SHEET 1 OF 18

BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT—OF—WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE 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

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "KENLEY", BEING A REPLAT OF A PORTION OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27; THENCE ALONG THE NORTH LINE OF SAID TRACT A, NORTH 89° 59' 43" WEST FOR A DISTANCE OF 942.17 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 26° 33' 04", FOR AN ARC LENGTH OF 1424.97 FEET, HAVING A RADIUS OF 3075.00 FEET, AND WHOSE CHORD BEARS NORTH 76° 43' 11" WEST FOR A DISTANCE OF 1412.25 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°26'39" WEST, A DISTANCE OF 428.28 FEET; THENCE NORTH 26°33'21" EAST TO THE NORTH RIGHT-OF-WAY LINE OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 150.00 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 63° 26' 39" EAST FOR A DISTANCE OF 428.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 26° 33' 04", FOR AN ARC LENGTH OF 1355.46 FEET, HAVING A RADIUS OF 2925.00 FEET, AND WHOSE CHORD BEARS SOUTH 76° 43' 11" EAST FOR A DISTANCE OF 1343.36 FEET; THENCE, SOUTH 89° 59' 43" EAST FOR A DISTANCE OF 942.27 FEET TO THE WEST LINE OF TRACT RW OF SAID PLAT OF SOUTHERN GROVE PARCEL 28 REPLAT; THENCE ALONG SAID WEST LINE, SOUTH 00° 02' 34" WEST FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 416.233 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "KENLEY", BEING IN ST. LUCIE COUNTY, ELORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

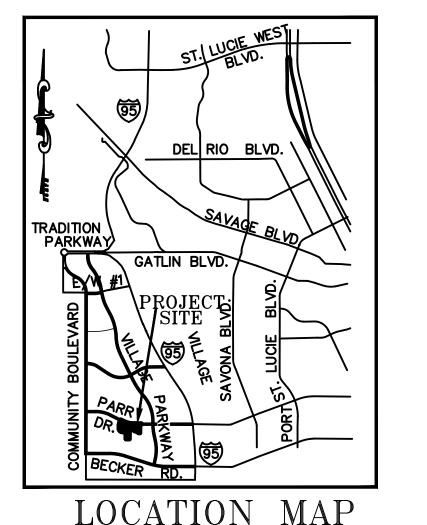
1. THE ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON, IS HEREBY DEDICATED TO THE KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF SAID KENLEY AT TRADITION 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; 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 SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE, SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. 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 SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, ITS SUCCESSORS AND ASSIGNS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT NO. 1, OR OMMUNITY DEVELOPMENT DISTRICT NO. 1, INFORMED TO SOUTHERN SHOULD BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IM

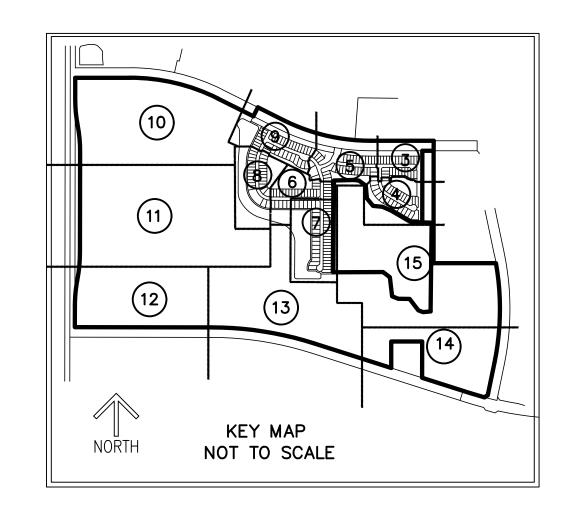
2. TRACT RW (PAAR DRIVE) AND RW1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

- 3. AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- 4. TRACTS "A1", "B1" AND "C1" AS SHOWN HEREON, ARE HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- 5. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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. UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.
- 6. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC.,
- 7. THE OPEN SPACE TRACTS (O-1 THROUGH O-9) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC.
- 8. THE WATER MANAGEMENT TRACTS S.M.T. 1, S.M.T. 2 AND S.M.T. 3, SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT. AN INGRESS AND EGRESS EASEMENT OVER THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS. IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT.
- 9. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC.,
- 10. LIFT STATION EASEMENT LSE, SAID EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. 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. KENLEY AT TRADITION 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 OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, 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. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS 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
- 11. THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN.
- 12. THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. 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. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN DEPARTMENT.
- 13. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS S.M.T. 1, S.M.T. 2, S.M.T. 3 AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

14. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS THAT PORTION OF TRACT O-3 AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.

- 15. THE TWENTY FIVE (25) FOOT EASEMENT FOR CONSERVATION TRACT NO. 12 AS SHOWN HEREON IS HEREBY DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1. AND ARE THE MAINTENANCE OBLIGATION OF SAID TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1., ITS SUCCESSORS AND OR ASSIGNS.
- 16. THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED FOR AN IRRIGATION EASEMENT TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS.





CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS______ DAY OF ______, 2022.

MATTAMY PALM BEACH, LLC. A DELAWARE LIMITED LIABILITY COMPANY

WITNESS:	BY:			
PRINT NAME	ANTHONY PALUMBO VICE PRESIDENT			
WITNESS: PRINT NAME				

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF ______, 2022, BY ANTHONY PALUMBO, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS	MY	HAND	AND	OFFICIAL	SEAL	THIS	 DAY	OF	,	2022

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

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS_______ DAY OF ______, 2022.

WITNESS: PRINT NAME	CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA
WITNESS:PRINT NAME	BY: MAYOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

COMMISSION NO. &

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF ______, 2022, BY ______, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

WITNESS	ΜY	HAND	AND	OFFICIAL	SEAL	THIS	 DAY	OF	,	202

EXPIRATION	DATE				

PRINT NAME: _____

NOT TO SCALE

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 ______, 2022.

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

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF SOUTH 00°02'34"WEST ALONG THE WEST LINE OF TRACT RW, AS SHOWN ON THE PLAT SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 95, PAGE 27 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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.

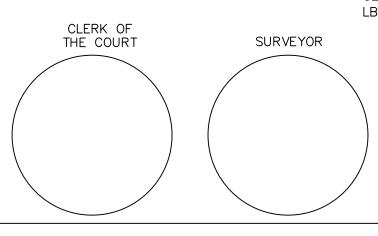
5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

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 _______ DAY OF _______, 2022.

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





PLAT BOOK _____

SHEET 2 OF 15

BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE 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

11) 12 13 14 KEY MAP NOT TO SCALE

KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF ______, 2022.

KENLEY	ΑT	TRADITION	HOMEOWNERS	ASSOCIATION,	INC.,	Α	FLORIDA
CORPORA	ATION	NOT FOR	PROFIT:				
A 01/1 10 14/1							

ACKNOWLEDGEMENT:

WITNESS: _____

STATE OF FLORIDA) COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF ______, 2022, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF KENLEY AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIA	AL SEAL THIS DAY OF	, 2022.
COMMISSION NO. & EXPIRATION DATE	NOTARY PUBLIC, STATE OF FLORIDA	
COMMISSION NUMBER	PRINT NAME:	

	ACCEPTANCE	OF	DEDICATION:
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THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672–713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OFWATER MANAGEMENT AND NON EXCLUSIVE INGRESS, DRAINAGE AND UTILITY EASEMENT, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT—OF—WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

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

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF)

COMMISSION NO. &

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____, CHAIRMAN, ON BEHALF OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

EXPIRATION DATE

COMMISSION NUMBER PRINT NAME: ______

ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF INGRESS AND EGRESS OVER TRACT R, IRRIGATION EASEMENTS (IQE), SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT.

DATED THIS ______, 2022.

CHAIRMAN: SECRETARY:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES: ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ______

DAY OF ______, 2022, BY _____, CHAIRMAN, ON BEHALF OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A

COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS __ PERSONALLY KNOWN TO ME OR

HAS PRODUCED ______ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER PRINT NAME: ______

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF)

THE UNDERSIGNED, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 2022, AT ____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMY PALM BEACH LLC., A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR
- 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

DATED THIS ______ DAY OF _____, 2022

THE SUBDIVISION DEPICTED BY THIS PLAT.

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

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF KENLEY, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS ______ DAY OF _______, 2022.

CITY OF PORT ST LUCIE: _______SHANNON M. MARTIN, MAYOR

ATTEST: ______ SALLY WALSH, CITY CLERK

CITY OF PORT ST. LUCIE

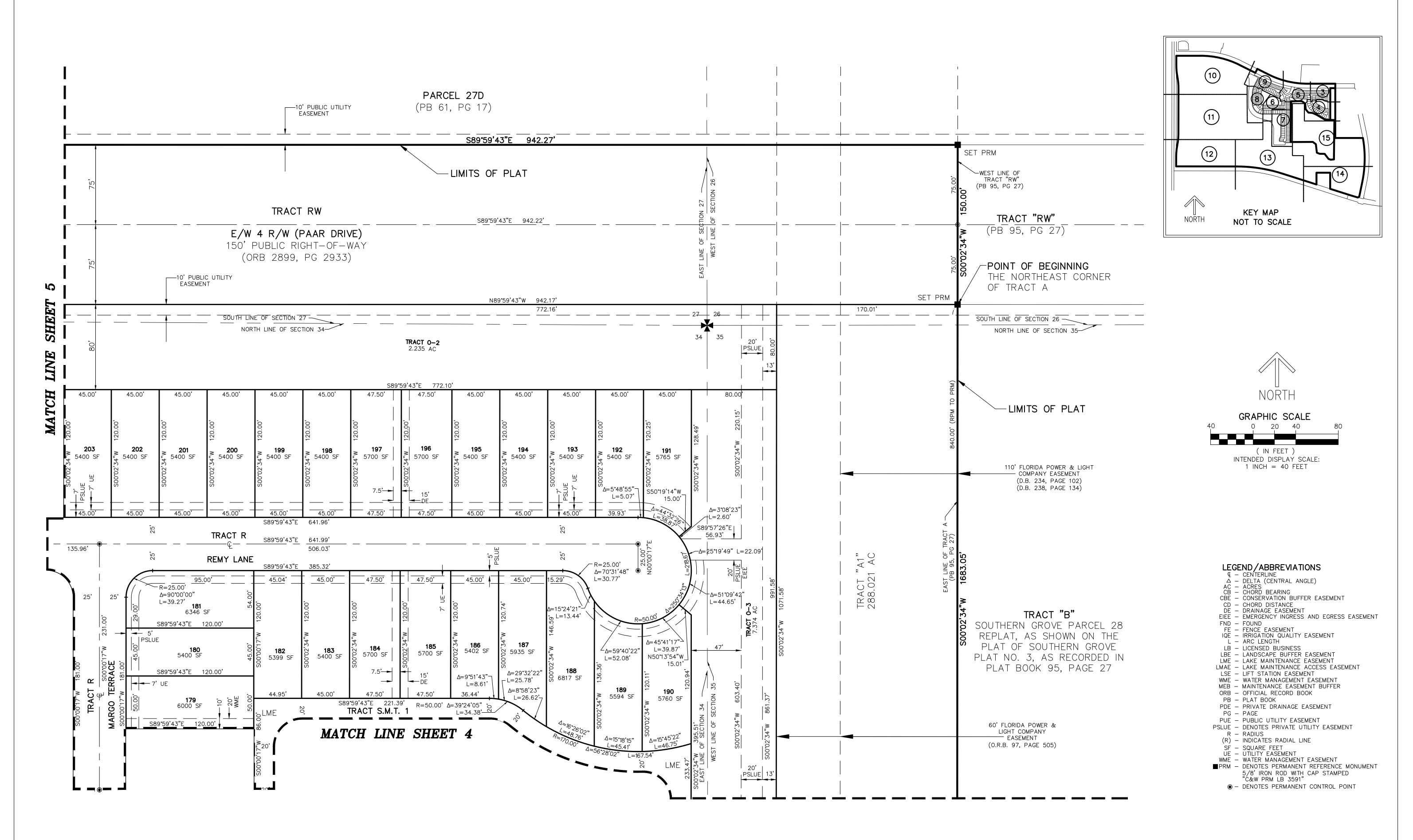
PLAT BOOK _____

SHEET 3 OF 15

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 ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT—OF—WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



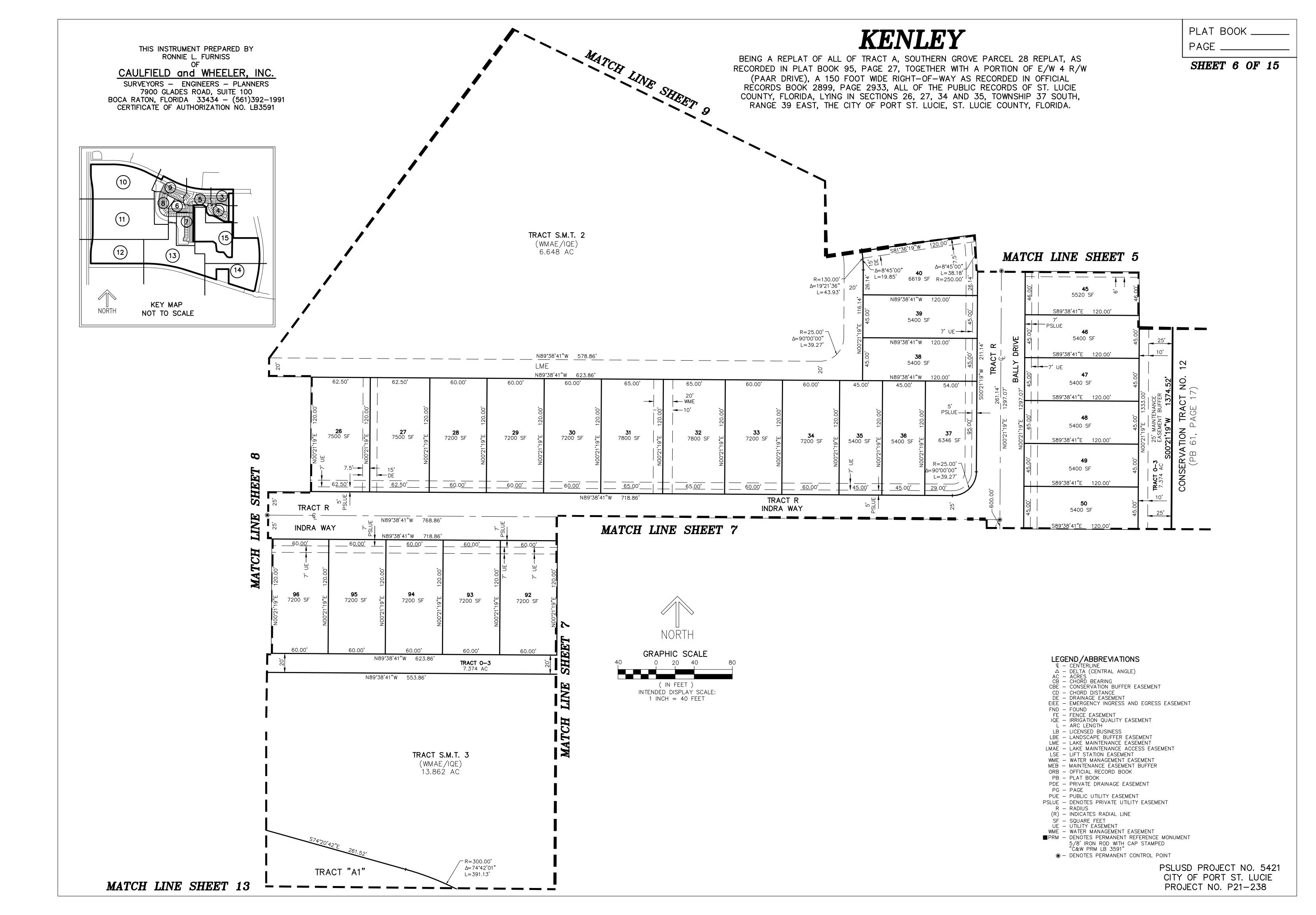
PLAT BOOK ____ **KENLEY** PAGE THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS SHEET 4 OF 15 BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT CAULFIELD and WHEELER, INC. BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC (10) SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. 11 (12) MATCH LINE MATCH LINE SHEET 5 SHEET 3 S89°59'43"E 120.00' S89°59'43"E 178.19' S89°59'43"E 120.00' KEY MAP NORTH R=25.00'-NOT TO SCALE Δ=39°52'34" L=17.40' **151** 7800 SF **178** 6000 SF S89°59'43"E 120.00' S89°59'43"E 120.00' MATCH LINE SHEET 3 R=25.00'-∆=91°19'56" 7' UE ----L=39.85' 20' | |PSLUE| 13 **177** Δ=23°02'26"⁻⁻ 7837 SF L=34.18' **152** 8276 SF Δ=11°16'17" L=50.16' `_∆=11°16'17" L=73.77' TRACT S.M.T. 1 L=82.44' (WMAE/IQE) 2.168 AC Δ=27°24'02"-L=40.65' Δ=12°45'31"-**153** √∆=12°45'31" 8417 SF L=83.51' _Δ=27°24'02" L=98.04' **175** 6372 SF Δ=12°45'31"\ L=56.78' \ ∕−∆=9°13'47" **174** 5400 S **154** 8417 SF L=33.02'R=25.00' Δ=41°24'35" R=25.00' \ Δ=91°18'08" _ L=18.07'-Δ=12°45'31"-/ L=39.84'**172** 5400 SF L=56.78' **155** 8417 SF L=45.13' Δ=14°46'32 TRACTA L = 45.05'GRAPHIC SCALE ∠ Δ=8°23'18" L=25.62' MARGO TERRACE **156** 8166 SF SET PRI R=175.00 **TRACT 0-3** 7.374 AC Q Δ=6°58'36" (IN FEET) **168** 8991 SF INTENDED DISPLAY SCALE: L=21.31'TRACT " 288.021 1 INCH = 40 FEET**157** 7200 SF PSLUE | 1 6647 SF Δ=16°39'33" L=14.54' **158** 7200 SF R=25.00' 7 _{\(\sigma\)}=53°34'41 Δ=70°31'44" _=46.76' Δ=53°22'02" L=46.57' L=30.77**159** 7200 SF N84°50'59"W 141.44' SET PRM SET PRM **160** 7320 SF SET PRM _S83°24'36"W CD — CHORD DISTANCE DE — DRAINAGE EASEMENT _ 20.47' -LIMITS OF PLAT EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT FND - FOUND
FE - FENCE EASEMENT
IQE - IRRIGATION QUALITY EASEMENT **161** 7320 SF _N83°24'36"I 69.64 L - ARC LENGTH

LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT -∆=36°55'27" L=32.22'**162** 7200 SF SET PRM N59°39'57"W_ 36.92' LSE - LIFT STATION EASEMENT
WME - WATER MANAGEMENT EASEMENT
MEB - MAINTENANCE EASEMENT BUFFER 60' FLORIDA POWER & **163** 7200 SF LIGHT COMPANY Δ=40°18'02" L=35.17' ^LΔ=49°41'58" ORB — OFFICIAL RECORD BOOK
PB — PLAT BOOK
PDE — PRIVATE DRAINAGE EASEMENT EASEMENT L = 43.37'(O.R.B. 97, PAGE 505) N09°57'59"W_ **0-3** AC 35.23 PG - PAGE PUE - PUBLIC UTILITY EASEMENT
PSLUE - DENOTES PRIVATE UTILITY EASEMENT **164** 7285 SF CONSERVATION TRACT NO. 12 R - RADIUS 110' FLORIDA POWER & LIGHT (R) - INDICATES RADIAL LINE (PB 61, PAGE 17) SF — SQUARE FEET UE — UTILITY EASEMENT WME — WATER MANAGEMENT EASEMENT **165** 11198 SF COMPANY EASEMENT (D.B. 234, PAGE 102) (D.B. 238, PAGE 134) ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591" 54.94 ● - DENOTES PERMANENT CONTROL POINT N88°20'34"W 109.92' SET PRM 174.88 140.03 N88°09'35"W 314.91' S00**'**39'07"W 1329.29'— PSLUSD PROJECT NO. 5421 CITY OF PORT ST. LUCIE PROJECT NO. P21-238 MATCH LINE SHEET 15



CAULFIELD and WHEELER, INC.

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

KENLEY

PLAT BOOK _____

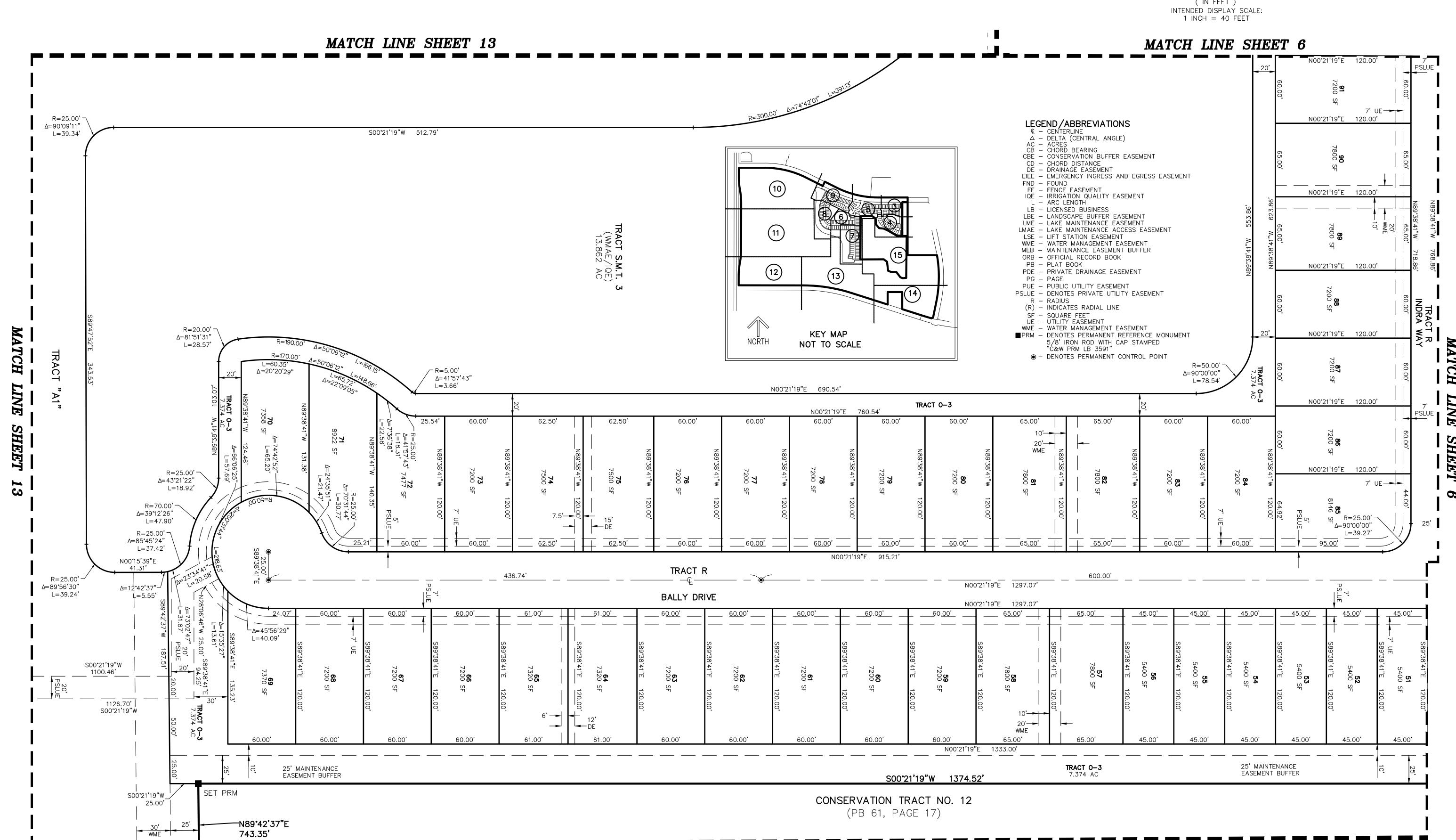
SHEET 7 OF 15

BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT—OF—WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

GRAPHIC SCALE

40 0 20 40 8

(IN FEET)
INTENDED DISPLAY SCALE:



CAULFIELD and WHEELER, INC.

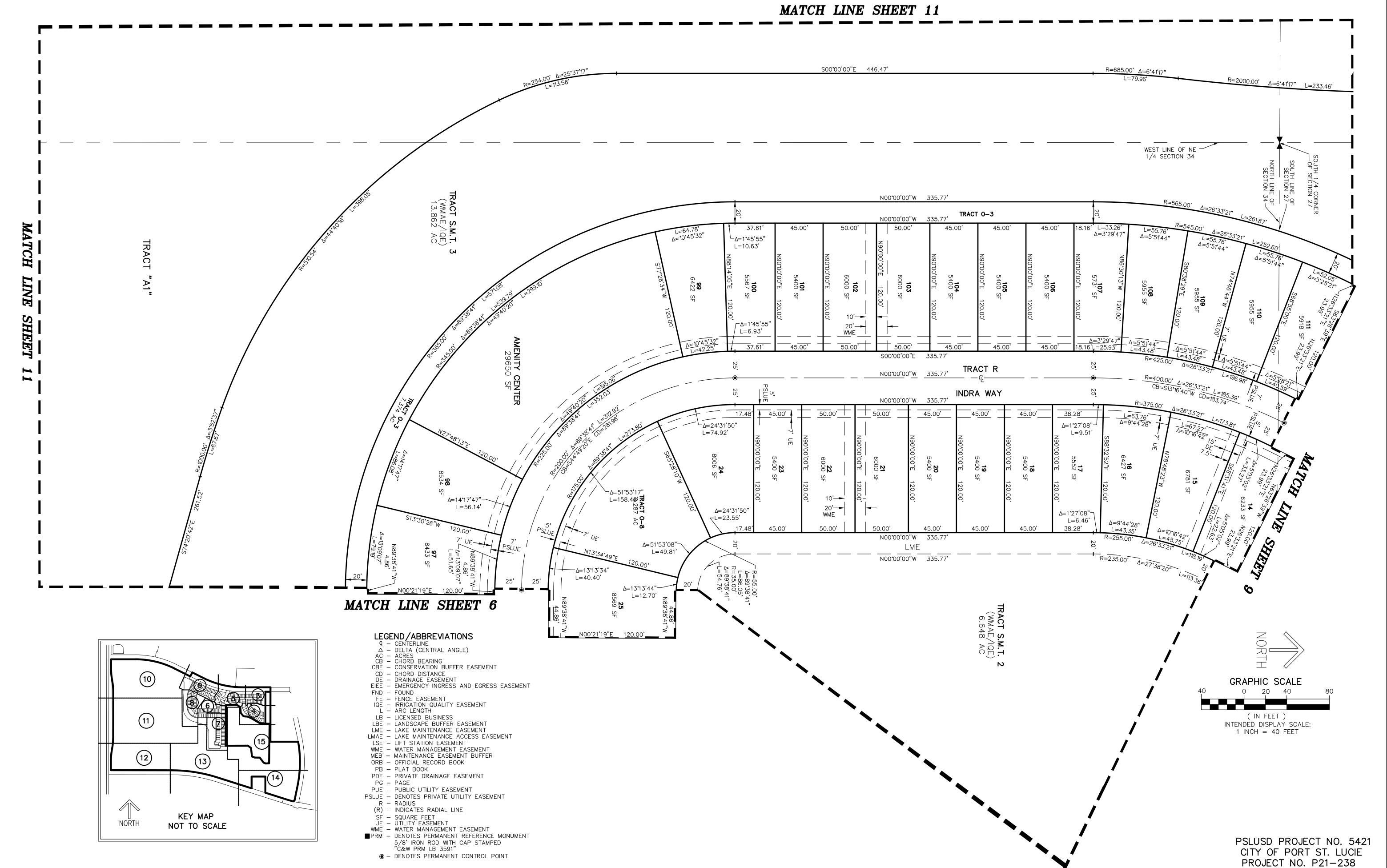
SURVEYORS - ENGINEERS - PLANNERS

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

PLAT BOOK ____

SHEET 8 OF 15

BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT—OF—WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



PLAT BOOK ____ **KENLEY** LEGEND/ABBREVIATIONS

© - CENTERLINE PAGE. Δ - DELTA (CENTRAL ANGLE) AC - ACRES CB - CHORD BEARING BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH SHEET 9 OF 15 CBE - CONSERVATION BUFFER EASEMENT A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, CD - CHORD DISTANCE - DRAINAGE EASEMENT ALL OF THE PÚBLIC RÉCORDS OF ST. LÚCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. FE - FENCE EASEMENT
IQE - IRRIGATION QUALITY EASEMENT L - ARC LENGTH THIS INSTRUMENT PREPARED BY LB - LICENSED BUSINESS
LBE - LANDSCAPE BUFFER EASEMENT (11)RONNIE L. FURNISS LME - LAKE MAINTENANCE EASEMENT LMAE - LAKE MAINTENANCE ACCESS EASEMENT CAULFIELD and WHEELER, INC. LSE - LIFT STATION EASEMENT Curve Table WME - WATER MANAGEMENT EASEMENT SURVEYORS - ENGINEERS - PLANNERS (12) DELTA RADIUS LENGTH CHORD BEARING CHORD DISTANCE MEB - MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK 7900 GLADES ROAD, SUITE 100 PB - PLAT BOOK 1°23'32" | 3300.04' | 80.19' | \$72° 18' 25"E | 80.19' BOCA RATON, FLORIDA 33434 - (561)392-1991 GRAPHIC SCALE PDE - PRIVATE DRAINAGE EASEMENT CERTIFICATE OF AUTHORIZATION NO. LB3591 PG - PAGE 9°59'02" | 275.00' | 47.92' | N68° 00' 40"W | 47.86' PUE - PUBLIC UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT 51°29'42" | 30.00' | 26.96' | S52° 43' 42"W | 26.06' R - RADIUS (R) - INDICATES RADIAL LINE (IN FEET) 56°38'02" | 100.00' | 98.84' | S73° 12' 26"E | 94.87' KEY MAP SF — SQUARE FEET UE — UTILITY EASEMENT INTENDED DISPLAY SCALE: NORTH NOT TO SCALE 1 INCH = 40 FEET63°16'46" 30.00' 33.13' S13° 15' 02"E 31.47' WME - WATER MANAGEMENT EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "Ć&W PRM LB 3591" PARCEL C PARCEL D DENOTES PERMANENT CONTROL POINT DEL WEBB AT TRADITION DEL WEBB AT TRADITION PLAT NO. 5A PLAT NO. 5A -LIMITS OF PLAT (PB 100, PG 1) (PB 100, PG 1) S63°26'39"E 428.28' SET PRM R=2925.00' Δ =26'33'04" L=1355.46' NORTH RIGHT-OF-WAY LINE-CB=S76°43'11"E CD=1343.36' SET PRM E/W 4 R/W (PAAR DRIVE) 10' PUBLIC UTILITY ——
EASEMENT E/W 4 R/W (PAAR DRIVE) 150' PUBLIC RIGHT-OF-WAY S63°26'39"E 428.28' (ORB 2899, PG 2933) R=3000.00' Δ =26°33'04" L=1390.2 CB=S76°43'11"E CD=1377.81' TRACT RW -LIMITS OF PLAT -LIMITS OF PLAT E/W 4 R/W (PAAR DRIVE) 150' PUBLIC RIGHT-OF-WAY -10' PUBLIC UTILITY EASEMENT **N63°26'39"W 598.23'** SET PRM (ORB 2899, PG 2933) N63°26'39"W 428.28' R=3075.00' Δ =26°33'04" L=1424.97' 10 TRACT "A1" TRACT 0-1 $\Delta = 1^{\circ}12'04''$ S63°26'39"E 428.28' 175.77 _{L=7}-.00 Δ=0°48'53" LINE TRACT 0-9 120.00' 0.055 AC $\Delta = 0.48'53'$ _{Δ=0}°48'53" S63°26'39"E 215.10' Δ=0°48'53" L=44.86' ∆=0°48'53" L=44.86' Δ=0°48'53" L=47.65' Δ=0°51'55" L=47.35' Δ =0°51'36" $\Delta = 0^{\circ}48'53''$ Δ=0°48'53" Δ=0°48'53" Δ=0°17'55" S63°26'39"E 120.00' L=16.44'^{_} -R=50.00′ $\Delta=80^{\circ}24'35$ ″ MATCH $\Delta = 80^{\circ}24' \ 5'' \ L = 70.17'$ 5400 SF L=70.17' R=50.00' -**130** 5485 SF Δ=90°00'00" S63°26'39"E 120.00' L=78.54' **120** 5431 SF 5485 SF 5485 SF 5485 SF 5485 SF 5485 SF 5485 SF 5827 SF 5400 SF 25' Δ=90°00'00 25' -R=50.00'S63°26'39"E 120.00' Δ=75°31'32" L=39.27' L=65.91' $\Delta = 0.48'53'$ L=46.56' -R=50.00'Δ=75°31'32" 5400 SF S63°26'39"E in ; R=3300.00' Δ =9°33'32" L=550.56'

CB=S68°13'25"E CD=549.92'

R=3300.00' Δ =8°10'00" L=470.37'

CB=S67°31'39"E CD=469.97' SOUTH NORTH \ L=65.91' S26°58'50"W S63°26'39"E 107.50' S63°26'39"E 120.00' TRACT R ∕−R=100.00' ─S18°23'21"W 11.99' L=68.73' ∕- R=55.00° N63°26'39"W 57.50' BALLY DRIVE Δ=35°06'42" R=3325.00' Δ =7°28'25" L=433.71' L=33.70'L=33.11 $\Delta=0^{\circ}34'14"$ 5400 SF TRACT S.M.T. 3 BALLY DRIVE R=25.00'-S63°26'39"E 120.00' (WMAE/IQE) -R=25.00Δ=61°08'20" Δ=90°00'00" 13.862 AC L=26.68'L=39.27' **11** Δ=8°59'20" 6349 SF L=42.83' Δ=19°37′55" **114** 5400 SF L=8.63' -∆=26°07'22" N63°26'39"W 120.00' S63°26'39"E 120.00' 14831 SF L=25.08' 7297 SF 7297 SF 8654 SF **113** 5400 SF 7526 SF 120.000 7.5**'—** N63°26'39"W 120.00' L=2.21'S63°26'39"E 120.00' __Δ=7°01'19" DE Δ=1°04'20" Δ=18°04'28" ∆=0°59'33" Δ=1°02'50" Δ=1°04'20" L=64.47' L=24.51'7'UE->|>| L=62.96' L=64.47 PSLUE 5400 SF R=3445.00' Δ =5°12'48" L=313.46' **112** 5400 SF TRACT "A1" <u>N63°26′3</u>9"W 120.00′ R=3465.00' Δ =4°28'54" L=271.04' R=565.00' Δ=26°33'21" S63°26'39"E 120.00' TRACT S.M.T. 2 L=261.87' Δ=87°33'43" (WMAE/IQE) Δ=25°46'37" -L=38.216.648 AC L=80.98' R=265.00 $\Delta=59^{\circ}27'13$

MATCH LINE SHEET 8

PSLUSD PROJECT NO. 5421 CITY OF PORT ST. LUCIE PROJECT NO. P21-238

MATCH LINE SHEET 6

PLAT BOOK ____ **KENLEY** LEGEND/ABBREVIATIONS

Q - CENTERLINE Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT SHEET 10 OF 15 A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39

EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. FND — FOUND

FE — FENCE EASEMENT

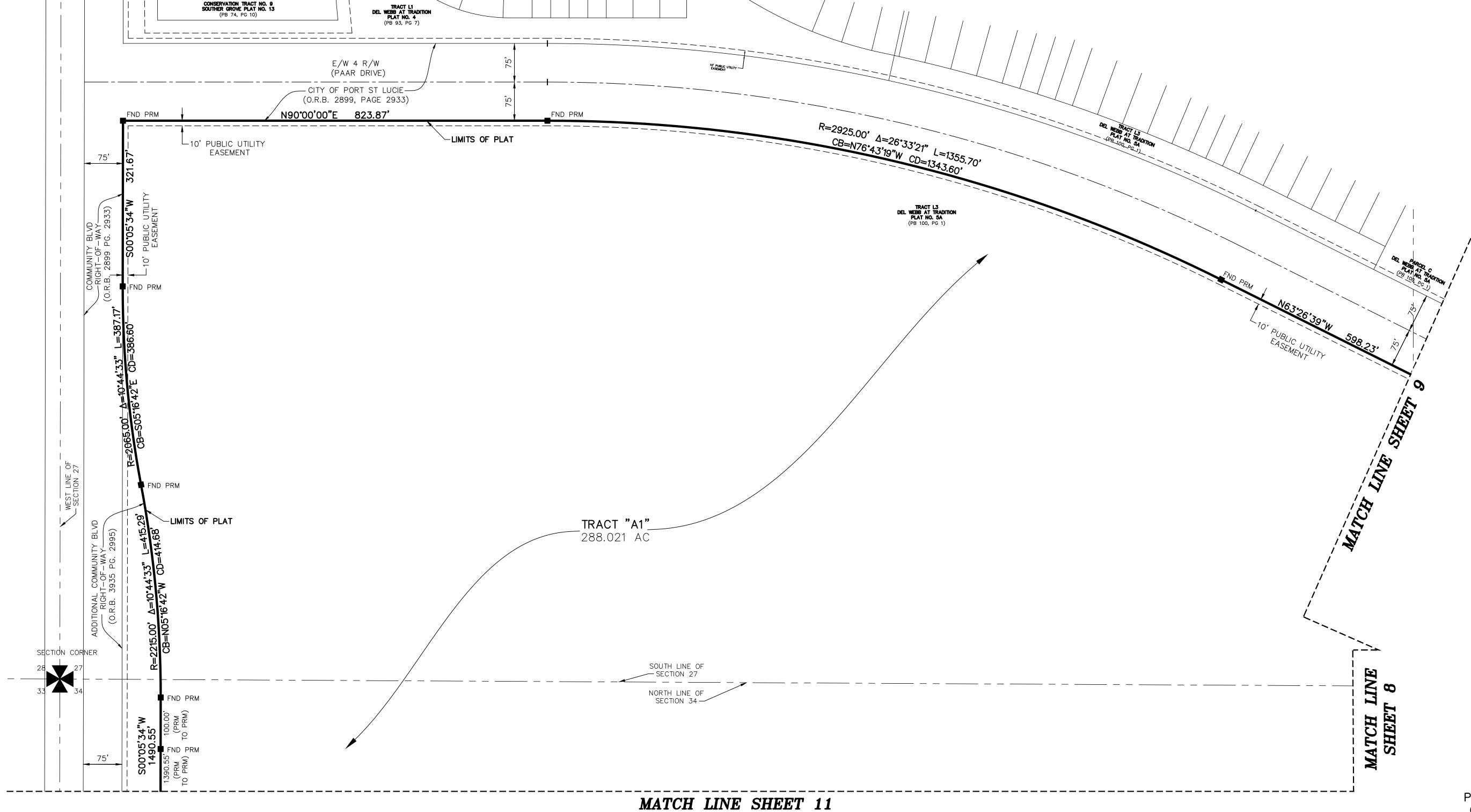
IQE — IRRIGATION QUALITY EASEMENT

L — ARC LENGTH THIS INSTRUMENT PREPARED BY LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT RONNIE L. FURNISS CAULFIELD and WHEELER, INC. LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT SURVEYORS - ENGINEERS - PLANNERS MEB - MAINTENANCE EASEMENT BUFFER NORTH 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 ORB - OFFICIAL RECORD BOOK PB — PLAT BOOK
PDE — PRIVATE DRAINAGE EASEMENT CERTIFICATE OF AUTHORIZATION NO. LB3591 PG - PAGE GRAPHIC SCALE PUE - PUBLIC UTILITY EASEMENT
PSLUE - DENOTES PRIVATE UTILITY EASEMENT R — RADIUS (R) - INDICATES RADIAL LINE SF — SQUARE FEET UE — UTILITY EASEMENT (IN FEET) KEY MAP INTENDED DISPLAY SCALE: WME - WATER MANAGEMENT EASEMENT NOT TO SCALE ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED 1 INCH = 40 FEET"Ć&W PRM LB 3591" DENOTES PERMANENT CONTROL POINT



PLAT BOOK _____

SHEET 11 OF 15

BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE 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

GRAPHIC SCALE 20 40 (IN FEET) INTENDED DISPLAY SCALE: 1 INCH = 40 FEET

MATCH LINE SHEET 10

LEGEND/ABBREVIATIONS

© - CENTERLINE

Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING

FND — FOUND

FE — FENCE EASEMENT

IQE — IRRIGATION QUALITY EASEMENT

L — ARC LENGTH

WME - WATER MANAGEMENT EASEMENT

PDE - PRIVATE DRAINAGE EASEMENT

PUE - PUBLIC UTILITY EASEMENT

(R) - INDICATES RADIAL LINE

SF — SQUARE FEET UE — UTILITY EASEMENT

MEB - MAINTENANCE EASEMENT BUFFER

PSLUE - DENOTES PRIVATE UTILITY EASEMENT

WME - WATER MANAGEMENT EASEMENT

"Ć&W PRM LB 3591"

■PRM - DENOTES PERMANENT REFERENCE MONUMENT

● - DENOTES PERMANENT CONTROL POINT

5/8' IRON ROD WITH CAP STAMPED

LSE - LIFT STATION EASEMENT

ORB - OFFICIAL RECORD BOOK

PB - PLAT BOOK

PG - PAGE

KEY MAP

NOT TO SCALE

R - RADIUS

LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT

CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT

75' SHEET _**TRACT "A1"_** 288.021 AC MATCH LINE SHEET 8 LIMITS OF PLAT EAST LINE OF THE NW 1/4 OF — SECTION 24 FND PRM R=2215.00' Δ=10'44'33" L=415.29' CD=414.69' -CB=N05*27'50"E MATCH LINE SHEET 12 MATCH LINE SHEET 13

BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH

PLAT BOOK _____

SHEET 12 OF 15

KENLEY

11 (12) (13) KEY MAP NORTH NOT TO SCALE

LEGEND/ABBREVIATIONS

Q - CENTERLINE Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING CB — CHORD BEARING
CBE — CONSERVATION BUFFER EASEMENT
CD — CHORD DISTANCE
DE — DRAINAGE EASEMENT
EIEE — EMERGENCY INGRESS AND EGRESS EASEMENT FND — FOUND

FE — FENCE EASEMENT

IQE — IRRIGATION QUALITY EASEMENT

L — ARC LENGTH LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT MEB - MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT

PG - PAGE

R — RADIUS

PUE - PUBLIC UTILITY EASEMENT

(R) - INDICATES RADIAL LINE

SF — SQUARE FEET UE — UTILITY EASEMENT

PSLUE - DENOTES PRIVATE UTILITY EASEMENT

WME - WATER MANAGEMENT EASEMENT

"Ć&W PRM LB 3591"

■PRM - DENOTES PERMANENT REFERENCE MONUMENT

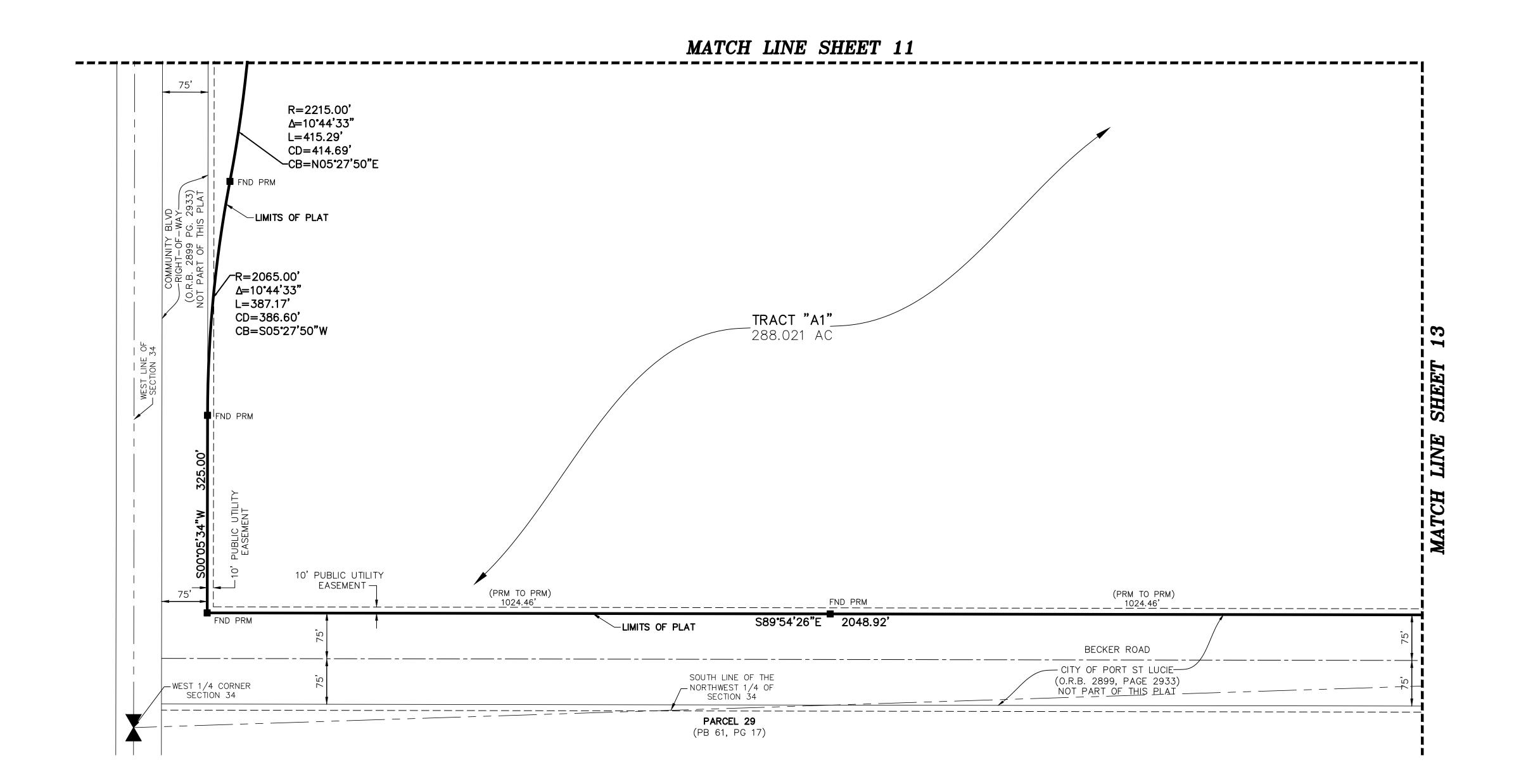
● - DENOTES PERMANENT CONTROL POINT

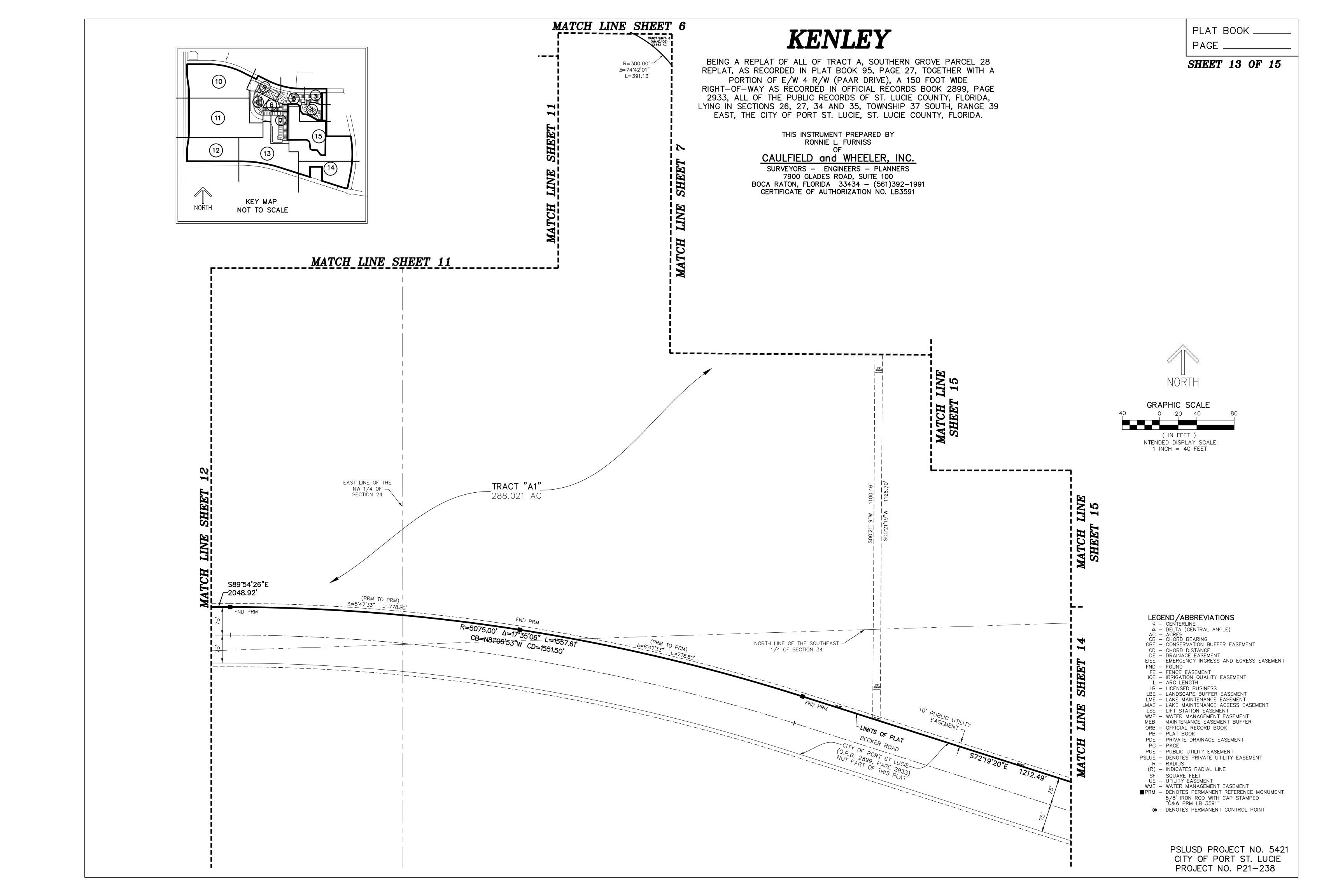
5/8' IRON ROD WITH CAP STAMPED

A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. GRAPHIC SCALE 0 20 40 (IN FEET) INTENDED DISPLAY SCALE: 1 INCH = 40 FEET

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 _____

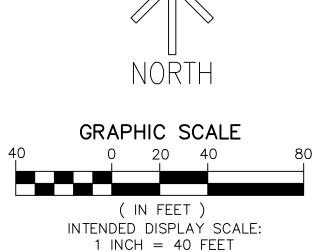
SHEET 14 OF 15

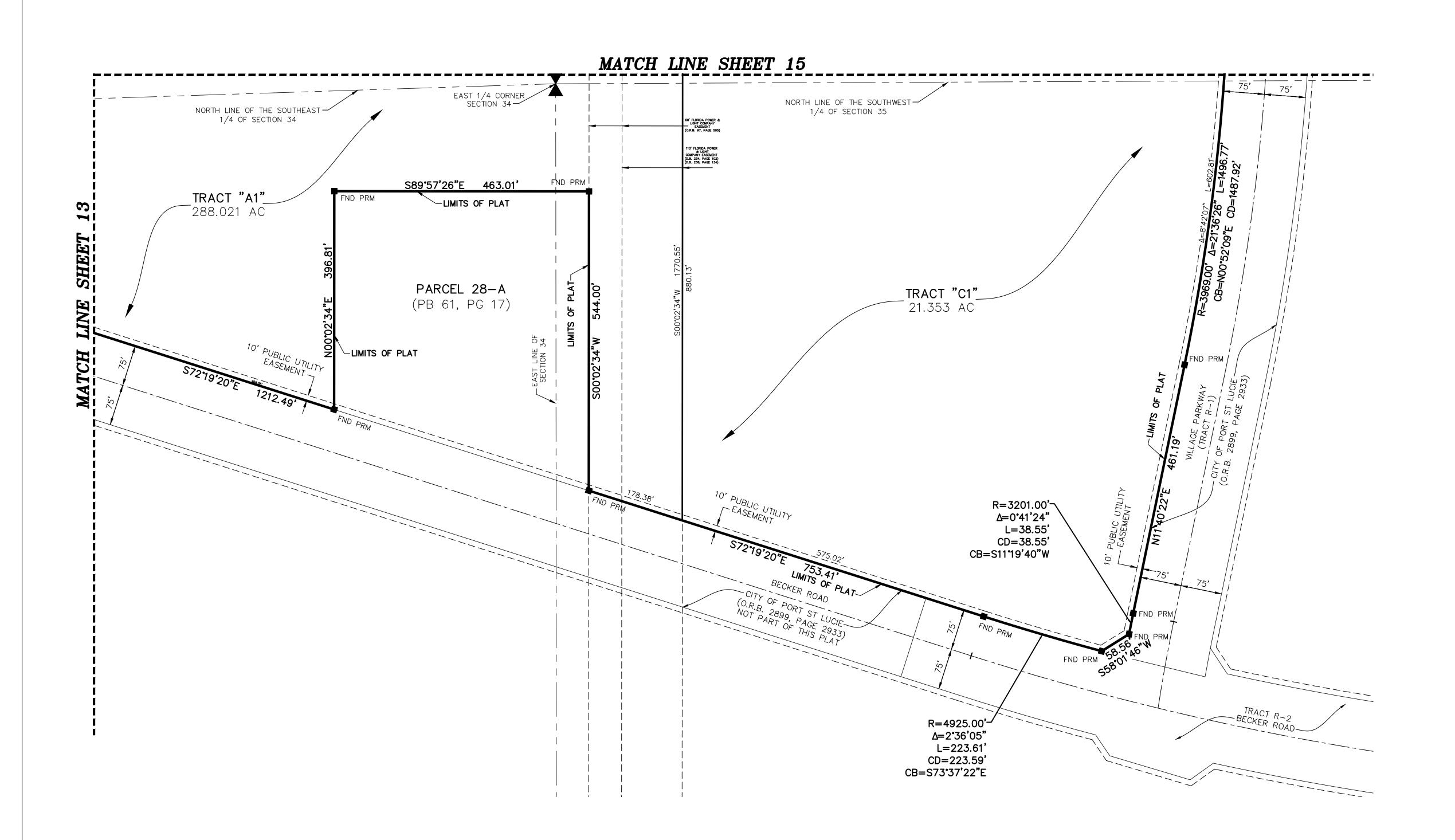
BEING A REPLAT OF ALL OF TRACT A, SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, TOGETHER WITH A PORTION OF E/W 4 R/W (PAAR DRIVE), A 150 FOOT WIDE RIGHT—OF—WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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NORTH

KEY MAP

NOT TO SCALE

LEGEND/ABBREVIATIONS Q - CENTERLINE A - DELTA (CENTRAL ANGLE)

AC - ACRES
CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT

FND — FOUND

FE — FENCE EASEMENT

IQE — IRRIGATION QUALITY EASEMENT

L — ARC LENGTH

LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT
LSE - LIFT STATION EASEMENT

WME — WATER MANAGEMENT EASEMENT
MEB — MAINTENANCE EASEMENT BUFFER
ORB — OFFICIAL RECORD BOOK

PB — PLAT BOOK PDE — PRIVATE DRAINAGE EASEMENT

PG - PAGE

PUE - PUBLIC UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT

R - RADIUS

(R) - INDICATES RADIAL LINE

SF — SQUARE FEET
UE — UTILITY EASEMENT
WME — WATER MANAGEMENT EASEMENT

■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"

DENOTES PERMANENT CONTROL POINT

PAGE _

LEGEND/ABBREVIATIONS

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PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8' IRON ROD WITH CAP STAMPED
"CAN BEN LE 7501"

● - DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. 5421

CITY OF PORT ST. LUCIE

PROJECT NO. P21-238

PUE - PUBLIC UTILITY EASEMENT

(R) - INDICATES RADIAL LINE

"C&W PRM LB 3591"

PB - PLAT BOOK

PG - PAGE

R - RADIUS

LME - LAKE MAINTENANCE EASEMENT
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SHEET 15 OF 15

PLAT BOOK _____

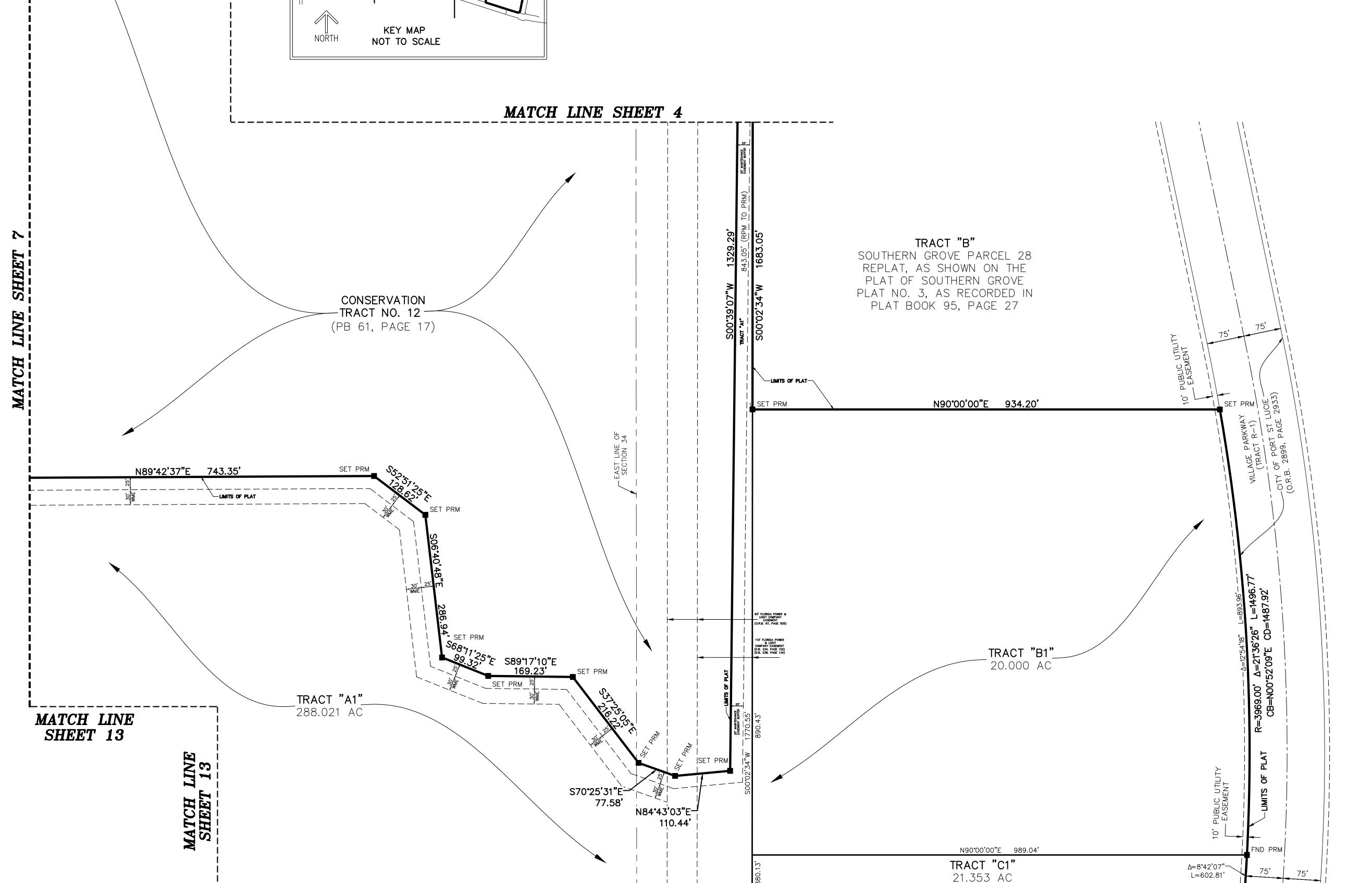
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CAULFIELD and WHEELER, INC.

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



MATCH LINE SHEET 14

MATCH LINE SHEET 5

(11)