

BELTERRA PHASE 2 PLAT

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

PLAT BOOK _____

PAGE _____

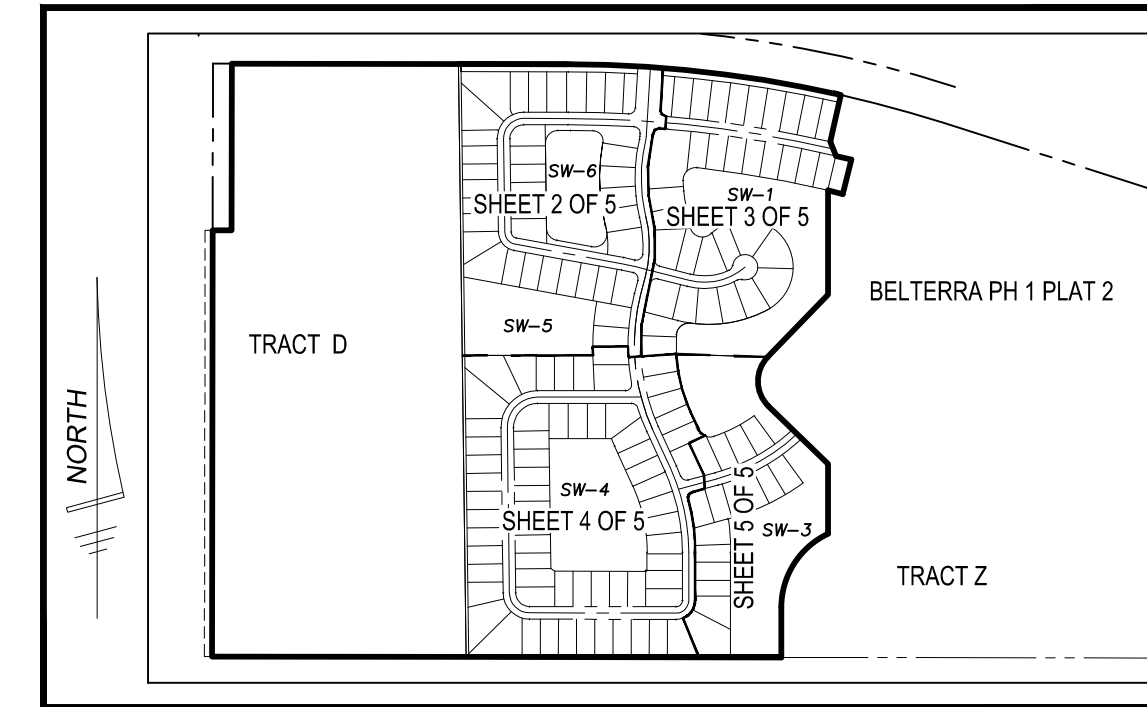
PREPARED BY:
THOMAS J. BARRY
OF



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

JULY 2023

LOCATION MAP:
(NOT TO SCALE)



INDEX MAP:
(NOT TO SCALE)

ACCEPTANCE 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: _____
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 _____ 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.

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

MORTGAGE HOLDERS CONSENT

STATE OF _____
COUNTY OF _____

I, _____ AS _____ 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: _____ WITNESS: _____
PRINTED NAME: _____ PRINTED NAME: _____
TITLE: _____ WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

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

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

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 GHQ 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, FLORIDA.
- (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.

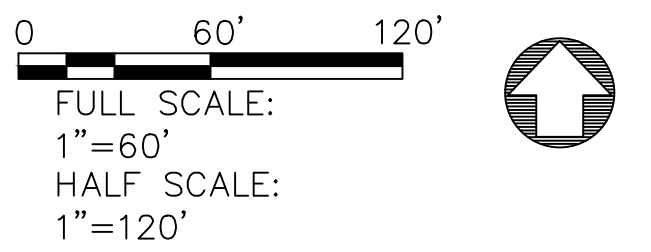
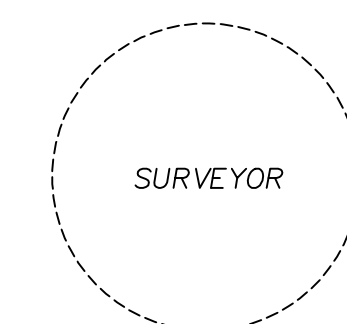
CERTIFICATE OF SURVEYOR:

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 ____ DAY OF _____, 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



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

Project Title

Preliminary Plat

Drawing Title

Sh 2 of 7

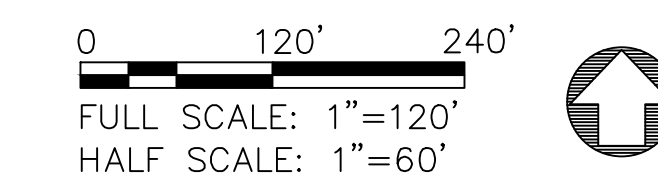
Drawing Number

210310

Project Number



JULY 2023



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**

Project Title

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C280	1088.89'	4925.00'	12°40'04"	S83°34'24"E	1086.67'
C281	61.84'	4685.00'	0°45'22"	S76°25'17"E	61.84'
C282	59.94'	4545.00'	0°45'20"	N76°25'16"W	59.94'
C283	215.20'	137.00'	90°00'00"	S00°49'01"E	193.75'
C284	364.49'	322.00'	64°51'21"	S32°25'41"W	345.34'

Preliminary Plat

Drawing Title

P:\PROJECTS_2021\210310 - BELTERRA PHASE 2\3\CAD\PHASE 2 PLAT\210310 BELTERRA PHASE 2 PRELIM PLAT

P.O.B.
SOUTHWEST
CORNER OF TRACT C
FOUND 4" x 4" CM
LB #7062

N89°54'26"W
(BASIS OF BEARING)

SOUTH LINE OF TRACT C

CANAL C-23

TRACT B-6

2972.17'

30' PERPETUAL NON-EXCLUSIVE
EASEMENT FOR INGRESS/EGRESS
O.R.B. 307 PG. 976

COMMUNITY BOULEVARD
RIGHT-OF-WAY
O.R.B. 3935 PG. 2995

TRACT D
90.877 ACRES

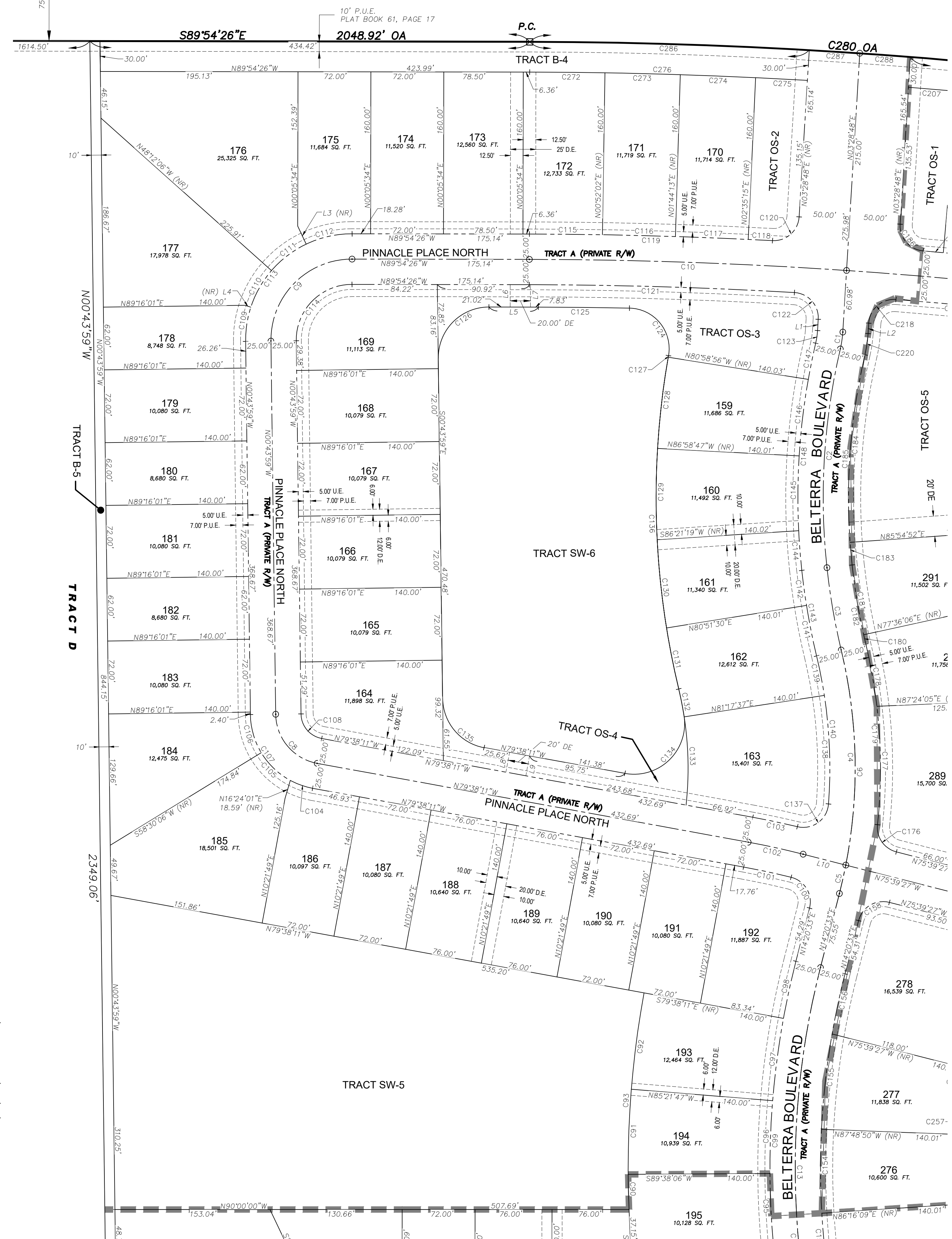
SHEET 4

SHEET 5

SHEET 6

SHEET 7

BECKER ROAD
150' RIGHT-OF-WAY



SEE SHEET 6 OF 7

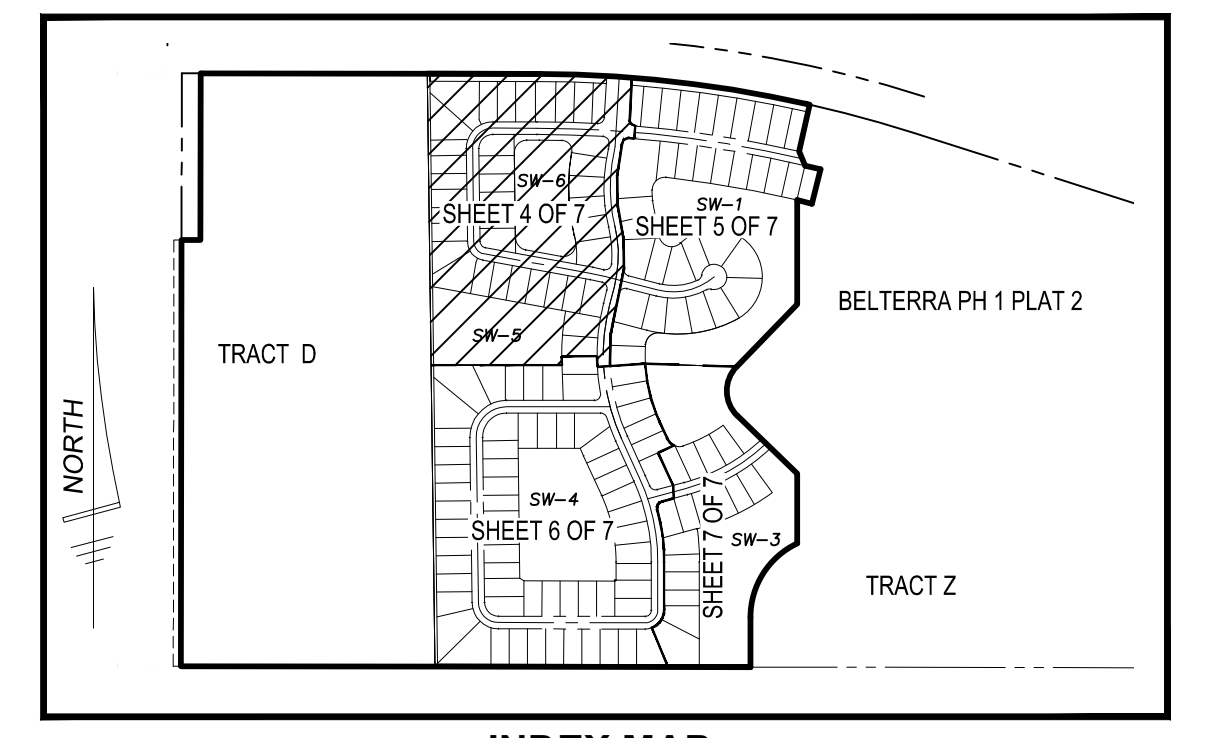
SEE SHEET 5 OF 7

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'	175°7'03"	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'	335.00'	14°57'38"	N01°13'21"W	87.22'
C134	95.35'	50.00'	109°15'33"	N45°44'03"E	81.54'
C135	68.86'	50.00'	78°54'12"	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	146.73'
C141	50.91'	670.00'	4°21'14"	S11°19'07"E	50.90'

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'

LINE	BEARING	LENGTH
L10	N75°39'27"W	43.51'

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"	N01°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'



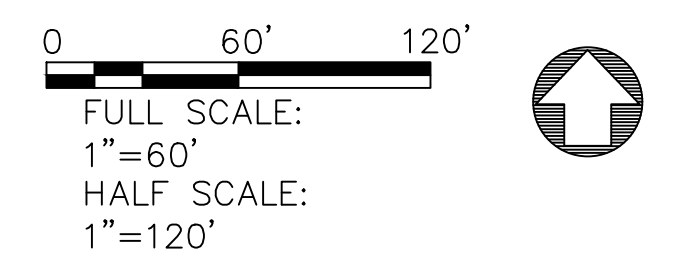
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(NOT TO SCALE)

PREPARED BY:
THOMAS J. BARRY
OF



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

JULY 2023



No.	Revision	Date	Appvd.
1	ADD TRACT D	07-25-23	

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**

Project Title

- LEGEND**
- SET PCP LB#2936
 - SET 4"x4" CONCRETE MONUMENT LABELED AS NOTED
 - SET 5/8" IRON ROD WITH CAP "PRM LB 2936"
 - ⊙ CENTERLINE

- ABBREVIATIONS:**
- A = ARC LENGTH
 - Δ = DELTA
 - C.M. = CONCRETE MONUMENT
 - D.E. = DRAINAGE EASEMENT
 - F.P.L. = FLORIDA POWER & LIGHT
 - FND. = FOUND
 - I.R. = IRON ROD
 - MS. = MEASURED
 - ND = NAIL & DISC
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - N.T.S. = NOT TO SCALE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.C. = POINT ON CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - PGS. = PAGE(S)
 - P.L.B. = PROFESSIONAL LICENSED SURVEYOR
 - P.O.B. = POINT OF BEGINNING
 - PRM = PERMANENT REFERENCE MONUMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - (NR) = NOT RADIAL
 - R.B. = RADIAL BEARING
 - R.W. = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - SLCR = ST. LUCIE COUNTY RECORDS
 - U.E. = UTILITY EASEMENT
 - (D) = DEED
 - (P1) = BELTERRA PHASE 1 PLAT 2 PLAT BOOK 107, PAGE 7

Preliminary Plat

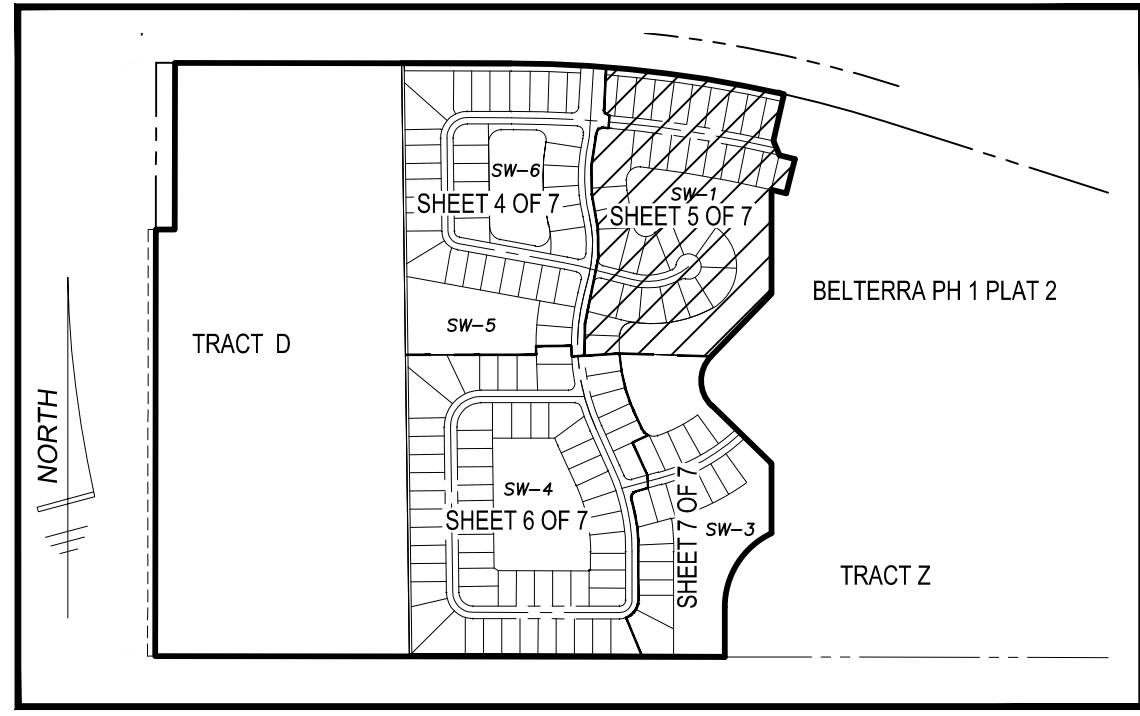
Drawing Title

Sh 4 of 7
Drawing Number

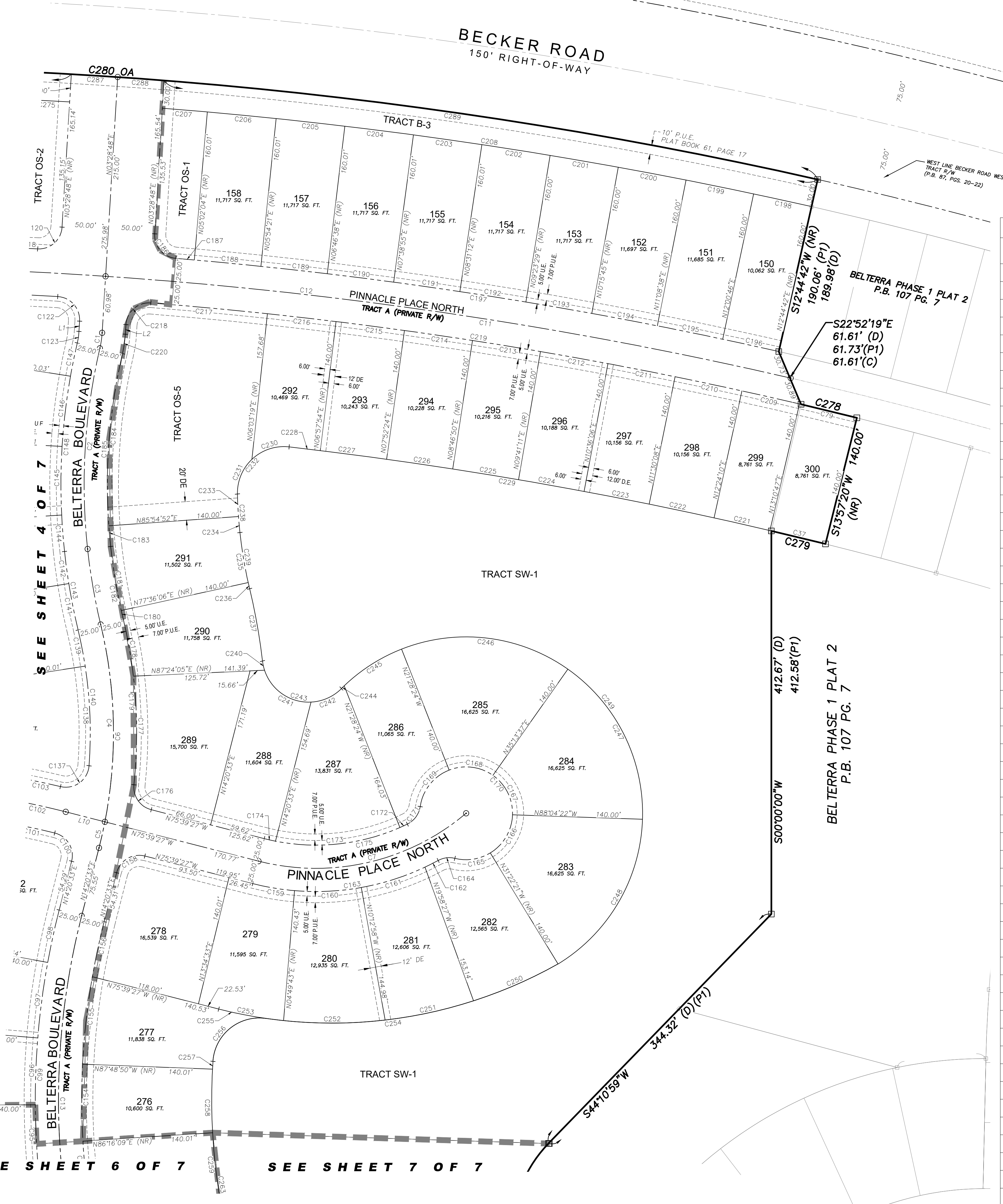
210310
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PREPARED BY:
THOMAS J. BARRY
 OF
CPC
CARNAHAN PROCTOR & CROSS
 604 COURTLAND STREET SUITE 101
 ORLANDO, FLORIDA, 32804
 PHONE : (407) 960-5980
 CERTIFICATE OF AUTHORIZATION # 2936

0 60' 120'
 FULL SCALE:
 1"=60'
 HALF SCALE:
 1"=120'



JULY 2023



CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C15	542.37'	800.00'	38°50'41"	S05°04'48"E	532.05'
C37	61.63'	4545.00'	0°46'37"	N76°25'55"W	61.63'
C79	63.53'	4685.00'	0°46'37"	N76°25'55"W	63.53'
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'
C159	45.66'	274.99'	9°30'53"	S80°24'50"E	45.61'
C160	72.21'	274.99'	15°02'42"	N87°18'23"E	72.00'
C161	72.21'	274.99'	15°02'42"	N72°15'41"E	72.00'
C162	15.92'	274.99'	3°18'58"	N63°04'51"E	15.91'
C163	205.99'	274.99'	42°55'13"	N82°52'59"E	201.21'
C164	18.59'	25.00'	42°35'59"	S82°43'22"W	18.16'
C165	39.61'	50.00'	45°23'43"	N81°19'30"E	38.59'
C166	49.48'	50.00'	56°42'01"	N30°16'38"E	47.49'
C167	49.48'	50.00'	56°42'01"	N26°25'23"W	47.49'
C168	49.48'	50.00'	56°42'01"	N83°07'24"W	47.49'
C169	52.56'	50.00'	60°13'42"	S38°24'45"W	50.17'
C170	240.61'	50.00'	275°43'28"	N33°50'22"W	67.09'
C171	24.33'	25.00'	55°46'16"	N36°11'02"E	23.39'
C172	8.86'	225.00'	2°15'20"	N65°11'50"E	8.86'
C173	136.90'	225.00'	34°51'44"	N83°45'22"E	134.80'
C174	12.39'	225.00'	3°09'19"	S77°14'07"E	12.39'
C175	158.15'	225.00'	40°16'23"	N84°12'21"E	154.92'
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°30'22"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'
C187	19.92'	4735.00'	0°14'28"	N85°04'29"W	19.92'
C188	72.01'	4735.00'	0°52'17"	N84°31'07"W	72.01'
C189	72.01'	4735.00'	0°52'17"	N83°38'50"W	72.01'
C190	72.01'	4735.00'	0°52'17"	N82°46'33"W	72.01'
C191	72.01'	4735.00'	0°52'17"	N81°54'16"W	72.01'
C192	72.01'	4735.00'	0°52'17"	N81°01'59"W	72.01'
C193	72.01'	4735.00'	0°52'17"	N80°09'42"W	72.01'
C194	71.87'	4735.00'	0°52'11"	N79°17'28"W	71.87'
C195	71.82'	4735.00'	0°52'09"	N78°25'18"W	71.82'
C196	61.86'	4735.00'	0°44'55"	N77°36'46"W	61.86'
C197	657.54'	4735.00'	7°57'24"	N81°13'01"W	657.01'
C198	63.60'	4895.00'	0°44'40"	N77°36'38"W	63.60'
C199	74.44'	4895.00'	0°52'17"	N78°25'06"W	74.44'
C200	74.44'	4895.00'	0°52'17"	N79°17'23"W	74.44'
C201	74.44'	4895.00'	0°52'17"	N80°09'40"W	74.44'
C202	74.45'	4895.00'	0°52'17"	N81°01'57"W	74.44'
C203	74.45'	4895.00'	0°52'17"	N81°54'14"W	74.44'
C204	74.45'	4895.00'	0°52'17"	N82°46'31"W	74.44'
C205	148.89'	4895.00'	1°44'34"	N84°04'56"W	148.89'
C206	148.89'	4895.00'	1°44'34"	N84°04'56"W	148.89'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
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'
C213	74.08'	4685.00'	0°54'21"	N80°45'18"W	74.08'
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'
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'
C223	71.44'	4545.00'	0°54'02"	N78°56'53"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'
C229	527.47'	4545.00'	6°38'58"	N80°07'25"W	527.17'
C230	43.61'	50.00'	49°58'34"	S71°33'49"W	42.24'
C231	41.68'	50.00'	47°45'52"	S22°41'36"W	40.49'
C232	85.29'	50.00'	97°44'26"	S47°40'53"W	75.32'
C233	24.27'	480.00'	2°53'48"	S02°38'14"E	24.26'
C234	17.34'	480.00'	2°04'11"	S05°07'14"E	17.34'
C235	54.66'	480.00'	6°31'30"	S09°25'04"E	54.63'
C236	6.83'	480.00'	0°48'55"	S13°05'17"E	6.83'
C237	79.09'	665.00'	6°48'51"	N10°05'19"W	79.04'
C238	41.61'	480.00'	4°57'59"	S03°40'20"E	41.59'
C239	61.49'	480.00'	7°20'25"	S09°49'32"E	61.45'
C240	10.17'	50.00'	11°39'10"	S12°30'29"E	10.15'
C241	65.18'	50.00'	74°41'42"	S55°40'55"E	60.66'
C242	36.61'	50.00'	41°57'03"	N65°59'42"E	35.80'
C243	101.79'	50.00'	116°38'46"	S76°39'27"E	85.10'
C244	4.11'	190.00'	1°14'19"	S45°38'20"W	4.11'
C245	73.85'	190.00'	22°16'07"	S57°23'33"W	73.38'
C246	188.03'	190.00'	56°42'01"	N83°07'24"W	180.45'
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'
C252	109.68'	497.63'	12°37'41"	N89°40'04"E	109.46'
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'
C256	82.41'	50.00'	94°26'15"	S50°58'08"W	73.40'
C257	8.46'	635.00'	0°45'48"	S03°22'07"W	8.46'
C258	68.48'	635.00'	6°10'45"	S00°06'10"E	68.45'
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'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD 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'

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"W	403.94'
C102	55.55'	800.00'	3°58'43"	N77°38'49"W	55.54'

LINE	BEARING	LENGTH
L10	N75°39'27"W	43.51'

NO.	REVISION	DATE	APPROVED
1	ADD TRACT D	07-25-23	

Belterra Phase 2 at Southern Grove

Preliminary Plat

Sh 5 of 7
 Drawing Number

210310
 Project Number

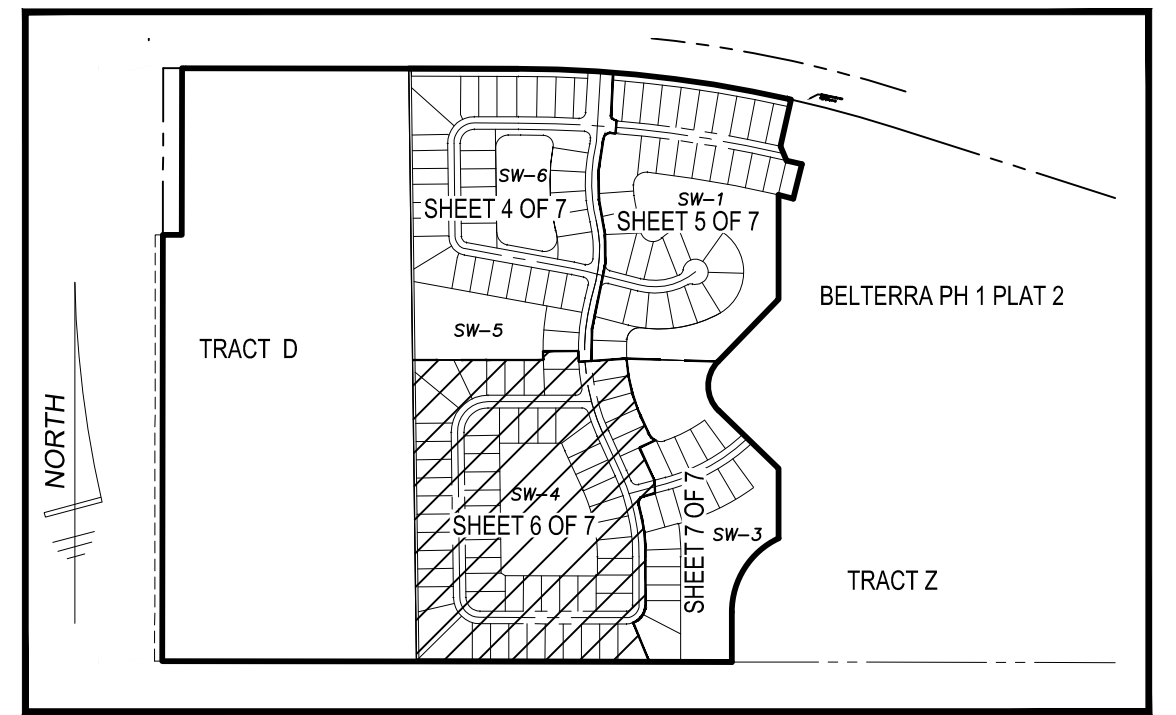
COPSL Project No.: P22-180
 PLSUDD File No.: 5336C

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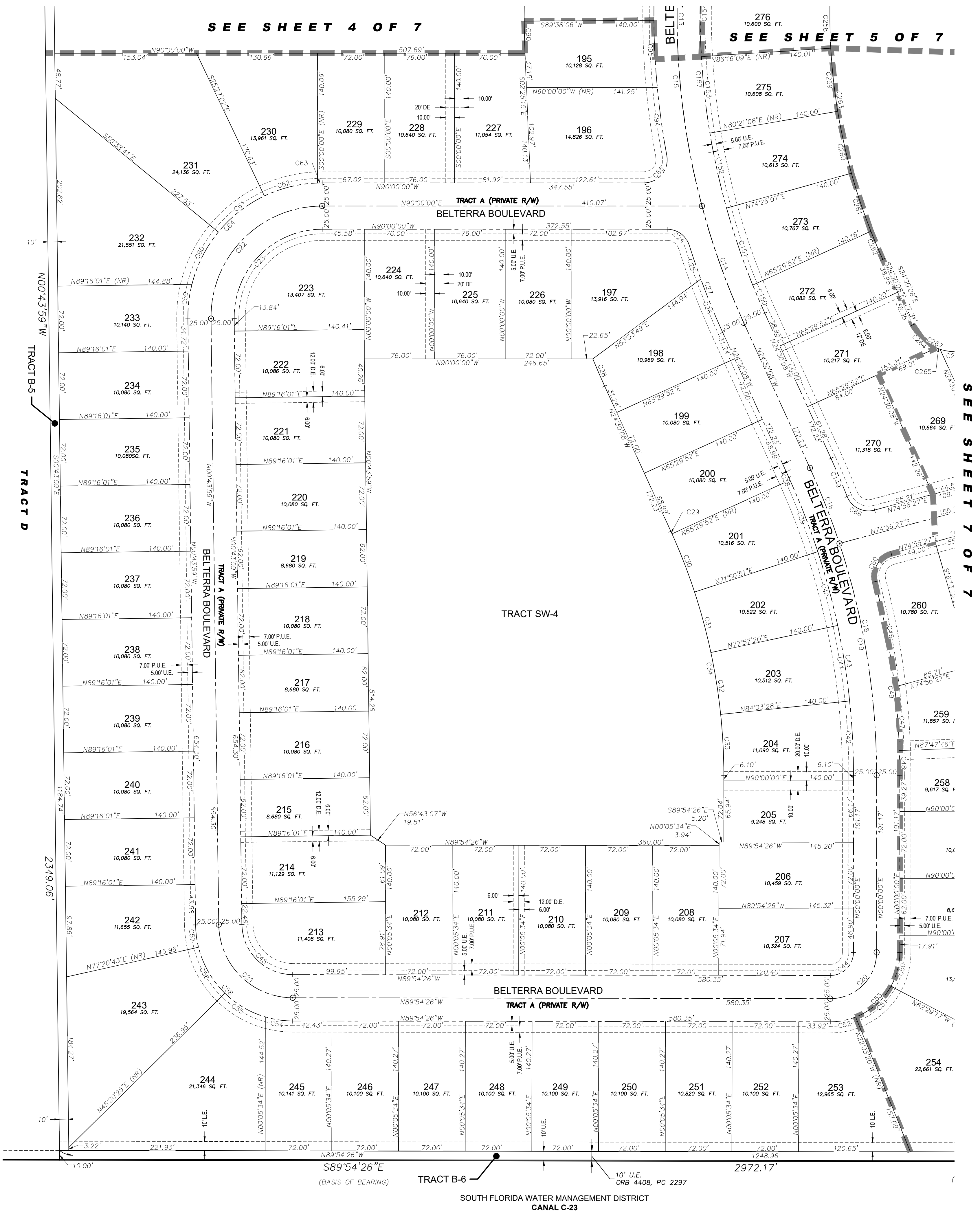
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PREPARED BY:
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CERTIFICATE OF AUTHORIZATION # 2936

JULY 2023

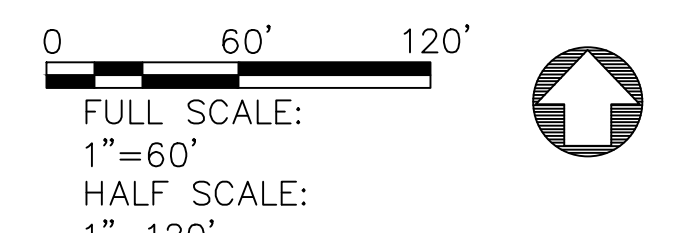


INDEX MAP:
(NOT TO SCALE)



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	35.38'
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	37.60'
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	35.24'
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'
C261	65.99'	635.00'	5°57'15"	S18°32'31"E	65.96'
C262	33.06'	635.00'	2°59'00"	S23°00'38"E	33.06'
C263	313.12'	635.00'	28°15'09"	S10°22'34"E	309.96'

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'



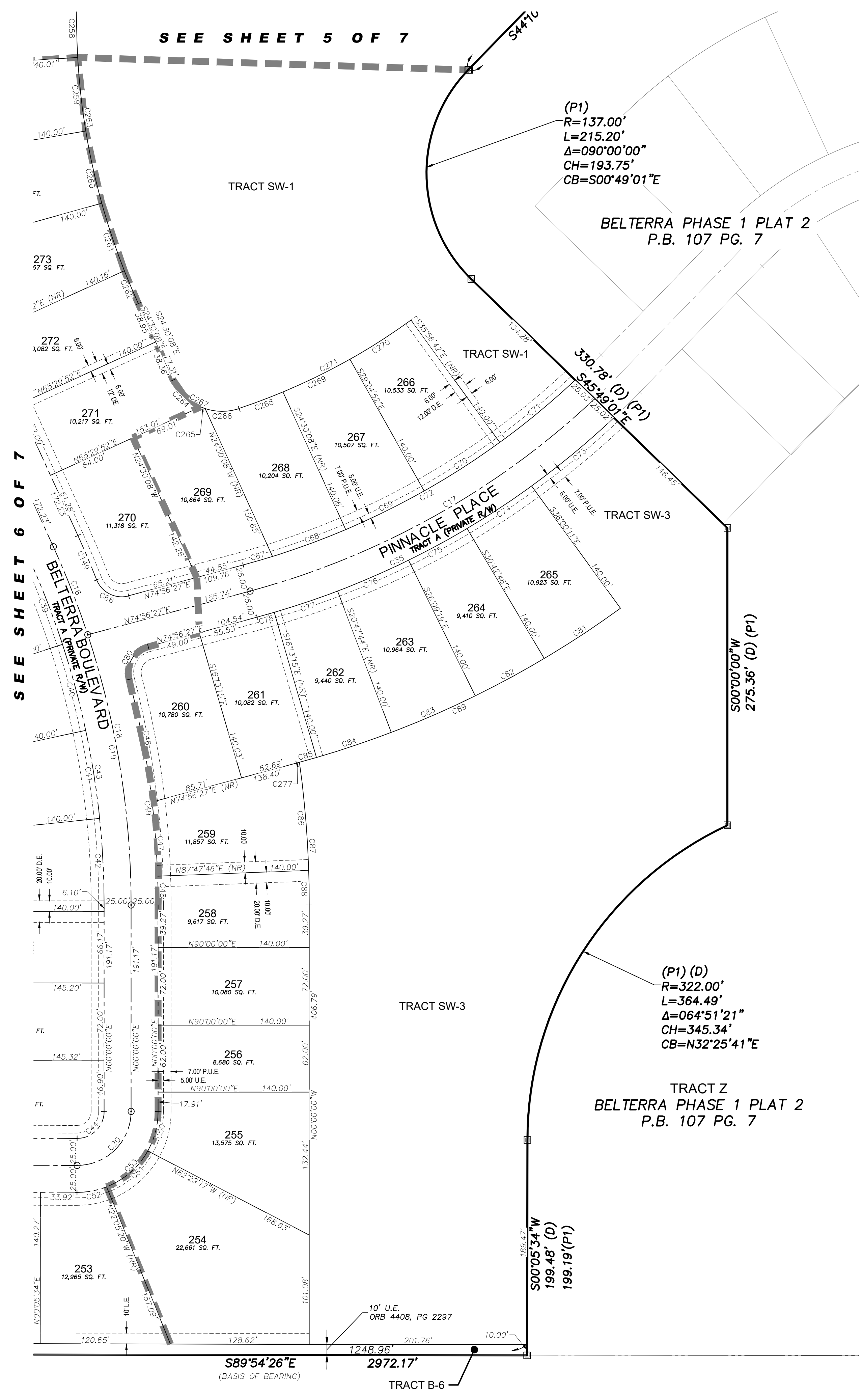
1	ADD TRACT D	07-25-23	
No.	Revision	Date	Appvd.
Designed by	Drawn by	Checked by	
CAD checked by	RP	Approved by	
Scale	AS SHOWN	Date	8/31/2023

Belterra Phase 2 at Southern Grove

Project Title	
Preliminary Plat	
Drawing Title	

- ABBREVIATIONS:**
- A = ARC LENGTH
 - Δ = DELTA
 - C.M. = CONCRETE MONUMENT
 - D.E. = DRAINAGE EASEMENT
 - D.B. = DEED BOOK
 - F.P.L. = FLORIDA POWER & LIGHT
 - FND. = FOUND
 - I.R. = IRON ROD
 - MS. = MEASURED
 - ND. = NAIL & DISC
 - NAVD. = NORTH AMERICAN VERTICAL DATUM
 - N.T.S. = NOT TO SCALE
 - O.T.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.C. = POINT ON CURVATURE
 - PCP. = PERMANENT CONTROL POINT
 - PGS. = PAGE(S)
 - P.L.B. = PROFESSIONAL LICENSED SURVEYOR
 - P.O.B. = POINT OF BEGINNING
 - PRM. = PERMANENT REFERENCE MONUMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - (NR) = NOT RADIAL
 - R.B. = RADIAL BEARING
 - R/W. = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - SLCR. = ST. LUCIE COUNTY RECORDS
 - U.E. = UTILITY EASEMENT
 - L.E. = LANDSCAPE EASEMENT
 - (D) = DEED
 - (P1) = 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

Sh 6 of 7
Drawing Number
210310
Project Number



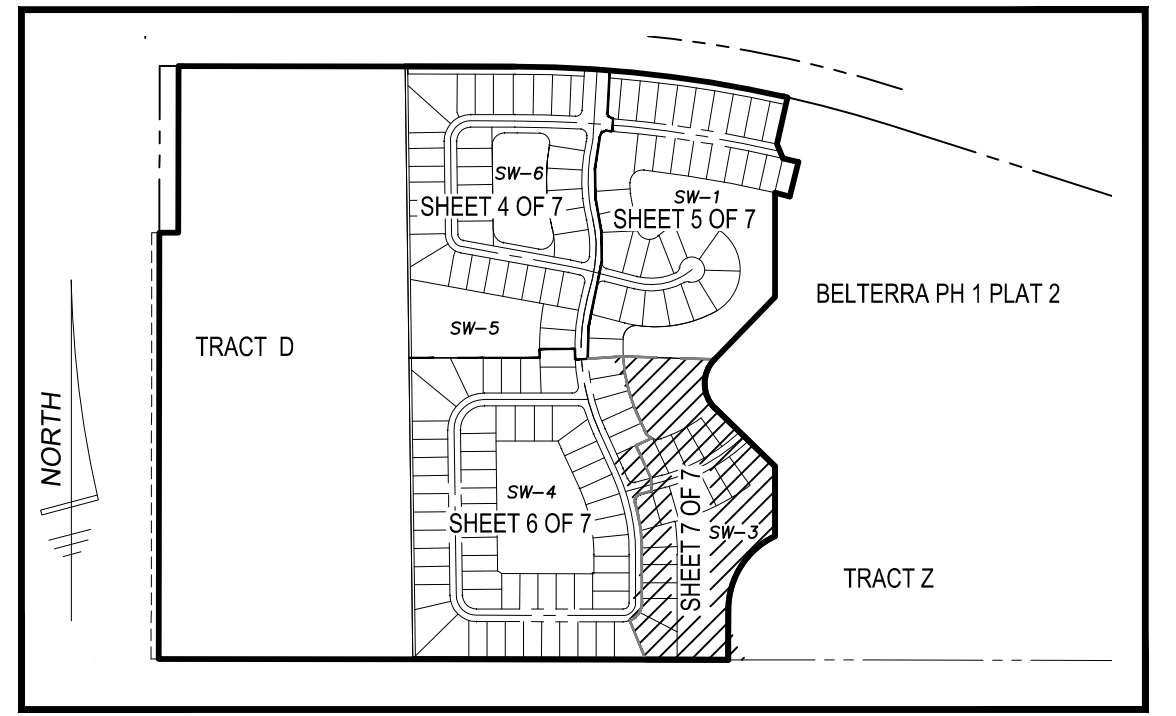
SEE SHEET 5 OF 7

SEE SHEET 6 OF 7

P:\PROJECTS_2021\210310 - BELTERRA PHASE 2\3\CAD\PHASE 2 PLAT\210310 BELTERRA PHASE 2 PRELIM PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
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	352.07'
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'
C76	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'
C80	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'
C84	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'
C87	132.57'	965.00'	7°52'17"	N03°56'09"W	132.47'
C88	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	332.61'
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'
C272	2.90'	915.00'	0°10'54"	N74°51'01"E	2.90'

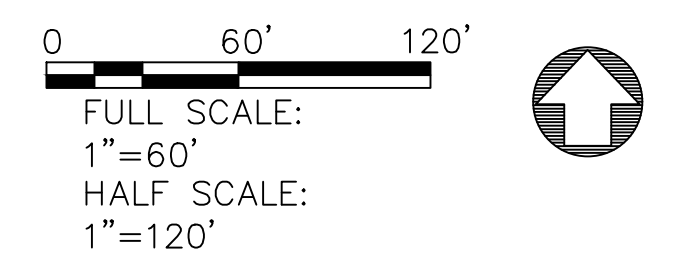
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C16	87.57'	800.00'	6°16'19"	N21°21'58"W	87.53'
C17	369.04'	750.00'	28°11'34"	N60°50'40"E	365.33'
C18	254.54'	800.00'	18°13'49"	N09°06'54"W	253.47'
C19	342.12'	800.00'	24°30'08"	N12°15'04"W	339.52'
C20	78.62'	50.00'	90°05'34"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



INDEX MAP:
(NOT TO SCALE)

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CERTIFICATE OF AUTHORIZATION # 2936

JULY 2023



No.	Revision	Date	Appr.
1	ADD TRACT D	07-25-23	

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

**Beltterra Phase 2
at Southern Grove**

Project Title

Preliminary Plat

Drawing Title

Sh 7 of 7
Drawing Number

210310
Project Number

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

ABBREVIATIONS:

- A = ARC LENGTH
- Δ = DELTA
- C.M. = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- D.B. = DEED BOOK
- F.P.L. = FLORIDA POWER & LIGHT
- FND. = FOUND
- I.R. = IRON ROD
- MS. = MEASURED
- ND = NAIL & DISC
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.T.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = POINT ON CURVATURE
- PCP = PERMANENT CONTROL POINT
- PGS = PAGE (S)
- P.L.B. = PROFESSIONAL LICENSED SURVEYOR
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- (NR) = NOT RADIAL
- R.B. = RADIAL BEARING
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- SLCR = ST. LUCIE COUNTY RECORDS
- U.E. = UTILITY EASEMENT
- L.E. = LANDSCAPE EASEMENT
- (D) = DEED
- (P1) = 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