

ORDINANCE NO. 22-94

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-37 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; 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; Section 190.046(1), Florida Statutes; 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. On April 9, 2007, the City Council enacted Ordinance No. 07-37 ("Ordinance") establishing the Southern Grove Community Development District No. 5 ("SGCDD5") as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes ("Act"), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of the SGCDD5 currently contain approximately 540.128 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) 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 SGCDD5, 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"), 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 (1) contract the external boundaries of SGCDD5 so that thereafter a total of approximately 530.83 acres of real property will be located within such external boundaries, and (2) amend the Ordinance to reflect the revised external boundaries of SGCDD5 as described in the attached Exhibit "A2."

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d. All lands within SGCDD5 as currently configured and as proposed for contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the external boundaries of SGCDD5.

f. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

(1) All statements contained in the Consolidated Petition are true and correct;

(2) The proposed contraction of the external boundaries of SGCDD5 as set forth in the Consolidated Petition will not result in a cumulative net total addition that is either (A) greater than 50 percent of the acres initially located within the boundaries of SGCDD5, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD5 as proposed in the Consolidated Petition will be excluded from SGCDD5;

(4) The contraction of the external boundaries of SGCDD5 as proposed in the Consolidated Petition will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;

(5) Following the proposed contraction of the external boundaries of SGCDD5, the property comprising SGCDD5 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD5 is the best alternative available for delivering community development services and facilities to the area that, following the contraction proposed in the Consolidated Petition, will be served by SGCDD5;

(7) The community development services and facilities of SGCDD5 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by SGCDD5 is amenable to separate special-district government.



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g. The City Council now desires to grant the request of SGCDD5 by (1) contracting the external boundaries of SGCDD5 in the manner set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCDD5. The City hereby grants the request of SGCDD5 as set forth in the Consolidated Petition and the Ordinance is hereby amended to contract the external boundaries of SGCDD5 by deleting Exhibit "A" in its entirety and replacing it with Exhibit "A2" attached to this Ordinance.

Section 4. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.


Section 5. 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 6. 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.

Section 7. 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 14<sup>th</sup> 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. 22-94

**EXHIBIT "A2"**

**REVISED EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5**

**DESCRIPTION: (CDD NO. 5)**

A PARCEL OF LAND LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF OR ALL OF THE FOLLOWING:

SOUTHERN GROVE PLAT NO. 3 (P.B. 61, PAGE 17), SOUTHERN GROVE PLAT NO. 4 (P.B. 56, PAGE 18), SOUTHERN GROVE PLAT NO. 6 (P.B. 59, PAGE 33), SOUTHERN GROVE PLAT NO. 8 (P.B. 62, PAGE 29), SOUTHERN GROVE PLAT NO. 9 (P.B. 68, PAGE 16), SOUTHERN GROVE PLAT NO. 11 (P.B. 70, PAGE 15), SOUTHERN GROVE PLAT NO. 11 REPLAT (P.B. 71, PAGE 8), SOUTHERN GROVE PLAT NO. 10 (P.B. 68, PAGE 20), SOUTHERN GROVE PLAT NO. 12 (P.B. 70, PAGE 30), SOUTHERN GROVE PLAT NO. 14 (P.B. 71, PAGE 35), SOUTHERN GROVE PLAT NO. 15 (P.B. 71, PAGE 10), SOUTHERN GROVE PLAT NO. 16 (P.B. 72, PAGE 16), SOUTHERN GROVE PLAT NO. 17 (P.B. 72, PAGE 24), SOUTHERN GROVE PLAT NO. 18 (P.B. 73, PAGE 25), SOUTHERN GROVE PLAT NO. 19 (P.B. 72, PAGE 23), SOUTHERN GROVE PLAT NO. 22 (P.B. 83, PAGE 38), SOUTHERN GROVE PLAT NO. 23 (P.B. 77, PAGE 23), SOUTHERN GROVE PLAT NO. 24 (P.B. 78, PAGE 15), SOUTHERN GROVE PLAT NO. 25 (P.B. 82, PAGE 24), SOUTHERN GROVE PLAT NO. 26 (P.B. 84, PAGE 35), SOUTHERN GROVE PLAT NO. 29 (P.B. 88, PAGE 34), SOUTHERN GROVE PLAT NO. 31 (P.B. 90, PAGE 8), MATTAMY AT SOUTHERN GROVE PLAT 1 (P.B. 84, PAGE 10), TOM MACKIE BOULEVARD (P.B. 77, PAGE 23), INNOVATION WAY, VILLAGE COURT, VILLAGE COMMONS, VILLAGE POINTE PER SOUTHERN GROVE PLAT NO. 7 (P.B. 70, PAGE 15), COMMUNITY BOULEVARD AND VILLAGE PARKWAY (O.R.B. 2418, PAGE 2671), ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CONSERVATION TRACT NO. 21, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 4, SAID POINT BEING THE INTERSECTION OF THE EAST LINE OF TRADITION PLAT 19 - TOWNPARK PHASE ONE, AS RECORDED IN PLAT BOOK 47, PAGE 32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTHERLY RIGHT-OF-WAY LINE OF DISCOVERY WAY (E/W 1 R/W), AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1381, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°02'55" WEST ALONG THE EAST LINE OF SAID TRADITION PLAT NO. 19 - TOWNPARK PHASE ONE, A DISTANCE OF 2239.95 FEET; THENCE NORTH 89°57'05" EAST ALONG THE NORTH LINE OF MATTAMY AT SOUTHERN GROVE PLAT 1, AS RECORDED IN PLAT BOOK 84, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 34.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 290.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 23°00'28", A DISTANCE OF 116.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°56'37" EAST, A DISTANCE OF 3.33 FEET; THENCE SOUTH 69°09'50" EAST, A DISTANCE OF 34.67 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, AND IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, ALL WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1657.00 FEET AND WHOSE CHORD BEARS NORTH 12°39'35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25°13'21", A DISTANCE OF 729.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°02'55" WEST ALONG SAID COMMUNITY BOULEVARD RIGHT-OF-WAY LINE, A DISTANCE OF 319.18 FEET;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

**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 11**



**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-CDD5

**SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION**

THENCE NORTH 89°57'05" EAST, A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°02'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.53 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, AS RECORDED IN PLAT BOOK 42, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET AND A RADIAL LINE FROM SAID POINT BEARS NORTH 14°31'34" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°08'45", A DISTANCE OF 210.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'24", A DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 2428.15 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY) TO THE SOUTHEAST CORNER OF SAID TRADITION PLAT NO. 6, SAID POINT ALSO BEING A POINT ON THE WESTERLY LIMITS OF THE RIGHT-OF-WAY OF GATLIN BOULEVARD INTERCHANGE AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001-2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79; THENCE SOUTH 89°58'15" EAST ALONG THE BOUNDS OF THE ABOVE MENTIONED INTERSTATE-95 RIGHT-OF-WAY A DISTANCE OF 242.62 FEET TO A POINT IN THE WESTERLY LINE OF A 20' WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN AN ORDER GRANTING PETITIONER'S MOTION FOR RELIEF FROM ORDER OF TAKING AND AMENDING ORDER OF TAKING, AS SAME IS RECORDED IN OFFICIAL RECORD BOOK 349 AT PAGES 90 THROUGH 93, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE BOUNDS OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT THE FOLLOWING NINE COURSES AND DISTANCES; (1) SOUTH 00°01'45" WEST A DISTANCE OF 20.00 FEET; (2) THENCE SOUTH 89°58'15" EAST A DISTANCE OF 318.60 FEET; (3) THENCE SOUTH 81°56'34" EAST A DISTANCE OF 515.34 FEET; (4) THENCE SOUTH 69°58'48" EAST A DISTANCE OF 276.75 FEET; (5) THENCE SOUTH 52°20'12" EAST A DISTANCE OF 908.27 FEET; (6) THENCE SOUTH 43°16'30" EAST A DISTANCE OF 590.74 FEET; (7) THENCE SOUTH 27°42'53" EAST A DISTANCE OF 590.97 FEET; (8) THENCE SOUTH 19°56'04" EAST A DISTANCE OF 1197.74 FEET; (9) THENCE SOUTH 18°47'20" EAST A DISTANCE OF 1650.39 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 3, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 71°12'40" WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 3 OF SAID SOUTHERN GROVE PLAT NO.23, A DISTANCE OF 1682.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD (TRACT RW-1), AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 23, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1900.00 FEET AND A CHORD BEARING OF SOUTH 15°02'55" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°57'06", A DISTANCE OF 64.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°01'27" EAST, A DISTANCE OF 296.13 FEET [ THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD (TRACT RW-1) ] TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 4, SOUTHERN GROVE PLAT NO. 26, AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TRADE CENTER DRIVE (TRACT RW-1), AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 26; THENCE SOUTH 73°58'33" WEST ALONG THE NORTHERLY LINE OF LOT 4 AND ITS EASTERLY EXTENSION AND THE NORTHERLY LINE OF WATER MANAGEMENT TRACT-1 (WMT-1), AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 14, ALSO BEING SAID EASTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TRADE CENTER DRIVE (TRACT RW-1), A DISTANCE OF 775.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) - CITY OF

LEGAL DESCRIPTION CONTINUED ON SHEET 3

SHEET 2 OF 11



CAULFIELD &amp; WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD5

PORT ST LUCIE EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH  $27^{\circ}20'59''$  WEST, A DISTANCE OF 870.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2480.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $15^{\circ}38'20''$ , A DISTANCE OF 676.97 FEET TO A POINT OF TANGENCY; THENCE NORTH  $11^{\circ}42'39''$  WEST, A DISTANCE OF 634.87 FEET [ (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) ]; THENCE SOUTH  $72^{\circ}05'42''$  WEST, A DISTANCE OF 150.88 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY (TRACT R-1) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW. DISCOVERY WAY (E/W 1 R/W), CITY OF PORT ST LUCIE EXHIBIT C, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY (E/W 1 R/W), THROUGH A CENTRAL ANGLE OF  $17^{\circ}56'46''$ , A DISTANCE OF 602.94 FEET TO A POINT OF TANGENCY; THENCE NORTH  $89^{\circ}57'32''$  WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AND ITS WESTERLY EXTENSION, A DISTANCE OF 756.03 FEET TO A POINT ON THE CENTERLINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH  $00^{\circ}05'34''$  EAST ALONG SAID CENTERLINE, A DISTANCE OF 10.06 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SW. DISCOVERY WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1381, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}50'39''$  WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DISCOVERY WAY AND ITS EASTERLY EXTENSION, A DISTANCE OF 2096.35 FEET TO THE AFORE MENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 530.83 ACRES)

### 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 AN ASSUMED PLATTED BEARING OF NORTH  $89^{\circ}50'39''$  WEST ALONG THE SOUTH LINE OF CONSERVATION TRACT NO. 21, SOUTHERN GROVE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 18, SAID LINE ALSO BEING THE SOUTH LINE OF MATTAMY AT SOUTHERN GROVE PLAT 1, AS RECORDED IN PLAT BOOK 84, PAGE 10, ALL BEING WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
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

$\Delta$ - DELTA (CENTRAL ANGLE)	P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK
CB - CHORD BEARING	P.O.C. - POINT OF COMMENCEMENT	R.L. - RADIAL LINE
CD - CHORD DISTANCE	WMT - WATER MANAGEMENT TRACT	L.B. - LICENSED BUSINESS
L - ARC LENGTH	O.R.B. - OFFICIAL RECORDS BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	FPL - FLORIDA POWER AND LIGHT	PG. - PAGE
S.G. - SOUTHERN GROVE		

SHEET 3 OF 11

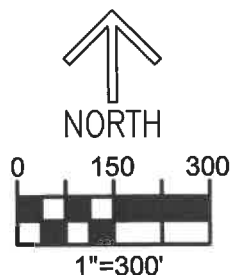


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SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD5



MATCH LINE—SEE SHEET 5

MATCH LINE—  
SEE SHEET 6

MATCH LINE—SEE SHEET 5

S.G. PLAT NO.31  
(P.B. 90, PG.8)  
PARCEL 3S.G. PLAT NO.18  
(P.B.73, PG.25)E. LINE TRADITION  
PLAT 19— PHASE 2

1/4 SECTION LINE SECTION 16

**(CDD NO.5)**MATTAMY AT SOUTHERN GROVE PLAT 1  
(P.B. 84, PAGE 10)CONSERVATION TRACT NO 21  
SOUTHERN GROVE PLAT NO. 4  
(P.B. 56, PAGE 18)**P.O.B.**SW. CORNER OF CONSERVATION TRACT NO. 21  
SOUTHERN GROVE PLAT NO. 4  
(P.B. 56, PAGE 18)N. R/W LINE OF SW. DISCOVERY WAY  
(O.R.B. 4035, PAGE 1381)N. R/W LINE OF  
SW. DISCOVERY WAY  
(O.R.B. 2899, PAGE 2933)**N89°57'32"W 756.03'****(BEARING BASE)**  
**N89°50'39"W 2096.35'****SW DISCOVERY WAY (ROADWAY E/W #1)**

75' 75'

75' 75'

RIVERLAND PARCEL A—PLAT FOUR  
(P.B. 77, PAGE 35)RIVERLAND PARCEL A—PLAT THREE  
(P.B. 76, PAGE 3)**N00°05'34"E**  
**10.06'**

MATCH LINE—SEE SHEET 11

SHEET 4 OF 11

**CAULFIELD & WHEELER, INC.**CIVIL ENGINEERING — LAND SURVEYING  
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BOCA RATON, FLORIDA 33434  
PHONE (561)–392–1991 / FAX (561)–750–1452**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 5**  
**SKETCH OF DESCRIPTION**

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8060–CDD5



TRADITION PLAT NO. 17  
(P.B. 43, PAGE 22)

# TRADITION PARKWAY (TRACT R-3)

N. LINE SECTION 16

TRADITION PLAT NO. 6 (P.B. 42, PAGE 5) 200' R/W

$R=300.00'$   
 $\Delta=40^{\circ}08'45''$   
 $L=210.20'$   
 $CD=205.93'$   
 $CB=N55^{\circ}24'03''E$

$N89^{\circ}57'05''E$  2428.15'

LOT 1 | LOT 2 | LOT 3

S.G. PLAT NO.17  
(P.B. 72, PG24)

$L=166.84'$   
 $R=175.00'$   
 $\Delta=54^{\circ}37'24''$

PARCEL 1

S.G. PLAT NO.18  
(P.B. 73, PG25)

VILLAGE COMMONS  
(PB. 70, PG.15)

S.G. PLAT NO.11  
(P.B. 70, PG 15)

VILLAGE POINTE  
(PB. 70, PG.15)

$N00^{\circ}02'55''W$  109.53'

COMMUNITY BOULEVARD  
150' RIGHT-OF-WAY  
(O.R.B. 2418, PAGE 2671)

(CDD NO.5)

SOUTHERN GROVE  
PLAT NO.22  
(P.B. 83, PG 38)



MATCH LINE—SEE SHEET 6

(P.B. 47, PAGE 32)

$R=1657.00'$   
 $\Delta=25^{\circ}13'21''$   
 $L=729.44'$   
 $CD=723.56'$   
 $CB=N12^{\circ}39'35''W$

80' R/W

STOCKTON PLACE  
TRACT PA

$N89^{\circ}57'05''E$   
34.17'

TRADITION PLAT 19—  
TOWNPARK PHASE ONE  
(P.B. 47, PAGE 32)

$N00^{\circ}02'55''W$  2239.95'

$L=116.45'$   
 $R=290.00'$   
 $\Delta=23^{\circ}00'28''$

MATTAMY AT S.G. PLAT 1  
(P.B. 84, PG 10)

PARCEL 2

$S69^{\circ}09'50''E$  34.67'  
 $N66^{\circ}56'37''E$  3.33'

TRACT 2A

PARCEL 3 (P.B. 90, PG 8)

MATCH LINE—SEE SHEET 4

MATCH LINE—SEE SHEET 4

SHEET 5 OF 11



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. 5  
SKETCH OF DESCRIPTION

DATE 9/14/2020

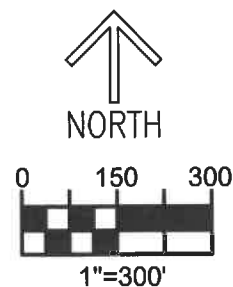
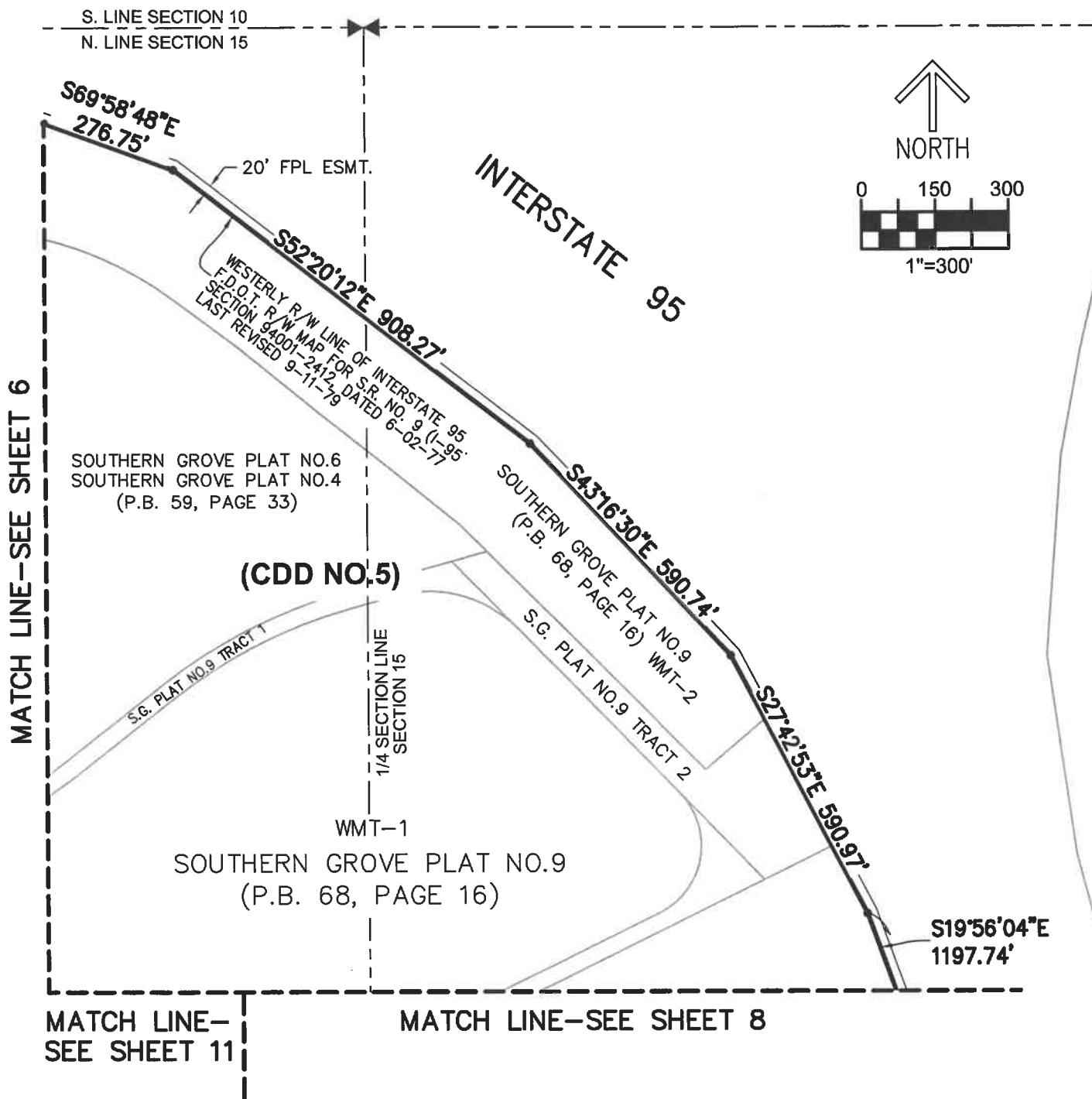
DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8060–CDD5





SHEET 7 OF 11



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
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SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION

DATE 9/14/2020

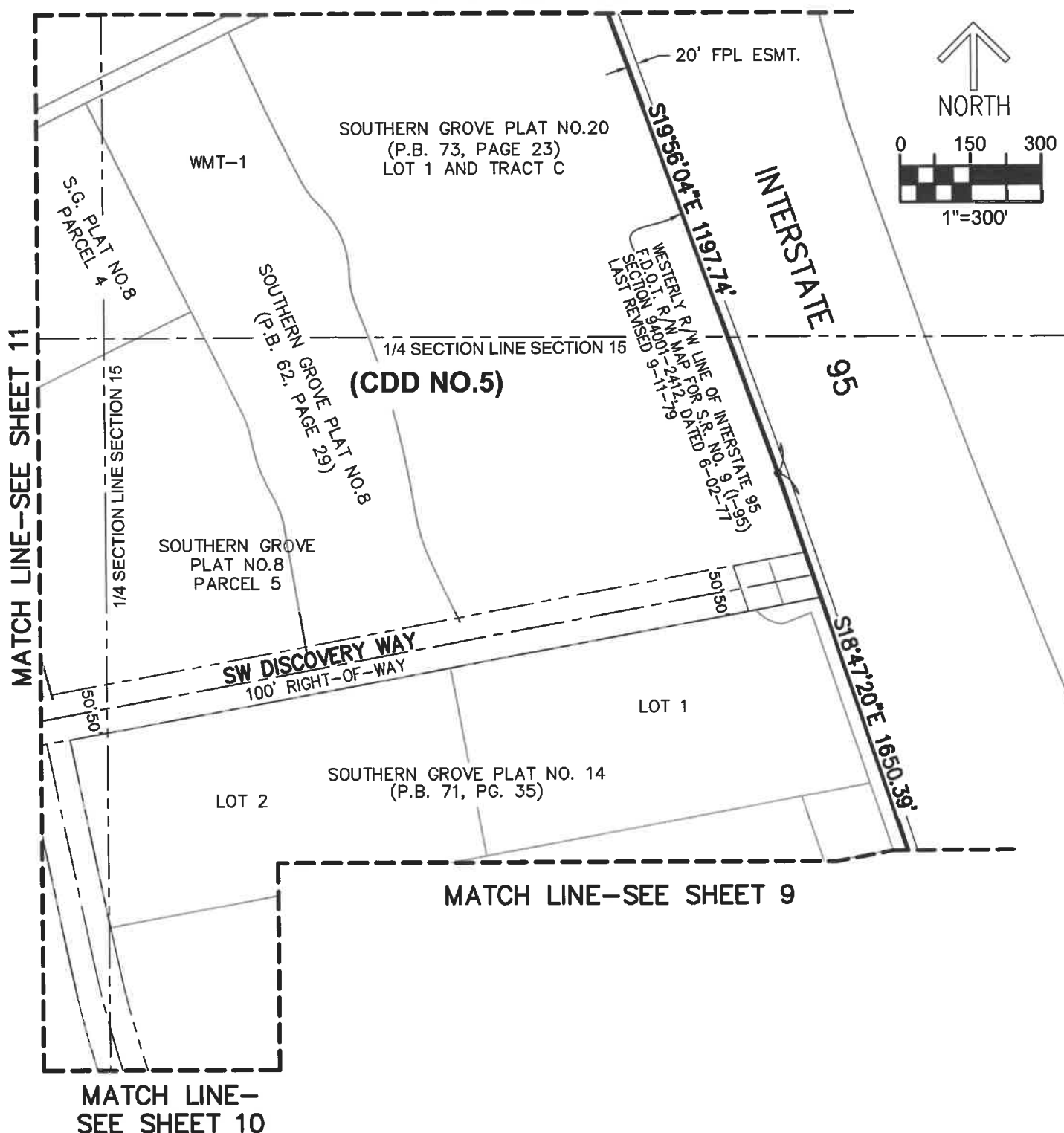
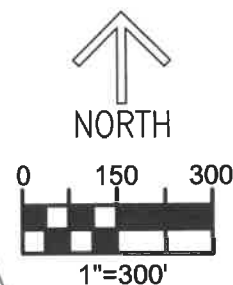
DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD5

**MATCH LINE—SEE SHEET 7**



**SHEET 8 OF 11**



CAULFIELD &amp; WHEELER, INC.

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BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 5**  
**SKETCH OF DESCRIPTION**

DATE 9/14/2020

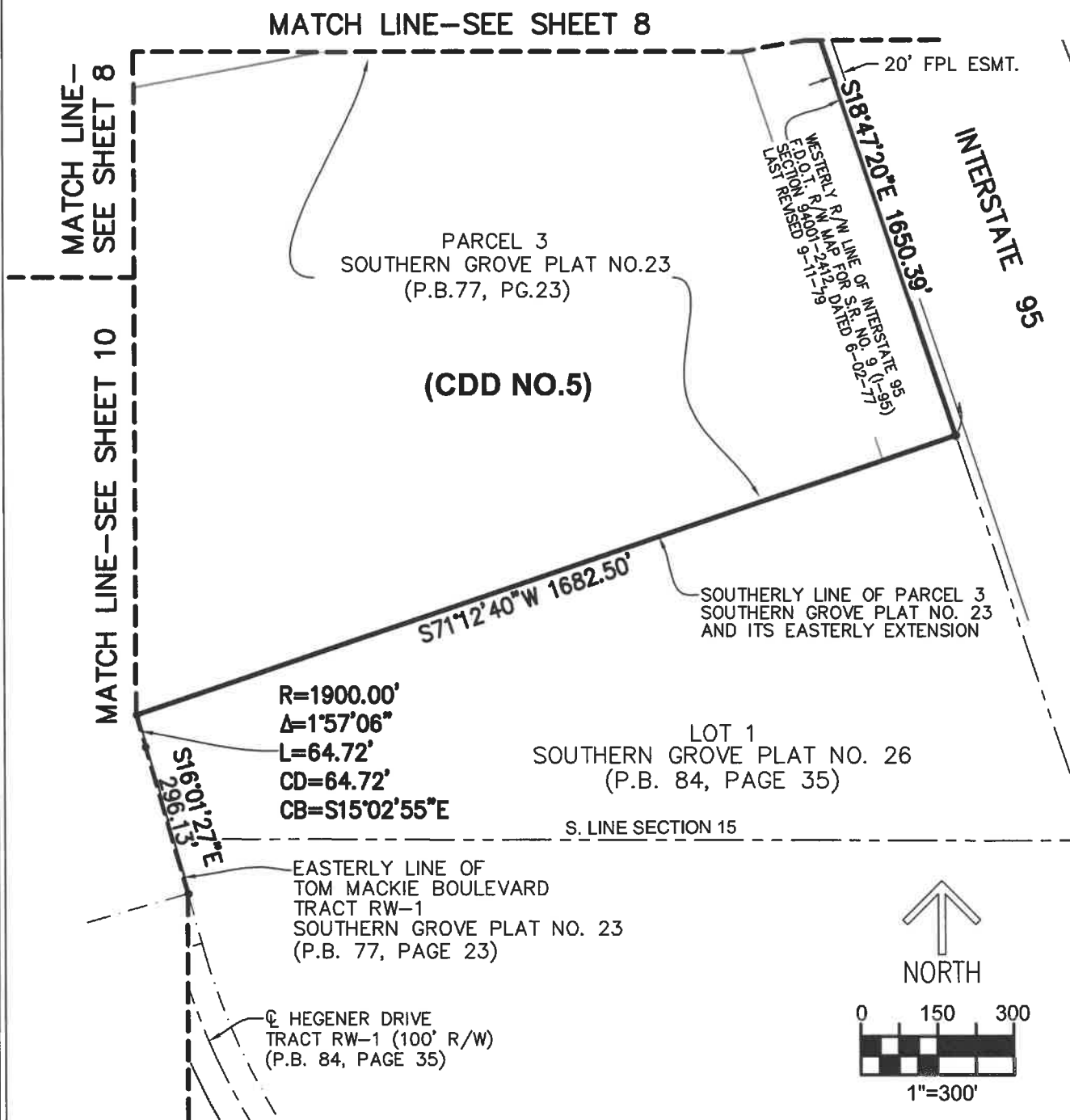
DRAWN BY R.A.B.

F.B. / PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD5





SHEET 9 OF 11



CAULFIELD &amp; WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 5**  
**SKETCH OF DESCRIPTION**

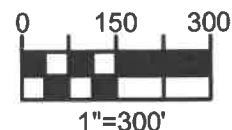
DATE 9/14/2020

DRAWN BY R.A.B.

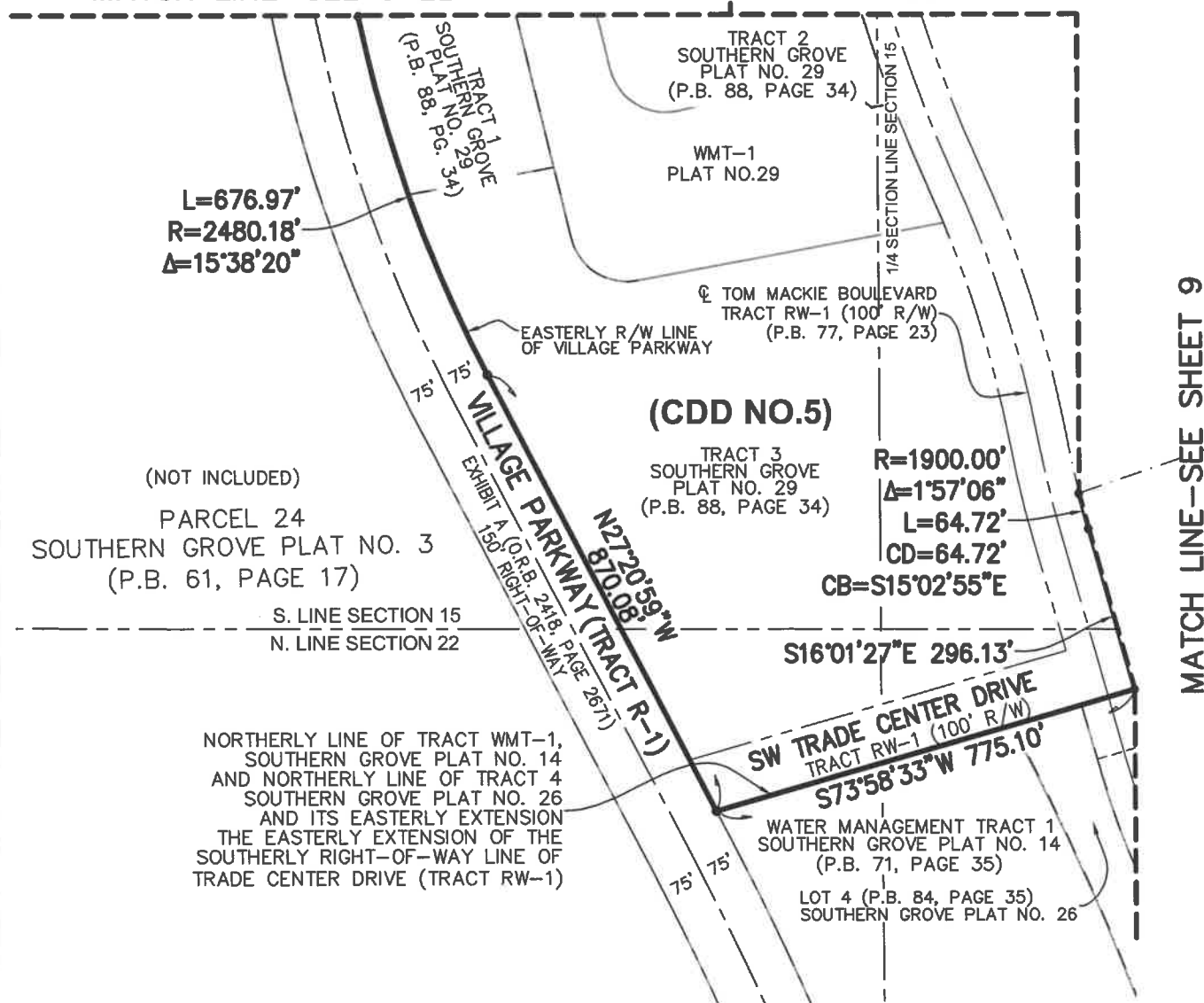
F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD5



MATCH LINE—SEE SHEET 11

MATCH LINE—  
SEE SHEET 8

SHEET 10 OF 11

CAULFIELD &amp; WHEELER, INC.



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DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD5



NORTH

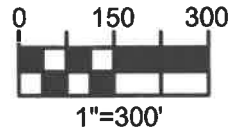


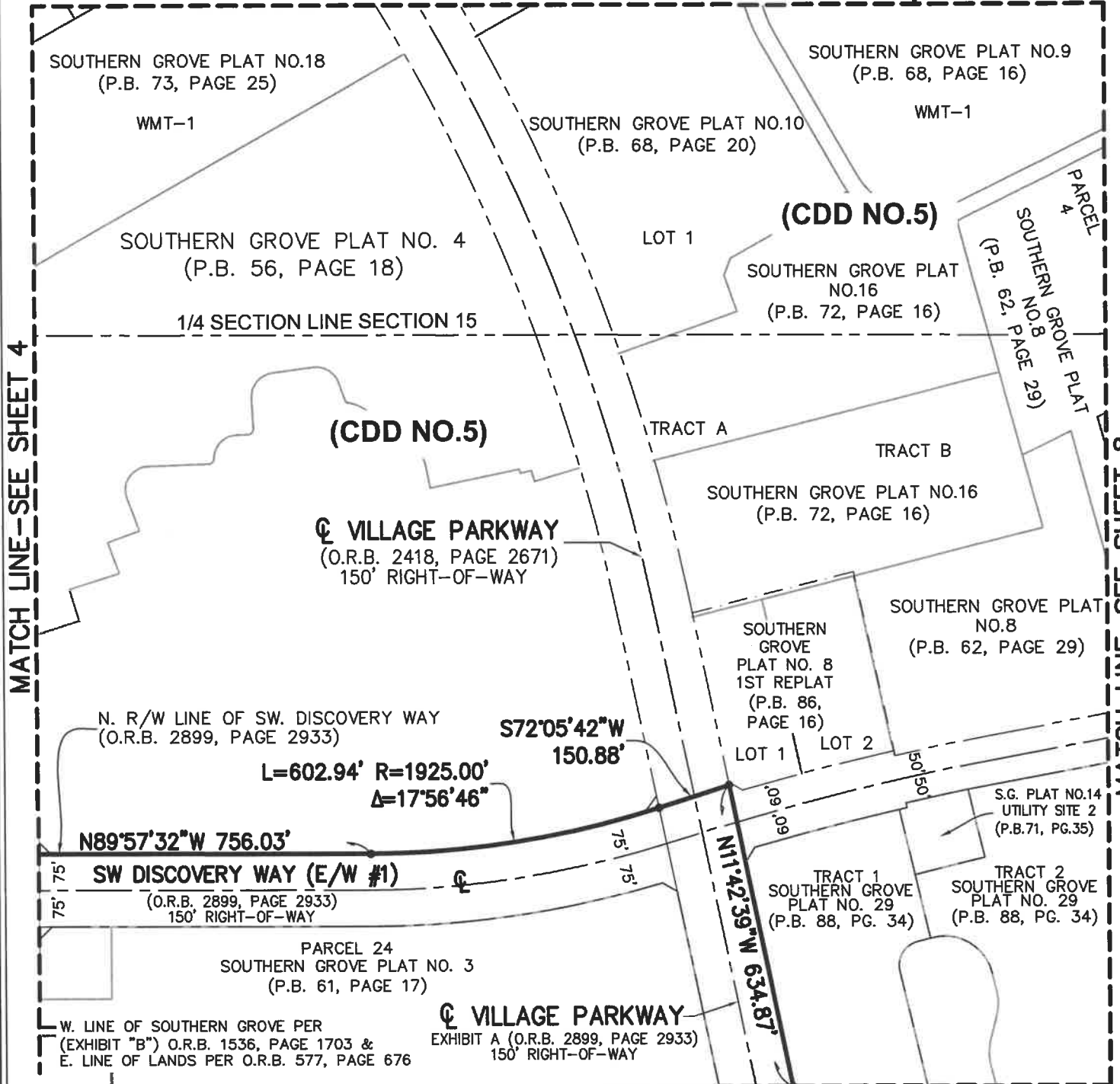
EXHIBIT "A"

MATCH LINE—SEE SHEET 6

MATCH LINE—  
SEE SHEET 7

MATCH LINE—SEE SHEET 4

MATCH LINE—SEE SHEET 8



MATCH LINE—SEE SHEET 10

SHEET 11 OF 11



CAULFIELD & WHEELER, INC.

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DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8060—CDD5