

# SOUTHERN GROVE PLAT NO. 46

BEING A REPLAT OF PARCEL 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGES 39 AND 40, AND LOT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 26 AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
TIME \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP AND DEDICATION

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION OF THE STATE OF FLORIDA AND THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE OWNERS OF THE PARCEL OF LAND DESCRIBED AND PLATTED HEREON AS "SOUTHERN GROVE PLAT NO. 46", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- PUBLIC UTILITY EASEMENTS (P.U.E)**  
THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PORT ST. LUCIE, FLORIDA ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES, WATER AND WASTEWATER LINES OR APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NO OBLIGATION, TO MAINTAIN SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.
- PUBLIC RIGHT-OF-WAY**  
THE ROAD RIGHTS-OF-WAY DESTINATION WAY, TOM MACKIE BOULEVARD AND MARSHALL PARKWAY AS SHOWN HEREON, ARE 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.
- ACCESS EASEMENT**  
THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 5), ITS SUCCESSORS AND/OR ASSIGNS, AS ACCESS EASEMENTS FOR INGRESS/EGRESS. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID ACCESS EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC EMERGENCY ACCESS BY THE CITY OF PORT ST. LUCIE.
- WATER MANAGEMENT AREAS (WMA)**  
THE WATER MANAGEMENT AREAS WMA-1, WMA-2 AND WMA-3, AND THE 30 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MANY ANY IMPROVEMENTS OR HAVE ACCESS TO THE PROPERTY, IF NEEDED.
- LIFT STATION EASEMENT**  
THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY 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 SUCH 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 SUCH 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 ASSOCIATION OR THE DISTRICT, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS IN SUCH EASEMENT AREA WHICH DO NOT CONSTITUTE CITY FACILITIES THAT MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE 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 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THERE FOR. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF UTILITIES AND FACILITIES OF THE CITY.
- WELL SITE 1**  
THE WELL SITE 1, AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY 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 SUCH 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 SUCH 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 ASSOCIATION OR THE DISTRICT, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS IN SUCH EASEMENT AREA WHICH DO NOT CONSTITUTE CITY FACILITIES THAT MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE 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 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THERE FOR. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF UTILITIES AND FACILITIES OF THE CITY.
- LOTS 1, 2, 3A, 3B, 4, 5, AND 6 AS SHOWN HEREON, ARE RESERVED UNTO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT USES.**

## OWNER

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

BY: \_\_\_\_\_ SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
WITNESS:

PRINTED NAME \_\_\_\_\_

TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

## 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 ACKNOWLEDGEMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTIFICATION BY SHANNON MARTIN, MAYOR OF THE CITY OF PORT ST. LUCIE ON BEHALF OF THE CORPORATION. SHE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

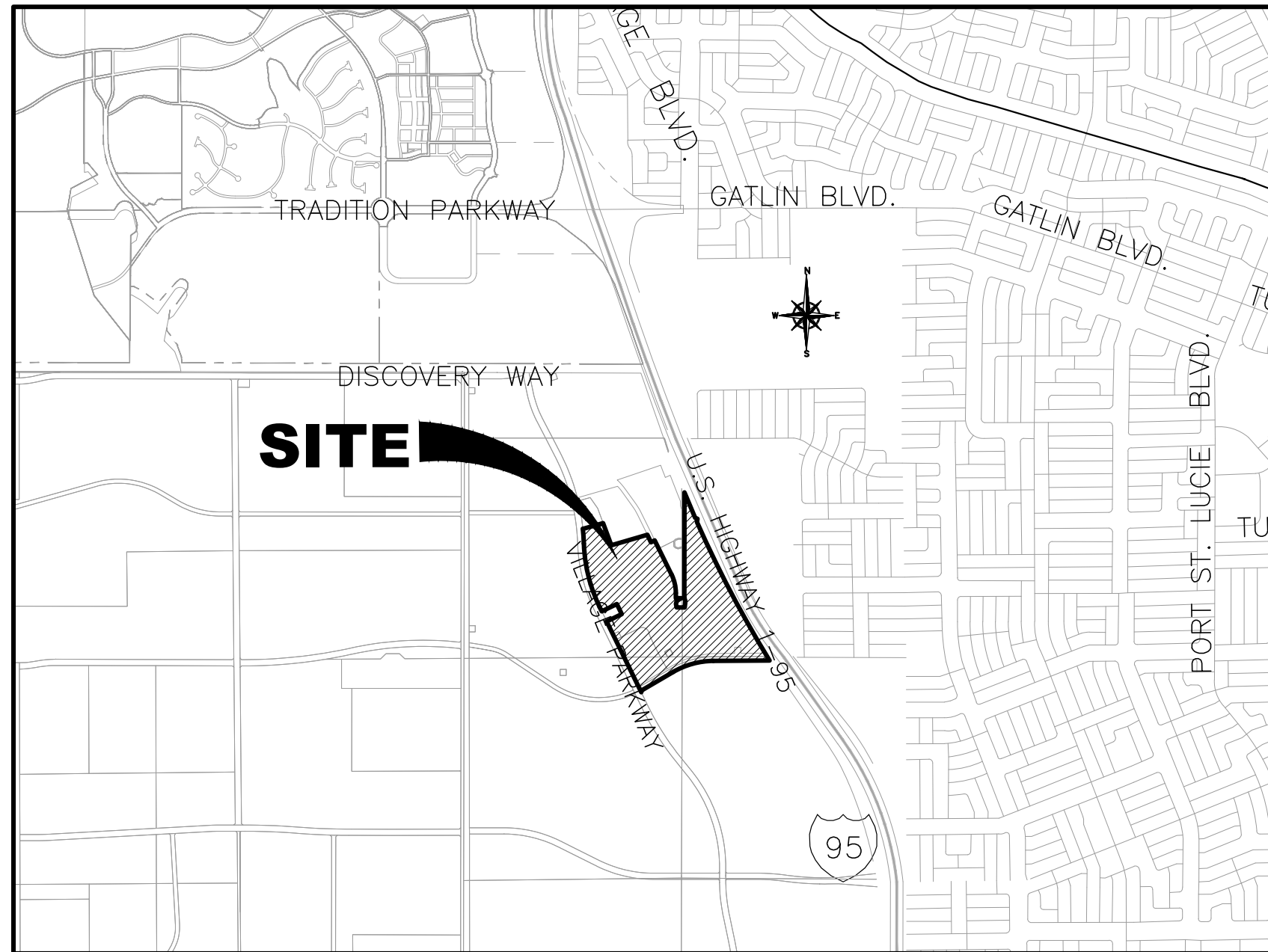
WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

(NOTARY STAMP)

NOTARY PUBLIC, STATE OF FLORIDA

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

PRINTED NAME: \_\_\_\_\_



LOCATION MAP  
(NOT TO SCALE)

THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

## OWNER

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

PORT ST LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION

BY: \_\_\_\_\_ SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
WITNESS:

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_

TITLE: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

## 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 ACKNOWLEDGEMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTIFICATION BY JESUS MEREJO AS CHIEF EXECUTIVE OFFICER OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

(NOTARY STAMP)

NOTARY PUBLIC, STATE OF FLORIDA

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

PRINTED NAME: \_\_\_\_\_

## LEGEND

- INDICATES NO. 5 IRON ROD AND CAP "PRM EDC LB 8098"
- INDICATES NO. 5 IRON ROD AND CAP "BL LB 6852"
- INDICATES SET 4X4 CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM"
- CB INDICATES CHORD BEARING
- BL INDICATES BETSY LINDSAY, INC.
- D.E. INDICATES DRAINAGE EASEMENT
- Δ INDICATES DELTA (CENTRAL) ANGLE
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- IR&C INDICATES IRON ROD AND CAP
- IR INDICATES IRON ROD
- ID INDICATES IDENTIFICATION
- FPL INDICATES FLORIDA POWER AND LIGHT
- L INDICATES LENGTH OF ARC
- LB INDICATES LICENSED BUSINESS
- M.E. INDICATES MAINTENANCE EASEMENT
- NAD INDICATES NORTH AMERICAN DATUM
- NAVD INDICATES NORTH AMERICAN VERTICAL DATUM
- NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.O.B INDICATES POINT OF BEGINNING
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- PCP INDICATES PERMANENT CONTROL POINT
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- R INDICATES RADIUS
- RCE. INDICATES RANGE
- R.P.B. INDICATES ROAD PLAT BOOK
- R/W INDICATES RIGHT OF WAY
- TWP INDICATES TOWNSHIP
- WMA INDICATES WATER MANAGEMENT AREA

## ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF ST LUCIE

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 5), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENT AND WATER MANAGEMENT AREAS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, 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 SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED EASEMENT AND AREAS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICES AND PROCEDURES MANUAL FOR DISTRICT NO. 5. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC. THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED THEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF DECEMBER 17, 2014, AND RECORDED IN OFFICIAL RECORD BOOK 3700, PAGES 1922-1929, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
CHAIRMAN SECRETARY

## 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 ACKNOWLEDGEMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTIFICATION BY JENNIFER DAVIS, CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5

ON BEHALF OF THE DISTRICT. HE/SHE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

(NOTARY STAMP)

NOTARY PUBLIC, STATE OF FLORIDA

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

PRINTED NAME: \_\_\_\_\_

**B** BETSY LINDSAY  
A DIVISION OF HALEY WARD, INC.

7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852

PSLUSD PROJECT NO. 11-900-23  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-010

CORPORATE SEAL

SOUTHERN GROVE PLAT NO. 46 SHEET 1 OF 4

# SOUTHERN GROVE PLAT NO. 46

BEING A REPLAT OF PARCEL 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGES 39 AND 40, AND LOT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 26 AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 22, 23 AND 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA, BEING A RE-PLAT OF PARCEL 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 39. TOGETHER WITH UTILITY SITE NO. 4, ACCORDING TO OFFICIAL RECORDS BOOK 2418, PAGE 2705 AND LOT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 26 ACCORDING TO PLAT BOOK 84, PAGE 25 AND TOGETHER WITH A PORTION OF THE E/W 3 RIGHT OF WAY AS RECORDED IN O.R.B 2418, PAGE 2680, ALL LOCATED IN ST LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40 AS RECORDED IN PLAT BOOK 102, PAGE 39 AND THE EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTH LIMITS OF PARCEL 3 FOR THE FOLLOWING FIVE (5) COURSES; (1) NORTH 73°58'33" EAST, A DISTANCE OF 505.08 FEET; (2) SOUTH 20°26'09" EAST, A DISTANCE OF 568.64 FEET; (3) NORTH 73°47'50" EAST, A DISTANCE OF 901.15 FEET; (4) SOUTH 26°12'35" EAST, A DISTANCE OF 200.00 FEET; (5) NORTH 63°47'25" EAST, A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SOUTHERN GROVE PLAT NO. 40 WMT-1 AS RECORDED IN PLAT BOOK 102, PAGE 39 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; THENCE ALONG SAID WMT-1 FOR THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 26°12'35" EAST, A DISTANCE OF 915.44 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 1,004.82 FEET; (2) SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 459.65 FEET, THROUGH A CENTRAL ANGLE OF 26°12'35"; (3) SOUTH 00° 00' 00" EAST, A DISTANCE OF 122.35 FEET; (4) SOUTH 89°38'21" EAST, A DISTANCE OF 205.06 FEET; (5) NORTH 00°02'34" EAST, A DISTANCE OF 2,545.43 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF INTERSTATE 95 (I-95) AND THE EASTERLY LIMIT OF SAID SOUTHERN GROVE PLAT NO. 40 AND BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,725.34 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 68°01'30" WEST; THENCE ALONG SAID RIGHT OF WAY LINE AND EASTERLY LIMIT FOR THE FOLLOWING FOUR (4) COURSES (1) SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 661.69 FEET, THROUGH A CENTRAL ANGLE OF 01°32'00", A RADIAL TO SAID POINT BEARS SOUTH 66°29'30" WEST FROM THE CENTER OF SAID CURVE; (2) ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 65°16'33" EAST, A DISTANCE OF 63.40 FEET; (3) SOUTH 10°06'31" WEST, 76.24 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 66°24'33" WEST; (4) SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 3750.58 FEET, THROUGH A CENTRAL ANGLE OF 08°41'23", A RADIAL TO SAID POINT BEARS SOUTH 57°43'10" WEST FROM THE CENTER OF SAID CURVE TO A LINE NON-TANGENT TO SAID CURVE, SAID LINE BEING THE NORTH BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 45 AS RECORDED IN PLAT BOOK 121, PAGE 3 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY OF E/W 3 RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE ALONG SAID NORTH BOUNDARY LINE AND SAID SOUTH RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES, (1) SOUTH 89°33'50" WEST, A DISTANCE OF 1,297.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; (2) WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 999.72 FEET, THROUGH A CENTRAL ANGLE OF 29°45'21"; (3) SOUTH 59°48'29" WEST, A DISTANCE OF 963.38 FEET; (4) SOUTH 08°18'11" WEST, A DISTANCE OF 44.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1); THENCE NORTH 26°00'50" WEST, A DISTANCE OF 210.60 FEET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 25°57'22" WEST, A DISTANCE OF 1,414.67 FEET TO AN INTERSECTION WITH THE SOUTHWEST CORNER OF UTILITY SITE 5 ACCORDING TO OFFICIAL RECORDS BOOK 3935, PAGE 2995, THENCE ALONG SAID UTILITY SITE 5 FOR THE FOLLOWING THREE (3) COURSES, (1) NORTH 64°03'05" EAST, A DISTANCE OF 147.58 FEET; (2) NORTH 25°57'22" WEST, A DISTANCE OF 147.74 FEET; (3) SOUTH 64°03'05" WEST, A DISTANCE OF 147.58 FEET TO AN INTERSECTION WITH SAID EAST RIGHT OF WAY LINE OF VILLAGE PARKWAY (TRACT R-1); THENCE NORTH 25°57'22" WEST, A DISTANCE OF 345.87 FEET ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHWEST CORNER OF PARCEL 2 OF THE AFOREMENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 40; THENCE ALONG SAID PARCEL 2 FOR THE FOLLOWING THREE (3) COURSES (1) NORTH 64°02'38" EAST, A DISTANCE OF 403.40 FEET; (2) NORTH 25°57'22" WEST, A DISTANCE OF 270.00 FEET; (3) SOUTH 64°02'38" WEST, A DISTANCE OF 403.40 FEET TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1); THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES (1) NORTH 25°57'22" WEST, A DISTANCE OF 122.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 3,747.00 FEET; (2) NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 1577.28 FEET, THROUGH A CENTRAL ANGLE OF 24°07'06" TO A POINT OF REVERSE CURVATURE; (3) NORTHERLY, A DISTANCE OF 354.00 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,075.00 FEET AND A CENTRAL ANGLE OF 03°59'48" TO THE POINT OF BEGINNING.

LESS THEREFROM CONSERVATION TRACT NO. 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 14 AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CONTAINING 9,851,021 SQUARE FEET OR 226.15 ACRES, MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS AND/OR RESTRICTIONS.

## APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 46 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS HEREIN ARE ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST: \_\_\_\_\_ CITY OF PORT ST. LUCIE

\_\_\_\_\_  
SALLY WALSH, CMC  
CITY CLERK

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

## 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 THE "SOUTHERN GROVE PLAT NO. 46" 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 \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
MICHELLE R. MILLER  
CLERK OF CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

SOUTHERN GROVE PLAT NO. 46		
PARCEL NAME	Area (SQ. FT.)	AREA (ACRES)
—TOTAL AREA—	9,851,021	226.15
CONSERV 5—LESS	25,124	0.58
DESTINATION WAY	168,567	3.87
LOT 1	320,461	7.36
LOT 2	608,519	13.97
LOT 3A	689,497	15.83
LOT 3B	658,980	15.13
LOT 4	1,918,902	44.05
LOT 5	467,523	10.73
LOT 6	832,789	19.12
MARSHALL PKWY	186,819	4.29
SITE 4—LESS	21,780	0.50
TOM MACKIE BLVD	367,492	8.44
WELL SITE 1	21,780	0.50
WMA—1	87,578	2.01
WMA—2	711,597	16.34
WMA—3	2,505,660	57.52

## LEGEND

⊙	INDICATES NO. 5 IRON ROD AND CAP "PRM EDC LB 8098"
○	INDICATES NO. 5 IRON ROD AND CAP "BL LB 6852"
□	INDICATES SET 4X4 CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM"
CB	INDICATES CHORD BEARING
BL	INDICATES BETSY LINDSAY, INC.
D.E.	INDICATES DRAINAGE EASEMENT
Δ	INDICATES DELTA (CENTRAL) ANGLE
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
IR&C	INDICATES IRON ROD AND CAP
IR	INDICATES IRON ROD
ID	INDICATES IDENTIFICATION
FPL	INDICATES FLORIDA POWER AND LIGHT
L	INDICATES LENGTH OF ARC
LB	INDICATES LICENSED BUSINESS
M.E.	INDICATES MAINTENANCE EASEMENT
NAD	INDICATES NORTH AMERICAN DATUM
NAVD	INDICATES NORTH AMERICAN VERTICAL DATUM
NGVD	INDICATES NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
P.O.B	INDICATES POINT OF BEGINNING
P.B.	INDICATES PLAT BOOK
PG.	INDICATES PAGE
PCP	INDICATES PERMANENT CONTROL POINT
PRM	INDICATES PERMANENT REFERENCE MONUMENT
R	INDICATES RADIUS
RGE.	INDICATES RANGE
R.P.B.	INDICATES ROAD PLAT BOOK
R/W	INDICATES RIGHT OF WAY
TWP	INDICATES TOWNSHIP
WMA	INDICATES WATER MANAGEMENT AREA

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE UNDERSIGNED, MARIA VICTORIA CURRAIS A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION AND THE CITY OF PORT ST. LUCIE, 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 2023.
- ALL ASSESSMENT AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE MIGHT BE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

SIGNED: \_\_\_\_\_

MARIA VICTORIA CURRAIS  
FLORIDA BAR NO. 115517  
mcurrais@wsh-law.com  
WEISS SEROTA HELFMAN COLE & BIERMAN  
2800 PONCE DE LEON BOULEVARD, SUITE 1200  
CORAL GABLES, FLORIDA 33134

## SURVEYOR'S NOTES

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (NAD 83/11 ADJUSTED), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BASIS OF BEARINGS OF S89°51'10"E ALONG THE NORTH LINE OF THIS PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THE EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT.

## CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 46" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT P.C.P.'S (PERMANENT CONTROL POINTS) AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF THE COUNTY OF SAINT LUCIE, FLORIDA.

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
ELIZABETH A. LINDSAY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4724  
LICENSED BUSINESS NO. 6852

PLSUSD PROJECT NO. 11-900-23  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-010

CORPORATE SEAL

**B** BETSY LINDSAY  
A DIVISION OF HALEY WARD, INC.  
7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852  
SOUTHERN GROVE PLAT NO. 46 SHEET 2 OF 4

# SOUTHERN GROVE PLAT NO. 46

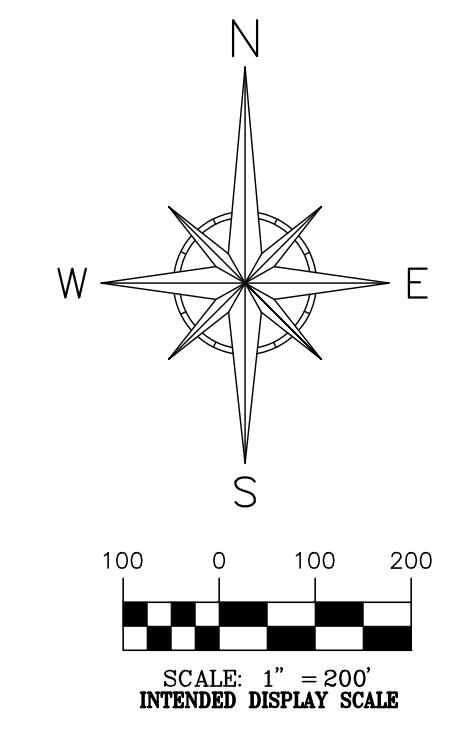
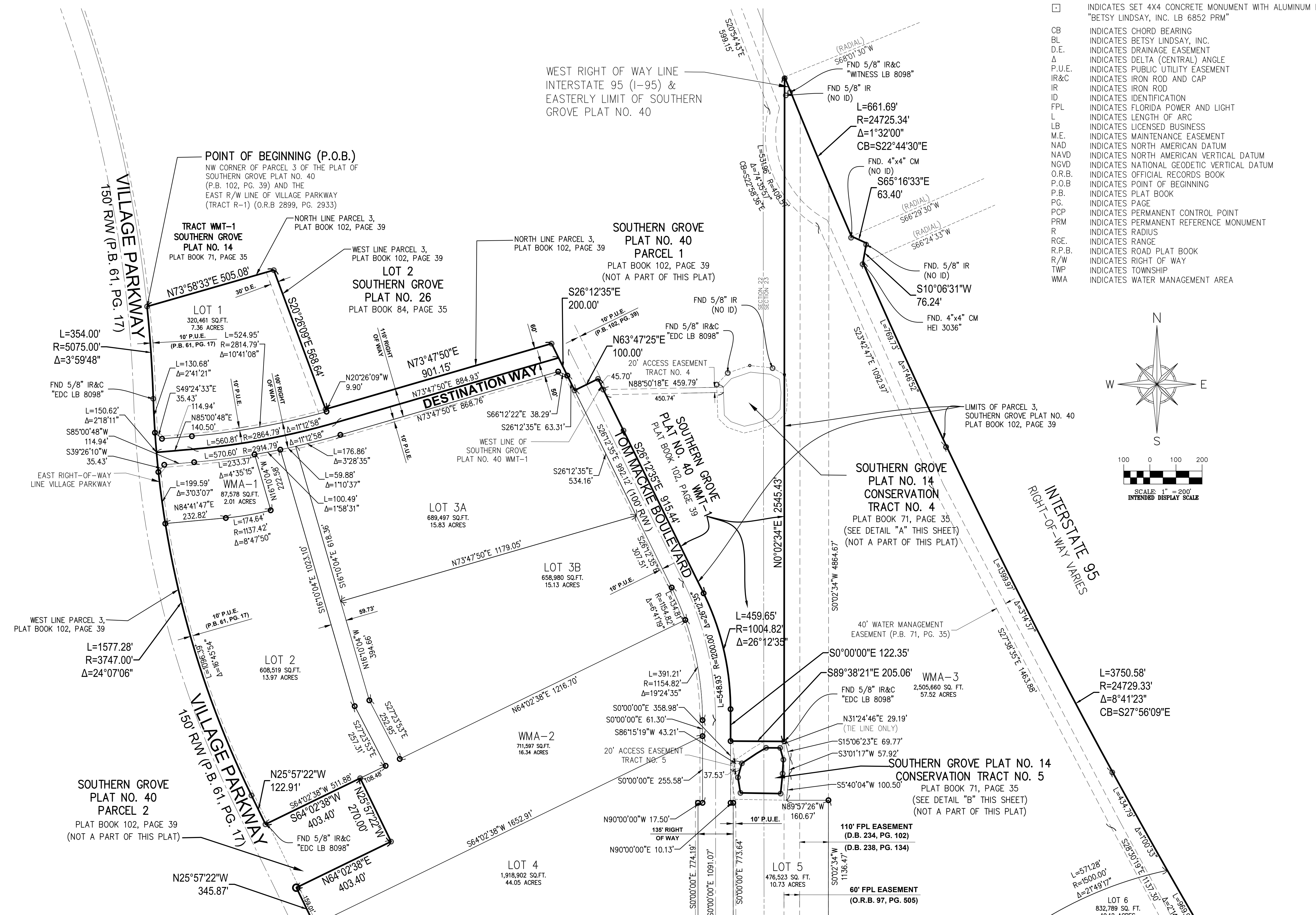
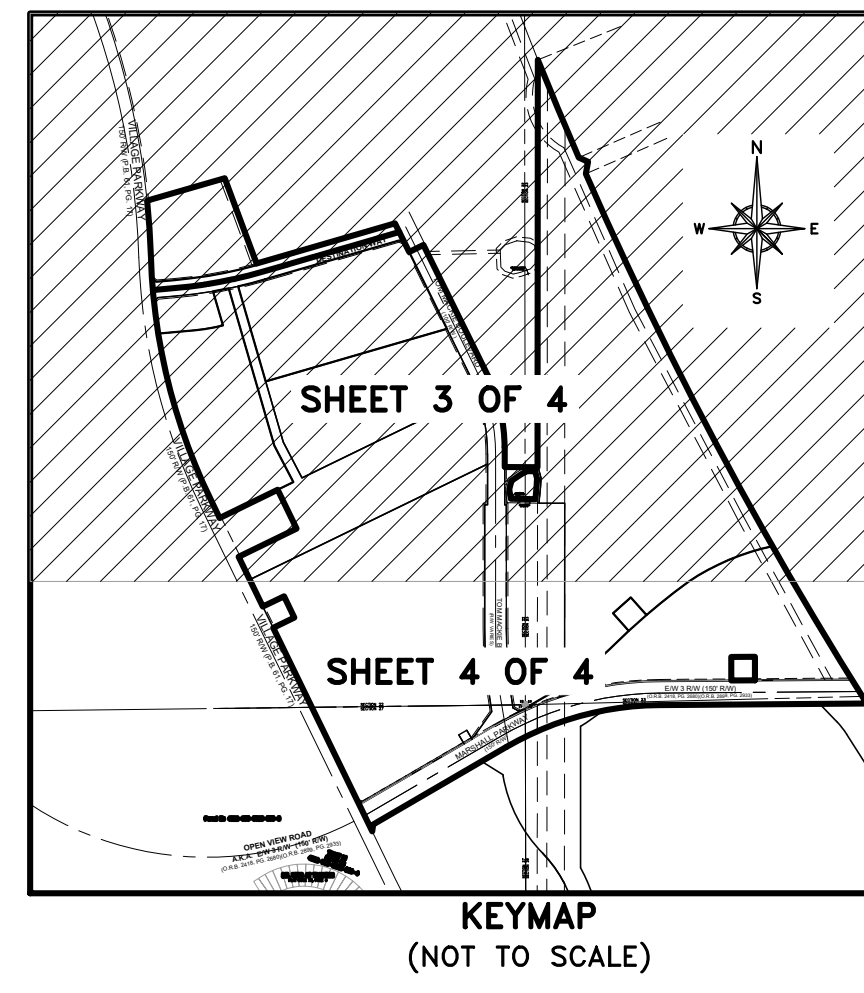
BEING A REPLAT OF PARCEL 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGES 39 AND 40, AND LOT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 26 AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

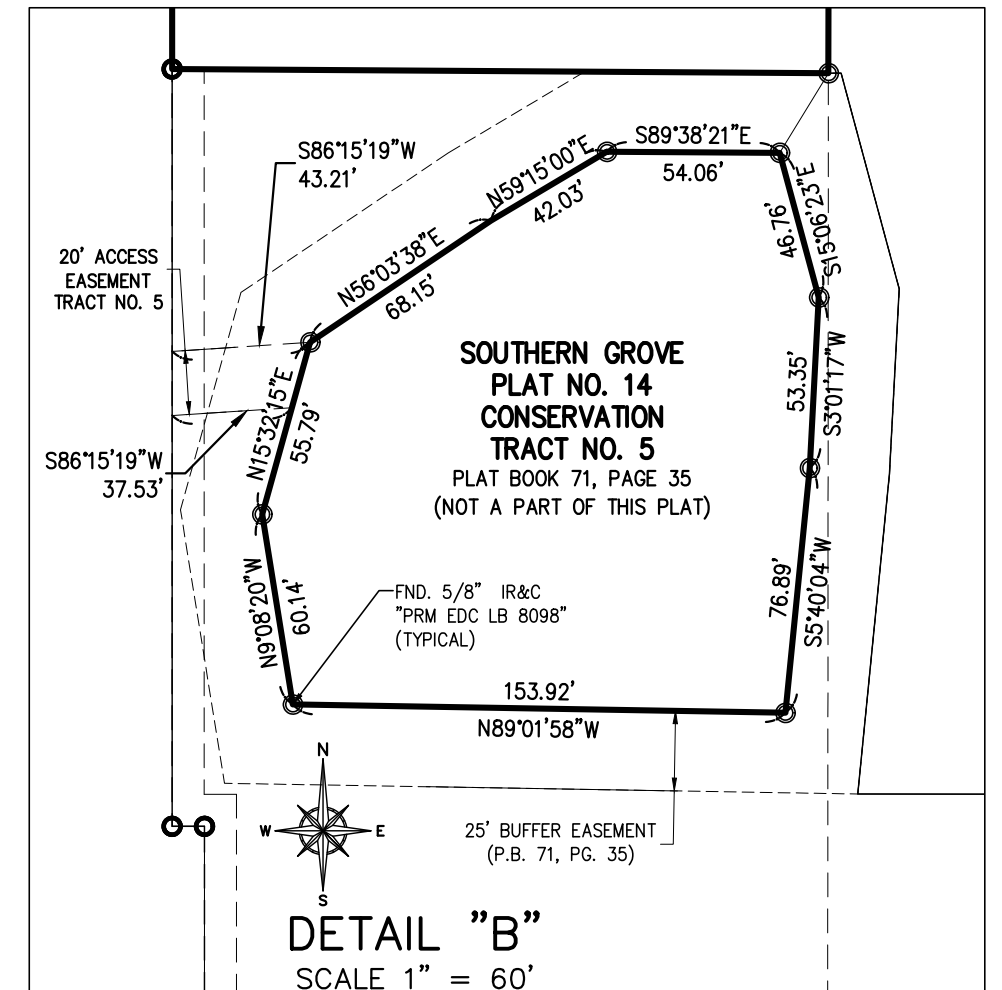
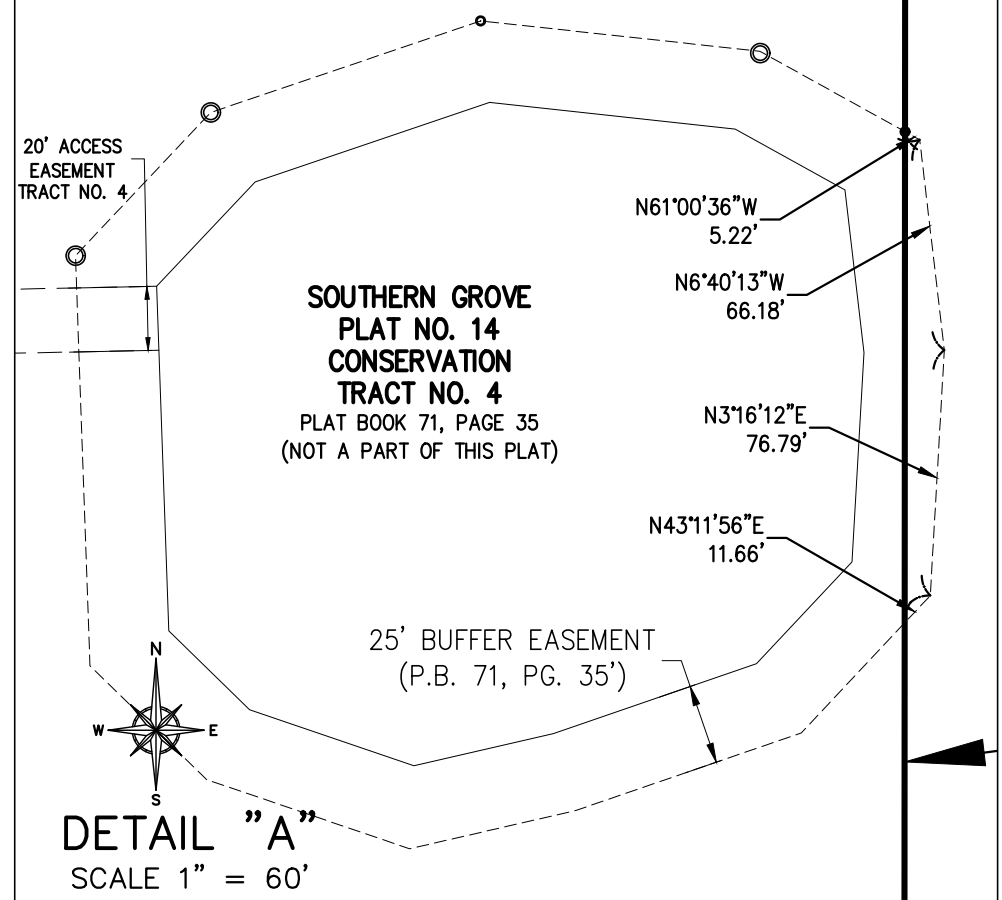
## LEGEND

- INDICATES NO. 5 IRON ROD AND CAP "PRM EDC LB 8098"
- INDICATES NO. 5 IRON ROD AND CAP "BL LB 6852"
- INDICATES SET 4X4 CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM"
- CB INDICATES CHORD BEARING
- BL INDICATES BETSY LINDSAY, INC.
- D.E. INDICATES DRAINAGE EASEMENT
- Δ INDICATES DELTA (CENTRAL) ANGLE
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- IR&C INDICATES IRON ROD AND CAP
- IR INDICATES IRON ROD
- ID INDICATES IDENTIFICATION
- FPL INDICATES FLORIDA POWER AND LIGHT
- L INDICATES LENGTH OF ARC
- LB INDICATES LICENSED BUSINESS
- M.E. INDICATES MAINTENANCE EASEMENT
- NAD INDICATES NORTH AMERICAN DATUM
- NAV D INDICATES NORTH AMERICAN VERTICAL DATUM
- NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.O.B. INDICATES POINT OF BEGINNING
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- PCP INDICATES PERMANENT CONTROL POINT
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- R INDICATES RADIUS
- RGE. INDICATES RANGE
- R.P.B. INDICATES ROAD PLAT BOOK
- R/W INDICATES RIGHT OF WAY
- TWP INDICATES TOWNSHIP
- WMA INDICATES WATER MANAGEMENT AREA



## SURVEYOR'S NOTES

- A. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (NAD 83/11 ADJUSTED), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BASIS OF BEARINGS OF S89°51'10"E ALONG THE NORTH LINE OF THIS PLAT.
- B. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- C. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- D. THE EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT.



MATCHLINE SEE SHEET 4 OF 4

**B BETSY LINDSAY**  
A DIVISION OF HALEY WARD, INC.  
7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852  
**SOUTHERN GROVE PLAT NO. 46 SHEET 3 OF 4**

PLSUSD PROJECT NO. 11-900-23  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-010

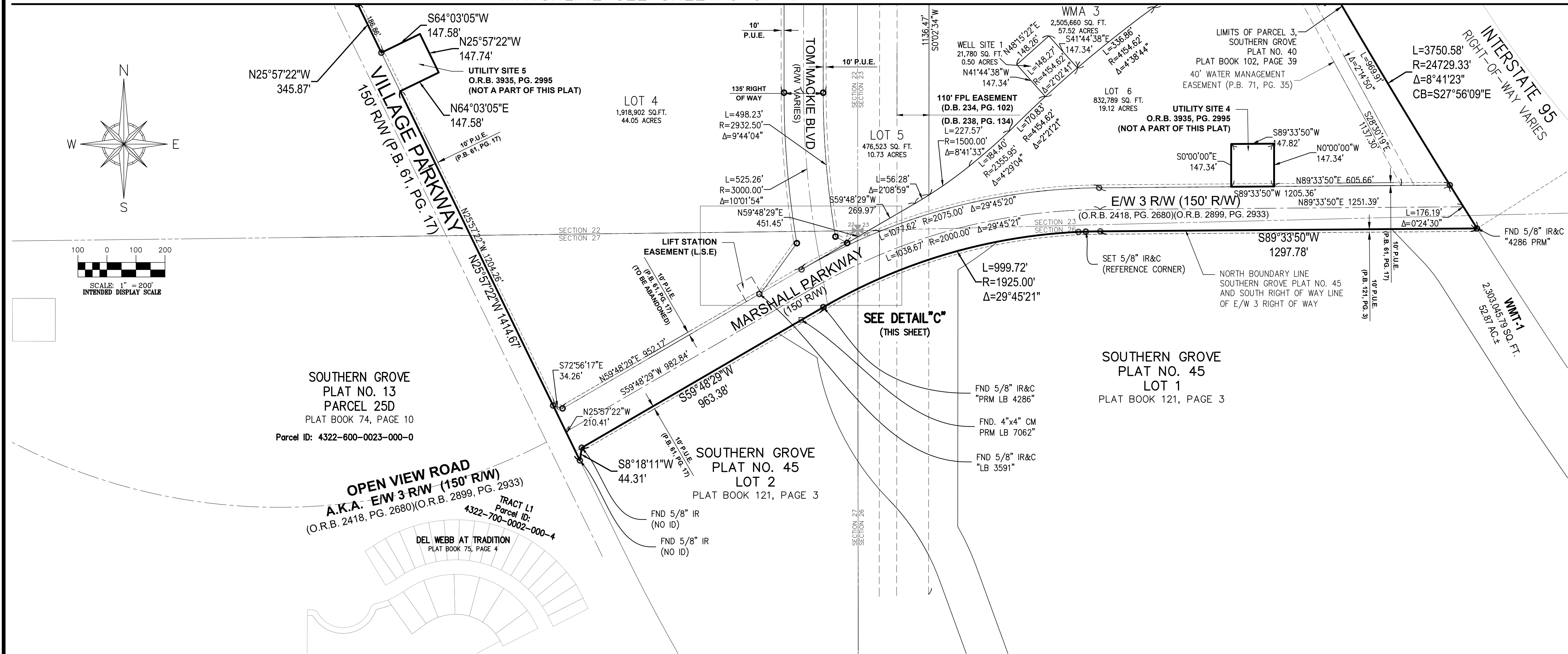
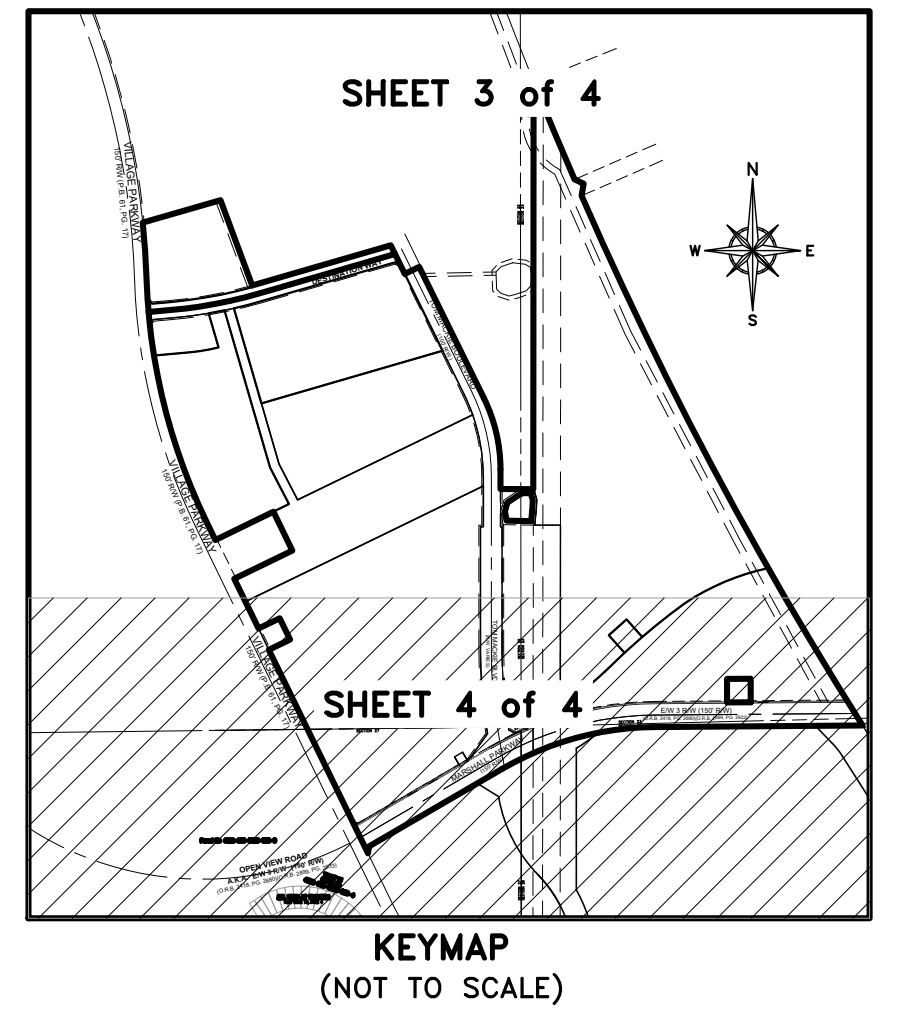
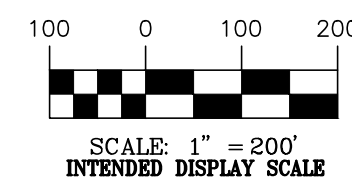
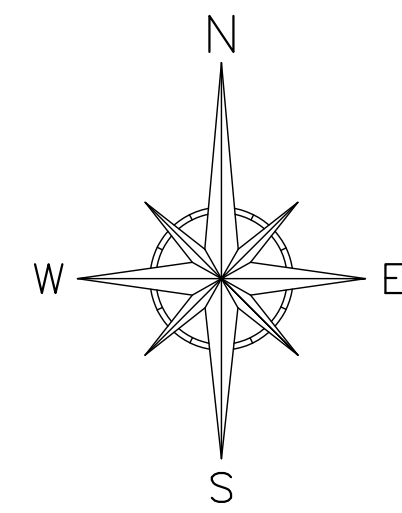
# SOUTHERN GROVE PLAT NO. 46

BEING A REPLAT OF PARCEL 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGES 39 AND 40, AND LOT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 26 AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA

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

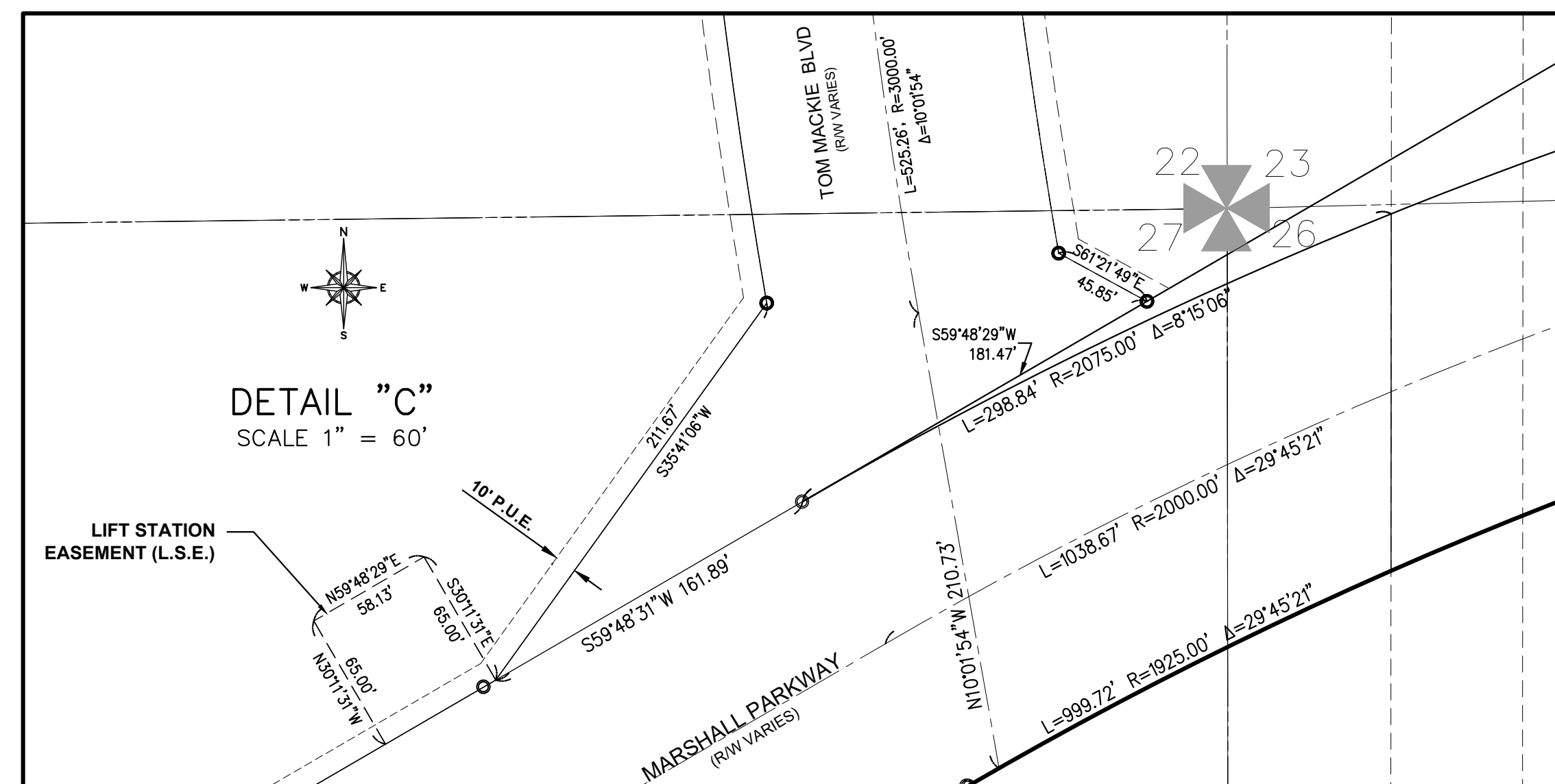
PAGE \_\_\_\_\_

MATCHLINE SEE SHEET 3 OF 4



## LEGEND

- INDICATES NO. 5 IRON ROD AND CAP "PRM EDC LB 8098"
- INDICATES NO. 5 IRON ROD AND CAP "BL LB 6852"
- INDICATES SET 4X4 CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM"
- CB INDICATES CHORD BEARING
- BL INDICATES BETSY LINDSAY, INC.
- D.E. INDICATES DRAINAGE EASEMENT
- Δ INDICATES DELTA (CENTRAL) ANGLE
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- IR&C INDICATES IRON ROD AND CAP
- IR INDICATES IRON ROD
- ID INDICATES IDENTIFICATION
- FPL INDICATES FLORIDA POWER AND LIGHT
- L INDICATES LENGTH OF ARC
- LB INDICATES LICENSED BUSINESS
- M.E. INDICATES MAINTENANCE EASEMENT
- NAD INDICATES NORTH AMERICAN DATUM
- NAVD INDICATES NORTH AMERICAN VERTICAL DATUM
- NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.O.B. INDICATES POINT OF BEGINNING
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- PCP INDICATES PERMANENT CONTROL POINT
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- R INDICATES RADIUS
- RGE. INDICATES RANGE
- R.P.B. INDICATES ROAD PLAT BOOK
- R/W INDICATES RIGHT OF WAY
- TWP INDICATES TOWNSHIP
- WMA INDICATES WATER MANAGEMENT AREA



## SURVEYOR'S NOTES

- A. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED ON STATE PLANE COORDINATES. REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (NAD 83/11 ADJUSTED), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BASIS OF BEARINGS OF S89°51'10"E ALONG THE NORTH LINE OF THIS PLAT.
- B. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- C. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- D. THE EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT.

**B BETSY LINDSAY**  
A DIVISION OF HALEY WARD, INC.

7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997

(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852

SOUTHERN GROVE PLAT NO. 46 SHEET 4 OF 4

PLSUSD PROJECT NO. 11-900-23  
CITY OF PORT ST. LUCIE  
PROJECT NO. P24-010