

WILSON GROVES PARCEL A PLAT 2

PLAT BOOK _____

PAGE _____

SHEET 2 OF 22

BEING A REPLAT OF A PORTION OF BLOCK 6 TRACT 3, BLOCK 3, BLOCK 8 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A, BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3046, PAGE 2761, TOGETHER WITH THE SOUTH FIVE FEET OF TRACT S.M.T. 1 ALL OF TRACT O-8 AND TRACT O-11, OF THE PLAT OF WILSON GROVES PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 30, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, 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

TITLE CERTIFICATION:

STATE OF FLORIDA)

THE UNDERSIGNED, JEFF J. WOLFE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA,
DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 2025, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF SUNDANCE PSL I 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 2024.
- 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 _____ 2025

JEFF J. WOLFE
FLORIDA BAR NO. 135630
SACHS SAX CAPLAN P.L.L.
6111 BROKEN SOUND PKWY NW, SUITE 200
BOCA RATON, FL 33487

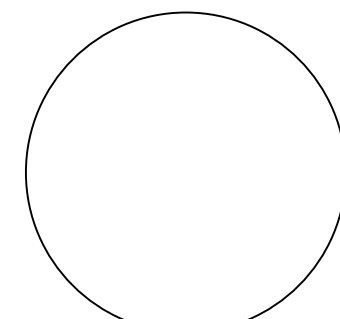
CLERK'S RECORDING CERTIFICATE:

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 _____ 2025.

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

CLERK OF
THE COURT



CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WILSON GROVES PARCEL A PLAT 2, 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 FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____ 2025.

CITY OF PORT ST LUCIE: _____
SHANNON M. MARTIN, MAYOR

ATTEST: _____
SALLY WALSH, CITY CLERK

CITY OF
PORT ST. LUCIE



SURVEY NOTES:

1. THE BEARING BASE FOR THIS SURVEY IS A PLAT BEARING BEING THE EAST LINE OF TRACT S.M.T. 3 OF THE PLAT OF THE WILSON GROVE PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 30, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID EAST LINE BEARS NORTH 21°21'24" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
4. 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.
5. 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.

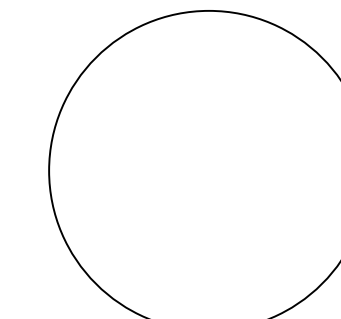
SURVEYOR'S CERTIFICATE:

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 ___ th DAY OF MARCH, 2025.

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

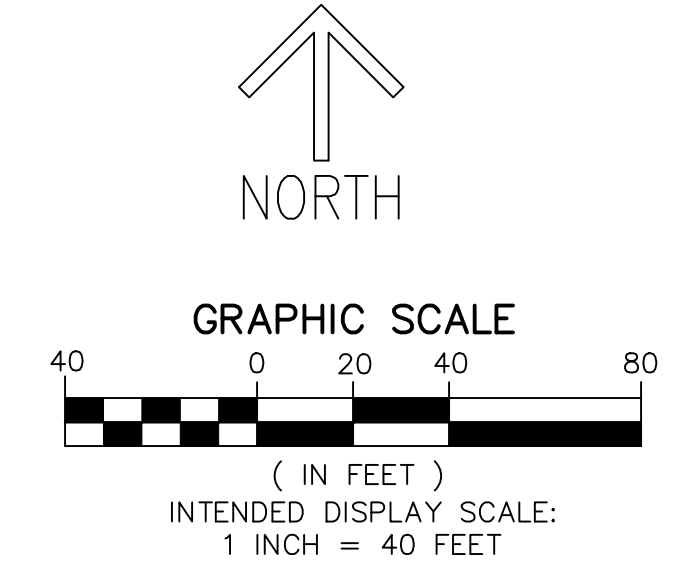
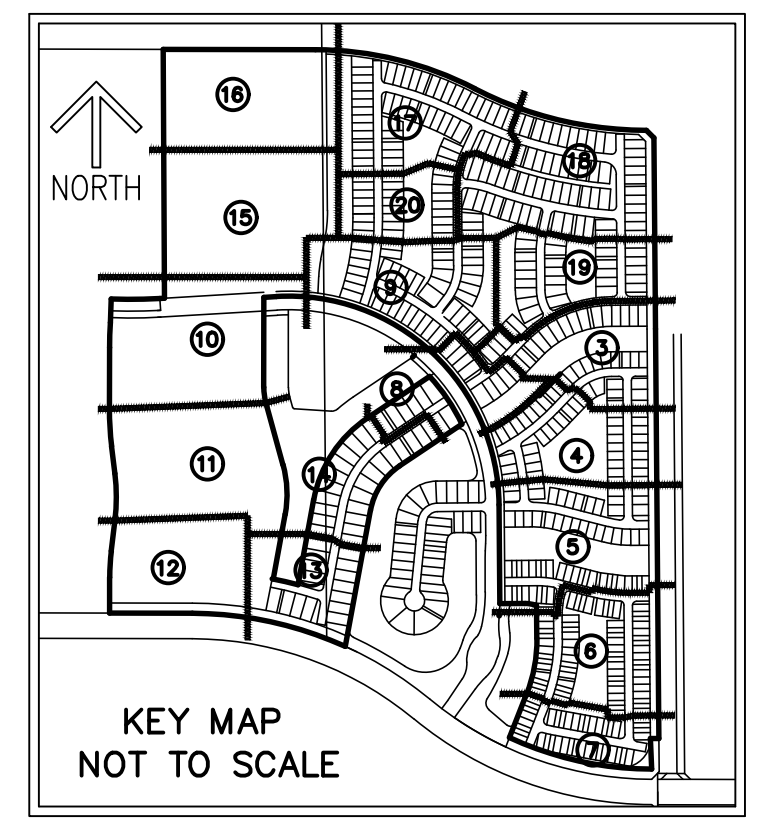
SURVEYOR



WILSON GROVES PARCEL A PLAT 2

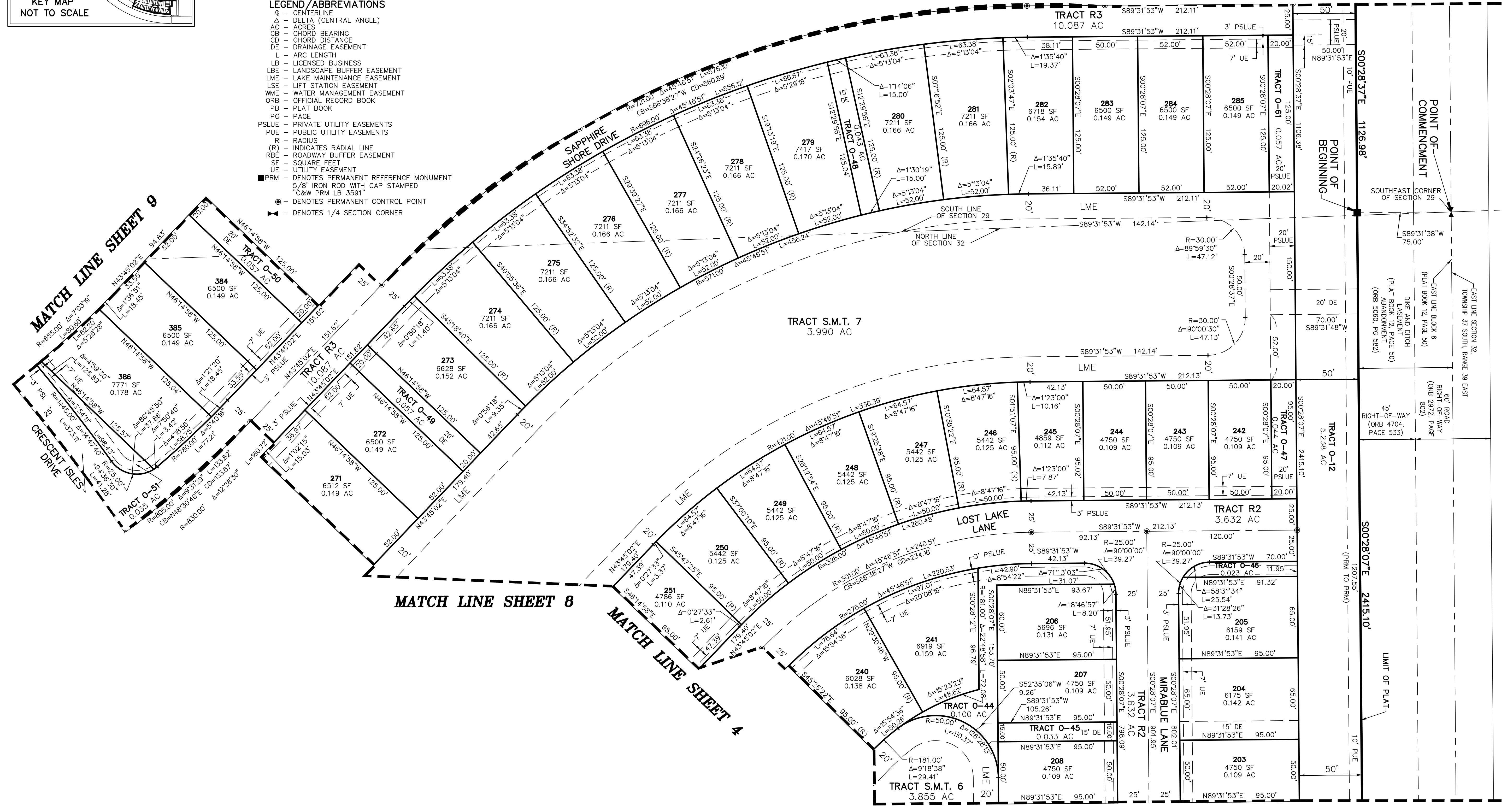
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- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
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 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
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 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED C&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT
 - ◊ - DENOTES 1/4 SECTION CORNER

MATCH LINE SHEET 19

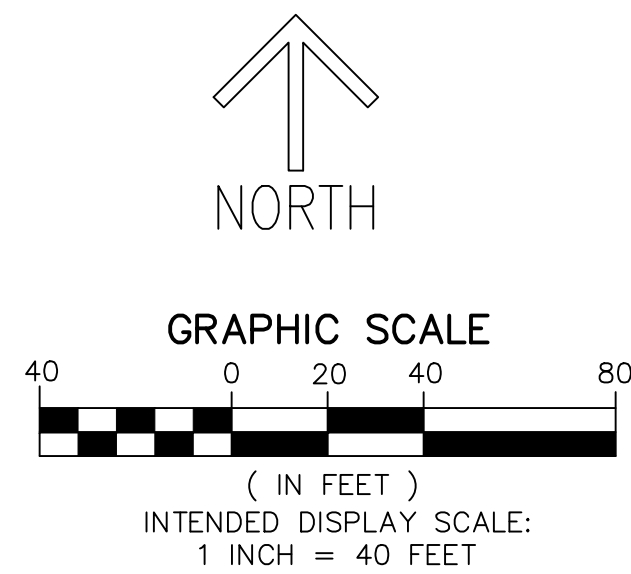


MATCH LINE SHEET 4

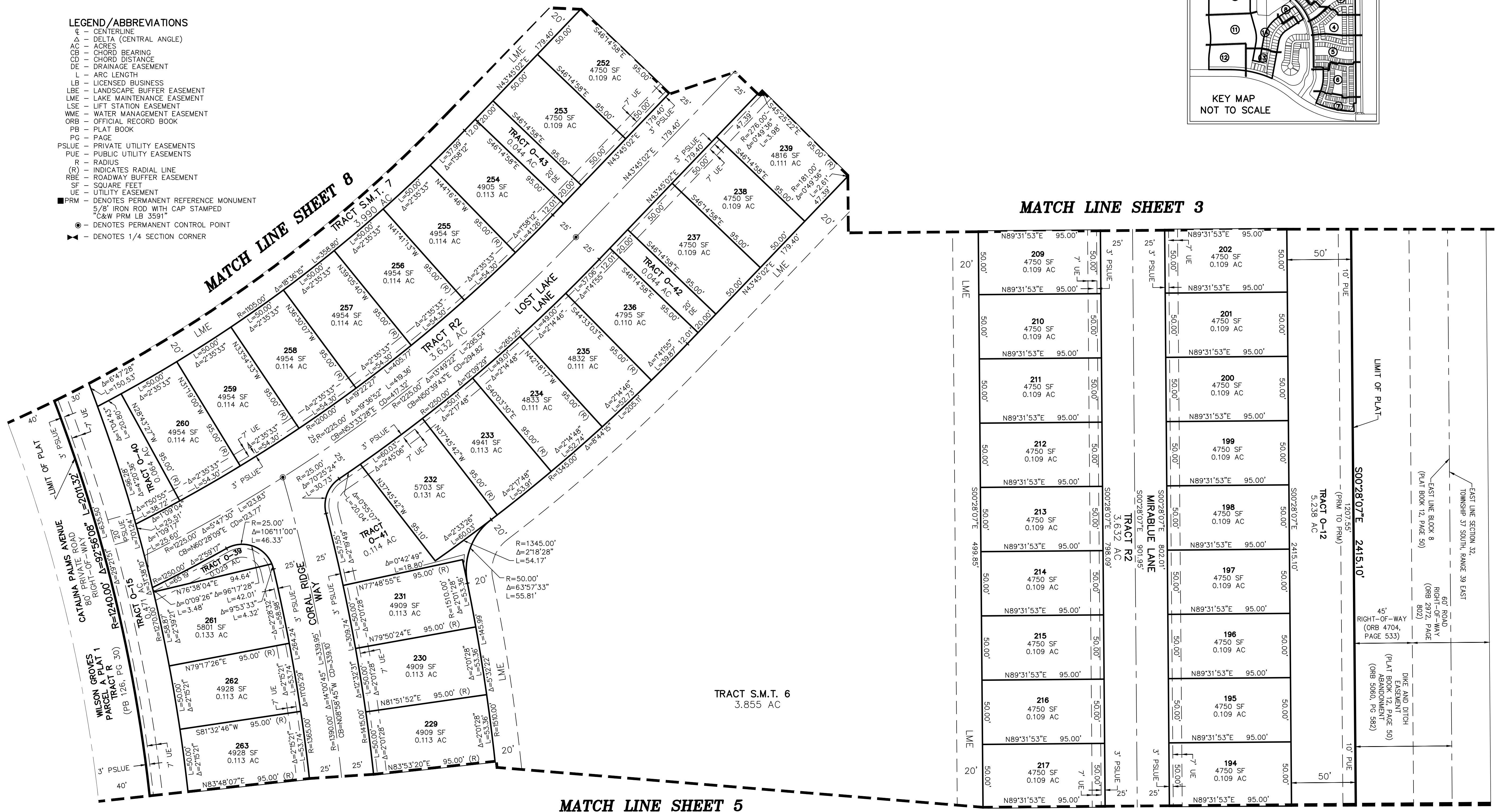
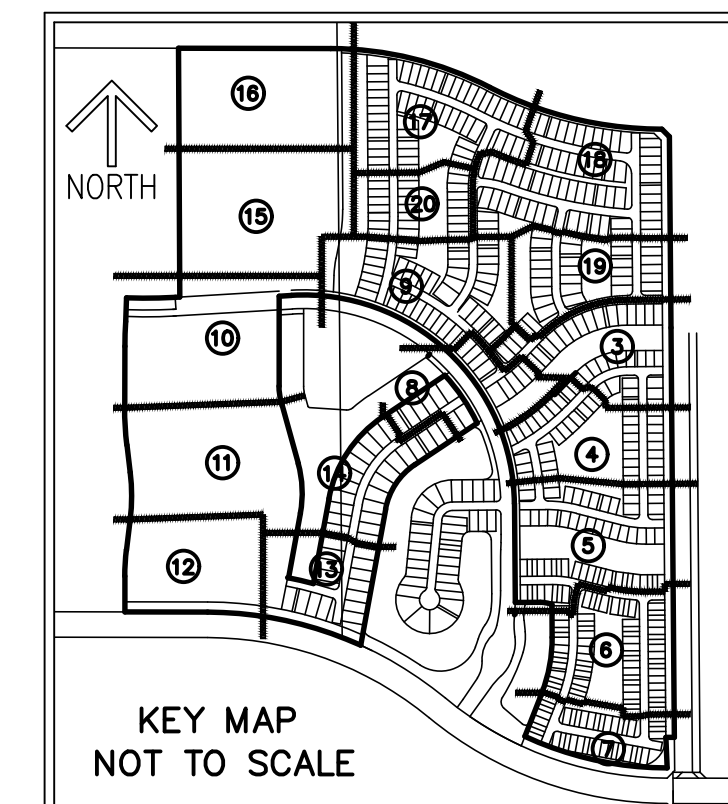
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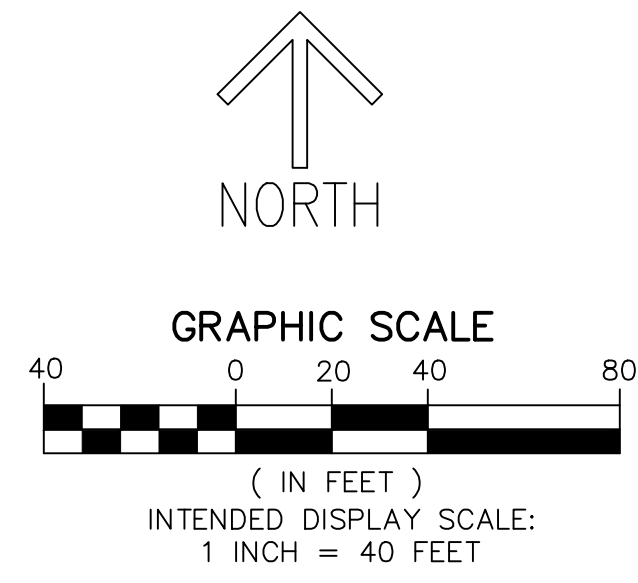
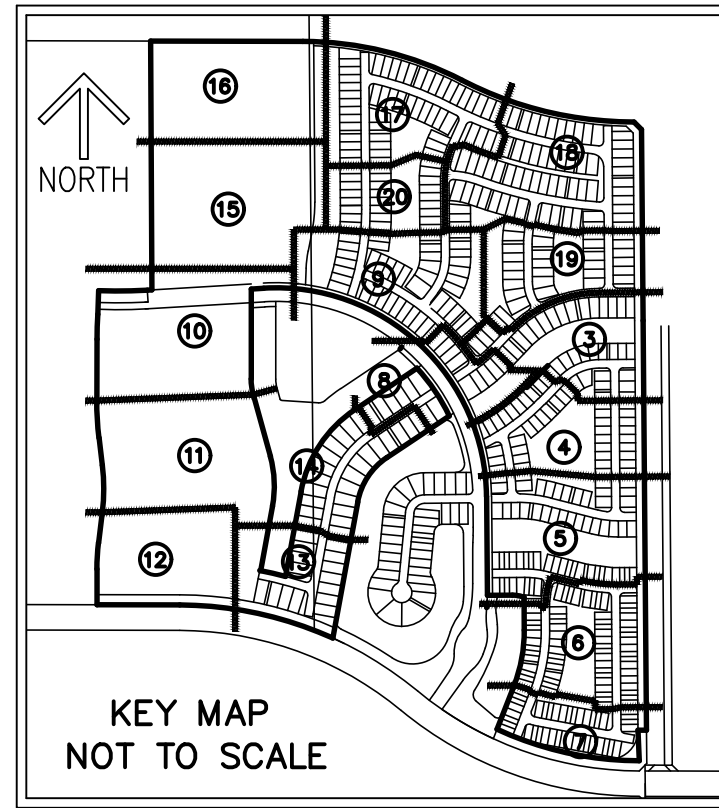
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PLAT BOOK _____
PAGE _____
SHEET 5 OF 22

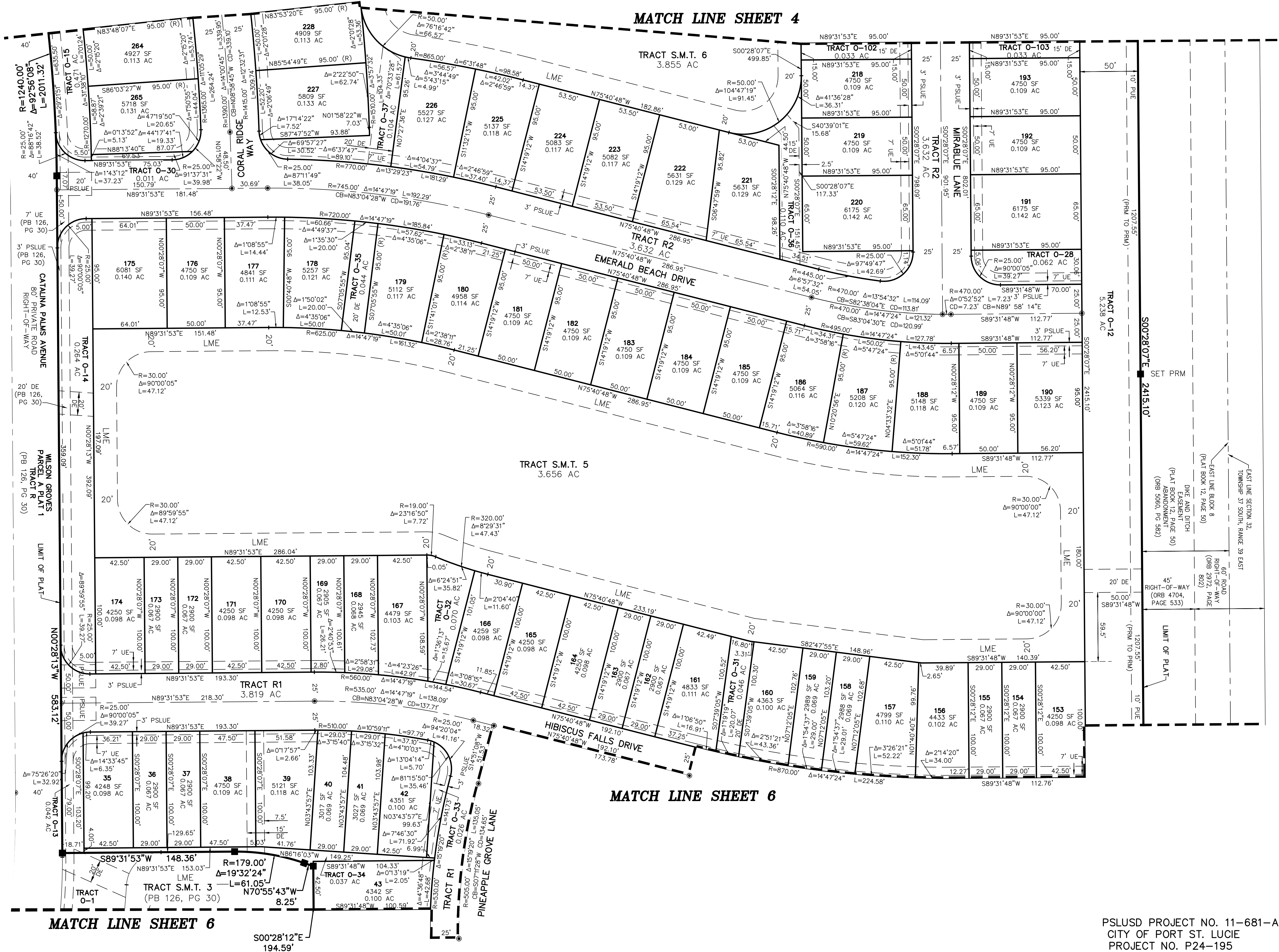
MATCH LINE SHEET 4

MATCH LINE SHEET 6

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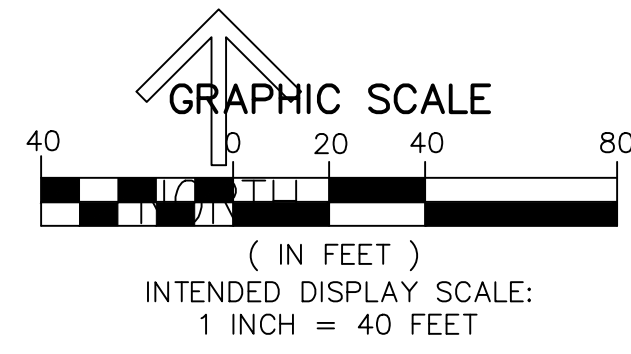
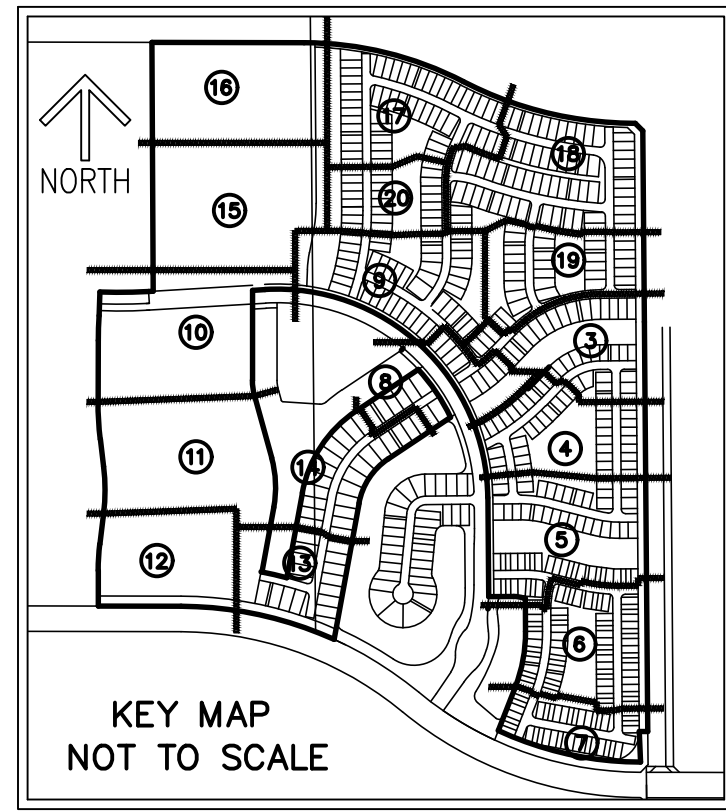


PSLUSD PROJECT NO. 11-681-A4
CITY OF PORT ST. LUCIE
PROJECT NO. P24-195

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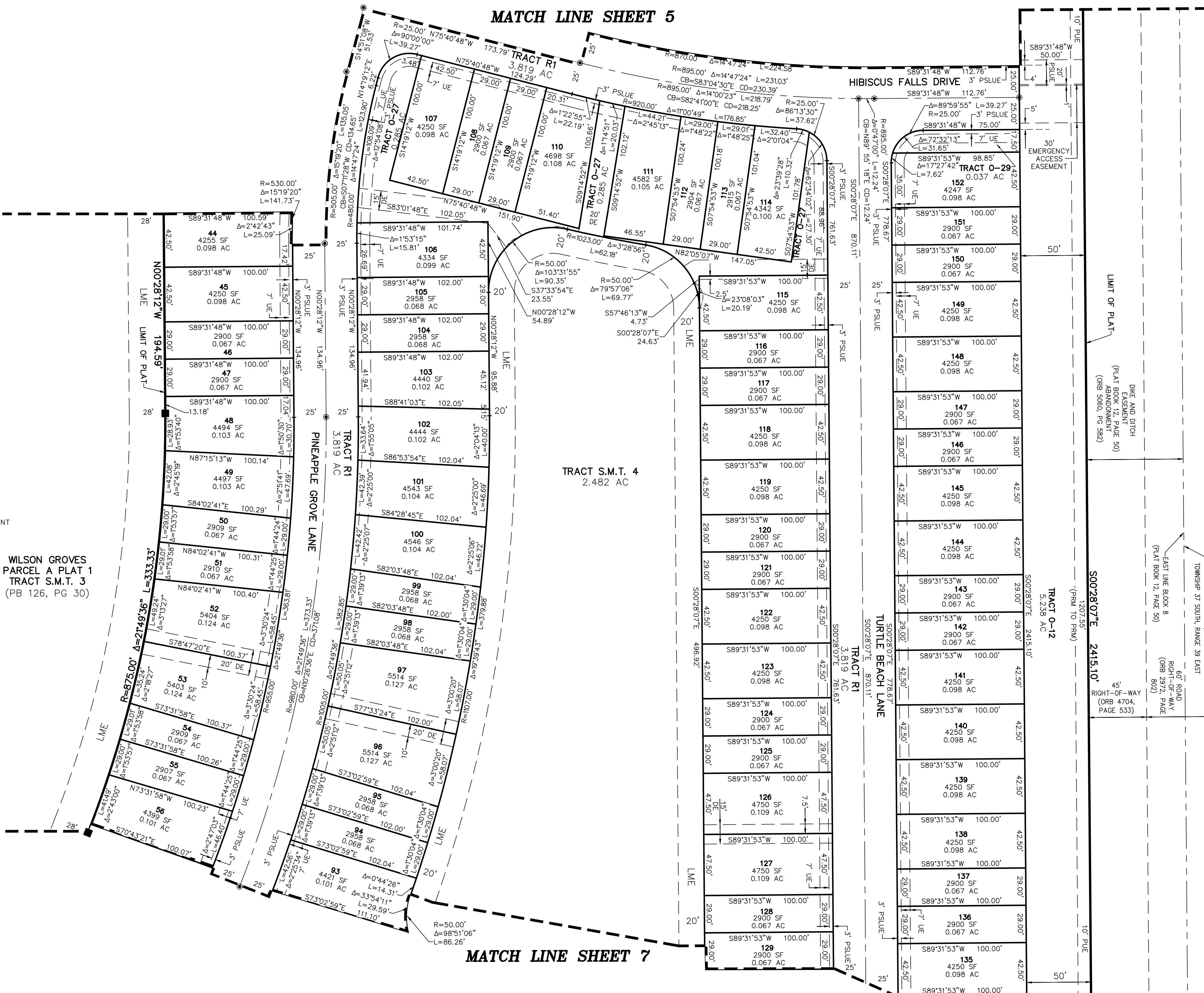
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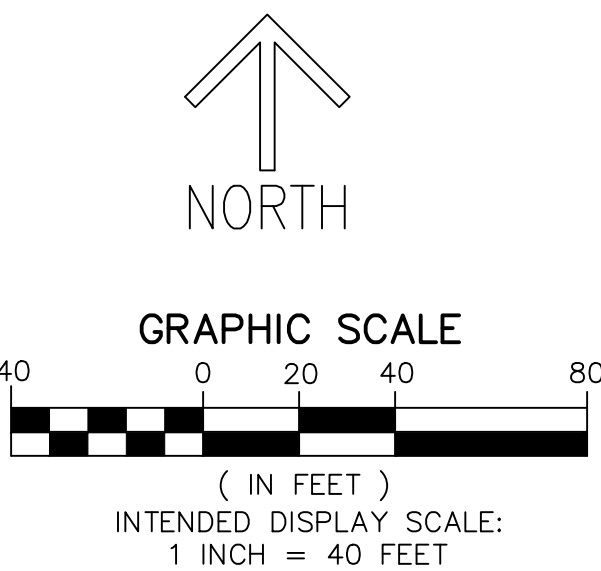
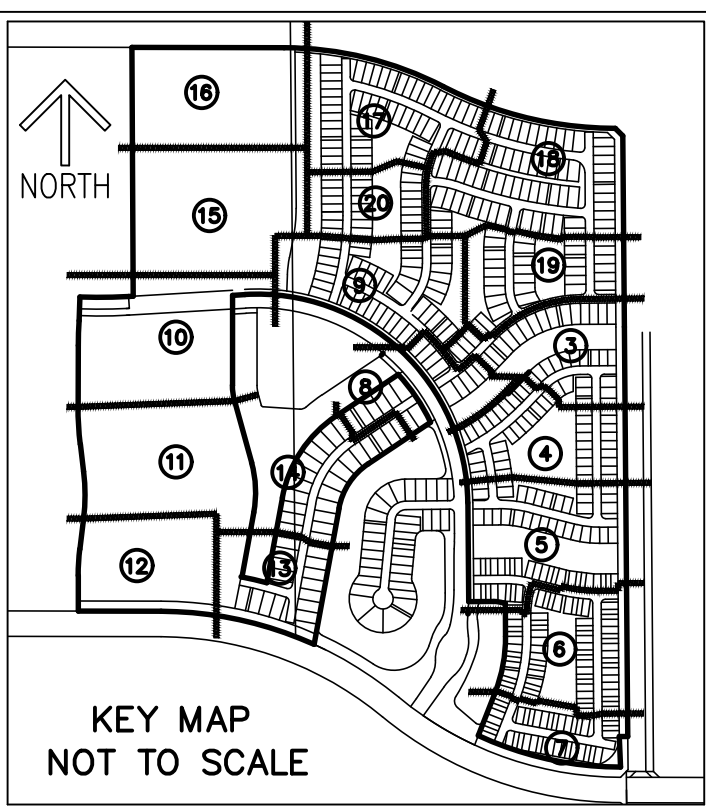
WILSON GROVES
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 TRACT S.M.T. 3
 (PB 126, PG 30)



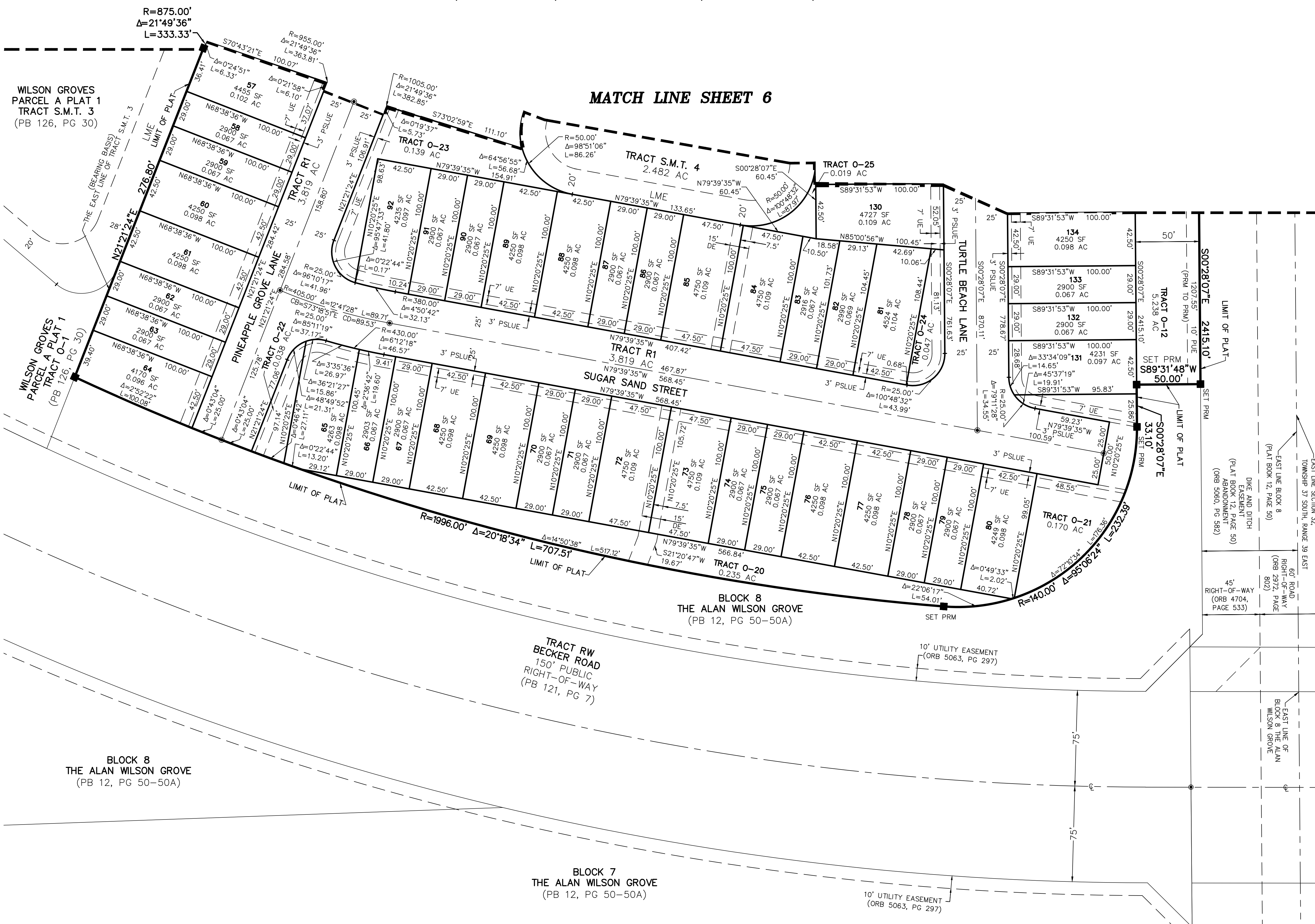
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MATCH LINE SHEET 6

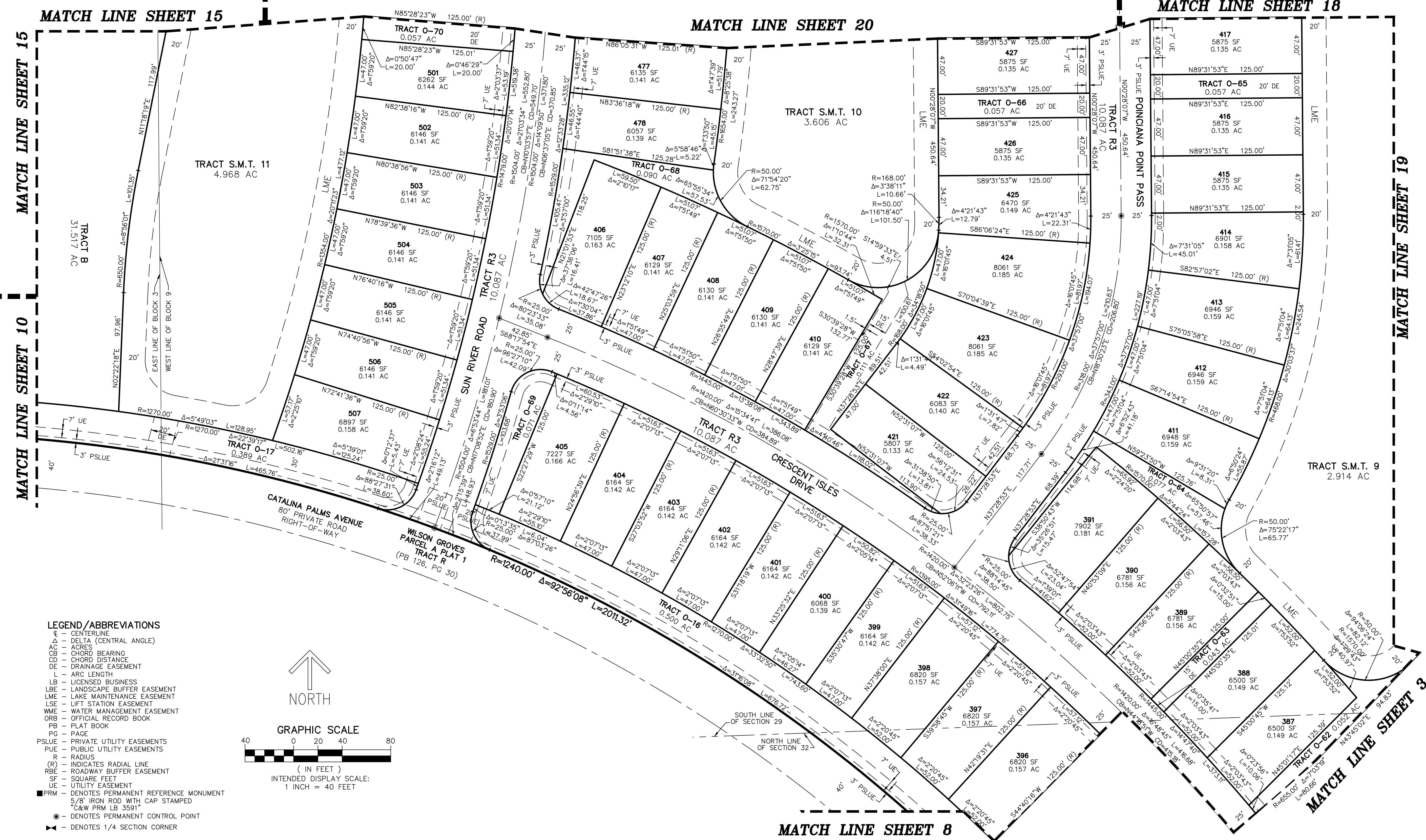
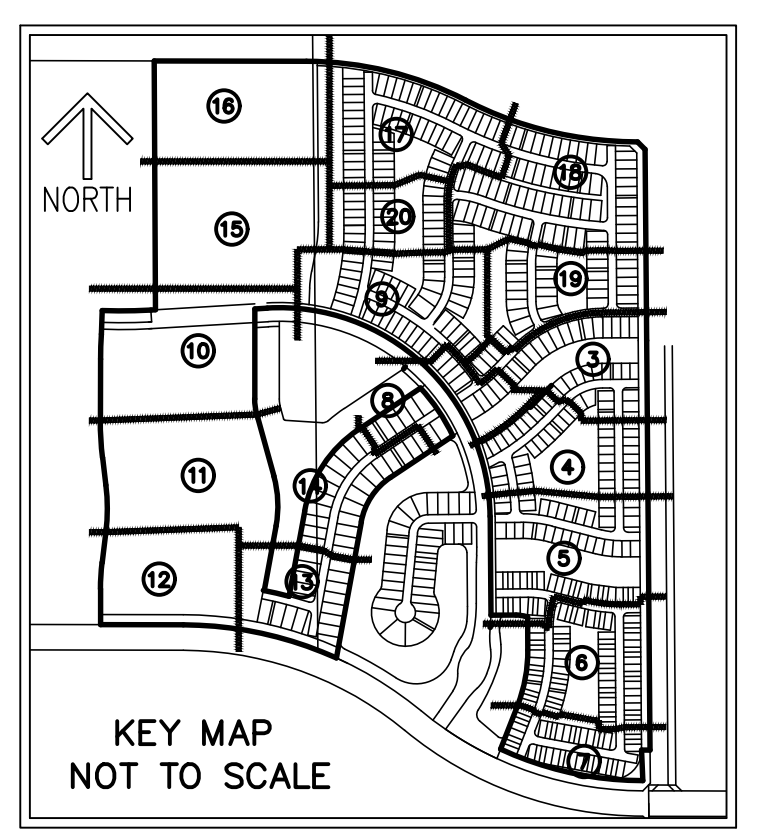
BLOCK 8
THE ALAN WILSON GROVE
(PB 12, PG 50-50A)

BLOCK 7
THE ALAN WILSON GROVE
(PB 12, PG 50-50A)

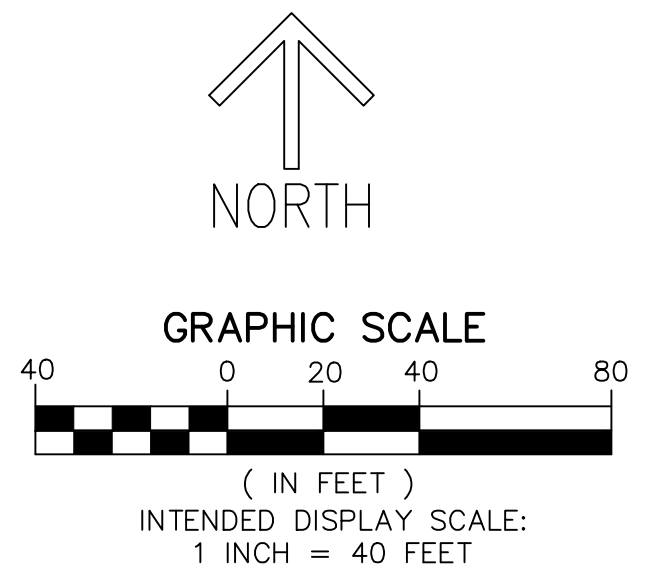
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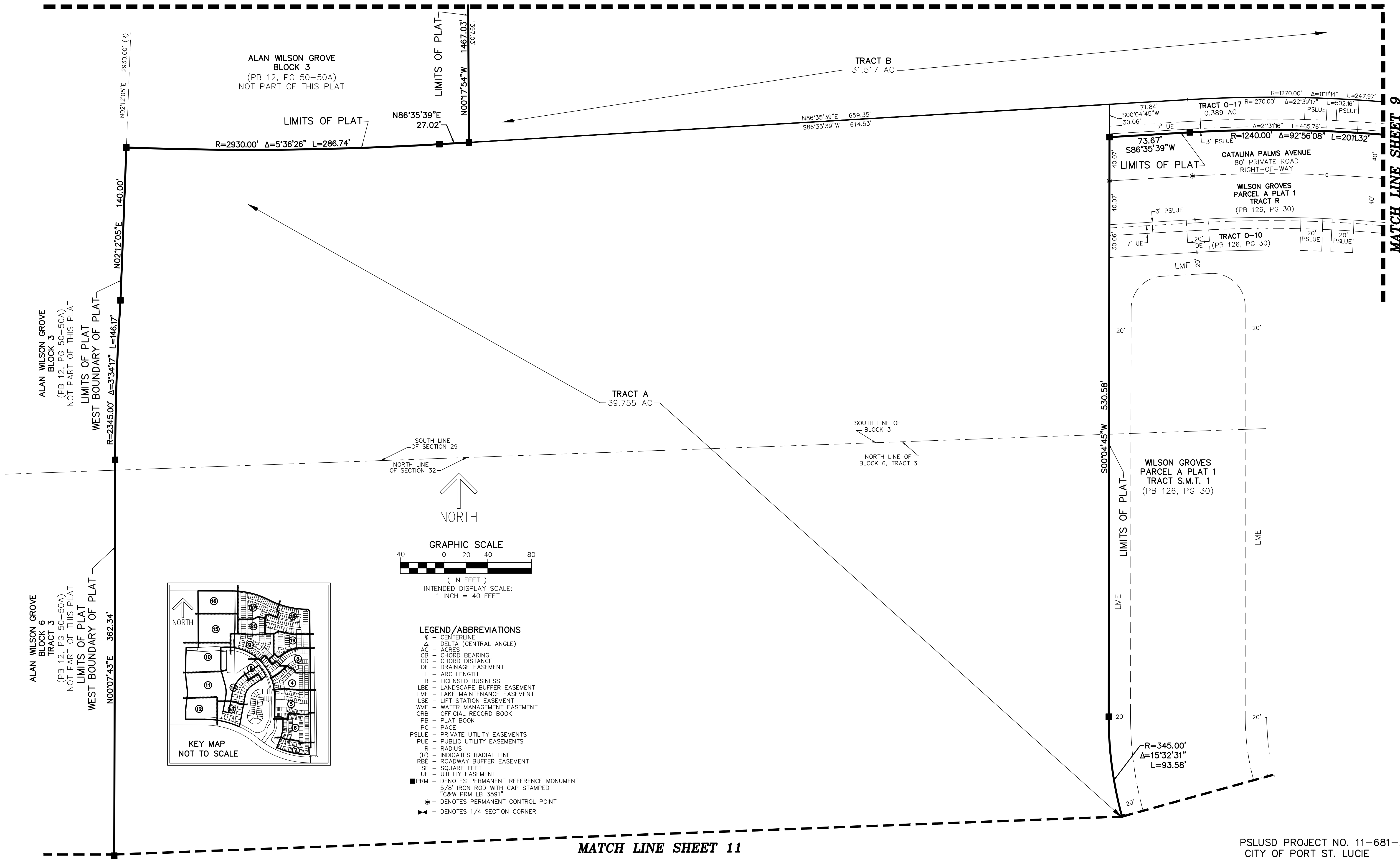


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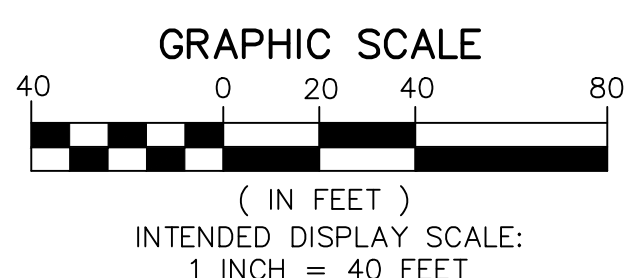
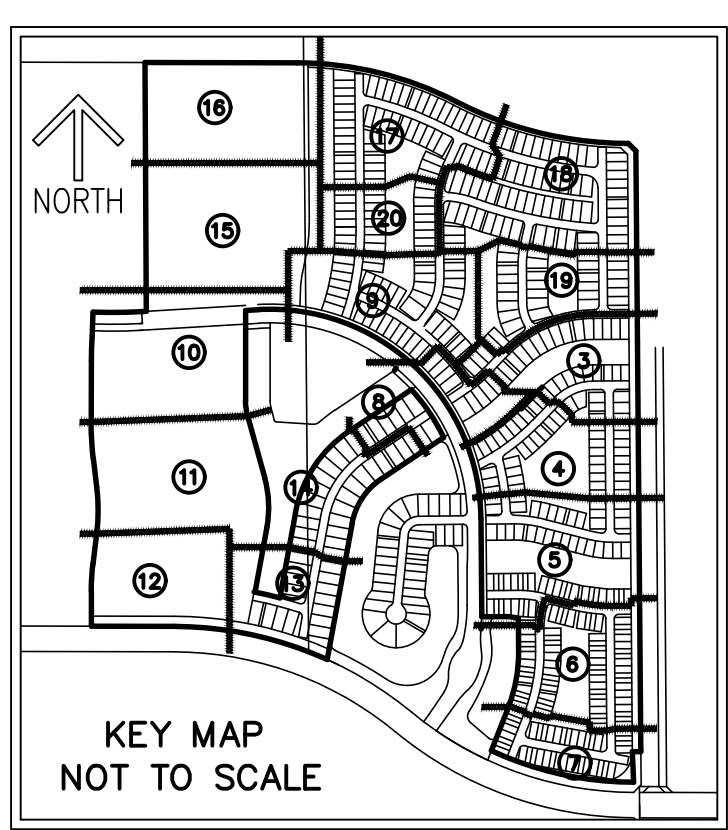
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MATCH LINE SHEET 15



ALAN WILSON GROVE
BLOCK 3
(PB 12, PG 50-50A)
NOT PART OF THIS PLAT

ALAN WILSON GROVE
BLOCK 6
TRACT 3
(PB 12, PG 50-50A)
NOT PART OF THIS PLAT



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
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 - LBE - LANDSCAPE BUFFER EASEMENT
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 - WME - WATER MANAGEMENT EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
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 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RBE - ROADWAY BUFFER EASEMENT
 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ▲ - DENOTES 1/4 SECTION CORNER

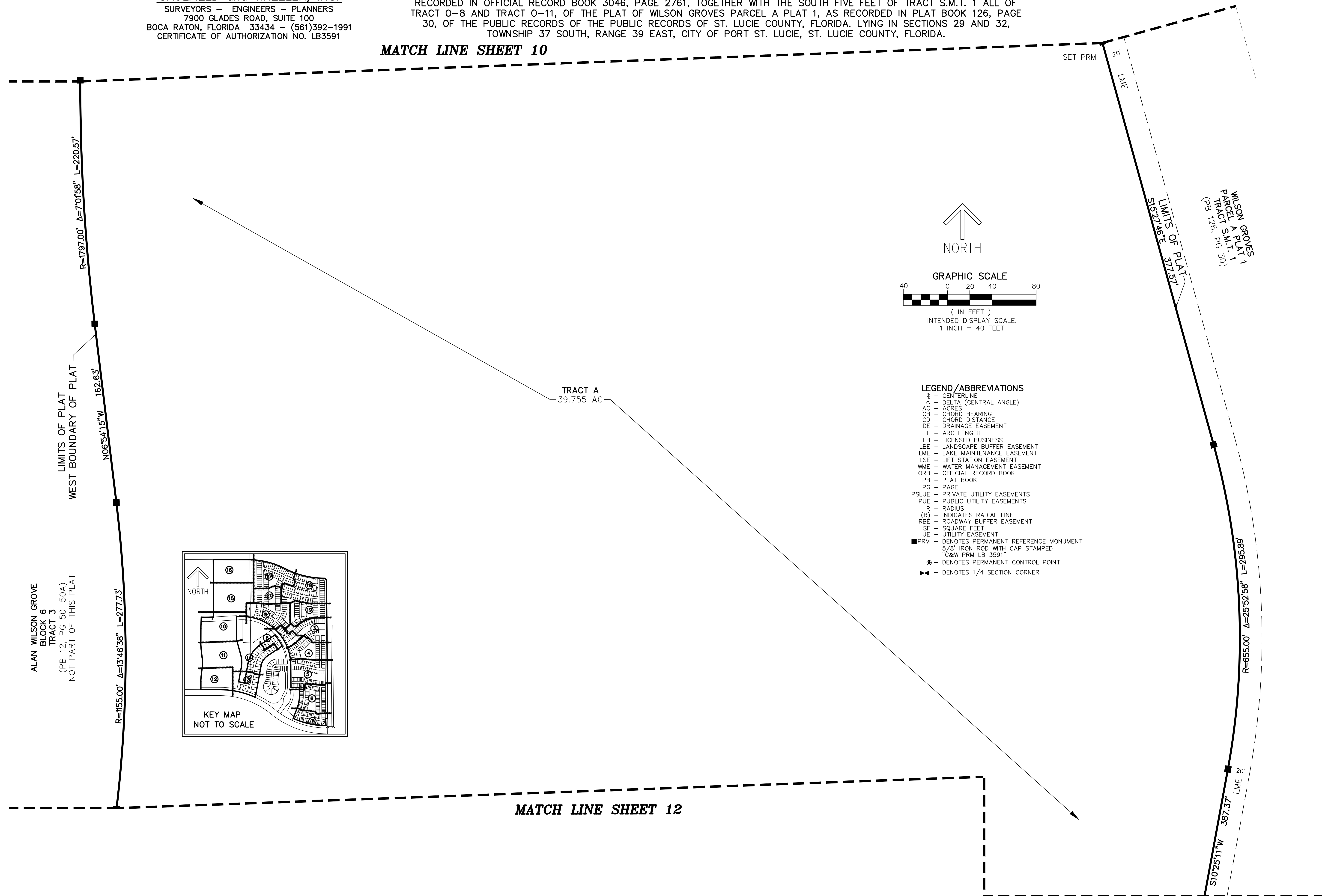
MATCH LINE SHEET 11

WILSON GROVES PARCEL A PLAT 2

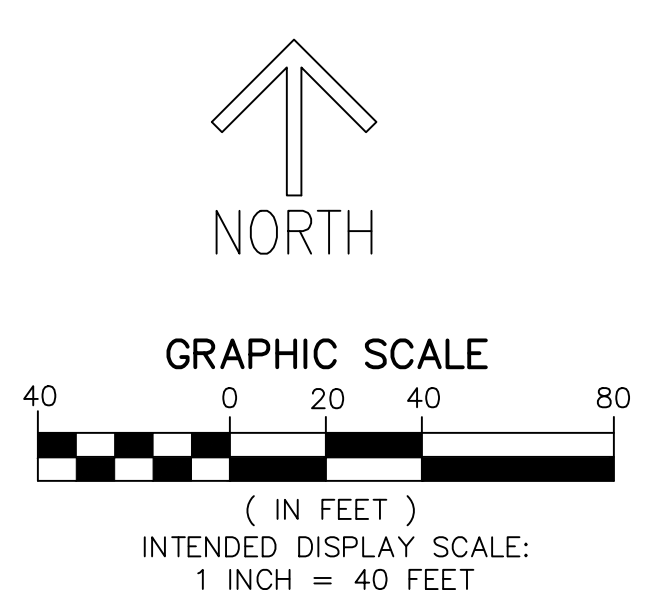
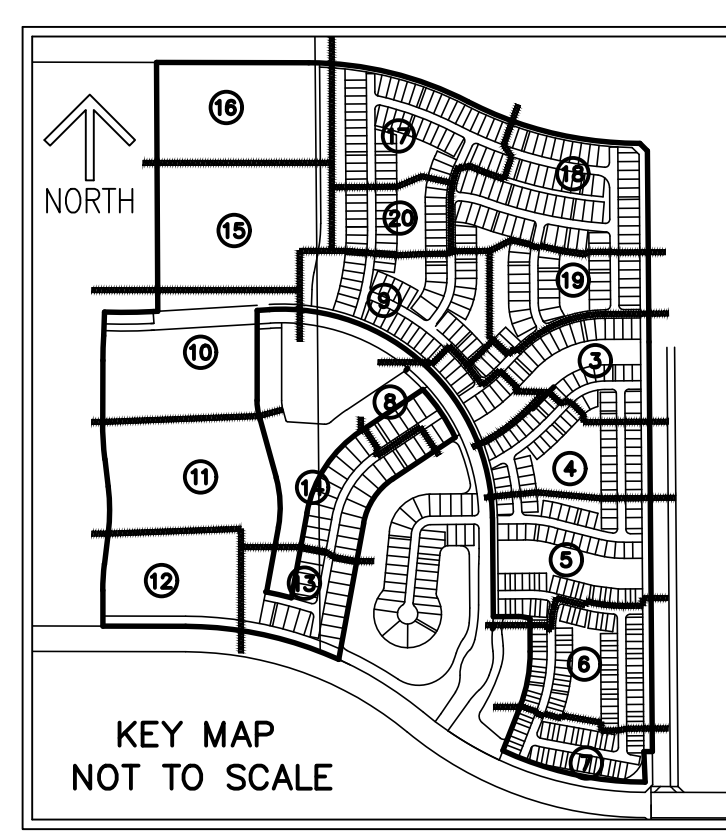
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
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MATCH LINE SHEET 10



ALAN WILSON GROVE
 BLOCK 6
 TRACT 3
 (PB 12, PG 50-50A)
 NOT PART OF THIS PLAT



- LEGEND/ABBREVIATIONS**
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 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
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 "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ◄ - DENOTES 1/4 SECTION CORNER

WILSON GROVES 1
 PARCEL A PLAT 1
 TRACT S.M.T. 1
 (PB 126, PG 30)

MATCH LINE SHEET 12

MATCH LINE SHEET 13

WILSON GROVES PARCEL A PLAT 2

PLAT BOOK _____

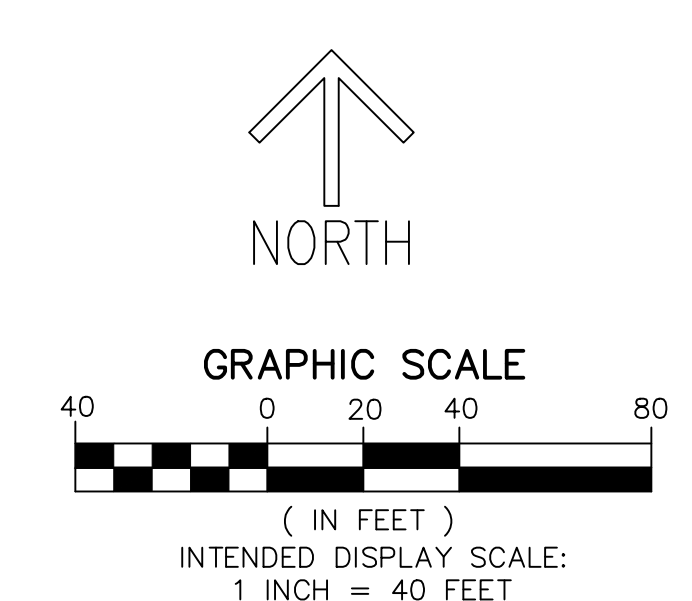
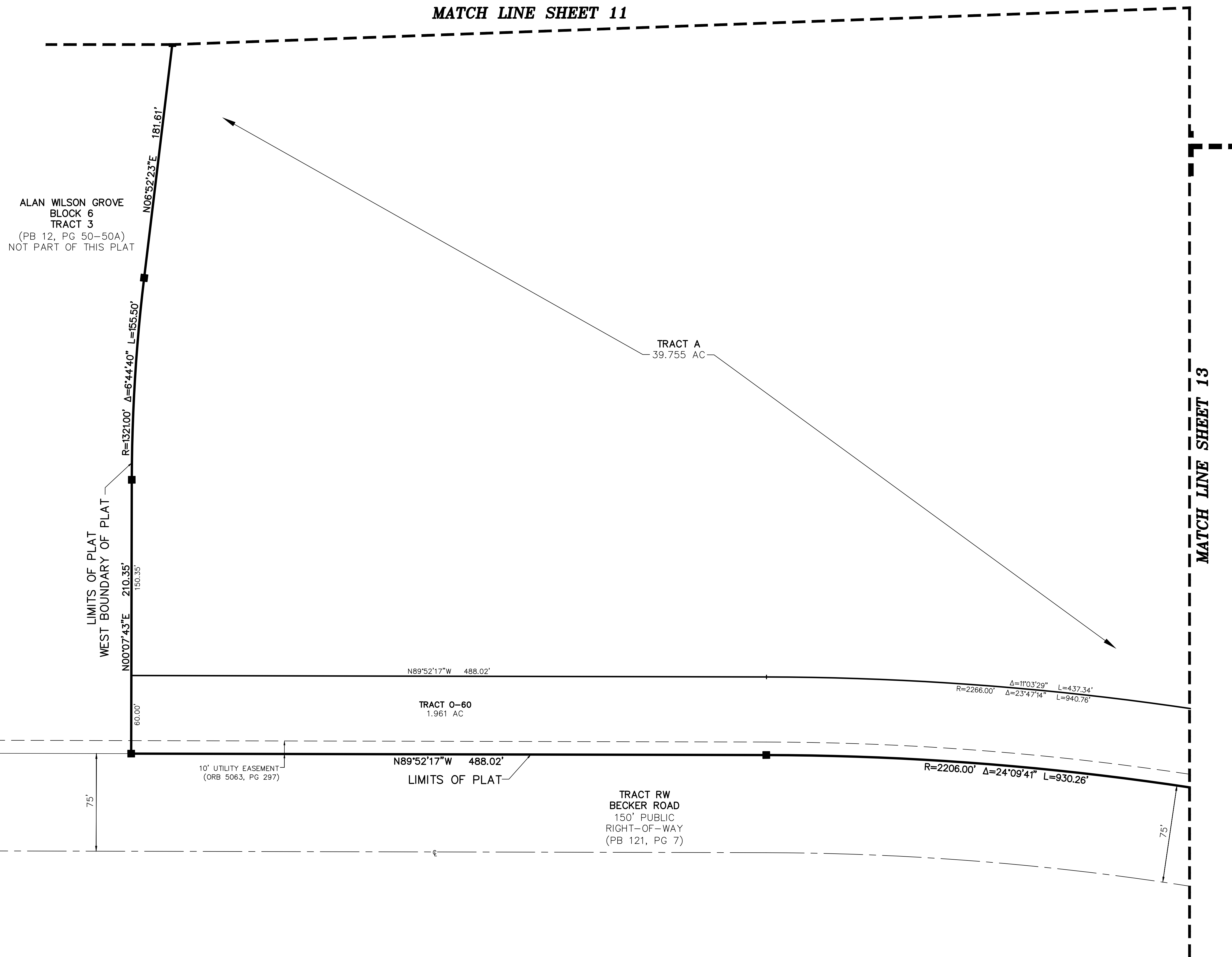
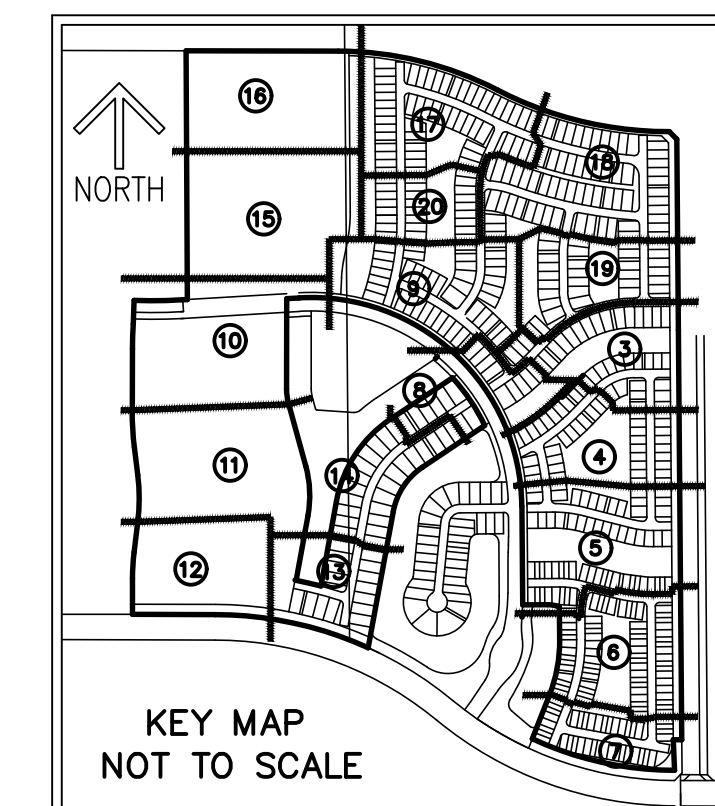
PAGE _____

SHEET 12 OF 22

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MATCH LINE SHEET 11

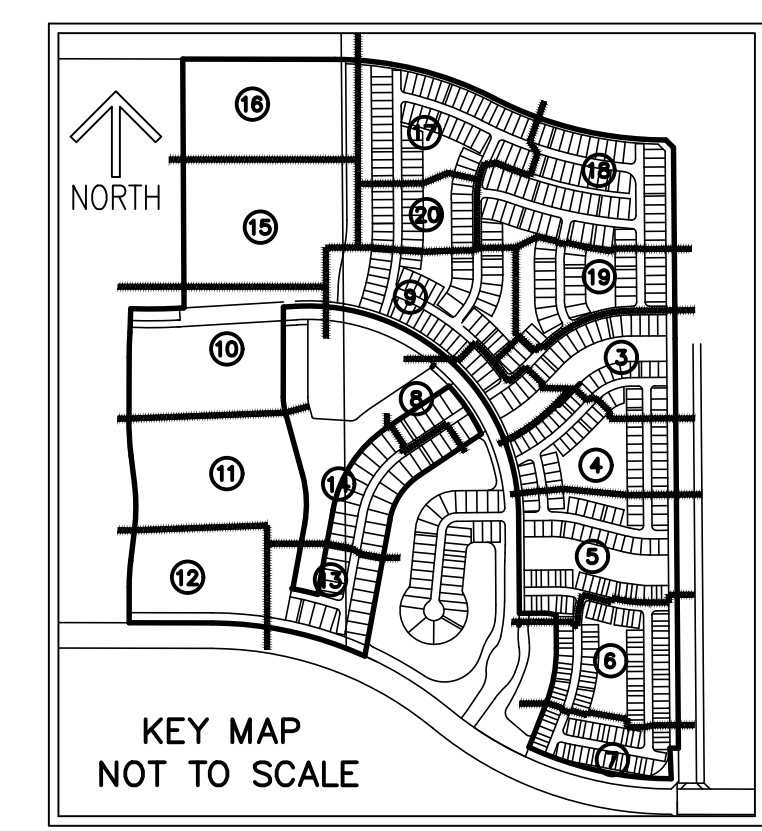
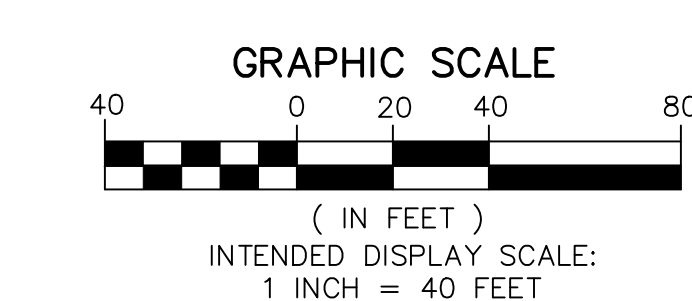
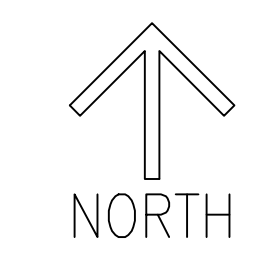
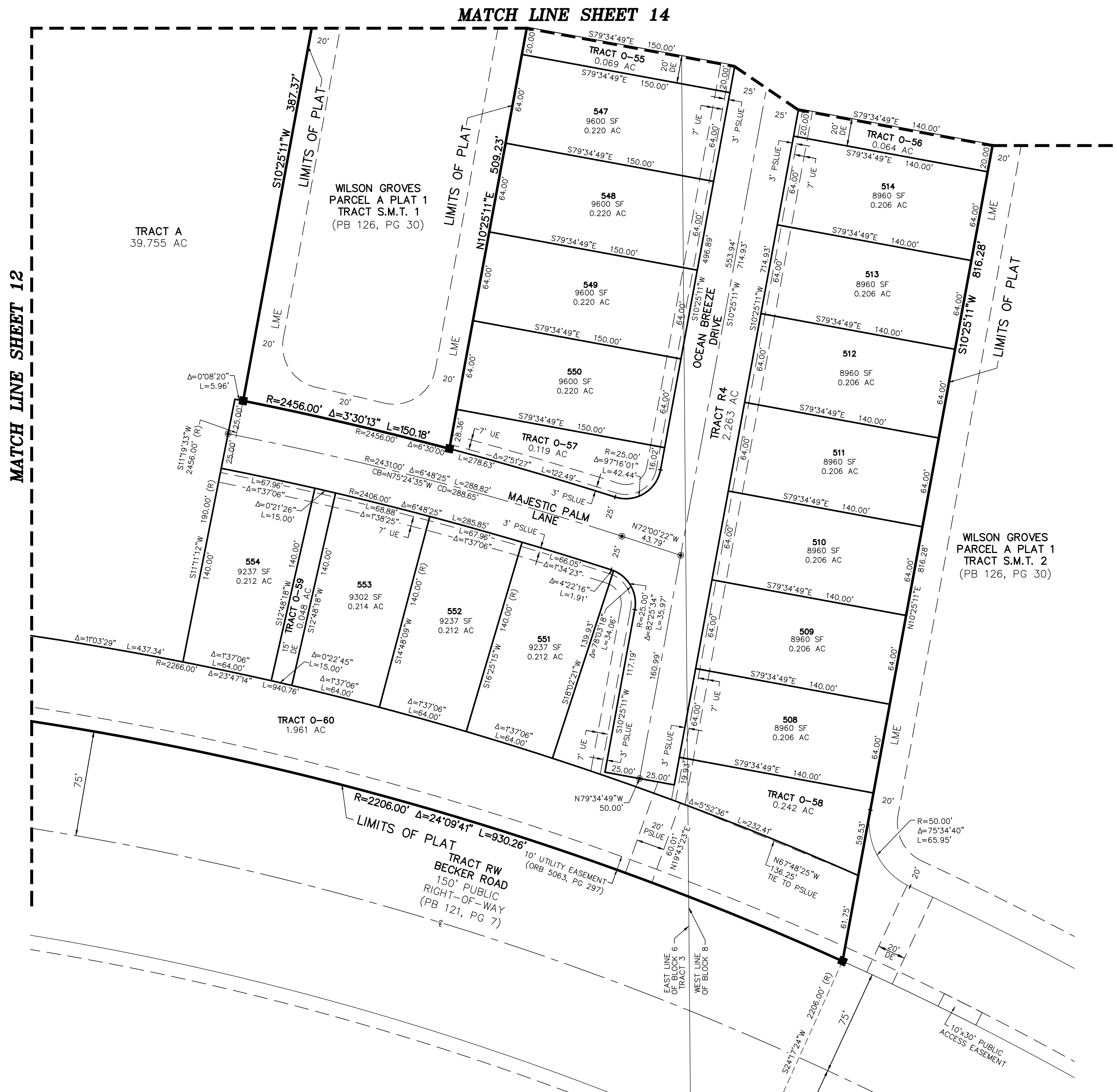


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 "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ◄ - DENOTES 1/4 SECTION CORNER

WILSON GROVES PARCEL A PLAT 2

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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SURVEYORS - ENGINEERS - PLANNERS
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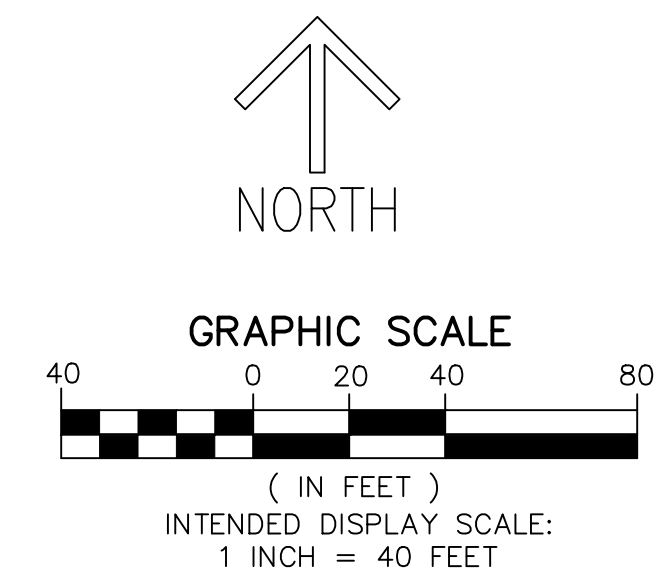
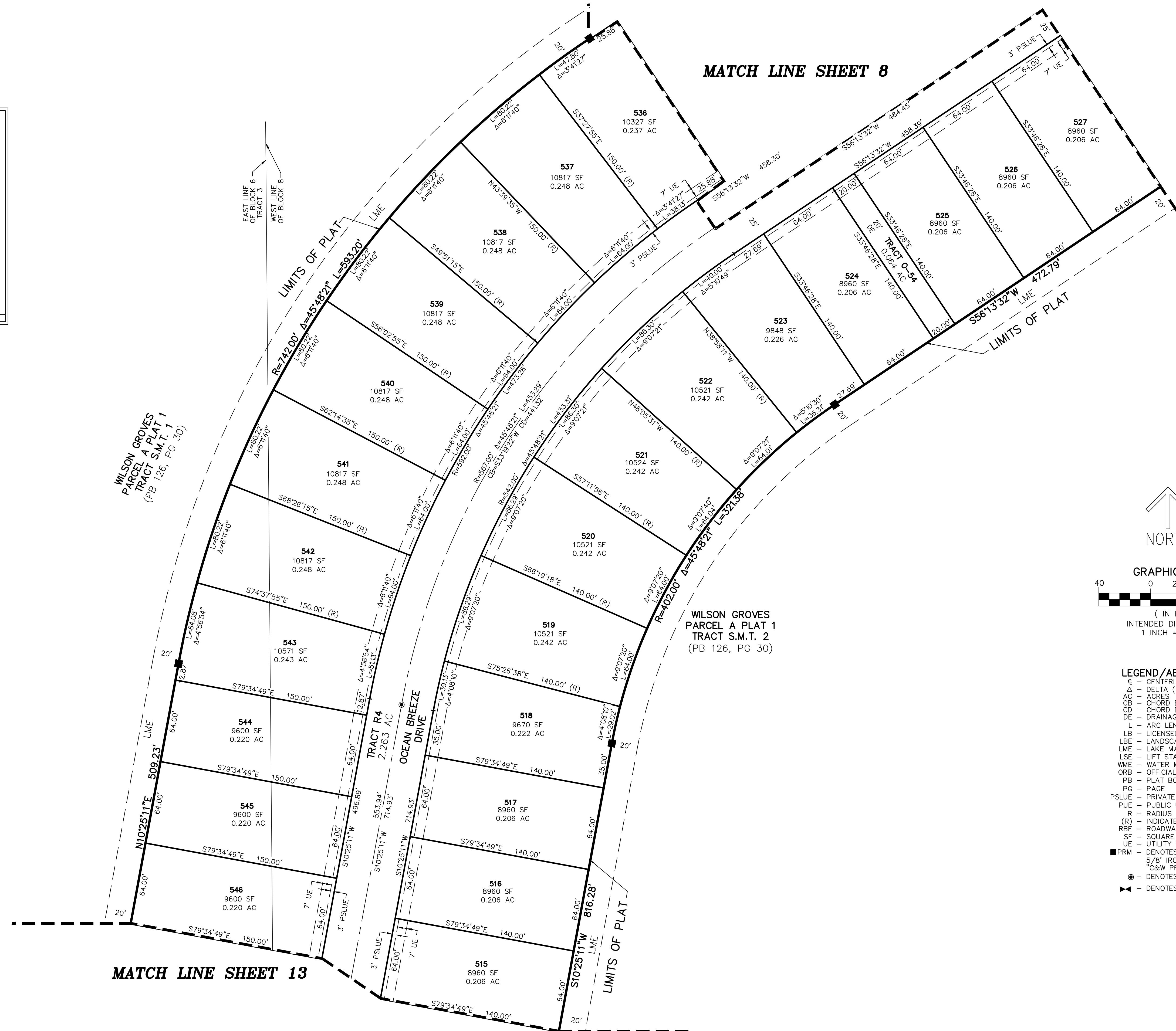
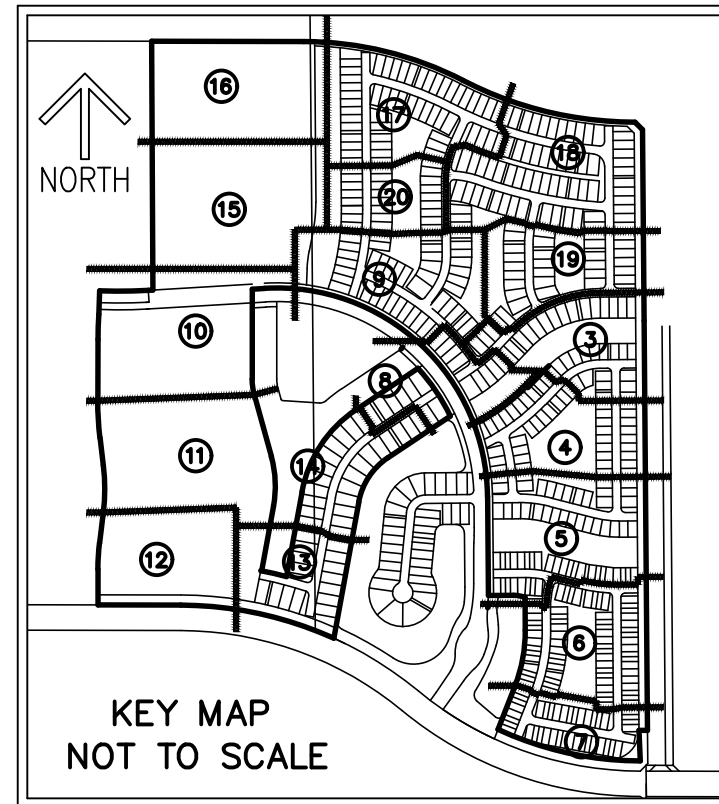
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C&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT
 - ◄ - DENOTES 1/4 SECTION CORNER

MATCH LINE SHEET 12

WILSON GROVES PARCEL A PLAT 2

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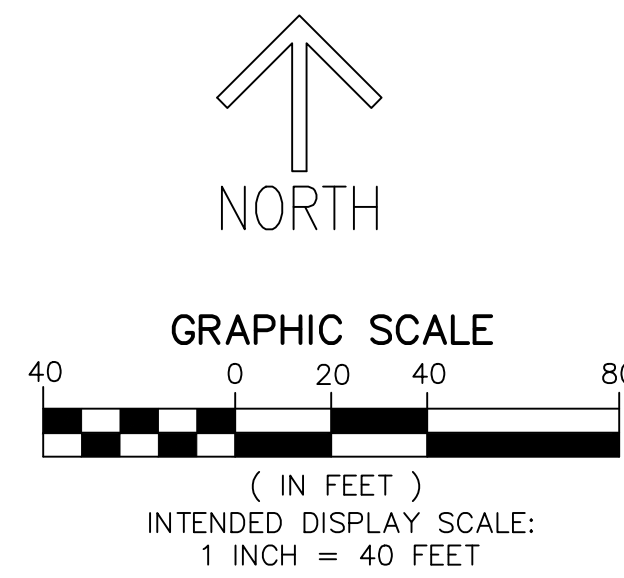
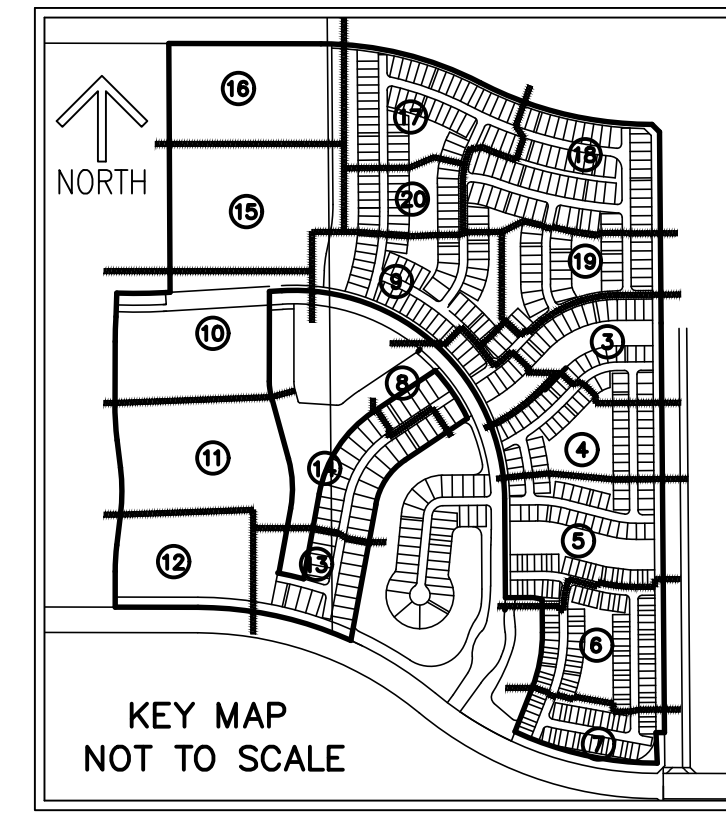
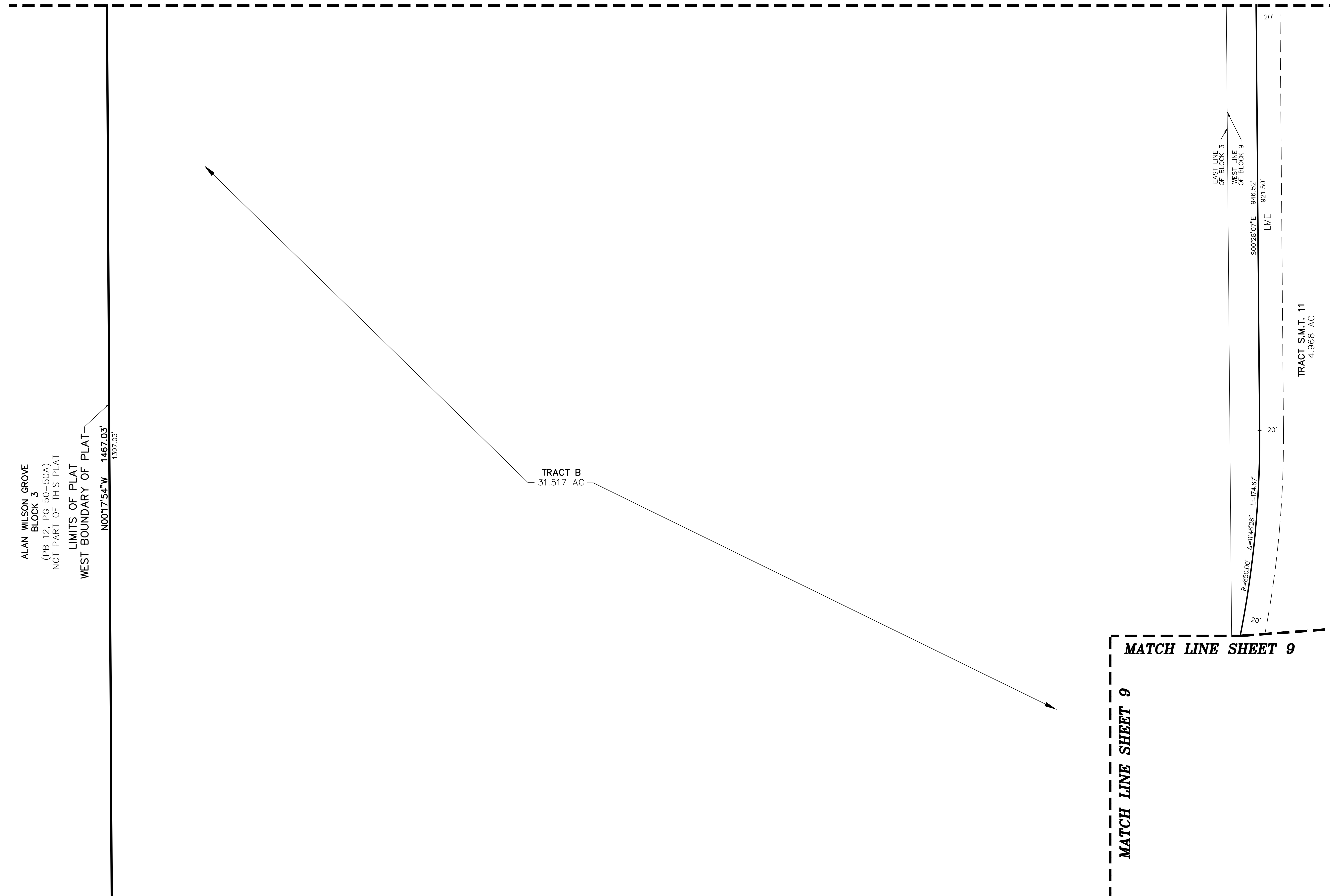
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 - 5/8" IRON ROD WITH CAP STAMPED C&W PRM LB 3591
 - ⊙ - DENOTES PERMANENT CONTROL POINT
 - ◀ - DENOTES 1/4 SECTION CORNER

WILSON GROVES PARCEL A PLAT 2

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
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 7900 GLADES ROAD, SUITE 100
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MATCH LINE SHEET 16



- LEGEND/ABBREVIATIONS**
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WILSON GROVES PARCEL A PLAT 2

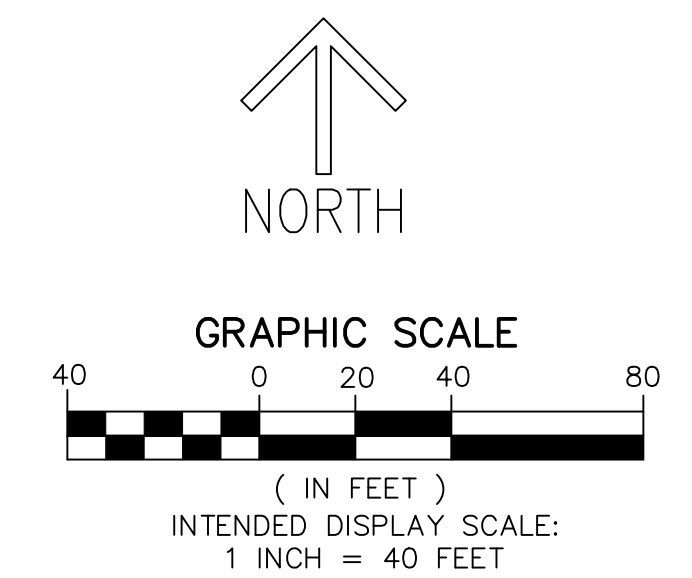
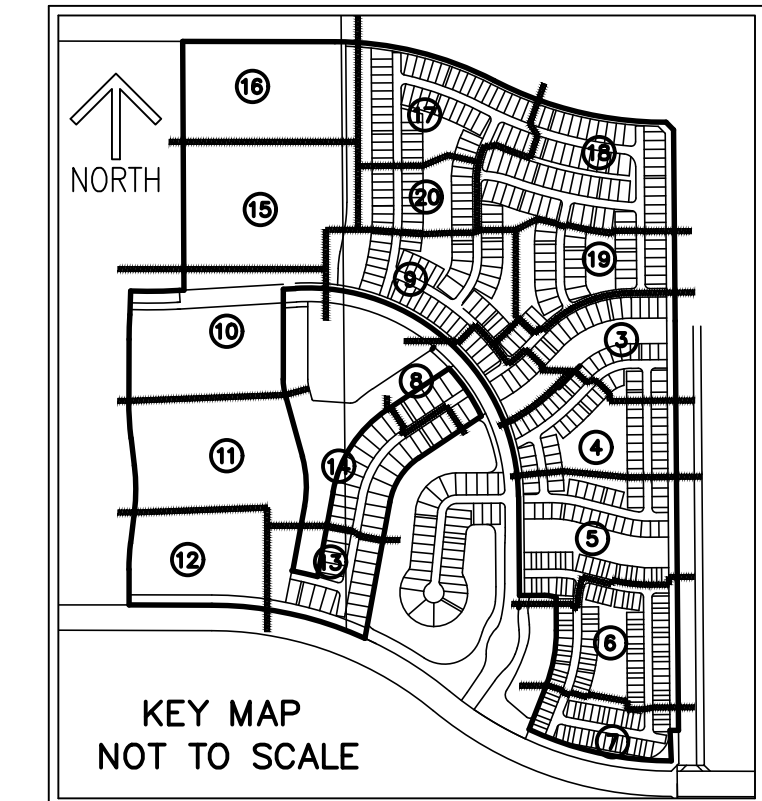
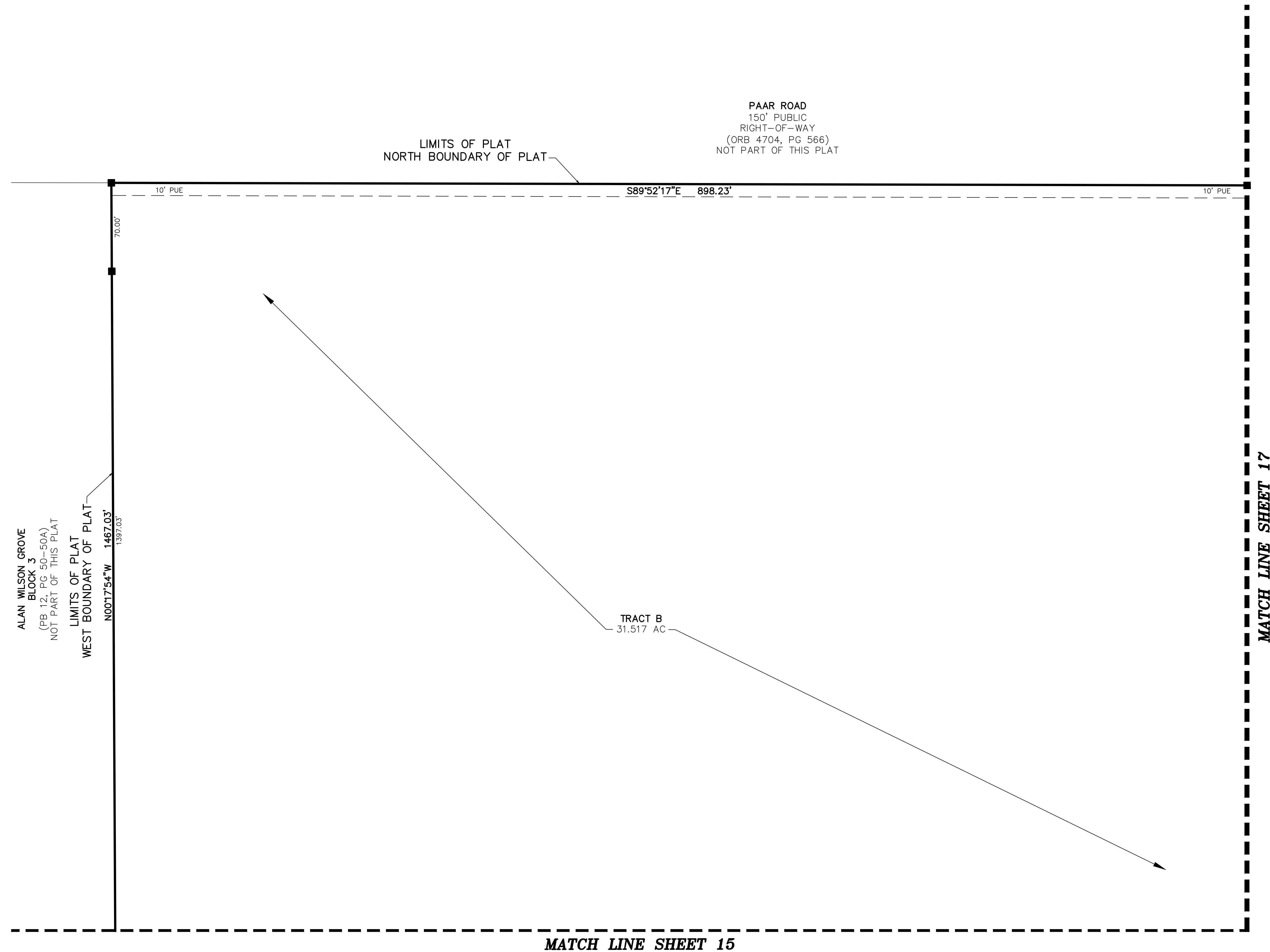
PLAT BOOK _____

PAGE _____

SHEET 16 OF 22

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 RONNIE L. FURNISS
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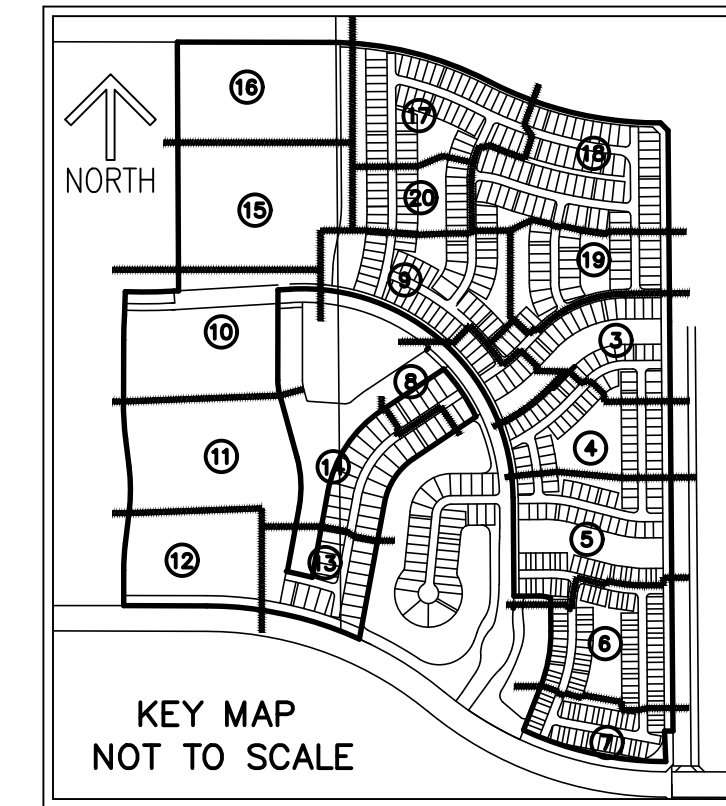


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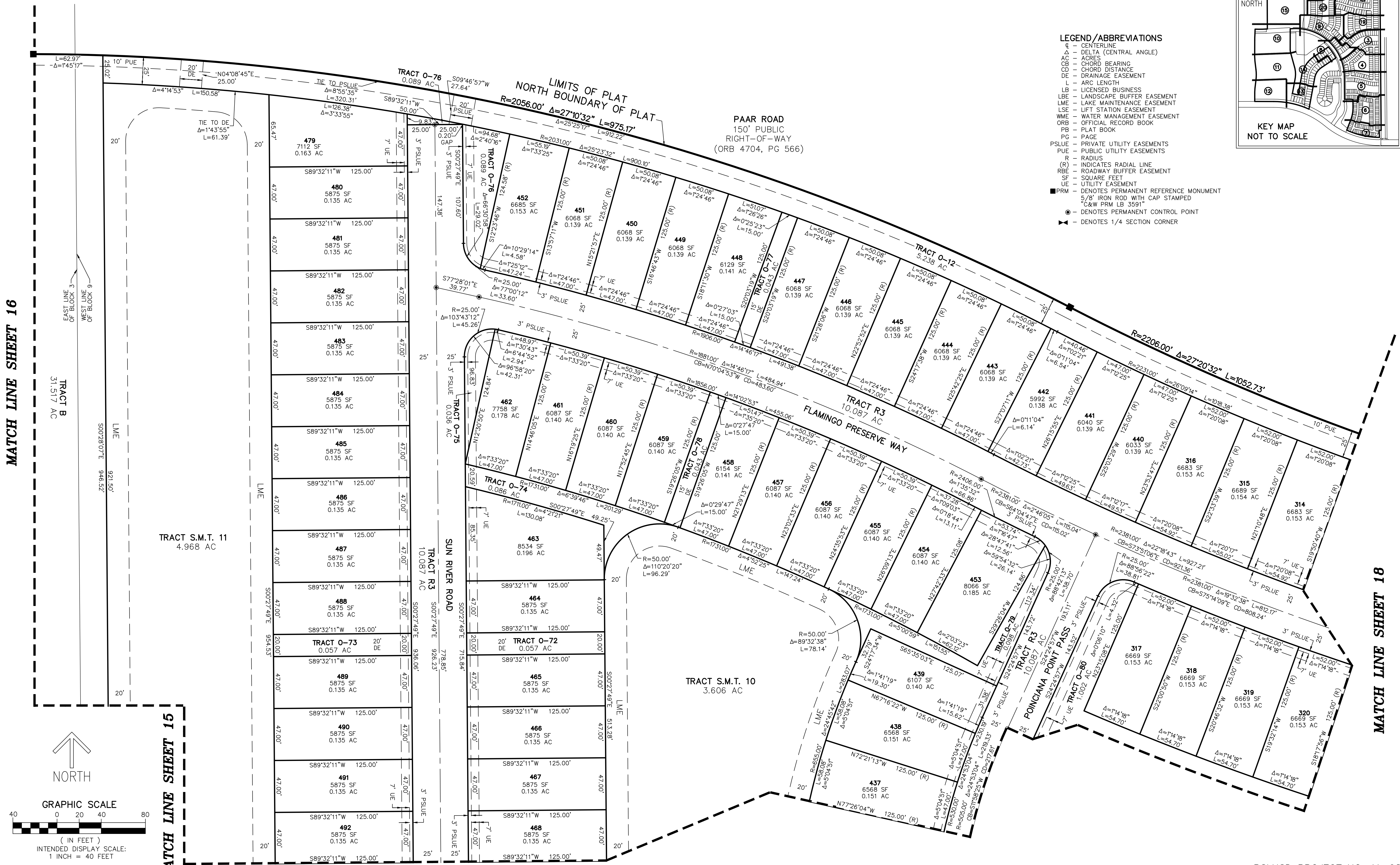
WILSON GROVES PARCEL A PLAT 2

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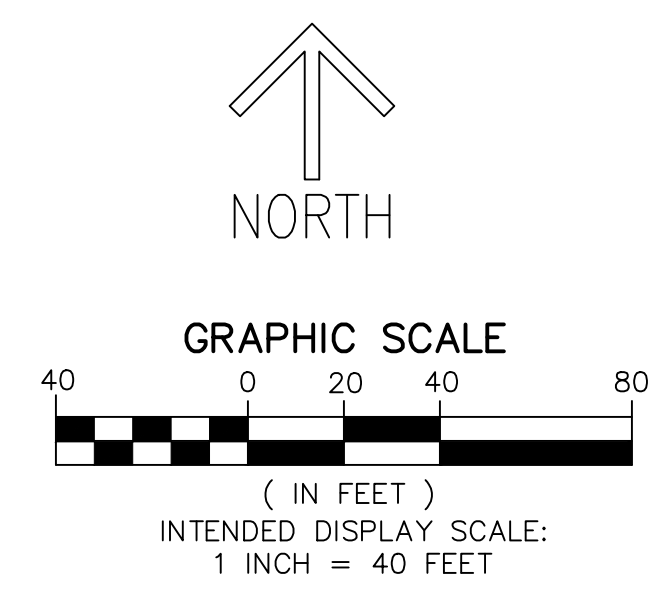


MATCH LINE SHEET 16

MATCH LINE SHEET 15

MATCH LINE SHEET 20

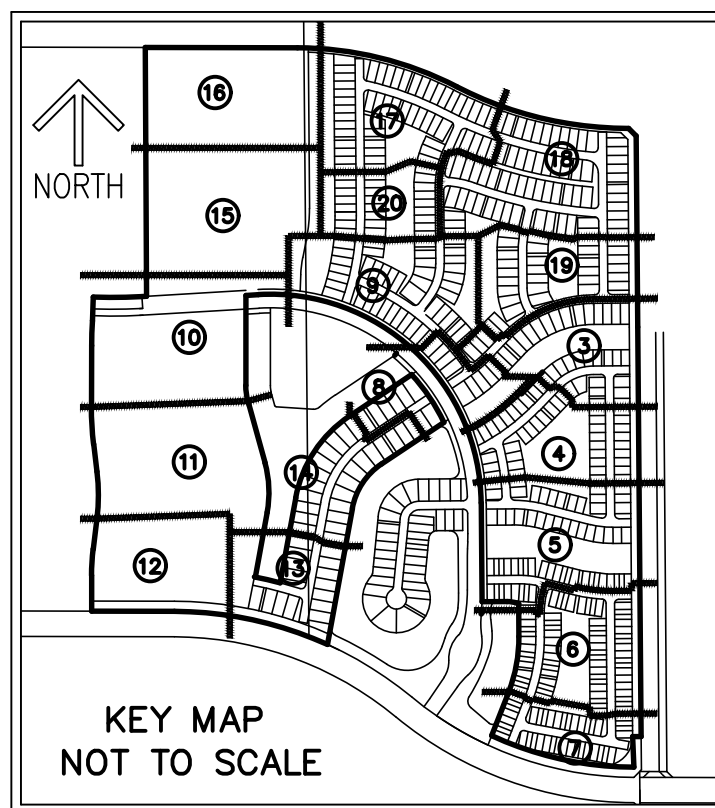
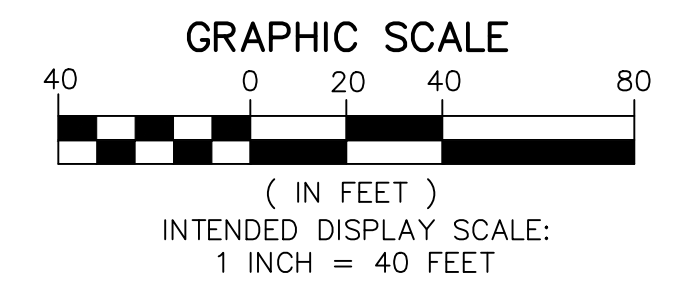
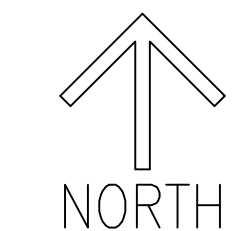
MATCH LINE SHEET 18



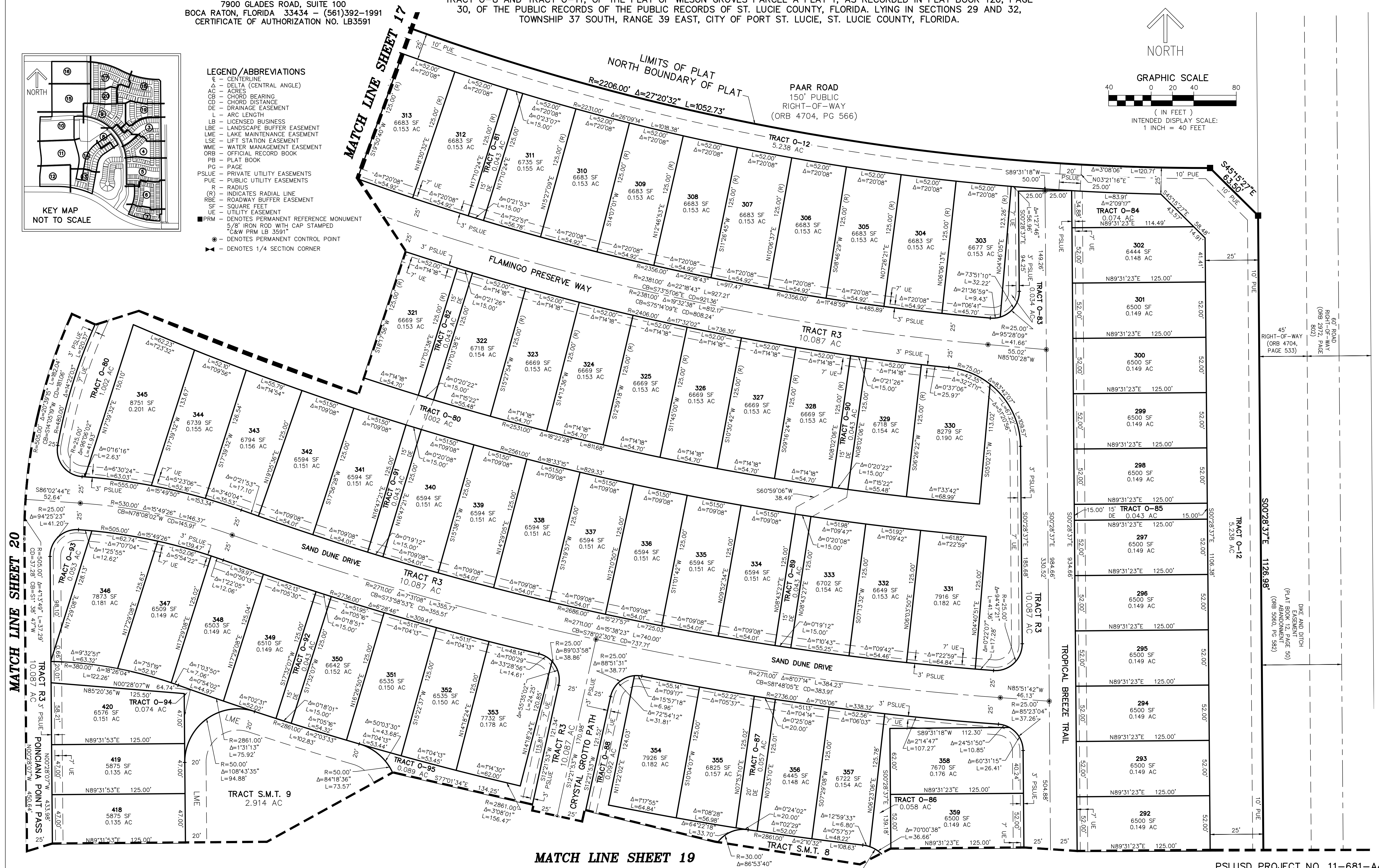
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- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LSE - LIFT STATION EASEMENT
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 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ▲ - DENOTES 1/4 SECTION CORNER



WILSON GROVES PARCEL A PLAT 2

PLAT BOOK _____

PAGE _____

SHEET 19 OF 22

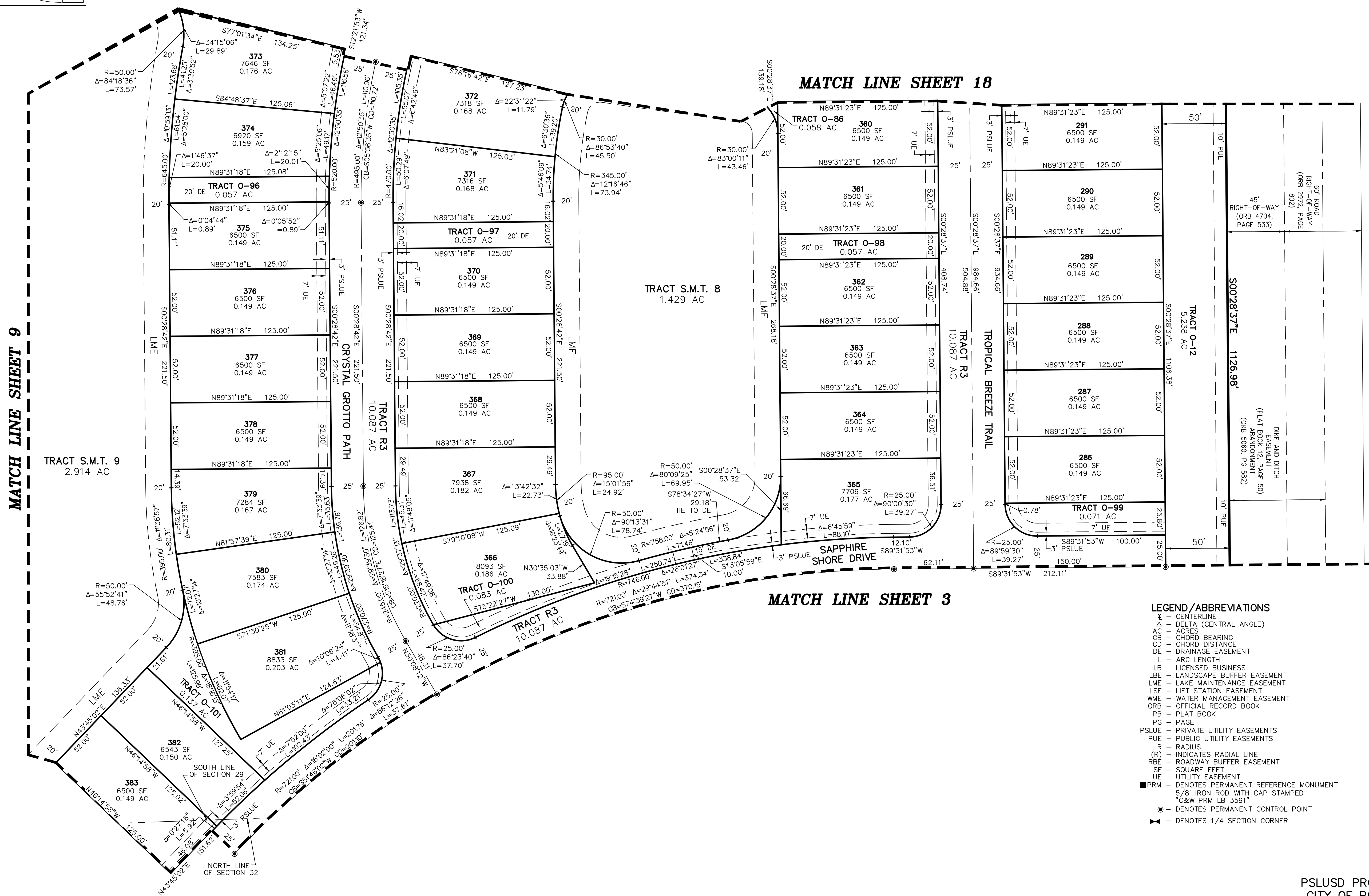
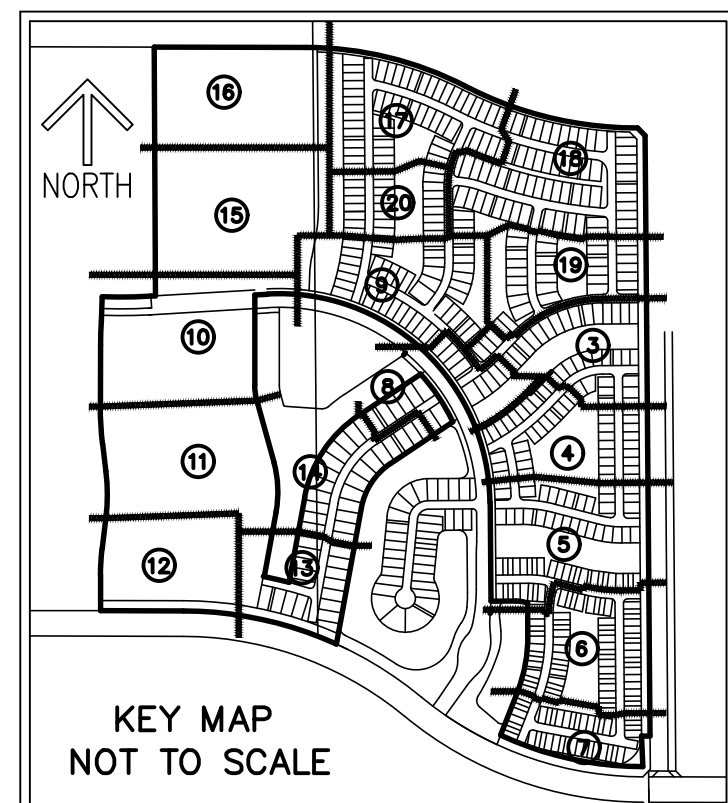
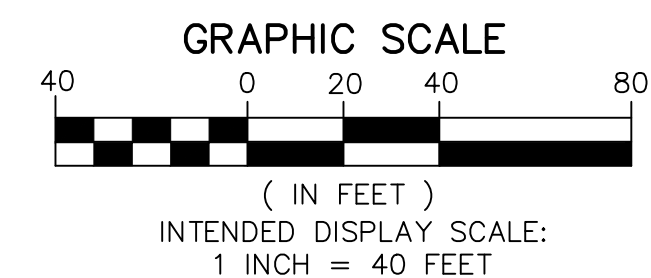
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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS

OF

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
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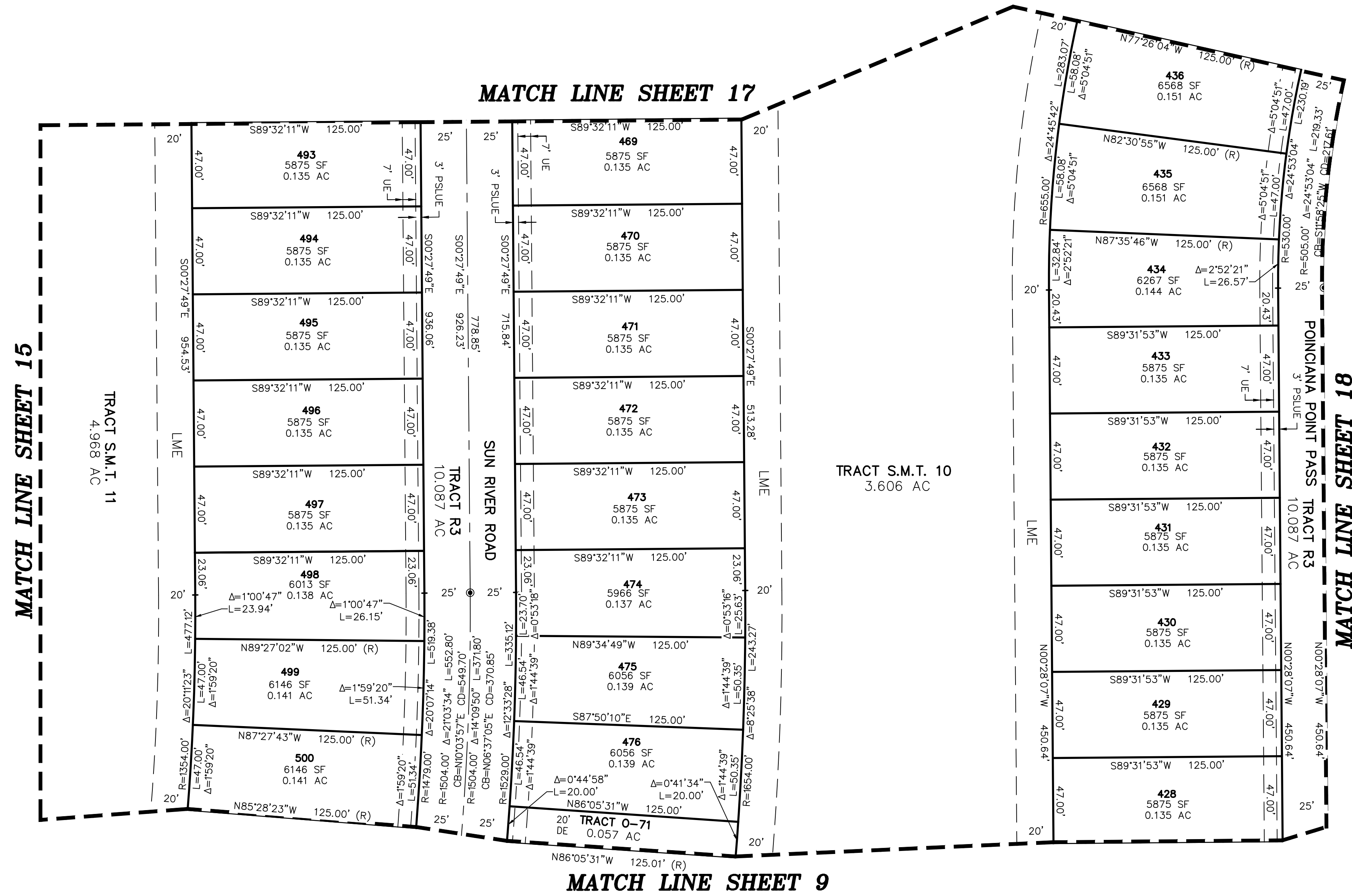
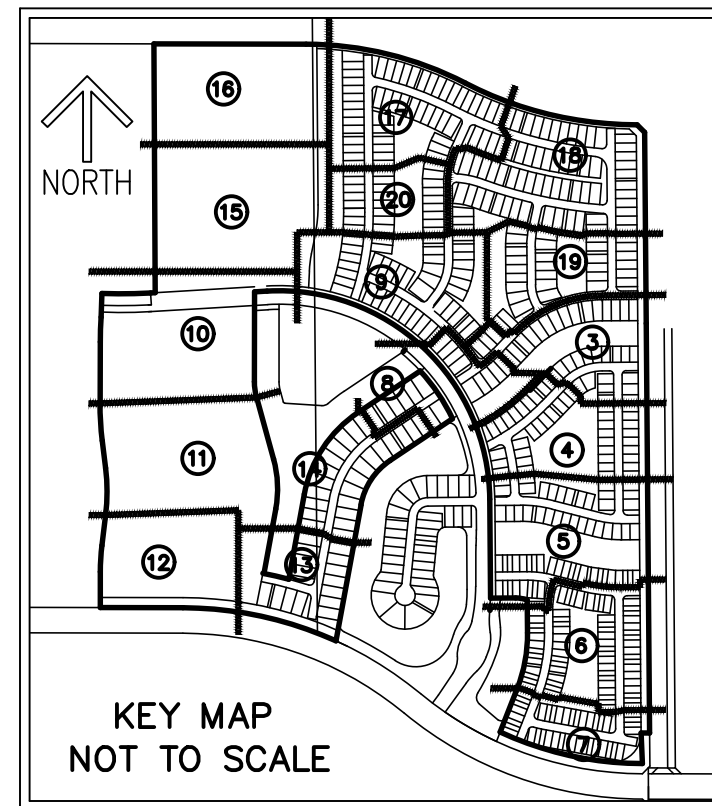
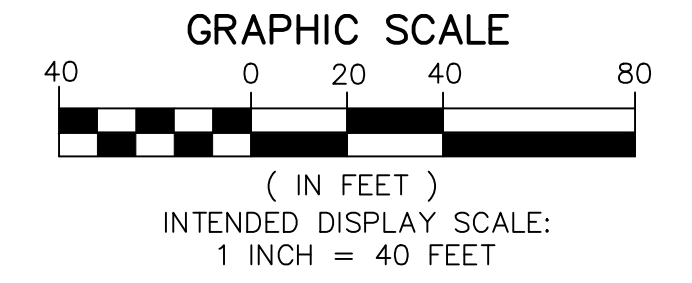
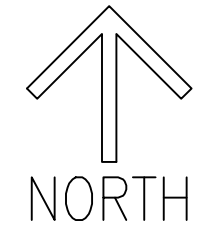
LEGEND/ABBREVIATIONS

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WILSON GROVES PARCEL A PLAT 2

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WILSON GROVES PARCEL A PLAT 2

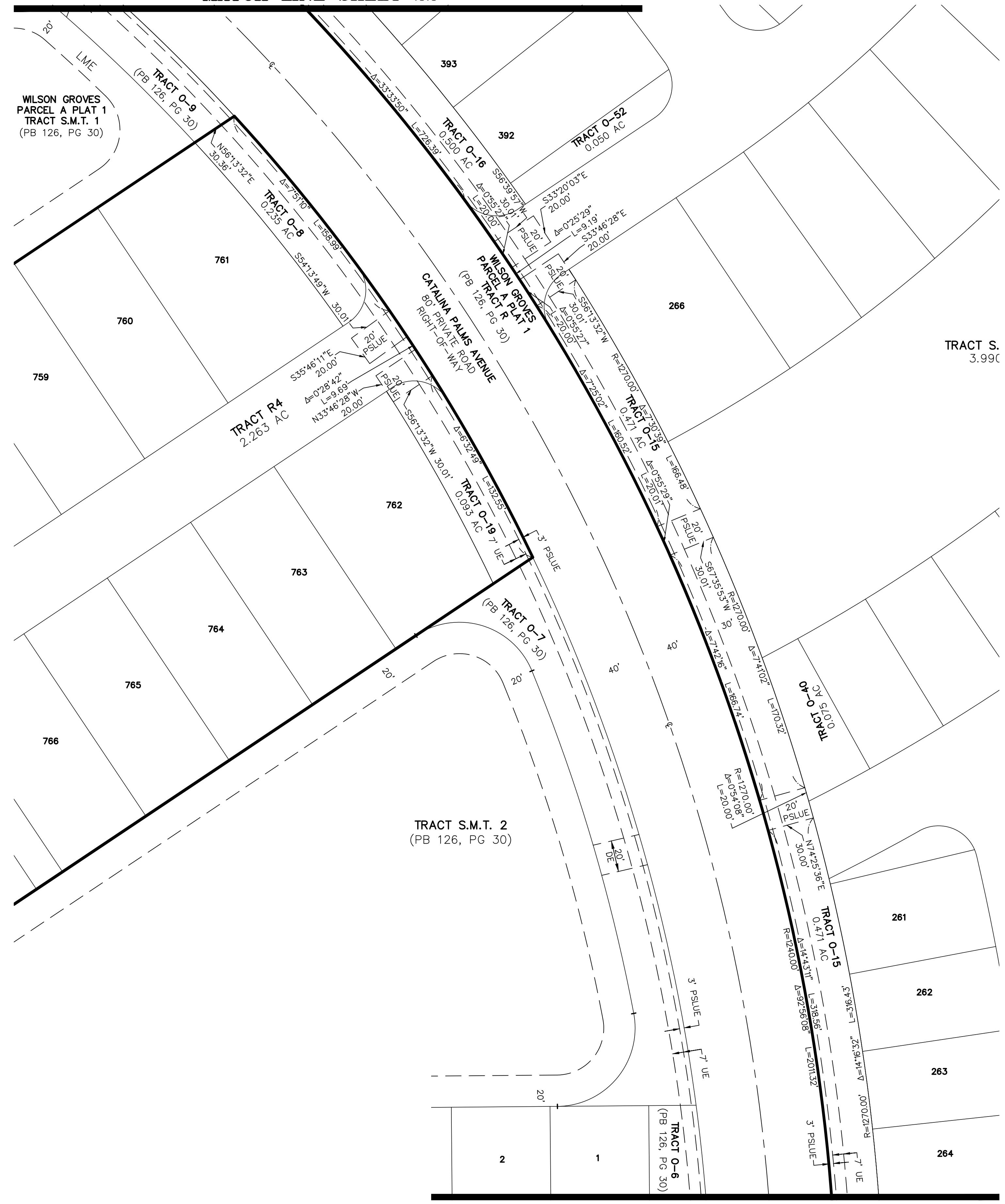
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PLAT BOOK _____

PAGE _____

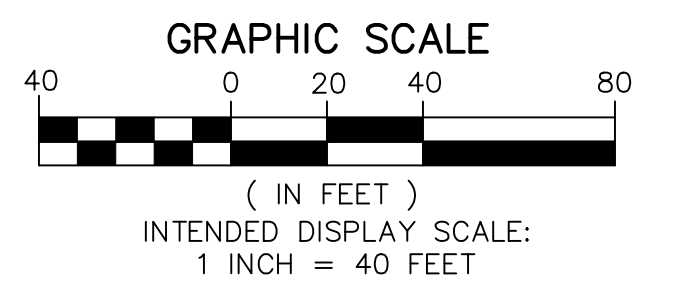
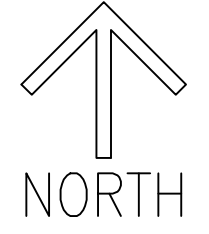
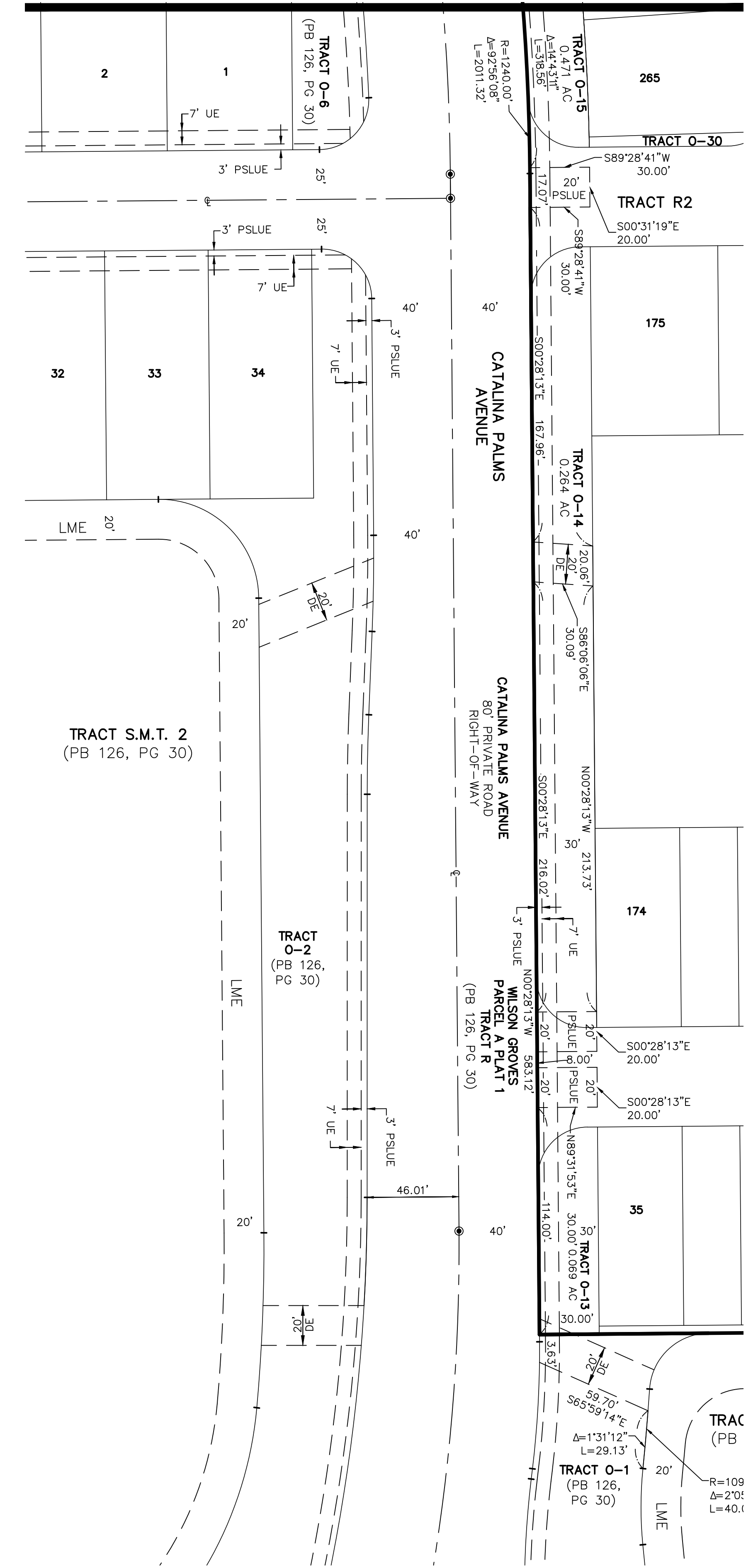
SHEET 21 OF 22

EXISTING EASEMENTS MATCH LINE SHEET 22

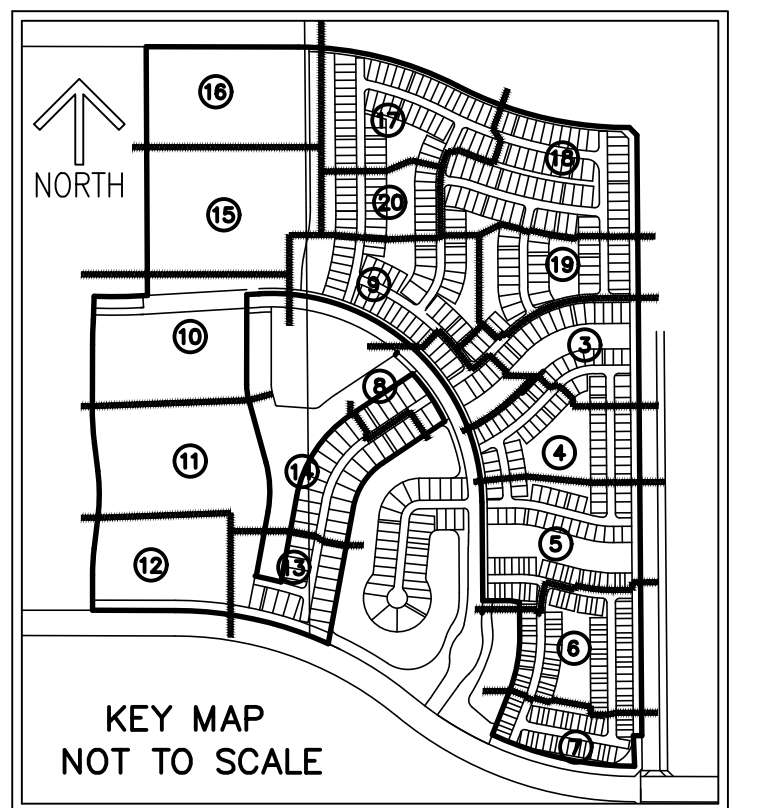


MATCH LINE THIS SHEET

MATCH LINE THIS SHEET



- LEGEND/ABBREVIATIONS**
- ℄ - CENTERLINE
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 - AD - ADDRESS
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PSLUSD PROJECT NO. 11-681-A4
 CITY OF PORT ST. LUCIE
 PROJECT NO. P24-195

WILSON GROVES PARCEL A PLAT 2

PLAT BOOK _____

PAGE _____

SHEET 22 OF 22

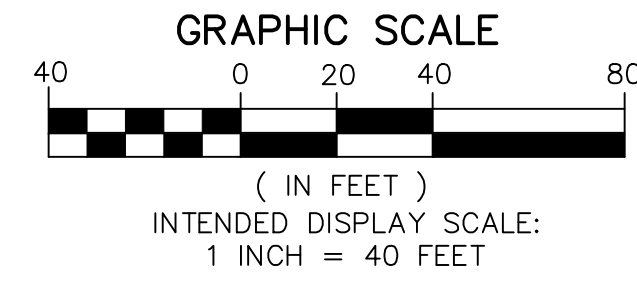
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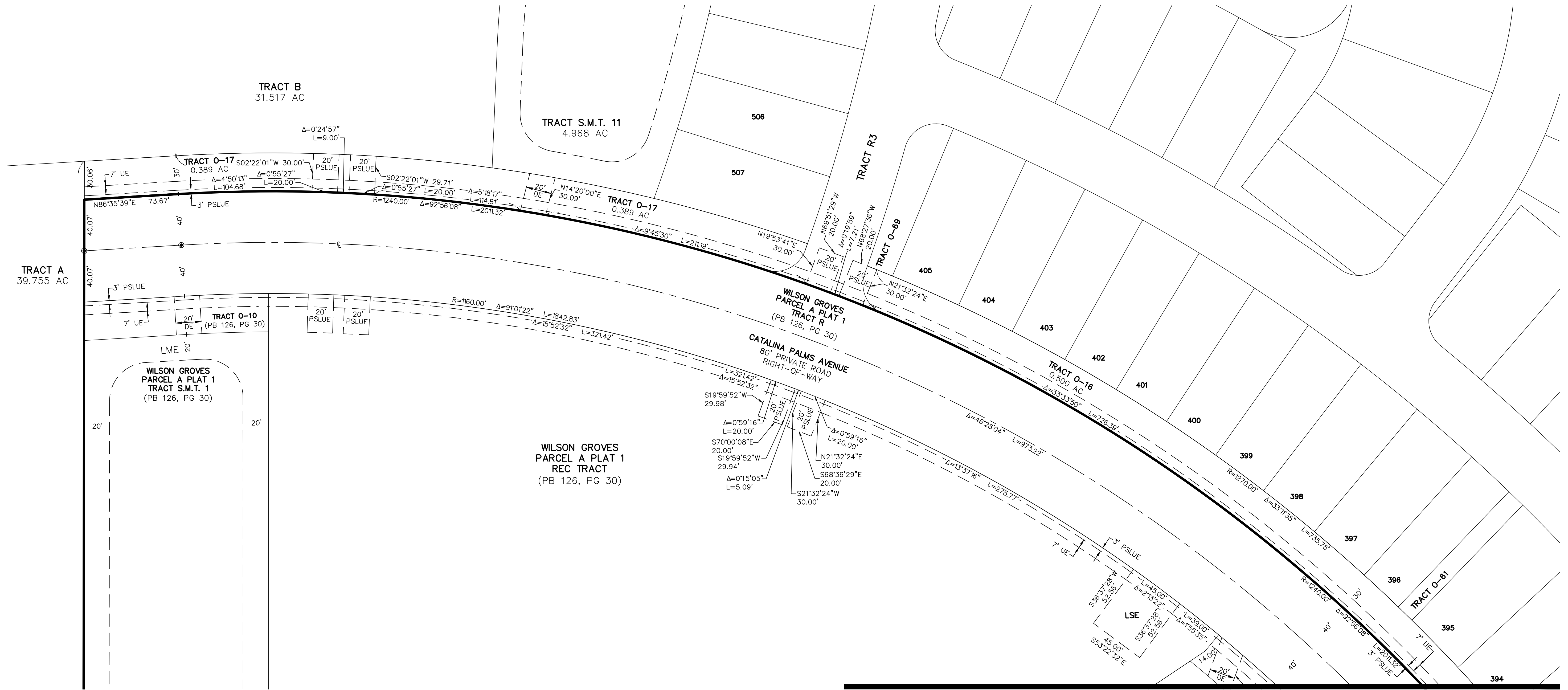
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EXISTING EASEMENTS



MATCH LINE SHEET 21