

MATTAMY AT SOUTHERN GROVE PLAT 1 REPLAT

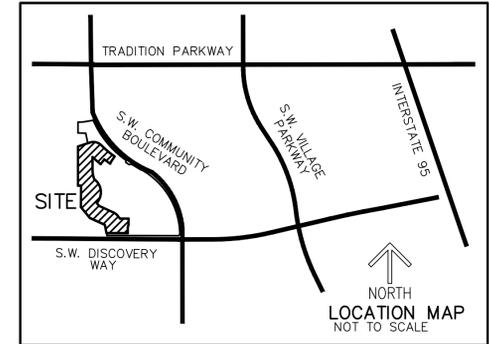
BEING A REPLAT OF A PARCEL A, MATTAMY AT SOUTHERN GROVE PLAT 1,
AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

SHEET 1 OF 7

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



CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS _____, THIS _____ DAY OF _____, 2020.

MATTAMY PALM BEACH, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: _____ BY: _____
PRINT NAME PRINT NAME

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 _____, 2020, BY _____
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 _____, 2020.

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT,
HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON,
AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____
DAY OF _____, 2020.

MATTAMY AT SOUTHERN GROVE
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: _____ BY: _____
PRINT NAME ANTHONY J. PALUMBO III
PRESIDENT
WITNESS: _____
PRINT NAME

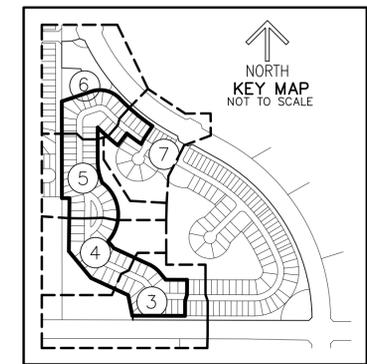
ACKNOWLEDGEMENT:

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 _____, 2020, BY TONY PALUMBO III,
PRESIDENT, ON BEHALF OF THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA
CORPORATION NOT FOR PROFIT, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____
AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____



LEGAL DESCRIPTION:

PARCEL A, MATTAMY AT SOUTHERN GROVE PLAT 1, AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,
FLORIDA LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SAID LANDS LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,
CONTAINING 800,004 SQUARE FEET/18.389 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREON AS MATTAMY AT SOUTHERN GROVE
PLAT 1 REPLAT, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS
FOLLOWS:

- THE ROAD RIGHT-OF-WAY (TRACT R), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ROAD RIGHT-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID MATTAMY AT SOUTHERN GROVE HOMEOWNERS, 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 RIGHT-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. 5, 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 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.
- THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, 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 MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC.
- 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.
- THE OPEN SPACE TRACTS (O.S.T. 6 AND O.S.T. 7 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, 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 MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC.
- THE WATER MANAGEMENT ACCESS EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS.
THE 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.
- 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 PERMISSION.
- THE IRRIGATION EASEMENTS (IRE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION, OPERATION, MAINTENANCE IMPROVING OR REPLACING OF ONE OR MORE IRRIGATION/REUSE AND/OR UTILITY TRANSMISSION OR DISTRIBUTION LINES, AND ALL NORMAL APPURTENANCES THERETO, INCLUDING THE NECESSARY RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING IRRIGATION/REUSE AND/OR UTILITY SERVICES PROVIDED THAT SUCH RIGHTS OF INGRESS AND EGRESS SHALL BE EXERCISED IN A REASONABLE MANNER IN ACCORDANCE WITH THE STANDARD PRACTICES IN THE INDUSTRY, TOGETHER WITH THE RIGHT AND PRIVILEGE TO INSPECT, ALTER, REMOVE OR RELOCATE SUCH LINES, FACILITIES AND APPURTENANCES THERETO WITHIN THE EASEMENT HEREIN GRANTED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL USE AND ENJOYMENT THEREOF FOR THE ABOVE-STATED PURPOSES. THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") SHALL BE ALLOWED TO CROSS THE IRRIGATION EASEMENTS WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.

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 _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

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

CLERK OF THE COURT

APPROVAL OF CITY:

STATE OF FLORIDA
CITY OF PORT ST. LUCIE
IT IS HEREBY CERTIFIED THAT THIS PLAT OF MATTAMY AT SOUTHERN GROVE PLAT 1 REPLAT, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON THE PLAT OF MATTAMY AT SOUTHERN GROVE PLAT NO. 1) APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2020.

ATTEST: _____ CITY OF PORT ST. LUCIE
KAREN A. PHILLIPS, CITY CLERK _____ GREGORY J. ORAVEC, MAYOR

CITY OF PORT ST. LUCIE

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

MATTAMY AT SOUTHERN GROVE PLAT 1 REPLAT

BEING A REPLAT OF A PARCEL A, MATTAMY AT SOUTHERN GROVE PLAT 1,
AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

SHEET 2 OF 7

ACCEPTANCE OF DEDICATION:

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 WATER 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.

DATED THIS _____ DAY OF _____, 2020

CHAIRMAN: _____ SECRETARY: _____

WITNESS: _____
PRINT NAME

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 _____, 2020, BY _____ CHAIRMAN AND _____ ON BEHALF OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, 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 _____, 2020.

(SEAL)

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

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 OF TRACT R, IRRIGATION EASEMENTS (IQE), SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT.

DATED THIS _____ DAY OF _____, 20__

CHAIRMAN: _____ SECRETARY: _____

WITNESS: _____
PRINT NAME

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 _____, 2020, BY _____ CHAIRMAN AND _____ SECRETARY ON BEHALF OF THE THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1., 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 _____, 2020.

(SEAL)

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED, STEVEN R. PARSON, DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2020:

- (A) 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.
- (B) THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C) PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.
- (D) ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF 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

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°50'39"W. ALONG THE SOUTH LINE OF PARCEL A, MATTAMY AT SOUTHERN GROVE PLAT 1, AS RECORDED IN PLAT BOOK 10, PAGES 10 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- 3) 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.
- 4) "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 ST. LUCIE COUNTY.

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 _____, 2020.

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

PREPARED IN THE OFFICE OF:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION NO. LB 3591

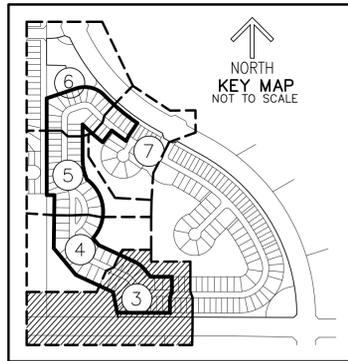


MATTAMY AT SOUTHERN GROVE PLAT 1 REPLAT

BEING A REPLAT OF A PARCEL A, MATTAMY AT SOUTHERN GROVE PLAT 1,
AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

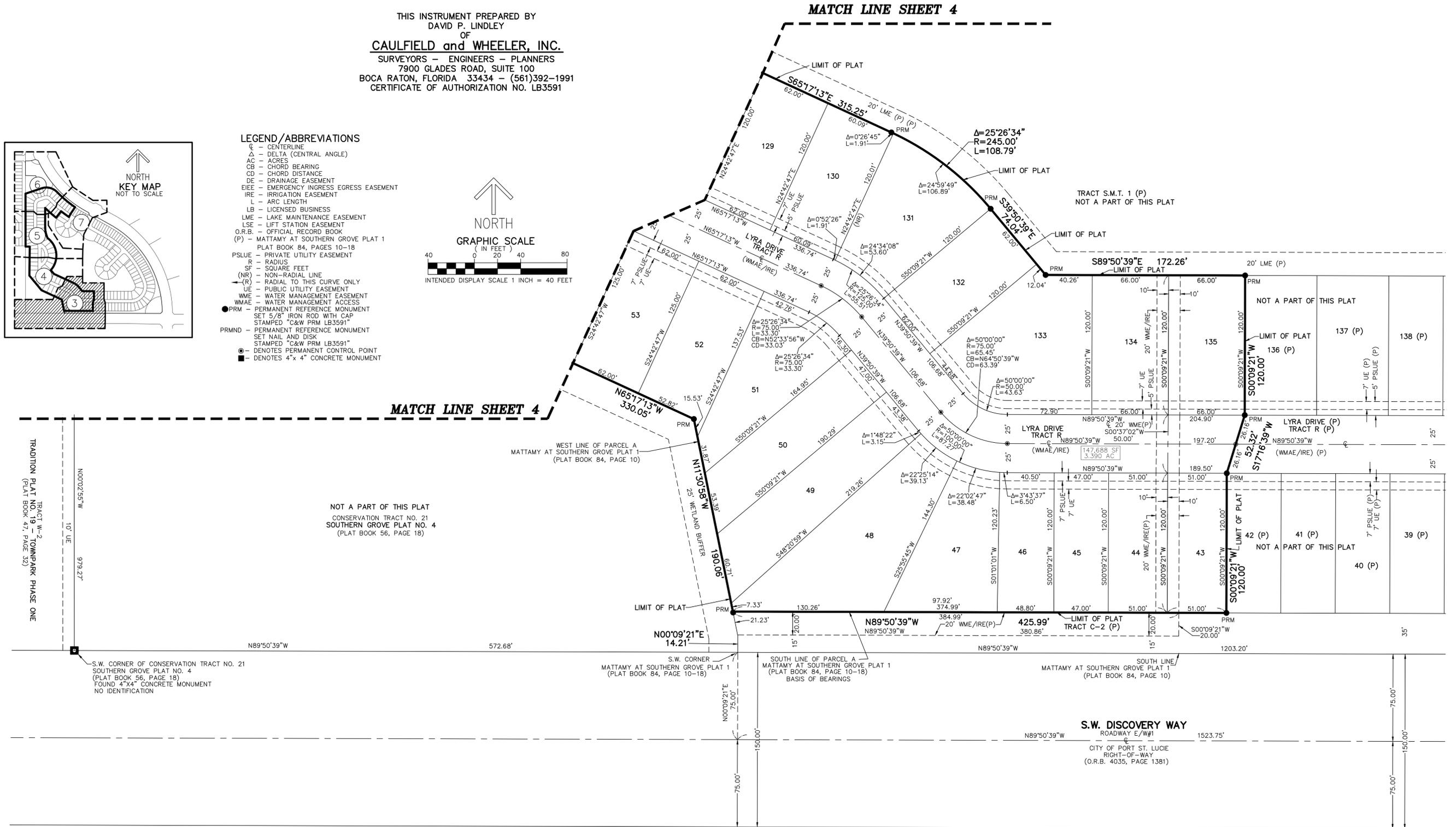
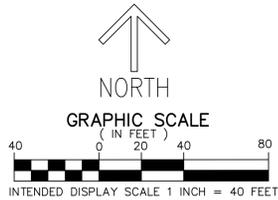
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

MATCH LINE SHEET 4



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS EGRESS EASEMENT
- IRE - IRRIGATION EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- (P) - MATTAMY AT SOUTHERN GROVE PLAT 1
PLAT BOOK 84, PAGES 10-18
- PSLUE - PRIVATE UTILITY EASEMENT
- R - RADIUS
- SF - SQUARE FEET
- (NR) - NON-RADIAL LINE
- (R) - RADIAL TO THIS CURVE ONLY
- UE - PUBLIC UTILITY EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- WMAE - WATER MANAGEMENT ACCESS
- PRM - PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD WITH CAP
STAMPED "C&W PRM LB3591"
- PRMND - PERMANENT REFERENCE MONUMENT
SET NAIL AND DISK
STAMPED "C&W PRM LB3591"
- - DENOTES PERMANENT CONTROL POINT
- - DENOTES 4" x 4" CONCRETE MONUMENT



RIVERLAND PARCEL A - PLAT SIX
(PLAT BOOK 79, PAGE 9)

RIVERLAND PARCEL A - PLAT THREE
(PLAT BOOK 76, PAGE 3)

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
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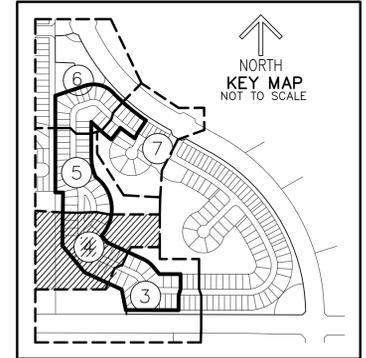
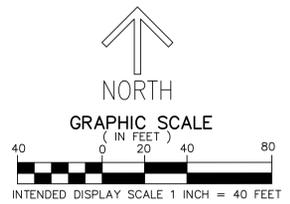
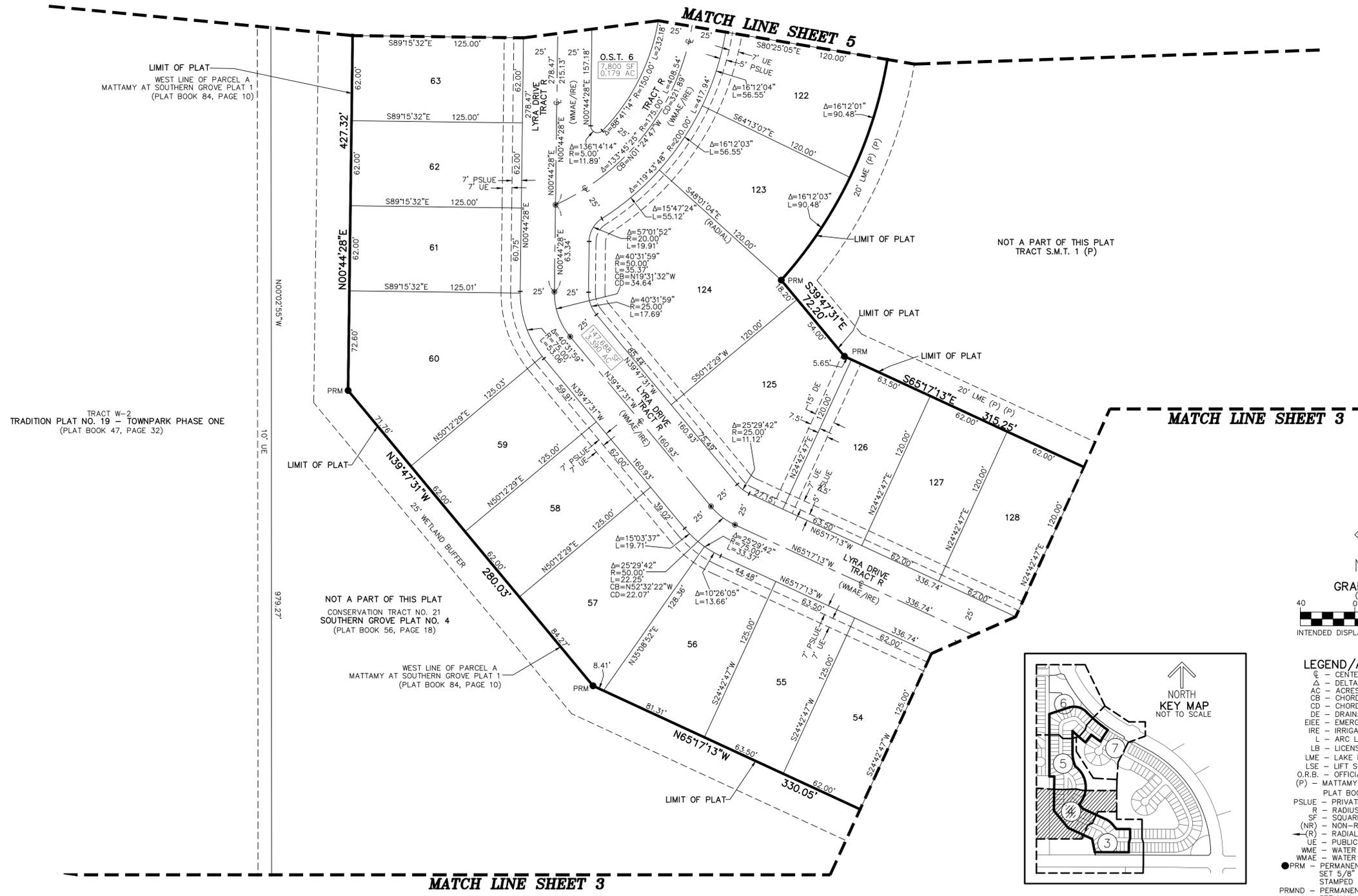
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BEING A REPLAT OF A PARCEL A, MATTAMY AT SOUTHERN GROVE PLAT 1,
 AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

SHEET 4 OF 7



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
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 - DE - DRAINAGE EASEMENT
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 - IRE - IRRIGATION EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LME - LAKE MAINTENANCE EASEMENT
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 - O.R.B. - OFFICIAL RECORD BOOK
 - (P) - MATTAMY AT SOUTHERN GROVE PLAT 1 PLAT BOOK 84, PAGES 10-18
 - PSLUE - PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - SF - SQUARE FEET
 - (NR) - NON-RADIAL LINE
 - (R) - RADIAL TO THIS CURVE ONLY
 - UE - PUBLIC UTILITY EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS
 - PRM - PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
 - PRMND - PERMANENT REFERENCE MONUMENT SET NAIL AND DISK STAMPED "C&W PRM LB3591"
 - - DENOTES PERMANENT CONTROL POINT
 - - DENOTES 4"x 4" CONCRETE MONUMENT

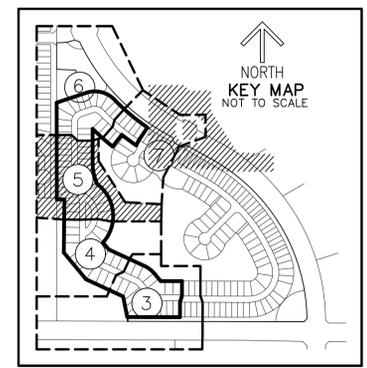
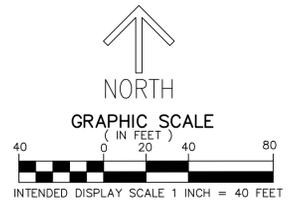
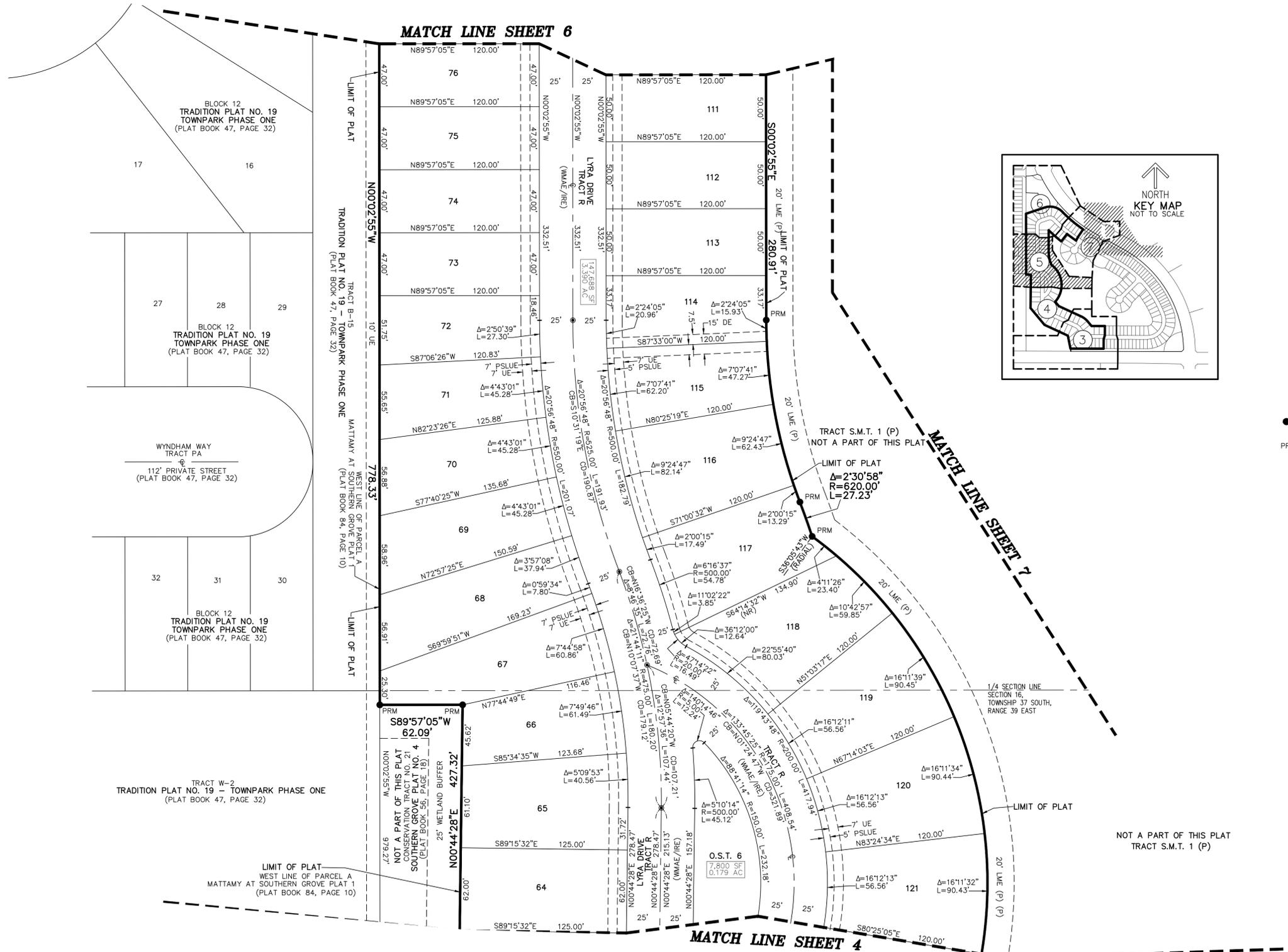
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

MATTAMY AT SOUTHERN GROVE PLAT 1 REPLAT

BEING A REPLAT OF A PARCEL A, MATTAMY AT SOUTHERN GROVE PLAT 1,
 AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
 PAGE _____

SHEET 5 OF 7



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS EGRESS EASEMENT
 - IRE - IRRIGATION EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LME - LAKE MAINTENANCE EASEMENT
 - LSE - LIFT STATION EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
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