

SOUTHERN GROVE PLAT NO. 45

PLAT BOOK _____
PAGE _____

BEING A REPLAT OF ALL OF SOUTHERN GROVE PLAT NO. 43, AS RECORDED IN PLAT BOOK 109 PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

BEING ALL OF SOUTHERN GROVE PLAT NO. 43, AS RECORDED IN PLAT BOOK 109 PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 378.65 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION OF THE STATE OF FLORIDA; PSL PROJECT APRON INDUSTRIAL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND CHILL BUILD PSL, LLC, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS SOUTHERN GROVE PLAT NO. 45, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- LOTS 1, 2, 3 AND 6, AS SHOWN HEREON, ARE RESERVED UNTO THE OWNERS FOR FUTURE DEVELOPMENT USES.
- THE ROAD RIGHTS-OF-WAY, (TRACT RW-1) SW ANTHONY F. SANSONE SR. BOULEVARD AND (TRACT RW-2) SW HEGENER DRIVE AS SHOWN HEREON, ARE 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.
- THE TEN FOOT PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, ("CITY"), ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFIC ALL INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES), THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE OR ITS AUTHORIZED AGENT.
- THE PUBLIC UTILITY EASEMENTS ARE ALSO DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS EMPLOYEES, CONTRACTORS, DESIGNERS AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OR ITS AUTHORIZED AGENT.
- THE WATER MANAGEMENT TRACTS WMT-1, WMT-2, AND WMT-3, AND THE 20 FOOT DRAINAGE EASEMENT AS SHOWN OR DESCRIBED ON THIS PLAT IS ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 7"), 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. 3, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 3"), 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 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT. A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT AND TOGETHER WITH THE LAKE MAINTENANCE EASEMENT AND IRRIGATION EASEMENT ARE BLANKET OVER THE WATER MANAGEMENT TRACT AND IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT-1. SAID WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORM WATER MANAGEMENT PURPOSES FOR DRAINAGE FROM VILLAGE PARKWAY, SW ANTHONY F. SANSONE SR. BOULEVARD, AND HEGENER DRIVE, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUES FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT. CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NO OBLIGATION, TO MAINTAIN SAID WATER MANAGEMENT TRACT FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES.
- THE 20 FOOT PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) EASEMENT, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNERS, AND ASSIGNS, A GENERAL INGRESS/EGRESS OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN ACCESS 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 UTILITIES 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 PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT, 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, DESIGNERS 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, DESIGNERS OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES LOCATED IN SAID EASEMENT BY THE CITY OF PORT ST. LUCIE.
- THE 112 FOOT WIDE ACCESS EASEMENT (AE) AS SHOWN HEREON IS FOR THE BENEFIT AND RESPONSIBILITY OF THE OWNERS OF LOT 1 AND IS FOR THE PURPOSE OF INGRESS AND EGRESS, SAID AE IS ALSO DEDICATED TO SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, FOR THE PURPOSE OF SUBSURFACE DRAINAGE AND ALSO DEDICATED TO THE CITY OF PORT ST. LUCIE FOR ACCESS AND UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

JESUS MEREJO
CHIEF EXECUTIVE OFFICER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS:

THIS _____ DAY OF _____, 2023.
PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION

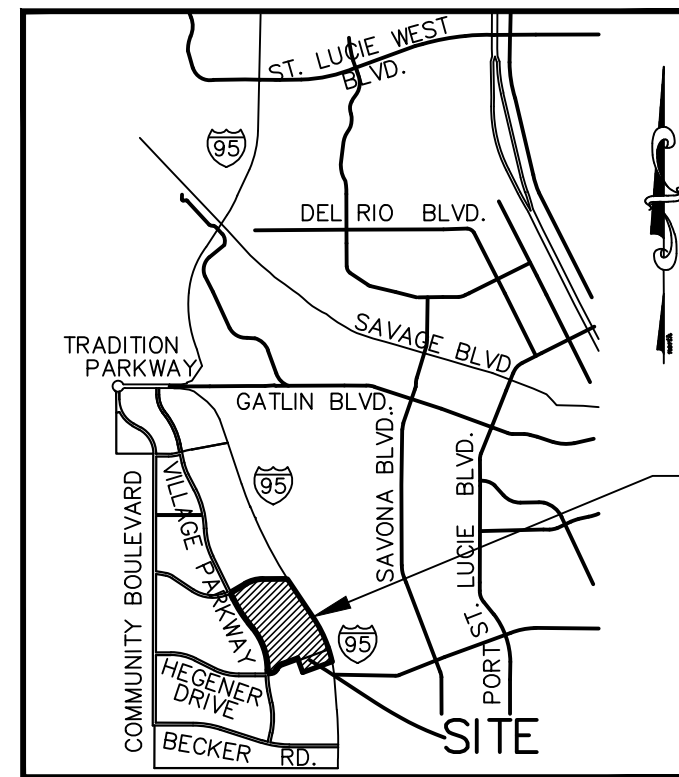
SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____



LOCATION MAP
NOT TO SCALE

PROJECT SITE

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 NOTIFICATION BY NICHOLAS G. SANSONE, MANAGER OF JDNJD2,LLC THROUGH JDN HOLDING COMPANY, LLC OF _____ ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, PSL PROJECT APRON INDUSTRIAL OWNER, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

NICHOLAS G. SANSONE
PSL PROJECT APRON INDUSTRIAL OWNER, LLC

THIS _____ DAY OF _____, 2023.

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____

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 NOTIFICATION BY _____ OF _____ ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

NAME

TITLE

THIS _____ DAY OF _____, 2023.
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____

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 NOTIFICATION BY _____ CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, ON BEHALF OF THE DISTRICT. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

SHANNON MARTIN
MAYOR

THIS _____ DAY OF _____, 2023.
CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____

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 NOTIFICATION BY GARY EDWARDS, MANAGER OF CHILL BUILD PSL, LLC, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, CHILL BUILD PSL, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GARY EDWARDS
MANAGER

THIS _____ DAY OF _____, 2023.
CHILL BUILD PSL, LLC

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____

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 NOTIFICATION BY GARY EDWARDS, MANAGER OF CHILL BUILD PSL, LLC, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

PREPARED IN THE OFFICE OF:

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

PLSUSD PROJECT NO. 5360-7
CITY OF PORT ST. LUCIE
PROJECT NO. P23-167

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

SOUTHERN GROVE PLAT NO. 45

BEING A REPLAT OF ALL OF SOUTHERN GROVE PLAT NO. 43, AS RECORDED IN PLAT BOOK 109 PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 7), 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 DRAINAGE EASEMENT AND WATER MANAGEMENT TRACTS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 7, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED EASEMENT AND TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR 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 DISTRICT NO. 7. DISTRICT NO. 7 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED THEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE--PUBLIC INFRASTRUCTURE, DATED AS OF DECEMBER 17, 2014, AND RECORDED IN OFFICIAL RECORD BOOK 3700, PAGES 1922-1929, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2023.

CHAIRMAN

SECRETARY

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 NOTIFICATION BY _____ CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, ON BEHALF OF THE DISTRICT. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), HEREBY ACCEPTS THE DEDICATION OF AN IRRIGATION EASEMENT AS SET FORTH ON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 1. DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS ____ DAY OF _____, 2023.

ATTEST: SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1

PRINT NAME

CHAIRMAN
BOARD OF SUPERVISORS

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 NOTIFICATION BY _____ CHAIRMAN OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ON BEHALF OF THE DISTRICT. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, NICHOLAS MILANO, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF DECEMBER _____, 2023,

AT _____ (.M.)

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 45 IS VESTED IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION OF THE STATE OF FLORIDA; PSL PROJECT APRON INDUSTRIAL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7; CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND CHILL BUILD PSL, LLC, WHICH ARE THE ENTITIES 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 _____ DAY OF DECEMBER, 2023.

BY: NICHOLAS MILANO

HOLLAND AND KINGHT, LLP

515 EAST LAS OLAS BLVD., STE. 1200

FT. LAUDERDALE, FL., 33301

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 45 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 _____ DAY OF _____, 2023.

ATTEST:

CITY OF PORT ST. LUCIE

SALLY WALSH, CMC
CITY CLERK

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. 45 HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

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

NOTARY

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 1 OF SOUTHERN GROVE PLAT NO. 45, HAVING A BEARING OF NORTH 89°33'50" EAST 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.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

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

SURVEYOR

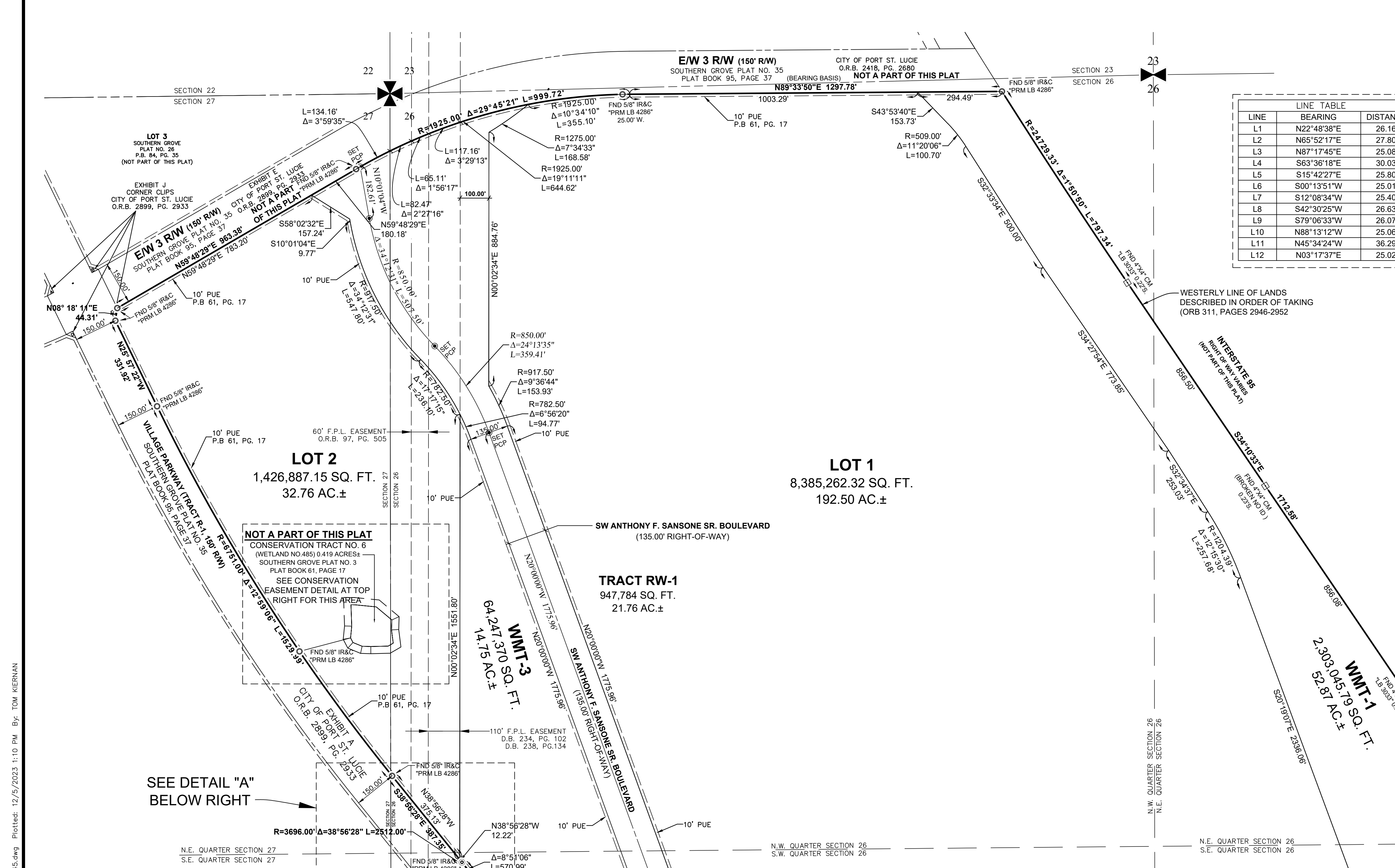
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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

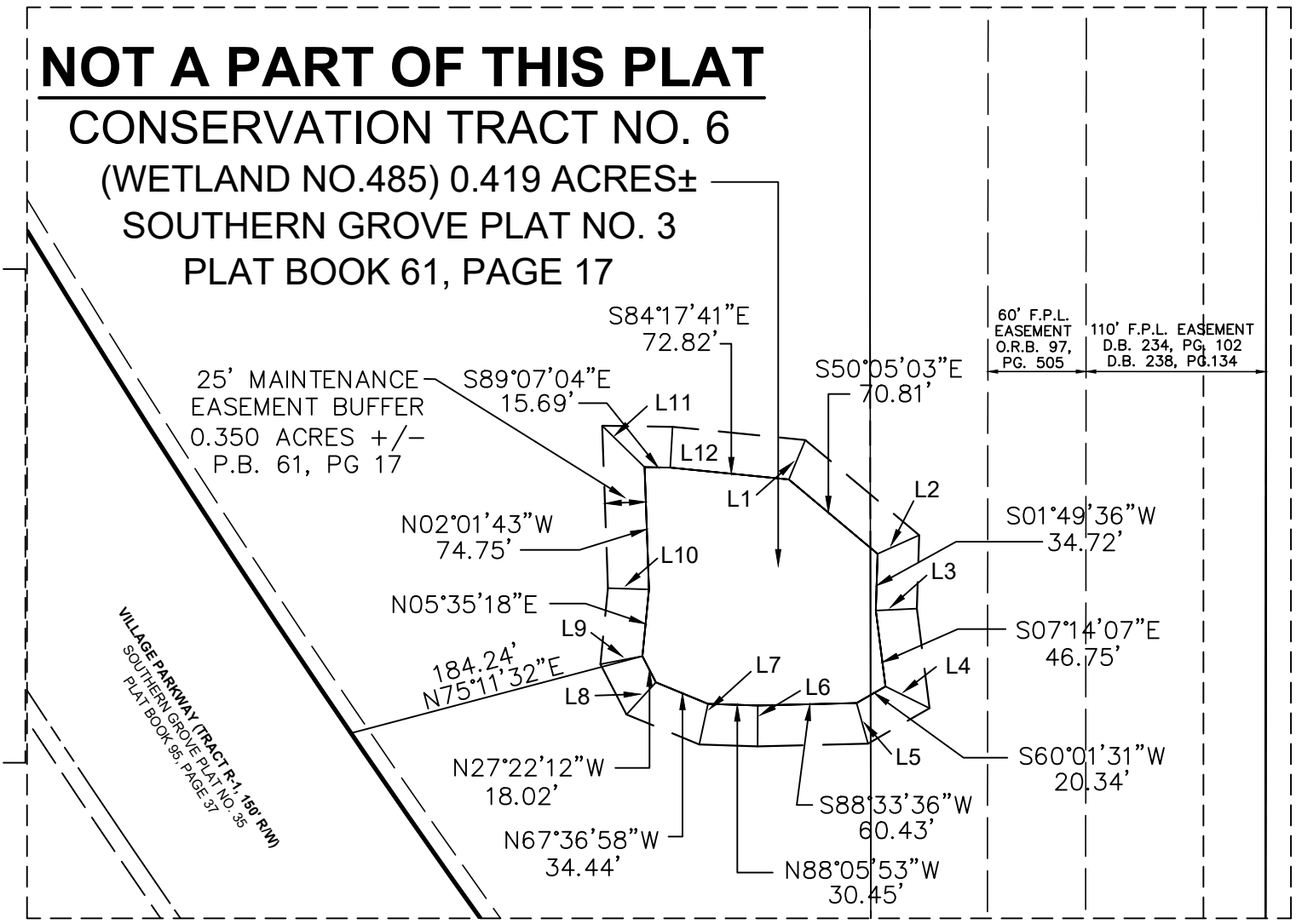
PSLUSD PROJECT NO. 5360-7
CITY OF PORT ST. LUCIE
PROJECT NO. P23-167

SOUTHERN GROVE PLAT NO. 45

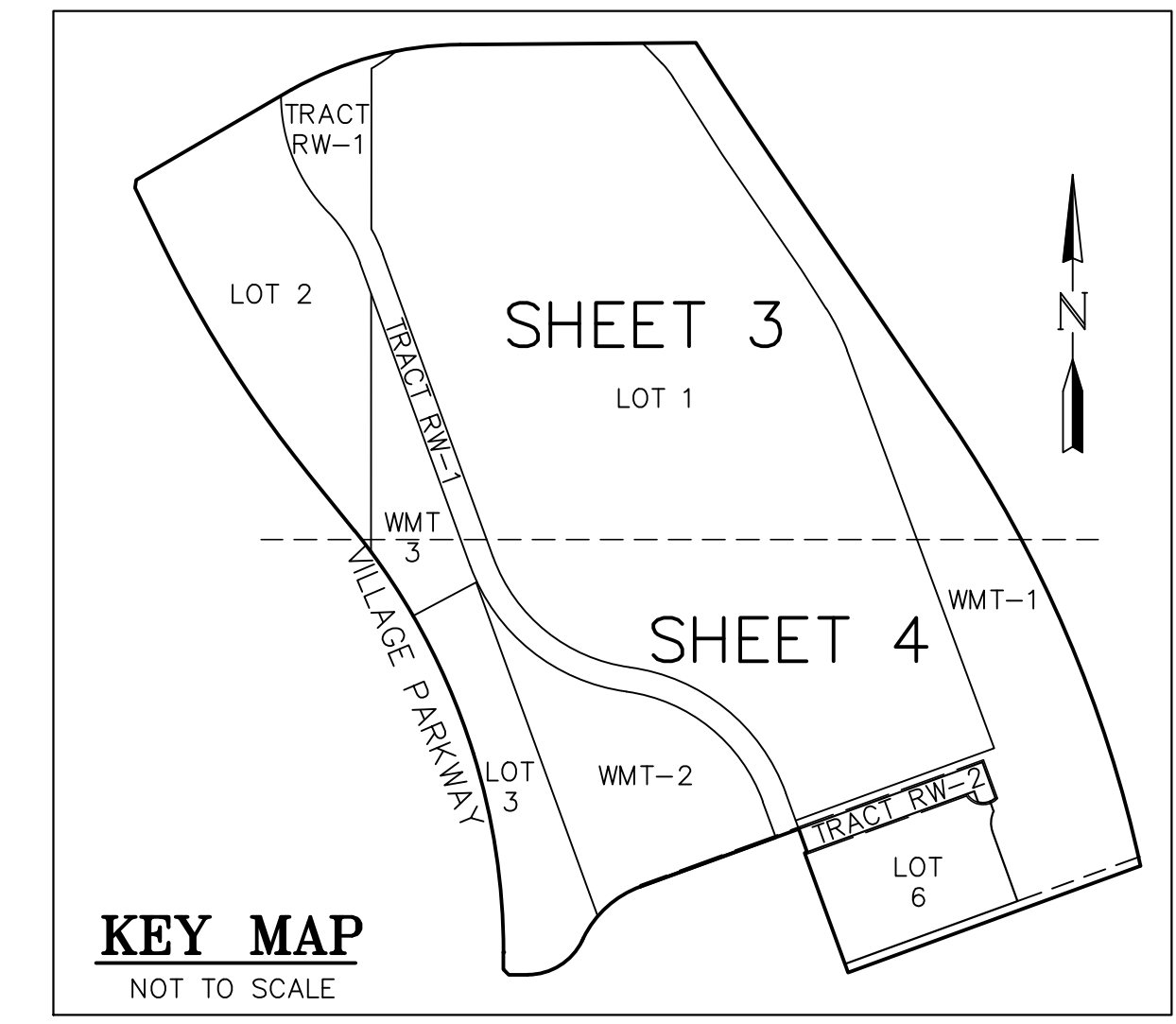
BEING A REPLAT OF ALL OF SOUTHERN GROVE PLAT NO. 43, AS RECORDED IN PLAT BOOK 109 PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



LINE	BEARING	DISTANCE
L1	N22°48'38"E	26.16'
L2	N65°52'17"E	27.80'
L3	N87°17'45"E	25.08'
L4	S63°36'18"E	30.03'
L5	S15°42'27"E	25.80'
L6	S00°13'51"W	25.01'
L7	S12°08'34"W	25.40'
L8	S42°30'25"W	26.63'
L9	S79°06'33"W	26.07'
L10	N88°13'12"W	25.06'
L11	N45°34'24"W	36.29'
L12	N03°17'37"E	25.02'



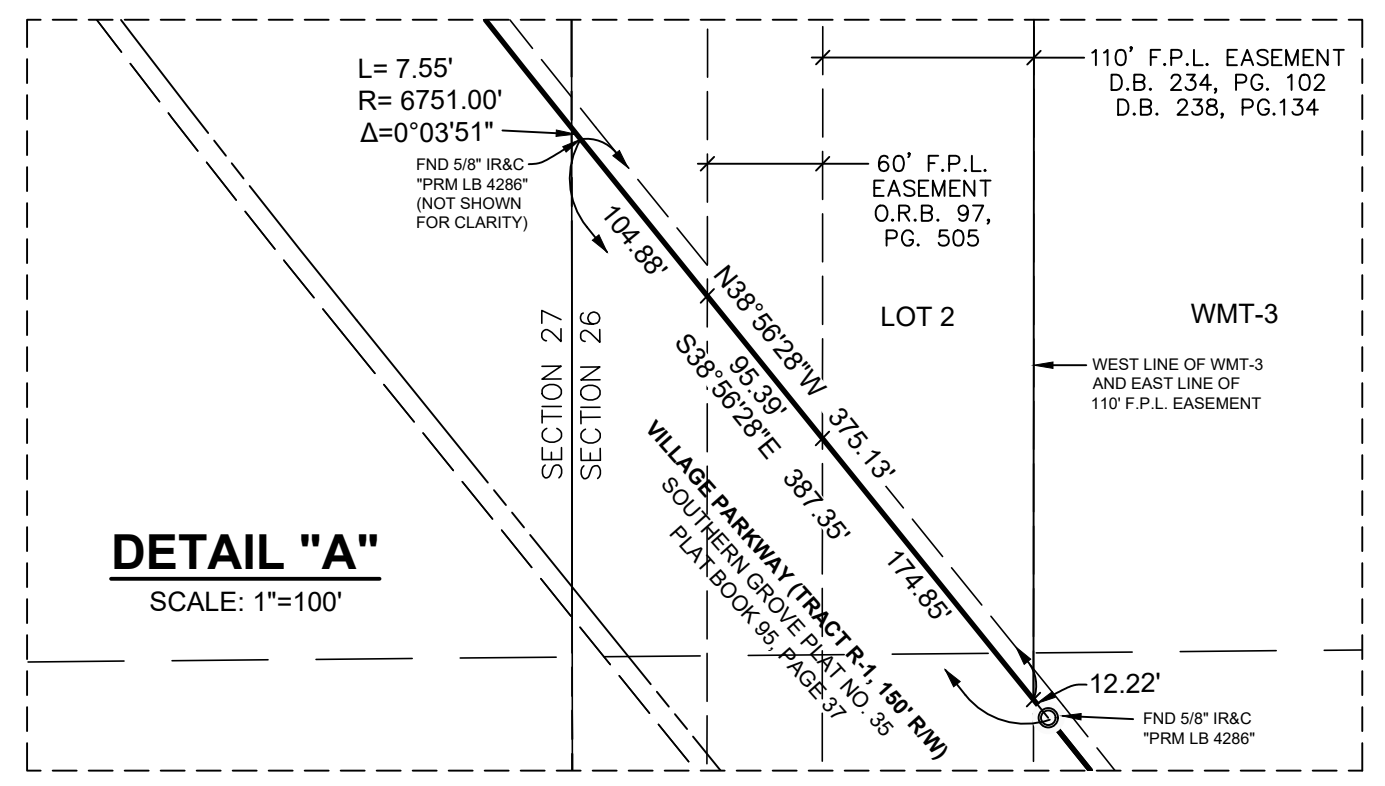
CONSERVATION EASEMENT DETAIL
(NOT INCLUDED)
INTENDED DISPLAY SCALE: 1"=100'



NOT A PART OF THIS PLAT
CONSERVATION TRACT NO. 6
(WETLAND NO.485) 0.419 ACRES±
SOUTHERN GROVE PLAT NO. 3
PLAT BOOK 61, PAGE 17
SEE CONSERVATION EASEMENT DETAIL AT TOP RIGHT FOR THIS AREA

SEE DETAIL "A" BELOW RIGHT

MATCH LINE - SEE SHEET 4



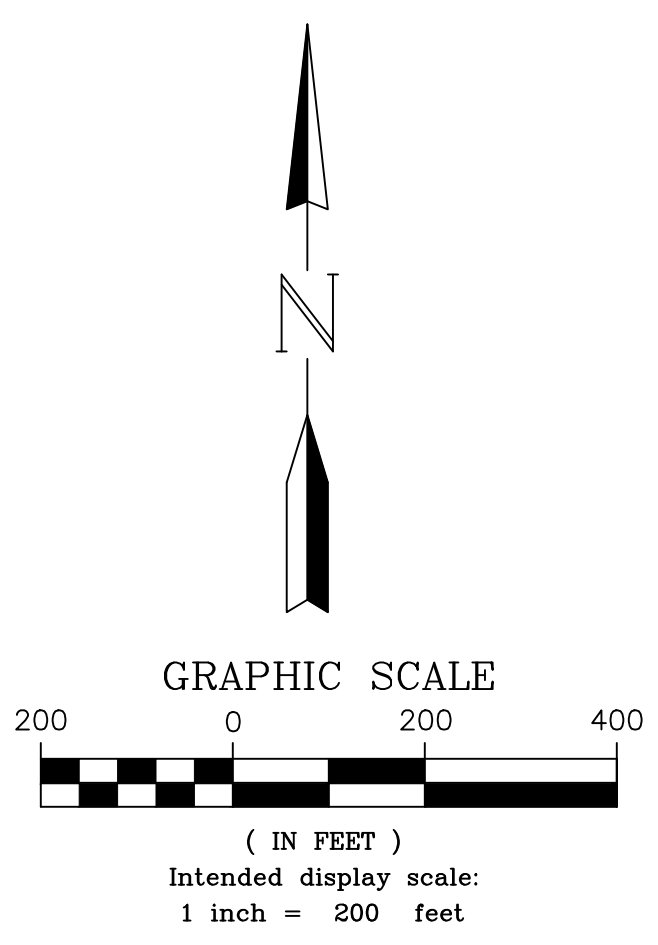
NOTE:
LOT 1, LOT 2, LOT 3 AND LOT 6 ARE RESERVED UNTO THE OWNERS AND HEREBY RESERVED FOR FUTURE DEVELOPMENT OWNERS.

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

PLUSD PROJECT NO. 5360-7
CITY OF PORT ST. LUCIE
PROJECT NO. P23-167

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199
SHEET 3 OF 4

P:\Proj-2023\23-075 Project Everest\Survey\23-075 Southern Grove Plat No. 45.dwg Plotted: 12/5/2023 1:10 PM By: TOM KIERNAN

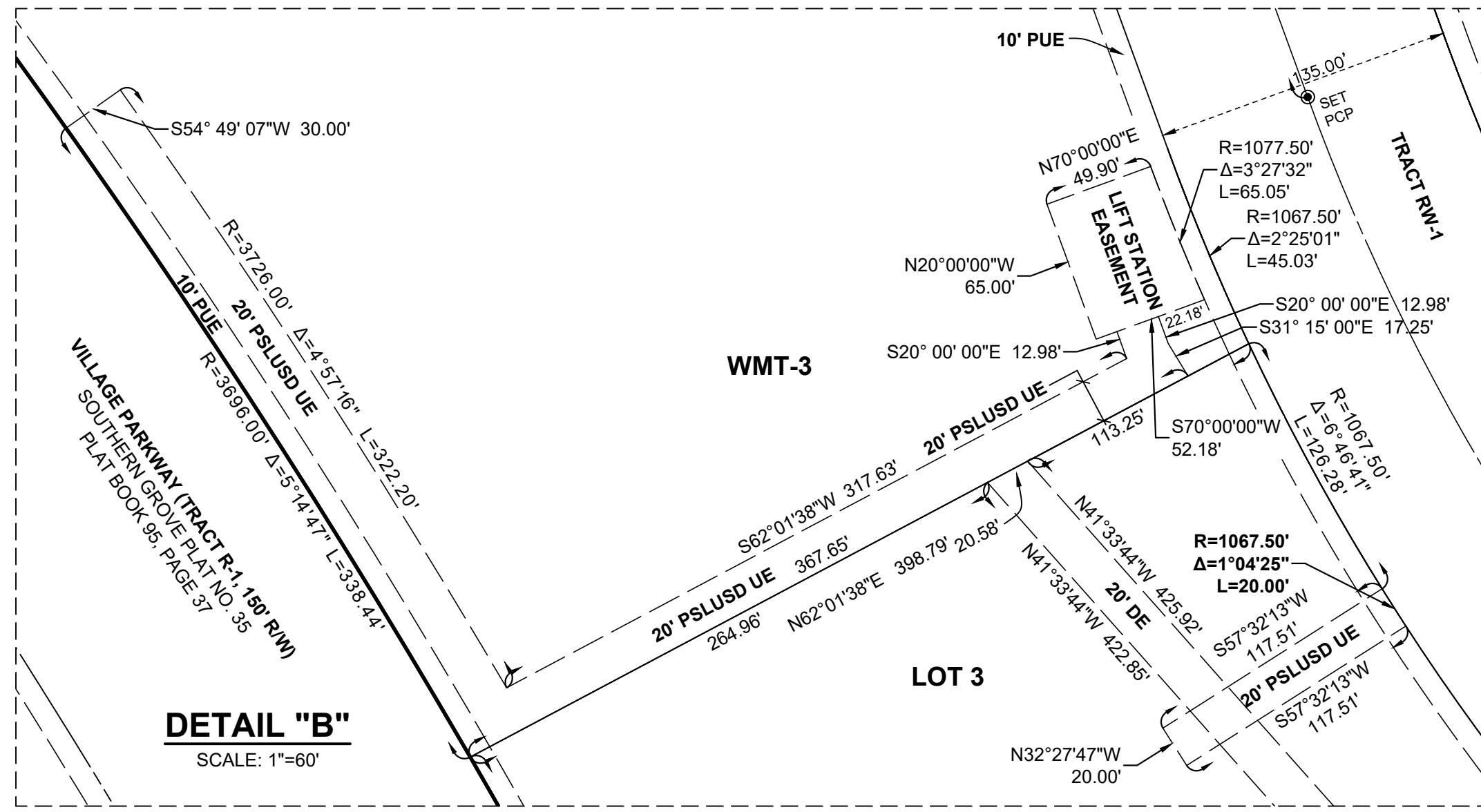
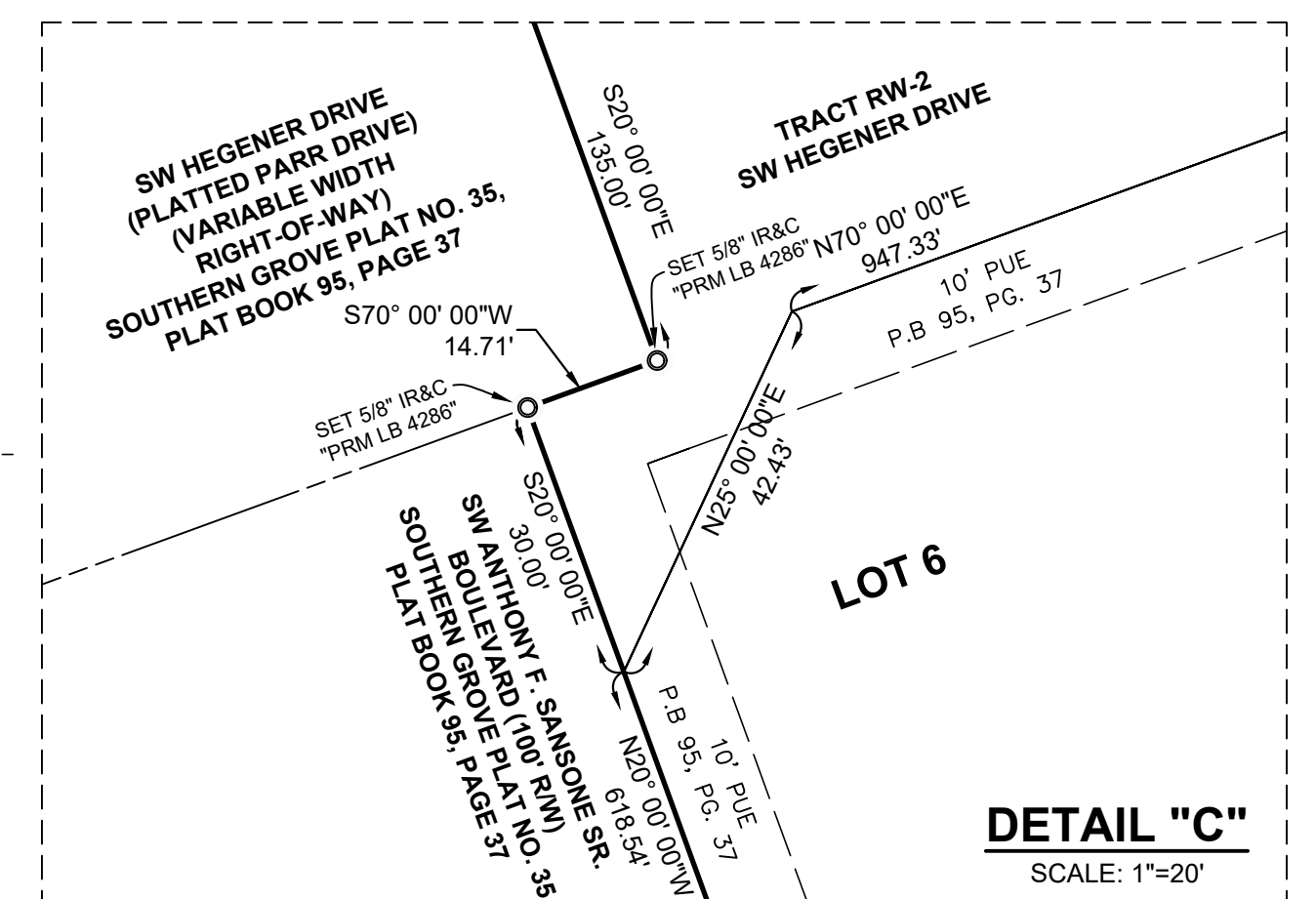
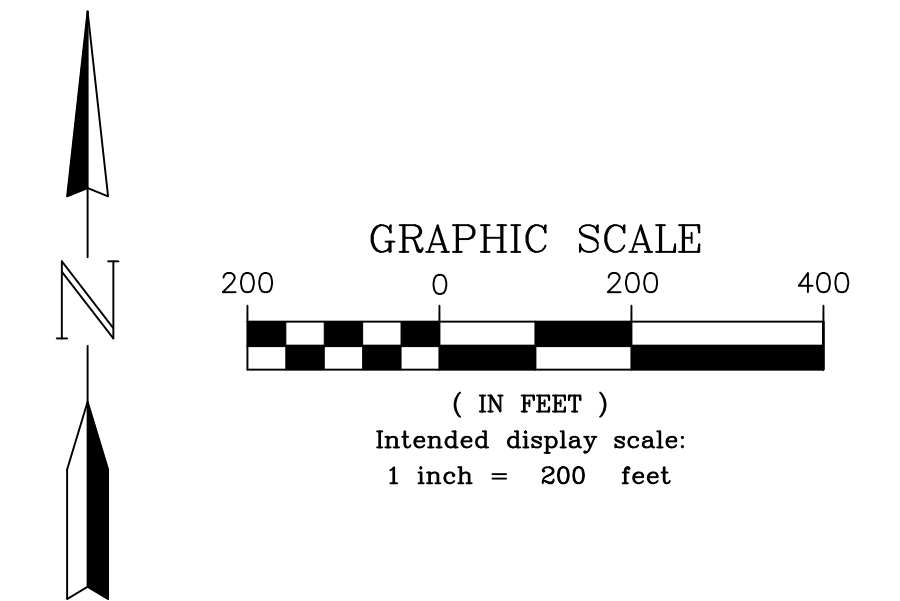
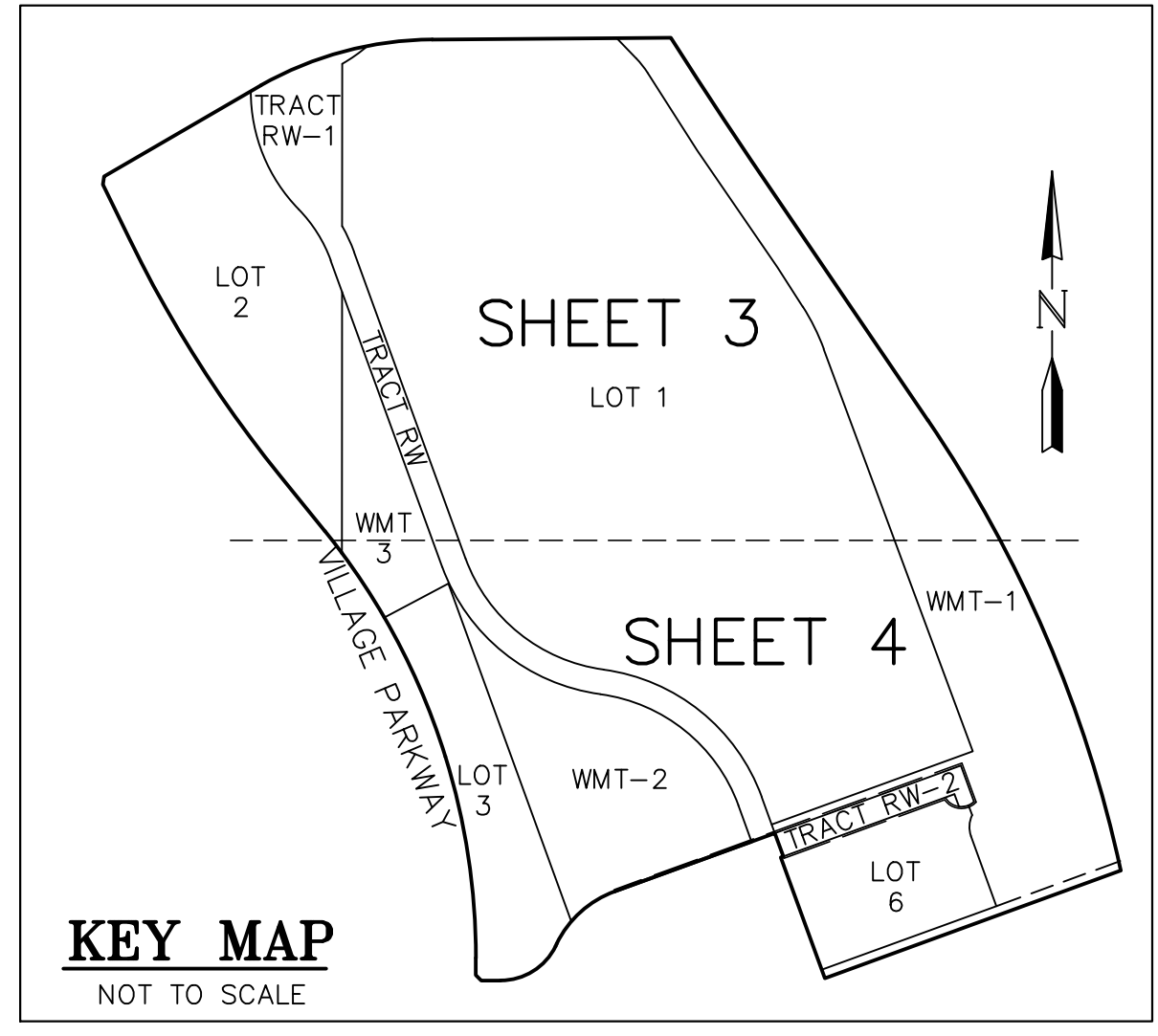
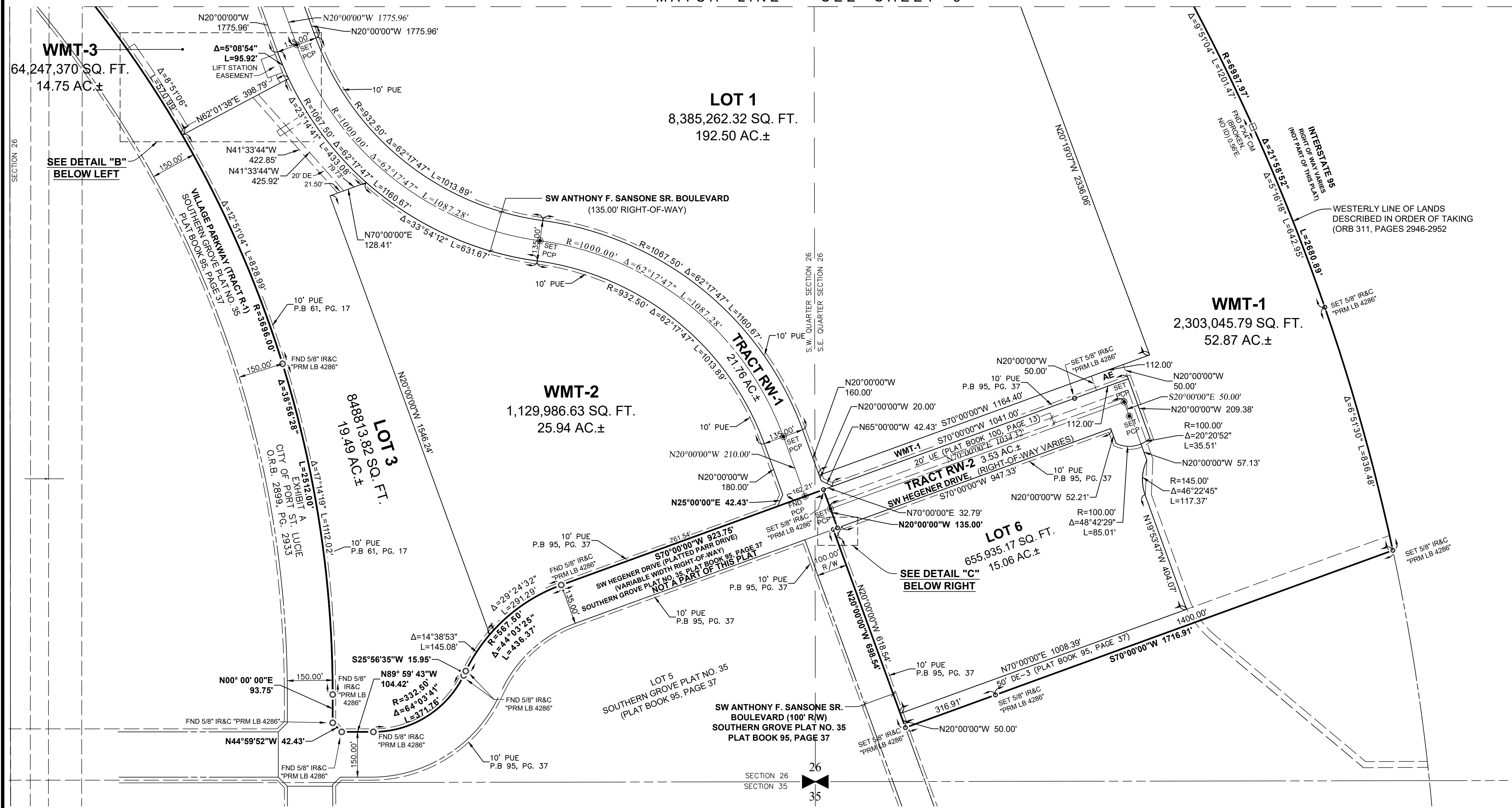


- LEGEND**
- ⊙ = CENTERLINE
 - (P) = PLAT DATA
 - (C) = CALCULATED FROM FIELD MEASUREMENTS
 - PUE = PUBLIC UTILITY EASEMENT
 - TYP = TYPICAL
 - FND = FOUND
 - LB = LICENSED BUSINESS
 - AE = ACCESS EASEMENT
 - UE = UTILITY EASEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - IP = IRON PIPE
 - IR = IRON ROD
 - CM = CONCRETE MONUMENT
 - IR&C = 5/8" IRON ROD & CAP
 - PUE = CITY UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - PLSUSD = PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
 - Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - ORB = OFFICIAL RECORDS BOOK
 - ± = PLUS OR MINUS
 - No. = NUMBER
 - PK&D = P.K. NAIL AND DISK
 - No ID = NO IDENTIFICATION NUMBER
 - PRM = PERMANENT REFERENCE MONUMENT
 - ⊙ = PARKER KALON NAIL & DISK PCP LB 4286
 - PCP = PERMANENT CONTROL POINT
 - PG. = PAGE
 - LSE = LIFT STATION EASEMENT
 - P.B. = PLAT BOOK
 - ⊙ = SYMBOL FOR SET PRM 5/8" IRON ROD (UNLESS NOTED OTHERWISE)

SOUTHERN GROVE PLAT NO. 45

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MATCH LINE - SEE SHEET 3



LEGEND

- | | | | |
|--------|---|-------|---|
| ⊕ | = CENTERLINE | Δ | = CENTRAL ANGLE |
| (P) | = PLAT DATA | R | = RADIUS |
| (C) | = CALCULATED FROM FIELD MEASUREMENTS | L | = ARC LENGTH |
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| IP | = IRON PIPE | ○ | = PERMANENT CONTROL POINT |
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