

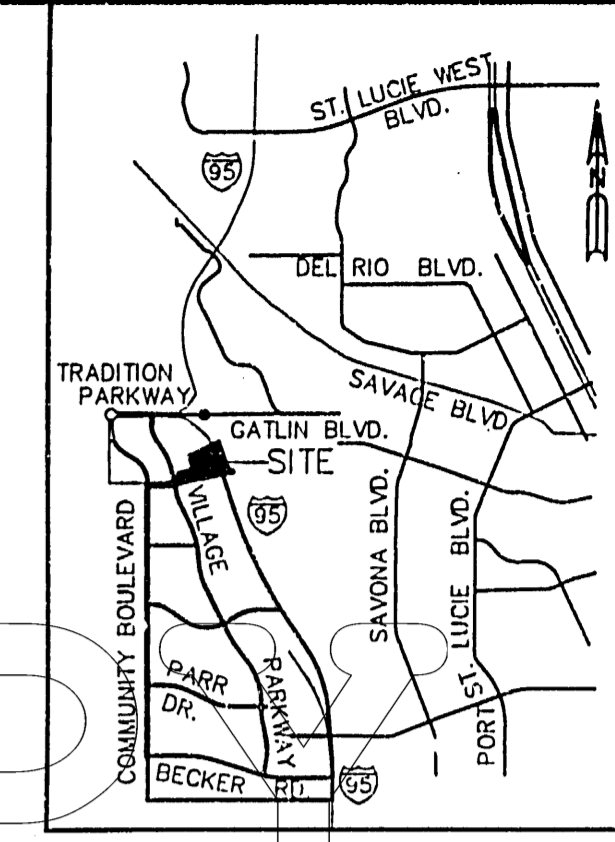
SOUTHERN GROVE PLAT NO. 8

BEING A REPLAT OF PARCEL 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, A REPLAT OF PARCEL 26A OF THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, AND A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 30 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
HORIZONS ST. LUCIE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION, OF THE STATE OF FLORIDA, OREGON HEALTH AND SCIENCE UNIVERSITY VACCINE AND GENE THERAPY INSTITUTE OF FLORIDA COPR., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND TRADITION RESEARCH PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS SOUTHERN GROVE PLAT NO. 8, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- THE PUBLIC UTILITY EASEMENT NO. 1 ("PUE NO 1") AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") 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, STREET LIGHTING AND RELATED APPURTENANCES (SPECIFICALLY EXCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES) PROVIDED, HOWEVER (1) NO PROPERTY WHICH IS THE SUBJECT OF THIS PLAT MAY USE, CONNECT AND/OR RECEIVE CABLE TELEVISION, INTERNET, SECURITY MONITORING AND/OR ANY OTHER TELECOMMUNICATION SERVICE (COLLECTIVELY, "TELECOM SERVICE") FROM A PROVIDER OTHER THAN A PROVIDER DESIGNATED IN WRITING BY THE TRADITION COMMUNITY ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS ("ASSOCIATION") (THE FOREGOING SHALL NOT PROHIBIT OTHER TELECOM SERVICE PROVIDERS FROM USING THIS PUE EASEMENT FOR CROSSING THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT ON THE CONDITION THAT SAID TELECOM SERVICE PROVIDERS DO NOT PROVIDE TELECOM SERVICE TO ANY PROPERTY WHICH IS THE SUBJECT OF THE PLAT); AND (2) NO PROPERTY WHICH IS THE SUBJECT OF THIS PLAT MAY USE, CONNECT AND/OR RECEIVE IRRIGATION WATER SERVICE FROM A PROVIDER OTHER THAN A PROVIDER DESIGNATED IN WRITING BY THE TRADITION IRRIGATION COMPANY, LLC, ITS SUCCESSORS AND/OR ASSIGNS. IN THE EVENT THAT THE FOREGOING LIMITATION SET FORTH IN CLAUSE (1) IS HELD TO BE UNENFORCEABLE BY A COURT OF COMPETENT JURISDICTION WITH RESPECT TO ANY PARTICULAR SERVICE, IT SHALL REMAIN IN FULL FORCE AND EFFECT WITH RESPECT TO OTHER SERVICES. NOTWITHSTANDING THE FOREGOING, THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") SHALL BE ALLOWED TO CROSS THE PUE EASEMENTS WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.
- THE OPEN SPACE TRACTS (O.S.T.-1, AND O.S.T.-2) AS SHOWN HEREON, ARE HEREBY DEDICATED TO TRADITION COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- THE WATER MANAGEMENT TRACTS "W.M.T.-1 AND W.M.T.-2", AS SHOWN HEREON ARE DEDICATED TO HORIZONS ST. LUCIE DEVELOPMENT, LLC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE MAINTENANCE OBLIGATION OF SAID HORIZONS ST. LUCIE DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS.
- THE LAKE MAINTENANCE EASEMENT (L.M.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO TRADITION COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE MAINTENANCE OBLIGATION OF SAID TRADITION COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENT, AND A IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO TRADITION IRRIGATION COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT.
- TRACTS R-1 AND R-2 (DISCOVERY WAY), SHOWN OR DESCRIBED ON THIS PLAT IS 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.
- THE DRAINAGE EASEMENT (D.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO TRADITION COMMERCIAL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANCES THEREON. 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. THE TRADITION COMMERCIAL ASSOCIATION, INC., THEIR SUCCESSORS AND/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 AND/OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/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 AND/OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.
- THE ACCESS EASEMENT (A.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO HORIZONS ST. LUCIE DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO WMT-1 AND IS THE MAINTENANCE OBLIGATION OF SAID HORIZONS ST. LUCIE DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS.
- A PERPETUAL FLOWAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL SURFACE WATER MANAGEMENT FACILITIES AND IMPROVEMENTS LOCATED WITHIN SAID FLOWAGE EASEMENT.
- THE PUBLIC UTILITY EASEMENT NO. 2 ("PUE NO. 2") AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") 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 EXCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES) PROVIDED, HOWEVER (1) NO PROPERTY WHICH IS THE SUBJECT OF THIS PLAT MAY USE, CONNECT AND/OR RECEIVE CABLE TELEVISION, INTERNET, SECURITY MONITORING AND/OR ANY OTHER TELECOMMUNICATION SERVICE (COLLECTIVELY, "TELECOM SERVICE") FROM A PROVIDER OTHER THAN A PROVIDER DESIGNATED IN WRITING BY THE TRADITION COMMUNITY ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS ("ASSOCIATION") (THE FOREGOING SHALL NOT PROHIBIT OTHER TELECOM SERVICE PROVIDERS FROM USING THIS PUE EASEMENT FOR CROSSING THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT ON THE CONDITION THAT SAID TELECOM SERVICE PROVIDERS DO NOT PROVIDE TELECOM SERVICE TO ANY PROPERTY WHICH IS THE SUBJECT OF THE PLAT); AND (2) NO PROPERTY WHICH IS THE SUBJECT OF THIS PLAT MAY USE, CONNECT AND/OR RECEIVE IRRIGATION WATER SERVICE FROM A PROVIDER OTHER THAN A PROVIDER DESIGNATED IN WRITING BY THE TRADITION IRRIGATION COMPANY, LLC, ITS SUCCESSORS AND/OR ASSIGNS. IN THE EVENT THAT THE FOREGOING LIMITATION SET FORTH IN CLAUSE (1) IS HELD TO BE UNENFORCEABLE BY A COURT OF COMPETENT JURISDICTION WITH RESPECT TO ANY PARTICULAR SERVICE, IT SHALL REMAIN IN FULL FORCE AND EFFECT WITH RESPECT TO OTHER SERVICES. NOTWITHSTANDING THE FOREGOING, THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") SHALL BE ALLOWED TO CROSS THE PUE EASEMENTS WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.



IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT. THIS 14th DAY OF September, 2009.

TRADITION RESEARCH PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: Wally S. McCoy
PRESIDENT

WITNESS:
Andrew Fawcett
PRINTED NAME:

WITNESS:
Mary Christine Moore
PRINTED NAME:

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September, 2009 BY PATRICIA P. CHRISTENSEN OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS (X) PERSONALLY KNOWN TO ME, OR () HAS PRODUCED DD465239 10-2-09 AS IDENTIFICATION AND DID TAKE AN OATH.

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

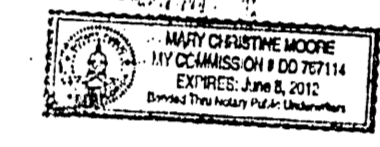


INSTR # 3398032
P.B.K. 62 Pages 29 - 32
RECORDED 10/06/09 16 18 35
SAINT LUCIE COUNTY
DOC STMP-D Fee Doc Stamps (Deed) \$0.00
DOC STMP-M Fee Doc Stamps (Mortgage) \$0.00
INT TAX Fee Intangible Tax \$0.00

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2009 BY Wally S. McCoy OF HORIZONS ST. LUCIE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS PRESIDENT OF SAID LIMITED LIABILITY COMPANY. HE IS (X) PERSONALLY KNOWN TO ME, OR () HAS PRODUCED DD767114-61812 AS IDENTIFICATION AND DID TAKE AN OATH.

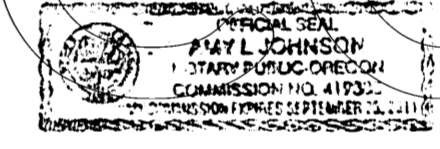
Mary Christine Moore
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. &
EXPIRATION DATE
PRINT NAME: Mary Christine Moore



ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ OREGON
COUNTY OF ~~ST. LUCIE~~ MULTNOMAH
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF September, 2009 BY Andrew Johnson OF OREGON HEALTH AND SCIENCE UNIVERSITY VACCINE AND GENE THERAPY INSTITUTE OF FLORIDA COPR, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS PRESIDENT OF SAID FLORIDA NOT-FOR-PROFIT CORPORATION. HE IS (X) PERSONALLY KNOWN TO ME, OR () HAS PRODUCED DD767114-61812 AS IDENTIFICATION AND DID TAKE AN OATH.

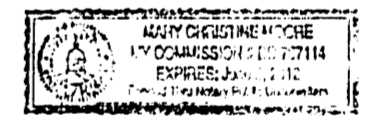
Amy L. Johnson
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. &
EXPIRATION DATE
PRINT NAME: Amy L. Johnson



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2009 BY Wally S. McCoy OF TRADITION RESEARCH PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS PRESIDENT OF SAID FLORIDA LIMITED LIABILITY COMPANY. HE IS (X) PERSONALLY KNOWN TO ME, OR () HAS PRODUCED DD767114-61812 AS IDENTIFICATION AND DID TAKE AN OATH.

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



LEGAL DESCRIPTION

BEING ALL OF PARCEL 5, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, AND ALL OF PARCEL 26A, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 30 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE S27°42'53"E A DISTANCE OF 155.54 FEET; THENCE S19°56'04"E A DISTANCE OF 1,185.65 FEET; THENCE S18°47'20"E A DISTANCE OF 152.73 FEET; THENCE N79°27'11"E A DISTANCE OF 156.62 FEET; THENCE S18°47'20"E A DISTANCE OF 101.04 FEET; THENCE S79°27'11"W A DISTANCE OF 1,333.92 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 90.00 FEET, THE CHORD OF WHICH BEARS S75°58'29"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.79 FEET THROUGH A CENTRAL ANGLE OF 105°32'43" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.51 FEET, THROUGH A CENTRAL ANGLE OF 49°17'39"; THENCE S79°27'11"W A DISTANCE OF 531.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5,570.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.19 FEET THROUGH A CENTRAL ANGLE OF 02°00'28"; THENCE S12°33'17"E A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5,560.00 FEET, THE CHORD OF WHICH BEARS S75°45'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 327.13 FEET THROUGH A CENTRAL ANGLE OF 03°22'16"; THENCE S31°07'15"W A DISTANCE OF 36.77 FEET; THENCE N11°42'39"W A DISTANCE OF 925.35 FEET; THENCE N25°58'23"E A DISTANCE OF 750.42 FEET; THENCE N15°20'39"W A DISTANCE OF 654.22 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 187.00 FEET, THE CHORD OF WHICH BEARS N64°49'34"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.85 FEET THROUGH A CENTRAL ANGLE OF 02°05'51"; THENCE N63°46'39"E A DISTANCE OF 1,506.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2
COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE S27°42'53"E A DISTANCE OF 155.54 FEET; THENCE S19°56'04"E A DISTANCE OF 1,185.65 FEET; THENCE S18°47'20"E A DISTANCE OF 152.73 FEET; THENCE N79°27'11"E A DISTANCE OF 156.62 FEET; THENCE S18°47'20"E A DISTANCE OF 101.04 FEET; THENCE S79°27'11"W A DISTANCE OF 1,333.92 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 90.00 FEET, THE CHORD OF WHICH BEARS S75°58'29"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.79 FEET THROUGH A CENTRAL ANGLE OF 105°32'43" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.51 FEET, THROUGH A CENTRAL ANGLE OF 49°17'39"; THENCE S79°27'11"W A DISTANCE OF 531.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5,570.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.18 FEET THROUGH A CENTRAL ANGLE OF 02°00'28"; THENCE S12°33'17"E A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5,560.00 FEET, THE CHORD OF WHICH BEARS S75°45'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 327.13 FEET THROUGH A CENTRAL ANGLE OF 03°22'16"; THENCE S31°07'15"W A DISTANCE OF 36.77 FEET; THENCE N11°42'39"W A DISTANCE OF 170.50 FEET; THENCE S27°42'53"E A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE S13°36'13"E A DISTANCE OF 150.25 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,075.00 FEET, THE CHORD OF WHICH BEARS S81°38'17"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 608.66 FEET THROUGH A CENTRAL ANGLE OF 16°48'24"; THENCE N89°57'32"W A DISTANCE OF 681.16 FEET; THENCE S00°05'34"W A DISTANCE OF 25.00 FEET; THENCE S89°58'14"W A DISTANCE OF 171.45 FEET; THENCE N00°01'46"W A DISTANCE OF 185.47 FEET; THENCE S89°50'39"E A DISTANCE OF 171.84 FEET; THENCE S00°05'34"W A DISTANCE OF 9.91 FEET; THENCE S89°57'32"E A DISTANCE OF 68.72 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,925.00 FEET, THE CHORD OF WHICH BEARS N81°30'53"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 572.95 FEET THROUGH A CENTRAL ANGLE OF 17°03'12" TO THE POINT OF BEGINNING.

CONTAINING 64.081 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR.

THIS 5th DAY OF October, 2009.
THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA
BY: Dale S. Burton
MAYOR
WITNESS: Margie C. Wilson
PRINTED NAME: Margie C. Wilson

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.

THIS 14th DAY OF September, 2009.
HORIZONS ST. LUCIE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: Wally S. McCoy
PRESIDENT
WITNESS: Mary Christine Moore
PRINTED NAME: Mary Christine Moore

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA NOT-FOR-PROFIT CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.

THIS 11th DAY OF September, 2009.
OREGON HEALTH AND SCIENCE UNIVERSITY VACCINE AND GENE THERAPY INSTITUTE OF FLORIDA COPR, A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Andrew Johnson
PRESIDENT
WITNESS: Amy L. Johnson
PRINTED NAME: Amy L. Johnson

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

MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3864

SOUTHERN GROVE PLAT NO. 8

BEING A REPLAT OF PARCEL 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, A REPLAT OF PARCEL 26A OF THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, AND A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE ^{North}SOUTH LINE OF DISCOVERY WAY (TRACT R-1), ALSO BEING THE SOUTH LINE OF PARCEL 4A, SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WHICH LINE BEARS NORTH 89°57'32" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
- 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.

CONSENT TO PLATTING

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE TRADITION COMMUNITY ASSOCIATION, INC. HEREBY:

- 1) CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS 14th DAY OF September, 2009.
- 2) RELEASES ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN.

ATTEST: THE TRADITION COMMUNITY ASSOCIATION, INC.
 CHAIRMAN: [Signature] ASSISTANT SECRETARY: [Signature]

CONSENT TO PLATTING

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE TRADITION COMMERCIAL ASSOCIATION, INC. HEREBY:

- 1) CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS 14th DAY OF September, 2009.
- 2) RELEASES ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN.

ATTEST: THE TRADITION COMMERCIAL ASSOCIATION, INC.
 CHAIRMAN: [Signature] ASSISTANT SECRETARY: [Signature]

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF St. Lucie SS

KNOW ALL MEN BY THESE PRESENTS, THAT HORIZONS ST. LUCIE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON AND RECORDED IN OFFICIAL RECORDS BOOK 3101, PAGE 96, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND DOES HEREBY JOIN AND CONSENT TO THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH, SIGNED AND SEALED THIS 14th DAY OF September, 2009.

HORIZONS ST. LUCIE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 BY: [Signature]
 PRINT NAME: Wesley S. McCurry
 TITLE: President
 WITNESSES: [Signatures]
 PRINTED NAME: Mary Christine Moore Andrew Favata

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A. MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 24, 2009, AT 2:00 (A.M.):

- 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 8 IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
- 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

A) MORTGAGE AND SECURITY AGREEMENT DATED JUNE 12, 2009, IN FAVOR OF HORIZONS ST. LUCIE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JUNE 18, 2009 IN OFFICIAL RECORDS BOOK 3101, PAGE 96, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 10th DAY OF September, 2009.

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.
[Signature] John L. Shiekman, Esq.
 VICE PRESIDENT
 200 EAST BROWARD BOULEVARD
 FT. LAUDERDALE, FLORIDA 33302

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 8 HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON SOUTHERN GROVE PLAT NO. 3 & 4) FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 28th DAY OF September, 2009.

ATTEST: [Signature] [Signature]
 KAREN A. PHILLIPS, CITY CLERK PATRICIA P. CHRISTENSEN, MAYOR

CERTIFICATE OF APPROVAL

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 62 PAGE(S) 29 thru 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 16th DAY OF October, 2009.

[Signature]
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDEP MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 61G7 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET; THAT LOT CORNERS HAVE BEEN SET; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

THIS 15th DAY OF September, 2009.

[Signature]
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3864

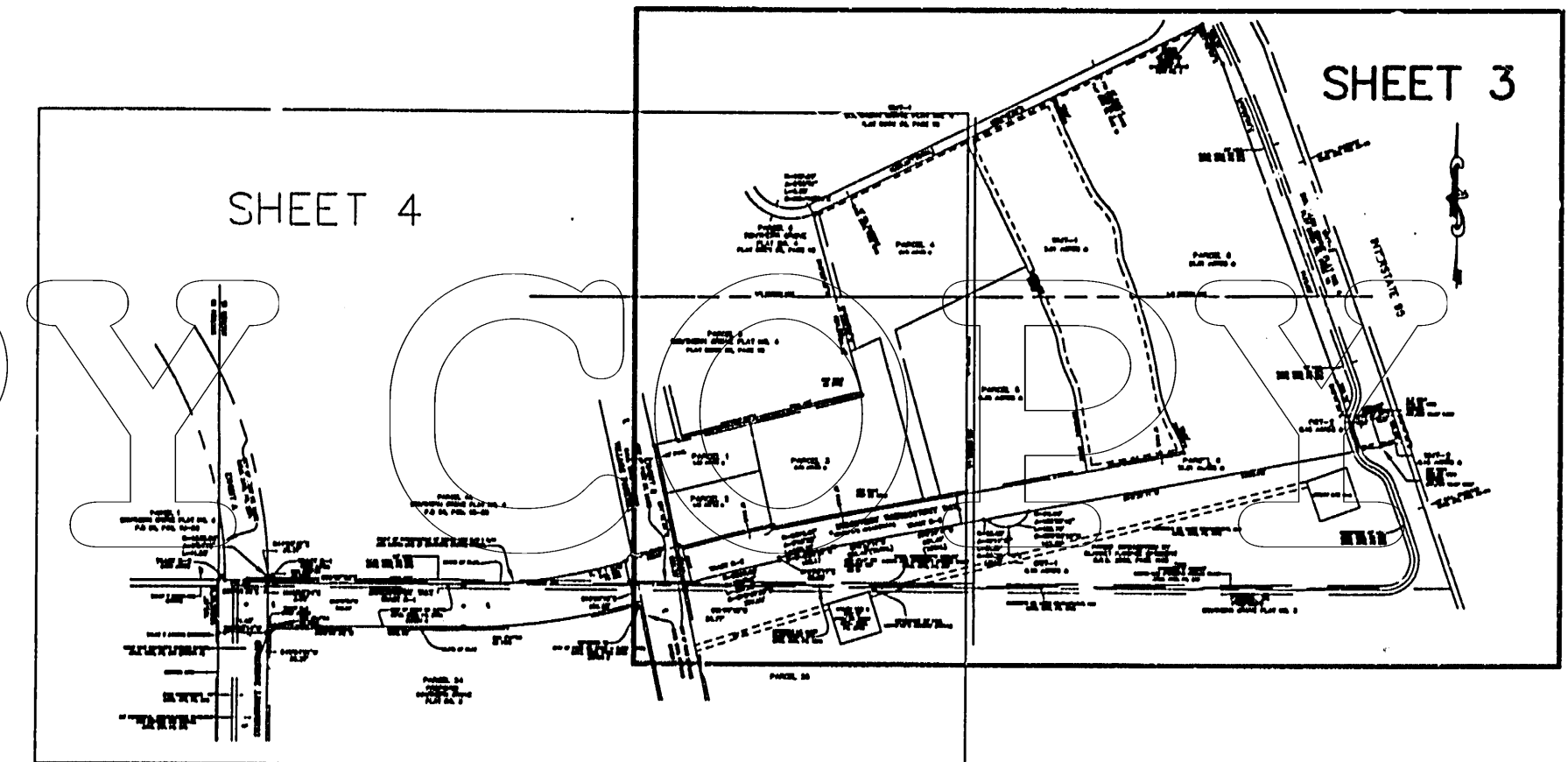
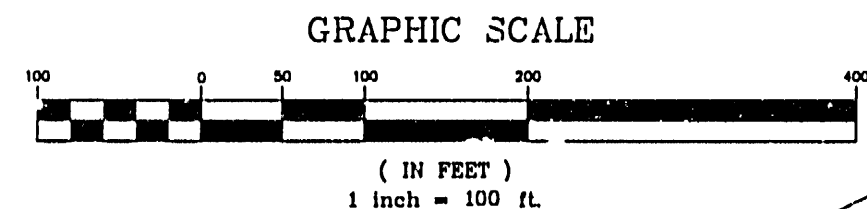
NOTE:
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PREPARED IN THE OFFICE OF:
 CULPEPPER & TERPENING, INC.
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 CERTIFICATION NO. LB 4286
 MICHAEL T. KOLODZIEJCZYK
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3864

SOUTHERN GROVE PLAT NO. 8

PLAT BOOK 62
PAGE 31

BEING A REPLAT OF PARCEL 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, A REPLAT OF PARCEL 26A OF THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, AND A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



WMT-1
SOUTHERN GROVE PLAT NO. 4
PLAT BOOK 56, PAGE 18

PARCEL 6
SOUTHERN GROVE
PLAT NO. 4
PLAT BOOK 56, PAGE 18

PARCEL 4
8.00 ACRES ±

PARCEL 6
21.81 ACRES ±

PARCEL 5
8.36 ACRES ±

PARCEL 6
21.81 ACRES ±

OST-2
0.18 ACRES ±

OST-1
0.10 ACRES ±

PARCEL 26
SOUTHERN GROVE PLAT NO. 3
PLAT BOOK 61, PAGE 17

- LEGEND:**
- C= CENTERLINE
 - CH= CHORD BEARING AND DISTANCE
 - R= RADIUS
 - Δ= CENTRAL ANGLE
 - L= ARC LENGTH
 - F.P.L.= FLORIDA POWER AND LIGHT COMPANY
 - I.E.E.= INGRESS/EGRESS/EASEMENT
 - L.B.= LICENSED BUSINESS
 - N.R.= NON RADIAL
 - O.R.B.= OFFICIAL RECORD BOOK
 - (P)= PLAT DIMENSION
 - OST= OPEN SPACE TRACT
 - P.O.B.= POINT OF BEGINNING
 - P.O.C.= POINT OF COMMENCEMENT
 - P.C.P.= PERMANENT CONTROL POINT
 - P.L.S.= PROFESSIONAL LAND SURVEYOR
 - P.R.M.= PERMANENT REFERENCE MONUMENT
 - P.U.E.= PUBLIC UTILITY EASEMENT
 - (R)= RADIAL
 - R/W= RIGHT-OF-WAY
 - PGS= PAGES
 - PG= PAGE
 - NO= NUMBER
 - DB= DEED BOOK
 - WMT= WATER MANAGEMENT TRACT
 - AE= ACCESS EASEMENT
 - = SET 5/8" IRON ROD & CAP PRM LB 4286
 - ⊙= SET PARKER KALON NAIL & DISK PCP LB 4286
 - DE= DRAINAGE EASEMENT
 - LME= LAKE MAINTENANCE EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	39.15	N79°27'11"E
L2	39.15	N79°27'11"E
L3	39.15	N79°27'11"E
L4	39.15	S79°27'11"W
L5	101.04	S18°47'20"E
L6	49.12	N79°27'11"E
L7	10.00	N10°32'49"W
L8	10.00	N79°27'11"E
L9	10.00	S10°32'49"E
L10	10.00	S79°27'11"W

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
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 MICHAEL T. KOLODZIEJCZYK
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE No. 3864

SOUTHERN GROVE PLAT NO. 8

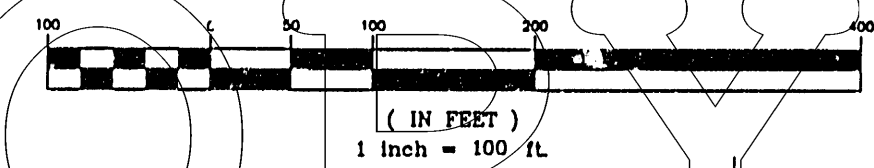
BEING A REPLAT OF PARCEL 5 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, A REPLAT OF PARCEL 26A OF THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, AND A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

WMT-1
SOUTHERN GROVE PLAT NO. 4
PLAT BOOK 56, PAGE 18

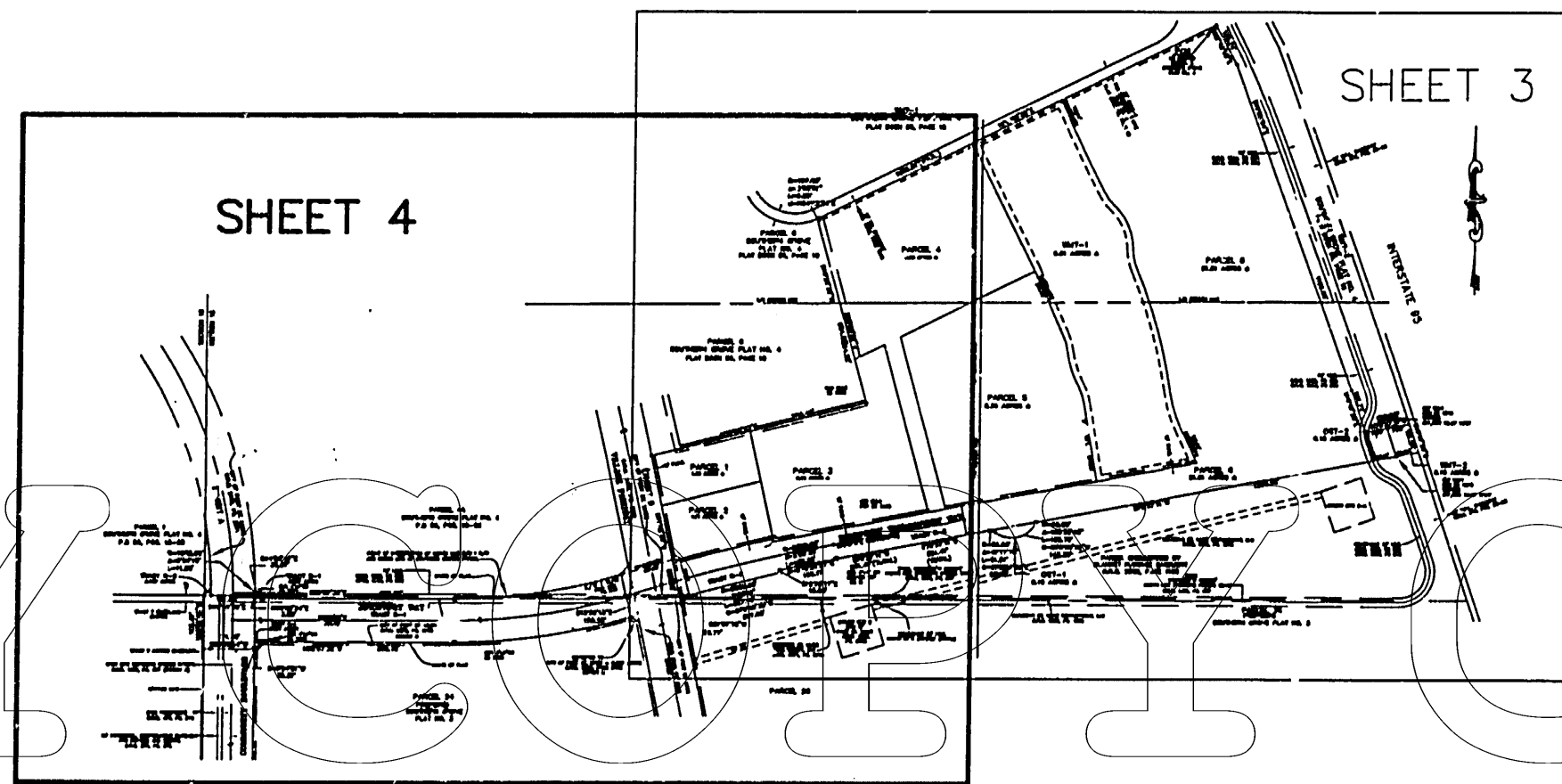
LEGEND:

- | | |
|--|--|
| C = CENTERLINE | P.C.P. = PERMANENT CONTROL POINT |
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| P.O.B. = POINT OF BEGINNING | ○ = SET 5/8" IRON ROD & CAP PRM LB 4286 |
| P.O.C. = POINT OF COMMENCEMENT | ⊙ = SET PARKER KALON NAIL & DISK PCP LB 4286 |

GRAPHIC SCALE



SECTION 16
SECTION 15



PARCEL 6
SOUTHERN GROVE PLAT NO. 4
PLAT BOOK 56, PAGE 18

PARCEL 1
SOUTHERN GROVE PLAT NO. 4
P.B 56, PGS. 18-23

TRACT R-2
0.307 ACRES

TRACT R-1
0.007 AC.
FND 4"x4" CM
LB 7062
(25.00' EAST)

POINT OF INTERSECTION OF NORTH LINE E/W 1 R/W
AND NORTH LINE OF SOUTHERN GROVES PARCEL

30' I.E.E.
O.R.B. 1969, PG 848
O.R.B. 1969, PG 860

REFERENCE BEARING
S89°57'32"E

681.02'

TRACT 7 RIVERLAND GROVES

TRACT R-1
0.007 AC.

DISCOVERY WAY

TRACT R-2

171.84'
S89°50'39"E

9.91'
S00°05'34"W

171.45'
S89°58'14"W

150.25'
S13°36'13"E

185.47'
N00°01'46"W

171.45'
S89°58'14"W

681.16'

150.25'
S13°36'13"E

TRACT 7 ACCESS EASEMENT

TRACT R-1
0.007 AC.

DISCOVERY WAY

TRACT R-2

WEST LINE SOUTHERN GROVES PARCEL
O.R.B. 1969, PC. 837 (EXHIBIT A)

TRACT R-1
0.007 AC.

DISCOVERY WAY

TRACT R-2

SECTION LINE

TRACT R-1
0.007 AC.

DISCOVERY WAY

TRACT R-2

(FOR REFERENCE) 15'
O.R.B. 477, PG. 576

TRACT R-1
0.007 AC.

DISCOVERY WAY

TRACT R-2

COMMUNITY BOULEVARD

TRACT R-1
0.007 AC.

DISCOVERY WAY

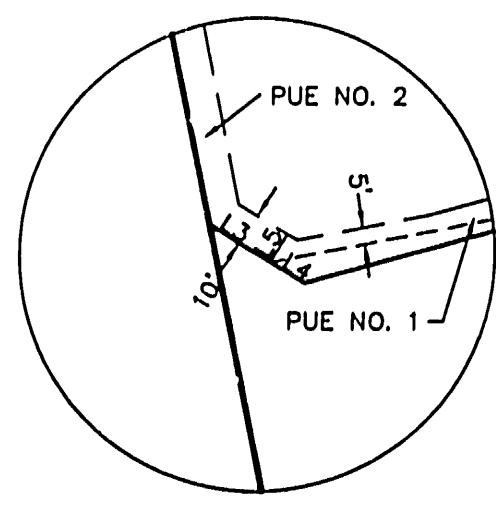
TRACT R-2

30' PERPETUAL, NONEXCLUSIVE EASEMENT
FOR INGRESS AND EGRESS
O.R.B. 557, PG. 676

TRACT R-1
0.007 AC.

DISCOVERY WAY

TRACT R-2



CORNER DETAIL

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5682.00	1°56'38"	192.77	S75°58'48"W	192.76
C2	5680.00	2°47'19"	276.44	S75°33'27"W	276.41
C3	5680.00	0°29'36"	48.91	S77°11'55"W	48.91

LINE	LENGTH	BEARING
L1	92.43	S78°52'11"W
L2	2.00	N13°02'53"W
L3	21.85	S56°50'27"E
L4	12.26	S58°50'27"E
L5	10.00	N31°09'33"E

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FLORIDA CERTIFICATE NO. 10864

PARCEL 26
SOUTHERN GROVE
PLAT NO. 3
PLAT BOOK 61, PAGE 17