### **BELTERRA PHASE 2 PLAT**

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

REPLATTING TRACT C, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, & TRACT X-2, BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGE 7 THROUGH 13 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

#### LEGAL DESCRIPTION:

ALL OF TRACT C, ACCORDING TO BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

#### CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY. OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN, AS BELTERRA PHASE 2, BEING IN ST. LUCIE COUNTY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE PRIVATE ROAD RIGHTS OF WAY AS SHOWN HEREON (TRACT A), IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS OF WAY, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES AND 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 PRIVATE ROAD RIGHTS OF WAYS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SUCH EMERGENCY ACCESS EASEMENTS OVER TRACT A IN THE EVENT THAT THE AFORESAID ASSOCIATION DOES NOT DO SO. ALSO, AN EASEMENT OVER SAID PRIVATE ROAD RIGHTS OF WAY, AS SHOWN HEREON, IS RESERVED IN FAVOR OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS FOR EMERGENCY VEHICLES AND FOR ACCESS TO THE DRAINAGE SYSTEM.

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS, ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES.

THE STORMWATER MANAGEMENT TRACT SW-1, TRACT SW-3, TRACT SW-4, TRACT SW-5, AND TRACT SW-6, AS SHOWN HEREON IS DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AND BELTERRA HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF SURFACE WATER MANAGEMENT AND IS THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT. THE FLOWAGE EASEMENT IS GRANTED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, OVER THE SAID STORMWATER MANAGEMENT TRACT FOR DRAINAGE. 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.

THE UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO WATER AND WASTEWATER LINES, ELECTRICAL LINES, GAS LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED FACILITIES AND APPURTENANCES. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, THE UTILITY EASEMENTS SHALL ALSO BE USED 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. THE FOREGOING 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.

THE UTILITY EASEMENTS (U.E.) SAID EASEMENTS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, 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 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 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 BELTERRA HOMEOWNERS ASSOCIATION INC., 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, 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, THEREFORE. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

6) THE BUFFER TRACT B-3, TRACT B-4, TRACT B-5, TRACT B-6, TRACT OS-1, TRACT OS-2, TRACT OS-3, TRACT OS-4, AND TRACT OS-5, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, DRAINAGE, AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

7) LOTS 150-184, 192, 196, 206, 207, 213, 214, 232 - 254, 260 & 270, WILL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE COMMON LOT LINE, UNLESS OTHERWISE SPECIFIED, AND SHALL BE DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., IT SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

8) TRACT D IS HEREBY OWNED BY MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED MANAGER/MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

#### GRBK GHO BELTERRA, LLC

BY:	WITNESS:	
PRINTED NAME:	PRINTED NAME:	
TITLE:		
	WITNESS:	
	PRINTED NAME:	

#### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 

PHYSICAL PRESENCE OR 
ONLINE NOTARIZATION THIS 
DAY OF 
, 2023, BY WILLIAM HANDLER, AS MANAGER OF GRBK GHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

AS IDENTIFICATION.

	SEAL
NOTARY PUBLIC, STATE OF	
PRINT NAME:	
COMMISSION NO.:	MY COMMISSION EXPIRES:

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

# MATTAMY PALM BEACH, LLC BY: \_\_\_\_\_\_ WITNESS:\_\_\_\_ PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_ WITNESS:\_\_\_\_\_

#### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 
PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 
DAY OF 
, 2023, BY MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

AS IDENTIFICATION.

	SEAL
NOTARY PUBLIC, STATE OF	<u></u>
PRINT NAME:	<u> </u>
COMMISSION NO.:	MY COMMISSION EXPIRES:

#### **ACCEPTANCE OF DEDICATIONS**

STATE OF FLORIDA COUNTY OF ST. LUCIE

THE SOUTHERN GROVE 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 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 DEDICATION OF THE STORMWATER MANAGEMENT TRACT SW-3, TRACT SW-4, TRACT SW-5 & TRACT SW-6, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 1, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITY 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 IS 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. 1 ALSO ACCEPTS THE RIGHT TO USE THE DRAINAGE EASEMENTS SET FORTH UPON THE WITHIN PLAT BUT DOES NOT THEREBY ASSUME ANY MAINTENANCE RESPONSIBILITY OR OBLIGATION RESPECTING SUCH DRAINAGE EASEMENTS. DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

PRINTED NAME:CHAIRMAN	PRINTED NAME:SECRETARY

#### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE COUNTY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 

OF PHYSICAL PRESENCE OR 
ONLINE NOTARIZATION THIS 

OF ONLINE NOTARIZATION THIS 

OF ONLINE NOTARIZATION THIS 

OF ONLINE NOTARIZATION THIS 

OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, WHO EXECUTED THE SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 

AS IDENTIFICATION.

	SEAL
NOTARY PUBLIC, STATE OF	
PRINT NAME:	
COMMISSION NO.:	MY COMMISSION EXPIRES:

#### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF ST. LUCIE

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF LAND DESCRIBED AND PLATTED HEREIN AS TRACT D HEREBY ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR TRACT D, THE UTILITY EASEMENTS, ACCESS EASEMENTS AND THE DRAINAGE EASEMENTS AS SET FORTH UPON THE WITHIN PLAT.

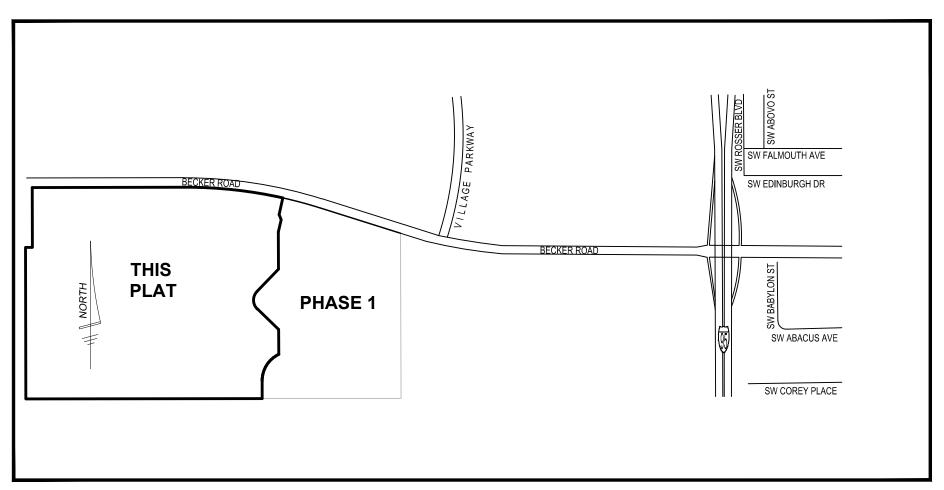
DATED THIS DAY OF	, 2023.	
	_	WITNESS:
PRINTED NAME:	_	PRINTED NAME:
TITLE:	_	WITNESS:
		PRINTED NAME:

PREPARED BY:
THOMAS J. BARRY
OF

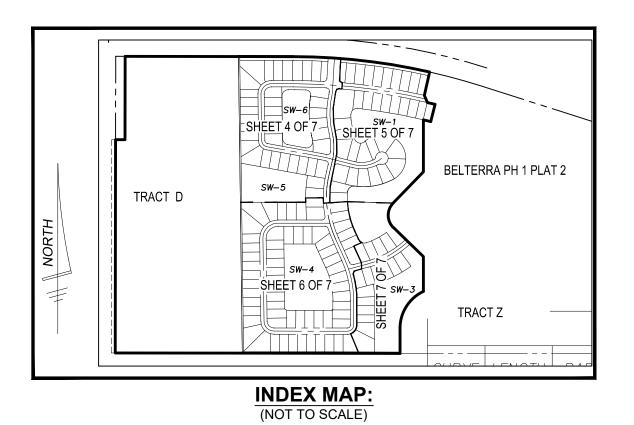
604 COURTLAND STREET SUITE 101 ORLANDO, FLORIDA, 32804 PHONE : (407) 960-5980 CERTIFICATE OF AUTHORIZATION # 2936

CARNAHAN PROCTOR & CROSS

JULY 2023



LOCATION MAP:
(NOT TO SCALE)



# FULL SCALE: 1"=60" HALF SCALE: 1"=120" 1 ADD TRACT D 07-25-23 No. Revision Date Appvd. Designed by Drawn by NMK Checked by ---CAD checked by RP Approved by ---Scale AS SHOWN Date 8/31/2023

**Belterra Phase 2** 

at Southern Grove

#### **CLERK'S CERTIFICATION**

STATE OF FLORIDA COUNTY OF ST. LUCIE

I, MICHELLE R.MILLER, CLERK OF 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 RECORDS IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_.

BY:
MICHELLE R.MILLER, CLERK OF THE CIRCUIT COL
ST. LUCIE COUNTY, FLORIDA

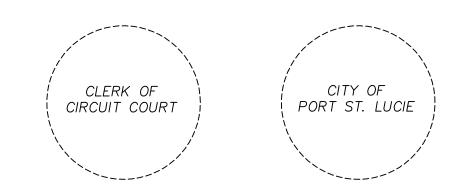
#### APPROVAL OF CITY COUNCIL

STATE OF FLORIDA COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF BELTERRA PHASE 2, 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, FLORIDA, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_.

CITY OF PORT ST. LUCIE	ATTEST:

SHANNON MARTIN, MAYOR	SALLY WALSH, CITY CLERK



	Prel	limir	ary	Plat
Drawing	Title			

Sh 1 of 7
Drawing Number

Troject Hamber

## **BELTERRA PHASE 2 PLAT**

PLAT BOOK

REPLATTING TRACT C, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, & TRACT X-2, BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGE 7 THROUGH 13 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

> PREPARED BY: THOMAS J. BARRY



CARNAHAI	N PROCTOR & CROS
604 COURTI	LAND STREET SUITE 101
ORLAND	OO, FLORIDA, 32804
PHONI	E: (407) 960-5980
CERTIFICATE O	F AUTHORIZATION # 293
ORLAND PHONI	DO, FLORIDA, 32804 E : (407) 960-5980

JULY 2023

<b>ACCEPTANCE</b>	OF DEDICATIONS	

STATE OF FLORIDA COUNTY OF ST. LUCIE

BELTERRA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR TRACT A, TRACT B-3, TRACT B-4, TRACT B-5, TRACT B-6, TRACT SW-1,TRACT SW-3, TRACT SW-4, TRACT SW-5, TRACT SW-6, TRACT OS-1, TRACT OS-2, TRACT OS-3, TRACT OS-4, AND TRACT OS-5, THE UTILITY EASEMENTS, ACCESS EASEMENTS AND THE DRAINAGE EASEMENTS AS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO BELTERRA HOMEOWNERS ASSOCIATION, INC.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

	WITNESS:
PRINTED NAME:	PRINTED NAME:
TITLE:	WITNESS:
	DDINTED NAME.

#### **ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF ST. LUCIE COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS \_\_\_\_\_, AS PRESIDENT OF BELTERRA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF \_\_\_\_\_

COMMISSION NO.:

MY COMMISSION EXPIRES:

#### MORTGAGE HOLDERS CONSENT

COUNTY OF \_

\_ OF JBGL BUILDER FINANCE LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THE COMPANY IS THE HOLDER OF A CERTAIN MORTGAGE AS DESCRIBED HEREON, ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

JBGL BUILDER FINANCE LLC.

DATED THIS DAY OF	, 2023.	
BY:	V	WITNESS:
PRINTED NAME:	F	PRINTED NAME:
TITLE:	V	WITNESS:
	F	PRINTED NAME:

#### **ACKNOWLEDGEMENT**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_, 2023, BY\_\_\_ OF JBGL BUILDER FINANCE LLC. , A TEXAS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

\_\_\_\_\_

NOTARY PUBLIC, STATE OF\_\_\_\_\_

PRINT NAME:\_\_\_\_\_

MY COMMISSION EXPIRES:\_ COMMISSION NO.:\_\_\_\_

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PORT ST. LUCIE

THE UNDERSIGNED, CHARLES W. EDGAR, III, ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT OF BELTERRA PHASE 1 PLAT 2, IS VESTED IN GRBK GHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE
- ENTITIES EXECUTING THE DEDICATION, EACH AS TO THEIR RESPECTIVE PORTIONS.

(2) THERE IS A MORTGAGE OF RECORD ENCUMBERING THE LAND DESCRIBED ON THE PLAT, IN FAVOR OF JBGL BUILDER FINANCE, LLC A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 1854 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,

(3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR \_\_\_\_\_

(4) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

(5) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

SIGNED:
PRINTED NAME:
FIRM:
FLORIDA BAR NO.

#### **SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE TRACT B, HAVING AN ASSUMED BEARING OF NORTH 89°54'26" WEST, AS RECORDED IN **SOUTHERN GROVE REPLAT NO. 30**, PLAT BOOK 87, PAGES 17 THROUGH 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.

2. 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 THE AUTHORITY BY ANY OTHER GRAPHIC OF DIGITAL FORM OF THE PLAT.

- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 5. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.
- 6. ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTION CURVE UNLESS OTHERWISE NOTED.

#### **CERTIFICATE OF SURVEYOR:**

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 (PCP.'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.

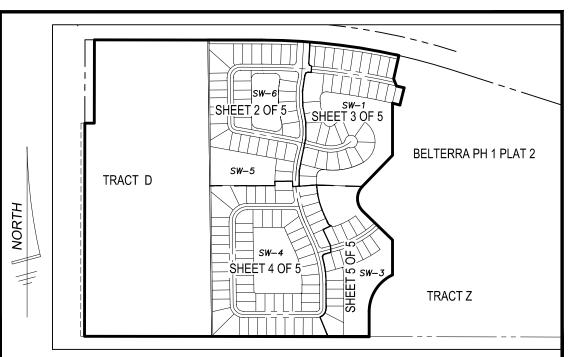
THIS \_\_\_\_\_\_, 2023.

FOR THE FIRM:

THOMAS J. BARRY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. PSM 4695 CPC, INC. LB # 2936 604 COURTLAND STREET SUITE 101 ORLANDO, FL 32804

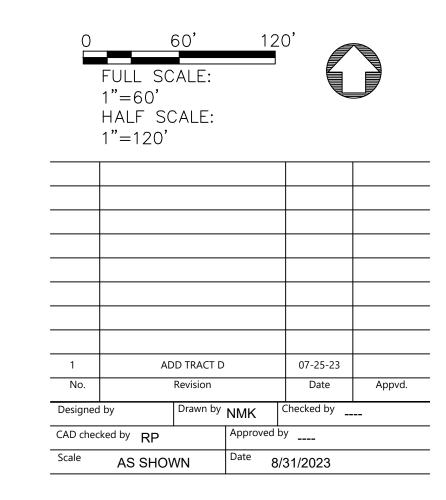
**LOCATION MAP:** 

(NOT TO SCALE)



**INDEX MAP:** (NOT TO SCALE)

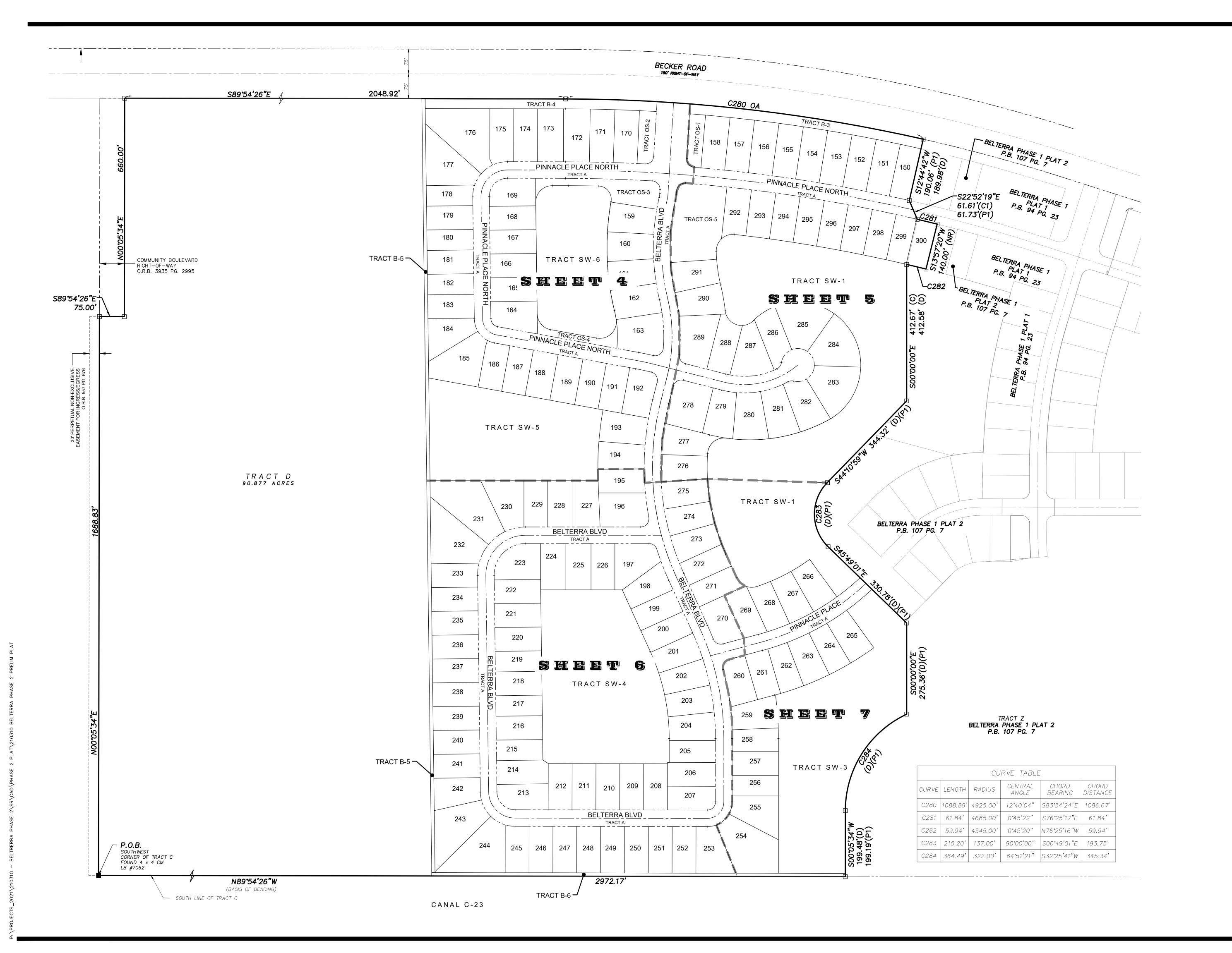
SURVEYOR



Belterra Phase 2 at Southern Grove

**Preliminary Plat** 

COPSL Project No.: P22-180 PSLUSD File No.: 5336C



PREPARED BY:
THOMAS J. BARRY



604 COURTLAND STREET SUITE 101
ORLANDO, FLORIDA, 32804
PHONE: (407) 960-5980
CERTIFICATE OF AUTHORIZATION # 2936

JULY 2023

0 120' 24

FULL SCALE: 1"=120'

HALF SCALE: 1"=60'

 1
 ADD TRACT D
 07-25-23

 No.
 Revision
 Date
 Appvd.

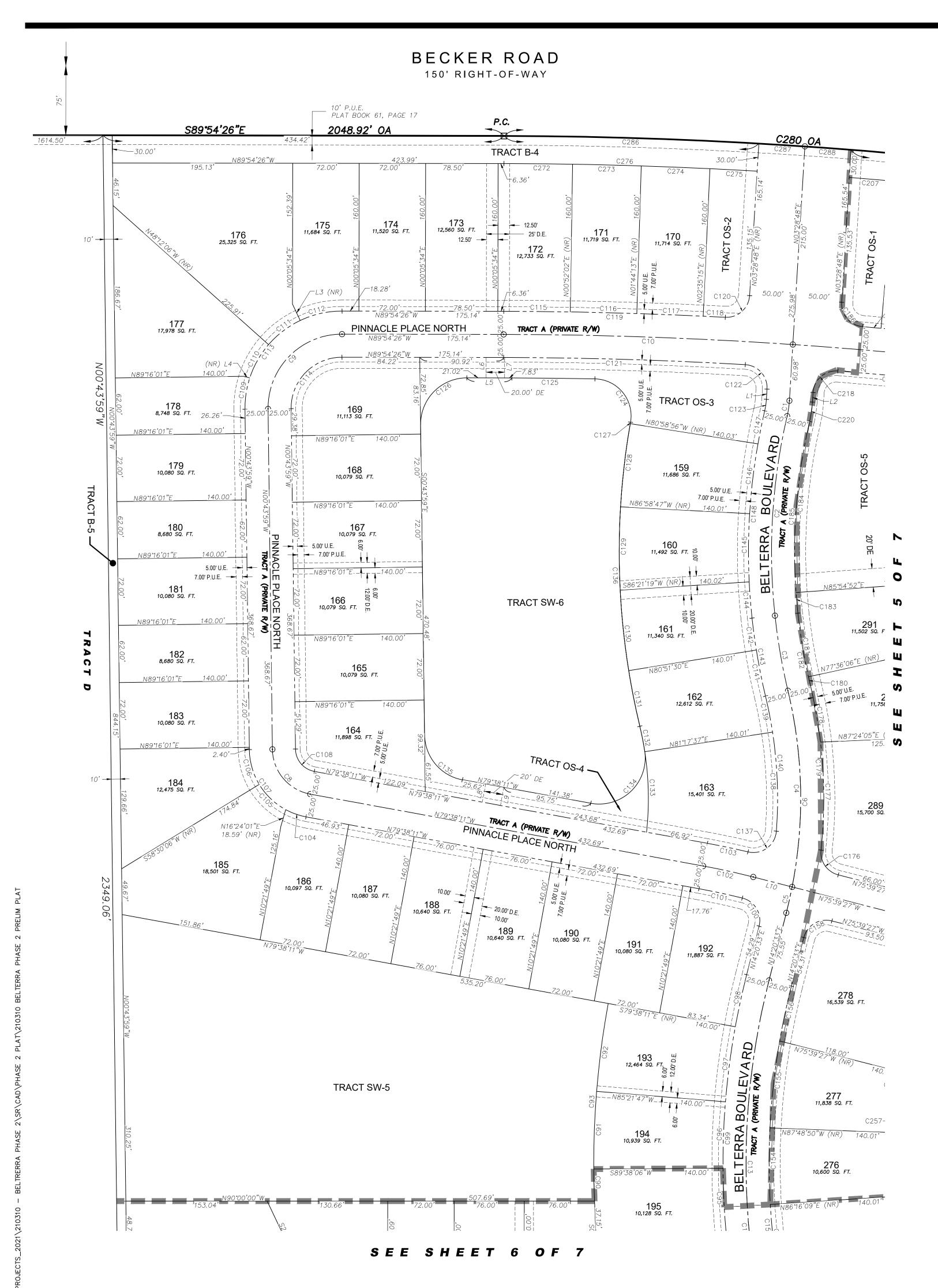
 Designed by
 Drawn by NMK
 Checked by --- CAD checked by RP
 Approved by --- Scale
 AS SHOWN
 Date
 8/31/2023

Belterra Phase 2 at Southern Grove

Preliminary Plat
Drawing Title

Sh 3 of 7

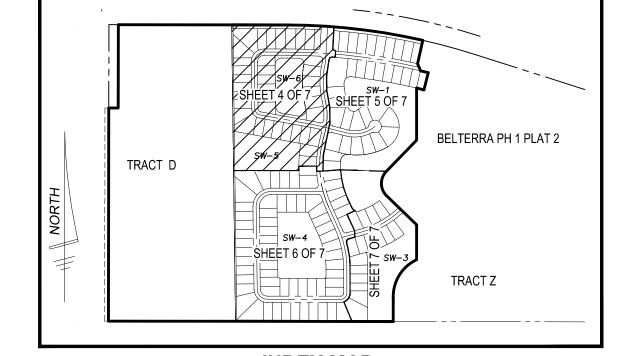
210310 Project Number



	CURVE TABLE						
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE		
C90	34.62'	965.00'	2°03'21"	S01°23'34"E	34.62'		
C91	84.24	965.00'	5°00'07"	S02°08'10"W	84.22'		
C92	96.03'	965.00'	5°42'05"	S07°29'16"W	95.99'		
C93	214.90'	965.00'	12°45'33"	S03°57'32"W	214.45		
C95	72.74	825.00'	5°03'06"	S02°53'27"E	72.72'		
C96	72.02'	825.00'	5°00'07"	S02°08'10"W	72.00'		
C97	139.75	825.00'	9°42'20"	S09°29'23"W	139.58'		
C98	139.75	825.00'	9°42'20"	S09°29'23"W	139.58'		
C99	358.55	825.00'	24°54'05"	S01°53'30"W	355.74		
C100	39.46	25.00'	90°25'57"	N30°52'26"W	35.49'		
C101	47.97'	775.00'	3°32'47"	N77°51'47"W	47.96'		
C103	45.07	825.00'	3°07'48"	N78°04'17"W	45.06		
C104	23.50'	75.00'	17°57'03"	S70°39'39"E	23.40'		
C105	40.14	75.00'	30°40'04"	S46°21'05"E	39.67'		
C106	39.64	75.00'	30°17'04"	S15°52'31"E	39.18'		
C107	103.28	75.00'	78°54'12"	S40°11'05"E	95.31'		
C108	34.43'	25.00'	78°54'12"	S40°11'05"E	31.77'		
C109	34.33'	105.00'	18°43'52"	S08°37'57"W	34.17'		
C110	41.89'	105.00'	22°51'27"	S29°25'36"W	41.61		
C111	43.34'	105.00'	23°38'58"	S52°40'49"W	43.03'		
C112	46.89	105.00'	25°35'16"	S77°17'56"W	46.50'		
C113	166.45	105.00'	90°49'33"	S44°40'48"W	149.56		
C114	87.19	55.00'	90°49'33"	S44°40'48"W	78.34'		
C115	72.14	4735.00'	0°52'22"	N89°28'15"W	72.14'		
C116	72.03'	4735.00'	0°52'18"	N88°35'54"W	72.03'		
C117	72.03'	4735.00'	0°52'18"	N87°43'37"W	72.03'		
C118	23.99'	4735.00'	0°17'25"	N87°08'46"W	23.99'		
C119	240.18'	4735.00'	2°54'23"	N88°27'14"W	240.16'		
C120	39.06'	25.00'	89°31'09"	N48°14'22"E	35.21'		
C121	261.94'	4685.00'	3°12'12"	N88°18'20"W	261.90'		
C122	39.35'	25.00'	90°11'01"	N41°36'43"W	35.41'		
C123	12.68'	75.00'	9°41'10"	N08°19'23"E	12.66'		
C124	68.94	40.00'	98°44'42"	N39°23'47"W	60.72'		
C125	89.97'	4444.73'	1°09'35"	N89°20'56"W	89.97'		
C126	79.26'	50.00'	90°49'33"	S44°40'47"W	71.22'		
C127	1.57'	810.00'	0°06'39"	S09°55'15"W	1.57'		
C128	90.79'	810.00'	6°25'20"	S06°39'15"W	90.74'		
C129	90.23'	810.00'	6°22'56"	S00°15'08"W	90.18'		
C130	87.71'	810.00'	6°12'15"	S06°02'28"E	87.67'		
C131	61.53'	810.00'	4°21'09"	S11°19'10"E	61.52'		
C132	28.02'	335.00'	4°47'34"	N11°05'57"W	28.01'		
C133	87.47' 95.35'	335.00' 50.00'	14°57'38" 109°15'33"	N01°13'21"W N45°44'03"E	87.22' 81.54'		
C134	95.35 68.86'	50.00	78°54'12"	N45 44 03 E S40°11'05"E	63.54		
C136	331.82	810.00	23°28'18"	S01°45'35"E	329.51		
C137	43.29	25.00	99°13'10"	N53°53'02"E	38.08		
C138	107.61	475.00°	12°58'51"	N02°12'58"W	107.38		
C139	39.70	475.00	4°47'21"	N11°06'04"W	39.69		
C140	147.32	475.00	17°46'12"	N04°36'39"W			
C141	50.91	670.00	4°21'14"	S11°19'07"E	50.90		
	00.31	0,0.00	12117	0,1,10 U/ L			

		CENTERLI	NE CURVE	TABLE	
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	16.91	100.00'	9°41'10"	N08°19'23"E	16.89'
C2	217.51'	645.00'	19°19'17"	S03°30'19"W	216.48'
C3	82.63	645.00'	7°20'25"	S09°49'32"E	82.58'
C4	214.15	500.00'	24°32'25"	N01°13'32"W	212.52'
C5	28.78	500.00'	3°17'51"	N12°41'36"E	28.77'
C6	242.93'	500.00'	27°50'16"	N00°25'24"E	240.55
C8	68.86	50.00'	78°54'12"	S40°11'05"E	63.54
C9	126.82	80.00'	90°49'33"	S44°40'48"W	113.95'
C10	313.50'	4710.00	3°48'49"	N88°00'01"W	313.44'
C13	408.36	800.00'	29°14'47"	S00°16'51"E	403.94
C102	55.55	800.00'	3°58'43"	N77°38'49"W	55.54'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C142	34.92'	670.00'	2°59'11"	S07°38'55"E	34.92'
C143	85.83	670.00'	7°20'25"	S09°49'32"E	85.78'
C144	39.36	670.00'	3°21'57"	S04°28'21"E	39.35'
C145	73.94	670.00'	6°19'23"	S00°22'19"W	73.90'
C146	76.14	670.00'	6°30'39"	S06°47'19"W	76.09
C147	36.51	670.00'	3°07'19"	S11°36'18"W	36.50'
C148	225.94	670.00'	19°19'17"	S03°30'19"W	224.87
C154	82.94	775.00'	6°07'54"	S00°13'25"E	82.90'
C155	94.81	775.00'	7°00'33"	S06°20'48"W	94.75
C156	60.75	775.00'	4°29'28"	S12°05'49"W	60.73'
C158	39.27	25.00'	90°00'00"	S59°20'33"W	35.36
C176	35.68'	25.00'	81°46'00"	S34°46'27"E	32.73'
C177	117.17	525.00'	12°47'14"	N00°17'04"W	116.93'
C178	62.47	525.00'	6°49'03"	N10°05'13"W	62.43'
C179	179.64	525.00'	19°36'17"	N03°41'36"W	178.76
C180	9.51	620.00'	0°52'45"	S13°03'22"E	9.51
C181	69.92'	620.00'	6°27'40"	S09°23'10"E	69.88
C182	79.43'	620.00'	7°20'25"	S09°49'32"E	79.38'
C183	22.40'	620.00'	2°04'11"	S05°07'14"E	22.40'
C184	186.68	620.00'	17°15'06"	S04°32'25"W	185.98'
C185	209.08	620.00'	19°19'17"	S03°30'19"W	208.09
C186	38.69	25.00'	88°40'30"	S40°51'27"E	34.94'
C207	48.76	4895.00'	0°34'15"	N85°14'21"W	48.76'
C218	39.73'	25.00'	91°02'45"	S49°00'10"W	35.68'
C220	21.13'	125.00'	9°41'10"	N08°19'23"E	21.11'
C272	74.30'	4895.00'	0°52'11"	N89°28'20"W	74.30'
C273	74.46	4895.00'	0°52'18"	N88°36'06"W	74.46
C274	74.40'	4895.00'	0°52'15"	N87°43'50"W	74.40'
C275	51.27'	4895.00'	0°36'00"	N86°59'42"W	51.27'
C276	274.43	4895.00'	3°12'44"	N88°18'04"W	274.40'
C280	1088.89	4925.00'	12°40'04"	S83°34'24"E	1086.67
C286	276.19	4925.00'	3°12'47"	N88°18'02"W	276.16
C287	50.00'	4925.00'	0°34'54"	N86°24'12"W	50.00'
C288	50.00	4925.00	0°34'54"	N85°49'18"W	50.00'



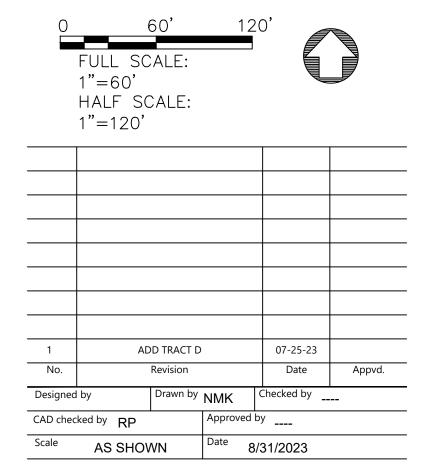
**INDEX MAP:** (NOT TO SCALE)

> PREPARED BY: THOMAS J. BARRY



604 COURTLAND STREET SUITE 101 ORLANDO, FLORIDA, 32804 PHONE: (407) 960-5980 CERTIFICATE OF AUTHORIZATION # 2936

JULY 2023



#### Belterra Phase 2 at Southern Grove

Preliminary Plat
Drawing Title

**ABBREVIATIONS:** 

D.B. F.P.L. FND.

P.L.B.

SLCR

U.E.

CENTERLINE TABLE

LINE BEARING LENGTH

L10 N75°39'27"W 43.51'

= ARC LENGTH = DELTA = CONCRETE MONUMENT C.M. D.E.

= DRAINAGE EASEMENT = DEED BOOK = FLORIDA POWER & LIGHT

= FOUND = FOUND
= IRON ROD
= MEASURED
= NAIL & DISC
= NORTH AMERICAN VERTICAL DATUM

= NOT TO SCALE = OFFICIAL RECORDS BOOK = PLAT BOOK = POINT ON CURVATURE

= PAGE (S) = PROFESSIONAL LICENSED SURVEYOR = POINT OF BEGINNING = PERMANENT REFERENCE MONUMENT = PUBLIC UTILITY EASEMENT

= PERMANENT CONTROL POINT

= NOT RADIAL = RADIAL BEARING = RIGHT-OF-WAY = SQUARE FEET

= ST. LUCIE COUNTY RECORDS = UTILITY EASEMENT = BELTERRA PHASE 1 PLAT 2

PLAT BOOK 107, PAGE 7

**LEGEND** 

⊙ SET PCP LB#2936

SET 4"x4" CONCRETE
MONUMENT LABELED AS NOTED

SET 5/8" IRON ROD WITH CAP "PRM LB 2936"

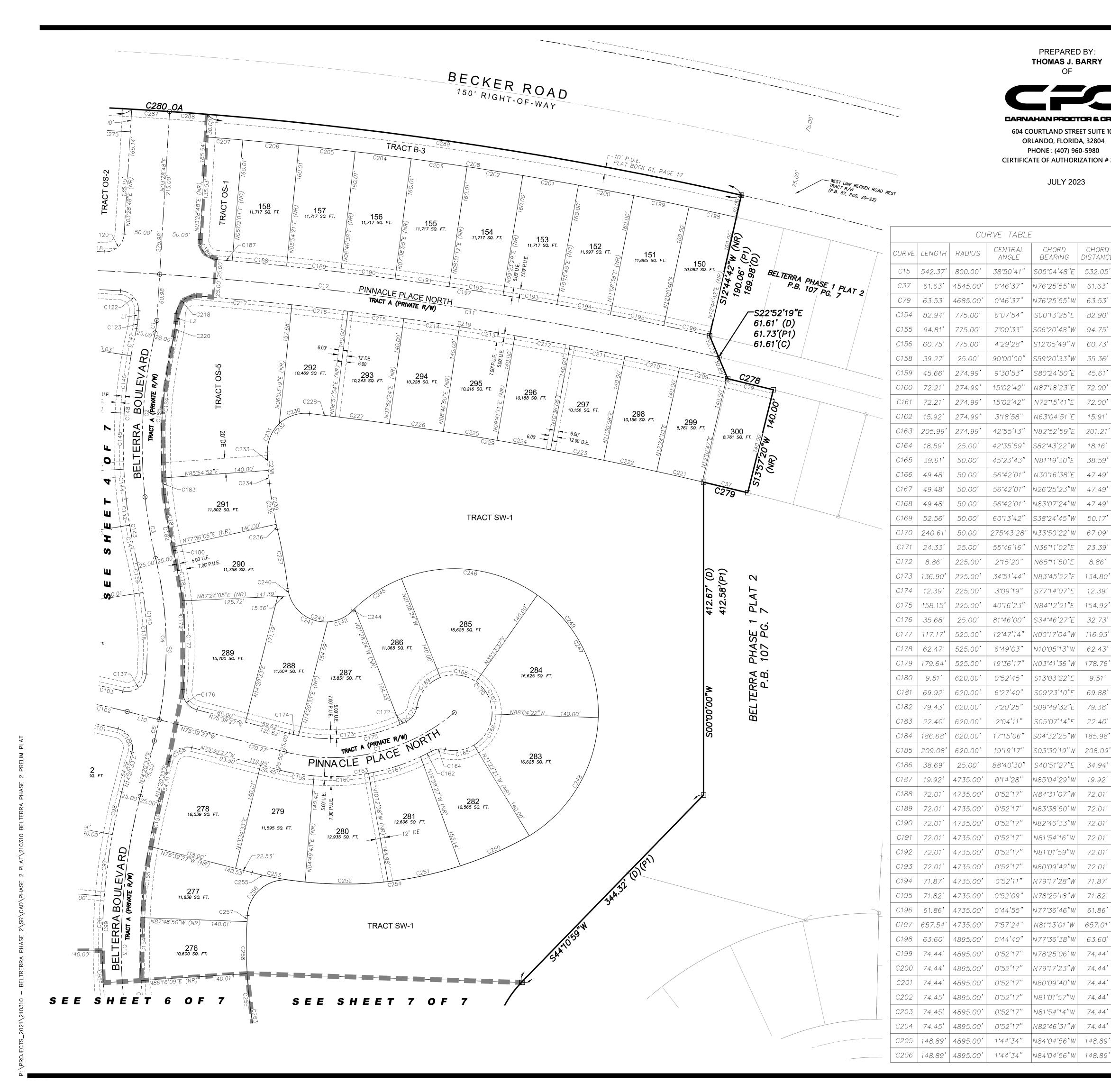
© CENTERLINE

Project Title

210310 Project Number

**Sh 4 of 7** 

COPSL Project No.: P22—180 PSLUSD File No.: 5336C



THOMAS J. BARRY CARNAHAN PROCTOR & CROS

PREPARED BY:

**604 COURTLAND STREET SUITE 101** 

JULY 2023

CHORD

BEARING

38°50'41" | S05°04'48"E | 532.05'

0°46'37" |N76°25'55"W| 63.53'

6°07'54" |S00°13'25"E| 82.90'

7°00'33" |S06°20'48"W | 94.75'

4°29'28" |S12°05'49"W | 60.73'

90°00'00" |S59°20'33"W| 35.36'

9°30′53" | S80°24′50"E | 45.61′

15°02'42" |N87°18'23"E| 72.00'

15°02'42" | N72°15'41"E | 72.00'

3°18'58" |N63°04'51"E| 15.91'

42°55'13" | N82°52'59"E | 201.21'

42°35'59" |S82°43'22"W| 18.16'

45°23'43" | N81°19'30"E | 38.59'

56°42'01" | N30°16'38"E | 47.49'

56°42'01" |N26°25'23"W| 47.49'

56°42'01" |N83°07'24"W| 47.49'

60°13'42" |S38°24'45"W| 50.17'

| 275°43'28" |N33°50'22"W| 67.09'

55°46'16" | N36°11'02"E | 23.39'

3°09'19" | S77°14'07"E | 12.39'

6°49'03" |N10°05'13"W | 62.43'

19°36'17" |N03°41'36"W | 178.76'

0°52'45" | S13°03'22"E | 9.51'

6°27'40" | S09°23'10"E | 69.88'

7°20'25" | S09°49'32"E | 79.38'

2°04'11" | S05°07'14"E | 22.40'

17°15'06" |S04°32'25"W| 185.98'

19°19'17" |S03°30'19"W| 208.09'

88°40'30" | S40°51'27"E | 34.94'

0°14'28" |N85°04'29"W| 19.92'

0°52'17" | N84°31'07"W | 72.01'

0°52'17" | N83°38'50"W | 72.01'

0°52'17" | N82°46'33"W | 72.01

0°52′17" | N81°54′16"W | 72.01′

0°52'17" |N81°01'59"W | 72.01'

0°52'17" |N80°09'42"W | 72.01'

0°52'11" |N79°17'28"W | 71.87'

0°44'55" |N77°36'46"W| 61.86'

7°57'24" | N81°13'01"W | 657.01'

0°44'40" | N77°36'38"W | 63.60'

0°52'17" |N78°25'06"W | 74.44'

0°52'17" |N79°17'23"W| 74.44'

0°52'17" |N80°09'40"W| 74.44'

0°52'17" | N81°01'57"W | 74.44'

0°52'17" | N81°54'14"W | 74.44'

0°52'17" | N82°46'31"W | 74.44'

1°44'34" |N84°04'56"W| 148.89'

DISTANCE

ANGLE

FULL SCALE: 1"=60' HALF SCALE: ORLANDO, FLORIDA, 32804 1"=120' PHONE: (407) 960-5980 **CERTIFICATE OF AUTHORIZATION # 2936** 

CURVE | LENGTH | RADIUS

C213 | 74.08' | 4685.00' | 0°54'21"

C223 71.44'

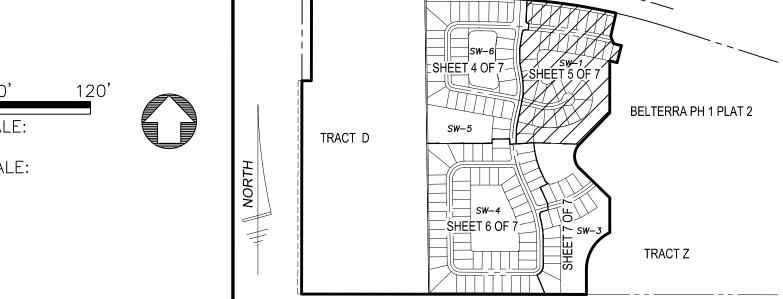
C235 54.66'

C236 6.83'

C237 79.09'

C238 41.61'

C258 | 68.48'



CHORD

BEARING

N80°45'18"W 74.08'

ANGLE

C207 | 48.76' | 4895.00' | 0°34'15" | N85°14'21"W | 48.76'

C208 | 707.84' | 4895.00' | 8°17'07" | N81°22'54"W | 707.23'

C209 | 63.53' | 4685.00' | 0°46'37" | N77°12'32"W | 63.53'

C210 | 73.64' | 4685.00' | 0°54'02" | N78°02'51"W | 73.64'

C211 | 73.64' | 4685.00' | 0°54'02" |N78°56'53"W| 73.64'

C212 | 73.89' | 4685.00' | 0°54'13" | N79°51'01"W | 73.89'

C214 | 74.17' | 4685.00' | 0°54'25" | N81°39'42"W | 74.17'

C215 | 74.28' | 4685.00' | 0°54'30" | N82°34'09"W | 74.28'

C216 | 74.41' | 4685.00' | 0°54'36" | N83°28'42"W | 74.40'

C217 | 125.99' | 4685.00' | 1°32'27" | N84°42'14"W | 125.99'

C218 | 39.73' | 25.00' | 91°02'45" | S49°00'10"W | 35.68'

C219 | 709.31' | 4685.00' | 8°40'29" | N81°08'13"W | 708.63'

C220 | 21.13' | 125.00' | 9°41'10" | N08°19'23"E | 21.11'

C221 | 61.63' | 4545.00' | 0°46'37" | N77°12'32"W | 61.63'

C222 | 71.44' | 4545.00' | 0°54'02" | N78°02'51"W | 71.44'

C224 | 71.65' | 4545.00' | 0°54'12" | N79°51'00"W | 71.65'

C225 | 71.86' | 4545.00' | 0°54'21" | N80°45'17"W | 71.86'

C226 | 71.95' | 4545.00' | 0°54'25" | N81°39'40"W | 71.95'

C227 | 72.06' | 4545.00' | 0°54'30" | N82°34'08"W | 72.06'

C228 | 33.74' | 4545.00' | 0°25'31" | N83°14'09"W | 33.74'

C233 | 24.27' | 480.00' | 2°53'48" | S02°38'14"E | 24.26'

C239 | 61.49' | 480.00' | 7°20'25" | S09°49'32"E | 61.45'

480.00' 0°48'55"

| 4545.00' | 0°54'02" | N78°56'53"W | 71.44'

50.00' | 49°58'34" | S71°33'49"W | 42.24'

50.00' | 47°45'52" | S22°41'36"W | 40.49'

50.00' | 97°44'26" | S47°40'53"W | 75.32'

480.00' | 6°31'30" | S09°25'04"E | 54.63'

665.00' | 6°48'51" | N10°05'19"W | 79.04'

480.00' | 4°57'59" | S03°40'20"E | 41.59'

50.00' | 11°39'10" | S12°30'29"E | 10.15'

50.00' | 74°41'42" | S55°40'55"E | 60.66'

50.00' | 41°57'03" | N65°59'42"E | 35.80'

50.00' | 116°38'46" | S76°39'27"E | 85.10'

190.00' | 22°16'07" |S57°23'33"W| 73.38'

190.00' | 56°42'01" | N83°07'24"W | 180.45'

50.00' | 94°26'15" | S50°58'08"W | 73.40'

|S00°06'10"E| 68.45'

635.00' | 0°45'48" | S03°22'07"W |

190.00' | 1°14'19" | S45°38'20"W

C247 | 188.03' | 190.00' | 56°42'01" | N26°25'23"W | 180.45'

C248 | 188.03' | 190.00' | 56°42'01" | N30°16'38"E | 180.45'

C249 | 642.03' | 190.00' | 193°36'28" | N38°10'35"W | 377.32'

C250 | 99.39' | 497.63' | 11°26'35" | N66°24'01"E | 99.22'

C251 | 97.55' | 497.63' | 11°13'56" | N77°44'16"E | 97.40'

C253 | 70.96' | 497.63' | 8°10'14" | S79°55'58"E | 70.90'

C254 | 377.58' | 497.63' | 43°28'26" | N82°24'56"E | 368.59'

C255 | 51.80' | 497.63' | 5°57'52" | S78°49'47"E | 51.78'

C259 | 68.55' | 635.00' | 6"11'05" | S06"17'05"E | 68.51'

C263 | 313.12' | 635.00' | 28°15'09" | S10°22'34"E | 309.96'

C278 | 61.84' | 4685.00' | 0°45'22" | N76°25'17"W | 61.84'

635.00' 6°10'45"

| S05°07'14"E | 17.34'

6.83'

S13°05'17"E

#### **INDEX MAP:** (NOT TO SCALE)

CHORD CHORD CURVE | LENGTH | RADIUS BEARING DISTANCE **C279** | 59.94' | 4545.00' | 0°45'20" |N76°25'16"W| 59.94' C287 | 50.00' | 4925.00' 0°34'54" |N86°24'12"W| 50.00' C288 | 50.00' | 4925.00' | 0°34'54" | N85°49'18"W | 50.00' C289 | 712.69' | 4925.00' | 8°17'28" | N81°23'06"W | 712.07'

	CENTERLINE CURVE TABLE							
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE			
C1	16.91	100.00'	9°41'10"	N08°19'23"E	16.89'			
C2	217.51	645.00'	19°19'17"	S03°30'19"W	216.48'			
C3	82.63'	645.00'	7°20'25"	S09°49'32"E	82.58'			
C4	214.15	500.00'	24°32'25"	N01°13'32"W	212.52'			
C5	28.78'	500.00'	3°17'51"	N12°41'36"E	28.77'			
C6	242.93'	500.00'	27°50'16"	N00°25'24"E	240.55			
C7	238.39'	250.00'	54°38'04"	N77°01'31"E	229.46'			
C11	746.70	4710.00'	9°05'00"	N81°33'07"W	745.92'			
C12	1060.20'	4710.00'	12°53'49"	N83°27'31"W	1057.96'			
C13	408.36	800.00'	29°14'47"	S00°16'51"E	403.94			
C102	55.55	800.00'	3°58'43"	N77°38'49"W	55.54'			

CENTERLINE TABLE LINE BEARING LENGTH

L10 N75°39'27"W 43.51'

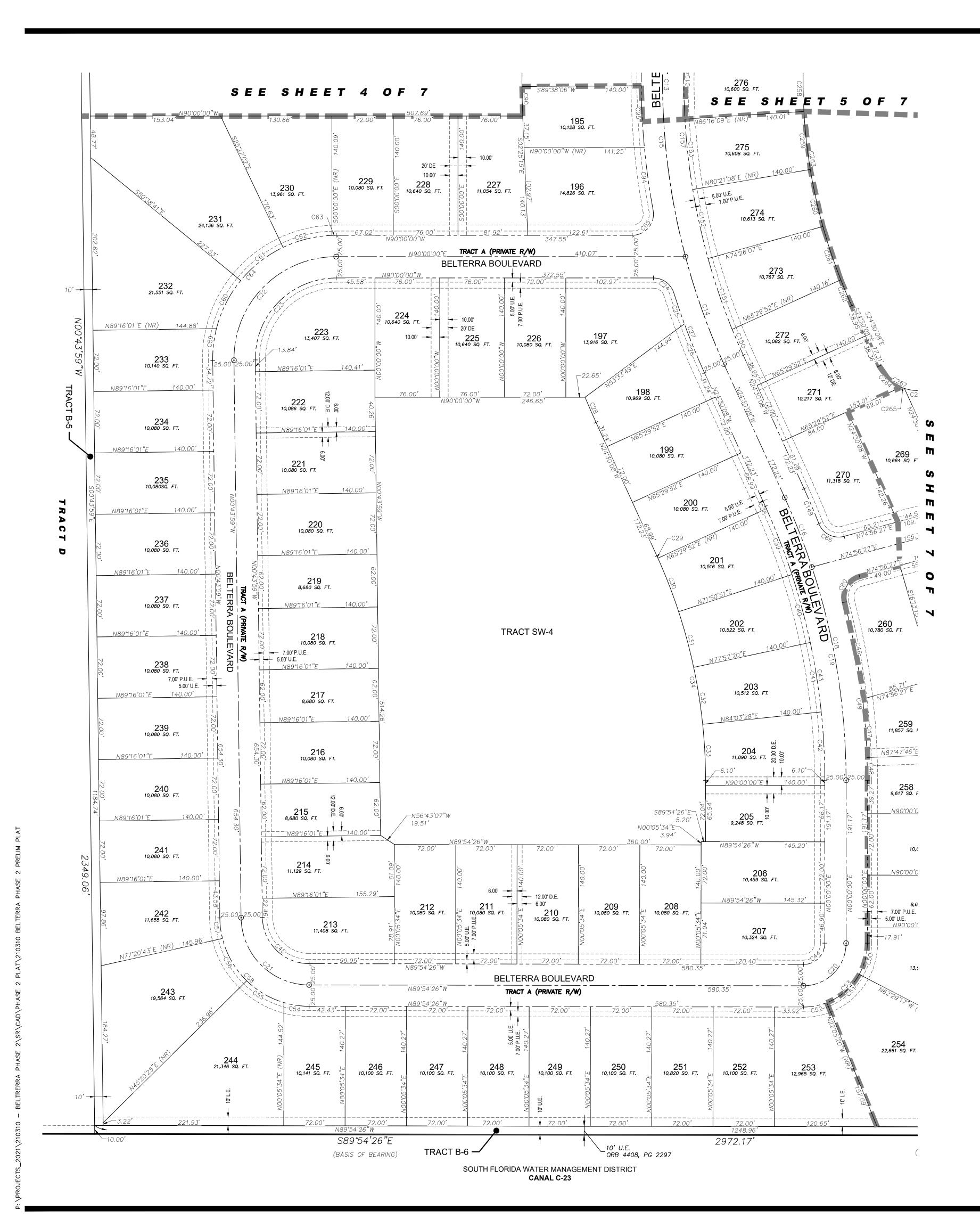
1	AD	DD TRACT D		07-25-23	
No.		Revision		Date	Appvd.
Designed	by	Drawn by	NMK	Checked by	
CAD chec	ked by RP		Approved	by	
Scale	AS SHOV	ΝN	Date 8	/31/2023	

#### Belterra Phase 2 at Southern Grove

Preliminary Plat

**Sh 5 of 7** 

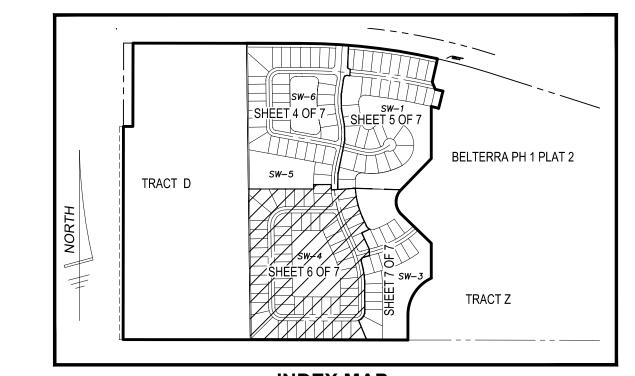
COPSL Project No.: P22-180 PSLUSD File No.: 5336C



PREPARED BY: **THOMAS J. BARRY** 

604 COURTLAND STREET SUITE 101 ORLANDO, FLORIDA, 32804 PHONE: (407) 960-5980 **CERTIFICATE OF AUTHORIZATION # 2936** 

JULY 2023

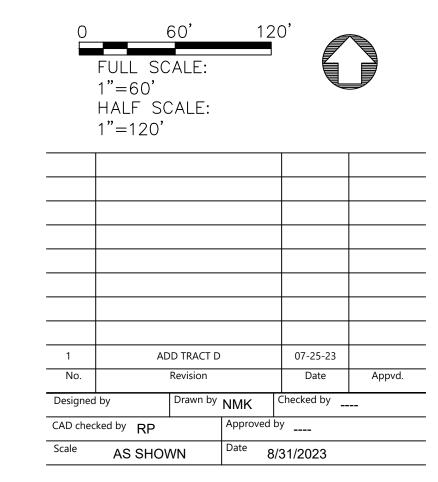


INDEX MAP: (NOT TO SCALE)

	1		irve table	-	
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C23	150.44	95.00'	90°43'59"	S44°38'01"W	135.21
C24	31.63'	25.00'	72°29'19"	N53°45'20"W	29.56
C25	38.51	825.00'	2°40'28"	S18°50'54"E	38.50'
C26	62.16	825.00'	4°19'00"	S22°20'38"E	62.14'
C27	100.66	825.00'	6°59'28"	S21°00'24"E	100.60'
C28	32.13'	965.00'	1°54'28"	S23°32'54"E	32.13'
C29	3.01'	635.00'	0°16'19"	N24°21'59"W	3.01'
C30	67.36	635.00'	6°04'40"	N21°11'29"W	67.33'
C31	67.70'	635.00'	6°06'30"	N15°05'55"W	67.66
C32	67.63'	635.00'	6°06'08"	N08°59'36"W	67.60'
C33	65.86	635.00'	5°56'32"	N02°58'16"W	65.83'
C34	271.55	635.00'	24°30'08"	N12°15'04"W	269.49
C38	3.01'	775.00'	0°13'22"	N24°23'27"W	3.01'
C39	82.06	775.00'	6°04'01"	N21°14'46"W	82.03'
C40	82.62	775.00'	6°06'30"	N15°05'55"W	82.58'
C41	82.54	775.00'	6°06'08"	N08°59'36"W	82.50'
C42	80.38	775.00'	5°56'32"	N02°58'16"W	80.34
C43	246.35	775.00'	18°12'45"	N09°06'23"W	245.31
C44	39.31	25.00'	90°05'34"	N45°02'47"E	<i>35.38</i> '
C45	85.60'	55.00'	89°10'27"	S45°19'13"E	77.22'
C46	115.60'	825.00	8°01'43"	N10°39'27"W	115.51
C52	28.07	75.00'	21°26'50"	N79°22'09"E	27.91'
C54	29.97	105.00'	16°21'18"	S81°43'47"E	29.87'
C55	51.11	105.00'	27°53'16"	S59°36'30"E	50.60'
C56	57.99	105.00'	31°38'41"	S29°50'32"E	57.26'
C57	24.35	105.00	13°17'12"	S07°22'35"E	24.29'
C58	163.42	105.00'	89°10'27"	S45°19'13"E	147.42'
C59	37.70	 145.00'	14°53'52"	S06°42'57"W	
C60	63.75	 145.00'	25°11'26"	S26°45'36"W	63.24°
C61	63.76	145.00°	25°11'39"	S51°57'08"W	63.25'
 C62	59.43	145.00°	23°28'57"	S76°17'26"W	59.01°
C63	4.98'	145.00°	1°58'05"	S89°00'57"W	4.98'
C64	229.62	145.00'	90°43'59"	S44°38'00"W	206.37
C65	43.88	25.00'	100°33'32"	N39°43'14"E	38.46
C66	36.49	25.00'	83°38'00"	S63°14'32"E	33.34
C80	39.10'	25.00'	89°36'46"	S30°08'04"W	
C90	34.62'	965.00'	2°03'21"	S01°23'34"E	34.62'
C94	74.04	825.00'	5°08'32"	S07°59'16"E	74.02'
C95	72.74	825.00°	5°03'06"	S02°53'27"E	72.72'
C149	44.59	825.00'	3°05'48"	N22°57'14"W	44.58'
C150	33.06	775.00'	2°26'39"	S23°16'49"E	33.06
C151	87.83	775.00'	6°29'36"	S18°48'42"E	87.79
C152	83.04	775.00'	6°08'20"	S12°29'43"E	83.00'
C153	83.00'	775.00'	6°08'11"	S06°21'28"E	82.96
C157	525.43	775.00'	38°50'41"	S05°04'48"E	515.42'
C259	68.55	635.00'	6°11'05"	S06°17'05"E	68.51
C260	68.58	635.00'	6°11'16"	S12°28'15"E	68.54
C200			Ι		
C261	65.99 <sup>°</sup>	635.00'	5°57′15″	S18°32'31"E	65.96'

| C263 | 313.12' | 635.00' | 28°15'09" | S10°22'34"E | 309.96'

CENTERLINE CURVE TABLE							
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE		
C13	408.36	800.00'	29°14'47"	S00°16'51"E	403.94		
C14	134.02'	800.00'	9°35'54"	S19°42'11"E	133.86'		
C15	542.37	800.00'	38°50'41"	S05°04'48"E	532.05'		
C16	87.57	800.00'	6°16'19"	N21°21'58"W	87.53'		
C18	254.54	800.00'	18°13'49"	N09°06'54"W	253.47'		
C19	342.12'	800.00'	24°30'08"	N12°15'04"W	339.52'		
C20	78.62'	50.00'	90°05'34"	N45°02'47"E	70.77'		
C21	124.51	80.00'	89°10'27"	S45°19'13"E	112.32'		
C22	190.03'	120.00'	90°43'59"	S44°38'00"W	170.79'		



# Belterra Phase 2

<b>ABBREV</b>	IATIONS:
Α	= ARC   FNGT

= DELTA = CONCRETE MONUMENT = DRAINAGE EASEMENT = DEED BOOK

= FLORIDA POWER & LIGHT = FOUND = IRON ROD = MEASURED = NAIL & DISC

= NORTH AMERICAN VERTICAL DATUM = NOT TO SCALE = OFFICIAL RECORDS BOOK = PLAT BOOK = POINT ON CURVATURE = PERMANENT CONTROL POINT = PAGE (S) = PROFESSIONAL LICENSED SURVEYOR = POINT OF BEGINNING

= PERMANENT REFERENCE MONUMENT = PUBLIC UTILITY EASEMENT = NOT RADIAL = RADIAL BEARING = RIGHT-OF-WAY = SQUARE FEET = UTILITY EASEMENT

= ST. LUCIE COUNTY RECORDS = LANDSCAPE EASEMENT = BELTERRA PHASE 1 PLAT 2 PLAT BOOK 107, PAGE 7

# at Southern Grove

#### LEGEND

⊙ SET PCP LB#2936

• SET 4"x4" CONCRETE MONUMENT LABELED AS NOTED

SET 5/8" IRON ROD WITH CAP "PRM LB 2936"

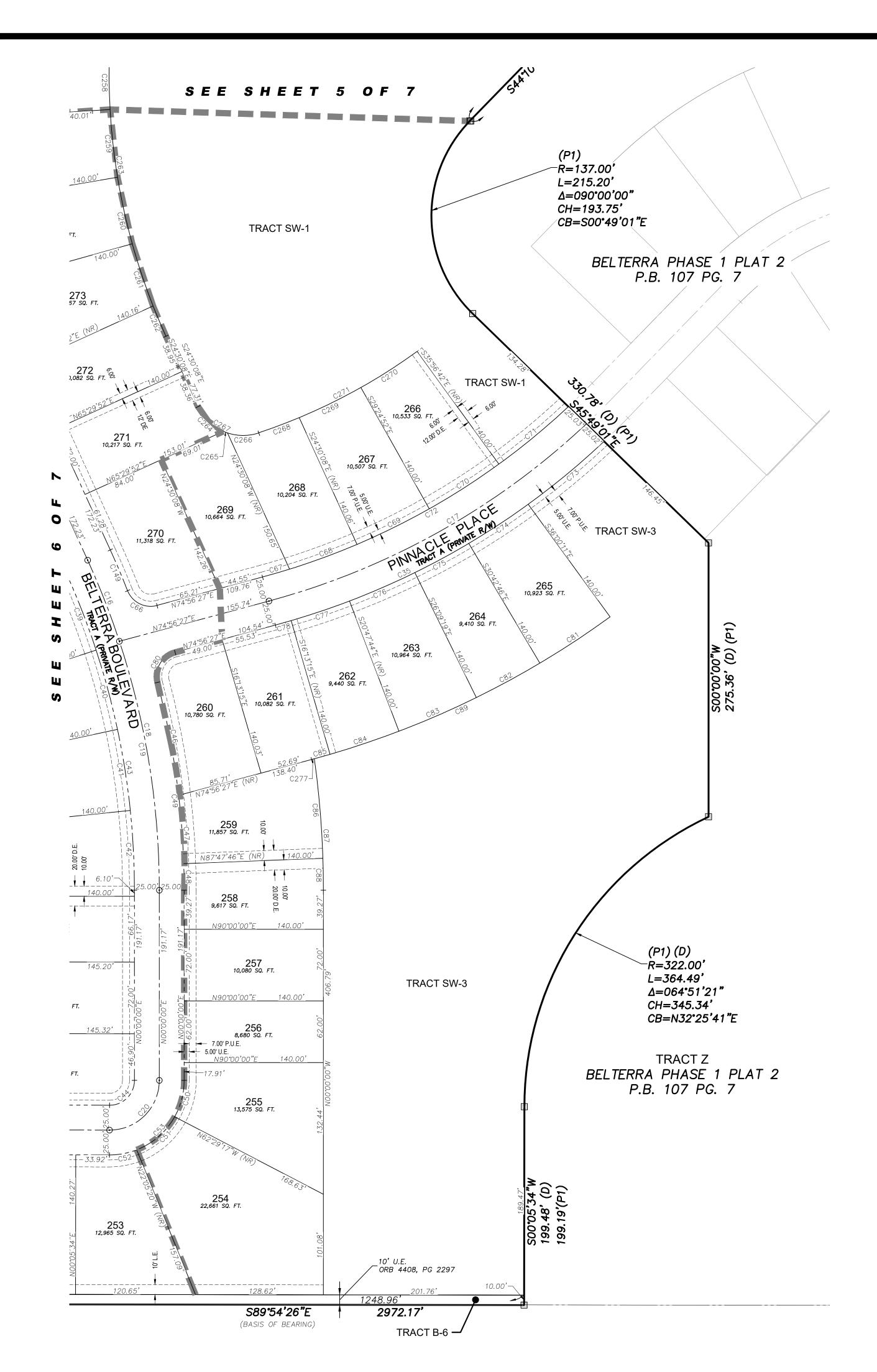
CENTERLINE

# Preliminary Plat Drawing Title

**Sh 6 of 7** 

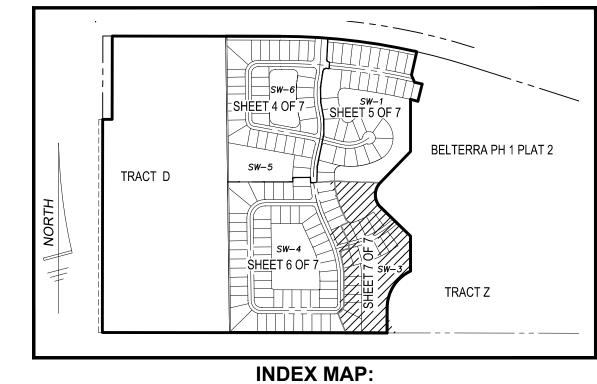
210310 Project Number

COPSL Project No.: P22-180 PSLUSD File No.: 5336C



CURVE TABLE						
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORI DISTANO	
C35	382.46	775.00'	28°16'32"	N60°48′11"E	378.59	
C40	82.62'	775.00'	6°06'30"	N15°05'55"W	82.58	
C41	82.54	775.00'	6°06'08"	N08°59'36"W	82.50	
C42	80.38'	775.00'	5°56'32"	N02°58'16"W	80.34	
C43	246.35	775.00'	18°12'45"	N09°06'23"W	245.31	
C44	39.31'	25.00'	90°05'34"	N45°02'47"E	35.38	
C46	115.60'	825.00°	8°01'43"	N10°39'27"W	115.51	
C47	68.92	825.00'	4°47'11"	N04°15'00"W	68.90	
C48	26.73'	825.00'	1°51'24"	N00°55'42"W	26.73	
C49	211.26	825.00'	14°40'18"	N07°20'09"W	210.68	
C50	38.28'	75.00'	29°14'39"	N14°37'20"E	37.87	
C51	51.58'	75.00'	39°24'04"	N48°56'42"E	50.57	
C52	28.07	75.00'	21°26'50"	N79°22'09"E	27.91	
C53	117.93'	75.00'	90°05'34"	N45°02'47"E	106.15	
C66	36.49	25.00'	83°38'00"	S63°14'32"E	33.34	
C67	28.36	725.00'	2°14'28"	N73°49'14"E	28.35	
C68	72.24	725.00'	5°42'32"	N69°50'44"E	72.21	
C69	81.05	725.00'	6°24'20"	N63°47'18"E	81.01	
C70	83.21	725.00'	6°34'34"	N57°17'51"E	83.17	
C71	90.76	725.00'	7°10'22"	N50°25'23"E	90.70	
C72	355.62	725.00	28°06'15"	N60°53'20"E	352.0	
C73	99.17	775.00'	7°19'53"	N50°19'52"E	99.10	
C74	71.56	775.00	5°17'26"	N56°38'32"E	71.54	
C75	61.64	775.00	4°33'26"	N61°33'58"E	61.63	
	71.77	775.00	5°18'21"	N66°29'51"E	71.74	
C77	61.84	775.00'	4°34'19"	N71°26'12"E	61.83	
C78	16.48'	775.00'	1°13'06"	N74°19'54"E	16.48	
	39.10	25.00'	89°36'46"	S30°08'04"W	35.24	
 C81	84.49	915.00'	5°17'26"	N56°38'32"E	84.46	
C82	72.78	915.00	4°33'26"	N61°33'58"E	72.76	
 C83	84.87	915.00'	5°18'51"	N66°30'06"E	84.84	
	73.02'	915.00'	4°34'21"	N71°26'42"E	73.00	
C85	16.42'	915.00'	1°01'41"	N74°14'43"E	16.42	
C86	100.45	965.00'	5°57'52"	N04°53'21"W	100.41	
	132.57	965.00'	7°52'17"	N03°56'09"W	132.47	
	32.12'	965.00'	1°54'25"	N00°57'13"W	32.12	
C89	334.47'	915.00'	20°56'39"	N64°28'08"E	332.6	
C149	44.59	825.00°	3°05'48"	N22°57'14"W	44.58	
C264	36.90'	50.00'	42°17'01"	S45°38'39"E	36.07	
C265	4.25'	50.00'	4°52'22"	S69°13'20"E	4.25	
C266	32.06	50.00'	36°44'20"	N89°58'19"E	31.51	
C267	73.21	50.00'	83°53'43"	S66°27'00"E	66.85	
C268	43.43'	585.00'	4°15'14"	N69°28'32"E	43.42	
C269	69.05	585.00'	6°45'47"	N63°58'02"E	69.01	
C270	67.25	585.00	6°35'13"	N57°17'32"E	67.22	
C271	179.74	585.00'	17°36'14"	N62°48'02"E	179.03	
C277	2.90'	915.00'	0°10′54″	N74°51'01"E	2.90'	

	CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	
C16	87.57'	800.00'	6°16'19"	N21°21'58"W	87.53'	
C17	369.04	750.00'	28°11'34"	N60°50'40"E	365.33'	
C18	254.54	800.00'	18°13'49"	N09°06'54"W	253.47'	
C19	342.12'	800.00'	24°30'08"	N12°15'04"W	339.52'	
C20	78.62'	50.00'	90°05'34"	N45°02'47"E	70.77'	



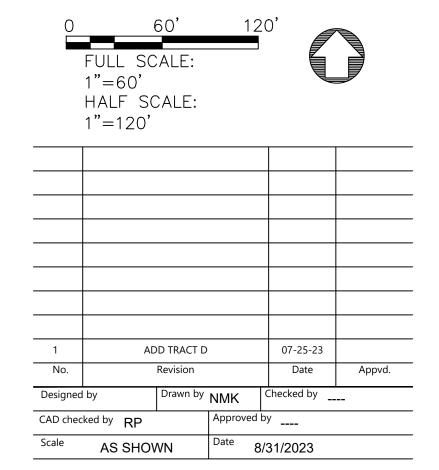
(NOT TO SCALE)

PREPARED BY: THOMAS J. BARRY



604 COURTLAND STREET SUITE 101 ORLANDO, FLORIDA, 32804 PHONE: (407) 960-5980 **CERTIFICATE OF AUTHORIZATION # 2936** 

JULY 2023



#### Belterra Phase 2 at Southern Grove

Project Title

I EC	
LEG	

⊙ SET PCP LB#2936 = ARC LENGTH = DELTA SET 4"x4" CONCRETE
MONUMENT LABELED AS NOTED CONCRETE MONUMENTDRAINAGE EASEMENT

**ABBREVIATIONS:** 

= DEED BOOK

= FOUND

= IRON ROD

= FLORIDA POWER & LIGHT

= MEASURED = NAIL & DISC = NORTH AMERICAN VERTICAL DATUM

= PROFESSIONAL LICENSED SURVEYOR

POINT OF BEGINNINGPERMANENT REFERENCE MONUMENT

= NORTH AMERICAN VERTICAL DA
= NOT TO SCALE
= OFFICIAL RECORDS BOOK
= PLAT BOOK
= POINT ON CURVATURE
= PERMANENT CONTROL POINT
= PAGE (S)
- PROFESSIONAL LICENSED SURV

= PUBLIC UTILITY EASEMENT

= ST. LUCIE COUNTY RECORDS

= UTILITY EASEMENT = LANDSCAPE EASEMENT

= BELTERRA PHASE 1 PLAT 2 PLAT BOOK 107, PAGE 7

= NOT RADIAL = RADIAL BEARING

= RIGHT-OF-WAY

= SQUARE FEET

= DEED

C.M. D.E. D.B.

F.P.L.

FND.

I.R.

N/D

NAVD N.T.S. O.T.B.

P.B. P.C. PCP PGS

P.L.B.

P.O.B.

P.U.E.

S.F.

U.E.

L.E. (D) (P1)

SLCR

SET 5/8" IRON ROD WITH CAP "PRM LB 2936"

© CENTERLINE

# Preliminary Plat Drawing Title

**Sh** 7 **of** 7

210310 Project Number

COPSL Project No.: P22-180 PSLUSD File No.: 5336C