PB 50-39

A PLANNED UNIT DEVELOPMENT

TRADITION PLAT NO. 25

A PARCEL OF LAND, LYING IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

MARCH, 2005 SHEET 1 OF 6

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST WESTERLY NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, AND ALSO BEING THE NORTHEAST CORNER OF OPEN SPACE TRACT 5 AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THROUGH 3D, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY;

THENCE TRAVERSING THE NORTHERLY BOUNDARY OF SAID PLAT OF TRADITION PLAT NO. 2 BY THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 90°00'00" WEST, A DISTANCE OF 5.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 250.00 FEET;
2. WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°28'31", AN ARC DISTANCE OF 89.34 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 69°31'29" WEST ALONG SAID LINE, A DISTANCE OF 204.85 FEET;
4. SOUTH 24°32'35" WEST, A DISTANCE OF 28.43 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3050.00 FEET, (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°22'11" WEST FROM THIS POINT); SAID CURVE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THROUGH 3D, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY.

THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 12 BY THE FOLLOWING SEVEN (7) COURSES;

1. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°22'11", AN ARC DISTANCE OF 1350.50 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 45°00'00" WEST ALONG SAID LINE, A DISTANCE OF 534.68 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET;
3. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 116°38'21", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 410.00 FEET;
4. NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°24'26", AN ARC DISTANCE OF 253.35 FEET TO A POINT OF TANGENCY WITH A LINE;
5. SOUTH 72°57'19" EAST ALONG SAID LINE, A DISTANCE OF 299.09 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 420.00 FEET;
6. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°22'14", AN ARC DISTANCE OF 222.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2766.70 FEET;
7. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°26'36", AN ARC DISTANCE OF 697.44 FEET TO A POINT (IN NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 475.00 FEET, (THE RADIUS POINT OF SAID CURVE WITH A RADIUS OF 2766.70 FEET BEARS NORTH 27°48'09" WEST FROM THIS POINT (AND THE RADIUS POINT OF SAID CURVE WITH A RADIUS OF 475.00 FEET BEARS NORTH 50°28'12" EAST FROM THIS POINT);

THENCE SOUTHEASTERLY, DEPARTING SAID BOUNDARY, ALONG THE ARC OF SAID CURVE WITH A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 12°17'02", AN ARC DISTANCE OF 101.84 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 51°42'50" EAST ALONG SAID LINE, A DISTANCE OF 535.76 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1025.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°05'36", AN ARC DISTANCE OF 198.52 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 49°16'39" WEST ALONG SAID LINE, A DISTANCE OF 50.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 975.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°47'55", AN ARC DISTANCE OF 439.01 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°17'58", AN ARC DISTANCE OF 6.16 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 73°23'51" WEST ALONG SAID LINE, A DISTANCE OF 818.55 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET, (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°19'08" WEST FROM THIS POINT); THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°40'52", AN ARC DISTANCE OF 218.24 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 215.40 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF TANGENCY WITH A LINE, SAID POINT BEING THE NORTHWEST CORNER OF ACADEMIC WAY (TRACT PR-4) AS SHOWN ON SAID TRADITION PLAT NO. 4;

THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 4 BY THE FOLLOWING THREE (3) COURSES.

1. SOUTH 90°00'00" WEST, A DISTANCE OF 11.00 FEET;
2. SOUTH 00°00'00" WEST, A DISTANCE OF 50.00 FEET;
3. SOUTH 90°00'00" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.149 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

TRADITION DEVELOPMENT COMPANY, LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS TRADITION PLAT NO. 25, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE PRIVATE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT ITS SUCCESSORS AND ASSIGNS AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATIONS, OR OTHER PURPOSES.
2. THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ITS SUCCESSORS AND/OR ASSIGNS, 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 EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
3. THE PRIVATE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO CITY GAS COMPANY OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND GAS FACILITIES ONLY, AND NOT FOR VIDEO COMMUNICATIONS OR OTHER PURPOSES.
4. THE PRIVATE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO TRADITION COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO, WATER, SEWER, IRRIGATION, UNDERGROUND TELEPHONE, CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

CERTIFICATE OF OWNERSHIP & DEDICATION (CONT.)

5. THE PRIVATE UTILITY EASEMENTS AND A PRIVATE UTILITY EASEMENT OVER TRACT PR-25 AS SHOWN HEREON ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND NOT FOR CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
6. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. 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 TRADITION COMMUNITY ASSOCIATION, INC., THEIR SUCCESSORS AND/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 OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE
7. THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TRADITION COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
8. TRACTS "OST-1" THROUGH "OST-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO TRADITION COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
9. TRACT "PR-25", AS SHOWN HEREON, IS HEREBY DEDICATED TO TRADITION COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY FOR INGRESS-EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SUCH TRACT "PR-25" 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 THE 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 EASEMENT AREA OR SUCH TRACT "PR-25" EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE
10. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TRADITION COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE MAINTENANCE OBLIGATION OF SAID TRADITION COMMUNITY ASSOCIATION, INC
11. TRADITION DEVELOPMENT COMPANY, LLC ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, HEREBY DEDICATES TO THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, THE WATER MANAGEMENT TRACT AS SHOWN HEREON, AND THE WATER MANAGEMENT TRACT IS THE MAINTENANCE OBLIGATION OF SAID WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS.
12. AN IRRIGATION EASEMENT IS HEREBY RESERVED TO TRADITION DEVELOPMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS OVER THE WATER MANAGEMENT TRACT FOR THE RIGHT TO WITHDRAW WATER FROM SAID WATER MANAGEMENT TRACT.

PARCELS 34 AND 35 AS SHOWN HEREON ARE HEREBY DEDICATED TO TRADITION DEVELOPMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE MAINTENANCE OBLIGATION OF SAID TRADITION DEVELOPMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT

THIS 20th DAY OF July, 2005.

TRADITION DEVELOPMENT COMPANY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PAUL J. HEGENER
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 2005 BY PAUL J. HEGENER OF TRADITION DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS PRESIDENT OF SAID LIMITED LIABILITY COMPANY. HE IS (✓) PERSONALLY KNOWN TO ME, OR ( ) HAS PRODUCED _____ AS IDENTIFICATION AND DID TAKE AN OATH

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Shirley E. Smith

SHIRLEY A. SMITH
MY COMMISSION # DD 100460
EXPIRES March 7, 2008
Bonded Thru Atlantic Bonding Co., Inc.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY:

1. ACCEPTS THE DEDICATIONS OF RESERVATIONS OF THE EASEMENTS OVER TRACT "PR-25", PRIVATE UTILITY EASEMENTS AND WATER MANAGEMENT TRACT IDENTIFIED AND SET FORTH ON THIS PLAT.
2. CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS 20th DAY OF July, 2005.

ATTEST: THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1

CHAIRMAN JAMES H. ANDERSON ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FORGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 2005, BY JAMES H. ANDERSON AND Shawn Reilly THE CHAIRMAN AND ASSISTANT SECRETARY RESPECTIVELY, OF THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1, AN ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE (X) PERSONALLY KNOWN TO ME, OR ( ) HAVE PRODUCED _____ AS IDENTIFICATION AND DID TAKE AN OATH.

COMMISSION NO. & EXPIRATION DATE

JOAN E. SABOWSKI
MY COMMISSION # DD 100460
EXPIRES March 7, 2008
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC, STATE OF FLORIDA
Joan E. Sabowski
PRINT NAME:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, RUDEN, McCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A. MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 12 JULY 18, 2005, AT 11:00 P.M.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF THE LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

NONE

DATED THIS 19 DAY OF July, 2005.

RUDEN, McCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A.

BARRY E. SCHWARTZ, ESQ.
VICE PRESIDENT
200 EAST BROWARD BOULEVARD
FT. LAUDERDALE, FLORIDA 33302

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION PLAT NO. 25, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 20th DAY OF JANUARY, 2005.

ATTEST:

KAREN R. PHILLIPS, CITY CLERK

CITY OF PORT ST. LUCIE

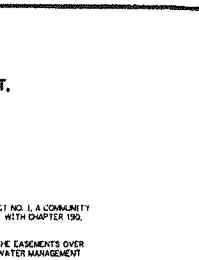
~~ROBERT C. MINORI, MAYOR~~
PATRICIA CHRISTENSEN, VICE MAYOR

CERTIFICATE OF APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, EDWIN M. FRY, JR., CLERK OF THE CIRCUIT 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 RECORD IN PLAT BOOK 50 PAGES 39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 11th DAY OF November, 2005.

EDWIN M. FRY, JR., CLERK OF CIRCUIT COURT
BY: LUCIE COUNTY, FLORIDA
Joann Neal D.C.
EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



LOCATION MAP

PLAT BOOK
PAGE
DATE
TIME

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WHICH BEARS SOUTH 69°31'29" WEST AND ALL BEARINGS ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

WESTCHESTER CDD NO. 1

NOTARY

CLERK OF THE COURT

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 (P.C.P.'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 61G17-6, 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 10th DAY OF August, 2005.

MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3864

SURVEYOR

NOTE:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART I FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

CITY OF PORT ST. LUCIE CORPORATE SEAL 1961 FLORIDA

THIS INSTRUMENT PREPARED BY
MICHAEL T. KOLODZIEJCZYK, P.L.S. 3864, STATE OF FLORIDA
ARCADIS G & M, INC. LB 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BOULEVARD, SUITE 9
PORT ST. LUCIE, FLORIDA 34986

CITY OF PORT ST. LUCIE
PROJECT NO. P04-487

SHEET 1 OF 6

8589225

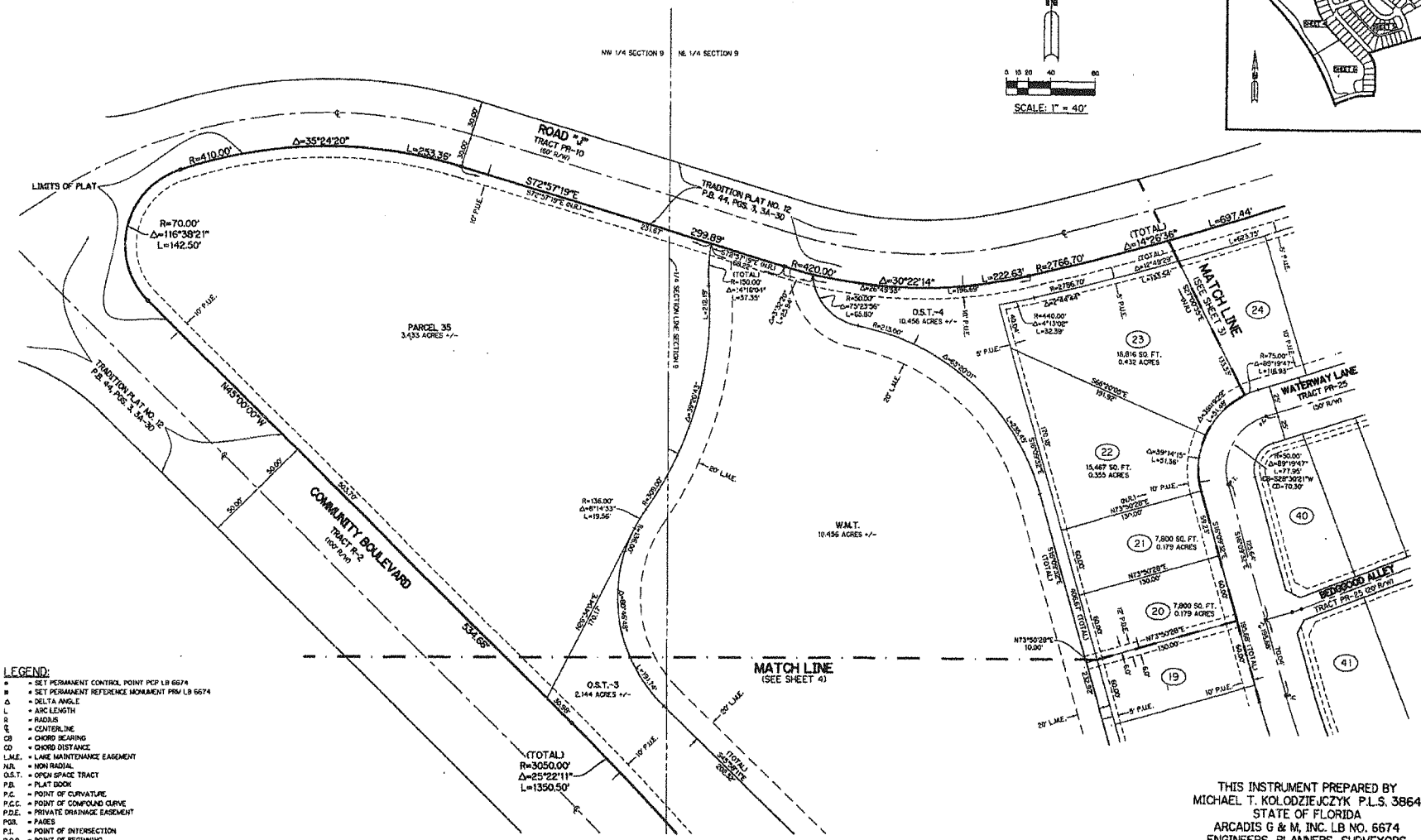
PLAT BOOK 50
PAGE 39

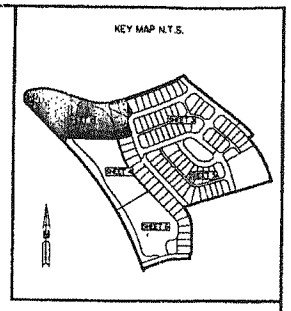
A PLANNED UNIT DEVELOPMENT

TRADITION PLAT NO. 25

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 36 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

MARCH, 2005 SHEET 2 OF 6





LEGEND:

- ● = SET PERMANENT CONTROL POINT PCP LB 6674
- ■ = SET PERMANENT REFERENCE MONUMENT PRM LB 6674
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R = RADIUS
- ℄ = CENTERLINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- L.M.E. = LAKE MAINTENANCE EASEMENT
- N.R. = NON RADIAL
- O.S.T. = OPEN SPACE TRACT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVE
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- PGS. = PAGES
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL
- R/W = RIGHT-OF-WAY
- SQ.FT. = SQUARE FEET

THIS INSTRUMENT PREPARED BY
MICHAEL T. KOLODZIEJCZYK P.L.S. 3864
STATE OF FLORIDA
ARCADIS G & M, INC. LB NO. 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BLVD., SUITE 9
PORT ST. LUCIE, FLORIDA 34986

SHEET 2 OF 6
JOB NO. 8589-225

PLAT BOOK 50
PAGE 40

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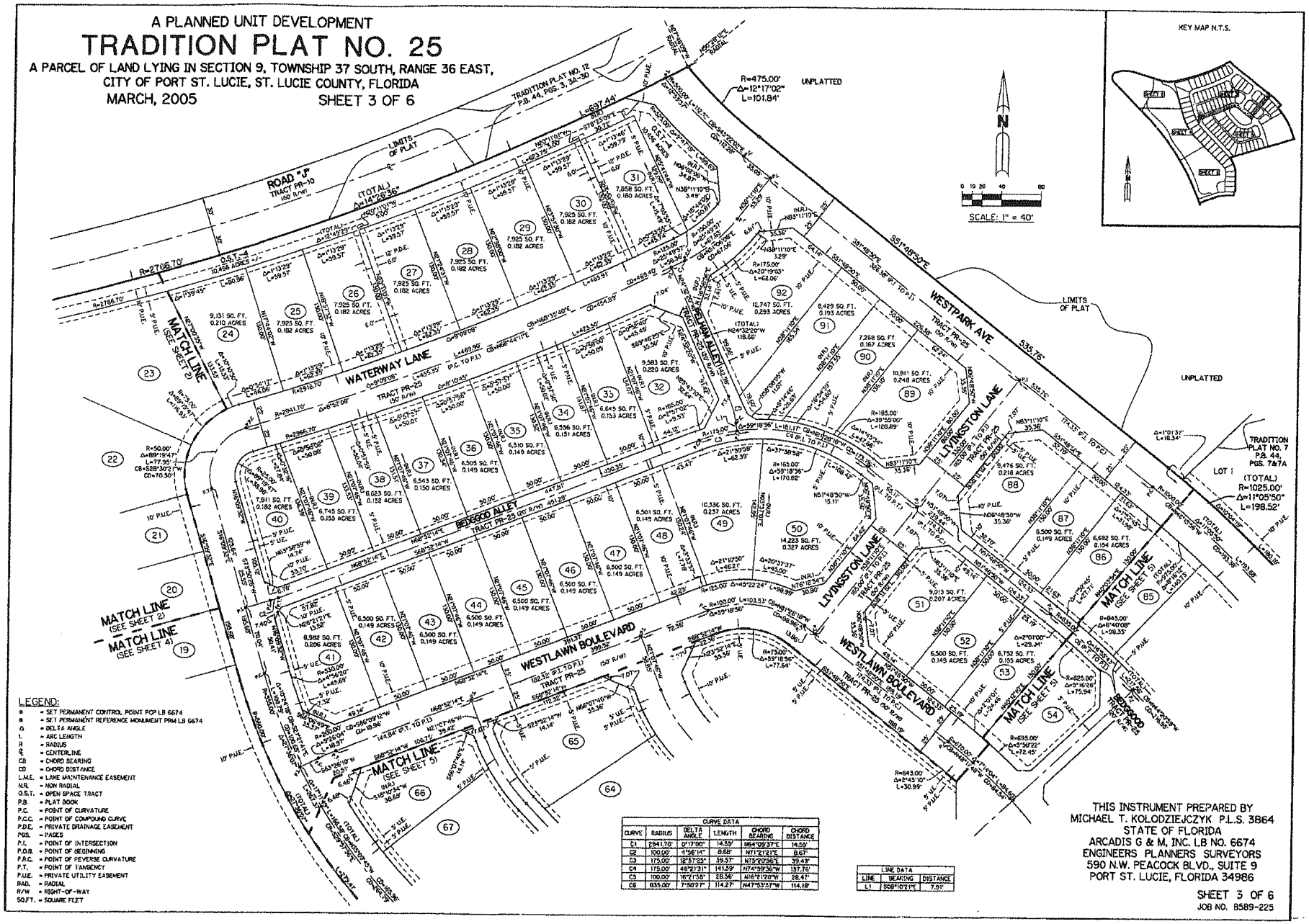
A PLANNED UNIT DEVELOPMENT

TRADITION PLAT NO. 25

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 36 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

MARCH, 2005 SHEET 3 OF 6



LEGEND:

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CURVE DATA

CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2941.70'	0°17'00"	14.55'	N64°09'37"E	14.55'
C2	100.00'	4°56'14"	8.68'	N11°21'21"E	8.67'
C3	175.00'	12°57'23"	39.57'	N13°20'56"E	39.49'
C4	175.00'	46°21'31"	141.59'	N74°59'36"W	137.76'
C5	100.00'	16°21'58"	28.56'	N16°21'20"W	28.47'
C6	835.00'	7°50'27"	114.27'	N47°53'37"W	114.18'

LINE DATA

LINE	BEARING	DISTANCE
L1	S08°10'21"E	7.91'

THIS INSTRUMENT PREPARED BY
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SHEET 3 OF 6
JOB NO. B589-225

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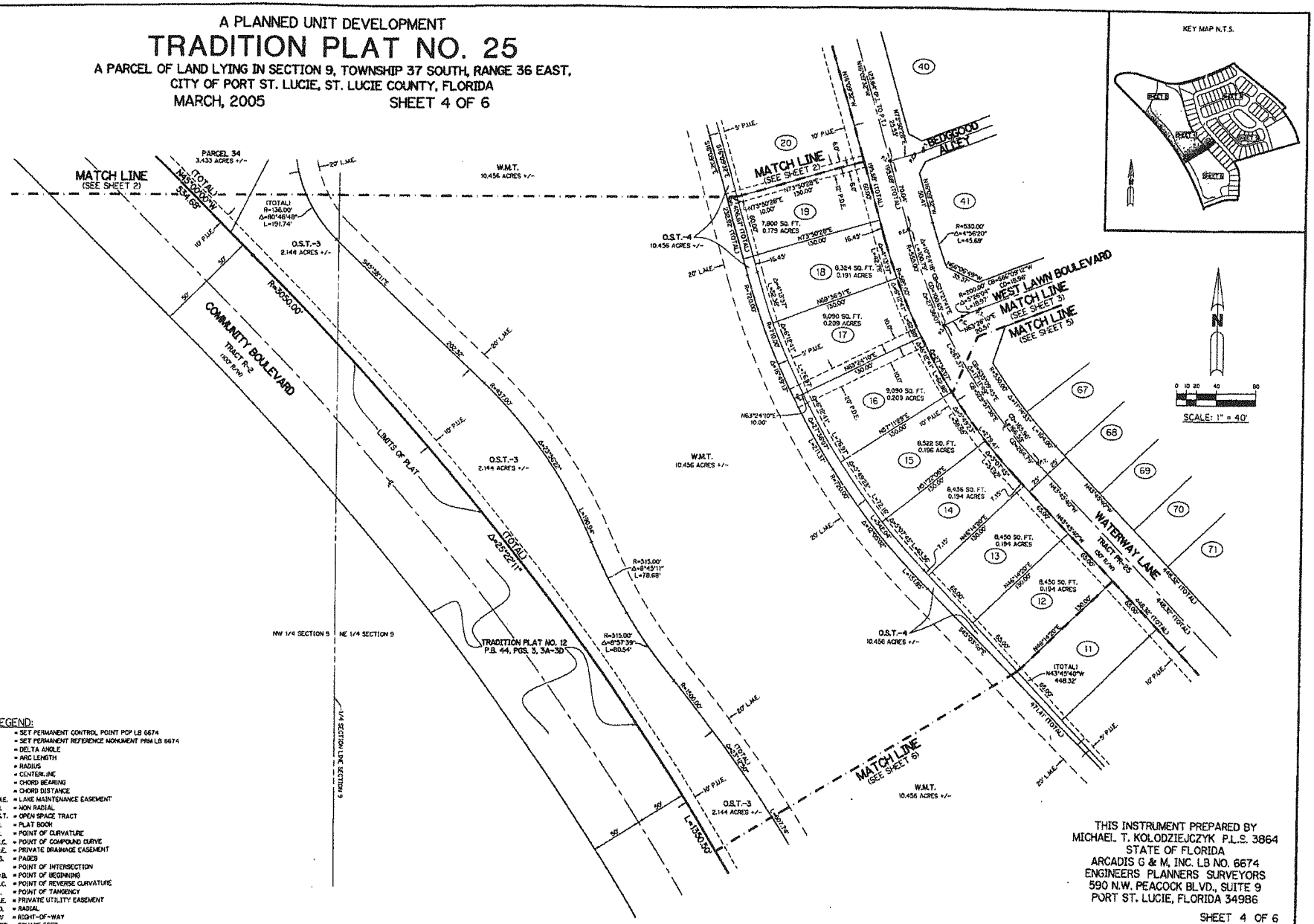
A PLANNED UNIT DEVELOPMENT

TRADITION PLAT NO. 25

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 36 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

MARCH, 2005 SHEET 4 OF 6



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SHEET 4 OF 6
JOB NO. 8589-225

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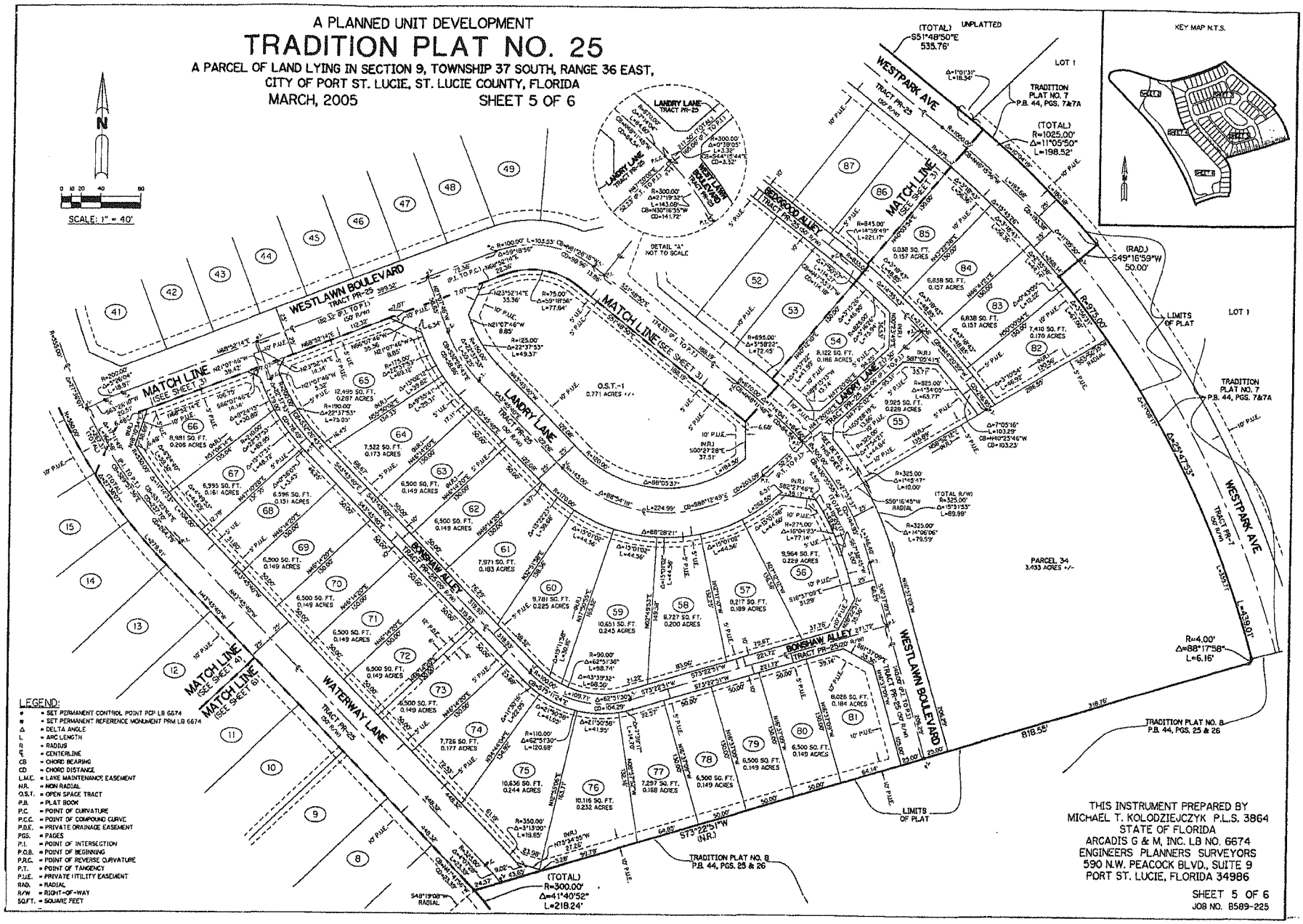
MARCH, 2005 SHEET 5 OF 6



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SHEET 5 OF 6
JOB NO. B589-225

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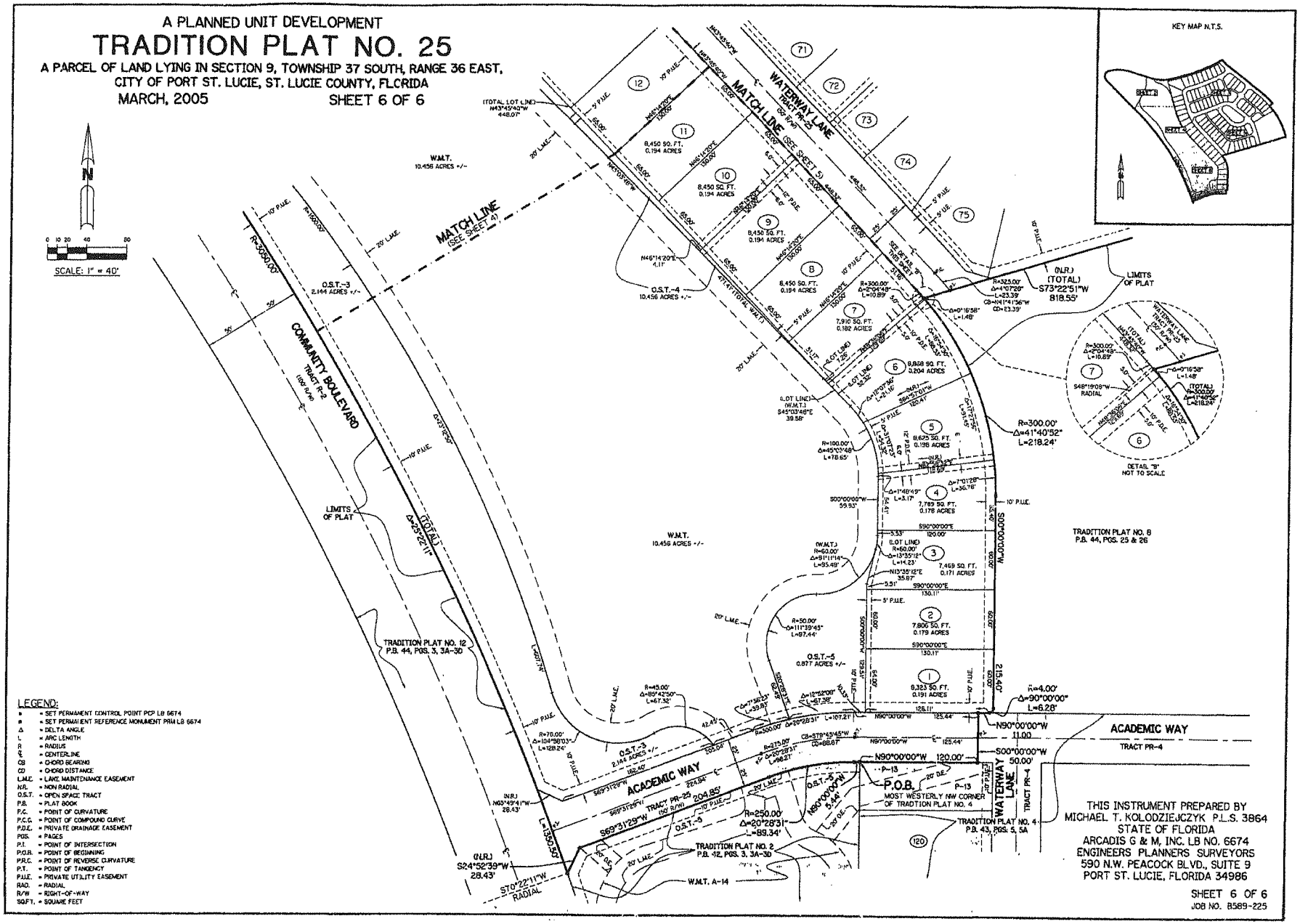
MARCH, 2005 SHEET 6 OF 6



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