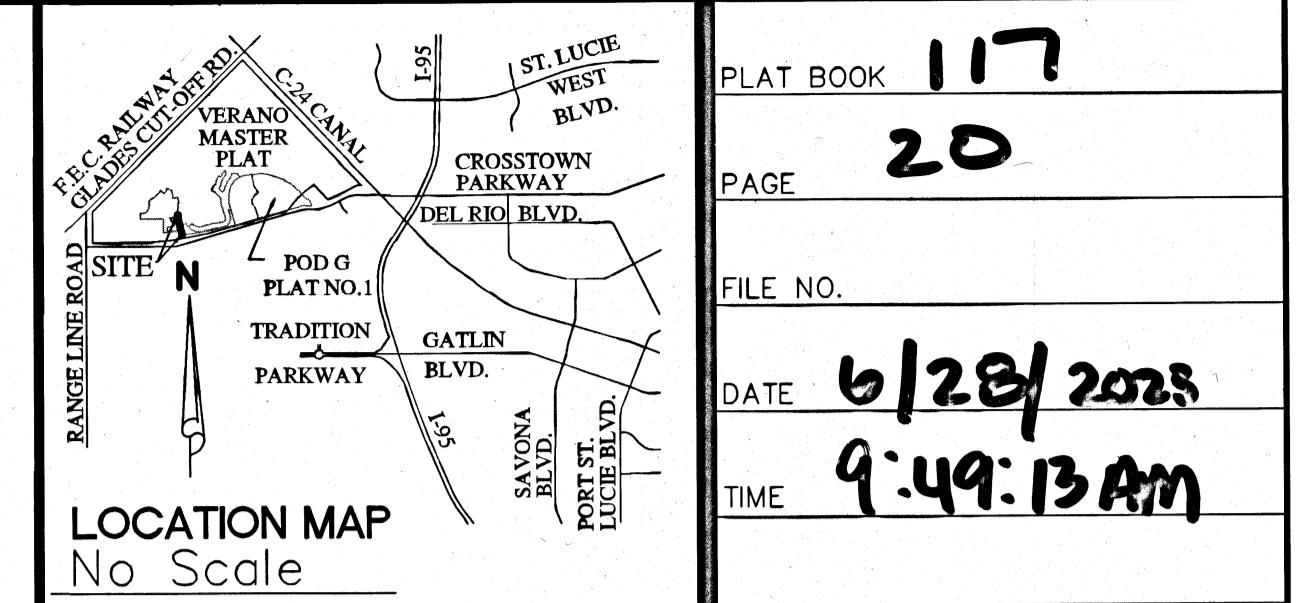


NORTH-SOUTH "A" ROADWAY PLAT
BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

Exhibit B

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



INSTR # 5210741
P BK 117 Page 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 ANGLE 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.

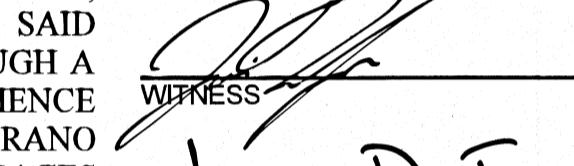
CERTIFICATE OF OWNERSHIP AND DEDICATION

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 De Frese
(PRINT NAME OF WITNESS)


Daisy Ruiz
(PRINT NAME OF WITNESS)

DEDICATION ACKNOWLEDGMENT

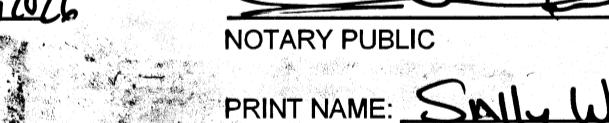
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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


NOTARY PUBLIC

PRINT NAME: Sally Walsh


NOTARY PUBLIC

PRINT NAME: Sally Walsh


NOTARY PUBLIC

PRINT NAME: Sally Walsh


NOTARY PUBLIC

PRINT NAME: Sally Walsh


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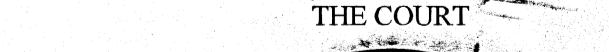
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NORTH-SOUTH "A" ROADWAY PLAT

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.

AT BOOK 119
GE 21
E NO.
TE 6 | 28 | 2
E 9:49:13

A hand-drawn diagram showing a compass rose and a scale bar. The compass rose is oriented with the North arrow pointing upwards. The scale bar is marked with values 60, 40, 0, and 40, with a central vertical line at 0.

30 40 0 40
SCALE: 1" = 40'

DETAIL

(NOT TO SCALE)

KEY MAP
(NOT TO SCALE)

WEST VIRGINIA EXTENSION
(CROSSTOWN PARKWAY)

SH-2

SH-3

SH-4

40' PSLUSD

200' FPL

MATCH LINE

MATCH LINE

TRACT "CA-3"
(P.B. 101, PG. 34)

N

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
Q	-----	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
EC 6-37S-39E	-----	Section-Township-Range
C.M.	-----	Concrete Monument South Florida Water Management District
LB	-----	Licensed Business
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)
●	-----	Indicates (PCP) Permanent Control Point LB7768
30 29	-----	Section Corner
31 32	-----	

POINT OF COMMENCEMENT
INTERSECTION OF THE SOUTHWESTERLY RW LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY RW LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4'x4' C.M. STAMPED "HEI" AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-24 CHECKED DATE 11-25-58 AND REVISED 2-23-59

POINT OF BEGINNING

DETAIL (NOT TO SCALE)

RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY BASIS OF BEARING

TRACT "R-1"

NORTH-SOUTH A ROAD

UNPLATTED

UNPLATTED

MATCHLINE SHEET 2



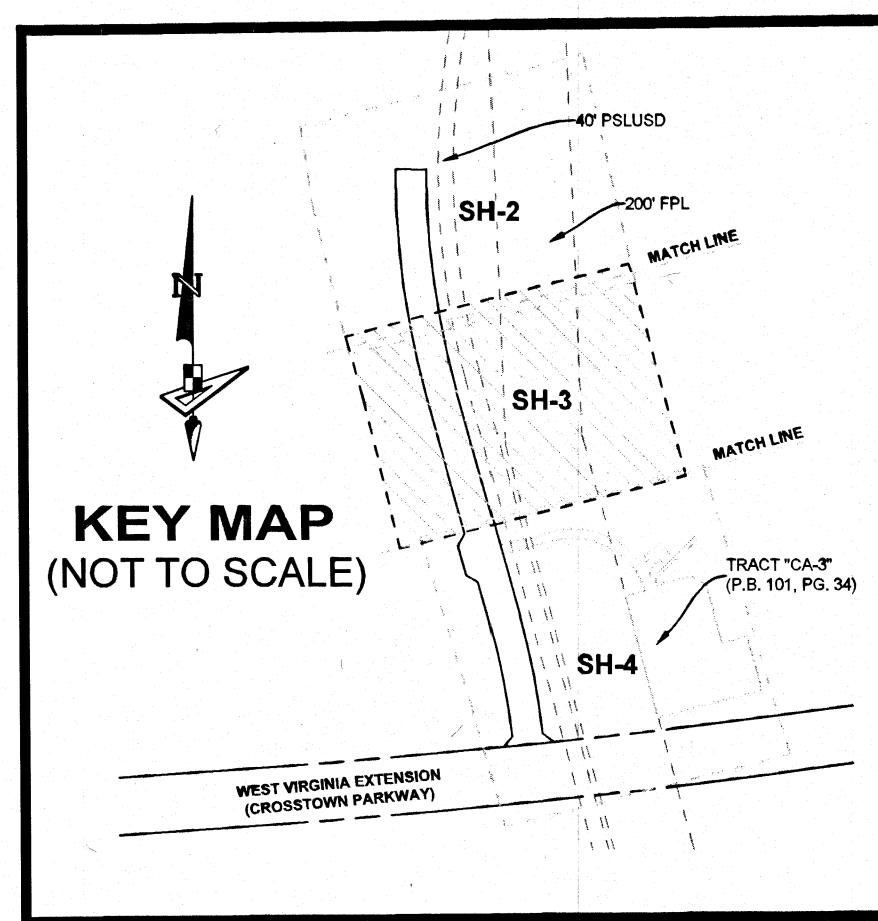
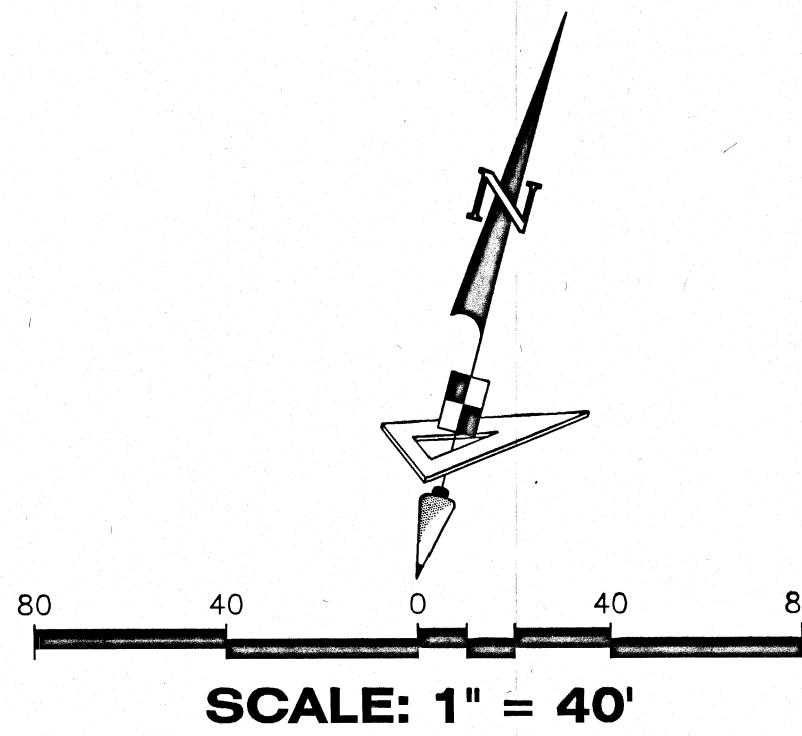
GeoPoint

Surveying, Inc.

NORTH-SOUTH "A" ROADWAY PLAT

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
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ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

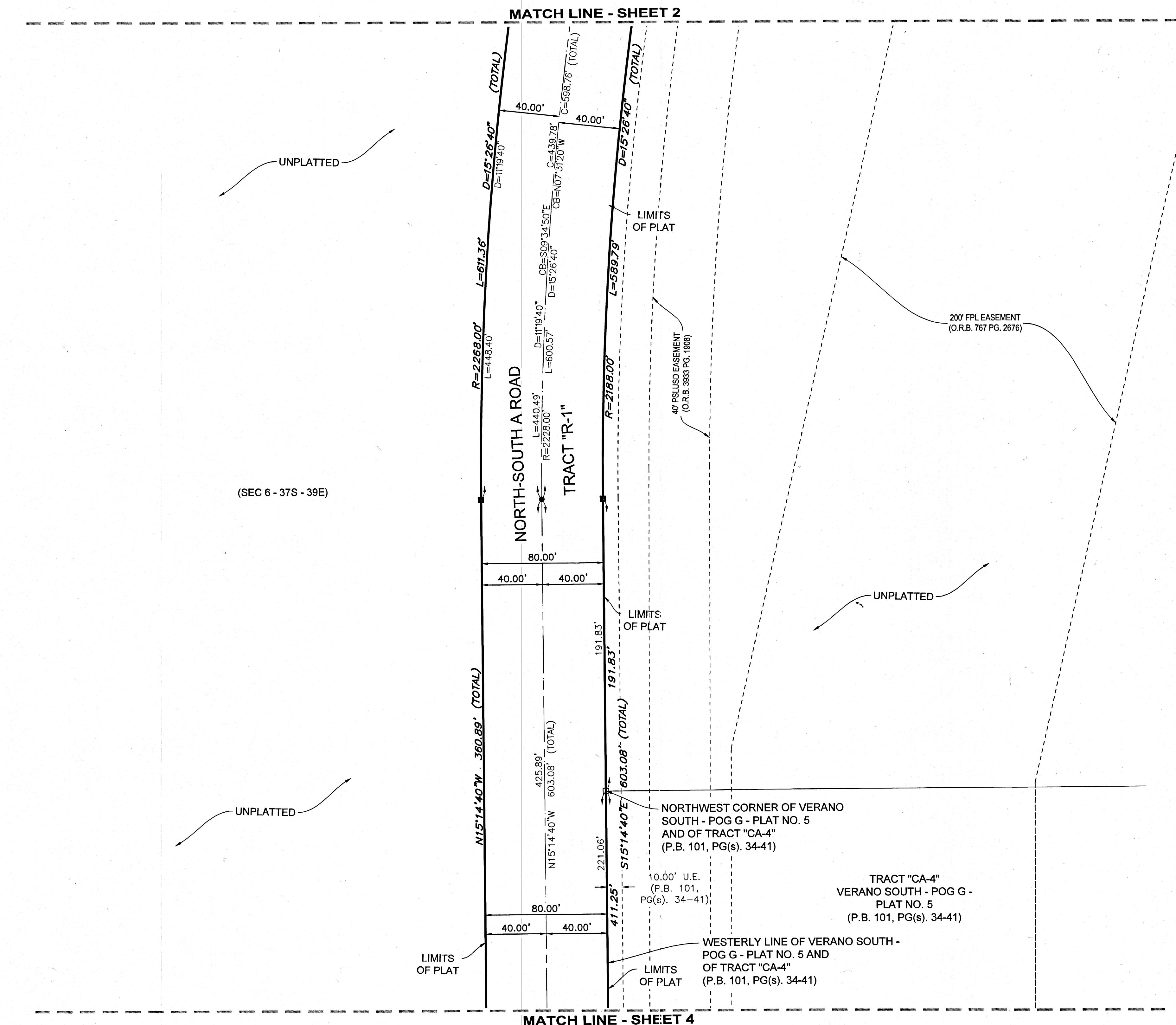
PLAT BOOK	117
PAGE	22
FILE NO.	
DATE	6/28/2023
TIME	9:49:13 AM



LEGEND

P.B.	-----	Plat Book
Pg(s).	-----	Page(s)
O.R.B.	-----	Official Records Book
C.U.E.	-----	City Utility Easement
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SEC 6-37S-39E	-----	Section-Township-Range
C.M.	-----	Concrete Monument
		South Florida Water Management District
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30	29	-----
31	32	-----
		Section Corner

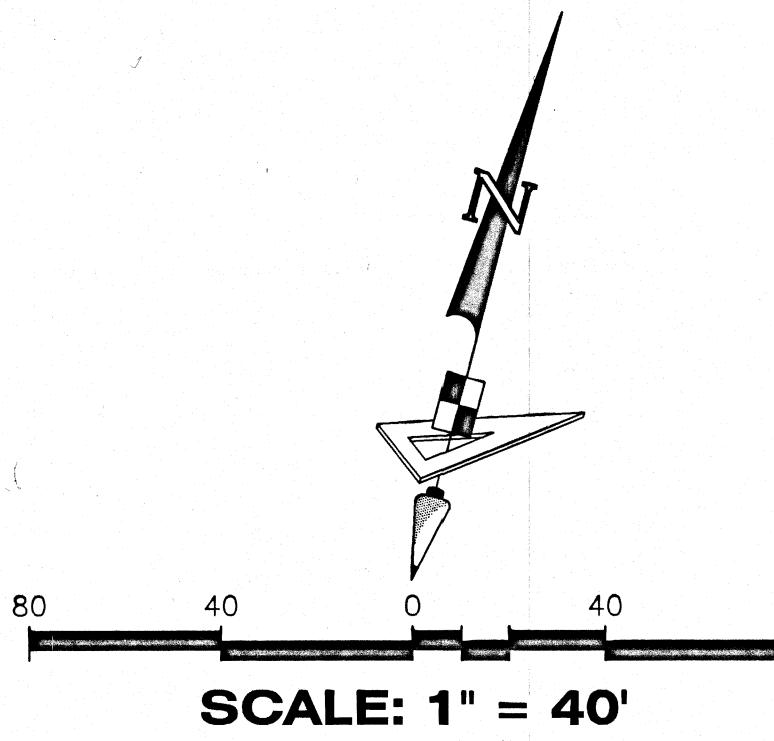
(SEC 6 - 37S - 39)



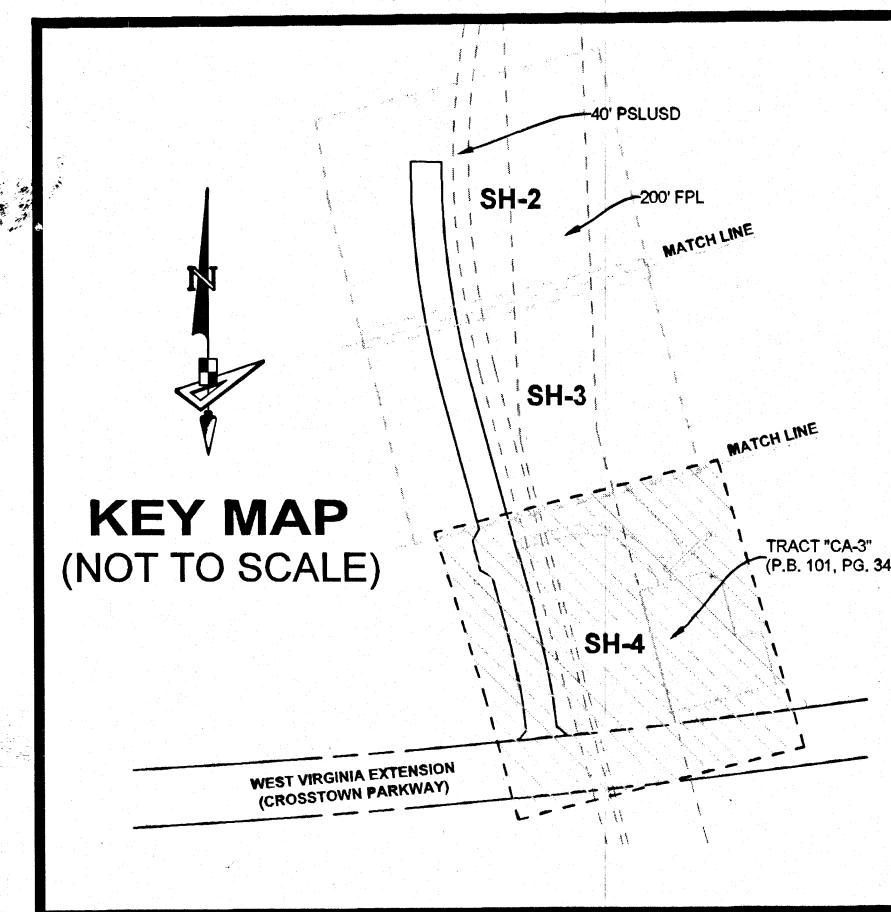
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PLAT BOOK 111
PAGE 23
FILE NO.
DATE 6/28/2023
TIME 9:49:13 AM



SCALE: 1" = 40'



LEGEND

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