

RIVERLAND PARCEL D - PLAT TWO REPLAT

BEING A REPLAT OF ALL OF TRACT "OS1", RIVERLAND PARCEL D – PLAT TWO, AS RECORDED IN
PLAT BOOK 119, PAGES 1 THROUGH 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 3

LEGAL DESCRIPTION:

BEING ALL OF TRACT "OS1", RIVERLAND PARCEL D – PLAT TWO, AS RECORDED IN PLAT BOOK 119, PAGES 1 THROUGH 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 4.132 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

RIVERLAND ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVERLAND PARCEL D – PLAT TWO REPLAT, 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 OPEN SPACE TRACT OS1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY, DRAINAGE FACILITIES, PEDESTRIAN ACCESS, AND GOLF CART AND SIMILAR SIZED NEIGHBORHOOD ELECTRIC VEHICLE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

2) THE EMERGENCY ACCESS EASEMENT OVER AND ACROSS A PORTION OF TRACT OS1, AS SHOWN HEREON, IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE (THE "CITY") FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY. THE CITY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID EMERGENCY ACCESS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RIVERLAND IV CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2025.

RIVERLAND ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: RIVERLAND IV CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: _____ DATE: _____
RICHARD M. NORWALK, VICE PRESIDENT

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, RICHARD M. NORWALK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RIVERLAND IV CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC: _____ COMMISSION
NUMBER: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPT THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON, OF TRACT OS1 AND EMERGENCY ACCESS EASEMENT AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO VALENCIA PARC HOMEOWNERS ASSOCIATION, INC.,

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS ____ DAY OF _____, 2025.

CHARLES SAENZ, PRESIDENT

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, CHARLES SAENZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION
NUMBER: _____

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 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 54-17, 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 _____, 2025.

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

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL D – PLAT TWO REPLAT, 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 _____, 2025.

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 _____, 2025.

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

TITLE CERTIFICATION

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT, AS OF THE ____ DAY OF _____, 2025:

THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF RIVERLAND ASSOCIATES IV, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP. 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 2024.

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 _____, 2025.

BY: _____

PRINT NAME: _____
ATTORNEY AT LAW
FLORIDA BAR # _____
FOR THE FIRM OF GREENBERG TRAURIG, P.A.

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) FLORIDA EAST COAST STATE PLANE COORDINATE SYSTEM (EAST ZONE) THE SOUTH LINE OF TRACT "OS1", RIVERLAND PARCEL D – PLAT TWO, AS RECORDED IN PLAT BOOK 119, PAGE 1, HAVING A BEARING OF NORTH 89°52'25" WEST, 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.

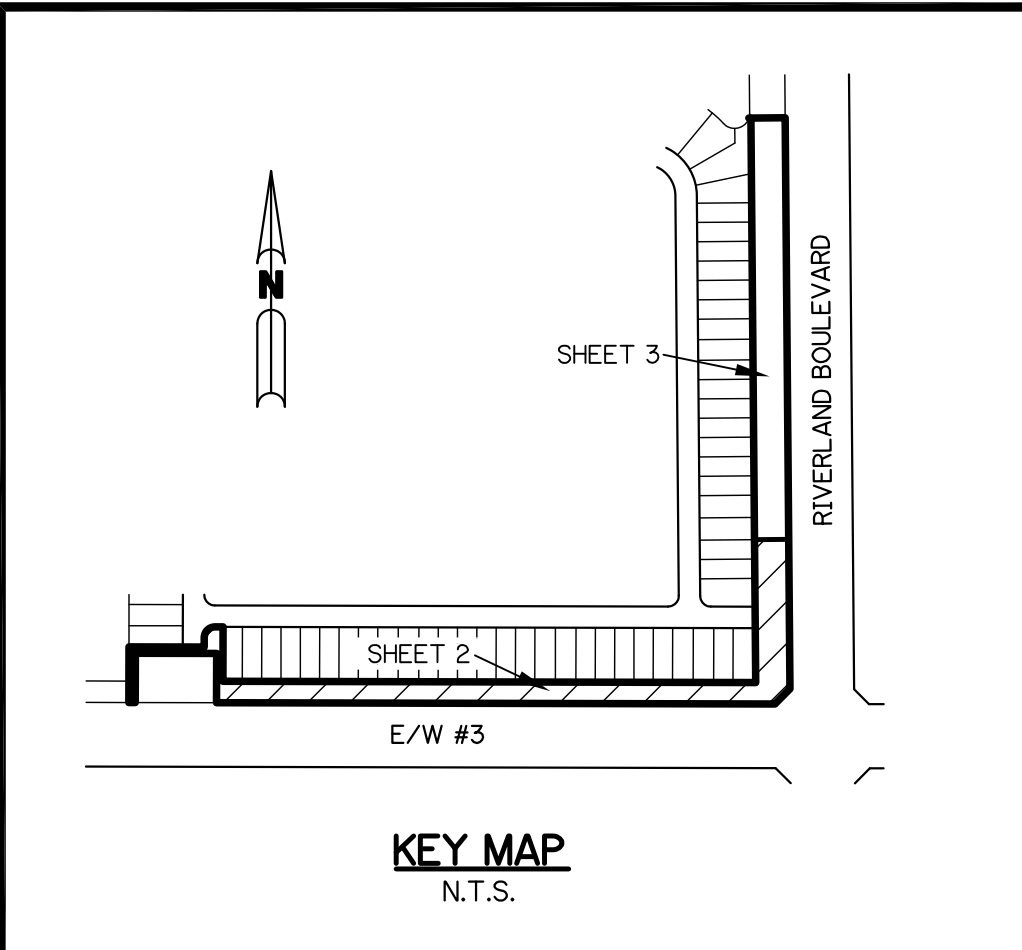
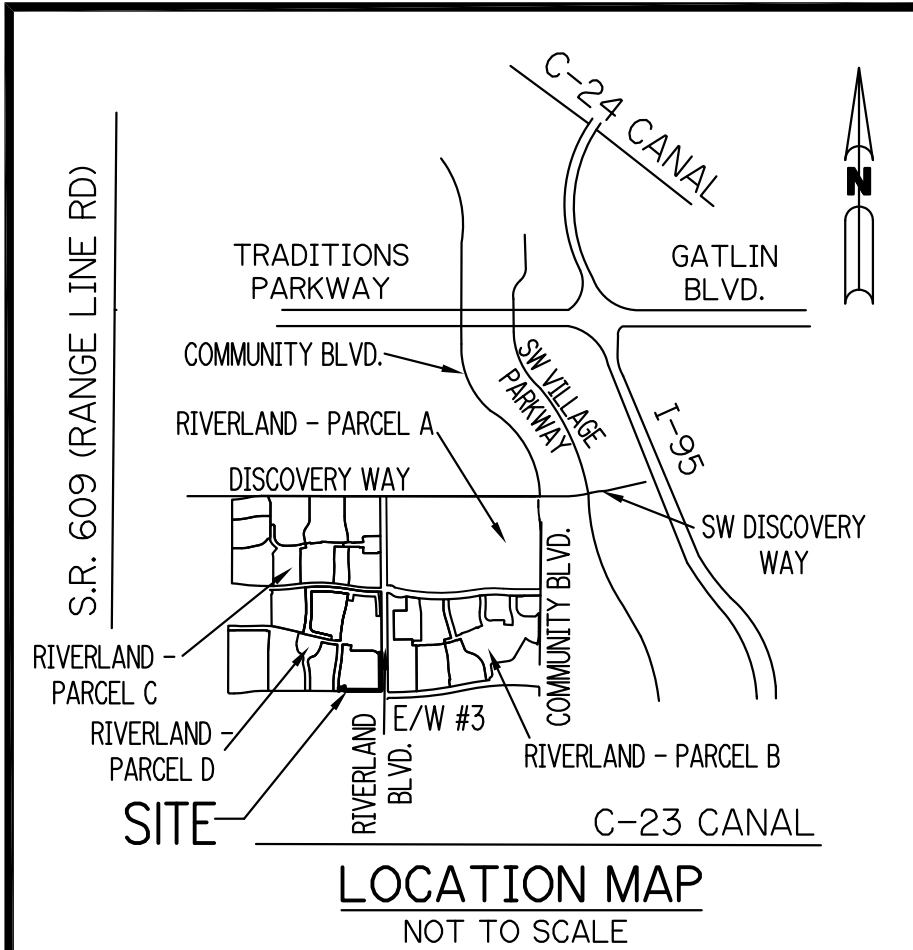
5) THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

6) ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTING CURVE UNLESS OTHERWISE NOTED.

7) • COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).
• ZONE = FLORIDA EAST ZONE
• LINEAR UNIT = U.S. SURVEY FEET
• COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
• ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED).
• SCALE FACTOR = 0.99998023
• PLAT BEARING = GRID BEARING
• GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
• ALL MEASUREMENTS ASSOCIATED WITH THE BOUNDARY SURVEY THAT SUPPORTS THIS PLAT ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FEET. THE STATE PLANE COORDINATES DEPICTED ON THIS PLAT WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.05'. REDUNDANT MEASUREMENTS WERE INCORPORATED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), THE NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) TO PROVIDE RTK NETWORK STATIONS.

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

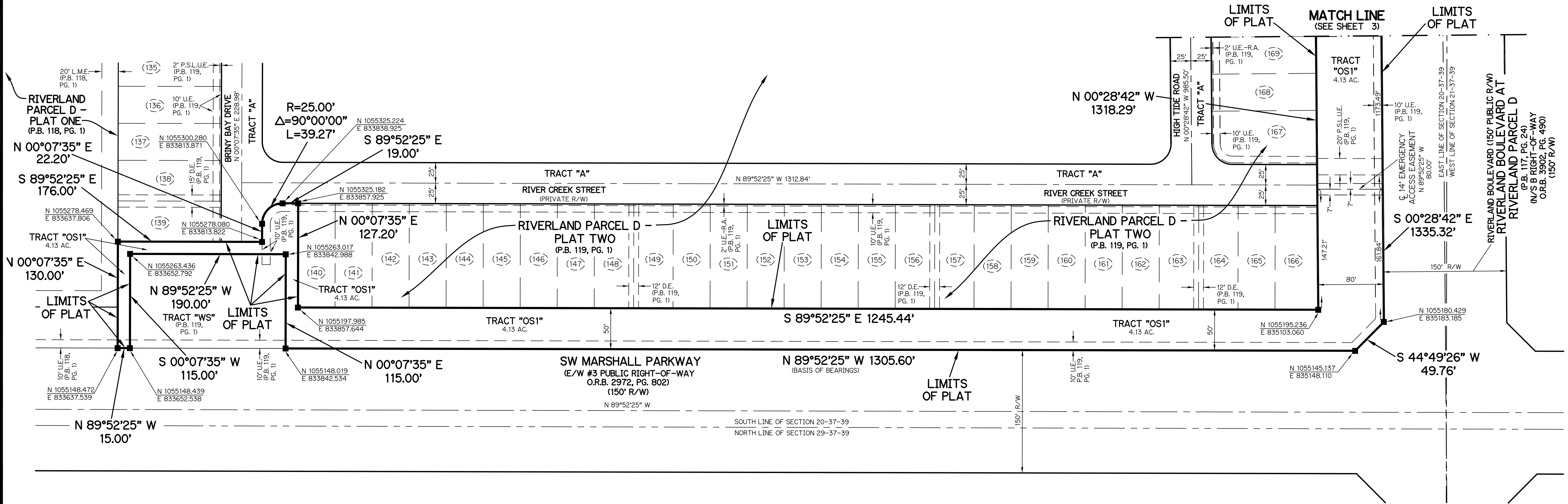
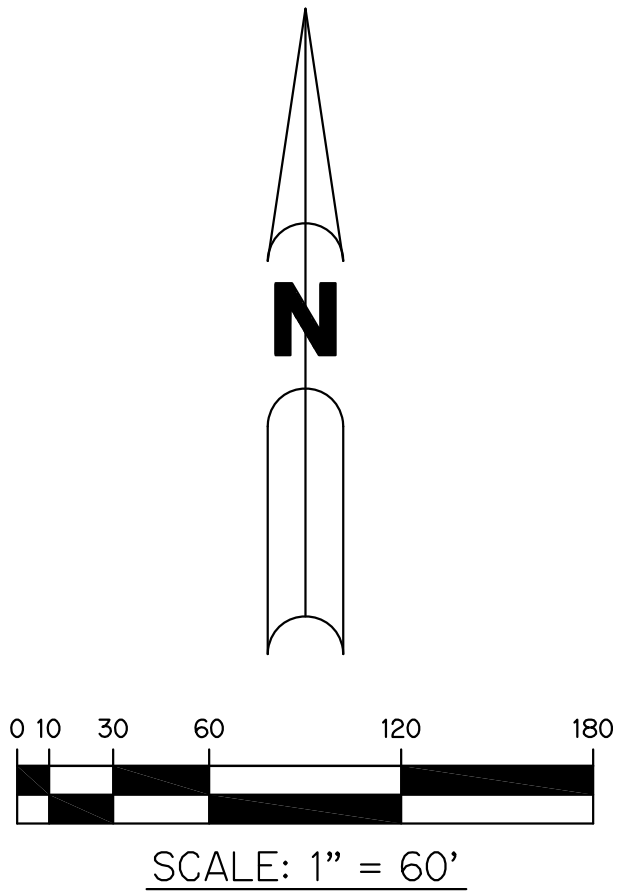
PLANNING & ZONING PROJECT NUMBER: P 24-177



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SHEET 2 OF 3



LEGEND:

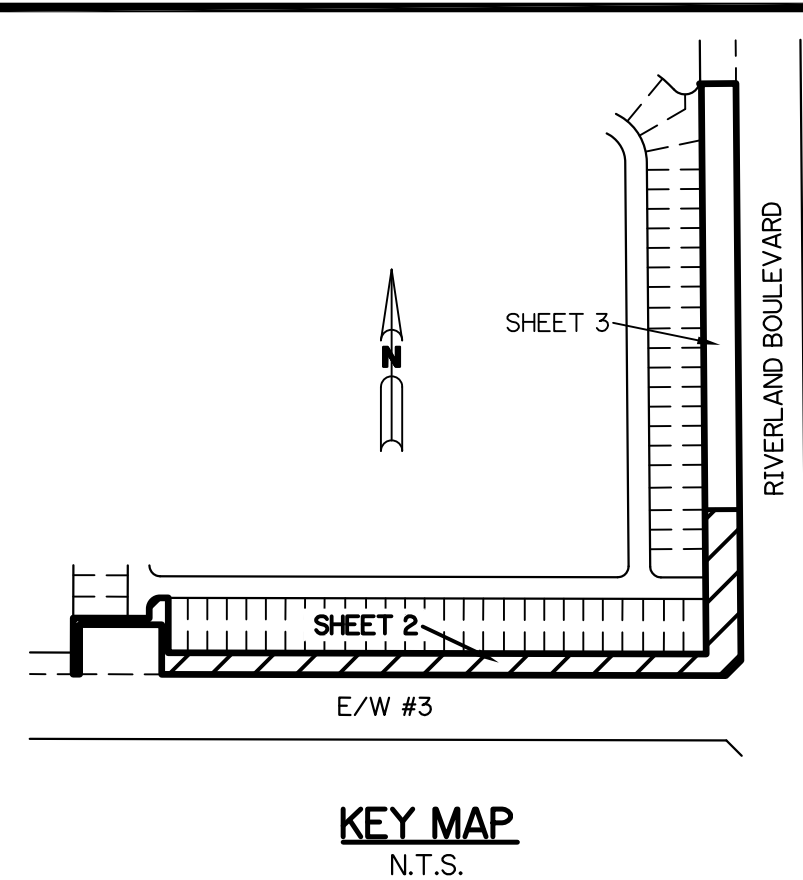
- | | | | |
|----------|---|----------|--|
| ■ | - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP
STAMPED PRM L.B. #7741 | L.M.E. | - LAKE MAINTENANCE EASEMENT |
| □ | - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP
STAMPED PRM L.B. #7741 | N.R. | - NOT RADIAL |
| ● | - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | N.R.T.R. | - NOT RADIAL TO REAR |
| ○ | - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741 | N.T.S. | - NOT TO SCALE |
| Δ | - DELTA ANGLE | O.R.B. | - OFFICIAL RECORD BOOK |
| AC. | - ACRES | O.E. | - MAINTENANCE & ROOF OVERHANG EASEMENT |
| B.E. | - BUFFER EASEMENT | P.B. | - PLAT BOOK |
| CB | - CHORD BEARING | P.C.P. | - PERMANENT CONTROL POINT |
| CH | - CHORD DISTANCE | PGS. | - PAGES |
| CL | - CENTERLINE | P.O.B. | - POINT OF BEGINNING |
| D.B. | - DEED BOOK | P.O.C. | - POINT OF COMMENCEMENT |
| D.S.E. | - DRAINAGE SWALE EASEMENT | P.O.C. | - PORT ST. LUCIE UTILITY EASEMENT |
| L | - ARC LENGTH | P.S.M. | - PROFESSIONAL SURVEYOR AND MAPPER |
| L.A.E. | - LIMITED ACCESS EASEMENT | R | - RADIUS |
| L.E. | - LANDSCAPE EASEMENT | R/W | - RIGHT-OF-WAY |
| L.M.A.E. | - LAKE MAINTENANCE ACCESS EASEMENT | S.F. | - SQUARE FEET |
| | | S.T. | - SURVEY TIE |
| | | UE | - UTILITY EASEMENT |
| | | UE-R.A. | - UTILITY EASEMENT-RESTRICTED AREA |
| | | P.C. | - POINT OF CURVATURE |
| | | P.T. | - POINT OF TANGENCY |
| | | P.R.C. | - POINT OF REVERSE CURVATURE |
| | | P.N.R. | - POINT OF NON-RADIAL INTERSECTION |
| | | P.R.I. | - POINT OF RADIAL INTERSECTION |
| | | | - STATE PLANE COORDINATE |

N 900000.000
E 800000.000

NOTES:

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LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 0.99998023
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
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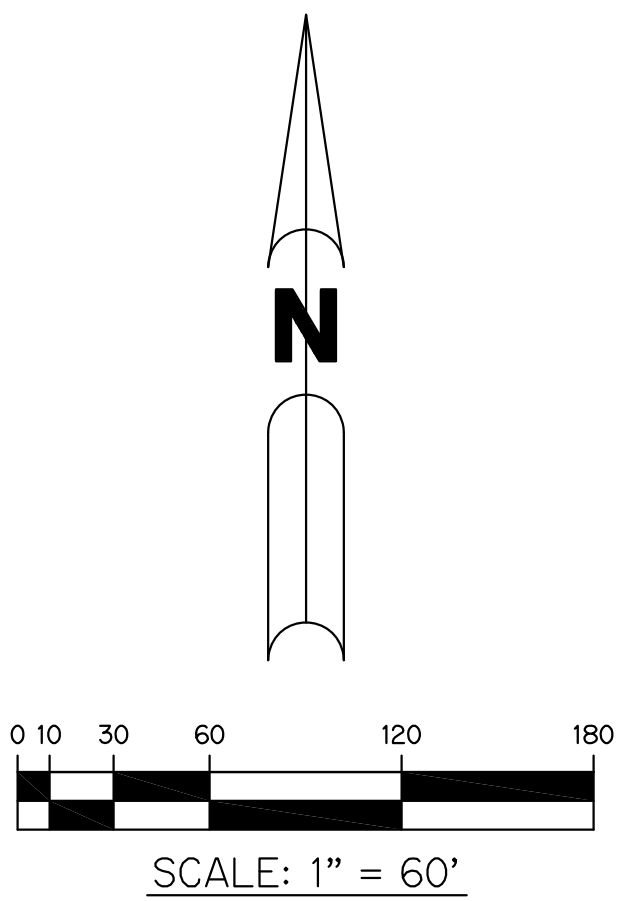
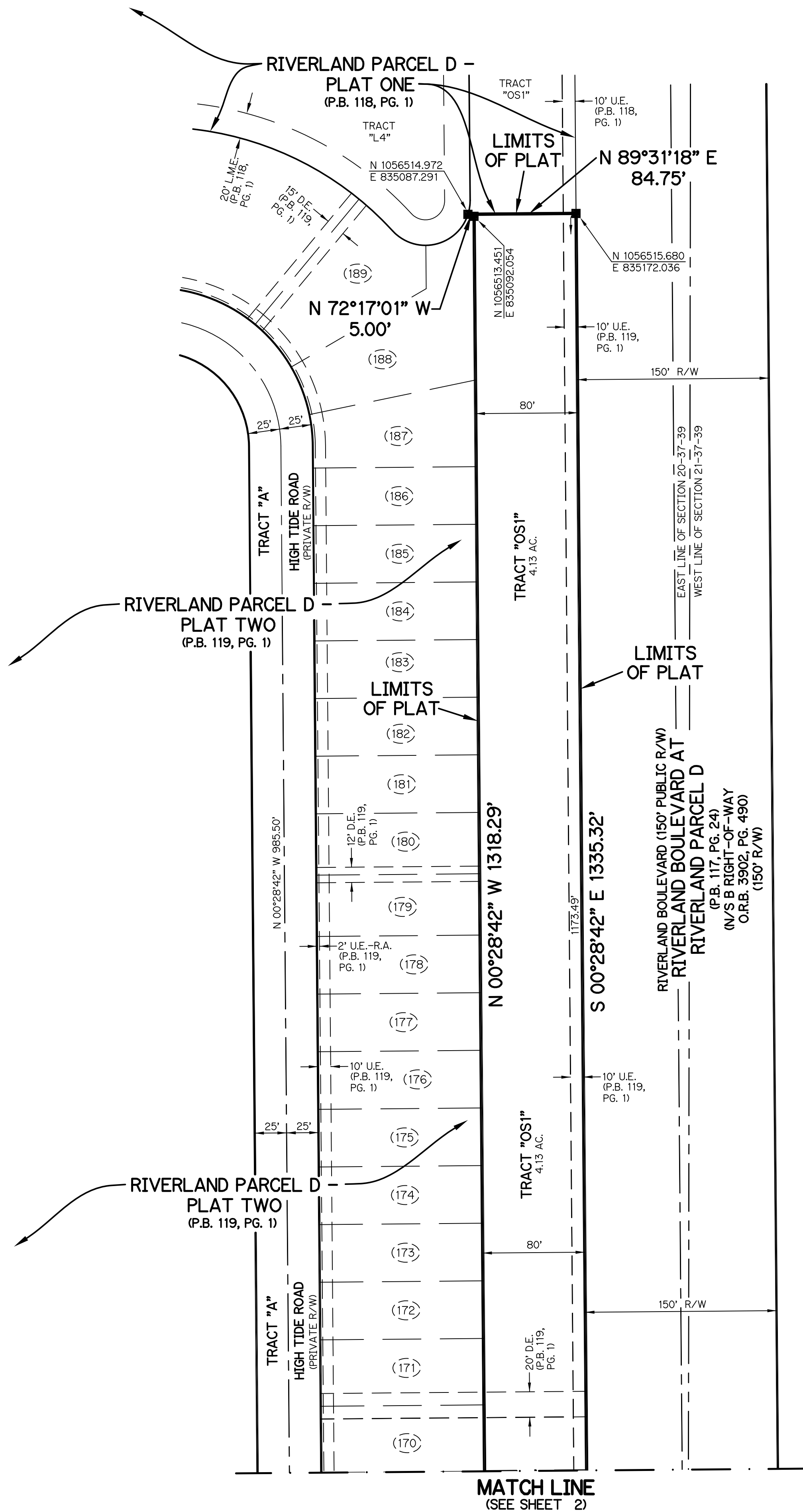
PSLUSD PROJECT NO. 5268B

SH0248 P24-177 SHEET 2 OF 3

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SHEET 3 OF 3



LEGEND:	
■	- SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP STAMPED PRM L.B. #7741
□	- FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP STAMPED PRM L.B. #7741
●	- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
○	- FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
Δ	- DELTA ANGLE
AC	- ACRES
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
L.M.E.	- LAKE MAINTENANCE EASEMENT
N.R.	- NOT RADIAL
N.R.T.R.	- NOT RADIAL TO REAR
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P.B.	- PLAT BOOK
P.C.P.	- PERMANENT CONTROL POINT
PGS.	- PAGES
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.S.L.U.E.	- PORT ST. LUCIE UTILITY EASEMENT
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
R	- RADIUS
R/W	- RIGHT-OF-WAY
S.F.	- SQUARE FEET
S.T.	- SURVEY TIE
U.E.	- UTILITY EASEMENT
RAD	- RADIAL LINE
U.E.-R.A.	- UTILITY EASEMENT-RESTRICTED AREA
P.C.	- POINT OF CURVATURE
P.T.	- POINT OF TANGENCY
P.R.C.	- POINT OF REVERSE CURVATURE
P.N.R.	- POINT OF NON-RADIAL INTERSECTION
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N 9000000.000	- STATE PLANE COORDINATE
E 8000000.000	

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