

# RIVERLAND BOULEVARD AT RIVERLAND PARCEL D

A PARCEL OF LAND LYING WITHIN A PORTION OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGE 50,  
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND WITHIN SECTIONS 20, 21, 28 & 29 TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 5

P BK 117  
Pg 24

INSTR # 5210743  
P BK 117 Pages 24-28  
RECORDED 06/28/2023 09:53:20 AM  
ST. LUCIE COUNTY

DEPUTY CLERK TREJOA

## LEGAL DESCRIPTION

BEING A PORTION OF N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 490, A PORTION OF E/W #3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 465, AND A PORTION N/S B AND E/W #3 RIGHTS-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802 AND A PORTION OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGE 50, ALL RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 20, 21, 28 AND 29, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIVERLAND BOULEVARD AT RIVERLAND PASEO OVERPASS, AS RECORDED IN PLAT BOOK 96, PAGE 5, SAID PUBLIC RECORDS; THENCE NORTH 89°31'18" EAST ALONG THE SOUTH LINE OF SAID RIVERLAND BOULEVARD AT RIVERLAND PASEO OVERPASS, A DISTANCE OF 150.00 FEET; THENCE ALONG THE EAST LINE OF SAID N/S B RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 00°28'42" EAST, A DISTANCE OF 2462.89 FEET; THENCE SOUTH 45°10'34" EAST, A DISTANCE OF 49.24 FEET; THENCE SOUTH 00°45'38" EAST, A DISTANCE OF 150.02 FEET; THENCE SOUTH 44°49'26" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W #3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 465, A DISTANCE OF 49.76 FEET; THENCE NORTH 89°52'33" WEST, A DISTANCE OF 150.01 FEET; THENCE NORTH 00°28'42" WEST, ALONG THE WEST LINE OF SAID N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 490 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 2881.33 FEET TO THE POINT OF BEGINNING

CONTAINING 9.385 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 RIVERLAND BOULEVARD AT RIVERLAND PARCEL D, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

RIVERLAND 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 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 26 DAY OF June, 2023.

BY: Shannon M. Martin DATE: 6/27/2023  
SHANNON M. MARTIN, MAYOR

WITNESS: Daisy Ruiz WITNESS: Jasmin DeFreese  
PRINT NAME: DAISY RUIZ PRINT NAME: Jasmin DeFreese

## 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 26 DAY OF June, 2023, BY SHANNON M. MARTIN, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS (X) PERSONALLY KNOWN TO ME, OR ( ) HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: Sally Walsh  
PRINT NAME: Sally Walsh

MY COMMISSION EXPIRES: November 8, 2024 COMMISSION NUMBER: 1430403

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON OF RIVERLAND BOULEVARD 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 26 DAY OF June, 2023.

Shannon M. Martin

SHANNON M. MARTIN, MAYOR

WITNESS: Daisy Ruiz

PRINT NAME: DAISY RUIZ

WITNESS: Jasmin DeFreese

PRINT NAME: Jasmin DeFreese

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF (X) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 26 DAY OF June, 2023, BY SHANNON M. MARTIN, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS (X) PERSONALLY KNOWN TO ME, OR ( ) HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: Sally Walsh  
PRINT NAME: Sally Walsh

MY COMMISSION EXPIRES: November 8, 2024 COMMISSION NUMBER: 1430403

## TITLE CERTIFICATION

I, Kimberly Lecompte, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT, AS OF THE 26 DAY OF April, 2023:

THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CITY OF PORT ST. LUCIE, 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 2022. 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 26 DAY OF April, 2023.

BY: Kimberly Lecompte  
PRINT NAME: Kimberly Lecompte  
ATTORNEY AT LAW  
FLORIDA BAR # 456799  
FOR THE FIRM OF GREENBERG TRAURIG, P.A.

## APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND BOULEVARD AT RIVERLAND PARCEL D, 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 June, 2023.

CITY OF PORT ST. LUCIE  
Shannon M. Martin  
SHANNON M. MARTIN, MAYOR

ATTEST: Sally Walsh  
SALLY WALSH, CITY CLERK

## 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 117 PAGES 24-28 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 26 DAY OF June, 2023.

Michelle R. Miller by Deputy Clerk  
MICHELLE R. MILLER, 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 25 DAY OF May, 2023.

Perry C. White  
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, ALONG THE SOUTH LINE OF RIVERLAND BOULEVARD AT RIVERLAND PASEO OVERPASS, AS RECORDED IN PLAT BOOK 96, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°31'18" EAST, WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.

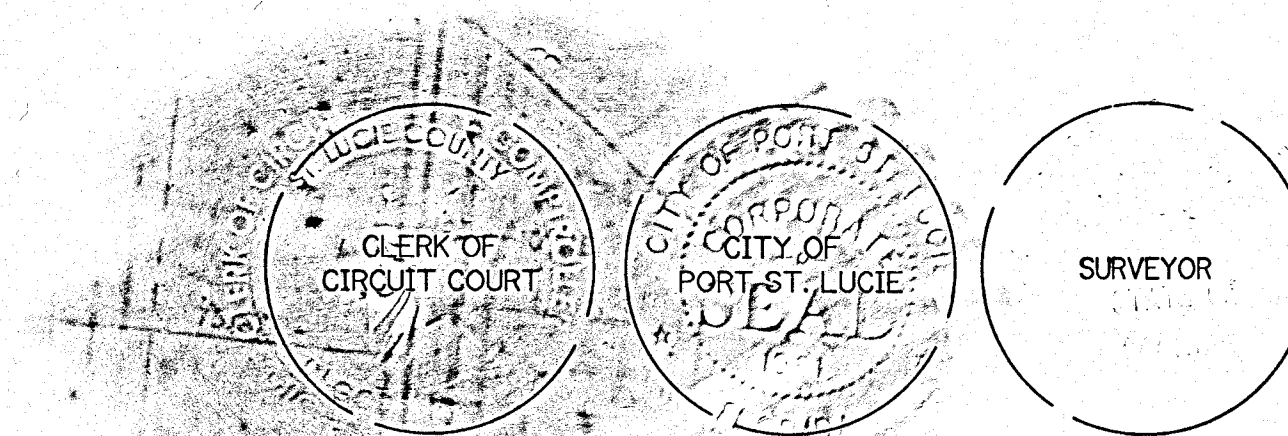
2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

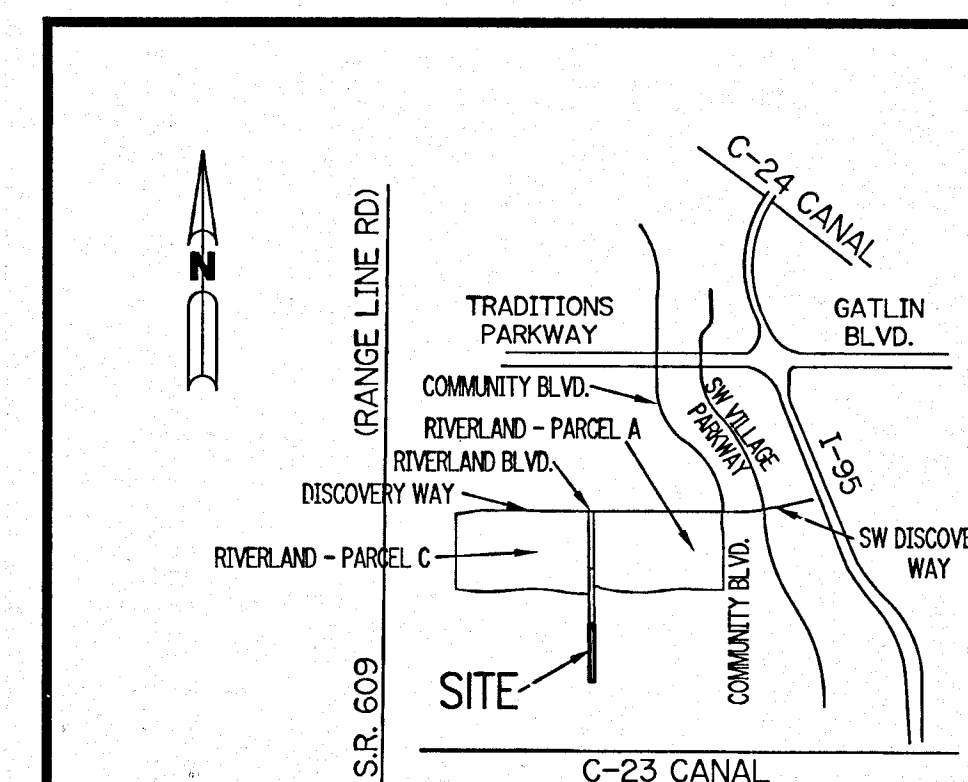
4) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

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

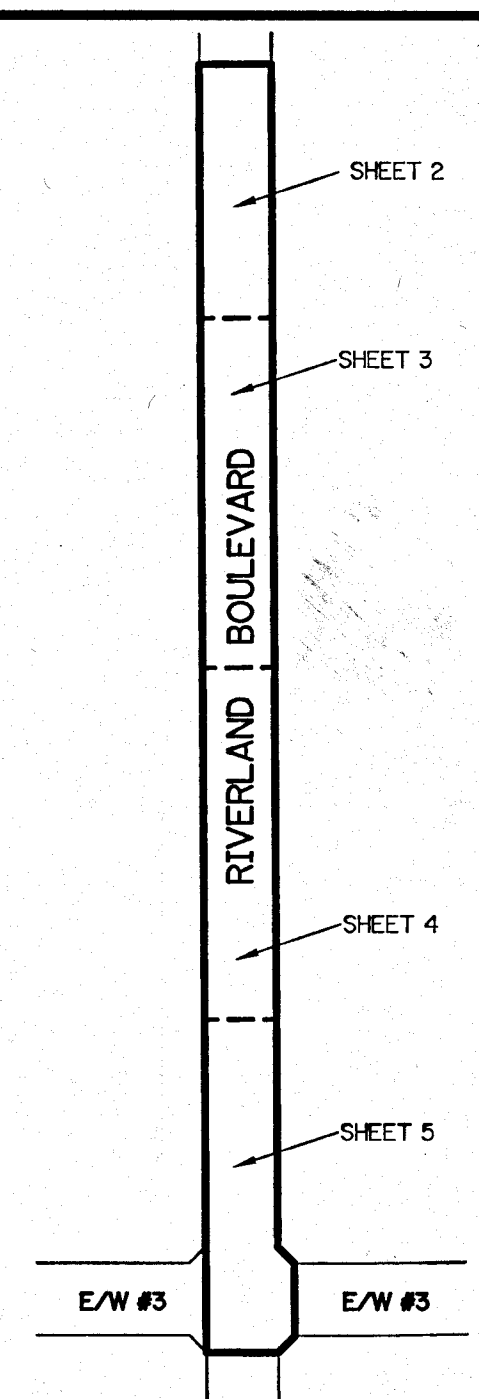


PLANNING & ZONING PROJECT NUMBER: P22-210



LOCATION MAP  
NOT TO SCALE

KEY MAP  
N.T.S.



SH0248

PSLUSD # 5268-1 P22-210 SHEET 1 OF 5

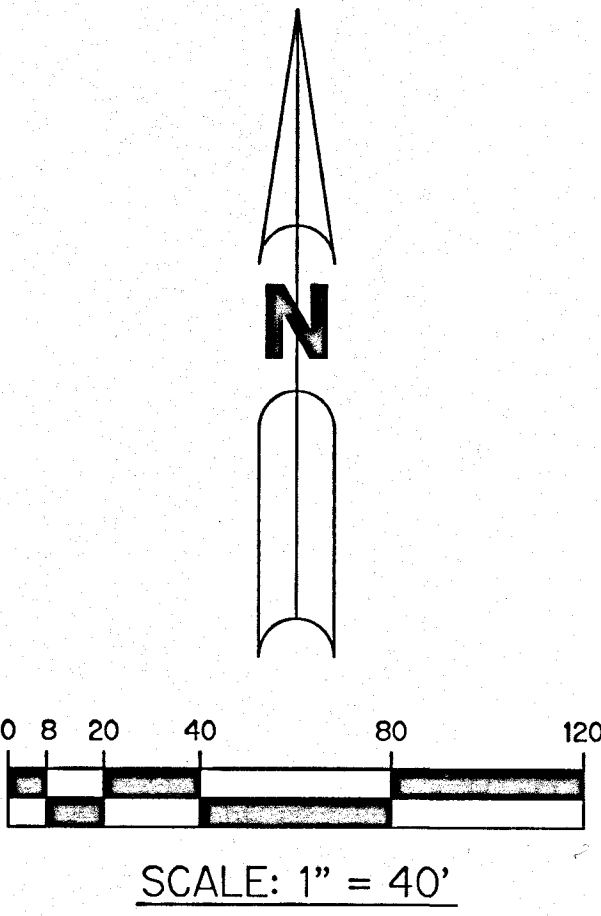
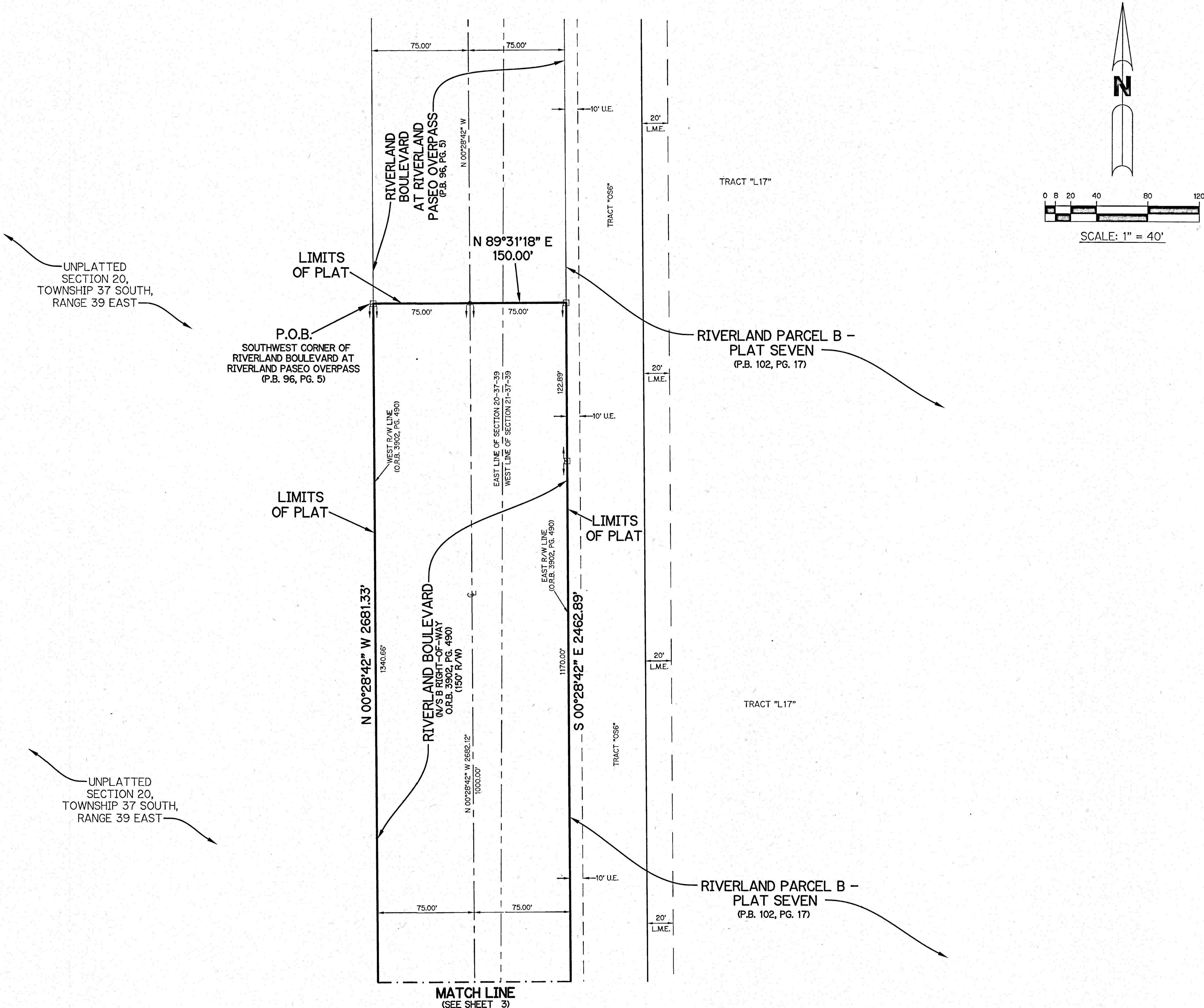


# RIVERLAND BOULEVARD AT RIVERLAND PARCEL D

A PARCEL OF LAND LYING WITHIN A PORTION OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGE 30,  
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

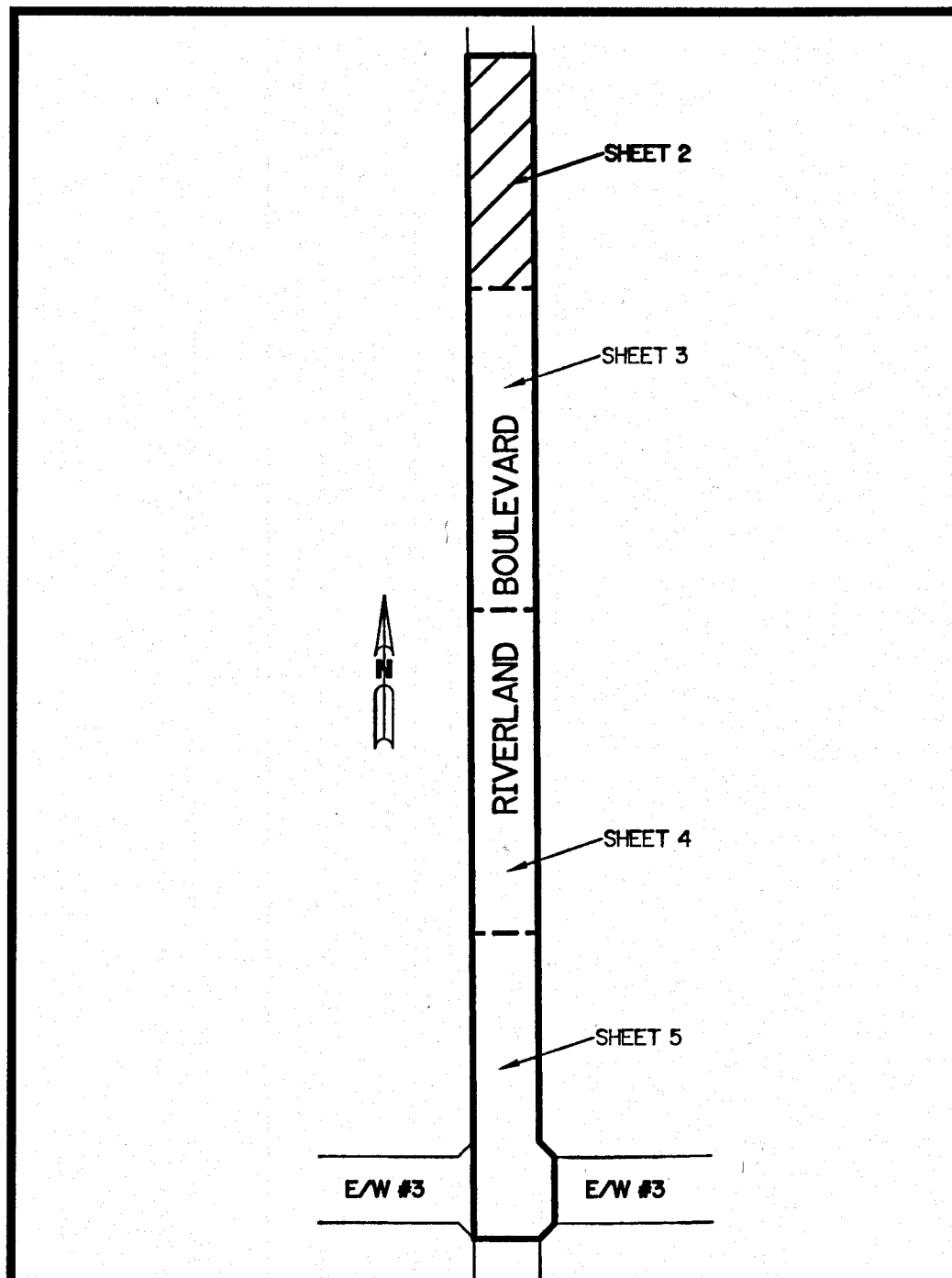
SHEET 2 OF 5

P 8K 117  
P9 25



- 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
  - CH - CHORD DISTANCE
  - C - 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
  - P.G.S. - PAGES
  - P.O.B. - POINT OF BEGINNING
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  - P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
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  - 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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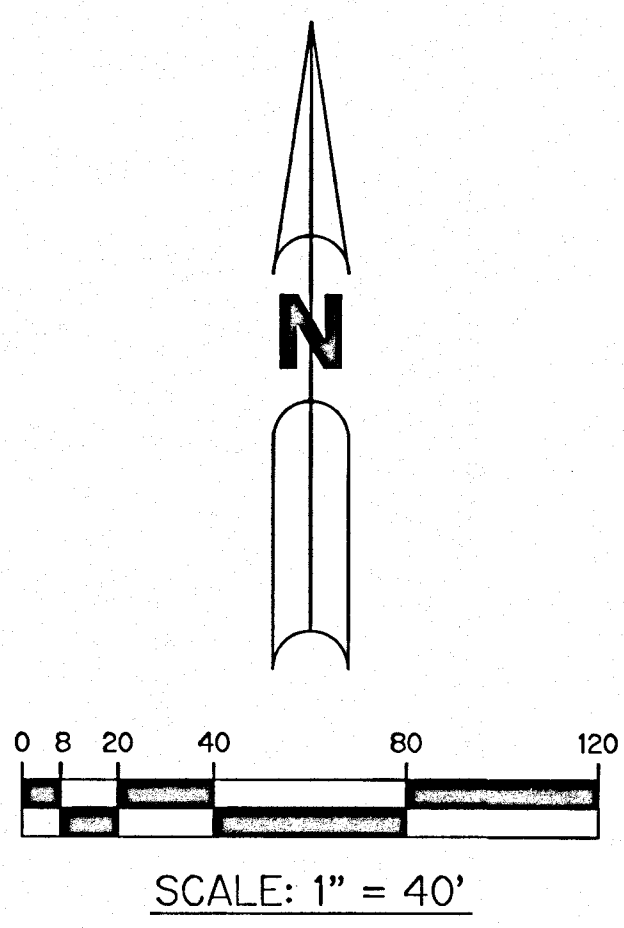
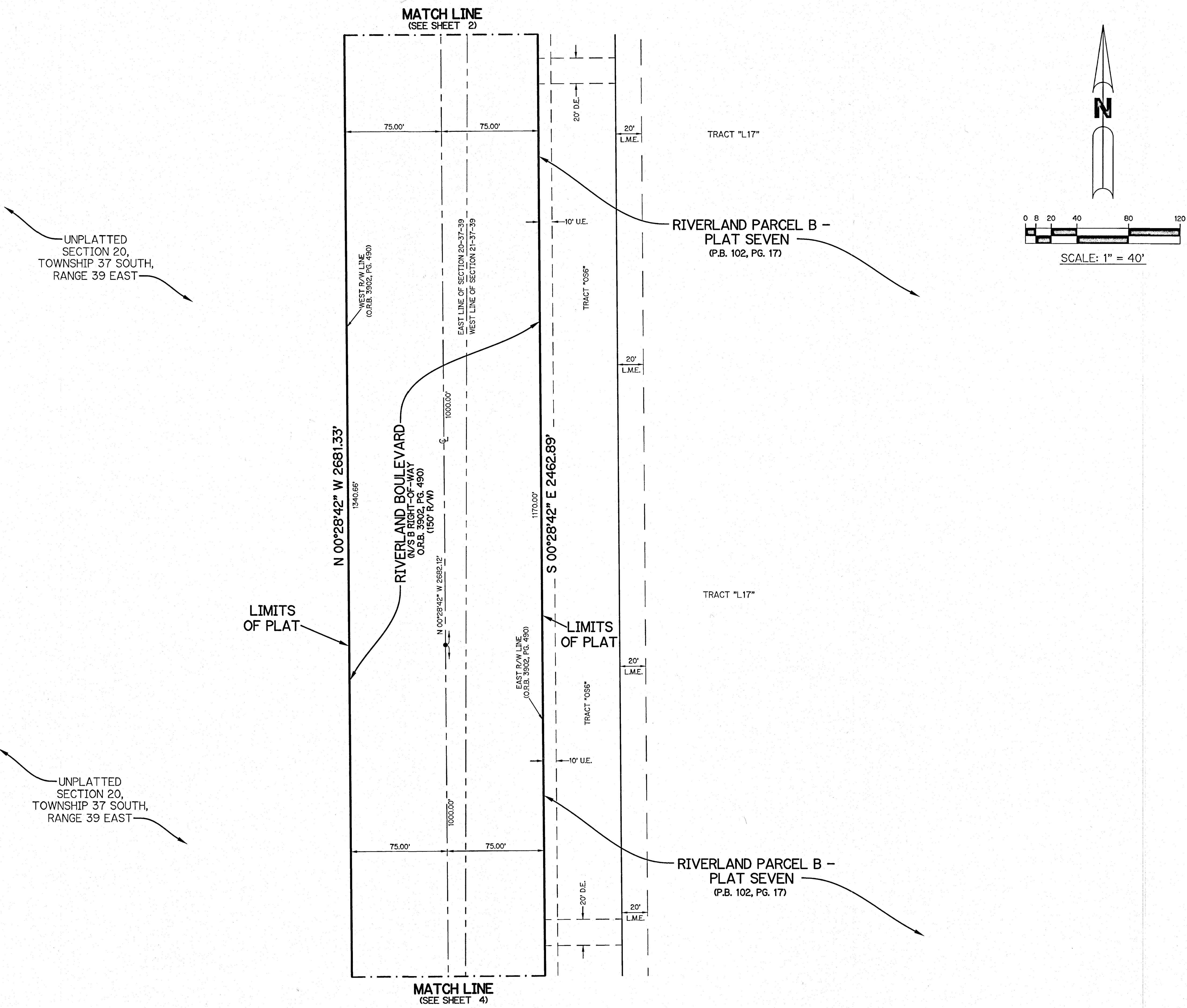
**KEY MAP**  
N.T.S. SH0248

# RIVERLAND BOULEVARD AT RIVERLAND PARCEL D

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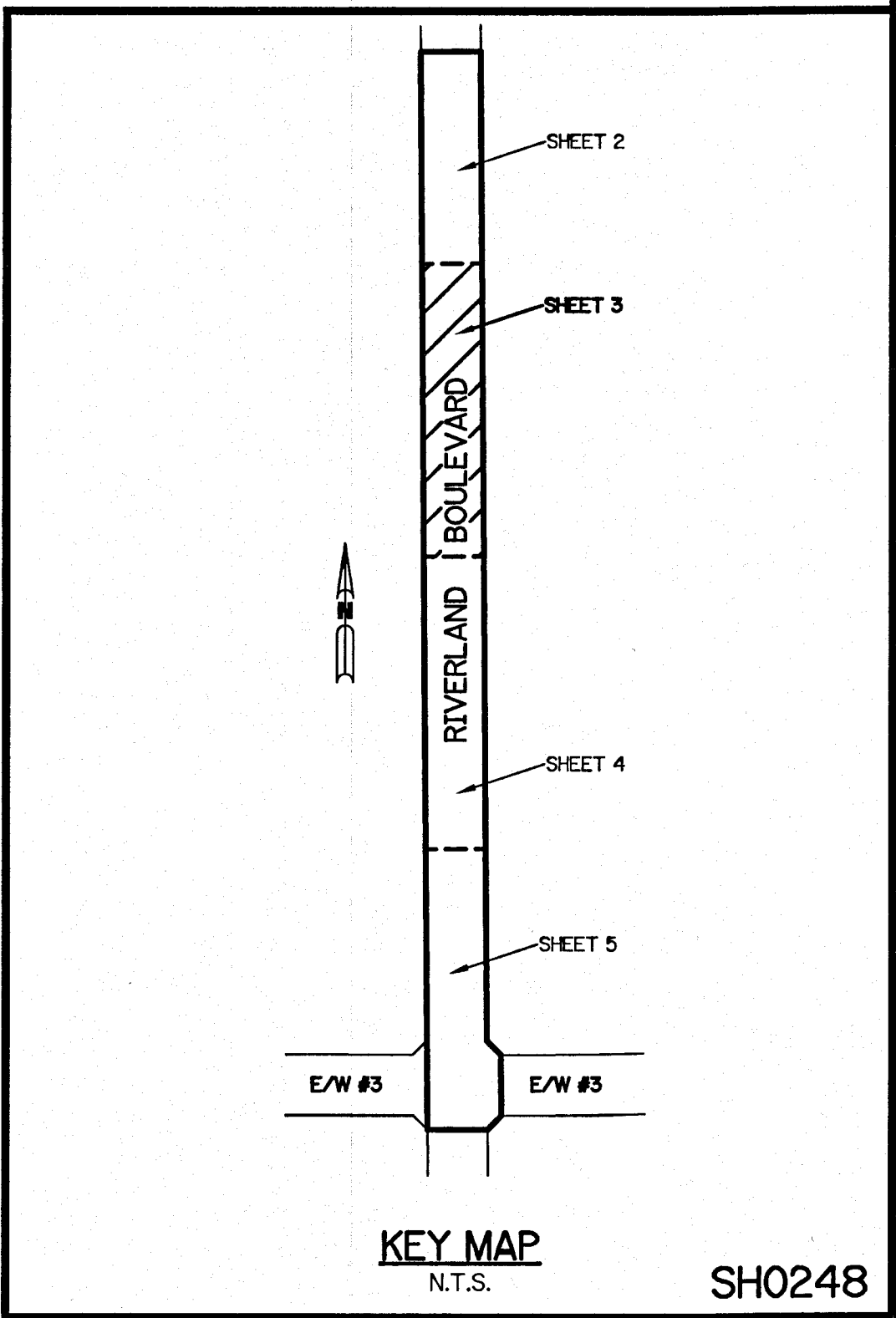
SHEET 3 OF 5

P 02 17  
P 7 26



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT  
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STAMPED L.B. #7741
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  - 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
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  - 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  
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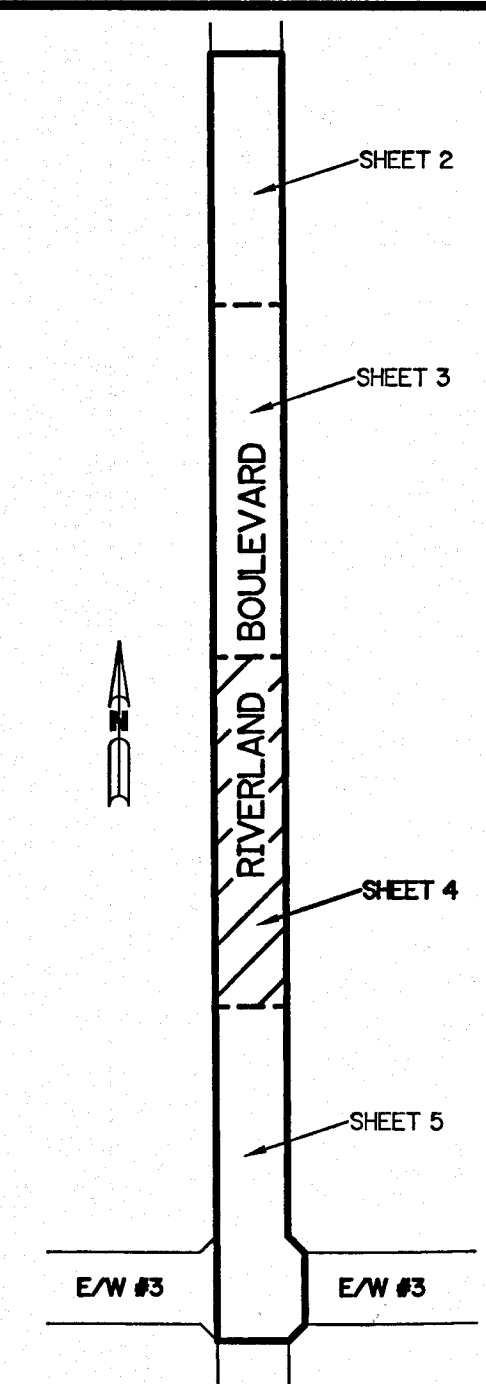
PBK 117  
M 27

SHEET 4 OF 5



- - SET PERMANENT REFERENCE MONUMENT  
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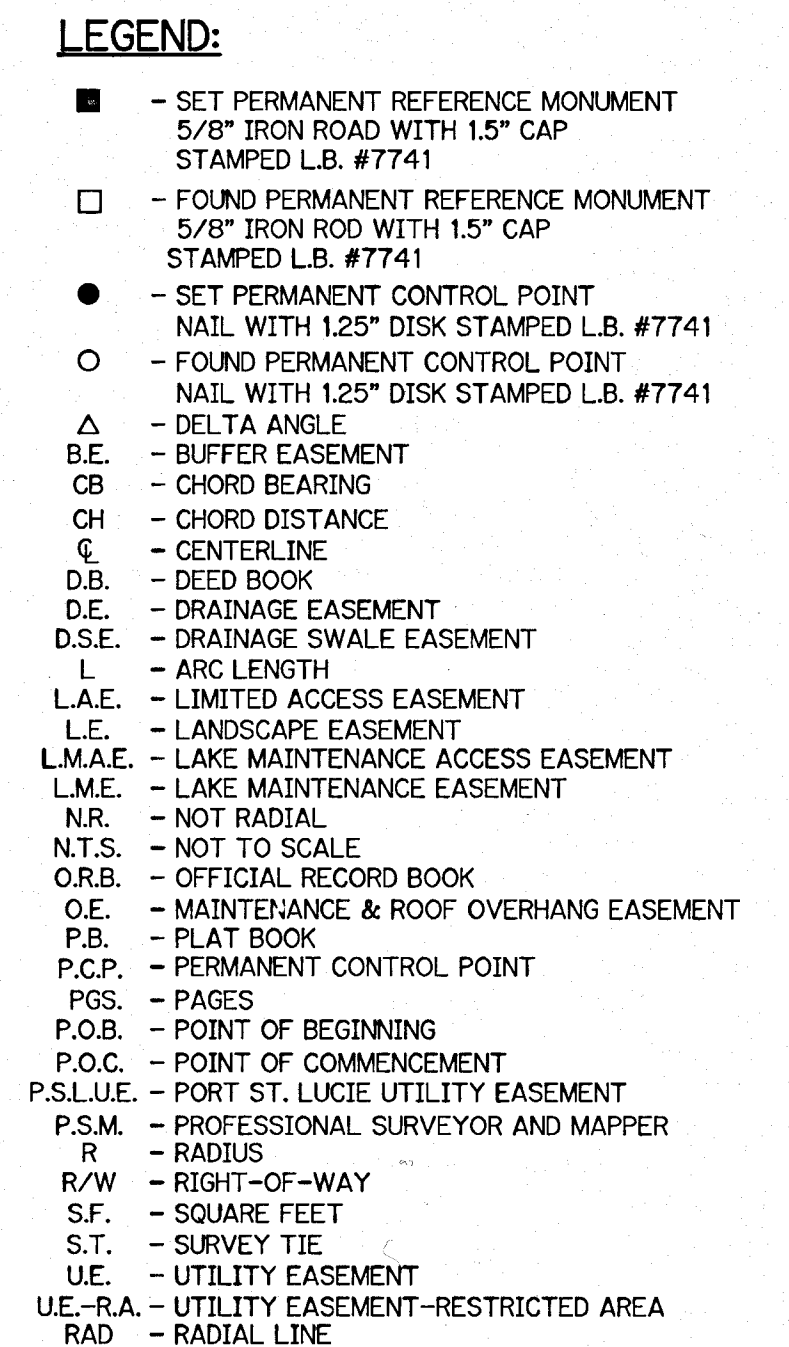


KEY MAP  
N.T.S.

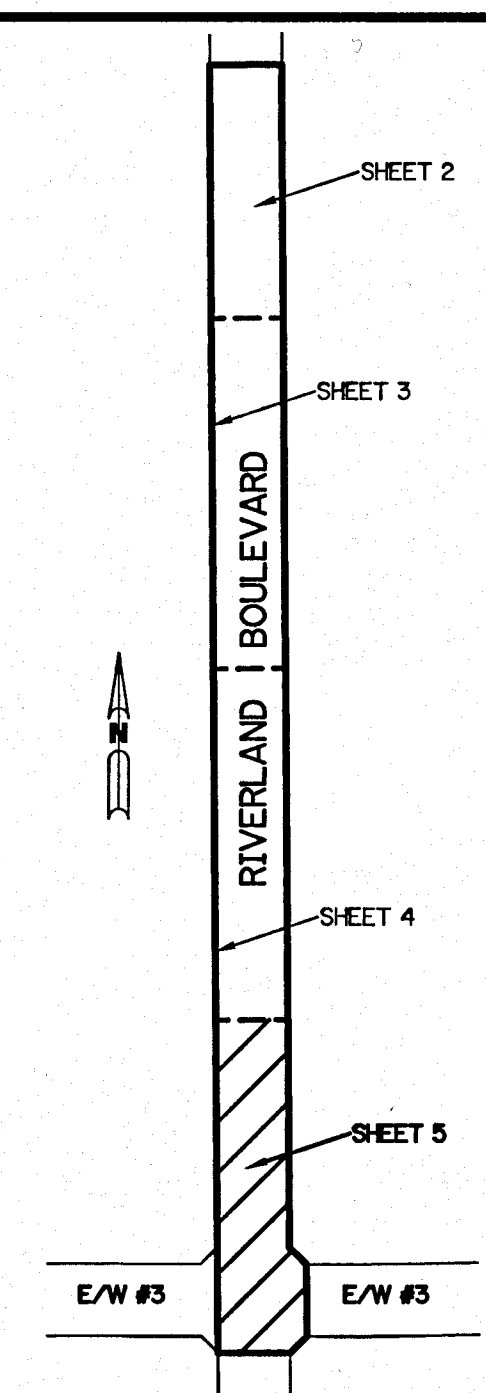
SH0248

P BL 117  
P 28

SHEET 5 OF 5



THIS INSTRUMENT WAS PREPARED BY  
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