

RIVERLAND PARCEL C - PLAT FIVE REPLAT

BEING A REPLAT OF ALL OF LOTS 430 AND 431, RIVERLAND PARCEL C - PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGES 33 THROUGH 36, LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
SHEET 1 OF 2

LEGAL DESCRIPTION

BEING ALL OF LOTS 430 AND 431, RIVERLAND PARCEL C - PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGES 33 THROUGH 36, LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.532 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

RIVERLAND ASSOCIATES III, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVERLAND PARCEL C - PLAT FIVE REPLAT, 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 OPEN SPACE TRACT "OS1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VALENCIA GROVE PROPERTY OWNERS 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 IS THE PERPETUAL 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 III CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2021.

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

BY: _____ DATE: _____
ALAN FANT, VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

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 III 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 _____, 2021.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

VALENCIA GROVE PROPERTY OWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON, OF TRACT "OS1" AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO VALENCIA GROVE PROPERTY OWNERS ASSOCIATION, INC.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS ____ DAY OF _____, 2021.

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 GROVE PROPERTY OWNERS 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 _____, 2021.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

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 (PRAMS) HAVE BEEN SET 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 ____ DAY OF _____, 2021.

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

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 ____ DAY OF _____, 2021:

- A. THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF RIVERLAND ASSOCIATES III, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THE ENTITY EXECUTING THE DEDICATION.
- B. THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON.
- C. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- D. ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- E. THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS ____ DAY OF _____, 2021.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

BY: _____
GEORGE TELLEZ, VICE PRESIDENT

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 _____, 2021.

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

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE WEST LINE OF LOT 431, RIVERLAND PARCEL C - PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGE 33, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND REFERENCED HEREON, HAVING A BEARING OF NORTH 07°34'45" 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.

6) ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTING CURVE UNLESS OTHERWISE NOTED.

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL C - PLAT FIVE REPLAT, 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 _____, 2021.

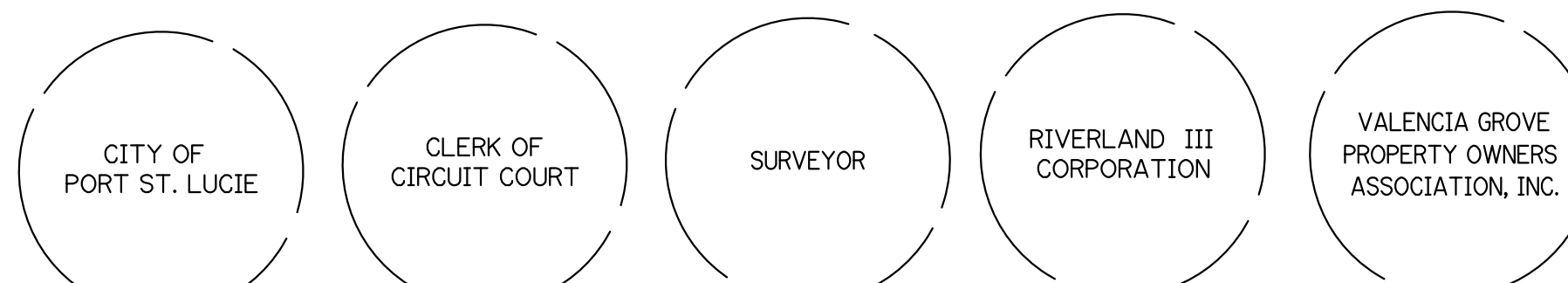
CITY OF PORT ST. LUCIE

ATTEST:

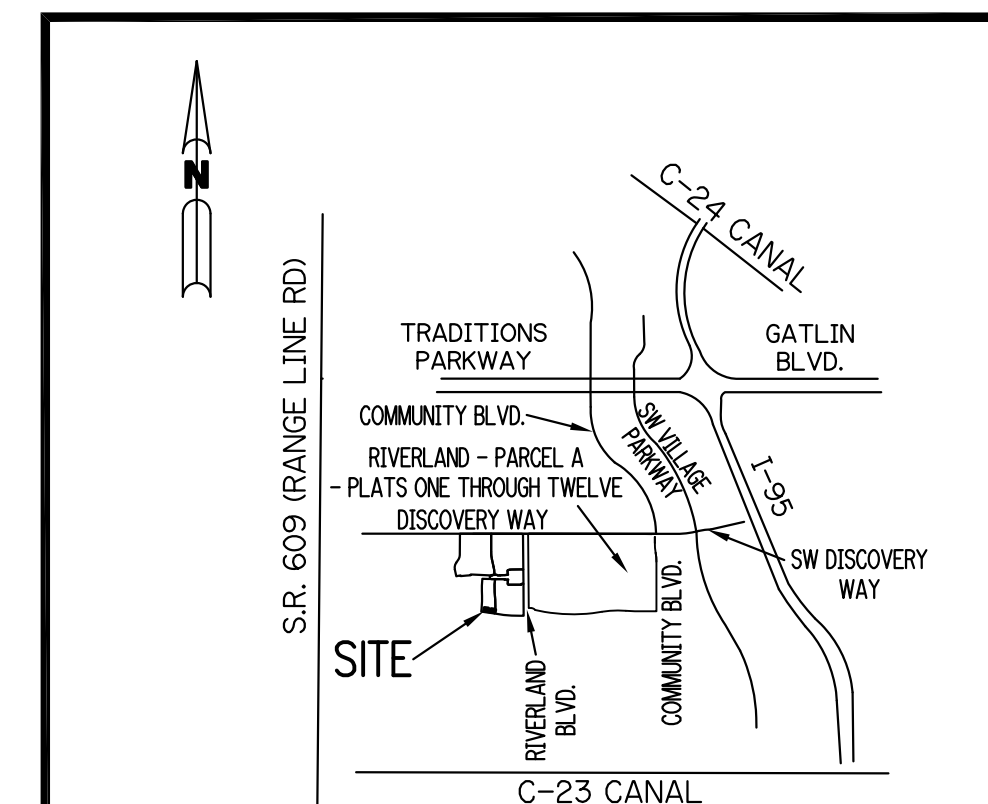
SHANNON M. MARTIN, VICE-MAYOR

SALLY WALSH, CITY CLERK

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 20-234

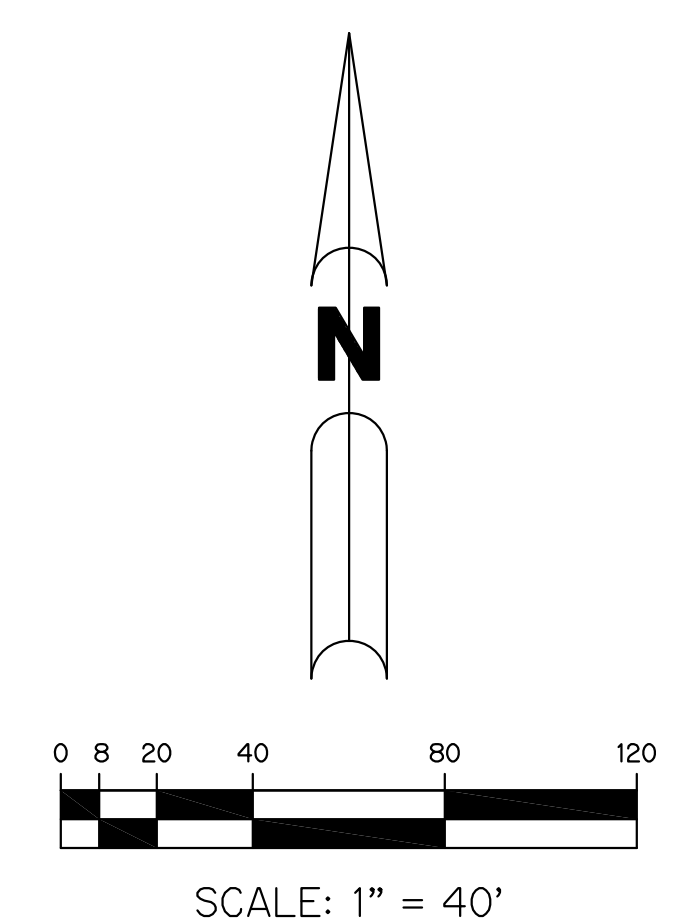
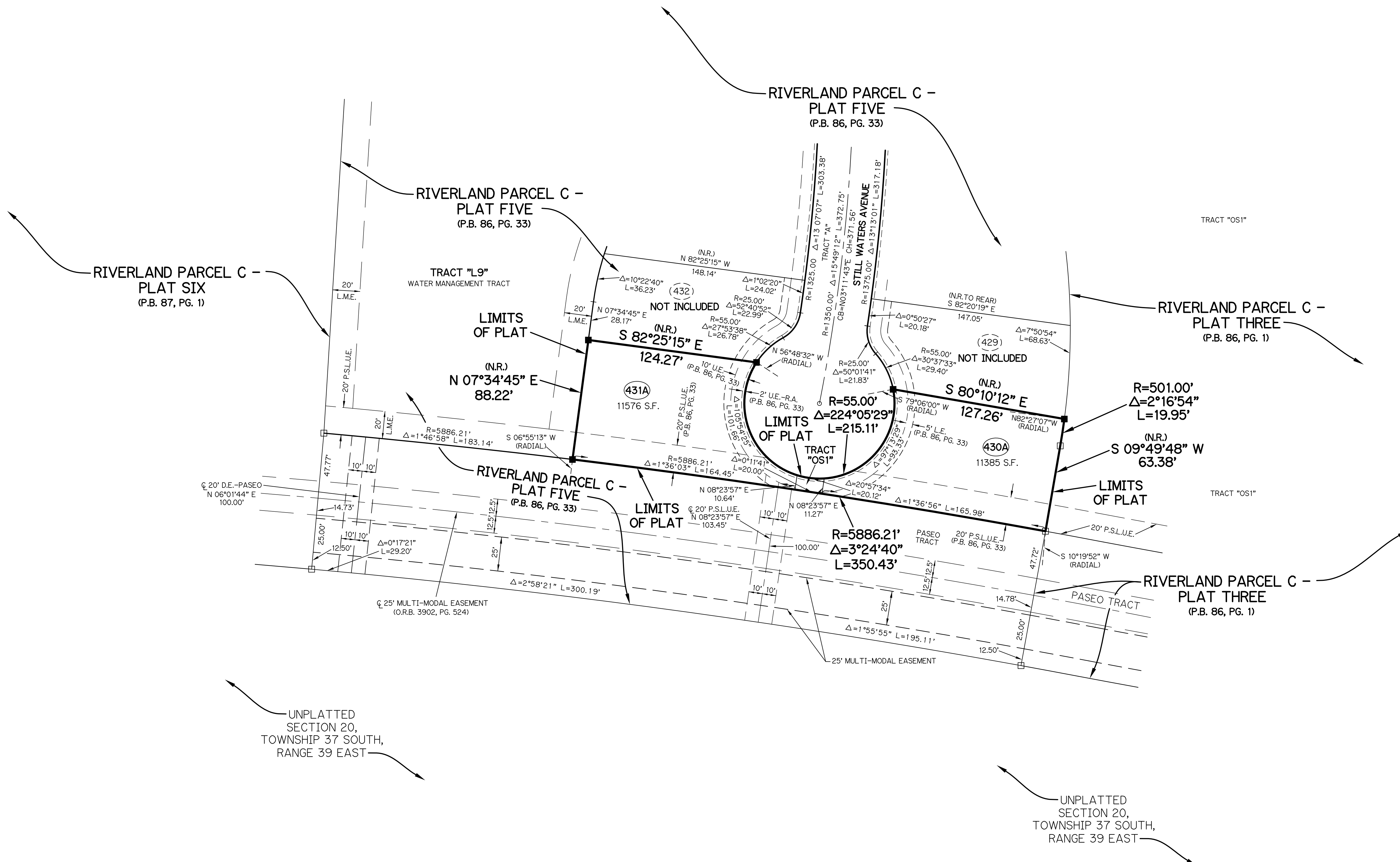


LOCATION MAP
NOT TO SCALE

RIVERLAND PARCEL C - PLAT FIVE REPLAT

BEING A REPLAT OF ALL OF LOTS 430 AND 431, RIVERLAND PARCEL C - PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGES 33 THROUGH 36, LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 2



- 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
 - BE - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - CL - CENTERLINE
 - DB - DEED BOOK
 - DE - 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
 - NR. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - Q.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
 - RAD - RADIAL LINE

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