

COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2

BK: 85
PG: 35

NSTR # 4670331
P BK 85 Pages 35 - 36
RECORDED 02/04/2020 03:17:34 PM
SAINT LUCIE COUNTY
DEPUTY CLERK CERDAA

BEING A REPLAT OF A PORTION OF PARCELS 24 AND 25, 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 SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION

BEING A PORTION OF PARCELS 24 AND 25, 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 SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGES 25 THROUGH 27, SAID PUBLIC RECORDS; THENCE SOUTH 89°54'26" EAST, ALONG THE SOUTH LINE OF SAID COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 1, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°05'34" WEST, ALONG THE EAST LINE OF COMMUNITY BOULEVARD RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, SAID PUBLIC RECORDS, A DISTANCE OF 806.67 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°05'34" EAST, ALONG THE WEST LINE OF COMMUNITY BOULEVARD RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID PUBLIC RECORDS, A DISTANCE OF 806.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.778 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 2, 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 4th DAY OF February, 2020.

BY: [Signature] DATE: February 4, 2020
GREGORY J. ORAVEC, MAYOR
WITNESS: Zoraya Loperena WITNESS: Sharon Donlean
PRINT NAME: Zoraya Loperena PRINT NAME: Sharon Donlean

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 4th DAY OF February, 2020 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: [Signature]
PRINT NAME: Calliegh Nicole Myers
MY COMMISSION EXPIRES: Dec. 20, 2021 COMMISSION NUMBER: 66169981

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 PLAT AND SPECIFICALLY DEDICATED TO CITY OF PORT ST. LUCIE.
- 2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS 4th DAY OF February, 2020.

[Signature]
GREGORY J. ORAVEC, MAYOR
WITNESS: Zoraya Loperena WITNESS: Sharon Donlean
PRINT NAME: Zoraya Loperena PRINT NAME: Sharon Donlean

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 4th DAY OF February, 2020 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: [Signature]
PRINT NAME: Calliegh Nicole Myers
MY COMMISSION EXPIRES: Dec. 20, 2021 COMMISSION NUMBER: 66169981

TITLE CERTIFICATION

THE UNDERSIGNED, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY OPINE THAT, AS OF 12-10, 2019 AT 11:00 (A.M.):

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN OF THIS COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2 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 2019.

DATED THIS 8th DAY OF January, 2020.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA
BY: [Signature] DATED: 1-8-2020
GEORGE TELLEZ, 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 2, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS HEREIN ARE ACCEPTED THIS 8th DAY OF January, 2020.

CITY OF PORT ST. LUCIE ATTEST:
[Signature]
GREGORY J. ORAVEC, MAYOR
[Signature]
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 82 PAGES 38-39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 04 DAY OF FEB, 2020.

[Signature]
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR AND MAPPER

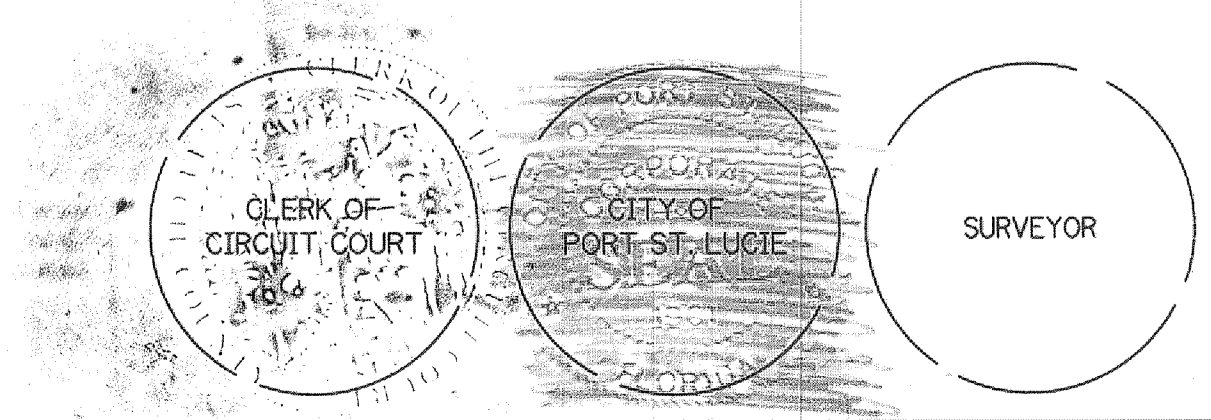
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT 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 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 8th DAY OF January, 2020.

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

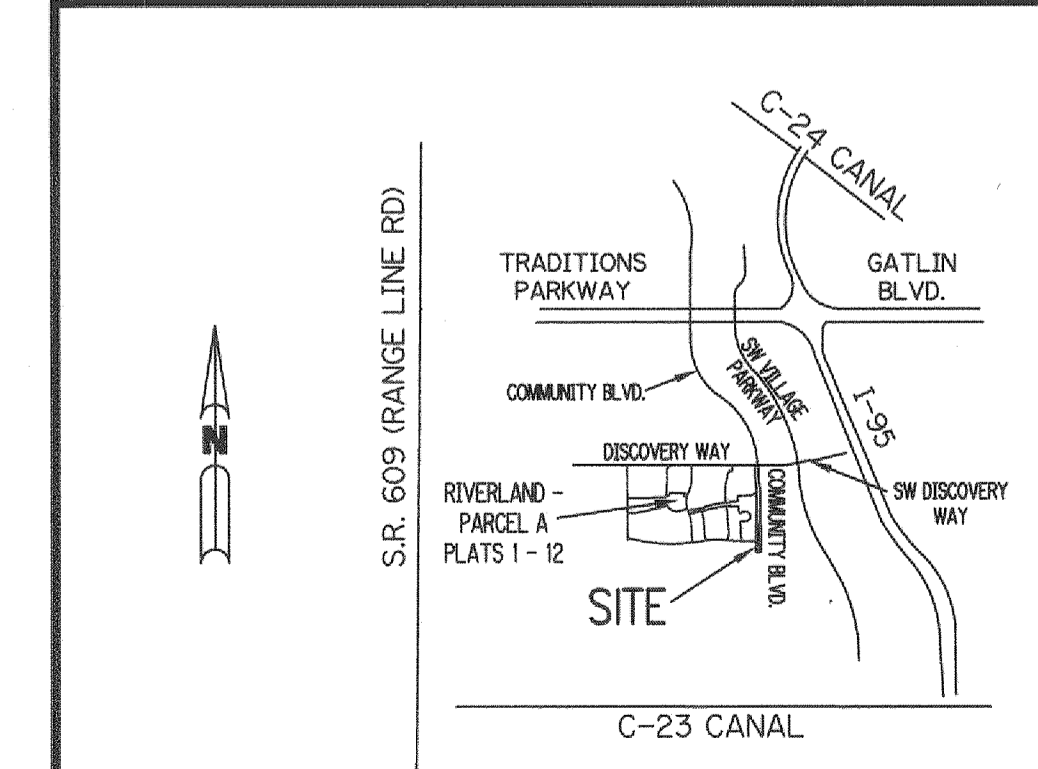
SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE WEST LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 1, PLAT BOOK 75, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 00°05'34" WEST 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.

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-19-193

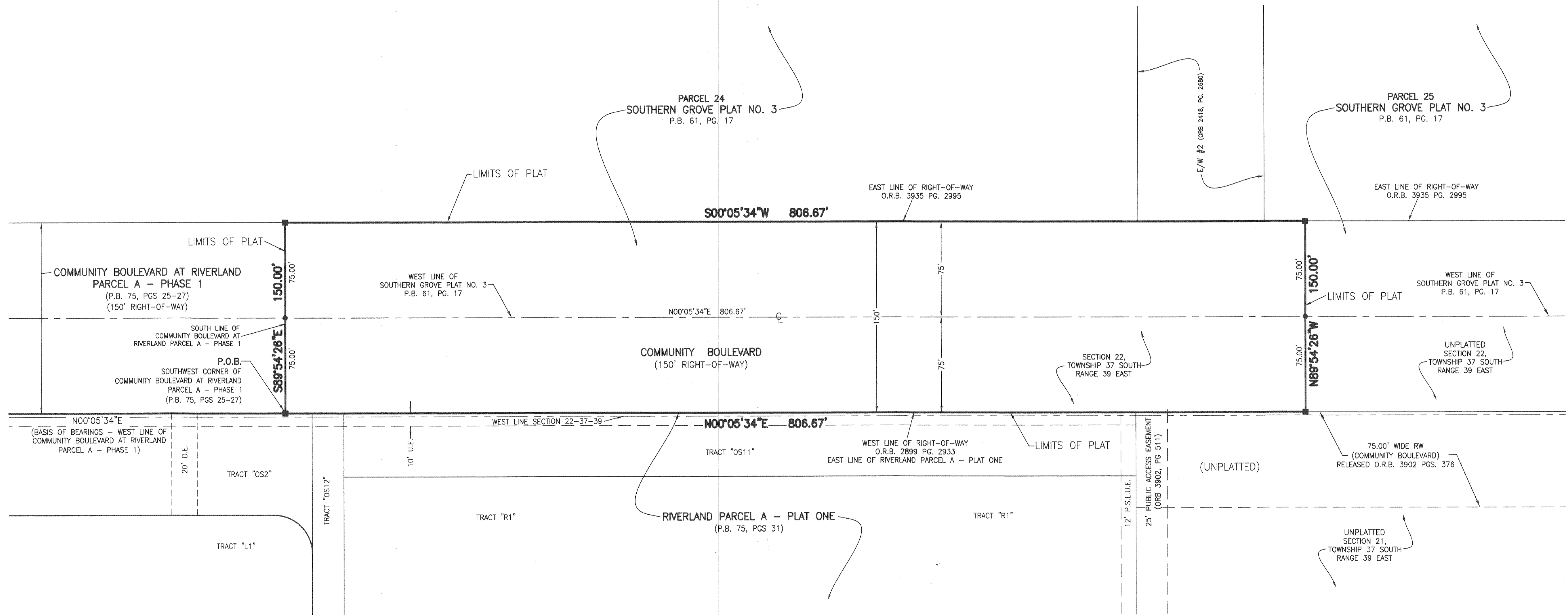


LOCATION MAP
NOT TO SCALE

COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2

BEING A REPLAT OF A PORTION OF PARCEL 24 AND 25, 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 SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

BK: 85
Pg: 30

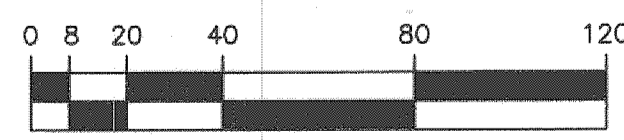


LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP LB7741
- - FOUND PERMANENT REFERENCE MONUMENT
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
- CL - 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



SCALE: 1" = 40'

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
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SAND & HILLS SURVEYING, INC.
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