

NORTH-SOUTH "A" ROADWAY PLAT
BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

Exhibit B

PLAT BOOK	117
PAGE	20
FILE NO.	
DATE	6/28/2023
TIME	9:49:13 AM

LOCATION MAP
No Scale

INSTR # 5210741
P BK 117 Pages 20 - 23
RECORDED 06/28/2023 09:49:13 AM
SAINT LUCIE COUNTY
DEPUTY CLERK TREJOA

DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5342.01 FEET; THENCE S.45°13'59"E., A DISTANCE OF 3921.25 FEET TO THE POINT OF BEGINNING; THENCE S.89°48'00"E., A DISTANCE OF 80.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2188.00 FEET AND A RADIAL BEARING OF S.89°48'00"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 15°26'40", A DISTANCE OF 589.79 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 191.83 TO THE NORTHWEST CORNER OF THE PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE CONTINUE S.15°14'40"E., ALONG THE WESTERLY LINE OF SAID PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", A DISTANCE OF 411.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1975.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°05'16", A DISTANCE OF 313.26 FEET TO A NON-TANGENT INTERSECTION; THENCE S.51°01'15"E., A DISTANCE OF 35.27 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE NORTHERLY LINE OF WEST VIRGINIA EXTENSION (A.K.A. CROSSTOWN PARKWAY), AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°53'07"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE OF WEST VIRGINIA EXTENSION, A DISTANCE OF 130.15 FEET TO A NON-TANGENT INTERSECTION; THENCE N.39°07'36"E., A DISTANCE OF 35.55 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1895.00, AND A RADIAL BEARING OF S.83°48'47"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40"W., A DISTANCE OF 112.19 FEET; THENCE N.60°14'40"W., A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 80.00 FEET; THENCE N.29°45'20"E., A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 360.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2268.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°26'40", A DISTANCE OF 611.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 126,066 SQUARE FEET OR 2.894 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: St. Lucie

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS NORTH-SOUTH "A" ROADWAY PLAT, BEING IN ST. LUCIE COUNTY, FLORIDA HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "R-1", SHOWN HEREON AS NORTH-SOUTH "A" ROAD, IS HEREBY 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, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.

IN WITNESS WHEREOF, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR THIS 26 DAY OF June, 2023.

Jasmin DeFreese
WITNESS
(PRINT NAME OF WITNESS)

Daisy Ruiz
WITNESS
(PRINT NAME OF WITNESS)

CITY OF PORT ST. LUCIE,
A MUNICIPAL CORPORATION OF THE
STATE OF FLORIDA

BY: Shannon M. Martin
NAME: SHANNON M. MARTIN
TITLE: MAYOR

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY 26 OF June, 2023, BY SHANNON M. MARTIN, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: November 8, 2026

Sally Walsh
NOTARY PUBLIC
PRINT NAME: Sally Walsh

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: PALM BEACH

THE UNDERSIGNED, ROBERT M. GRAHAM, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY ATTORNEY TITLE SERVICES, DATED AS OF THE 26 DAY OF JUNE, 2023:

- (A.) THE RECORD TITLE TO THE LANDS 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.
(B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
(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 26 DAY OF JUNE, 2023.

BY: Robert M. Graham
NAME: ROBERT M. GRAHAM
TITLE: ATTORNEY

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF NORTH - SOUTH "A" ROADWAY PLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS 26 DAY OF June, 2023.

CITY COUNCIL
CITY OF PORT ST. LUCIE

Shannon M. Martin
SHANNON M. MARTIN, MAYOR

ATTEST:

Sally Walsh
SALLY WALSH, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, 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 117, PAGE(S) 20-21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 28 DAY OF June, 2023.

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

NOTE

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.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAP, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/26/67, WHICH BEARS SOUTH 44°46'01" WEST. ALL 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 AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

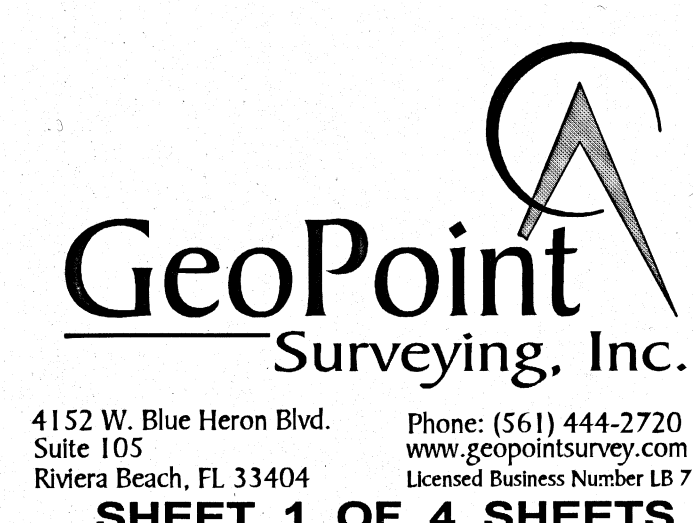
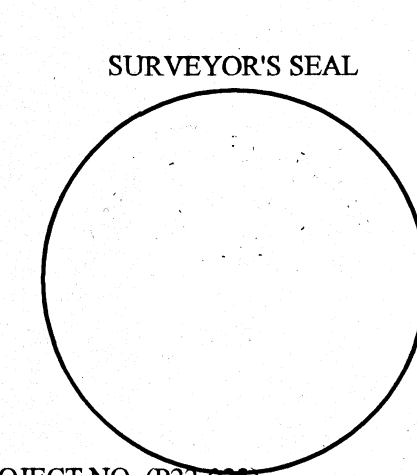
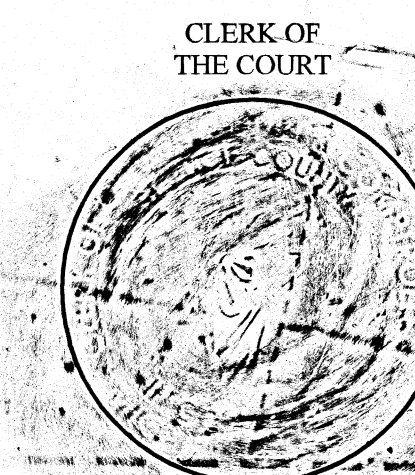
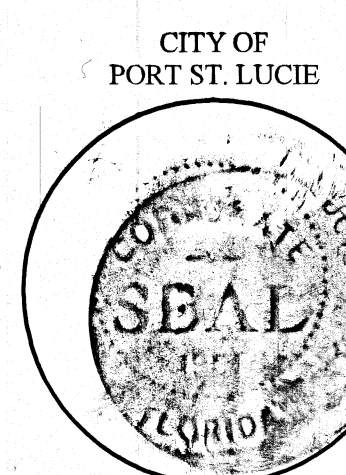
SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 24 DAY OF MARCH, 2023.

GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

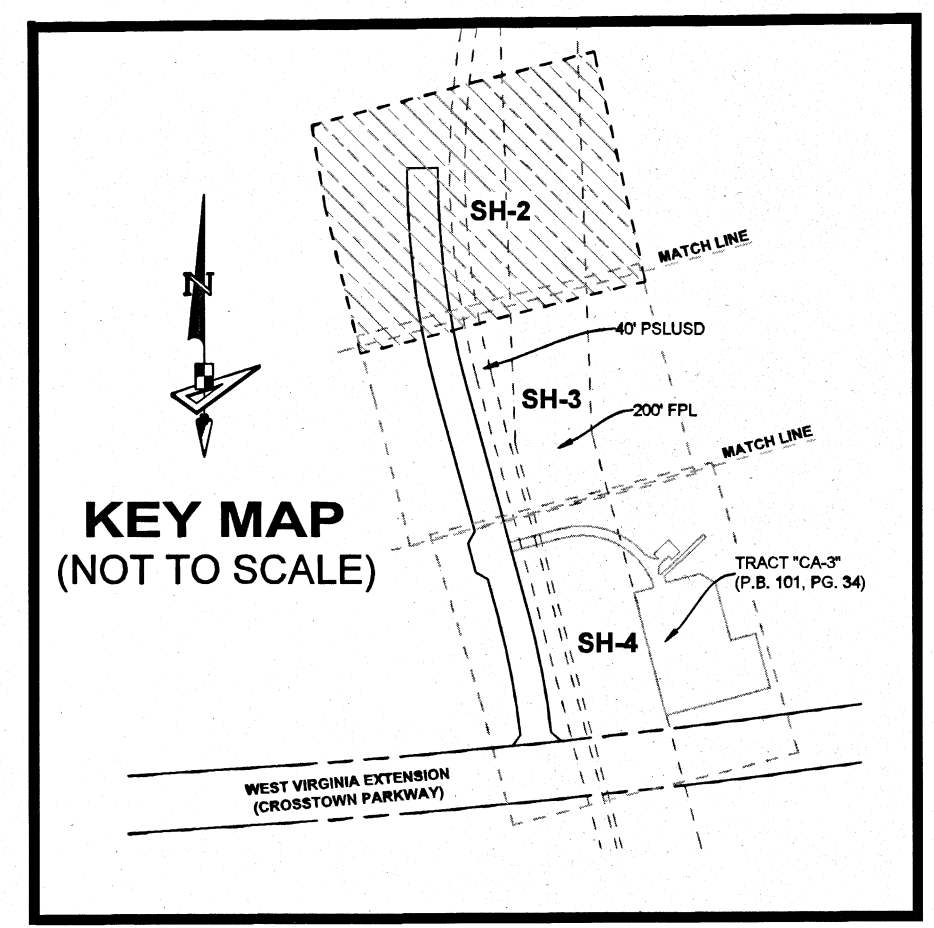
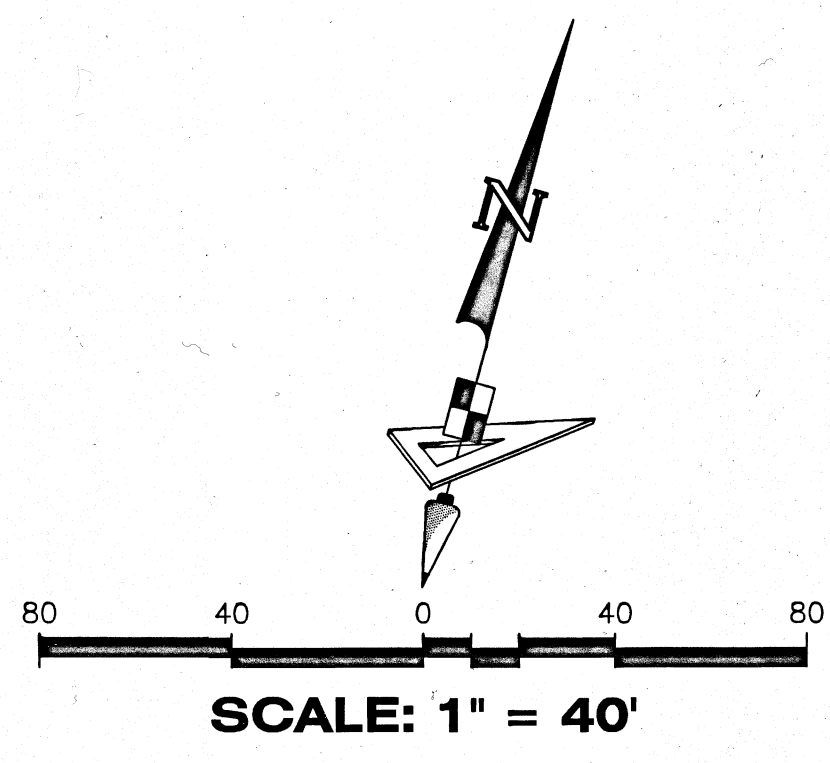
THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPoint SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

SURVEYOR'S SEAL



NORTH-SOUTH "A" ROADWAY PLAT
BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	117
PAGE	21
FILE NO.	
DATE	6/28/2023
TIME	9:49:43 AM



DETAIL
(NOT TO SCALE)

LEGEND

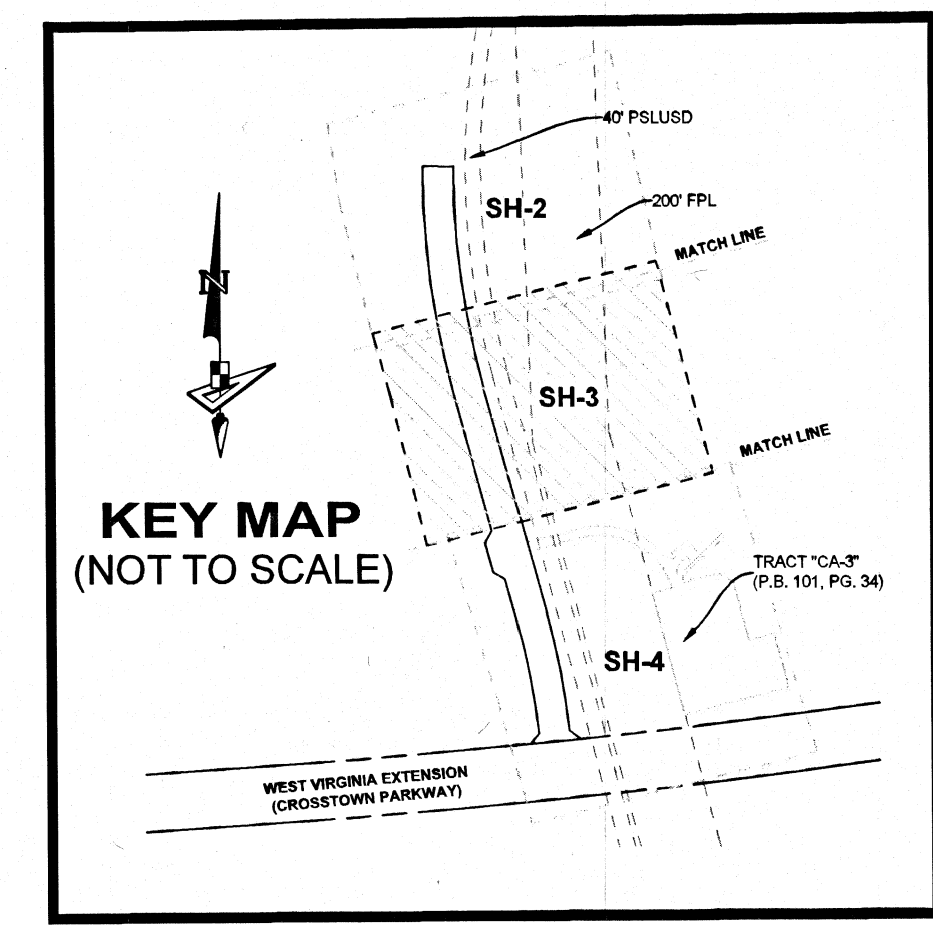
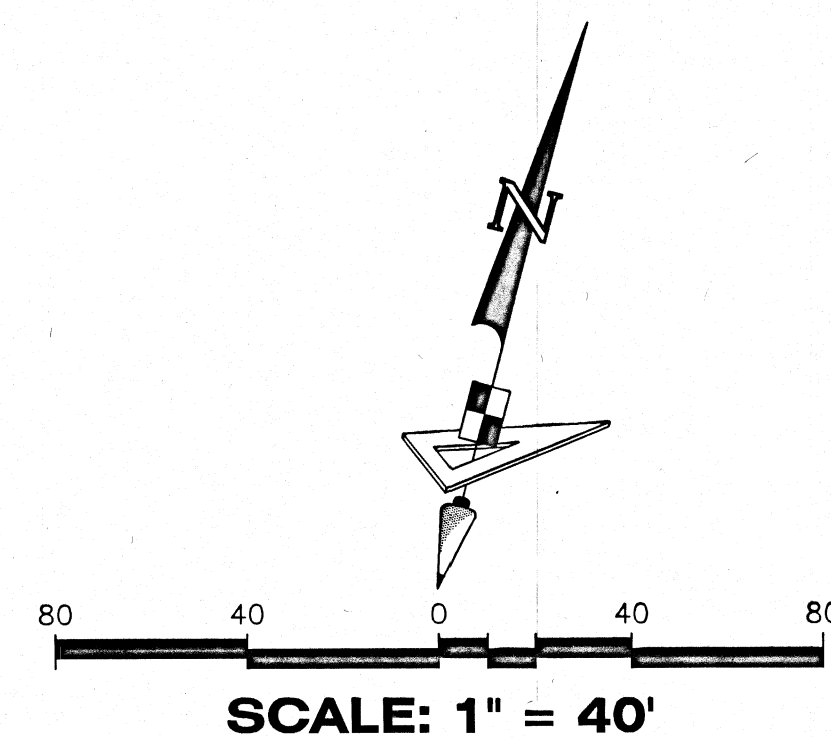
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- O.R.B. ----- Official Records Book
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- A.K.A. ----- Also Known As
- U.E. ----- Utility Easement
- FPL ----- Florida Power and Light
- CL ----- Centerline
- R/W ----- Right-of-Way
- PSLUSD ----- Port St. Lucie Utility Systems Department
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- SEC 6-37S-39E ----- Section-Township-Range
- C.M. ----- Concrete Monument
- SWFWMD ----- South Florida Water Management District
- LB ----- Licensed Business
- SWFWMD ----- South Florida Water Management District
- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- Indicates (PCP) Permanent Control Point LB7768
- Section Corner

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

SHEET 2 OF 4 SHEETS



LEGEND	
P.B. -----	Plat Book
Pg(s) -----	Page(s)
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S.F.W.M.D. -----	South Florida Water Management District
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
□ -----	Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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30 29 31 32 -----	Section Corner

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BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
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