LEGAL DESCRIPTION:

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.

COMMENCING AT THE SOUTHEAST CORNER SECTION 29, TOWNSHIP 37 SOUTH, RANGE 39, EAST, ST. LUCIE COUNTY FLORIDA; THENCE SOUTH 89°31'38" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°28'07" EAST, A DISTANCE OF 2415.10 FEET; THENCE SOUTH 89°31'48" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°28'07" EAST, A DISTANCE OF 33.10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, A RADIAL DISTANCE OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 95°06'24", A DISTANCE OF 232.39 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1996.00 FEET AND A CENTRAL ANGLE OF 20°18'34"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 707.51 FEET; THENCE NORTH 21°21'24" EAST, A DISTANCE OF 276.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 21°49'36"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 333.33 FEET; THENCE NORTH 00°28'12" WEST, A DISTANCE OF 194.59 FEET; THENCE NORTH 70°55'43" WEST, A DISTANCE OF 8.25 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.00 FEET AND A CENTRAL ANGLE OF 19°32'24"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 61.05 FEET; THENCE SOUTH 89°31'53" WEST, A DISTANCE OF 148.36 FEET; THENCE NORTH 00°28'13" WEST, A DISTANCE OF 583.12 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,240.00 FEET AND A CENTRAL ANGLE OF 92°56'08"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 2,011.32 FEET; THENCE SOUTH 86°35'39" WEST, A DISTANCE OF 73.67 FEET; THENCE SOUTH 00°04'45" WEST, A DISTANCE OF 530.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 15°32'31"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 93.58 FEET; THENCE SOUTH 15°27'46" EAST, A DISTANCE OF 377.57 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 655.00 FEET AND A CENTRAL ANGLE OF 25°52'58"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 295.89 FEET; THENCE SOUTH 10°25'11" WEST, A DISTANCE OF 387.37 FEET BEING A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 11"19'33" WEST, A RADIAL DISTANCE OF 2,456.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°30'13", A DISTANCE OF 150.18 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 509.23 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 742.00 FEET AND A CENTRAL ANGLE OF 45°48'21"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 593.20 FEET; THENCE NORTH 56°13'32" EAST, A DISTANCE OF 471.02 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 47°29'56" WEST, A RADIAL DISTANCE OF 1,160.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°51'16", A DISTANCE OF 341.23 FEET; THENCE SOUTH 56°13'32" WEST, A DISTANCE OF 472.79 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 402.00 FEET AND A CENTRAL ANGLE OF 45°48'21"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 321.38 FEET; THENCE SOUTH 10°25'11" WEST, A DISTANCE OF 816.28 FEET BEING A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 24°17'24" WEST, A RADIAL DISTANCE OF 2,206.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24°09'41", A DISTANCE OF 930.26 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 488.02 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 210.35 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,321.00 FEET AND A CENTRAL ANGLE OF 06°44'40"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 155.50 FEET; THENCE NORTH 06°52'23" EAST, A DISTANCE OF 181.61 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,155.00 FEET AND A CENTRAL ANGLE OF 13°46'38"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 277.73 FEET; THENCE NORTH 06°54'15" WEST, A DISTANCE OF 162.63 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,797.00 FEET AND A CENTRAL ANGLE OF 07°01'58"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 220.57 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 362.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,345.00 FEET AND A CENTRAL ANGLE OF 03°34'17"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 146.17 FEET; THENCE NORTH 02"12"05" EAST, A DISTANCE OF 140.00 FEET BEING A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 02°12'05" EAST, A RADIAL DISTANCE OF 2,930.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°36'26", A DISTANCE OF 286.74 FEET; THENCE NORTH 86°35'39" EAST, A DISTANCE OF 27.02 FEET; THENCE NORTH 00°17'54" WEST, A DISTANCE OF 1,467.03 FEET; THENCE SOUTH 89°52'17" EAST, A DISTANCE OF 898.23 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,056.00 FEET AND A CENTRAL ANGLE OF 27°10'32": THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 975.17 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 27°20'32"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 1,052.73 FEET; THENCE SOUTH 45°15'27" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 00°28'37" EAST, A DISTANCE OF 1,126.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 202.860 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

SUNDANCE PSL I LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "WILSON GROVES PARCEL A PLAT 2", BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

THE ROAD RIGHT-OF-WAY TRACTS R1, R2, R3 AND R4 AS SHOWN HEREON, ARE HEREBY DEDICATED TO CATALINA PALMS HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNEES, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF SAID CATALINA PALMS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SUCH (STREETS, RIGHTS-OF-WAY) AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, INCLUDING ST. LUCIE COUNTY EMERGENCY VEHICLES, CONTRACTORS, DESIGNEES AND ASSIGNS, FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION, AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES OR EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACTS R, R1, R2, R3 AND R4 TO SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON SAID MASTER PROPERTY OWNERS ASSOCIATION NOR SHALL ANY REQUEST BE ENTERTAINED BY SAID MASTER PROPERTY OWNERS ASSOCIATION TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT.

2. TRACT A AND TRACT B ARE RESERVED FOR SUNDANCE PSL I LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS.

3. THE OPEN SPACE TRACTS (0-12 THROUGH 0-103) AS SHOWN HEREON, ARE HEREBY DEDICATED TO CATALINA PALMS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNEES, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID CATALINA PALMS HOMEOWNERS ASSOCIATION, INC.

4. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS ARE HEREBY DEDICATED FOR THE CONSTRUCTION. INSTALLATION, MAINTENANCE, OPERATION, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO, WATER AND WASTE WATER LINES, ELECTRICAL LINES, GAS LINES, AND TELECOMMUNICATIONS LINES, AND ALL FACILITIES AND APPURTENANCES PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, THE UTILITY EASEMENTS SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT THAT A LAW, STANDARD, CODE, OR CITY CODE REQUIREMENT, RELATING TO THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR DRAINAGE FACILITIES, AS REFERENCED IN THIS PROVISION, CONFLICTS, THE MORE STRINGENT REQUIREMENT REGULATION PREVAILS. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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.

5. PRIVATE UTILITY EASEMENT (PSLUE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS. PARKING. COMMON OR OPEN AREAS FOR ACCESS TO. OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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 OF 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. CATALINA PALMS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT. WHICH ARE NOT PRECLUDED BY THE FOREGOING. WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, 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 EXCEPT DRIVEWAYS. 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 OR COST TO THE CITY. 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.

WILSON GROVES PARCEL A PLAT 2

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

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591

SHEET 1 OF 22

PLAT BOOK _

PUBLIC UTILITY EASEMENT (PUE) SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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

THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CATALINA PALMS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNEES, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND, THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC.

THE WATER MANAGEMENT TRACTS (S.M.T. 4, THROUGH S.M.T. 11), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO CATALINA PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OR ITS ASSIGNEES, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT. A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND AN IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO CATALINA PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OR ITS ASSIGNEES, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE TO DRAW WATER FROM, AND ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID CATALINA PALMS HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNEES.

THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO CATALINA PALMS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE AND SURFACE WATER MANAGEMENT. A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND AN IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

LIFT STATION EASEMENT (LSE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, TOGETHER WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF PUBLIC UTILITIES FACILITIES LOCATED THEREIN, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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 OF 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. CATALINA PALMS HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING. WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, 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, 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 OR COST TO THE CITY. 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.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF. THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS______ DAY OF _____, 2025.

SUNDANCE PSL I LLC. A DELAWARE LIMITED LIABILITY COMPANY WITNESS: _____ PRINT NAME ALEXANDER AKEL MANAGER

WITNESS: _____ PRINT NAME

ACKNOWLEDGEMENT:

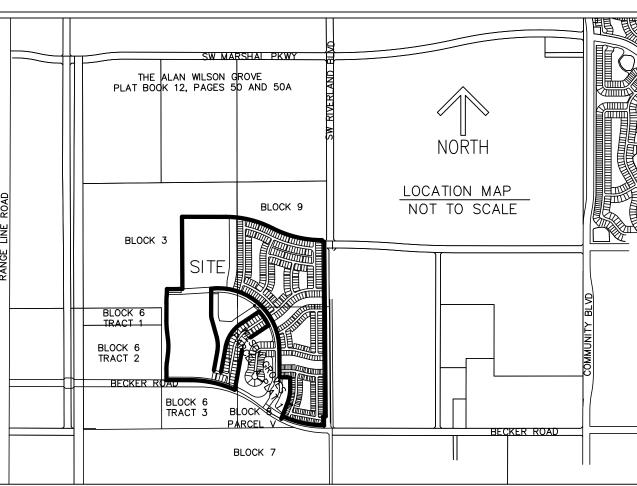
STATE OF FLORIDA) COUNTY OF PALM BEACH)

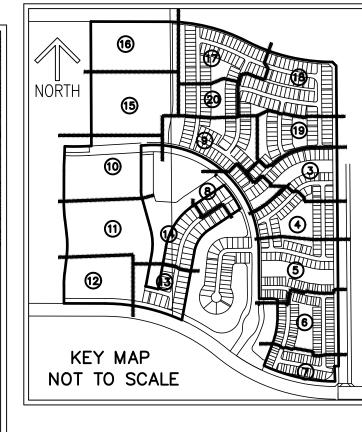
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY ALEXANDER AKEL, MANAGER, ON BEHALF OF SUNDANCE PSL I LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

COMMISSION NO. & NOTARY PUBLIC. STATE OF FLORIDA EXPIRATION DATE

PRINT NAME: ______





ACCEPTANCE OF DEDICATION:

CATALINA PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, CATALINA PALMS HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AND AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, THIS _____ DAY OF _____, 2025.

CATALINA PALMS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

BY: ALEXANDER AKEL

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 _____, 2025, BY ALEXANDER AKEL, DIRECTOR, ON BEHALF OF CATALINA PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 _____, 2025.

DIRECTOR

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

COMMISSION NUMBER PRINT NAME: _____

SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AND AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, THIS ___ DAY OF APRIL, 2025.

> SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC. A FLORIDA NOT FOR PROFIT CORPORATION

BY: ALEXANDER AKEL

DIRECTOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

COMMISSION NUMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ______ DAY OF _____, 2025, BY ALEXANDER AKEL, DIRECTOR, ON BEHALF OF SUNDANCE MASTER PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 _____, 2025.

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA EXPIRATION DATE PRINT NAME: _____

PLAT BOOK _____

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
- 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. 6111 BROKEN SOUND PKWY NW, SUITE 200

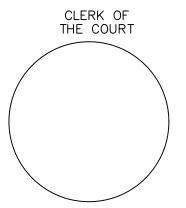
BOCA RATON, FL 33487

COUNTY OF ST. LUCIE

CLERK'S RECORDING CERTIFICATE: STATE OF FLORIDA

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



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



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

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

MATCH LINE SHEET 4

208 4750 SF 0.109 AC

R=181.00' Δ=9'18'38" L=29.41' TRACT S.M.T. 6 3.855 AC 15' DE N89°31'53"E 95.00'

> 4750 SF 0.109 AC

PLAT BOOK ______

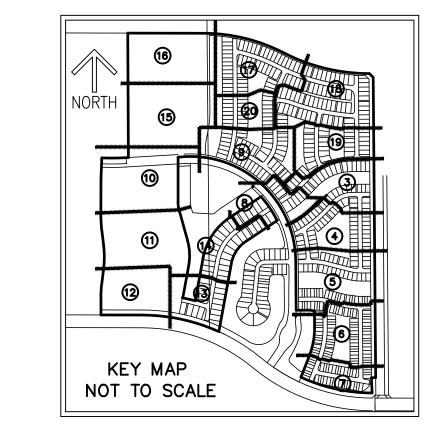
SHEET 4 OF 22

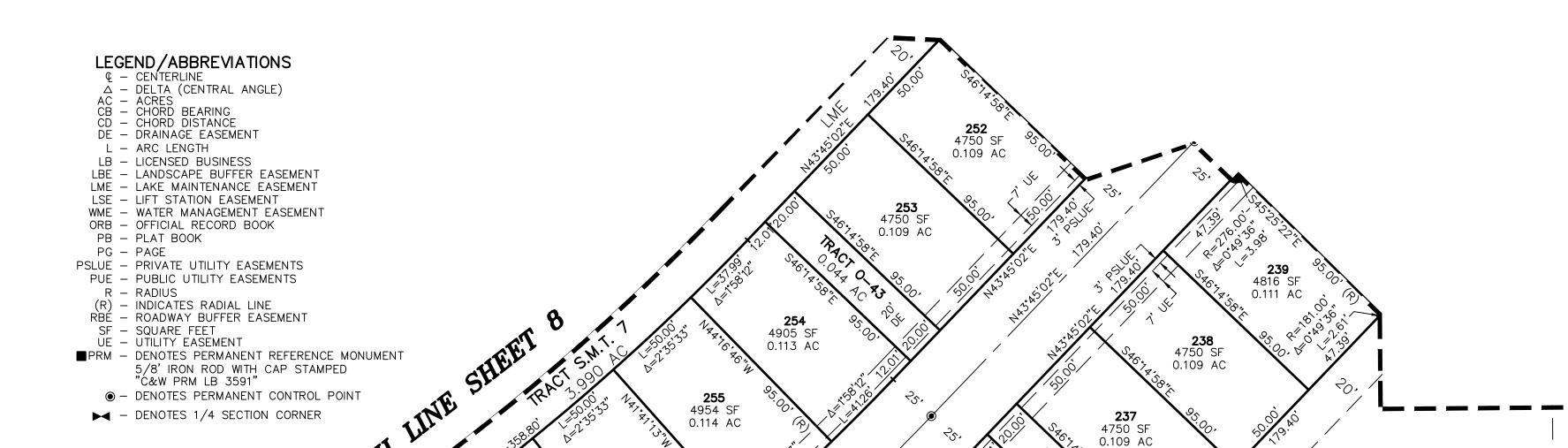
BEING A REPLAT OF A PORTION OF BLOCK 6 TRACT 3, BLOCK 3, BLOCK 8 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON
GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A, BEING A PORTION OF THOSE LANDS AS DESCRIBED AND
RECORDED IN OFFICIAL RECORD BOOK 3046, PAGE 2761, TOGETHER WITH THE SOUTH FIVE FEET OF TRACT 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





256 4954 SF

> **232** 5703 SF 0.131 AC

231 4909 SF 0.113 AC

> **230** 4909 SF 0.113 AC

> > **229** 4909 SF 0.113 AC

257 4954 SF

0.114 AC

258

4954 SF

259 4954 SF 0.114 AC

0.133 AC

262 4928 SF 0.113 AC

> **263** 4928 SF 0.113 AC

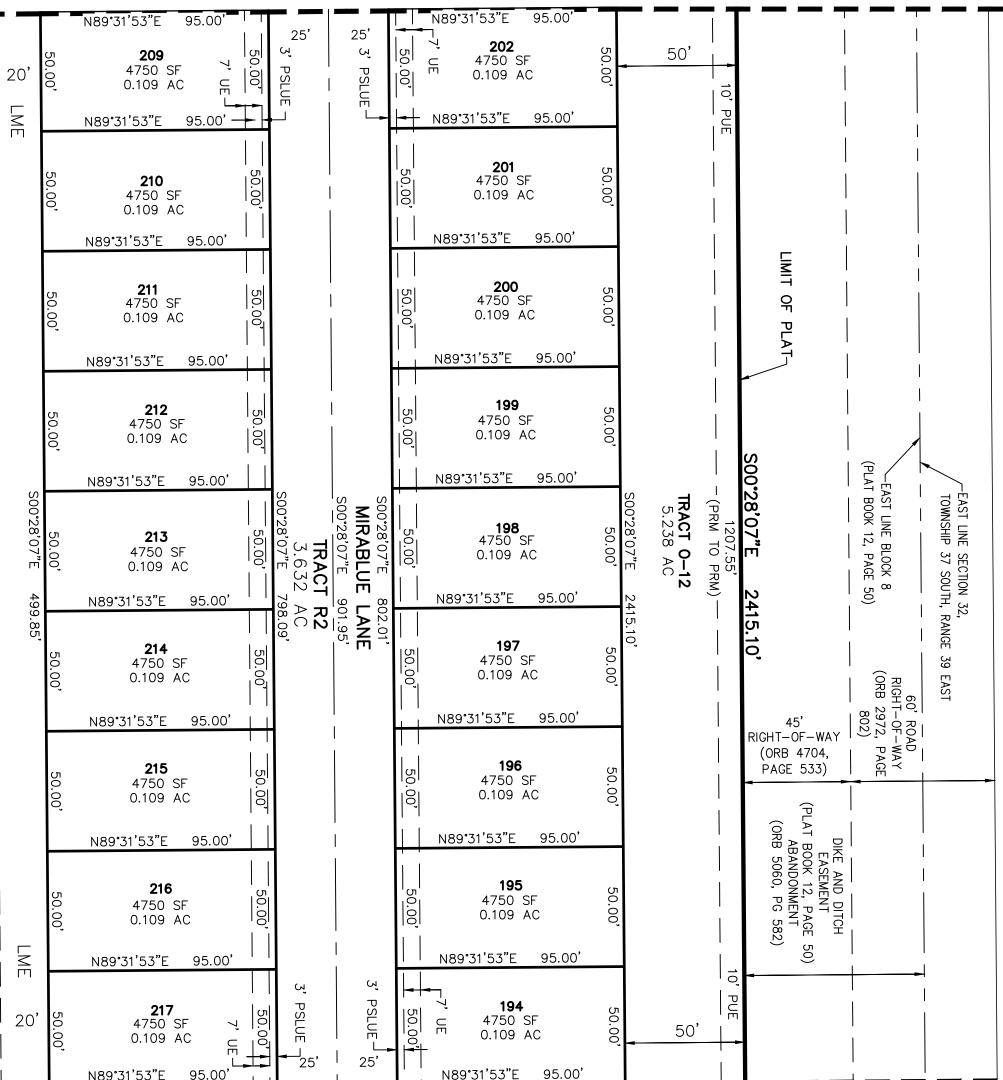
GRAPHIC SCALE

(IN FEET)

INTENDED DISPLAY SCALE:

1 INCH = 40 FEET

MATCH LINE SHEET 3



TRACT S.M.T. 6 3.855 AC

236 4795 SF

0.110 AC

235 4832 SF

R=1345.00' Δ =2°18'28" - L=54.17'

R=50.00' Δ=63°57'33"

L=55.81'

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,

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

PAGE

CAULFIELD and WHEELER, INC.

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

SHEET 5 OF 22

PLAT BOOK ___

PSLUSD PROJECT NO. 11-681-A4

CITY OF PORT ST. LUCIE

PROJECT NO. P24-195



4342 SF 0.100 AC

8.25

S00°28'12"E ^J

194.59

TRACT

MATCH LINE SHEET 6

(PB 126, PG 30)

S89°31'53"W 100.00'

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____

SHEET 6 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 0-8 AND TRACT 0-11, OF THE PLAT OF WILSON GROVES PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 30, 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.

NORTH

MATCH LINE SHEET 5 12 S89°31'48"W 50.00' KEY MAP R=895.00' Δ=14°47'24" L=231.03'

CB=S83°04'30"E CD=230.39' NOT TO SCALE HIBISCUS FALLS DRIVE 3' PSLUE R=895.00' $\Delta=14^{\circ}00'23"$ L=218.79' R=25.00' $\Delta=86^{\circ}13'30"$ L=37.62'S89°31'48"W 112.76' _Δ=89°59'55" L=39.27' R=25.00' _3' PSLUE & S89°31'48"W 75.00' ∠L=31.65' EMERGENCY 4698 SF ACCESS $\Delta = 17^{\circ}27^{\circ}42^{\circ}$ TRACT 0-29 $_{\pm}$ EASEMENT 0.037 AC 4582 SF 0.105 AC R=530.00' 4247 SF Δ=15°19'20" 0.098 AC L=141.73'7 114 7 4342 SF S89°31'53"W 100.00' €0.100 AC GRAPHIC SCALE ∆=2°42'43" S89°31'48"W 2900 SF 0.067 AC **44** 4255 SF L=25.09'L=15.81**' 106** 0.098 AC 50' S89°31'53"W 100.00' L=62.18, = 50.00'0.099 AC 2900 SF (IN FEET) Δ=103°31'55" S89°31'48"W 100.00' 0.067 AC INTENDED DISPLAY SCALE: R=50.00'— L=90.35'S89°31'48"W 102.00' 1 INCH = 40 FEET**45** 4250 SF S89°31'53"W 100.00' Δ=79°57'06" S37°33'54"E **105** 2958 SF $\Delta = 23^{\circ}08'03"$ **115** 4250 SF L=69.77' 23.55 0.098 AC 0.068 AC L=20.19' 0.098 AC _N00°28'12"W S57°46'13"W 0.098 AC S89°31'48"W 102.00' 4.73 S89°31'48"W 100.00' S00°28'07"E S89°31'53"W 100.00' 2900 SF 0.067 AC S89°31'53"W 100.00' LEGEND/ABBREVIATIONS 0.068 AC **116** 2900 SF ¢ – CENTERLINE S89°31'48"W 102.00' 0.067 AC Δ - DELTA (CENTRAL ANGLE) 4250 SF S89°31'48"W 100.00' AC - ACRES
CB - CHORD BEARING
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT **103** 4440 SF 0.098 AC S89°31'53"W 100.00' 0.102 AC 0.067 AC 2900 SF L — ARC LENGTH 0.067 AC S89°31'53"W 100.00' S88°41'03"E 102.05' LB - LICENSED BUSINESS 25' **25**' S89°31'53"W 100.00' LBE - LANDSCAPE BUFFER EASEMENT 2900 SF LME - LAKE MAINTENANCE EASEMENT 0.067 AC LSE - LIFT STATION EASEMENT 4494 SF 4444 SF S89°31'53"W 100.00' WME - WATER MANAGEMENT EASEMENT 0.103 AC 4250 SF 0.102 AC ORB - OFFICIAL RECORD BOOK 0.098 AC PB - PLAT BOOK 2900 SF S86°53'54"E 102.04' N87°15'13"W 100.14' 0.067 AC PG - PAGE PSLUE - PRIVATE UTILITY EASEMENTS TRACT S.M.T. 4 S89°31'53"W 100.00' PUE - PUBLIC UTILITY EASEMENTS 4497 SF 2.482 AC R - RADIUS 0.103 AC 4543 SF 4250 SF (R) - INDICATES RADIAL LINE 0.104 AC 0.098 AC 4250 SF RBÉ - ROADWAY BUFFER EASEMENT 0.098 AC SF - SQUARE FEET S84°28'45"E 102.04' UE - UTILITY EASEMENT S89°31'53"W 100.00' ■PRM - DENOTES PERMANENT REFERENCE MONUMENT S89°31'53"W 100.00' 5/8' IRON ROD WITH CAP STAMPED 0.067 AC 2900 SF "Ć&W PRM LB 3591" 4546 SF 0.067 AC DENOTES PERMANENT CONTROL POINT 0.104 AC 4250 SF 0.098 AC S89°31'53"W 100.00' → DENOTES 1/4 SECTION CORNER WILSON GROVES PARCEL A PLAT 1 0.067 AC 2900 SF TRACT S.M.T. 3 S89°31'53"W 100.00' 0.067 AC (PB 126, PG 30) S89°31'53"W 100.00' 0.068 AC 2900 SF 0.067 AC 5404 SF S89°31'53"W 100.00' 0.124 AC 0.098 AC 0.068 AC 2900 SF S82°03'48"E 0.067 AC S89°31'53"W 100.00' S89°31'53"W 100.00' **123** 4250 SF 5514 SF 0.098 AC 4250 SF 0.098 AC RIGHT-OF-WAY (ORB 4704, S89°31'53"W 100.00' PAGE 533) S89°31'53"W 100.00' **140** 4250 SF 0.067 AC 0.098 AC S89°31'53"W 100.00' 5514 SF 0.127 AC 2900 SF S89°31'53"W 100.00' 0.067 AC 0.067 AC S89°31'53"W 100.00' 4250 SF 0.098 AC 4750 SF 0.109 AC S89°31'53"W 100.00' 4250 SF 0.098 AC S89°31'53"W 100.00' 4750 SF **137** 2900 SF 0.109 AC 0.067 AC S89°31'53"W 100.00' S89°31'53"W 100.00' 2900 SF 0.067 AC 0.067 AC Δ=98°51'06' S89°31'53"W 100.00' MATCH LINE SHEET 2900 SF 0.067 AC 4250 SF 0.098 AC

NORTH KEY MAP NOT TO SCALE

NORTH

GRAPHIC SCALE (IN FEET) INTENDED DISPLAY SCALE: 1 INCH = 40 FEET

LEGEND/ABBREVIATIONS

- © CENTERLINE $\bar{\Delta}$ - 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 WME WATER MANAGEMENT EASEMENT ORB - OFFICIAL RECORD BOOK
- PB PLAT BOOK PG - PAGE
- PSLUE PRIVATE UTILITY EASEMENTS PUE - PUBLIC UTILITY EASEMENTS
- 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
- "Ć&W PRM LB 3591" • DENOTES PERMANENT CONTROL POINT
- → DENOTES 1/4 SECTION CORNER

WILSON GROVES PARCEL A PLAT 2

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 BOCA RATON, FLORIDA 33434 - (561)392-1991
30, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 29 AND 32, CERTIFICATE OF AUTHORIZATION NO. LB3591 TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

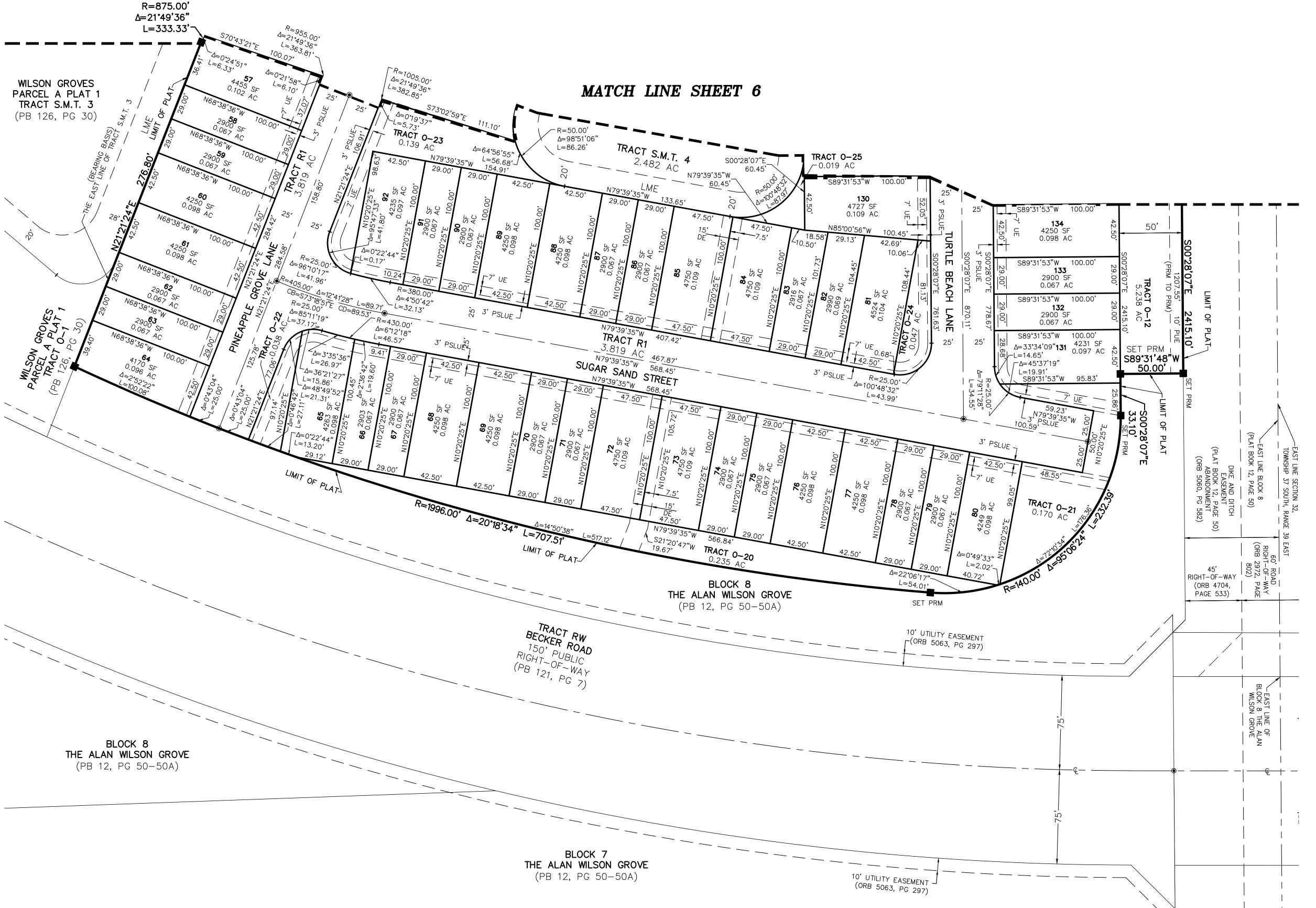
THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100

PLAT BOOK ___ PAGE

SHEET 7 OF 22



WILSON GROVES PARCEL A PLAT 2 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

PLAT BOOK ____ PAGE .

SHEET 8 OF 22

GRAPHIC SCALE 0 20 40

DE - DRAINAGE EASEMENT

"C&W PRM LB 3591"

L - ARC LENGTH LB - LICENSED BUSINESS

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.

12

7

KEY MAP

NOT TO SCALE

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS (IN FEET) INTENDED DISPLAY SCALE:

CAULFIELD and WHEELER, INC. 1 INCH = 40 FEETSURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 LEGEND/ABBREVIATIONS CERTIFICATE OF AUTHORIZATION NO. LB3591 Δ – DELTA (CENTRAL ANGLE)
AC – ACRES
CB – CHORD BEARING
CD – CHORD DISTANCE

LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT LSE — LIFT STATION EASEMENT WME — WATER MANAGEMENT EASEMENT ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK PG — PAGE
PSLUE — PRIVATE UTILITY EASEMENTS
PUE — PUBLIC UTILITY EASEMENTS 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

● - DENOTES PERMANENT CONTROL POINT → DENOTES 1/4 SECTION CORNER MATCH LINE SHEET 9

395 6820 SF 0.157 AC **394** 6820 SF 0.157 AC WILSON GROVES PARCEL A PLAT 1 **393** 6820 SF 0.157 AC REC TRACT (PB 126, PG 30) **270** 7202 SF 0.165 AC MATCH LINE SHEET 3 **269** 7152 SF 0.164 AC WILSON GROVES
PARCEL A PLAT 1
TRACT S.M.T. 1
(PB 126, PG 30) **268** 7256 SF 0.167 AC **530** 12480 SF 0.287 AC **267** 6904 SF 0.158 AC **266** 9127 SF 0.210 AC LIMITS OF PLAT **531** 9600 SF 0.220 AC TRACT S.M.T. 7 3.990 AC **532** 9600 SF 0.220 AC

(PB 126, PG 30)

533 9600 SF 0.220 AC −R=30.00' ∆=83*51'53" L=43.91' **534** 9600 SF 0.220 AC **529** 11495 SF 0.264 AC MATCH LINE /=R=30.00' Δ=97°58'41" L=51.30' **535** 9600 SF 0.220 AC **528** 8960 SF 0.206 AC SHEET WILSON GROVES PARCEL A PLAT 1
TRACT S.M.T. 2

PLAT BOOK ____ WILSON GROVES PARCEL A PLAT 2 PAGE . 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 SHEET 9 OF 22 GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A, BEING A PORTION OF THOSE LANDS AS DESCRIBED AND l north RECORDED IN OFFICIAL RECORD BOOK 3046, PAGE 2761, TOGETHER WITH THE SOUTH FIVE FEET OF TRACT S.M.T. 1 ALL OF TRACT 0-8 AND TRACT 0-11, 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 CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 KEY MAP CERTIFICATE OF AUTHORIZATION NO. LB3591 NOT TO SCALE MATCH LINE SHEET 18 N85°28'23"W 125.00' (R) MATCH LINE SHEET 15 MATCH LINE SHEET 20 TRACT 0-70 0.057 AC 5875 SF 0.135 AC 20' N85°28'23"W 125.01' 427 Δ=0°50'47" 5875 SF SHEET Δ=0°46'29"-`_L=20.00' 0.135 AC N89°31'53"E 125.00' **501** L=20.00' TRACT 0-65 20' DE 0.141 AC 0.144 AC S89°31'53"W 125.00' 0.057 AC TRACT 0-66 N89°31'53"E 125.00' 125.00' (R) 0.057 AC TRACT S.M.T. 10 3.606 AC 478 5875 SF S89°31'53"W 125.00' 6057 SF 0.139 AC 0.135 AC 0.141 AC N89°31'53"E 125.00' 5875 SF 0.135 AC TRACT S.M.T. 11 −R=50.00' 4.968 AC **415** 5875 SF 0.135 AC R=168.00' S89°31'53"W 125.00' SHEET **503** 6146 SF ∆=3°38'11" L=62.75'L=10.66' → 0.141 AC R=50.00' 0.149 AC $\Delta = 4^{\circ}21'43''$ N89°31'53"E 125.00' ∆=4°21'43" ∆=116°18'40" 25' 🌢 25' *−*L=12.79 L=101.50'-L=22.31'S86°06'24"E 125.00' (R) 7105 SF 0.163 AC Δ=7°31′05" 0.158 AC **407** 6129 SF 0.141 AC 424 0.141 AC S82°57'02"E 125.00' (R) 8061 SF 6130 SF 0.141 AC **505** 6146 SF 0.141 AC 6946 SF 0.159 AC 6130 SF 0.141 AC **410** 6129 SF 8061 SF 0.185 AC SHEE **506** 6146 SF **412** 6946 SF 0.159 AC 0.141 AC **422** 6083 SF 0.140 AC 6897 SF 0.158 AC **411** 6948 SF 0.159 AC TCH 0.166 AC TRACT S.M.T. 9 **404** 6164 SF 0.142 AC 2.914 AC CATALINA PALMS AVENUE **403** 6164 SF 0.142 AC **391** 7902 SF 0.181 AC Δ=75°22'17" 6164 SF 0.142 AC L=65.77'**401** 6164 SF **390** 6781 SF 0.156 AC 0.142 AC **400** 6068 SF 0.139 AC **389** 6781 SF 0.156 AC LEGEND/ABBREVIATIONS

© - CENTERLINE 6164 SF Δ – DELTA (CENTRAL ANGLE)
AC – ACRES
CB – CHORD BEARING
CD – CHORD DISTANCE DE - DRAINAGE EASEMENT **398** 6820 SF 0.157 AC **388** 6500 SF 0.149 AC L - ARC LENGTH LB — LICENSED BUSINESS LBE — LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT NORTH LSE - LIFT STATION EASEMENT **397** 6820 SF 0.<u>157 AC</u> WME - WATER MANAGEMENT EASEMENT ORB - OFFICIAL RECORD BOOK **387** 6500 SF 0.149 AC PB - PLAT BOOK GRAPHIC SCALE PG - PAGE NORTH LINE OF SECTION 32 PSLUE - PRIVATE UTILITY EASEMENTS PUE - PUBLIC UTILITY EASEMENTS **396** 6820 SF 0.157 AC R - RADIUS (R) - INDICATES RADIAL LINE RBE - ROADWAY BUFFER EASEMENT (IN FEET) INTENDED DISPLAY SCALE: SF — SQUARE FEET UE — UTILITY EASEMENT 1 INCH = 40 FEET■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED Ć&W PRM LB 3591" ● - DENOTES PERMANENT CONTROL POINT MATCH LINE SHEET → DENOTES 1/4 SECTION CORNER

PSLUSD PROJECT NO. 11-681-A4

CITY OF PORT ST. LUCIE PROJECT NO. P24-195

RONNIE L. FURNISS

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

WILSON GROVES PARCEL A PLAT 2

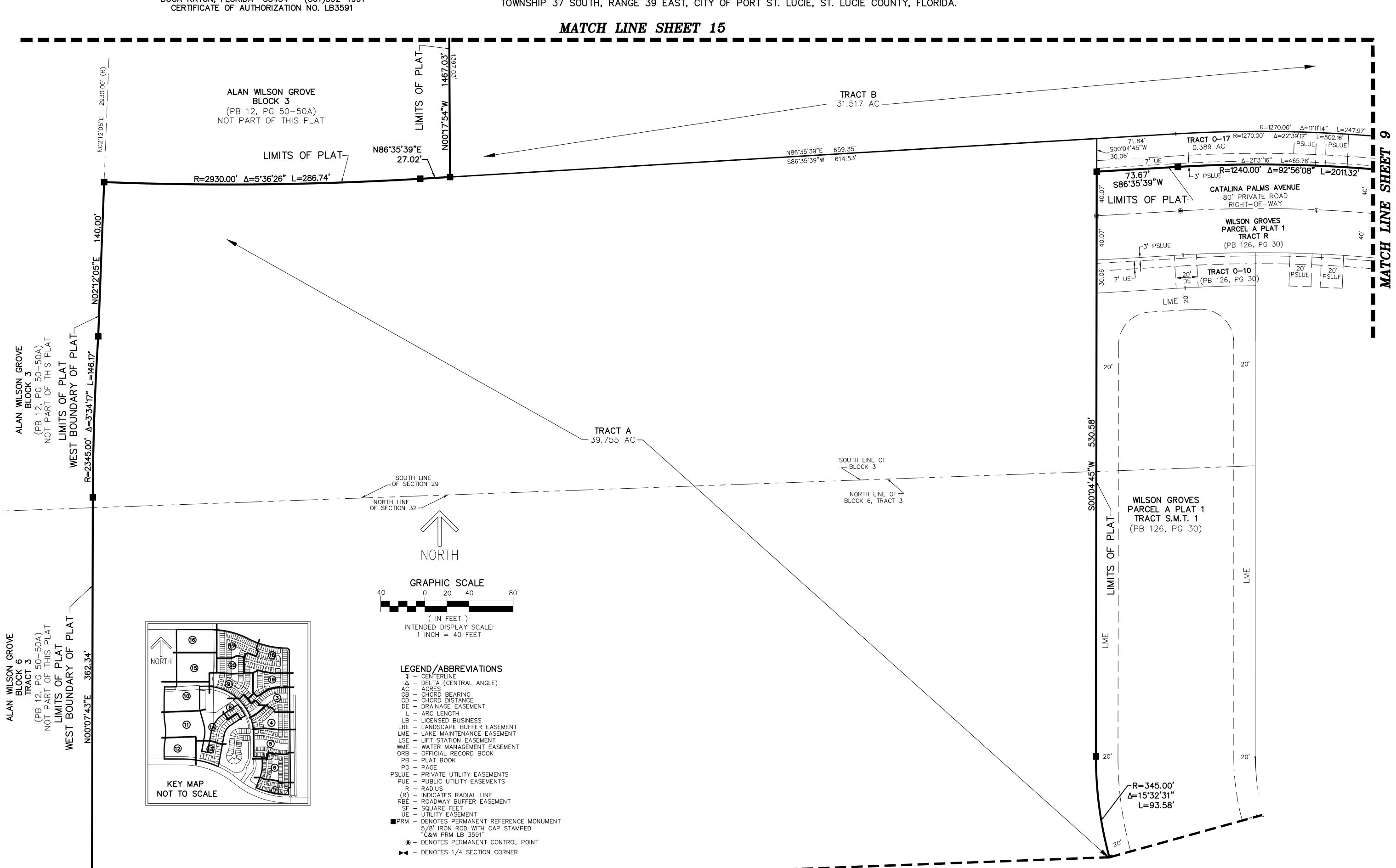
PLAT BOOK _ PAGE

SHEET 10 OF 22

PSLUSD PROJECT NO. 11-681-A4

CITY OF PORT ST. LUCIE PROJECT NO. P24-195

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.



MATCH LINE SHEET 11

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

WILSON GROVES PARCEL A PLAT 2

PLAT BOOK ____

SHEET 11 OF 22

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS

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 30, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 29 AND 32,

TRACT 0-8 AND TRACT 0-11, OF THE PLAT OF WILSON GROVES PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. MATCH LINE SHEET 10 SET PRM GRAPHIC SCALE (IN FEET) INTENDED DISPLAY SCALE: 1 INCH = 40 FEETLEGEND/ABBREVIATIONS

Q - CENTERLINE

A - DELTA (CENTRAL ANGLE)

AC - ACRES

CB - CHORD BEARING

CD - CHORD DISTANCE

DE - DRAINAGE EASEMENT TRACT A L - ARC LENGTH LB — LICENSED BUSINESS LBE — LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT
ORB - OFFICIAL RECORD BOOK
PB - PLAT BOOK
PG - PAGE PSLUE - PRIVATE UTILITY EASEMENTS
PUE - PUBLIC UTILITY EASEMENTS 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 "Ć&W PRM LB 3591" • DENOTES PERMANENT CONTROL POINT → DENOTES 1/4 SECTION CORNER KEY MAP NOT TO SCALE MATCH LINE SHEET 12

MATCH LINE SHEET 13

WILSON GROVES PARCEL A PLAT 2

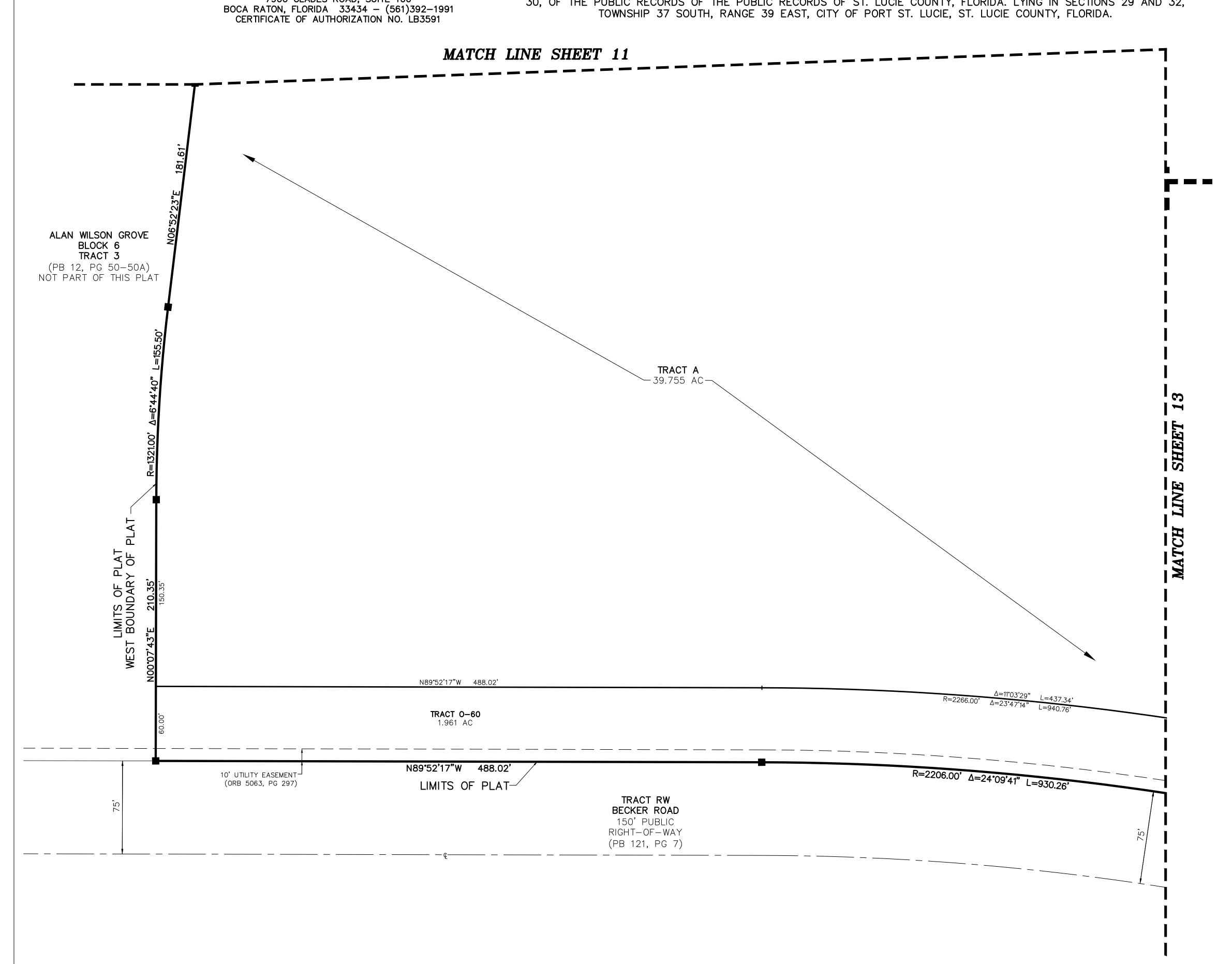
PLAT BOOK _____

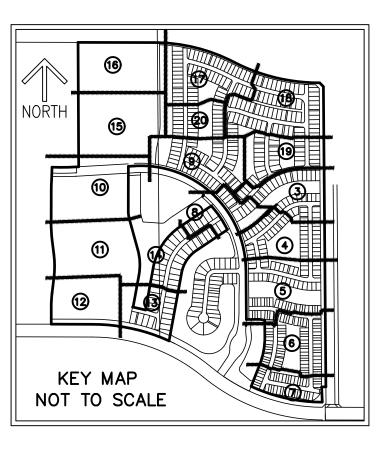
SHEET 12 OF 22

RONNIE L. FURNISS OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS

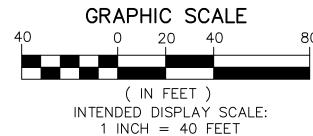
7900 GLADES ROAD, SUITE 100

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 0-8 AND TRACT 0-11, 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.









LEGEND/ABBREVIATIONS

Q - CENTERLINE

A - 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 WME — WATER MANAGEMENT EASEMENT ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK

PG - PAGE PSLUE - PRIVATE UTILITY EASEMENTS PUE - PUBLIC UTILITY EASEMENTS 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

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

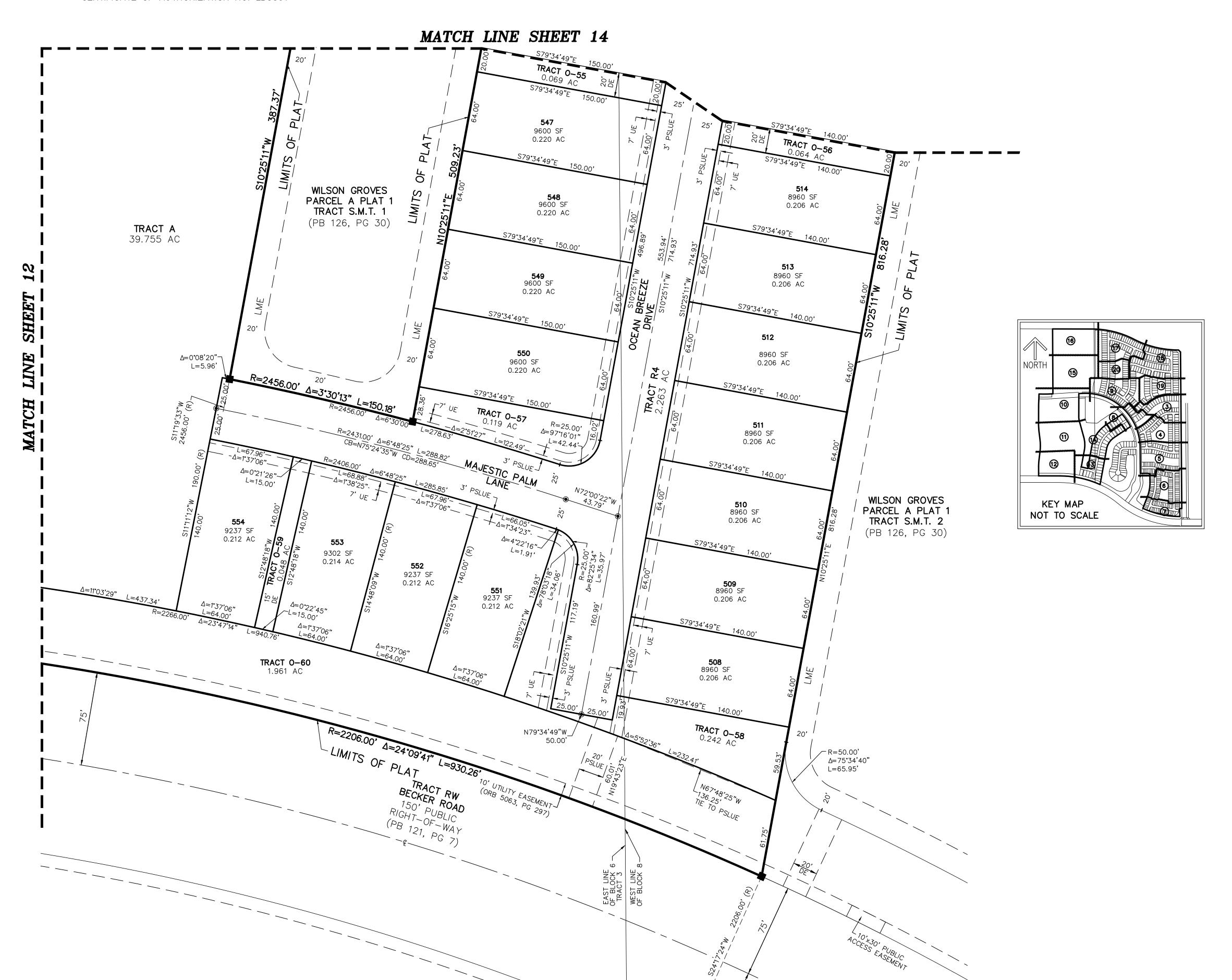
CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

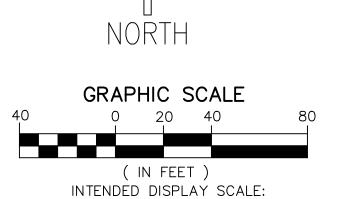
WILSON GROVES PARCEL A PLAT 2

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 0-8 AND TRACT 0-11, 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.

PLAT BOOK ____

SHEET 13 OF 22





1 INCH = 40 FEET

LEGEND/ABBREVIATIONS© - 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
- WME WATER MANAGEMENT EASEMENT ORB - OFFICIAL RECORD BOOK
- PB PLAT BOOK PG - PAGE

LSE - LIFT STATION EASEMENT

- PSLUE PRIVATE UTILITY EASEMENTS
 PUE PUBLIC UTILITY EASEMENTS
 R RADIUS
 (R) INDICATES RADIAL LINE
 RBE ROADWAY BUFFER EASEMENT
 SF SQUARE FEET
 UE UTILITY EASEMENT

"Ć&W PRM LB 3591"

- ■PRM DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED
- - DENOTES PERMANENT CONTROL POINT
- → DENOTES 1/4 SECTION CORNER

RONNIE L. FURNISS OF

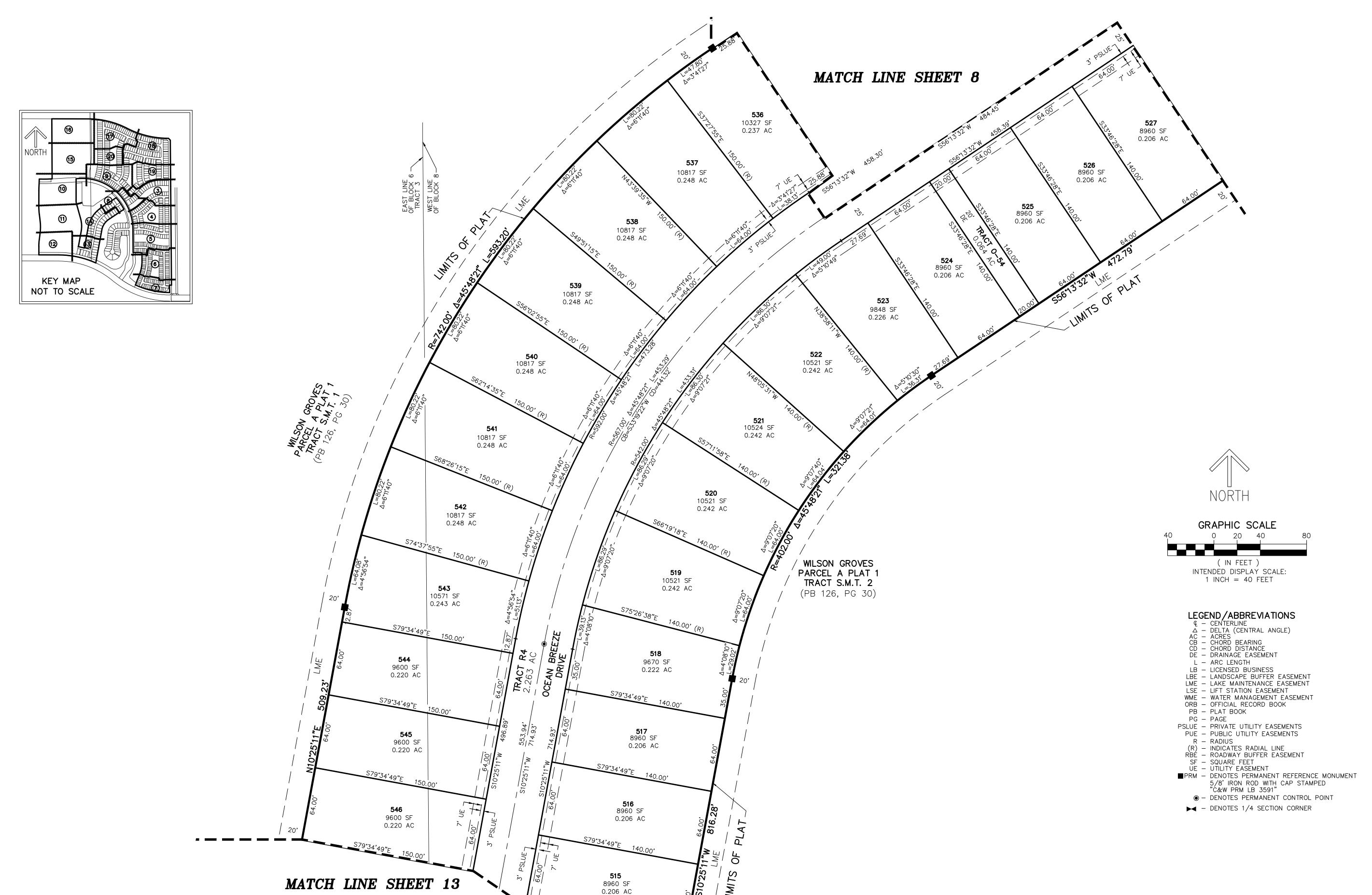
CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

WILSON GROVES PARCEL A PLAT 2

PLAT BOOK __ PAGE

SHEET 14 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 0-8 AND TRACT 0-11, 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.



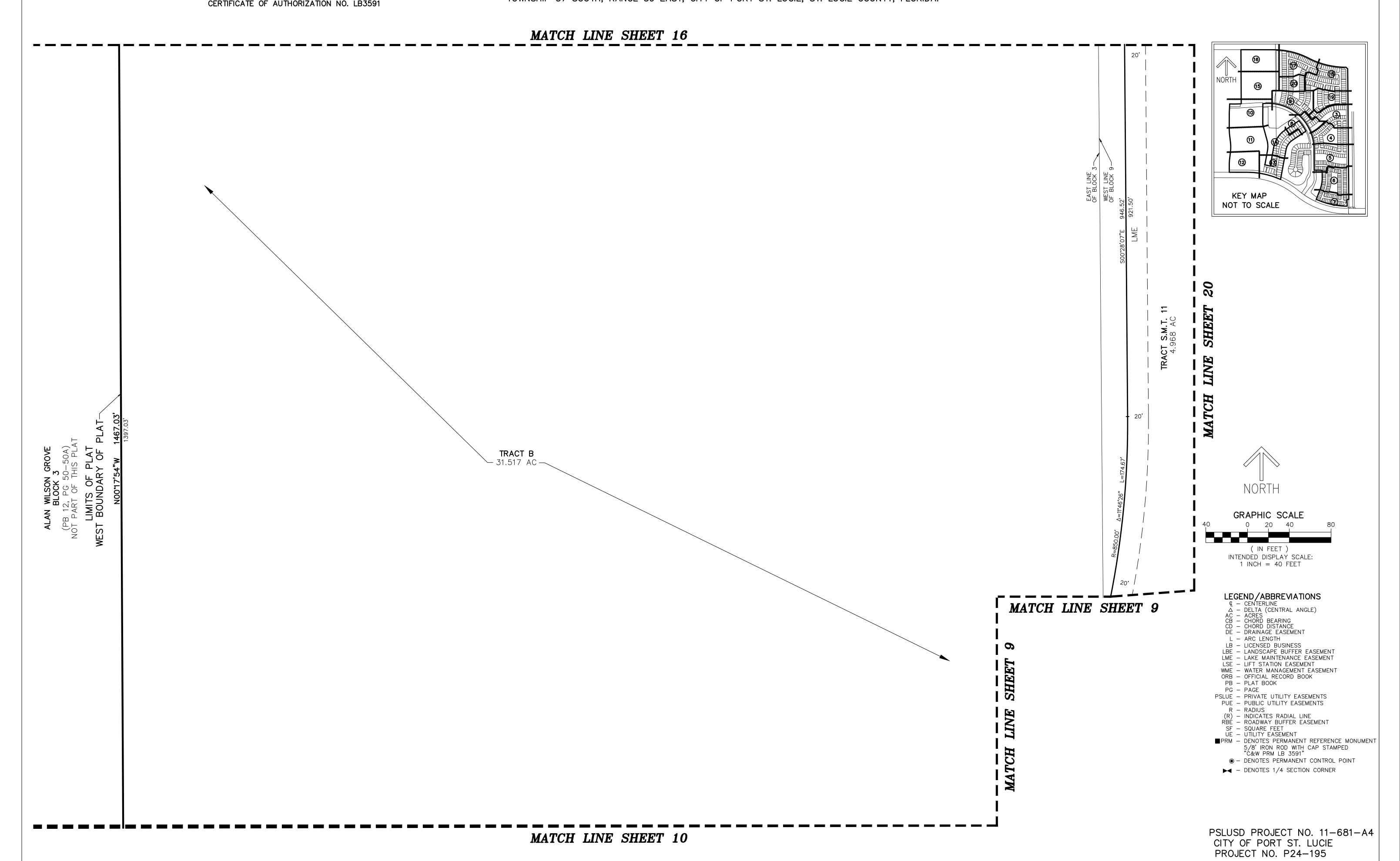
WILSON GROVES PARCEL A PLAT 2

PLAT BOOK ____

SHEET 15 OF 22

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 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.



WILSON GROVES PARCEL A PLAT 2

PLAT BOOK _____

SHEET 16 OF 22

RONNIE L. FURNISS
OF

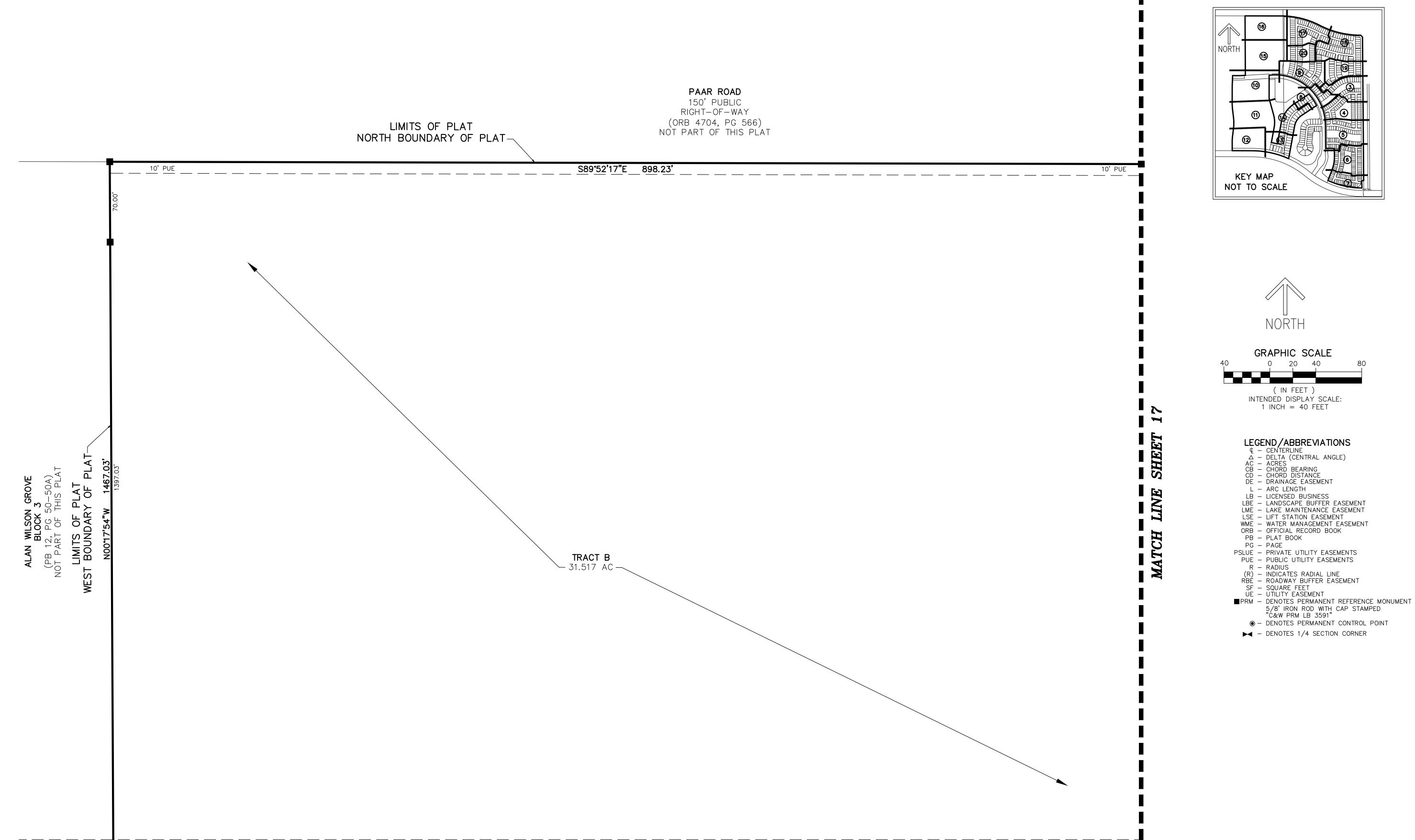
CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591

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 0-8 AND TRACT 0-11, OF THE PLAT OF WILSON GROVES PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 30, 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.



MATCH LINE SHEET 15

PLAT BOOK _____

SHEET 17 OF 22

PROJECT NO. P24-195

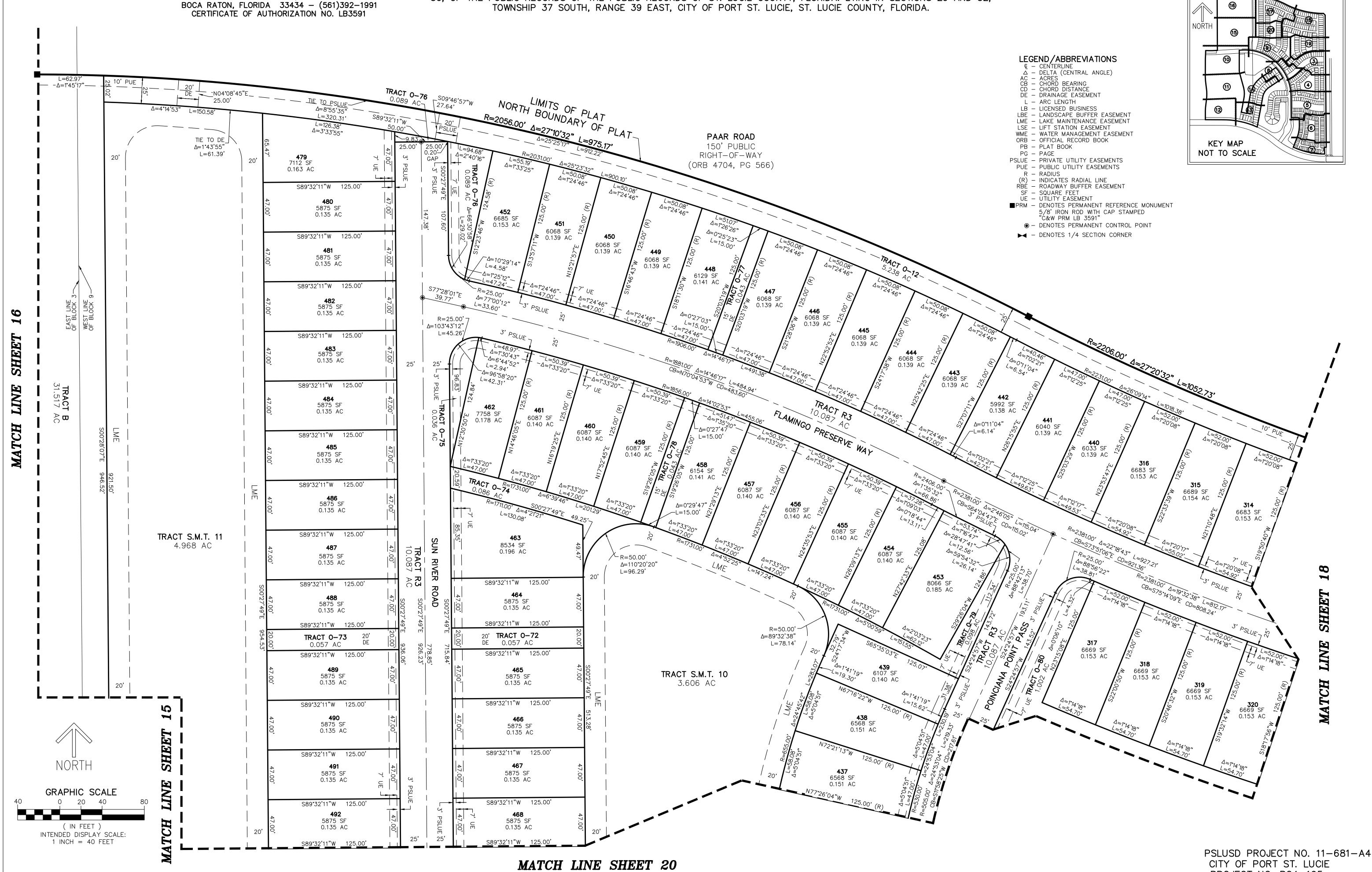
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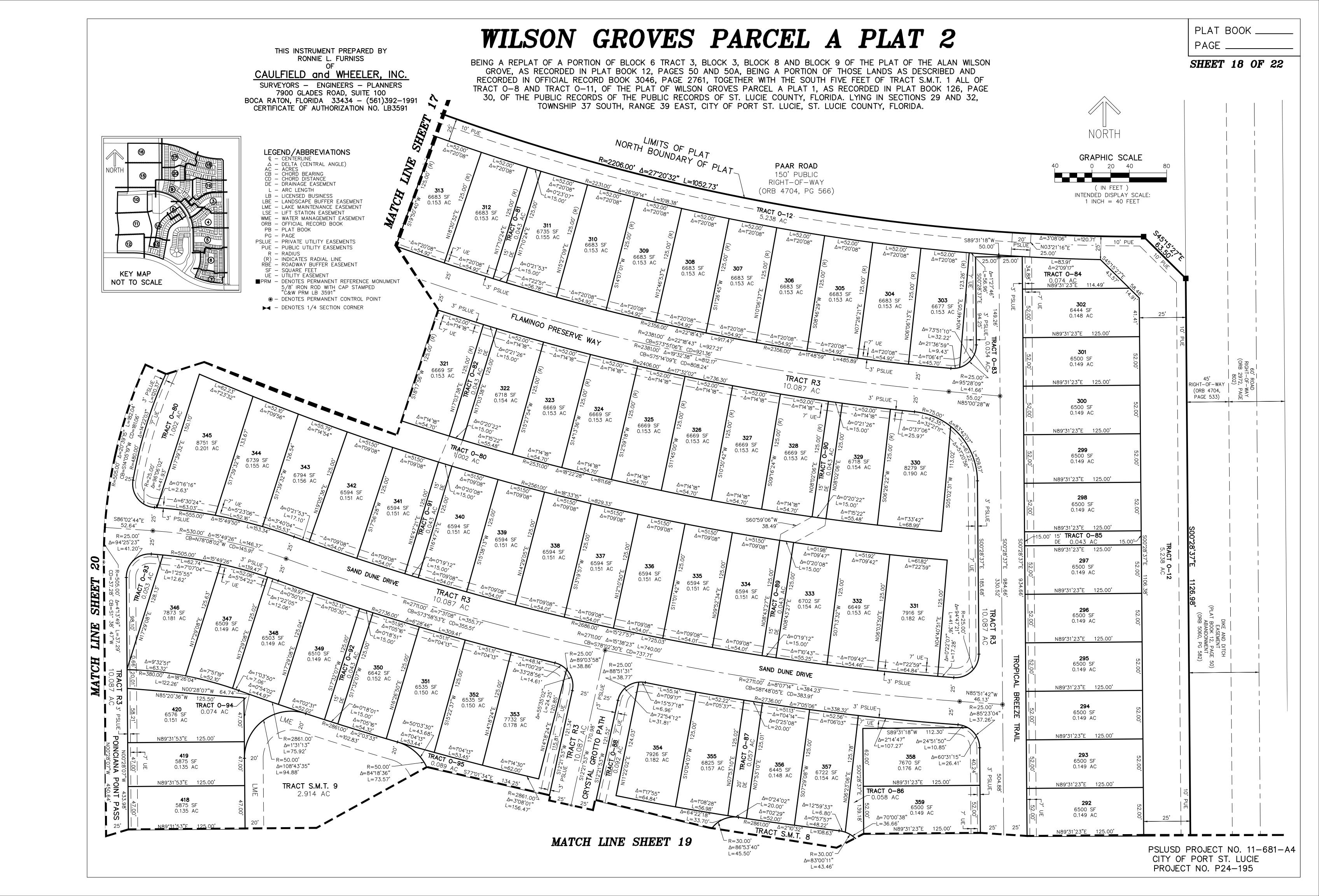
THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100





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 0-8 AND TRACT 0-11, OF THE PLAT OF WILSON GROVES PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 30, 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.



SHEET 19 OF 22

PLAT BOOK ____

PAGE

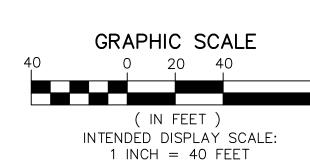
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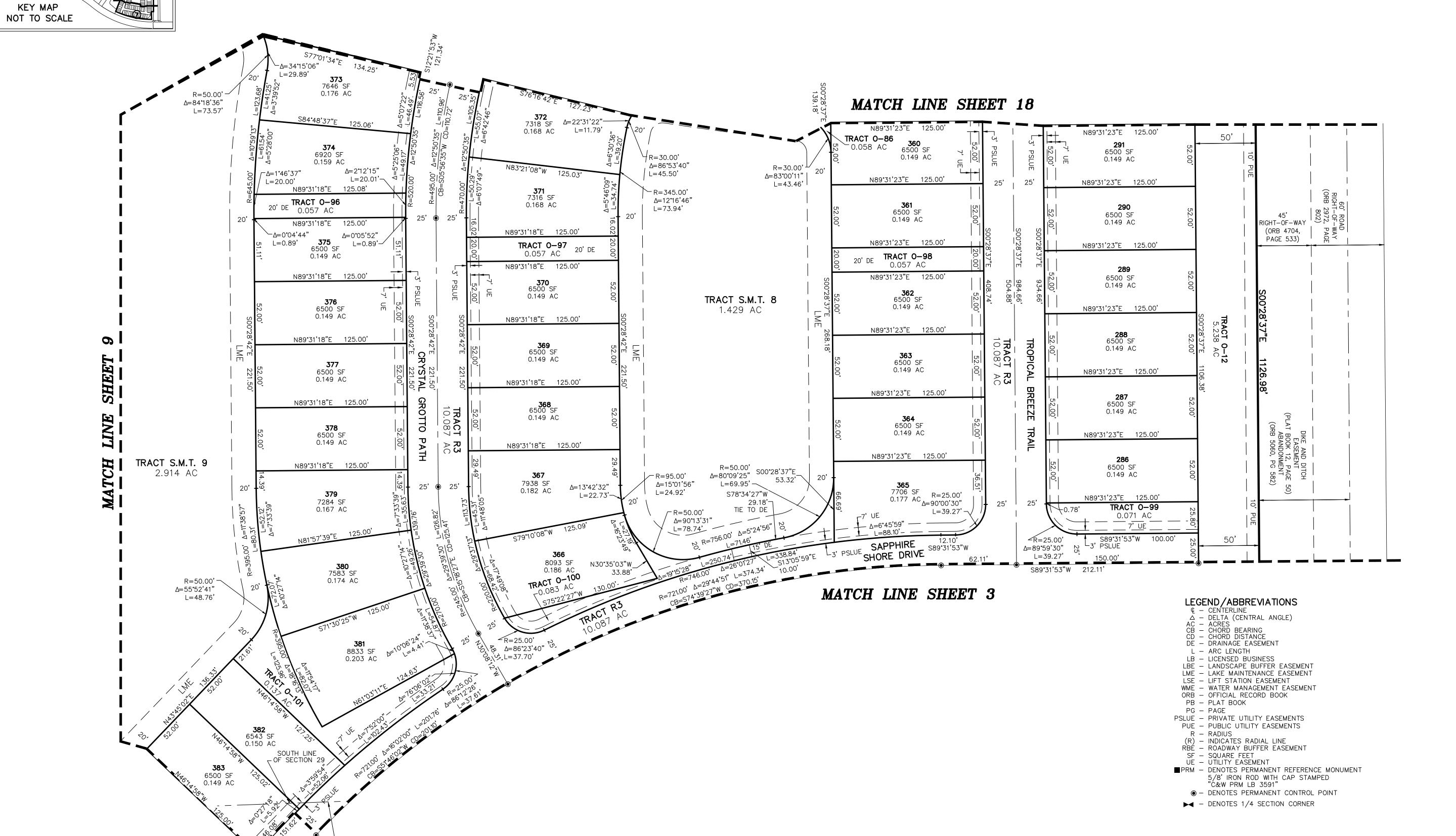
CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 — (561)392—1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

12

NORTH LINE 1 OF SECTION 32





THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

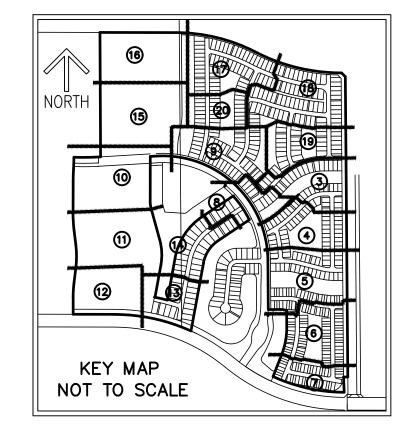
WILSON GROVES PARCEL A PLAT 2

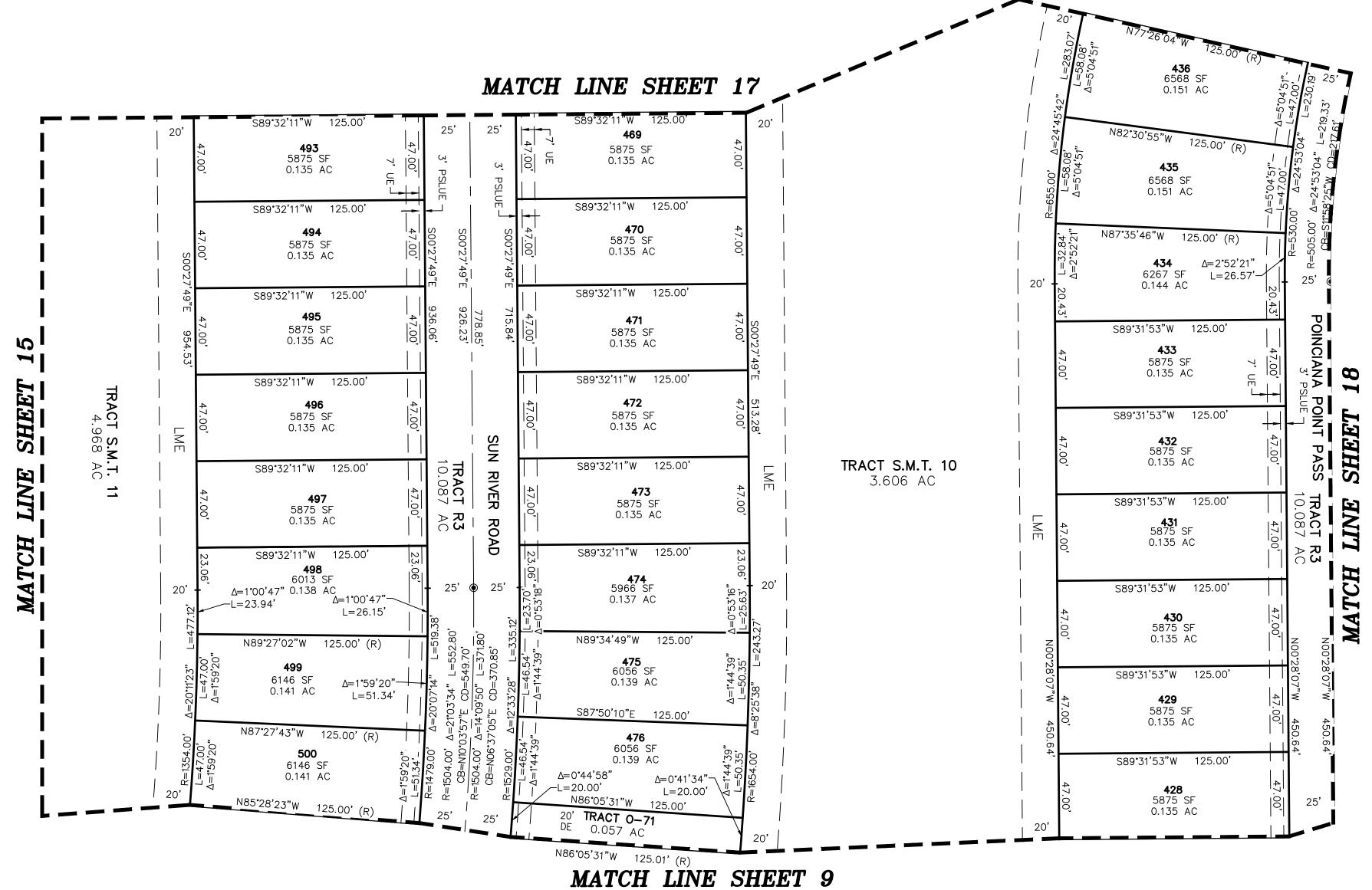
PLAT BOOK ____ PAGE .

SHEET 20 OF 22

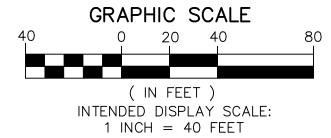
CERTIFICATE OF AUTHORIZATION NO. LB3591

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 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.









LEGEND/ABBREVIATIONS Q - 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 WME - WATER MANAGEMENT EASEMENT
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK PG - PAGE
- PSLUE PRIVATE UTILITY EASEMENTS
- PUE PUBLIC UTILITY EASEMENTS
- R RADIUS (R) - INDICATES RADIAL LINE
- RBÉ 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

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

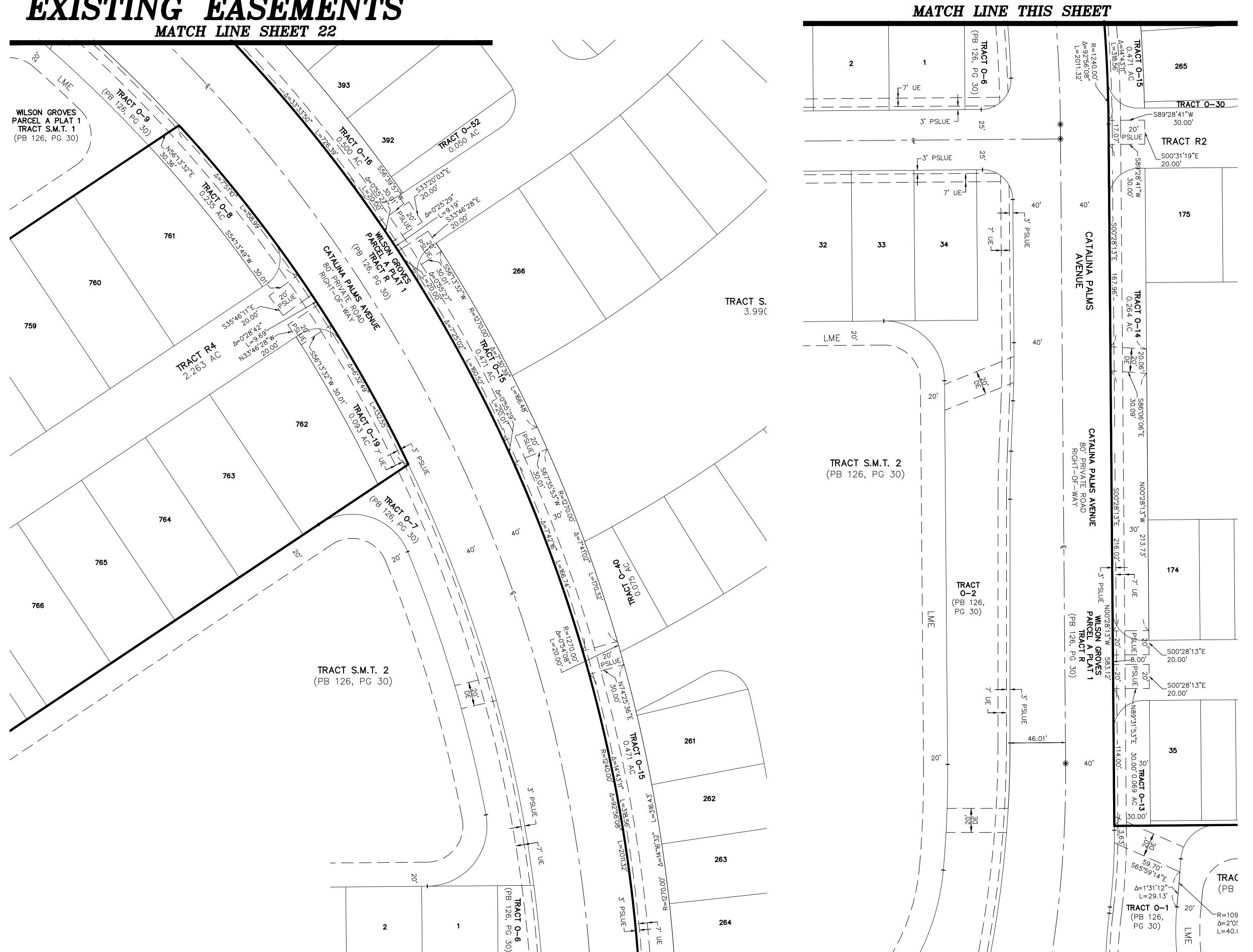
WILSON GROVES PARCEL A PLAT 2

PLAT BOOK ___

SHEET 21 OF 22

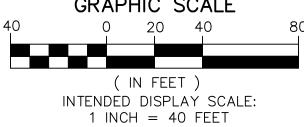
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EXISTING EASEMENTS



MATCH LINE THIS SHEET





- LEGEND/ABBREVIATIONS

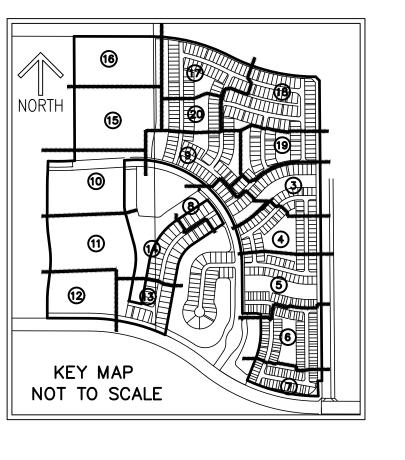
 © CENTERLINE

 \(\triangle DELTA \)

 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
- WME WATER MANAGEMENT EASEMENT ORB - OFFICIAL RECORD BOOK
- PB PLAT BOOK PG - PAGE
- PSLUE PRIVATE UTILITY EASEMENTS
 PUE PUBLIC UTILITY EASEMENTS
- 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



PLAT BOOK ____ PAGE

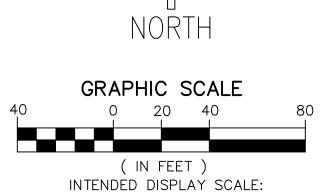
SHEET 22 OF 22

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 0-8 AND TRACT 0-11, 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

CAULFIELD and WHEELER, INC.

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



LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT

WME - WATER MANAGEMENT EASEMENT ORB - OFFICIAL RECORD BOOK

DE - DRAINAGE EASEMENT

LSE - LIFT STATION EASEMENT

PSLUE - PRIVATE UTILITY EASEMENTS
PUE - PUBLIC UTILITY EASEMENTS

(R) — INDICATES RADIAL LINE RBE — ROADWAY BUFFER EASEMENT SF — SQUARE FEET UE — UTILITY EASEMENT

"Ć&W PRM LB 3591"

→ DENOTES 1/4 SECTION CORNER

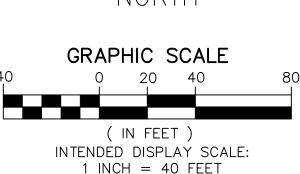
■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED

• DENOTES PERMANENT CONTROL POINT

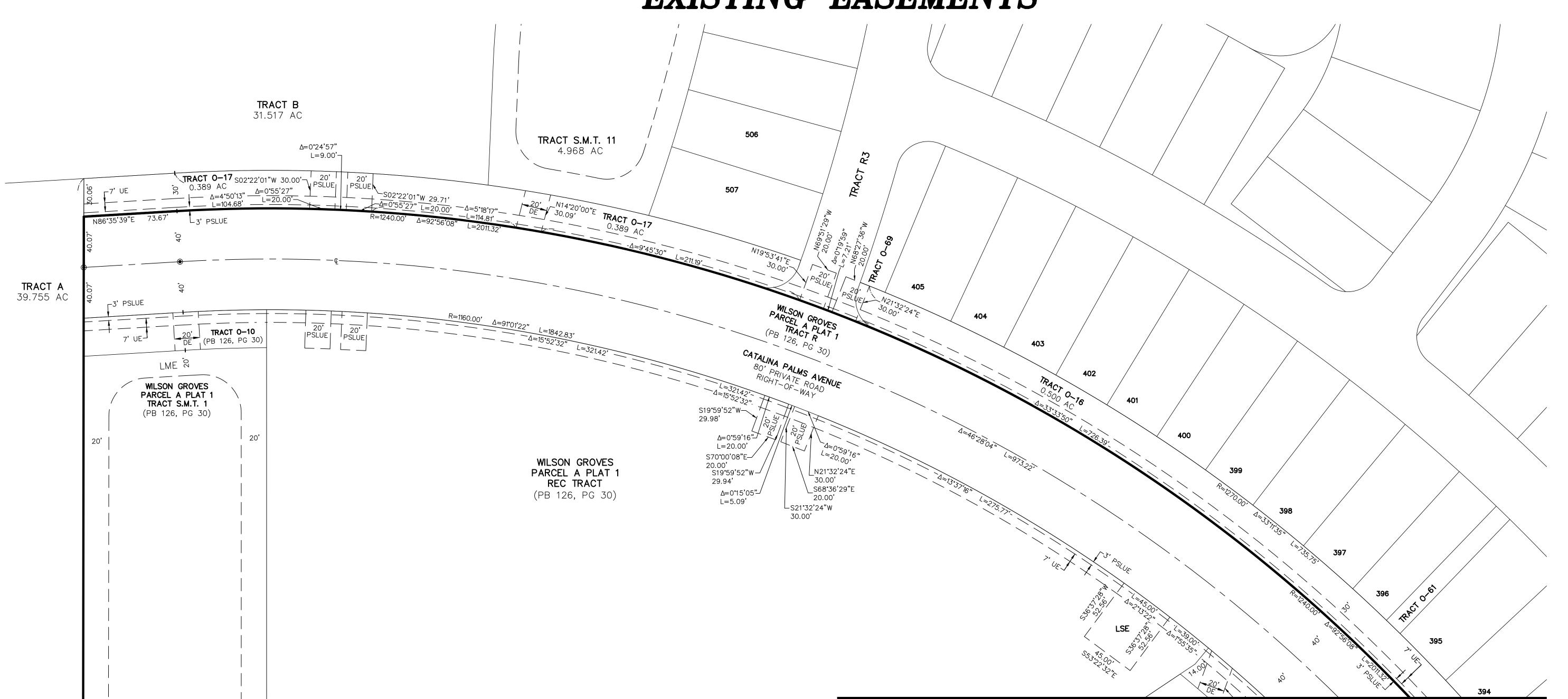
L – ARC LENGTH LB - LICENSED BUSINESS

PB - PLAT BOOK PG - PAGE

R - RADIUS



EXISTING EASEMENTS



MATCH LINE SHEET 21