

Plat Book 96
Page 27
INSTR # 4911348
S.L. BK 85, PAGE 27 - 30
RECORDED 08/18/2021 03:40:26 PM
SAINT LUCIE COUNTY
DEPUTY CLERK NOBLES

COMMUNITY BOULEVARD AT RIVERLAND PARCEL B

BEING A REPLAT OF A PORTION OF PARCEL 25, SOUTHERN GROVE PLAT NO. 3,
AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA,
ALSO LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 4

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 25, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 25, SAID PUBLIC RECORDS; THENCE SOUTH 89°54'26" EAST, ALONG THE SOUTH LINE OF SAID COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, A DISTANCE OF 150.00 FEET; THENCE, ALONG THE WEST LINE OF PUBLIC AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, SOUTH 00°05'34" WEST, A DISTANCE OF 1243.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, ALONG THE WEST LINE CONSERVATION TRACT NO. 14, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE, ALONG SAID WEST LINE OF PULTE AT TRADITION PHASE 1, THE WEST LINE OF RELOCATED UTILITY SITE 6, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, SAID PUBLIC RECORDS, THE WEST LINE OF E/W #3 R/W AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2903, SAID PUBLIC RECORDS, AND THE WEST LINE OF PARCEL 4, DEL WEBB AT TRADITION, PLAT BOOK 75, PAGE 4, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 112.30 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°05'34" EAST, ALONG THE EAST LINE OF E/W #3 RIGHT-OF-WAY, AS DESCRIBED OFFICIAL RECORDS BOOK 3902, PAGE 465, SAID PUBLIC RECORDS, A DISTANCE OF 112.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE ALONG THE WEST LINE OF THAT ROAD RIGHT-OF-WAY, AS DESCRIBED OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS, NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY; THENCE, ALONG SAID WEST LINE OF COMMUNITY BOULEVARD RIGHT-OF-WAY, 75.00 FEET IN WIDTH, AS DESCRIBED OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND PARTIALLY RELEASED IN OFFICIAL RECORDS BOOK 3902, PAGE 376, ALL OF SAID PUBLIC RECORDS, NORTH 00°05'34" EAST, A DISTANCE OF 1243.59 FEET TO THE POINT OF BEGINNING

CONTAINING 11.059 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
CITY 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 COMMUNITY BOULEVARD AT RIVERLAND PARCEL B, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

COMMUNITY 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE MAYOR, THIS 9th DAY OF August, 2021.

BY: Shannon M. Martin
SHANNON M. MARTIN, VICE MAYOR

DATE: 8/9/21

WITNESS: Sally Walsh

WITNESS: Bryan Deakhorst

PRINT NAME: Sally Walsh

PRINT NAME: Bryan Deakhorst

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF (P) PHYSICAL PRESENCE OR (1) ONLINE NOTARIZATION, THIS 9th DAY OF August, 2021 BY SHANNON M. MARTIN, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS VICE MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS (P) PERSONALLY KNOWN TO ME, OR (1) HAS PROVIDED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: Sally Walsh



MY COMMISSION EXPIRES: 11/8/2022 COMMISSION NUMBER: 4423634

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
CITY OF ST. LUCIE

CITY OF PORT ST. LUCIE, HEREBY:
1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREIN OF COMMUNITY BOULEVARD AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO CITY OF PORT ST. LUCIE.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.
DATED THIS 9th DAY OF August, 2021.

BY: Shannon M. Martin
SHANNON M. MARTIN, VICE MAYOR

WITNESS: Bryan Deakhorst

PRINT NAME: Bryan Deakhorst PRINT NAME: MARY ELLEN SANCHEZ

ACKNOWLEDGMENT

STATE OF FLORIDA
CITY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF (P) PHYSICAL PRESENCE OR (1) ONLINE NOTARIZATION, THIS 9th DAY OF August, 2021 BY SHANNON M. MARTIN, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS VICE MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS (P) PERSONALLY KNOWN TO ME, OR (1) HAS PROVIDED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: Sally Walsh



MY COMMISSION EXPIRES: 11/8/2022 COMMISSION NUMBER: 4423634

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 9th DAY OF August, 2021:

- A. 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.
- 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 9th DAY OF June, 2021.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

BY: George Telez
GEORGE TELEZ, VICE PRESIDENT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL B, 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 9th DAY OF August, 2021.

BY: Shannon M. Martin
SHANNON M. MARTIN, VICE MAYOR

ATTEST: Sally Walsh
SALLY WALSH, CITY CLERK

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
CITY 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 85 PAGES 27-30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 18th DAY OF August, 2021.

BY: Michelle R. Miller
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 54-F, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 177.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 9th DAY OF August, 2021.

BY: 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, THE SOUTH LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, PLAT BOOK 85, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 89°54'26" EAST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.

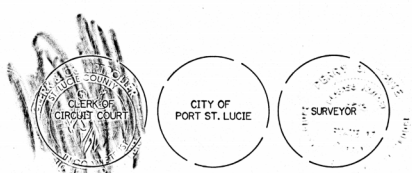
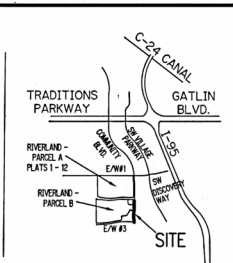
2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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.

PLANNING & ZONING PROJECT NUMBER: P 21-067

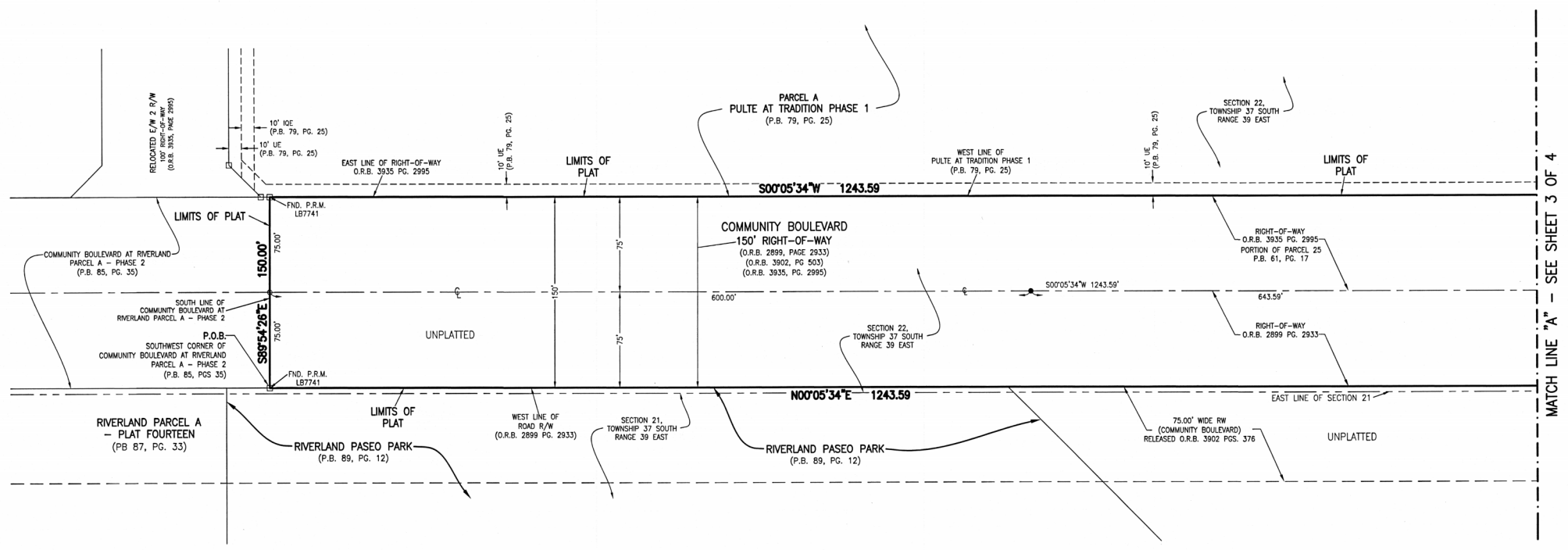


THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741

COMMUNITY BOULEVARD AT RIVERLAND PARCEL B

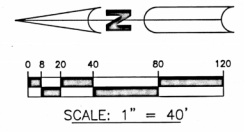
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 4



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
 - - FOUND PERMANENT REFERENCE MONUMENT
 - - SET PERMANENT CONTROL POINT
 - - FOUND PERMANENT CONTROL POINT
 - Δ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - CL - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - F.P.L. - FLORIDA POWER & LIGHT
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT

- LEGEND:**
- N.R. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.C.P. - PERMANENT CONTROL POINT
 - PG. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - P.U.D. - PLANNED UNIT DEVELOPMENT
 - R - RADIUS
 - RAD - RADIAL
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT



THIS INSTRUMENT PREPARED BY
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 STATE OF FLORIDA
 SAND & HILLS SURVEYING, INC.
 8461 LAKE WORTH ROAD, SUITE 410
 LAKE WORTH, FLORIDA
 33467 LB-7741

COMMUNITY BOULEVARD

SHEET 2

SHEET 3

SHEET 4

KEY MAP
NOT TO SCALE

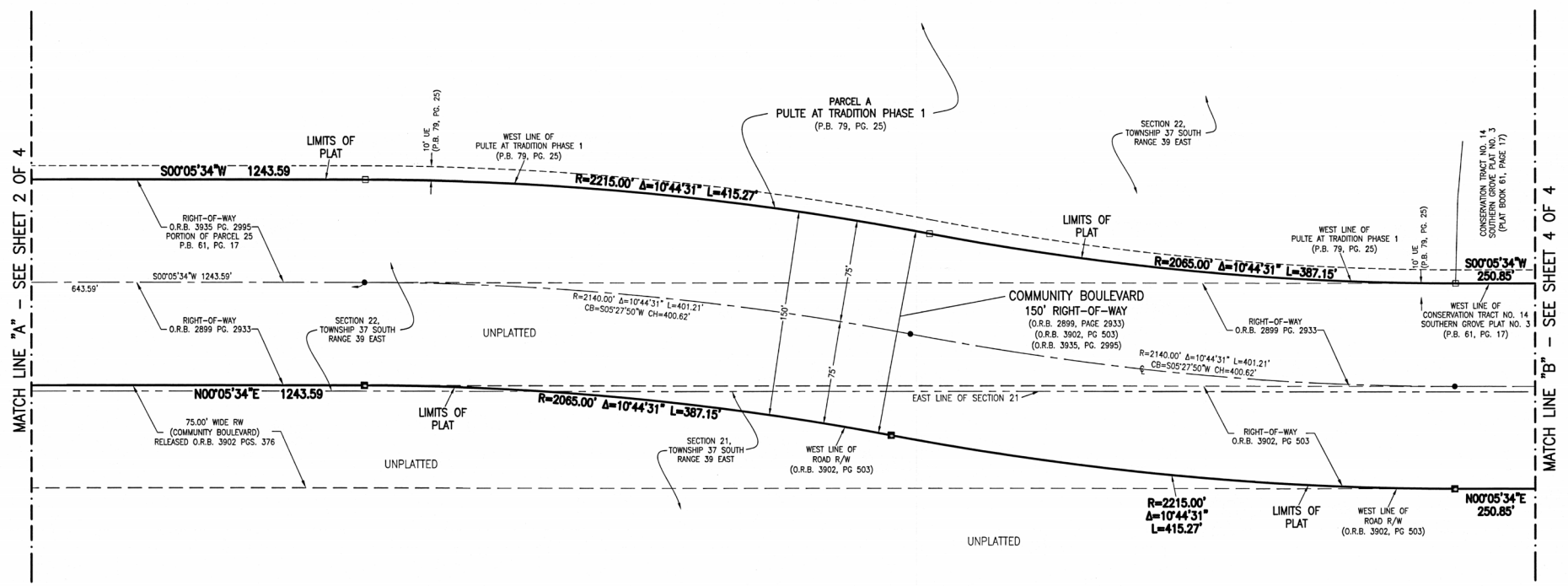
SH0248 P21-067 SHEET 2 OF 4

MATCH LINE "A" - SEE SHEET 3 OF 4

COMMUNITY BOULEVARD AT RIVERLAND PARCEL B

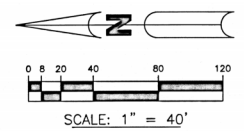
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SHEET 3 OF 4



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP LB7741
 - - FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP LB3551, UNLESS OTHERWISE NOTED
 - - 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
 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - C - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - F.P.L. - FLORIDA POWER & LIGHT
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT

- LEGEND:**
- N.R. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.C.P. - PERMANENT CONTROL POINT
 - P.G. - PAGE
 - F.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - P.U.D. - PLANNED UNIT DEVELOPMENT
 - R - RADIUS
 - RAD - RADIAL
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT



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COMMUNITY BOULEVARD

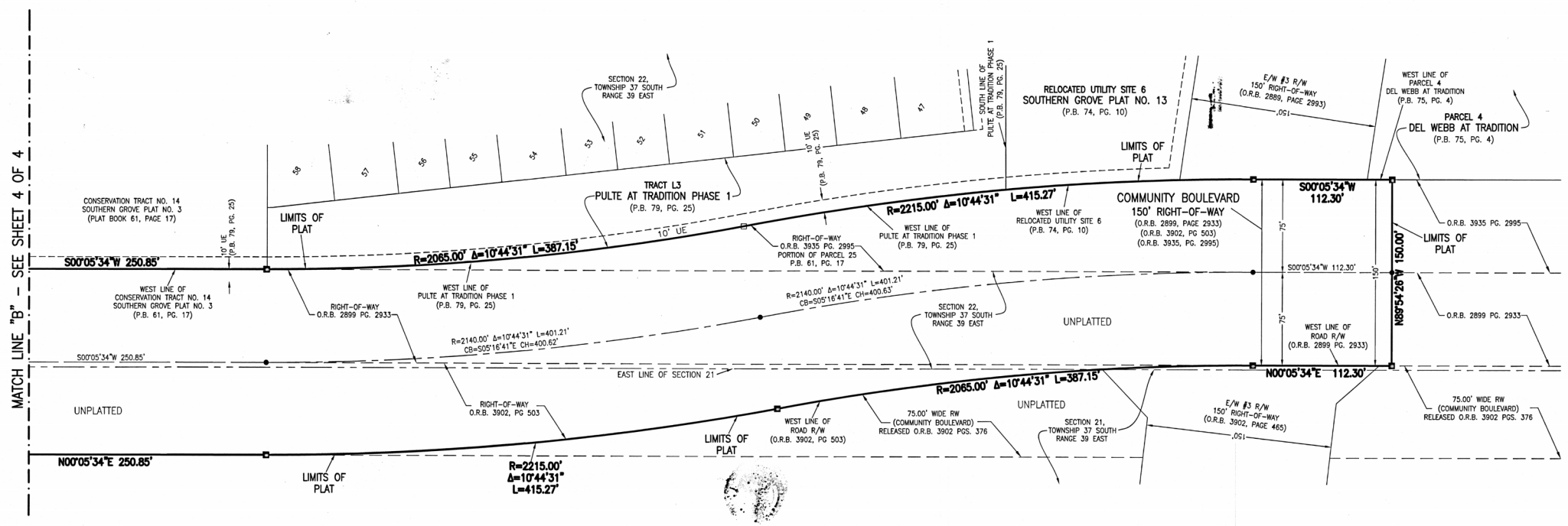
KEY MAP
NOT TO SCALE

SH0248 P21-067 SHEET 3 OF 4

COMMUNITY BOULEVARD AT RIVERLAND PARCEL B

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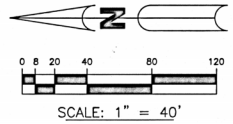
SHEET 4 OF 4



MATCH LINE "B" - SEE SHEET 4 OF 4

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
 - - FOUND PERMANENT REFERENCE MONUMENT
 - - SET PERMANENT CONTROL POINT
 - - FOUND PERMANENT CONTROL POINT
 - Δ - DELTA ANGLE
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COMMUNITY BOULEVARD

KEY MAP
NOT TO SCALE

SHEET 2

SHEET 3

SHEET 4

SH0248
P21-067
SHEET 4 OF 4