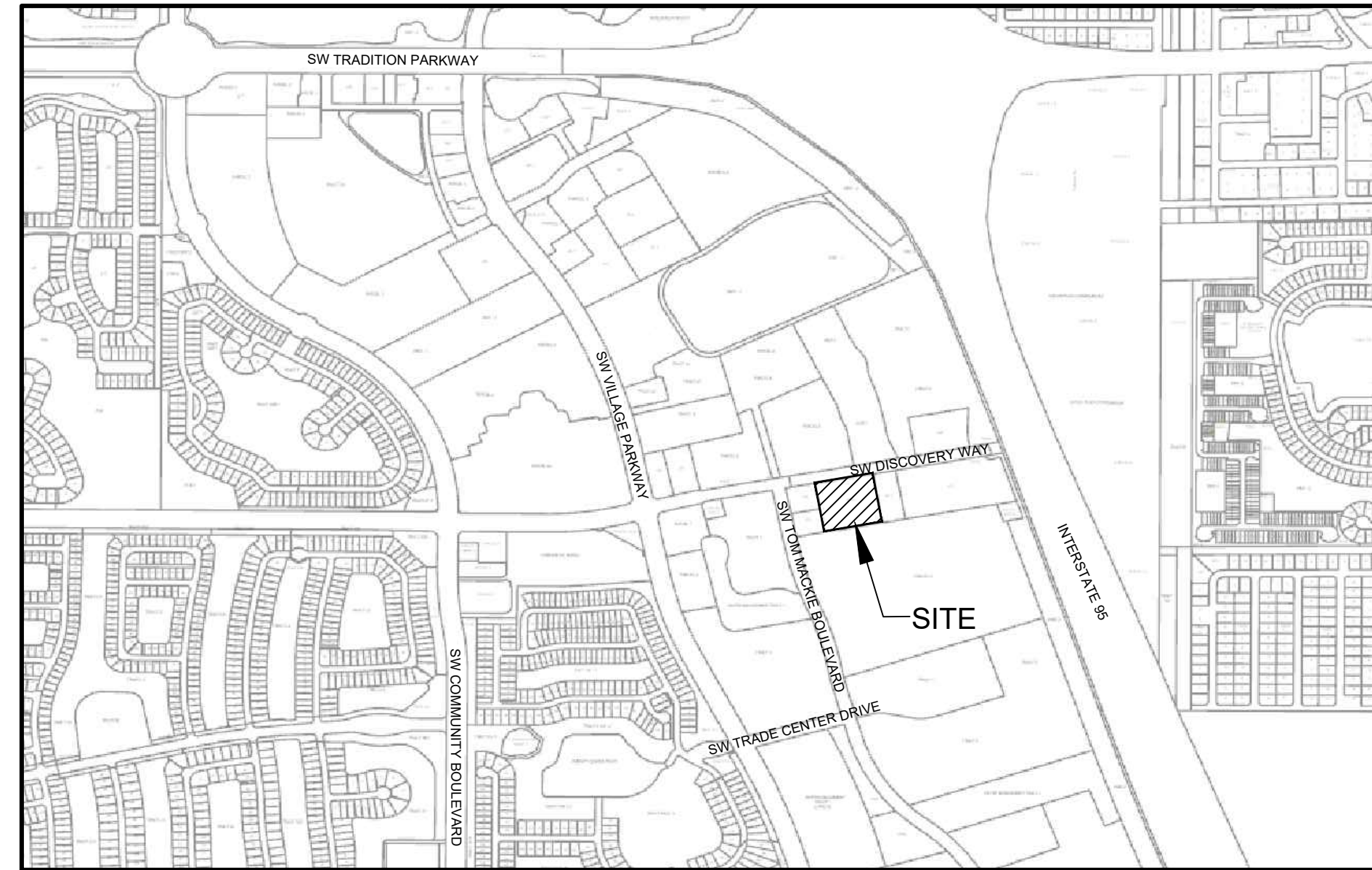


SOUTHERN GROVE PLAT NO. 36 2ND REPLAT

PLAT BOOK: _____
PAGE: _____

BEING A REPLAT OF LOT 3 OF SOUTHERN GROVE PLAT NO 36 1ST REPLAT
AS RECORDED IN PLAT BOOK 111, PAGE 35, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 3, SOUTHERN GROVE PLAT NO. 36 1ST REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 4.00 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, _____, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF _____, 2024;
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT IS VESTED IN THE NAME OF ANGLO AMERICAN LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE
3. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
4. DESCRIPTION OF PLAT IS CORRECT.
5. NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 2024.

BY: _____
BONNIE A. BROWN, ATTORNEY AT LAW

GENERAL PLAT NOTES:

- PROPERTY LIES IN A NON PRINTED FLOOD PANEL PER MAP NUMBER 12111C0275J. DATED 2/16/12.
- THE BEARINGS SHOWN HEREON ARE RELATED TO THE SOUTHERLY RIGHT OF WAY LINE OF DISCOVERY WAY. REFERENCE BEARING OF N 79°27'11" E.
- PLAT CONTAINS 174,240.304 SQUARE FEET OR 4.00 ACRES MORE OR LESS.
- PLAT CONTAINS THREE LOTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, BY THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PORT ST. LUCIE.
- THE CITY OF PORT ST. LUCIE SHALL HAVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES THROUGH EASEMENTS SHOWN HEREON BUT SHALL BEAR NO MAINTENANCE RESPONSIBILITY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

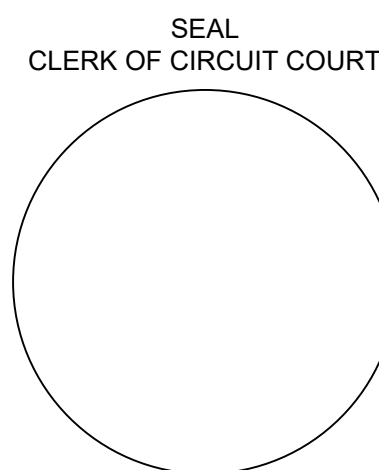
CLERK'S RECORDING CERTIFICATE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK _____, PAGE _____, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____, 2024.

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

FILE NUMBER: _____

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



APPROVAL OF CITY COUNCIL

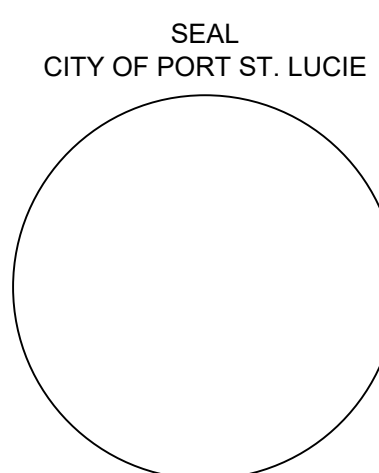
STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED, THIS _____ DAY OF _____, 2024.

ATTEST: _____

BY: _____
SHANNON M. MARTIN, MAYOR

BY: _____
SALLY WALSH, CMC
CITY CLERK



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF _____

ANGLO AMERICAN LAND COMPANY, LLC, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 36 2ND REPLAT AND HEREBY DEDICATES AS FOLLOWS:

1) THE CROSS ACCESS EASEMENT 2 TOGETHER WITH THE CROSS ACCESS EASEMENT 1 (PLATTED IN PB 111 PG 35) AS SHOWN HEREON IS HEREBY DEDICATED TO LOT 3 FOR PROVIDING ACCESS TO LOT 3 OVER AND ACROSS LOT 1, WITH SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF LOTS 1 AND 3. THE CITY OF PORT ST. LUCIE SHALL HAVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES THROUGH EASEMENTS SHOWN HEREON AND SHALL BEAR THE RIGHT TO MAINTAIN BUT IS NOT OBLIGATED TO MAINTAIN SAID EASEMENTS.

SIGNED AND SEALED ON BEHALF OF SAID OWNERS.

ANGLO AMERICAN LAND COMPANY, LLC

BY: _____
RAJESH J. PATEL, AUTHORIZED MEMBER

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

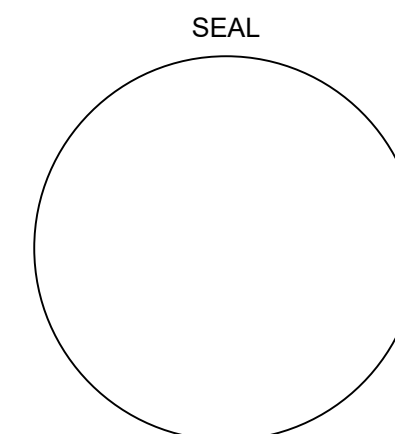
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

PRINT NAME _____

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ANGLO AMERICAN LAND COMPANY, LLC, HEREBY

1. ACCEPTS THE DEDICATION OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT AS SET FORTH UPON THE HEREIN PLAT.

2. CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2024.

RAJESH J. PATEL, AMBASSADOR

WITNESS: _____ PRINT NAME _____

WITNESS: _____ PRINT NAME _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ OF ANGLO AMERICAN LAND COMPANY, LLC, ON BEHALF OF SAID COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

PRINT NAME _____

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

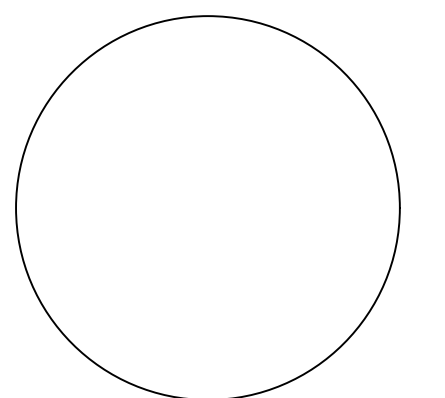
CERTIFICATE OF SURVEYOR AND MAPPER

I, FRANCIS N. GUETTLER, HEREBY CERTIFY THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 36 2ND REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND THE ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2024.

SEAL
FRANCIS N. GUETTLER, P.S.M.

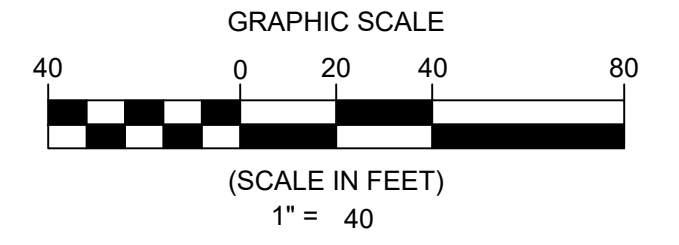
FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 7473



SOUTHERN GROVE PLAT NO. 36 2ND REPLAT

BEING A REPLAT OF LOT 3 OF SOUTHERN GROVE PLAT NO 36 1SY REPLAT
AS RECORDED IN PLAT BOOK 111, PAGE 35, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

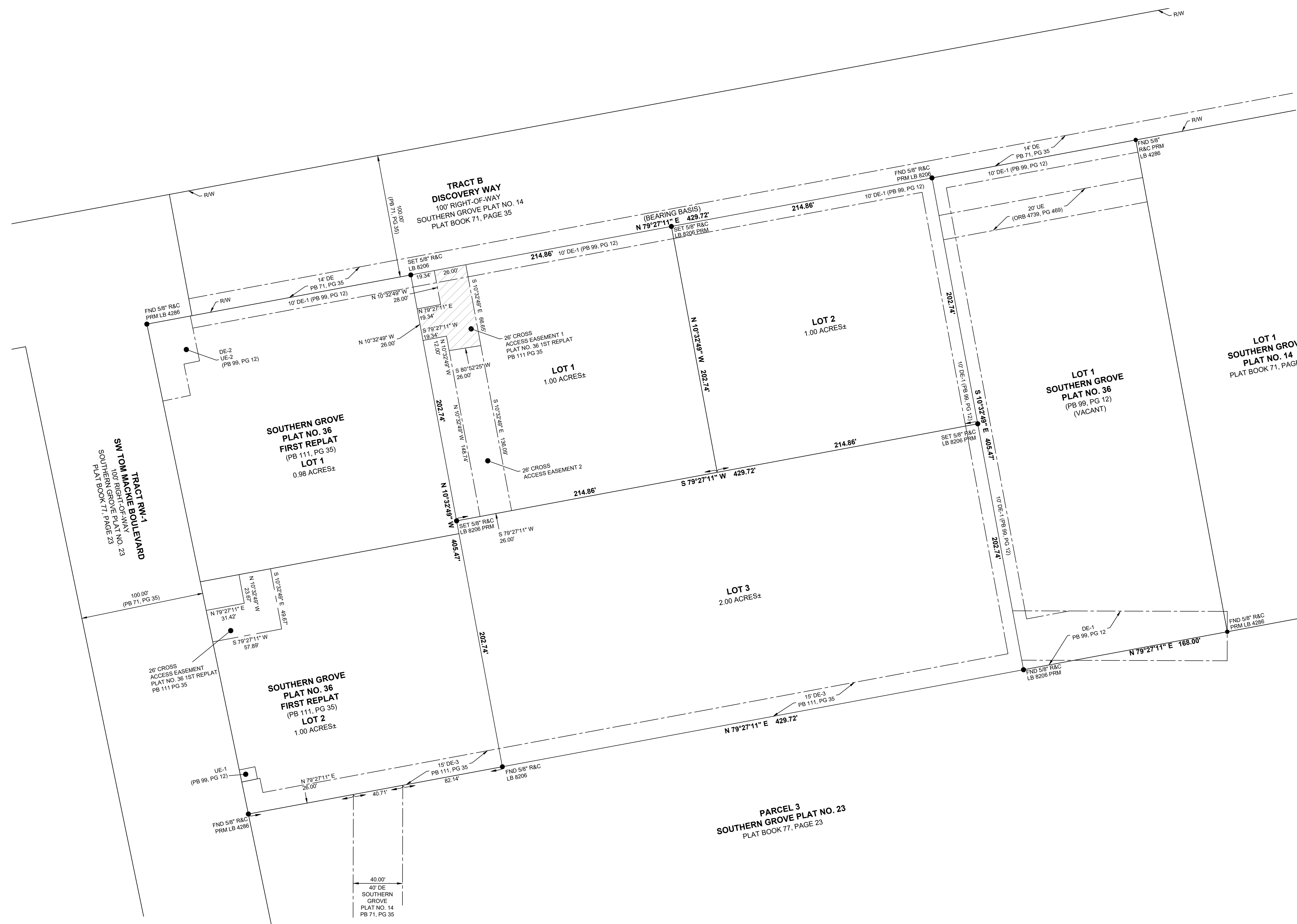
PLAT BOOK: _____
PAGE: _____



NORTH

LEGEND

- DE = DRAINAGE EASEMENT
- E = EASTING
- FND = FOUND
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- N = NORTHING
- NO. = NUMBER
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- PB = PLAT BOOK
- PRM = PERMANENT REFERENCE MONUMENT
- R&C = ROD AND CAP
- R/W = RIGHT OF WAY
- S = SOUTH
- UE = UTILITY EASEMENT
- W = WEST
- = PROPERTY LINE
- - - = EASEMENT LINE
- = FND OR SET AS NOTED



SHEET: 1 OF 2

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR.
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206