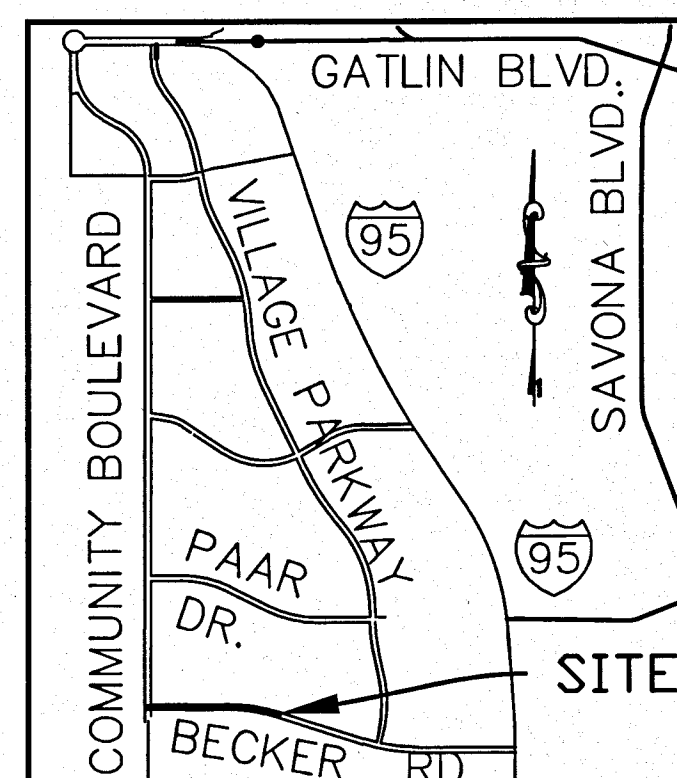


SOUTHERN GROVE PLAT NO. 44

PORTIONS OF SECTION 33 & 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF LAND KNOWN AS "BECKER ROAD", AS RECORDED IN EXHIBIT G OF OFFICIAL RECORDS BOOK 2899, PAGE 2933, TOGETHER WITH A PORTION OF LAND KNOWN AS "COMMUNITY BOULEVARD", AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, TOGETHER WITH A PORTION OF LAND KNOWN AS "COMMUNITY BOULEVARD", AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, TOGETHER WITH A PORTION OF LAND KNOWN AS "N/S "C (4)", AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 503, TOGETHER WITH A PORTION OF LAND KNOWN AS "E/W #5", AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 477, TOGETHER WITH A PORTION OF TRACT A1, KENLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 104, PAGE 16, TOGETHER WITH A PORTION OF TRACT C, BELTERRA, PHASE 1, PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGE 23, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A1 OF SAID KENLEY SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID TRACT A1, NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET TO THE PLACE AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE SOUTH 44°54'26" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A1; THENCE ALONG SAID SOUTH LINE SOUTH 89°54'26" EAST, A DISTANCE OF 2013.92 FEET TO A RADIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 5075.00 FEET AND WHOSE CHORD BEARS SOUTH 83°10'05" EAST, 1191.12 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1193.87 FEET THROUGH A CENTRAL ANGLE OF 13°28'43" TO THE NORTHWEST CORNER OF TRACT RW OF BECKER ROAD WEST, AS RECORDED IN PLAT BOOK 87, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID PLAT SOUTH 13°34'17" WEST, A DISTANCE OF 150.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT, SAID POINT ALSO BEING ON THE NORTH LINE OF TRACT B1 OF SAID BELTERRA PHASE 1, PLAT 1; THENCE ALONG THE NORTH LINE OF TRACTS B1 & C, ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4925.00 FEET AND WHOSE CHORD BEARS NORTH 83°10'05" WEST, 1155.92 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1158.59 FEET THROUGH A CENTRAL ANGLE OF 13°28'43"; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT C, NORTH 89°54'26" WEST, A DISTANCE OF 2013.92 FEET; THENCE SOUTH 45°05'34" WEST, A DISTANCE OF 49.50 FEET TO THE WEST LINE OF SAID TRACT C; THENCE NORTH 89°55'00" WEST, A DISTANCE OF 150.00 FEET TO THE SOUTHERLYMOST POINT OF E/W #5 AS SHOWN ON OFFICIAL RECORDS BOOK 3902, PAGE 477, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE ALONG SAID E/W #5 NORTH 44°54'44" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 00°05'55" EAST, A DISTANCE OF 150.00 FEET TO THE NORTH LIMITS OF SAID E/W #5; THENCE ALONG SAID E/W #5, NORTH 45°05'12" EAST, A DISTANCE OF 49.49 FEET TO THE NORTHERLYMOST POINT OF SAID E/W #5; THENCE SOUTH 89°55'00" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF THE WEST LINE OF TRACT A1 AND THE POINT OF BEGINNING.

CONTAINING 12.04 ACRES (524,472.12sq.ft.), MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS SOUTHERN GROVE PLAT NO. 44, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- 1) THE ROAD RIGHTS-OF-WAY, 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Mayor
THIS 14th DAY OF February, 2024. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION
BY: Shannon M. Martin
SHANNON M. MARTIN, MAYOR

WITNESS:
SIGNATURE [Signature]
PRINTED NAME Jessica Heinz
SIGNATURE [Signature]
PRINTED NAME DAISY RUIZ

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION BY Shannon M. Martin, Mayor OF Port St. Lucie ON BEHALF OF THE CORPORATION. SHE IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 14th DAY OF February, 2024.

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

PRINT NAME: Calliegh N. Nnamani

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT C, BELTERRA PHASE 1 PLAT 1 HAVING A BEARING OF NORTH 89°54'26" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-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, FLORIDA.
- 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, FLORIDA.
- 6) EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Christopher Staller, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 9th, 2024, AT 11:00 (P.M.)

- 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 44 IS VESTED IN THE NAME OF CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.

- 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE

- 3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.

- 4) ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.

- 5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS 29th DAY OF January, 2024.

BY: [Signature]
Christopher Staller
Nelson Mullins Riley & Scarborough

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 44 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED.

THIS 14th DAY OF February, 2024.

ATTEST:

[Signature]
SALLY WALSH, CMC
CITY CLERK

CITY OF PORT ST. LUCIE

[Signature]
SHANNON M. MARTIN, MAYOR

CLERK OF
THE COURT

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT SOUTHERN GROVE PLAT NO. 44 HAS BEEN EXAMINED, AND THAT IT COMPLEIES 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 122 PAGE(S) 25-26 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 16th DAY OF February, 2024.

[Signature]
MICHELLE MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT SOUTHERN GROVE PLAT NO. 44 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 26th DAY OF January, 2024.

[Signature]
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6199

PREPARED IN THE OFFICE OF:

CITY OF PORT ST. LUCIE
PROJECT No. P22-251/P23-072

PSLUSD PROJECT No. 5346B

CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA, 34981
CERTIFICATION No. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SHEET 1 OF 2

SOUTHERN GROVE PLAT NO. 44

PORTIONS OF SECTION 33 & 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 122
PAGE 26

