEDGMENT:

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, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY ____ OF ____ ON BEHALF OF THE CORPORATION. HE 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 _____, 2025.

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

PRINT NAME: _____

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY LINE OF TRACT L3, PULTE AT TRADITION PHASE 1, HAVING A BEARING OF SOUTH 56°22'38" EAST. AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-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. 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, FLORIDA.

4) 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, FLORIDA.

5) EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2025, AT ____ (.M.)

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS MARSHALL PARKWAY AT SOUTHERN GROVE PLAT IS VESTED IN THE NAME OF CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.

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 20__.

4) ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.

5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 2025.

BY: _____

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS MARSHALL PARKWAY AT SOUTHERN GROVE PLAT 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.

THIS _____ DAY OF _____, 2025.

ATTEST: CITY OF PORT ST. LUCIE

SALLY WALSH, CMC
CITY CLERK

SHANNON M. MARTIN, MAYOR

CLERK OF
THE COURT

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THE MARSHALL PARKWAY AT SOUTHERN GROVE 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 _____, 2025.

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

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE MARSHALL PARKWAY AT SOUTHERN GROVE 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 _____, 2025.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6199

SURVEYOR

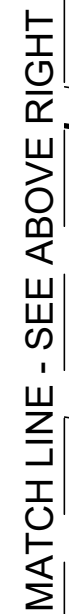
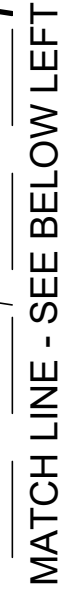
PREPARED IN THE OFFICE OF:

CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA, 34981
CERTIFICATION No. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

CITY OF
PORT
ST. LUCIE

PSLUSD PROJECT No. 11-900-0206
CITY OF PORT ST. LUCIE
PROJECT No. P24-113

PLAT BOOK _____
PAGE _____

CB = CHORD BEARING
CD = CHORD DISTANCE
Δ = DELTA
DE = DRAINAGE EASEMENT
EIEE = EMERGENCY INGRESS EGRESS EASEMENT
IQE = IRRIGATION QUALITY EASEMENT
L = ARC LENGTH
ORB = OFFICIAL RECORDS BOOK
LB = LAND SURVEYING BUSINESS
PB = PLAT BOOK
PCP = PERMANENT CONTROL POINT - SET PARKER/KALON NAIL
AND DISC STAMPED "CULPEPPER & TERPENING PCP LB 4286"
PG = PAGE
PGS = PAGES
POB = POINT OF BEGINNING
POC = POINT OF CURVATURE
PSLUE = PRIVATE UTILITY EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
UE = UTILITY EASEMENT
NO. = NUMBER
PRM = PERMANENT REFERENCE MONUMENT - SET 5/8" IRON ROD
& CAP STAMPED "CULPEPPER & TERPENING PRM LB 4286"
⊙ = FOUND OR SET SURVEY MONUMENT, AS LABELED
⊗ = FOUND OR SET SURVEY MONUMENT, AS LABELED

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SHEET 2 OF 2