

SOUTHERN GROVE PLAT NO. 37

BEING A REPLAT OF TRACT A OF THE PLAT OF SOUTHERN GROVE, PLAT NO. 16, AS RECORDED IN PLAT BOOK 72, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

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, AND WATER MANAGEMENT TRACT 1, 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 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 _____, 2022.

CHAIRMAN _____ SECRETARY _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____ BY _____, THE CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

FIRST-CITIZENS BANK & TRUST COMPANY, ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 21 DAY OF JUNE, 2018, IN OFFICIAL RECORDS BOOK 4156, PAGE 180, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

FIRST-CITIZENS BANK & TRUST COMPANY _____ WITNESS _____
BY: _____
PRINT NAME: _____ PRINTED NAME _____
POSITION: _____ PRINTED NAME _____
[CORPORATE SEAL] _____ PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____ BY _____, THE _____ OF FIRST-CITIZENS BANK & TRUST COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

I, PETER S. HOLTON, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED JANUARY _____, 2022, ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC./OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF JANUARY _____, 2022, AT _____ AM/PM:

1. THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF FLORIDA VISION REALTY TRADITION LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PARTIES EXECUTING THE DEDICATION.
2. THERE IS A MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN, AS SHOWN IN OFFICIAL RECORDS BOOK 4156, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
4. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20____.
5. NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS ____ DAY OF _____, 20____.

SIGNED: _____
PETER S. HOLTON
JONES FOSTER P.A.
FLORIDA BAR NUMBER: 0309818

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. 37", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED, THIS ____ DAY OF _____, 20____.

SALLY WALSH, CITY CLERK _____ SHANNON M. MARTIN, MAYOR _____

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 _____, 20____.

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

SEAL
CITY OF PORT
SAINT LUCIE

SEAL
CLERK OF
THE COURT



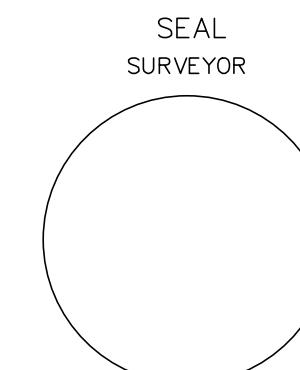
SITE MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 37 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 ____ DAY OF _____, 2022.

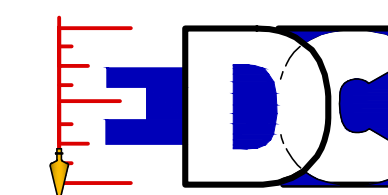
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FLORIDA 34987



NOTES:

1. 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.
2. 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
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT A, SOUTHERN GROVE PLAT NO. 16, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 16, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF SOUTH 75°58'23" WEST.
4. PLAT CONTAINS 5.66 ACRES, MORE OR LESS.
5. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
6. 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



ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

EDC PROJECT #20-203
CITY OF PORT ST. LUCIE PROJECT P21-084
PORT ST. LUCIE USD PROJECT NO. 5256

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9635
L.B. CERTIFICATE OF AUTHORIZATION 8098

Z:\EDC\2020\20-203 - Florida Vision Realty Tradition\SURVEY\Draw - PDF\PLAT37\2020.PLT (07-28-2022 12:58 PM) 1/20/2022 12:58 PM

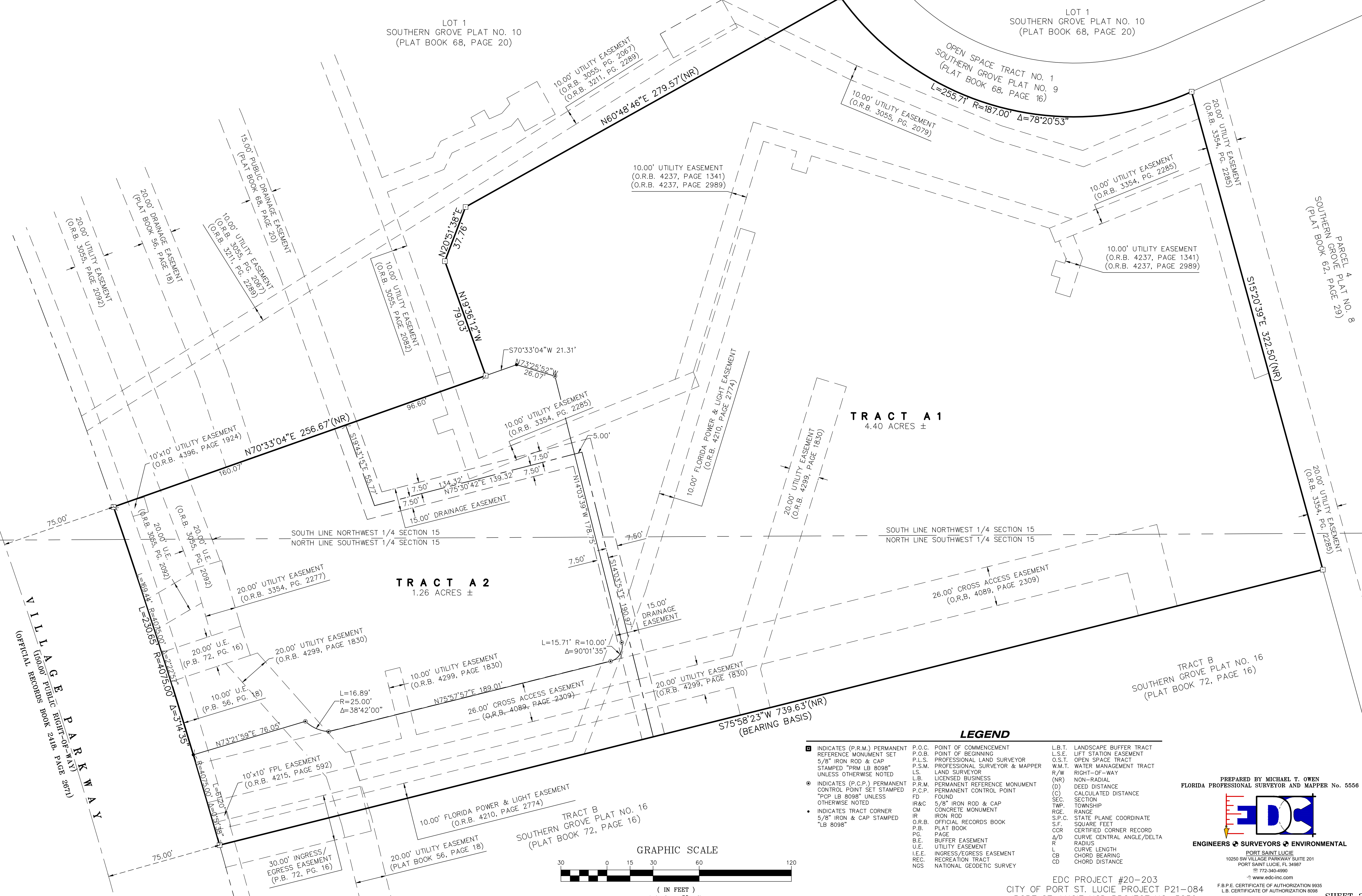
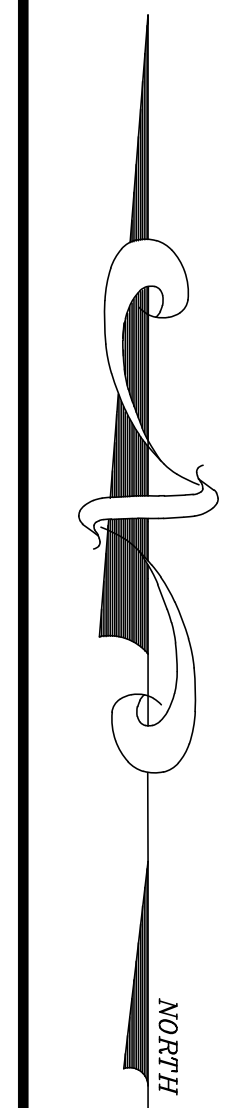
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PLAT BOOK _____

PAGE _____

DOCKET NO. _____

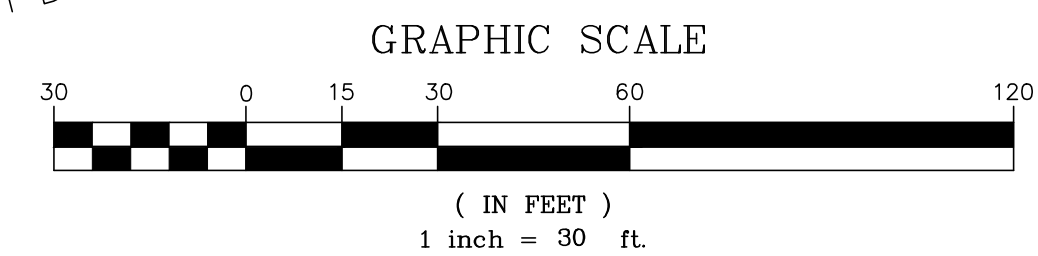


VILLAGE PARKWAY
 (OFFICIAL RECORDS BOOK 2418, PAGE 8 & 9 (REV.))

TRACT A 2
 1.26 ACRES ±

TRACT A 1
 4.40 ACRES ±

TRACT B
 SOUTHERN GROVE PLAT NO. 16
 (PLAT BOOK 72, PAGE 16)



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 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. LEFT STATION EASEMENT
- O.S.T. OPEN SPACE TRACT
- W.M.T. WATER MANAGEMENT TRACT
- R/W RIGHT-OF-WAY
- NON-RADIAL NON-RADIAL
- (NR) (NR)
- (D) CALCULATED DISTANCE
- (C) CALCULATED DISTANCE
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- S.P.C. STATE PLANE COORDINATE
- S.F. SQUARE FEET
- CCR CERTIFIED CORNER RECORD
- A/D CURVE CENTRAL ANGLE/DELTA
- R RADIUS
- L CURVE LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE

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



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 CITY OF PORT ST. LUCIE PROJECT P21-084
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8988

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