

## **BILL OF SALE ABSOLUTE**

KNOW ALL BY THESE PRESENTS, that Miller Construction Company, a Florida corporation (“Transferor”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, transfer and deliver unto the City of Port St. Lucie, a Florida municipal corporation (the “City”), its legal representatives, successors and assigns, all those improvements described in Schedule 1, attached hereto and made a part hereof (the “Transferred Improvements”).

TO HAVE AND TO HOLD the same unto the City, its legal representatives, successors and assigns, forever.

AND TRANSFEROR does, for itself, its legal representatives, successors and assigns, covenant to and with the City, its legal representatives, successors and assigns, that Transferor is the lawful owners of the Transferred Improvements; that the Transferred Improvements are free and clear of all liens, encumbrances, and charges whatsoever; that is has a good right and lawful authority to sell the Transferred Improvements unto the City, its legal representatives, successors and assigns, against the lawful claims and demands of all person whomsoever.

[Signatures and acknowledgements appear on the following page]

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale Absolute to be executed this 12 day of January 2020

WITNESS:

BY:

[Signature]  
Signature

[Signature]  
By: Brian Sudduth, CEO

DEREK PRINCE  
Printed Name

[Signature]  
Signature

CAYLEE CLAY  
Printed Name

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of JANUARY 2020 by BRIAN SUDDUTH as PRESIDENT of Miller Construction Company, a Florida limited liability company, on behalf of said company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public

My Commission Expires:  
Christina Harris  
Notary Printed Name

## SCHEDULE 1

### TRANSFERRED IMPROVEMENTS

The “Transferred Improvements” consist of the following items:

Those certain regulatory and non-regulatory signs; roadways, including, without limitation, bridges and decorative architectural treatments on headwall facilities; and the roadway drainage system, including, without limitation, all structures and improvements designed, installed, and maintained for the purpose of draining and collecting rainfall discharges from the roadways and conveying such water to the master stormwater system, including, without limitations, curbs, inlets, grillwork, catch basins, culverts, and discharge pipes, located within that right-of-way identified and depicted on Schedule 1(a) attached hereto.

## BILL OF SALE

SCHEDULE 1(a)

ASSET LIST FOR ROADWAY IMPROVEMENTS  
(Cost to include material and installation)

Project Name: SW Tom Mackie Blvd. Roadway Improvements Project # P21-263

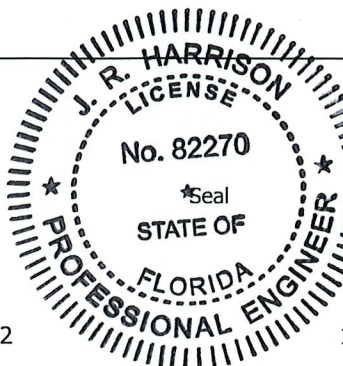
Item Description	Quantity	Unit Cost	Total
Type B Stabilization	8415 SY	7.50	\$63,112.50
Option Base Group, Base Group 6	8220 SY	14.00	\$115,080.00
Superpave Asphaltic Concete, Traffic B SP 12.5 1.5" First Lift	8220 SY	10.00	\$82,200.00
Superpave Asphaltic Concrete, Traffic B, PG 72-22 SP 9.5 1" Second Lift	8220 SY	12.50	\$102,750.00
Concrete Sidewalk 4" Thick	3352 SY	43.05	\$144,303.60
Concrete Sidewalk 6" Thick for Curb Ramps	45 SY	57.90	\$2,605.50
Cast in Place Detectable Warning Device	8	32.50	\$260.00
Street Trees	79	400	\$31,600.00
Thermoplastic Standard 6" White Solid Edge Line	3728 LF	4.00	\$14,912.00
Thermoplastic Standard 12" White Solid For Crosswalk	259	8.00	\$2,072.00
Thermoplastic Standard 24" White Solid for Crosswalk	24	14.00	\$336.00
Thermoplastic Standard 24" White Solid for Stop Bar	24	5.15	\$123.60
Thermoplastic Standard 6" Yellow Double Line	1821	8.00	\$14,568.00
			\$0.00
			\$0.00

\$573,923.20  
Total Amount

1/26/2026

Date

Signature of Engineer



*J. R. Harrison*

SCHEDULE 1(a)

ASSET LIST FOR ROADWAY IMPROVEMENTS  
(Cost to include material and installation)

Project Name: SW Tom Mackie Blvd. Roadway Improvements Project # P21-263

Item Description	Quantity	Unit Cost	Total
Inlet, Ditch Bottom, Type E, <10'	5	4600.00	\$23,000.00
FDOT Type H Modified Control Structure	1	8000.00	\$8,000.00
Type J, 7' Dia Alt A Manhole W/ Type E Inlet Top	8	9000.00	\$72,000.00
Type J, 7' Dia Alt A Manhole W/ Manhole Top	1	11000.00	\$11,000.00
Type J, 10' Dia Alt A Manhole W/ Manhole Top	1	14000.00	\$14,000.00
Pipe Culvert (RCP) 18"	408	68.00	\$27,744.00
Pipe Culvert (RCP) 24"	1303	90.00	\$117,270.00
Pipe Culvert (CAP) 24"	62	90.00	\$5,580.00
Pipe Culvert (HDPE) 36"	160	183.00	\$29,280.00
Pipe Culvert (CAP) 48"	281	230.00	\$64,630.00
Pipe Culvert (RCP) 60"	421	340.00	\$143,140.00
Pipe Culvert (CAP) 60"	36	340.00	\$12,240.00
			\$0.00
			\$0.00
			\$0.00

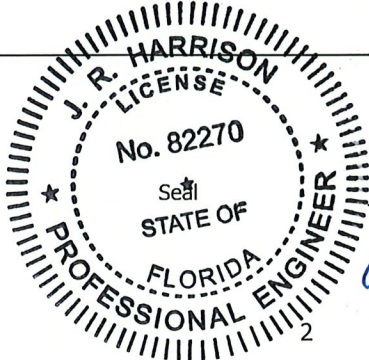
\$527,884.00

Total Amount

1/26/2026

Date

  
Signature of Engineer



BILL OF SALE

LEGAL DESCRIPTION OF THE PROPERTY

TRACT RW-1 AS SHOWN ON THE SOUTHERN GROVE PLAT 26  
RECORDED IN ST LUCIE COUNTY PUBLIC RECORDS, PLAT  
BOOK 84, PAGES 35-37.

# SOUTHERN GROVE PLAT NO. 26

BEING A REPLAT OF PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26, & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OR PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
CONTAINING 372.96 ACRES (16,246,001 SQUARE FEET), MORE OR LESS.

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
CITY OF PORT ST. LUCIE

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 26", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT RW-1 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, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.
- WATER MANAGEMENT TRACT-1 (WMT-1) AND THE WATER MAINTENANCE EASEMENTS (WME) SHOWN OR DESCRIBED IN THIS PLAT 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. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), 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 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A NON-EXCLUSIVE DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENT AND IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACT-1 IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT-1.

NOTE: SAID WATER MANAGEMENT TRACT AND WATER MANAGEMENT EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE, 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 (SPECIFICALLY 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 SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THE PUBLIC UTILITY EASEMENT IS ALSO DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES.

- ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.
- THE PUBLIC UTILITY EASEMENT (P.U.E.) 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 (SPECIFICALLY 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 SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THE PUBLIC UTILITY EASEMENT IS ALSO DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES.

- THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AND 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. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), 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 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- THE ACCESS EASEMENT SHOWN OR DESCRIBED IN THIS PLAT IS DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND 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. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), 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 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED GOVERNMENTAL FINANCE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 13 DAY OF NOVEMBER, 2019.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION

Russ Blackburn  
PRINT NAME: Russ Blackburn POSITION: City Manager CEO

Bridget Kean  
WITNESS SIGNATURE  
BRIDGET KEAN  
PRINTED NAME

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF NOVEMBER, 2019, BY Russ Blackburn THE CEO OF THE PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION  WHO IS PERSONALLY KNOWN TO ME OR ( ) WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MaryAnn Uerlich  
NOTARY SIGNATURE  
PRINT NAME: MARYANN UERLICH  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 23<sup>rd</sup> DAY OF October, 2019.

MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Anthony J. Palumbo  
PRINT NAME: Anthony J. Palumbo POSITION: Division Vice President COUNTY OF St. Lucie

Tania Contreras Muriel Templeton  
WITNESS SIGNATURE  
PRINTED NAME

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF Oct, 2019, BY Anthony Palumbo THE V.P. OF MATTAMY PALM BEACH, LLC,  WHO IS PERSONALLY KNOWN TO ME OR ( ) WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Catherine L. Dahl  
NOTARY SIGNATURE  
PRINT NAME: CATHERINE L. DAHL  
NOTARY PUBLIC  
STATE OF FL AT LARGE  
MY COMMISSION EXPIRES: 09/30/23

### 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 INGRESS/EGRESS EASEMENT, ACCESS EASEMENT, DRAINAGE EASEMENT, WATER MANAGEMENT TRACT 1 AND WATER MAINTENANCE 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 TRACT 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 TURNSOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS 10<sup>th</sup> DAY OF October, 2019.  
Gregory J. Pettibon  
CHAIRMAN  
B. Frank Sakuma Jr.  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF October, 2019, BY Gregory Pettibon THE CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5  WHO IS PERSONALLY KNOWN TO ME OR ( ) WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

B. Frank Sakuma Jr.  
NOTARY SIGNATURE  
PRINT NAME: B. FRANK SAKUMA JR.  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_ AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

### ACCEPTANCE OF DEDICATION

STATE OF Florida

TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON.

DATED THIS 16<sup>th</sup> DAY OF October, 2019.  
Gregory J. Pettibon B. Frank Sakuma Jr. ANGELA SHEPHERD  
POSITION: Chairman WITNESS: WITNESS:  
PRINTED NAME: PRINTED NAME: PRINTED NAME:

### ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF OCTOBER, 2019, BY Gregory Pettibon THE Chairman OF TRADITION COMMUNITY DEVELOPMENT DISTRICT 1,  WHO IS PERSONALLY KNOWN TO ME OR ( ) WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

B. Frank Sakuma Jr.  
NOTARY SIGNATURE  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_ AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, GREGORY M. DAWSON, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THE INFORMATION CONTAINED IN THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2019 AT 11:00 PM, AND DESIGNATED AS ORDER NO. 7655949 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT: THE TITLE TO THE PROPERTY IS VESTED IN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY; ALL AD VALOREM REAL ESTATE TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192; AND THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW.

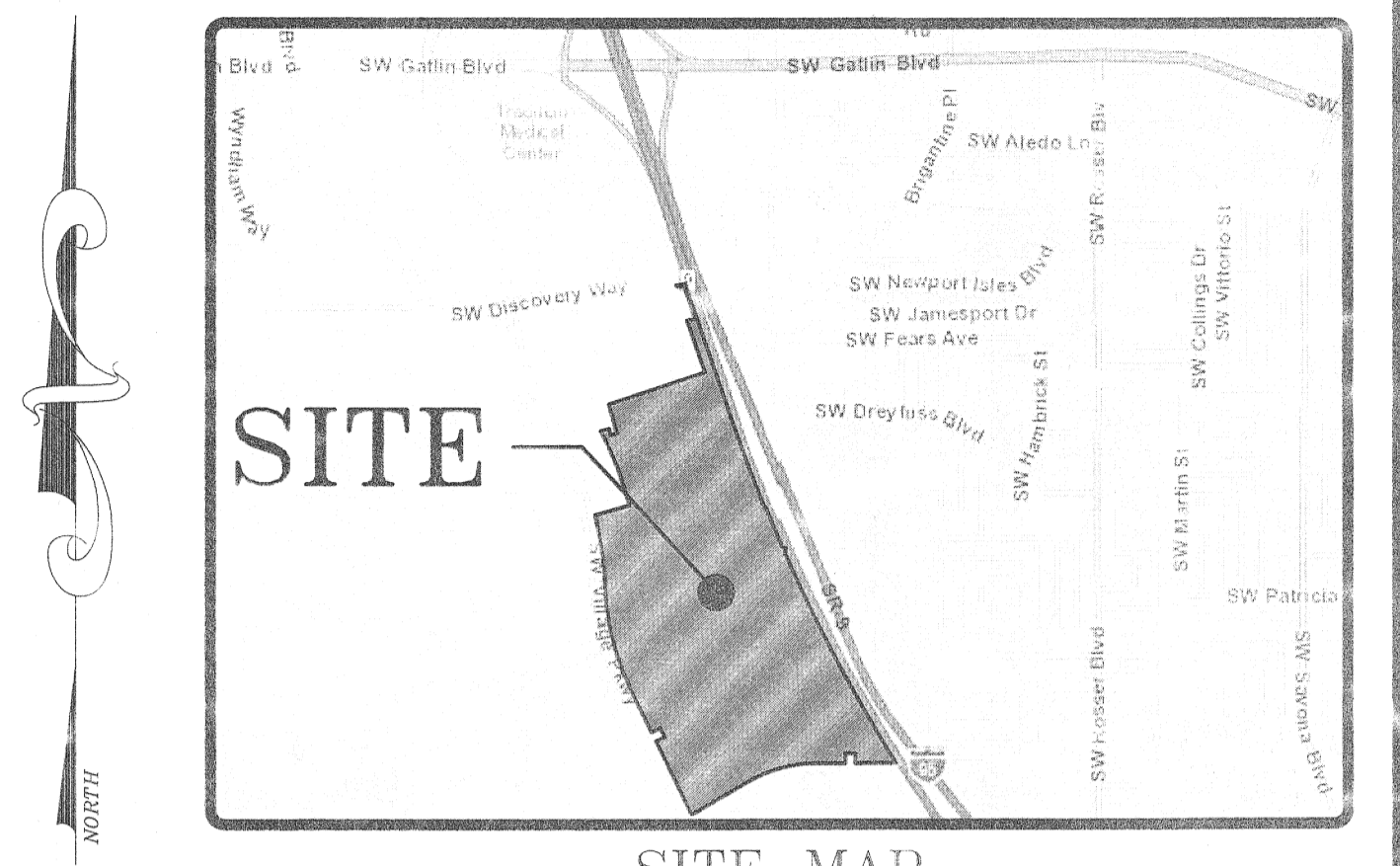
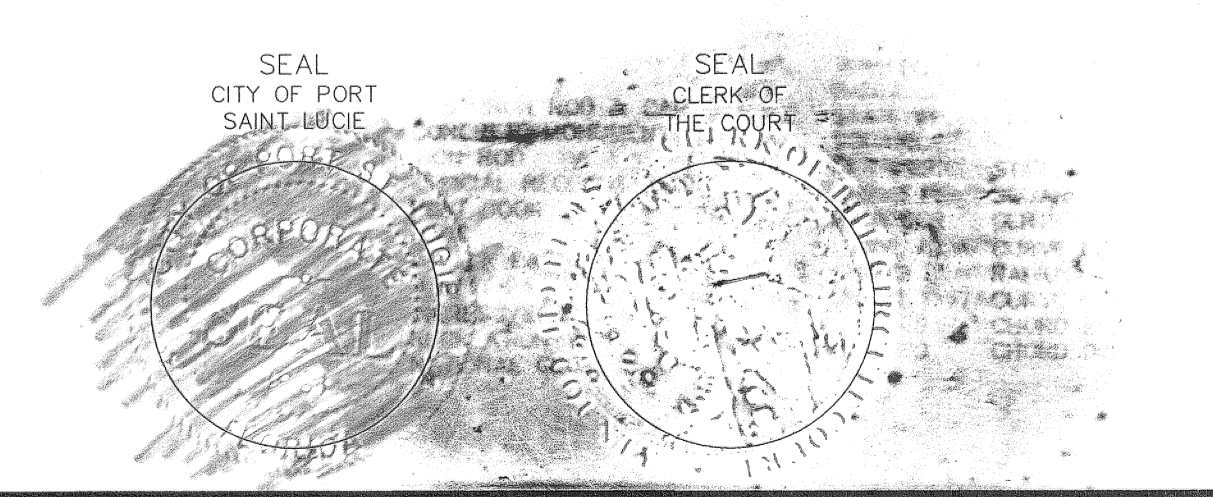
DATED THIS 21<sup>st</sup> DAY OF October, 2019.  
Gregory M. Dawson  
GREGORY M. DAWSON  
EDWARDS, COHEN, DAWSON, NOBLE & DAWES, P.A.  
FLORIDA BAR NO. 0759392

### APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 26", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS HEREIN ARE ACCEPTED, THIS 12<sup>th</sup> DAY OF NOVEMBER, 2019.

Karen A. Phillips Gregory J. Oravec  
CITY CLERK CITY CLERK



### CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, 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

84 PAGE(S) 35-37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THIS 18<sup>th</sup> DAY OF November, 2019.  
Joseph E. Smith  
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

### SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 26 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS 21<sup>st</sup> DAY OF October, 2019.  
Michael T. Owen

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5556  
EDC, INC. LB#8098  
10250 SW VILLAGE PARKWAY SUITE 201  
PORT ST. LUCIE, FLORIDA 34987

### NOTES:

- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL 3, SOUTHERN GROVE PLAT NO. 23, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 71°12'40" EAST.
- PLAT CONTAINS 372.96 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556

**EDC**  
ENGINEERS • SURVEYORS • ENVIRONMENTAL

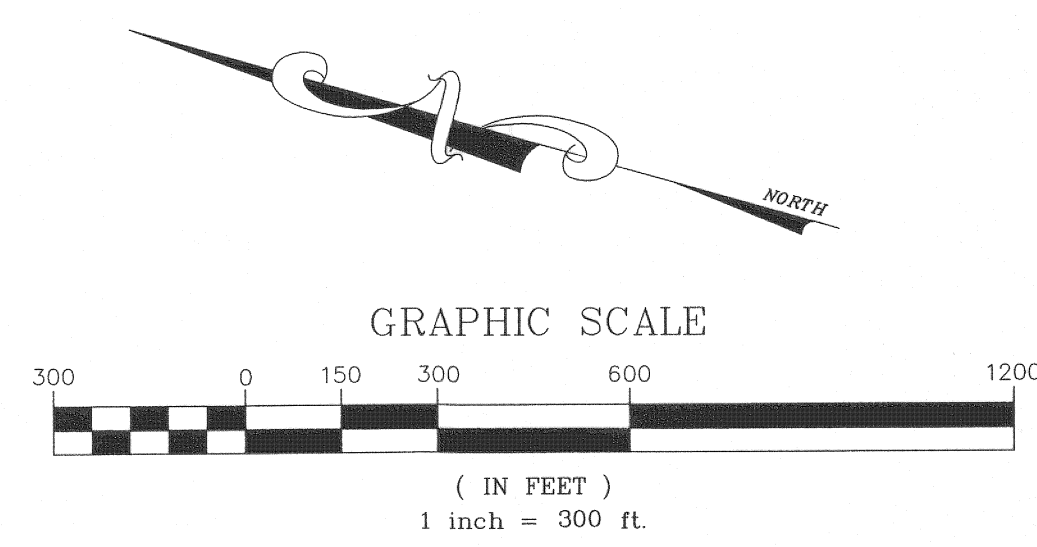
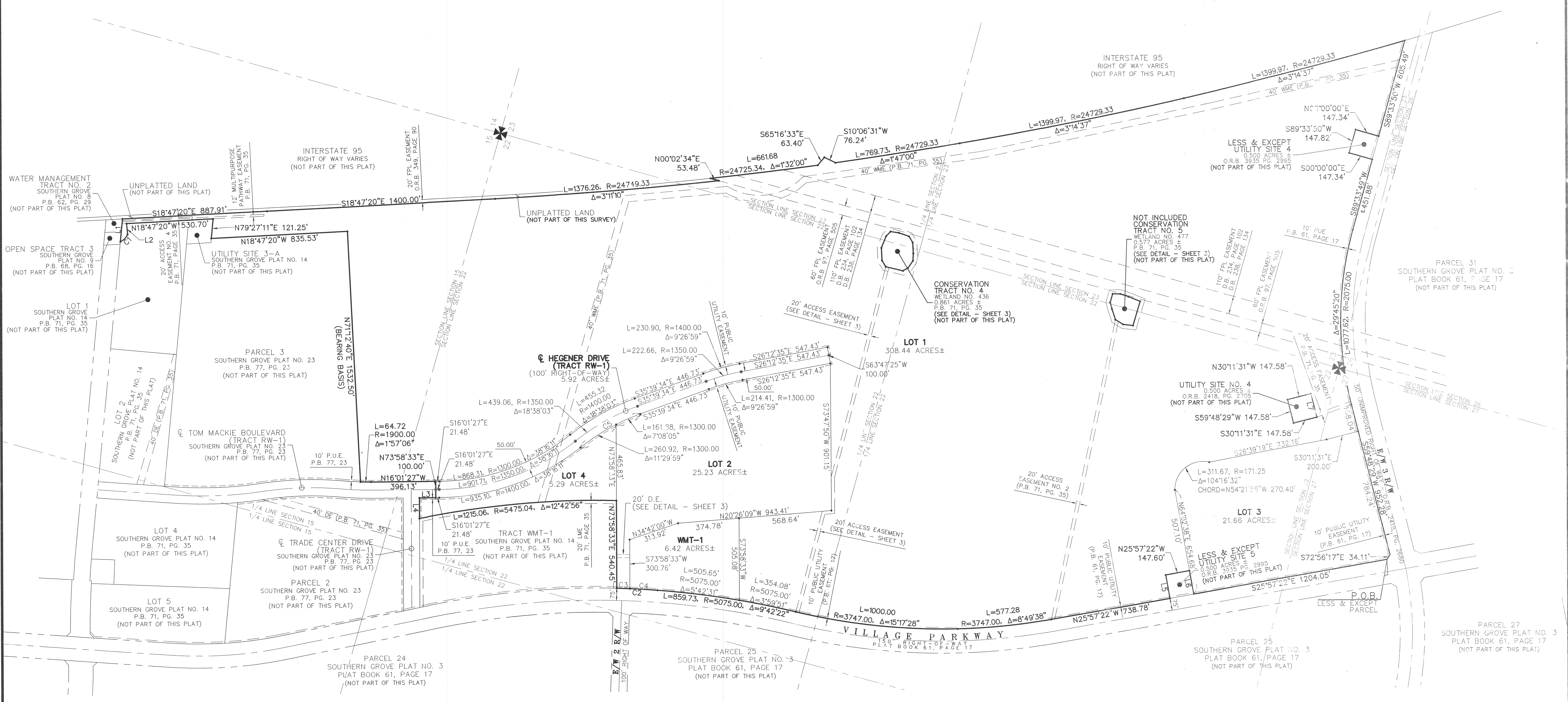
PORT SAINT LUCIE  
12250 SW VILLAGE PARKWAY SUITE 201  
PORT SAINT LUCIE, FL 34987  
813-364-4990  
www.edc-inc.com

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556  
L.B. CERTIFICATE OF AUTHORIZATION 8098

# SOUTHERN GROVE PLAT NO. 26

BEING A REPLAT OF PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26, & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK 84  
PAGE 36  
DOCKET NO. \_\_\_\_\_



Line #	Direction	Length
L1	N79°27'11"E	140.64
L2	S68°51'37"W	66.36
L3	S16°01'27"E	100.00
L4	N73°58'33"E	127.49
L5	S64°03'05"W	147.58
L6	N63°59'25"E	147.58
L7	N59°48'29"E	147.58

Curve #	Length	Radius	Delta
C1	64.75	90.00	41°13'25"
C2	250.13	5075.00	2°49'26"
C3	80.06	5075.00	0°54'14"
C4	170.07	5075.00	1°55'12"
C5	422.80	1300.00	18°38'03"

- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
  - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
  - INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - P.L.S. PROFESSIONAL LAND SURVEYOR
  - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
  - L.S. LAND SURVEYOR
  - L.B. LICENSED BUSINESS
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - FD. FOUND
  - IR&C 5/8" IRON ROD & CAP
  - CM. CONCRETE MONUMENT
  - R. IRON ROD
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - PAGE. PAGE
  - B.E. BUFFER EASEMENT
  - U.E. UTILITY EASEMENT
  - I.E.E. INGRESS/EGRESS EASEMENT
  - REC. RECREATION TRACT
  - NGS. NATIONAL GEODETIC SURVEY
  - P.O.D. POINT OF DEPARTURE
  - P.O.S. POINT OF SURRENDER
  - R/W. RIGHT-OF-WAY
  - (NR) NON-RADIAL
  - (D) DEED DISTANCE
  - (C) CALCULATED DISTANCE
  - SECTION. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - S.P.C. STATE PLANE COORDINATE
  - S.F. SQUARE FEET
  - C/D. CERTIFIED CORNER RECORD
  - Δ/D. CURVE CENTRAL ANGLE/Delta
  - RADIUS. RADIUS
  - CL. CURVE LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - L.B.T. LANDSCAPE BUFFER TRACT
  - L.S.E. LIFT STATION EASEMENT
  - O.S.T. OPEN SPACE TRACT
  - W.M.T. WATER MANAGEMENT TRACT
  - R/W. RIGHT-OF-WAY
  - (NR) NON-RADIAL
  - (D) DEED DISTANCE
  - (C) CALCULATED DISTANCE
  - SECTION. SECTION
  - TWP. TOWNSHIP
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  - S.P.C. STATE PLANE COORDINATE
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  - Δ/D. CURVE CENTRAL ANGLE/Delta
  - RADIUS. RADIUS
  - CL. CURVE LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE

PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

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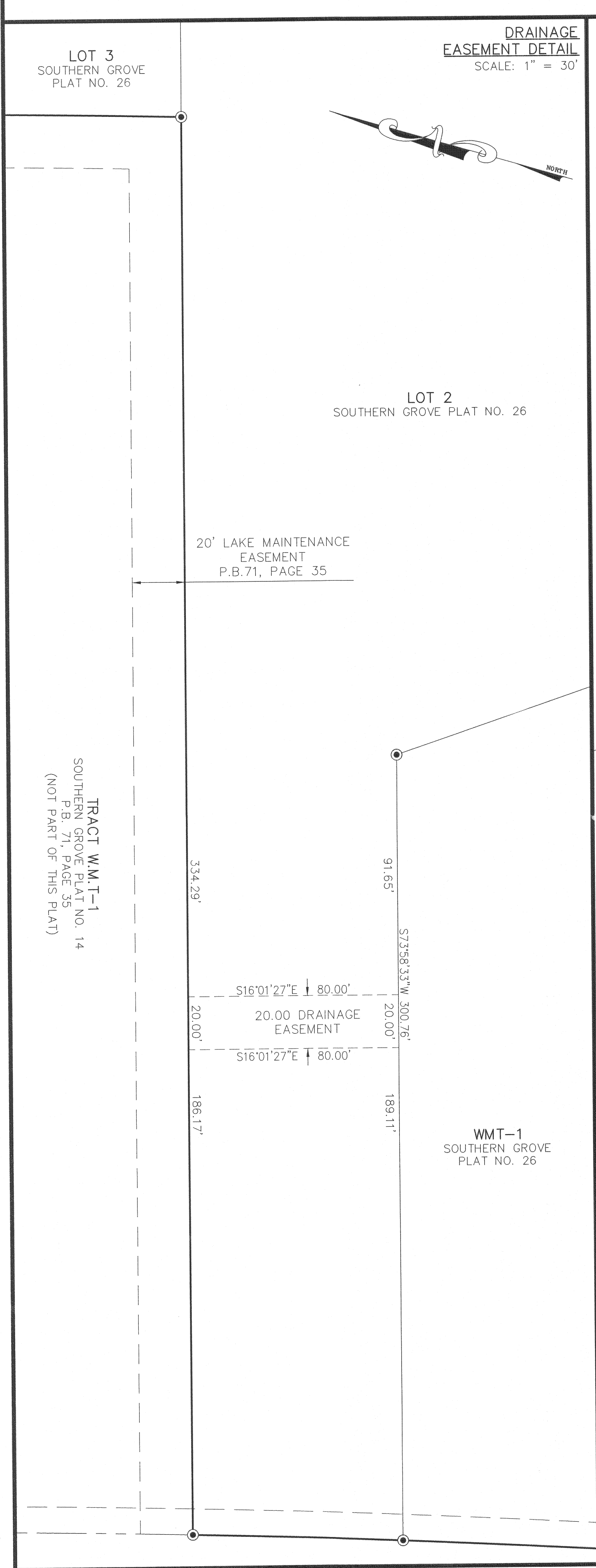
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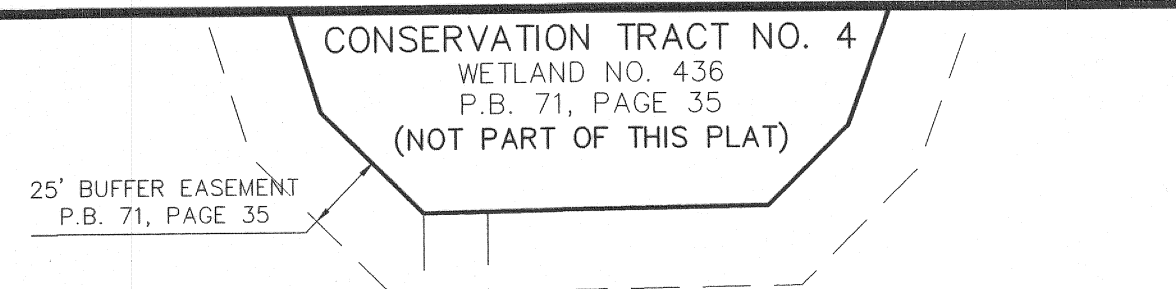
# SOUTHERN GROVE PLAT NO. 26

BEING A REPLAT OF PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26, & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

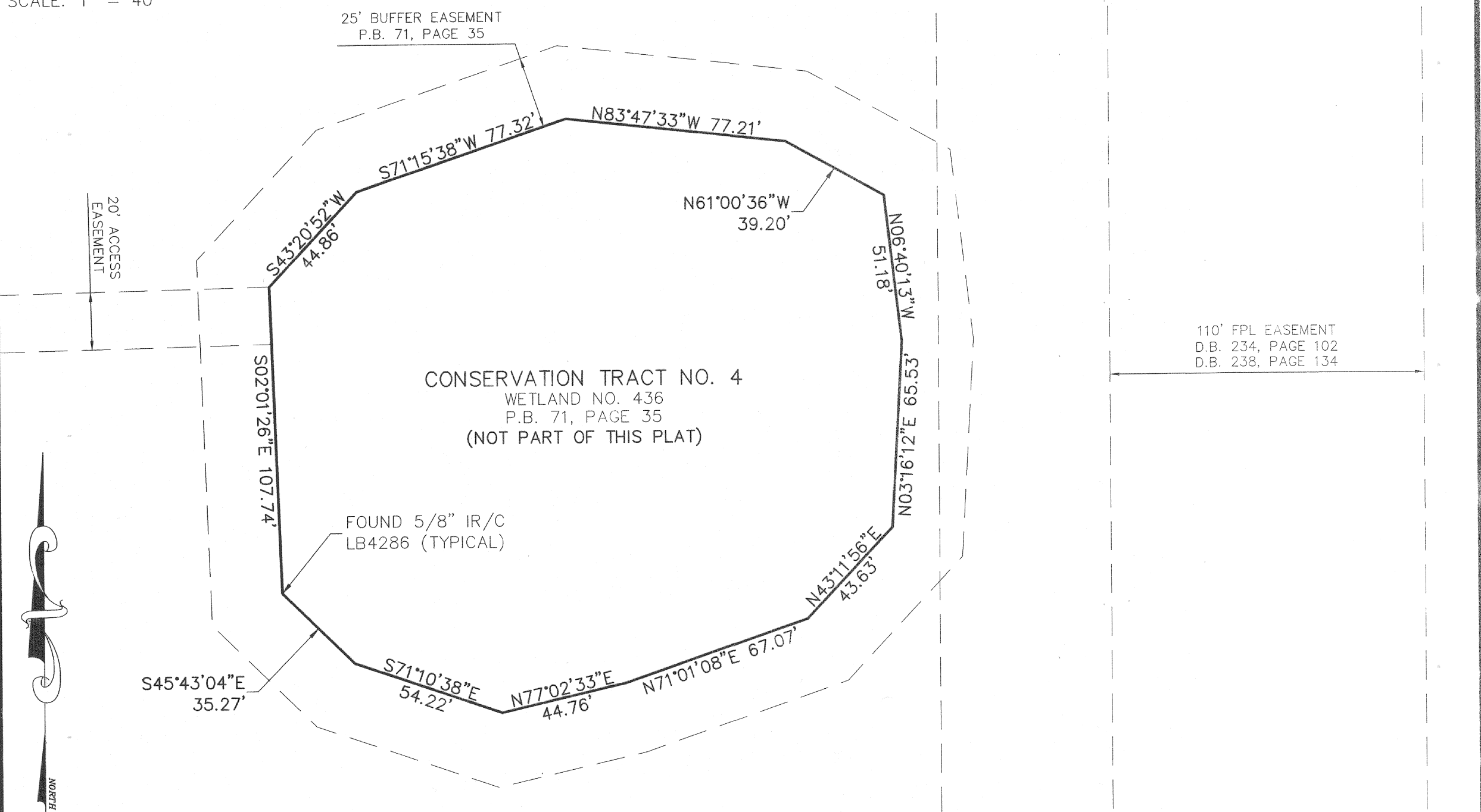
PLAT BOOK 84  
PAGE 37  
DOCKET NO. \_\_\_\_\_



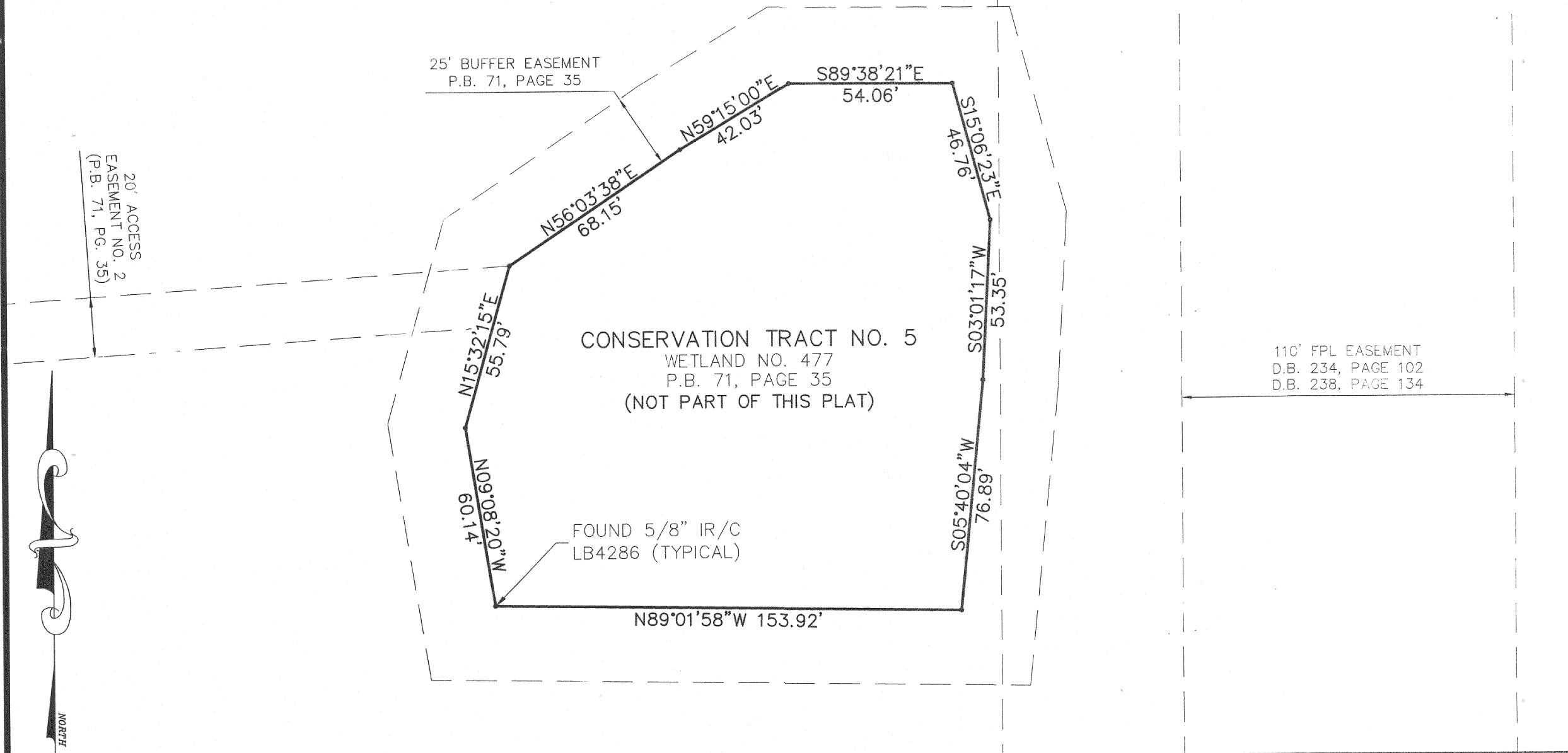
**DRAINAGE EASEMENT DETAIL**  
SCALE: 1" = 30'



**CONSERVATION TRACT NO. 4 DETAIL**  
SCALE: 1" = 40'



**CONSERVATION TRACT NO. 5 DETAIL**  
SCALE: 1" = 40'



**LEGEND**

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM 1 B 8098" UNLESS OTHERWISE NOTED	○ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	• INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	P.O.C. POINT OF COMMENCEMENT	P.O.B. POINT OF BEGINNING	P.L.S. PROFESSIONAL LAND SURVEYOR	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	L.S. LAND SURVEYOR	L.B. LICENSED BUSINESS	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.P. PERMANENT CONTROL POINT	FD. FOUND	IR&C 5/8" IRON ROD & CAP CONCRETE MONUMENT	IR. IRON ROD	O.R.B. OFFICIAL RECORDS BOOK	P.B. PLAT BOOK	PG. PAGE	B.E. BUFFER EASEMENT	U.E. UTILITY EASEMENT	I.E.E. INGRESS/EGRESS EASEMENT	REC. RECREATION TRACT	NGS. NATIONAL GEODETIC SURVEY	L.B.T. LANDSCAPE BUFFER TRACT	L.S.E. LIFT STATION EASEMENT	O.S.T. OPEN SPACE TRACT	W.M.T. WATER MANAGEMENT TRACT	R/W. RIGHT-OF-WAY	(NR) NON-RADIAL	(D) DEED DISTANCE	(C) CALCULATED DISTANCE	SEC. SECTION	TWP. TOWNSHIP	RGE. RANGE	S.P.C. STATE PLANE COORDINATE	S.F. SQUARE FEET	COR. CERTIFIED CORNER RECORD	C/R. CURVE CENTER RADIUS	L. CURVE LENGTH	CB. CHORD BEARING	CD. CHORD DISTANCE
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PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556

**ENGINEERS & SURVEYORS ENVIRONMENTAL**  
PORT SAINT LUCIE  
10200 SW VILLAGE PARROPHY SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-340-4590  
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