

# COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 1

BEING A REPLAT OF A PORTION OF PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PARCEL OF LAND LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

INSTR # 4345307  
P BK 75 Page 28 - 30  
RECORDED 08/30/2017 09:54:36 AM  
SAINT LUCIE COUNTY

DEPUTY CLERK CANDRADE

P BK 75  
Page 28

**LEGAL DESCRIPTION**

BEING A REPLAT OF A PORTION OF PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PARCEL OF LAND LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, SAID PUBLIC RECORDS; THENCE S89°51'49E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, A DISTANCE OF 150.00 FEET; THENCE S00°05'34"W, ALONG THE EAST RIGHT-OF-WAY OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID PUBLIC RECORDS, A DISTANCE OF 532.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,065.00 FEET AND A CENTRAL ANGLE OF 10°44'31"; THENCE ALONG THE EAST RIGHT-OF-WAY OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,215.00 FEET AND A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET; THENCE S00°05'34"W, A DISTANCE OF 1,329.69 FEET; THENCE N89°54'28"W, A DISTANCE OF 150.00 FEET; THENCE N00°05'34"E, ALONG THE WEST RIGHT-OF-WAY OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID PUBLIC RECORDS, A DISTANCE OF 1,329.69 FEET; FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,065.00 FEET AND A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,215.00 FEET AND A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET; THENCE N00°05'34"E, A DISTANCE OF 532.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.176 ACRES, MORE OR LESS.

**CERTIFICATION OF OWNERSHIP & DEDICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 1, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

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

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS 28th DAY OF August, 2017.

BY: Gregory J. Oravec DATE: 8-28-17  
GREGORY J. ORAVEC, MAYOR  
WITNESS: Calleigh Myers WITNESS: Jeanette C. Boeza  
PRINT NAME: Calleigh Myers PRINT NAME: Jeanette C. Boeza

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August, 2017 BY GREGORY J. ORAVEC, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. HE IS PERSONALLY KNOWN TO ME, OR ( ) HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: April Stancius  
PRINT NAME: April Stancius  
MY COMMISSION EXPIRES: 9/19/17 COMMISSION NUMBER: FF024983

**ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, HEREBY:

- 1) ACCEPTS THE DEDICATIONS OF COMMUNITY BOULEVARD AS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO CITY OF PORT ST. LUCIE.
- 2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS 28th DAY OF August, 2017.

GREGORY J. ORAVEC, MAYOR  
WITNESS: Calleigh Myers WITNESS: Jeanette C. Boeza  
PRINT NAME: Calleigh Myers PRINT NAME: Jeanette C. Boeza

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August, 2017 BY GREGORY J. ORAVEC, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. HE IS PERSONALLY KNOWN TO ME, OR ( ) HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: April Stancius  
PRINT NAME: April Stancius  
MY COMMISSION EXPIRES: 9/19/17 COMMISSION NUMBER: FF024983

**TITLE CERTIFICATION**

THE UNDERSIGNED, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, BY AN ATTORNEY LICENSED TO PRACTICE IN FLORIDA, DOES HEREBY OPINE THAT, AS OF July 19, 2017 AT 6:59 (A.M.):

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN OF THIS COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 1 IS IN THE NAME OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE ENTITY EXECUTING THE DEDICATION.

(B) THERE ARE NO MORTGAGES OF RECORD.

(C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2016.

DATED THIS 19th DAY OF July, 2017.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
A CALIFORNIA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA  
BY: George Pellez DATED: July 19, 2017  
GEORGE PELLEZ, VICE PRESIDENT

**APPROVAL OF CITY COUNCIL**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 1, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS HEREIN ARE ACCEPTED THIS 28th DAY OF August, 2017.

CITY OF PORT ST. LUCIE  
GREGORY J. ORAVEC, MAYOR  
ATTEST:  
Karen A. Phillips  
KAREN A. PHILLIPS, CITY CLERK

**CLERK'S RECORDING CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, 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 75 PAGES 28-30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 30th DAY OF August, 2017.

Joseph E. Smith  
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

**CERTIFICATE OF SURVEYOR AND MAPPER**

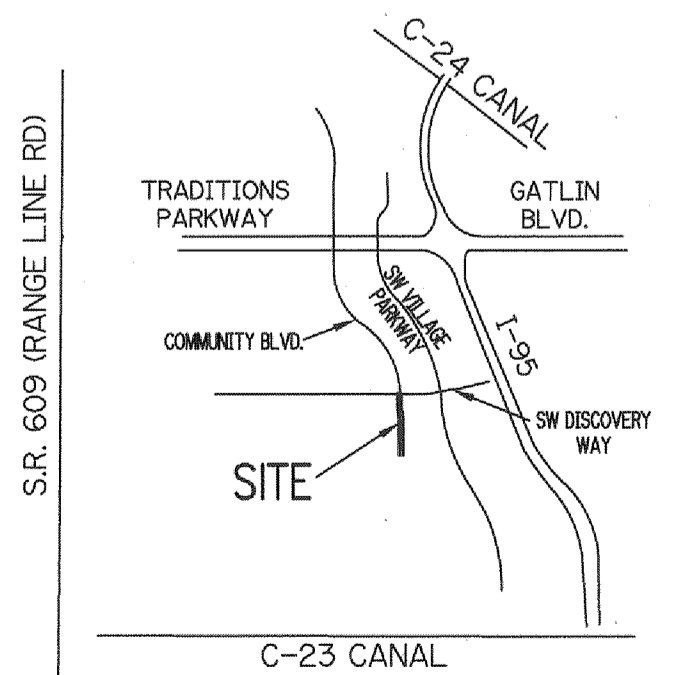
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 6G17-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 28th DAY OF August, 2017.

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

**SURVEYOR'S NOTES:**

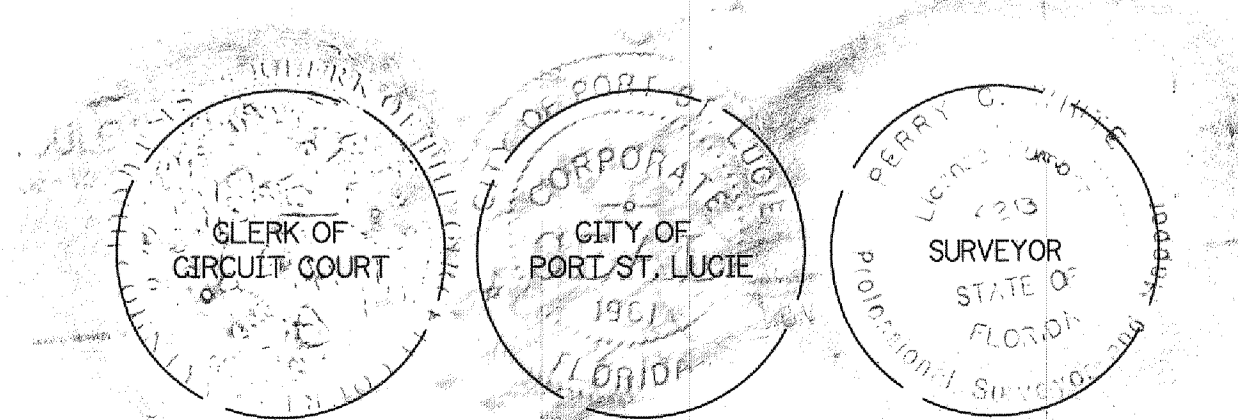
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE SOUTH LINE OF SOUTHERN GROVE PLAT NO. 4, PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 89°50'39" EAST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.
- 2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 5) THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PLANNING & ZONING PROJECT NUMBER: P-16-206



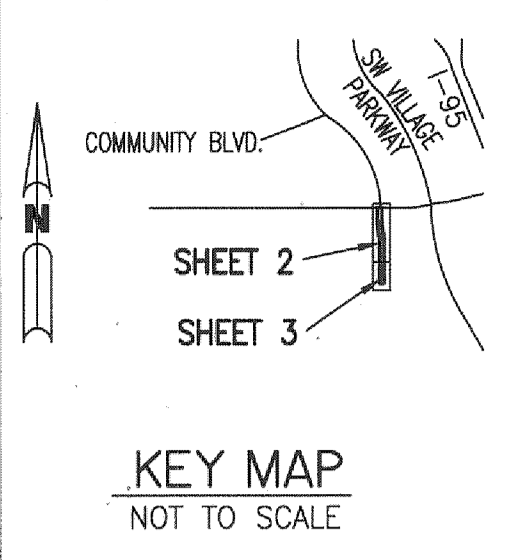
LOCATION MAP  
NOT TO SCALE

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



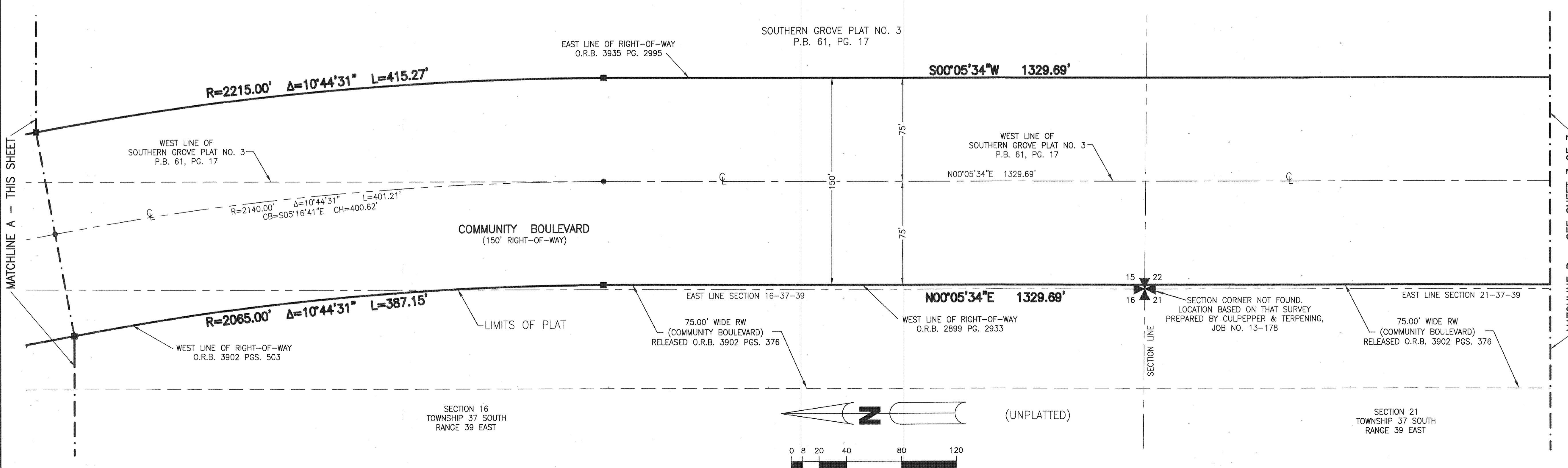
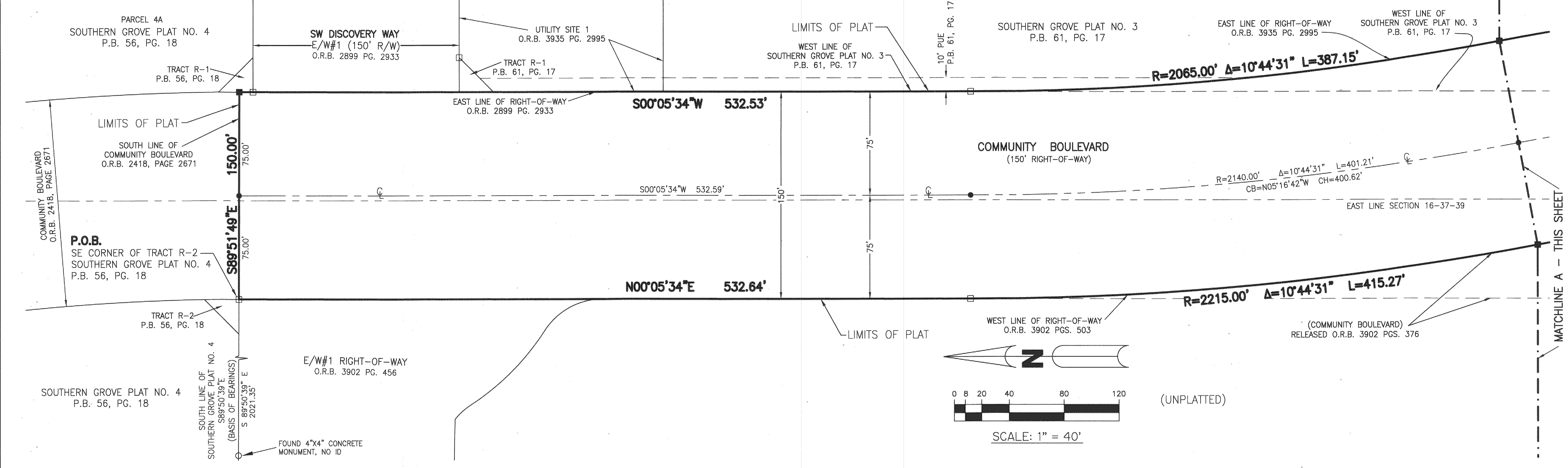
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- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
  - 5/8" - 5/8" IRON ROD WITH CAP LB7741
  - - FOUND PERMANENT REFERENCE MONUMENT
  - 5/8" - 5/8" IRON ROD WITH CAP LB4286
  - - SET PERMANENT CONTROL POINT
  - NAIL WITH 1.25" DISK STAMPED L.B.7741
  - - FOUND PERMANENT CONTROL POINT
  - NAIL WITH 1.25" DISK STAMPED L.B.7741
  - Δ - DELTA ANGLE
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - C - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - F.P.L. - FLORIDA POWER & LIGHT
  - L - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT

- LEGEND:**
- N.R. - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - 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.R.C. - POINT OF REVERSE CURVATURE
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - P.U.D. - PLANNED UNIT DEVELOPMENT
  - R - RADIUS
  - RAD - RADIAL
  - R/W - RIGHT-OF-WAY
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT

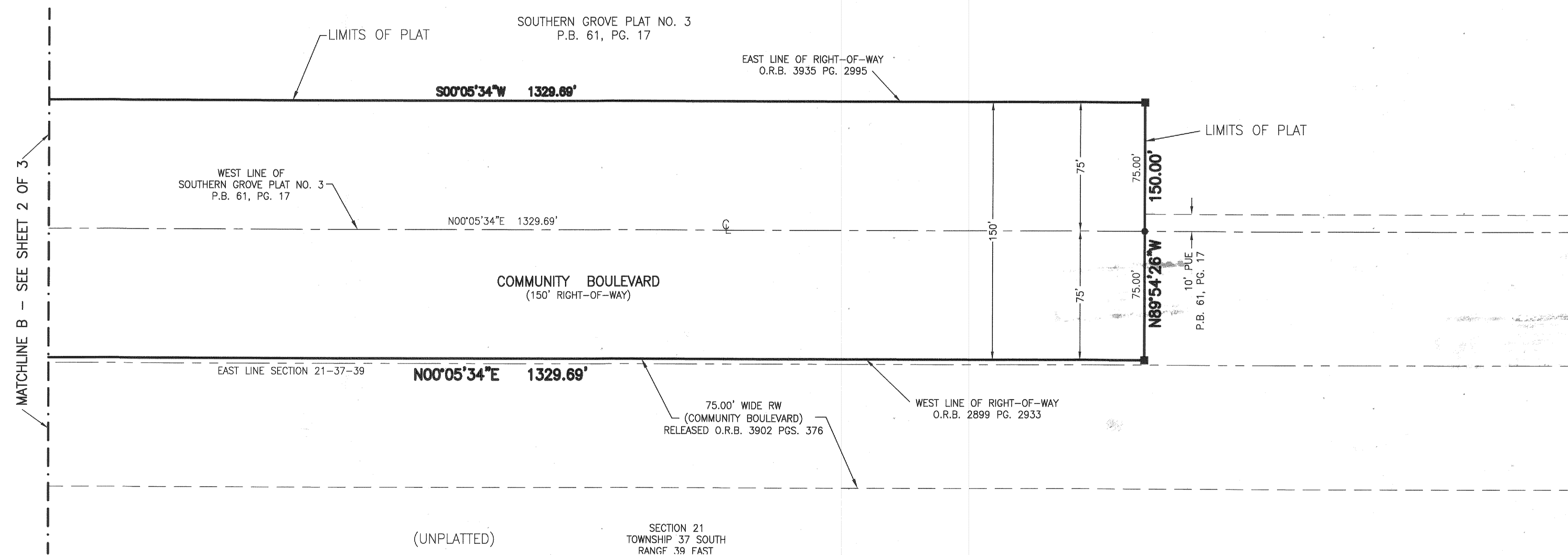
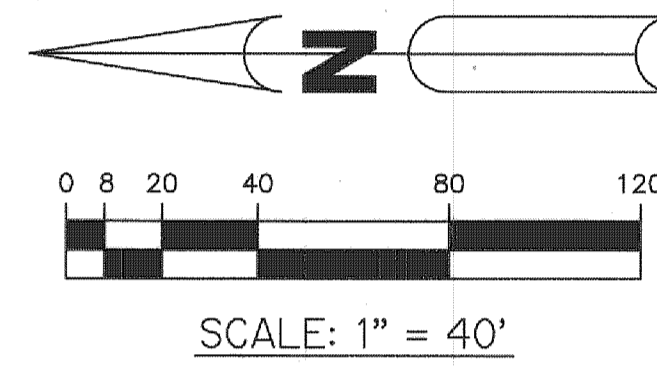


THIS INSTRUMENT PREPARED BY  
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P BK 75  
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