

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 PASEO OVERPASS, AS RECORDED IN PLAT BOOK 96, PAGE 5 AND THE WEST LINE OF RIVERLAND BOULEVARD, ACCORDING TO RIVERLAND BOULEVARD AT 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 RADIUS 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 REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 47°33'40"; THENCE NORTHWESTERLY 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 RADIUS OF 4849.00 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 164.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°52'26"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, 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 EASTERLY, HAVING A RADIUS 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 12.11 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 RADIUS OF 3025.00 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 NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIAL BEARING OF NORTH 89°01'09" WEST, A RADIUS OF 2849.00 FEET AND A CENTRAL ANGLE OF 03°08'21"; 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 RADIUS OF 1849.00 FEET, A CENTRAL ANGLE OF 04°59'24"; 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°08'36" WEST, A DISTANCE OF 459.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1190.00 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 SOUTH 00°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 00°07'35" EAST, A DISTANCE OF 358.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1380.00 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°08'36" EAST, A DISTANCE OF 606.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1120.00 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 358.98 FEET; THENCE NORTH 87°11'26" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 02°48'34" EAST, A DISTANCE OF 4.33 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°51'48" EAST, A RADIUS OF 1070.00 FEET AND A CENTRAL ANGLE OF 11°59'50"; 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 50.01 FEET; THENCE NORTH 77°08'22" 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 WESTERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 32°32'23"; THENCE SOUTHWESTERLY 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 NORTHWESTERLY, HAVING A RADIUS 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 RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 32°75'25"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 87.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°49'53" WEST, A DISTANCE OF 38.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS 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 RADIUS OF 1632.00 FEET, A CENTRAL ANGLE OF 1°43'13"; 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 RADIUS OF 1652.00 FEET, A CENTRAL ANGLE OF 16°59'33"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 489.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°34'29"; 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 SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET, A CENTRAL ANGLE OF 08°45'33"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 166.58 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°49'36"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 187.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°19'26" WEST, A DISTANCE OF 141.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS 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 A POINT OF TANGENCY; THENCE NORTH 12°51'38" EAST, A DISTANCE OF 340.91 FEET; THENCE SOUTH 77°08'22" EAST, A DISTANCE OF 148.23 FEET; THENCE NORTH 12°51'38" EAST, A DISTANCE OF 98.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 363.40 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°16'15" EAST, A RADIUS OF 5786.21 FEET AND A CENTRAL ANGLE OF 16°01'25"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE SOUTH LINE OF RIVERLAND PARCEL C – PLAT SIX, AS RECORDED IN PLAT BOOK 87, PAGE 1, RIVERLAND PARCEL C – PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGE 33, AND SAID RIVERLAND PARCEL C – PLAT THREE, 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 RADIUS OF 4800.00 FEET, A CENTRAL ANGLE OF 11°13'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 940.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°31'18" EAST, 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 RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°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 RADIUS OF 5611.21 FEET, A CENTRAL ANGLE OF 13°20'45"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1307.01 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 RADIUS OF 2153.00 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 RADIUS OF 1547.00 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 RADIUS OF 2834.00 FEET, A CENTRAL ANGLE OF 08°41'30"; 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 51.51 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 141.32 FEET; THENCE NORTH 57°54'43" WEST, A DISTANCE OF 21.36 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 54°45'50" WEST, A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 52°23'33"; THENCE NORTHWESTERLY 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 SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 79°58'59"; THENCE NORTHWESTERLY 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 RADIUS 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 RADIUS OF 203.00 FEET, A CENTRAL ANGLE OF 92°23'40"; THENCE NORTHWESTERLY 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 RADIUS 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 68.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 383.40 FEET, A CENTRAL ANGLE OF 10°08'28"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 678.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°08'02" WEST, A DISTANCE OF 440.88 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 PLATTED HEREIN AS RIVERLAND PARCEL D – PLAT ONE, 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 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, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS 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 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 OR 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 THEY 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 FOR DRAINAGE FROM COMMUNITY BOULEVARD 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.

3) THE WATER MANAGEMENT TRACTS 1 THROUGH 4, 8, 11, 12 AND 15, AS SHOWN HEREON ARE 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, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

5) THE OPEN SPACE TRACTS 051 THROUGH 0514, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY, DRAINAGE FACILITIES, PEDESTRIAN ACCESS, AND GOLF CART AND SIMILAR ZONED NEIGHBORHOOD ELECTRIC VEHICLE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

6) THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (P.S.L.U.E.) AS 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 RESULT IN HARM TO THE CITY'S FACILITIES. THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR 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 OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHIN 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, 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 TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID UTILITY EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, EXCEPT ONLY TO CROSS SUCH RESTRICTED AREA.

NOTWITHSTANDING THE ABOVE, LOCATED WITHIN ALL UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO FIFTY FOOT (50') WIDE TRACTS FOR PRIVATE ROAD PURPOSES, THERE IS HEREBY DESIGNATED WITHIN SUCH UTILITY EASEMENTS, A TWO FOOT (2') WIDE RESTRICTED AREA (U.E.–R.A.) LOCATED ADJACENT AND PARALLEL TO SUCH FIFTY FOOT (50') WIDE TRACTS. NO UTILITIES AND/OR RELATED FACILITIES AND APPURTENANCES PERMITTED TO BE INSTALLED IN THE UTILITY EASEMENTS AS PROVIDED HEREIN SHALL BE INSTALLED IN ANY PORTION OF SUCH RESTRICTED AREA WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, EXCEPT ONLY TO CROSS SUCH RESTRICTED AREA.

RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., HEREBY:

THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, TREES PLANTED WITHIN THE BOUNDARIES OF THE UTILITY EASEMENTS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY OF PORT ST. LUCIE'S FACILITIES. THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENTS, 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, 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.

8) TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

# 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 1 OF 16

CERTIFICATION OF OWNERSHIP & DEDICATION (CONTINUED)

9) THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND 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. RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS 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 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 OR 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.

10) 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.

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

12) THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY RIVERLAND ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "CITY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER AND TRANSFER STATION. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE CITY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES. AT WHAT TIME THE CITY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND CITY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON CITY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

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 \_\_\_\_\_, 2023.

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ALAN FANT, 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, ALAN FANT, 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

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

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

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON, OF TRACT A, TRACTS L1, L2, L3, L4, L8, L11, L12, AND L15, TRACT R, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, DRAINAGE EASEMENTS, DRAINAGE SWALE EASEMENTS, LANDSCAPE EASEMENTS, UTILITY EASEMENTS, PORT ST. LUCIE UTILITY EASEMENTS, LIFT STATION EASEMENT AND OPEN SPACE TRACTS 051 THROUGH 0514, AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO RIVERLAND PARCEL D HOMEOWNERS ASSOCIATION, INC.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 RIVERLAND PARCEL D 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 \_\_\_\_\_, 2023.

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

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

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

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

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL D – PLAT ONE, 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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023:

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, ENUMBERING THE LAND DESCRIBED HEREON, PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.

&lt;

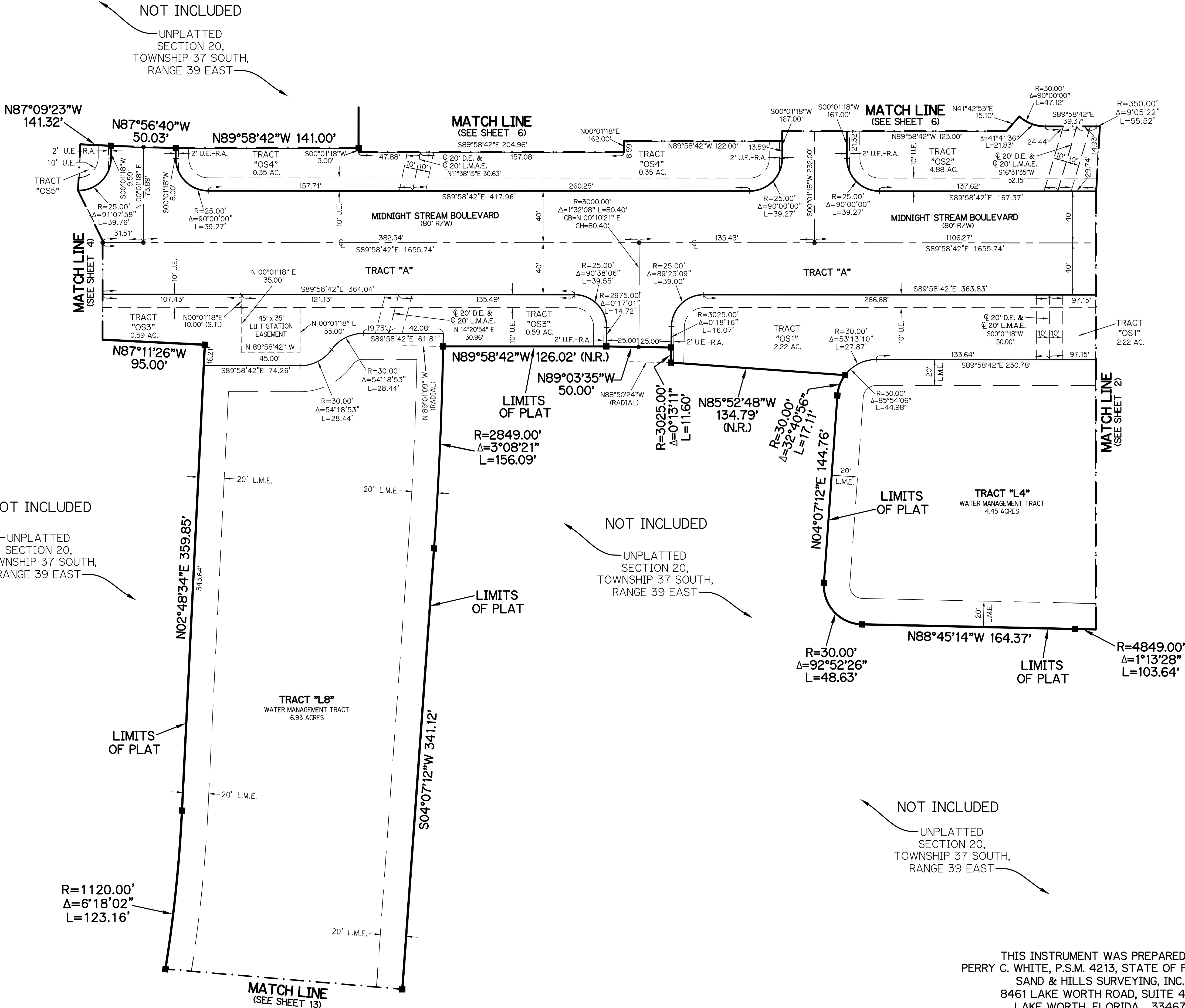
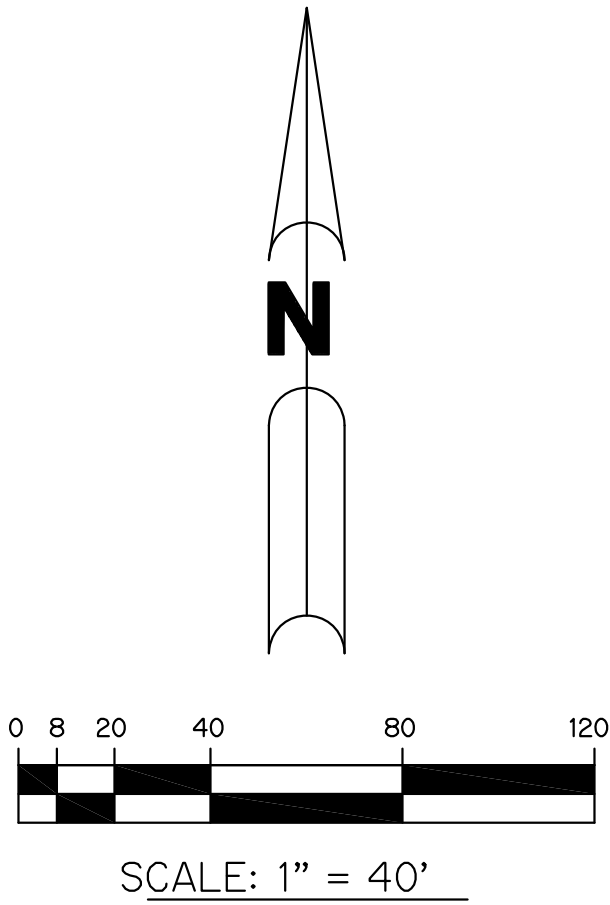




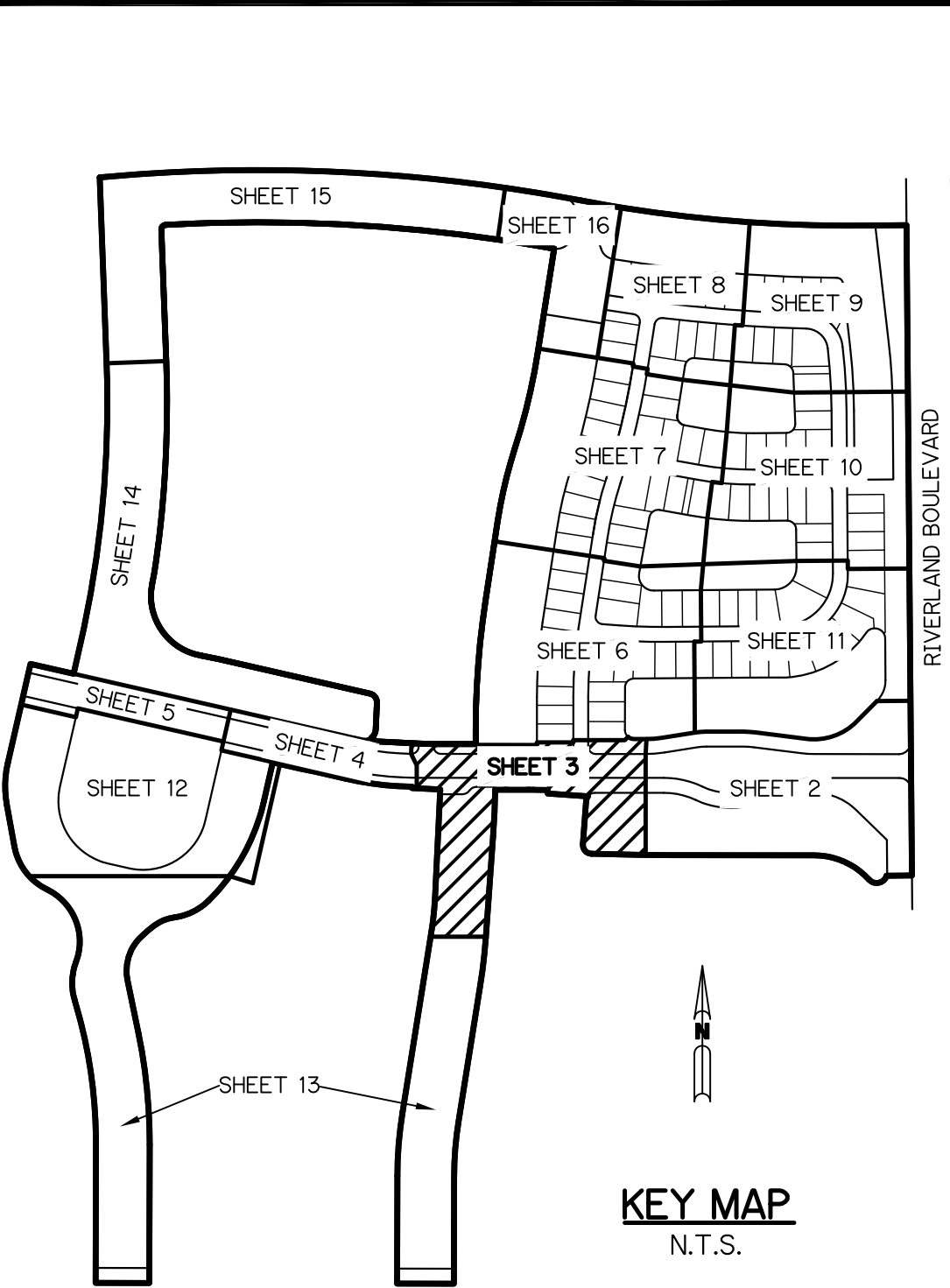
RIVERLAND PARCEL D - PLAT ONE

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



- 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
  - 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
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  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
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  - S.T. - SURVEY TIE
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  - RAD - RADIAL LINE
  - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

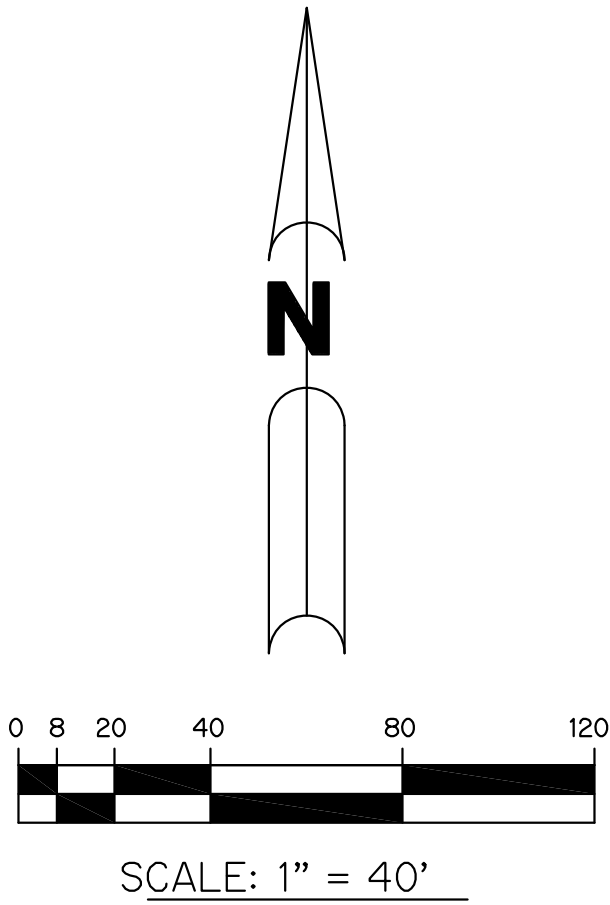


THIS INSTRUMENT WAS PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

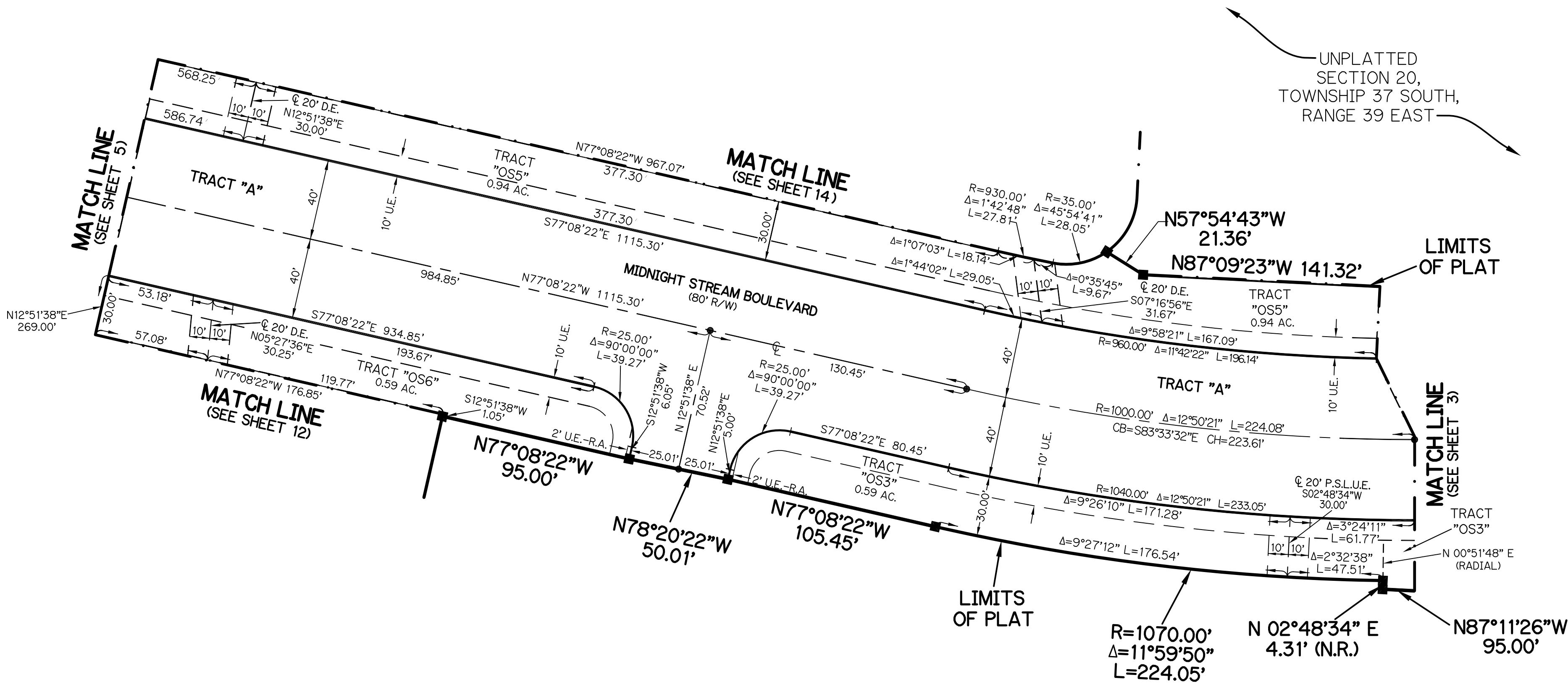
# RIVERLAND PARCEL D - PLAT ONE

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

SHEET 4 OF 16



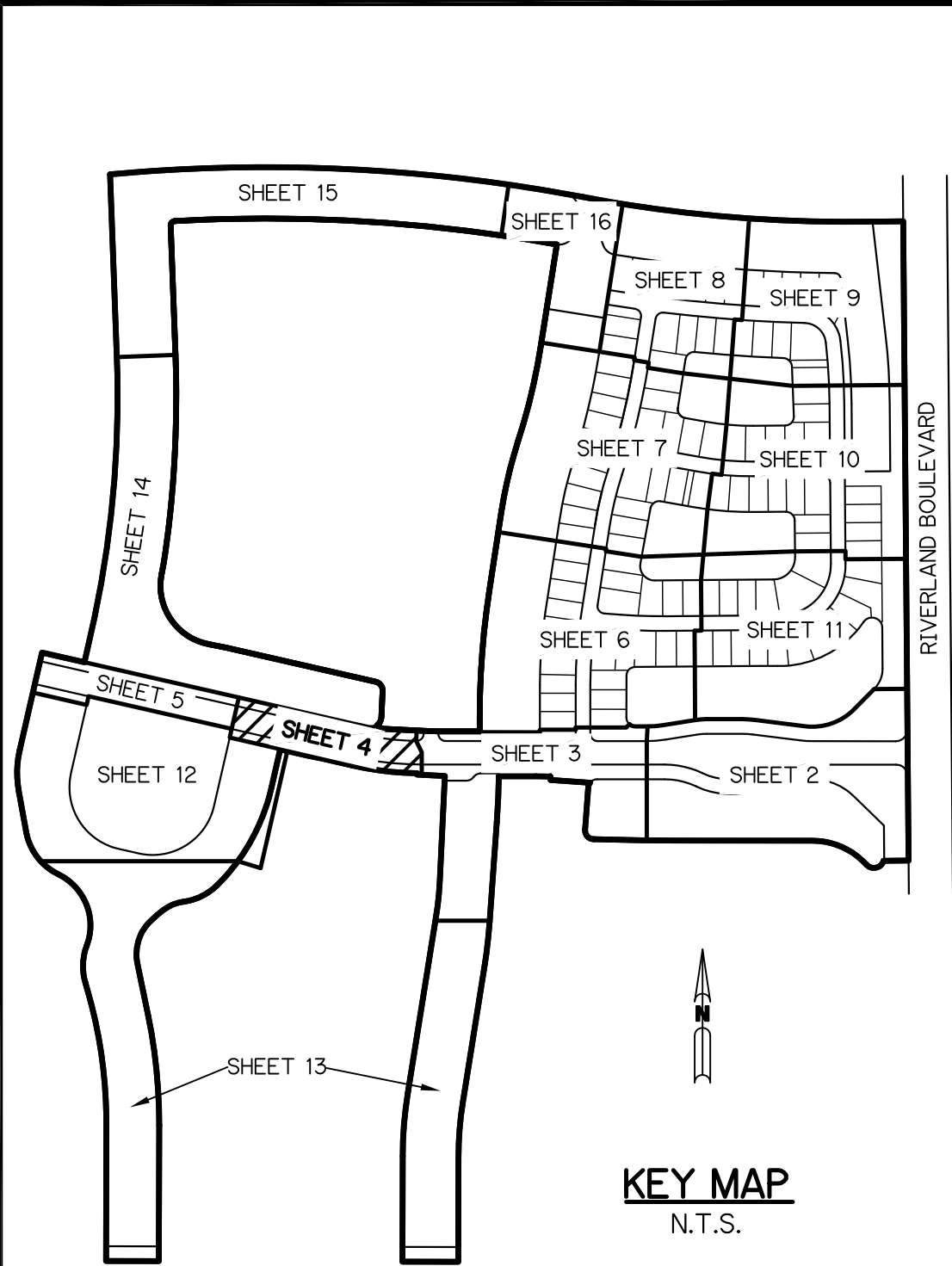
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NOT INCLUDED

UNPLATTED  
SECTION 20,  
TOWNSHIP 37 SOUTH,  
RANGE 39 EAST

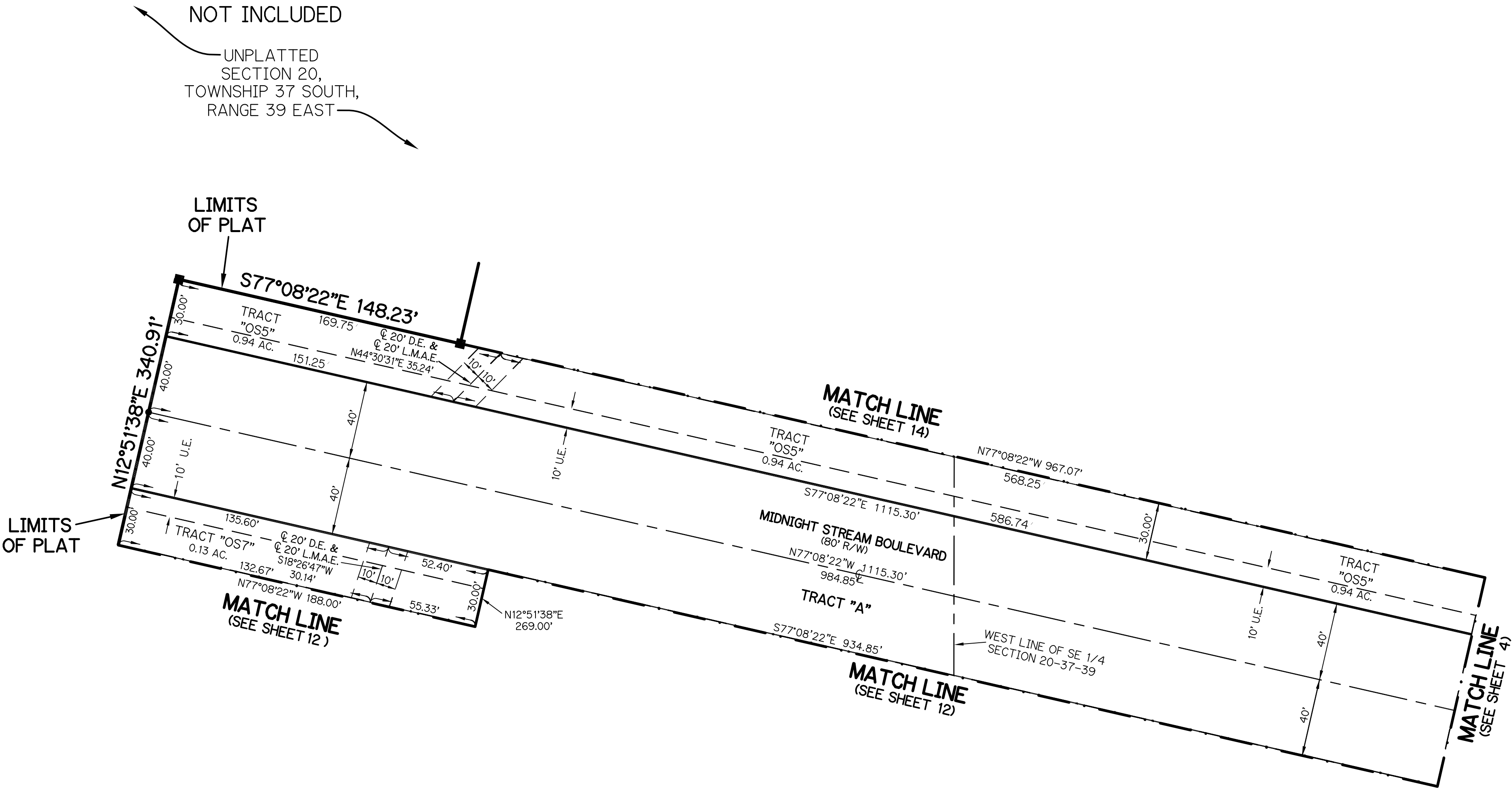
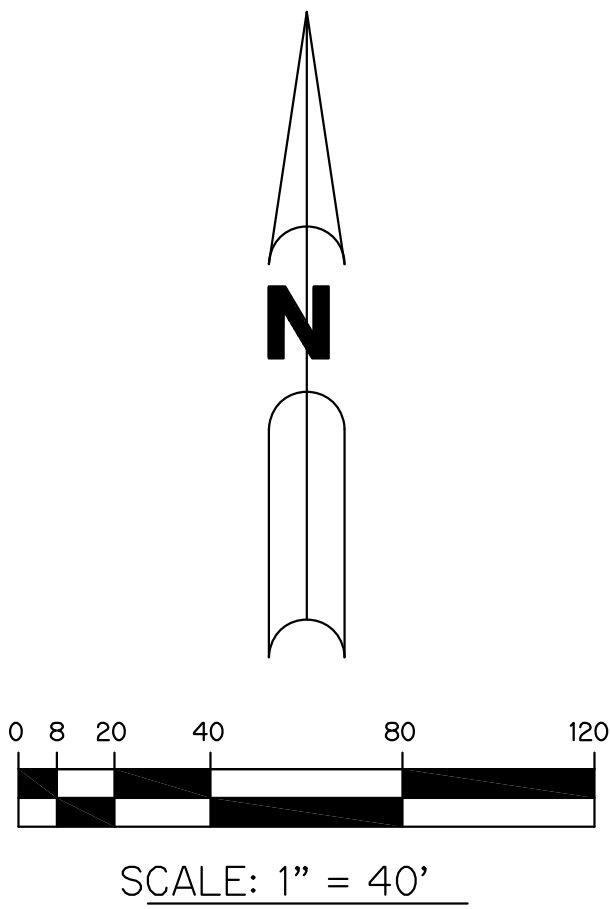
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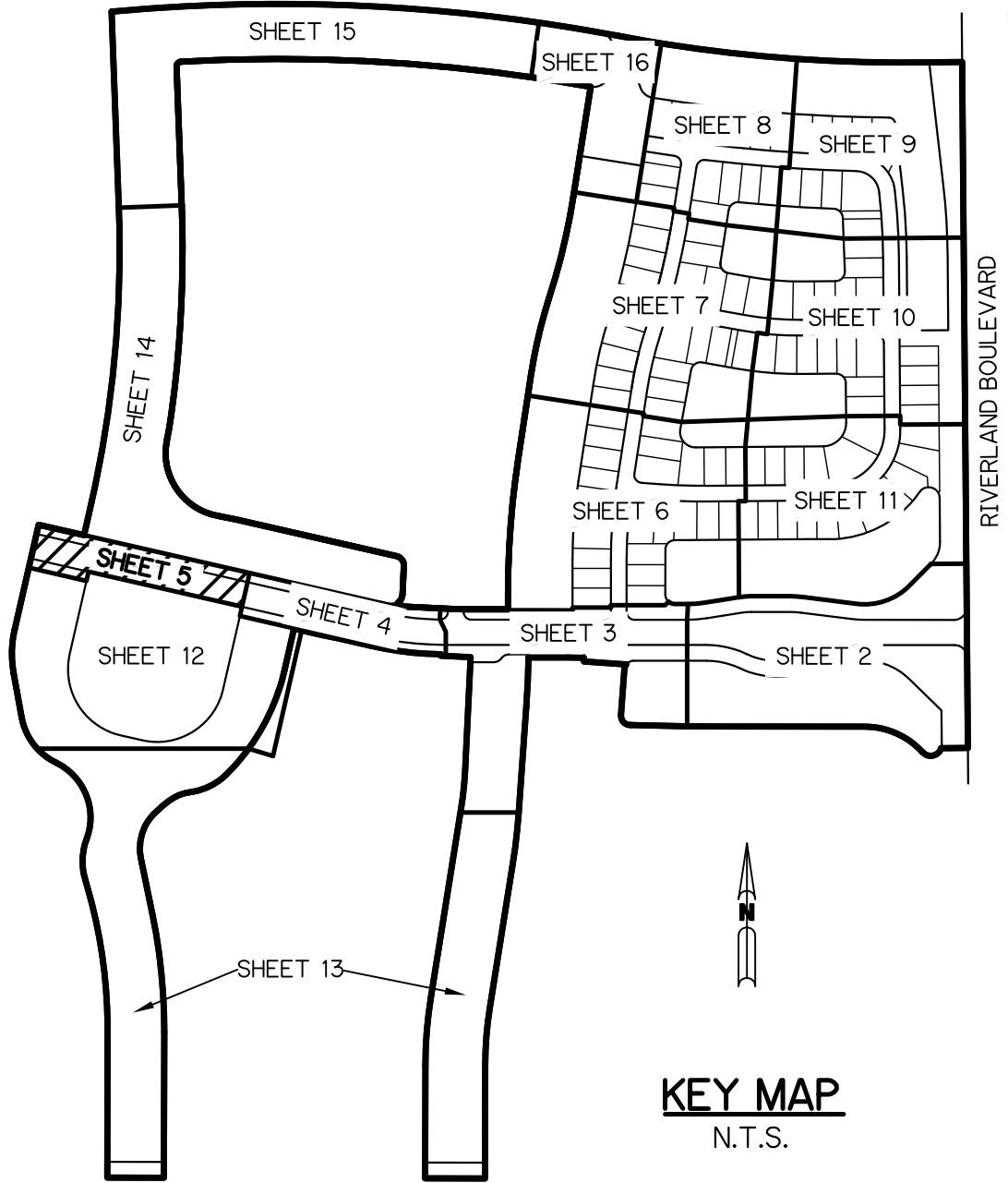
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RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 5 OF 16



- LEGEND:**
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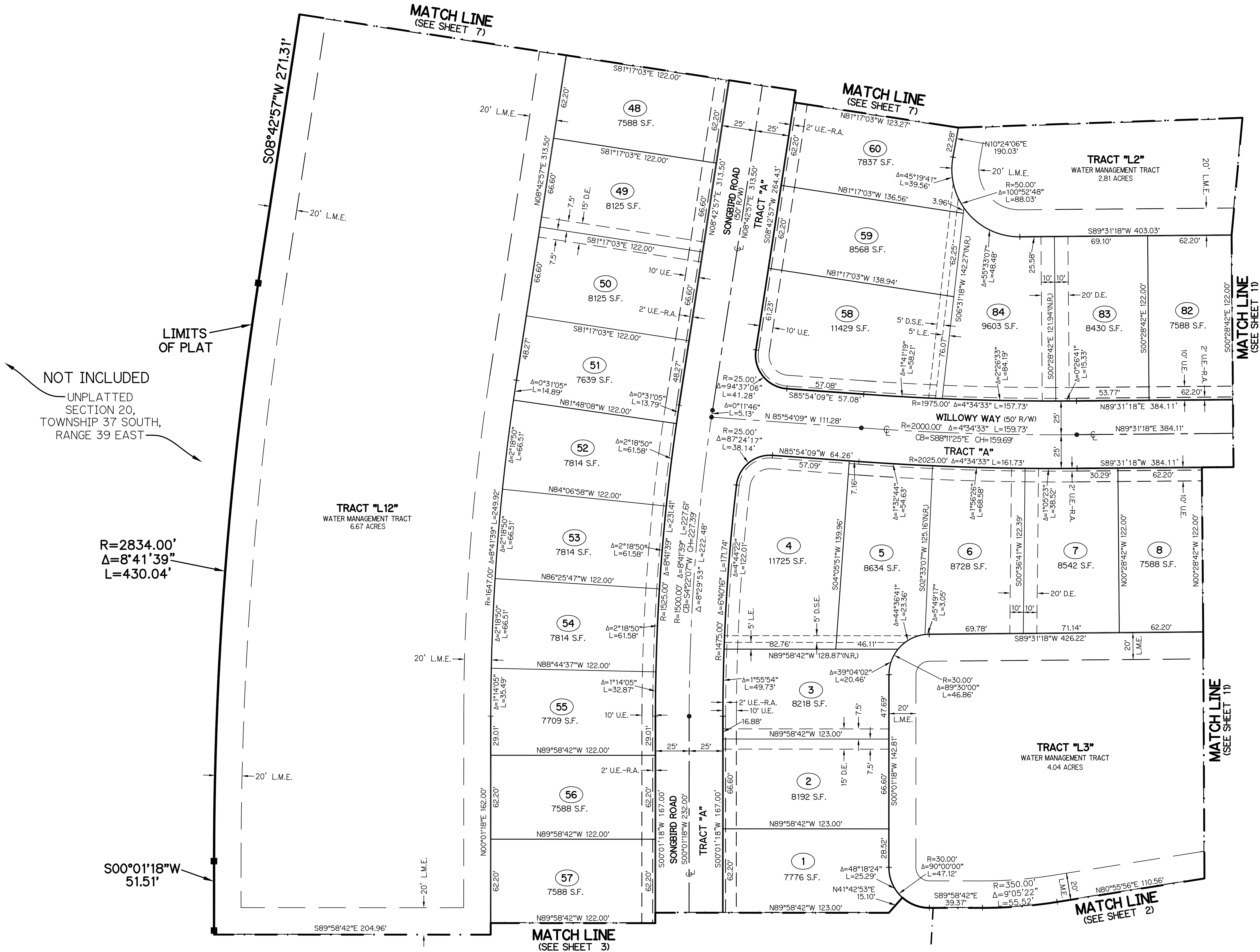
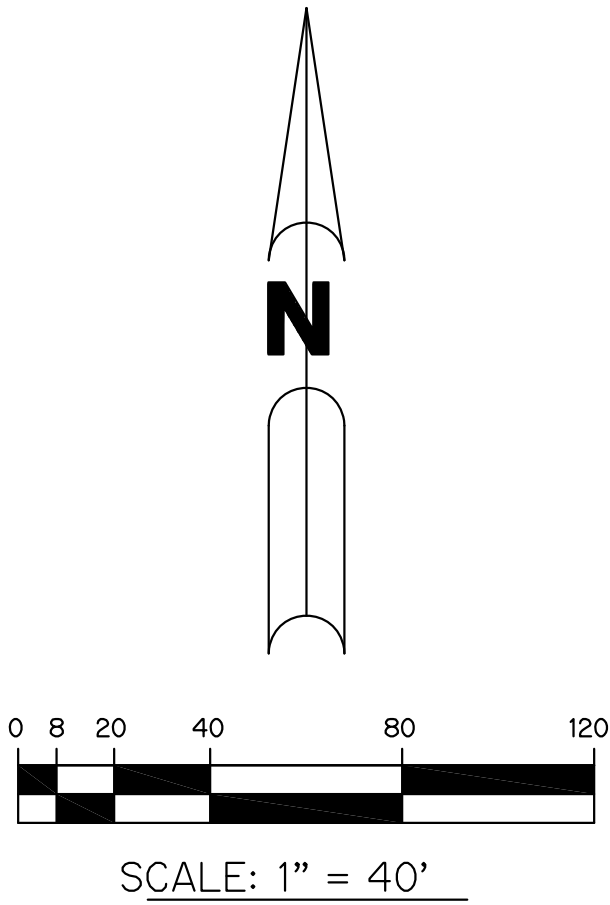
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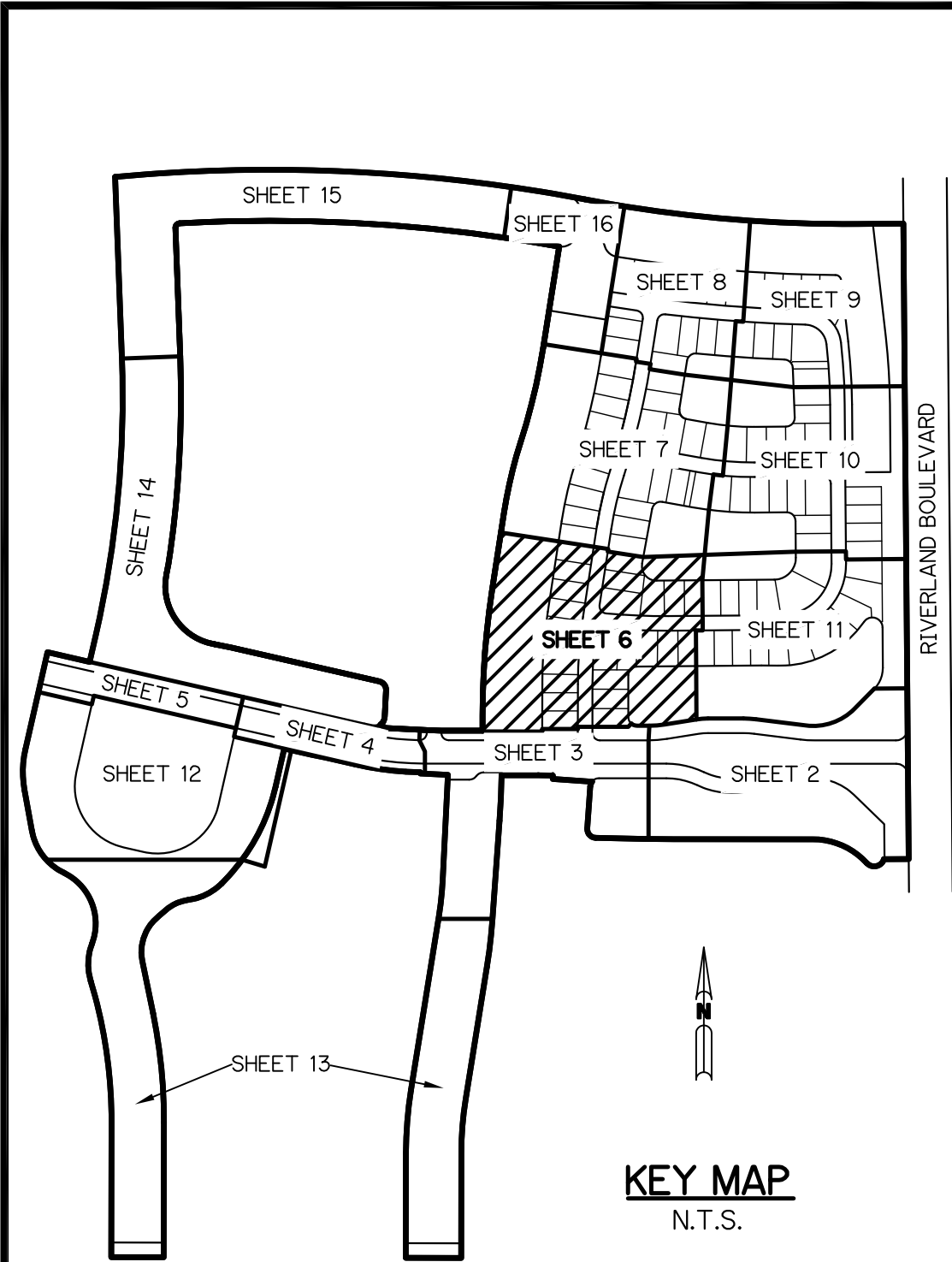
RIVERLAND PARCEL D - PLAT ONE

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



- LEGEND:**
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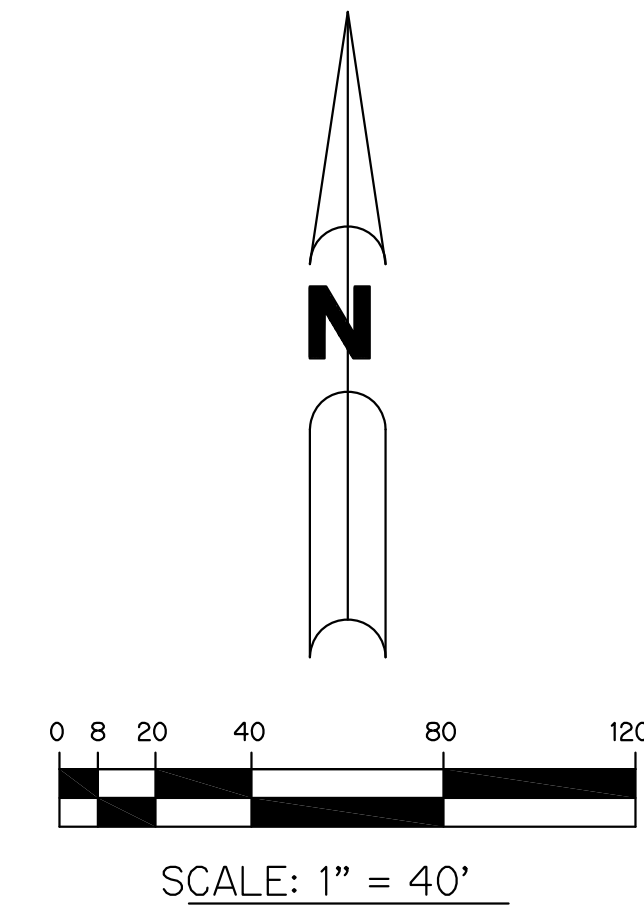


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LB-7741

# RIVERLAND PARCEL D - PLAT ONE

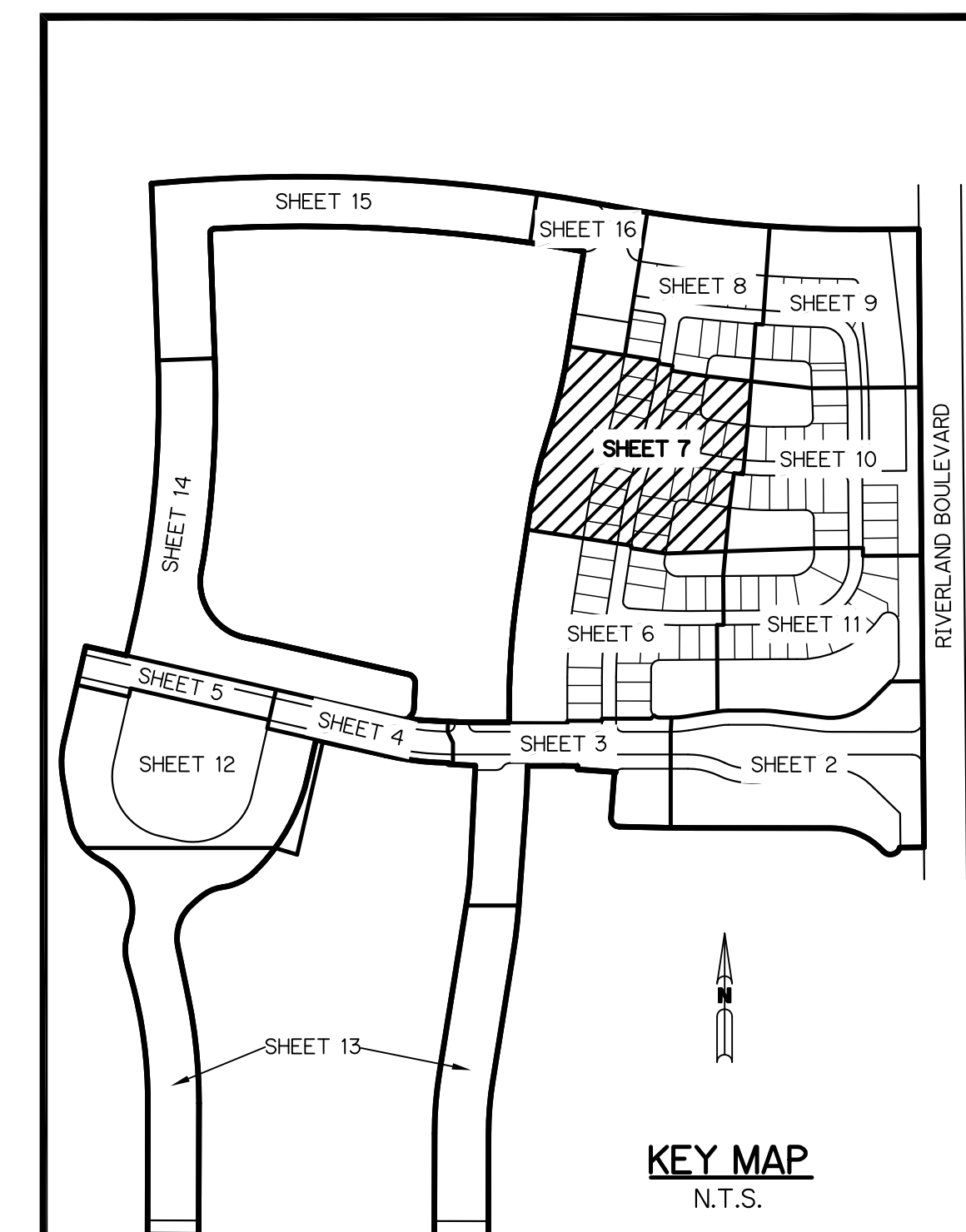
A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,  
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 7 OF 16



## LEGEND:

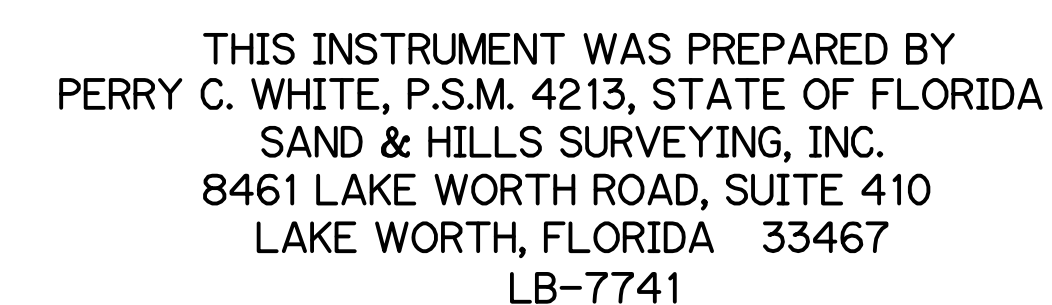
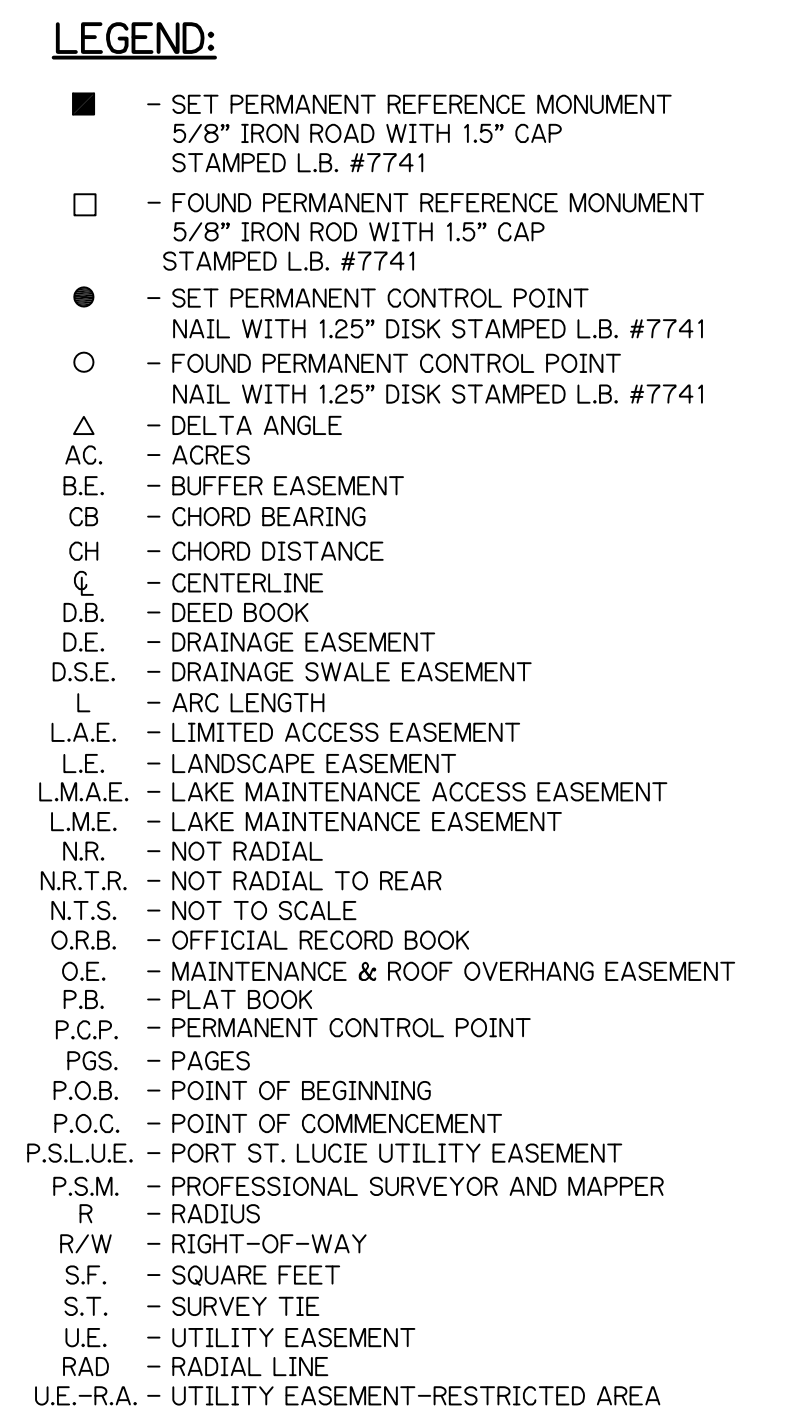
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- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.F. - SQUARE FEET
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- RAD - RADIAL LINE
- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA



KEY MAP  
N.T.S.

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

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

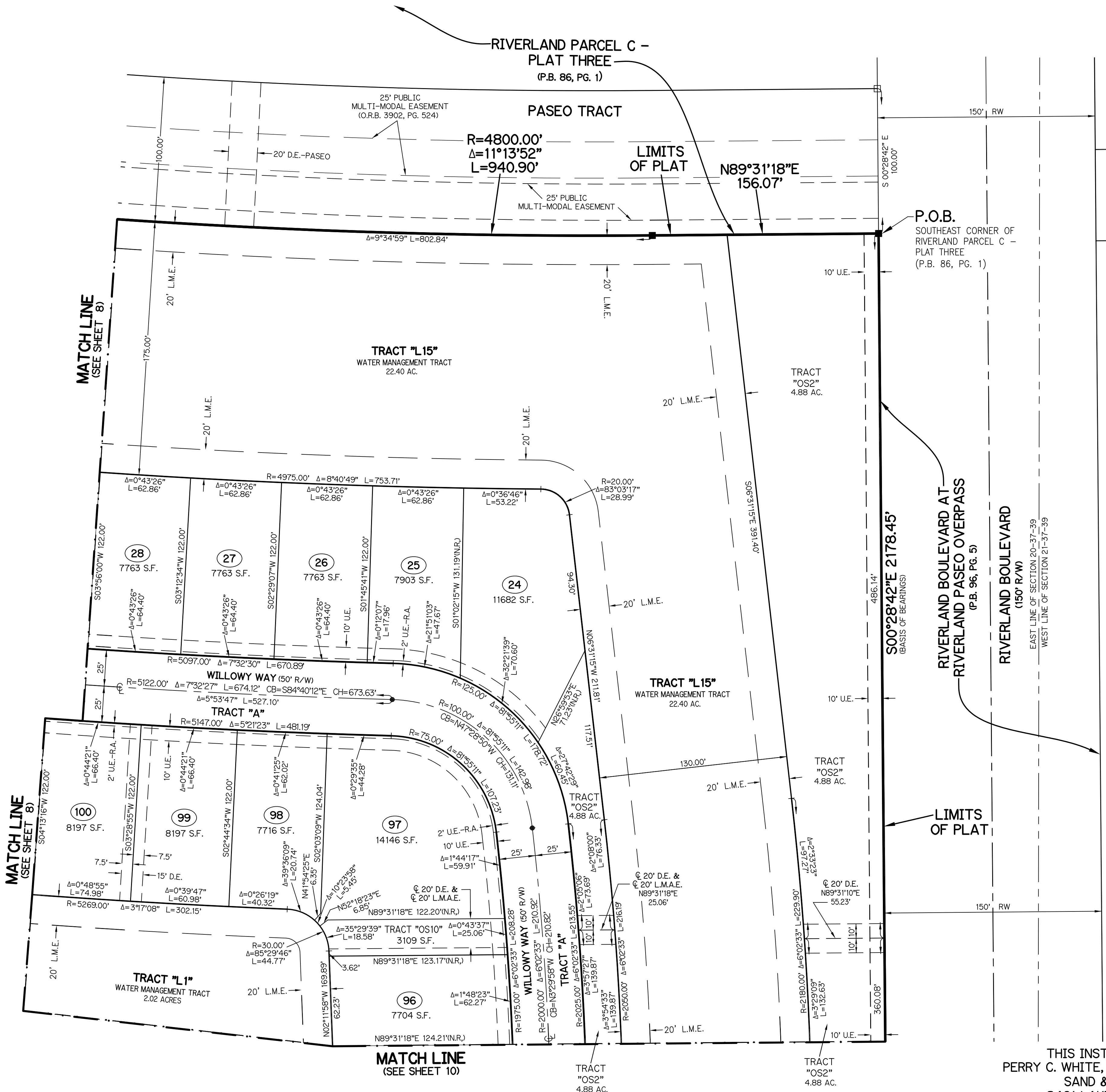
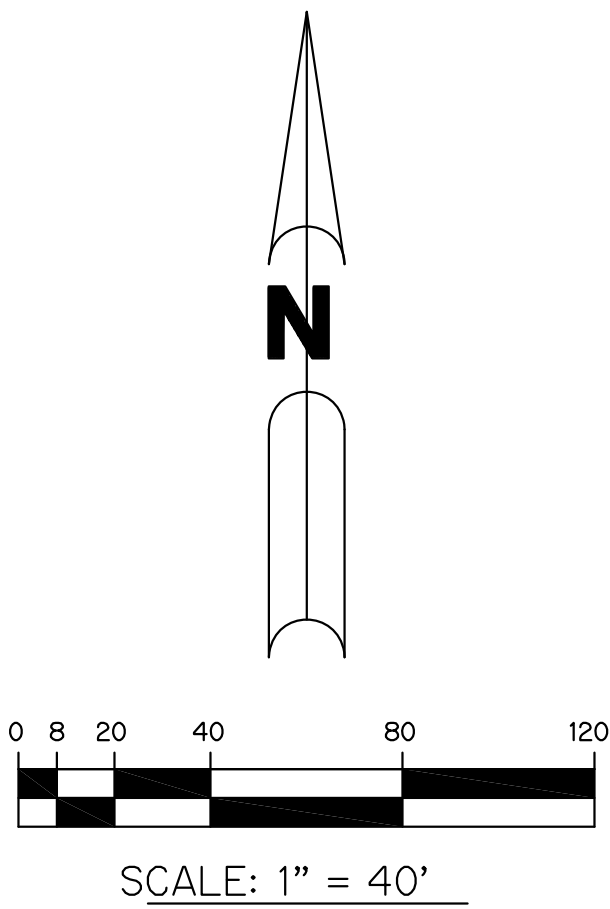




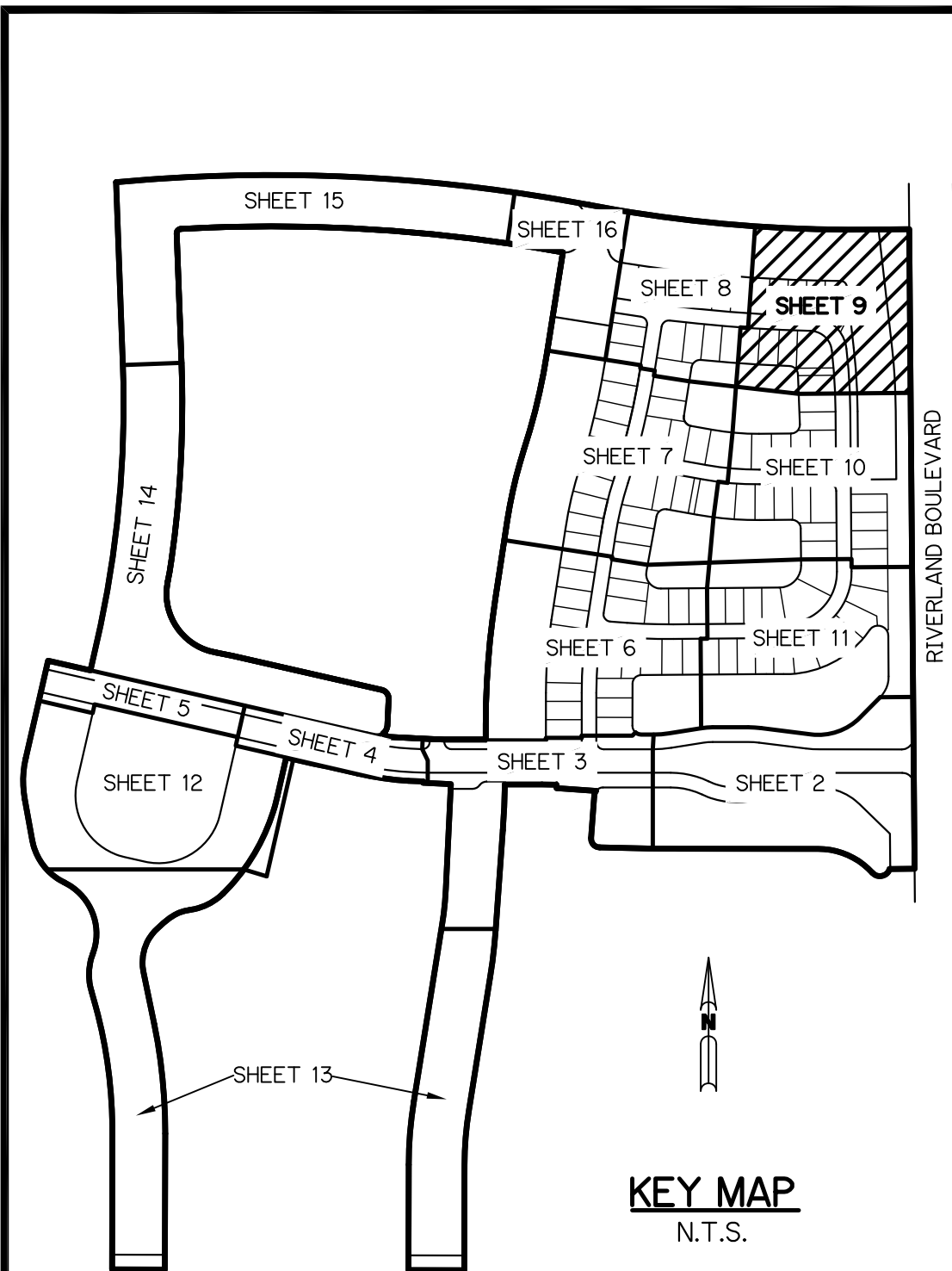
RIVERLAND PARCEL D - PLAT ONE

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

SHEET 9 OF 16



- 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
  - 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.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

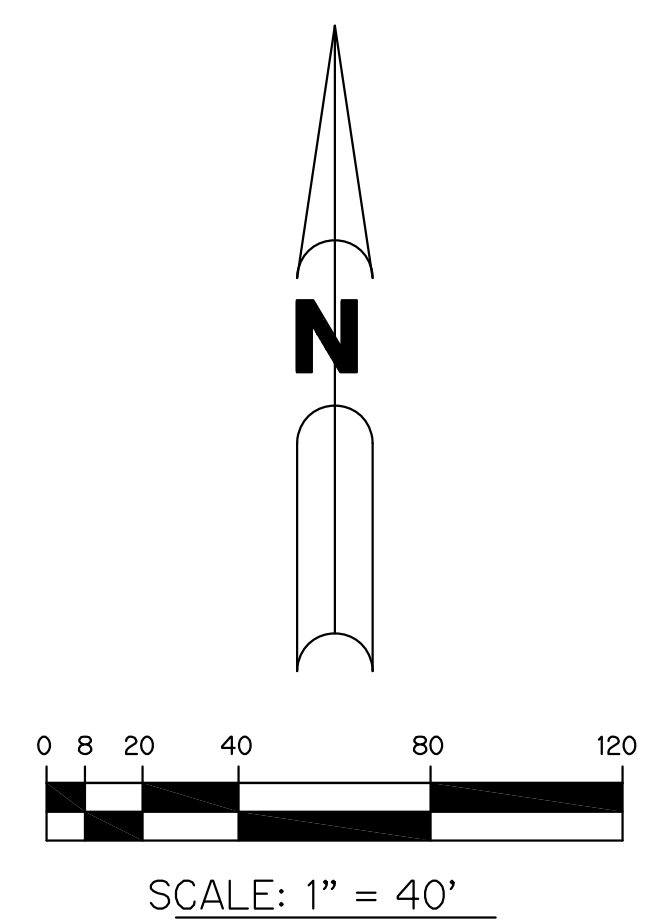
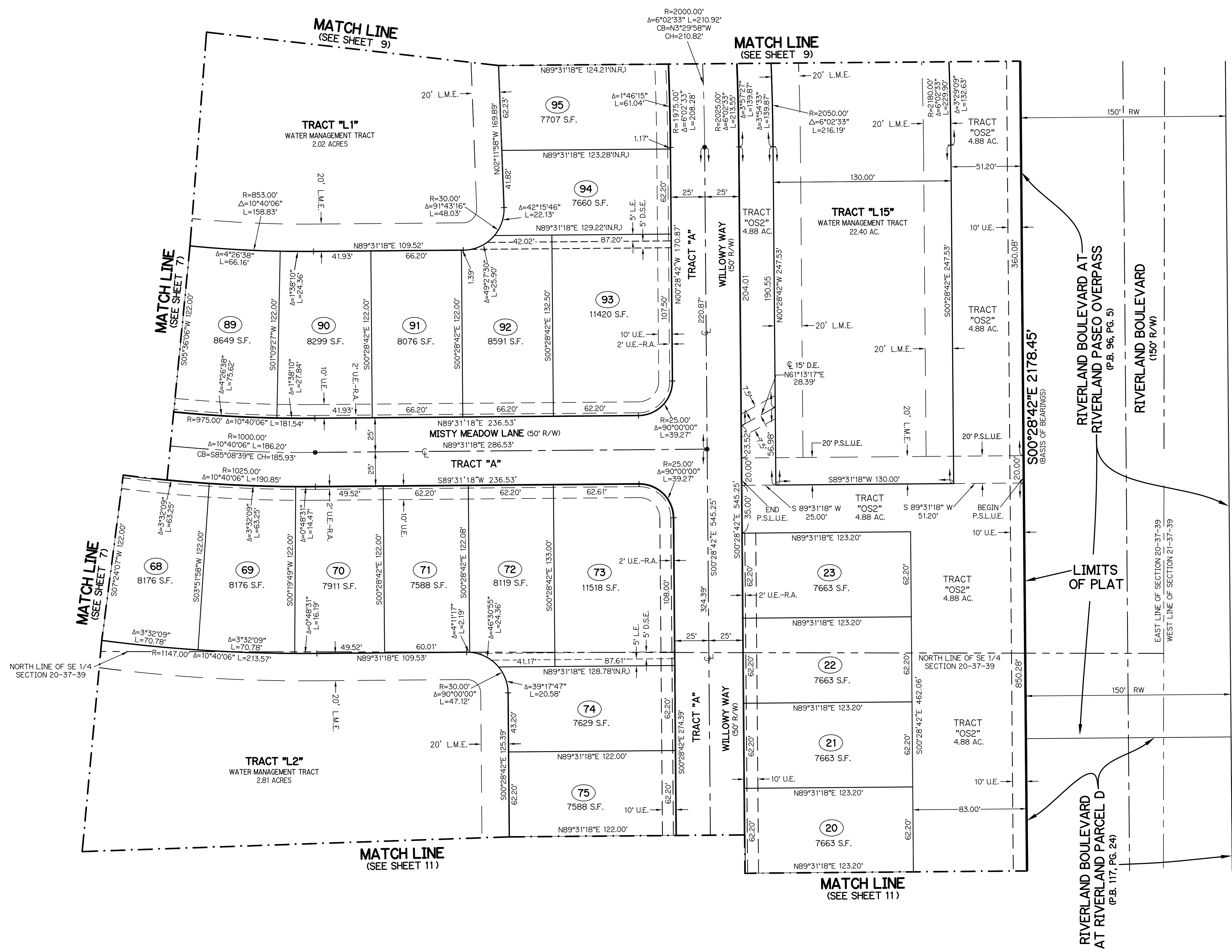


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8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

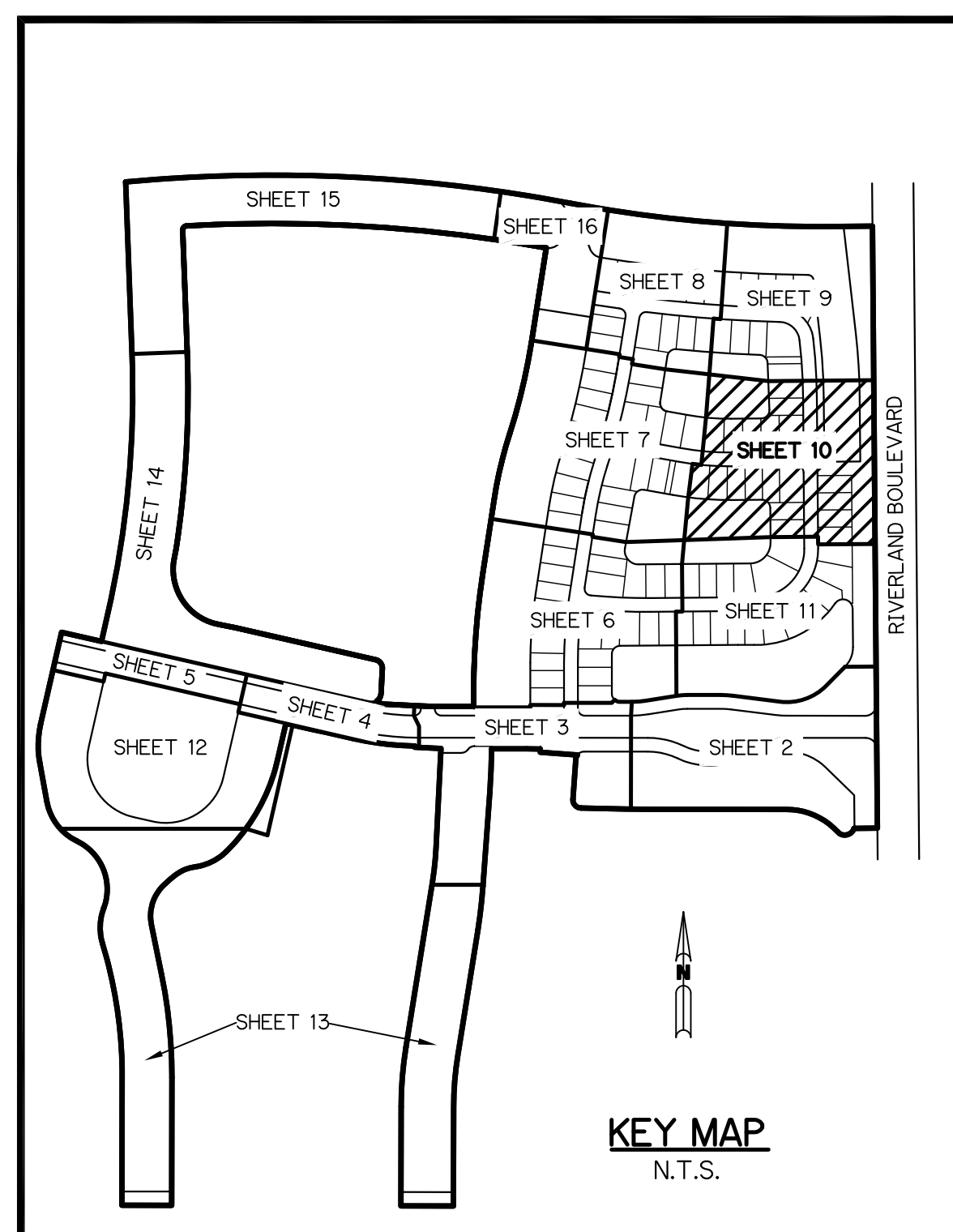
RIVERLAND PARCEL D - PLAT ONE

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

SHEET 10 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
  - 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
  - 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
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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



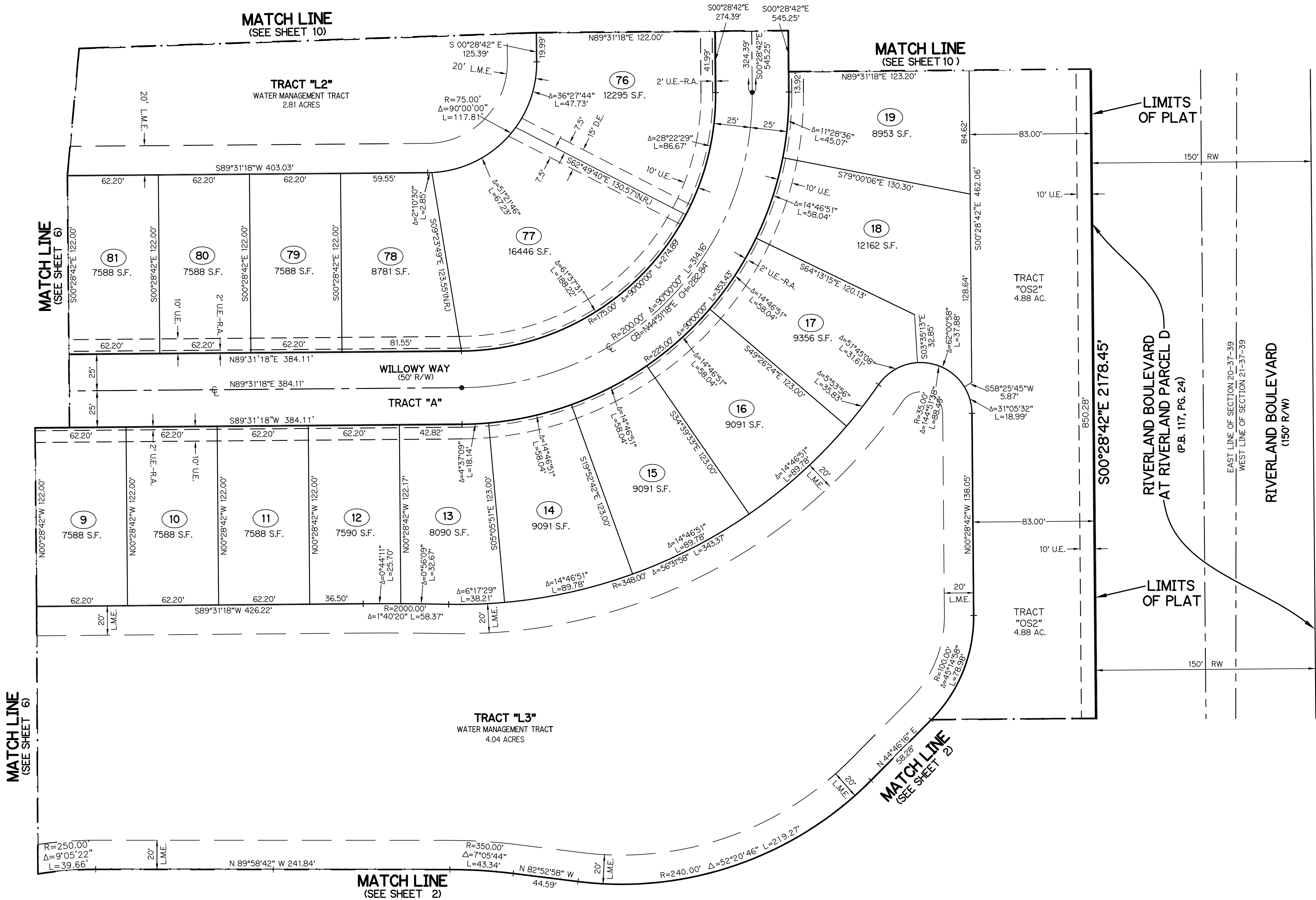
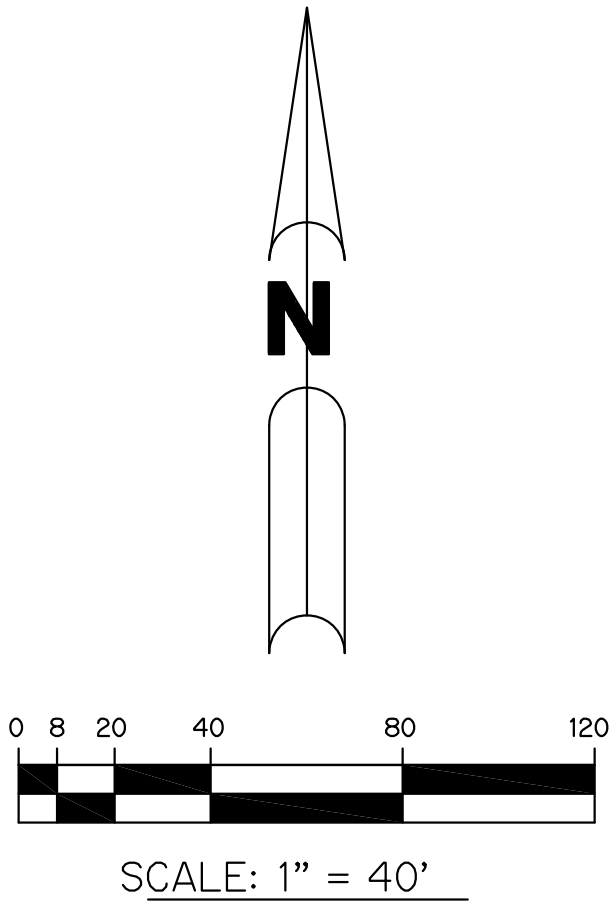
THIS INSTRUMENT WAS PREPARED BY  
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SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741



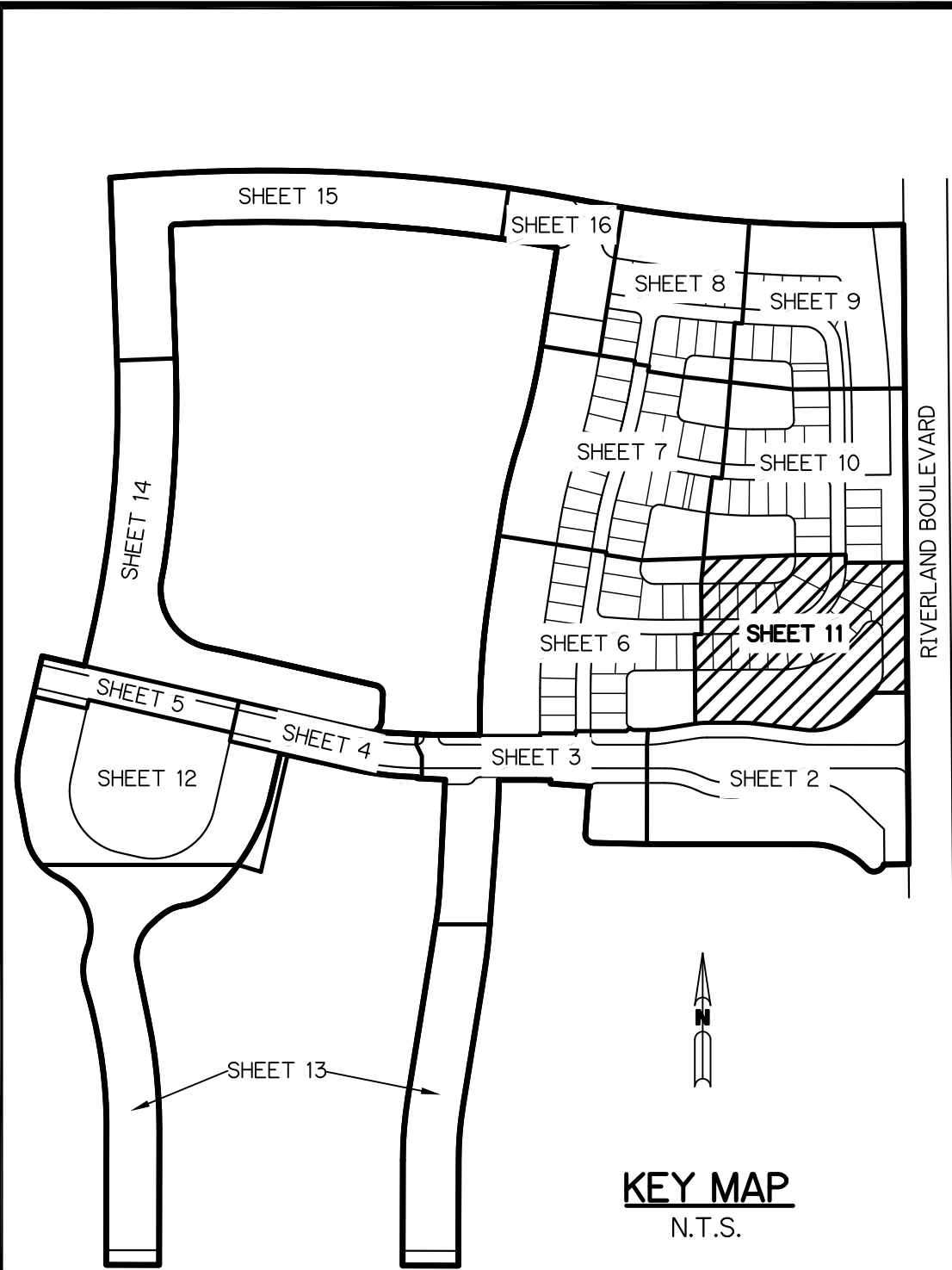
RIVERLAND PARCEL D - PLAT ONE

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

SHEET 11 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
  - 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
  - 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
  - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA



THIS INSTRUMENT WAS PREPARED BY  
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SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

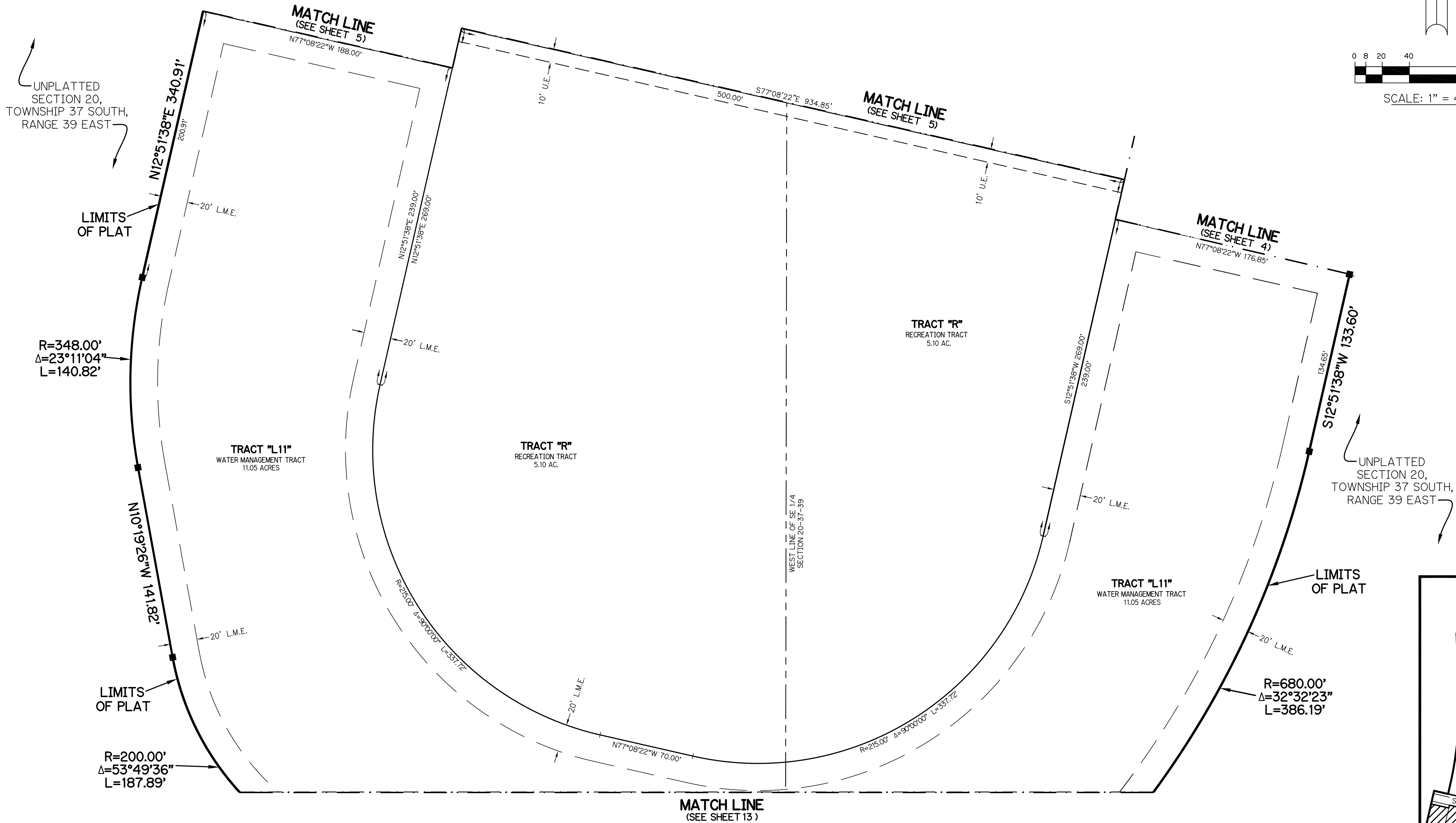
# RIVERLAND PARCEL D - PLAT ONE

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

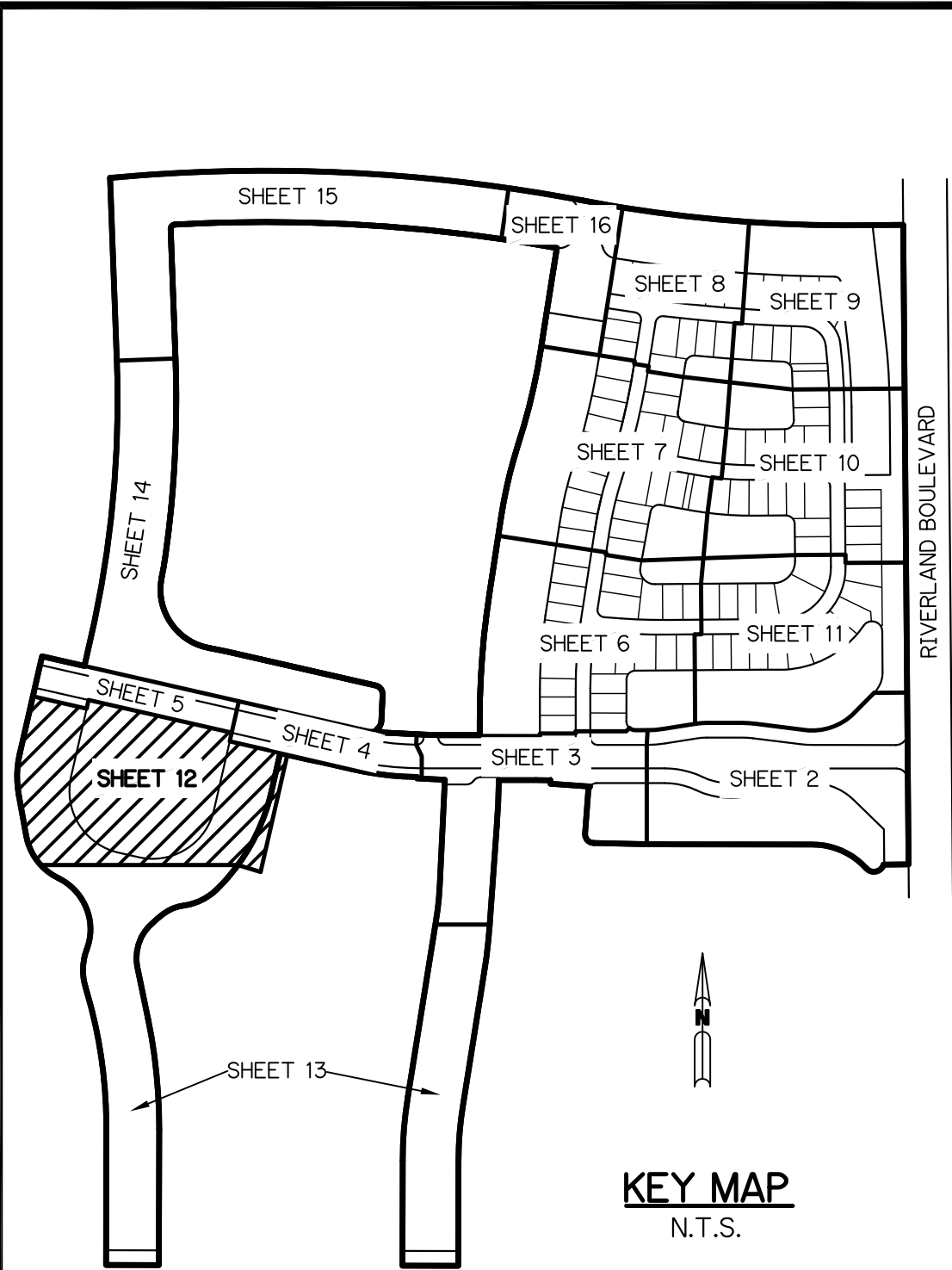
SHEET 12 OF 16



SCALE: 1" = 40'



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON 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
  - AC - ACRES
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - CL - CENTERLINE
  - DB - 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.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA



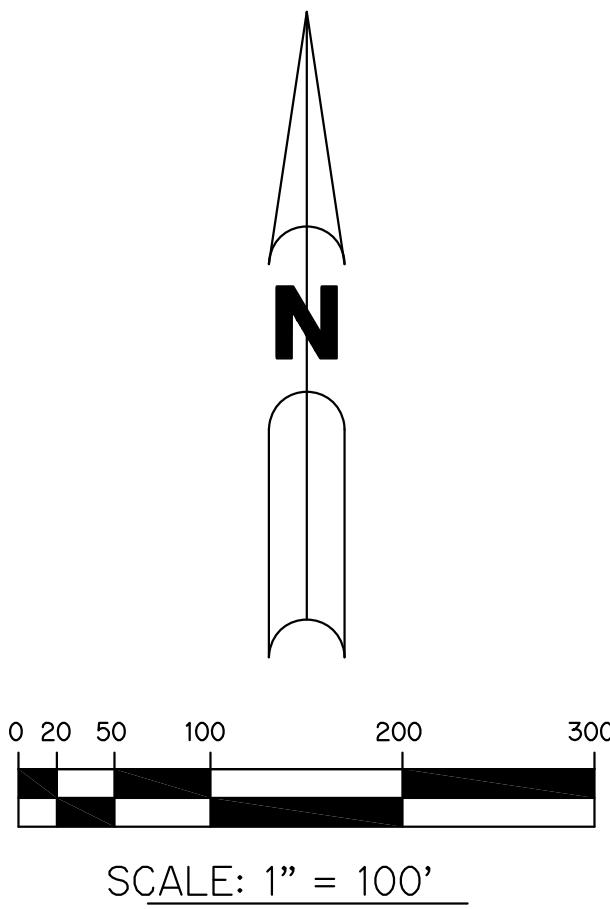
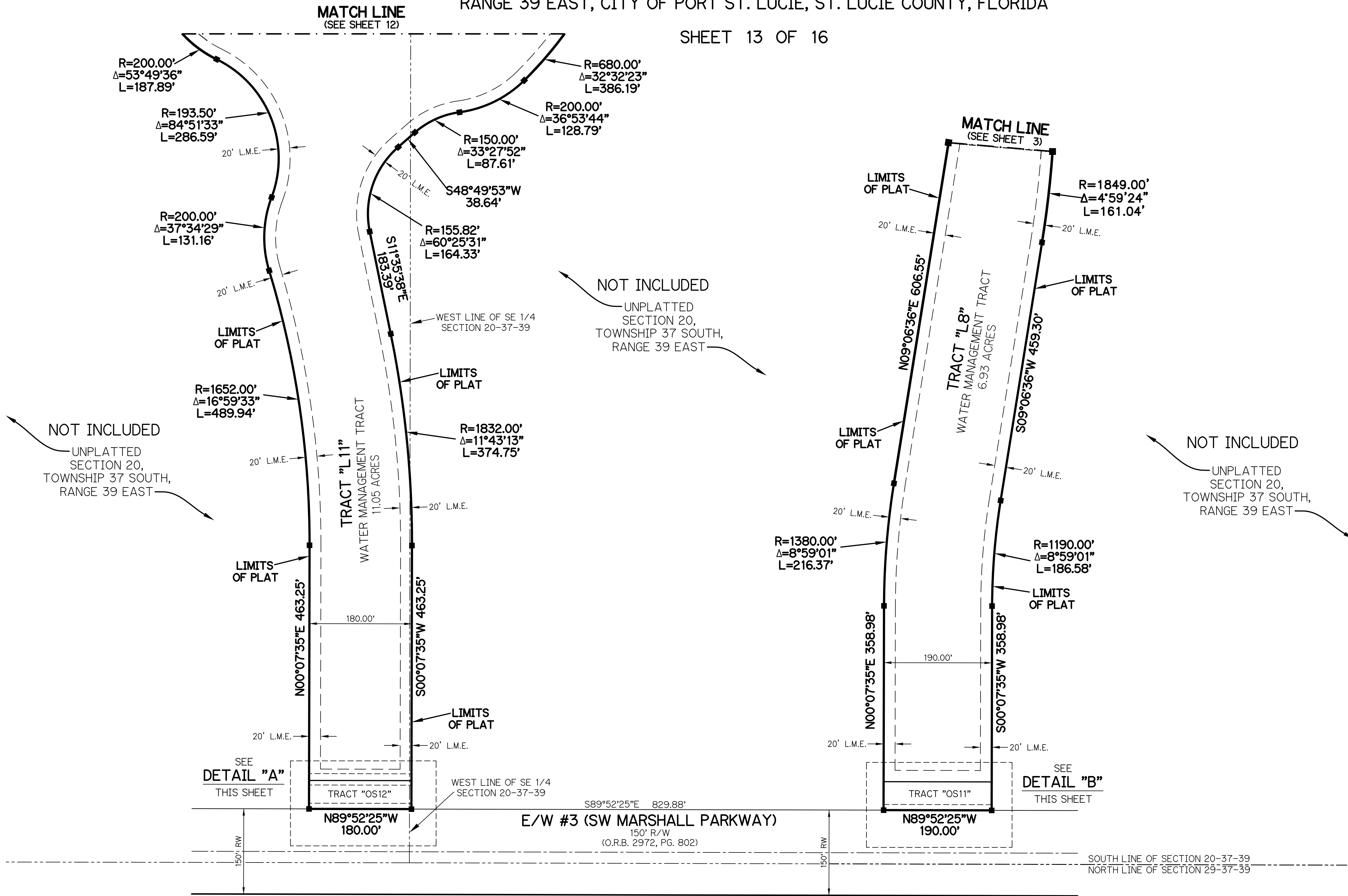
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8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741



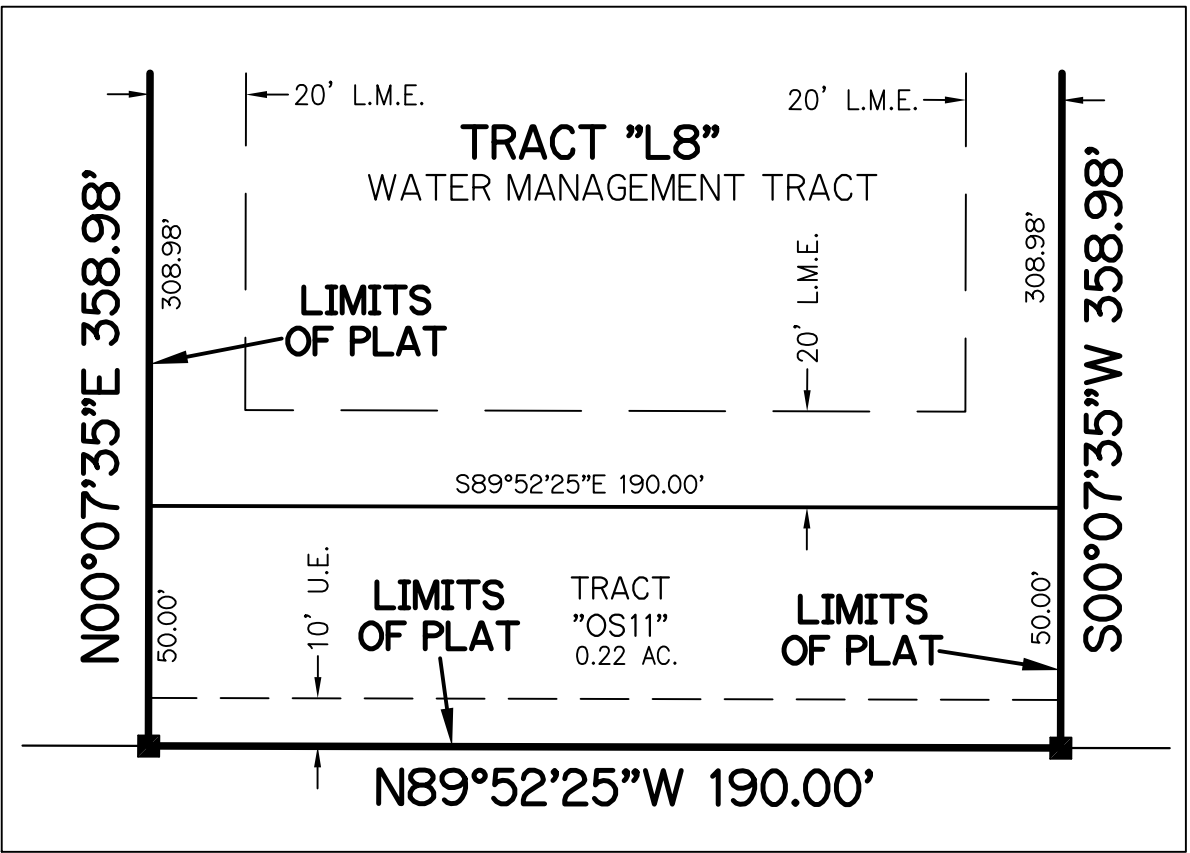
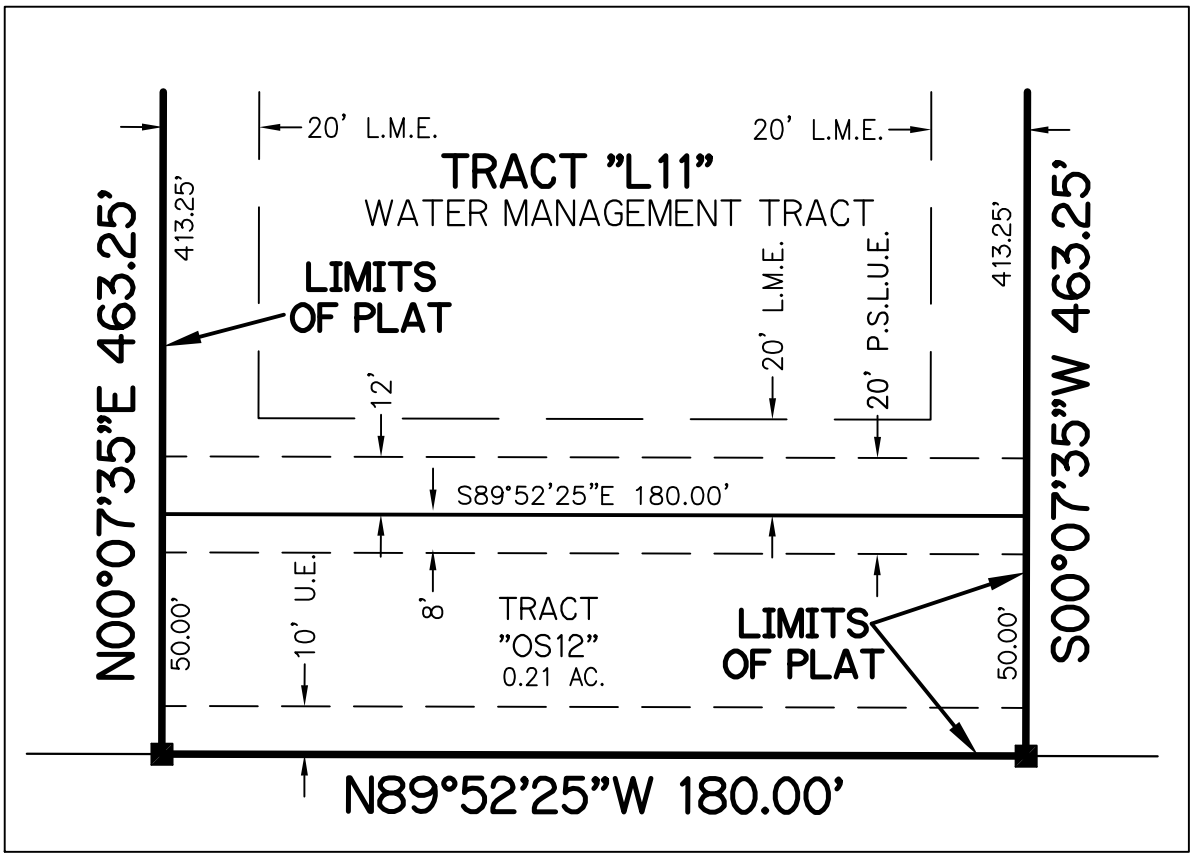
# RIVERLAND PARCEL D - PLAT ONE

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

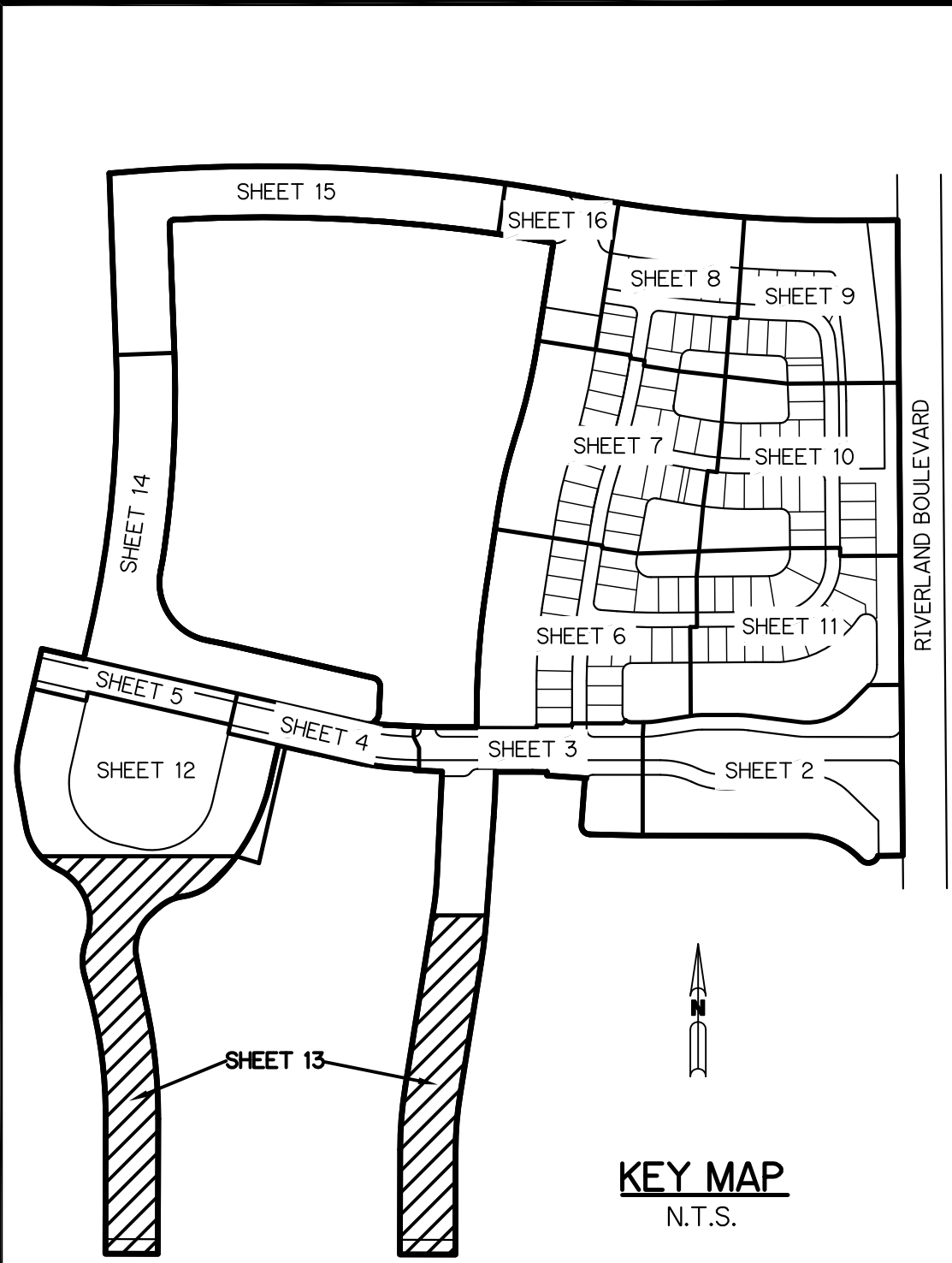
SHEET 13 OF 16



- 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  
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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
  - 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
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  - O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
  - P.B. - PLAT BOOK
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  - P.O.B. - POINT OF BEGINNING
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  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
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  - S.F. - SQUARE FEET
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - U.E.-RA. - UTILITY EASEMENT-RESTRICTED AREA



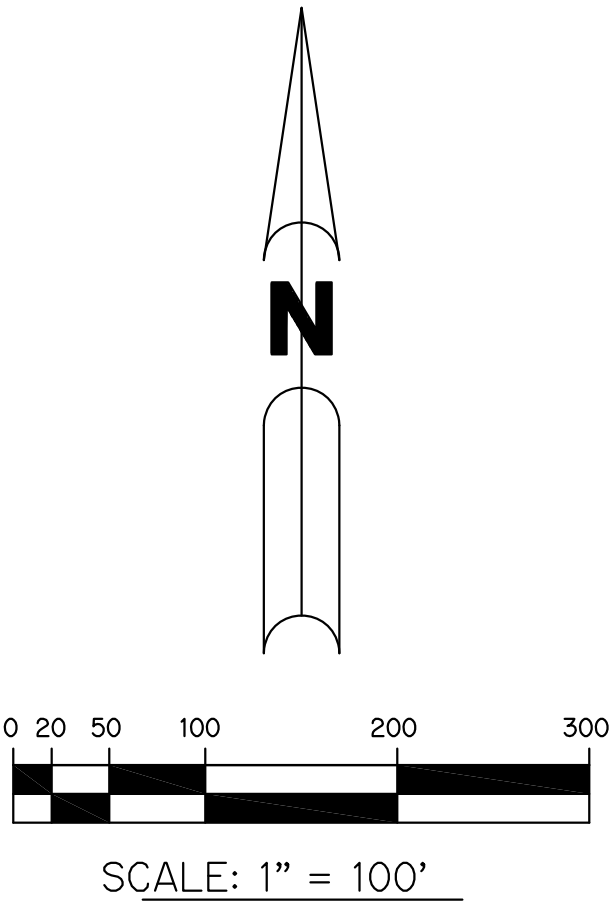
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8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741



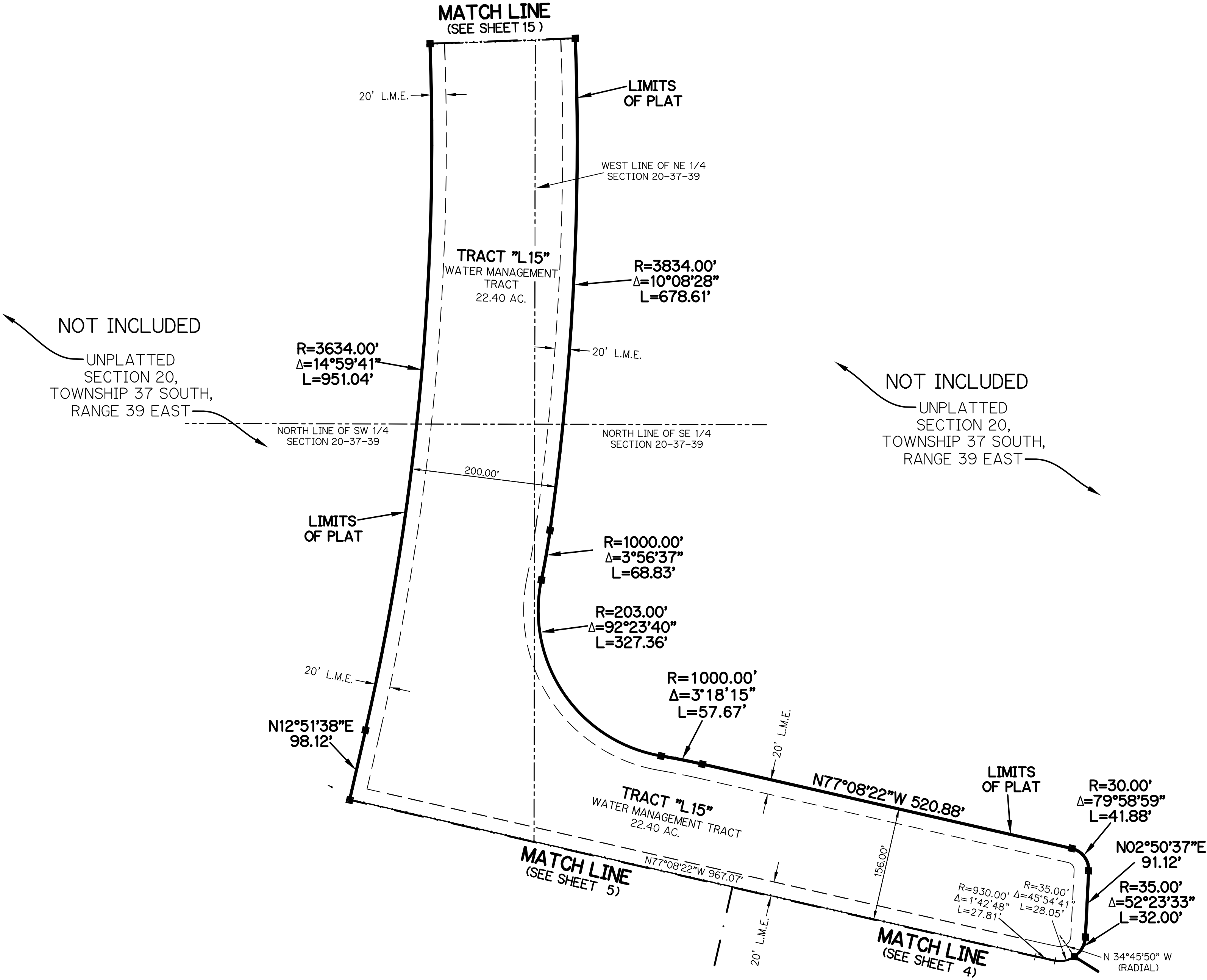
# RIVERLAND PARCEL D - PLAT ONE

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

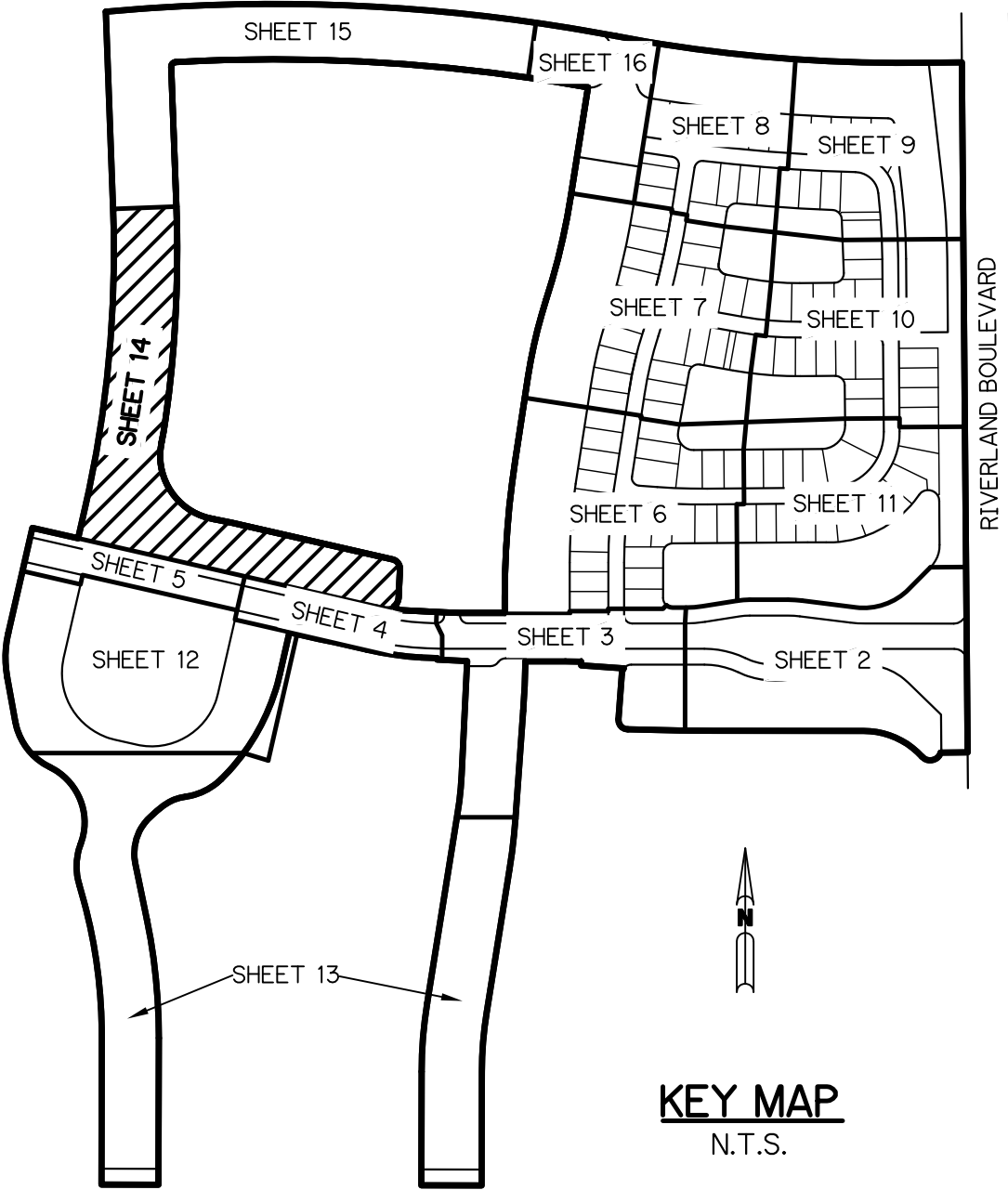
SHEET 14 OF 16



- 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
  - 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
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
  - P.B. - PLAT BOOK
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  - PGS. - PAGES
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  - RAD - RADIAL LINE
  - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA



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

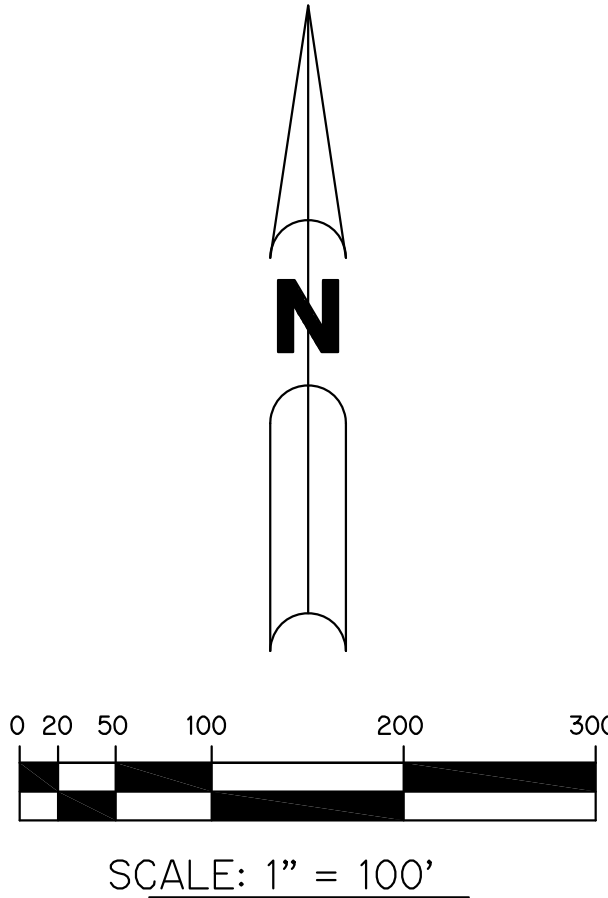




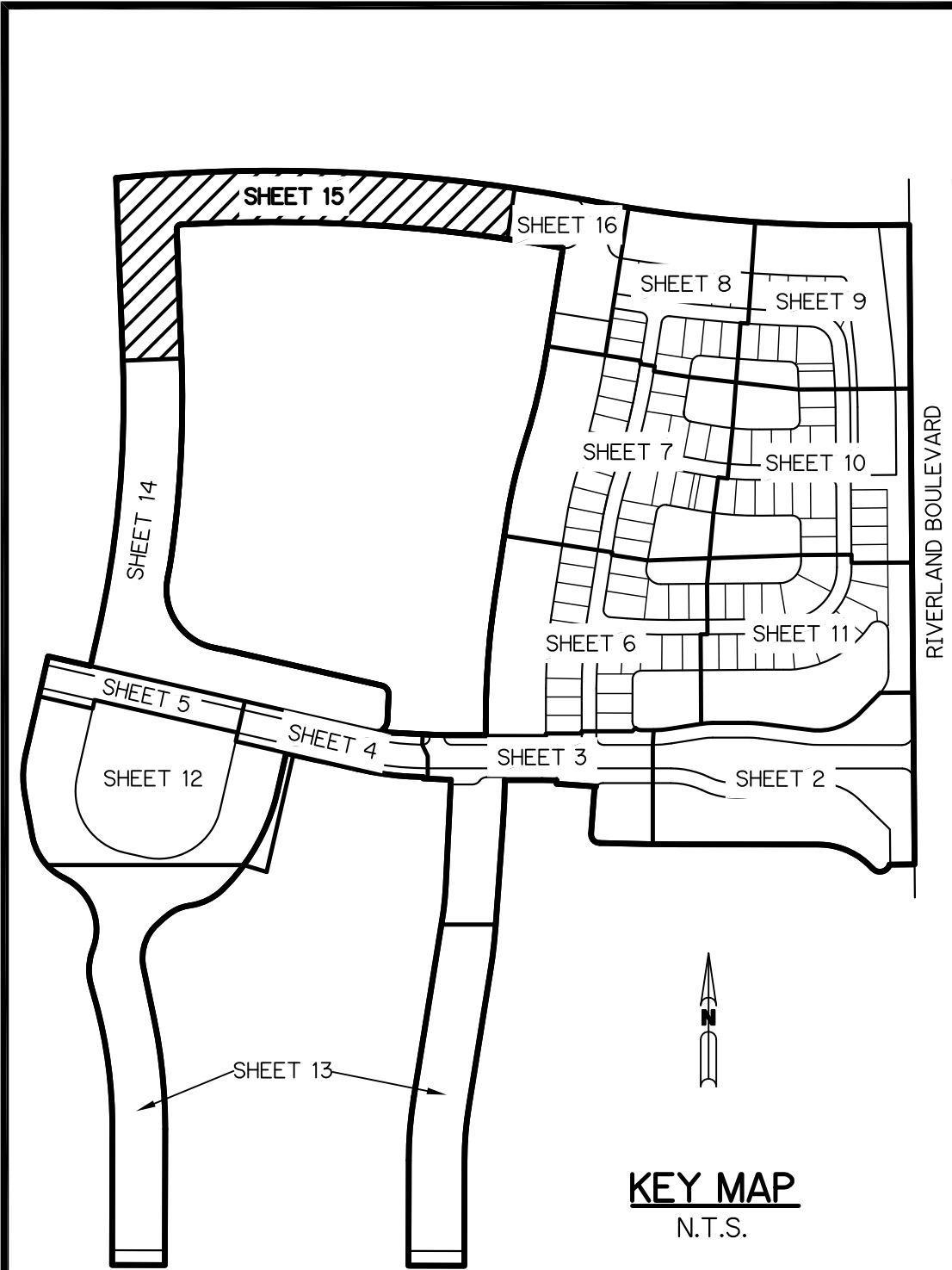
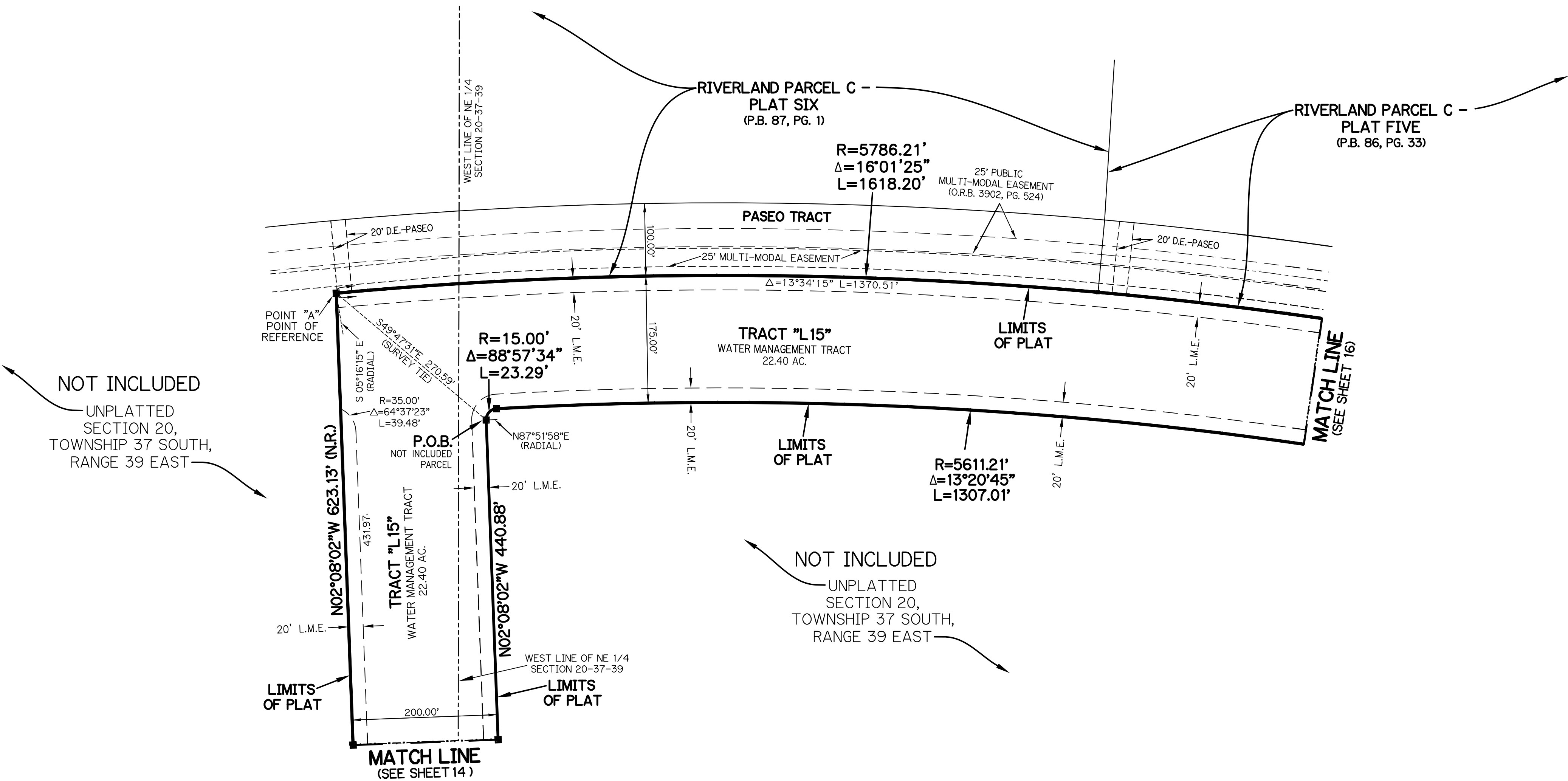
# RIVERLAND PARCEL D - PLAT ONE

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



- 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
  - 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
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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
  - P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
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  - S.F. - SQUARE FEET
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  - U.E. - UTILITY EASEMENT
  - RAD - RADIAL LINE
  - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

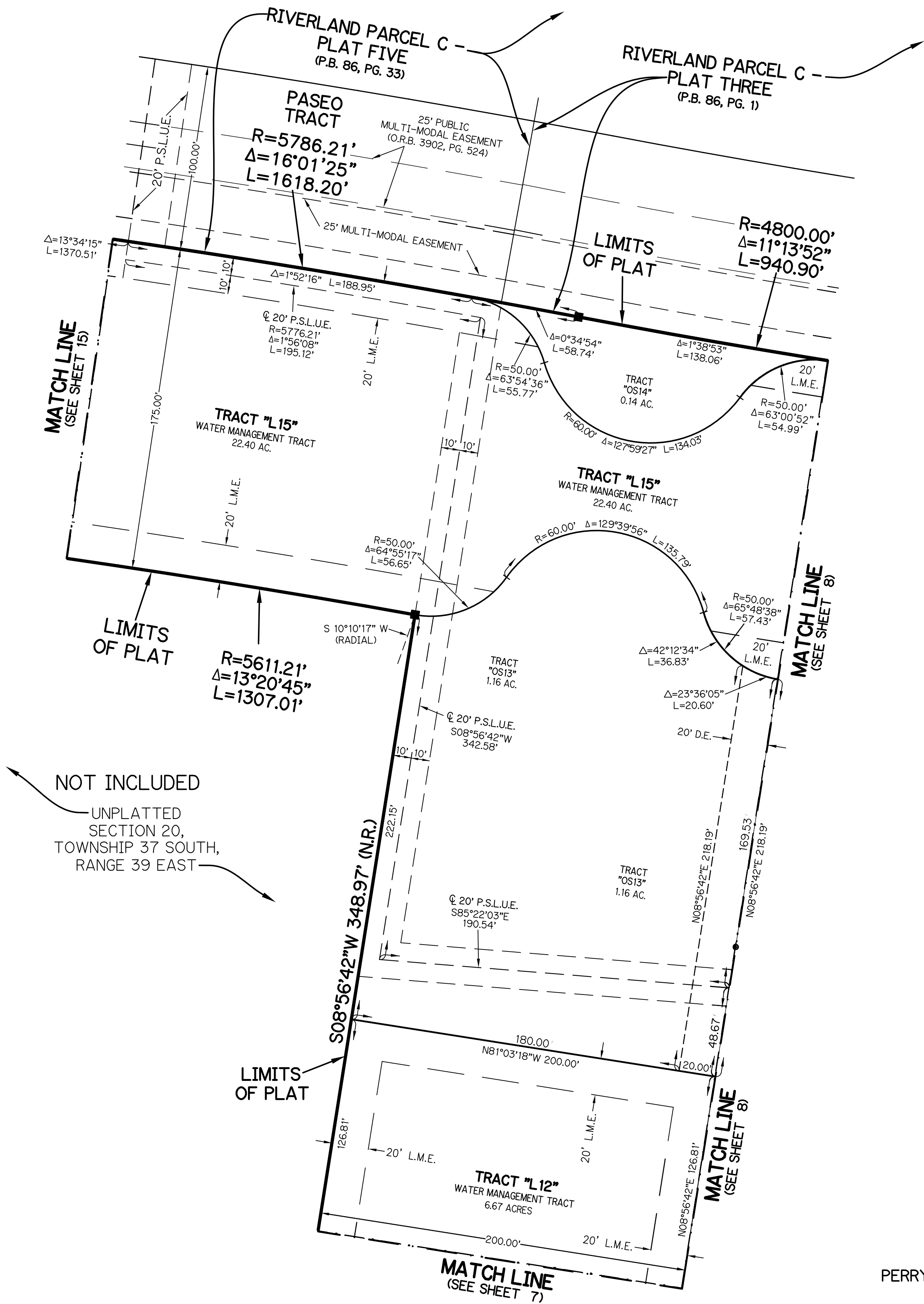
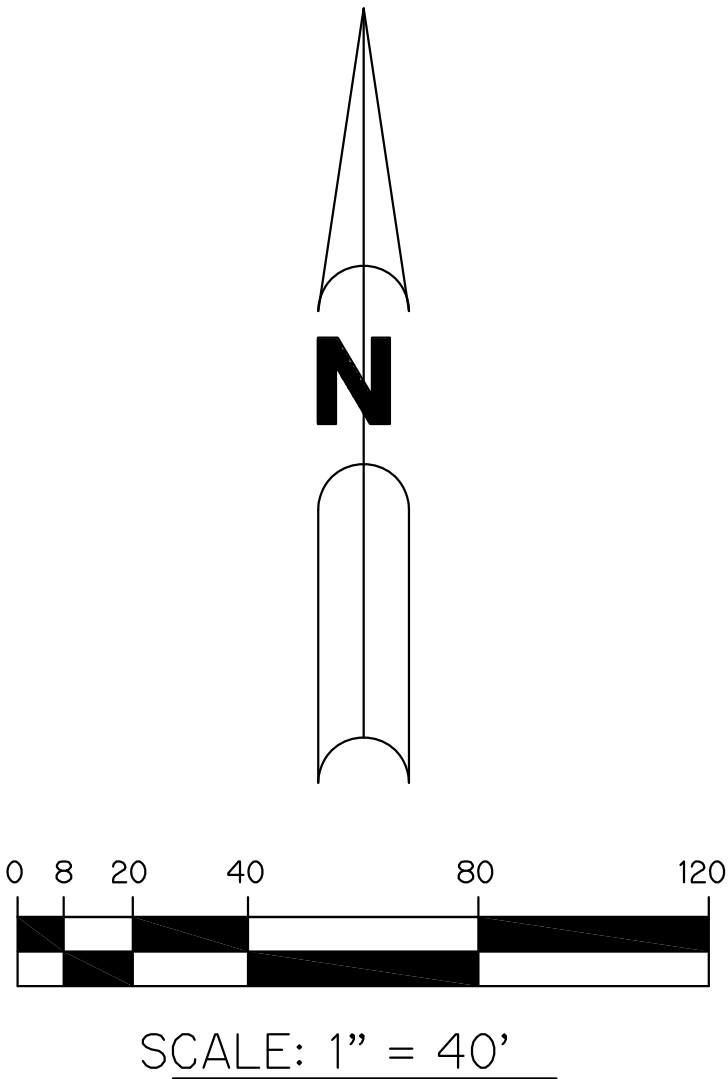


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8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

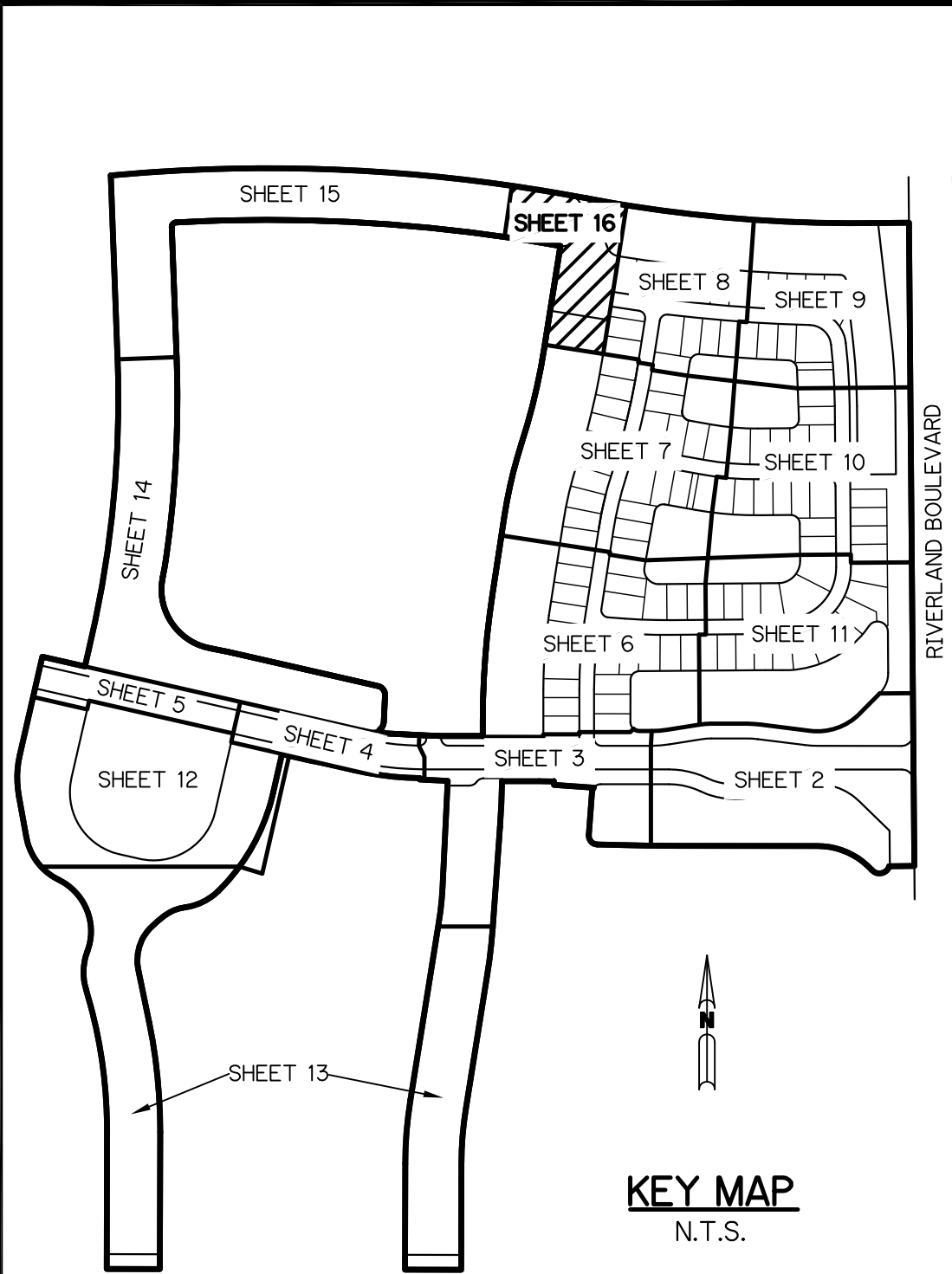
# RIVERLAND PARCEL D - PLAT ONE

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

SHEET 16 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
  - 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
  - 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  
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