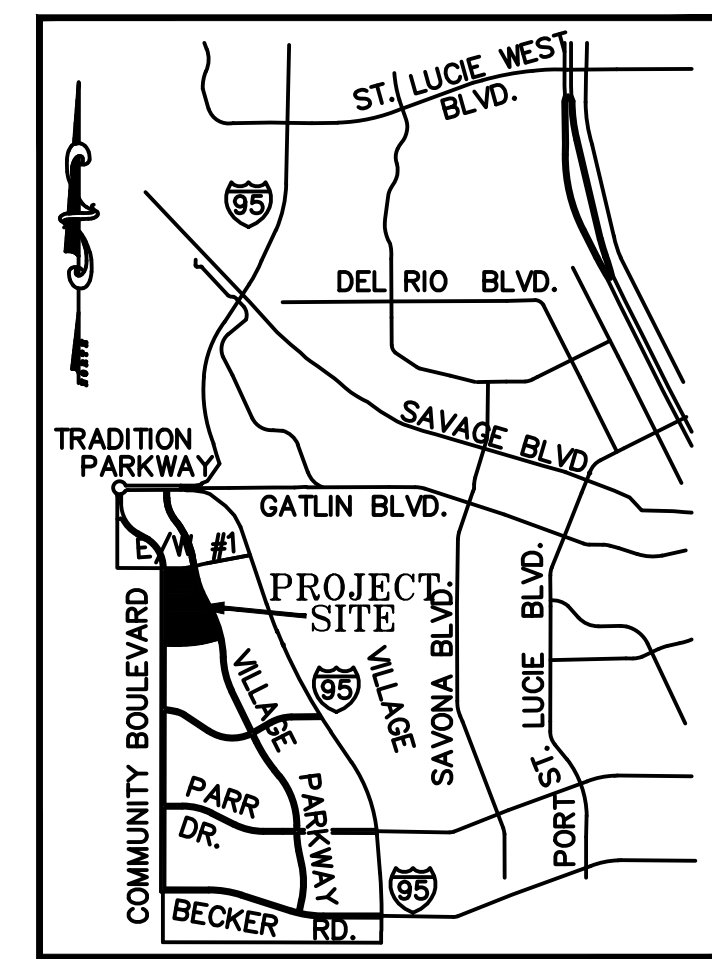


# TELARO AT SOUTHERN GROVE PLAT 2

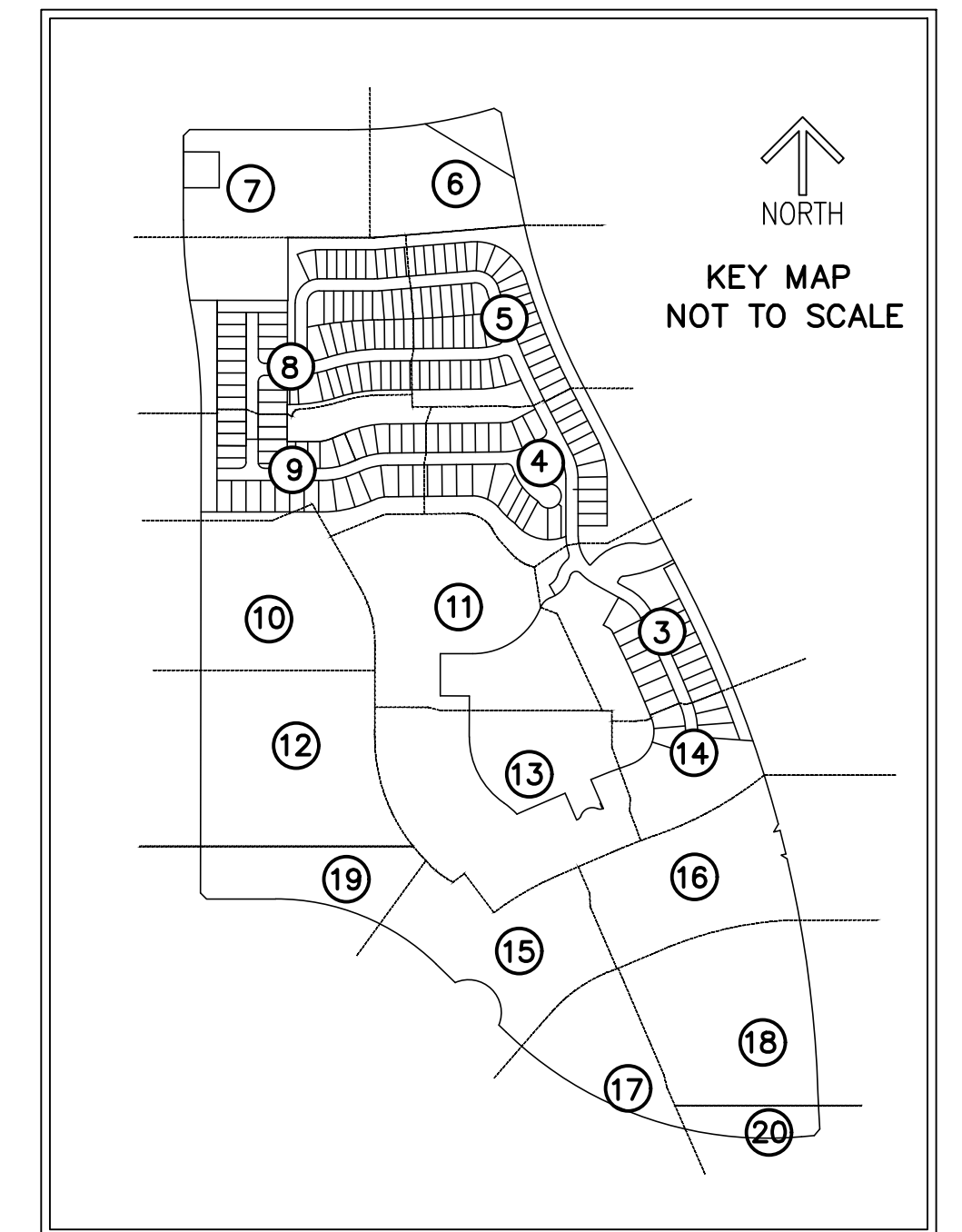
BEING A REPLAT OF LOTS 2, 3, 12, 13, 59, 60, 61, 79, 80, 81, 82, 89, 90, 95, 96, 124, 125, 126, 127, TRACT 0-5, THE COMMERCIAL TRACT, THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT, TRACT PARK AND THE FUTURE DEVELOPMENT TRACT 1, TELARO AT SOUTHERN GROVE, AS SHOWN ON THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE 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



**LOCATION MAP**

NOT TO SCALE



**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "TELARO AT SOUTHERN GROVE PLAT 2", BEING A REPLAT OF LOTS 2, 3, 12, 13, 59, 60, 61, 79, 80, 81, 82, 89, 90, 95, 96, 124, 125, 126, 127, TRACT 0-5, THE COMMERCIAL TRACT, THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT, TRACT PARK AND THE FUTURE DEVELOPMENT TRACT 1, TELARO AT SOUTHERN GROVE, AS SHOWN ON THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

CONTAINING 107.349 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

- FUTURE DEVELOPMENT TRACT A, AS SHOWN HEREON, IS RESERVED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- AMENITY CENTER TRACT AS SHOWN HEREON, ARE HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- COMMERCIAL TRACT A AS SHOWN HEREON, ARE HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL USE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID MATTAMY PALM BEACH, LLC.
- UTILITY SITE TRACT A AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR UTILITY USE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID CITY OF PORT ST. LUCIE, FLORIDA.
- TRACT PARK A AS SHOWN HEREON, ARE HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID TELARO HOMEOWNERS ASSOCIATION, INC.
- A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. 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 THEREFORE OR COST TO THE CITY.
- THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED FOR AN IRRIGATION EASEMENT TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6, ITS SUCCESSORS AND ASSIGNS.

**CERTIFICATE OF OWNERSHIP & DEDICATION:**

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

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

**ACKNOWLEDGEMENT:**

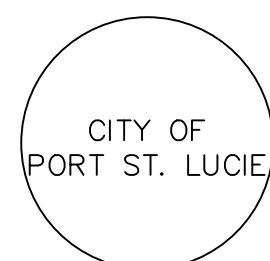
STATE OF FLORIDA)  
 COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY GREGORY J. ORAVEC, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY OF PORT ST. LUCIE, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

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



**CERTIFICATE OF OWNERSHIP & DEDICATION:**

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WITNESS: \_\_\_\_\_  
 PRINT NAME MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 DAN GROSSWALD  
 VICE PRESIDENT

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

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY DAN GROSSWALD, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

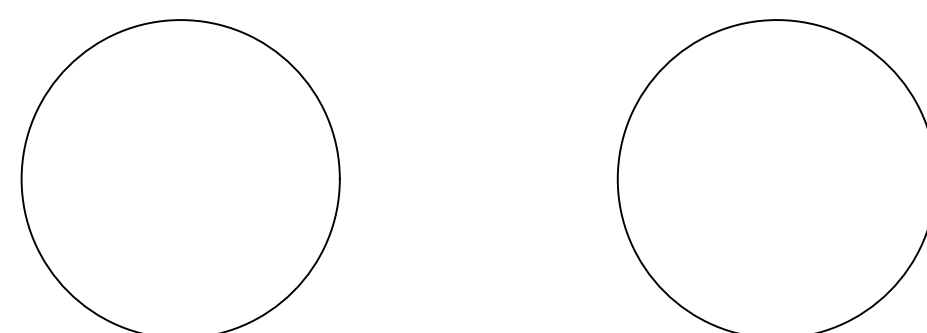
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

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

MATTAMY PALM BEACH, LLC,  
 DELAWARE LIMITED LIABILITY COMPANY

MATTAMY PALM BEACH, LLC,  
 DELAWARE LIMITED LIABILITY COMPANY  
 NOTARY



**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 \_\_\_\_\_, 2021.

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

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°57'32"E. ALONG THE SOUTH RIGHT-OF-WAY OF E/W 1 R/W (A 150.00 FOOT WIDE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- 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.
- 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.

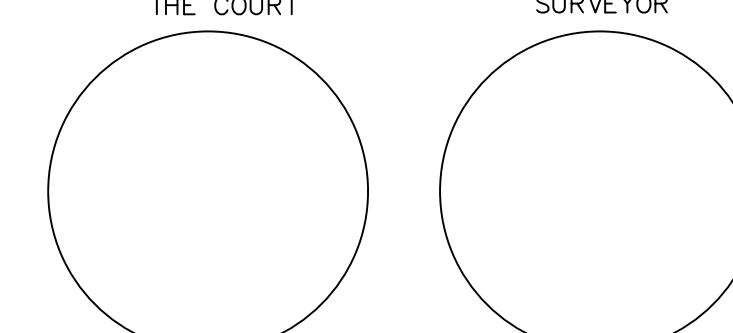
**SURVEYOR'S CERTIFICATE:**

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CLERK OF THE COURT

SURVEYOR



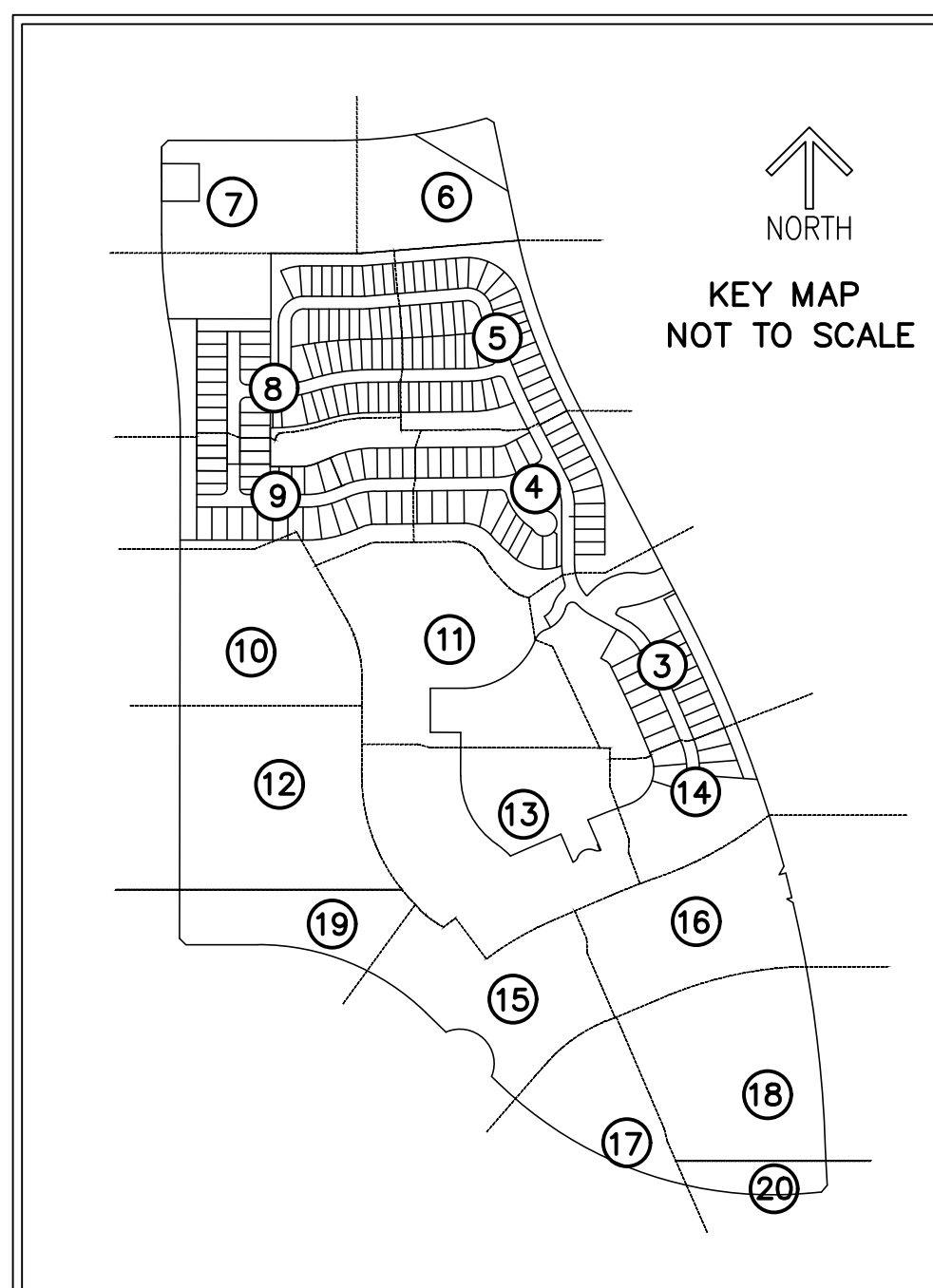
\_\_\_\_\_  
 RONNIE L. FURNISS  
 PROFESSIONAL SURVEYOR MAPPER #6272  
 STATE OF FLORIDA,  
 CAULFIELD AND WHEELER, INC.  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 (561)392-1991  
 CERTIFICATION OF AUTHORIZATION NO.  
 LB 3591

# TELARO AT SOUTHERN GROVE PLAT 2

BEING A REPLAT OF LOTS 2, 3, 12, 13, 59, 60, 61, 79, 80, 81, 82, 89, 90, 95, 96, 124, 125, 126, 127, TRACT 0-5, THE COMMERCIAL TRACT, THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT, TRACT PARK AND THE FUTURE DEVELOPMENT TRACT 1, TELARO AT SOUTHERN GROVE, AS SHOWN ON THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE 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



TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION  
NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED TELARO HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

TELARO HOMEOWNERS  
ASSOCIATION, INC.,  
A FLORIDA CORPORATION  
NOT FOR PROFIT.

WITNESS: \_\_\_\_\_  
BY: ANTHONY J. PALUMBO III  
PRESIDENT

WITNESS: \_\_\_\_\_

TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION  
NOT FOR PROFIT:

**ACKNOWLEDGEMENT:**

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

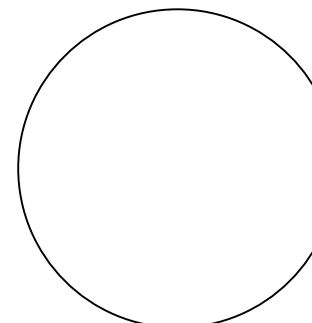
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

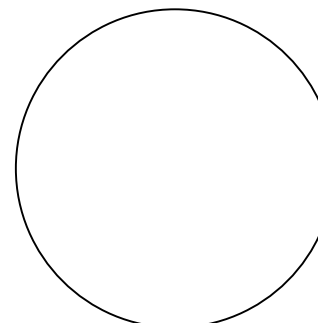
\_\_\_\_\_  
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
COMMISSION NUMBER PRINT NAME: \_\_\_\_\_

TELARO HOMEOWNERS  
ASSOCIATION, INC.



TELARO HOMEOWNERS  
ASSOCIATION, INC.  
NOTARY



**TITLE CERTIFICATION:**

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

THE UNDERSIGNED, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, AT \_\_\_\_\_ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMY PALM BEACH 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 2020.
- 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

STEVEN R. PARSON, PARTNER  
FLORIDA BAR NO. 351903  
SHUTTS & BOWEN LLP  
525 OKEECHOBEE BLVD., SUITE 1100  
WEST PALM BEACH, FL 33401

**ACCEPTANCE OF DEDICATION:**

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), 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 WATER MANAGEMENT AND NON EXCLUSIVE INGRESS, DRAINAGE AND UTILITY EASEMENT, 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 TRACTS 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 \_\_\_\_\_, 2021

CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES:

**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 \_\_\_\_\_ CHAIRMAN, ON BEHALF OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

\_\_\_\_\_  
COMMISSION NUMBER PRINT NAME: \_\_\_\_\_

**CITY OF PORT ST LUCIE APPROVAL OF PLAT:**

STATE OF FLORIDA )  
COUNTY OF ST LUCIE )

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TELARO AT SOUTHERN GROVE PLAT 2, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY OF PORT ST LUCIE: \_\_\_\_\_  
GREGORY J. ORAVEC, MAYOR

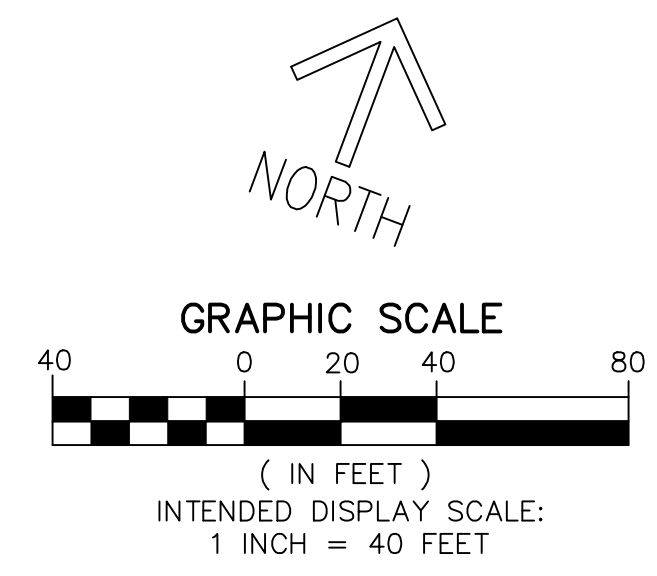
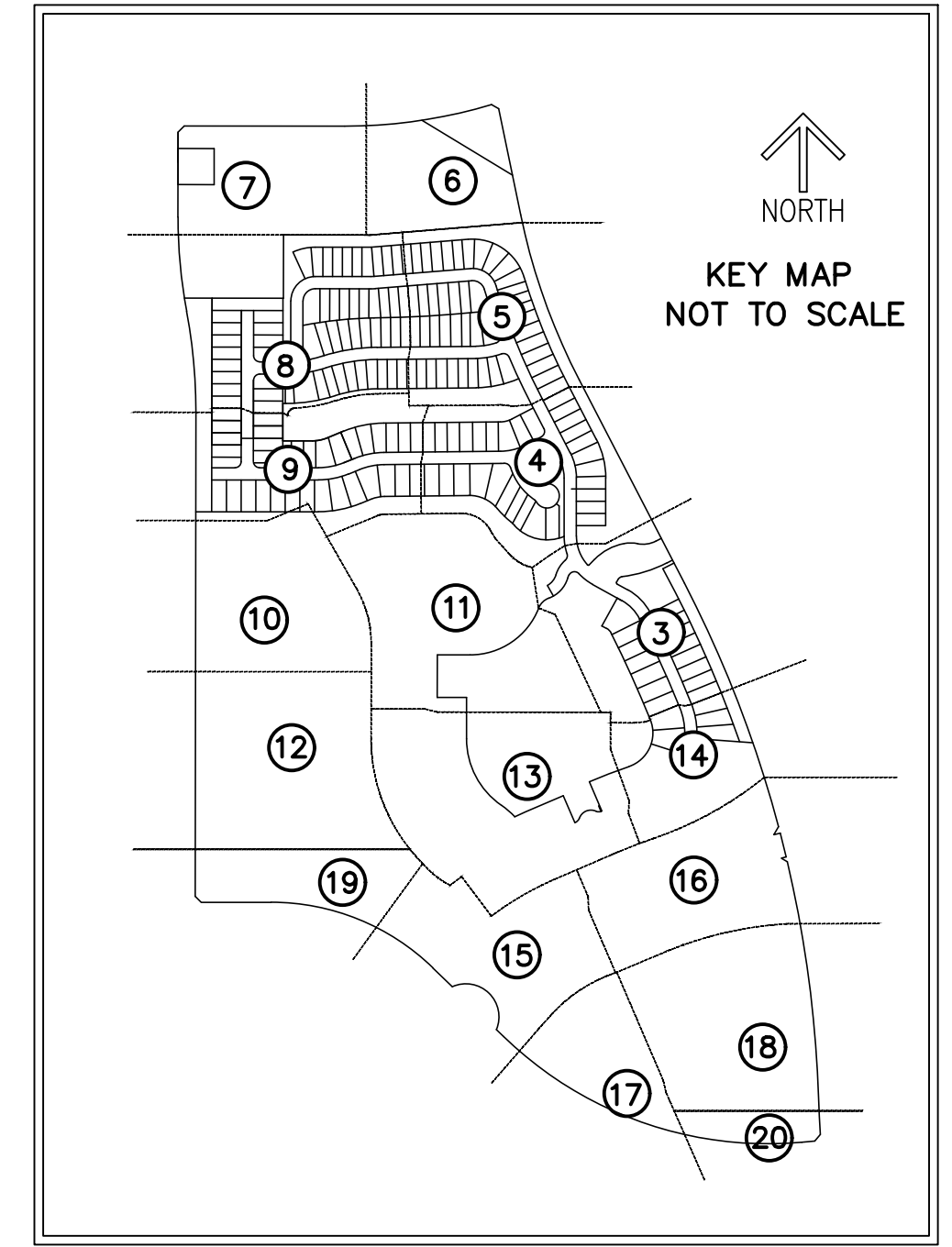
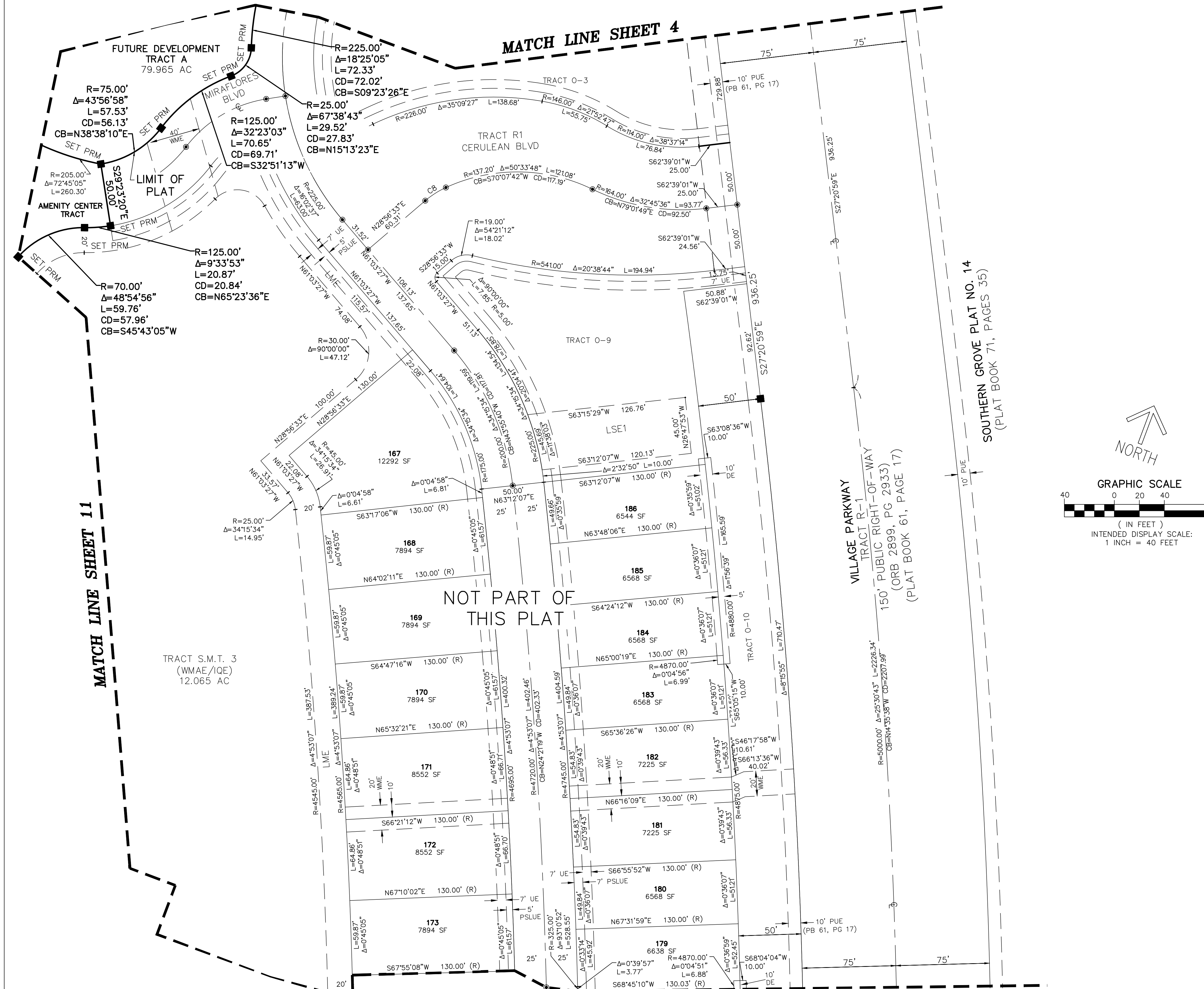
ATTEST: \_\_\_\_\_  
SALLY WALSH, CITY CLERK



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

# TELARO AT SOUTHERN GROVE PLAT 2

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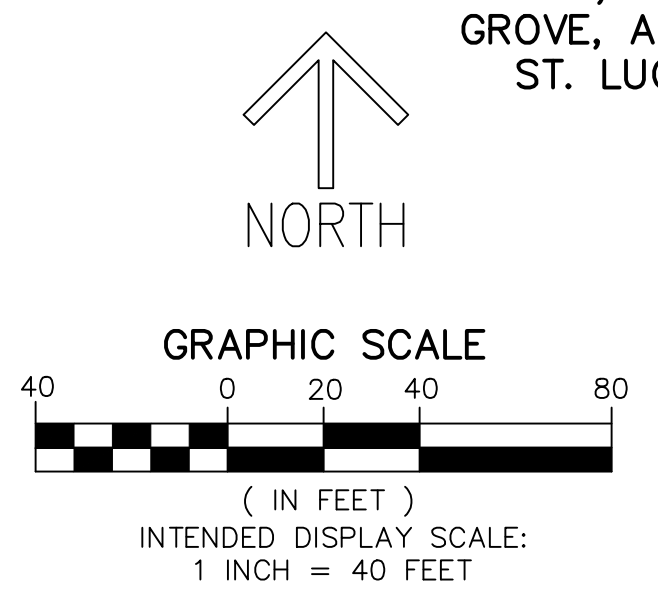


- LEGEND/ABBREVIATIONS**
- Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FND - FOUND
  - FE - FENCE EASEMENT
  - IR - IRRIGATION QUALITY EASEMENT
  - LB - LICENSED BUSINESS
  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LSE - LIFT STATION EASEMENT
  - WME - WATER MANAGEMENT EASEMENT
  - MEB - MAINTENANCE EASEMENT BUFFER
  - ORB - OFFICIAL RECORD BOOK
  - PB - PLAT BOOK
  - PDE - PRIVATE DRAINAGE EASEMENT
  - PG - PAGE
  - PUE - PUBLIC UTILITY EASEMENT
  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED
  - C&W PRM LB 3591
  - - DENOTES PERMANENT CONTROL POINT

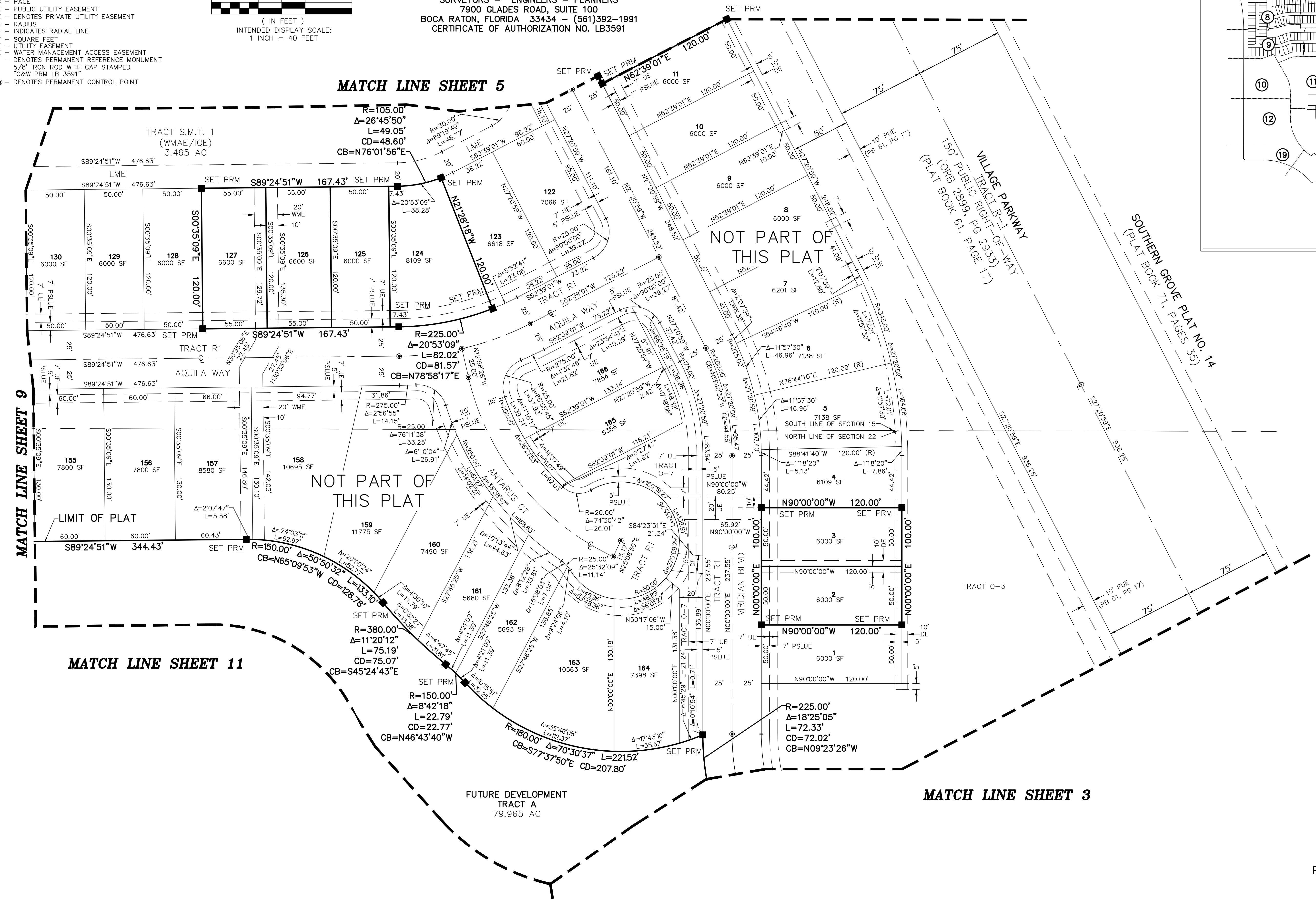
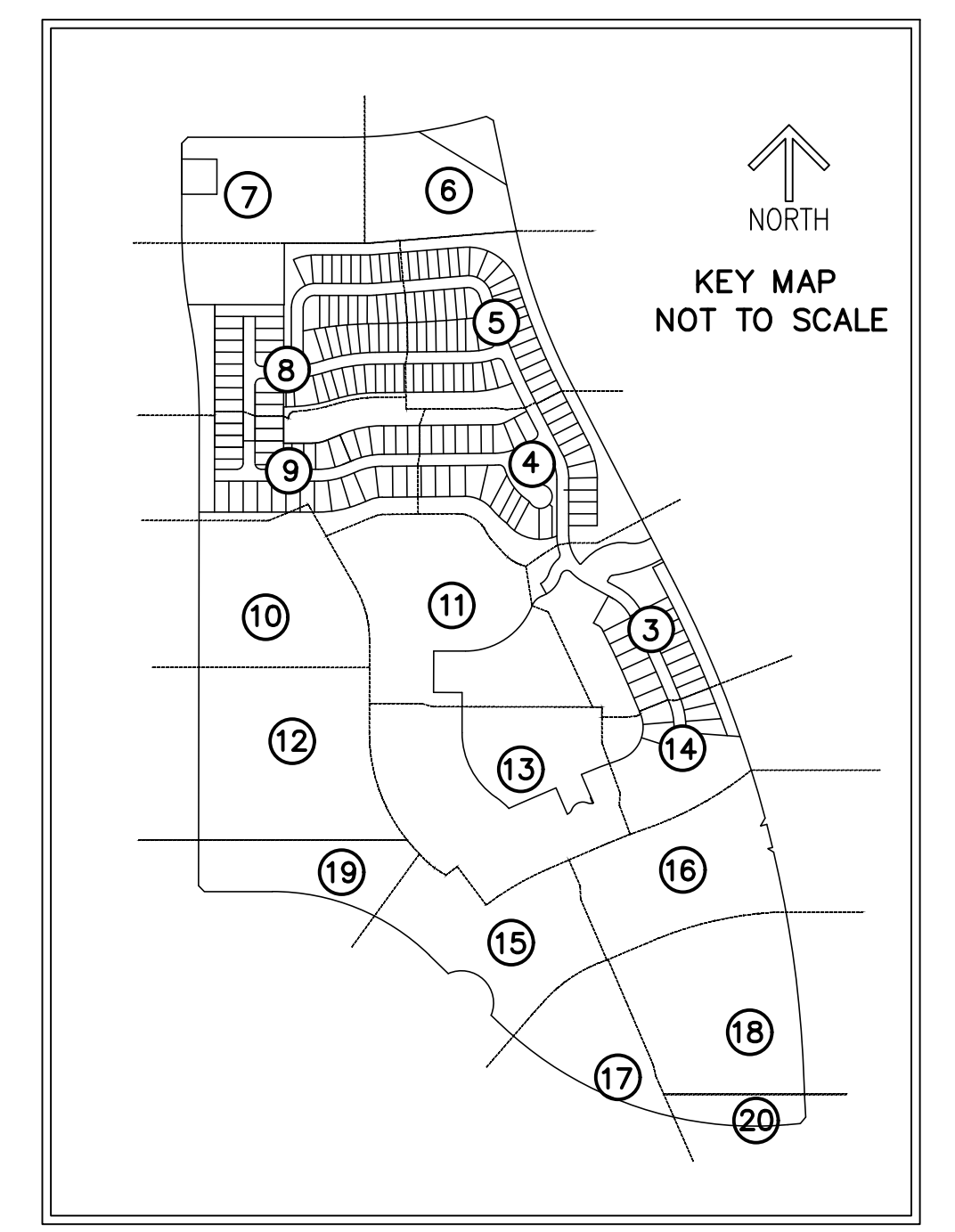
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- LEGEND / ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FND - FOUND
  - FE - FENCE EASEMENT
  - IOE - IRRIGATION QUALITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LSE - LIFT STATION EASEMENT
  - WME - WATER MANAGEMENT EASEMENT
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  - SF - SQUARE FEET
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  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT



THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
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 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591



# TELARO AT SOUTHERN GROVE PLAT 2

BEING A REPLAT OF LOTS 2, 3, 12, 13, 59, 60, 61, 79, 80, 81, 82, 89, 90, 95, 96, 124, 125, 126, 127, TRACT 0-5, THE COMMERCIAL TRACT, THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT, TRACT PARK AND THE FUTURE DEVELOPMENT TRACT 1, TELARO AT SOUTHERN GROVE, AS SHOWN ON THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

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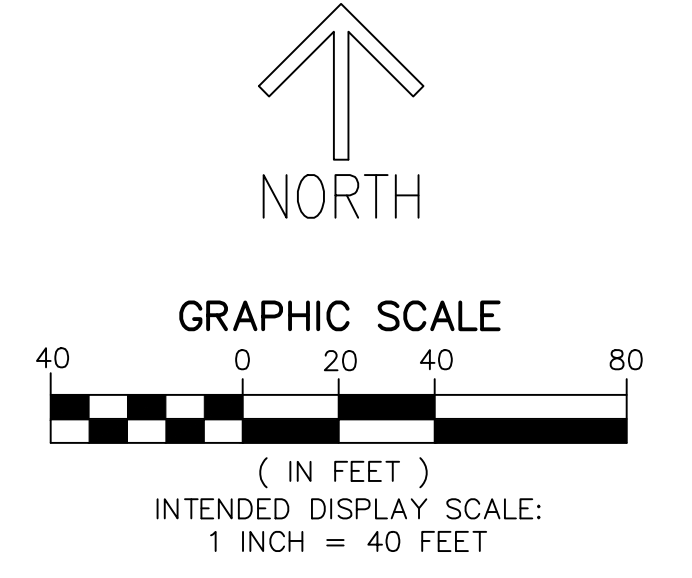
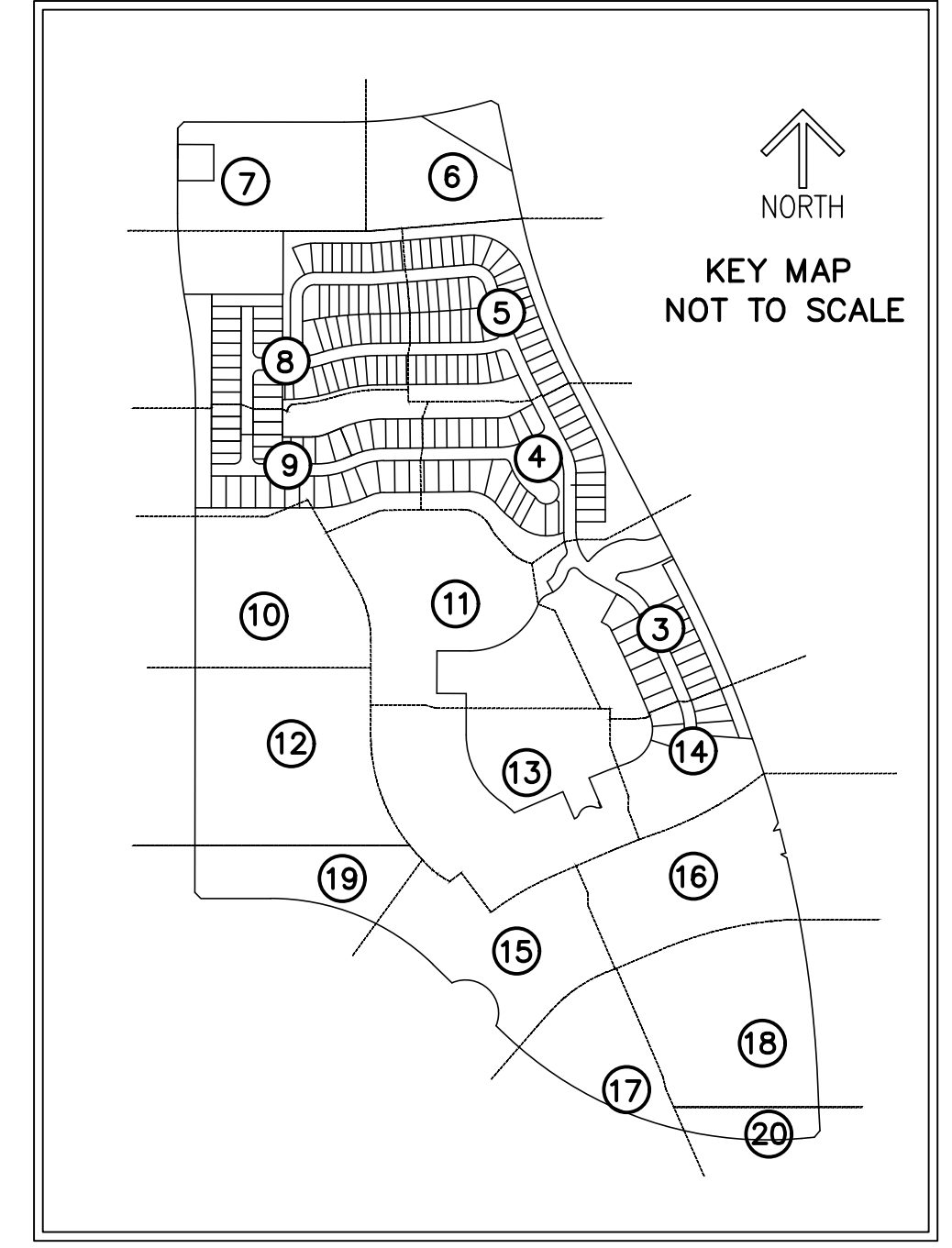
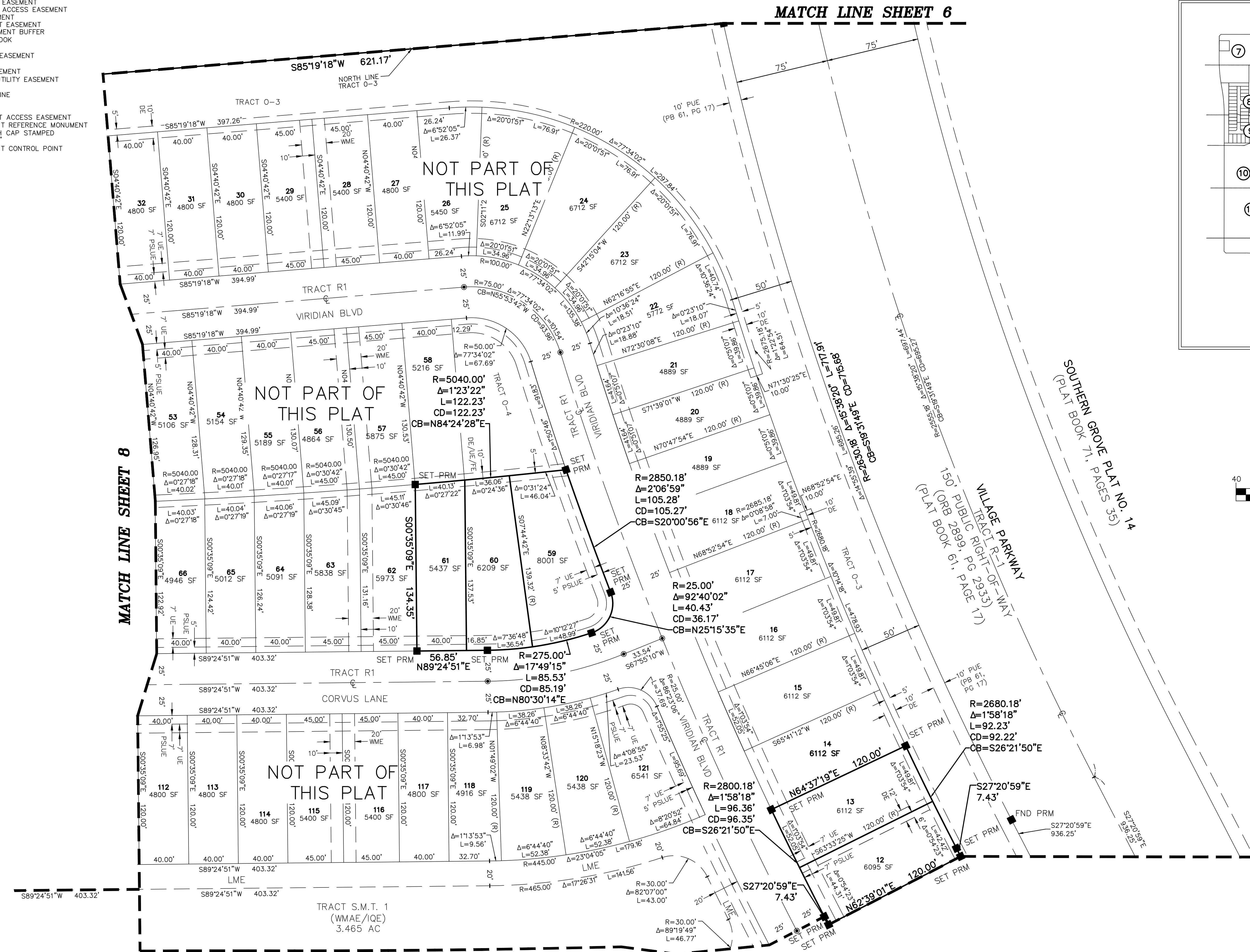
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**MATCH LINE SHEET 6**

**MATCH LINE SHEET 8**

**MATCH LINE SHEET 9**

**MATCH LINE SHEET 4**



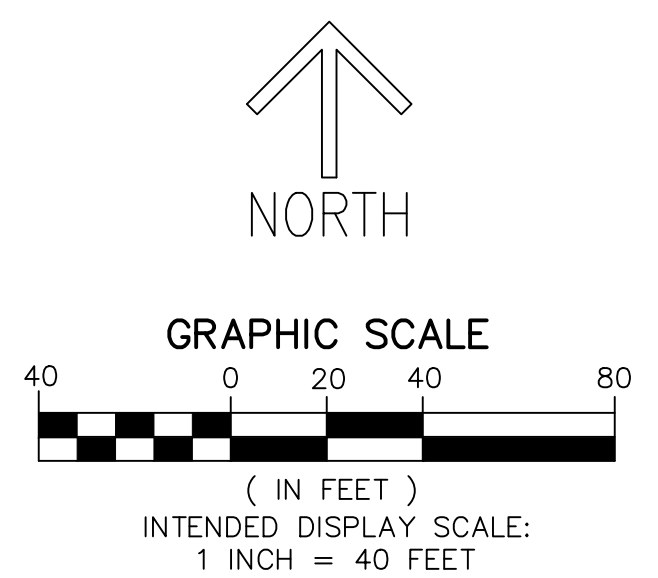
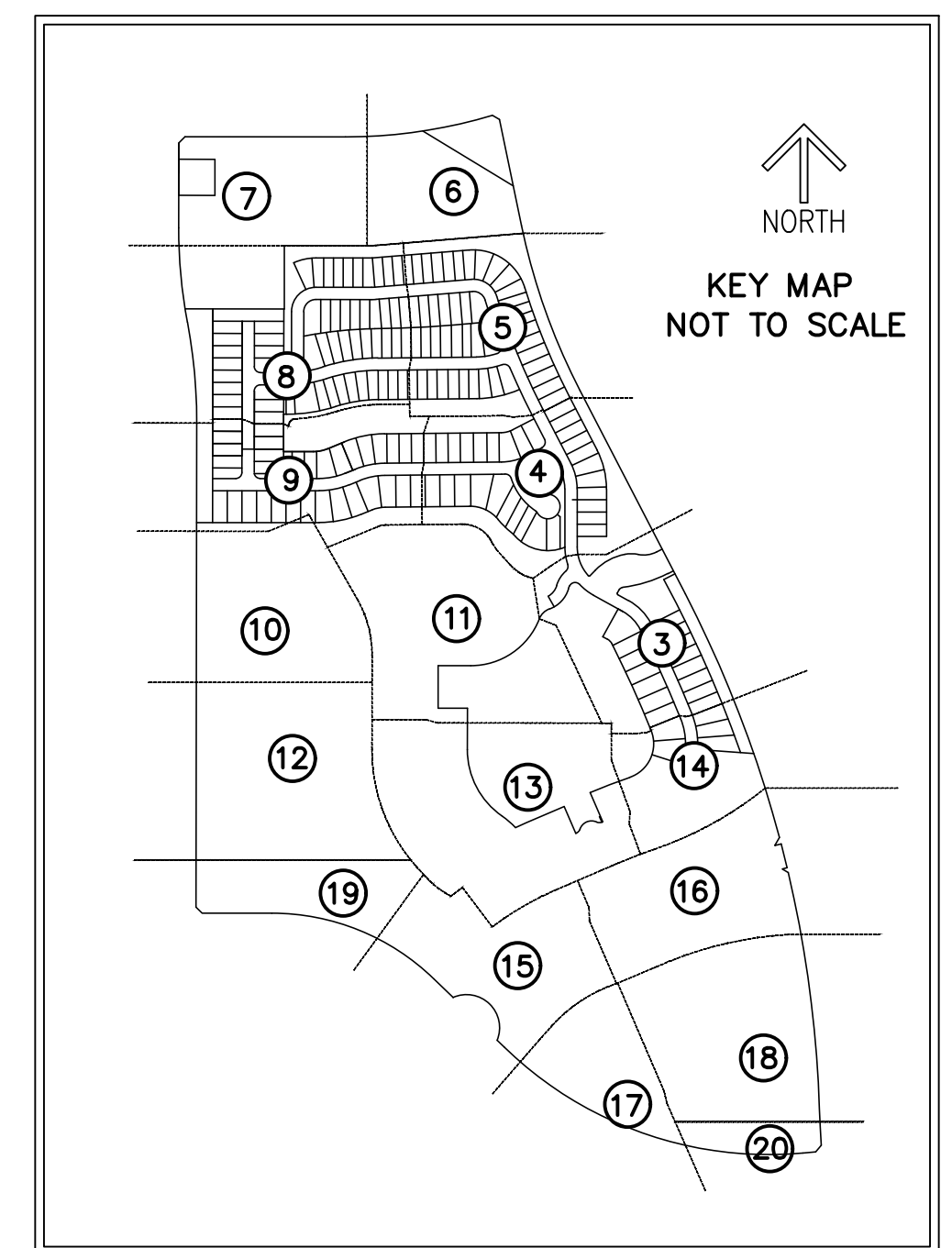
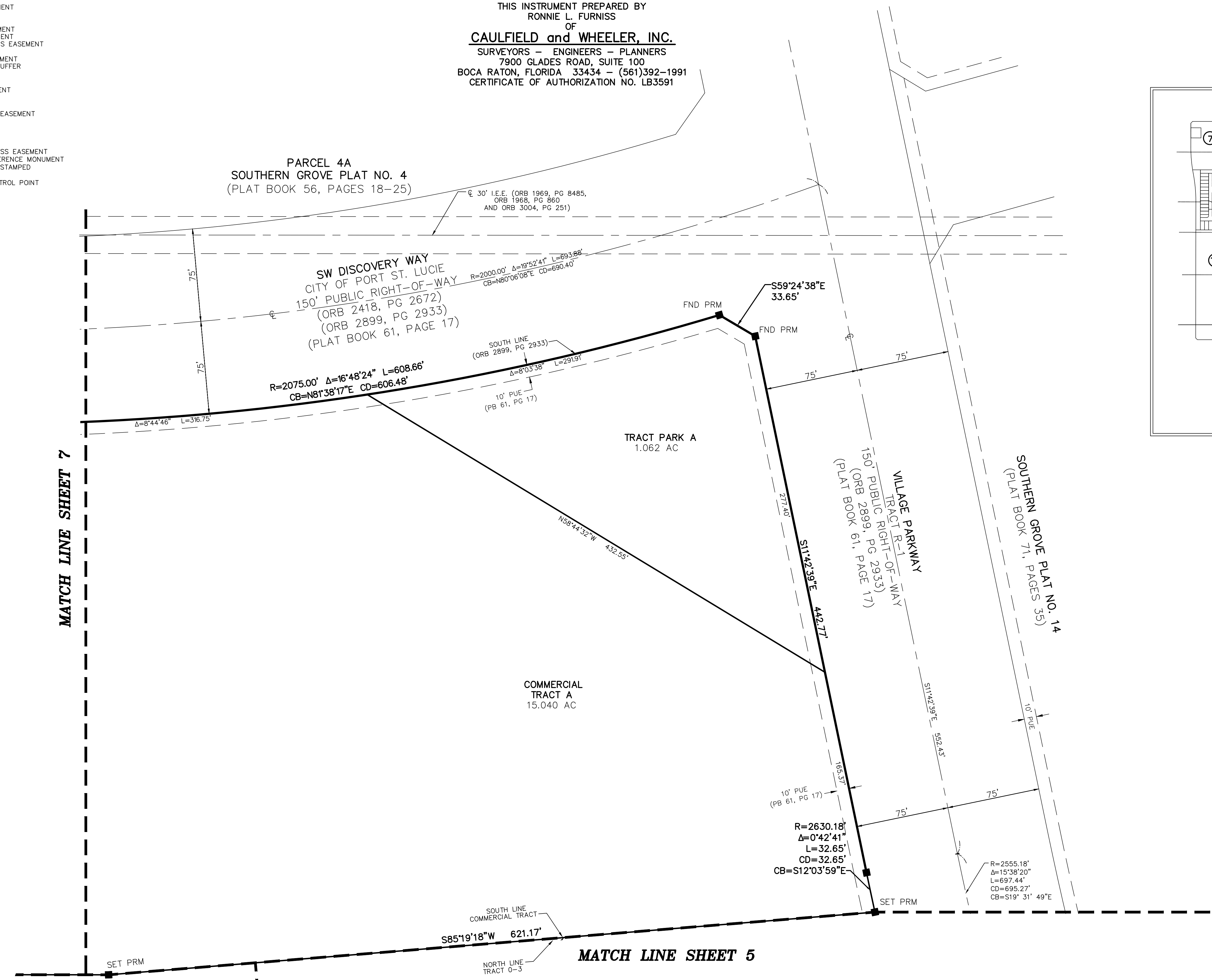
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PARCEL 4A  
 SOUTHERN GROVE PLAT NO. 4  
 (PLAT BOOK 56, PAGES 18-25)



MATCH LINE SHEET 8

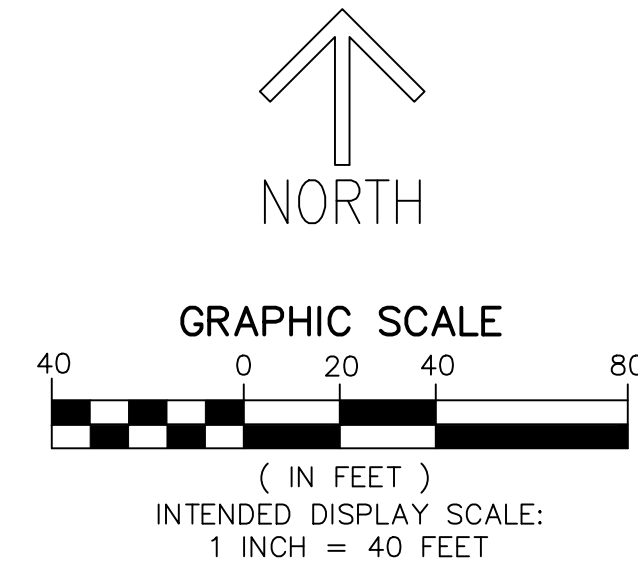
MATCH LINE SHEET 7

MATCH LINE SHEET 5

# TELARO AT SOUTHERN GROVE PLAT 2

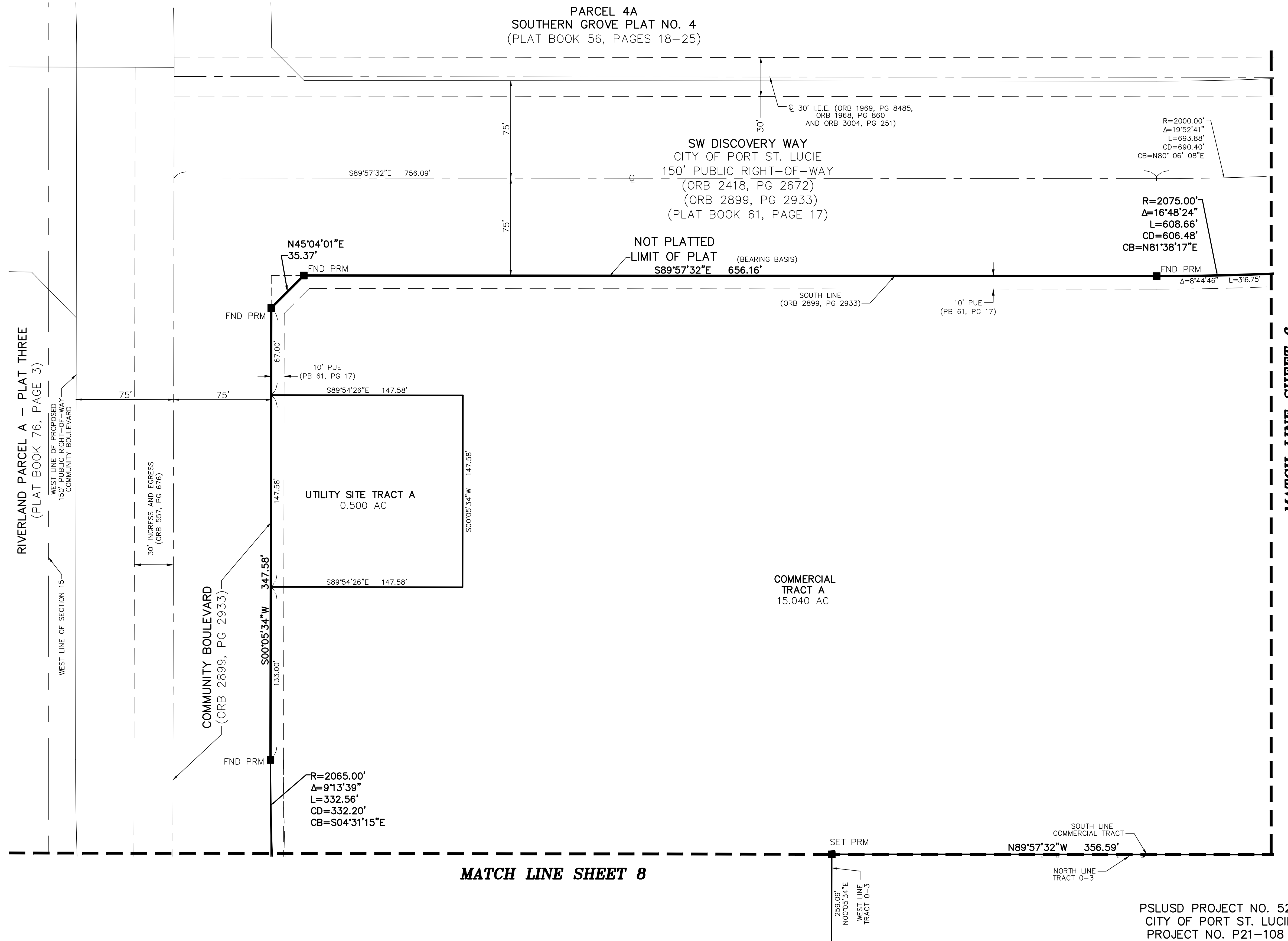
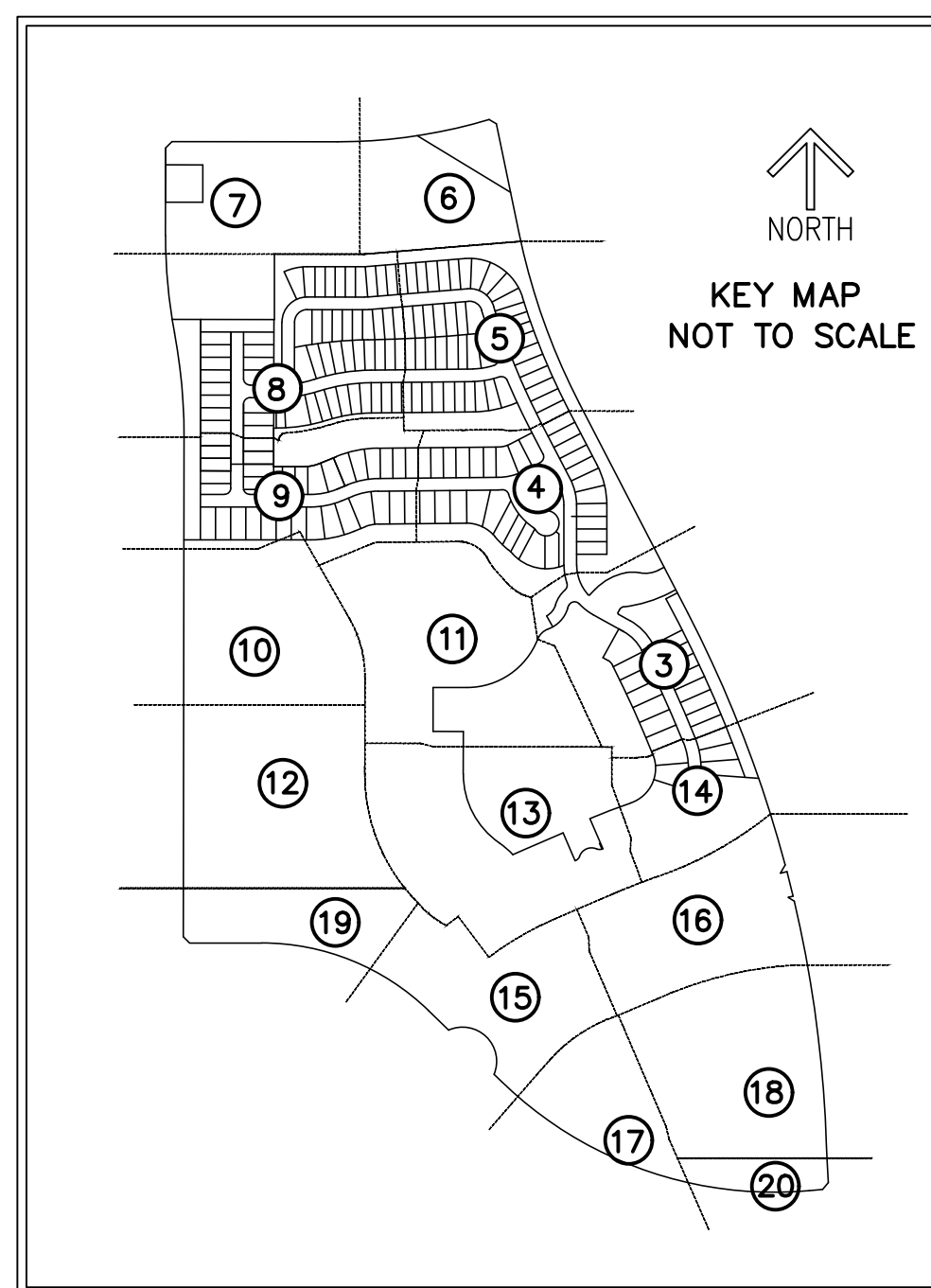
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**MATCH LINE SHEET 8**

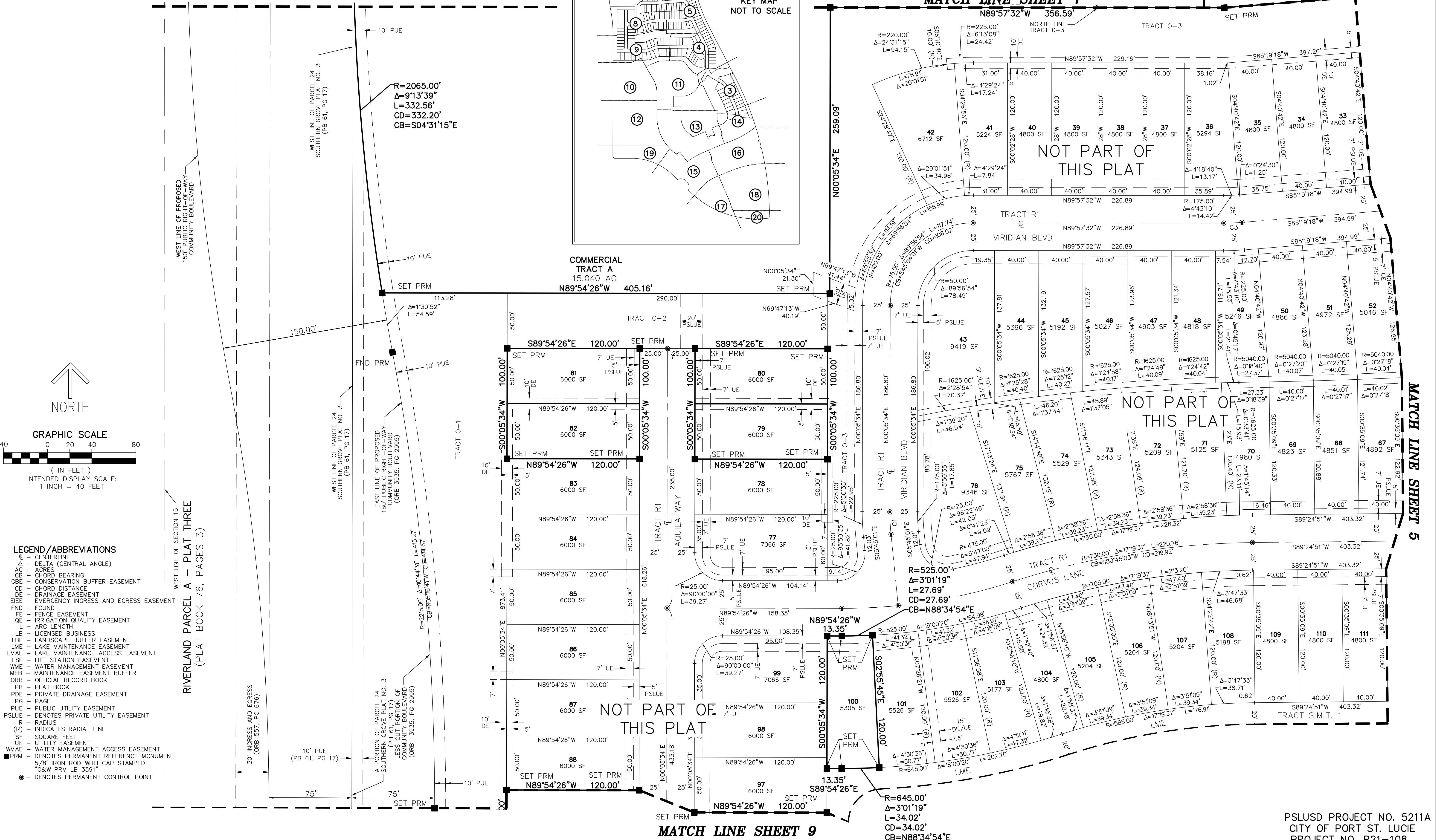
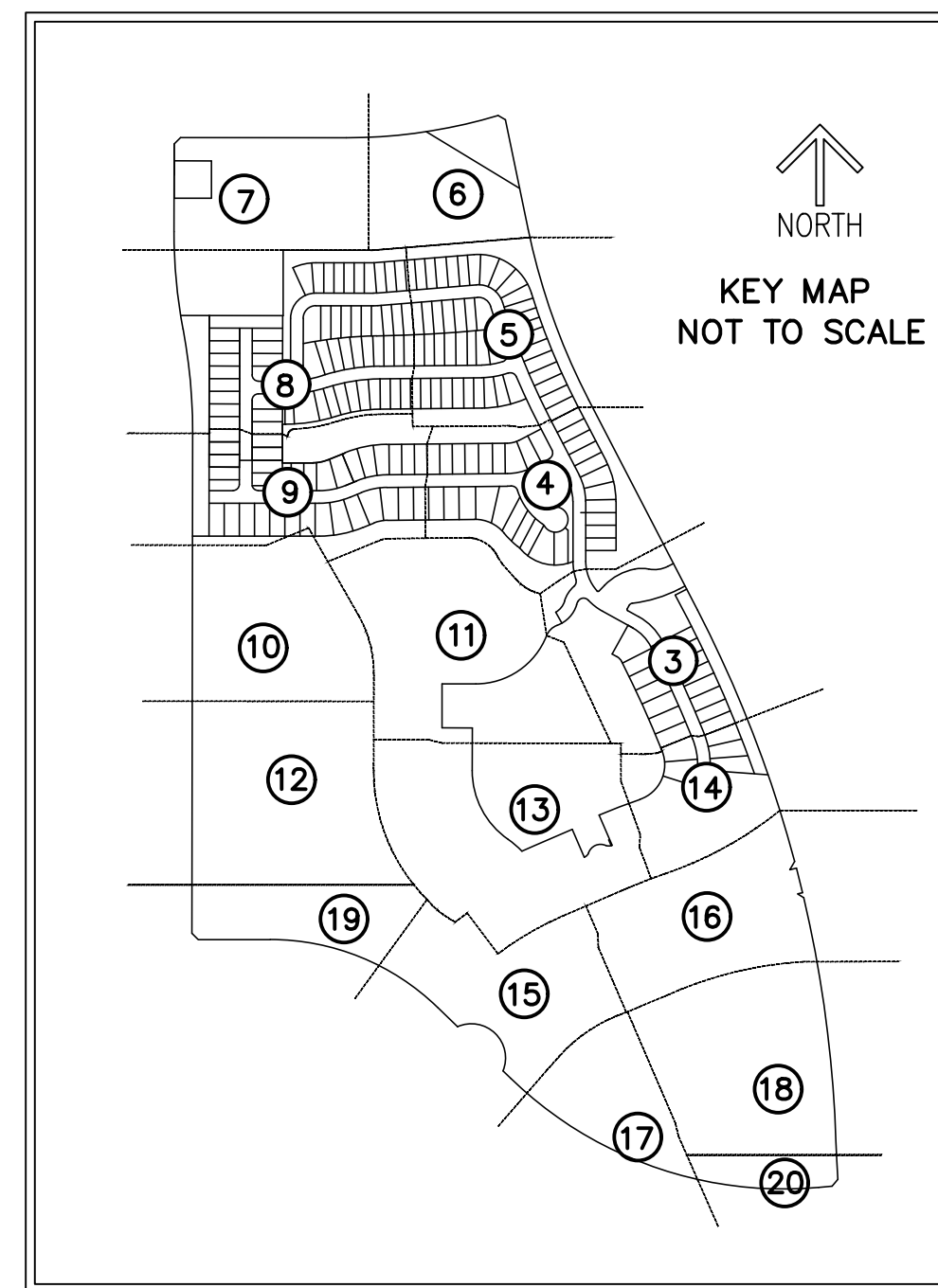
**MATCH LINE SHEET 6**

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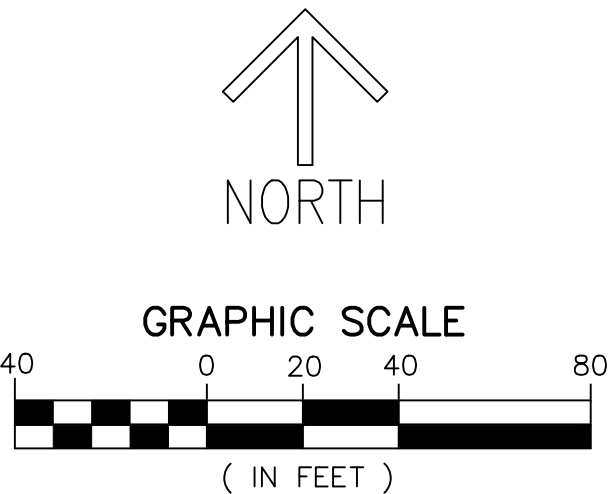
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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5°50'35"	200.00'	20.40'	S2° 49' 43"E	20.39'
C3	4°43'10"	200.00'	16.47'	S87° 40' 53"W	16.47'



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RIVERLAND PARCEL A - PLAT THREE  
 (PLAT BOOK 76, PAGES 3)

MATCH LINE SHEET 9

MATCH LINE SHEET 7

MATCH LINE SHEET 6

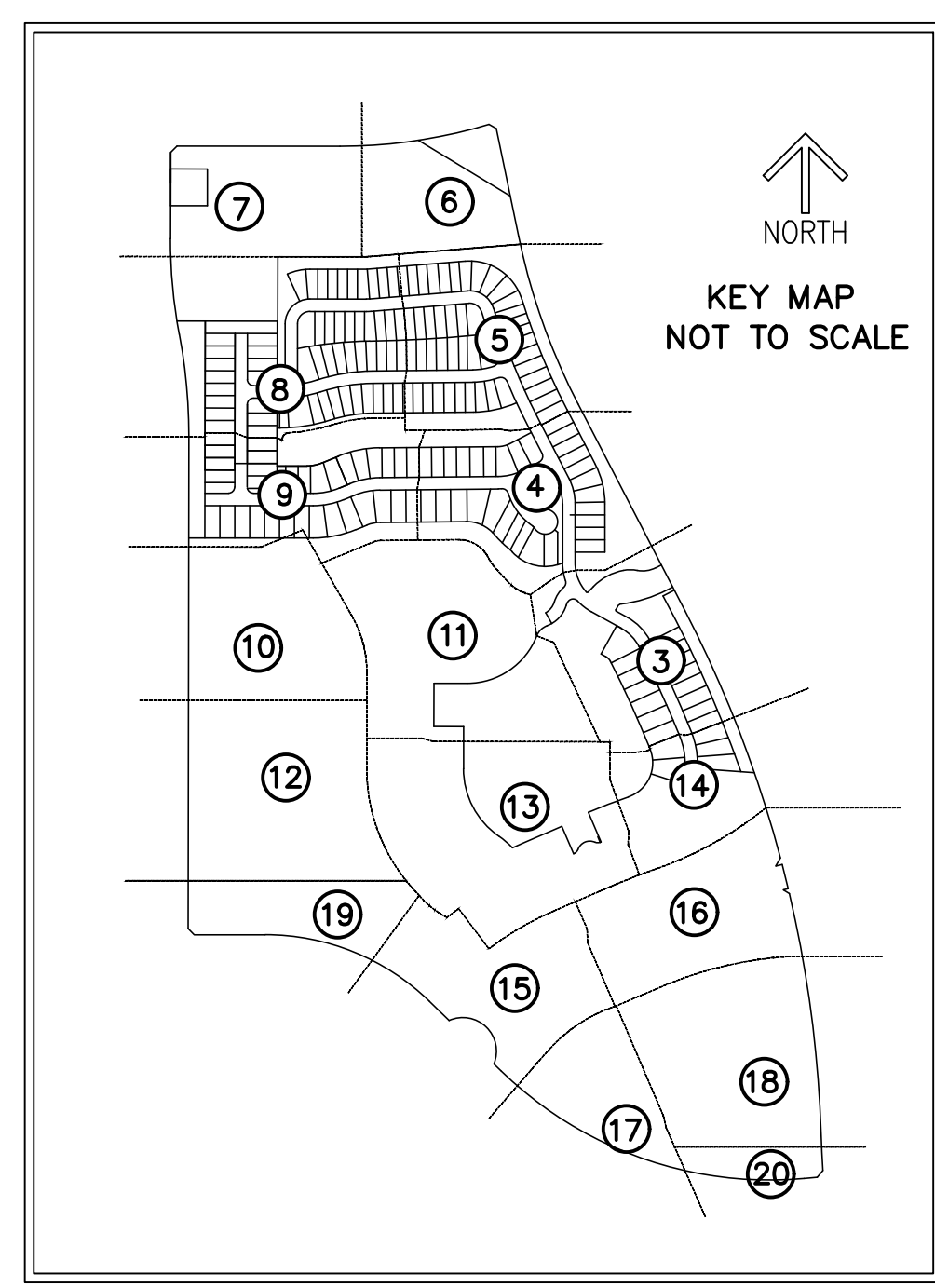
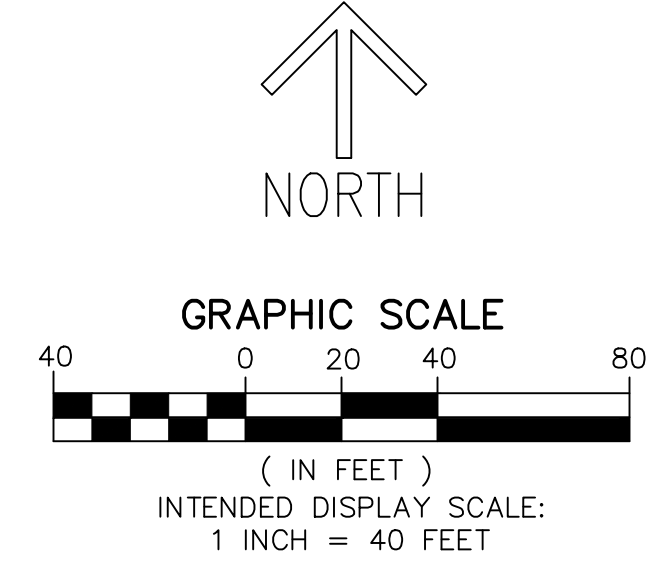
MATCH LINE SHEET 5



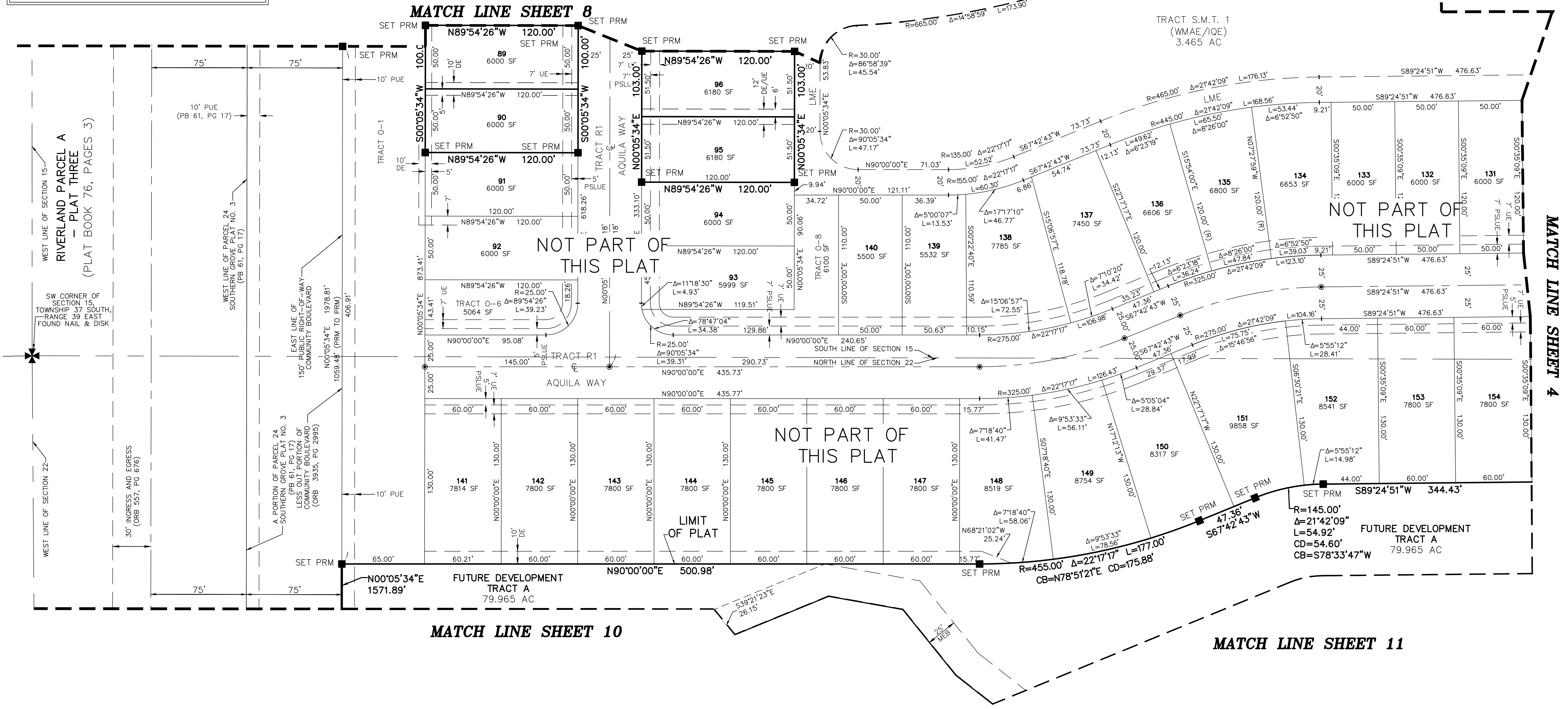
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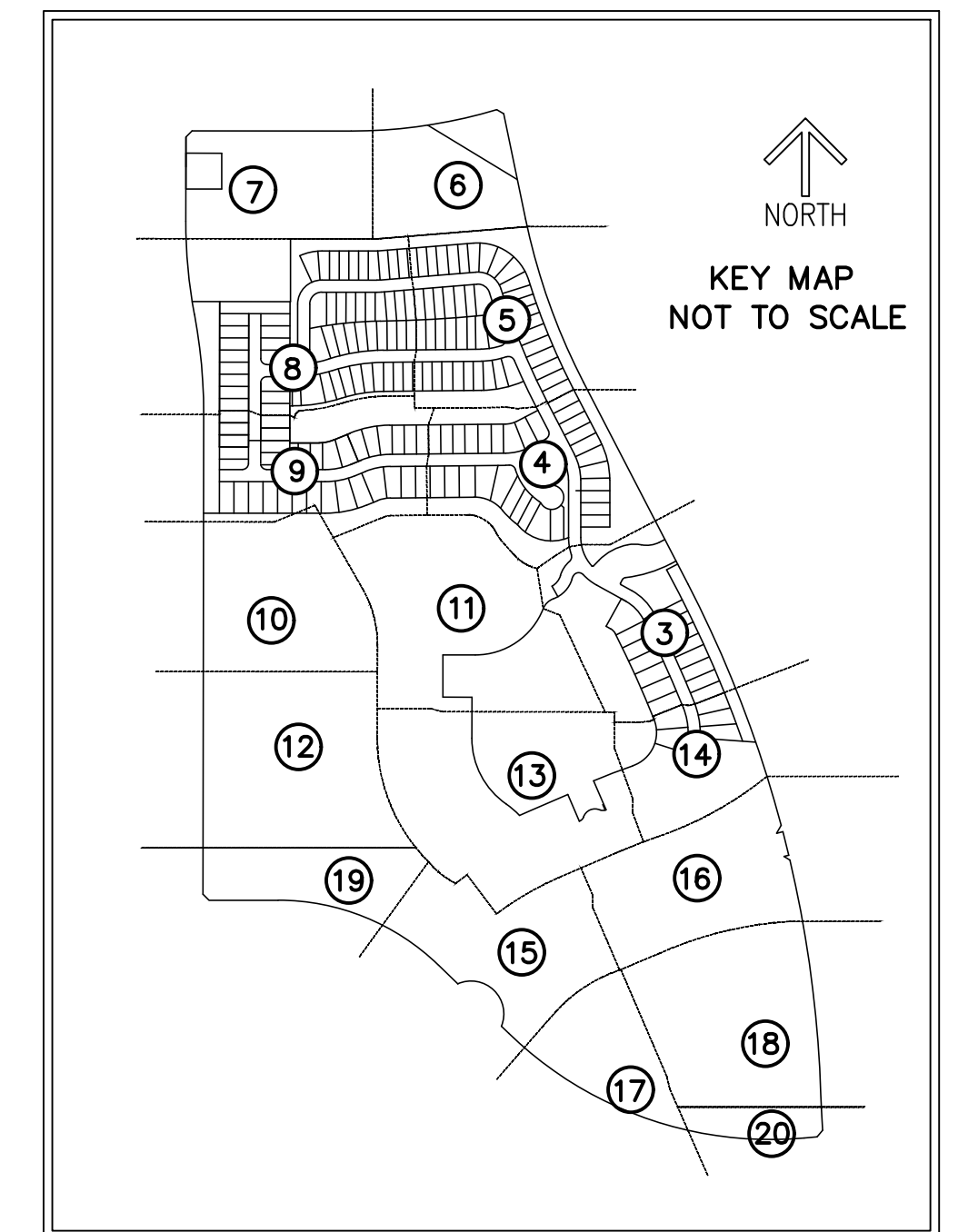
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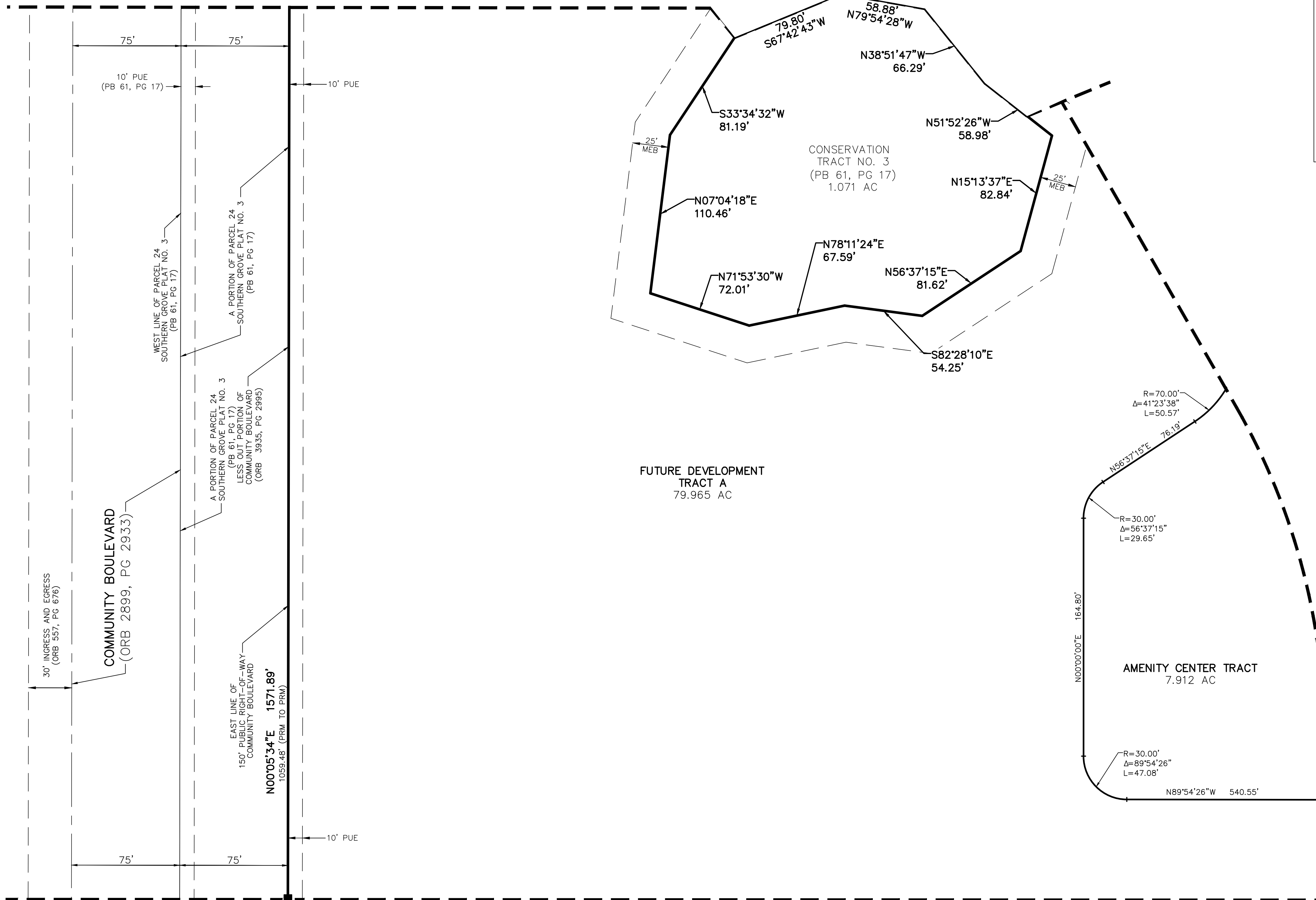
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**MATCH LINE SHEET 9**



**MATCH LINE SHEET 11**

**MATCH LINE SHEET 12**

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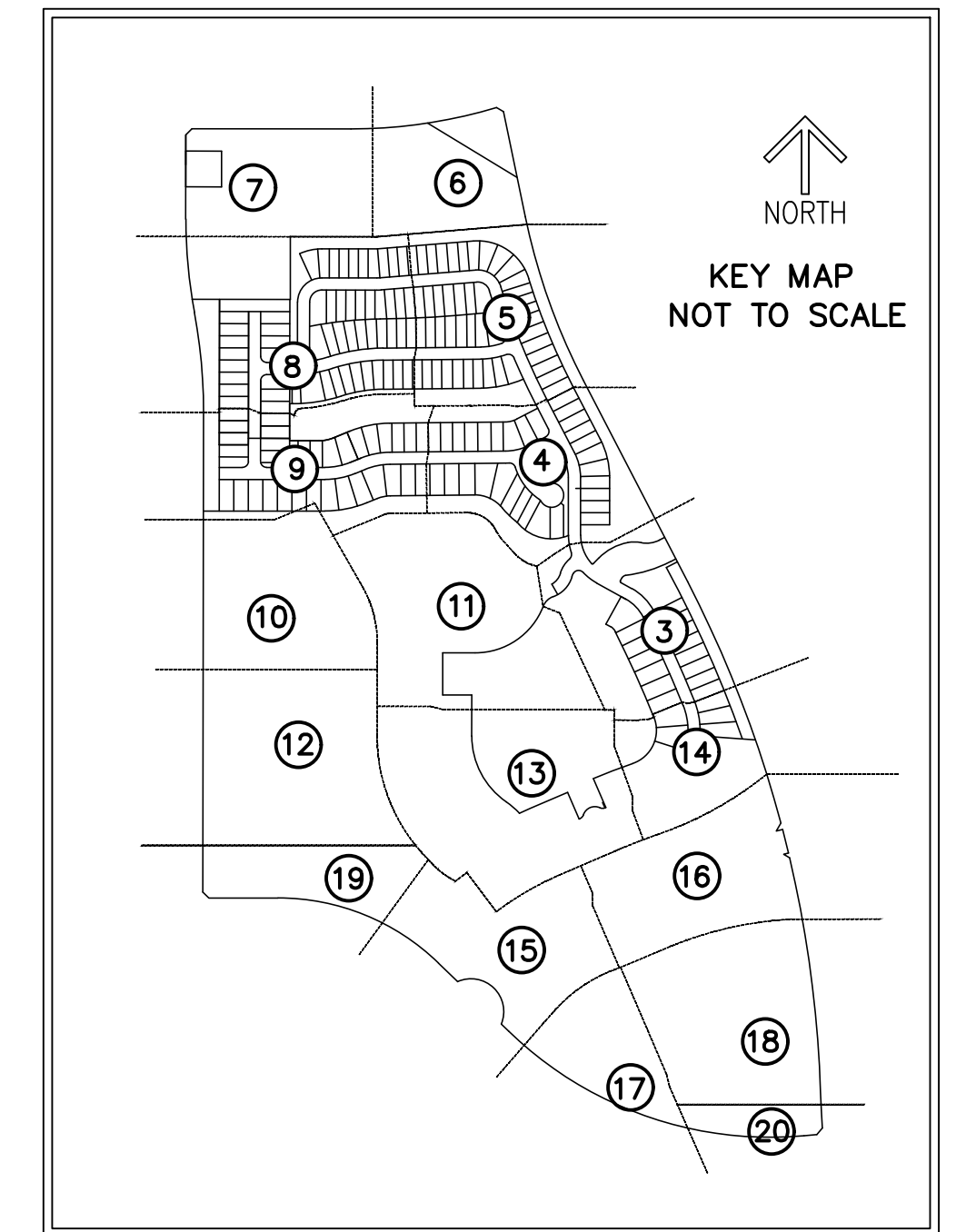
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

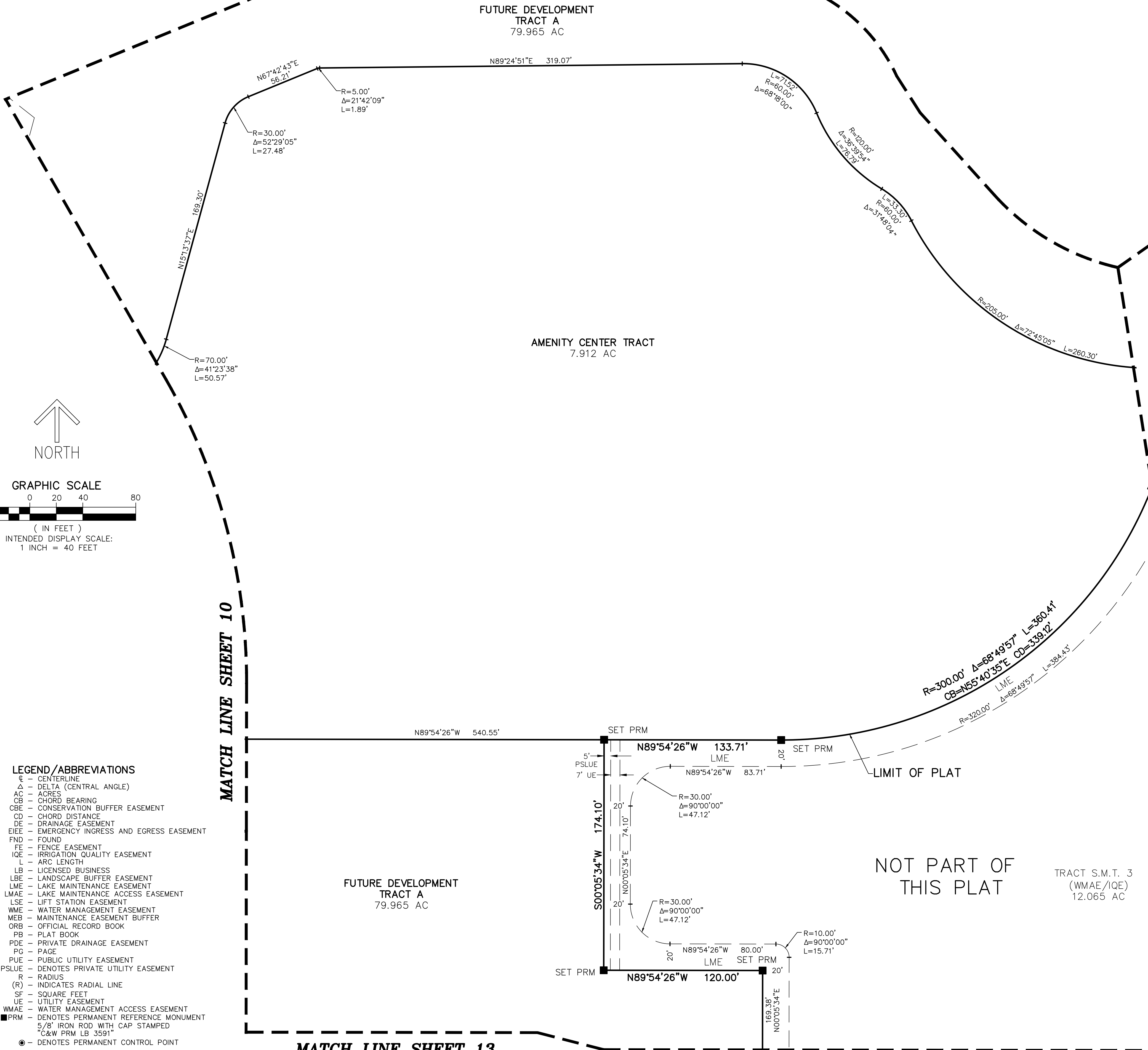
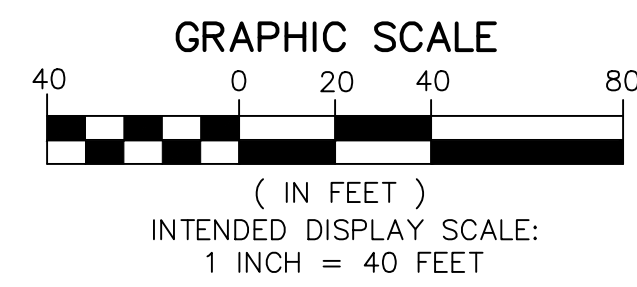
**SHEET 11 OF 20**

MATCH LINE SHEET 9

MATCH LINE SHEET 4



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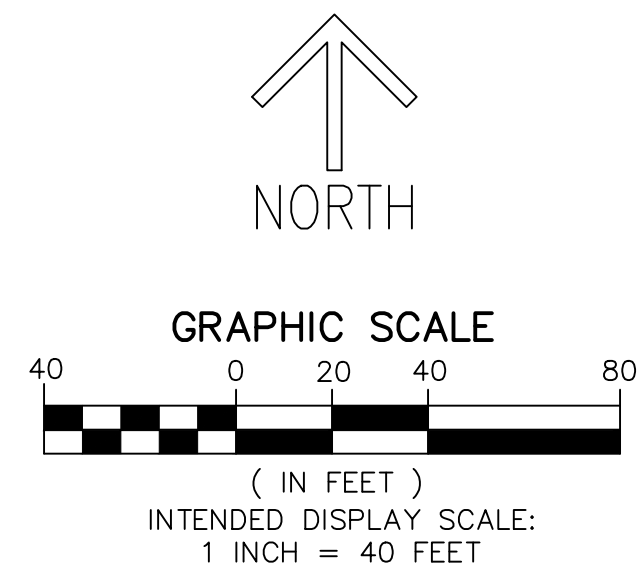
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PSLUSD PROJECT NO. 5211A  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P21-108

# TELARO AT SOUTHERN GROVE PLAT 2

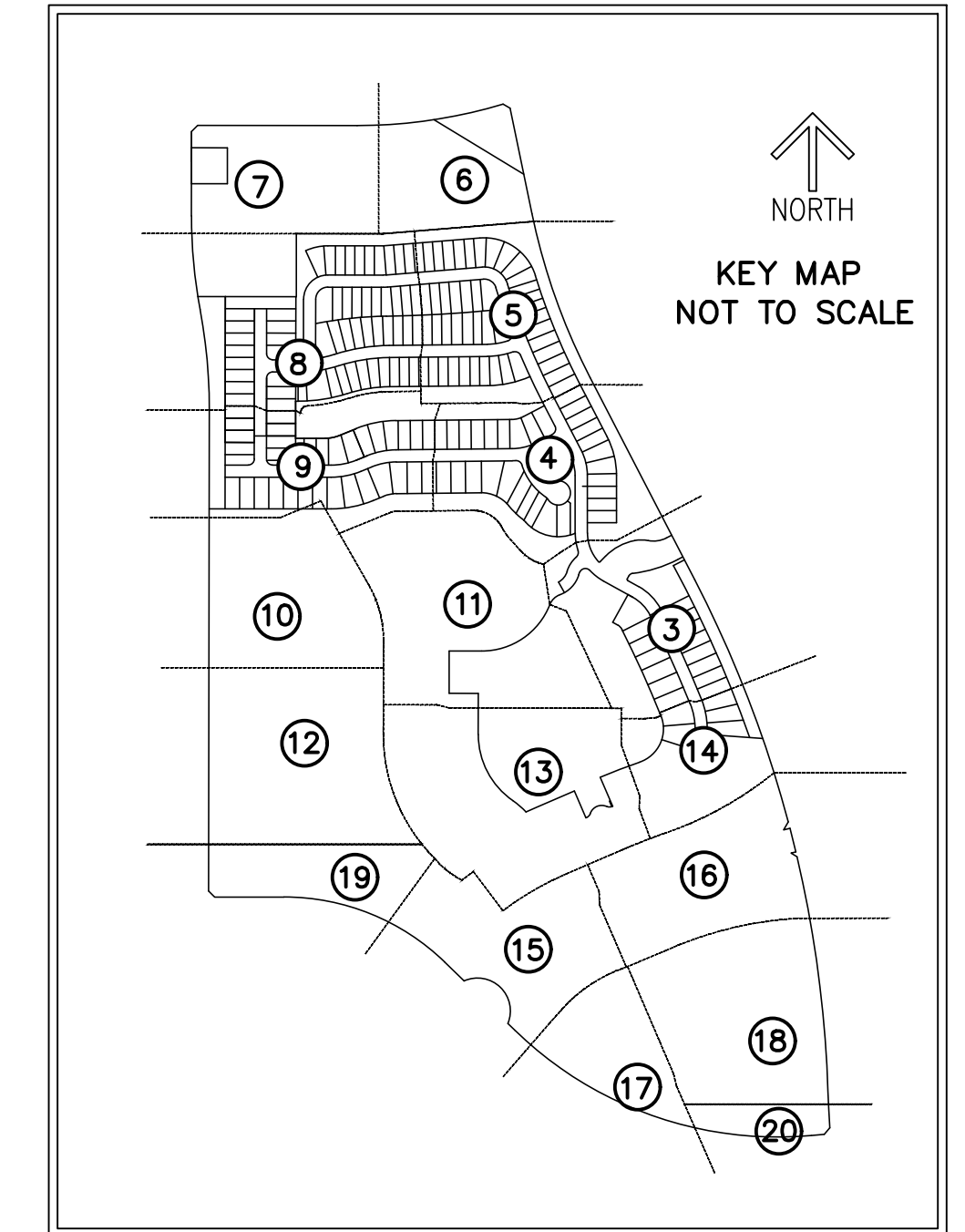
BEING A REPLAT OF LOTS 2, 3, 12, 13, 59, 60, 61, 79, 80, 81, 82, 89, 90, 95, 96, 124, 125, 126, 127, TRACT 0-5, THE COMMERCIAL TRACT, THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT, TRACT PARK AND THE FUTURE DEVELOPMENT TRACT 1, TELARO AT SOUTHERN GROVE, AS SHOWN ON THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE 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



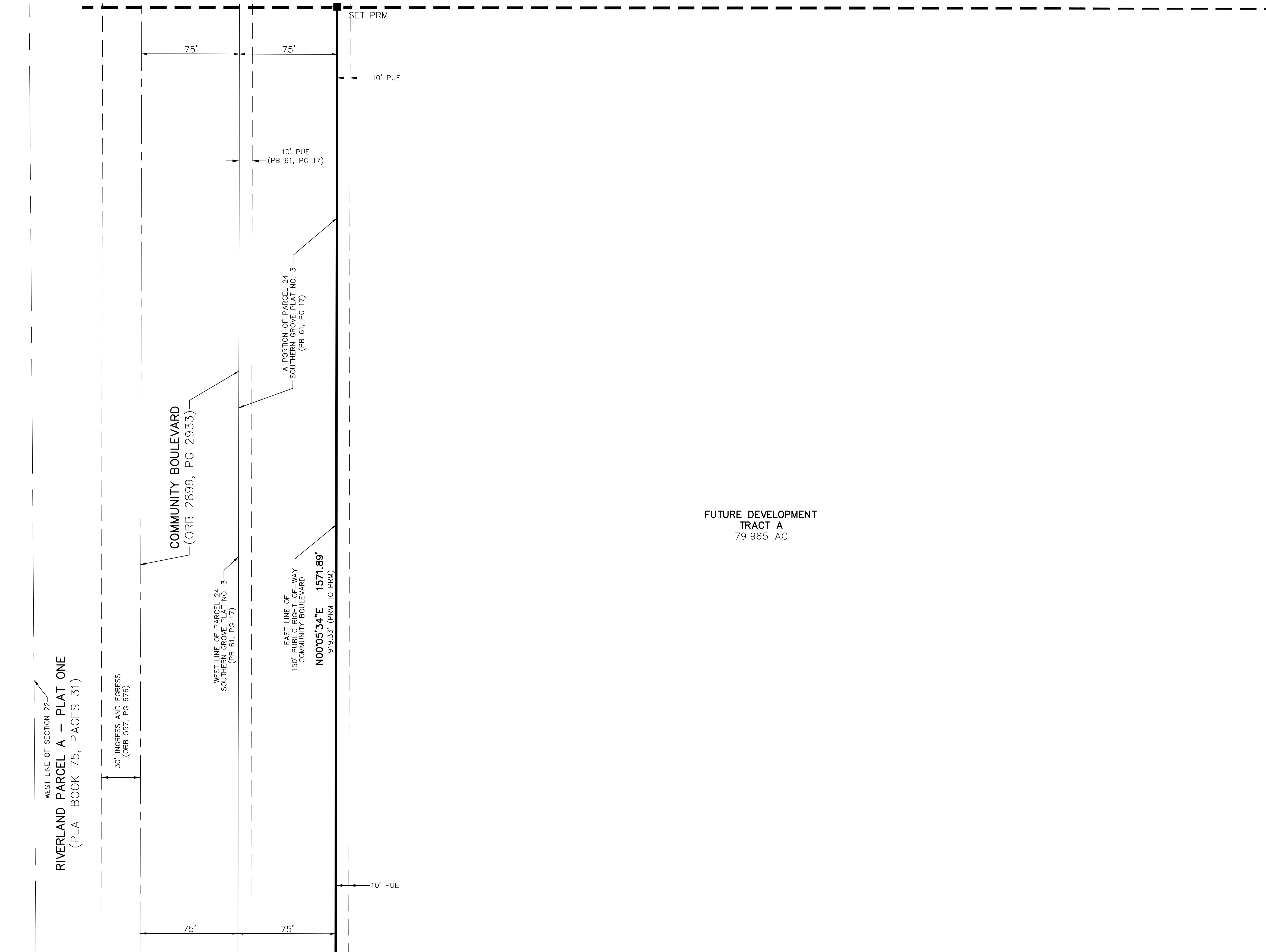
**MATCH LINE SHEET 10**

**MATCH LINE SHEET 13**



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
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- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



**MATCH LINE SHEET 19**

# TELARO AT SOUTHERN GROVE PLAT 2

BEING A REPLAT OF LOTS 2, 3, 12, 13, 59, 60, 61, 79, 80, 81, 82, 89, 90, 95, 96, 124, 125, 126, 127, TRACT O-5, THE COMMERCIAL TRACT, THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT, TRACT PARK AND THE FUTURE DEVELOPMENT TRACT 1, TELARO AT SOUTHERN GROVE, AS SHOWN ON THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 11**

**MATCH LINE SHEET 3**

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NOT PART OF  
 THIS PLAT

TRACT S.M.T. 3  
 (WMAE/IQE)  
 12.065 AC

**MATCH LINE SHEET 14**

**MATCH LINE SHEET 12**

LIMIT OF PLAT

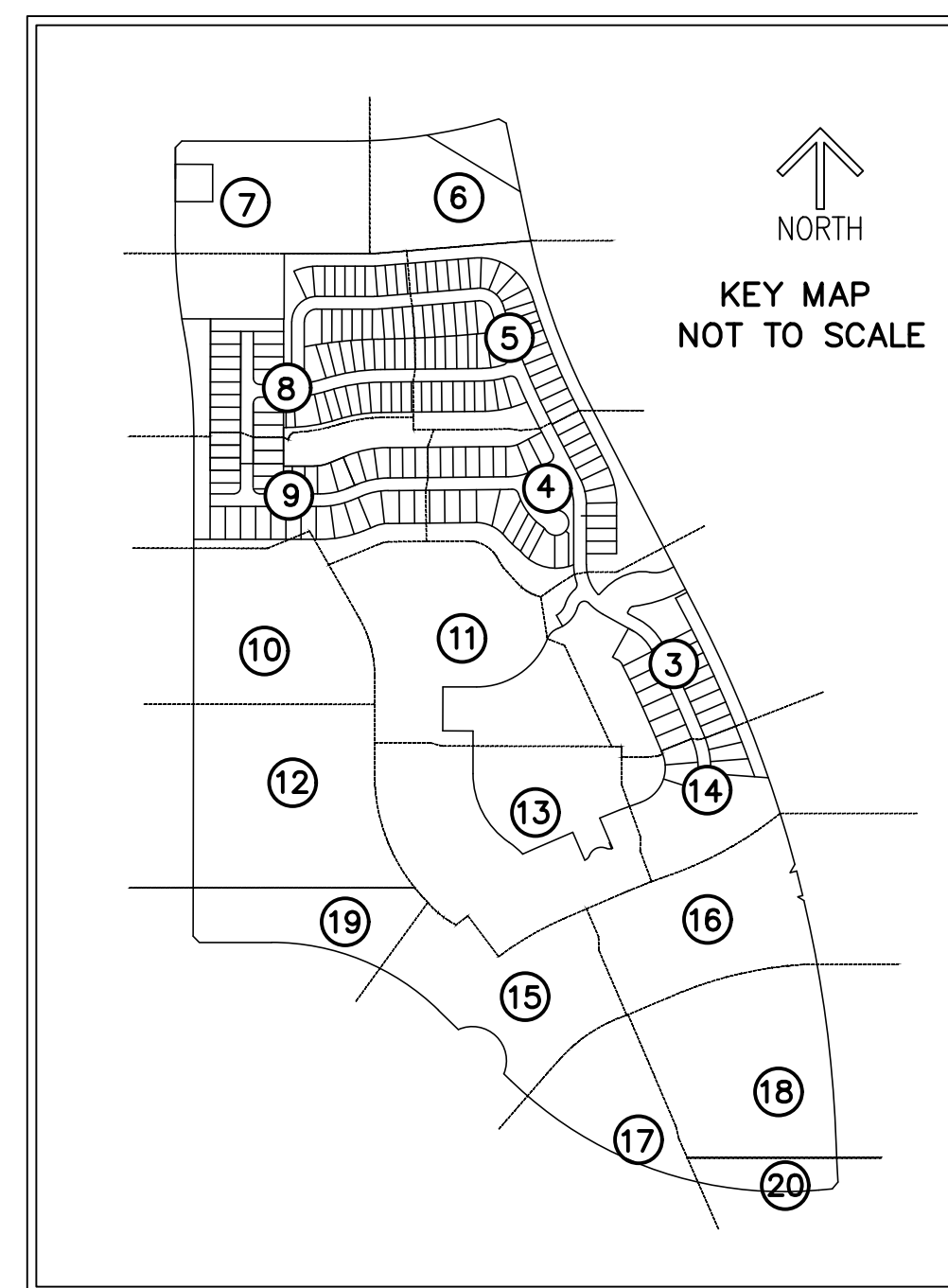
FUTURE DEVELOPMENT  
 TRACT A  
 79.965 AC

**MATCH LINE SHEET 19**

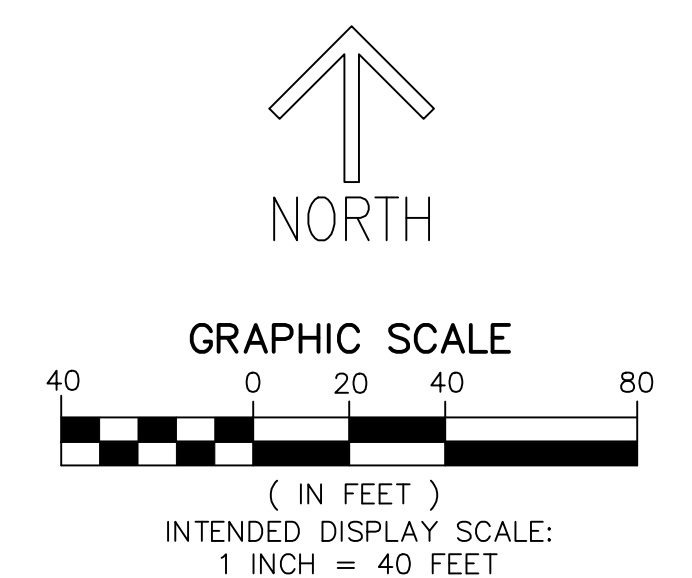
**MATCH LINE SHEET 15**

**MATCH LINE SHEET 15**

**MATCH LINE SHEET 16**



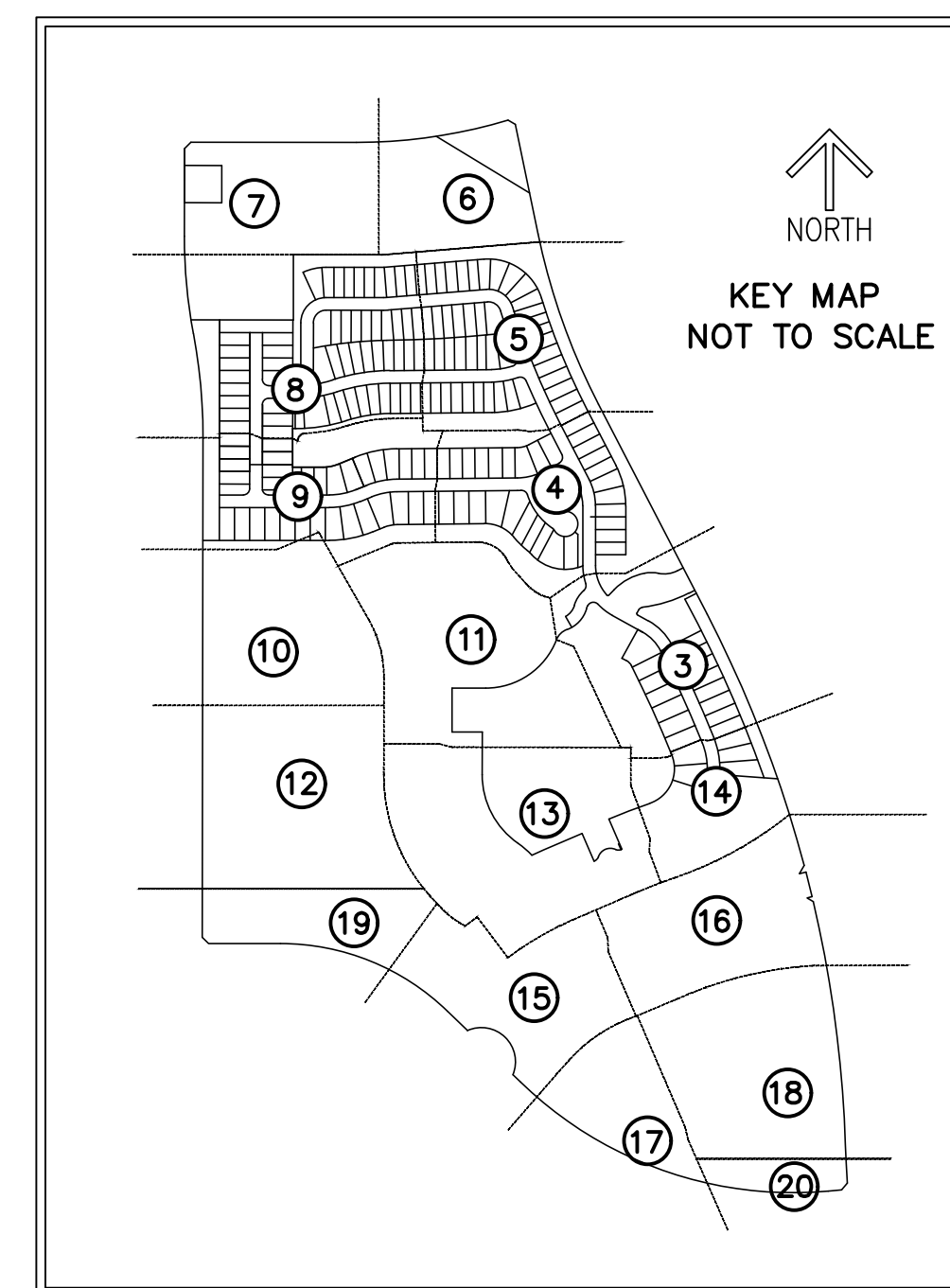
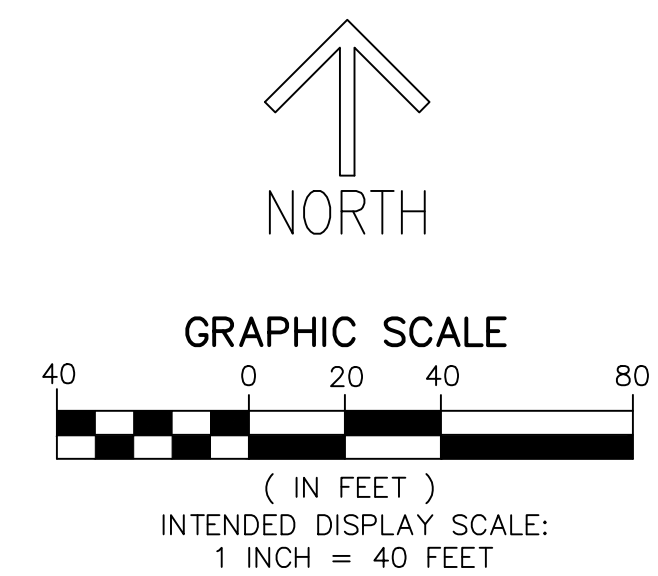
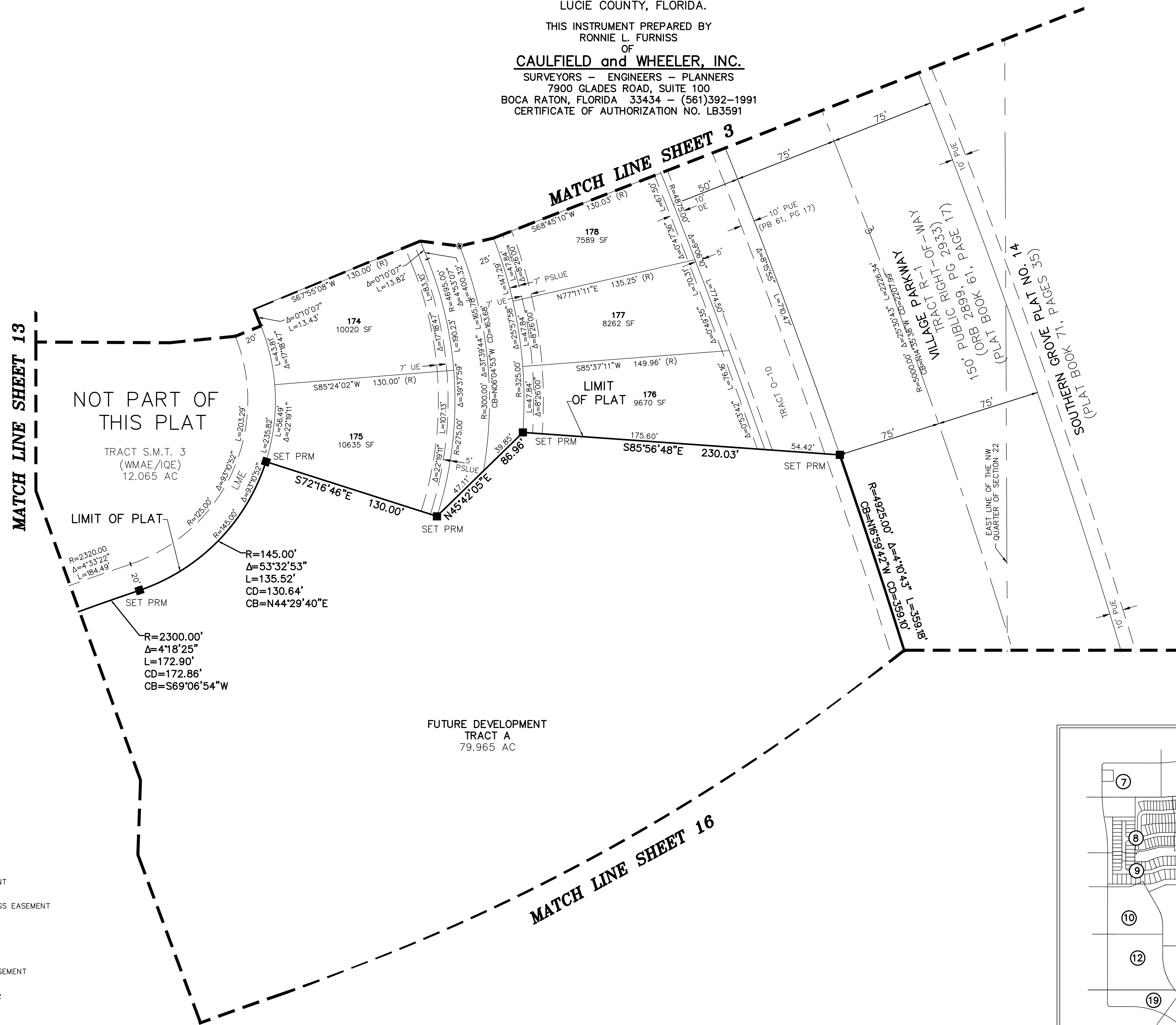
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  - WMAE — WATER MANAGEMENT ACCESS EASEMENT
  - PRM — DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - — DENOTES PERMANENT CONTROL POINT



# TELARO AT SOUTHERN GROVE PLAT 2

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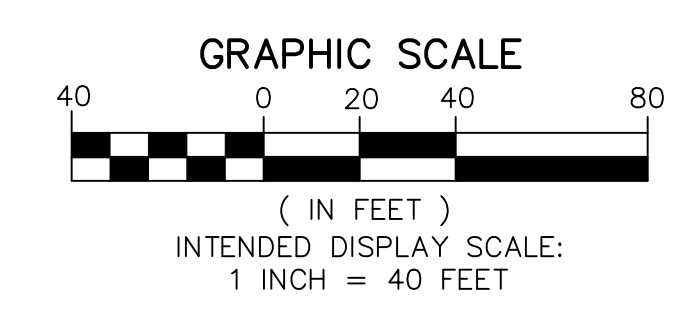
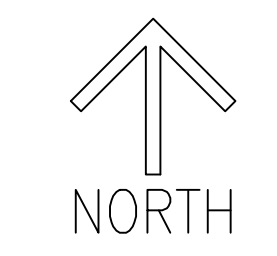
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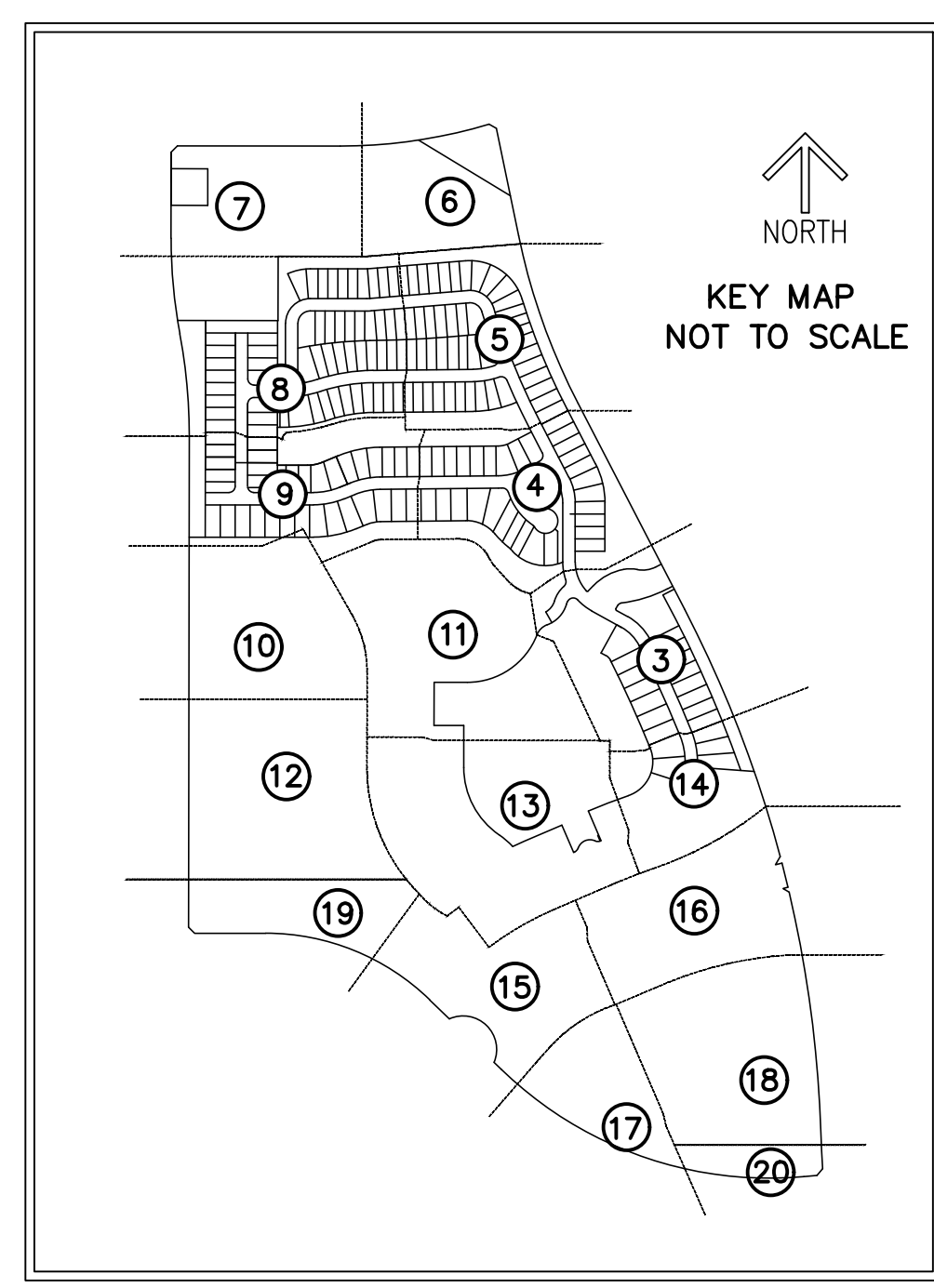
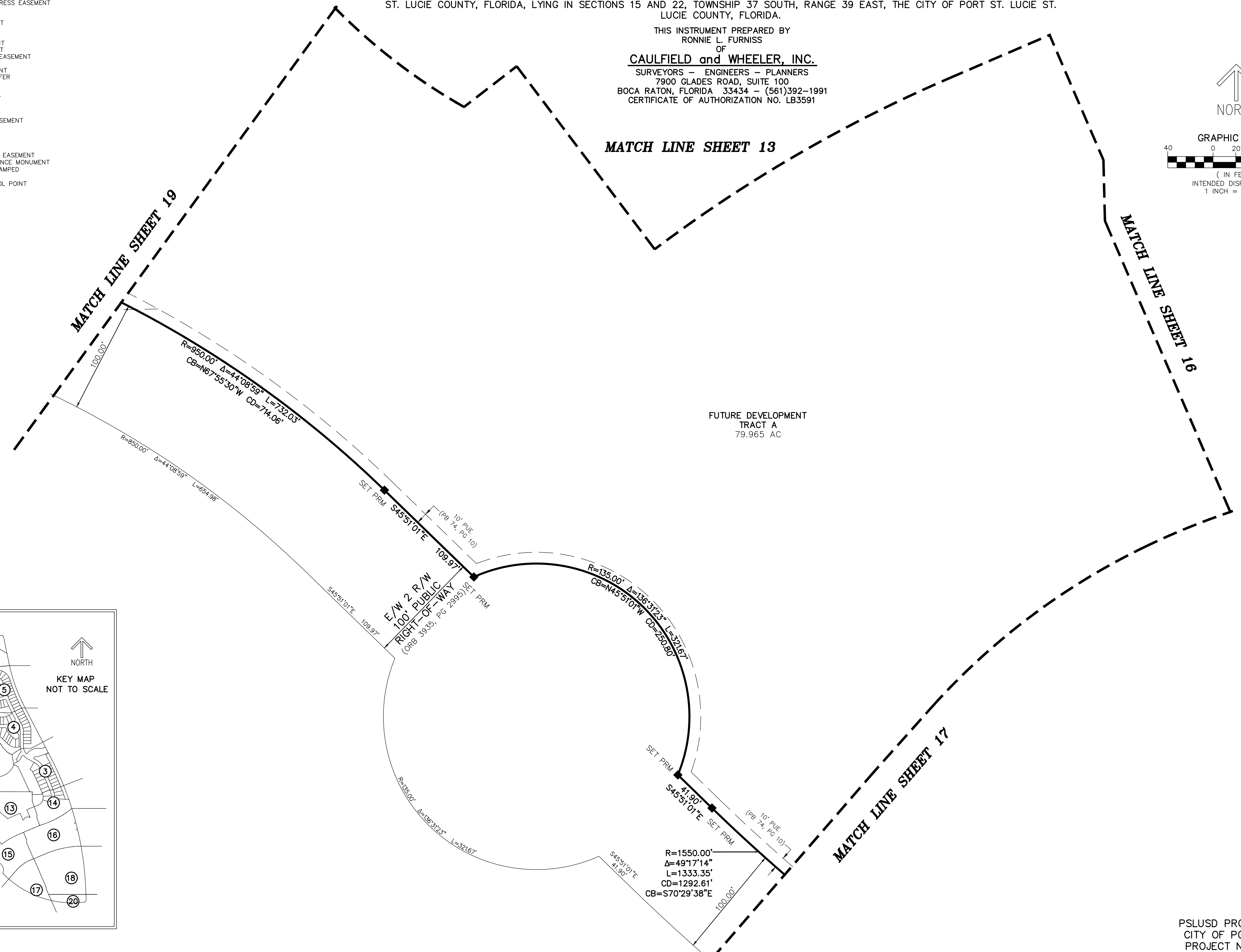
**MATCH LINE SHEET 13**

**MATCH LINE SHEET 16**

**MATCH LINE SHEET 17**

**MATCH LINE SHEET 19**

FUTURE DEVELOPMENT  
TRACT A  
79.965 AC



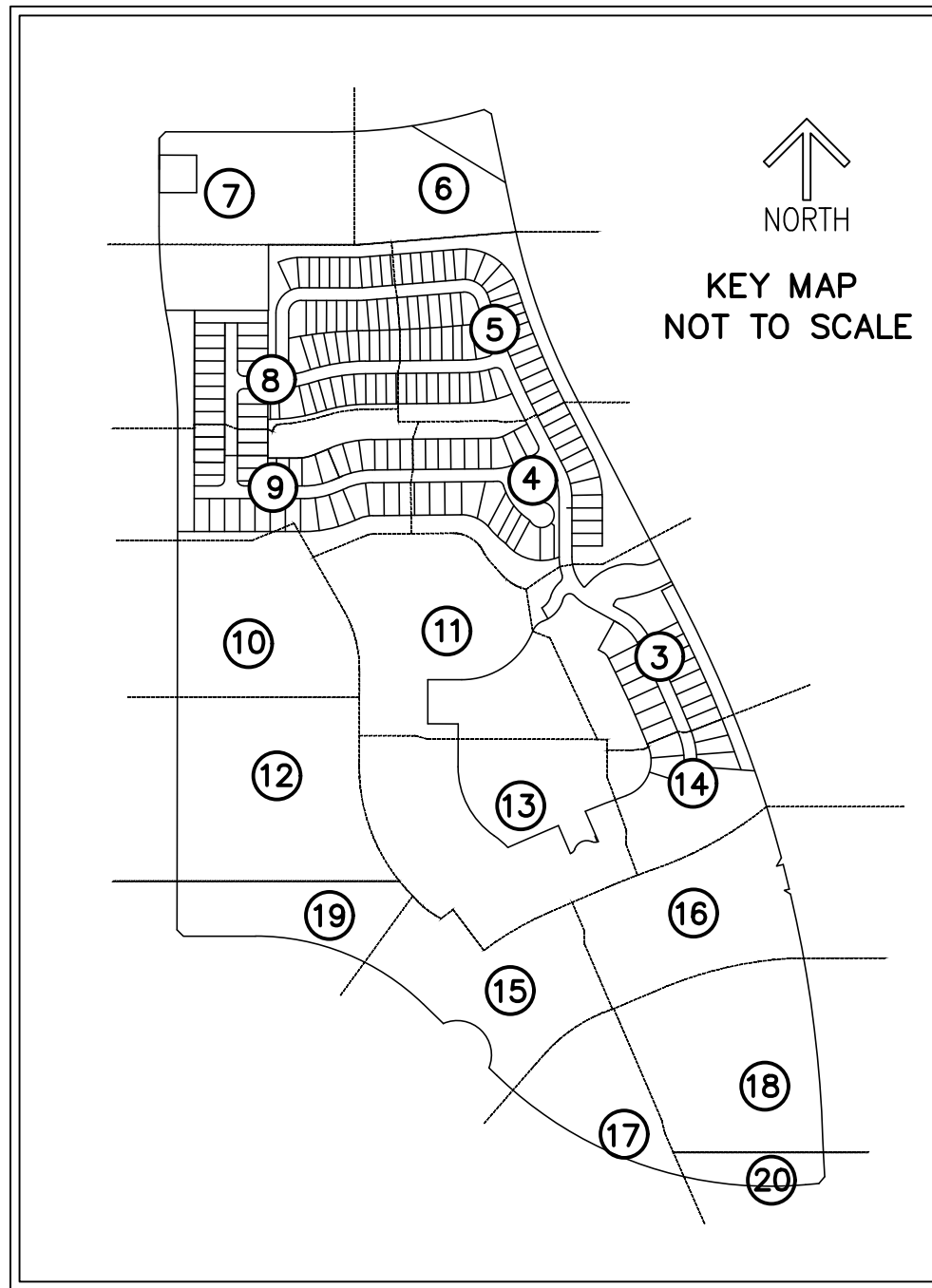
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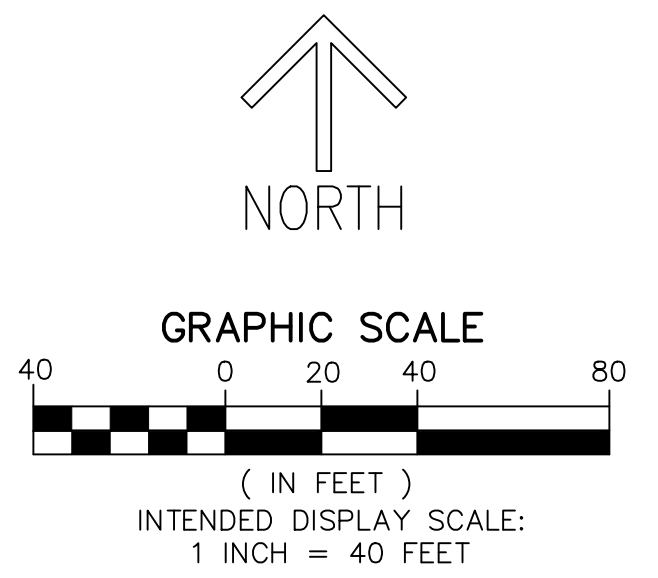
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

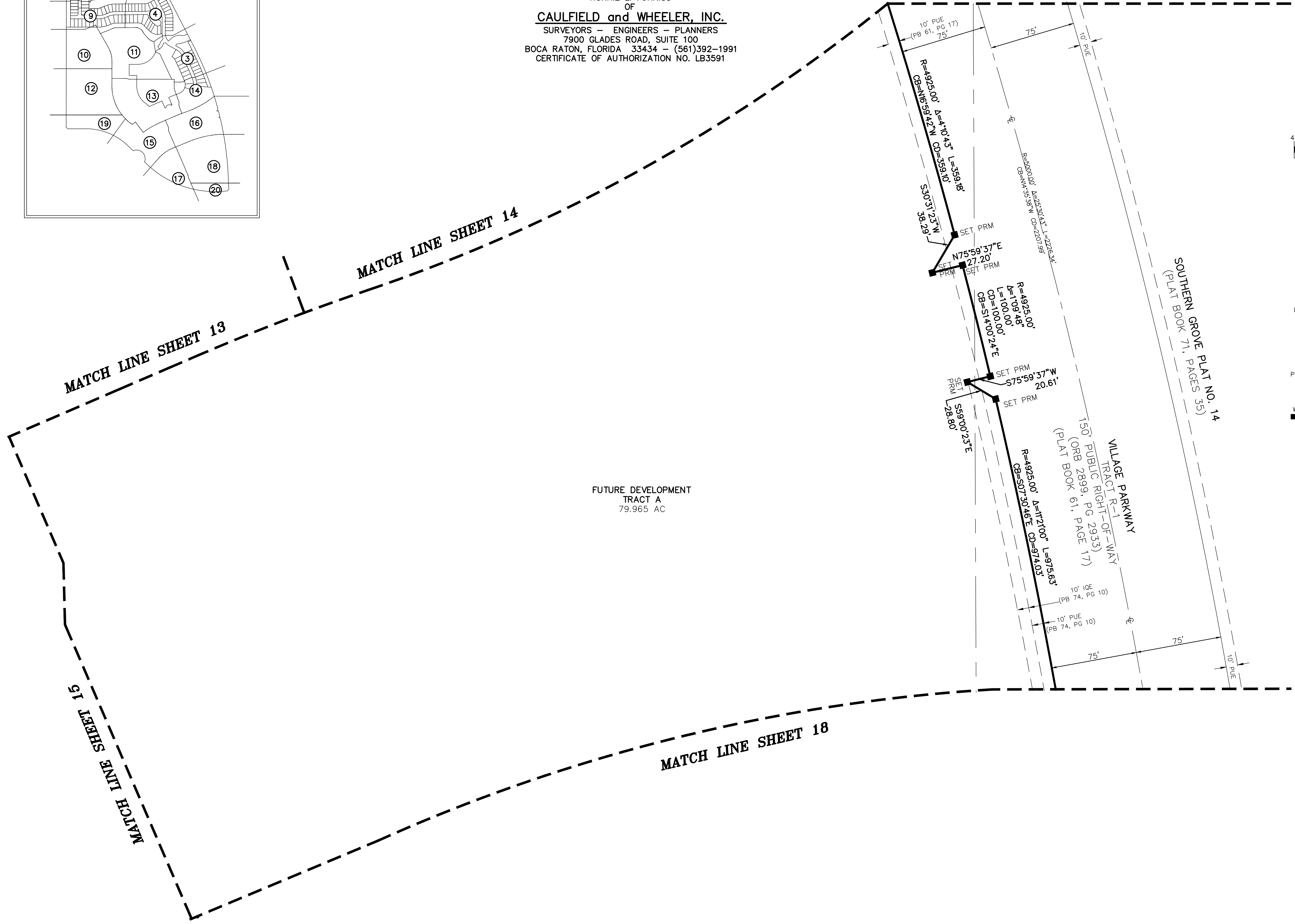
**SHEET 16 OF 20**



THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
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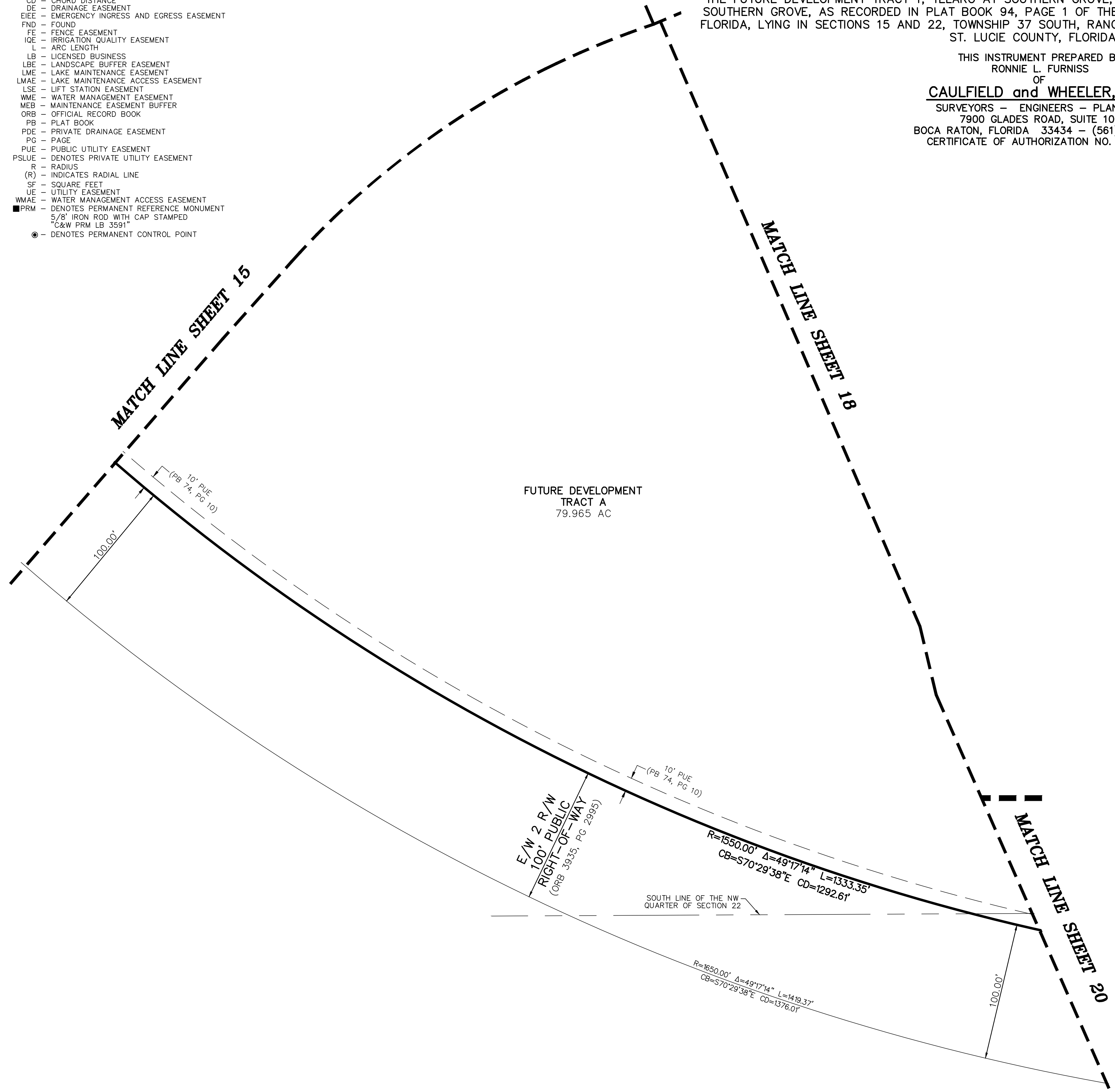
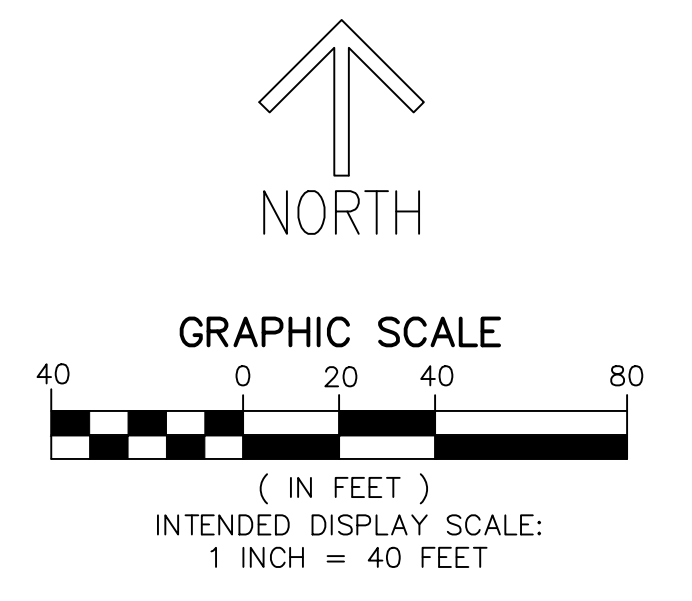
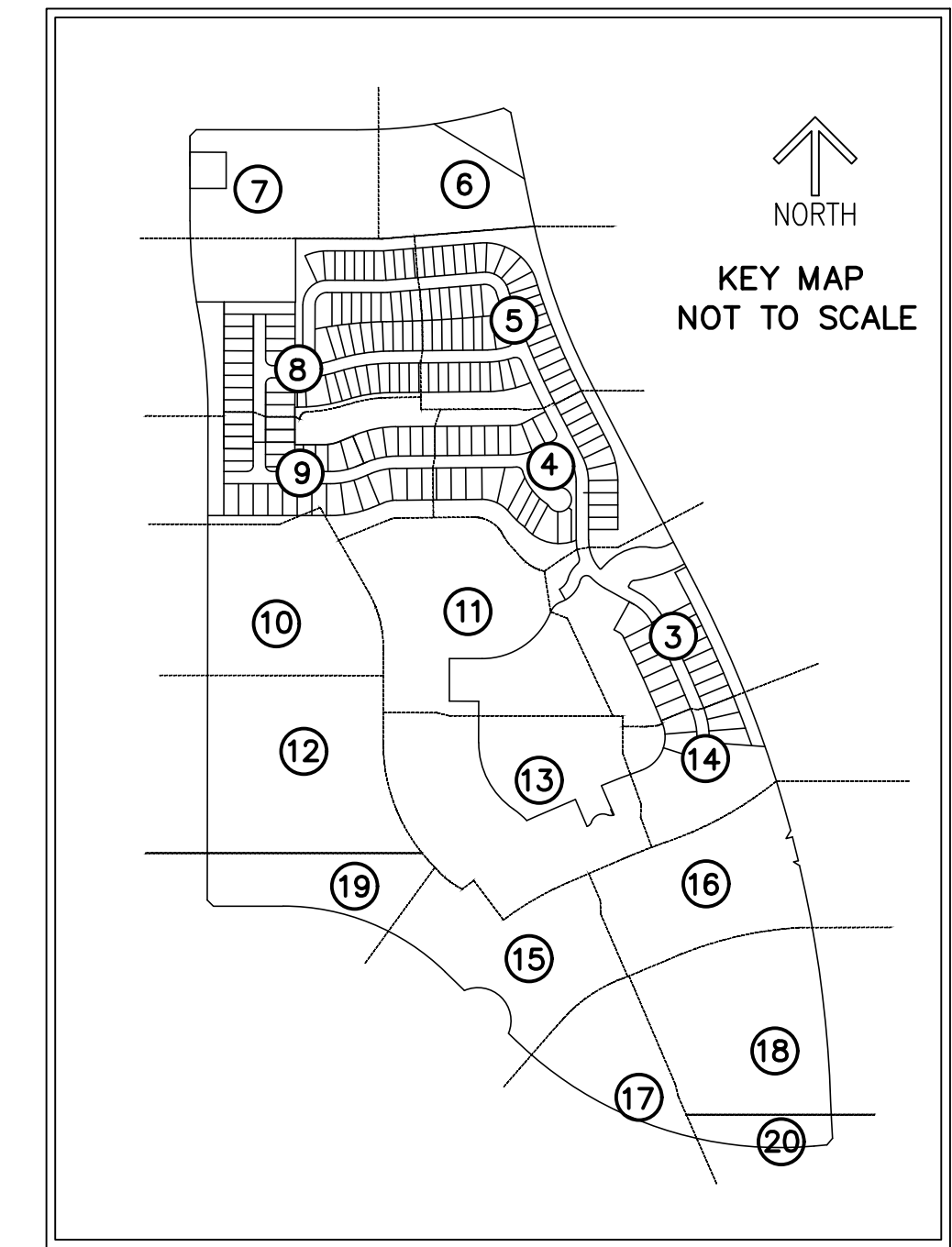


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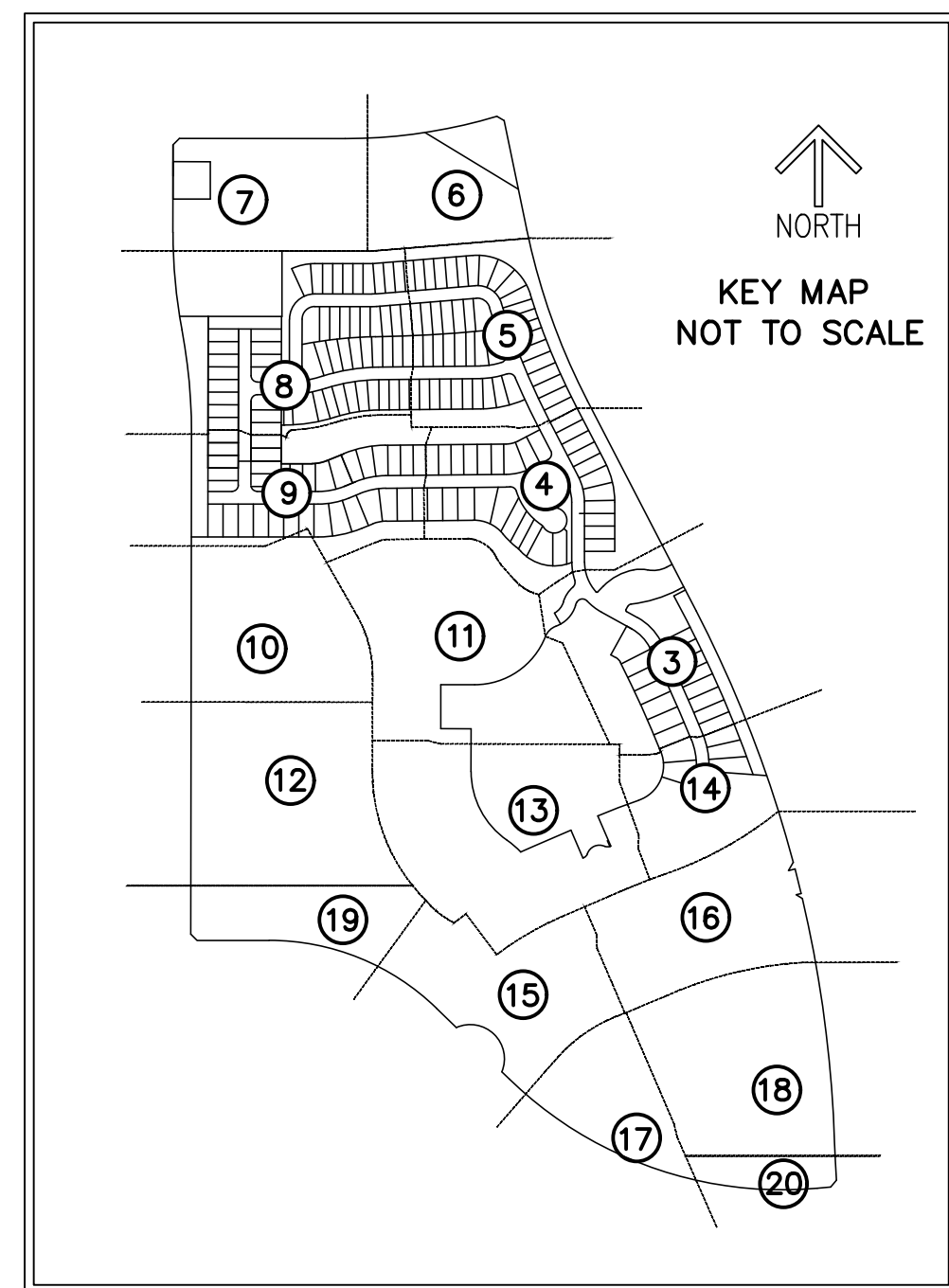
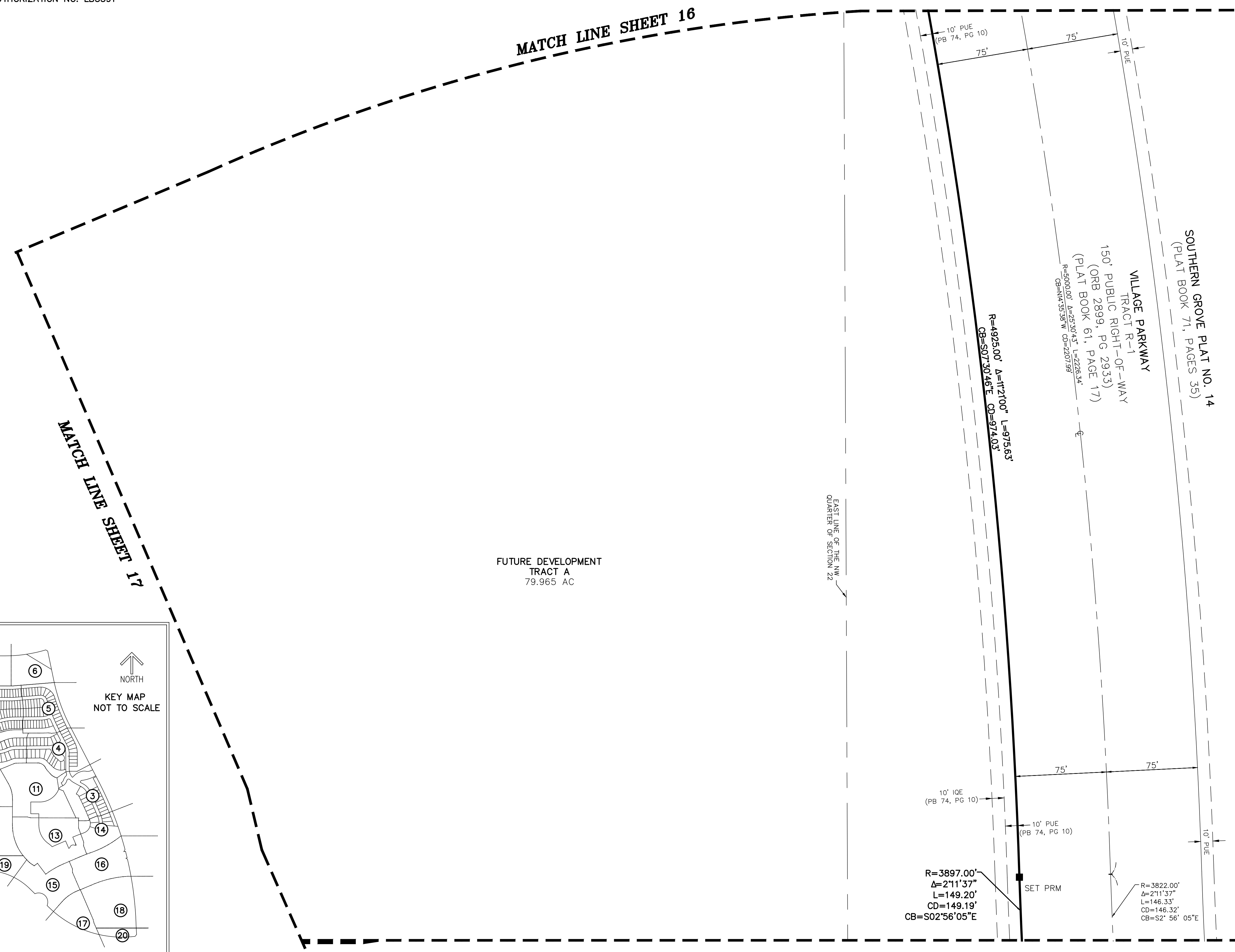
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# TELARO AT SOUTHERN GROVE PLAT 2

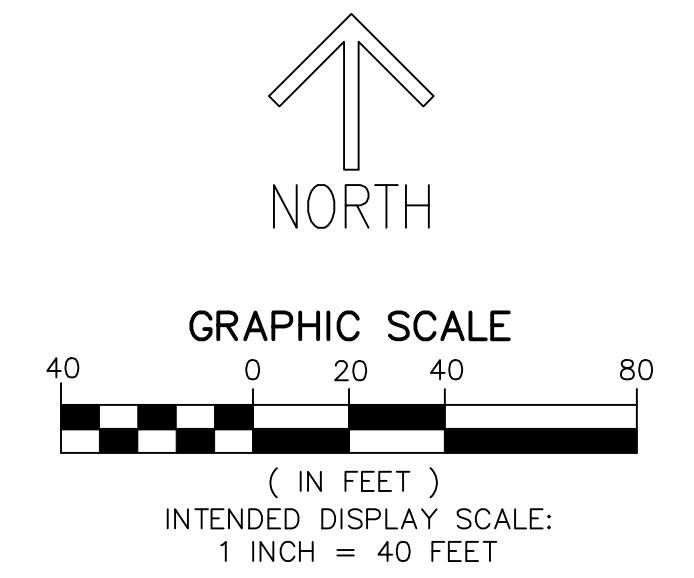
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FUTURE DEVELOPMENT  
TRACT A  
79.965 AC

EAST LINE OF THE NW  
QUARTER OF SECTION 22

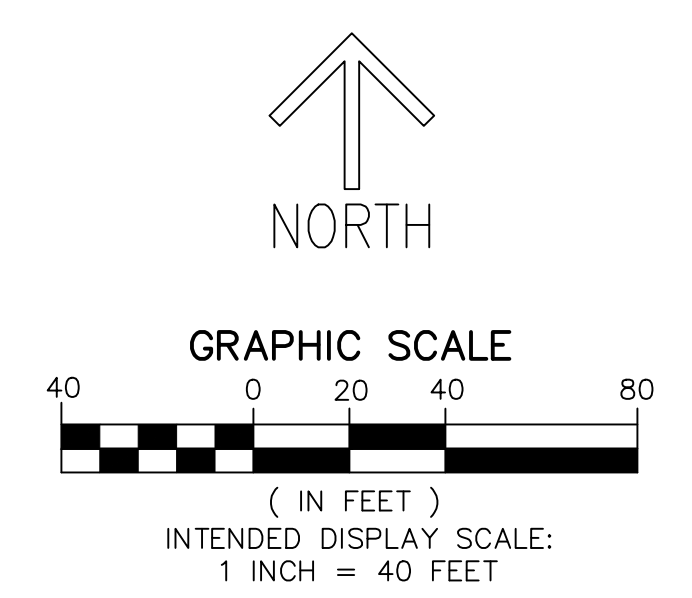
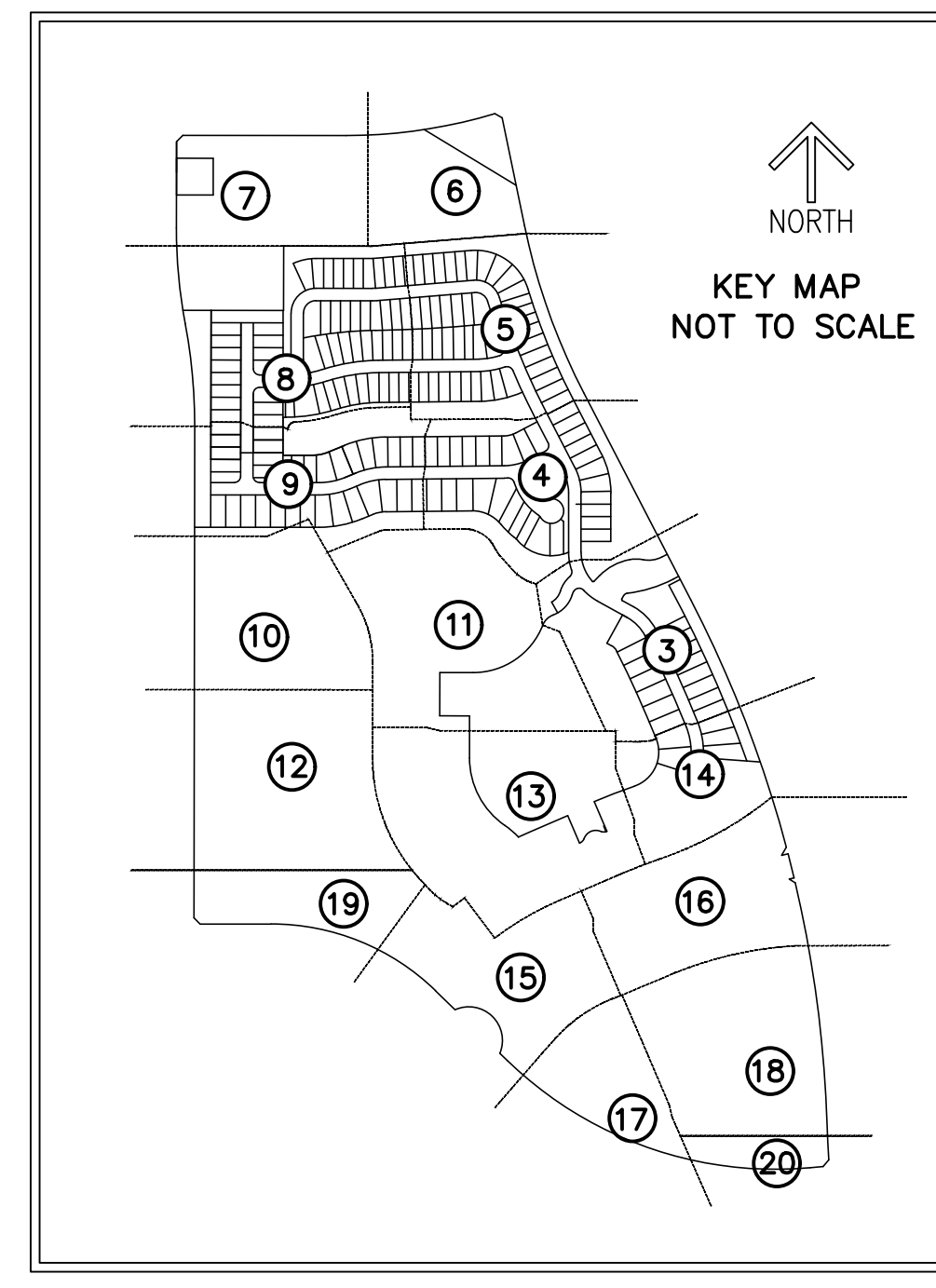


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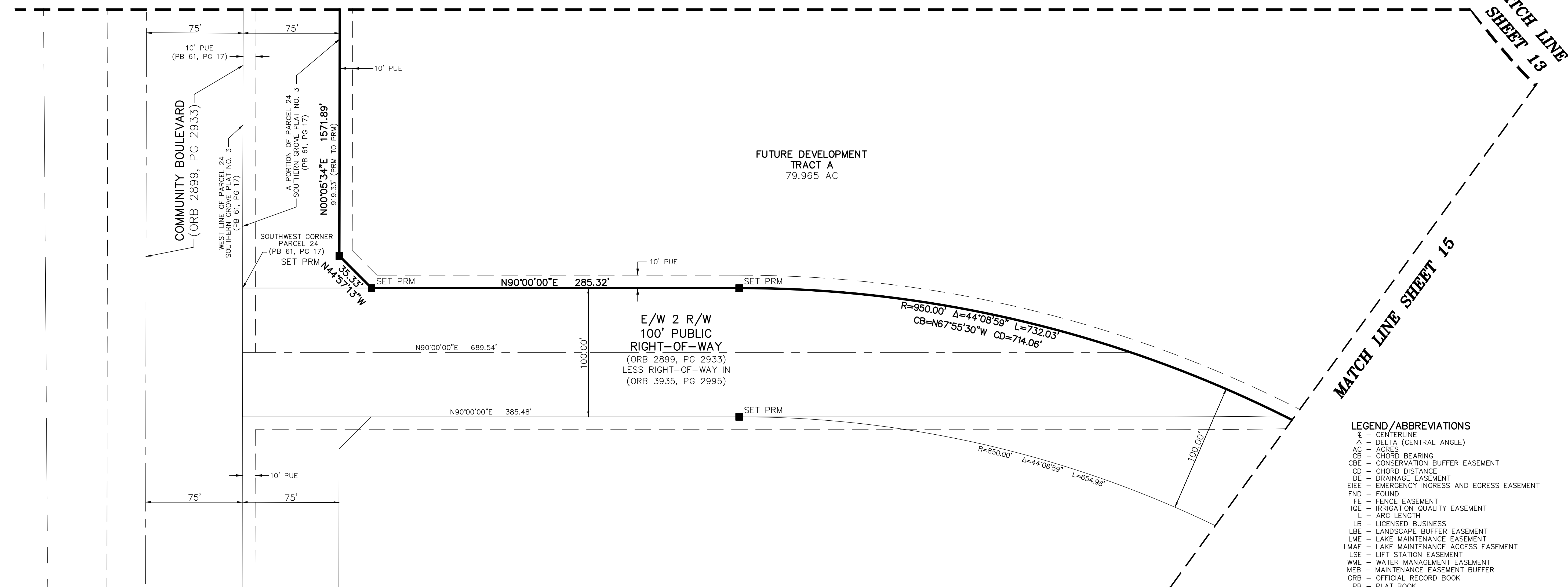
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**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



## MATCH LINE SHEET 12



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FND - FOUND
  - FE - FENCE EASEMENT
  - IOE - IRRIGATION QUALITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LSE - LIFT STATION EASEMENT
  - WME - WATER MANAGEMENT EASEMENT
  - MEB - MAINTENANCE EASEMENT BUFFER
  - ORB - OFFICIAL RECORD BOOK
  - PB - PLAT BOOK
  - PDE - PRIVATE DRAINAGE EASEMENT
  - PG - PAGE
  - PUE - PUBLIC UTILITY EASEMENT
  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED
  - "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT

# TELARO AT SOUTHERN GROVE PLAT 2

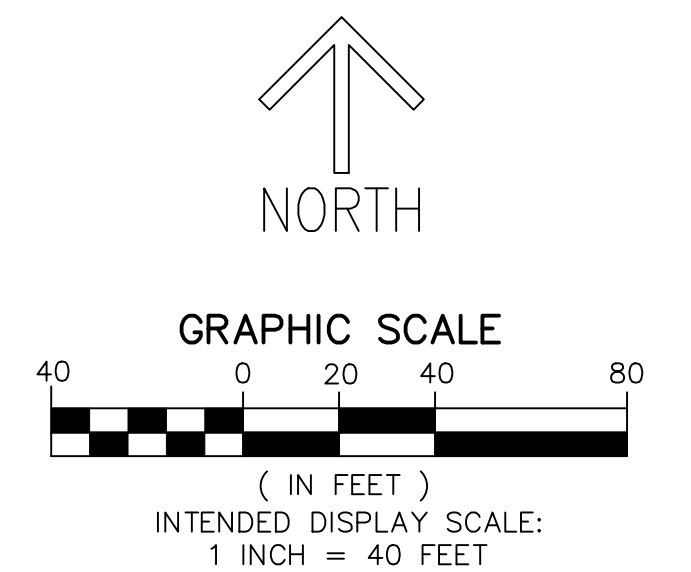
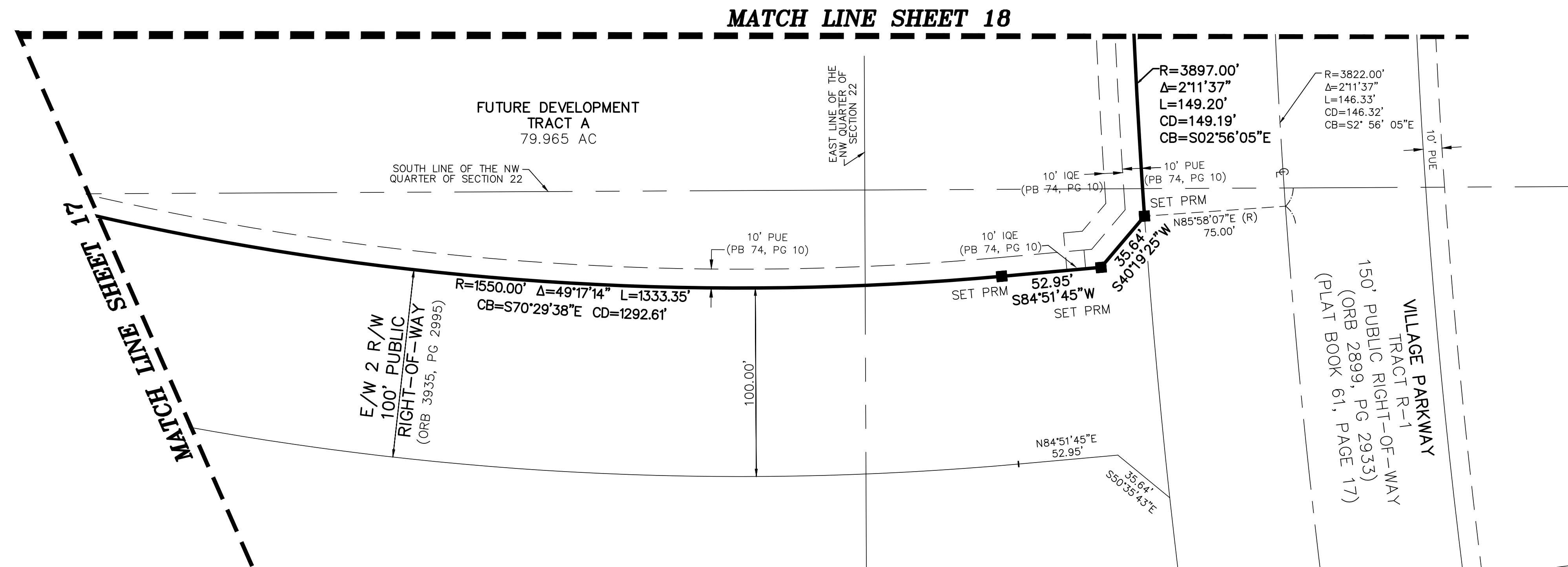
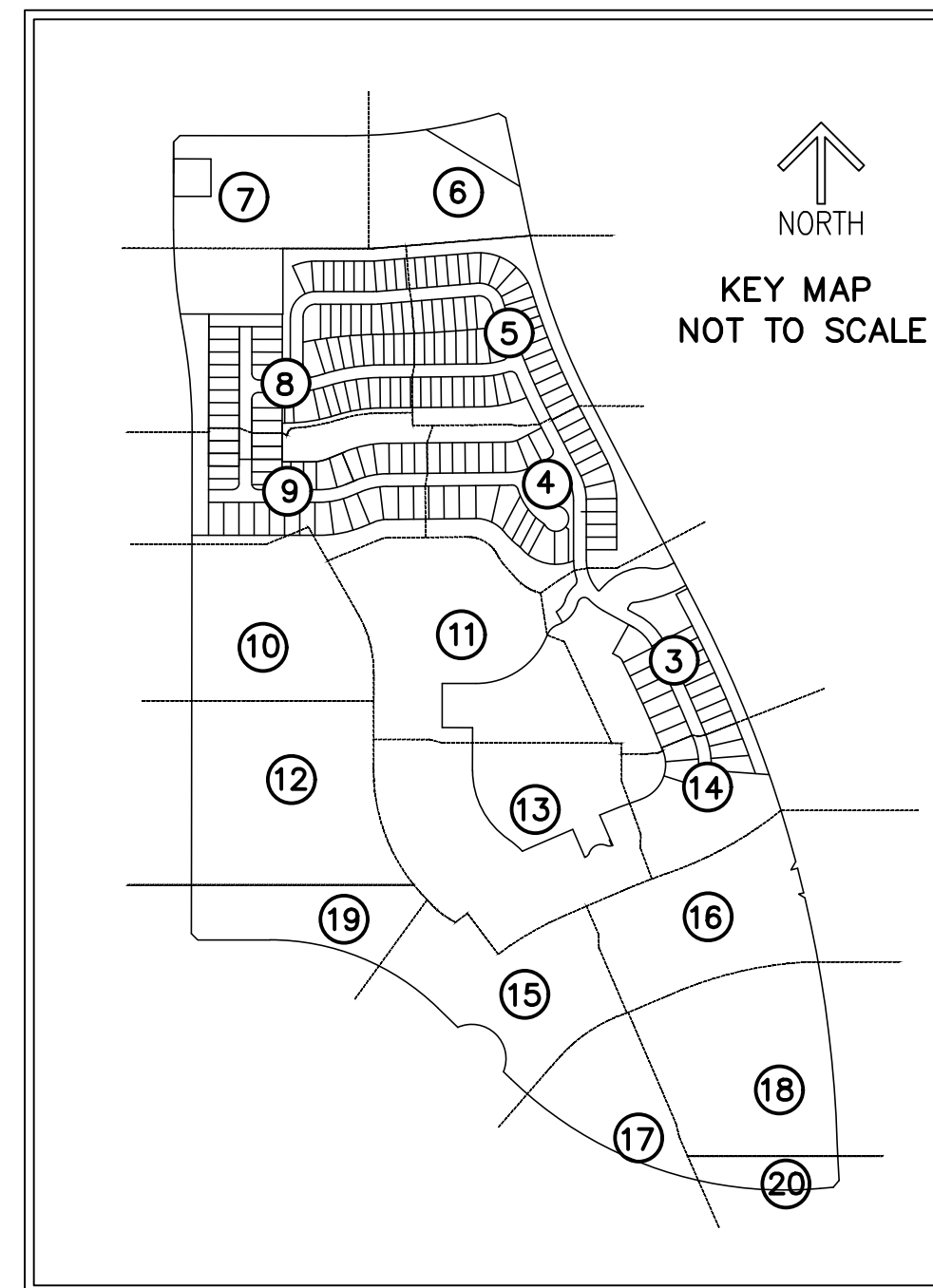
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 20 OF 20**

BEING A REPLAT OF LOTS 2, 3, 12, 13, 59, 60, 61, 79, 80, 81, 82, 89, 90, 95, 96, 124, 125, 126, 127, TRACT 0-5, THE COMMERCIAL TRACT, THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT, TRACT PARK AND THE FUTURE DEVELOPMENT TRACT 1, TELARO AT SOUTHERN GROVE, AS SHOWN ON THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
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