

# SOUTHERN GROVE PLAT NO. 28

A REPLAT OF LOT 3, SOUTHERN GROVE PLAT NO. 18, RECORDED IN PLAT BOOK 73, PAGES 25 THROUGH 28, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING AND BEING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
LOT 8, SOUTHERN GROVE PLAT NO. 18, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BARON SHOPPES TRADITION, LLC, BY AND THROUGH ITS UNDERSIGNED OFFICER(S), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 28", BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS ("U.E.") AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR 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 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 OR 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 SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS RELATIVE TO THE SERVICING OF UTILITIES BY THE CITY OF PORT ST. LUCIE.
- ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 18, RECORDED IN PLAT BOOK 73, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.
- THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED FOR INGRESS AND EGRESS PURPOSES, FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AND THE OWNERS OF PARCELS 1, 2, AND 3, AND THEIR SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE INGRESS AND EGRESS EASEMENT.
- THE PRIVATE UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") 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 AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). 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.
- THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF PARCEL 1 AND PARCEL 3, THEIR SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF THE OWNERS OF PARCEL 1 AND PARCEL 3, THEIR SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**BARON SHOPPES TRADITION, LLC**

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

PRINT NAME: \_\_\_\_\_

POSITION: \_\_\_\_\_

WITNESS SIGNATURE \_\_\_\_\_

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ THE \_\_\_\_\_ OF THE \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY PUBLIC

NOTARY SEAL

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

VISITING NURSE ASSOCIATION OF FLORIDA, INC., ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 21 DAY OF NOVEMBER, 2019, IN O.R. BOOK 4350, PAGE 828, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

VISITING NURSE ASSOCIATION OF FLORIDA, INC. WITNESS

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

PRINT NAME: \_\_\_\_\_

POSITION: \_\_\_\_\_

[CORPORATE SEAL]

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ THE \_\_\_\_\_ OF THE VISITING NURSE ASSOCIATION OF FLORIDA, INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY PUBLIC

NOTARY SEAL

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, MICHAEL J. POSNER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA UNDER FLORIDA BAR NO. 525685, DO HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF BARON SHOPPES TRADITION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- (B) THAT THERE IS A MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN IN FAVOR OF VISITING NURSE ASSOCIATION OF FLORIDA, INC.
- (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2021.
- (D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNED: \_\_\_\_\_  
DAVID J. POSNER, ESQ.  
WARD, DAMON, POSNER, PETERSON & BLEAU, P.L.  
FLORIDA BAR NO. 525685

### APPROVAL OF CITY COUNCIL

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

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 28", 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY OF PORT ST. LUCIE

KAREN A. PHILLIPS, CITY CLERK GREGORY J. ORAVEC, MAYOR

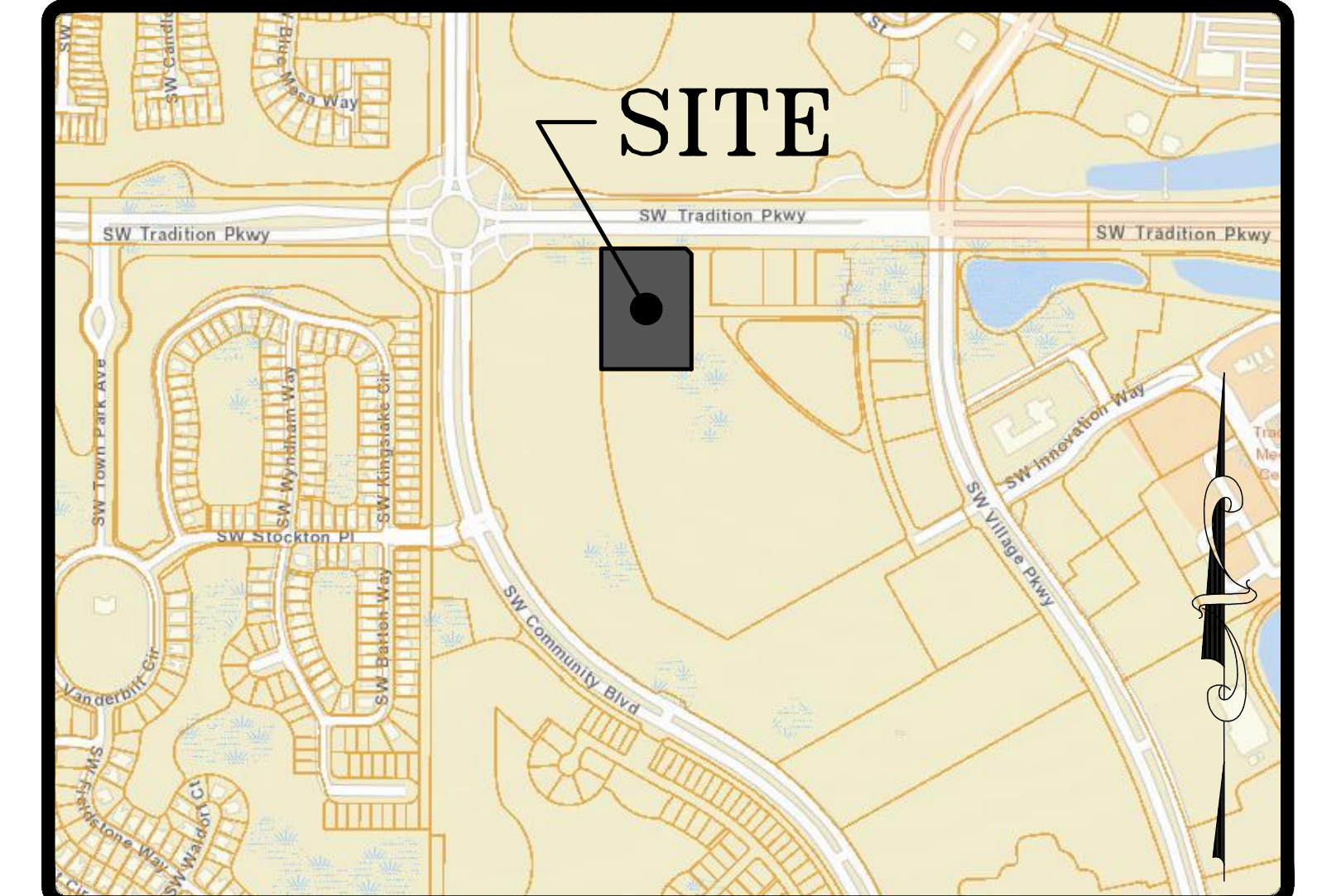
### CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, 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,

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



SITE MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 28 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

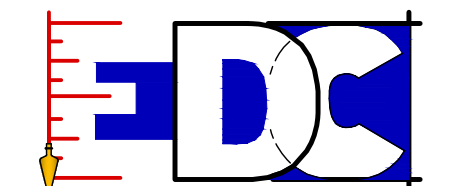
SEAL  
SURVEYOR

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5556  
EDC, INC. LB#8098  
10250 SW VILLAGE PARKWAY  
PORT ST. LUCIE, FLORIDA 34987

### NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 3, SOUTHERN GROVE PLAT NO. 18, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 89°57'05" EAST.
- PLAT CONTAINS 4.80 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE  
10250 SW VILLAGE PARKWAY SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-340-4990  
www.edc-inc.com

EDC PROJECT #19-370  
CITY OF PORT ST. LUCIE PROJECT #20-006  
PORT ST. LUCIE USD PROJECT NO. 5359

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

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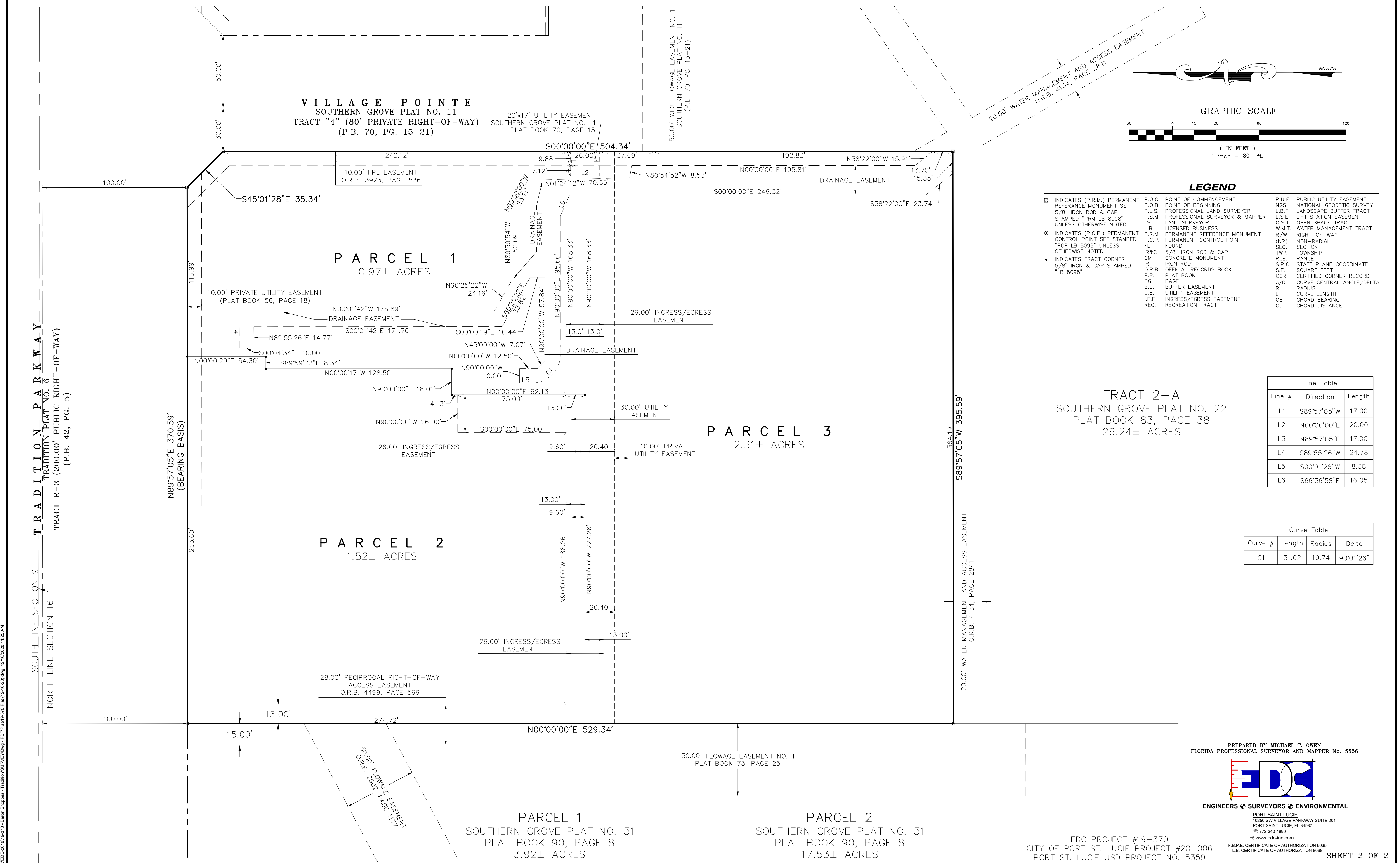
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PLAT BOOK \_\_\_\_\_

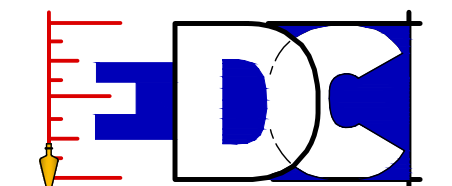
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PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



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