

# BELTERRA PHASE 1 PLAT 2

REPLATTING TRACT X-1, TRACT X-2, TRACT X-3, TRACT X-4, TRACT B-3, AND TRACT Z, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, 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

PREPARED BY:  
**THOMAS J. BARRY**  
OF



MARCH 2022

**LEGAL DESCRIPTION:**  
ALL OF TRACT X-1, TRACT X-2, TRACT X-3, AND TRACT X-4, TRACT B-3, AND TRACT Z, ACCORDING TO BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS BELTERRA PHASE 1 PLAT 2, BEING IN ST. LUCIE COUNTY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE PRIVATE ROAD RIGHTS OF WAY AS SHOWN HEREON (TRACT A), IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS OF WAY, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES AND FOR ACCESS TO AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID PRIVATE ROAD RIGHTS OF WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SUCH EMERGENCY ACCESS EASEMENTS OVER TRACT A IN THE EVENT THAT THE AFORESAID ASSOCIATION DOES NOT DO SO. ALSO, AN EASEMENT OVER SAID PRIVATE ROAD RIGHTS OF WAY, AS SHOWN HEREON, IS RESERVED IN FAVOR OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS FOR EMERGENCY VEHICLES AND FOR ACCESS TO THE DRAINAGE SYSTEM.
- 2) THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES.
- 3) THE STORMWATER MANAGEMENT TRACT SW-1, TRACT SW-2, AND TRACT SW-3, AS SHOWN HEREON IS DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT AND IS THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT. THE FLOWAGE EASEMENT IS GRANTED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, OVER THE SAID STORMWATER MANAGEMENT TRACT FOR DRAINAGE. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.
- 4) THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO WATER AND WASTEWATER LINES, ELECTRICAL LINES, GAS LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED FACILITIES AND APPURTENANCES. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, THE UTILITY EASEMENTS SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE FOREGOING SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5) THE PUBLIC UTILITY EASEMENTS (P.U.E.) AND LIFT STATION EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO 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, 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 UTILITY FACILITIES INSTALLED IN, 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 BELTERRA HOMEOWNERS ASSOCIATION INC., 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, THEREFORE, THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- 6) THE BUFFER TRACT B-2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, DRAINAGE, AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 7) TRACT Z, IS HEREBY RESERVED TO GRBK GHO BELTERRA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- 8) TRACT Z - FUTURE DEVELOPMENT TRACT IS SUBJECT TO A TEMPORARY DRAINAGE AND UTILITY EASEMENTS ACROSS THE TRACT. THE TEMPORARY EASEMENTS WILL EXPIRE WITH THE REPLATTING OF THE TRACT WHEN PERMANENT EASEMENTS ARE PROVIDED ON THE REPLAT. SUCH TEMPORARY DRAINAGE AND UTILITY EASEMENTS SHALL RUN IN FAVOR, AND BE FOR THE BENEFIT, OF THE OWNER(S) OF THE LANDS SHOWN ON THIS PLAT.
- 9) LOTS 1 - 21, AND 147 - 150, WILL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE COMMON LOT LINE, UNLESS OTHERWISE SPECIFIED, AND SHALL BE DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

**ACCEPTANCE OF DEDICATIONS**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), 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 DEDICATION OF THE STORMWATER MANAGEMENT TRACT SW-1, TRACT SW-2, AND TRACT SW-4, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 1, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITY IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT IS LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF 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 THE DISTRICTS. DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATE THIS 11 DAY OF MAY, 2022  
BY: [Signature]  
PRINTED NAME: FRANK GVELLIS  
CHAIRMAN

[Signature]  
PRINTED NAME: ANGELA SHEYHERD  
SECRETARY

**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 11 DAY OF MAY, 2022, BY William Handler OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, WHO EXECUTED THE SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [ID] AS IDENTIFICATION.

[Signature] SEAL  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NAME: Angela Sheyherd  
COMMISSION NO.: 22-7143

[Seal]  
ANGELA SHEYHERD  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: 3-12-26

**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-2, TRACT SW-1, TRACT SW-2, TRACT SW-3, THE UTILITY EASEMENTS, ACCESS EASEMENTS AND THE DRAINAGE EASEMENTS AS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO BELTERRA HOMEOWNERS ASSOCIATION, INC.

DATE THIS 11 DAY OF MAY, 2022  
BY: [Signature] WITNESS: [Signature]  
PRINTED NAME: William Handler PRINTED NAME: Sarah Johnson  
TITLE: Manager WITNESS: [Signature]  
PRINTED NAME: Laura Veerita

**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 11 DAY OF May, 2022, BY William Handler, 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 [ID] AS IDENTIFICATION.

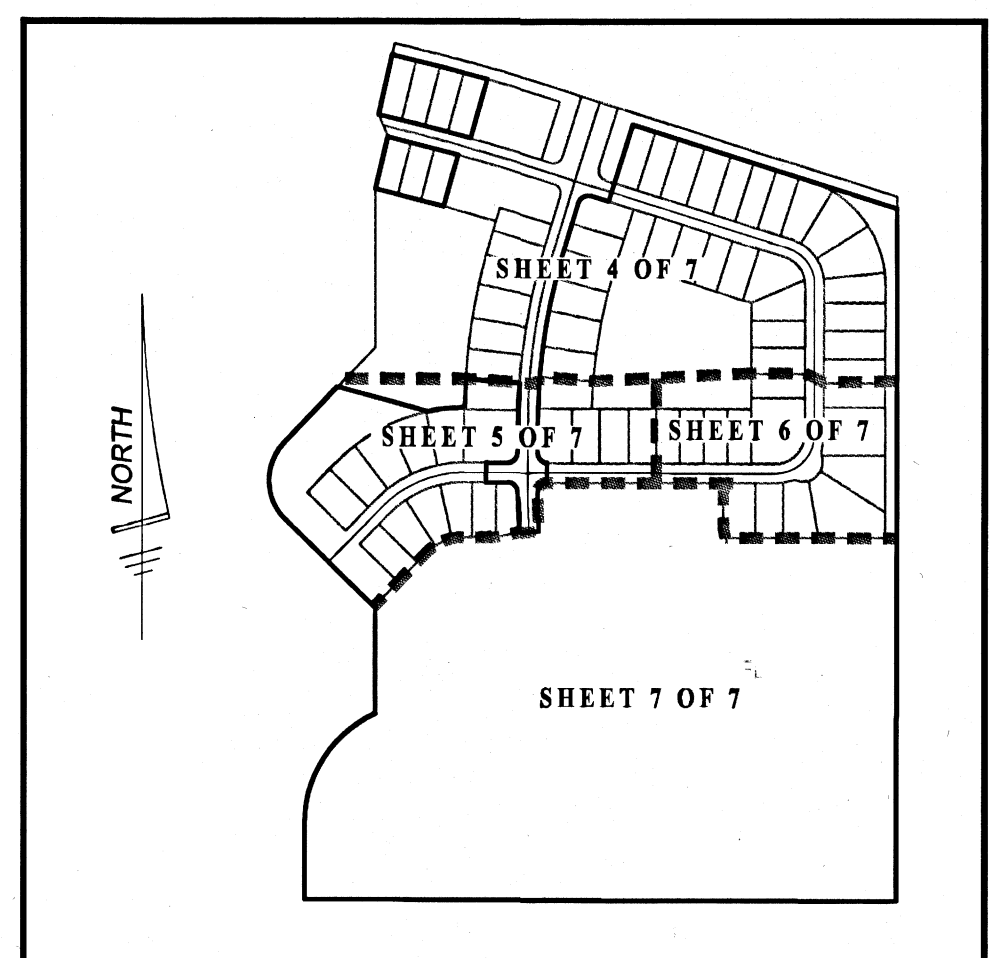
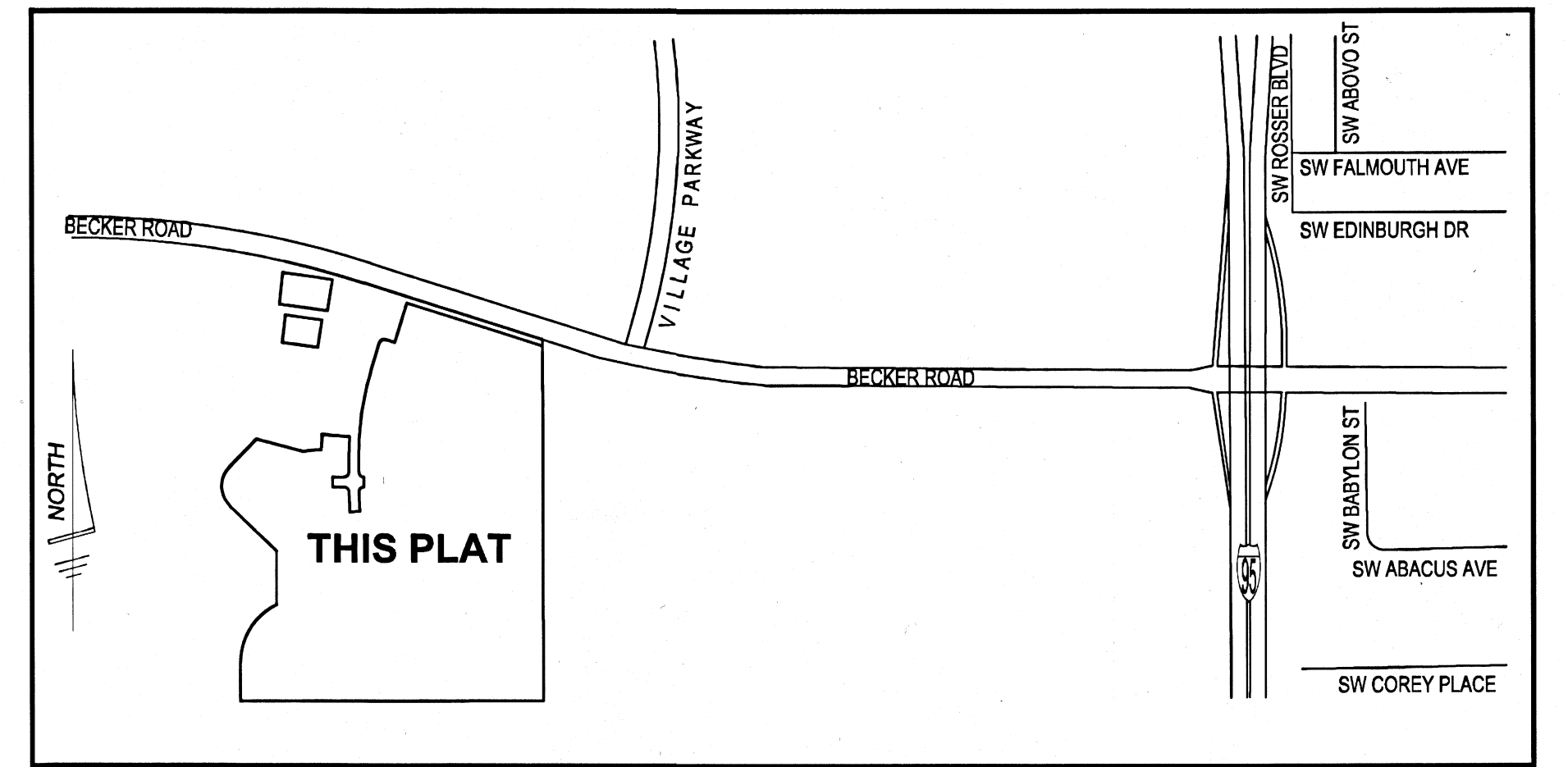
[Signature] SEAL  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NAME: Victoria Groothouse  
COMMISSION NO.: 66743946

[Seal]  
Notary Public State of Florida  
Victoria L. Groothouse  
My Commission GG 243946  
Expires 07/31/2022  
MY COMMISSION EXPIRES: 07/31/2022

**ACCEPTANCE OF DEDICATIONS**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
GRBK GHO BELTERRA, LLC, HEREBY ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR ALL OF TRACT X-1, TRACT X-2, TRACT X-3, AND TRACT X-4, TRACT B-3, AND A PORTION OF TRACT Z, THE UTILITY EASEMENTS, ACCESS EASEMENTS AND THE DRAINAGE EASEMENTS AS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO BELTERRA HOMEOWNERS ASSOCIATION, INC.

DATE THIS    DAY OF   , 20    
BY:    WITNESS:     
PRINTED NAME:    PRINTED NAME:     
TITLE:    WITNESS:     
PRINTED NAME:   



**CLERK'S CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I, Sally Walsh, CLERK OF COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT 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 RECORDS IN PLAT BOOK 107 PAGES 7-13 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 24 DAY OF JUNE, 2022

BY: [Signature]  
SALLY WALSH, CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA  
MICHELLE R. MILLER

**APPROVAL OF CITY COUNCIL**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
IT IS HEREBY CERTIFIED THAT THIS PLAT OF BELTERRA PHASE 1 PLAT 2, HAS BEEN OFFICIALLY APPROVED INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 13 DAY OF JUNE, 2022

CITY OF PORT ST. LUCIE  
ATTEST:  
[Signature]  
SHANNON MARTIN, MAYOR  
[Signature]  
SALLY WALSH, CITY CLERK

[Signature]  
Jolien Caraballo,  
Vice Mayor

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANIES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED MANAGER/MEMBER THIS 11 DAY OF May, 2022.

GRBK GHO BELTERRA, LLC  
BY: [Signature]  
PRINTED NAME: William Handler  
TITLE: Manager

WITNESS: [Signature]  
PRINTED NAME: Sarah Johnson

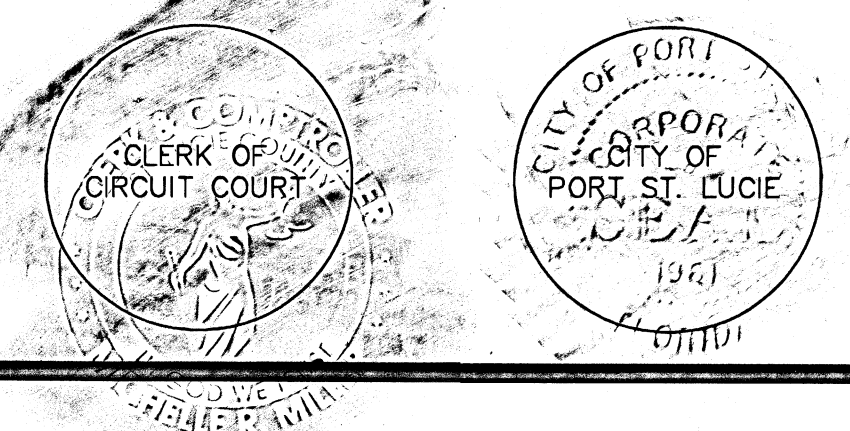
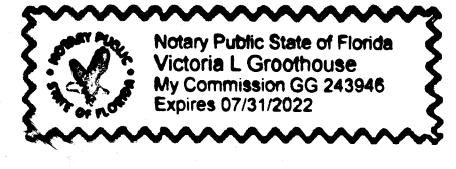
WITNESS: [Signature]  
PRINTED NAME: Laura Veerita

**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 11 DAY OF May, 2022, BY William Handler, AS MANAGER OF GRBK GHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [ID] AS IDENTIFICATION.

[Signature] SEAL  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NAME: Victoria Groothouse  
COMMISSION NO.: 66743946

[Seal]  
Notary Public State of Florida  
Victoria L. Groothouse  
My Commission GG 243946  
Expires 07/31/2022  
MY COMMISSION EXPIRES: 07/31/2022



# BELTERRA PHASE 1 PLAT 2

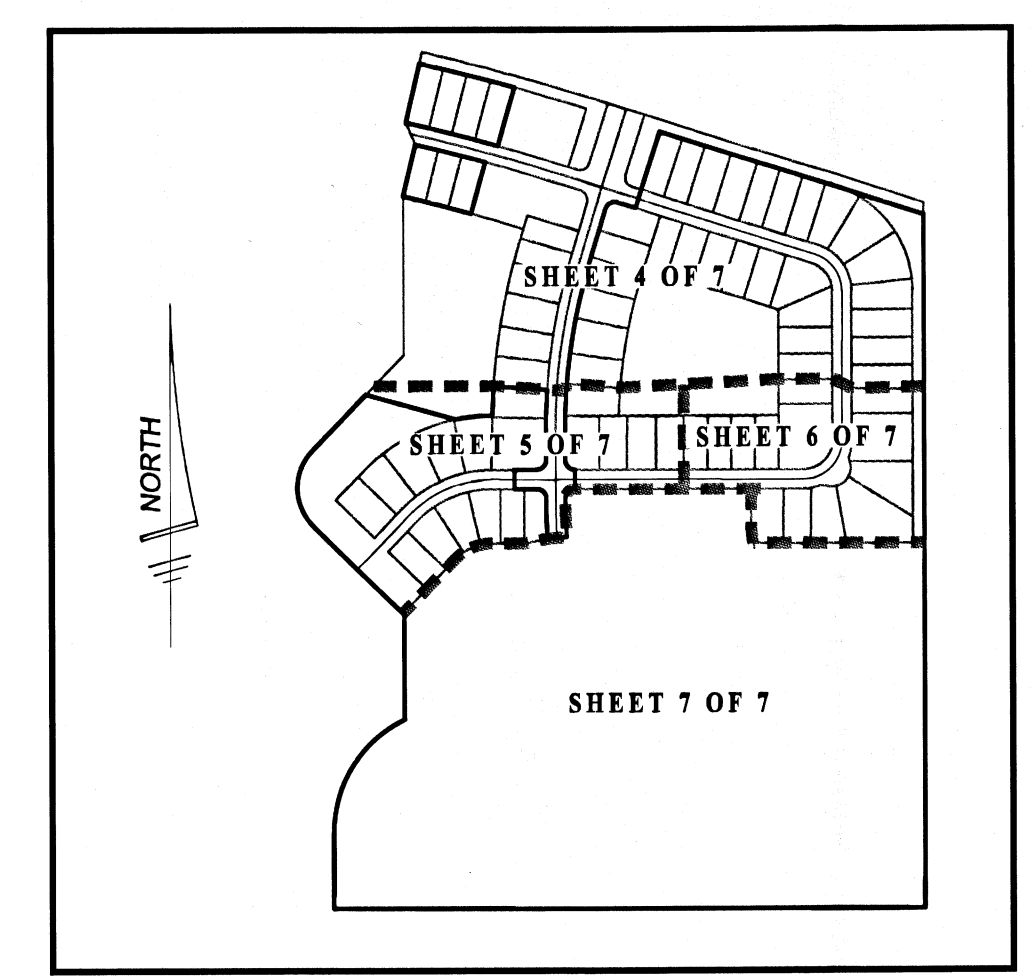
REPLATTING TRACT X-1, TRACT X-2, TRACT X-3, TRACT X-4, TRACT B-3, AND TRACT Z, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 107  
PAGE 8

SHEET 2 OF 7

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

NOVEMBER 2021



INDEX MAP:  
(NOT TO SCALE)

### MORTGAGE HOLDERS CONSENT

STATE OF TEXAS  
COUNTY OF COLLIN

I, RICHARD A. COSTELLO AS PRESIDENT 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 2ND DAY OF MAY, 20 22

BY: Richard A. Costello

WITNESS: Robin Karickhoff

PRINTED NAME: RICHARD A. COSTELLO

PRINTED NAME: ROBIN KARICKHOFF

TITLE: PRESIDENT

WITNESS: Michael Corse

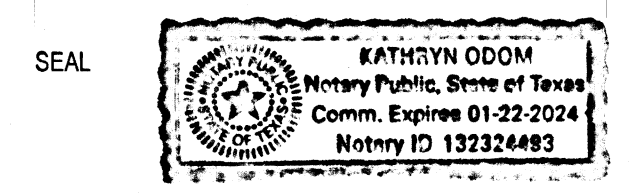
PRINTED NAME: MICHAEL CORSE

### ACKNOWLEDGEMENT

STATE OF Texas  
COUNTY OF Collin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS 2 DAY OF May, 20 22, BY Richard A. Costello AS PRESIDENT OF JBGL BUILDER FINANCE LLC., A TEXAS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION.

Kathryn Odum  
NOTARY PUBLIC, STATE OF TEXAS



PRINT NAME: Kathryn Odum

COMMISSION NO. 132324493

MY COMMISSION EXPIRES: 1-22-24

### 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 4th DAY OF May, 2022:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT OF BELTERRA PHASE 1 PLAT 2, IS VESTED IN GRBK GHO 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 4th DAY OF May, 20 22

SIGNED: Charles W. Edgar, III  
PRINTED NAME: Charles W. Edgar, III  
FIRM: Cherry, Edgar & Smith, P.A.  
FLORIDA BAR NO. 291862

### SURVEYOR'S NOTES:

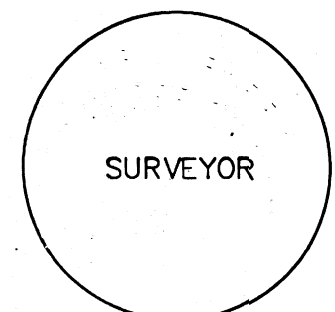
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE TRACT B, HAVING AN ASSUMED BEARING OF NORTH 89°54'26" WEST, AS RECORDED IN SOUTHERN GROVE REPLAT NO. 30, PLAT BOOK 87, PAGES 17 THROUGH 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 2. 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 61-17, 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 04 DAY OF MAY, 20 22

FOR THE SURVEYOR:  
Thomas J. Barry  
THOMAS J. BARRY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 12144363  
CPC, INC. LB # 2936  
604 COURTLAND STREET SUITE 101  
ORLANDO, FL 32804



# BELTERRA PHASE 1 PLAT 2

REPLATTING TRACT X-1, TRACT X-2, TRACT X-3, TRACT X-4, TRACT B-3, AND TRACT Z, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, 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

PREPARED BY:  
THOMAS J. BARRY  
OF



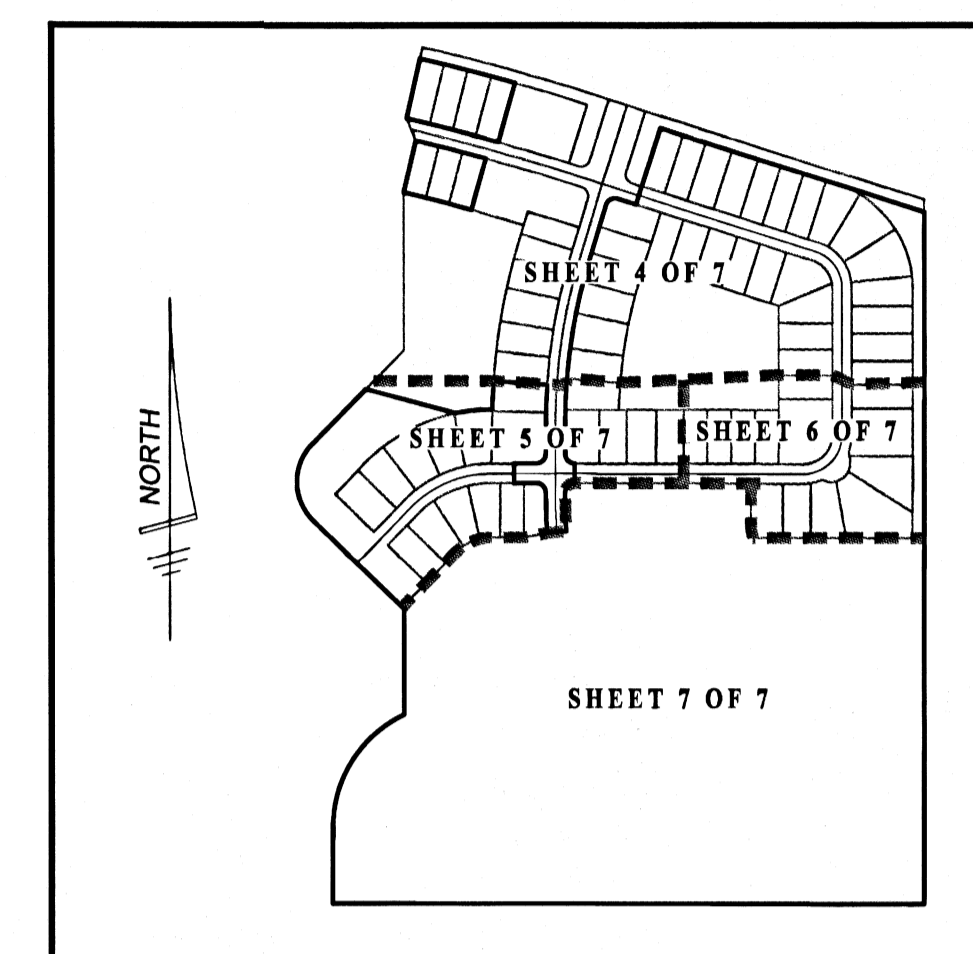
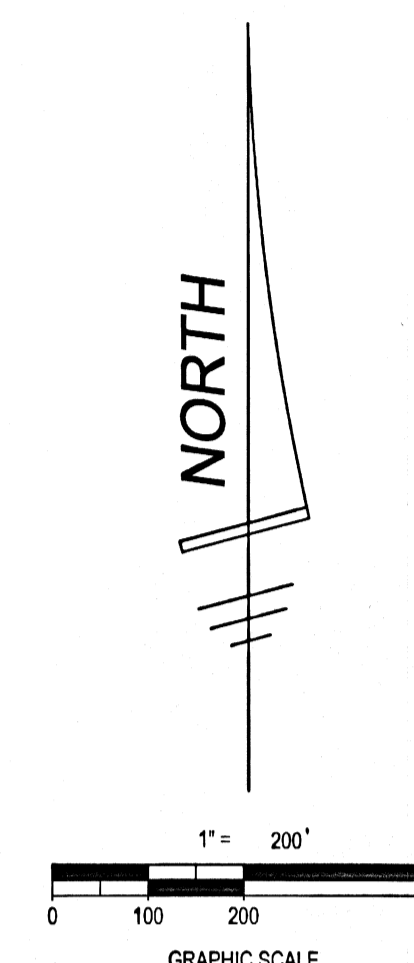
604 COURTLAND STREET SUITE 101  
ORLANDO, FLORIDA, 32804  
PHONE: (407) 960-5980  
CERTIFICATE OF AUTHORIZATION # 2936

MARCH 2022

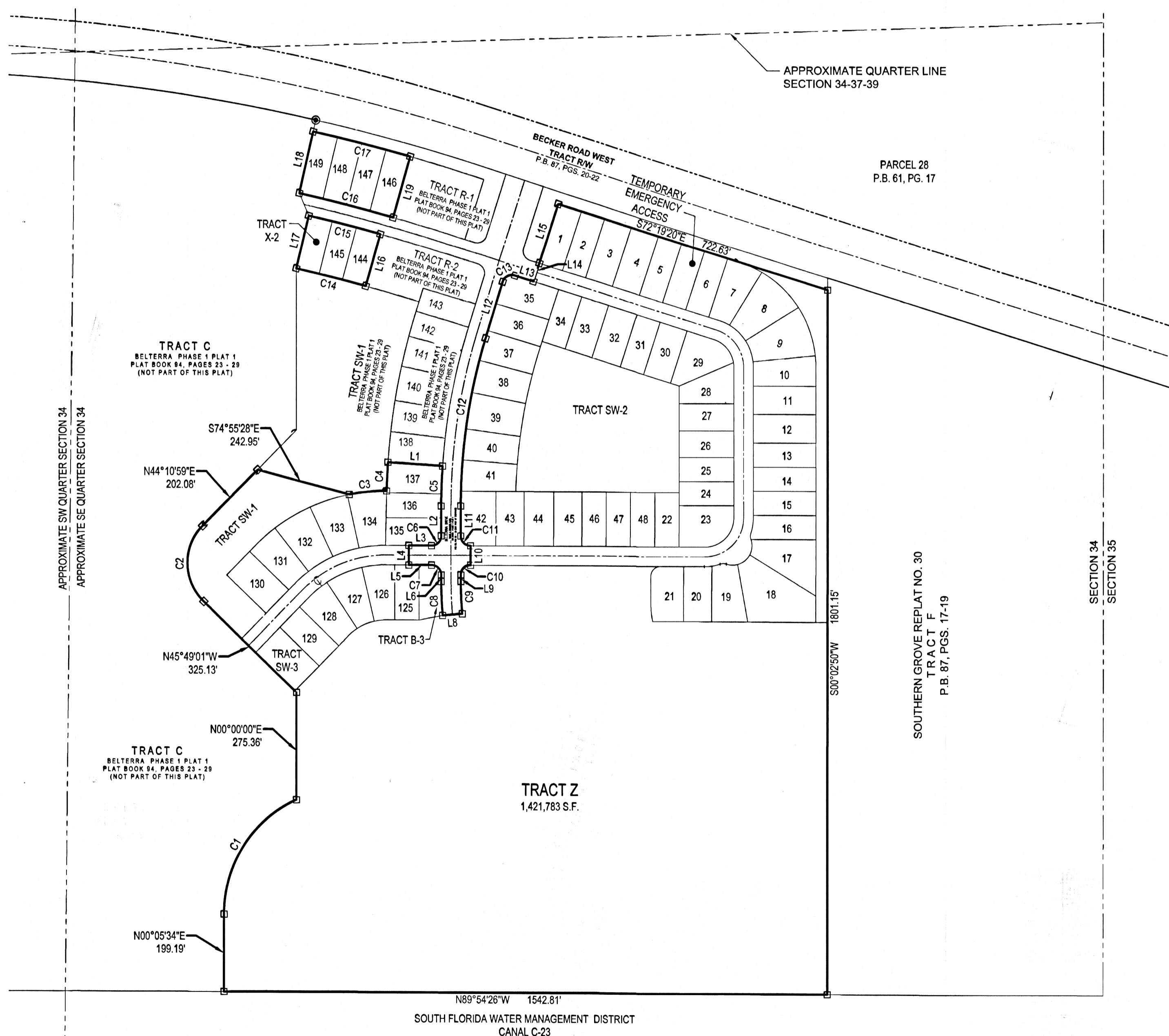
PLAT BOOK 109

PAGE 9

SHEET 3 OF 7



INDEX MAP:  
(NOT TO SCALE)



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	364.49'	322.00'	64°51'23"	N32°25'41"E	345.34'
C2	215.20'	137.00'	90°00'00"	S00°49'01"E	193.75'
C3	96.23'	465.00'	11°51'27"	N84°16'07"E	96.06'
C4	74.40'	1665.00'	2°33'37"	N02°35'58"E	74.39'
C5	103.26'	1525.00'	3°52'46"	S01°56'23"W	103.24'
C6	39.31'	25.00'	90°05'34"	S45°02'47"W	35.38'
C7	39.23'	25.00'	89°54'26"	N44°57'13"W	35.33'
C8	86.55'	1025.00'	4°50'17"	S02°25'09"E	86.53'
C9	82.33'	975.00'	4°50'17"	N02°25'09"W	82.31'
C10	39.31'	25.00'	90°05'34"	N45°02'47"E	35.38'
C11	39.23'	25.00'	89°54'26"	N44°57'13"W	35.33'
C12	434.01'	1475.00'	16°51'32"	N08°25'46"E	432.44'
C13	39.63'	25.00'	90°49'08"	N62°16'06"E	35.61'
C14	183.19'	4545.00'	2°18'34"	S75°37'56"E	183.17'
C15	188.83'	4685.00'	2°18'33"	S75°37'58"E	188.82'
C16	247.59'	4735.00'	2°59'46"	N75°43'45"W	247.56'
C17	256.12'	4895.00'	2°59'53"	S75°43'45"E	256.09'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°07'14"E	140.00'
L2	S00°00'00"E	76.85'
L3	N89°54'26"W	57.72'
L4	S00°05'34"W	50.00'
L5	S89°54'26"E	57.88'
L6	S00°00'00"E	16.65'
L8	N85°09'42"E	50.00'
L9	N00°00'00"E	16.49'
L10	N00°05'34"W	50.00'
L11	N00°00'00"E	77.01'
L12	N16°51'32"E	151.86'
L13	S72°19'20"E	49.28'
L14	N17°40'40"E	50.00'
L15	N17°40'40"E	160.00'
L16	S15°30'34"W	140.00'
L17	N13°12'01"E	140.00'
L18	N12°44'42"E	160.00'
L19	S15°48'02"W	160.00'

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
- N.G.V.D. = NATIONAL GEODETIC 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.S. = PROFESSIONAL LICENSED SURVEYOR
- P.O.B. = POINT OF BEGINNING
- PRM. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R. = RADIUS
- R.B. = RADIAL BEARING
- R.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- SLCR. = ST. LUCIE COUNTY RECORDS
- U.E. = UTILITY EASEMENT
- (P1) = BELTERRA PHASE 1 PLAT 1 PLAT BOOK 94, PAGES 23-29 (NOT PART OF THIS PLAT)

LEGEND

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

P21-271

PSLUSD #5336

# BELTERRA PHASE 1 PLAT 2

REPLATTING TRACT X-1, TRACT X-2, TRACT X-3, TRACT X-4, TRACT B-3, AND TRACT Z, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, 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

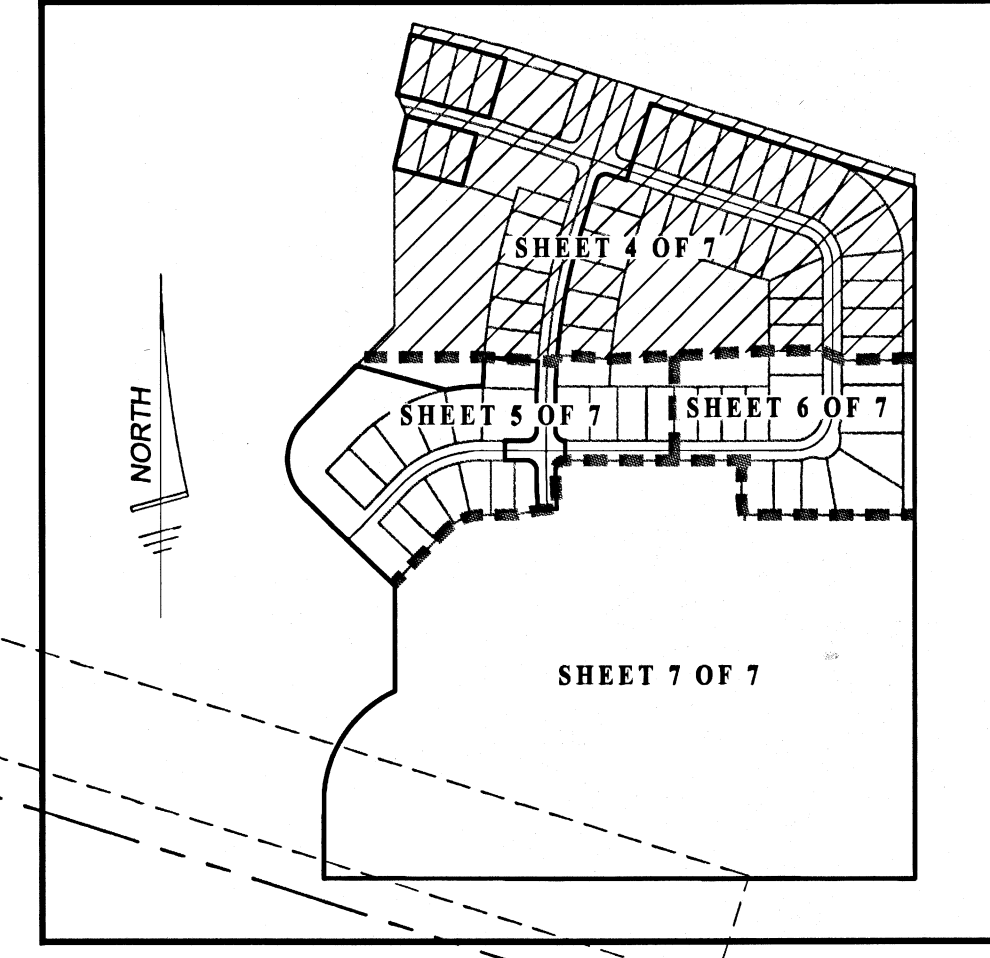
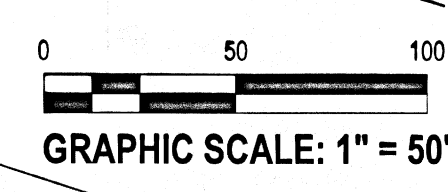
PLAT BOOK 107  
PAGE 10

SHEET 4 OF 7

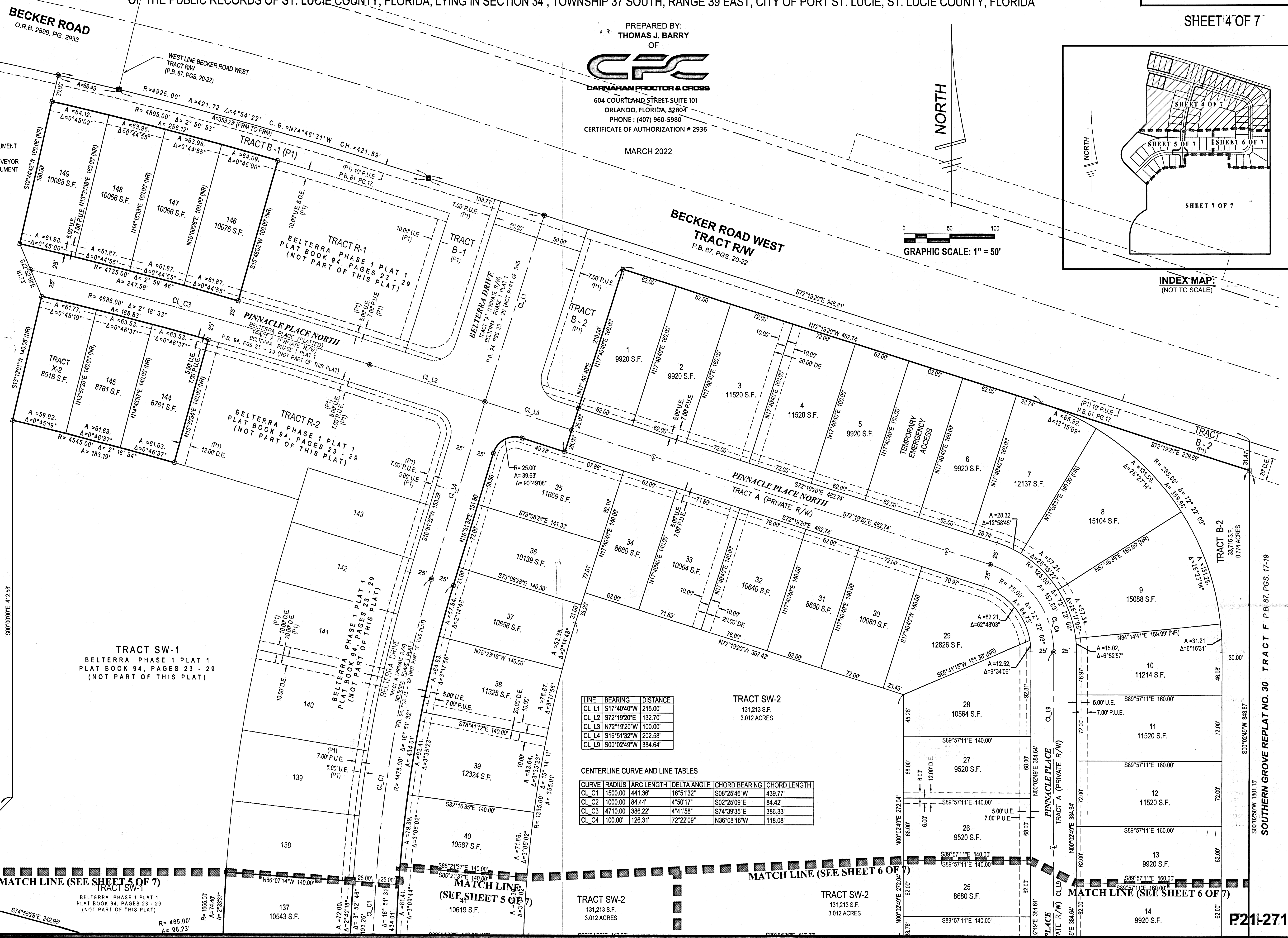
PREPARED BY:  
THOMAS J. BARRY  
OF  
**CPC**  
CARRAHAN PROCTOR & CROSS  
604 COURTLAND STREET SUITE 101  
ORLANDO, FLORIDA, 32804  
PHONE: (407) 960-5980  
CERTIFICATE OF AUTHORIZATION # 2936

MARCH 2022

NORTH



- ABBREVIATIONS:**
- A = ARC LENGTH
  - Δ = DELTA
  - D.M. = DRAINAGE EASEMENT
  - D.B. = DEED BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - PCP = PERMANENT CONTROL POINT
  - PRM = PERMANENT REFERENCE MONUMENT
  - PGS. = PAGE(S)
  - P.L.S. = PROFESSIONAL LICENSED SURVEYOR
  - PRM = PERMANENT REFERENCE MONUMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R = RADIUS
  - U.E. = UTILITY EASEMENT
  - CB = CHORD BEARING
  - RW = RIGHT OF WAY
  - S.F. = SQUARE FEET
  - RW = RIGHT OF WAY
  - (P1) = BELTERRA PHASE 1 PLAT 1 PLAT BOOK 94, PAGE 23 - 29 (NOT PART OF THIS PLAT)
- LEGEND**
- SET PCP LB#2936
  - FOUND 4"x4" CONCRETE MONUMENT LABELED AS NOTED
  - SET 5/8" IRON ROD WITH CAP "PRM LB 2936"
  - ⊕ CENTERLINE



**LINE BEARING DISTANCE**

CL L1	S17°40'40"W	215.00'
CL L2	S72°19'20"E	132.70'
CL L3	N72°19'20"W	100.00'
CL L4	S16°51'32"W	202.58'
CL L9	S00°02'49"W	384.64'

**CENTERLINE CURVE AND LINE TABLES**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL C1	1500.00'	441.36'	16°51'32"	S08°25'46"W	439.77'
CL C2	1000.00'	84.44'	4°50'17"	S02°25'09"E	84.42'
CL C3	4710.00'	386.22'	4°41'58"	S74°39'35"E	386.33'
CL C4	100.00'	126.31'	72°22'09"	N36°08'16"W	118.08'

SOUTHERN GROVE REPLAT NO. 30 TRACT F P.B. 87, PGS. 17-19

P21-271

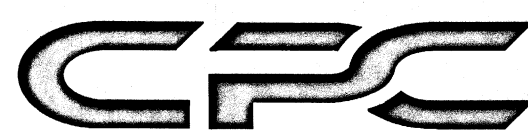
# BELTERRA PHASE 1 PLAT 2

REPLATTING TRACT X-1, TRACT X-2, TRACT X-3, TRACT X-4, TRACT B-3, AND TRACT Z, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, 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 107  
PAGE 11

SHEET 5 OF 7

PREPARED BY:  
THOMAS J. BARRY  
OF

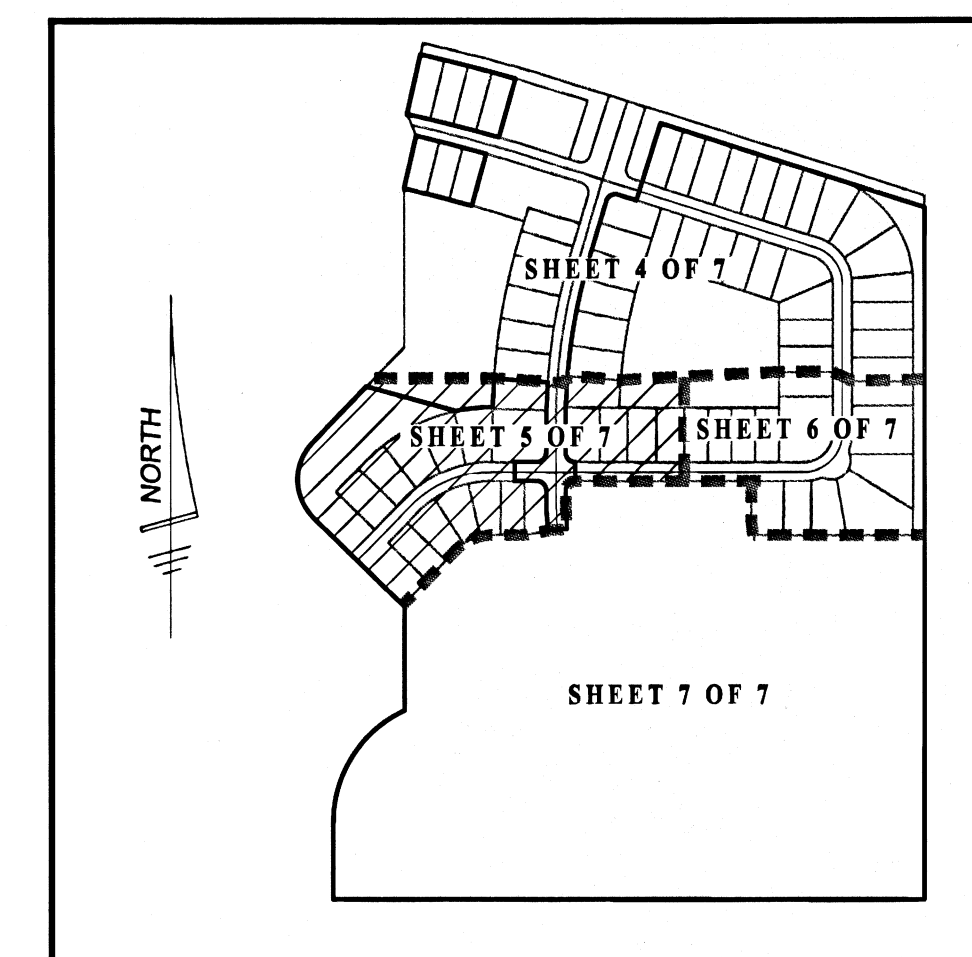


CARNAHAN PROCTOR & CROSS

604 COURTLAND STREET SUITE 101  
ORLANDO, FLORIDA, 32804  
PHONE: (407) 960-5980

CERTIFICATE OF AUTHORIZATION # 2936

MARCH 2022

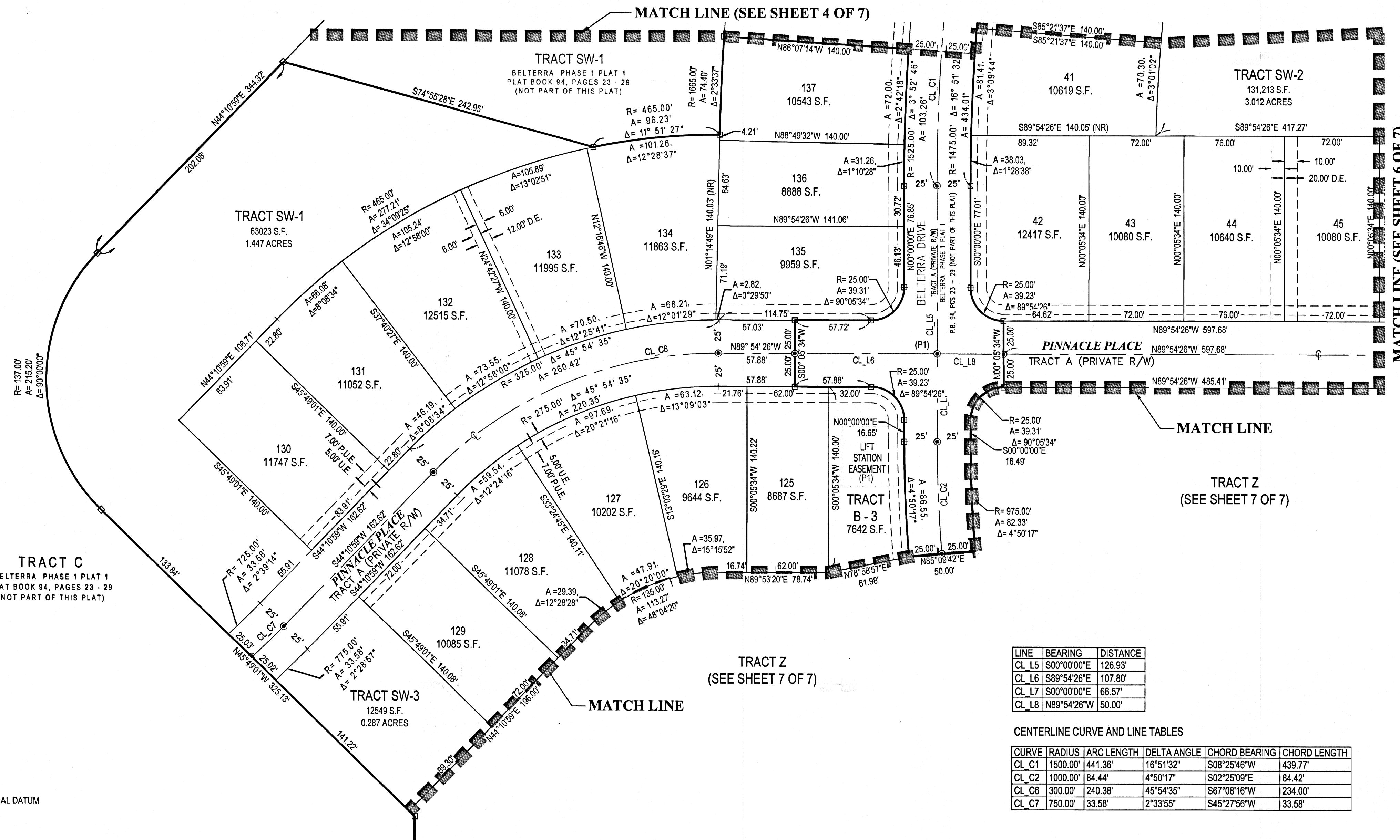
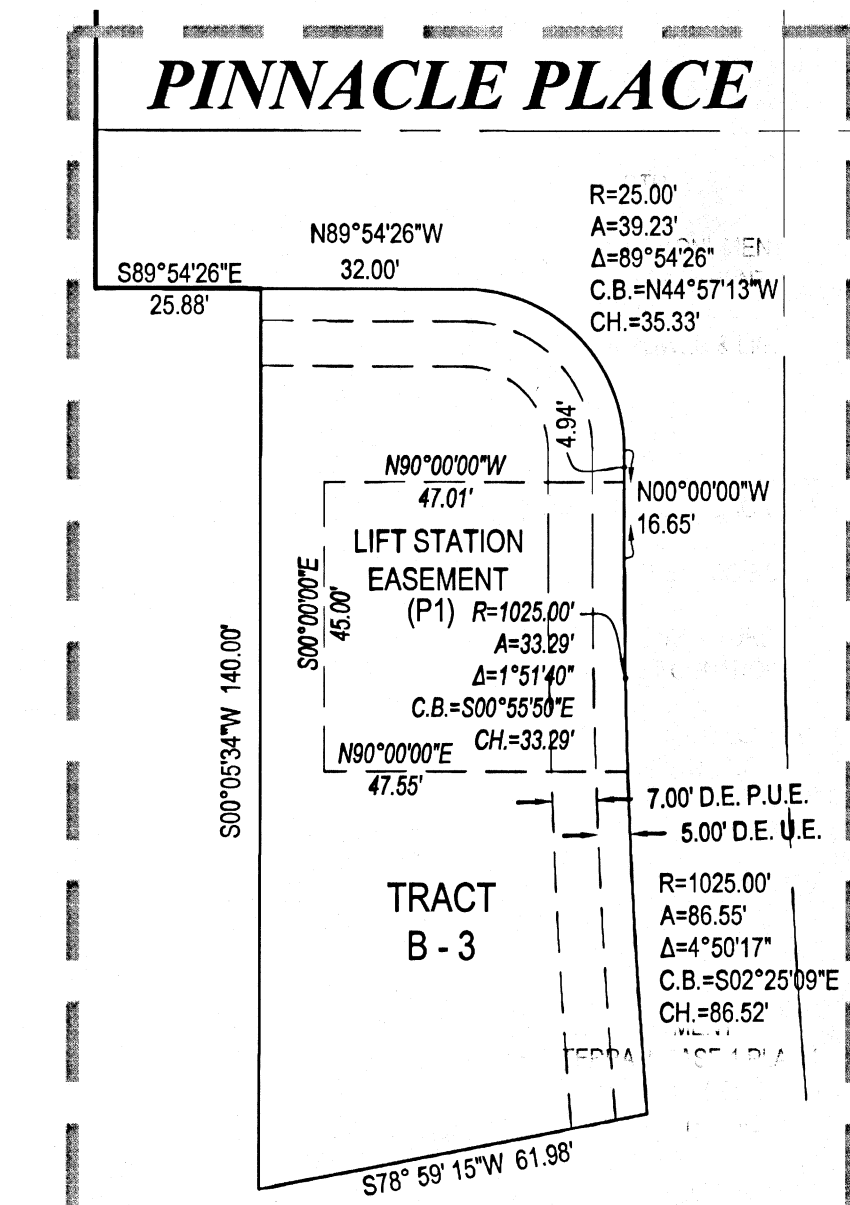


INDEX MAP:  
(NOT TO SCALE)

GRAPHIC SCALE: 1" = 50'

### DETAIL

GRAPHIC SCALE: 1" = 30'



LINE	BEARING	DISTANCE
CL L5	S00°00'00"E	126.93'
CL L6	S89°54'26"E	107.80'
CL L7	S00°00'00"E	66.57'
CL L8	N89°54'26"W	50.00'

#### CENTERLINE CURVE AND LINE TABLES

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL C1	1500.00'	441.36'	16°51'32"	S08°25'46"W	439.77'
CL C2	1000.00'	84.44'	4°50'17"	S02°25'09"E	84.42'
CL C6	300.00'	240.38'	45°54'35"	S67°08'16"W	234.00'
CL C7	750.00'	33.58'	2°33'55"	S45°27'56"W	33.58'

- 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
  - N.G.V.D. = NATIONAL GEODETIC 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
  - PRM = PERMANENT REFERENCE MONUMENT
  - PG. (S) = PAGE (S)
  - P.L.S. = PROFESSIONAL LICENSED SURVEYOR
  - P.O.B. = POINT OF BEGINNING
  - PRM = PERMANENT REFERENCE MONUMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R = RADIUS
  - R.B. = RADIAL BEARING
  - R.W. = RIGHT-OF-WAY
  - SLCR = ST. LUCIE COUNTY RECORDS
  - U.E. = UTILITY EASEMENT
  - CB = CHORD BEARING
  - R.W. = RIGHT OF WAY
  - S.F. = SQUARE FEET
  - (P1) = BELTERRA PHASE 1 PLAT 1 PLAT BOOK 94, PAGE 23 - 29 (NOT PART OF THIS PLAT)

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

P21-271

PLSU#D #5336

# BELTERRA PHASE 1 PLAT 2

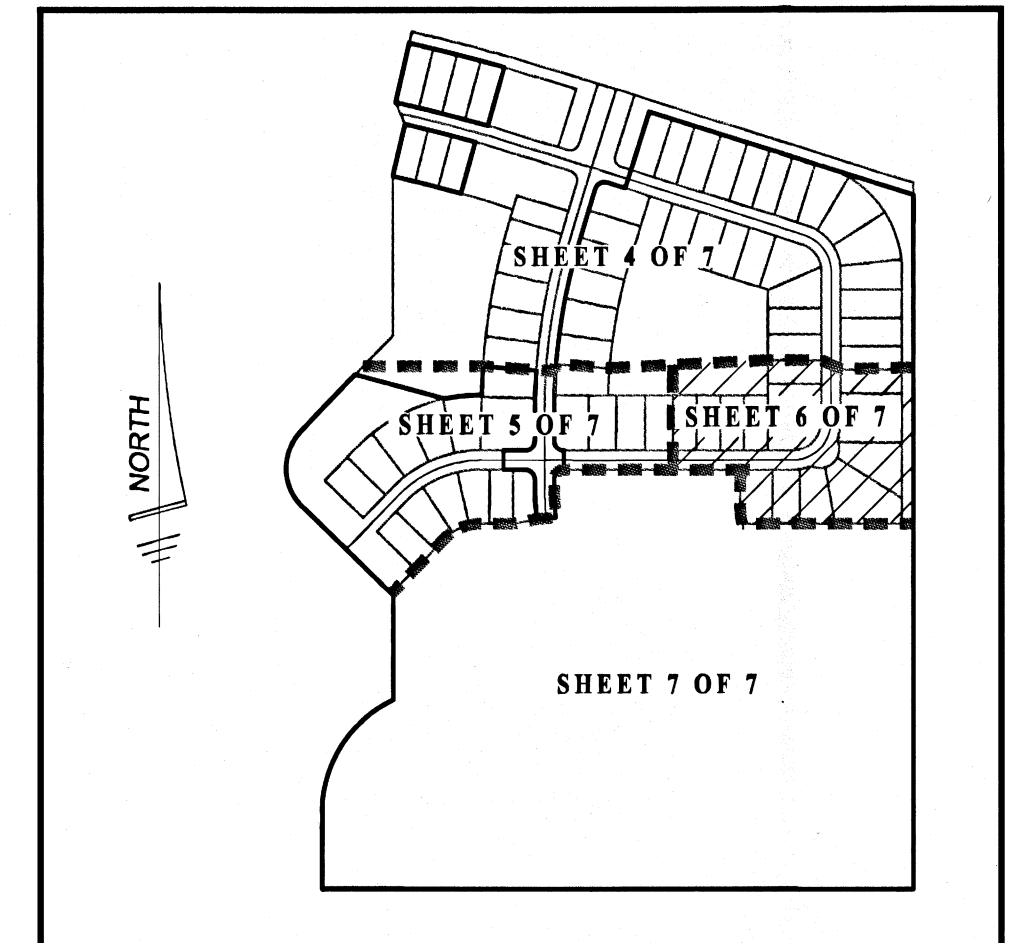
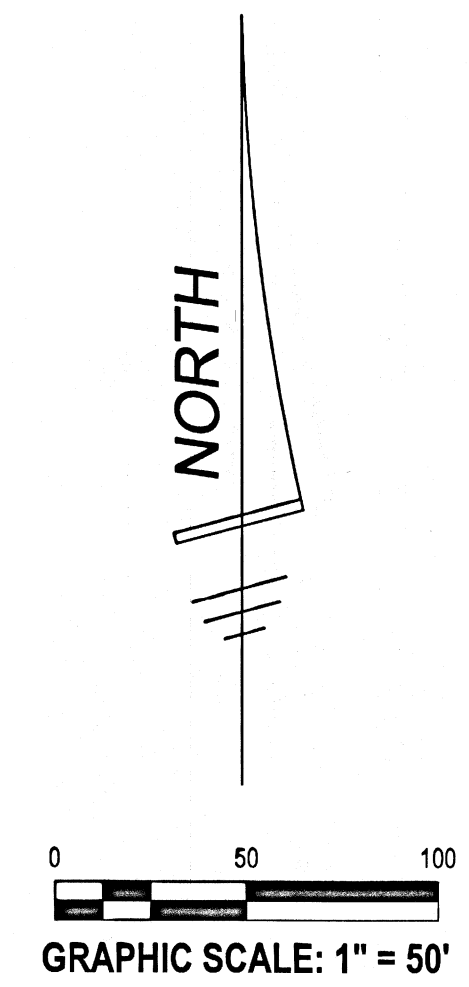
REPLATTING TRACT X-1, TRACT X-2, TRACT X-3, TRACT X-4, TRACT B-3, AND TRACT Z, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 107  
PAGE 12

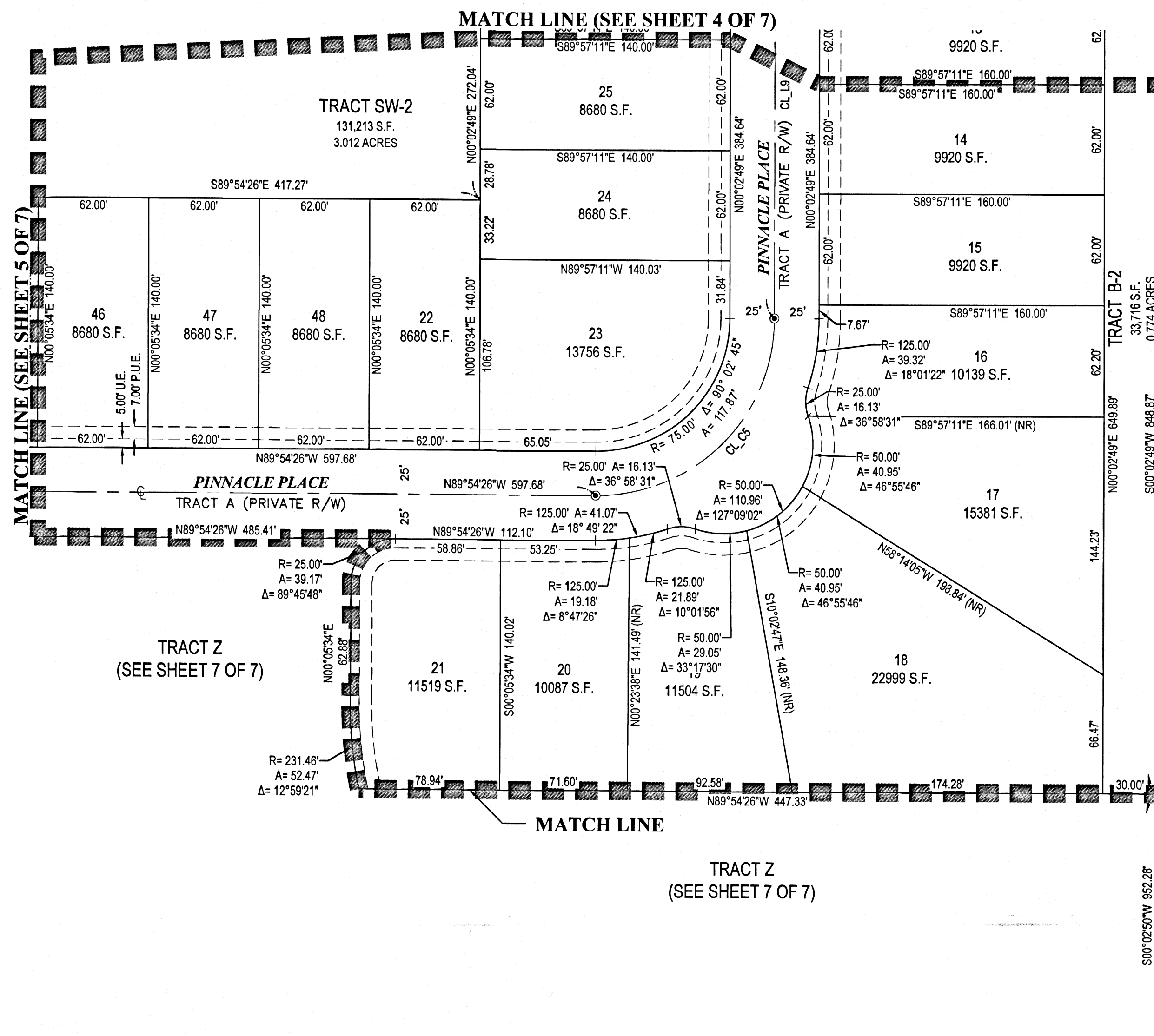
SHEET 6 OF 7

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

MARCH 2022



**INDEX MAP:**  
(NOT TO SCALE)



**SOUTHERN GROVE REPLAT NO. 30**  
**TRACT F**  
P.B. 87, PGS. 17-19

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL C5	100.00'	157.16'	90°02'45"	N45°04'11"E	141.48'

LINE	BEARING	DISTANCE
CL L9	S00°02'49"W	384.64'

- LEGEND**
- ⊙ SET PCP LB#2936
  - FOUND 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
  - D.B. = DEED BOOK
  - F.P.L. = FLORIDA POWER & LIGHT
  - F.N.D. = FOUND
  - I.R. = IRON ROD
  - M.S. = MEASURED
  - N/D = NAIL & DISC
  - N.G.V.D. = NATIONAL GEODETIC 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
  - PG. = PAGE(S)
  - P.L.S. = PROFESSIONAL LICENSED SURVEYOR
  - P.O.B. = POINT OF BEGINNING
  - PRM = PERMANENT REFERENCE MONUMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - S.F. = SQUARE FEET
  - R = RADIUS
  - R.F.T. = RADIAL BEARING
  - R/W = RIGHT-OF-WAY
  - SLCR = ST. LUCIE COUNTY RECORDS
  - U.E. = UTILITY EASEMENT
  - (P1) = BELTERRA PHASE 1 PLAT 1, PLAT BOOK 94, PAGE 23 - 29 (NOT PART OF THIS PLAT)

P21-271

PSLUUSD #5336

# BELTERRA PHASE 1 PLAT 2

REPLATTING TRACT X-1, TRACT X-2, TRACT X-3, TRACT X-4, TRACT B-3, AND TRACT Z, BELTERRA PHASE 1 PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGES 23 THROUGH 29, 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 107

PAGE 13

SHEET 7 OF 7

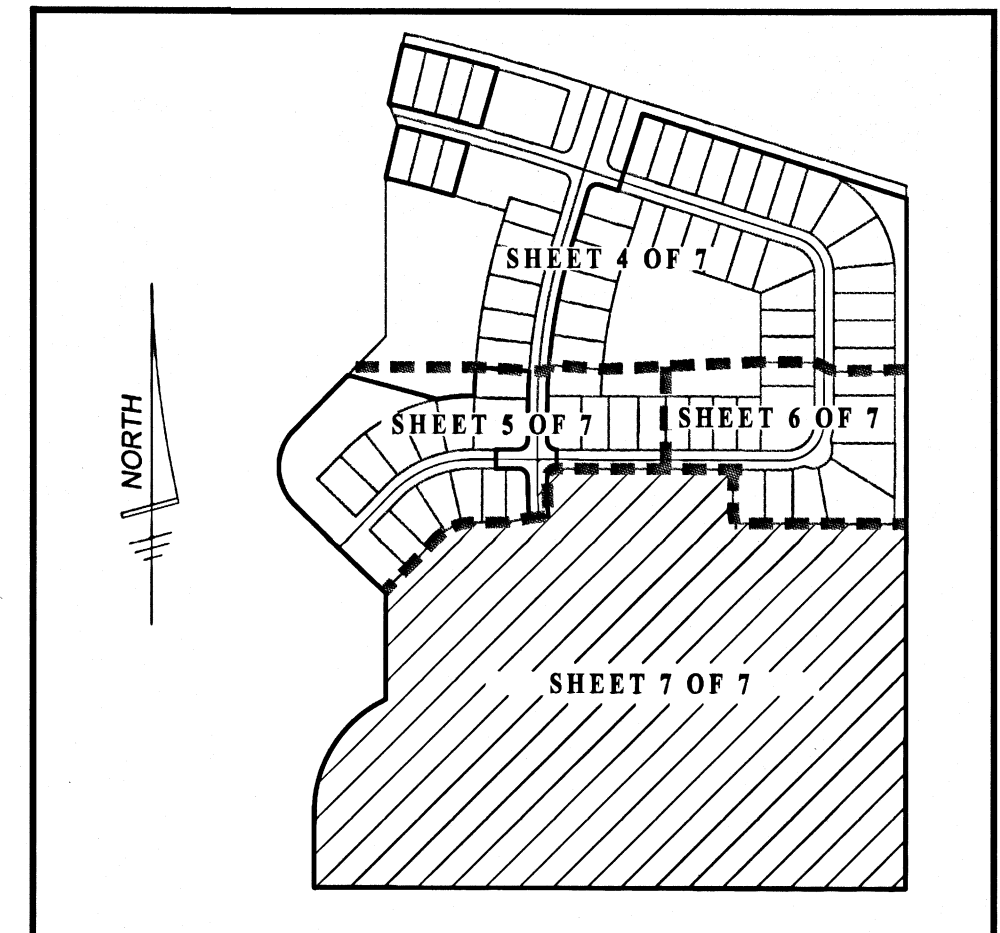
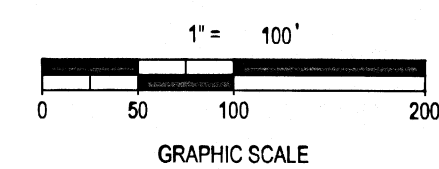
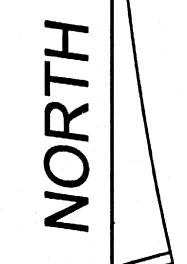
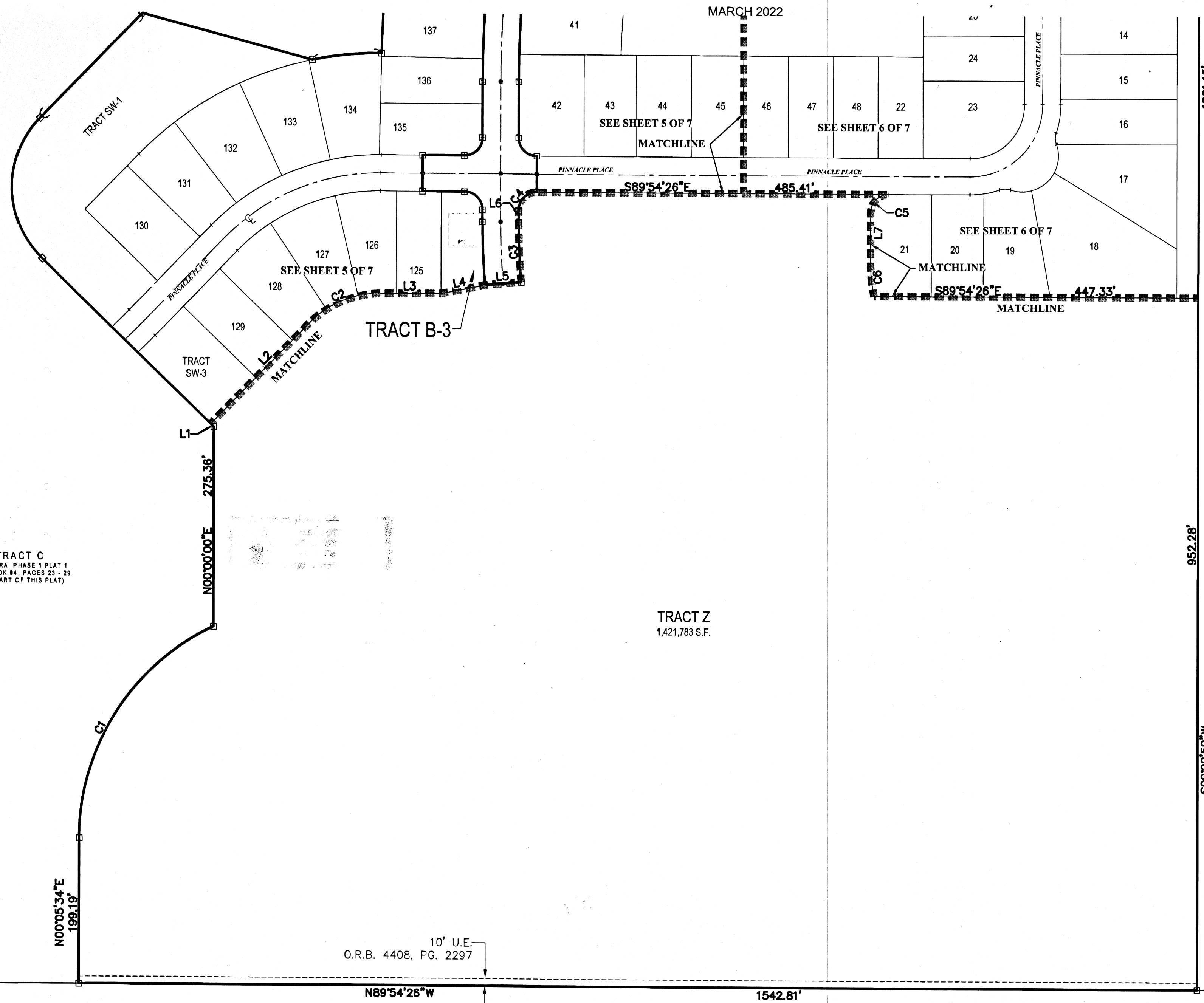
PREPARED BY:  
THOMAS J. BARRY  
OF



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

MARCH 2022

APPROXIMATE SW QUARTER SECTION 34  
APPROXIMATE SE QUARTER SECTION 34



INDEX MAP:  
(NOT TO SCALE)

**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
- M.S. = MEASURED
- ND = NAIL & DISC
- N.G.V.D. = NATIONAL GEODETIC 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
- PG. = PAGE(S)
- P.L.S. = PROFESSIONAL LICENSED SURVEYOR
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R.B. = RADIAL BEARING
- RW = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- S.L.C.R. = ST. LUCIE COUNTY RECORDS
- U.E. = UTILITY EASEMENT
- (PI) = BELTERRA PHASE 1 PLAT 1 PLAT BOOK 94, PAGE 23 - 29 (NOT PART OF THIS PLAT)

**LEGEND**

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

SOUTHERN GROVE REPLAT NO. 30  
TRACT F  
P.B. 87, PGS. 17-19

LINE TABLE

LINE	BEARING	LENGTH
L1	N45°49'01"W	5.65'
L2	N44°10'59"E	196.00'
L3	N89°53'20"E	78.74'
L4	N78°58'57"E	61.98'
L5	N85°09'42"E	50.00'
L6	N00°00'00"E	16.49'
L7	S00°05'34"W	62.88'

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	364.49'	322.00'	64°51'23"	N32°25'41"E	345.34'
C2	113.27'	135.00'	48°04'20"	N68°13'09"E	109.97'
C3	82.33'	975.00'	4°50'17"	N02°25'09"W	82.31'
C4	39.31'	25.00'	90°05'34"	N45°02'47"E	35.38'
C5	39.17'	25.00'	89°45'48"	S44°58'28"W	35.28'
C6	52.47'	231.46'	12°59'21"	S05°11'13"E	52.36'

10' U.E.  
O.R.B. 4408, PG. 2297

SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
CANAL C-23

P21-271

PSLUSD #5336