

SOUTHERN GROVE PLAT NO. 40

BEING A REPLAT OF TRACT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK 102
PAGE 39
DOCKET NO. 5005408

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
TRACT 3, SOUTHERN GROVE PLAT NO. 32, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 90, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS & EXCEPT
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, ALONG THE WEST LINE OF SAID PARCEL 1 AND THE NORTHERLY PROJECTION THEREOF, NORTH 25°57'22" WEST, A DISTANCE OF 1697.68 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, NORTH 25°57'22" WEST, A DISTANCE OF 270.00 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 64°02'38" EAST, A DISTANCE OF 403.40 FEET; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 64°02'38" WEST, A DISTANCE OF 403.40 FEET TO THE POINT OF BEGINNING.
AND
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, ALONG THE WEST LINE OF SAID PARCEL 1 AND THE NORTHERLY PROJECTION THEREOF, NORTH 25°57'22" WEST, A DISTANCE OF 1697.68 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, NORTH 25°57'22" WEST, A DISTANCE OF 270.00 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 64°02'38" EAST, A DISTANCE OF 403.40 FEET; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 64°02'38" WEST, A DISTANCE OF 403.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 258.39 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION CONTINUED

INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS.
IN WITNESS WHEREOF, THE ABOVE NAMED PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20____.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION
Russ Blackburn
PRINT NAME: Russ Blackburn, POSITION: CITY MANAGER CEO
Macy Ann Verillo
WITNESS SIGNATURE
Macy Ann Verillo
PRINTED NAME
Salome Angard
WITNESS SIGNATURE
Salome Angard
PRINTED 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 13th DAY OF February 2022, BY FRANK COVELL THE Chairman OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLDL C 175-24178 AS IDENTIFICATION.

Annie A. Rizzardi
NOTARY PUBLIC
NOTARY SEAL
STATE OF Florida AT LARGE
MY COMMISSION EXPIRES: 6/14/22

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF St. Lucie
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7th DAY OF March 2022, BY Russ Blackburn THE CEO OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON.
DATED THIS 28th DAY OF February, 2022
Frank Covell
CHAIRMAN FRANK COVELL *Anissa Cruz*
SECRETARY ANISSA CRUZ

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Lucie
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13th DAY OF February 2022, BY COVELL, FRANK THE Chairman OF TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLDL C 175-24178 AS IDENTIFICATION.

Annie A. Rizzardi
NOTARY PUBLIC
NOTARY SEAL
STATE OF Florida AT LARGE
MY COMMISSION EXPIRES: 6/14/2022

TITLE CERTIFICATION

THE UNDERSIGNED, MARIA V. CURRAS AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE 3rd DAY OF MARCH, 2022:
(1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR-PROFIT CORPORATION, AND THE ST. LUCIE COUNTY FIRE DISTRICT, THE ENTITIES EXECUTING THE DEDICATION.
(2) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
(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 2019.
(5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS 28th DAY OF MARCH, 2022
Maria V. Curras
SIGNED: _____
PRINTED NAME: MARIA V. CURRAS
FIRM: WESS, SEAMAN, HEIFMAN, & D.
FLORIDA BAR NO. 115517

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF St. Lucie
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 40", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS 28 DAY OF February, 20____.

CLERK OF PORT ST. LUCIE
Sally Walsh
SALLY WALSH, CITY CLERK
Shannon M. Martin
SHANNON M. MARTIN, MAYOR
SEAL CLERK OF THE COURT
SEAL CITY OF PORT SAINT LUCIE

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
CITY OF PORT ST. LUCIE
PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, AND THE ST. LUCIE COUNTY FIRE DISTRICT, THE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 40", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE VACATED, ANNULLED OR TERMINATED AND ARE HEREBY REAFFIRMED.
- TRACT RW-1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC, FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.
- THE UTILITY EASEMENT (U.E.) AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, ALONG WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES, AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASTERN 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 OWNERS OF PARCEL 1 AND PARCEL 3, THEIR 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. 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 THEREFOR. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS OF SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- WATER MANAGEMENT TRACTS (WMT-1 AND WMT-2) SHOWN ON THIS PLAT ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE AND SURFACE WATER MANAGEMENT, NON-EXCLUSIVE DRAINAGE AND IRRIGATION EASEMENTS, TOGETHER WITH INGRESS AND EGRESS EASEMENTS, OVER THE LAKE MAINTENANCE EASEMENTS AND IRRIGATION EASEMENTS OVER THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.
NOTE: SAID WATER MANAGEMENT TRACTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE, MAINTENANCE, AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM TOM MACKIE BOULEVARD, HEGENER DRIVE, TRADE CENTER DRIVE OR ANY CITY ROADWAY DRAINAGE TO BE CONVEYED THROUGH THIS SYSTEM, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT. THE CITY OF PORT ST. LUCIE SHALL BE ALLOWED TO MAINTAIN IN THE EVENT THE RESPONSIBLE ENTITY FAILS TO PROPERLY MAINTAIN SAID TRACTS AND EASEMENTS.
- THE ACCESS EASEMENT SHOWN OR DESCRIBED ON THIS PLAT IS HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Lucie
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7th DAY OF March 2022, BY Russ Blackburn THE CEO OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Macy Ann Verillo
NOTARY SIGNATURE
Macy Ann Verillo
PRINT NAME
STATE OF Florida AT LARGE
MY COMMISSION EXPIRES: 6/14/2023

IN WITNESS WHEREOF, THE ABOVE NAMED ST. LUCIE COUNTY FIRE DISTRICT, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 24 DAY OF Feb, 2022.

ST. LUCIE COUNTY FIRE DISTRICT
Linda Hudson
PRINT NAME: Linda Hudson, POSITION: Chair
Tanner Rutherford
WITNESS SIGNATURE
Tanner Rutherford
PRINTED NAME
Brittany Meredith
WITNESS SIGNATURE
Brittany Meredith
PRINTED 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 24th DAY OF February 2022, BY Laura Ramez THE Chair OF ST. LUCIE COUNTY FIRE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Maria Curras AS IDENTIFICATION.

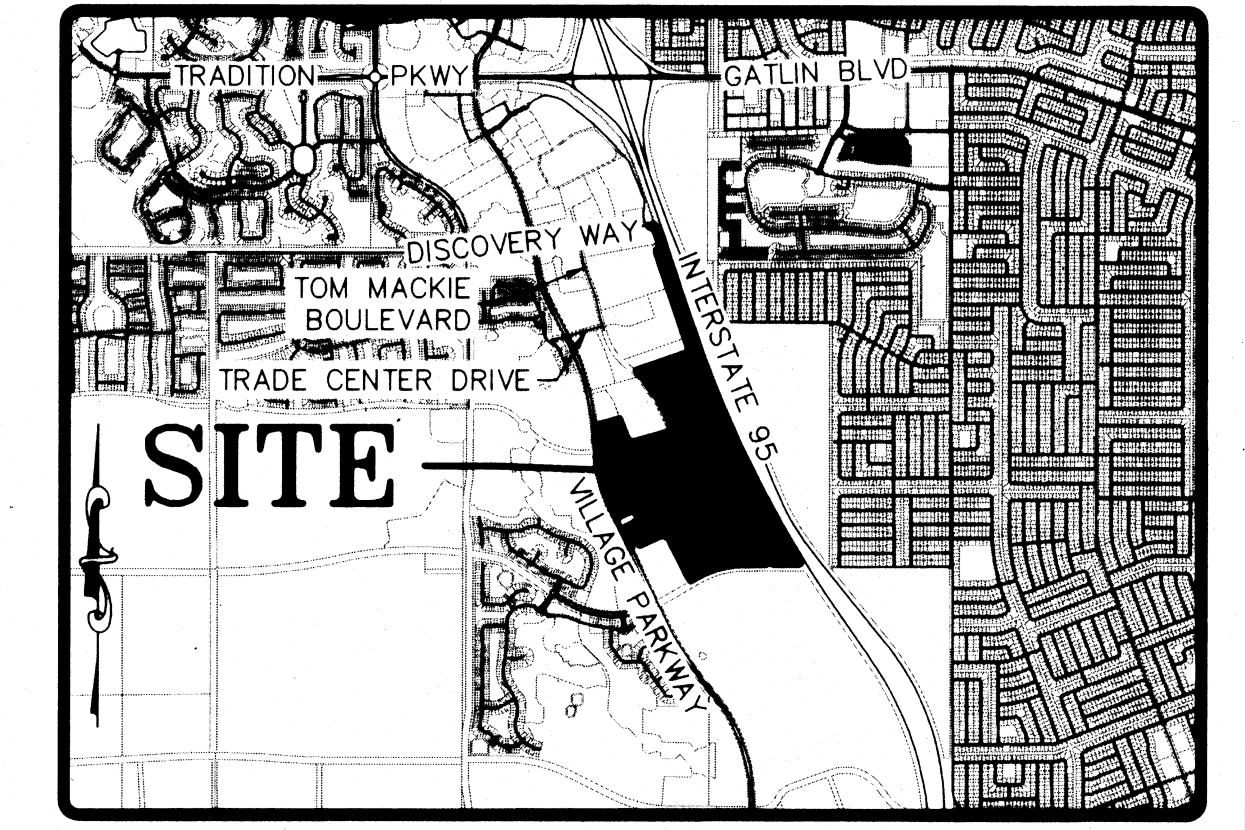
Laura Ramez
NOTARY SIGNATURE
PRINT NAME: Laura Ramez
NOTARY PUBLIC
STATE OF FL AT LARGE
MY COMMISSION EXPIRES: August 30, 2025

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF St. Lucie

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF THE INGRESS/EGRESS EASEMENT, ACCESS EASEMENT, DRAINAGE AND IRRIGATION 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 (1) 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 (2) 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 25th DAY OF February, 2022
Frank Covell
CHAIRMAN FRANK COVELL
Anissa Cruz
SECRETARY ANISSA CRUZ



SITE MAP
NOT TO SCALE

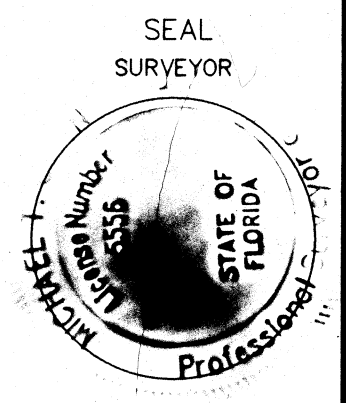
CLERK'S RECORDING CERTIFICATE

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

102 PAGE(S) 39-40 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
THIS 9th DAY OF MARCH, 2022
Michelle R. Miller
MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

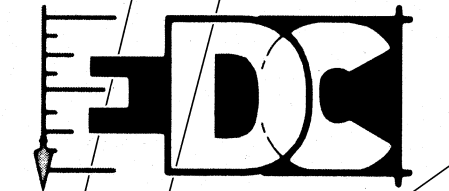
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 40 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY CORRESPONDING 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 23rd DAY OF FEBRUARY, 2022
Michael T. Owen
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987



- ### NOTES:
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 2, SOUTHERN GROVE PLAT NO. 26, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, SAID SOUTH LINE HAS A BEARING OF NORTH 73°47'50" EAST.
 - PLAT CONTAINS 258.39 ACRES, MORE OR LESS.
 - ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
 - THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

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



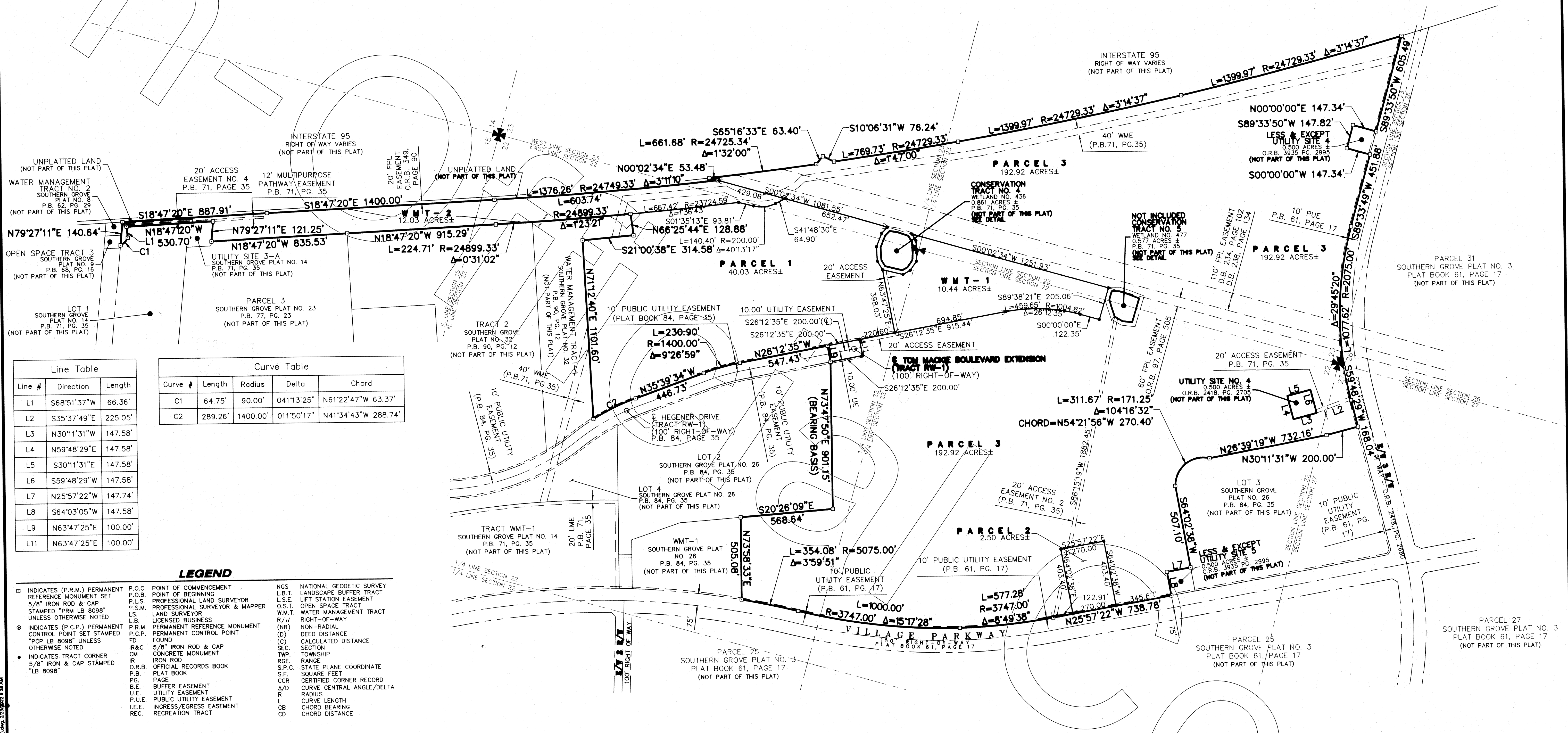
ENGINEERS SURVEYORS & ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

EDC PROJECT #21-370
CITY OF PORT ST. LUCIE
PROJECT NO. P21-263
PLUSD FILE NO. A-0007
SHEET 1 OF 2

SOUTHERN GROVE PLAT NO. 40

PLAT BOOK 102
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DOCKET NO. 5005408

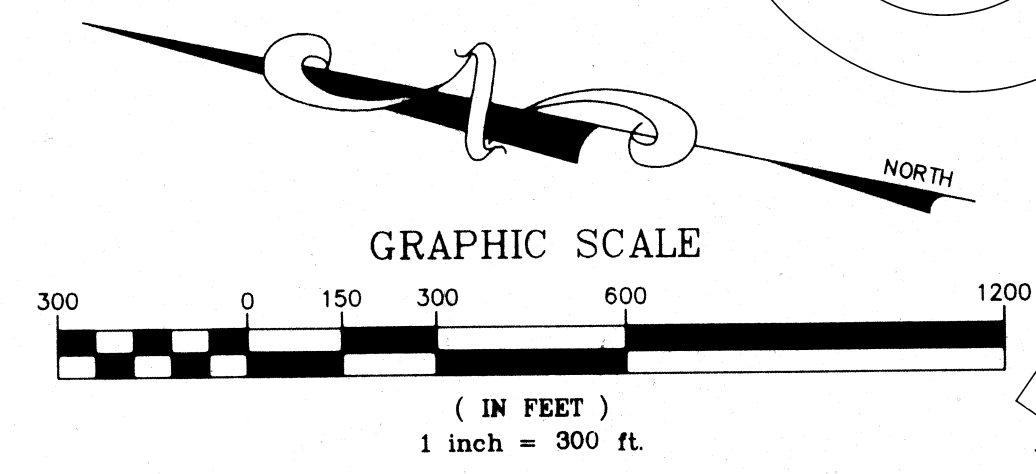
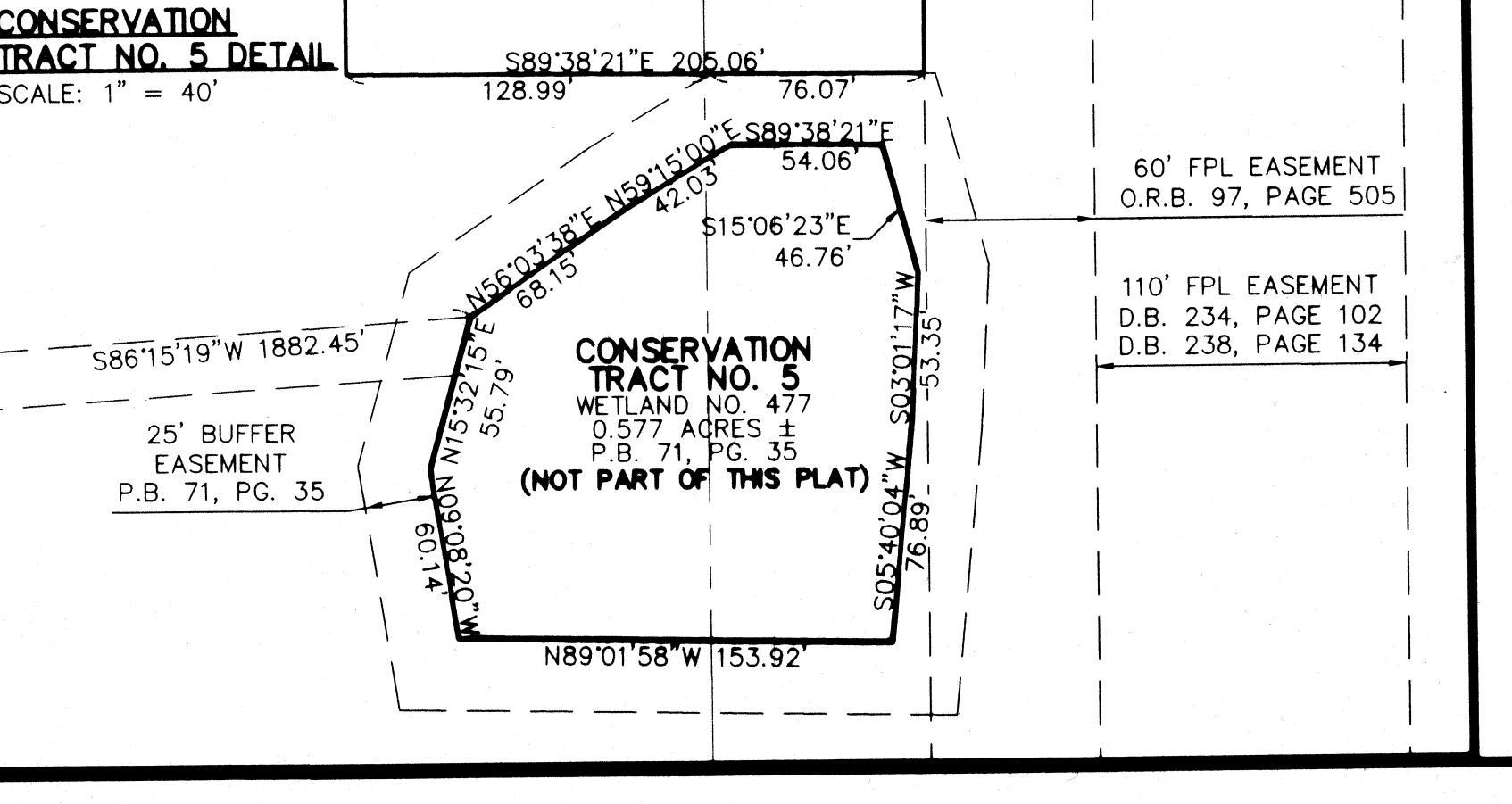
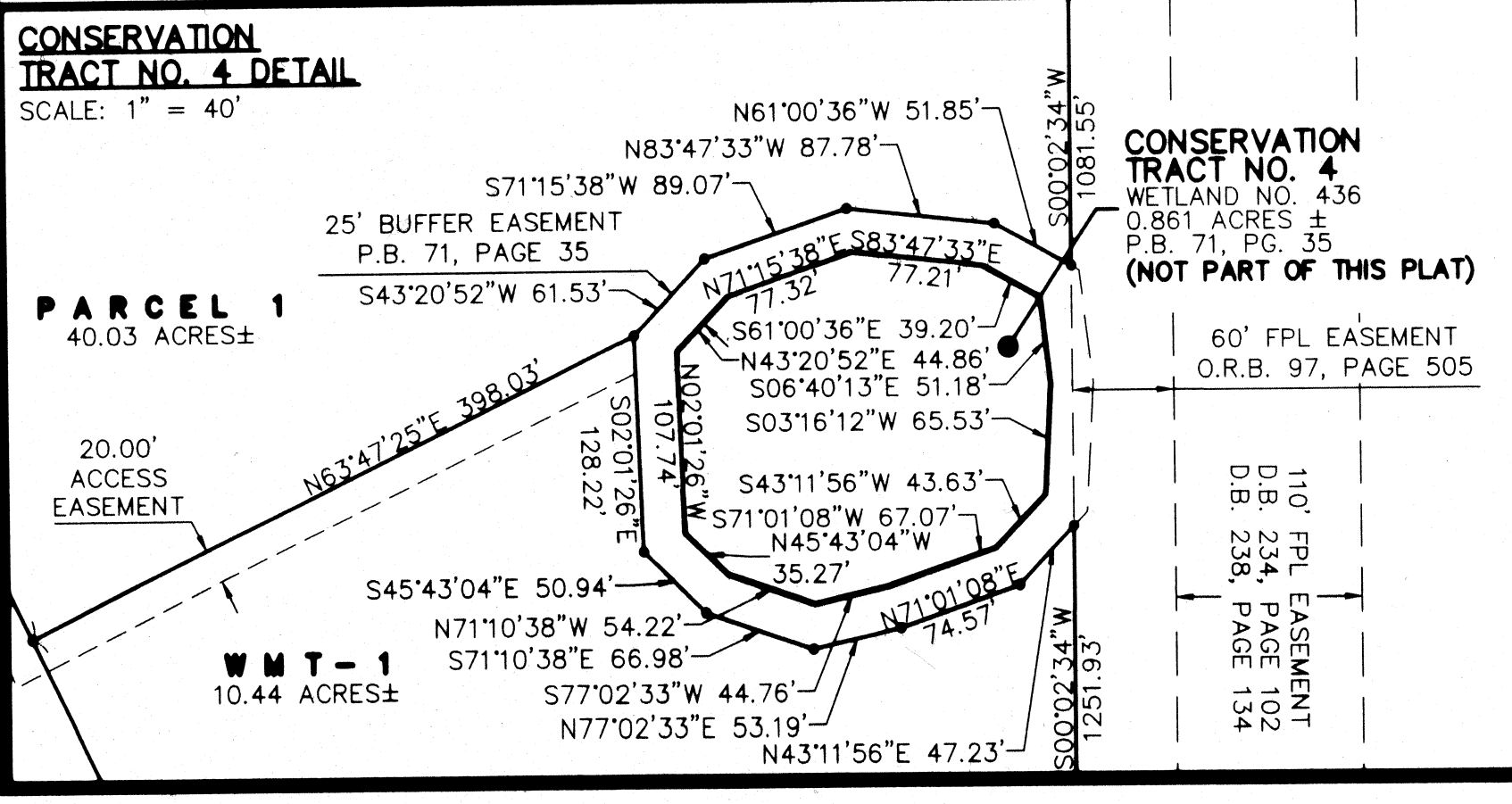
BEING A REPLAT OF TRACT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



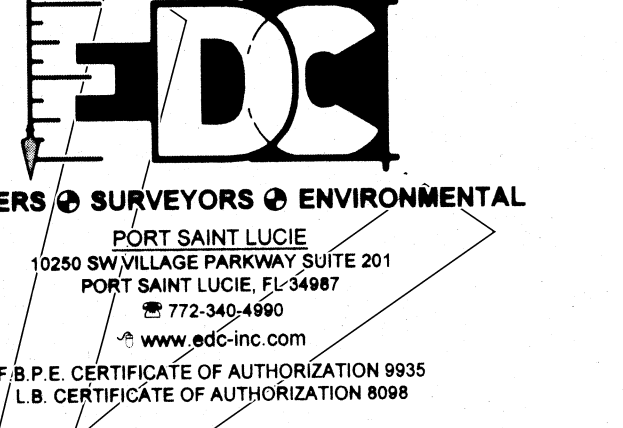
Line #	Direction	Length
L1	S68°51'37"W	66.36'
L2	S35°37'49"E	225.05'
L3	N30°11'31"W	147.58'
L4	N59°48'29"E	147.58'
L5	S30°11'31"E	147.58'
L6	S59°48'29"W	147.58'
L7	N25°57'22"W	147.74'
L8	S64°03'05"W	147.58'
L9	N63°47'25"E	100.00'
L11	N63°47'25"E	100.00'

Curve #	Length	Radius	Delta	Chord
C1	64.75'	90.00'	041°13'25"	N61°22'47"W 63.37'
C2	289.26'	1400.00'	011°50'17"	N41°34'43"W 288.74'

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



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5558



EDC PROJECT #21-370
CITY OF PORT ST. LUCIE
PROJECT NO. P21-263
PLUSD FILE NO. 1-0007
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