



**CITY OF PORT ST LUCIE**

Date Checked: 1/8/2025  
 Checked by: Dennis Murphy  
 Recorded:

**NEW PLATS -- PARENT PARCELS AND DESCRIPTION**  
 (to be completed by Finance Dept. prior to plat approval)

Planning Project #	P23-190
Proposed Plat Name:	Riverland Parcel D - Plat Seven
Legal Description:	19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78

**Current Tax Roll Year: 2024**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	319-141-0002-000-9	88.83	Y	N/A
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
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15				
16				
17				
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# RIVERLAND PARCEL D - PLAT SEVEN

BEING A 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 7

### LEGAL DESCRIPTION:

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

BEGIN AT THE NORTHWEST CORNER OF RIVERLAND PARCEL D - PLAT ONE REPLAT, AS RECORDED IN PLAT BOOK 124, PAGE 33, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID RIVERLAND PARCEL D - PLAT ONE REPLAT FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, SOUTH 02°08'02" EAST, A DISTANCE OF 623.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3634.00 FEET, A CENTRAL ANGLE OF 14°59'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 951.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°51'38" WEST, A DISTANCE OF 98.12 FEET; THENCE NORTH 77°08'22" WEST, A DISTANCE OF 849.97 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2070.00 FEET, A CENTRAL ANGLE OF 05°06'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 184.26 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 76°22'26" WEST, A DISTANCE OF 139.17 FEET; THENCE NORTH 00°26'34" WEST, A DISTANCE OF 1139.94 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 22°27'05" WEST, A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 67°59'28"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 71.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°26'34" WEST, A DISTANCE OF 45.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°26'34" WEST, A DISTANCE OF 18.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 44°10'46"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 55.52 FEET TO THE POINT OF CUSP WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°22'40" EAST, A RADIUS OF 7100.00 FEET AND A CENTRAL ANGLE OF 08°15'37"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1023.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5786.21 FEET, A CENTRAL ANGLE OF 02°36'42"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 263.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.923 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 SEVEN, 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 VALENCIA PARC 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. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID PRIVATE ROAD RIGHTS OF WAY 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 VALENCIA PARC 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 SW MARSHALL PARKWAY (E/W #3), N/S A 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 L15B, L16 AND L17, AS SHOWN HEREON ARE DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. 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), N/S A 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 VALENCIA PARC 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 OS1 THROUGH OS4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY, DRAINAGE FACILITIES, PEDESTRIAN ACCESS, AND GOLF CART AND SIMILAR SIZED NEIGHBORHOOD ELECTRIC VEHICLE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

### CERTIFICATION OF OWNERSHIP & DEDICATION (CONTINUED)

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 RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. THE VALENCIA PARC 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 IN 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 FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, 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. IN THE EVENT THAT A LAW, STANDARD, CODE, OR CITY CODE REQUIREMENT, RELATING TO THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR PUBLIC DRAINAGE FACILITIES, AS REFERENCED IN THIS PROVISION, CONFLICTS, THE MORE STRINGENT REQUIREMENT REGULATION PREVAILS.

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.

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 VALENCIA PARC 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 ON 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) THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA PARC 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.

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

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 \_\_\_\_\_, 2024.

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RICHARD M. NORWALK, VICE PRESIDENT

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

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

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, RICHARD M. NORWALK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RIVERLAND IV CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF 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 \_\_\_\_\_, 2024.

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

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

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

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON, OF TRACT A, TRACTS L15B, L16 AND L17, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, DRAINAGE EASEMENTS, DRAINAGE SWALE EASEMENTS, LANDSCAPE EASEMENTS, UTILITY EASEMENTS, PORT ST. LUCIE UTILITY EASEMENTS, AND OPEN SPACE TRACTS OS1 THROUGH OS4, AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO VALENCIA PARC HOMEOWNERS ASSOCIATION, INC.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

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

CHARLES SAENZ, PRESIDENT

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

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

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, CHARLES SAENZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

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

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

### CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

THE PLAT AS SHOWN HEREON, HAS BEEN REVIEWED ON BEHALF OF THE CITY OF PORT ST. LUCIE, FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

(PRINT NAME)  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. \_\_\_\_\_

REVIEWING SURVEYOR

RIVERLAND IV CORPORATION

VALENCIA PARC HOMEOWNERS ASSOCIATION, INC.

CLERK OF CIRCUIT COURT

CITY OF PORT ST. LUCIE

### APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

CITY OF PORT ST. LUCIE ATTEST:

SHANNON M. MARTIN, MAYOR SALLY WALSH, CITY CLERK

### CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

### TITLE CERTIFICATION

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

THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF RIVERLAND ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THE ENTITY EXECUTING THE DEDICATION. THERE ARE NO MORTGAGES OF RECORD, ENCUMBRING THE LAND DESCRIBED HEREON. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.

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

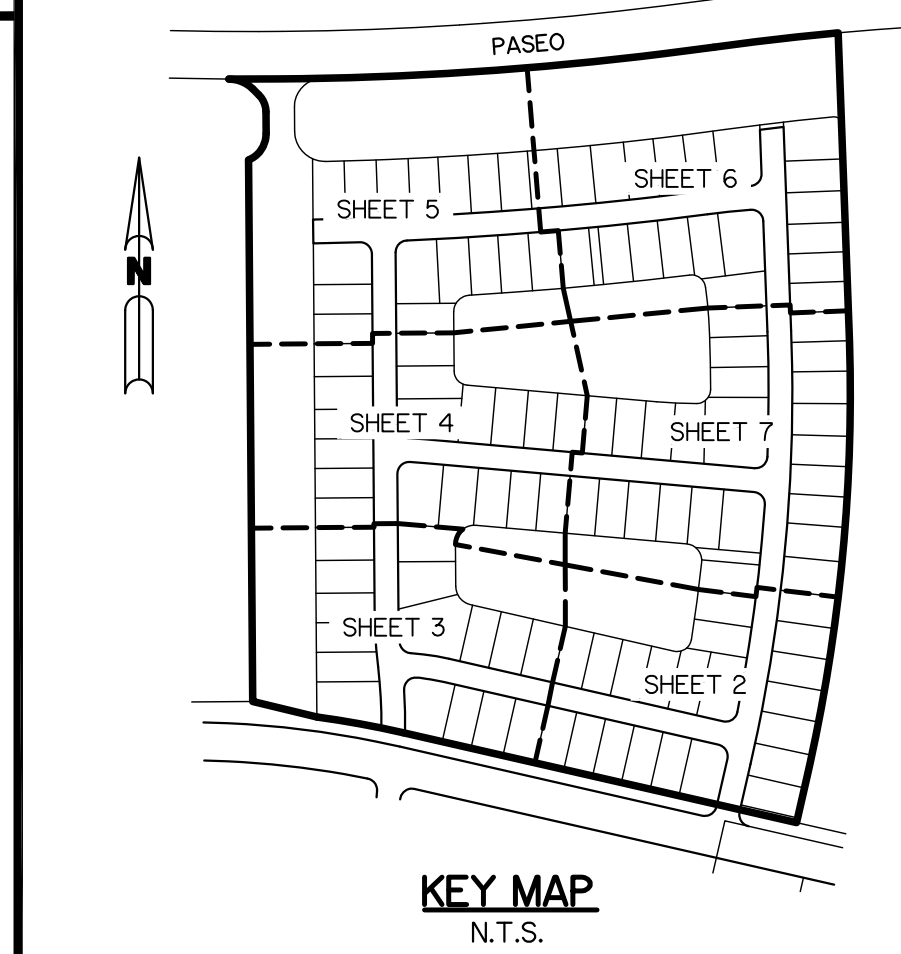
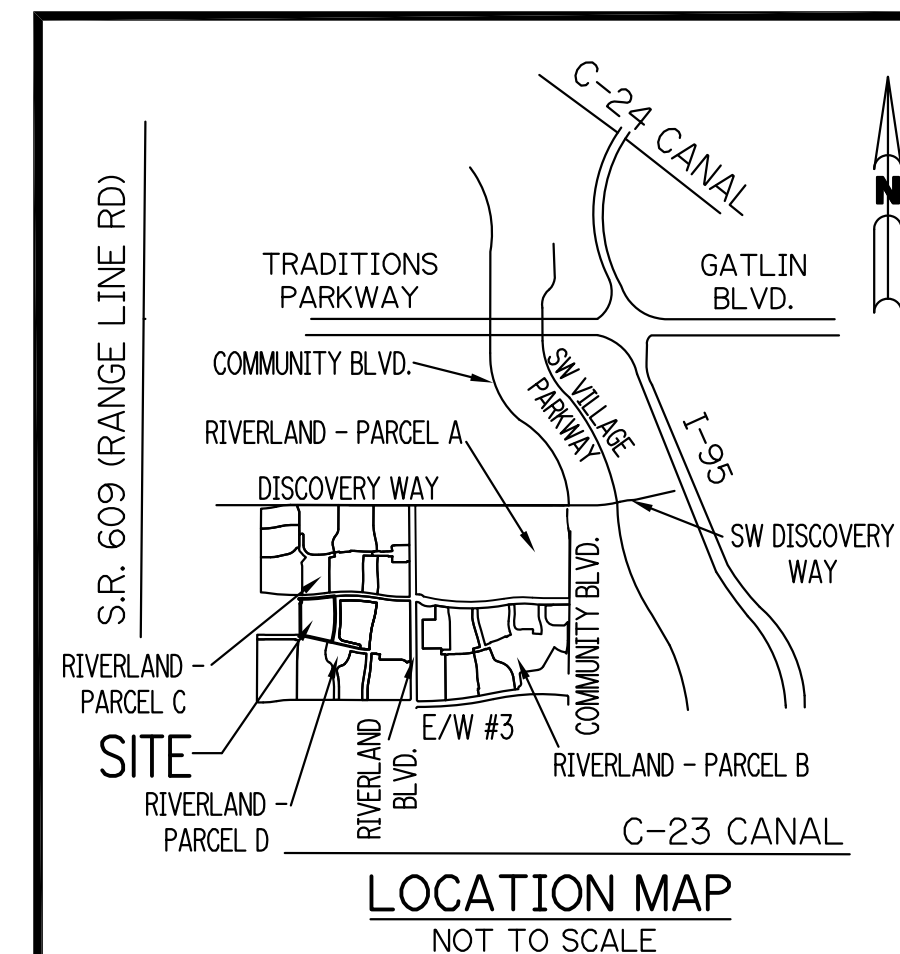
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

ATTORNEY AT LAW  
FLORIDA BAR # \_\_\_\_\_  
FOR THE FIRM OF GREENBERG TRAUER, P.A.

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

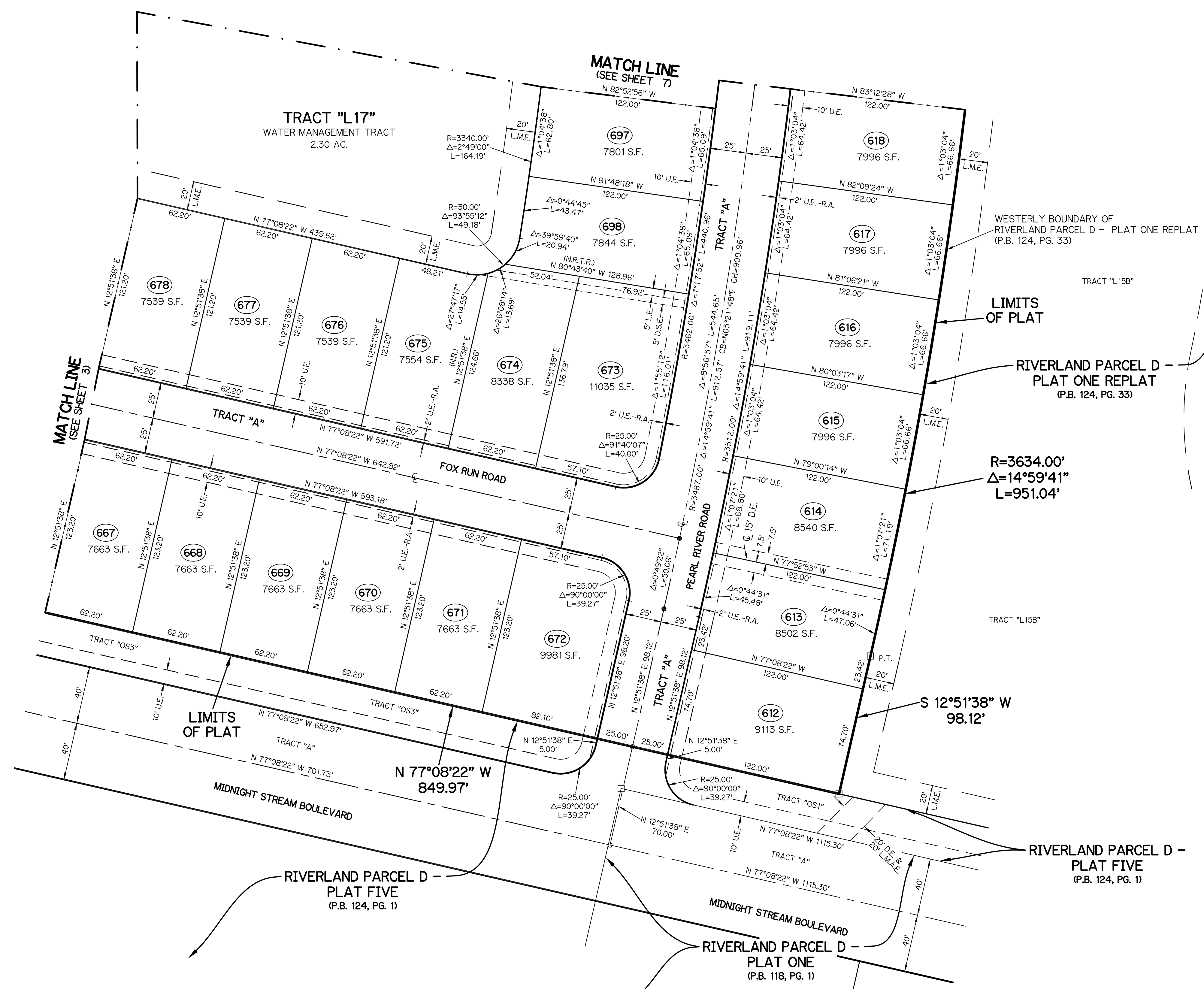
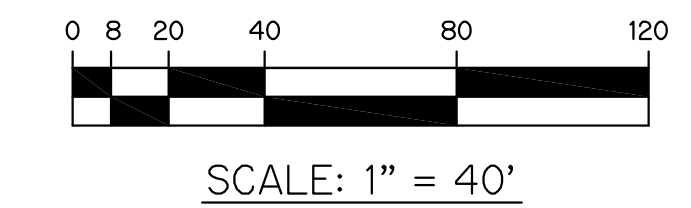
PLANNING & ZONING PROJECT NUMBER: P 23-190



# RIVERLAND PARCEL D - PLAT SEVEN

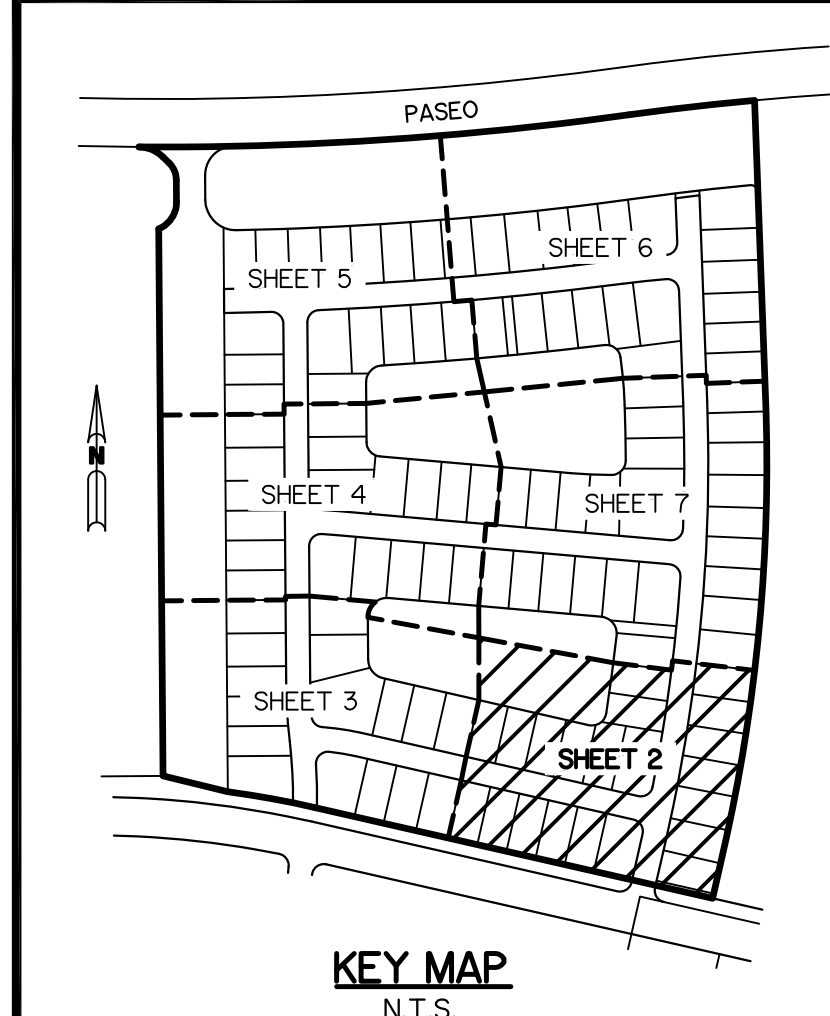
A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,  
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 7



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP  
STAMPED FRM L.B. #7741
  - - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP  
STAMPED FRM L.B. #7741
  - - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - Δ - DELTA ANGLE
  - AC - ACRES
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CD - 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
  - PG. - PAGE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - S.F. - SQUARE FEET
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - RAD - RADIAL LINE
  - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.R.C. - POINT OF REVERSE CURVATURE
  - P.N.R.I. - POINT OF NON-RADIAL INTERSECTION
  - P.R.I. - POINT OF RADIAL INTERSECTION
  - P.C.C. - POINT OF COMPOUND CURVATURE

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

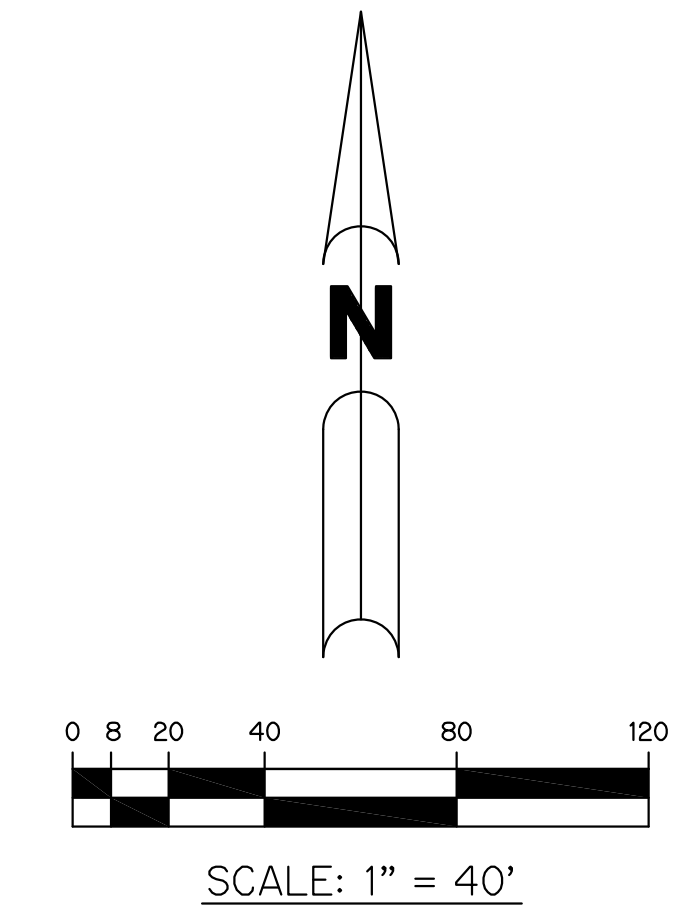


**KEY MAP**  
N.T.S.

# RIVERLAND PARCEL D - PLAT SEVEN

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 7



UNPLATTED  
SECTION 20,  
TOWNSHIP 37 SOUTH,  
RANGE 39 EAST

LIMITS  
OF PLAT

N 00°26'34" W  
1139.94'

UNPLATTED  
SECTION 20,  
TOWNSHIP 37 SOUTH,  
RANGE 39 EAST

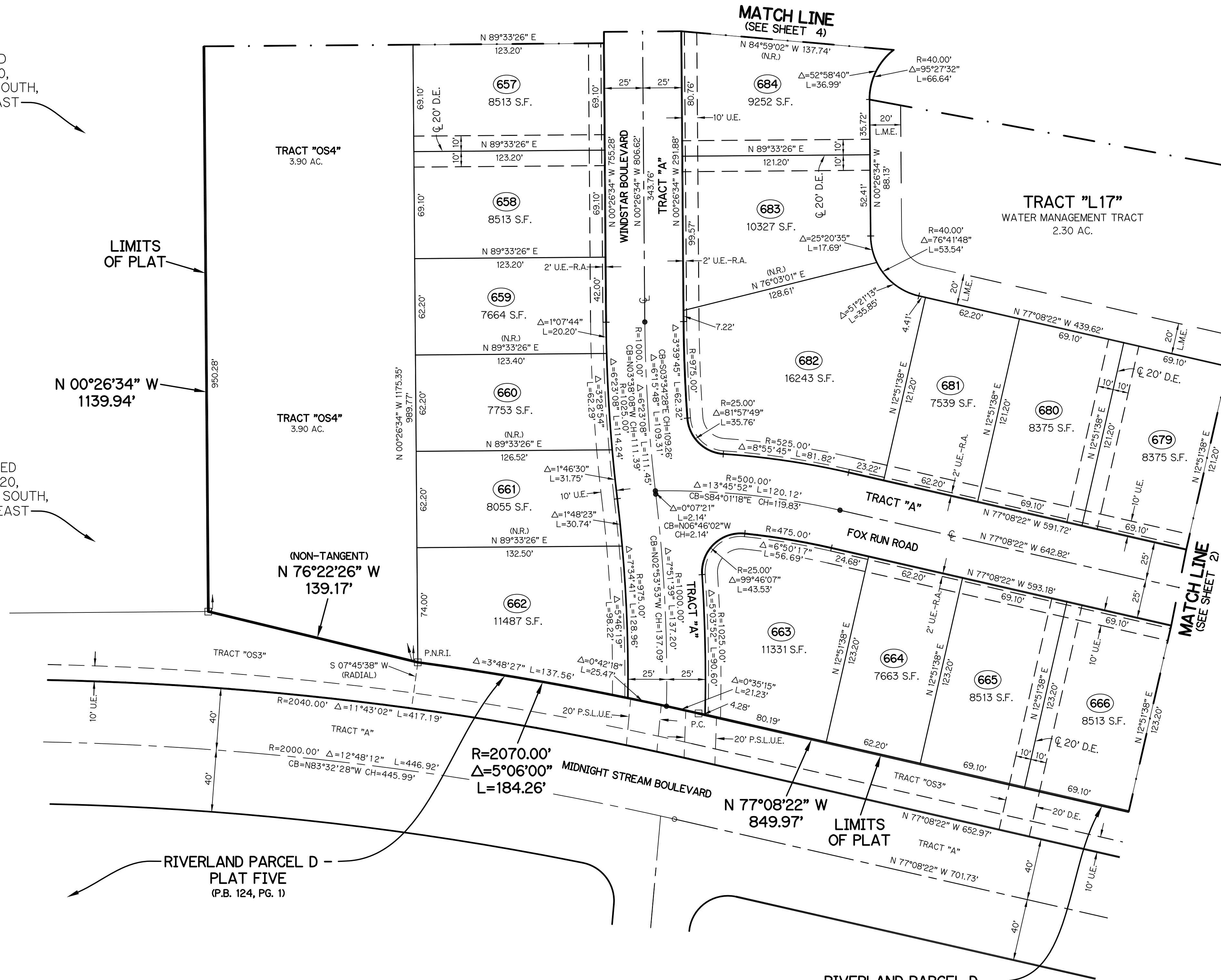
TRACT "OS4"  
3.90 AC.

TRACT "OS4"  
3.90 AC.

(NON-TANGENT)  
N 76°22'26" W  
139.17'

RIVERLAND PARCEL D -  
PLAT FIVE  
(P.B. 124, PG. 1)

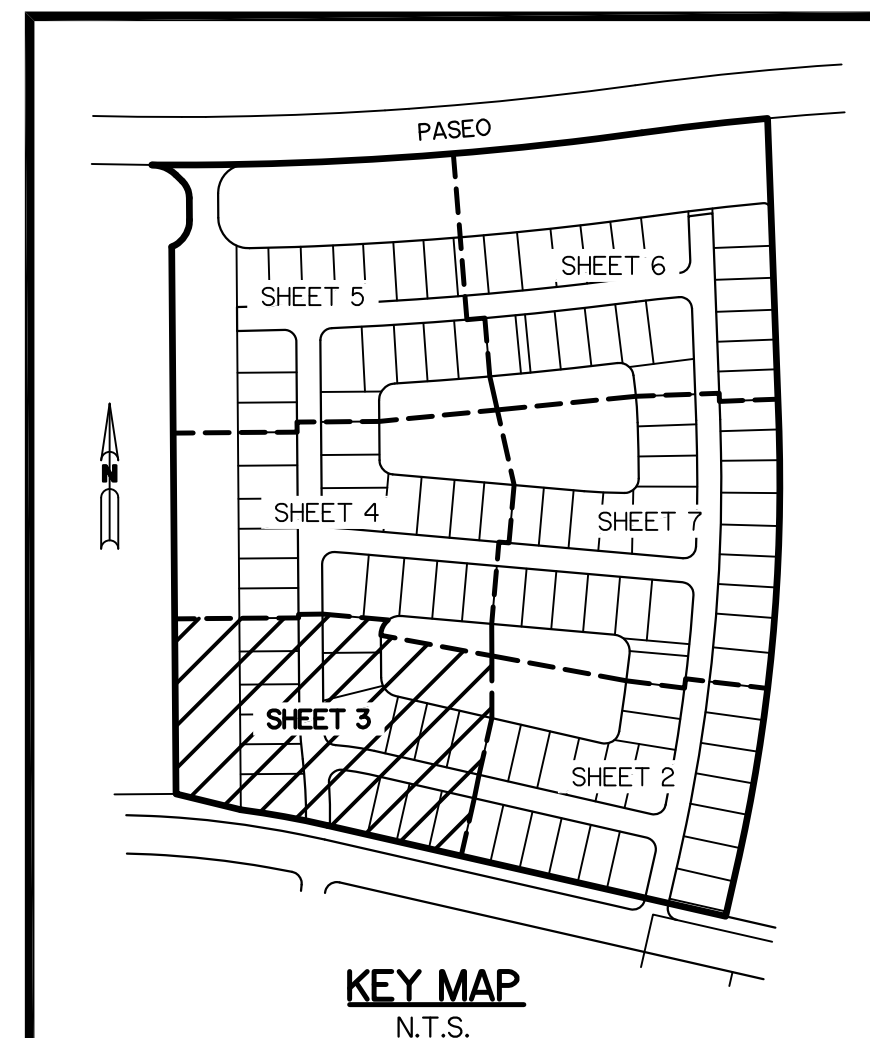
RIVERLAND PARCEL D -  
PLAT FIVE  
(P.B. 124, PG. 1)



**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP  
STAMPED FRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP  
STAMPED FRM L.B. #7741
- - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- Δ - DELTA ANGLE
- AC - ACRES
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- CL - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- D.S.E. - DRAINAGE SWALE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.E. - LANDSCAPE EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.R.T.R. - NOT RADIAL TO REAR
- 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
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.F. - SQUARE FEET
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- RAD - RADIAL LINE
- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.R.C. - POINT OF REVERSE CURVATURE
- P.N.R.I. - POINT OF NON-RADIAL INTERSECTION
- P.R.I. - POINT OF RADIAL INTERSECTION
- P.C.C. - POINT OF COMPOUND CURVATURE

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

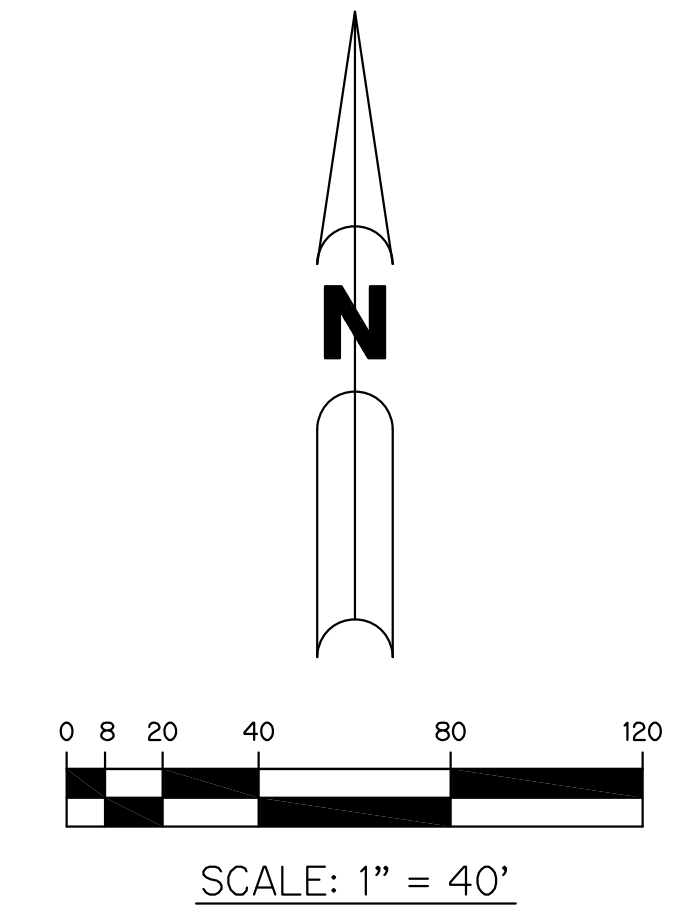


**KEY MAP**  
N.T.S.

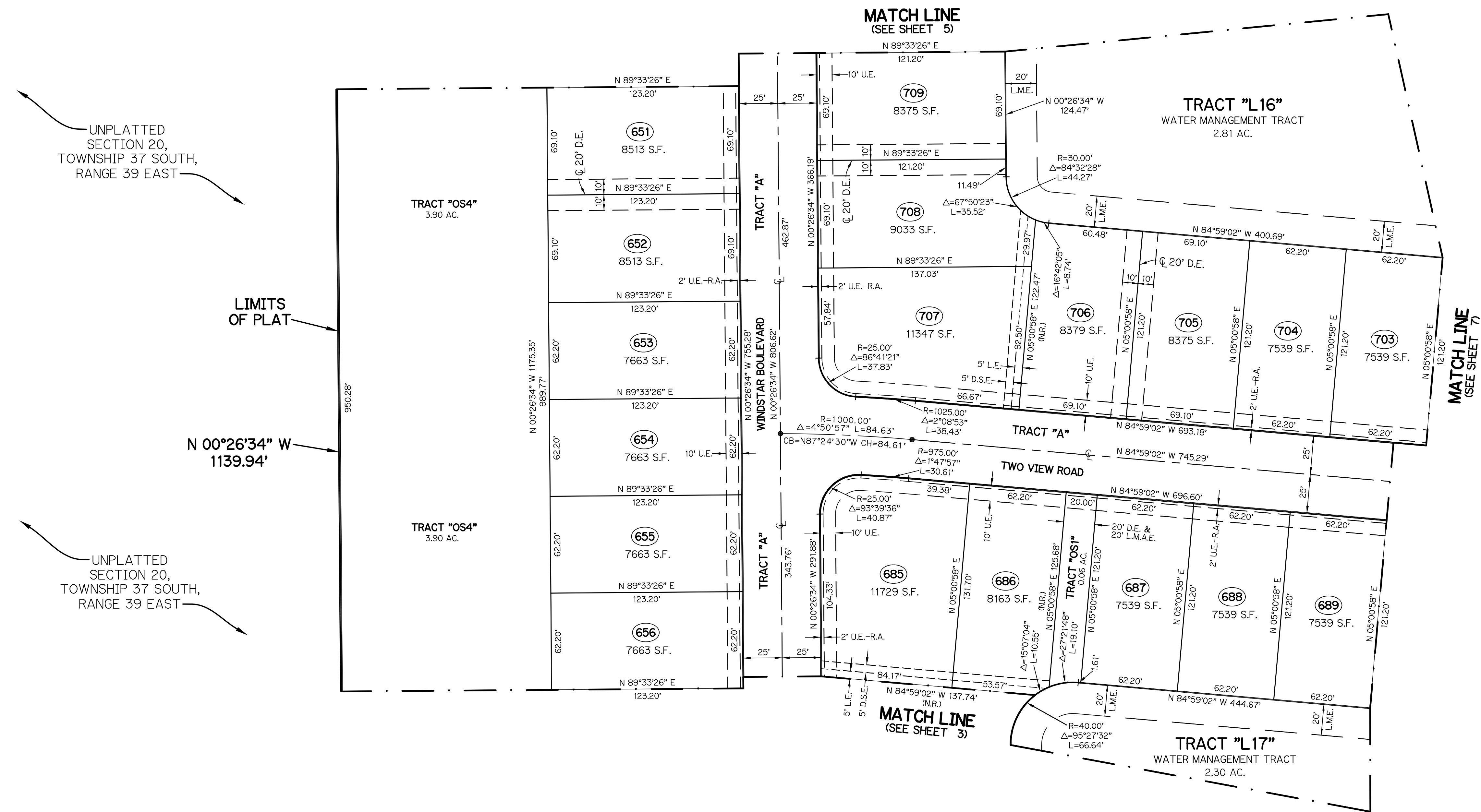
# RIVERLAND PARCEL D - PLAT SEVEN

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 7



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP  
STAMPED PRM L.B. #7741
  - - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP  
STAMPED PRM L.B. #7741
  - - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - Δ - DELTA ANGLE
  - AC. - ACRES
  - BE. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - C. - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
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  - L - ARC LENGTH
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  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - N.R. - NOT RADIAL
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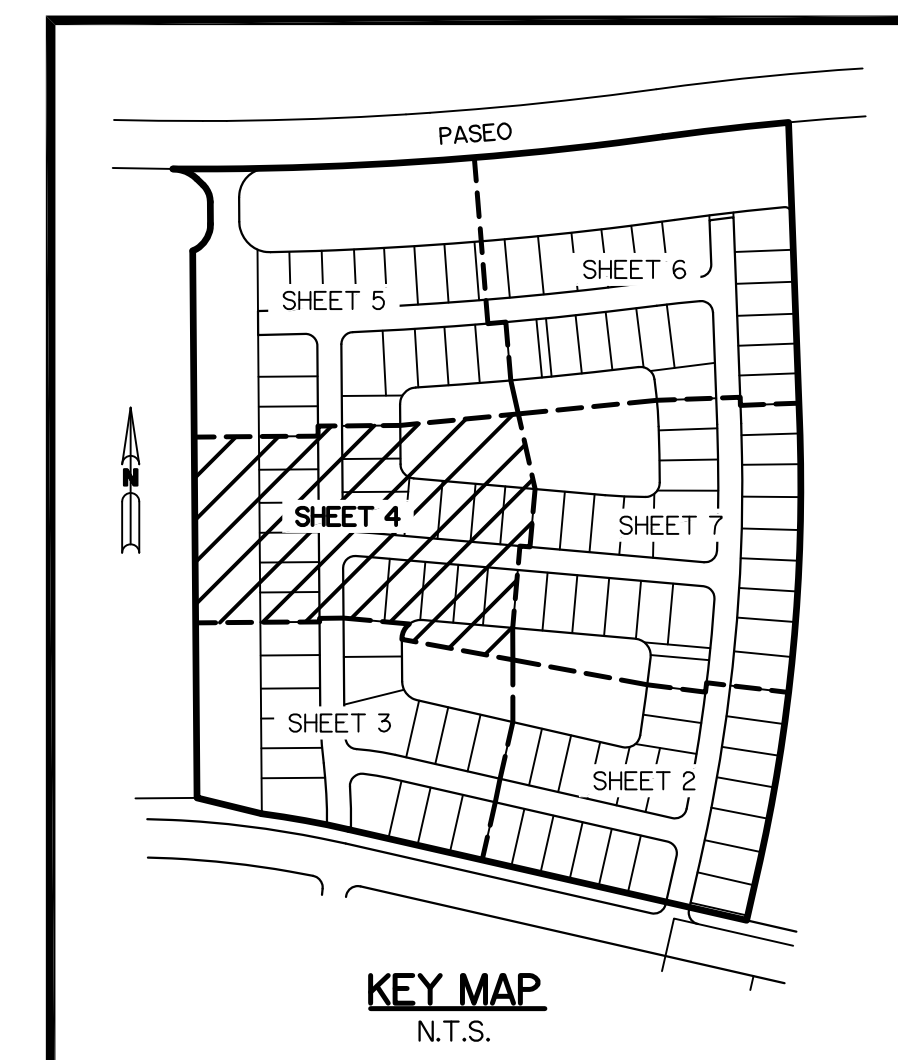


UNPLATTED SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST

LIMITS OF PLAT

UNPLATTED SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST

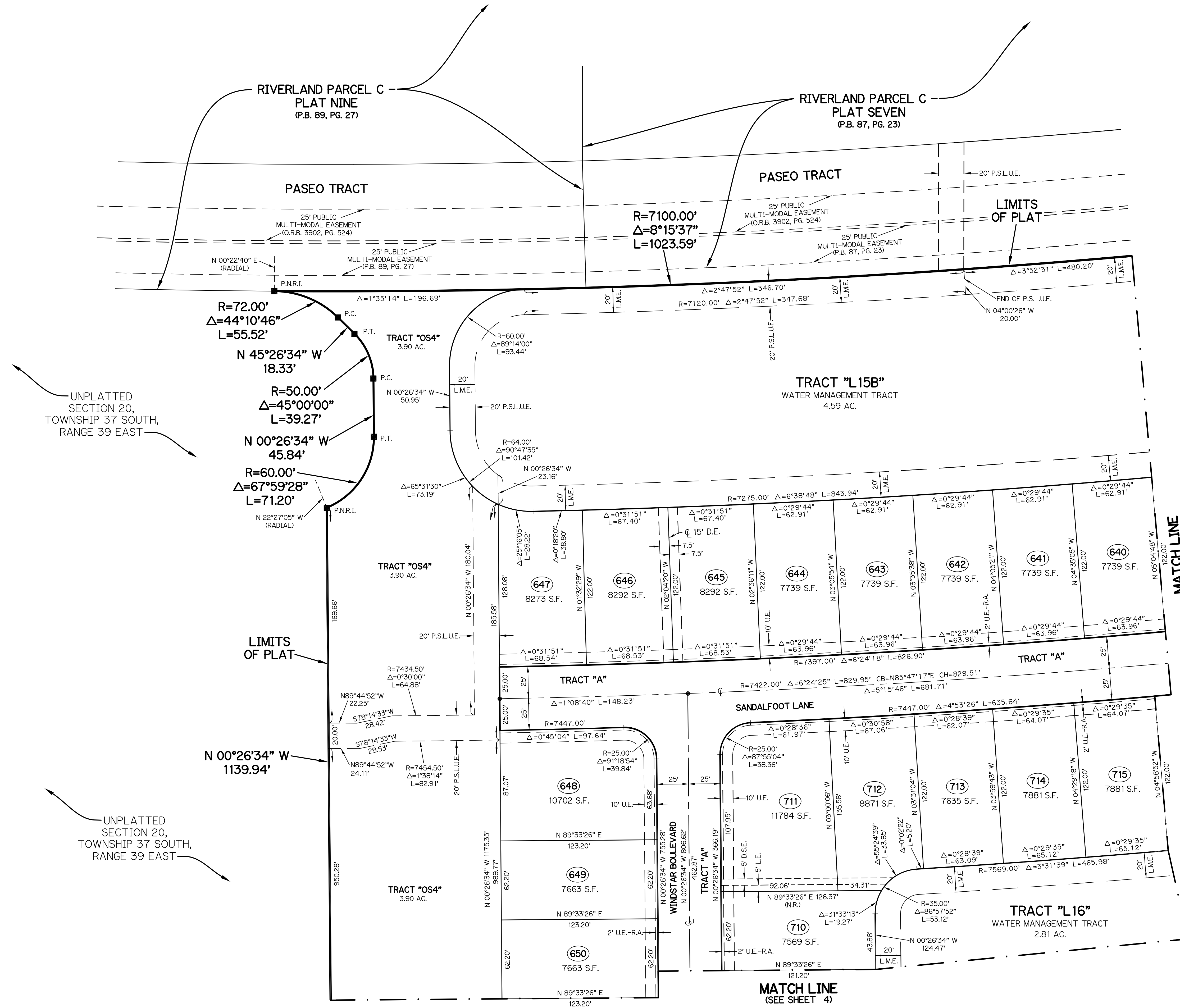
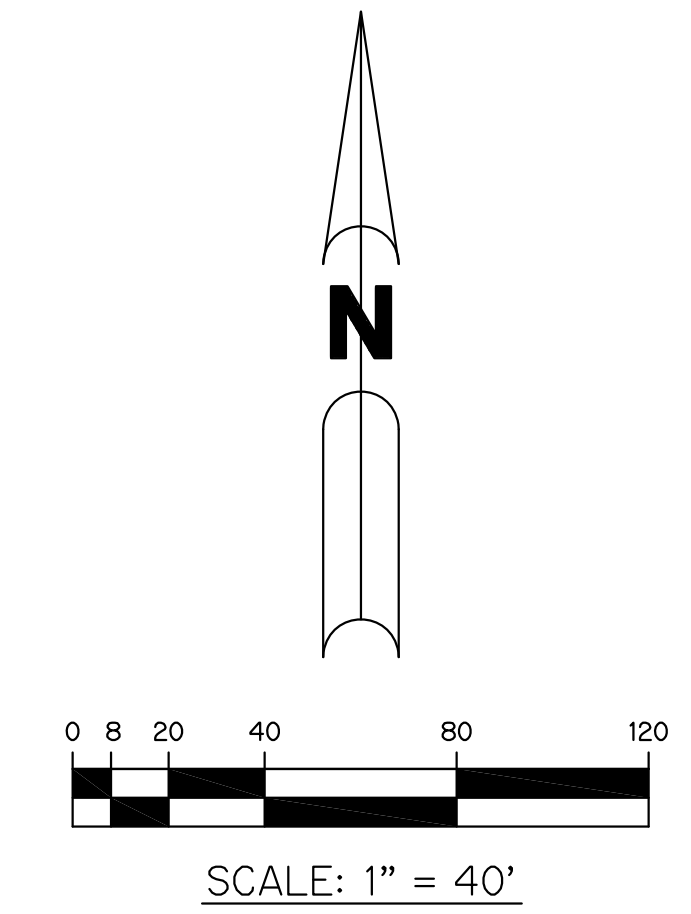
THIS INSTRUMENT WAS PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741



# RIVERLAND PARCEL D - PLAT SEVEN

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 7



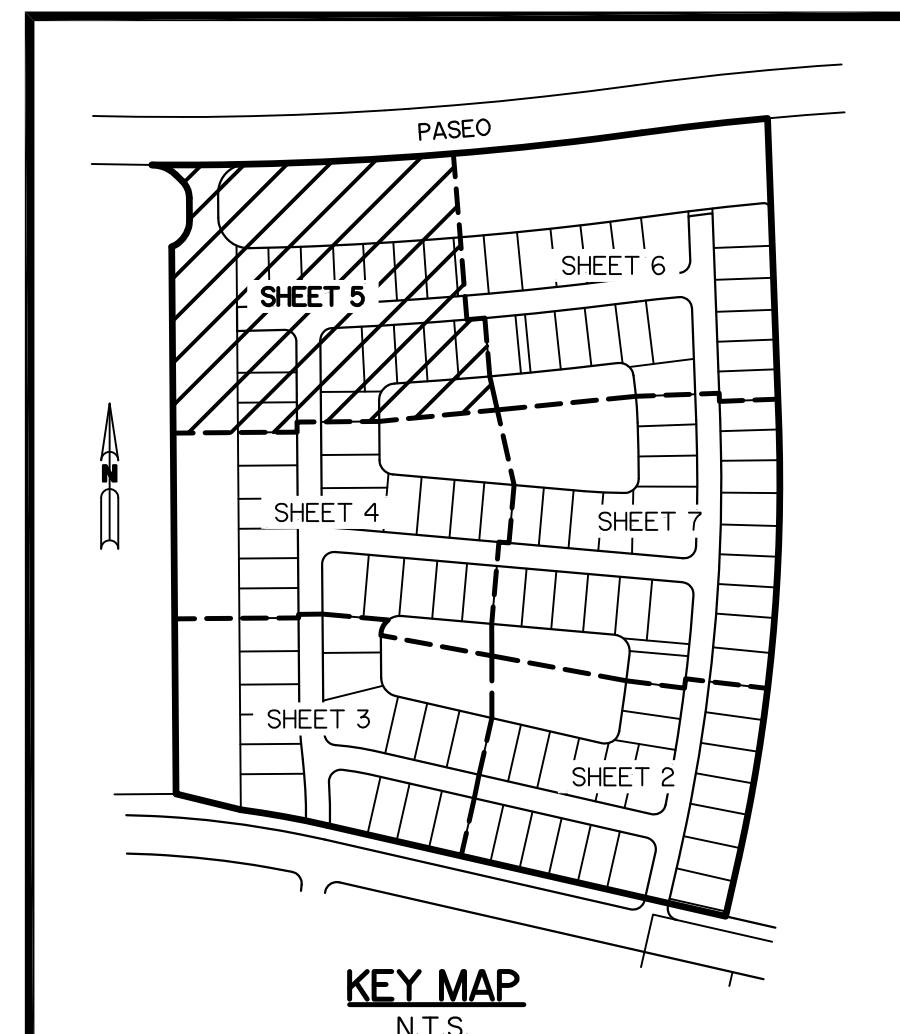
UNPLATTED SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST

UNPLATTED SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST

### LEGEND:

- - SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD 18" IN LENGTH WITH 1.5" CAP STAMPED PRM L.B. #7741
- - SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
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- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
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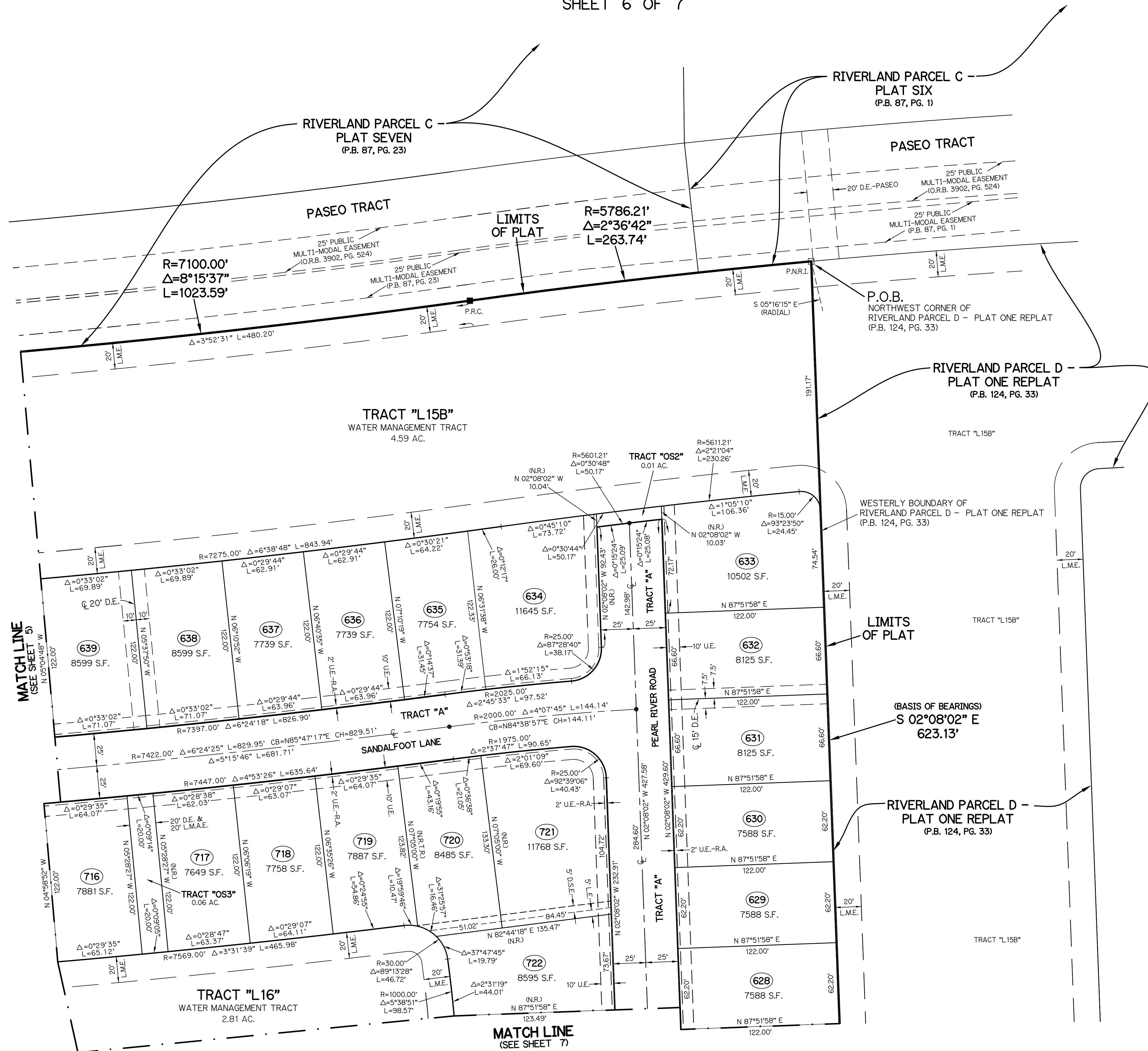
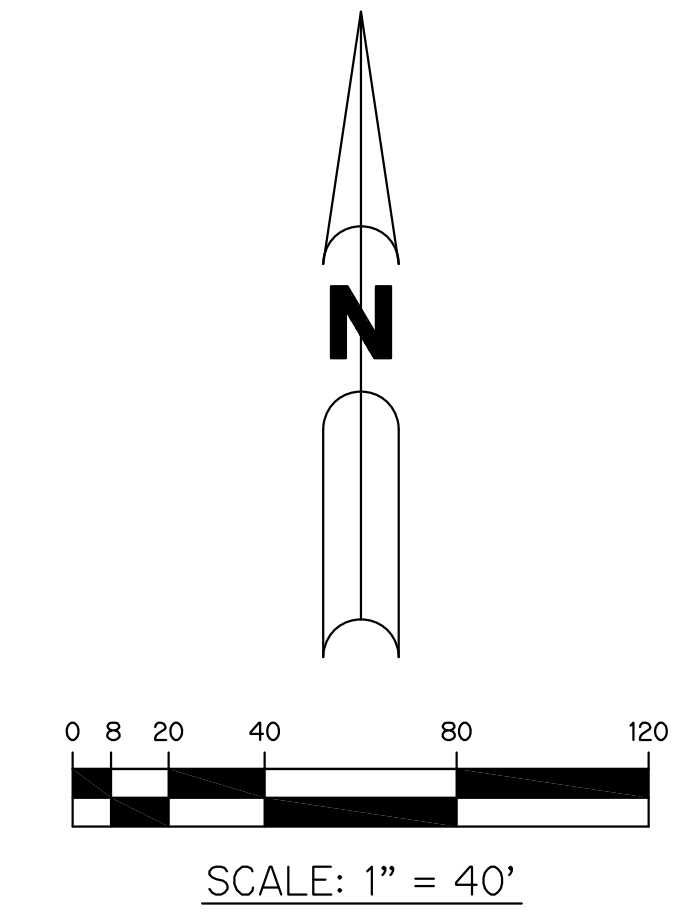
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# RIVERLAND PARCEL D - PLAT SEVEN

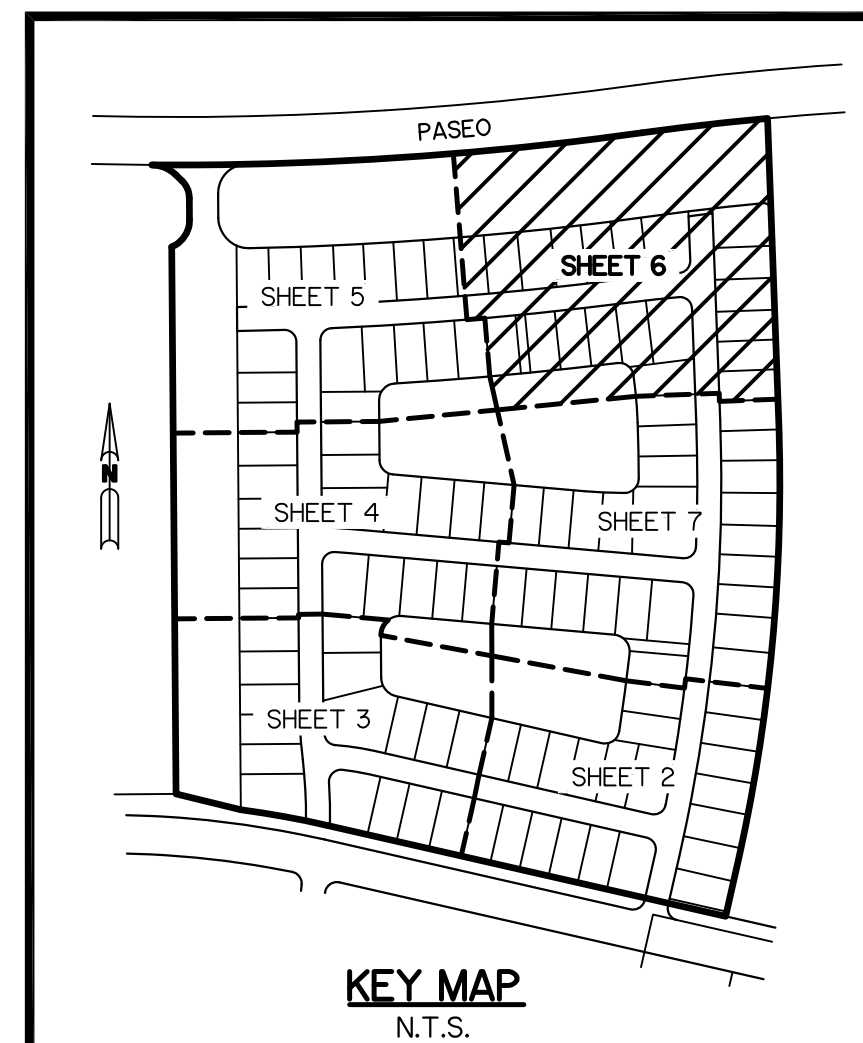
A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,  
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 6 OF 7



- LEGEND:**
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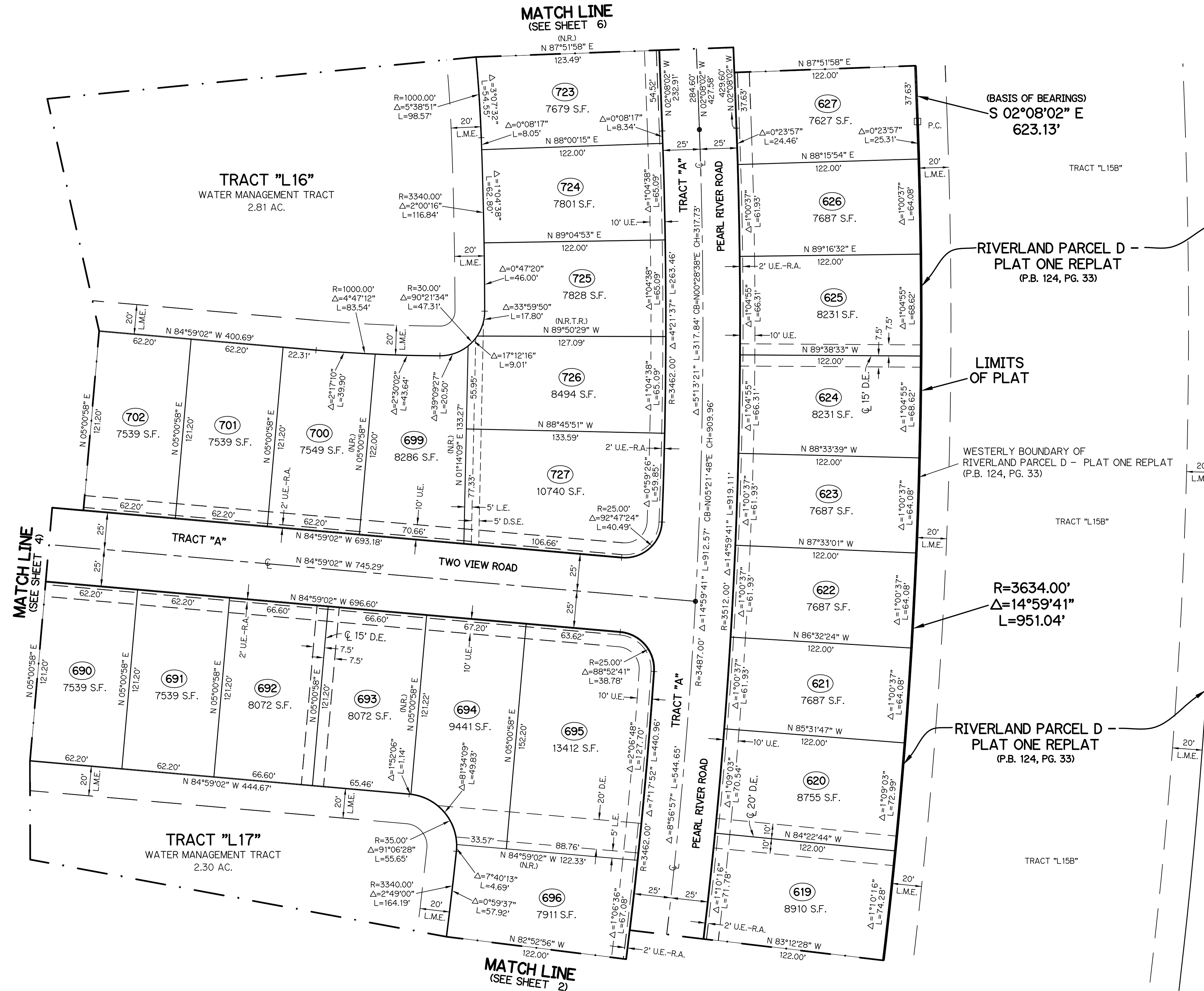
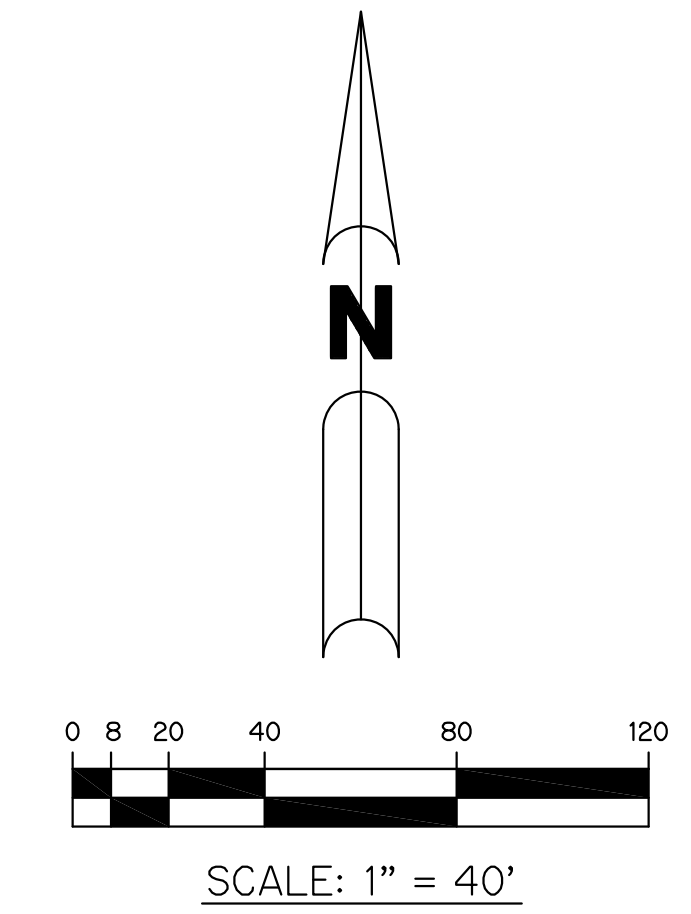


**KEY MAP**  
N.T.S.

# RIVERLAND PARCEL D - PLAT SEVEN

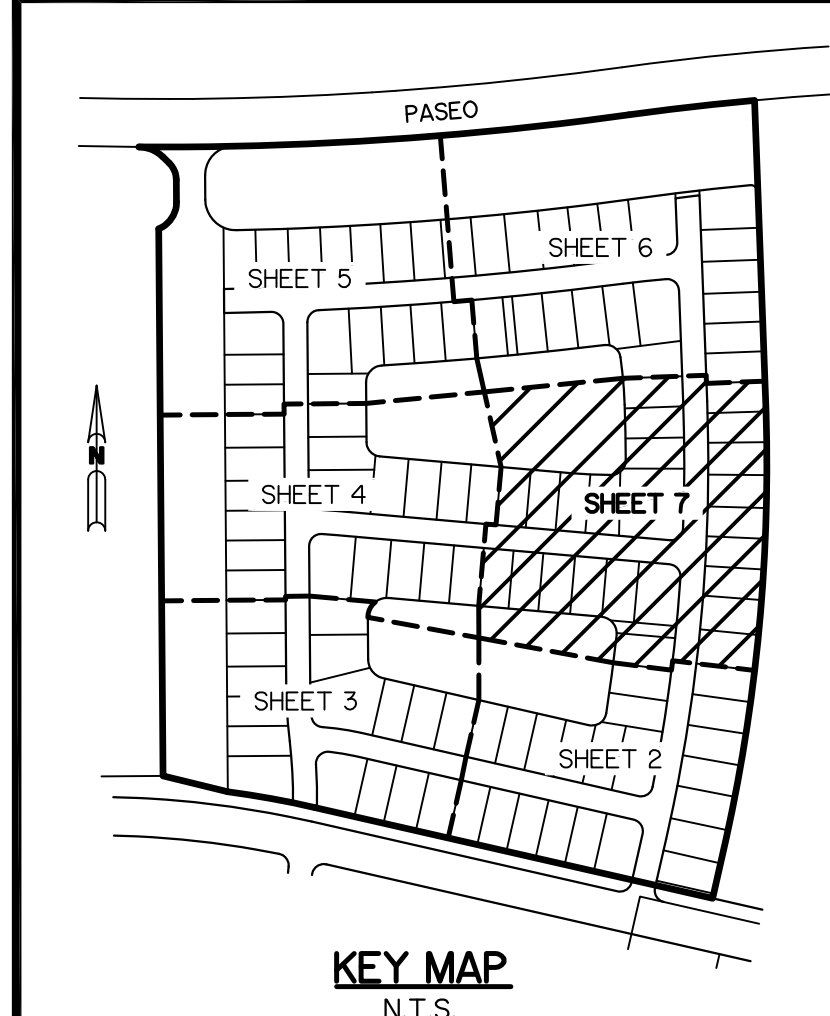
A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH,  
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 7 OF 7



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





### Property Identification

Site Address: TBD  
 Sec/Town/Range: 15/37S/39E  
 Parcel ID: 4319-141-0002-000-9  
 Jurisdiction: Port Saint Lucie

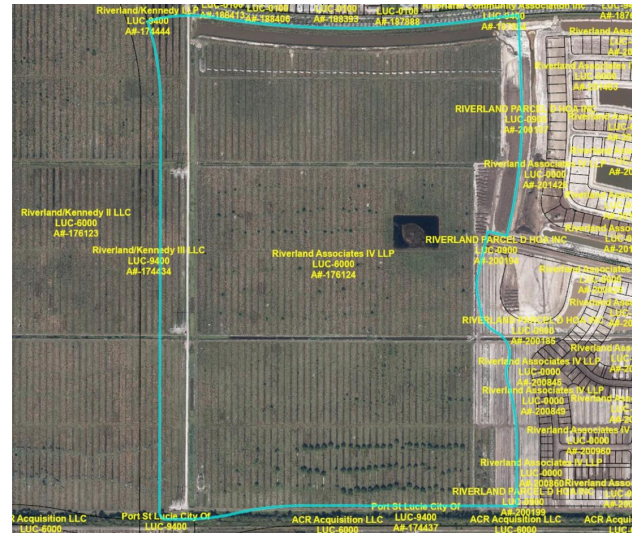
Use Type: 6000  
 Account #: 176124  
 Map ID: 43/15S  
 Zoning: Master Pla

### Ownership

Riverland Associates IV LLP  
 1600 Sawgrass Corporate PKWY Ste  
 400  
 Sunrise, FL 33323-2890

### Legal Description

19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVCE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB-LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT ONE (PB 118-1) AND LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT FOUR (118-22) AND LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT TWO (PB 119-1) AND LESS THT PART ASSESSED INTO RIVERLAND PARCEL D PLAT THREE (PB 119-13) AND LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT FIVE (PB 124-1) AND LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT SIX (PB 126-1) (- (88.83 AC - 3,869,519 SF)



### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	88.83
Land Size (SF):	3,869,519

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Current Values

Just/Market Value:	\$8,853,041
Assessed Value:	\$43,857
Exemptions:	\$0
Taxable Value:	\$43,857

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 15, 2023	4951 / 0669	0130	SPWD	Riverland/Kennedy II LLC	\$100
Mar 16, 2015	3727 / 0886	0311	QC	Riverland/Kennedy II LLC	\$0
Jun 29, 2011	3305 / 1312	0311	SPWD	Riverland/Kennedy LLP	\$100
Dec 9, 2003	1865 / 1127	XX02	SPWD	Riverland and Indian Sun Lc	\$52,556,600

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

### Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

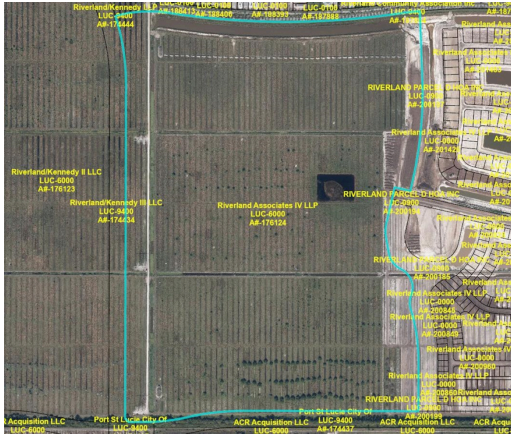


Image  
or  
Sketch  
unavailable  
for display

### Sketch Area Legend

Sub Area    Description    Area    Fin. Area    Perimeter

### Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

### Current Year Values

#### Current Values Breakdown

Building and SFYI:	\$0
Land:	\$8,853,041
Just/Market:	\$8,853,041
Ag Credit:	\$8,809,184
Save Our Homes or 10% Cap:	\$0
Assessed:	\$43,857
Exemption(s):	\$0
Taxable:	\$43,857

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$8,853,041	\$43,857	\$0	\$43,857
2023	\$29,498,373	\$17,091,351	\$0	\$17,091,351
2022	\$23,453,134	\$125,194	\$0	\$125,194
2021	\$11,310,612	\$125,194	\$0	\$125,194

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Port Saint Lucie

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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### Account History 4319-141-0002-000/9

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
Total Due:		<b>\$0.00</b>	

View a different due date

### Account Information

<b>Roll Year:</b>	2024	<b>Market Value:</b>	8,853,041
<b>Tax Year:</b>	2024	<b>Class Value:</b>	0
<b>Account Number:</b>	4319-141-0002-000/9 « Prev Next »	<b>Just Value:</b>	8,853,041
<b>Millage Code:</b>	0011 -	<b>School Assessed Value:</b>	43,857
<b>Certified</b>	Riverland Associates IV LLP	<b>Assessed Value:</b>	43,857
<b>Roll Owner(s):</b>	1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323-2890 « Prev Next »	<b>Ad Valorem:</b>	\$980.81
<b>Situs Address:</b>	0 TBD, Port Saint Lucie	<b>Non-ad Valorem:</b>	\$0.00
<b>Links:</b>	Property Appraiser, Public Site	<b>Total Tax:</b>	\$980.81

### Location Details

**Book-Page-Item:** 4951-0669-  
**Property Class:** 60  
**Range:** 39E  
**Township:** 37S  
**Section:** 15  
**Neighborhood:** TR20  
**Value Code:** 00  
**Use Code:** 6000  
**Total Acres:** 159.48  
**Legal Description:** 19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVCE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB-LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT ONE (PB 118-1) AND LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT FOUR (118-22) AND LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT TWO (PB 119-1) AND LESS THT PART ASSESSED INTO RIVERLAND PARCEL D PLAT THREE (PB 119-13) AND LESS THAT PART ASSESSED INTO RIVERLAND PARCEL D PLAT FIVE (PB 124-1)- (159.48 AC - 6,946,996 SF)  
**Last Updated:** 10/03/2024 01:11PM  
**Last Updated By:** Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	43,857	0	43,857	\$10.96
EE19	Erosion District E	0.1000	43,857	0	43,857	\$4.39
FF02	Law Enf,Jail,Judicial Sys	2.7294	43,857	0	43,857	\$119.70
GF01	Co General Revenue Fund	4.2222	43,857	0	43,857	\$185.17
CS64	Childrens Service Council	0.3650	43,857	0	43,857	\$16.01
FD21	St Lucie Co Fire District	3.0000	43,857	0	43,857	\$131.57
FI40	FL Inland Navigation Dist	0.0288	43,857	0	43,857	\$1.26
PS25	City of Port St Lucie	4.6807	43,857	0	43,857	\$205.28
PS26	City of PSL Voted Debt	0.3743	43,857	0	43,857	\$16.42
SD09	School Discretionary	0.7480	43,857	0	43,857	\$32.81
SN39	School Capital Improvemnt	1.5000	43,857	0	43,857	\$65.79
SR08	School Req Local Effort	3.0000	43,857	0	43,857	\$131.57
SR09	School Voter Referendum	1.0000	43,857	0	43,857	\$43.86
MC14	Mosquito Control	0.1352	43,857	0	43,857	\$5.93
	S FL Wtr Mgmt District	0.2301	43,857	0	43,857	\$10.09
<b>Total:</b>		<b>22.3637</b>				<b>\$980.81</b>

### Non-ad Valorem Details

There are no non-ad valorem for this account

### Notes (0)

### Search

Account Search

1 of 1 First « Prev :: Next » Last

2024 4319-141-0002-000/9

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2024 4319-141-0002-000/9 Riverland Associates IV LLP 0 TBD Port Saint Lucie Paid In Full View

**Search**



1 of 1 First « Prev :: Next » Last

Search

Clear

Tax Yr

Account Number ▲

Certified Roll  
Owner Name

Situs Address

Search results as of 1 minute ago

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