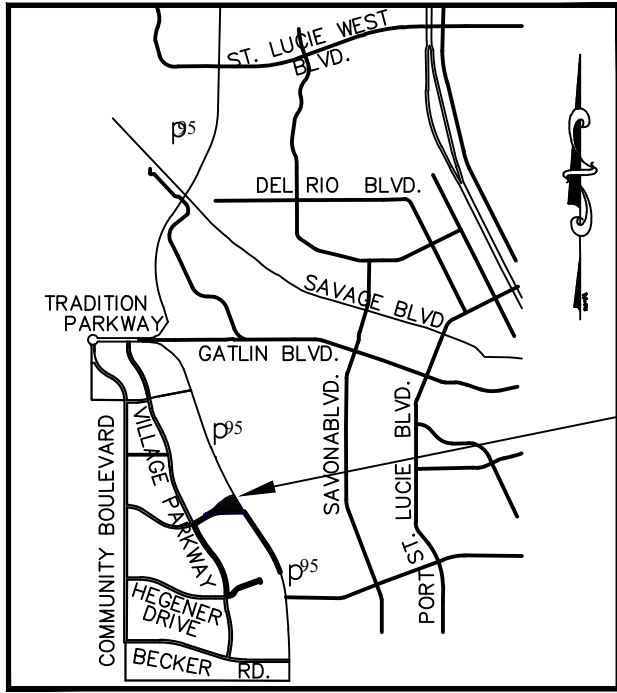


E:\Proj-2023\23-0735.002 - project -west addition\Survey\Plat\23-0735.002 - 50 PLAT 47.dwg Plotted: 11/15/2024 1:18 PM By: JOHN YANCY



LOCATION MAP
NOT TO SCALE

PROJECT SITE

SOUTHERN GROVE PLAT NO. 47

A PARCEL OF LAND BEING A REPLAT AND INCLUDING ALL OF LOT 6, AND A PORTION OF SW MARSHALL PARKWAY A 150-FOOT WIDE RIGHT-OF-WAY AS DEPICTED IN SOUTHERN GROVE PLAT NO. 46, PLAT BOOK 125, PAGES 17 THROUGH 20, A PORTION OF E/W 3 R/W A 150-FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND ALL OF UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL BEING IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LYING IN SECTIONS 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST

PLAT BOOK _____
PAGE _____

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION OF THE STATE OF FLORIDA AND THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS SOUTHERN GROVE PLAT NO. 47, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- TRACT 1 AS SHOWN HEREON IS RESERVED UNTO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT USES.
- THE ROAD RIGHT-OF-WAY, MARSHALL PARKWAY, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY.
- THE TEN (10 FT) FOOT PUBLIC UTILITY EASEMENTS (PUE) ALONG THE NORTH SIDE OF TRACT 1 AND WMT-1, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFIC ALL INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE OR ITS AUTHORIZED AGENT.
- THE WATER MANAGEMENT TRACT WMT-1 AS SHOWN OR DESCRIBED ON THIS PLAT IS ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 3"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), 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 AND TOGETHER WITH THE LAKE MAINTENANCE EASEMENT AND IRRIGATION EASEMENT ARE BLANKET OVER THE WATER MANAGEMENT TRACT AND IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT-1. SAID WATER MANAGEMENT TRACT MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORM WATER MANAGEMENT PURPOSES FOR DRAINAGE FROM SW VILLAGE PARKWAY, SW ANTHONY F. SANSONE SR. BOULEVARD, SW TOM MACKIE BOULEVARD AND SW MARSHALL PARKWAY, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT. CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NO OBLIGATION, TO MAINTAIN SAID WATER MANAGEMENT TRACT FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES.

OWNER

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

JESUS MEREJO
CHIEF EXECUTIVE OFFICER

THIS _____ DAY OF _____, 2024.
PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY JESUS MEREJO AS CHIEF EXECUTIVE OFFICER OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2024.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

OWNER

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

SHANNON MARTIN
MAYOR

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS:

THIS _____ DAY OF _____, 2023.
CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY SHANNON MARTIN, MAYOR OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 5), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF THE WATER MANAGEMENT TRACT, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION 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 EASEMENT AND TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR 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 DISTRICT NO. 5. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED THEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE--PUBLIC INFRASTRUCTURE, DATED AS OF DECEMBER 17, 2014, AND RECORDED IN OFFICIAL RECORD BOOK 3700, PAGES 1922-1929, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____, CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, ON BEHALF OF THE DISTRICT. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), HEREBY ACCEPTS THE DEDICATION OF AN IRRIGATION EASEMENT AS SET FORTH ON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 1. DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS _____ DAY OF _____, 2023.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

PRINT NAME _____

CHAIRMAN
BOARD OF SUPERVISORS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____, CHAIRMAN OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ON BEHALF OF THE DISTRICT. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, NICHOLAS MILANO, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF NOVEMBER _____, 2024 AT _____(.M.)

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 47 IS VESTED IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION OF THE STATE OF FLORIDA AND THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHICH ARE THE ENTITIES EXECUTING THE DEDICATION HEREOF.

2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE

3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.

4) ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.

5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF NOVEMBER, 2024.

BY: NICHOLAS MILANO
HOLLAND & KNIGHT
515 EAST LAS OLAS BLVD., STE 1200
FT. LAUDERDALE, FL., 33301

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199

CITY OF PORT ST. LUCIE:
PROJECT NO. P24-153
PSLUSD PROJECT NO. 11-900-25

SOUTHERN GROVE PLAT NO. 47

A PARCEL OF LAND BEING A REPLAT AND INCLUDING ALL OF LOT 6, AND A PORTION OF SW MARSHALL PARKWAY A 150-FOOT WIDE RIGHT-OF-WAY AS DEPICTED IN SOUTHERN GROVE PLAT NO. 46, PLAT BOOK 125, PAGES 17 THROUGH 20, A PORTION OF E/W 3 R/W A 150-FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND ALL OF UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL BEING IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LYING IN SECTIONS 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A REPLAT AND INCLUDING ALL OF LOT 6, AND A PORTION OF SW MARSHALL PARKWAY A 150-FOOT WIDE RIGHT-OF-WAY AS DEPICTED IN SOUTHERN GROVE PLAT NO. 46, PLAT BOOK 125, PAGES 17 THROUGH 20, A PORTION OF E/W 3 R/W A 150-FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND ALL OF UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL BEING IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LYING IN SECTIONS 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 1, SOUTHERN GROVE PLAT NO. 45, AS RECORDED IN PLAT BOOK 121, PAGES 3 THROUGH 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1 BEING ALSO THE NORTH LINE OF SAID SOUTHERN GROVE PLAT NO. 45 AND ALSO THE SOUTH LINE OF SAID E/W 3 R/W, A DISTANCE OF 1,003.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 77°54'17" WEST, WITH A CHORD DISTANCE OF 778.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 23°19'06", A DISTANCE OF 783.44 FEET TO A POINT ON THE WEST LINE OF A 60-FOOT WIDE FLORIDA POWER & LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, NON-TANGENT TO SAID CURVE, NORTH 00°02'34" EAST, A DISTANCE OF 162.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SW MARSHALL PARKWAY BEING ALSO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2,075.00 FEET; THE CHORD OF WHICH BEARS SOUTH 63°56'02" WEST, A CHORD DISTANCE OF 298.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 08°15'05", A DISTANCE OF 298.83 FEET TO A CUSP; SAID CUSP BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 6; THE FOLLOWING 8 CALLS ARE ALONG THE NORTHERLY LINE OF SAID LOT 6; THENCE, ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 59°48'29" EAST, A DISTANCE OF 181.47 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 269.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 55°27'43" EAST, WITH A CHORD DISTANCE OF 227.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'33", A DISTANCE OF 227.57 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,355.95 FEET; THE CHORD OF WHICH BEARS NORTH 48°52'24" EAST, WITH A CHORD DISTANCE OF 184.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'04", A DISTANCE OF 184.40 FEET; TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET; THE CHORD OF WHICH BEARS NORTH 46°03'21" EAST, A CHORD DISTANCE OF 170.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°21'21", A DISTANCE OF 170.83 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4154.62 FEET; THE CHORD OF WHICH BEARS NORTH 48°15'22" EAST, A CHORD DISTANCE OF 148.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°02'41", A DISTANCE OF 148.27 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET; THE CHORD OF WHICH BEARS NORTH 51°36'05" EAST, A CHORD DISTANCE OF 336.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'44", A DISTANCE OF 336.86 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 67°07'58" EAST, A CHORD DISTANCE OF 566.85 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'58", A DISTANCE OF 570.27 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 95, HAVING A VARIABLE-WIDTH RIGHT-OF-WAY, AS LAID OUT AND IN USE AND RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 9, (I-95) SECTION 94001-2412, BEING ALSO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET; THE CHORD OF WHICH BEARS SOUTH 31°00'02" EAST, A CHORD DISTANCE OF 1,146.32 FEET; THENCE, DEPARTING SAID NORTHERLY LINE OF LOT 6, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 02°39'22", A DISTANCE OF 1,146.42 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT 45; THENCE, ALONG SAID NORTH LINE, NON-TANGENT TO SAID CURVE, SOUTH 89°33'50" WEST, A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.60 ACRES, MORE OR LESS.

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 47 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.

THIS _____ DAY OF _____, 2024.

ATTEST: _____ CITY OF PORT ST. LUCIE

SALLY WALSH, CMC
CITY CLERK

SHANNON M. MARTIN, MAYOR

CLERK OF
THE COURT

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT SOUTHERN GROVE PLAT NO. 47 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 _____, 2024.

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

NOTARY

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 1 OF SOUTHERN GROVE PLAT NO. 45, RECORDED IN PLAT BOOK 121, PAGES 3 THROUGH 6, HAVING A BEARING OF NORTH 89°33'50" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-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, FLORIDA.
- 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, FLORIDA.
- 6) EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT, UNLESS OTHERWISE NOTED.

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 _____, 2024.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6199

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

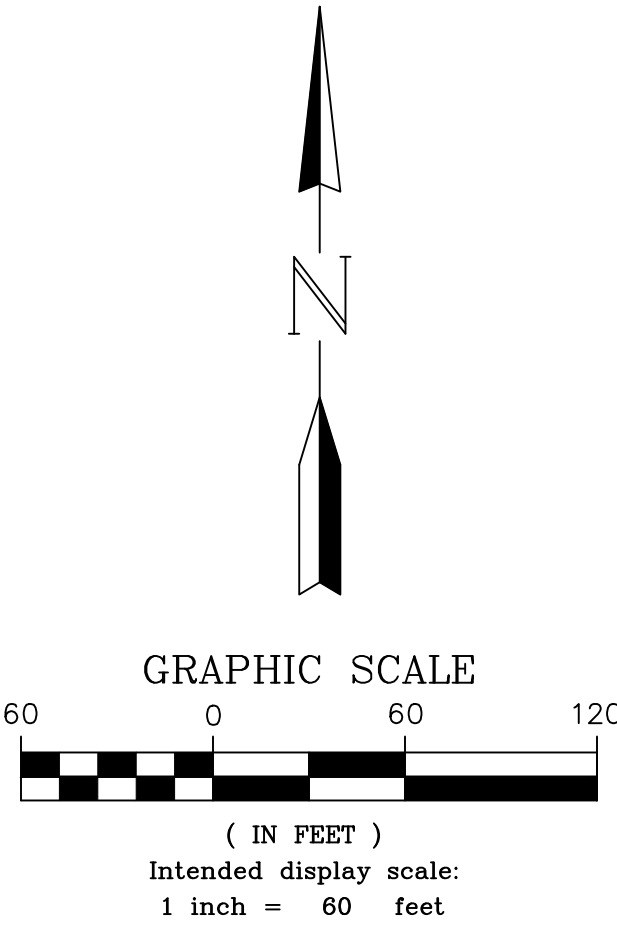
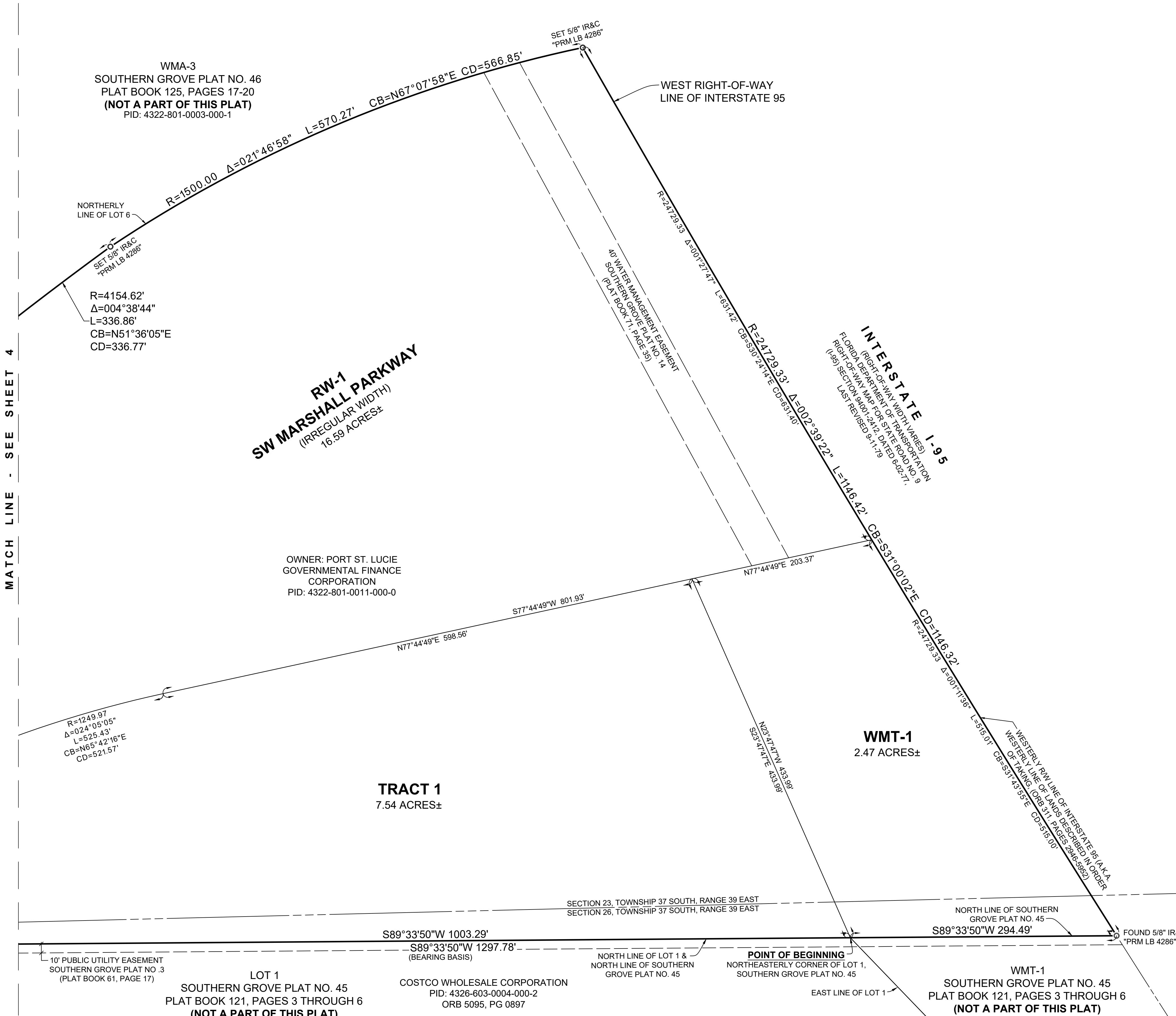
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199

CITY OF PORT ST. LUCIE:
PROJECT NO. P24-153
PSLUSD PROJECT NO. 11-900-25

SOUTHERN GROVE PLAT NO. 47

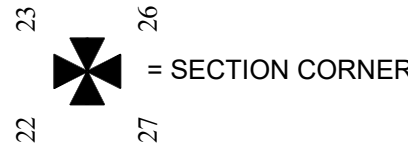
A PARCEL OF LAND BEING A REPLAT AND INCLUDING ALL OF LOT 6, AND A PORTION OF SW MARSHALL PARKWAY A 150-FOOT WIDE RIGHT-OF-WAY AS DEPICTED IN SOUTHERN GROVE PLAT NO. 46, PLAT BOOK 125, PAGES 17 THROUGH 20, A PORTION OF E/W 3 R/W A 150-FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND ALL OF UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL BEING IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LYING IN SECTIONS 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST

PLAT BOOK _____
PAGE _____



LEGEND

- (M) = FIELD MEASUREMENT
- (P) = PLAT MEASUREMENT
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- DB = DEED BOOK
- FP&L = FLORIDA POWER AND LIGHT
- IR&C = 5/8" IRON ROD AND CAP
- L = ARC LENGTH
- LB = LICENSED SURVEYING BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PCC = POINT OF COMPOUND CURVATURE
- PG = PAGE
- PID = PARCEL IDENTIFICATION (NUMBER)
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- RW = RIGHT-OF-WAY
- C = CENTERLINE
- + = PLUS OR MINUS (MORE OR LESS)
- Δ = CENTRAL ANGLE



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199

CITY OF PORT ST. LUCIE:
PROJECT NO. P24-153
PSLUSD PROJECT NO. 11-900-25

PLAT BOOK _____
PAGE _____

(IN FEET)

Intended display scale:
1 inch = 60 feet

(M) = FIELD MEASUREMENT
(P) = PLAT MEASUREMENT
CB = CHORD BEARING
CD = CHORD DISTANCE
DB = DEED BOOK
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SHEET 4 OF 4

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