

BELTERRA PHASE 1 PLAT 1

REPLATTING TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19 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

INSTR # 4850547
PLAT # 94 Pages 23 - 29
RECORDED 04/20/2021 09:06:43 AM
SAINT LUCIE COUNTY
DEPUTY CLERK PETERSONZ

PLAT BOOK 94
PAGE 23

SHEET 1 OF 7

LEGAL DESCRIPTION:

ALL OF TRACT B, ACCORDING TO SOUTHERN GROVE REPLAT NO. 30, AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19, 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, AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN, AS BELTERRA, BEING IN ST. LUCIE COUNTY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 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 WAYS 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.
- 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.
- THE STORMWATER MANAGEMENT TRACT SW-1 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.
- THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED 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 177.09(1)(2), 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.
- 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, DESIGNEES 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, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. THE 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, DESIGNEES 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, DESIGNEES 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.
- THE BUFFER TRACTS B-1, B-2, AND B-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, DRAINAGE, AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE RECREATION TRACTS R-1 AND R-2 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE FUTURE DEVELOPMENT TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED TO MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- TRACTS X-1, X-2, X-3, X-4 AND Z, AS SHOWN HEREON, ARE HEREBY RESERVED TO GRBK GHO BELTERRA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- TRACTS X-1, X-2, X-3, X-4 AND Z FUTURE DEVELOPMENT TRACTS ARE SUBJECT TO A TEMPORARY DRAINAGE AND UTILITY EASEMENTS ACROSS THE TRACTS. THE TEMPORARY EASEMENTS WILL EXPIRE WITH THE REPLATTING OF THE TRACTS 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANIES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED MANAGER/MEMBER THIS 29 DAY OF March, 2021.

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

WITNESS: [Signature]
PRINTED NAME: Brandi Powers
WITNESS: [Signature]
PRINTED NAME: Amaechienna

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 29 DAY OF March, 2021 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 _____ AS IDENTIFICATION.

SEAL
NOTARY PUBLIC, STATE OF Florida
PRINT NAME: Kristen Dixon
COMMISSION NO.: 4415554
MY COMMISSION EXPIRES: 10-18-2021

PREPARED BY:
LONDON M. CROSS
OF

CPC
CARNAHAN PROCTOR & CROSS
814 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FLORIDA, 33442
PHONE : (954) 972-3959
CERTIFICATE OF AUTHORIZATION # 2936

JANUARY 2021

CERTIFICATION OF OWNERSHIP AND DEDICATION

MATTAMY PALM BEACH LLC
BY: [Signature]
PRINTED NAME: Austin Adams
TITLE: Vice President

WITNESS: [Signature]
PRINTED NAME: Karla McCallough
WITNESS: [Signature]
PRINTED NAME: Tole Becerra

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 26 DAY OF March, 2021, BY Austin Adams AS Vice President OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SEAL
NOTARY PUBLIC, STATE OF Florida
PRINT NAME: Ricardo Mojica
COMMISSION NO.: 44021215

MY COMMISSION EXPIRES: 7/20/24

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, 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.

DATED THIS 26 DAY OF March, 2021.

BY: [Signature]
PRINTED NAME: Jeremy Bunker
CHAIRMAN

WITNESS: [Signature]
PRINTED NAME: B. Frank Sakana, Jr.
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 26 DAY OF March, 2021 BY Jeremy Bunker OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A FLORIDA NOT FOR PROFIT COMPANY, WHO EXECUTED THE SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SEAL
NOTARY PUBLIC, STATE OF Florida
PRINT NAME: Ricardo Mojica
COMMISSION NO.: 44021215

MY COMMISSION EXPIRES: 7/20/24

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

DATED THIS 29 DAY OF March, 2021.

BY: [Signature]
PRINTED NAME: William Handler
TITLE: President

WITNESS: [Signature]
PRINTED NAME: Brandi Powers
WITNESS: [Signature]
PRINTED NAME: Amaechienna

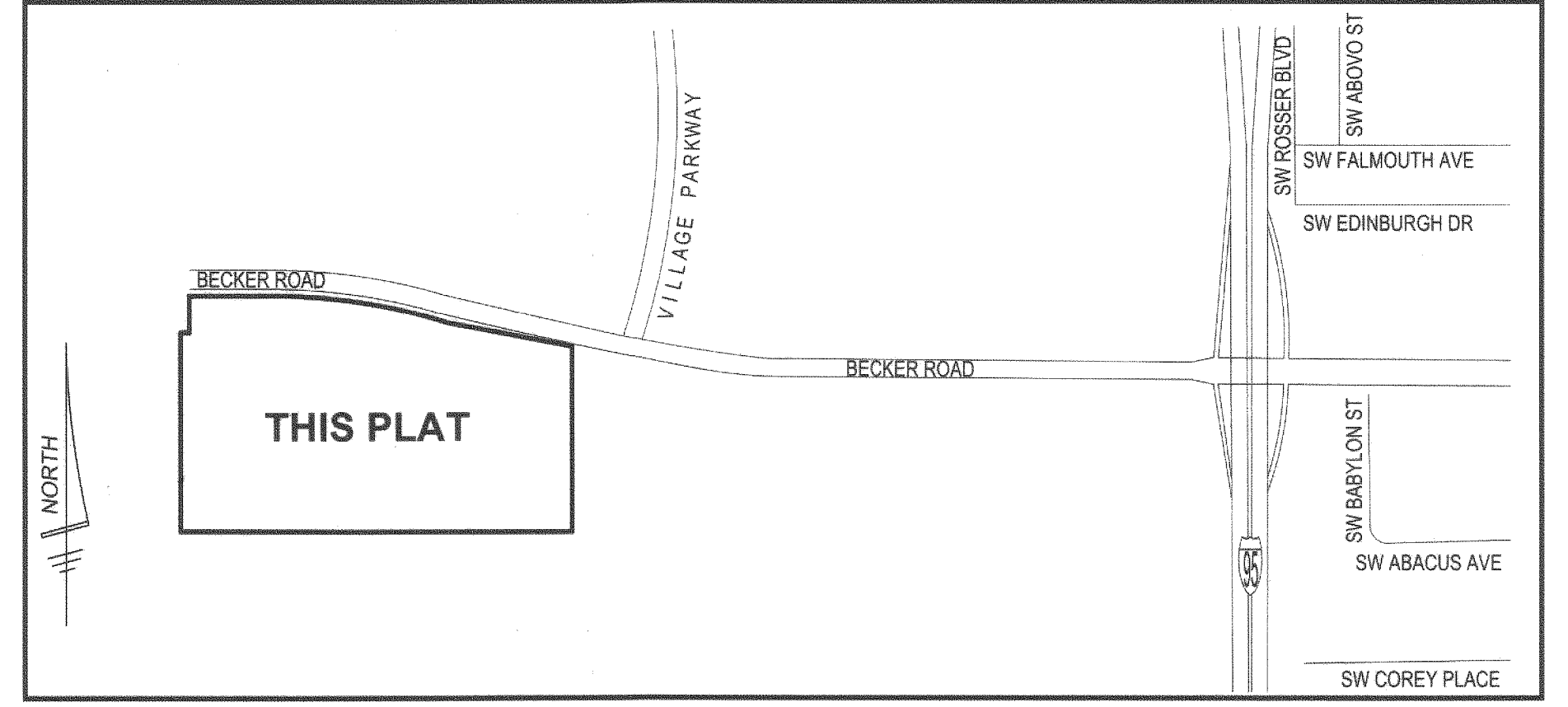
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE COUNTY

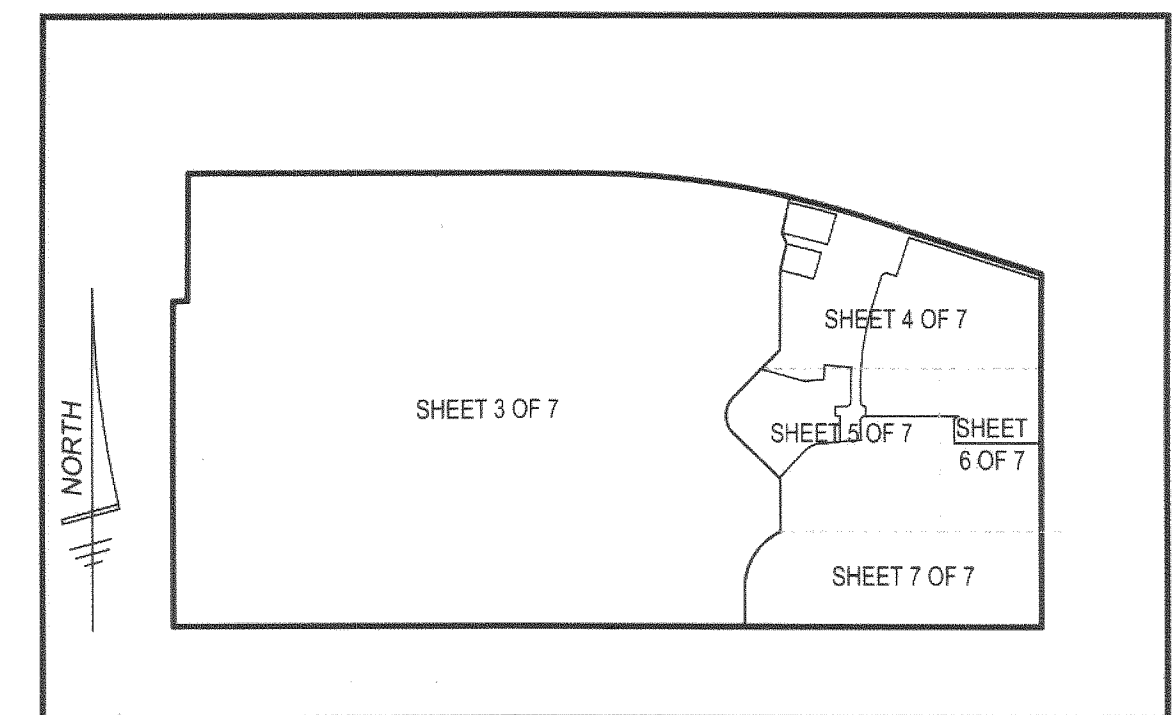
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 29 DAY OF March, 2021 BY William Handler, AS PRESIDENT OF BELTERRA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SEAL
NOTARY PUBLIC, STATE OF Florida
PRINT NAME: Kristen Dixon
COMMISSION NO.: 4415554
MY COMMISSION EXPIRES: 10-18-2021

SEAL
NOTARY PUBLIC, STATE OF Florida
PRINT NAME: Kristen Dixon
COMMISSION NO.: 4415554
MY COMMISSION EXPIRES: 10-18-2021



LOCATION MAP:
(NOT TO SCALE)



INDEX MAP:
(NOT TO SCALE)

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, 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 94, PAGES 23-24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 20 DAY OF April, 2021.

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

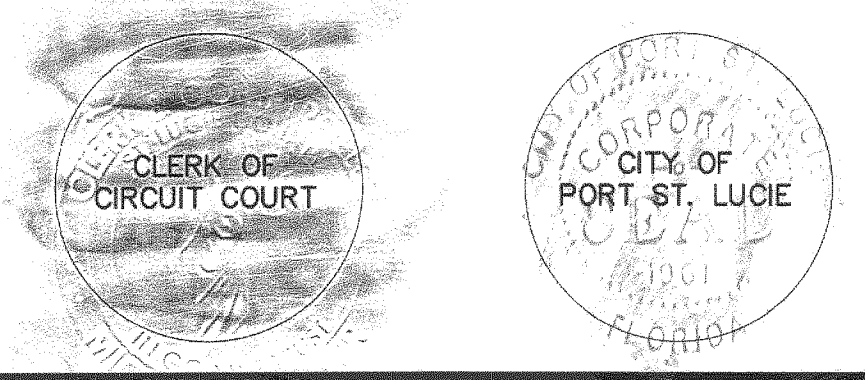
APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF BELTERRA PHASE 1 PLAT 1, 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 12 DAY OF April, 2021.

CITY OF PORT ST. LUCIE
[Signature]
GREGORY DORAVEC, MAYOR

ATTEST:
[Signature]
KAREN A. PHILLIPS, CITY CLERK
Sally Walsh, ASST City Clerk



P21-015

BELTERRA PHASE 1 PLAT 1

REPLATTING TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19 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 94
PAGE 24

SHEET 2 OF 7

PREPARED BY:
LONDON M. CROSS
OF



CARNAHAN PROCTOR & CROSS
814 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FLORIDA, 33442
PHONE: (954) 972-3959
CERTIFICATE OF AUTHORIZATION # 2936

JANUARY 2021

MORTGAGE HOLDERS CONSENT

STATE OF TEXAS
COUNTY OF COLLIN

I, RICHARD A. COSTELLO 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 9th DAY OF MARCH, 2021.

BY: [Signature]

PRINTED NAME: RICHARD A. COSTELLO

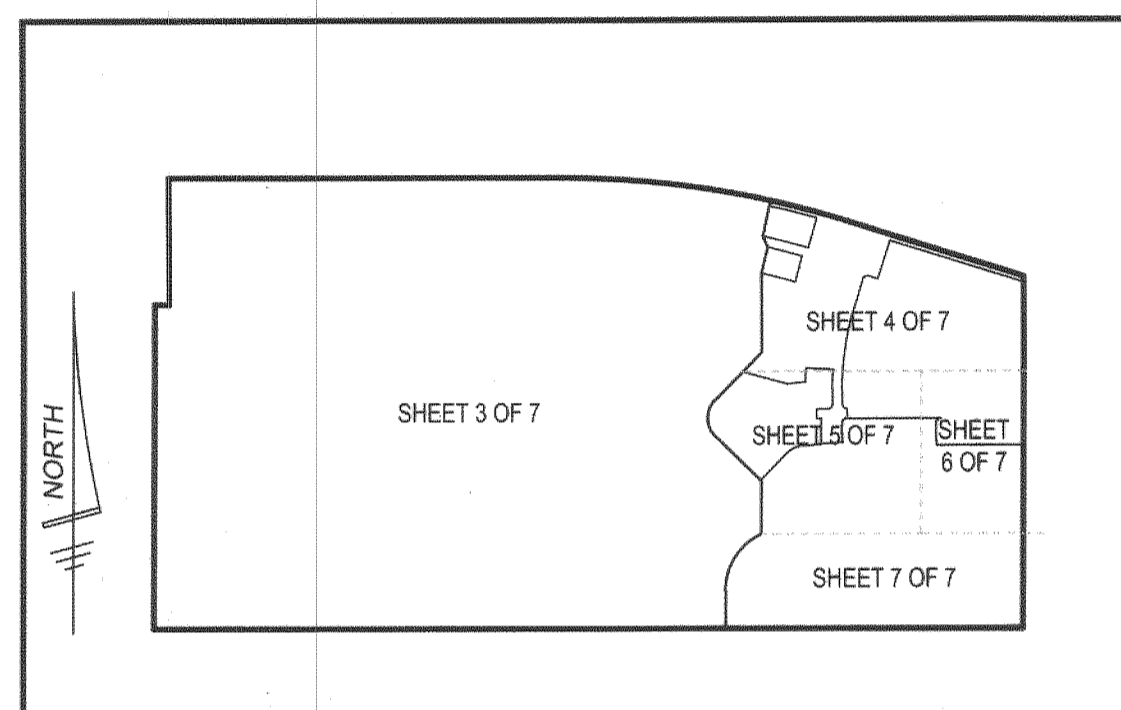
TITLE: PRESIDENT

WITNESS: [Signature]

PRINTED NAME: Kristy Chendler

WITNESS: [Signature]

PRINTED NAME: DEANNA WAKEP



INDEX MAP:
(NOT TO SCALE)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE TRACT B, HAVING AN ASSUMED BEARING OF NORTH 89°54'28" 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.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 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.
- ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTION CURVE UNLESS OTHERWISE NOTED.

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Collin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 9 DAY OF March, 2021 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 driver's license AS IDENTIFICATION.

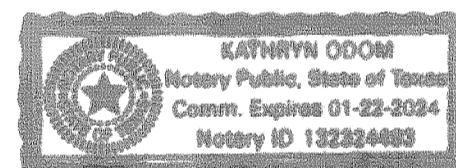
[Signature]

NOTARY PUBLIC, STATE OF Texas

PRINT NAME: Kathryn Odem

COMMISSION NO. 132324493

SEAL



MY COMMISSION EXPIRES: 1-22-24

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF

I, CHARLES W. EDGAR, III, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 10, 2021 AT 12P.

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF BELTERRA PHASE 1 PLAT 1, IS VESTED IN GRBK GHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO TRACT C ONLY, WHICH ARE THE ENTITIES EXECUTING THE DEDICATION HEREOF.

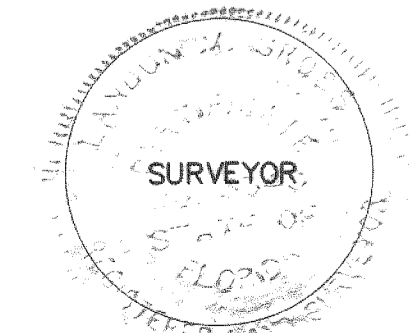
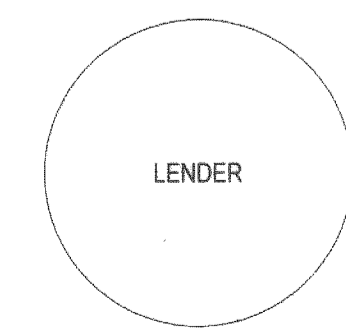
2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: MORTGAGE IN FAVOR OF JBGL BUILDER FINANCE LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 1854 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SPREAD TO THE PROPERTY SHOWN HEREON OTHER THAN TRACT C, BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOKS BOOK 4519, PAGE 2397, OF SAID PUBLIC RECORDS.

3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.

DATED THIS 10th DAY OF March, 2021.

[Signature]

CHARLES W. EDGAR, III
BAR NO. 291862, CHERRY, EDGAR & SMITH, P.A.
8409 NORTH MILITARY TRAIL, SUITE 123, PALM BEACH GARDENS, FL 33410



P21-015

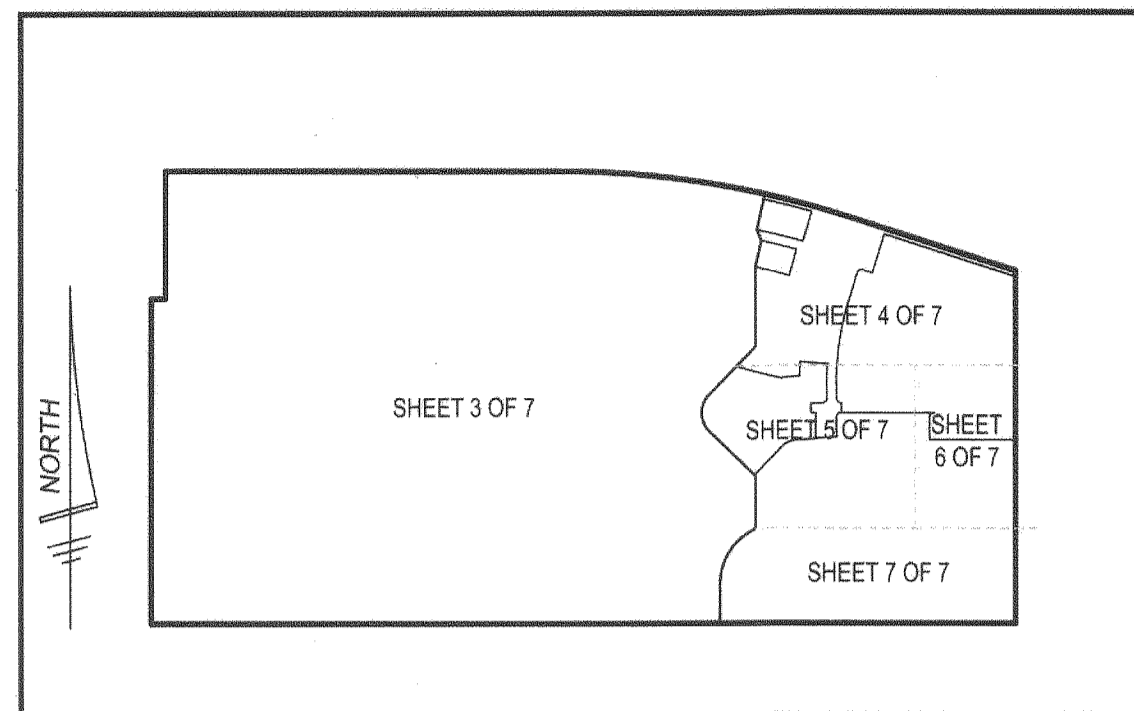
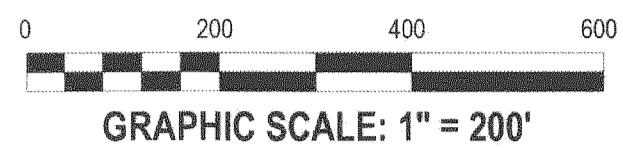
PSLUSD #5336

BELTERRA PHASE 1 PLAT 1

REPLATTING TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19 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 94
PAGE 25

SHEET 3 OF 7



PREPARED BY:
NATASA ILIC
OF
CPC
CARNAHAN PROCTOR & CROSS
814 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FLORIDA, 33442
PHONE: (954) 972-3959
CERTIFICATE OF AUTHORIZATION # 2936

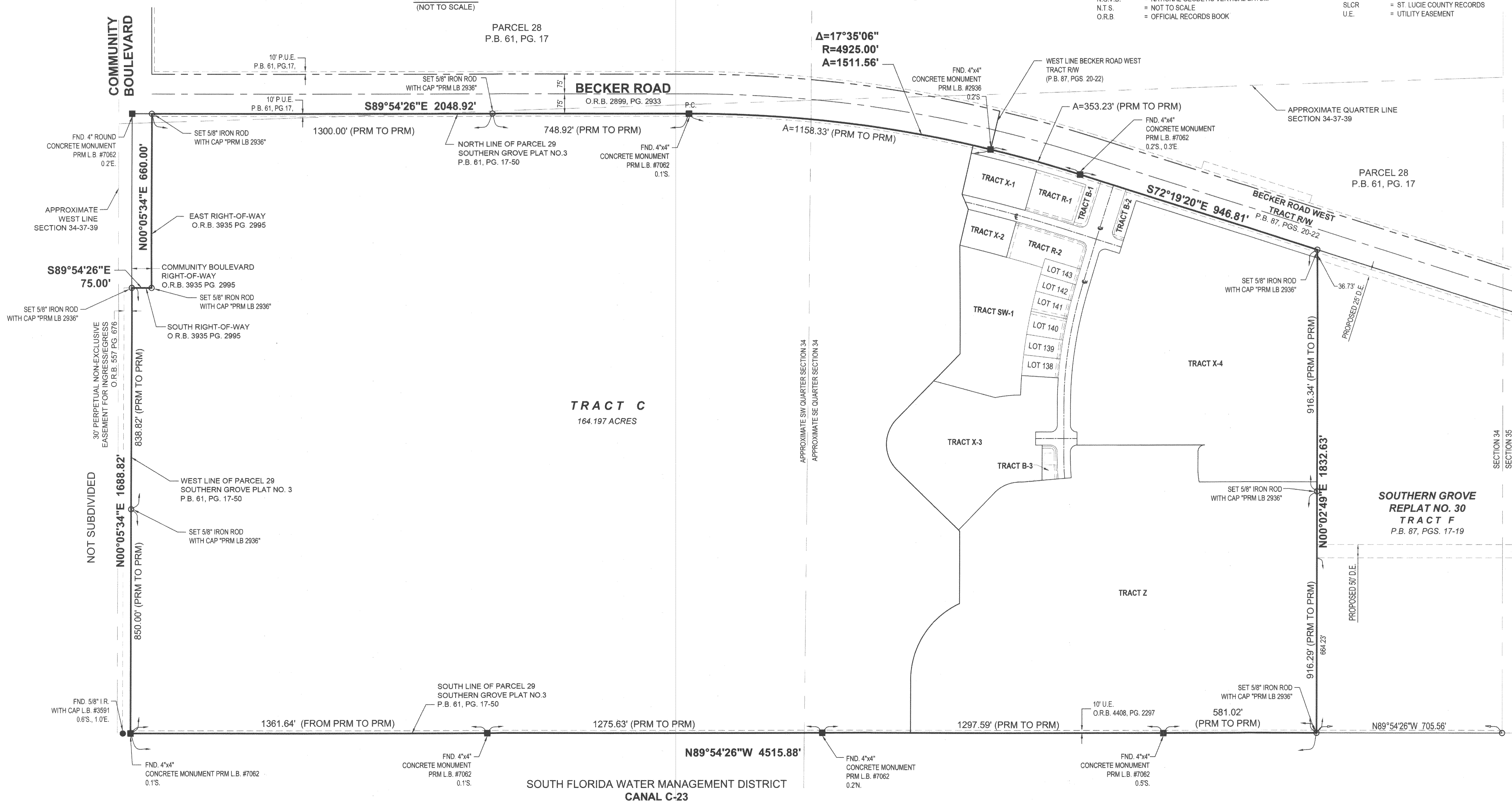
JANUARY 2021

LEGEND

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

ABBREVIATIONS:

- | | | | |
|----------|------------------------------------|--------|----------------------------------|
| A | = ARC LENGTH | P.B. | = PLAT BOOK |
| Δ | = DELTA | P.C. | = POINT ON CURVATURE |
| C.M. | = CONCRETE MONUMENT | P.C.P. | = PERMANENT CONTROL POINT |
| D.E. | = DRAINAGE EASEMENT | PG. | = PAGE(S) |
| D.B. | = DEED BOOK | P.L.S. | = PROFESSIONAL LICENSED SURVEYOR |
| F.P.L. | = FLORIDA POWER & LIGHT | P.O.B. | = POINT OF BEGINNING |
| FND | = FOUND | PRM | = PERMANENT REFERENCE MONUMENT |
| I.R. | = IRON ROD | P.U.E. | = PUBLIC UTILITY EASEMENT |
| MS. | = MEASURED | R | = RADIUS |
| ND | = NAIL & DISC | R.B. | = RADIAL BEARING |
| N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM | R/W | = RIGHT-OF-WAY |
| N.T.S. | = NOT TO SCALE | SLCR | = ST. LUCIE COUNTY RECORDS |
| O.R.B. | = OFFICIAL RECORDS BOOK | U.E. | = UTILITY EASEMENT |



P21-015

PSLUSD #5336

BELTERRA PHASE 1 PLAT 1

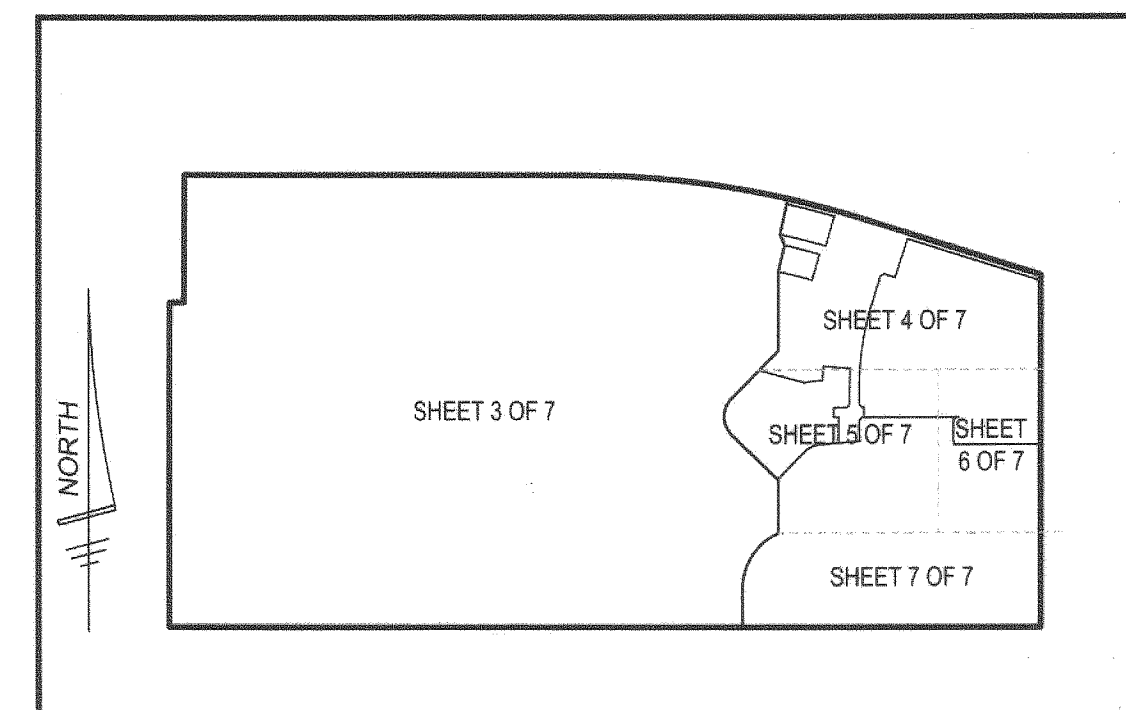
REPLATTING TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 94
PAGE 26

SHEET 4 OF 7

PREPARED BY:
NATASA ILIC
OF
CPC
CARNAHAN PROCTOR & CROSS
814 SOUTH MILITARY TRAIL
DEERFIELD BEACH, FLORIDA, 33442
PHONE: (954) 972-3959
CERTIFICATE OF AUTHORIZATION # 2936

JANUARY 2021



NORTH

ABBREVIATIONS:

- A = ARC LENGTH
- Δ = DELTA
- C.M. = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- D.B. = DEED BOOK
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- R.W. = RIGHT-OF-WAY
- SLCR. = ST. LUCIE COUNTY RECORDS
- U.E. = UTILITY EASEMENT



LEGEND

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

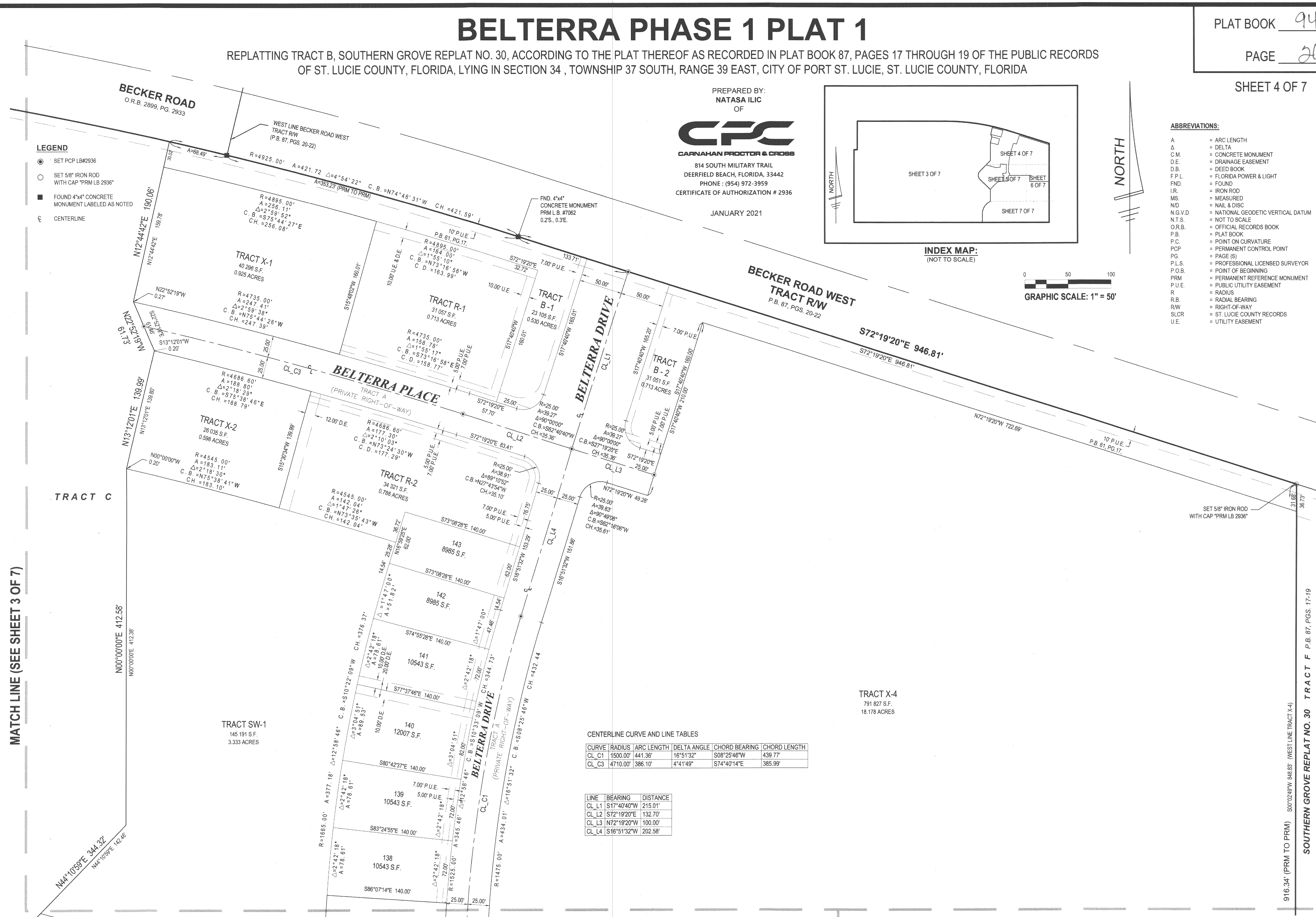
MATCH LINE (SEE SHEET 3 OF 7)

MATCH LINE (SEE SHEET 5 OF 7)

MATCH LINE (SEE SHEET 6 OF 7)

P21-015

PSLUSD #5336



CENTERLINE CURVE AND LINE TABLES

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL_C1	1500.00'	441.38'	16°51'32"	S08°25'46"W	439.77'
CL_C3	4710.00'	386.10'	4°41'49"	S74°40'14"E	385.99'

LINE	BEARING	DISTANCE
CL_L1	S17°40'40"W	215.01'
CL_L2	S72°19'20"E	132.70'
CL_L3	N72°19'20"W	100.00'
CL_L4	S16°51'32"W	202.58'

916.34' (PRM TO PRM) S00°02'49"W 846.03' (WEST LINE TRACT X-4)
SOUTHERN GROVE REPLAT NO. 30 TRACT F P.B. 87, PGS. 17-19

BELTERRA PHASE 1 PLAT 1

REPLATTING TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19 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 94
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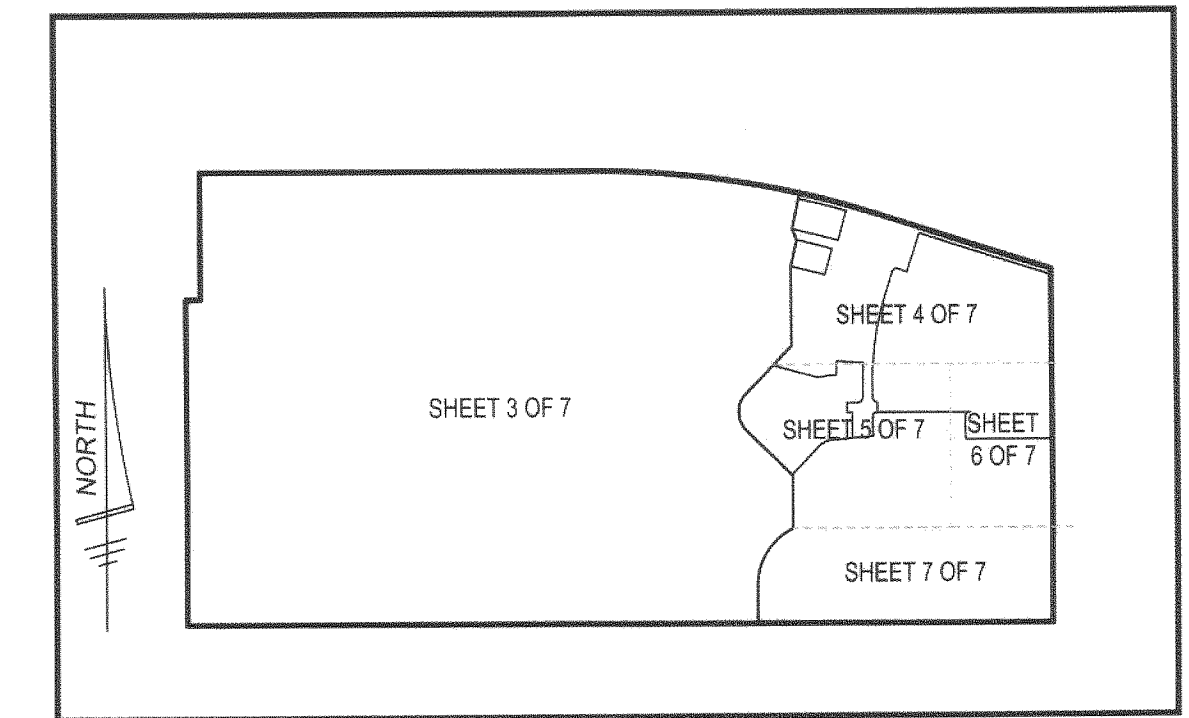
SHEET 5 OF 7

PREPARED BY:
NATASA ILIC
OF

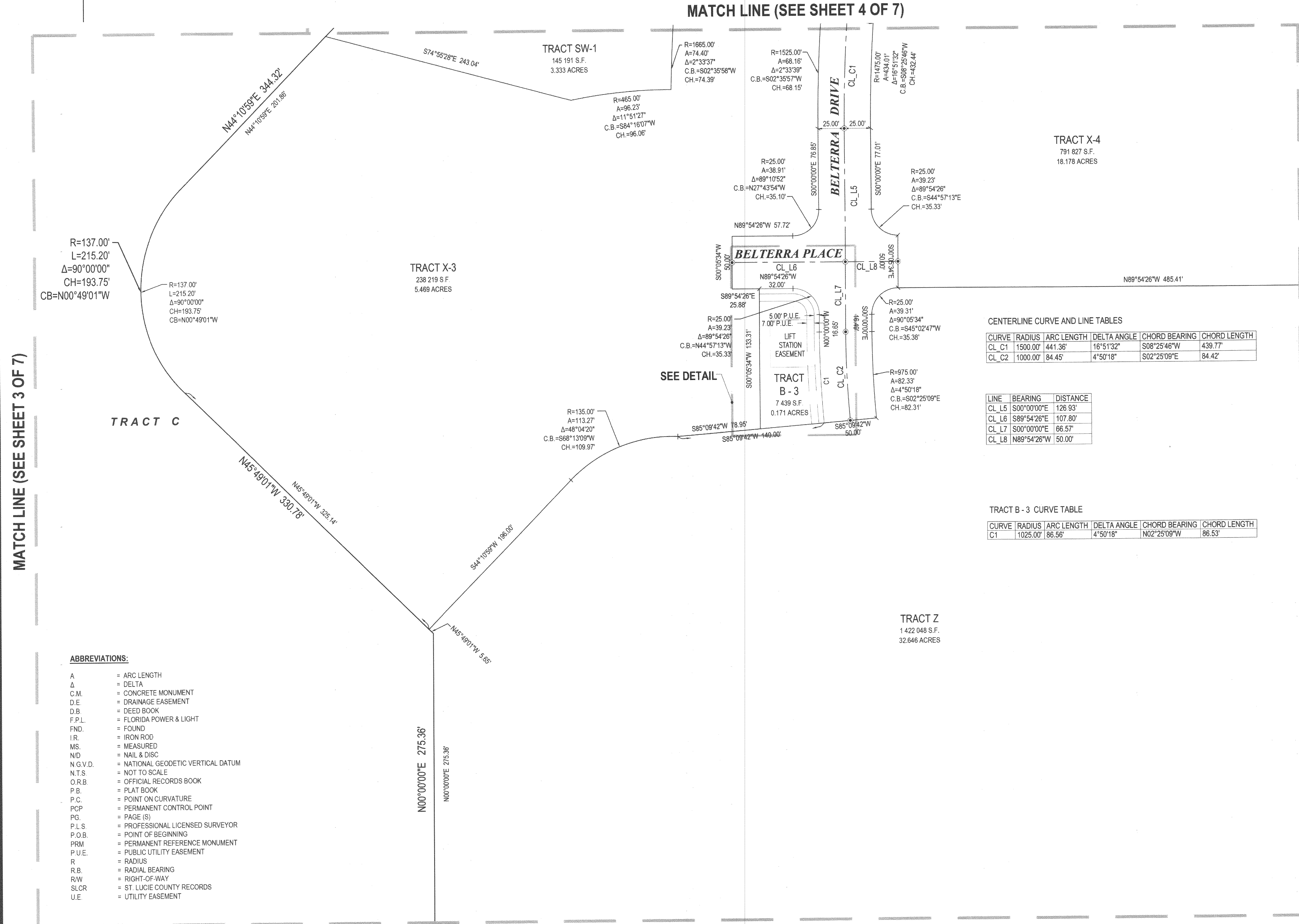
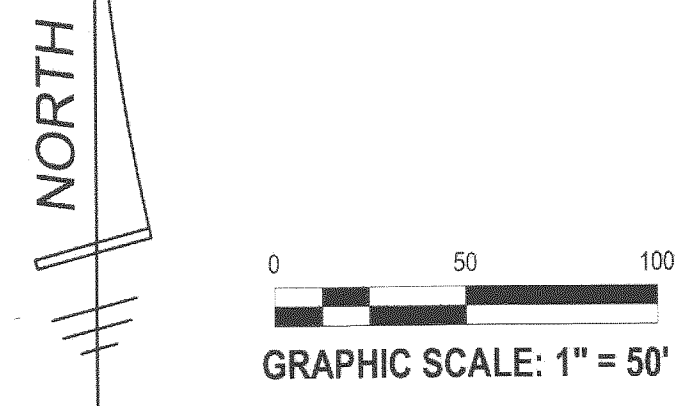


814 SOUTH MILITARY TRAIL
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PHONE : (954) 972-3959
CERTIFICATE OF AUTHORIZATION # 2936

JANUARY 2021



INDEX MAP:
(NOT TO SCALE)



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'	84.45'	4°50'18"	S02°25'09"E	84.42'

TRACT B - 3 CURVE TABLE

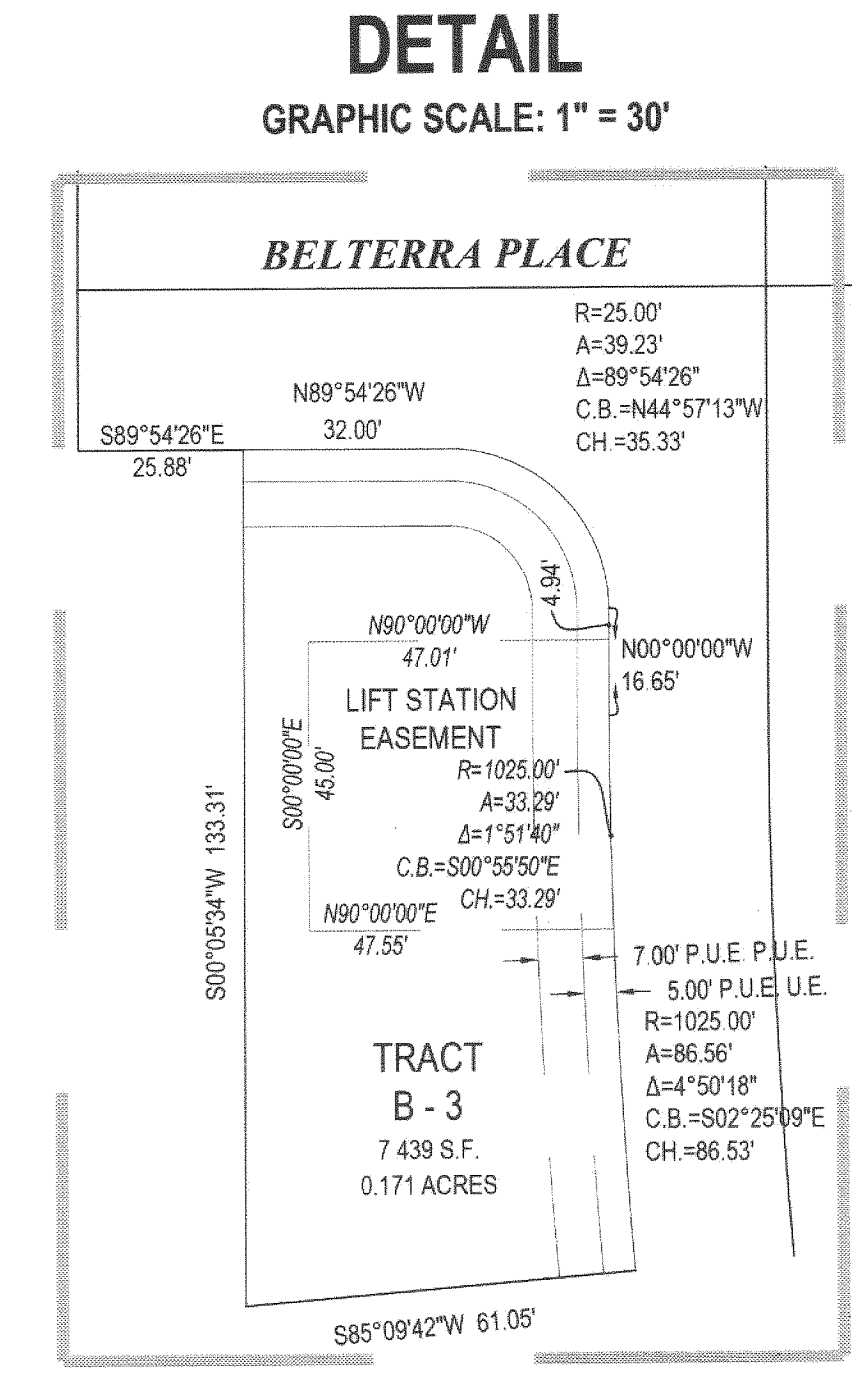
LINE	BEARING	DISTANCE
CL_L5	S00°00'00"E	126.93'
CL_L6	S89°54'26"E	107.80'
CL_L7	S00°00'00"E	66.57'
CL_L8	N89°54'26"W	50.00'

TRACT B - 3 CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1025.00'	86.56'	4°50'18"	N02°25'09"E	86.53'

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MATCH LINE (SEE SHEET 6 OF 7)



DETAIL
GRAPHIC SCALE: 1" = 30'

MATCH LINE (SEE SHEET 7 OF 7)

P21-015

BELTERRA PHASE 1 PLAT 1

REPLATTING TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19 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 94
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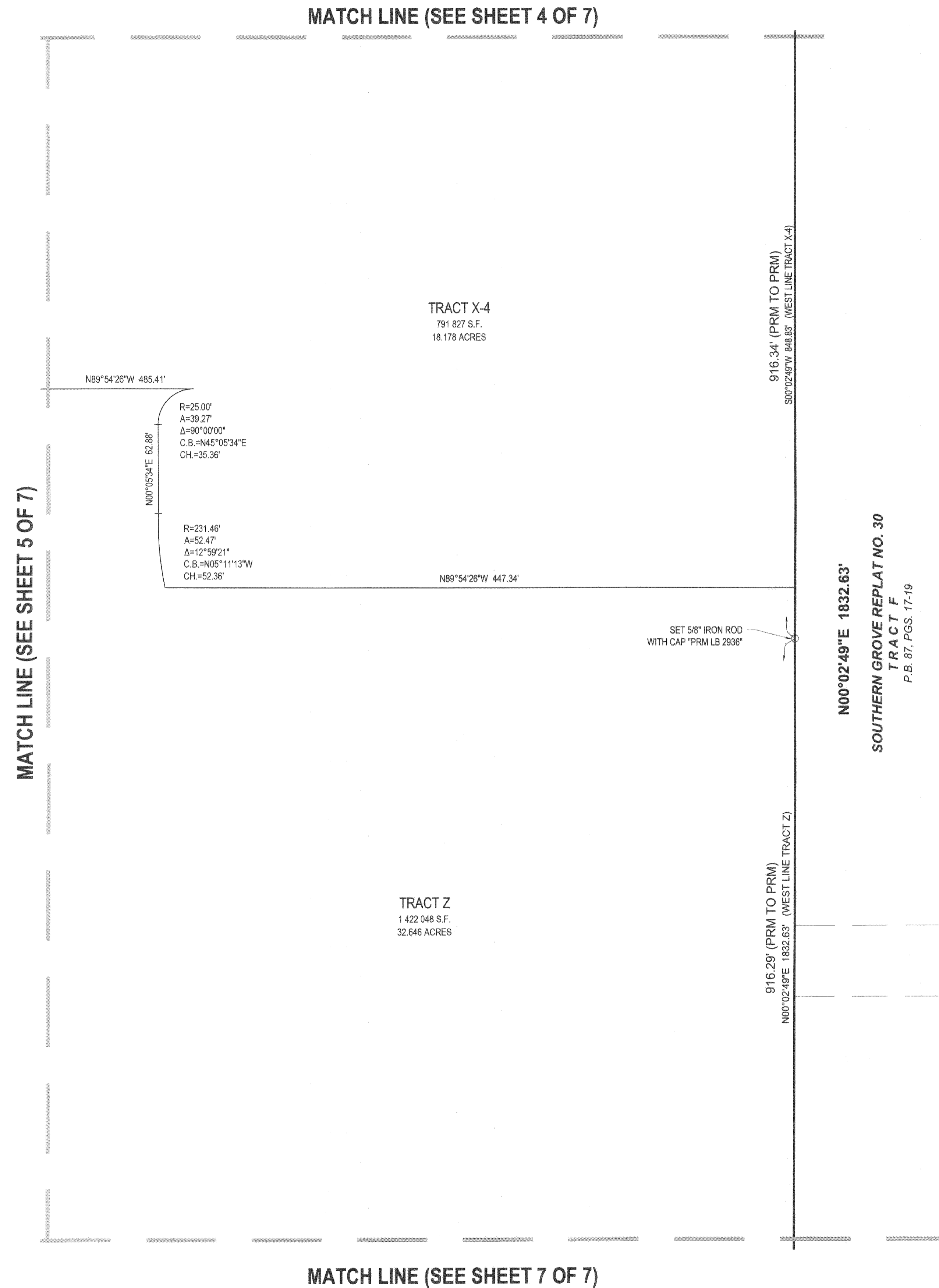
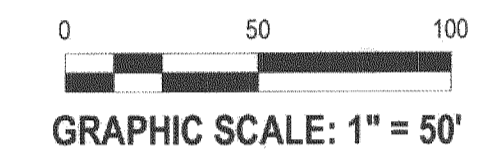
SHEET 6 OF 7

PREPARED BY:
NATASA ILIC
OF

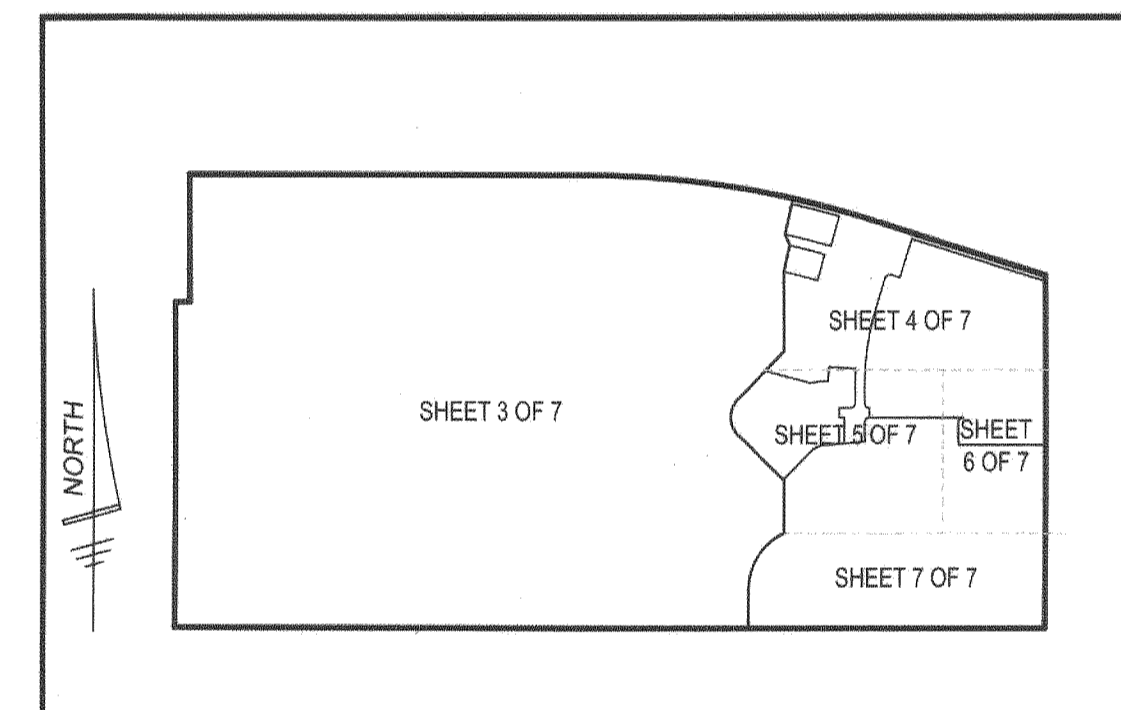


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SOUTHERN GROVE REPLAT NO. 30
TRACT F
P.B. 87, PGS. 17-19



INDEX MAP:
(NOT TO SCALE)

LEGEND

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

ABBREVIATIONS:

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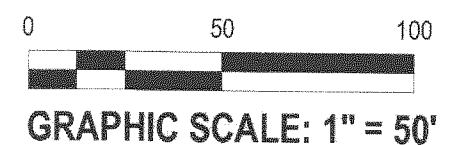
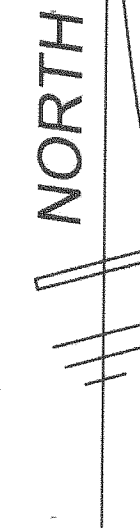
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PLAT BOOK 94

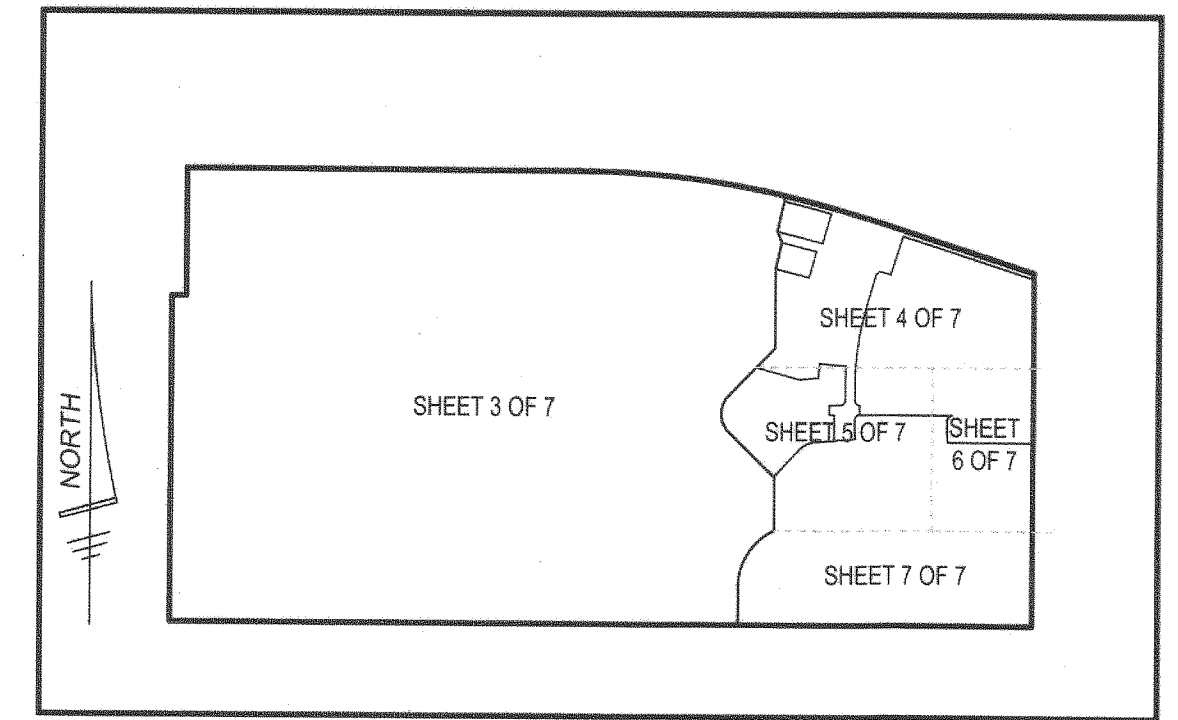
PAGE 29

SHEET 7 OF 7



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JANUARY 2021



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MS.	= MEASURED	R	= RADIUS
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LEGEND

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

MATCH LINE (SEE SHEET 5 OF 7)

MATCH LINE (SEE SHEET 6 OF 7)

MATCH LINE
(SEE SHEET 3 OF 7)

TRACT C

R=322.00'
L=364.49'
Δ=64°51'21"
CH=345.34'
CB=N32°25'41"E

TRACT Z
1 422.048 S.F.
32.646 ACRES

N00°05'34"E 189.19'

1297.59' (PRM TO PRM)

10' U.E.
O.R.B. 4408, PG. 2287

N89°54'26"W 1542.80'

581.02'
(PRM TO PRM)

SET 5/8" IRON ROD WITH CAP "PRM LB 2936"

N00°02'49"E 1832.63' (WEST LINE TRACT Z)
916.29' (PRM TO PRM)
SOUTHERN GROVE REPLAT NO. 30 TRACT F P.B. 87, PGS. 17-19

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CANAL C-23