

ORDINANCE NO. 22-98

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Authority for this Ordinance. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Chapter 190, Florida Statutes, as amended ("Act"), and in particular Section 190.005 of the Act; Section 1.01 of the Charter of the City of Port St. Lucie, Florida ("City"); and other applicable provisions of law.

Section 2. Findings. It is hereby ascertained, determined, and declared by the City Council of the City ("City Council") as follows:

a. Pursuant to Section 190.005 of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the "Petitioners"), joined by the Boards of Supervisors of Southern Grove Community Development District No. 1 ("SGCDD1"), Southern Grove Community Development District No. 2 ("SGCDD2"), Southern Grove Community Development District No. 3 ("SGCDD3"), Southern Grove Community Development District No. 4 ("SGCDD4"), Southern Grove Community Development District No. 5 ("SGCDD5"), and Southern Grove Community Development District No. 6 ("SGCDD6" and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the "Districts"), have filed a Consolidated Petition with the City that, as important here, requests that the City establish the Southern Grove Community Development District No. 9 ("SGCDD9") as a community development district within the meaning of the Act and other applicable law to provide infrastructure and related facilities and improvements ("Infrastructure") to serve the property described in the attached Exhibit A ("Property").

b. The Consolidated Petition contains the information required by Section 190.005 of the Act to establish SGCDD9.

c. The City Council has conducted a public hearing on the Consolidated Petition and the requested establishment of SGCDD9 in accordance with the requirements of the Act and has considered the record of the public hearing and the

ORDINANCE NO. 22-98

factors set forth in Section 190.005(1)(e) the Act, among other matters, and hereby finds that:

- (1) All statements contained in the Consolidated Petition are true and correct;
- (2) The creation of SGCDD9 is not inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;
- (3) The area of land within the proposed SGCDD9 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
- (4) SGCDD9 is the best alternative available for delivering community development services and facilities to the area that will be served by SGCDD9;
- (5) The community development services and facilities of the proposed SGCDD9 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (6) The area that will be served by the proposed SGCDD9 is amenable to separate special-district government; and
- (7) The Districts have previously levied special assessments on benefitted land within the area to be included in the SGCDD9 to pay for or to finance or refinance certain Infrastructure that has been and will be constructed or acquired by or on behalf of the Districts and other community development districts that become parties to the Interlocal Agreement (defined below), and to pay for costs of operation and maintenance of such Infrastructure, and the obligation to collect such special assessments shall be assigned to and assumed by the SGCDD9; and
- (8) Consistent with the provisions of Section 190.002, Florida Statutes, all applicable planning and permitting laws, rules, regulations and policies control the development of the land to be serviced by the SGCDD9; and
- (9) The City Council finds that the SGCDD9 shall have the general powers described in section 190.011, Florida Statutes, and the special powers described below in Section 6 of this Ordinance; and
- (10) The exercise by the SGCDD9 of any powers other than the powers set forth in Section 6 of this Ordinance, shall require consent by the City Council by ordinance or resolution.

ORDINANCE NO. 22-98

(11) Notwithstanding anything to the contrary in this Ordinance, nothing herein shall operate to impair or otherwise adversely impact existing and future indebtedness incurred by or on behalf of the Districts, the SGCDD9, and any other community development district that becomes a party to that certain Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, as amended through the date of this Ordinance and as may be hereafter amended in accordance with its terms ("Interlocal Agreement"), or the rights of the holders of such indebtedness, it being acknowledged that following its establishment the SGCDD9 will become a party to the Interlocal Agreement, as such instrument exists on the date of this Ordinance.

d. The City Council now desires to grant the request of the Petitioners and the Districts and establish SGCDD9 in the manner set forth in the Consolidated Petition and as more fully set forth herein.

Section 3. Grant of Consolidated Petition; Establishment of SGCDD9. The City hereby grants the request of the Petitioners and the Districts as set forth in the Consolidated Petition and establishes the Southern Grove Community Development District No. 9 as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes, and a political subdivision of the State of Florida.

Section 4. External Boundaries. The external boundaries of SGCDD9 shall be as set forth on Exhibit A to this Ordinance.

Section 5. Initial Members of Board of Supervisors. The five persons to be the initial members of the Board of Supervisors of SGCDD9, each of whom is designated in the Consolidated Petition and is a resident of the State of Florida and a citizen of the United States, are as follows:

- A. James Fitzgerald
- B. Frank Covelli
- C. Steven Dassa
- D. Anissa Cruz
- E. Tyler Gaffney

Section 6. Consent to Exercise of Special Powers.

a. Pursuant to Section 190.012(2)(a) of the Act, the City hereby consents to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act,

ORDINANCE NO. 22-98

thereby enabling SGCD9 to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks, and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold, or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that SGCD9 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within SGCD9 boundaries. Said powers shall be discharged in accordance with Chapter 190, Florida Statutes. The SGCD9's exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public's access to public roadways. The SGCD9 shall not impose special assessments of any kind whatsoever on real property to be dedicated to or owned by the City for public Infrastructure purposes. Notwithstanding anything to the contrary set forth herein, SGCD9 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

b. The City further consents to the exercise by SGCD9 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes, and Chapter 74, Florida Statutes, over any property outside the boundaries of SGCD9 and within the City (except municipal, county, state, and federal property) for the uses and purposes of SGCD9 relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that SGCD9 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCD9.

c. The foregoing powers shall be in addition, and supplemental, to the powers which the proposed SGCD9 is entitled to exercise pursuant to the Act.

d. As permitted by the Act, the City hereby approves SGCD9's exercise, outside of its boundaries, of the powers granted in the Act and herein, subject to the terms hereof, for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCD9.

Section 7. Notice of Special Assessments. The SGCD9 is solely responsible for the implementation of assessments upon benefitted property within its boundaries. The Petitioners, their successors and assignees shall provide notice of said special assessments to all prospective purchasers of said property. The Petitioners, their successors and assignees shall provide full disclosure of the public financing and maintenance improvements undertaken by SGCD9. This

ORDINANCE NO. 22-98

disclosure shall include a statement in bold print that special assessments imposed by the SGCDD9 will appear in the tax bill for each property within the SGCDD9. This disclosure shall meet the requirements of section 190.048, Florida Statutes, as amended from time to time, and shall be included in every contract for purchase and sale of property within the SGCDD9. The SGCDD9 shall record a notice of establishment in the Public Records in accordance with Section 190.0485, Florida Statutes, before any bond sale, and shall record a notice of assessments (lien of record) in the Public Records after each bond sale.

Section 8. Conditions. This Ordinance shall be subject to the following conditions:

a. The property within the SGCDD9 shall be subject to all applicable City ordinances including, but not limited to, site plan approval, all permitting and review requirements and processes;

b. All development within the SGCDD9 shall be subject to City inspections and requirements;

c. The construction by or on behalf of the SGCDD9 of all public Infrastructure relating to ponds, landscaping, hardscaping and walls, sanitary sewer, stormwater management (including ponds and retention and transmission facilities), roads and paving, sidewalks and water supply distribution shall be in accordance with applicable City standards; stormwater management facilities will be constructed consistent with the design criteria set forth within all applicable South Florida Water Management District surface water management permits.

Section 9. Authority. The SGCDD9 shall have all of the authority and power contained within Chapter 190, Florida Statutes, to the extent set forth in this Ordinance.

Section 10. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 11. Severability. The provisions of this Ordinance are intended to be severable. If any portion of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

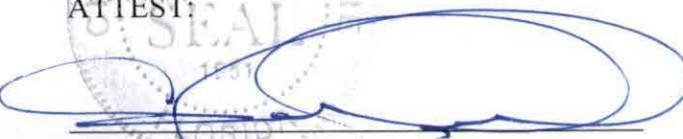
Section 12. Filing with the Department of State. The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

ORDINANCE NO. 22-98


Section 13. Effective Date. This Ordinance shall become effective immediately upon final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this 14th day of November, 2022.


ATTEST:


Sally Walsh, City Clerk

**CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA**


Shannon M. Martin, Mayor

APPROVED AS TO FORM:


James D. Stokes, City Attorney

ORDINANCE NO. 22-98

EXHIBIT A

**EXTERNAL BOUNDARIES OF
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9**

DESCRIPTION: (CDD NO. 9)

A PARCEL OF LAND LYING IN SECTIONS 15, 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA, BEING PORTIONS OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74 PAGE 10, SW. DISCOVERY WAY (E/W #1 RIGHT-OF-WAY), VILLAGE PARKWAY, COMMUNITY BOULEVARD AND RELOCATED E/W 2 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, OFFICIAL RECORDS BOOK 2418, PAGE 2671 AND OFFICIAL RECORDS BOOK 3995, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 25D, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, SAID POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 64°58'12" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 25D, A DISTANCE OF 417.52 FEET TO A POINT ON THE EASTERLY LINE OF CONSERVATION TRACT-15, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 49°58'54" WEST, A DISTANCE OF 149.52 FEET; THENCE NORTH 16°23'38" WEST, A DISTANCE OF 482.13 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 157.75 FEET; THENCE NORTH 72°51'09" WEST, A DISTANCE OF 195.97 FEET; THENCE NORTH 67°12'19" WEST, A DISTANCE OF 253.05 FEET; THENCE NORTH 03°22'33" WEST, A DISTANCE OF 250.28 FEET; THENCE NORTH 89°02'46" WEST, A DISTANCE OF 187.75 FEET; THENCE NORTH 87°15'07" WEST, A DISTANCE OF 159.43 FEET; THENCE NORTH 21°09'50" WEST, A DISTANCE OF 172.22 FEET; THENCE NORTH 40°42'50" WEST, A DISTANCE OF 55.14 FEET; THENCE NORTH 47°29'53" WEST, A DISTANCE OF 50.95 FEET; THENCE NORTH 46°24'21" WEST, A DISTANCE OF 66.99 FEET; THENCE NORTH 47°56'40" WEST, A DISTANCE OF 63.78 FEET; THENCE NORTH 40°11'16" WEST, A DISTANCE OF 68.02 FEET; THENCE NORTH 17°46'35" WEST, A DISTANCE OF 94.59 FEET; THENCE NORTH 03°08'45" WEST, A DISTANCE OF 105.24 FEET; THENCE NORTH 19°35'41" EAST, A DISTANCE OF 96.22 FEET; THENCE NORTH 08°26'23" WEST, A DISTANCE OF 239.39 FEET; THENCE NORTH 58°41'08" WEST, A DISTANCE OF 236.07 FEET; THENCE NORTH 16°59'22" WEST, A DISTANCE OF 115.17 FEET; THENCE NORTH 11°01'24" EAST, A DISTANCE OF 152.57 FEET; THENCE NORTH 13°10'01" WEST, A DISTANCE OF 68.24 FEET (THE PRECEDING TWENTY TWO COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID CONSERVATION TRACT-15) TO A POINT ON THE EASTERLY LINE OF PARCEL A AS SHOWN ON THE PLAT OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 33°37'18" EAST, A DISTANCE OF 305.32 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL A, SAID POINT ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1650.00 FEET AND WHOSE CHORD BEARS NORTH 50°33'42" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF PARCEL A, THROUGH A CENTRAL ANGLE OF 9°25'22", A DISTANCE OF 271.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°51'01" WEST ALONG SAID NORTHERLY LINE OF PARCEL A AND ITS NORTHWESTERLY EXTENSION, A DISTANCE OF 402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°08'59", A DISTANCE OF 654.97 FEET TO A POINT OF TANGENCY;

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 8

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING – LAND SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991 / FAX (561)–750–1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060–CDD9

**SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION**

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 285.48 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID NORTHERLY LINE OF PARCEL A, PULTE AT TRADITION PHASE 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RELOCATED E/W 2 RIGHT-OF-WAY) TO A POINT ON THE WEST LINE OF SAID PARCEL A; THENCE CONTINUE NORTH 90°00'00" WEST ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARCEL A, A DISTANCE OF 175.00 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PROPERTY (EXHIBIT B), AS RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, ALSO BEING THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 577, PAGE 676, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG THE AFORE DESCRIBED LINE, A DISTANCE OF 3424.29 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'32" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AND ITS WESTERLY EXTENSION, A DISTANCE OF 756.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY (E/W 1 R/W) AND ITS EASTERLY EXTENSION, THROUGH A CENTRAL ANGLE OF 17°56'47", A DISTANCE OF 602.96 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE NORTH 72°05'42" EAST, A DISTANCE OF 150.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY; THENCE SOUTH 11°42'39" EAST, A DISTANCE OF 634.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2480.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°38'20", A DISTANCE OF 676.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°20'59" EAST, A DISTANCE OF 936.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°30'43", A DISTANCE OF 2259.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3747.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°07'06", A DISTANCE OF 1577.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 2265.94 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E/W 3 RIGHT-OF-WAY AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2075.00 FEET AND WHOSE CHORD BEARS SOUTH 62°37'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°08'39", A DISTANCE OF 150.08 FEET TO A POINT OF NON TANGENCY; THENCE NORTH 25°57'22" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY, A DISTANCE OF 1363.64 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 269.50 ACRES MORE OR LESS.

SHEET 2 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION**

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD9

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLATTED BEARING OF SOUTH 25°57'22" EAST ALONG THE SOUTHWEST LINE OF LOT 3, SOUTHERN GROVE PLAT NO. 26, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LINE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, OF SAID PUBLIC RECORDS.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

LEGEND ABBREVIATIONS

Δ - DELTA (CENTRAL ANGLE)	PG. - PAGE
CB - CHORD BEARING	P.B. - PLAT BOOK
CD - CHORD DISTANCE	P.O.B. - POINT OF BEGINNING
E. - EAST/EASTERLY	P.O.C. - POINT OF COMMENCEMENT
ESMT - EASEMENT	PUE - PUBLIC UTILITY EASEMENT
F.B. - FIELD BOOK	R - RADIUS
FPL - FLORIDA POWER AND LIGHT COMPANY	R.L. - RADIAL LINE
IQE - IRRIGATION EASEMENT	R/W - RIGHT-OF-WAY
L - ARC LENGTH	S. - SOUTH/SOUTHERLY
L.B. - LICENSED BUSINESS	W. - WEST/WESTERLY
N. - NORTH/NORTHERLY	WMT - WATER MANAGEMENT TRACT
O.R.B. - OFFICIAL RECORDS BOOK	

SHEET 3 OF 8**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B. / PG. N/A

SCALE AS SHOWN

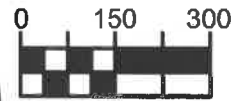
JOB NO. 8060-CDD9

MATCH LINE—SEE SHEET 6

MATCH LINE—SEE SHEET 8

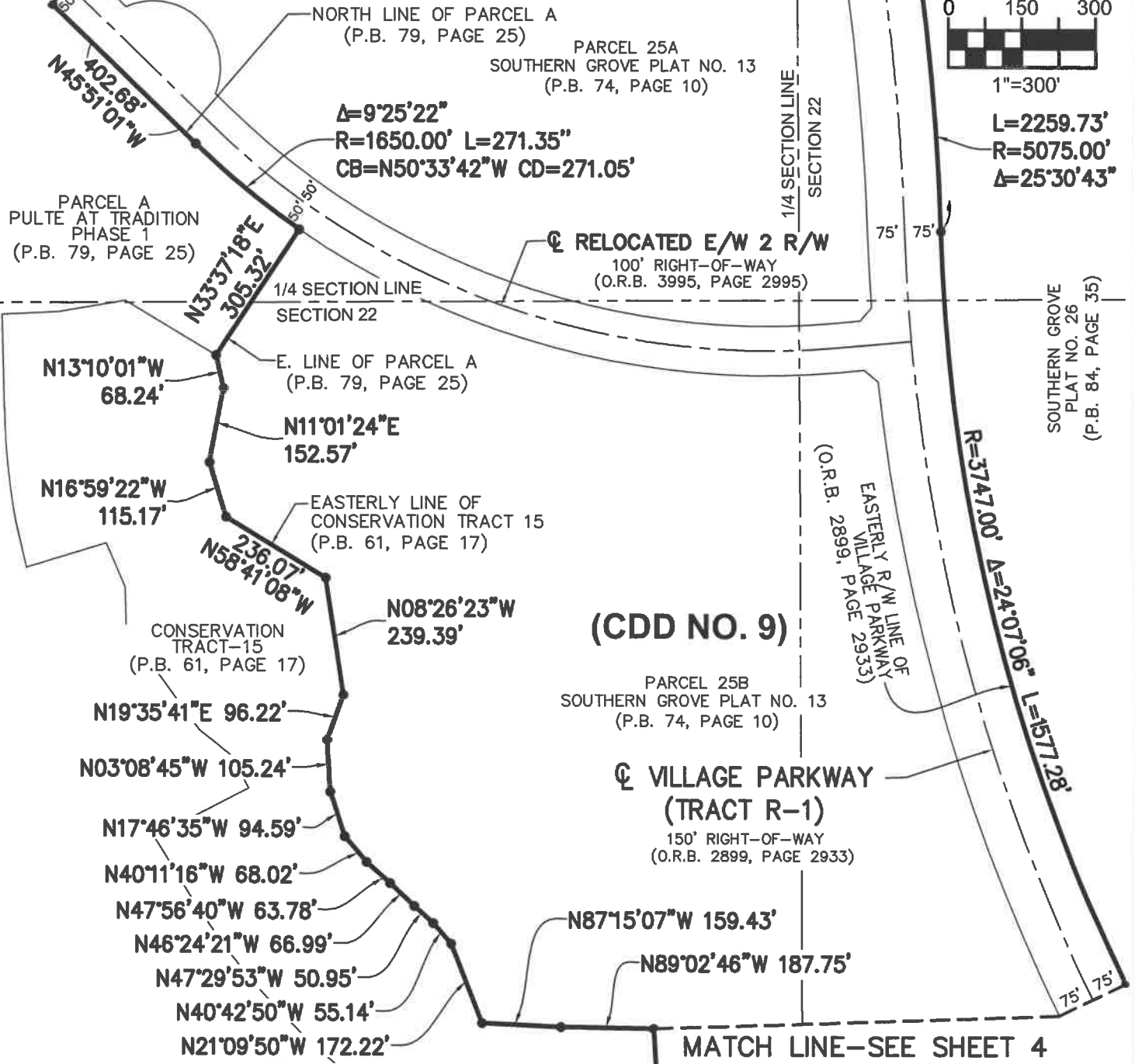


NORTH



1"=300'

L=2259.73'
R=5075.00'
Δ=25°30'43"



SHEET 5 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING — LAND SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION

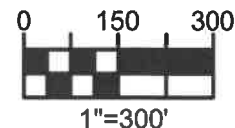
DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD9



MATCH LINE—SEE SHEET 7

CL COMMUNITY BOULEVARD
150' RIGHT-OF-WAY
(O.R.B. 2899, PAGE 2933)
(O.R.B. 3995, PAGE 2995)

RIVERLAND PARCEL
A — PLAT ONE
(P.B. 75, PAGE 31)

N00°05'34"E 3424.29'

WEST LINE OF SOUTHERN
GROVE PER (EXHIBIT "B")
O.R.B. 1536, PAGE 1703
AND EAST LINE OF LANDS
PER O.R.B. 577, PAGE 676

(CDD NO. 9)

PARCEL 24
SOUTHERN GROVE PLAT NO. 3
(P.B. 61, PAGE 17)

CL RELOCATED E/W 2 R/W
100' RIGHT-OF-WAY
(O.R.B. 3995, PAGE 2995)

NORTH LINE OF PARCEL A
(P.B. 79, PAGE 25)

N90°00'00"W 175.00'

285.48'
N90°00'00"W

L=654.97'

R=850.00'

Δ=44°08'59"

PARCEL A
PULTE AT TRADITION PHASE 1
(P.B. 79, PAGE 25)

MATCH LINE—SEE SHEET 8

MATCH LINE—
SEE SHEET 5

SHEET 6 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING — LAND SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION

DATE 9/14/2020

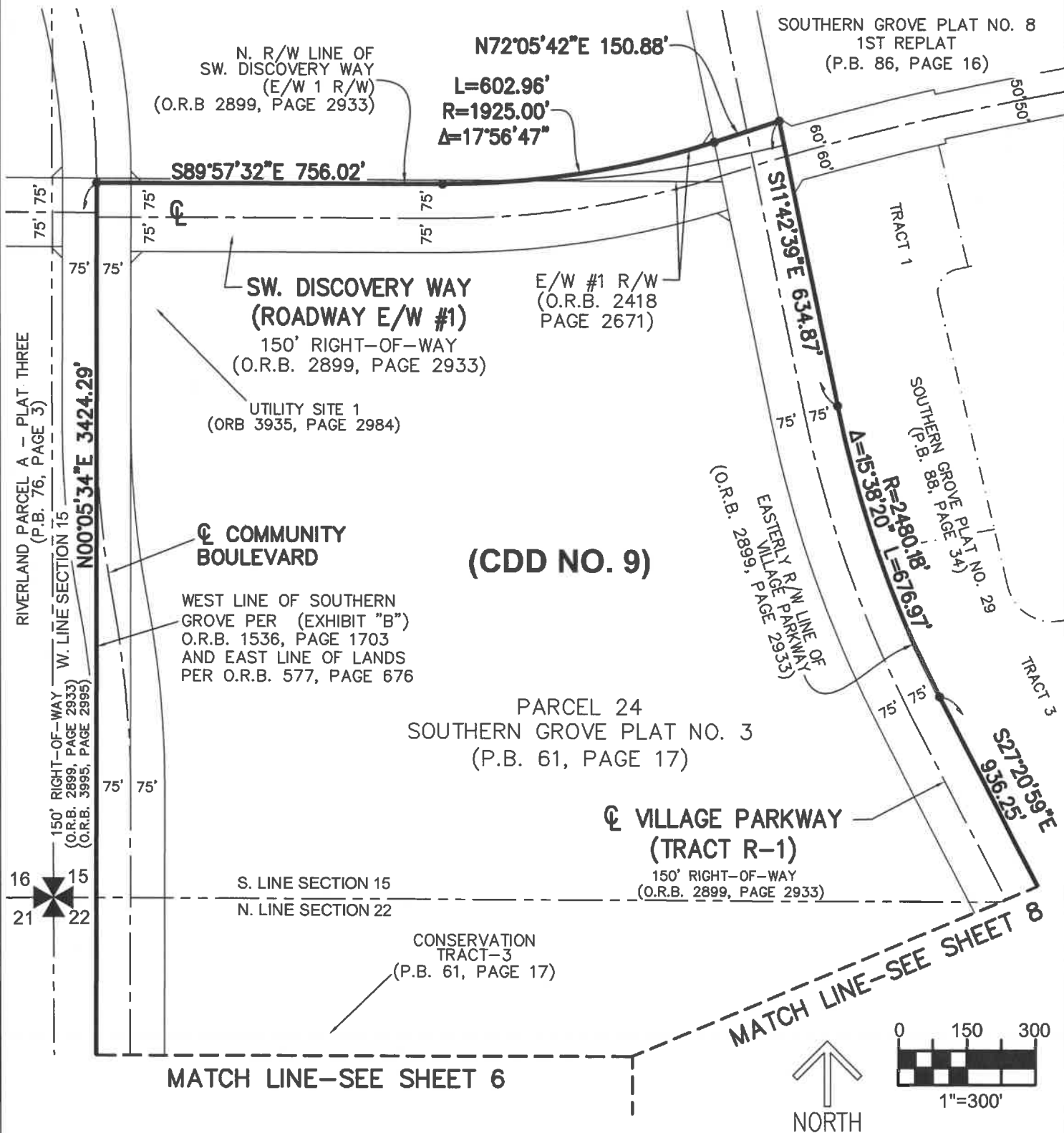
DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD9

EXHIBIT "A"



CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION

SHEET 7 OF 8

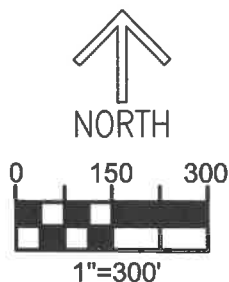
DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD9



MATCH LINE—SEE SHEET 7

TRACT 3
SOUTHERN GROVE
PLAT NO. 29
(P.B. 88, PG. 34)

S. LINE SECTION 15
N. LINE SECTION 22

SW TRADE CENTER DRIVE

S27°20'59"E
936.25'
VILLAGE PARKWAY
(TRACT R-1)

EASTERLY R/W LINE OF
VILLAGE PARKWAY
(O.R.B. 2899, PAGE 2933)

1/4 SECTION LINE SECTION 22

SOUTHERN GROVE PLAT NO. 14
WMT-1
(P.B. 71, PAGE 35)

(CDD NO. 9)

PARCEL 24
SOUTHERN GROVE PLAT NO. 3
(P.B. 61, PAGE 17)

Ⓢ VILLAGE PARKWAY
(TRACT R-1)

150' RIGHT-OF-WAY
(O.R.B. 2899, PAGE 2933)

R=5075.00' Δ=25°30'45" L=2259.73'

PARCEL 25A
SOUTHERN GROVE PLAT NO. 13
(P.B. 74, PAGE 10)

WMT-1
SOUTHERN GROVE
PLAT NO. 26
(P.B. 84, PAGE 35)

MATCH LINE—SEE SHEET 5

SHEET 8 OF 8



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING — LAND SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION
CDD NO. 9
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD9