

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF RIVERLAND PARCEL C - PLAT THREE, AS RECORDED PLAT BOOK 86, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°28'42" EAST, ALONG THE WEST LINE OF RIVERLAND BOULEVARD, ACCORDING TO RIVERLAND BOULEVARD AT RIVERLAND PASEO OVERPASS, AS RECORDED IN PLAT BOOK 96, PAGE 5 AND THE WEST LINE OF RIVERLAND BOULEVARD, ACCORDING TO RIVERLAND BOULEVARD, RIVERLAND PARCEL D, AS RECORDED IN PLAT BOOK 117, PAGE 24, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 2178.45 FEET; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 84.75 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 72°17'01" WEST, A RADIAL OF 35.00 FEET AND A CENTRAL ANGLE OF 119°51'59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 73.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIAL OF 250.00 FEET AND A CENTRAL ANGLE OF 47°34'40"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 207.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°58'42" WEST, A DISTANCE OF 476.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL OF 484.00 FEET, A CENTRAL ANGLE OF 01°13'28"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 103.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°45'14" WEST, A DISTANCE OF 164.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIAL OF 30.00 FEET, A CENTRAL ANGLE OF 92°52'26"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 48.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°07'12" EAST, A DISTANCE OF 144.76 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL OF 30.00 FEET, A CENTRAL ANGLE OF 32°40'56"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 11.17 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 85°52'48" WEST, A DISTANCE OF 134.79 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIAL BEARING OF NORTH 88°50'24" WEST, A RADIAL OF 302.50 FEET AND A CENTRAL ANGLE OF 00°13'11"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 11.60 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 89°03'35" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°58'42" WEST, A DISTANCE OF 126.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°07'12" EAST, A DISTANCE OF 284.00 FEET AND A CENTRAL ANGLE OF 03°40'56"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 156.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°07'12" WEST, A DISTANCE OF 341.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIAL OF 184.00 FEET, A CENTRAL ANGLE OF 04°50'24"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 161.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°06'36" WEST, A DISTANCE OF 459.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIAL OF 119.00 FEET, A CENTRAL ANGLE OF 08°59'01"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 186.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°07'35" WEST, A DISTANCE OF 358.98 FEET; THENCE NORTH 89°52'25" WEST ALONG THE NORTHERLY LINE OF THE E/W#3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS, A DISTANCE OF 190.00 FEET; THENCE NORTH 09°07'35" EAST, A DISTANCE OF 358.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIAL OF 138.00 FEET, A CENTRAL ANGLE OF 08°59'01"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 216.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°06'36" EAST, A DISTANCE OF 606.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIAL OF 112.00 FEET, A CENTRAL ANGLE OF 06°18'02"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 123.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°48'34" EAST, A DISTANCE OF 359.85 FEET; THENCE NORTH 87°11'26" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 02°48'34" EAST, A DISTANCE OF 4.31 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°51'48" EAST, A RADIAL OF 107.00 FEET AND A CENTRAL ANGLE OF 115°50'; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 224.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°08'22" WEST, A DISTANCE OF 105.45 FEET; THENCE NORTH 78°20'22" WEST, A DISTANCE OF 95.00 FEET; THENCE SOUTH 12°51'38" WEST, A DISTANCE OF 133.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL OF 180.00 FEET, A CENTRAL ANGLE OF 03°23'23"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 386.19 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIAL OF 200.00 FEET, A CENTRAL ANGLE OF 36°53'44"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 128.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL OF 150.00 FEET, A CENTRAL ANGLE OF 33°27'52"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 87.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°06'36" WEST, A DISTANCE OF 38.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIAL OF 155.82 FEET, A CENTRAL ANGLE OF 60°25'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 164.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°35'38" EAST, A DISTANCE OF 183.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIAL OF 183.20 FEET, A CENTRAL ANGLE OF 114°31'33"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 374.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°07'35" WEST, A DISTANCE OF 463.25 FEET; THENCE NORTH 89°52'25" WEST ALONG SAID NORTHERLY LINE OF THE E/W#3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°07'35" EAST, A DISTANCE OF 463.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIAL OF 165.20 FEET, A CENTRAL ANGLE OF 165°59'33"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 406.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°48'34" EAST, A DISTANCE OF 320.25 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 131.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIAL OF 193.50 FEET, A CENTRAL ANGLE OF 84°51'33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 286.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIAL OF 200.00 FEET, A CENTRAL ANGLE OF 53°49'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 141.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIAL OF 348.00 FEET, A CENTRAL ANGLE OF 23°11'04"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 140.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°51'38" EAST, A DISTANCE OF 340.91 FEET; THENCE SOUTH 77°08'22" EAST, A DISTANCE OF 102.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL OF 363.00 FEET, A CENTRAL ANGLE OF 14°59'41"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 951.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°08'02" WEST, A DISTANCE OF 623.13 FEET TO A POINT OF REFERENCE HEREINAFTER KNOWN AS POINT "A" AND THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 05°16'19" EAST, A RADIAL OF 576.21 FEET AND A CENTRAL ANGLE OF 160°15'; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE SOUTHERLY LINE OF RIVERLAND PARCEL D, PLAT SIX, AS RECORDED IN PLAT BOOK 87, PAGE 81, AND RIVERLAND PARCEL C - PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGE 33, AND RIVERLAND PARCEL D, PLAT ONE, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, A DISTANCE OF 1618.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL OF 480.00 FEET, A CENTRAL ANGLE OF 11°13'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 156.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 151.454 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE AFOREMENTIONED POINT "A", THENCE SOUTH 49°47'31" EAST, A DISTANCE OF 270.59 FEET TO THE POINT OF BEGINNING, AND TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 87°51'58" EAST, HAVING A RADIAL OF 15.00 FEET, A CENTRAL ANGLE OF 89°57'34"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 23.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL OF 561.11 FEET, A CENTRAL ANGLE OF 132°04'45"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 130.01 FEET TO A POINT OF NON-RADIAL INTERSECTION; THENCE SOUTH 08°56'42" WEST, A DISTANCE OF 348.97 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIAL OF 215.33 FEET, A CENTRAL ANGLE OF 08°55'59"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 335.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIAL OF 154.00 FEET, A CENTRAL ANGLE OF 09°09'44"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 247.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°42'57" WEST, A DISTANCE of 271.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIAL OF 285.00 FEET, A CENTRAL ANGLE OF 08°41'39"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE of 430.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°01'18" WEST, A DISTANCE of 51.54 FEET; THENCE NORTH 89°58'42" WEST, A DISTANCE of 141.00 FEET; THENCE NORTH 87°56'40" WEST, A DISTANCE of 50.03 FEET; THENCE NORTH 87°09'23" WEST, A DISTANCE of 141.31 FEET; THENCE NORTH 87°54'43" WEST, A DISTANCE of 36.36 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 34°45'50" WEST, A RADIAL OF 35.00 FEET AND A CENTRAL ANGLE OF 52°23'33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE of 32.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°50'37" EAST, A DISTANCE of 91.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL OF 30.00 FEET, A CENTRAL ANGLE OF 79°58'59"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE of 41.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°08'22" WEST, A DISTANCE of 520.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL OF 1000.00 FEET, A CENTRAL ANGLE OF 03°18'15"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE of 57.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIAL OF 203.00 FEET, A CENTRAL ANGLE OF 92°23'40"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE of 327.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIAL OF 1000.00 FEET, A CENTRAL ANGLE OF 03°56'37"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE of 66.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIAL OF 385.00 FEET, A CENTRAL ANGLE OF 03°18'15"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE of 67.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°08'02" WEST, A DISTANCE of 404.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.023 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 109.431 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 PLATED HEREIN AS RIVERLAND PARCEL D - PLAT ONE, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE PRIVATE ROAD RIGHTS OF WAY AS SHOWN HEREON (TRACT A), IS HEREBY DEDICATED TO THE RIVERLAND PARCEL D 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, 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, RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE EASEMENT AREA, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS AND 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 ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2) THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND THE MAINTENANCE OF, OR THE MAINTENANCE OF THE EASEMENT AREA WHICH MAY BE REQUIRED FOR THE MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES, RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE DRAINAGE EASEMENT, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS AND 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 ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

3) THE WATER MANAGEMENT TRACTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT; SAID WATER MANAGEMENT TRACT MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM SW MARSHALL PARKWAY (E/W#3) AND RIVERLAND BOULEVARD, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.

4) THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LAKE MAINTENANCE PURPOSES AND THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

5) THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, IRRIGATION AND DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

6) THE OPEN SPACE TRACTS (OSI) THROUGH 0514, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., 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, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION, THERE SHALL BE NO IMPROVEMENTS 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, RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL 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 AND ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE, OR ACCESS TO, THE CITY'S FACILITIES, THE CITY, ITS SUCCESSORS AND 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, THE CITY, ITS SUCCESSORS AND ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

7) 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 AND REPLACEMENT OF, PUBLIC UTILITIES, PLANT AND PRIVATE UTILITIES, 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.

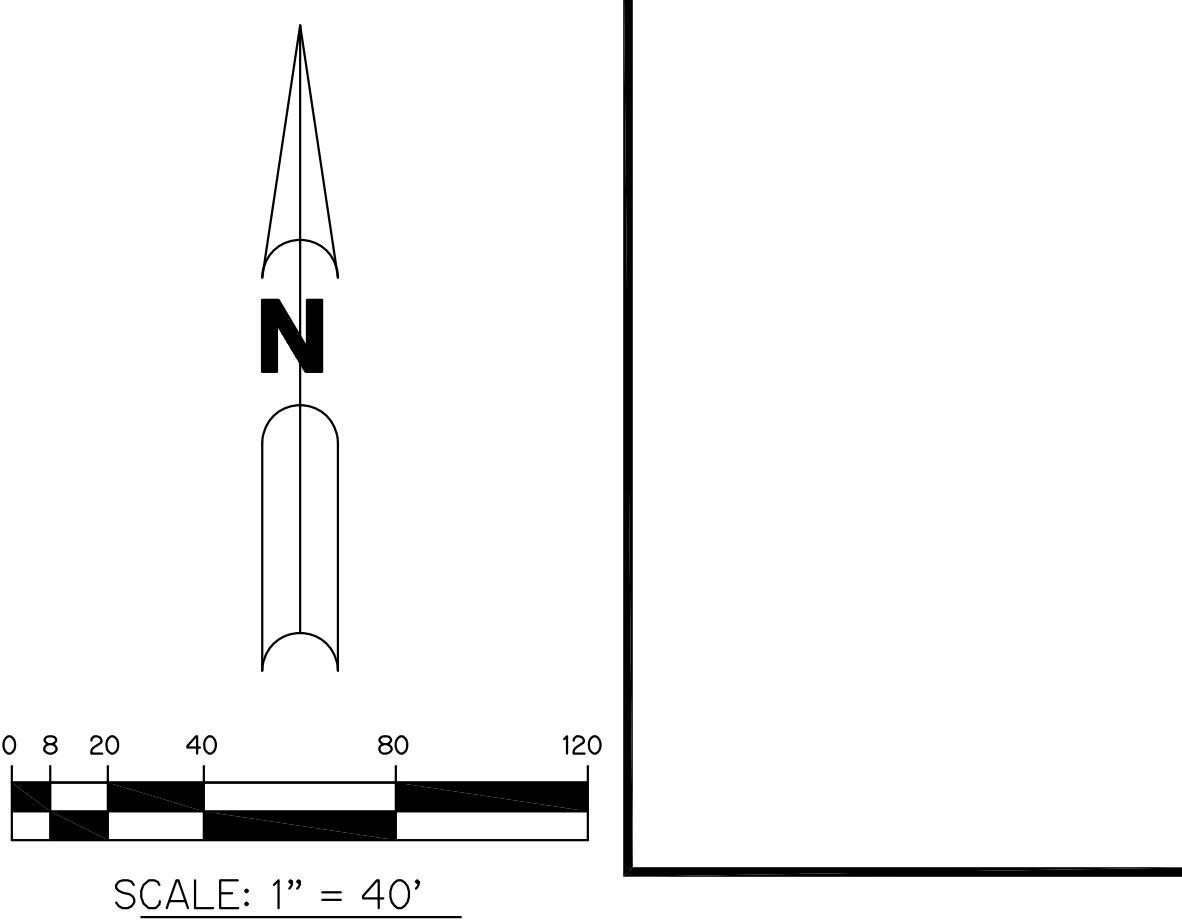
RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 16

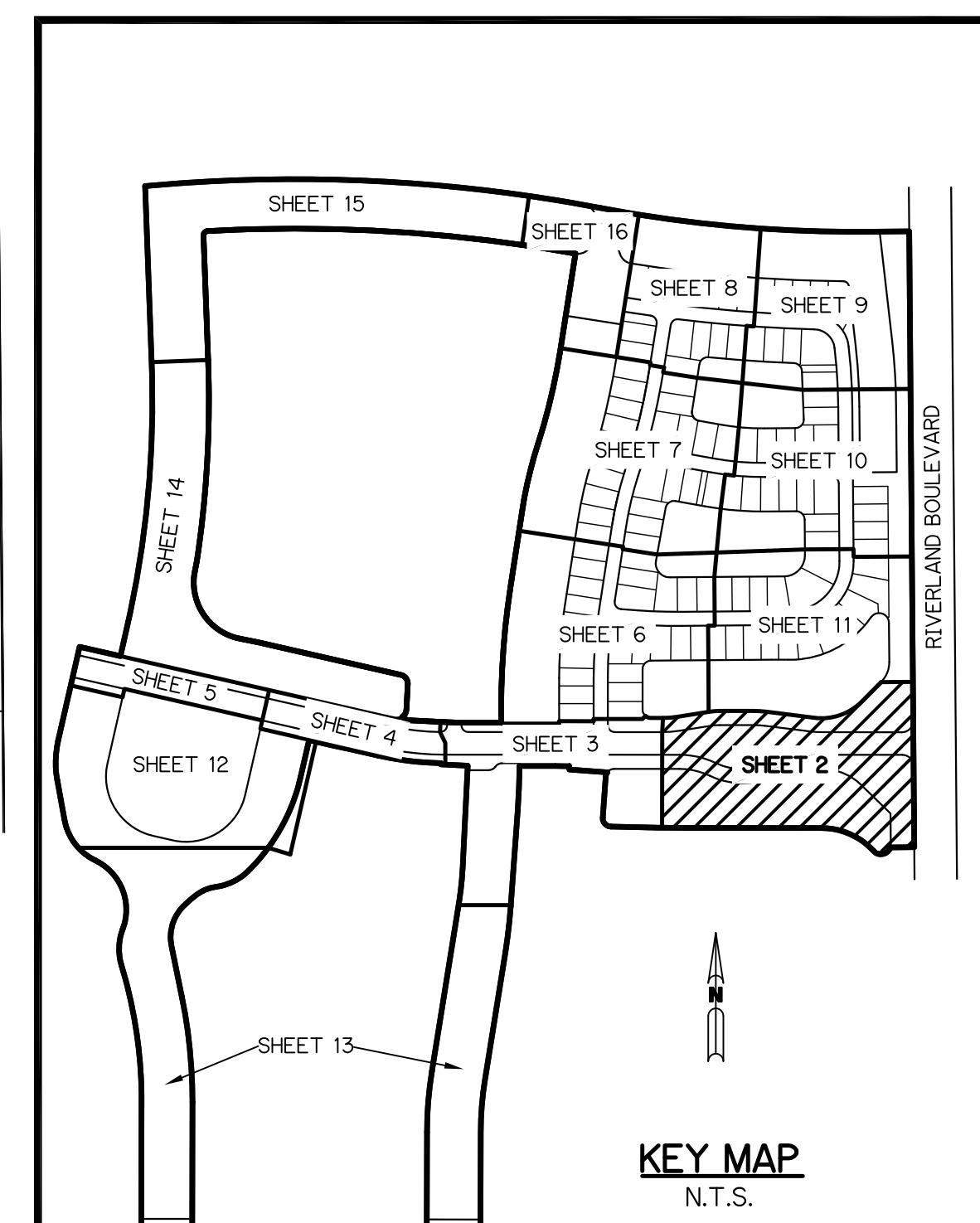
THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

PSLUSD PROJECT NO. 5268A P22-262 SHEET 2 OF 16



LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD 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
- △ - 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
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- 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.F.-R.A. - UTILITY FASFMNT-REFSTRCTED AREA



KEY MAP

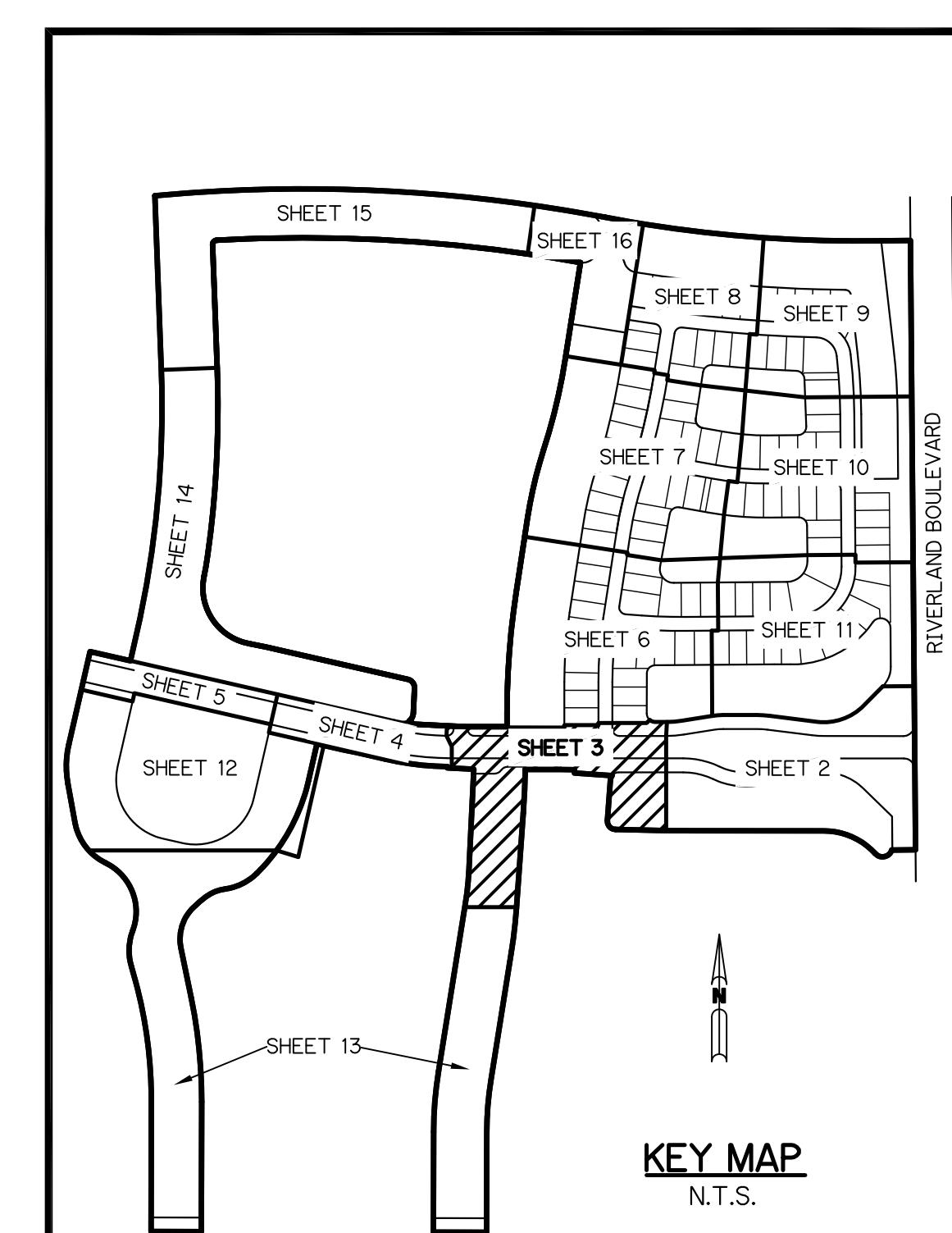
RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 3 OF 16

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
LAKE WORTH, FLORIDA 33467
LB-7741

PSLUSD PROJECT NO. 5268A P22-262 SHEET 3 OF 16



KEY MAP

LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD 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
- △ - DELTA ANGLE
- AC. - ACRES
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- ¢ - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
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- L.E. - LANDSCAPE EASEMENT
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RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

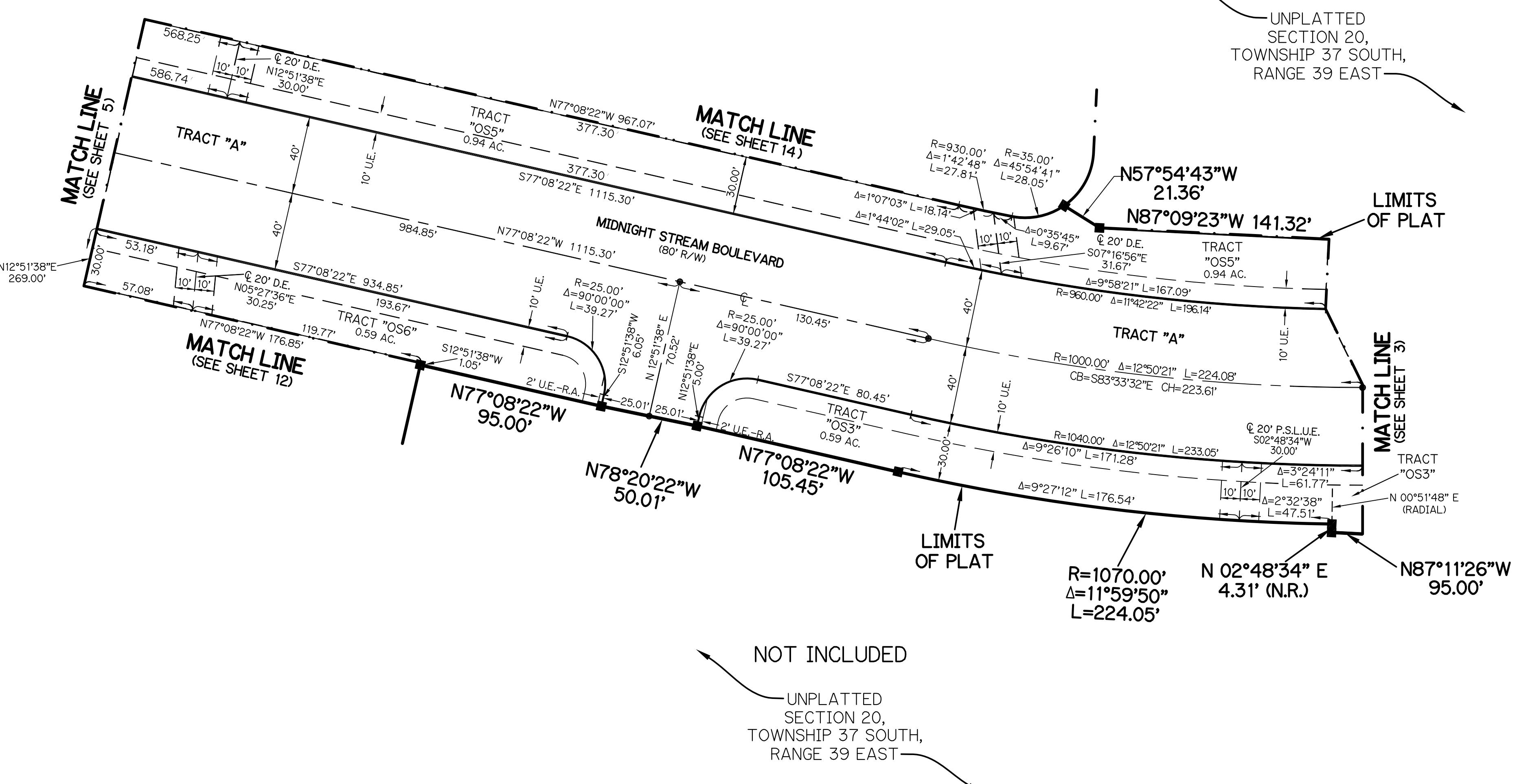
SHEET 4 OF 16



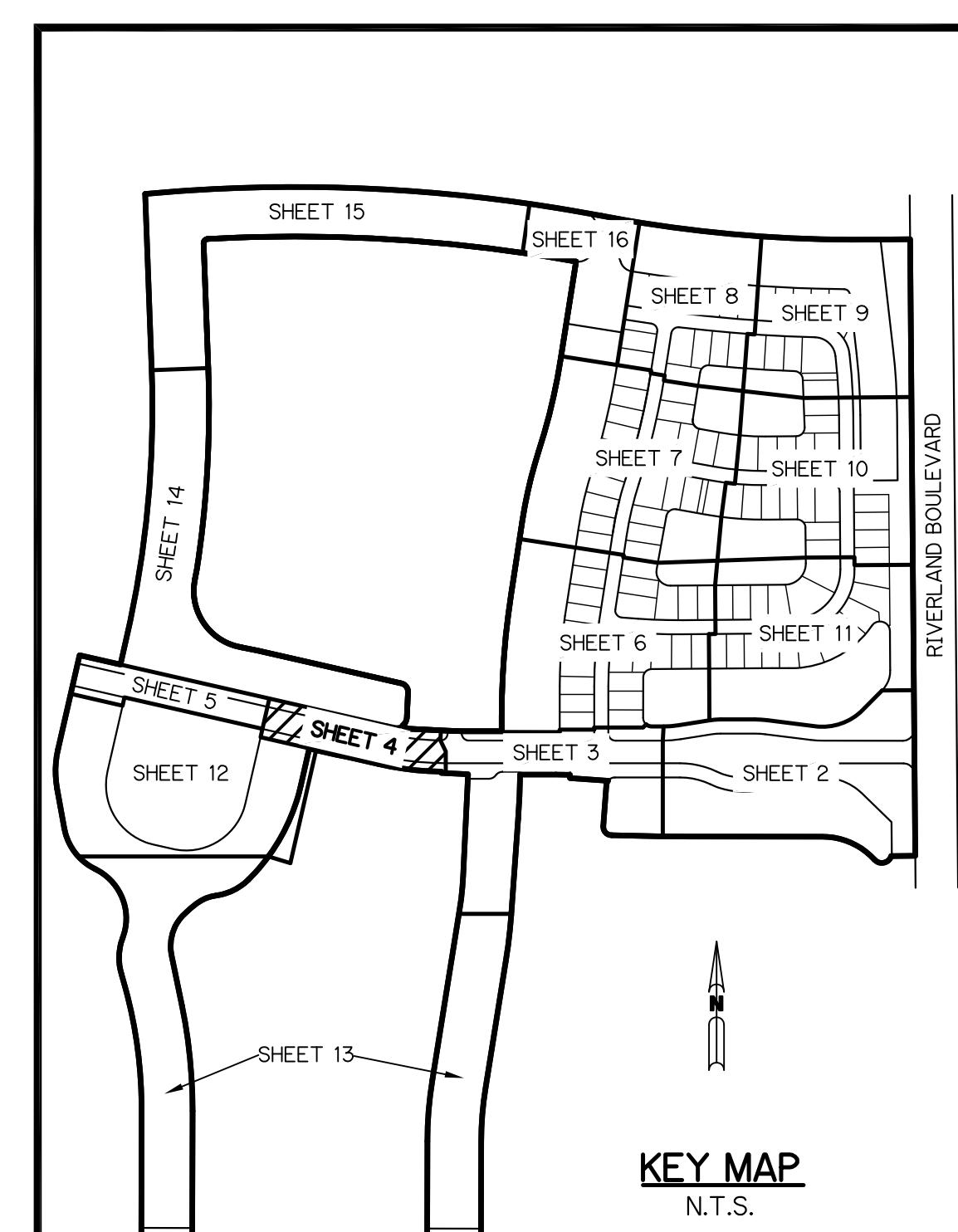
SCALE: 1" = 40'

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8461 LAKE WORTH ROAD, SUITE 410
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LB-7741



KEY MAP

N.T.S.

RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 5 OF 16

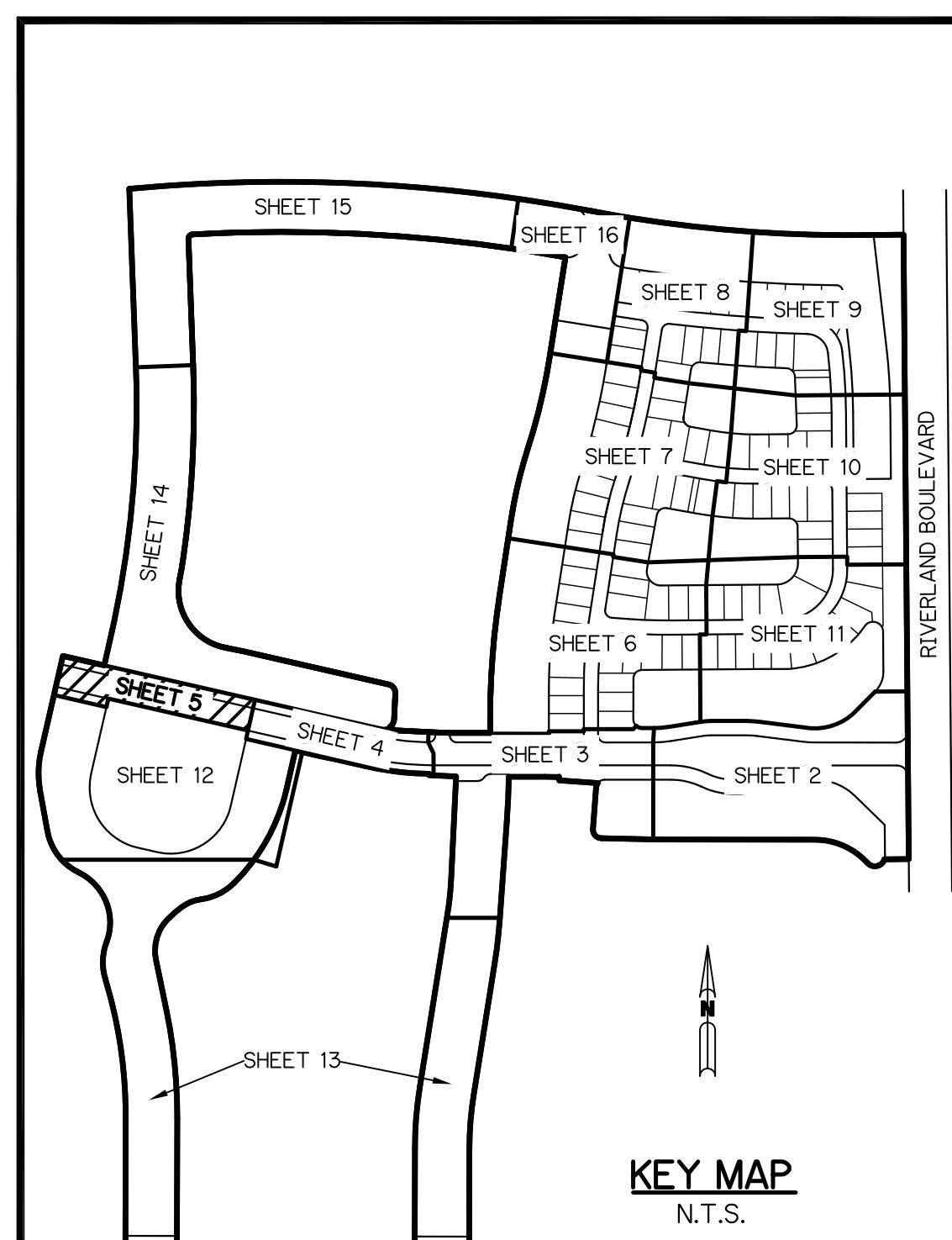


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RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 6 OF 16

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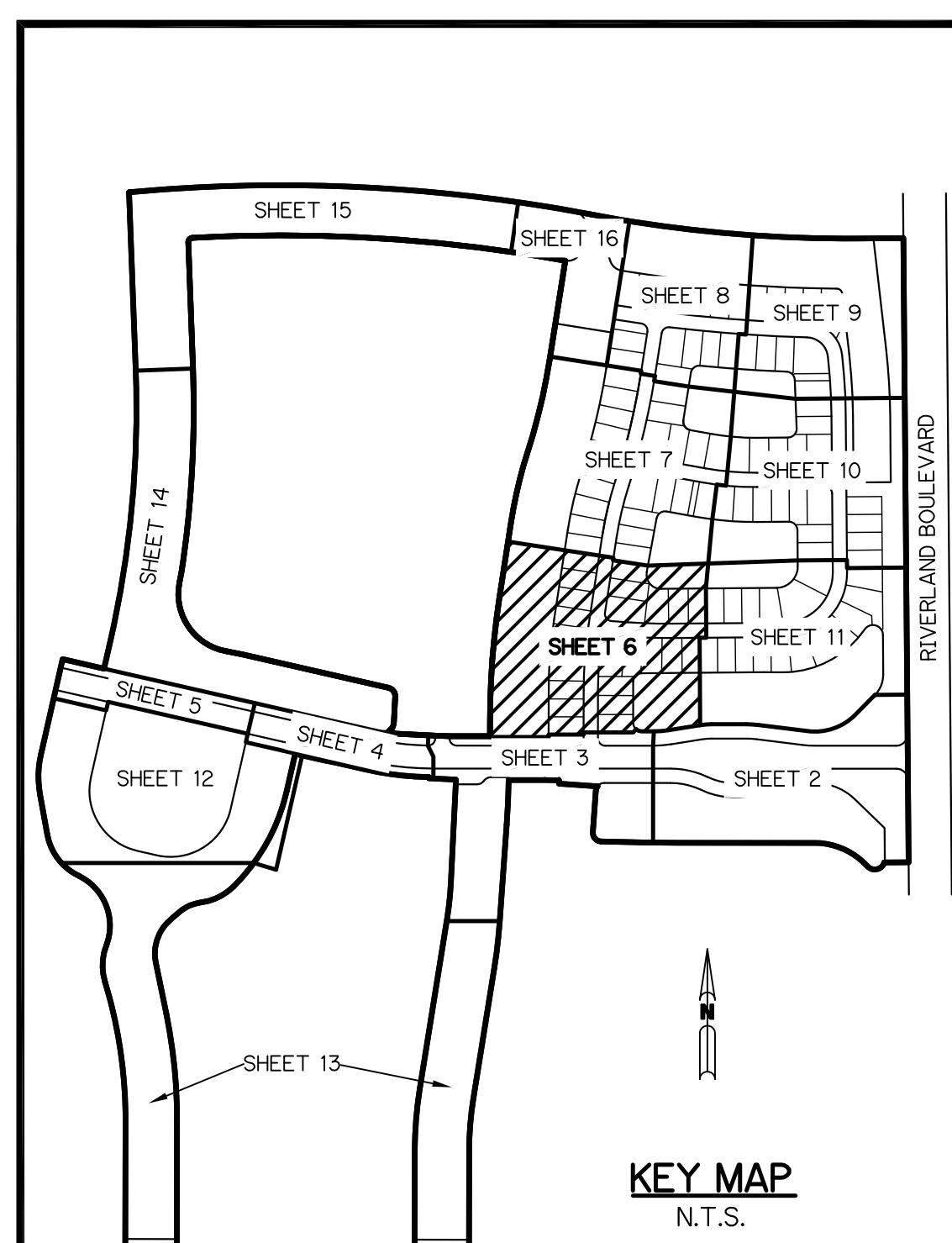
MATCH LINE
(SEE SHEET 11)
S.F. 2, U.
500°28'42"E 122.00'

MATCH LINE
(SEE SHEET 11)

**TRACT "L3"
MANAGEMENT TRACT
0.04 ACRES**

L.M.E. 20' N80°

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8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



KEY MAP

RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 7 OF 16

A diagram showing a surveyor's tape measure with a central vertical line and a horizontal line extending to the right. An arrow points from the text 'S08°56'42" W' to the horizontal line. Another arrow points from the text '348.97'' to the vertical line. The distance '126.81'' is labeled above the horizontal line. To the right, the text 'MATCH L (SEE SHEET)' is written vertically.

N

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NOT INCLUDED
UNPLATTED
SECTION 20,
TOWNSHIP 37 SOUTH,
RANGE 39 EAST

LIMITS OF P

$$\begin{aligned} R &= 1547.00' \\ \Delta &= 9^\circ 09' 44'' \\ L &= 247.38' \end{aligned}$$

TRACT "L12" WATER MANAGEMENT TRAC

NORTH LINE OF SE 1/4
SECTION 20-37-39

S08°42'57"W
271.31'

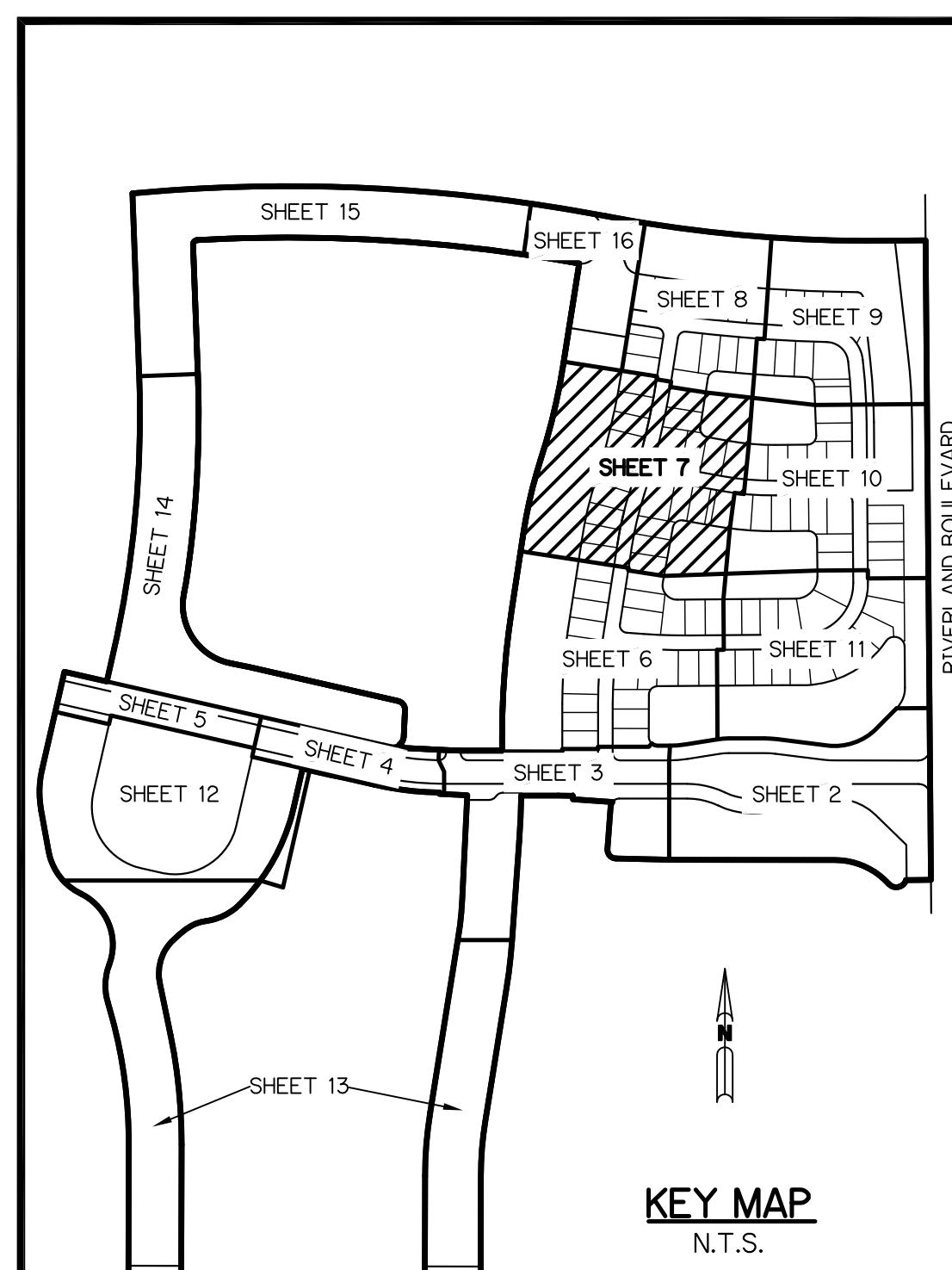
MATCH LINE
(SEE SHEET 6)

N81°17'03" W 123.27'
MATCH LINE
(SEE SHEET 6)

MATCH LINE

(SEE SHEET 6)

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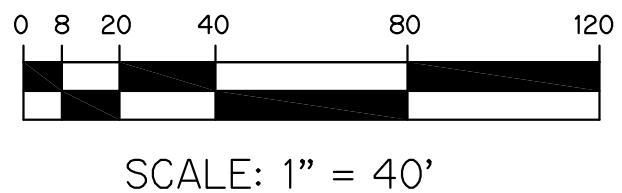


KEY MAP

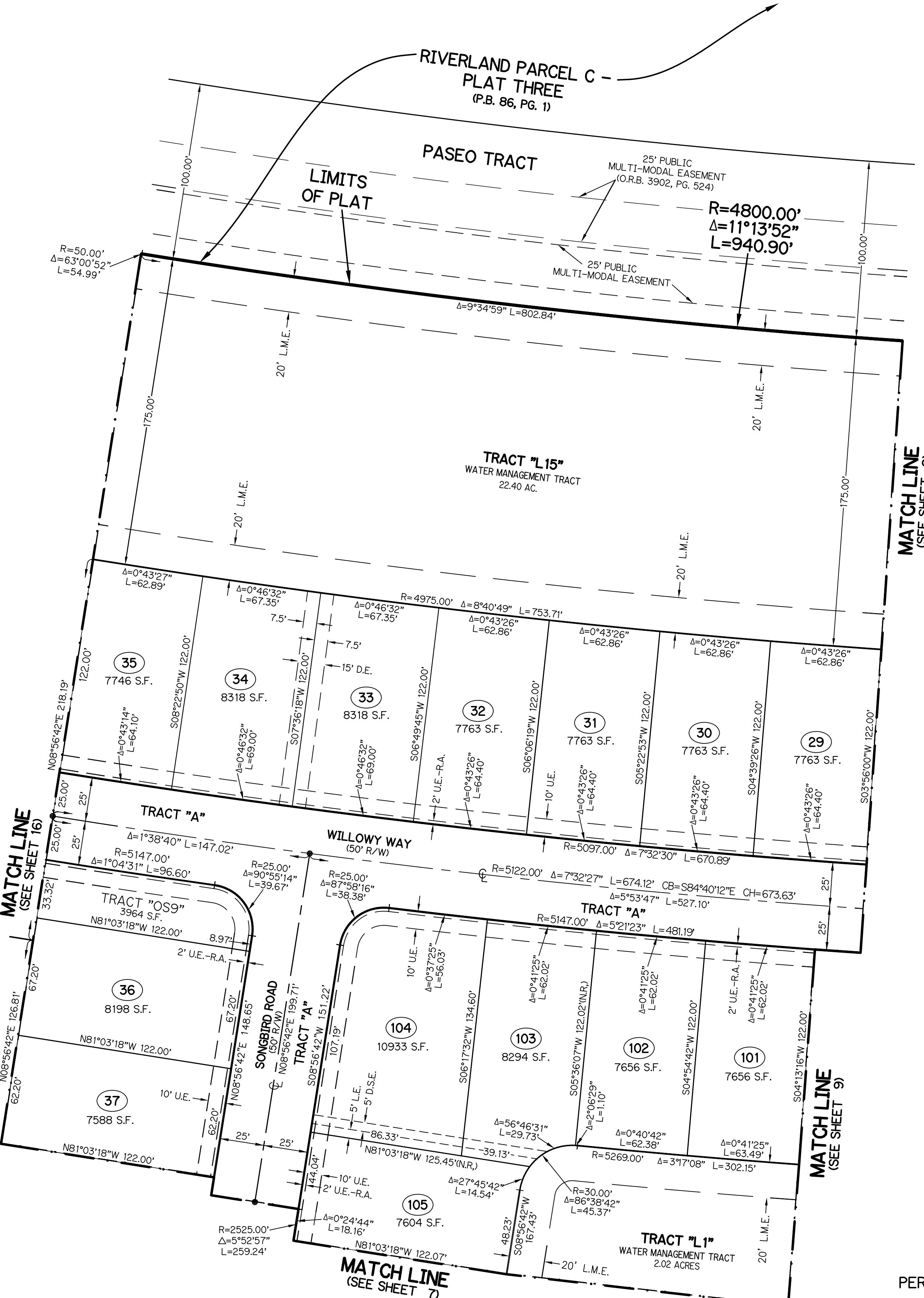
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RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 8 OF 16



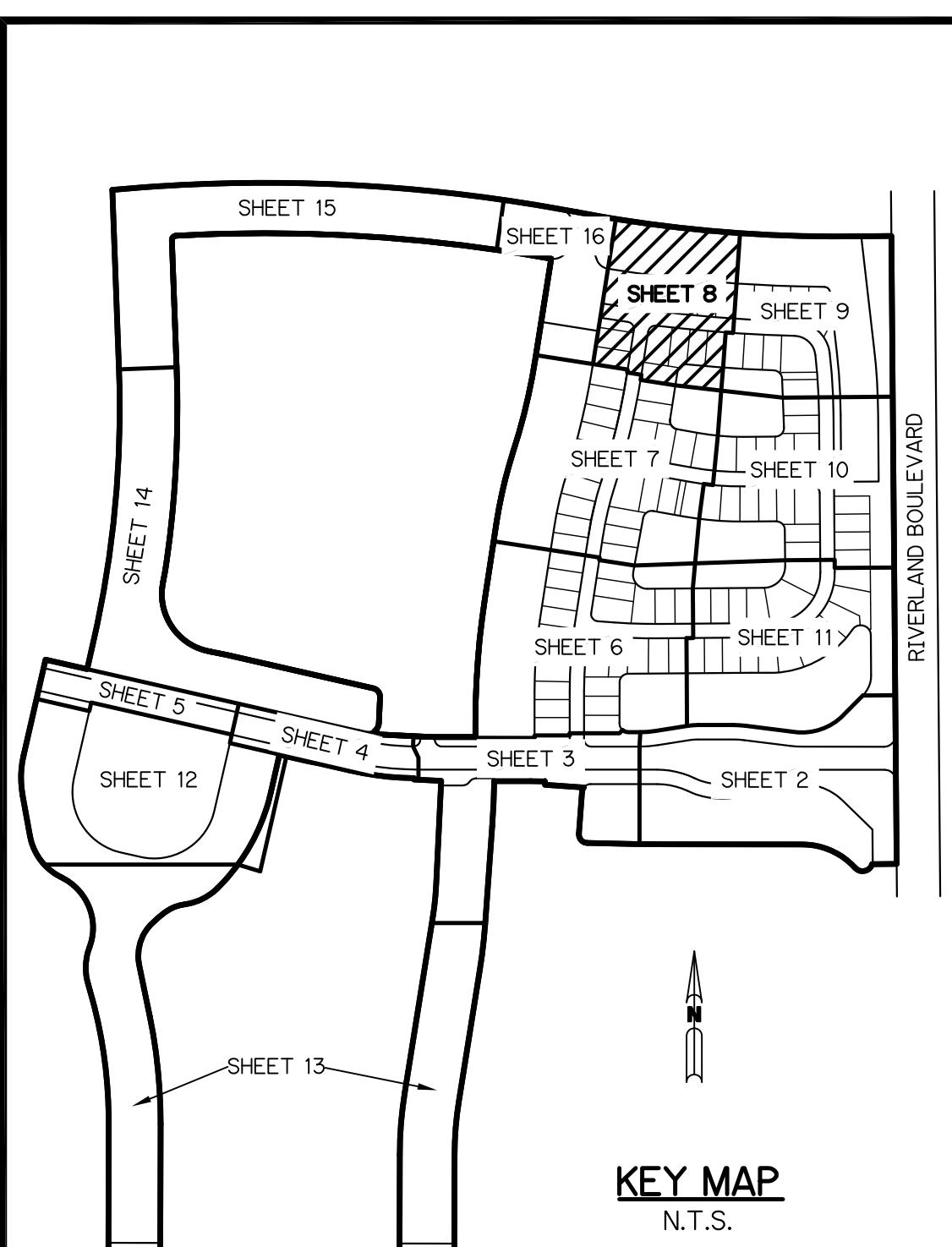
SCALE: 1" = 40'



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LEGEND:

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- - FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH 1.5" CAP STAMPED L.B. #7741
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SHEET 9 OF 16

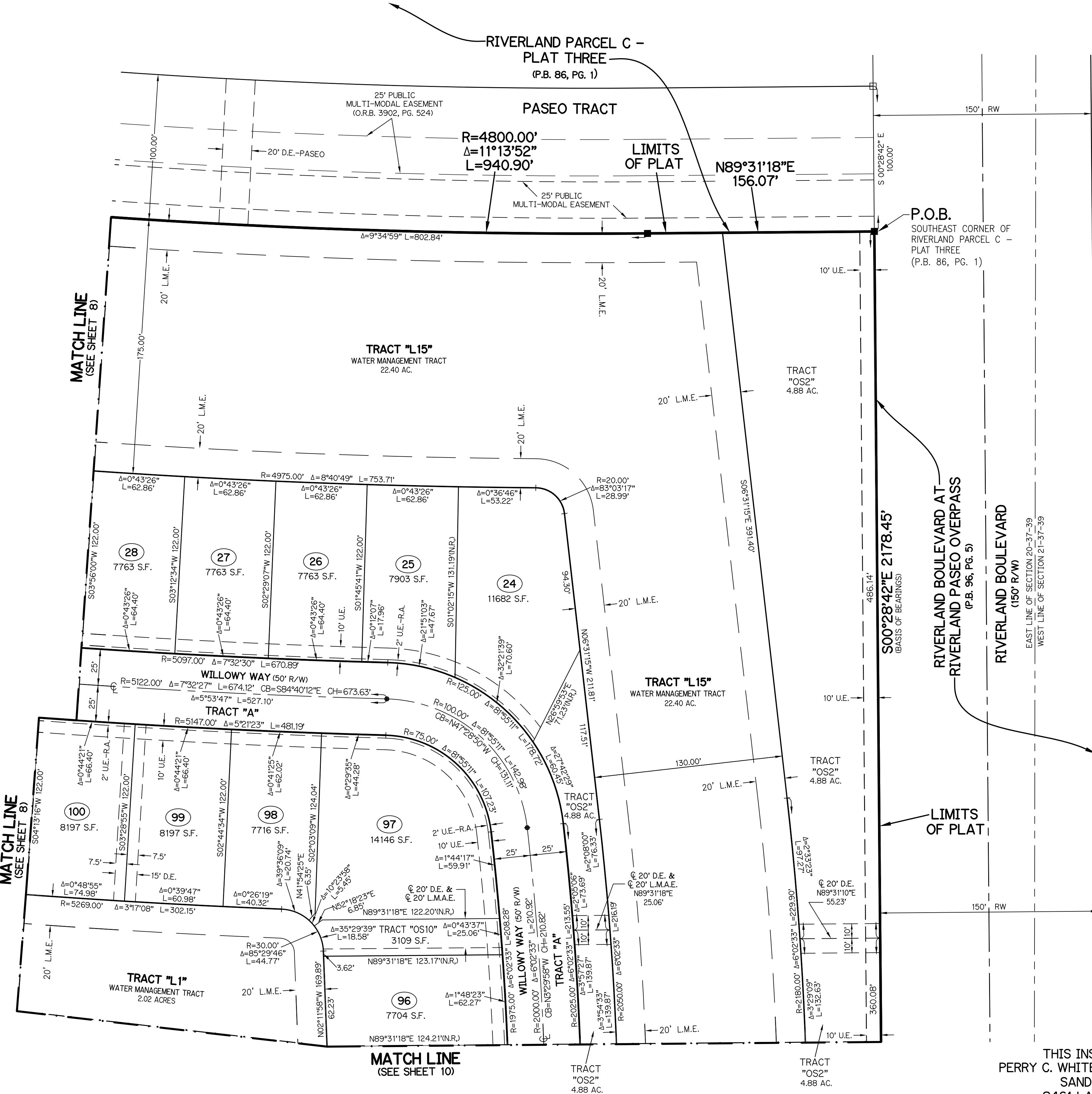


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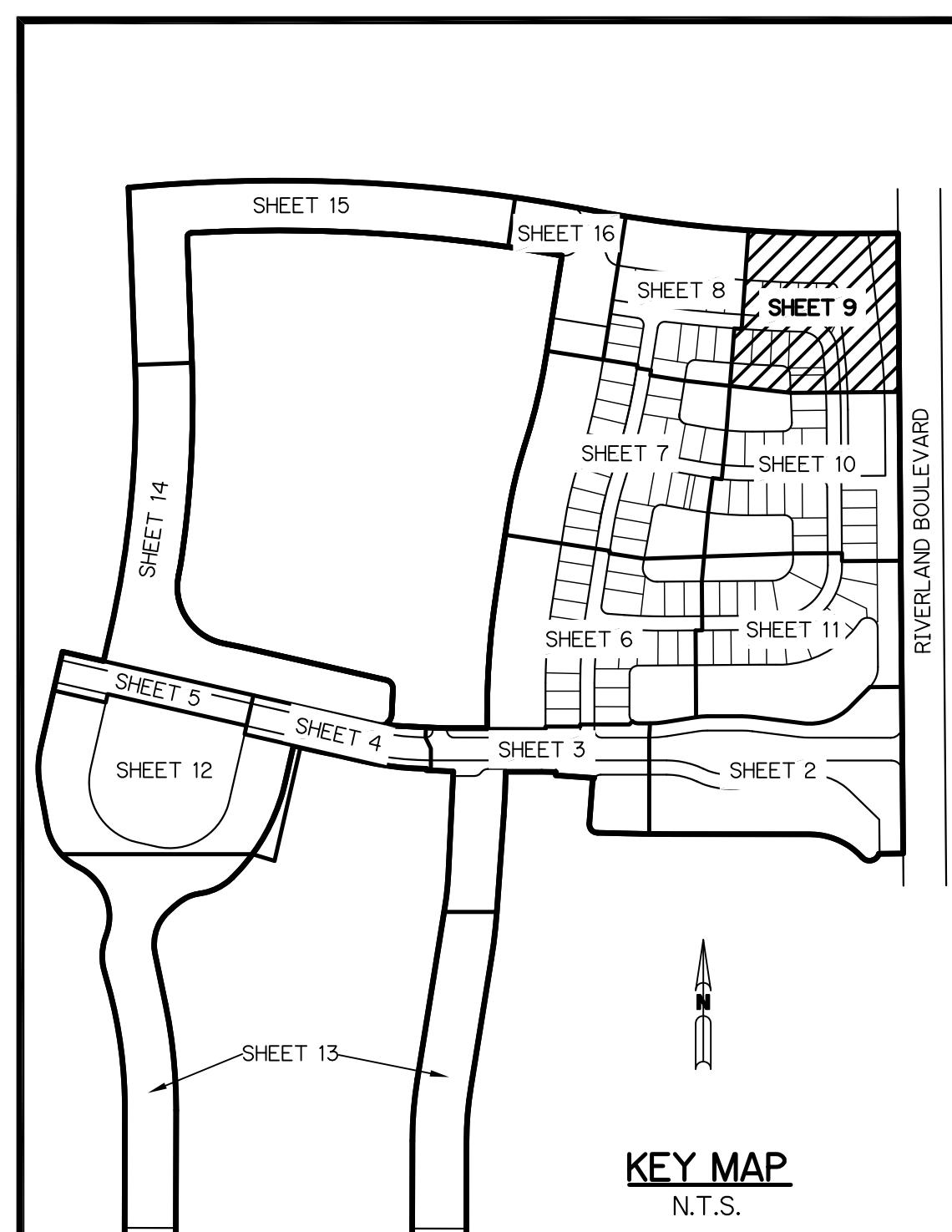
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SHEET 10 OF 16

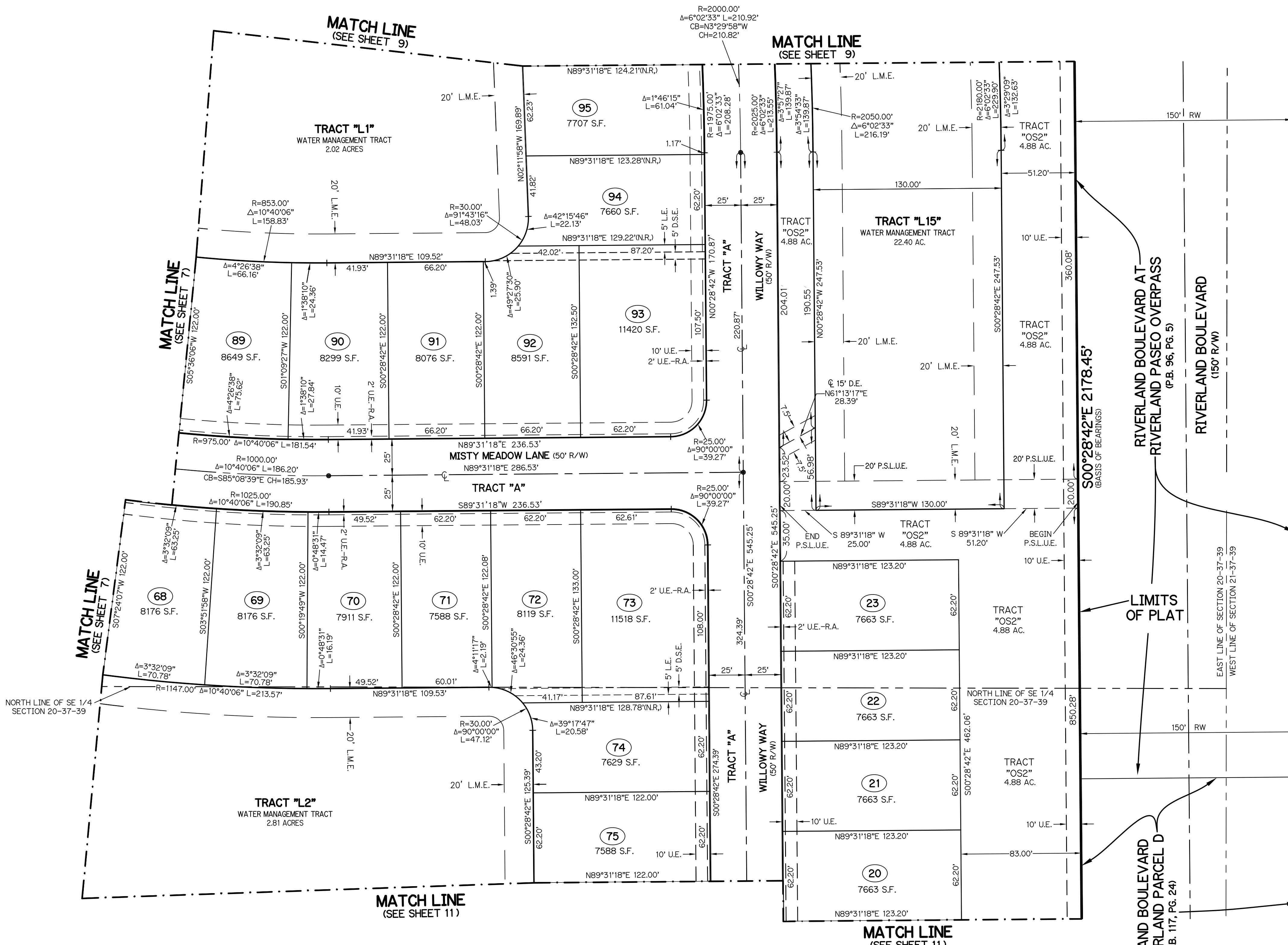


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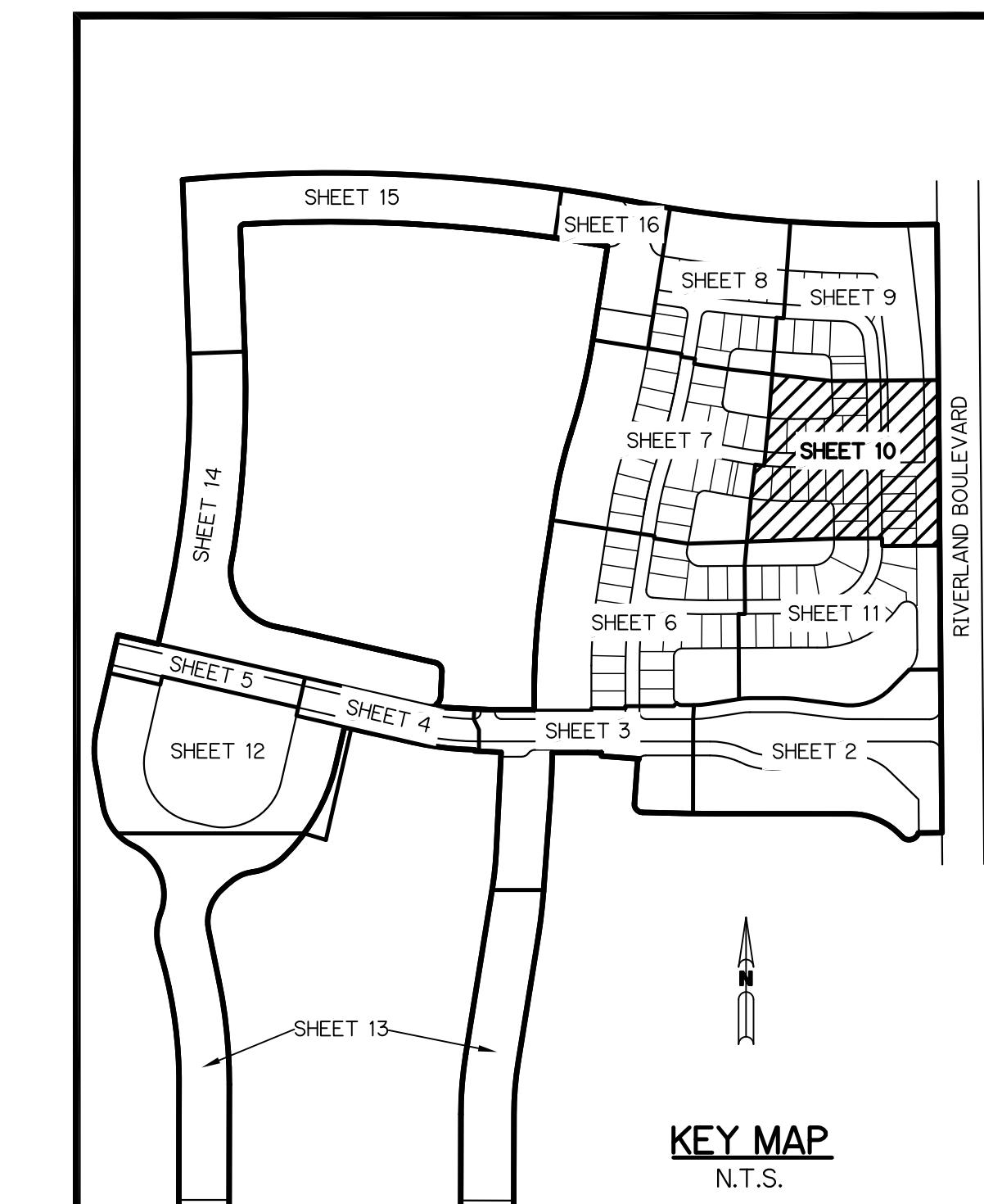
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LB-7741

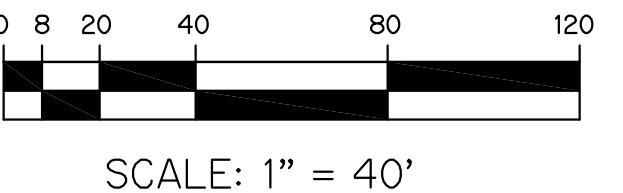
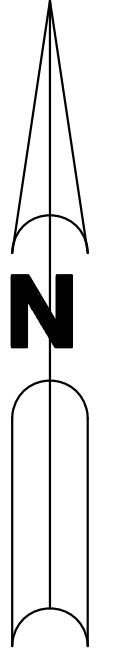


KEY MAP

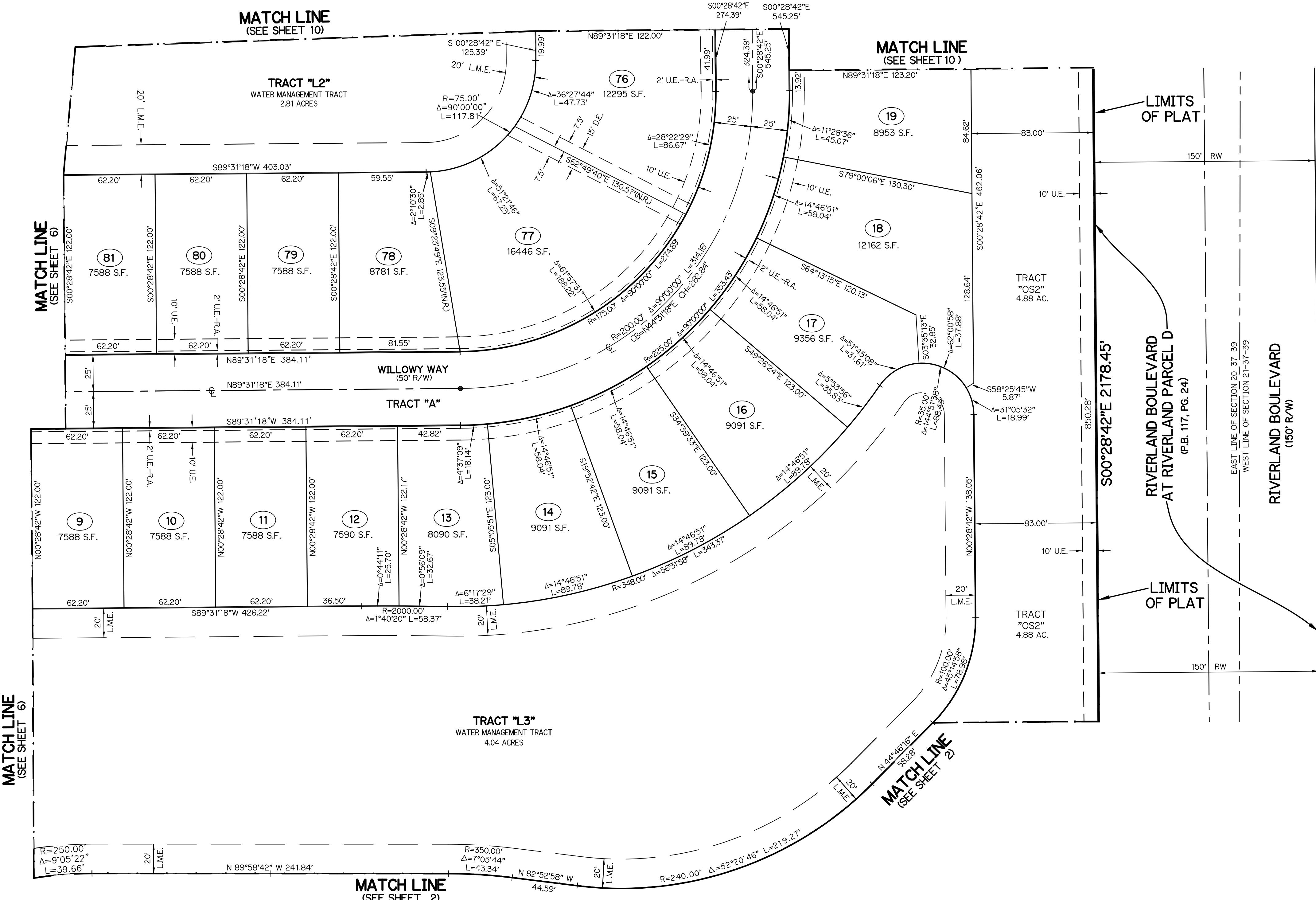
RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 11 OF 16

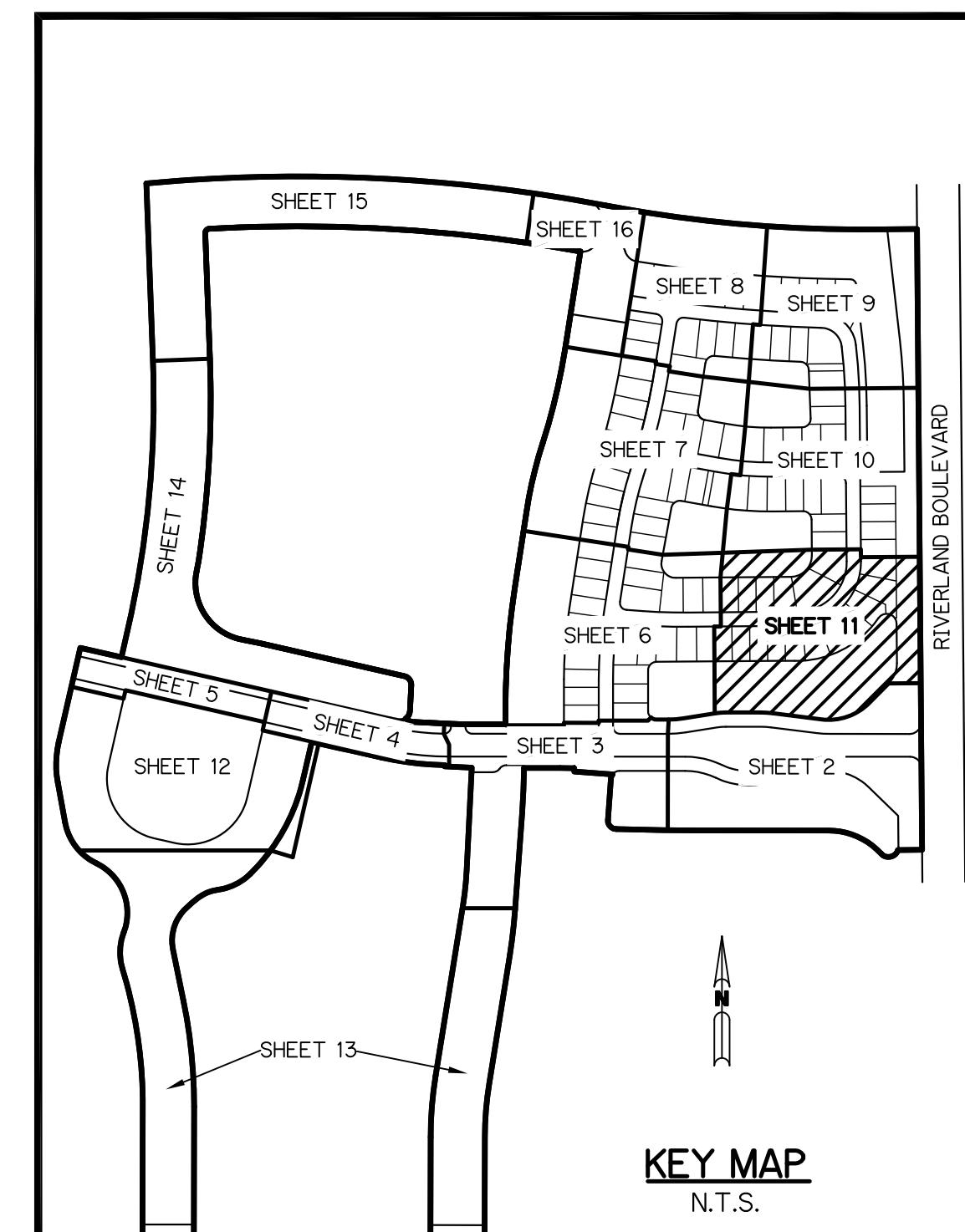


SCALE: 1" = 40'



LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD 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
- △ - DELTA ANGLE
- AC - ACRES
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- CF - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- D.S.E. - DRAINAGE SWALE EASEMENT
- LRG. - LRG. LOT/LOT
- 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
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- 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



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
LAKE WORTH, FLORIDA 33467
LB-7741

RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 12 OF 16



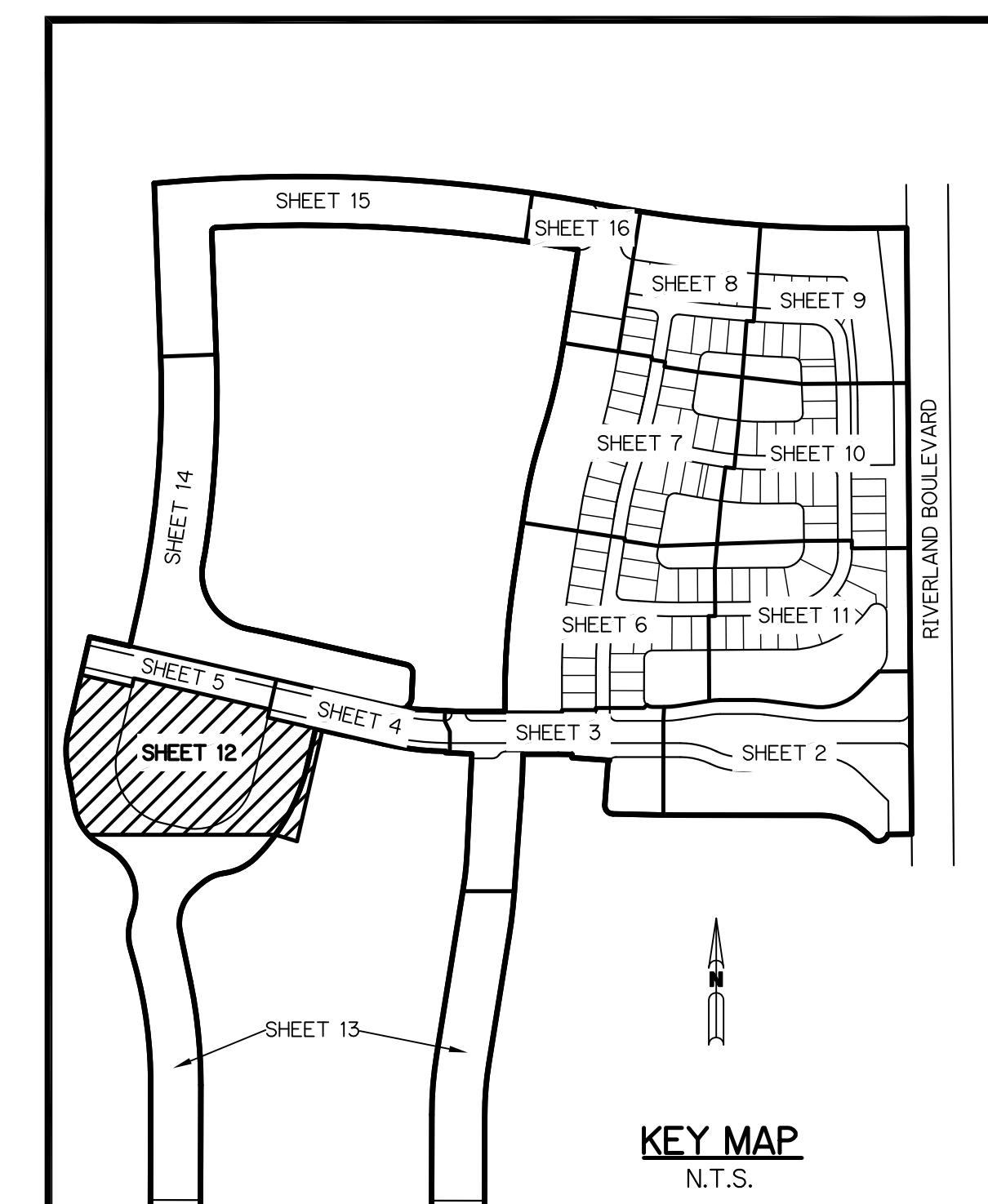
SCALE: 1" = 40'

LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD 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
- △ - DELTA ANGLE
- AC. - ACRES
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- ¢ - 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
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- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. - PLAT BOOK
- P.C.P. - PERMANENT CONTROL POINT
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- 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
- J.F.-R.A. - UTILITY FASMFNT-RESTRICTED ARFA

WEST LINE OF SE 1/4

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SAND & HILLS SURVEYING, INC.
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LAKE WORTH, FLORIDA 33467
LB-7741



KEY MAP

RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 13 OF 16



SCALE: 1" = 100'

SCALE: 1" = 100'

LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD 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
- △ - DELTA ANGLE
- AC. - ACRES
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- ¢ - 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
- NR. - NOT RADIAL
- N.R.T.R. - NOT RADIAL TO REAR
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. - PLAT BOOK
- P.C.P. - PERMANENT CONTROL POINT
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
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- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
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- S.F. - SQUARE FEET
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- RAD - RADIAL LINE
- U.F.-R.A. - UTILITY FASFMNT-REFSTRCTED AREA

RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 13 OF 16

MATCH LINE (SEE SHEET 12)

RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 13 OF 16

MATCH LINE (SEE SHEET 12)

TRACT "L11" WATER MANAGEMENT TRACT 11.05 ACRES

TRACT "OS12" WATER MANAGEMENT TRACT 6.93 ACRES

TRACT "OS11" WATER MANAGEMENT TRACT 6.93 ACRES

TRACT "L8" WATER MANAGEMENT TRACT 6.93 ACRES

NOT INCLUDED UNPLATTED SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST

NOT INCLUDED UNPLATTED SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST

NOT INCLUDED UNPLATTED SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST

SEE DETAIL "A" THIS SHEET

SEE DETAIL "B" THIS SHEET

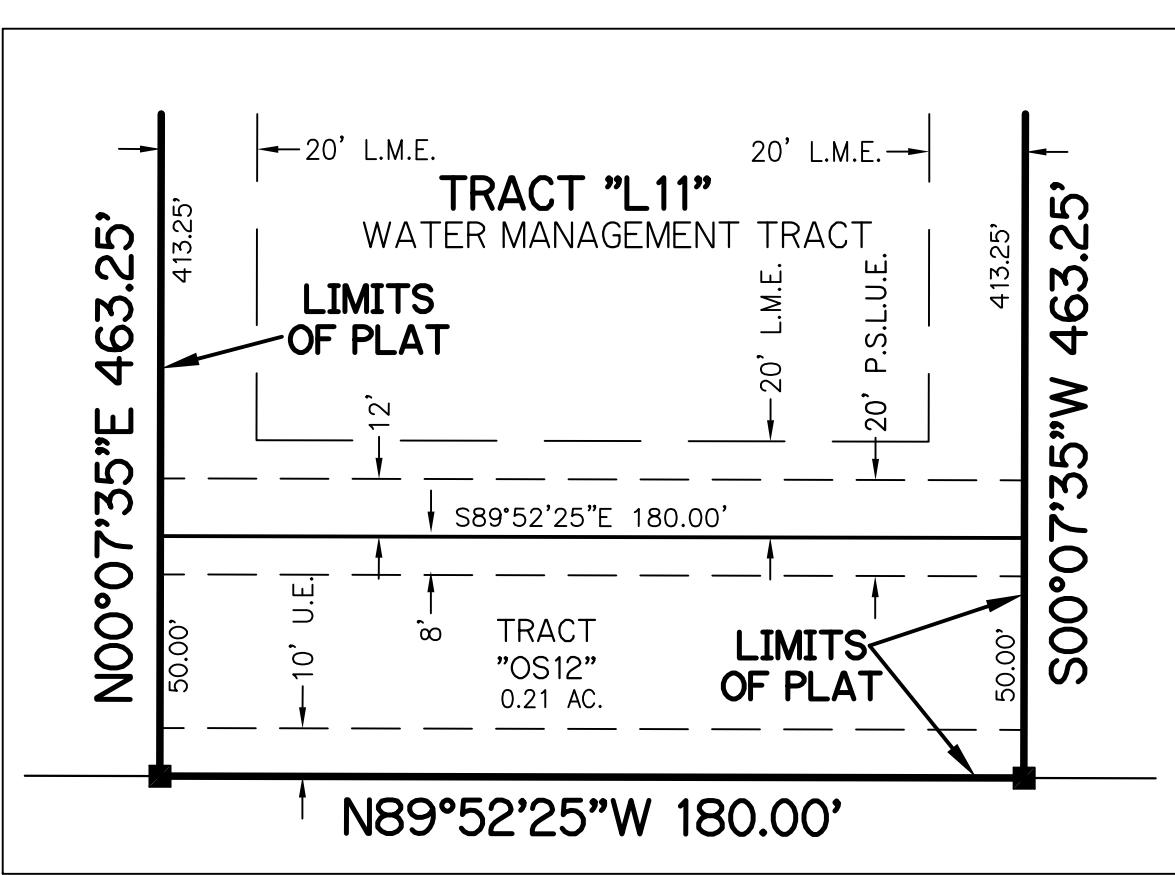
E/W #3 (SW MARSHALL PARKWAY) 150' R/W (O.R.B. 2972, PG. 802)

150' RW

150' RW

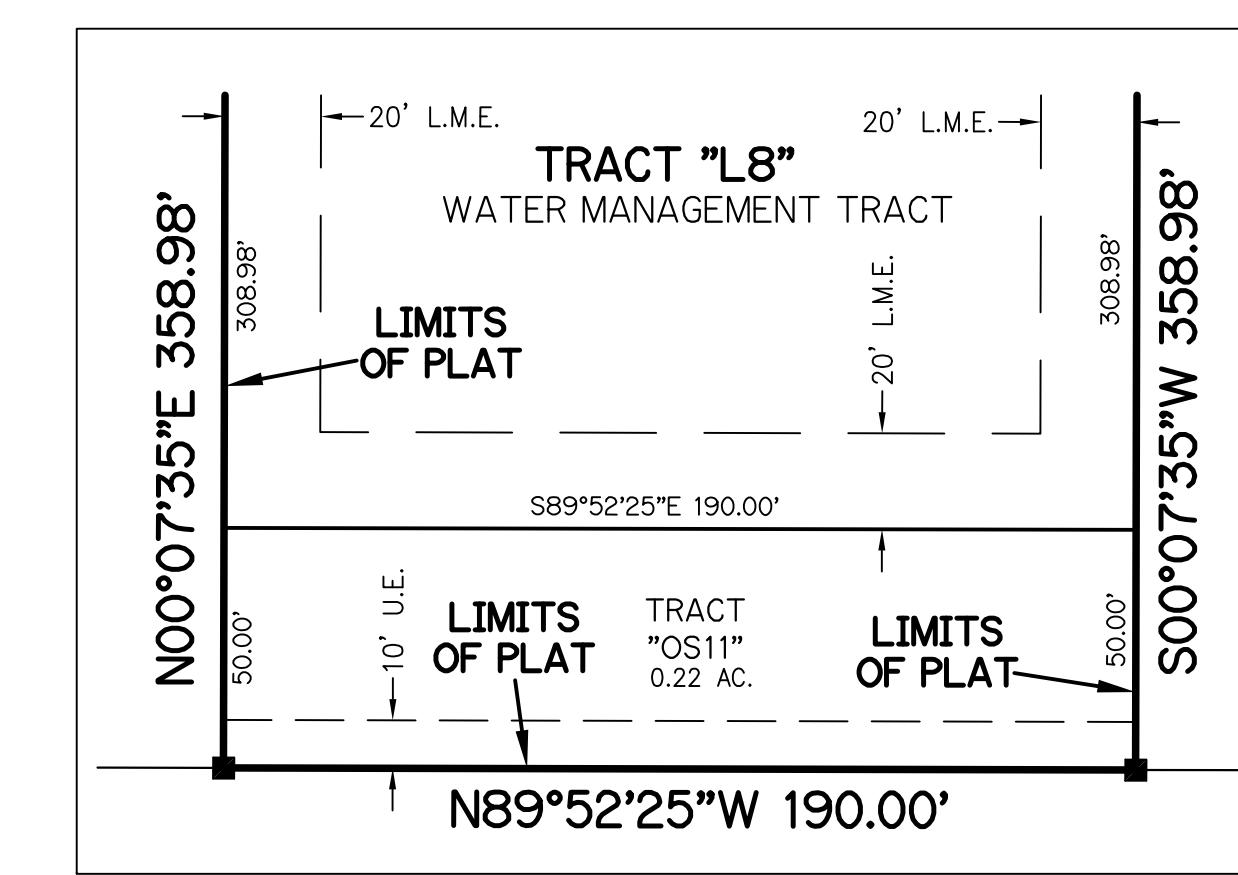
SOUTH LINE OF SECTION 20-37-39

NORTH LINE OF SECTION 29-37-39



DETAIL "A"

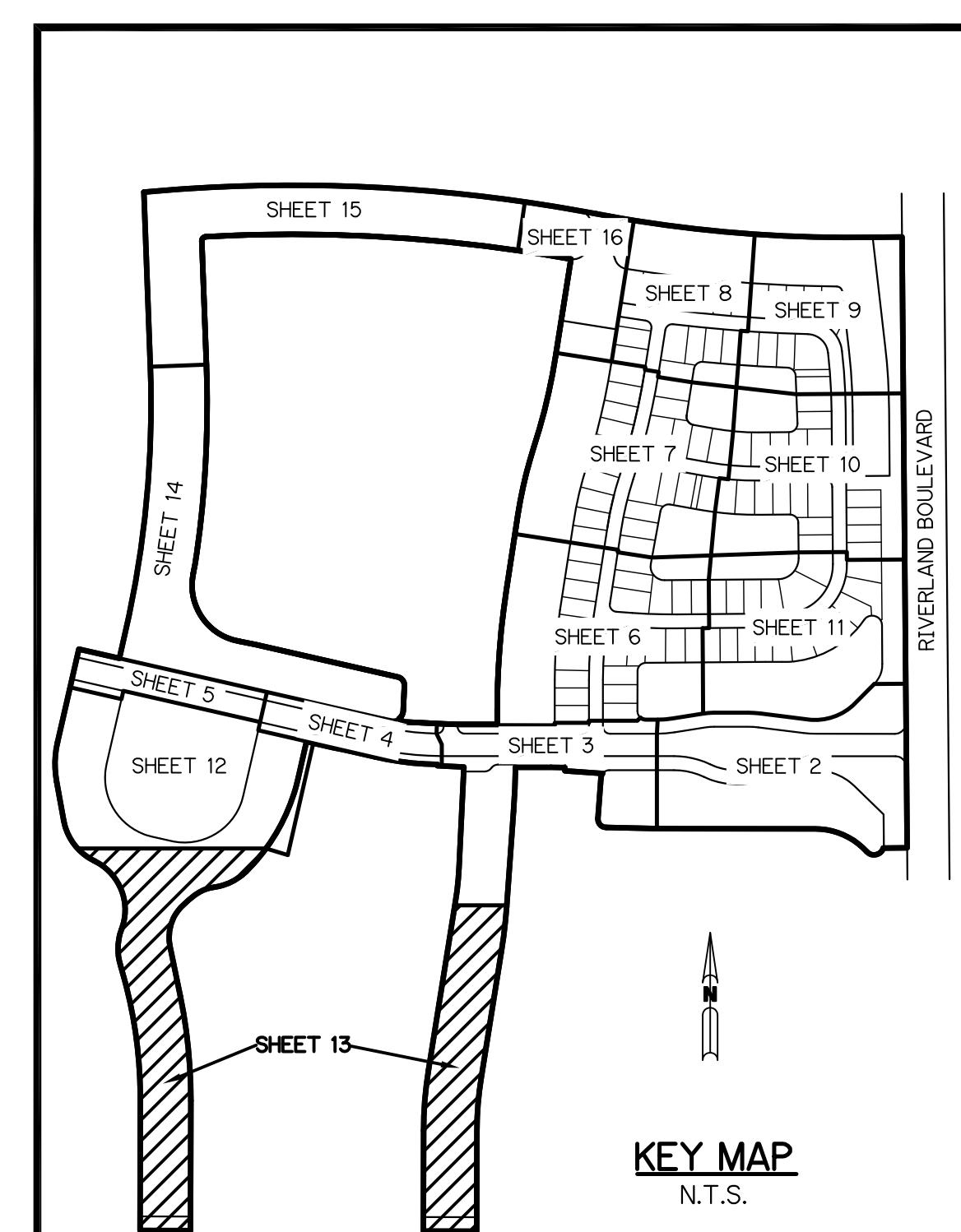
SCALE: 1"=40'



DETAIL "B"

SCALE: 1"=40'

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SAND & HILLS SURVEYING, INC.
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LAKE WORTH, FLORIDA 33467
LB-7741

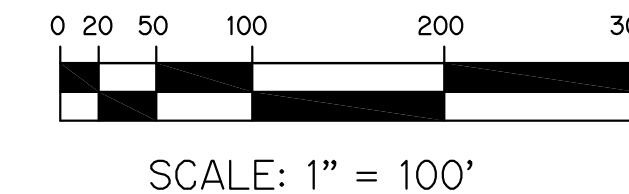


KEY MAP

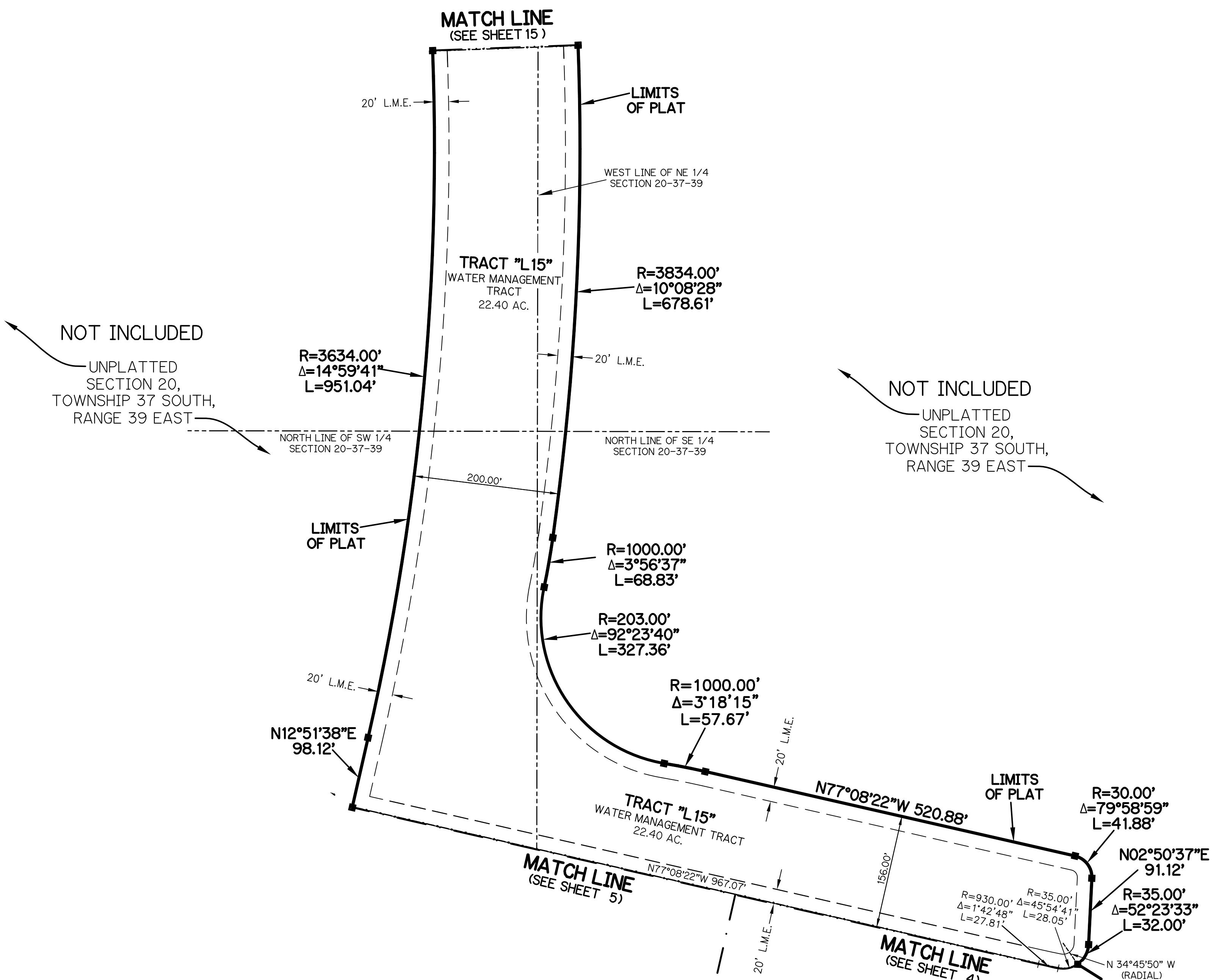
RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 14 OF 16

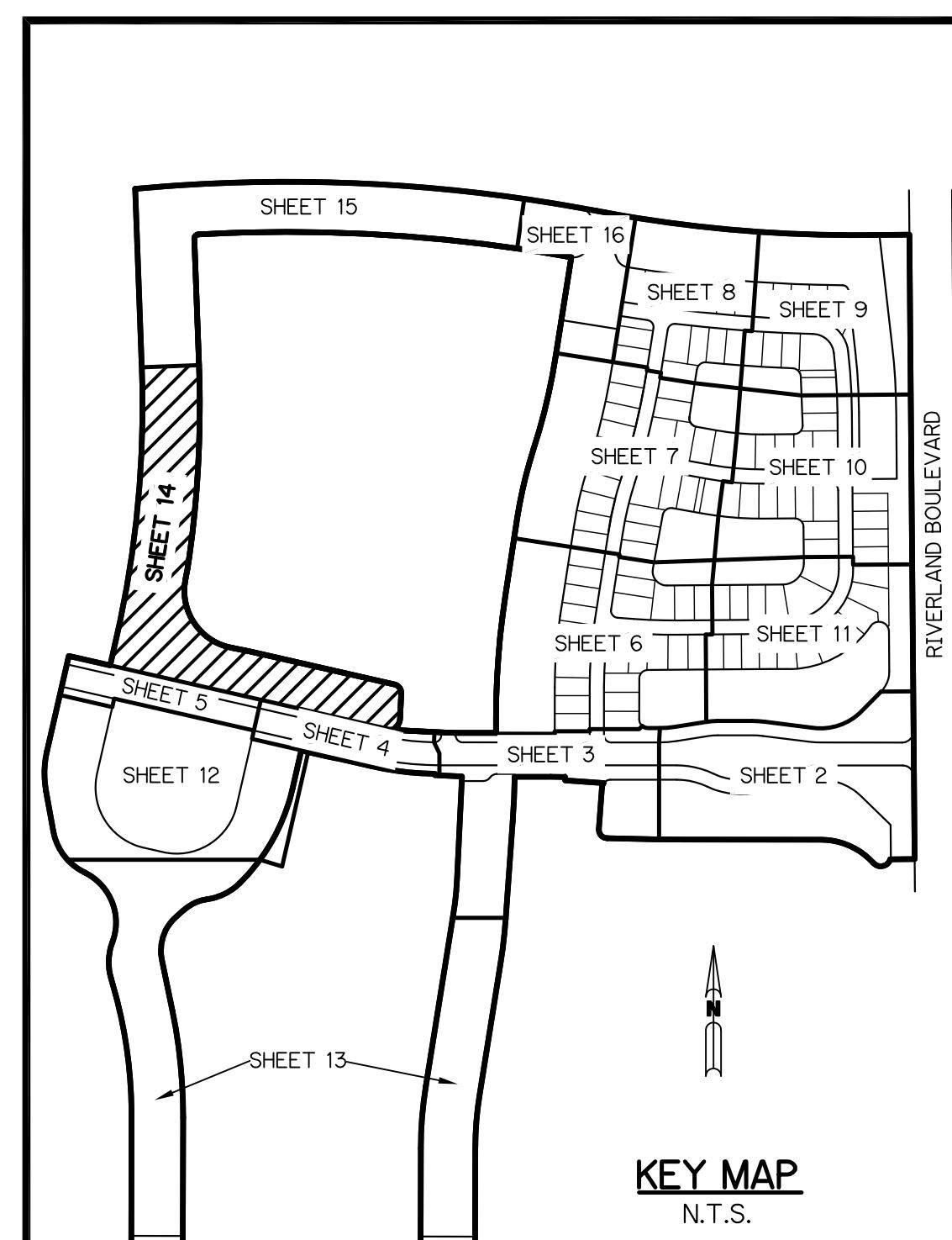


SCALE: 1" = 100'



LEGEND:

- - SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROAD 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
- △ - DELTA ANGLE
- AC. - ACRES
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- C. - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- D.S.E. - DRAINAGE SWALE EASEMENT
- L. - LARC POINT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.E. - LANDSCAPE EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- NR. - NOT RADIAL
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- P.B. - PLAT BOOK
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- P.O.B. - POINT OF BEGINNING
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- S.F. - SQUARE FEET
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- RAD - RADIAL LINE
- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA



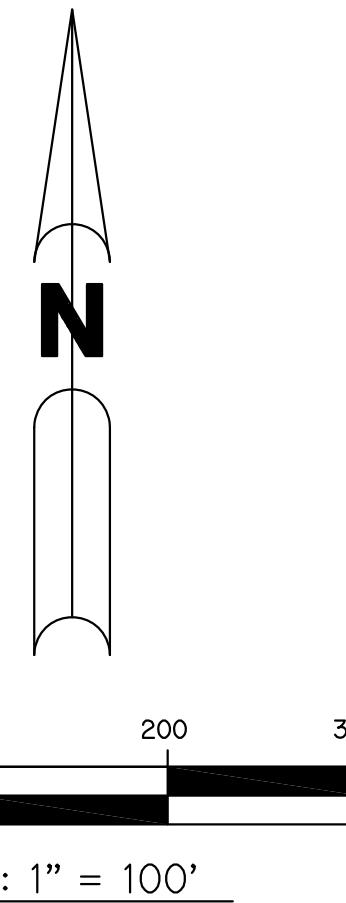
KEY MAP
N.T.S.

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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

RIVERLAND PARCEL D - PLAT ONE

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 15 OF 16



SCALE: 1" = 100'

LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD 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
- △ - DELTA ANGLE
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- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
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- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- D.S.E. - DRAINAGE SWALE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
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- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- RAD - RADIAL LINE
- U.E.-R.A - UTILITY EASEMENT-RESTRICTED AREA

NOT INCLUDED
UNPLATTED
SECTION 20,
TOWNSHIP 37 SOUTH,
RANGE 39 EAST

POINT "A"
POINT OF
REFERENCE

WEST LINE OF NE 1/4
SECTION 20-37-39

RIVERLAND PARCEL C -
PLAT SIX
(P.B. 87, PG. 1)

R=5786.21'
 $\Delta=16^{\circ}01'25''$
L=1618.20'

25' PUBLIC
MULTI-MODAL EASEMENT
(O.R.B. 3902, PG. 524)

20' D.E.-PASEO

PASEO TRACT

100.00'

25' MULTI-MODAL EASEMENT

$\Delta=13^{\circ}34'15''$ L=1370.51'

20' D.E.-PASEO

TRACT "L15"
WATER MANAGEMENT TRACT
22.40 AC.

LIMITS
OF PLAT

R=15.00'
 $\Delta=88^{\circ}57'34''$
L=23.29'

S 05°16'15" E
(RADIAL)
R=35.00'
 $\Delta=64^{\circ}37'23''$
L=39.48'

S 49°47'31" E
(SURVEY TIE)
270.59'

N87°51'58" E
(RADIAL)

P.O.B.
NOT INCLUDED
PARCEL

20' L.M.E.

20' L.M.E.

175.00'

20' L.M.E.

LIMITS
OF PLAT

R=5611.21'
 $\Delta=13^{\circ}20'45''$
L=1307.01'

20' L.M.E.

20' L.M.E.

431.97'

NO2°08'02"W 623.13' (N.R.)

TRACT "L15"
WATER MANAGEMENT TRACT
22.40 AC.

NO2°08'02"W 440.88'

200.00'

20' L.M.E.

20' L.M.E.

WEST LINE OF NE 1/4
SECTION 20-37-39

LIMITS
OF PLAT

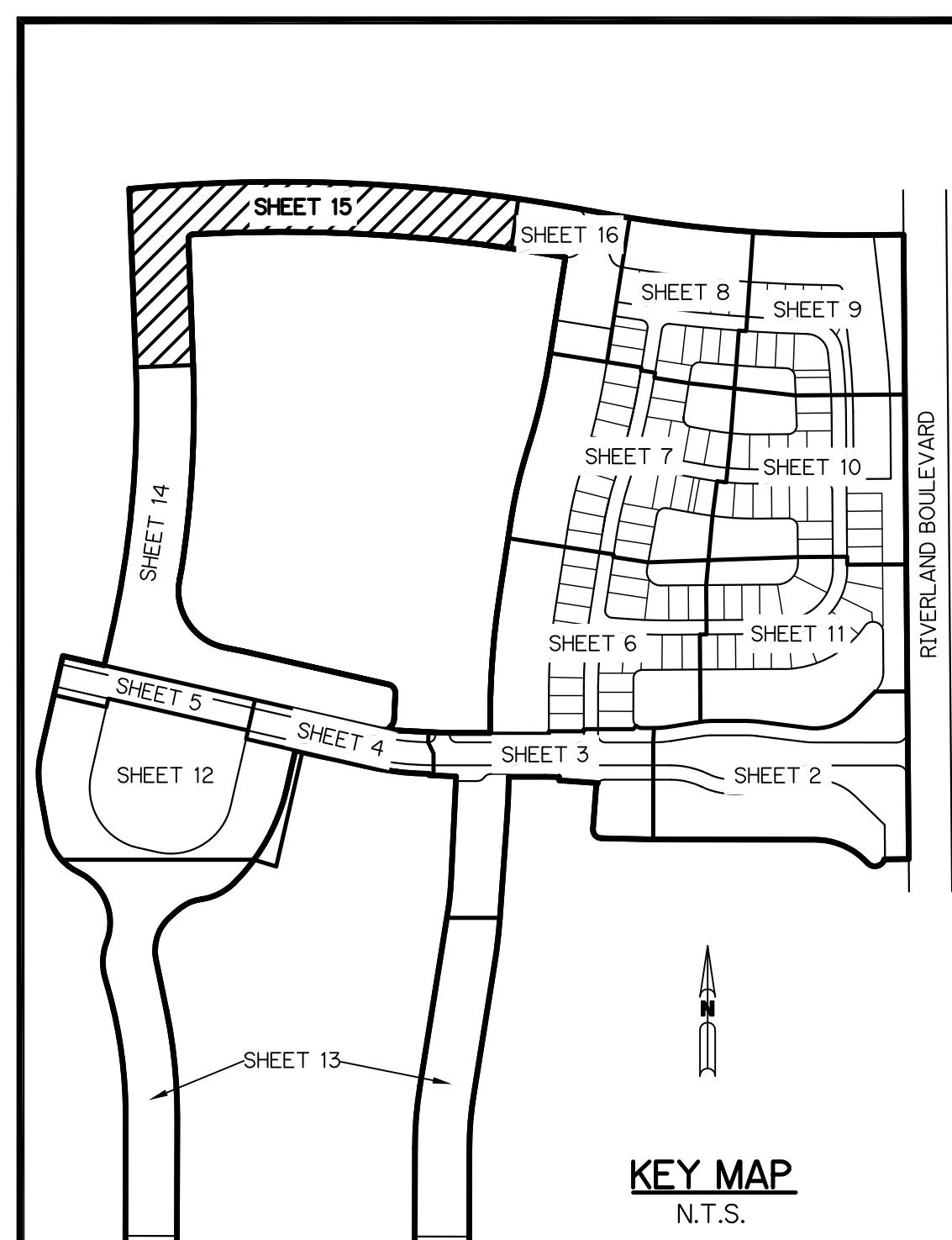
LIMITS
OF PLAT

NOT INCLUDED
UNPLATTED
SECTION 20,
TOWNSHIP 37 SOUTH,
RANGE 39 EAST

RIVER

MATCH LINE
(SECTION 20-37-39)

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
LAKE WORTH, FLORIDA 33467
LB-7741



KEY MAP

N.T.S.

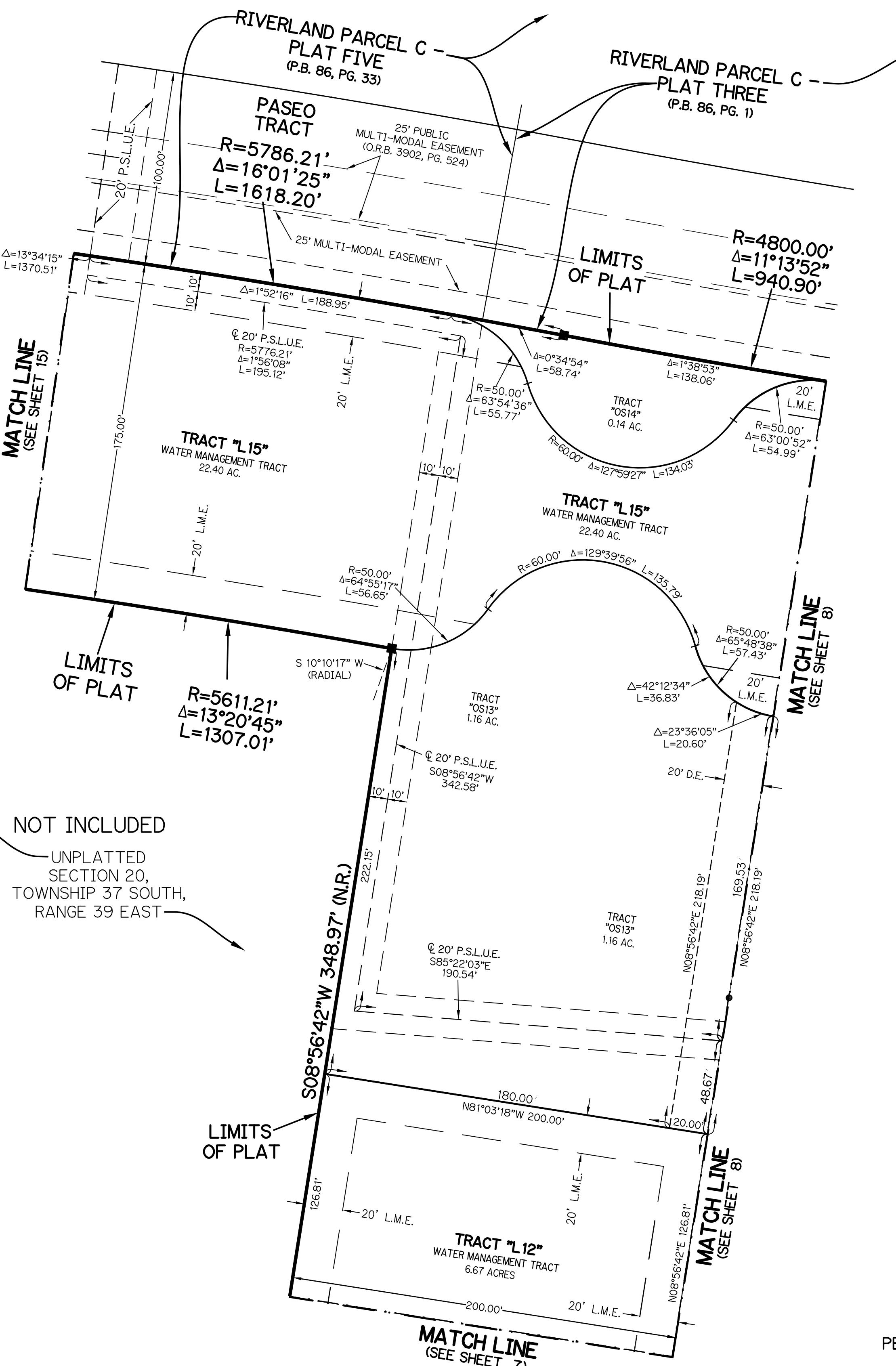
RIVERLAND PARCEL D - PLAT ONE

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RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

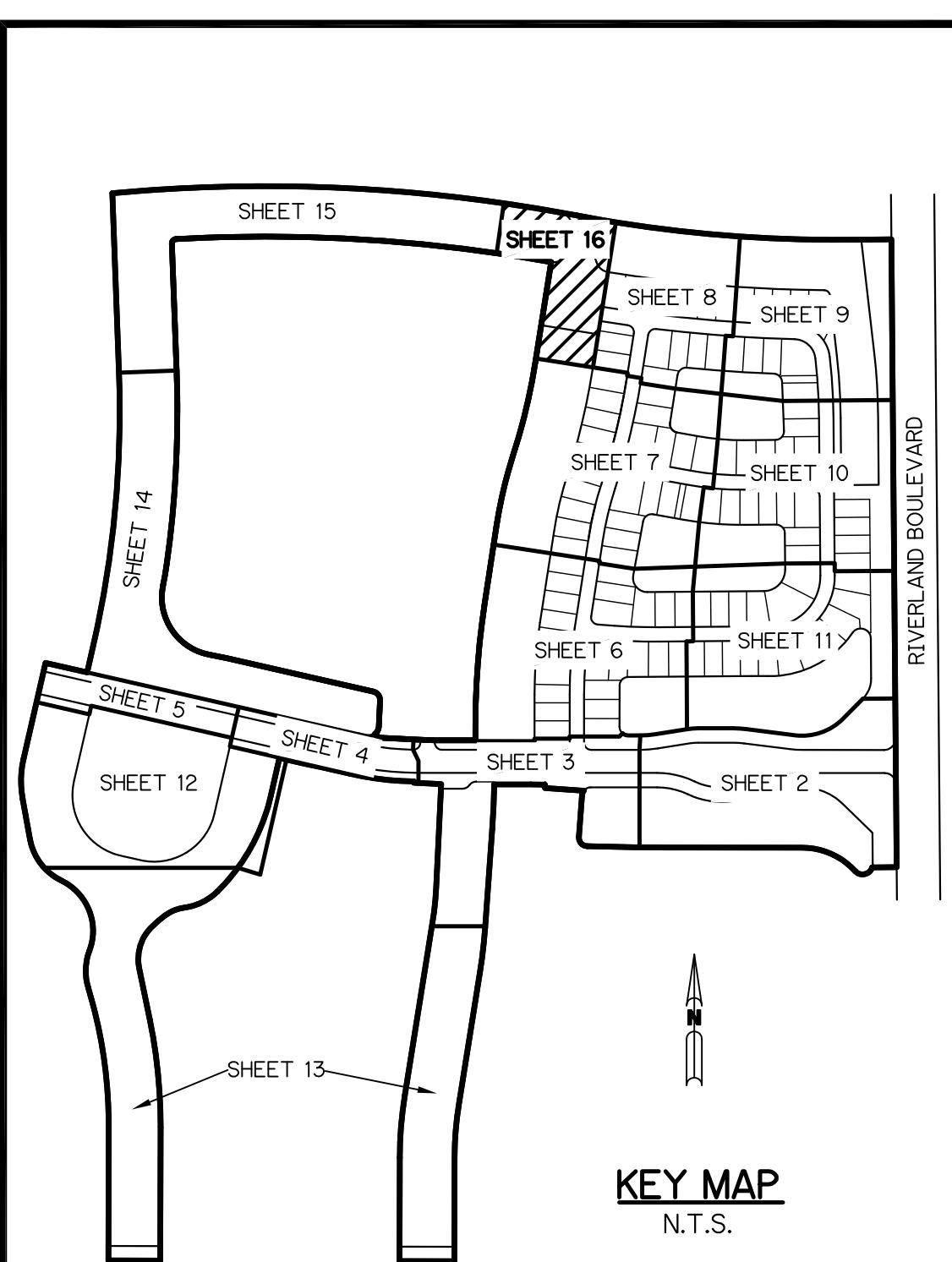
SHEET 16 OF 16



SCALE: 1" = 40'



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KEY MAP