

# MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 21 AND 28, TOWNSHIP 37 SOUTH,  
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 4

## LEGAL DESCRIPTION

BEING A PORTION OF E/W #3 RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3902, PAGE 465, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 21 AND 28, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1, PLAT BOOK 108, PAGE 18, SAID PUBLIC RECORDS, BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 10°23'10" WEST, A RADIUS OF 12150.00 FEET AND A CENTRAL ANGLE OF 10°30'45"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE SOUTHERLY LINE OF SAID E/W #3 RIGHT-OF-WAY, A DISTANCE OF 2229.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°52'25" WEST ALONG SAID SOUTHERLY LINE OF E/W #3, A DISTANCE OF 23.51 FEET; THENCE NORTH 00°45'38" WEST, A DISTANCE OF 150.02 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID E/W #3 FOR THE FOLLOWING TWO (2) DESCRIBED COURSE, SOUTH 89°52'25" EAST, A DISTANCE OF 25.83 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 12000.00 FEET AND A CENTRAL ANGLE OF 10°30'45"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2201.72 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 10°23'10" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.714 ACRES, MORE OR LESS.

## CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 2, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

SW MARSHALL PARKWAY, SHOWN ON THIS PLAT IS DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SHANNON M. MARTIN, MAYOR

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY SHANNON M. MARTIN, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS ( ) PERSONALLY KNOWN TO ME, OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION  
NUMBER: \_\_\_\_\_

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON OF SW MARSHALL PARKWAY AS SET FORTH WITHIN THIS PLAT AND SPECIFICALLY DEDICATED TO CITY OF PORT ST. LUCIE.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SHANNON M. MARTIN, MAYOR

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION  
NUMBER: \_\_\_\_\_

## TITLE CERTIFICATION

I, \_\_\_\_\_, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT, AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024:

THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE ENTITY EXECUTING THE DEDICATION.

THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.

ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED. THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
ATTORNEY AT LAW  
FLORIDA BAR # \_\_\_\_\_  
FOR THE FIRM OF GREENBERG TRAUIG, P.A.

## APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 2, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY OF PORT ST. LUCIE ATTEST:

SHANNON M. MARTIN, MAYOR SALLY WALSH, CITY CLERK

## CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE, 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 \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

## CERTIFICATE OF SURVEYOR AND MAPPER

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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) 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 5J-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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467

## SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, ALONG THE SOUTH LINE OF RIVERLAND BOULEVARD AT RIVERLAND PASEO OVERPASS, AS RECORDED IN PLAT BOOK 96, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°31'18" EAST, WITH ALL BEARINGS SHOWN HEREON BEING 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 OR 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.

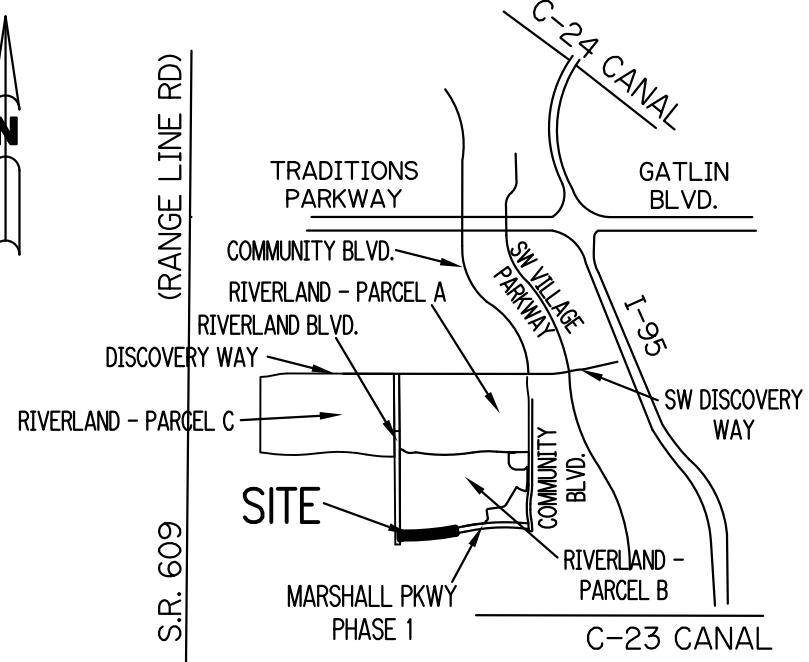
5) THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213,  
STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467 LB-7741

CLERK OF  
CIRCUIT COURT

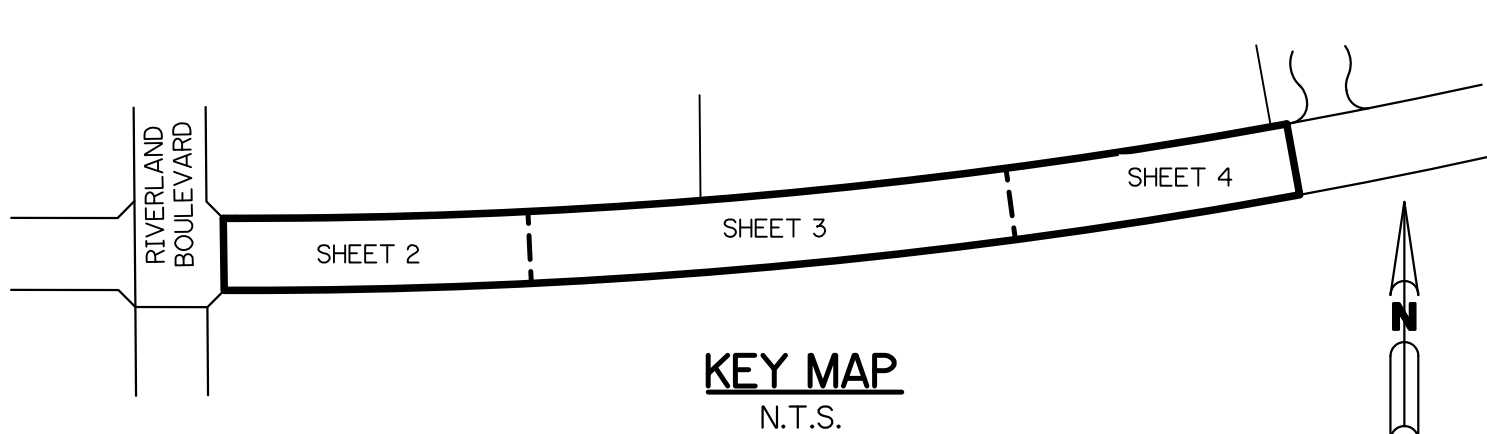
CITY OF  
PORT ST. LUCIE

SURVEYOR



LOCATION MAP  
NOT TO SCALE

CITY OF PSL PROJECT NO. P24-020  
PSLUSD FILE NO. 5266F-2



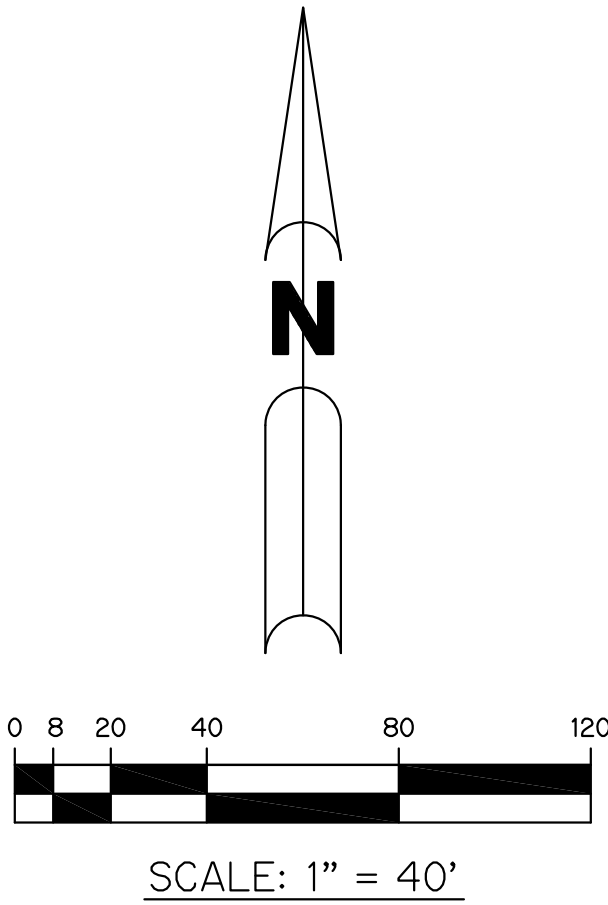
SH0248

SHEET 1 OF 4

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A PARCEL OF LAND LYING IN SECTIONS 21 AND 28, TOWNSHIP 37 SOUTH,  
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 4

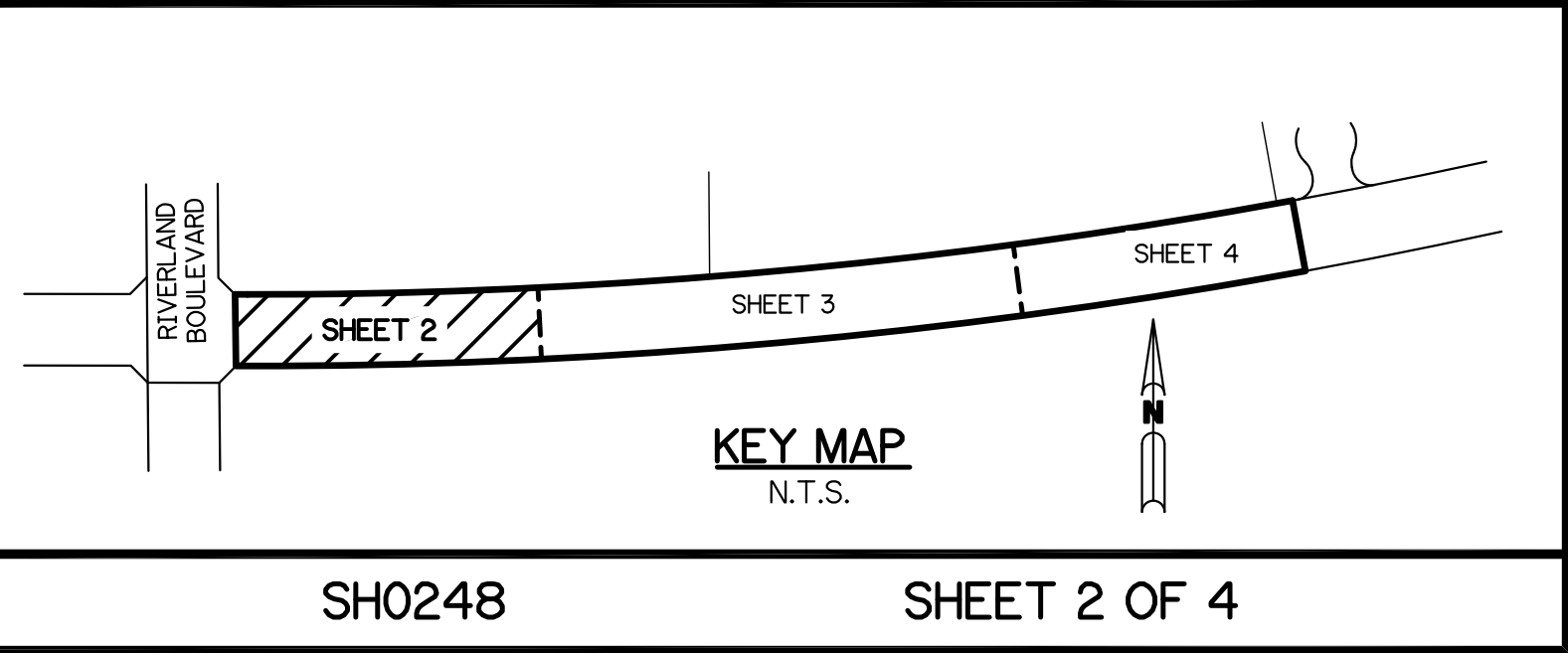


## LEGEND:

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED L.B. #7741
- - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- CL - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- D.S.E. - DRAINAGE SWALE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.E. - LANDSCAPE EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
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- R/W - RIGHT-OF-WAY
- S.F. - SQUARE FEET
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
- RAD - RADIAL LINE

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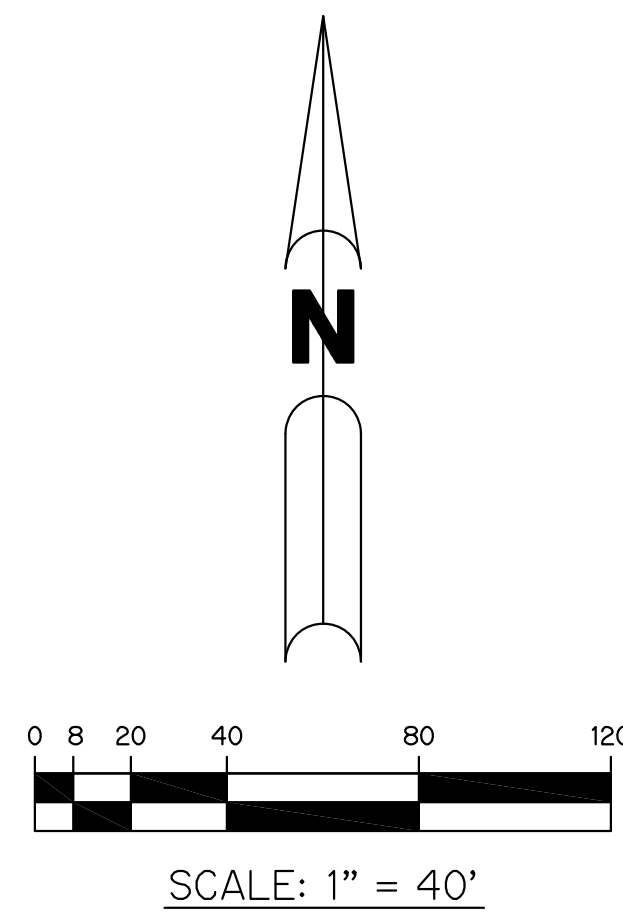
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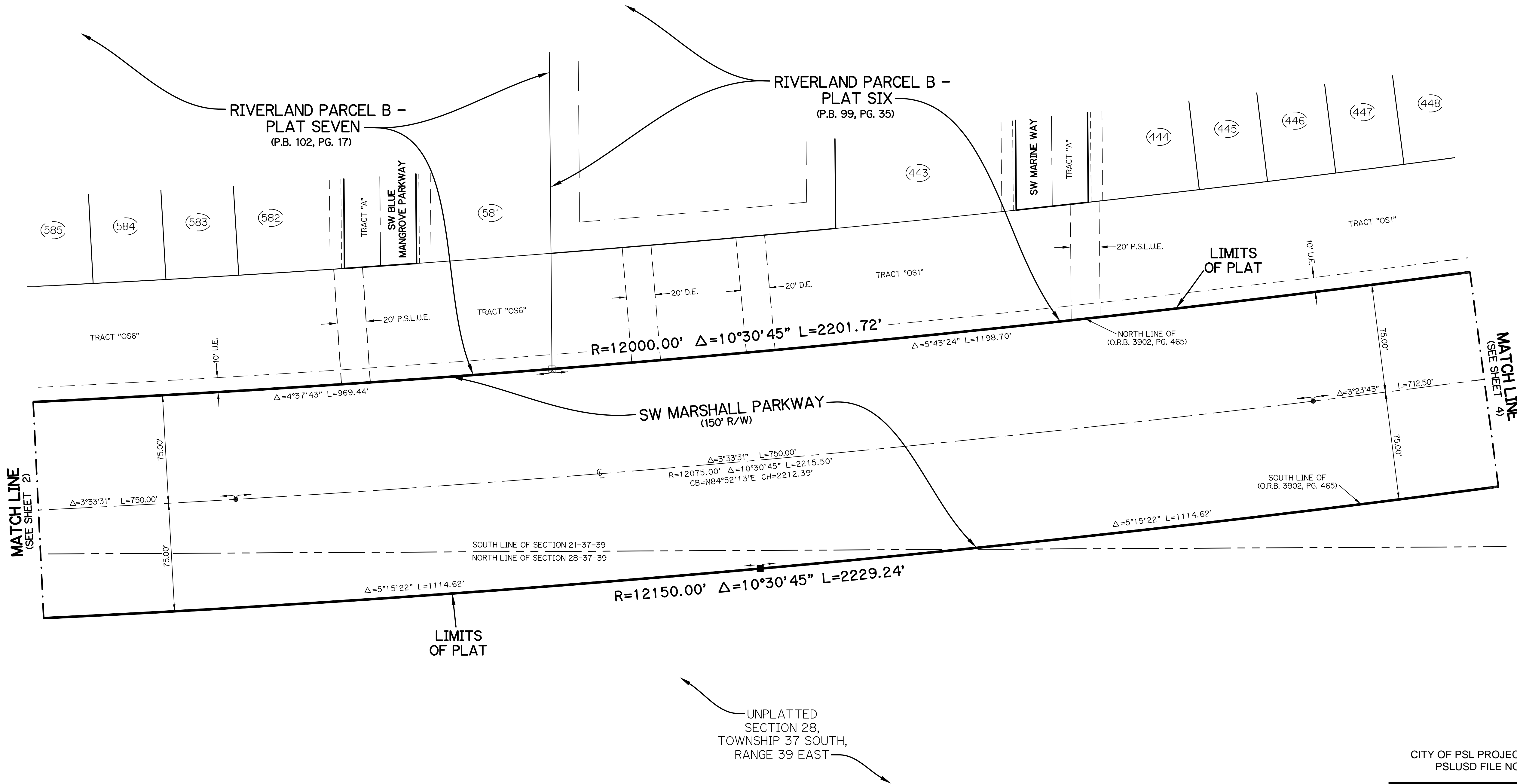
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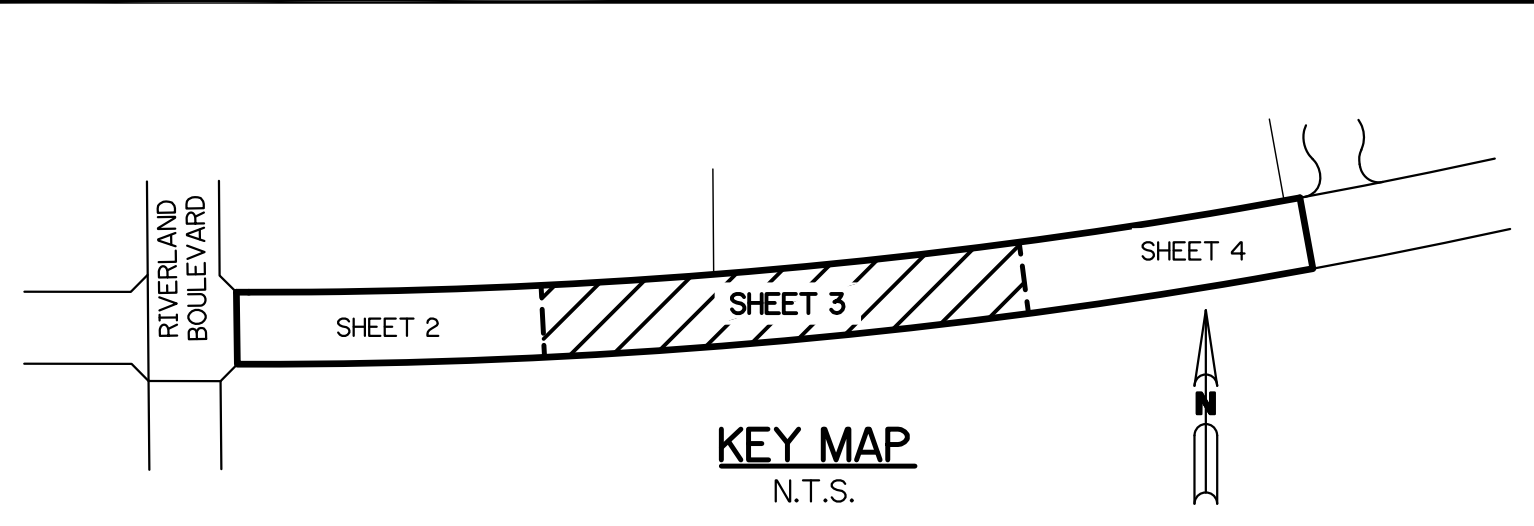


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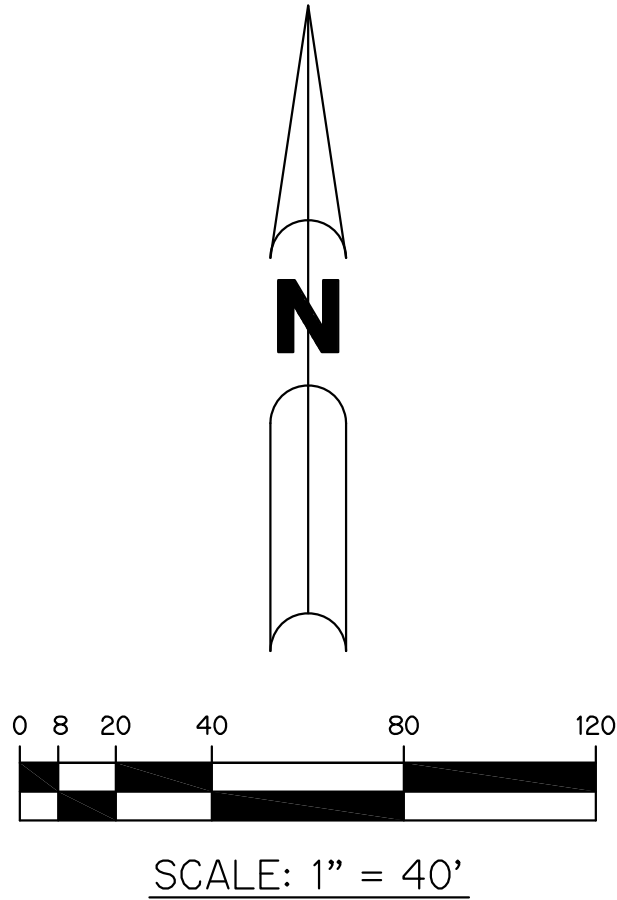
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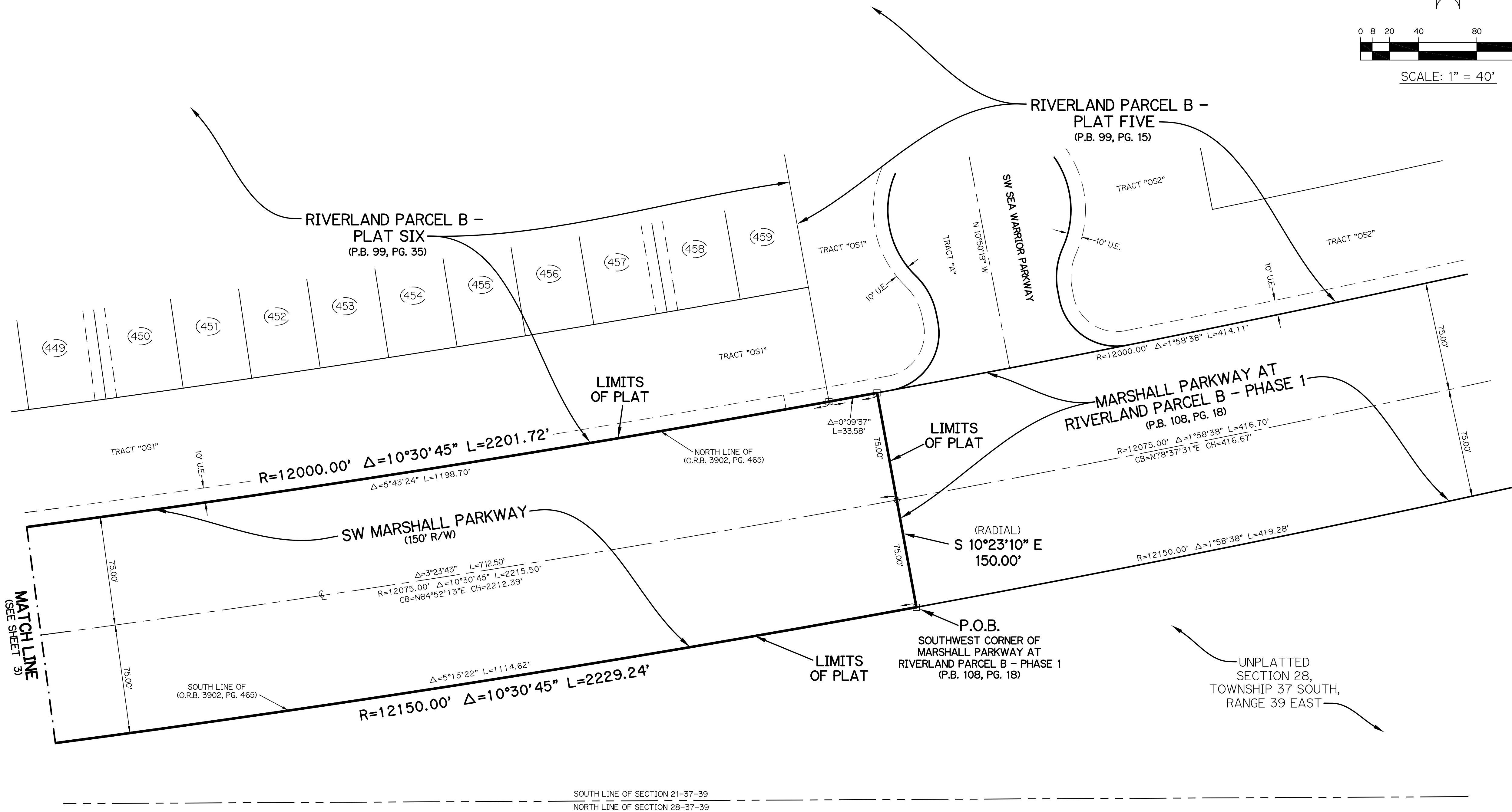
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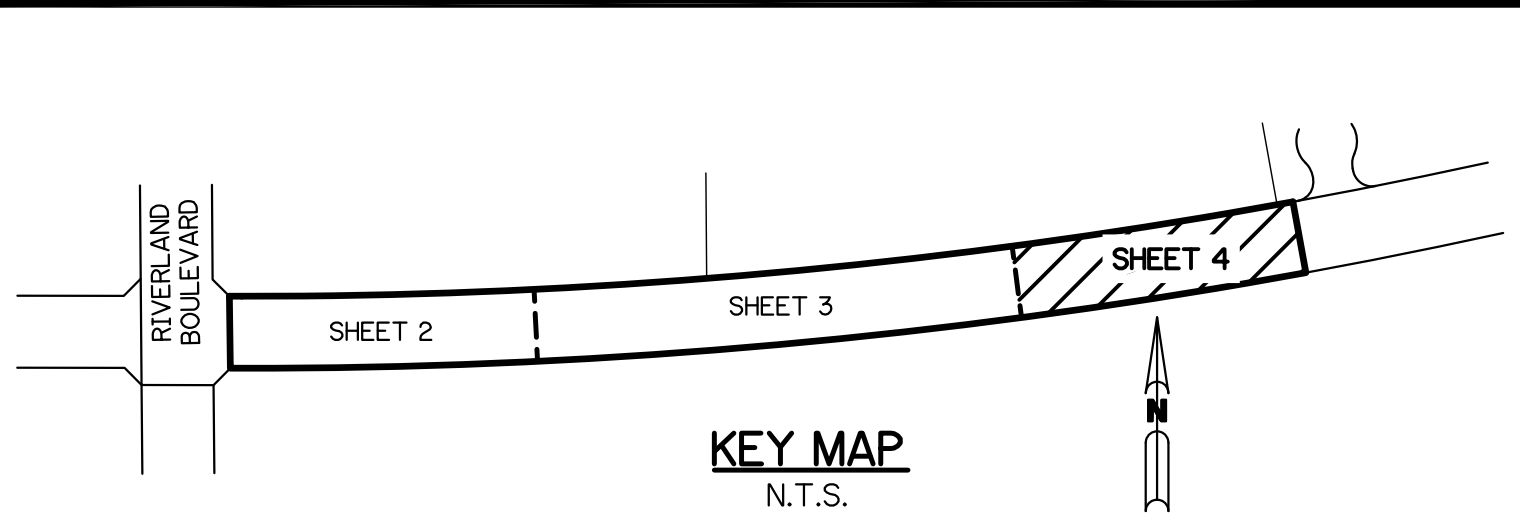


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