

EMRY

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "EMRY" BEING A PORTION OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF FERLAK DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT "G"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 58 THE FOLLOWING 7 COURSES AND DISTANCES: THENCE NORTH 89°53'05" WEST, A DISTANCE OF 194.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 70°02'04"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 61.12 FEET; THENCE NORTH 19°51'01" WEST, A DISTANCE OF 224.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 83°40'24"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 292.08 FEET; THENCE SOUTH 76°28'36" WEST, A DISTANCE OF 669.95 FEET; THENCE SOUTH 07°29'09" EAST, A DISTANCE OF 209.34 FEET; THENCE SOUTH 47°13'42" WEST, A DISTANCE OF 508.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY) AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 24°14'01" WEST, 449.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.27 FEET THROUGH A CENTRAL ANGLE OF 17°24'52" TO THE SOUTHWEST CORNER OF TRACT A, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 68, AS RECORDED IN PLAT BOOK 66, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINE OF SAID TRACT A THE FOLLOWING 7 COURSES AND DISTANCES: THENCE NORTH 74°10'49" EAST, A DISTANCE OF 60.16 FEET; THENCE NORTH 21°07'28" EAST, A DISTANCE OF 100.75 FEET; THENCE NORTH 30°08'54" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 14°10'47" WEST, A DISTANCE OF 112.39 FEET; THENCE NORTH 71°42'41" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 51°27'29" WEST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 88°24'58" WEST, A DISTANCE OF 16.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY THE FOLLOWING 6 COURSES AND DISTANCES: AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 00°47'31" WEST, 40.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.50 FEET THROUGH A CENTRAL ANGLE OF 01°35'02"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°50'06"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 21°42'43"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.26 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°42'14"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.48 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 00°43'41"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 11.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF FERLAK DRIVE (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FERLAK DRIVE, NORTH 17°33'04" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FERLAK DRIVE, (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FERLAK DRIVE BEING A POINT OF NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET WHERE A RADIAL LINE BEARS NORTH 17°33'04" WEST, THENCE NORTHWESTERLY ALONG THE ARC HAVING A CENTRAL ANGLE OF 54°07'29", A DISTANCE OF 802.95 FEET; THENCE NORTH 18°19'28" EAST, A DISTANCE OF 51.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 13°59'08"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.48 FEET TO THE INTERSECTION OF THE PROLONGATION OF THE WEST LINE OF THE TRADITION PLAT NO. 20 THE PRESERVE 2, AS RECORDED IN PLAT BOOK 80, PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SAID WESTERLY RIGH-OF-WAY LINE; THENCE ALONG THE WESTERLY LINE OF SAID TRADITION PLAT NO. 20 THE PRESERVE 2 THE FOLLOWING 3 COURSES AND DISTANCES: THENCE SOUTH 51°55'07" EAST, A DISTANCE OF 782.37 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 440.00 FEET, THE CHORD OF WHICH BEARS NORTH 75°57'09" EAST, 209.81 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.85 FEET THROUGH A CENTRAL ANGLE OF 27°35'12"; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 277.08 FEET TO THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°09'55" WEST, ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 1,493.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.603 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES UTILITIES 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 TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, 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

2. 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.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, 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 EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

4. THE OPEN SPACE TRACTS (0-1 THROUGH 0-17) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, 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 EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 2), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 9, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND A IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

7. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

8. LIFT STATION EASEMENT LSE, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARY 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. EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

9. THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE SOUTHERN CROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED FOR AN IRRIGATION EASEMENT TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS.

10. 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 WASTEWATER 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.

11. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 7) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

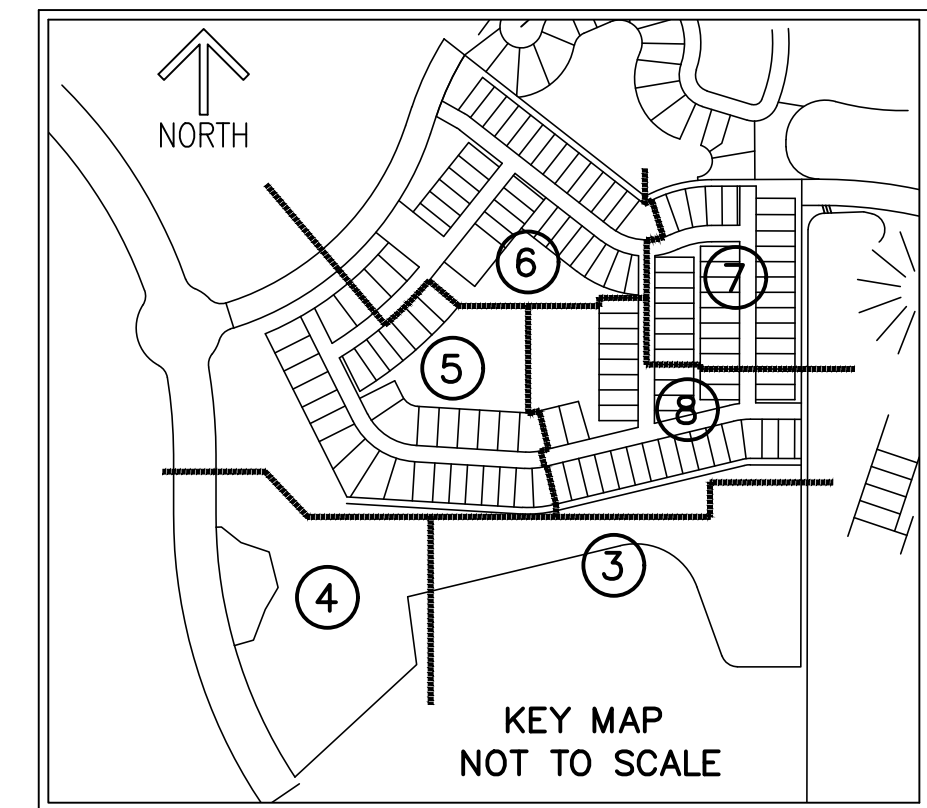
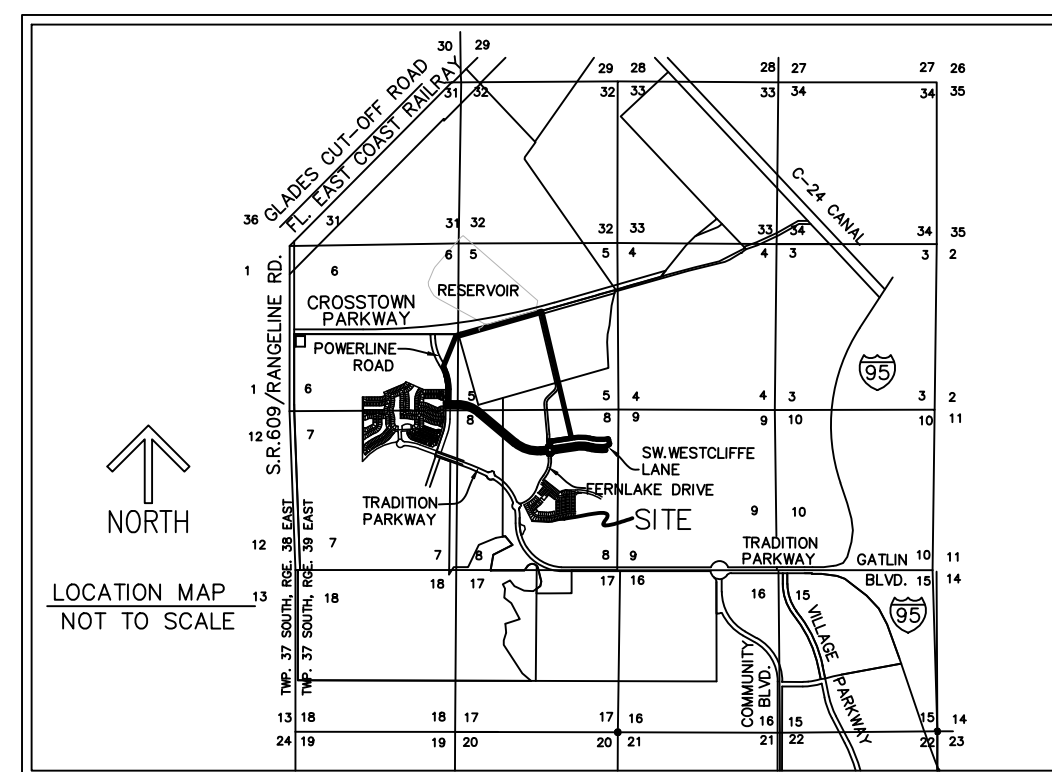
12. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID EMRY HOMEOWNERS ASSOCIATION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

13. WETLAND TRACTS AND WATER MANAGEMENT EASEMENTS (W.M.E.), AS SHOWN HEREON ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 9, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

14. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

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

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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 CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 2020.

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.

BY: _____ SIGNATURE
PRINTED NAME _____
TITLE _____ PRINTED NAME _____
SIGNATURE _____
PRINTED NAME _____

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

MATTAMY PALM BEACH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME _____

BY: _____
DAN GROSSWALD
VICE PRESIDENT

WITNESS: _____
PRINT NAME _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY _____ OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE _____

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 DAN GROSSWALD, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

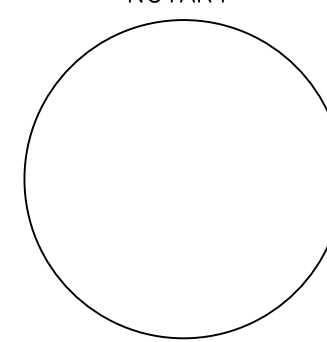
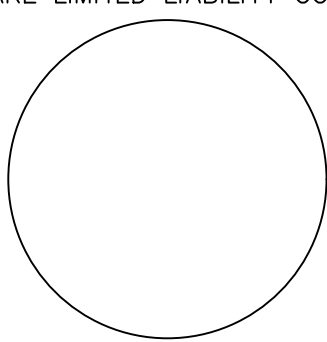
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE _____

PRINT NAME: _____

MATTAMY PALM BEACH, LLC,
DELAWARE LIMITED LIABILITY COMPANY

MATTAMY PALM BEACH, LLC,
DELAWARE LIMITED LIABILITY COMPANY
NOTARY



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

SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF TRADITION PLAT NO. 58, AS RECORD IN PLAT BOOK 59, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE BEARS N 89°53'06" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- 3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR'S CERTIFICATE:

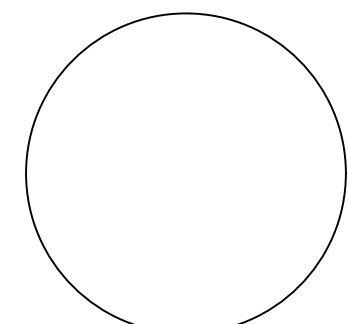
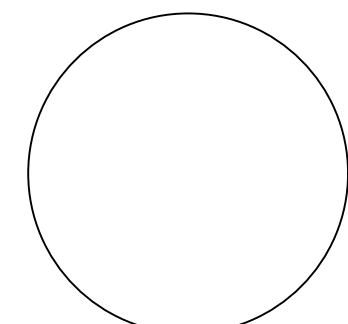
STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 53-17, 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.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA,
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

CLERK OF
THE COURT

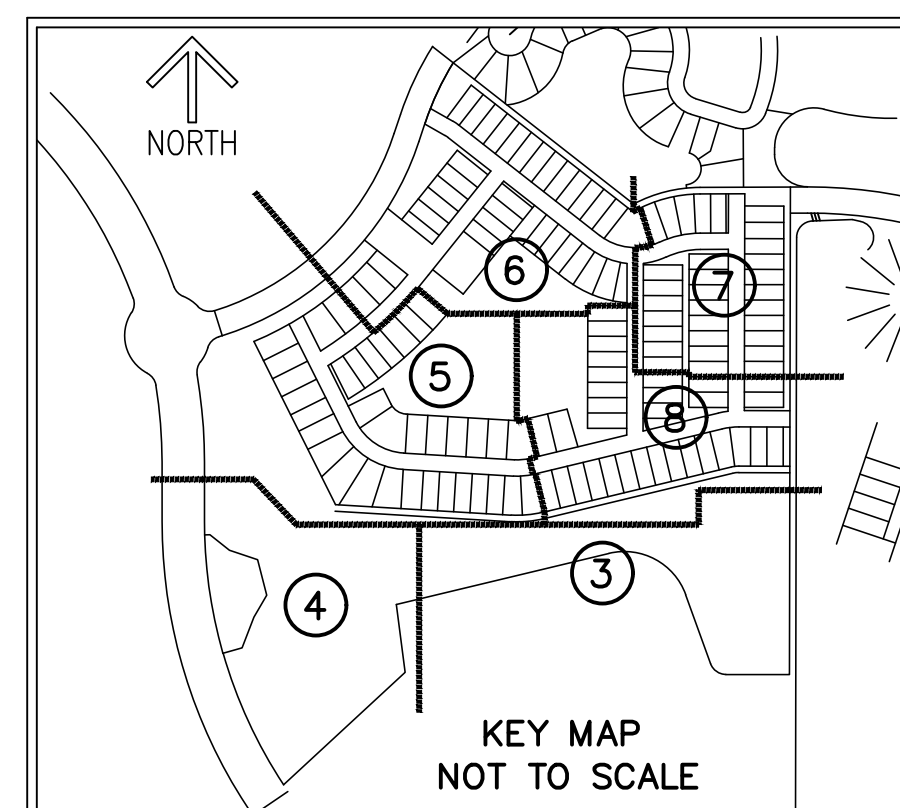
SURVEYOR



EMRY

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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



ACCEPTANCE OF DEDICATION:

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, WHEREIN DISTRICT NO. 1 HAS BEEN DELEGATED RESPONSIBILITY TO ACT ON BEHALF OF ALL OF THE DISTRICTS IN MATTERS RELATING TO CERTAIN INFRASTRUCTURE IMPROVEMENTS, HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO DISTRICT NO.1, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEMS IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS ___ DAY OF _____, 2020.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

JAMES H. ANDERSON, CHAIRMAN
BOARD OF SUPERVISORS

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)
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 COMMUNITY DEVELOPMENT DISTRICT NO. 1., ON BEHALF OF THE DISTRICT, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2020.

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

PRINT NAME: _____

EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED EMRY HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 2020.

EMRY HOMEOWNERS
ASSOCIATION OF ST. LUCIE COUNTY, INC.,
A FLORIDA CORPORATION
NOT FOR PROFIT.

WITNESS: _____
BY: ANTHONY J. PALUMBO III
PRESIDENT

WITNESS: _____

EMRY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:

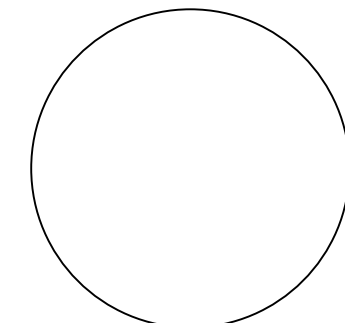
STATE OF FLORIDA)
COUNTY OF PLAM BEACH)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF EMRY AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

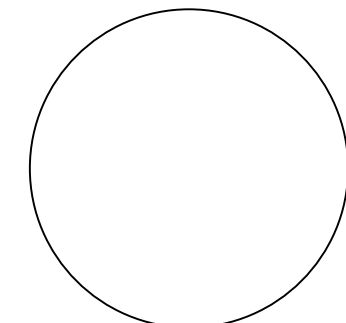
COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE

COMMISSION NUMBER PRINT NAME: _____

EMRY HOMEOWNERS ASSOCIATION
OF ST. LUCIE COUNTY, INC.,



EMRY HOMEOWNERS ASSOCIATION
OF ST. LUCIE COUNTY, INC.,
NOTARY



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF _____)
I, JONATHAN MARCUS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL ST. LUCIE COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2020

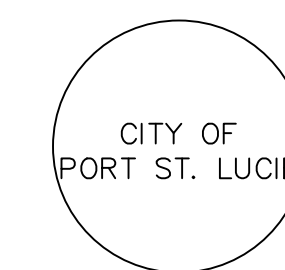
JONATHAN MARCUS
ATTORNEY AT LAW
HOLLAND & KNIGHT, LLP
FLORIDA BAR NO. 333591

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)
IT IS HEREBY CERTIFIED THAT THIS PLAT OF EMRY, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2020.

CITY OF PORT ST LUCIE: _____
GREGORY J. ORAVEC, MAYOR

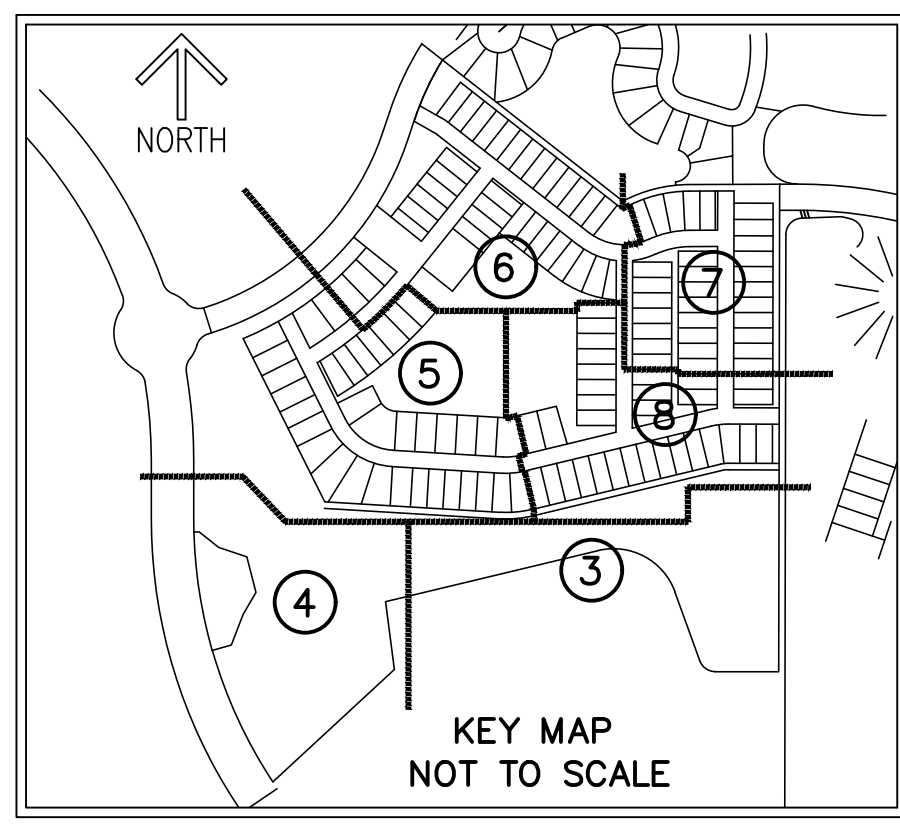
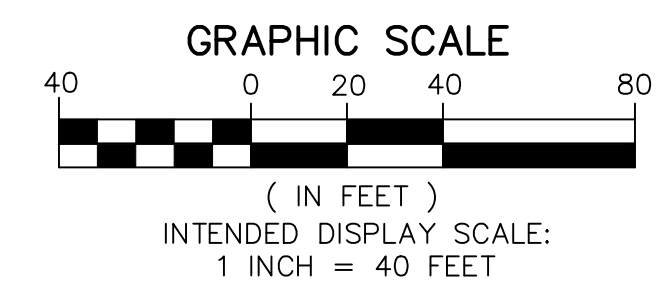
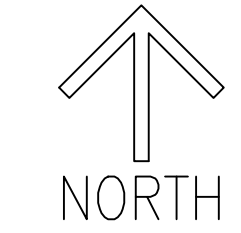
ATTEST: _____
KAREN PHILLIPS, CITY CLERK



EMRY

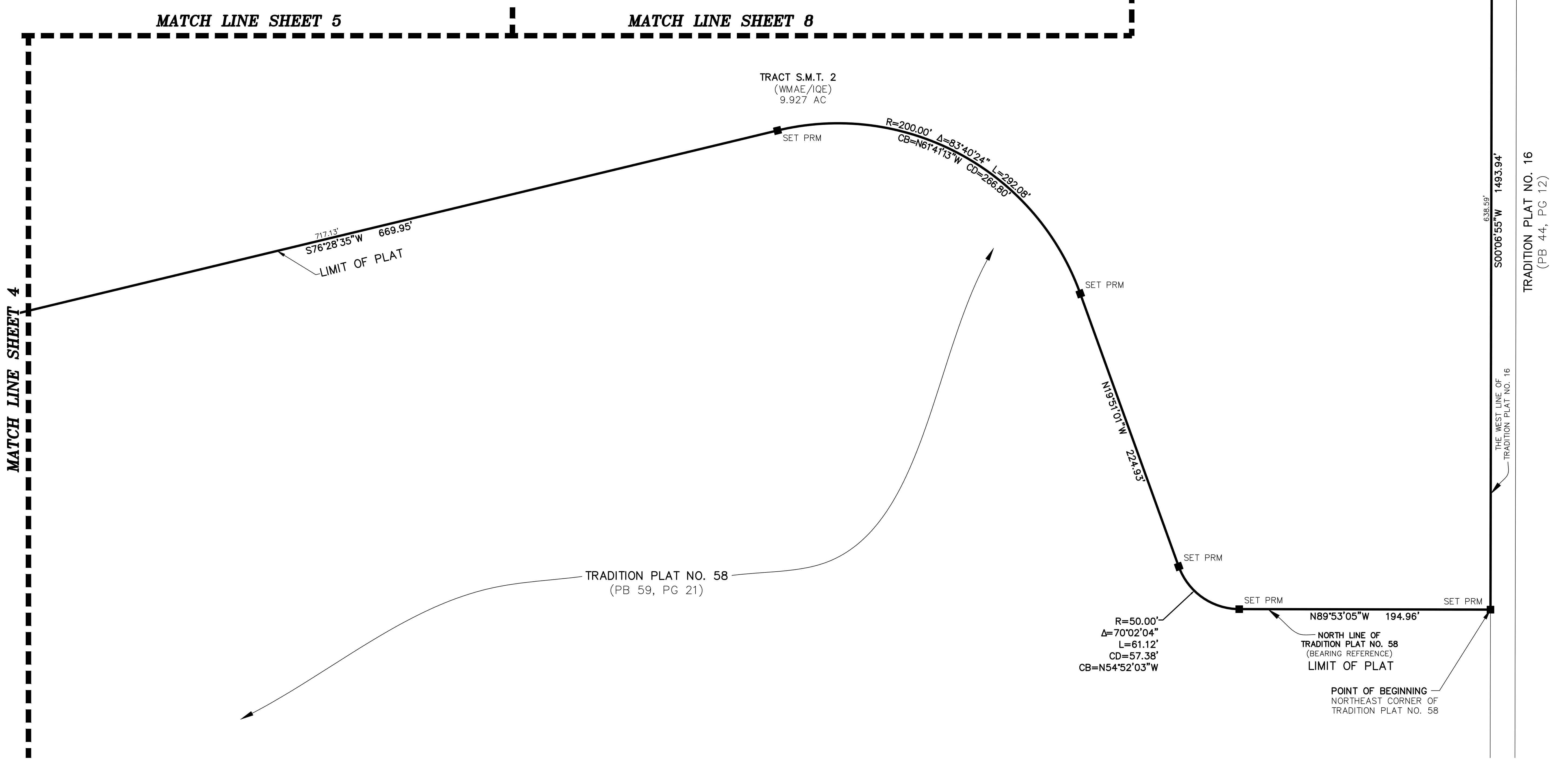
A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 8,
 TOWNSHIP 37 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 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



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - IQE - IRRIGATION QUALITY EASEMENT
 - L - ARC LENGTH
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 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - MEB - MAINTENANCE EASEMENT BUFFER
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RBE - ROADWAY BUFFER EASEMENT
 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 5/8" IRON ROD WITH CAP STAMPED
 "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT

MATCH LINE SHEET 8



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	16°57'43"	180.00'	53.29'	N84° 57' 26"E	53.09'

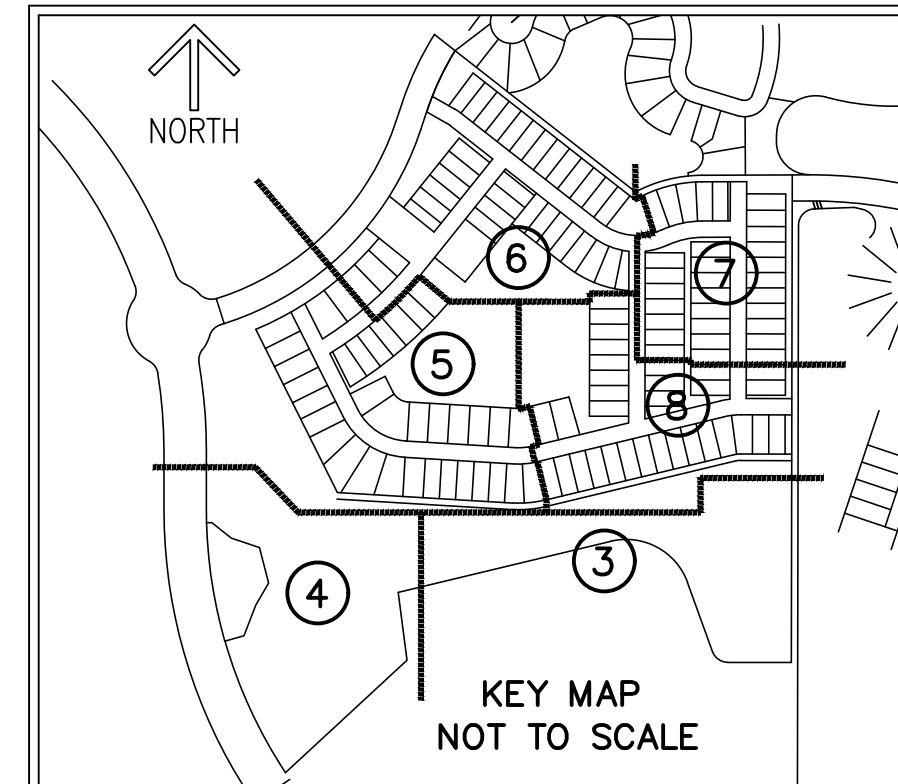
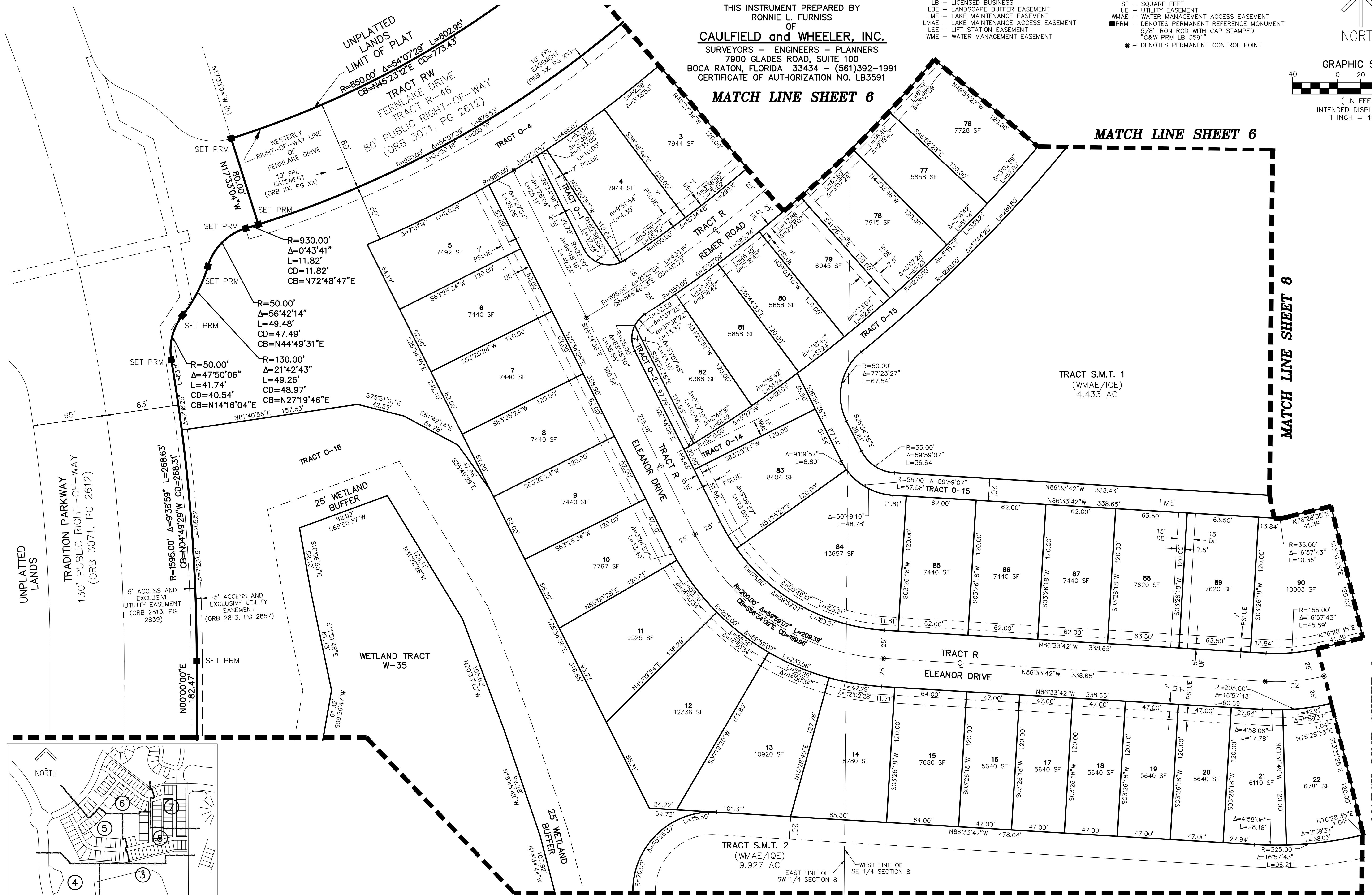
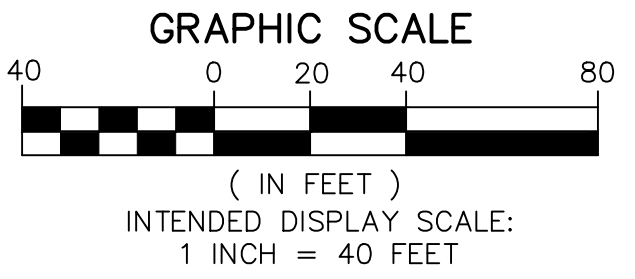
EMRY

A PLANNED UNIT DEVELOPMENT
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
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LEGEND/ABBREVIATIONS

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- LSE - 5/8" IRON ROD WITH CAP STAMPED
- C&W PRM LB 3591
- - DENOTES PERMANENT CONTROL POINT



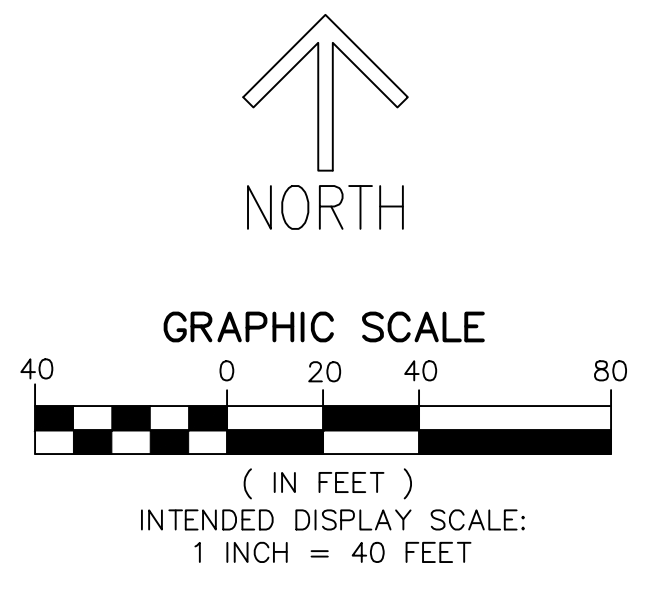
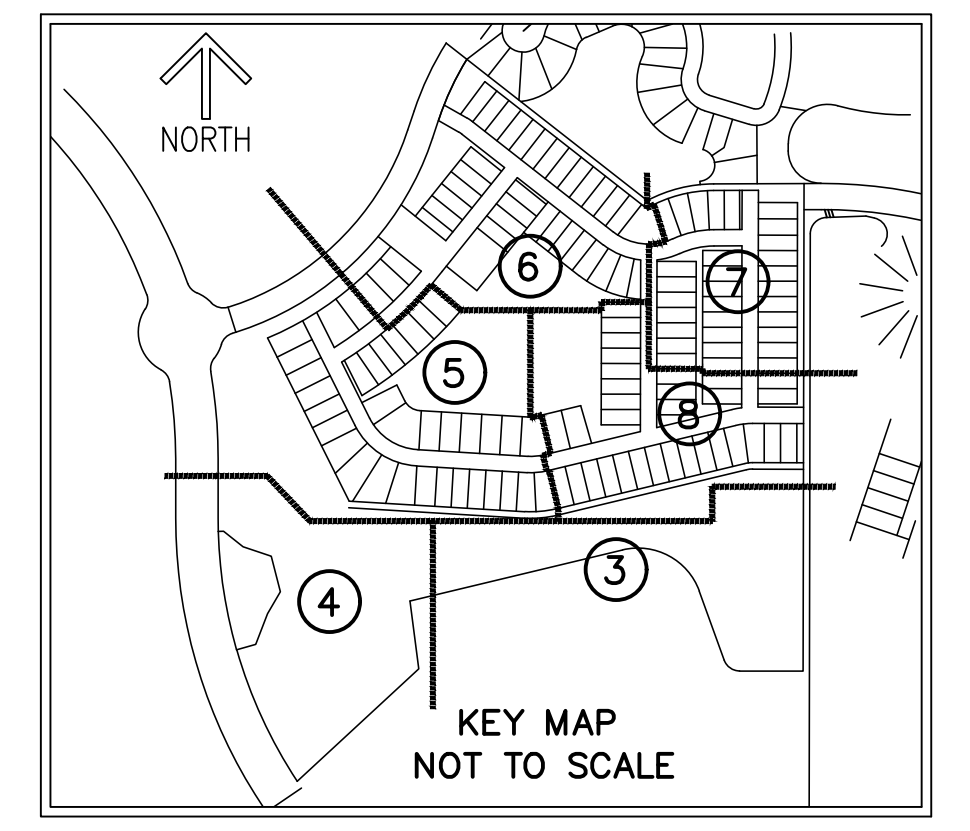
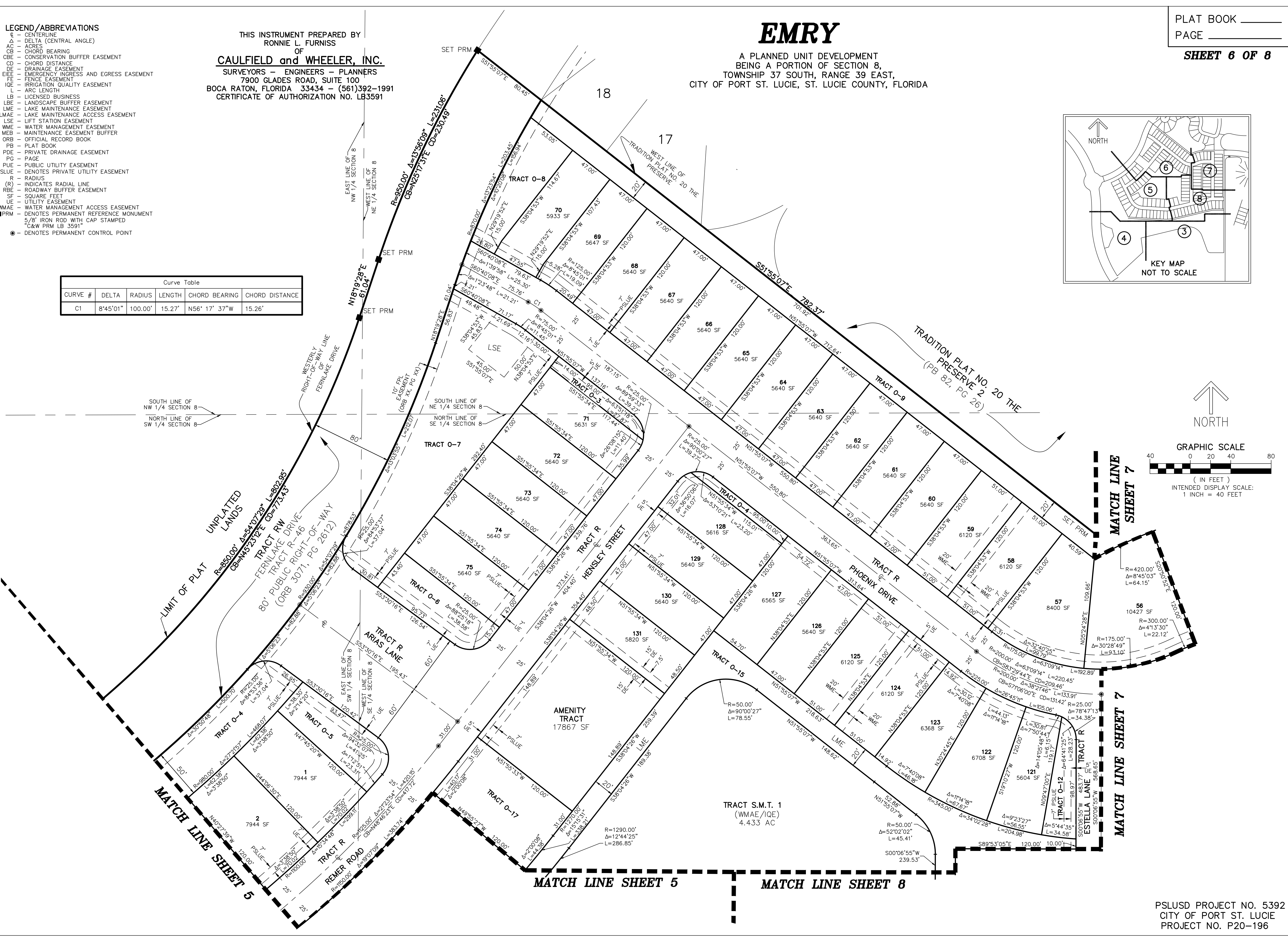
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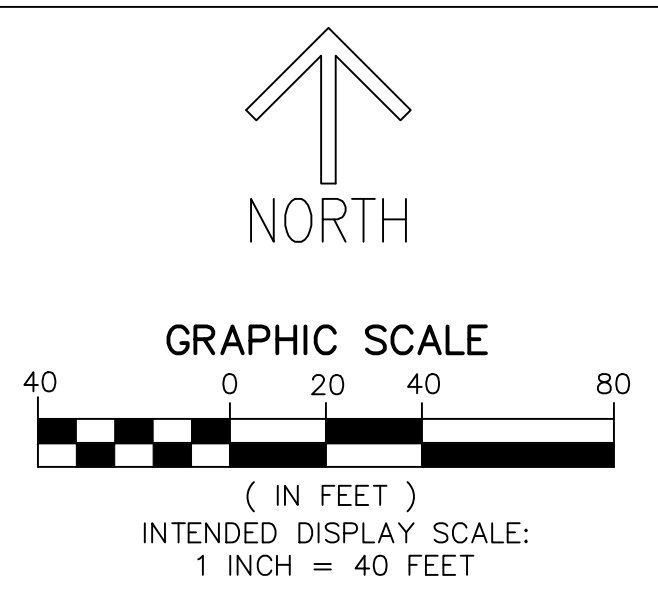
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 - - DENOTES PERMANENT CONTROL POINT

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 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

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°45'01"	100.00'	15.27'	N56° 17' 37"W	15.26'



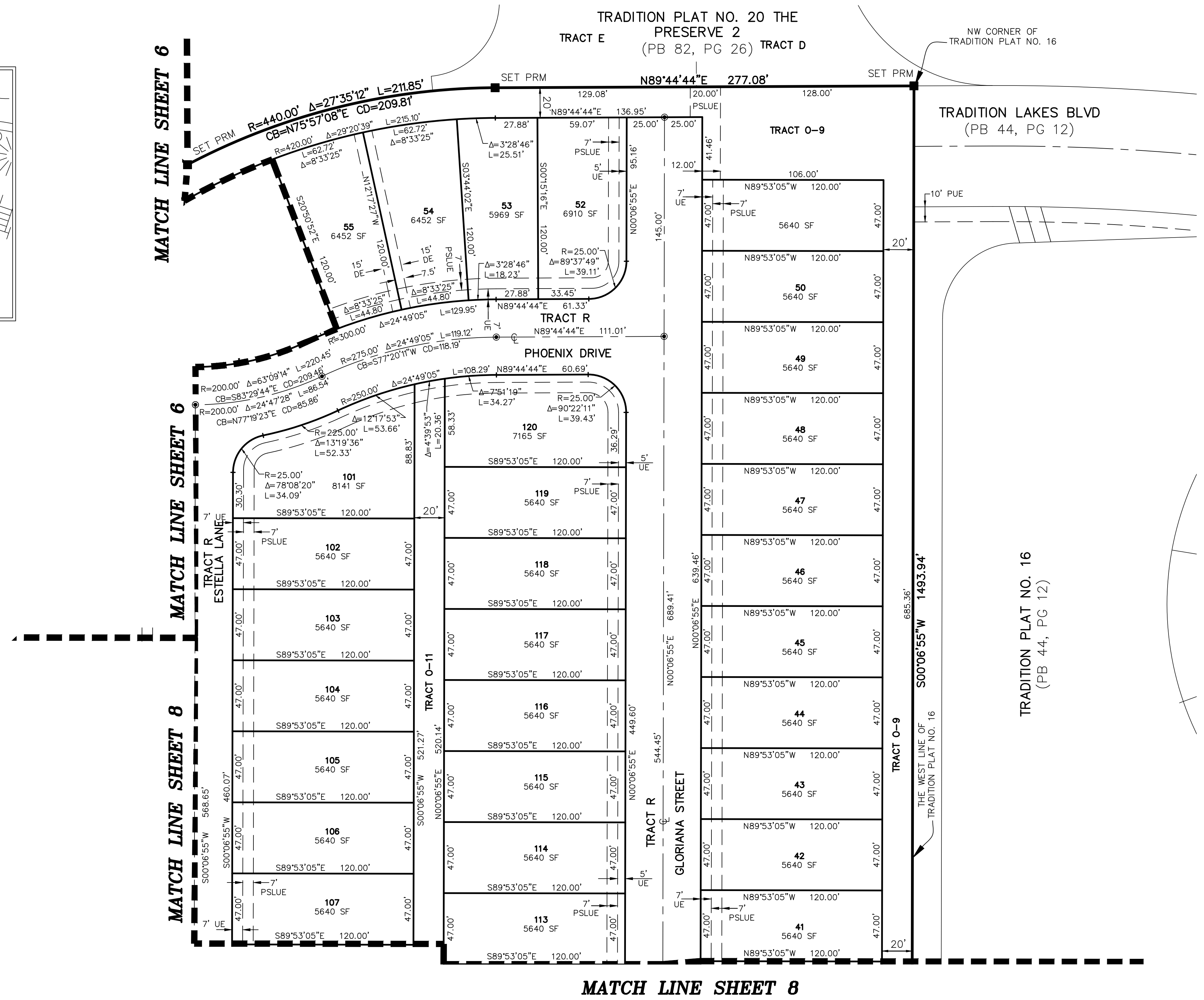
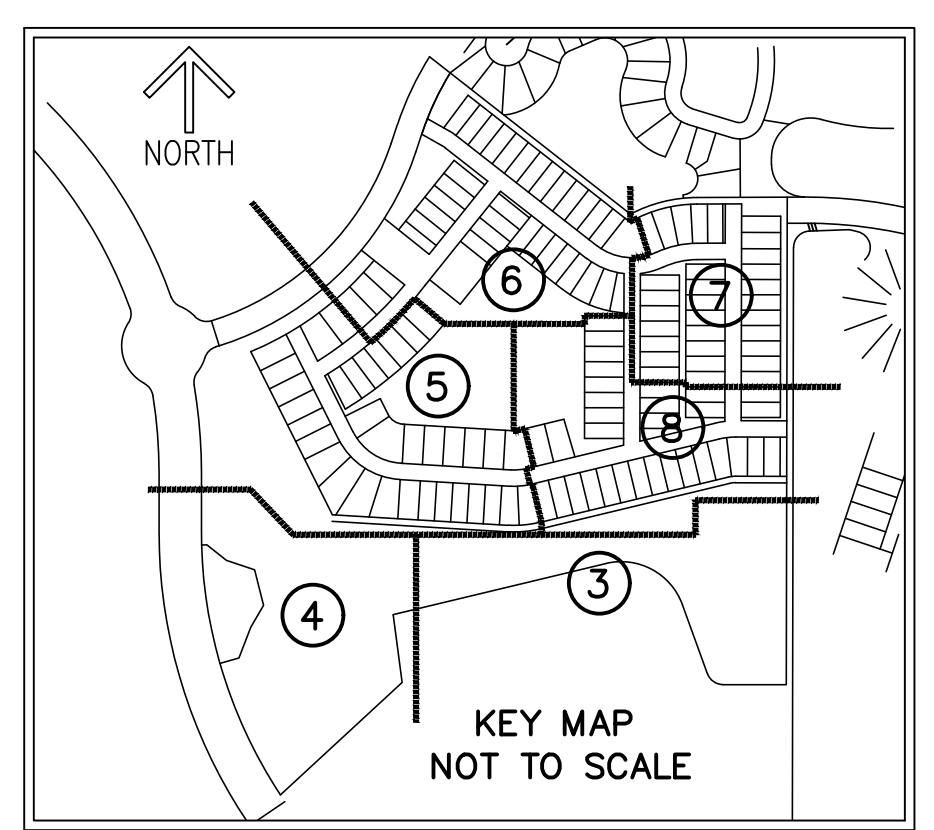
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EMRY

A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF SECTION 8,
 TOWNSHIP 37 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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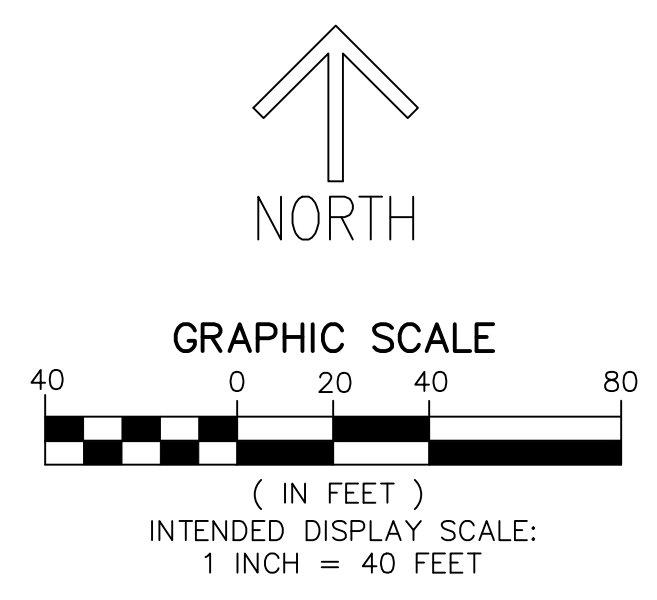
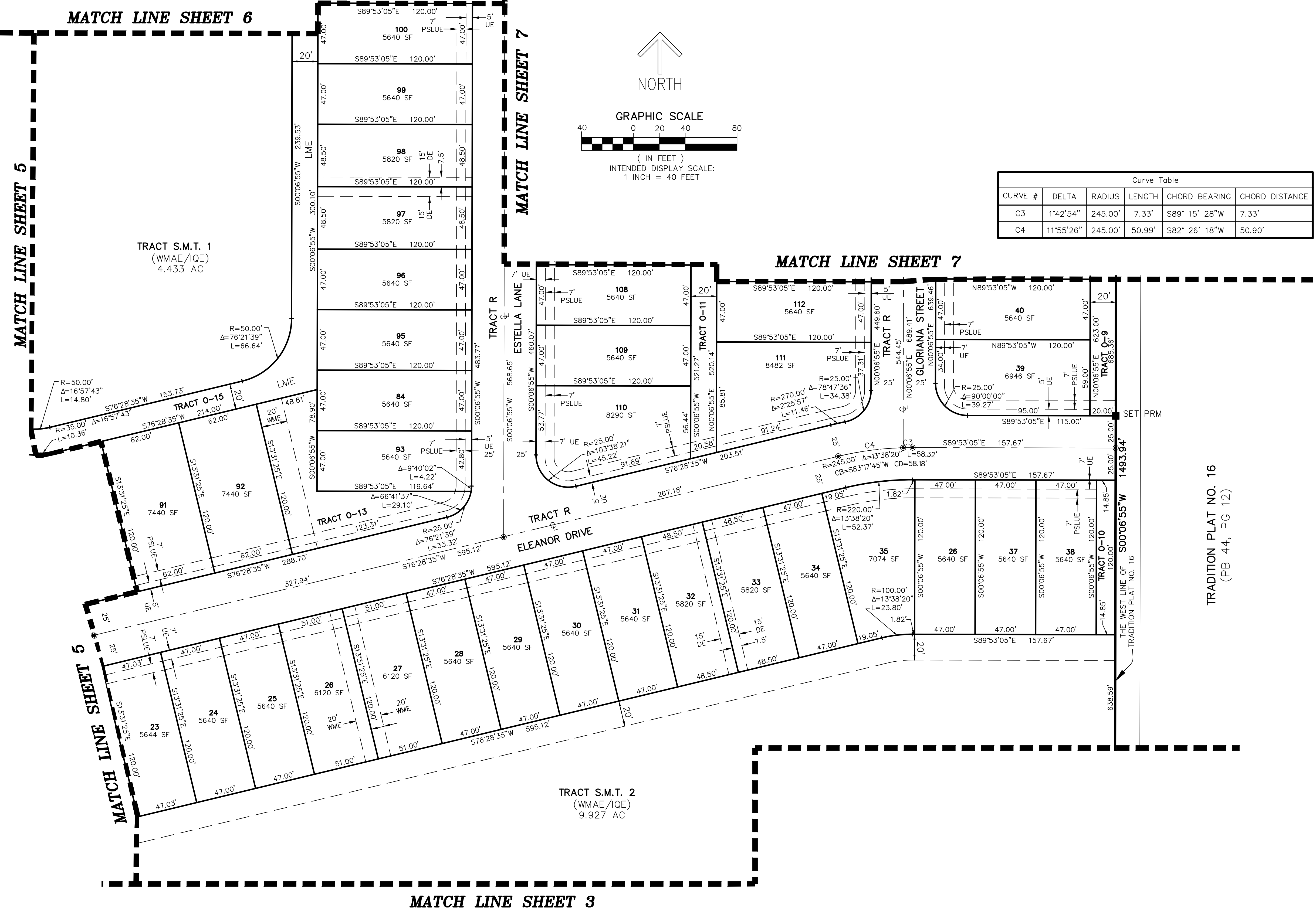
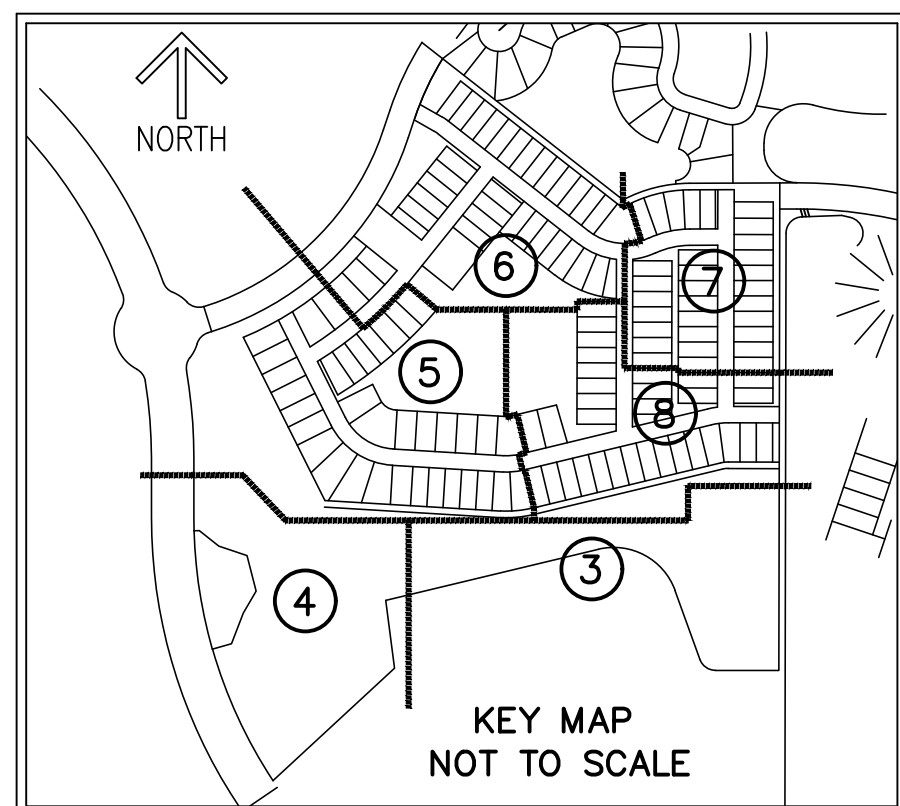
MATCH LINE SHEET 8

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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1°42'54"	245.00'	7.33'	S89° 15' 28"W	7.33'
C4	11°55'26"	245.00'	50.99'	S82° 26' 18"W	50.90'

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TRADITION PLAT NO. 16
(PB 44, PG 12)