

SOUTHERN GROVE PLAT NO. 42

BEING A REPLAT OF PARCEL 1 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 22 & 23, 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 CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1, SOUTHERN GROVE PLAT NO. 40, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 40.03 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

TRADITIONS COMMERCE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PSL 1850 LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 42", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, 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 OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE VACATED, ANNULLED OR TERMINATED.

2. THE 50.00 AREA SHOWN HEREON LABELED AS ACCESS EASEMENT AND UTILITY EASEMENT IS DEDICATED AS FOLLOWS:
THE UTILITY EASEMENT IS HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND EGRESS AND 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 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 EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED FOR INGRESS AND EGRESS PURPOSES, FOR THE BENEFIT OF TRACTS A AND B, AND THE OWNERS OF TRACTS A AND B, AND THEIR SUCCESSORS AND ASSIGNS, SAID ACCESS EASEMENT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE OWNERS OF SAID TRACTS A AND B, THEIR SUCCESSORS AND/OR ASSIGNS, THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO UTILIZE SAID ACCESS EASEMENT FOR SERVICE AND EMERGENCY VEHICLE ACCESS. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE ACCESS EASEMENT AND APPURTENANT INFRASTRUCTURE ASSOCIATED WITH ACCESS PURPOSES.

3. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AND THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), 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 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED TRADITIONS COMMERCE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 2023.

TRADITIONS COMMERCE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THOMAS J. MILLER, MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

PRINTED NAME

PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY THOMAS J. MILLER, THE MANAGER OF TRADITIONS COMMERCE PARK, LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NAME: _____

NOTARY PUBLIC

STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP & DEDICATION (CONT.)

IN WITNESS WHEREOF, THE ABOVE NAMED PSL 1850 LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 2023.

PSL 1850 LLC, A DELAWARE LIMITED LIABILITY COMPANY

DONALD R. SHAPIRO, MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

PRINTED NAME

PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY DONALD R. SHAPIRO, THE MANAGER OF PSL 1850 LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NAME: _____

NOTARY PUBLIC

STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

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 EASEMENTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS 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 TRACT AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (ii) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2023.

CHAIRMAN

SECRETARY

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ THE _____ OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NAME: _____

NOTARY PUBLIC

STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

TRADITIONS COMMERCE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 31ST DAY OF AUGUST, 2022, IN OFFICIAL RECORDS BOOK 4882, PAGE 1561, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

TRADITIONS COMMERCE PARK, LLC

WITNESS

BY: _____

PRINT NAME: _____

POSITION: _____

[CORPORATE SEAL]

PRINTED NAME

PRINTED NAME

PRINTED NAME

PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____, THE _____ OF TRADITIONS COMMERCE PARK, LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NAME: _____

NOTARY PUBLIC

STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED, RICHARD HUFF JR., AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2023:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAMES OF TRADITIONS COMMERCE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PSL 1850 LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITIES EXECUTING THE DEDICATION.
- (2) THERE IS ONE MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN:
(a) MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4882, PAGE 1561 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- (3) THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- (4) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 2023.

SIGNED: _____

RICHARD EDWARD HUFF JR.
BROWN HUFF ZOHAR
1480 BELTREES ST STE 7
DUNEDIN, FL 34698-8302
FLORIDA BAR NO. 85982

APPROVAL OF CITY COUNCIL

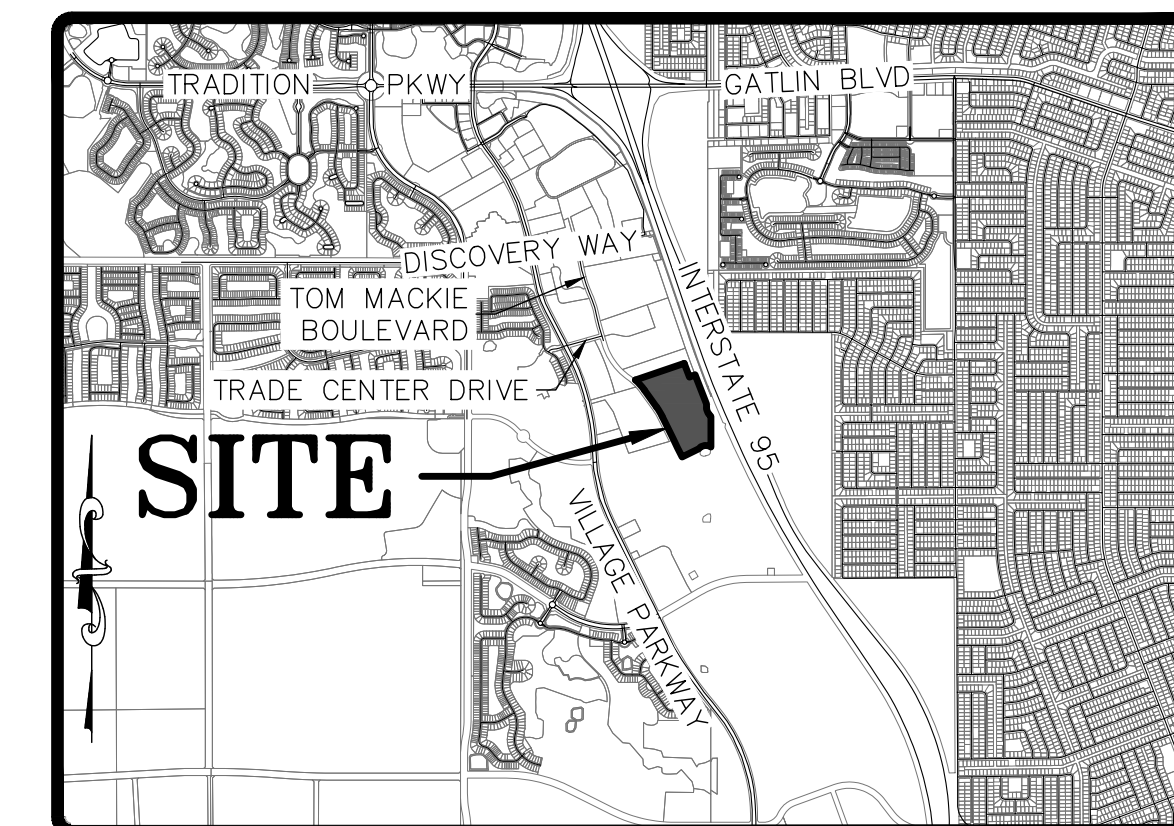
STATE OF FLORIDA
COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 42", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS _____ DAY OF _____, 2023.

SALLY WALSH, CITY CLERK

CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR



SITE MAP
NOT TO SCALE

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 _____, 2023.

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

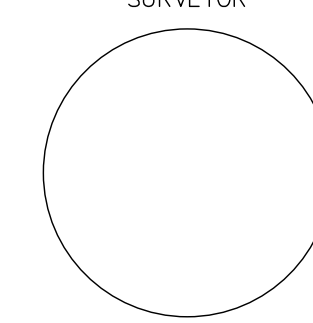
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 42 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 _____, 2023.

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

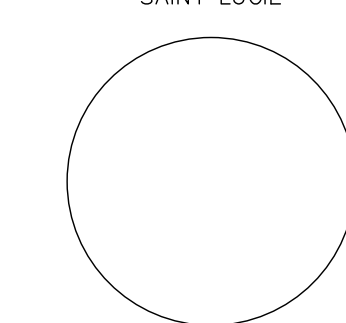
SEAL
SURVEYOR



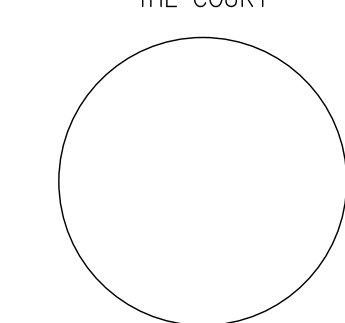
NOTES:

1. 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.
2. 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
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF WATER MANAGEMENT TRACT 1, SOUTHERN GROVE PLAT NO. 32, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 12, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 71°12'40" EAST.
4. PLAT CONTAINS 40.03 ACRES, MORE OR LESS.
5. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
6. 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.

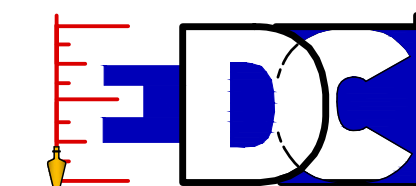
SEAL
CITY OF PORT
SAINT LUCIE



SEAL
CLERK OF
THE COURT



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

F & P.E. CERTIFICATE OF AUTHORIZATION 9935

L.B. CERTIFICATE OF AUTHORIZATION 8098

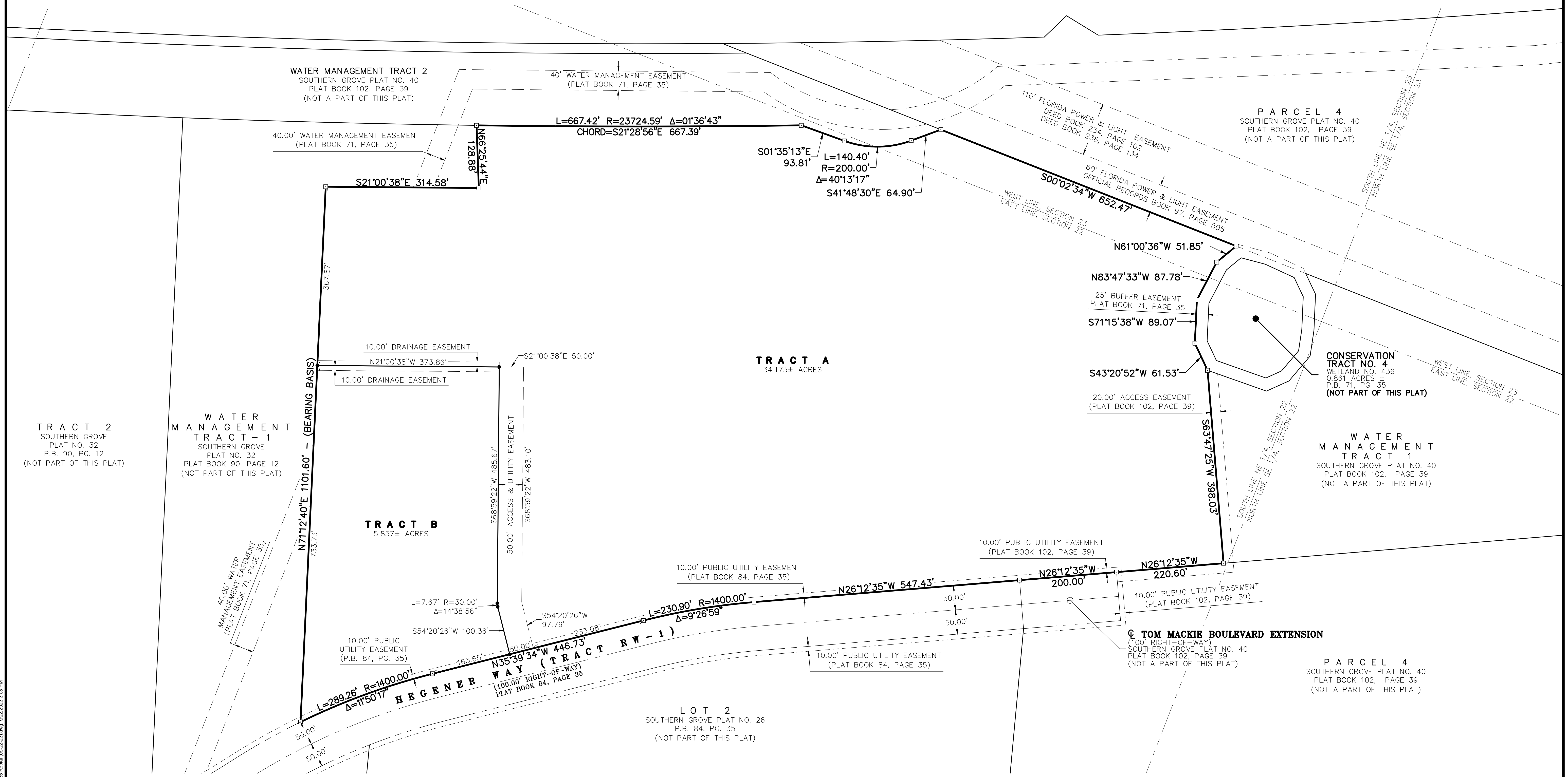
EDC PROJECT #21-325
CITY OF PORT ST. LUCIE
PROJECT NO. P22-132
PSLUSD FILE NO. 5339B

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SOUTHERN GROVE PLAT NO. 42

BEING A REPLAT OF PARCEL 1 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 22 & 23, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



TRACT 2
SOUTHERN GROVE
PLAT NO. 32
P.B. 90, PG. 12
(NOT A PART OF THIS PLAT)

WATER
MANAGEMENT
TRACT - 1
SOUTHERN GROVE
PLAT NO. 32
PLAT BOOK 90, PAGE 12
(NOT A PART OF THIS PLAT)

TRACT B
5.857± ACRES

TRACT A
34.175± ACRES

LOT 2
SOUTHERN GROVE PLAT NO. 26
P.B. 84, PG. 35
(NOT A PART OF THIS PLAT)

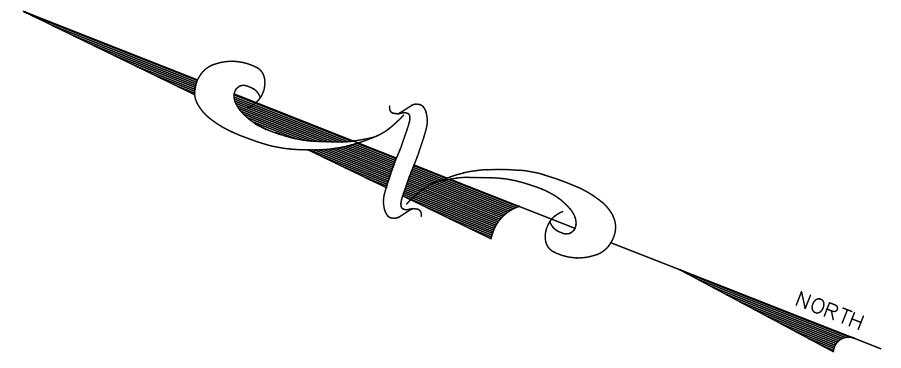
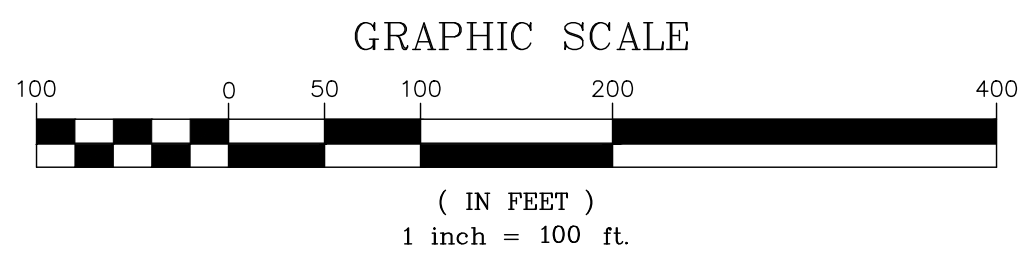
CONSERVATION
TRACT NO. 4
WETLAND NO. 436
0.861 ACRES ±
P.B. 71, PG. 35
(NOT A PART OF THIS PLAT)

WATER
MANAGEMENT
TRACT 1
SOUTHERN GROVE PLAT NO. 40
PLAT BOOK 102, PAGE 39
(NOT A PART OF THIS PLAT)

PARCEL 4
SOUTHERN GROVE PLAT NO. 40
PLAT BOOK 102, PAGE 39
(NOT A PART OF THIS PLAT)

LEGEND

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	○ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	● INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING P.L.S. PROFESSIONAL LAND SURVEYOR P.S.M. PROFESSIONAL SURVEYOR & MAPPER L.S. LAND SURVEYOR L.B. LICENSED BUSINESS P.R.M. PERMANENT REFERENCE MONUMENT P.C.P. PERMANENT CONTROL POINT FD FOUND IR&C 5/8" IRON ROD & CAP CM CONCRETE MONUMENT IR IRON ROD O.R.B. OFFICIAL RECORDS BOOK P.B. PLAT BOOK PG. PAGE B.E. BUFFER EASEMENT U.E. UTILITY EASEMENT P.U.E. PUBLIC UTILITY EASEMENT I.E. INGRESS/EGRESS EASEMENT REC. RECREATION TRACT	NGS NATIONAL GEODETIC SURVEY L.B.T. LANDSCAPE BUFFER TRACT L.S.E. LIFT STATION EASEMENT O.S.T. OPEN SPACE TRACT W.M.T. WATER MANAGEMENT TRACT R/W RIGHT-OF-WAY (NR) NON-RADIAL (D) DEED DISTANCE (C) CALCULATED DISTANCE SEC. SECTION TWP. TOWNSHIP RGE. RANGE S.P.C. STATE PLANE COORDINATE S.G. SOUTHERN GROVE CCR CERTIFIED CORNER RECORD Δ/D CURVE CENTRAL ANGLE/DELTA R RADIUS L CURVE LENGTH CB CHORD BEARING CD CHORD DISTANCE
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PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



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L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC PROJECT #21-325
CITY OF PORT ST. LUCIE
PROJECT NO. P22-132
PSLUSD FILE NO. 5339B SHEET 2 OF 2

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