

DISCOVERY WAY AT RIVERLAND PARCEL C

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 6

INSTR # 4854838
P BK 94 Pages 32 - 37
RECORDED 04/28/2021 11:12:35 AM
SAINT LUCIE COUNTY
DEPUTY CLERK PETERSONZ

Plat Book 94
Page 32

LEGAL DESCRIPTION

BEING A PORTION OF THAT PARCEL OF LAND DESIGNATED AS ROADWAY E/W #1, ACCORDING TO OFFICIAL RECORDS BOOK 4077, PAGE 1480, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF DISCOVERY WAY AT RIVERLAND PARCEL A, AS RECORDED IN PLAT BOOK 85 AT PAGE 15 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID ROADWAY E/W #1; THENCE ALONG THE SOUTH LINE OF SAID ROADWAY E/W #1, NORTH 89°50'39" WEST, A DISTANCE OF 3866.76 FEET; THENCE NORTH 00°09'21" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°50'39" EAST, ALONG THE NORTH LINE OF SAID ROADWAY E/W #1, A DISTANCE OF 3866.76 FEET; THENCE SOUTH 00°09'21" WEST, ALONG THE WEST LINE OF SAID DISCOVERY WAY AT RIVERLAND PARCEL A, DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.315 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 DISCOVERY WAY AT RIVERLAND PARCEL C, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

DISCOVERY WAY, 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 AND IS THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS 27 DAY OF April, 2021.

BY: [Signature] DATE: 4/22/21
GREGORY J. ORAVEC, MAYOR

WITNESS: [Signature] WITNESS: [Signature]
PRINT NAME: Sally Walsh PRINT NAME: Bryan Parkhurst

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

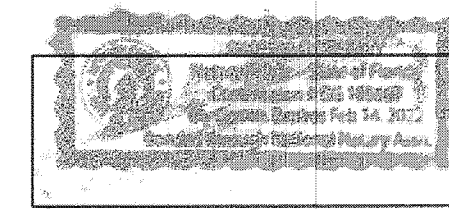
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY 27 OF April, 2021 BY GREGORY J. ORAVEC, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: [Signature]

PRINT NAME: Sharon Dealson

MY COMMISSION EXPIRES: Feb 14, 2022

COMMISSION NUMBER: 66185869



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, HEREBY:

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

DATED THIS 27 DAY OF April, 2021.

[Signature]
GREGORY J. ORAVEC, MAYOR

WITNESS: [Signature] WITNESS: [Signature]
PRINT NAME: Sally Walsh PRINT NAME: Bryan Parkhurst

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

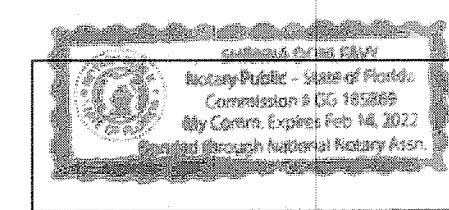
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY 27 OF April, 2021 BY GREGORY J. ORAVEC, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: [Signature]

PRINT NAME: Sharon Dealson

MY COMMISSION EXPIRES: Feb 14, 2022

COMMISSION NUMBER: 66185869



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 CERTIFY THAT, AS OF THE 19th DAY OF March, 2021:

THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE ENTITY EXECUTING THE DEDICATION. THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON, PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020. 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 19th DAY OF March, 2021.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

BY: [Signature]
GEORGE TELLEZ, VICE PRESIDENT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF DISCOVERY WAY AT RIVERLAND PARCEL C, 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 26 DAY OF April, 2021.

CITY OF PORT ST. LUCIE

ATTEST:

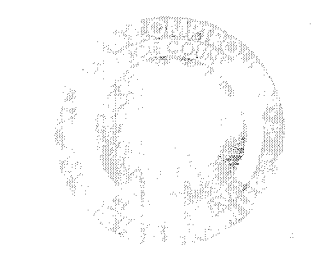
[Signature] GREGORY J. ORAVEC, MAYOR
[Signature] KAREN A. PHILLIPS, CITY CLERK
Sally Walsh

CLERK'S RECORDING CERTIFICATE

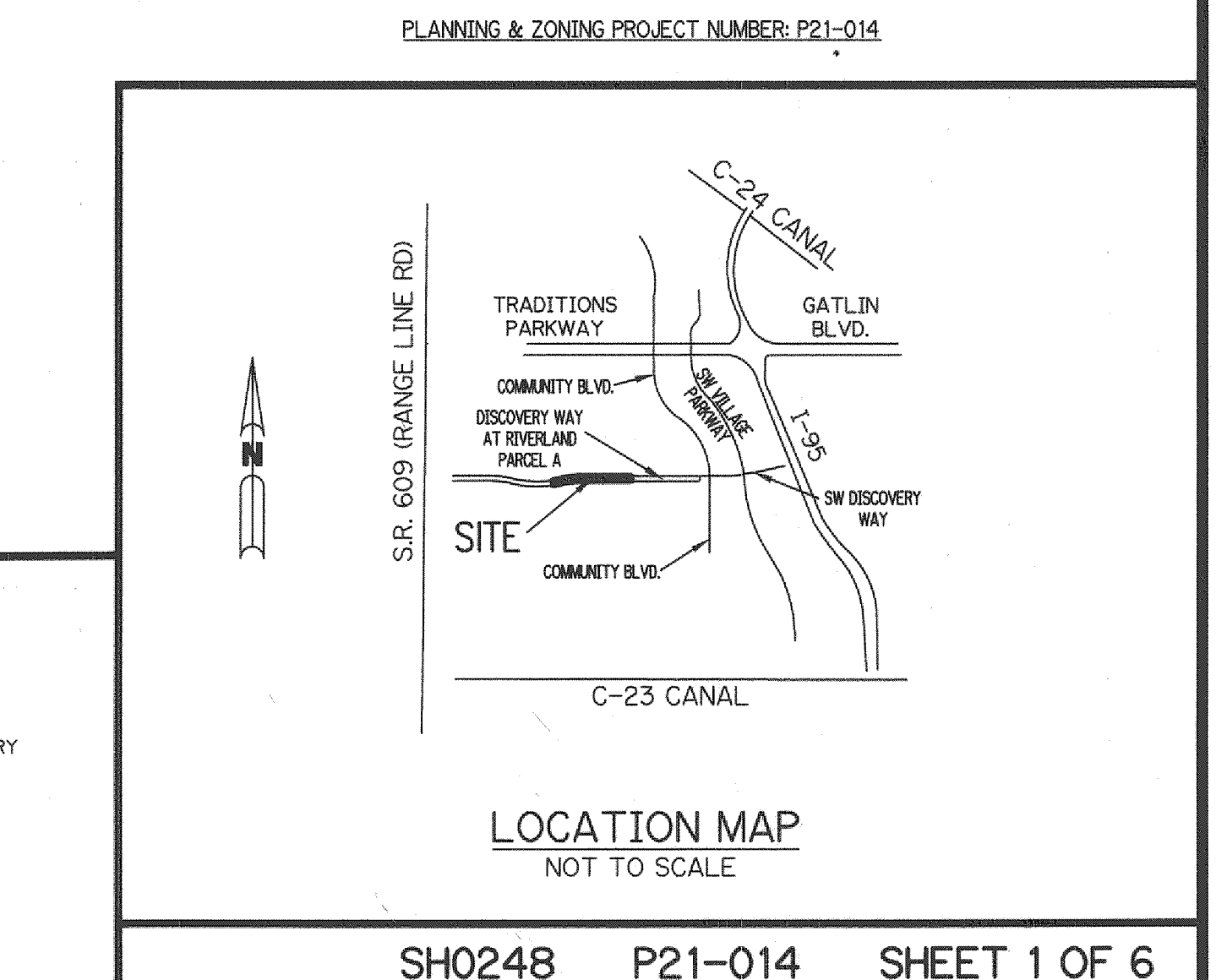
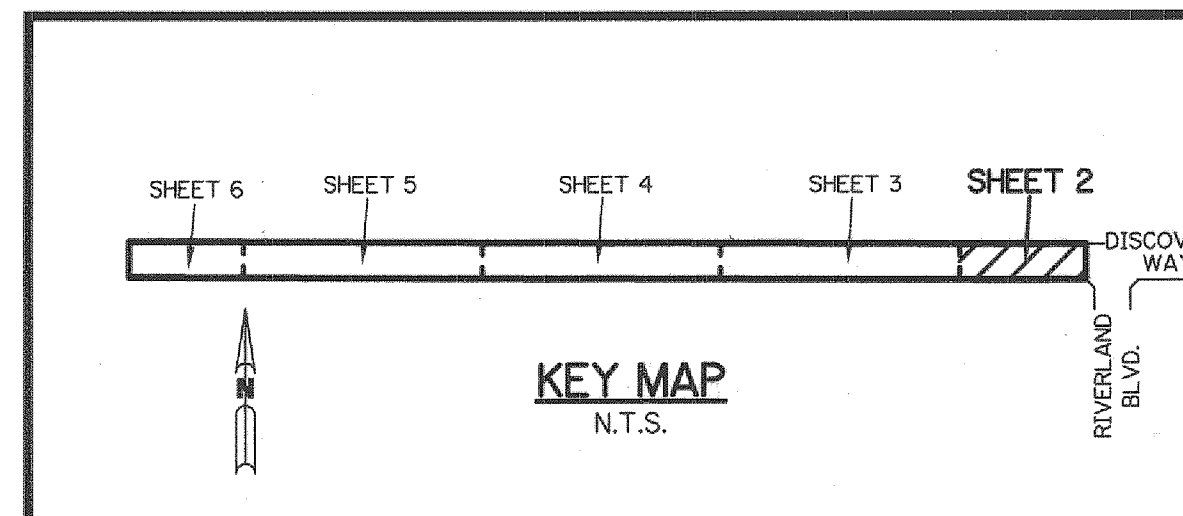
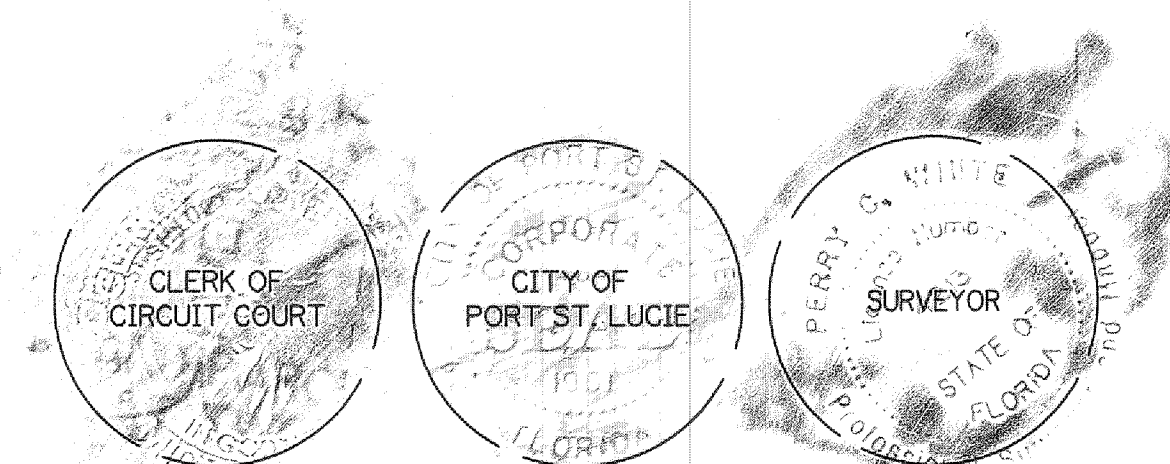
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 94 PAGES 32-37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 28th DAY OF April, 2021.

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



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



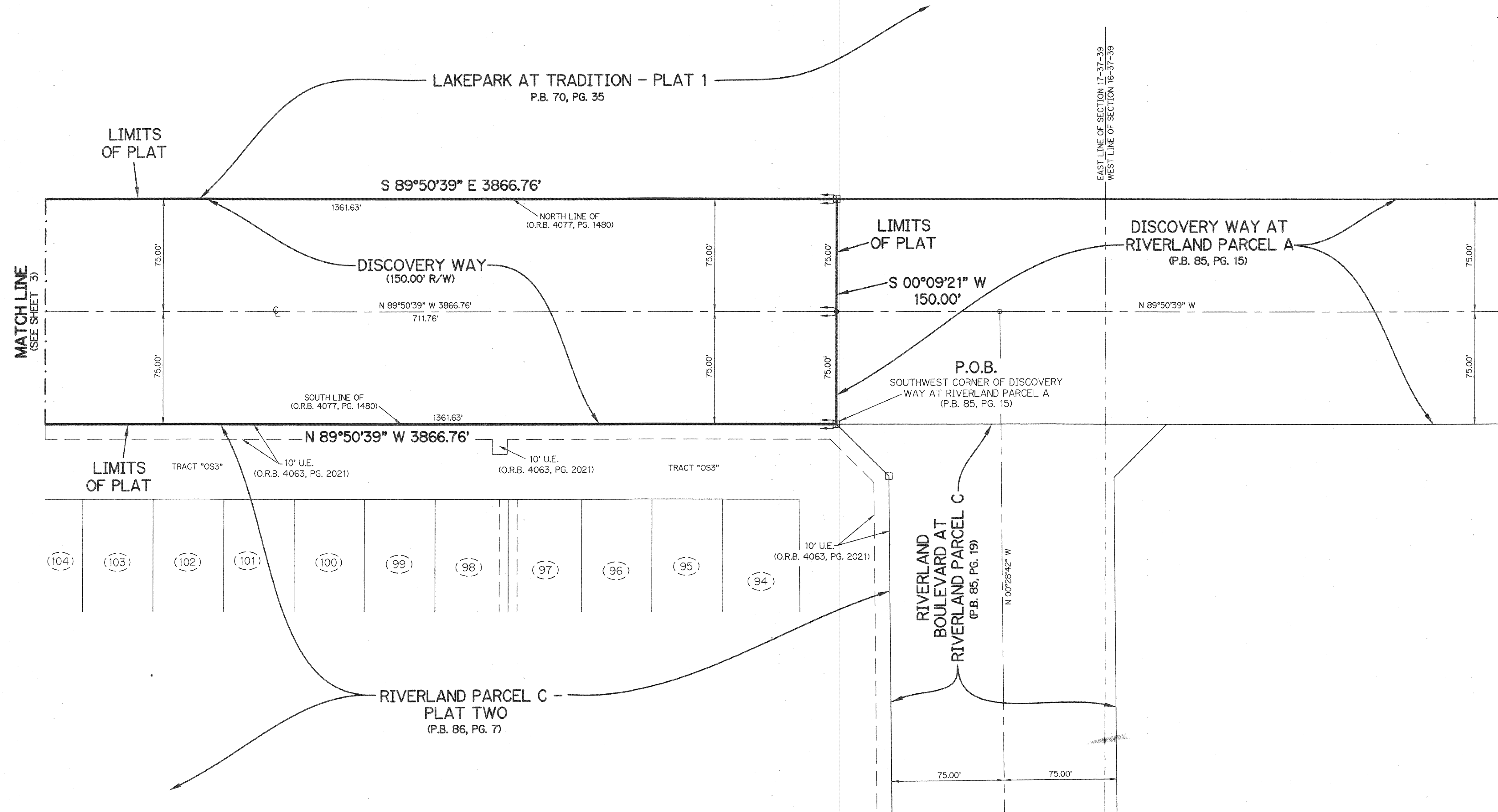
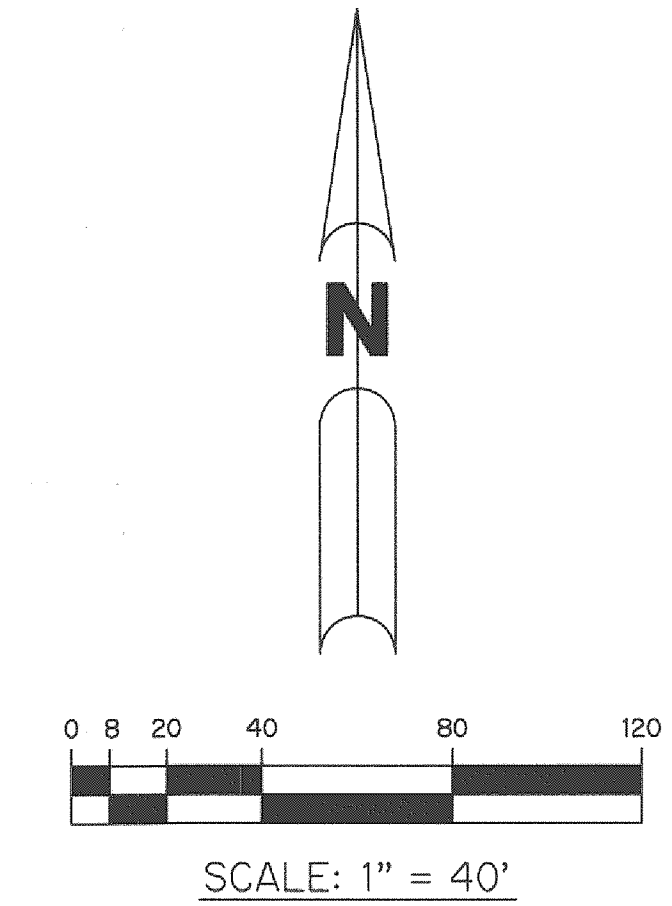
PLANNING & ZONING PROJECT NUMBER: P21-014

DISCOVERY WAY AT RIVERLAND PARCEL C

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 6

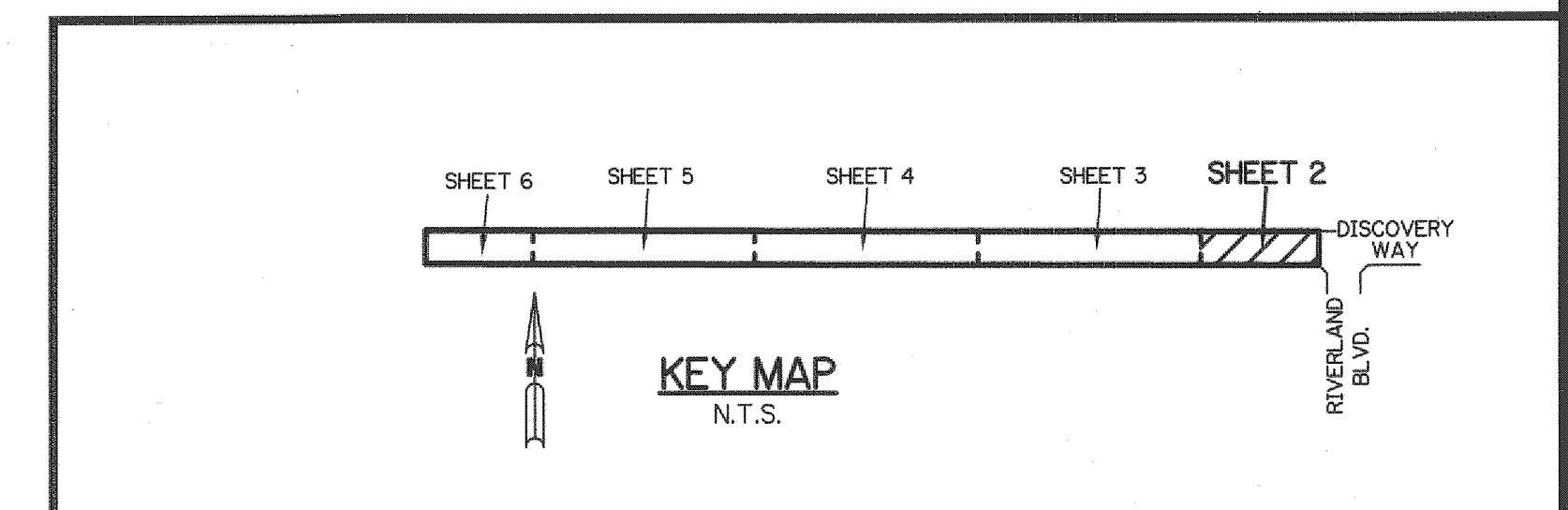
Plat Book 94
Page 33



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
- △ - DELTA ANGLE
- 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.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
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- 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
- RAD - RADIAL LINE

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PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
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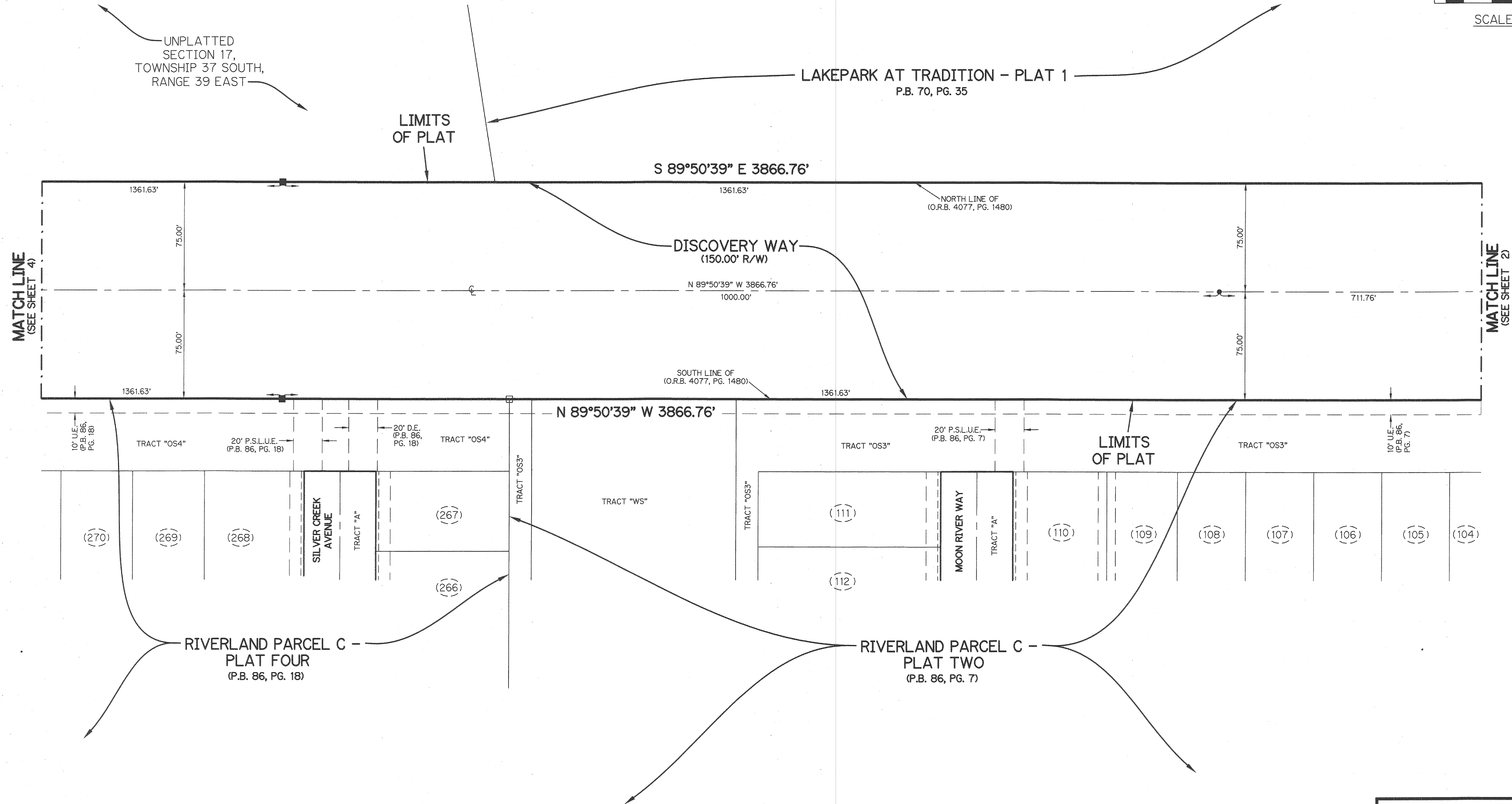
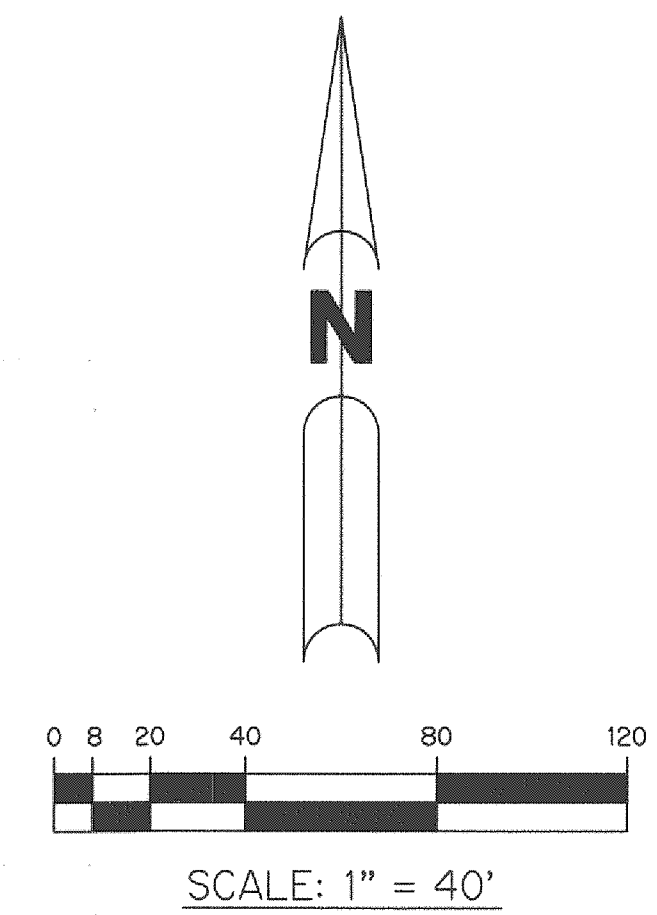


DISCOVERY WAY AT RIVERLAND PARCEL C

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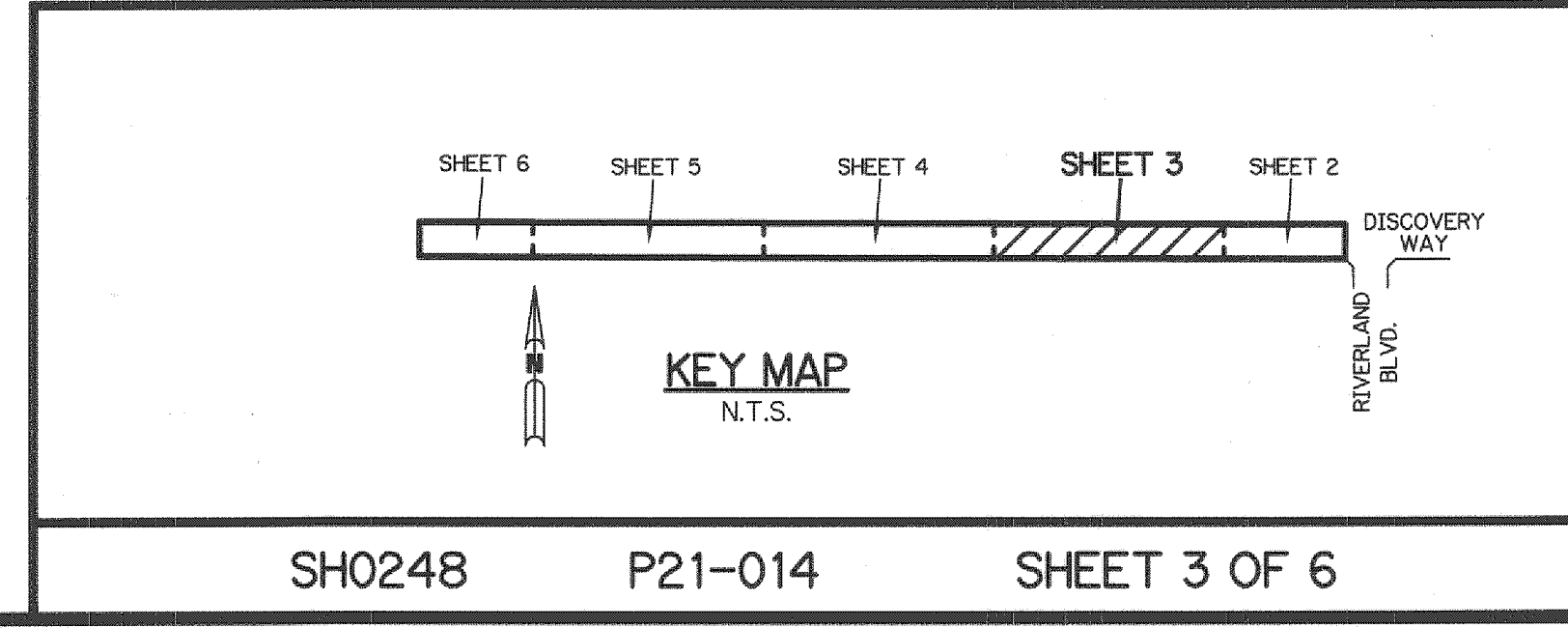
SHEET 3 OF 6

*Plat Book 94
Page 34*



- 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
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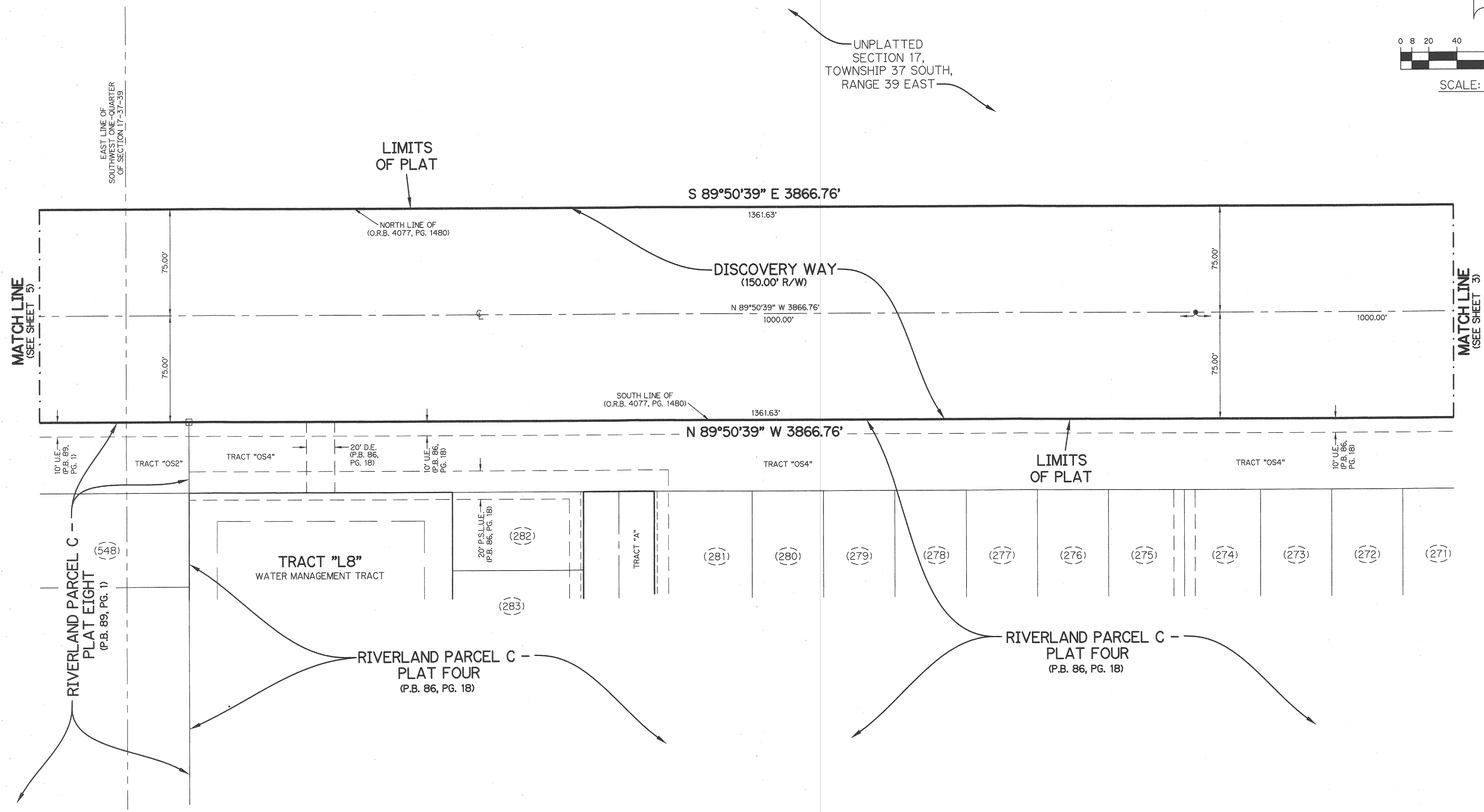
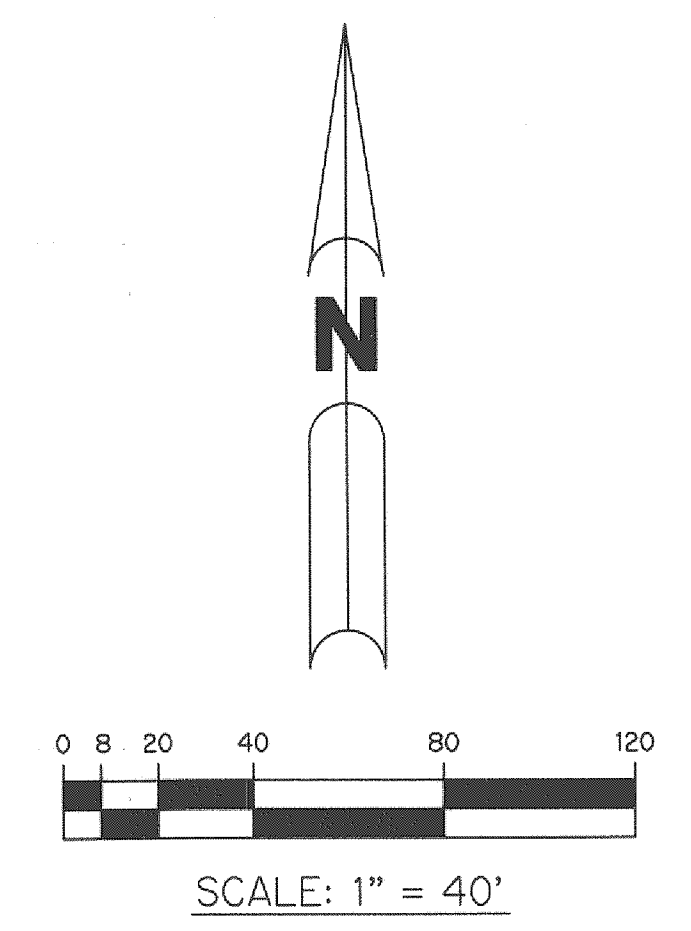


DISCOVERY WAY AT RIVERLAND PARCEL C

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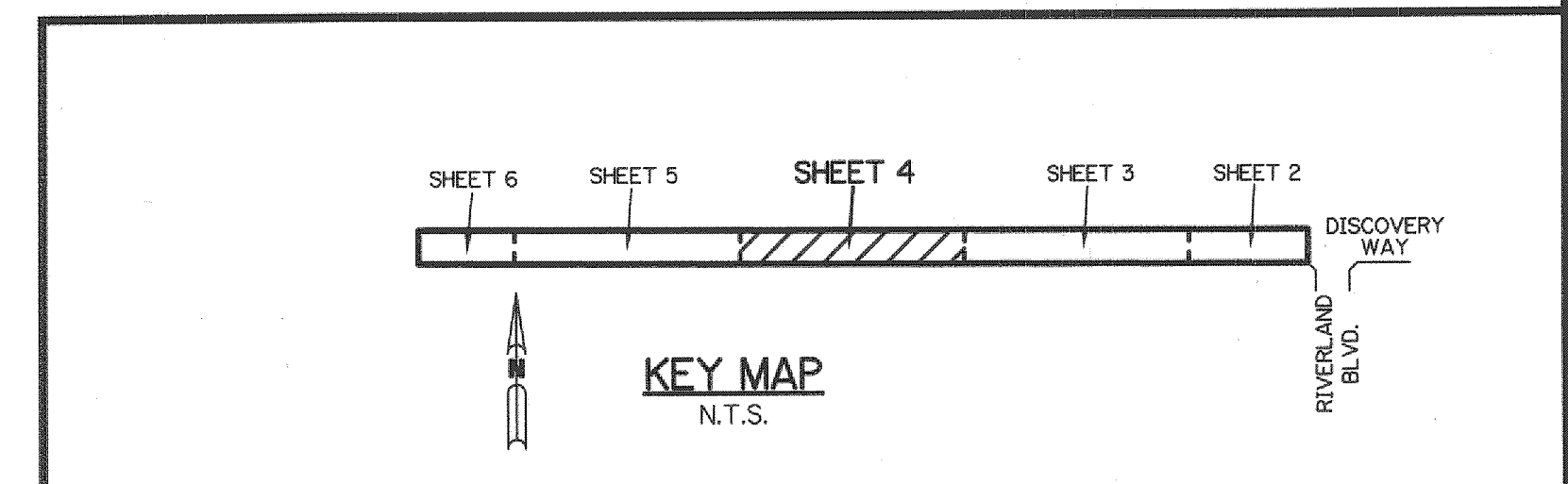
SHEET 4 OF 6

Plat Book 94
Page 35



- 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
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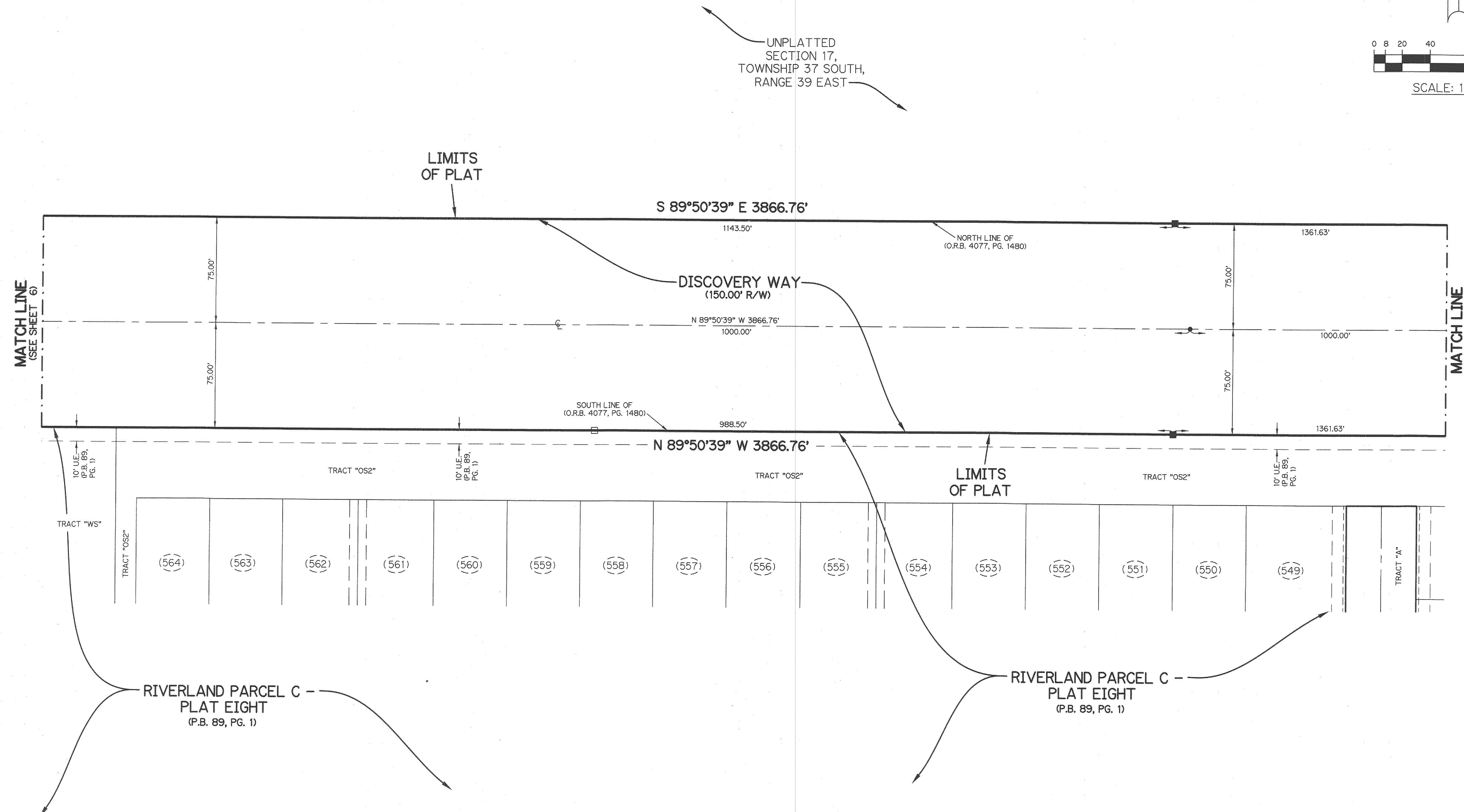
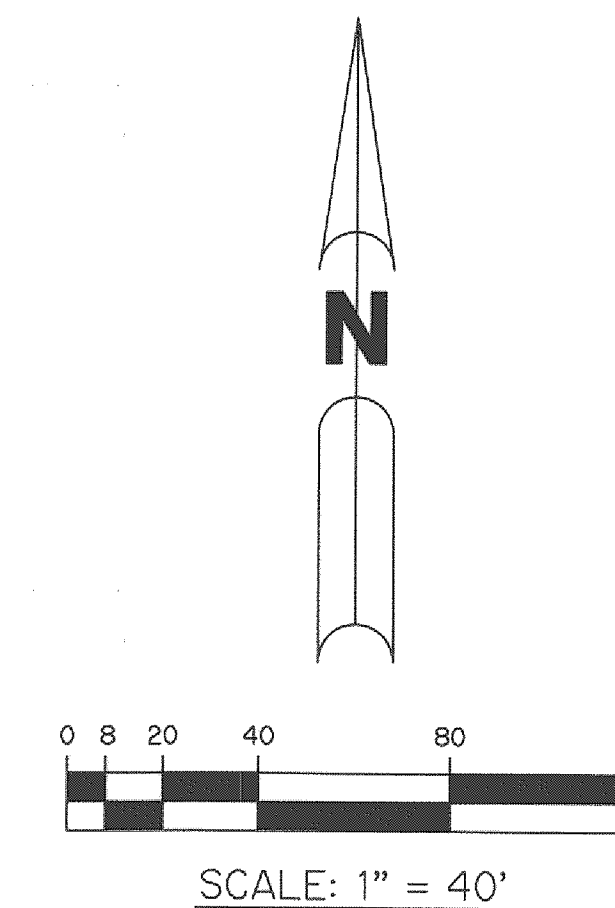


DISCOVERY WAY AT RIVERLAND PARCEL C

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SHEET 5 OF 6

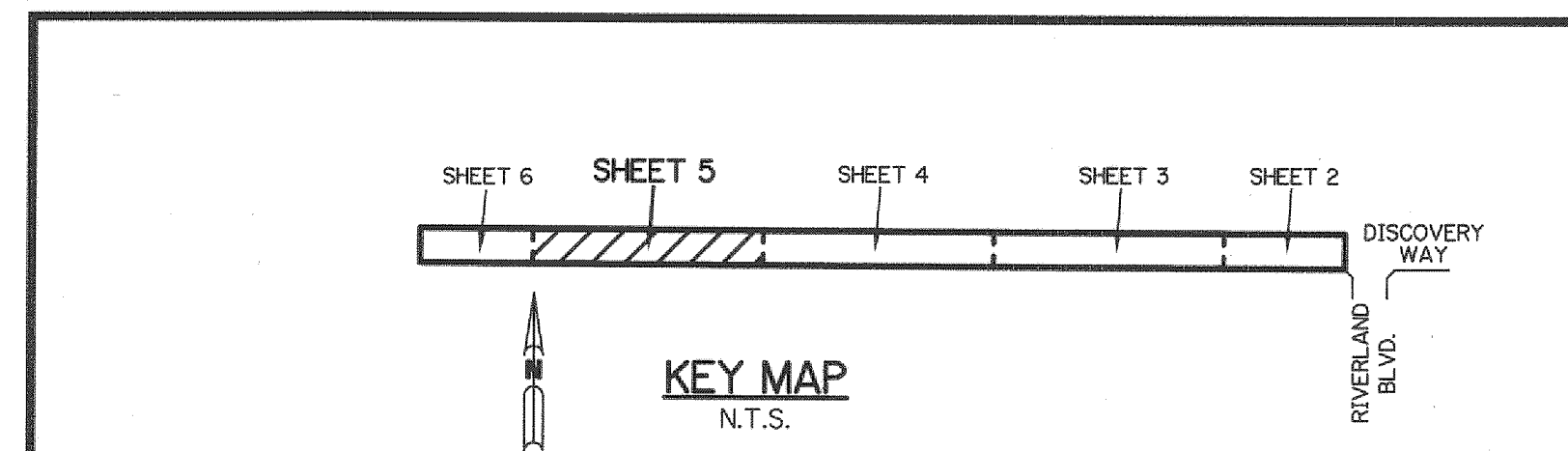
Plat Book 94
Page 36



LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
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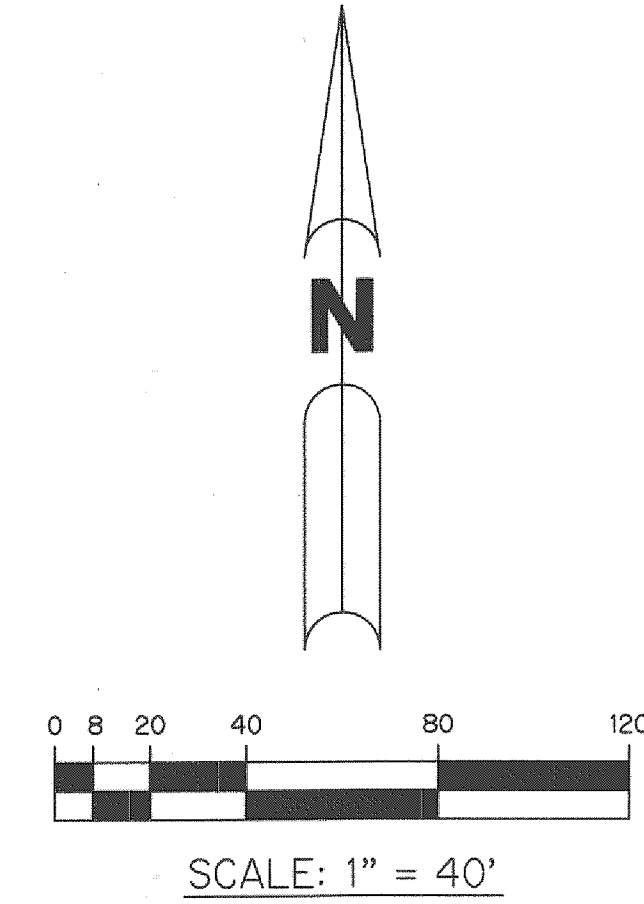


DISCOVERY WAY AT RIVERLAND PARCEL C

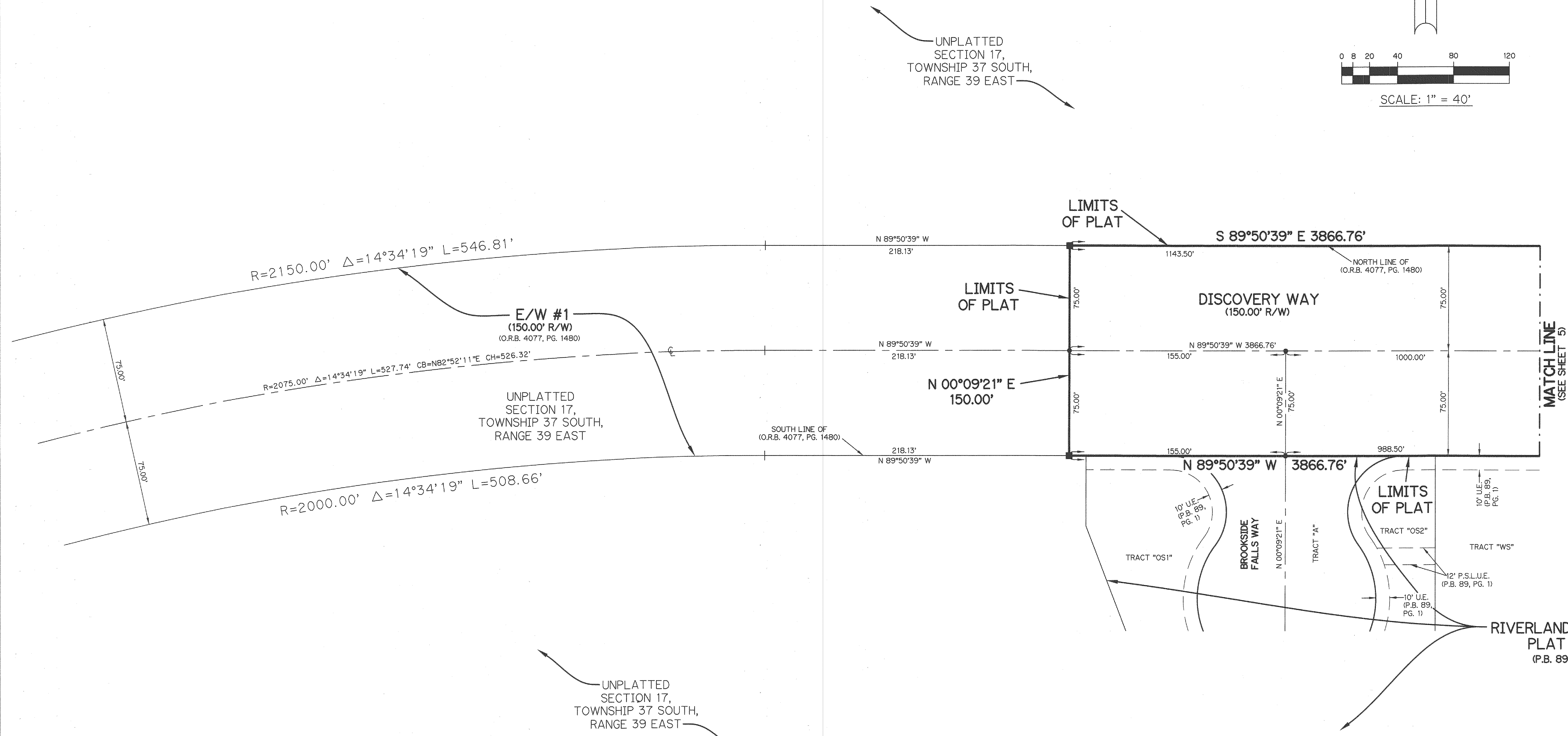
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 6 OF 6

Plat Book 94
Page 37



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
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 - U.E. - UTILITY EASEMENT
 - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
 - RAD - RADIAL LINE



RIVERLAND PARCEL C -
PLAT EIGHT
(P.B. 89, PG. 1)

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