

Prepared by and return to:  
Riverland Community Association, Inc.  
1600 Sawgrass Corporate Parkway, Suite 400  
Sunrise, Florida 33323  
Attn: Clayton M. Ratliff, Esq.

### **MULTI-MODAL EASEMENT**

THIS MULTI-MODAL EASEMENT ("Easement") is made this \_\_\_\_ day of \_\_\_\_\_, 2025 by RIVERLAND COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation (the "Grantor"), having its principal office at 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323, to and in favor of CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "Grantee"), having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099. Grantor and Grantee are sometimes referred to herein individually as a "Party" and collectively as the "Parties".

### **R E C I T A L S:**

WHEREAS, Grantor is the fee simple owner of that certain real property situated in St. Lucie County, Florida, being more particularly depicted and described on Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), said property being located within a planned residential development commonly known as the Riverland/Kennedy Development (the "Development");

WHEREAS, the Grantee desires to obtain from Grantor, for the benefit of the Grantee and the general public for public use, a non-exclusive access easement for pedestrian, bicycle and golf cart ingress, egress and access on, over, across and through the Easement Area;

WHEREAS, Grantor has agreed to grant said easement rights;

NOW THEREFORE, in consideration of the mutual covenants, benefits and agreements of the parties hereto and the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

2. Easement Rights. Grantor does hereby grant to the Grantee, its successors and/or assigns, for the use and benefit of the Grantee and the general public for public use (the "Easement Beneficiaries"), a perpetual non-exclusive ingress, egress, access easement and right-of-way on, over, across and through the Easement Area as may be necessary from time to time for adequate pedestrian, bicycle and electric golf cart ingress, egress and access. The easement rights granted herein are limited solely to pedestrian, bicycle, electric golf cart, and similar sized neighborhood electric vehicle modes of transportation, and the easement rights granted herein do not include, and the Easement Beneficiaries shall not have, the right of ingress, egress and access on, over, across and through the Easement Area by any other mode of transportation. The Parties acknowledge and agree that Grantor shall have the right and obligation to construct, install and maintain, from time to time, pathways, walkways and other improvements (the "Improvements") within the Easement Area in accordance with the applicable development order issued for the Development (as amended and/or modified from time to time) and the right of ingress, egress and access as may be required by the Grantor to maintain the Improvements as they may exist from time to time. Any Improvements constructed or installed by the Grantor within the Easement Area shall be

Reference City Resolution # \_\_\_\_\_ duly approved and adopted by \_\_\_\_\_.

maintained at all times by the Grantor, at its sole cost and expense. Notwithstanding the foregoing, in the event Grantor, or its successors and assigns, fail to maintain the Easement and/or any improvements located therein after receiving written notice of such failure and a reasonable opportunity to cure, which shall not be less than forty-five (45) days from receipt of such notice, the Grantee shall have the right, but not the obligation, to perform such maintenance for the benefit of Grantee and the public's right to use the Easement. Any maintenance undertaken by Grantee pursuant to this paragraph 2 shall not be construed as a waiver of Grantor's obligation to maintain the Easement or a waiver of any remedies or rights of enforcement that Grantee may otherwise have with respect to such obligation.

3. Term. This Easement shall be effective commencing on the date of recordation of this Easement in the office of the Clerk of the Public Records of St. Lucie County, Florida.

4. Covenants to Run with Land; Successors and Assigns; Assignment. Unless otherwise terminated, this Easement and all conditions, obligations and covenants set forth herein shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties, it being the intent hereof that the easements, rights and obligations set forth herein shall run with the land and follow the ownership of the property. The Easement Area shall be hereafter owned, sold, conveyed, improved, encumbered, hypothecated, leased, demised and occupied, all subject to the restrictions, easements, reservations, conditions, regulations, burdens, liens, equitable servitudes and all other provisions of this Easement as hereinafter set forth. Except as otherwise provided herein, this Easement shall at all times be prior and, therefore, superior to the lien or charge of any mortgage affecting the Easement Area, and any foreclosure of any such mortgage shall be subject to all burdens, easement and covenants contained herein. Notwithstanding anything herein to the contrary, Grantor may assign any or all of Grantor's rights or obligations under this Easement to the Development's applicable homeowner's association(s) so long as such association(s) passes a valid and appropriate resolution expressly assuming such obligations and responsibilities of Grantor hereunder.

5. Amendment/Modification/Termination. The terms and conditions of this Easement may be amended, modified, revised or terminated at any time by an instrument in writing, executed and acknowledged by Grantor and Grantee, or their successors or assigns, and recorded in the Public Records of St. Lucie County, Florida. Notwithstanding the foregoing, the Parties hereby acknowledge and agree that in connection with the planning, platting and development of the Development, Grantor shall have the right, from time to time, to relocate all or any portion(s) of the Easement Area, with the location of such relocated portion(s) of the Easement Area subject to the prior written consent of Grantee, such consent not to be unreasonably withheld, conditioned or delayed. In the event of any such relocation, this Easement shall be amended, modified, revised and/or terminated, as applicable, by the Parties in accordance with the provisions of this paragraph, to evidence same.

6. No Waiver. No delay or omission in the exercise of any right set forth herein accruing upon any default by a Party hereto shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by a Party hereto of a breach of, or a default in, any of the terms and conditions of this Easement shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Easement.

7. No Termination For Breach. Notwithstanding anything contained herein to the contrary, no breach hereunder shall entitle any Party to cancel, rescind, or otherwise terminate this Easement.

8. All Legal and Equitable Remedies Available. In the event of a breach by any Party of any of the terms, covenants, restrictions or conditions hereof, the other Party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. The

remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

9. Attorneys' Fees. In the event a Party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained or for damages on account of any breach of this Easement, the prevailing Party after final adjudication shall be entitled to recover from any other Party, in addition to any damages or other relief granted as a result of such action or proceeding, all costs and expenses of such action or proceeding and all its costs and reasonable attorneys' fees and expenses incurred in the preparation and prosecution of such action or proceeding, including but not limited to all costs, fees and expenses incurred at trial and all appellate levels.

10. No Agency. Nothing in this Easement shall be deemed or construed by either Party or by any third person to create the relationship of principal or agent or of limited or general partners or of joint venturers or of any other association between the Parties.

11. Separability. Each provision of this Easement is hereby declared to be independent of and severable from the remainder of this Easement. If any provision contained herein shall be held to be illegal, invalid or to be unenforceable or not to run with the land, such holding shall be fully severable, and this Easement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Easement, and the remaining provisions of this Easement shall remain in full force and effect and shall not be affected by such illegal, valid or unenforceable provision or by its severance from this Easement.

12. Governing Law & Venue. The laws of the State of Florida shall govern the interpretation, validity, performance, and enforcement of this Easement; and, venue of any proceedings hereunder shall be in a court of proper jurisdiction in St. Lucie County, Florida.

13. Headings. All sections and descriptive headings in this Easement are inserted for convenience only, and shall not affect the construction or interpretation hereof.

14. Bankruptcy. In the event of any bankruptcy affecting either Party, the Parties agree that this Easement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

15. Authority. Grantor and the Grantee do hereby represent that it has the legal authority to enter into and execute this Easement and to perform all of the obligations and duties herein.

16. Recording Fees & Documentary Stamp Taxes. The parties hereby agree that Grantor shall be responsible for all fees and taxes in connection with the recording of this Easement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement as of the date and year set forth above.

Signed, sealed and delivered in the presence of:

GRANTOR:

RIVERLAND COMMUNITY ASSOCIATION, INC.,  
a Florida not for profit corporation

By: Troy DiNicola  
Troy DiNicola, President

Adriana Deroso  
Name: Adriana Deroso  
Address: 12320 SW calm Pointe Ct.  
Port Saint Lucie, FL 34987

Abigail Zaratn  
Name: Abigail Zaratn  
Address: 12320 SW calm Pointe Ct  
port St Lucie, FL 34987

STATE OF FLORIDA )  
COUNTY OF ST. LUCIE )



ANN MARIE MOTT  
Commission # HH 453122  
Expires October 26, 2027

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of November, 2025 by Troy DiNicola, as a President of RIVERLAND COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced as identification.

Ann Marie Mott  
Notary Public  
Name: Ann Marie Mott  
My Commission Expires: 10/26/27

My Commission Expires: 10/24/27

Reference City Resolution # \_\_\_\_\_ duly approved and adopted by \_\_\_\_\_.

GRANTEE:

CITY OF PORT ST. LUCIE, a Florida municipal corporation

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA                    )

COUNTY OF ST. LUCIE            )

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_, as \_\_\_\_\_ of CITY OF PORT ST. LUCIE, a Florida municipal corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Reference City Resolution # \_\_\_\_\_ duly approved and adopted by \_\_\_\_\_.

**EXHIBIT "A"**

Sketch & Description of Easement Area

[See attached thirty-three (33) pages]



## SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

### EXHIBIT "A"

#### DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PASEO TRACTS LYING WITHIN RIVERLAND PARCEL A – PLAT EIGHT, AS RECORDED IN PLAT BOOK 80, PAGE 10, RIVERLAND PARCEL A – PLAT FOURTEEN, AS RECORDED IN PLAT BOOK 87, PAGE 33, AND RIVERLAND PARCEL A – PLAT FIFTEEN, AS RECORDED IN PLAT BOOK 89, PAGE 14, ALL OF THE PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID RIVERLAND PARCEL A – PLAT FIFTEEN, THENCE NORTH 00°28'42" WEST, ALONG THE WEST LINE OF SAID RIVERLAND PARCEL A – PLAT FIFTEEN, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°28'42" WEST, A DISTANCE OF 53.00 FEET; THENCE, ALONG A LINE 5.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID PASEO TRACTS FOR THE FOLLOWING NINE (9) COURSES, NORTH 89°31'18" EAST, A DISTANCE OF 68.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 171.00 FEET, A CENTRAL ANGLE OF 41°24'29"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 123.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 434.00 FEET, A CENTRAL ANGLE OF 66°58'13"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 507.28 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 05°07'05" WEST, A RADIUS OF 4705.00 FEET AND A CENTRAL ANGLE OF 00°29'41"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 40.63 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE NORTH 09°03'17" EAST, A DISTANCE OF 30.73 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 09°43'31" EAST, A RADIUS OF 6965.00 FEET AND A CENTRAL ANGLE OF 19°45'26"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2401.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3855.00 FEET, A CENTRAL ANGLE OF 16°54'30"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1137.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 3905.00 FEET, A CENTRAL ANGLE OF 06°50'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 466.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°58'17" EAST, A DISTANCE OF 731.24 FEET; THENCE SOUTH 00°06'00" WEST, ALONG THE EAST LINE OF SAID RIVERLAND PARCEL A – PLAT FOURTEEN, A DISTANCE OF 90.00 FEET; THENCE, ALONG A LINE 5.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID PASEO TRACT FOR THE FOLLOWING EIGHT (8) COURSES, NORTH 89°58'17" WEST, A DISTANCE OF 916.93 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 4005.00 FEET, A CENTRAL ANGLE OF 05°28'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 382.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3745.00 FEET, A CENTRAL ANGLE OF 15°32'08"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1015.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7075.00 FEET, A CENTRAL ANGLE OF 19°44'36"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2437.95 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 03°02'24" EAST, A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 12°05'29"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 90.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 496.00 FEET, A CENTRAL ANGLE OF 55°24'05"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 479.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 40°44'55"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 117.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 37.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.551 ACRES, MORE OR LESS.

#### CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT, OF A FLORIDA SURVEYOR AND MAPPER.

**Perry White**

Digitally signed by Perry White  
DN: c=US, st=Florida, l=Lake Worth,  
o=Sand & Hills Surveying, Inc., cn=Perry  
White, email=white@sand-hills.com  
Date: 2022.08.12 10:39:22 -04'00'

PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

DATE:  
8/09/22

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION

SCALE:

SHEET 1 OF 17

RIVERLAND PARCEL "A"  
PASEO EASEMENT

REVIEWED: PW

DRAWN: PW

DATE:  
8/09/22

DRAWING No:  
**D0248LG86**

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

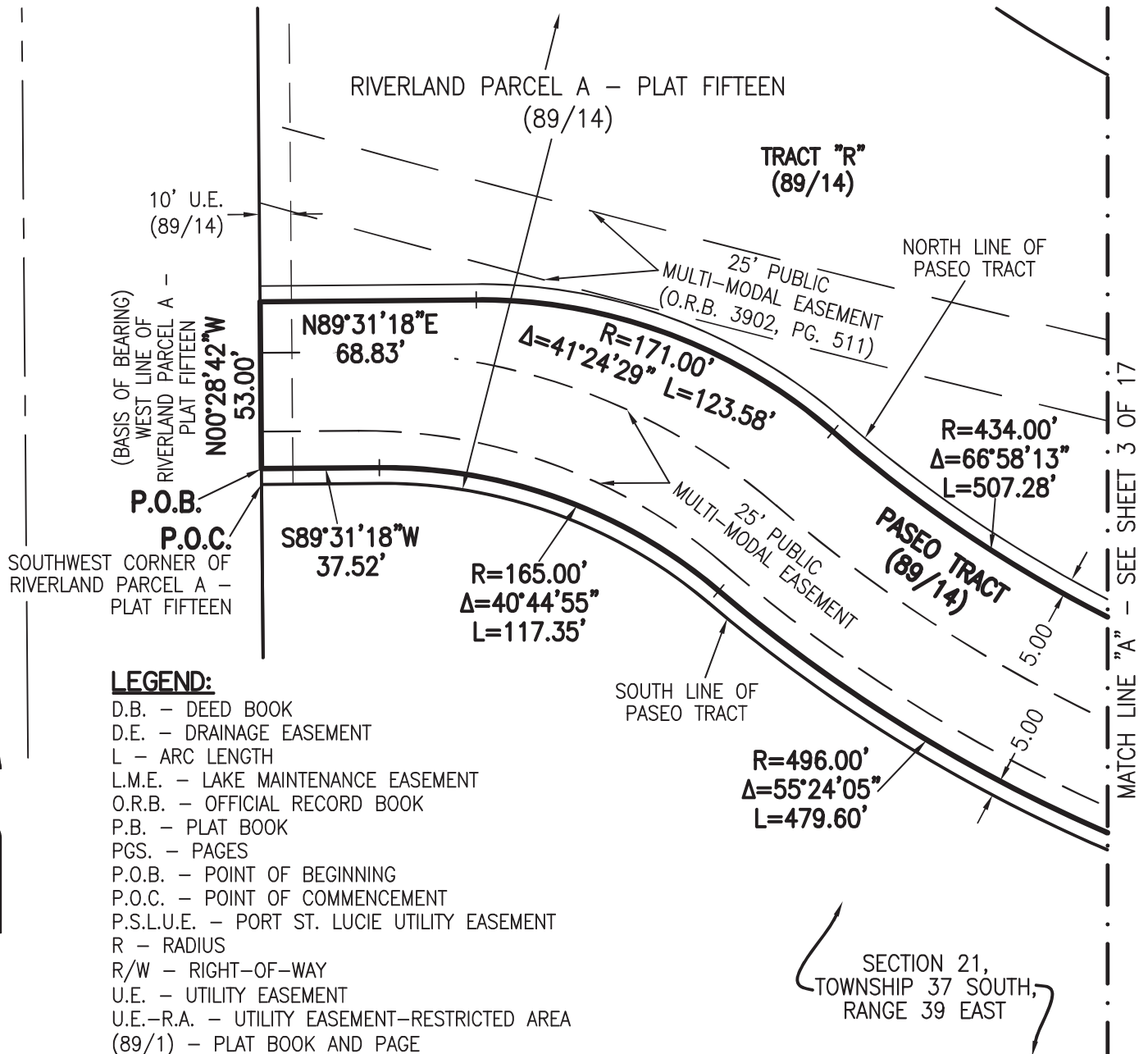
L.B. NUMBER 7741



# SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

## EXHIBIT "A"



### SURVEYOR'S NOTES:

- BEARINGS ARE BASED FLORIDA STATE PLANE GRID (FLORIDA EAST ZONE) NAD 83, 1990 ADJUSTMENT, THE WEST LINE OF RIVERLAND PARCEL A - PLAT FIFTEEN, HAVING A BEARING OF NORTH 00°28'42" WEST, WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- NOT ALL OF THE EXISTING EASEMENTS WITHIN THE SUBJECT PARCEL ARE SHOWN ON THE SKETCH.



SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 2 OF 17

REVIEWED: PW

DRAWN: BEJ

DATE:  
8/09/22

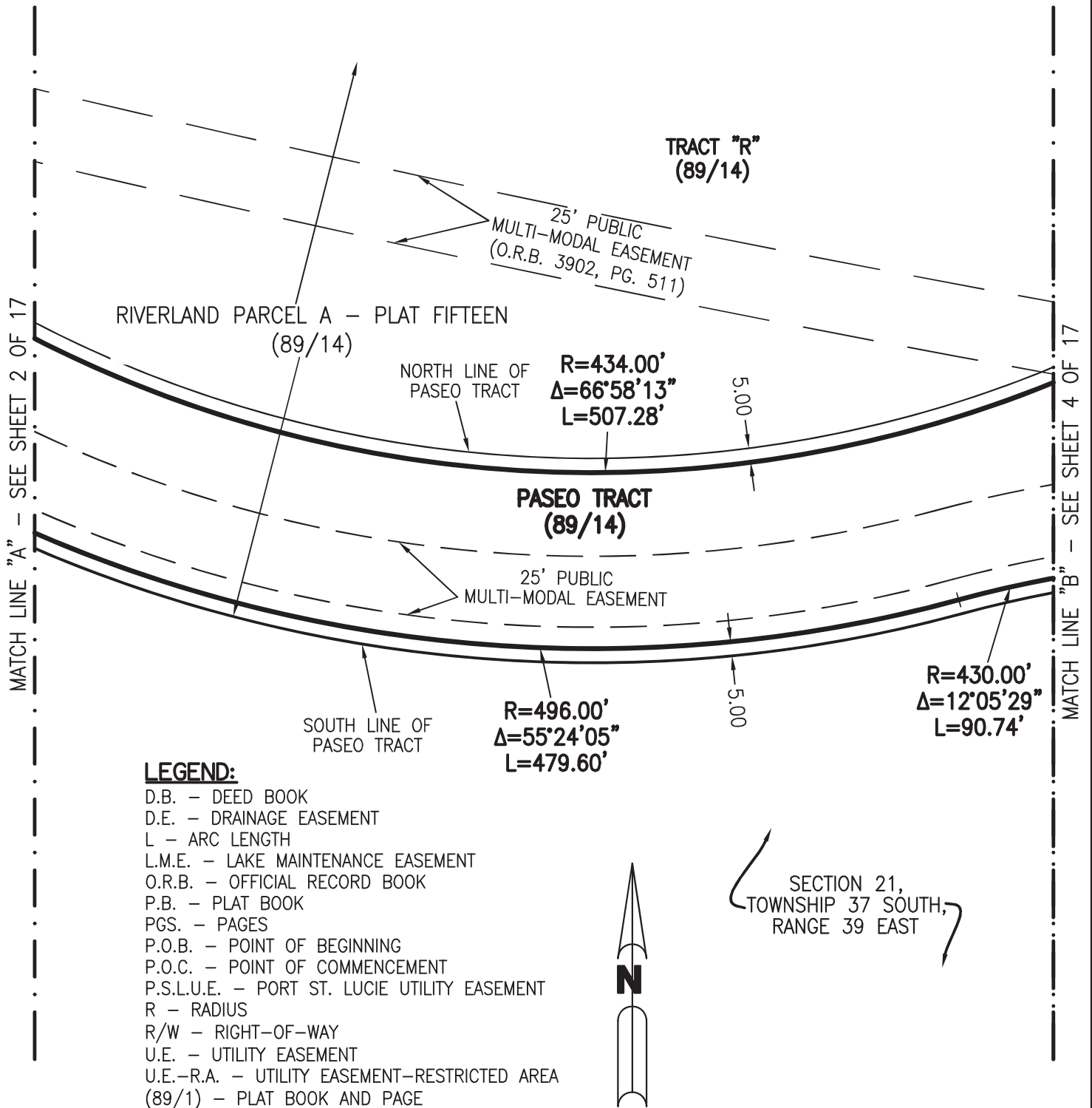
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# SKETCH AND DESCRIPTION

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## EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 3 OF 17

REVIEWED: PW

DRAWN: BEJ

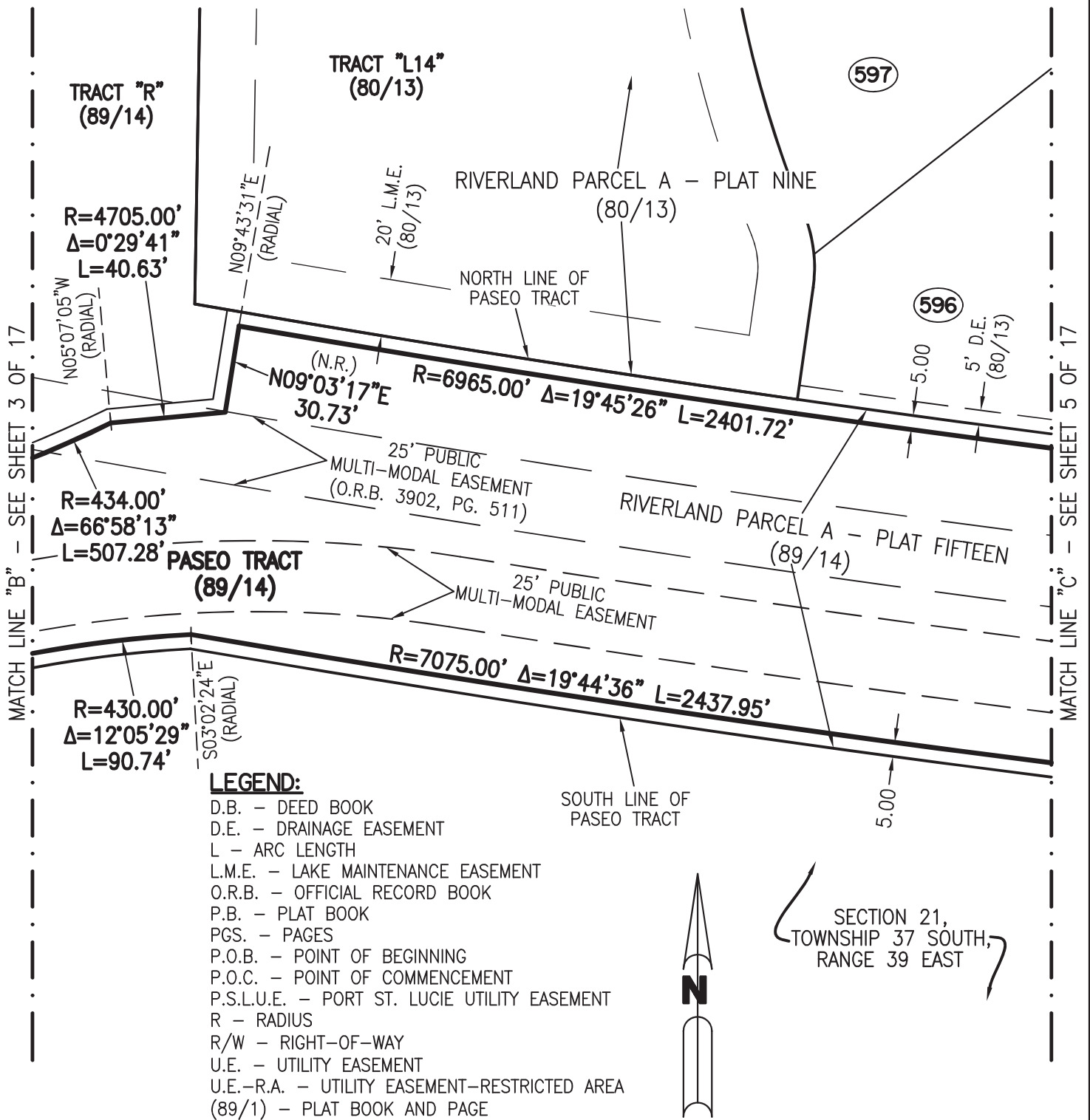
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8/09/22

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Sand & Hills Surveying, Inc.

SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
 PASEO EASEMENT

SCALE:  
 1" = 50'

SHEET 4 OF 17

REVIEWED: PW

DRAWN: BEJ

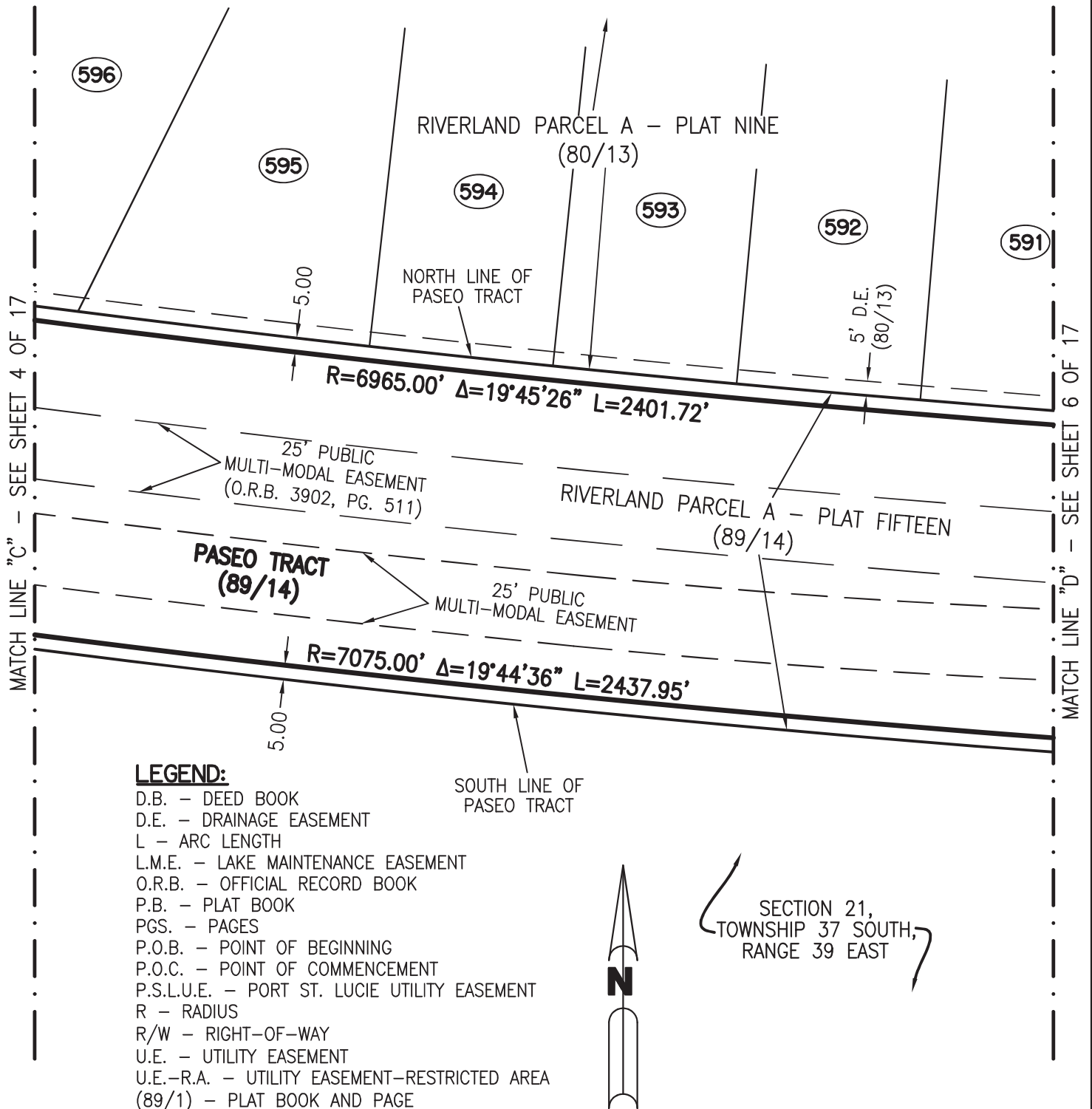
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EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 5 OF 17

REVIEWED: PW

DRAWN: BEJ

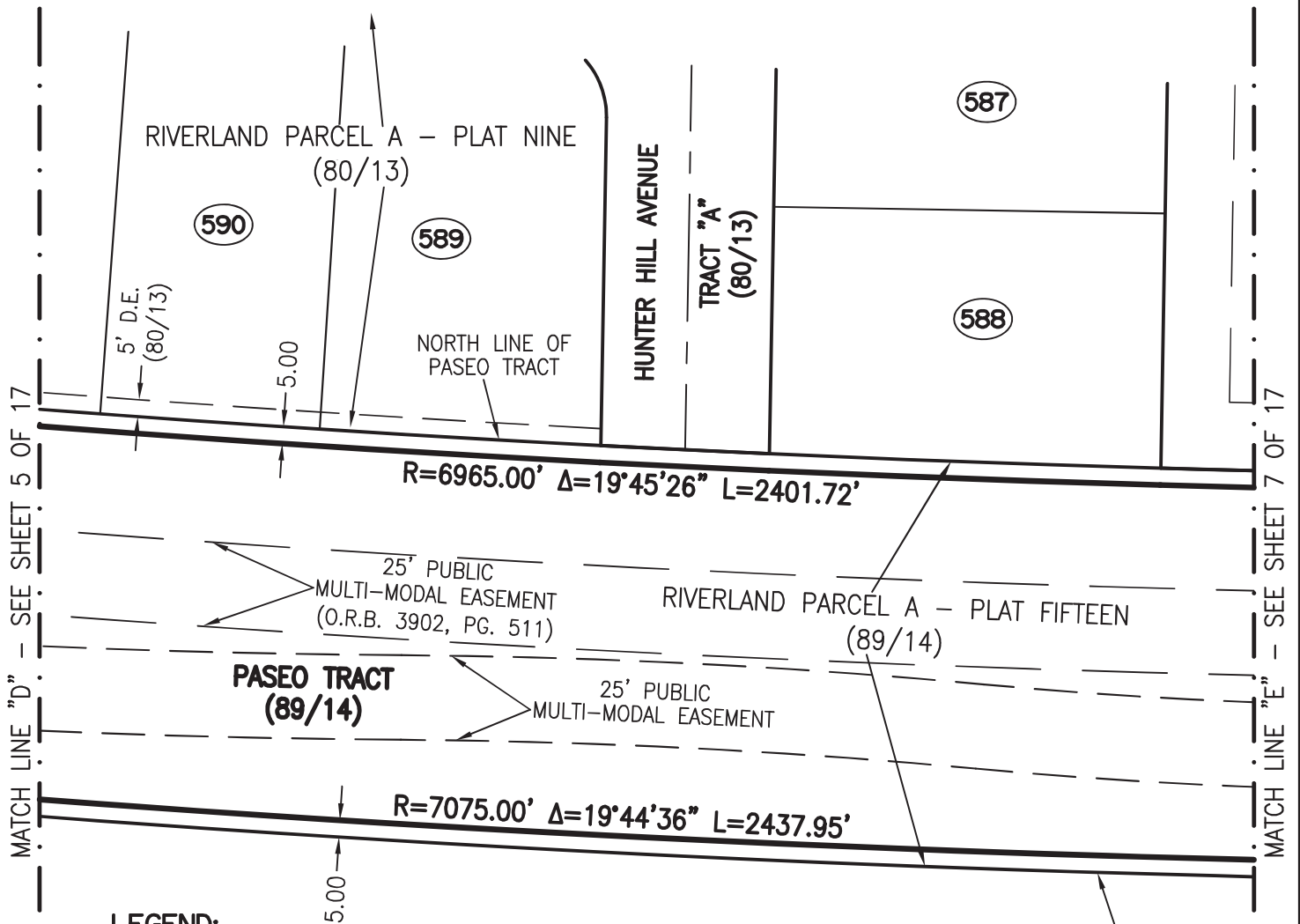
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8/09/22

DRAWING No:  
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### LEGEND:

D.B. - DEED BOOK  
 D.E. - DRAINAGE EASEMENT  
 L - ARC LENGTH  
 L.M.E. - LAKE MAINTENANCE EASEMENT  
 O.R.B. - OFFICIAL RECORD BOOK  
 P.B. - PLAT BOOK  
 PGS. - PAGES  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT  
 R - RADIUS  
 R/W - RIGHT-OF-WAY  
 U.E. - UTILITY EASEMENT  
 U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA  
 (89/1) - PLAT BOOK AND PAGE



SECTION 21,  
 TOWNSHIP 37 SOUTH,  
 RANGE 39 EAST



SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
 PASEO EASEMENT

SCALE:  
 1" = 50'

SHEET 6 OF 17

REVIEWED: PW

DRAWN: BEJ

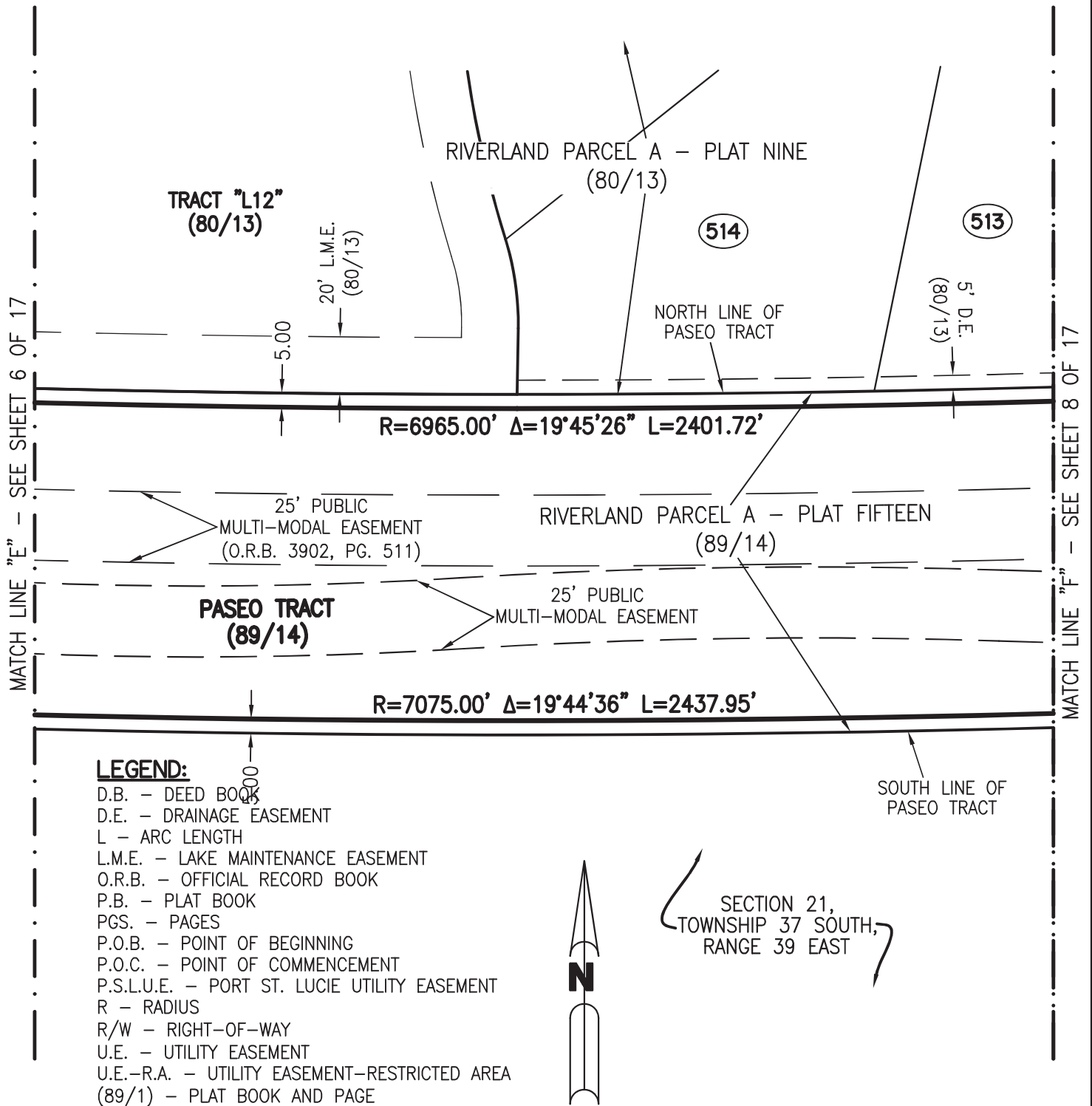
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 8/09/22

DRAWING No:  
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## EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 7 OF 17

REVIEWED: PW

DRAWN: BEJ

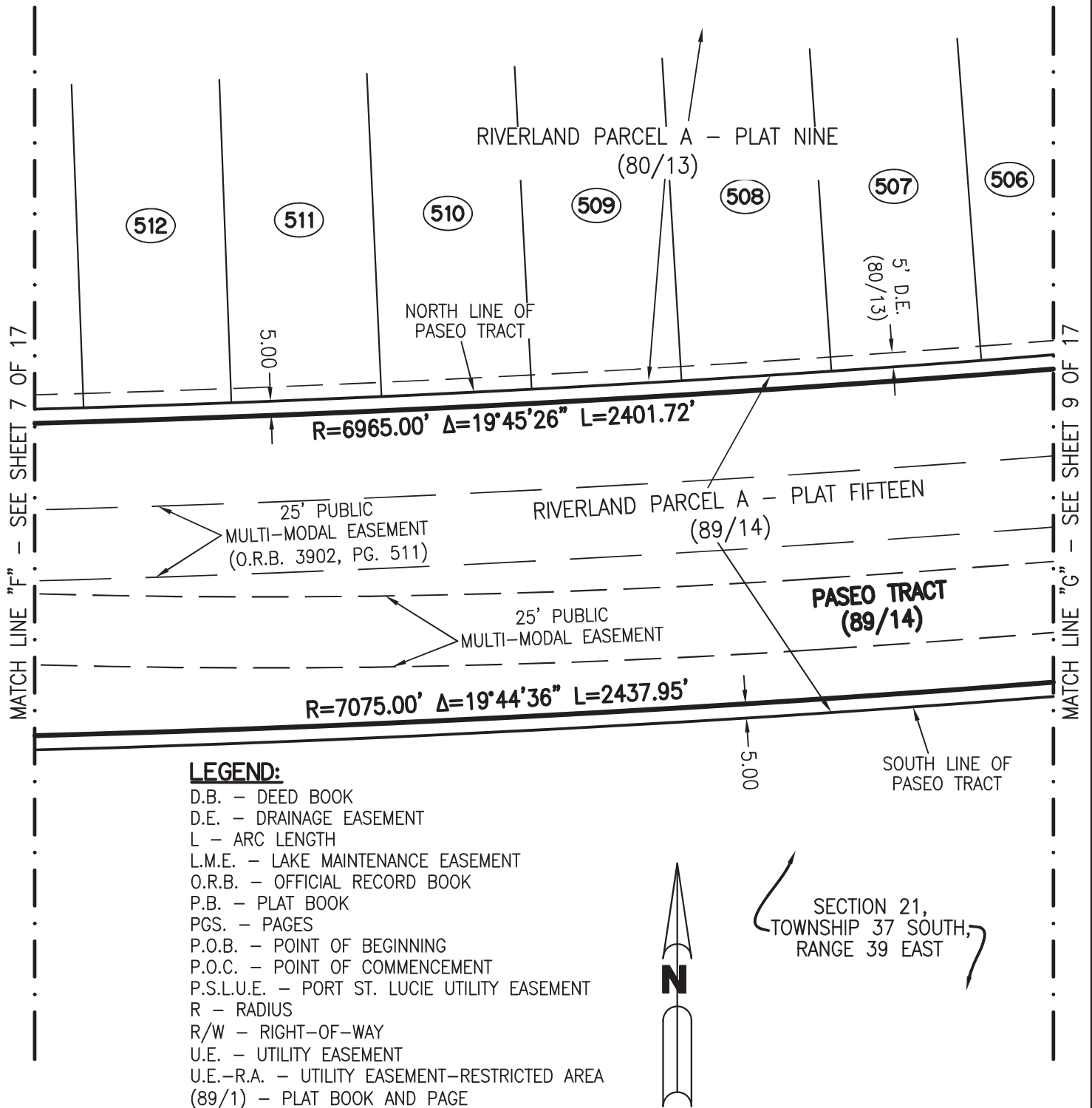
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8/09/22

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SKETCH & DESCRIPTION

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SCALE:  
1" = 50'

SHEET 8 OF 17

REVIEWED: PW

DRAWN: BEJ

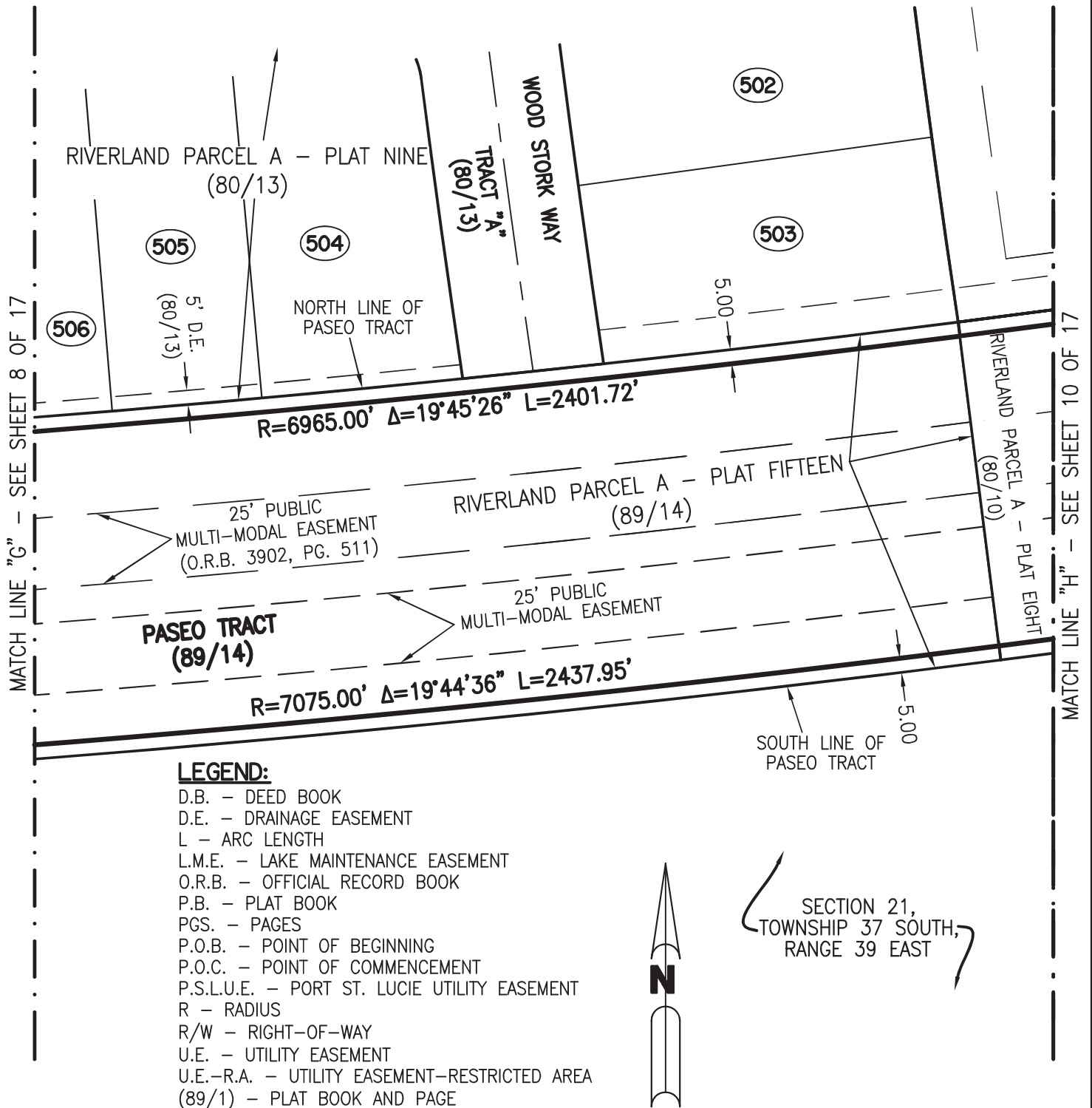
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8/09/22

DRAWING No:  
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SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 9 OF 17

REVIEWED: PW

DRAWN: BEJ

DATE:  
8/09/22

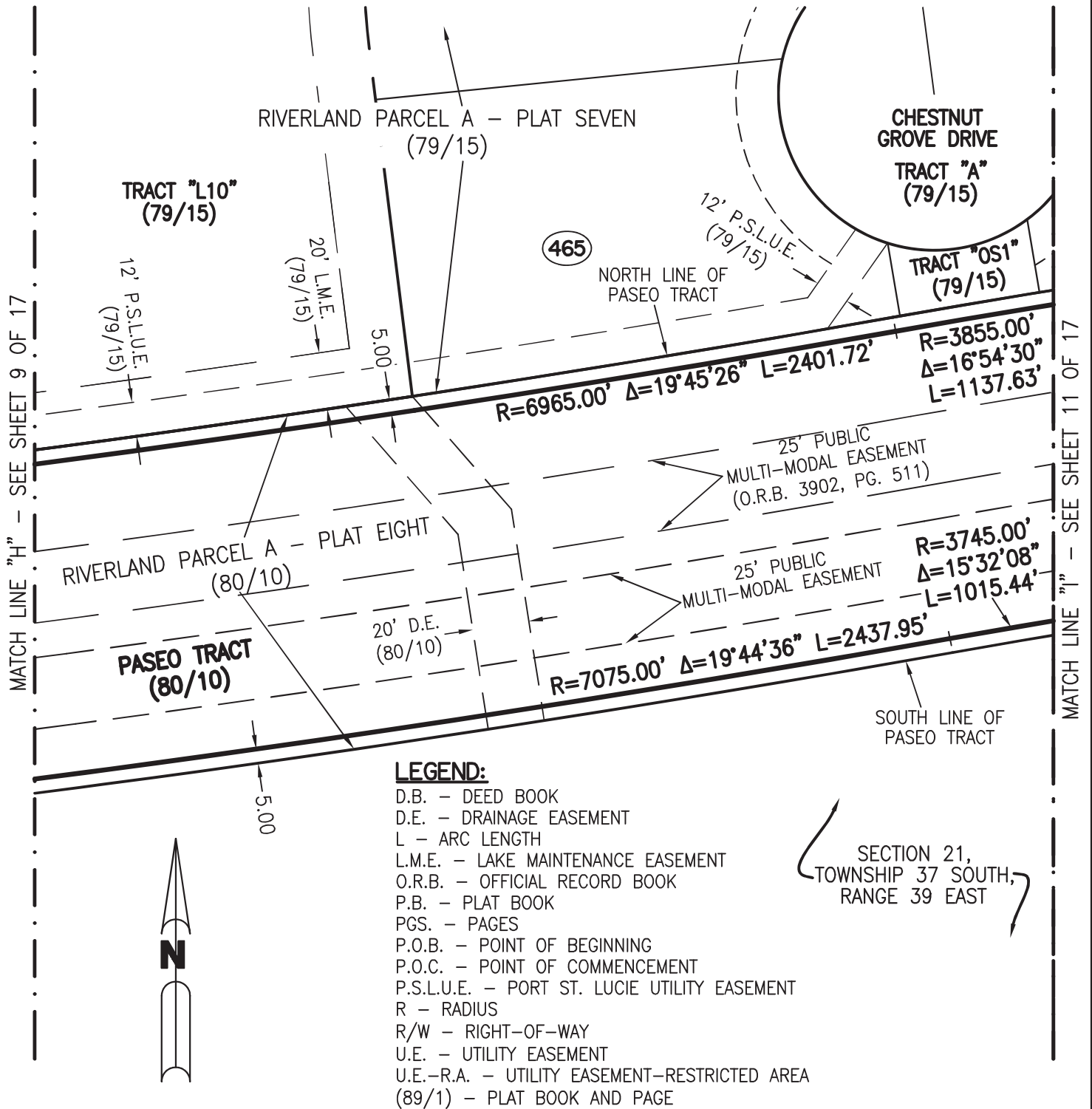
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**Sand & Hills Surveying, Inc.**

SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 10 OF 17

REVIEWED: PW

DRAWN: BEJ

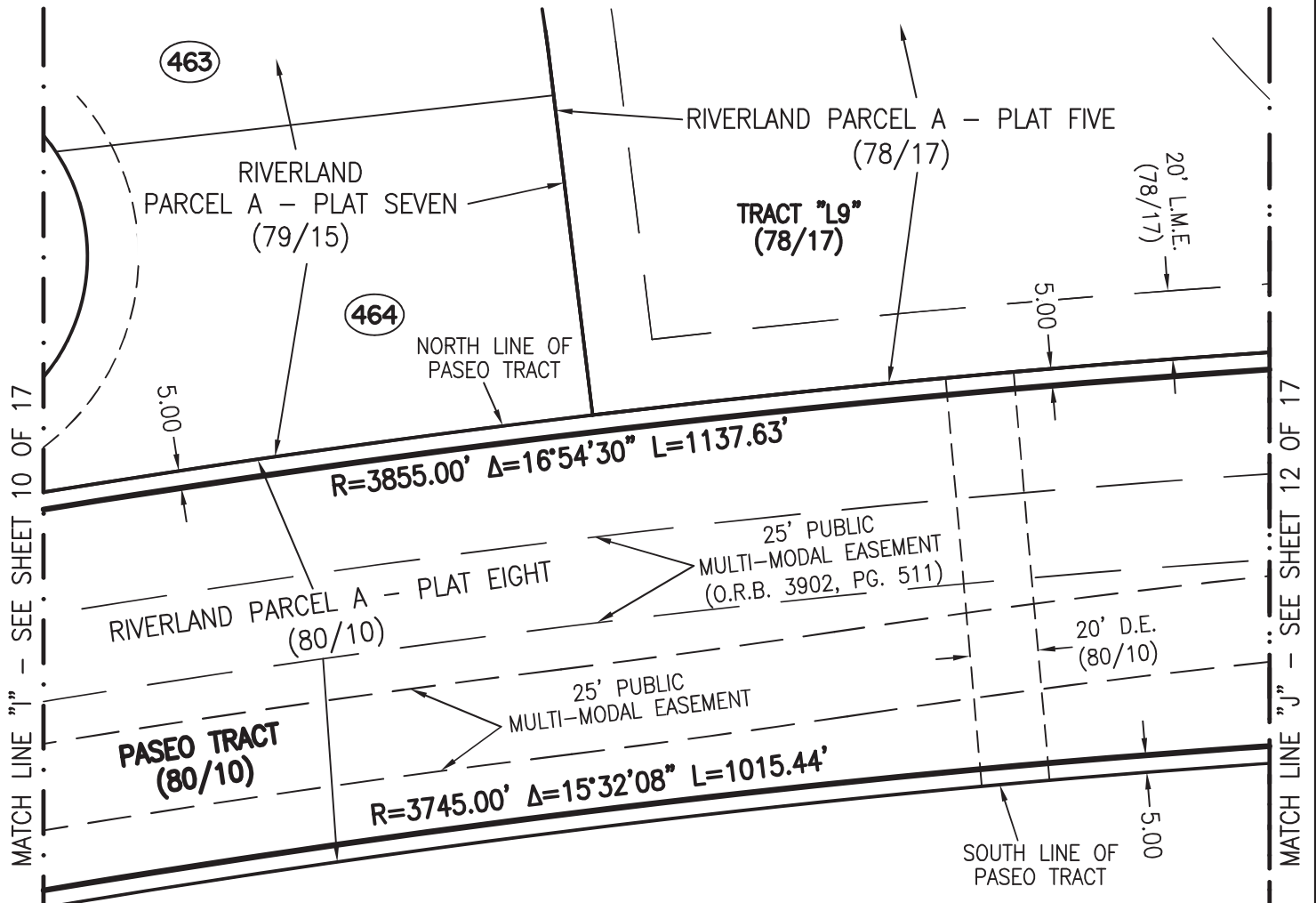
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 P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT  
 R - RADIUS  
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 (89/1) - PLAT BOOK AND PAGE



SECTION 21,  
 TOWNSHIP 37 SOUTH,  
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Sand & Hills Surveying, Inc.

SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
 PASEO EASEMENT

SCALE:  
 1" = 50'

SHEET 11 OF 17

REVIEWED: PW

DRAWN: BEJ

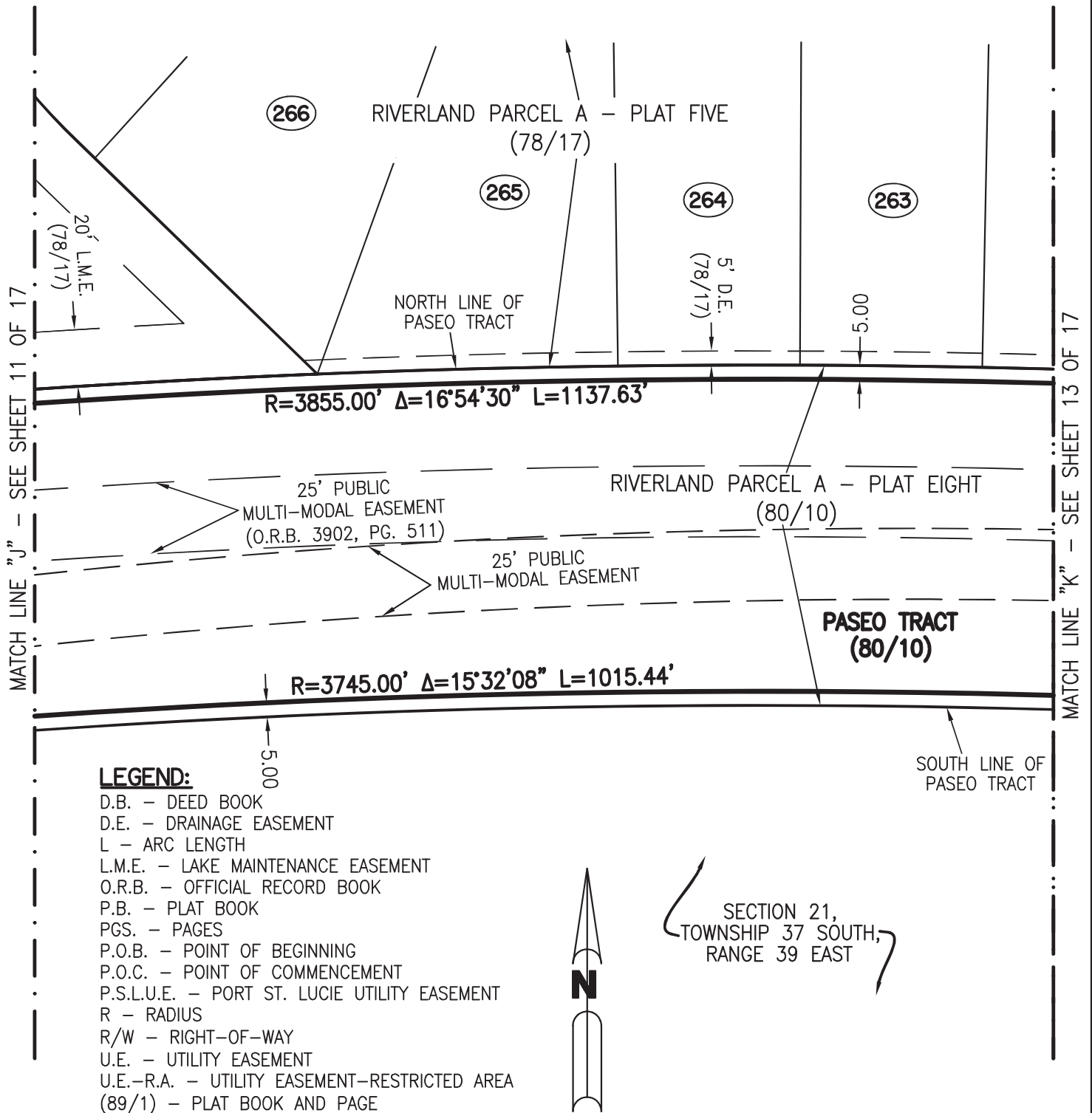
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 Sand & Hills Surveying, Inc.

SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 12 OF 17

REVIEWED: PW

DRAWN: BEJ

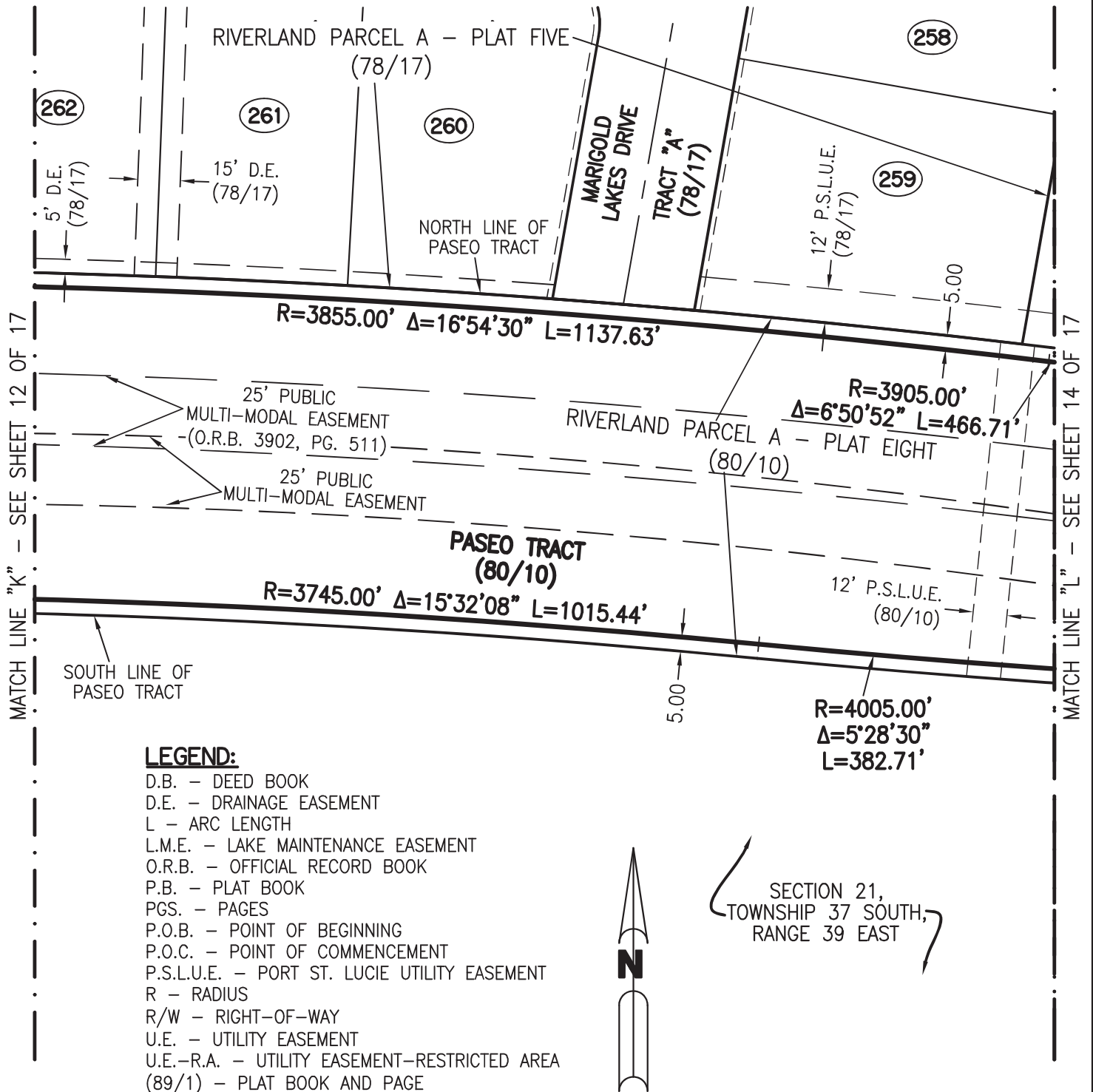
DATE:  
8/09/22

DRAWING No:  
D0488LG86

# SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

## EXHIBIT "A"



Sand & Hills Surveying, Inc.

SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 13 OF 17

REVIEWED: PW

DRAWN: BEJ

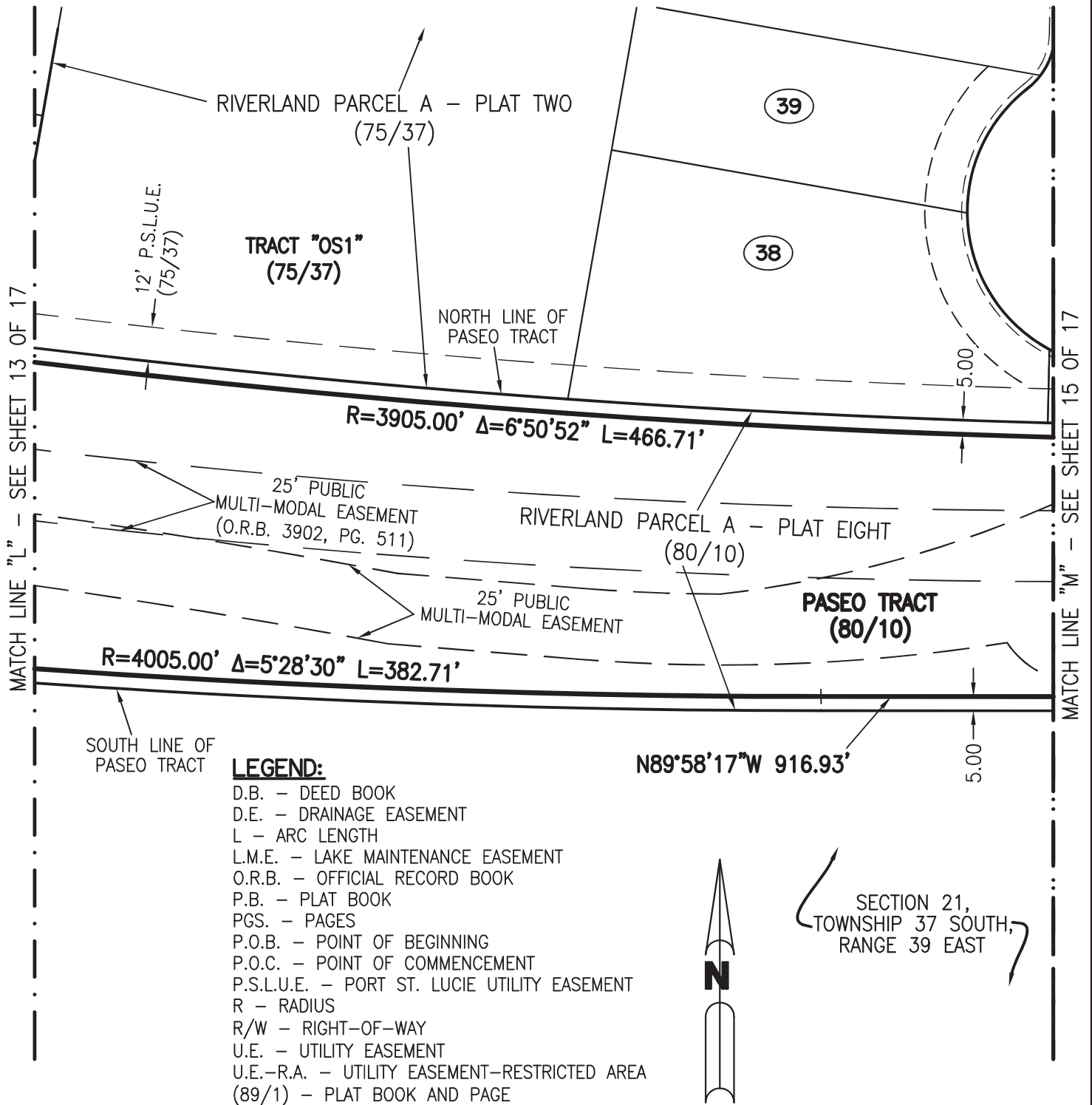
DATE:  
8/09/22

DRAWING No:  
D0488LG86

# SKETCH AND DESCRIPTION

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## EXHIBIT "A"



**Sand & Hills Surveying, Inc.**

SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 14 OF 17

REVIEWED: PW

DRAWN: BEJ

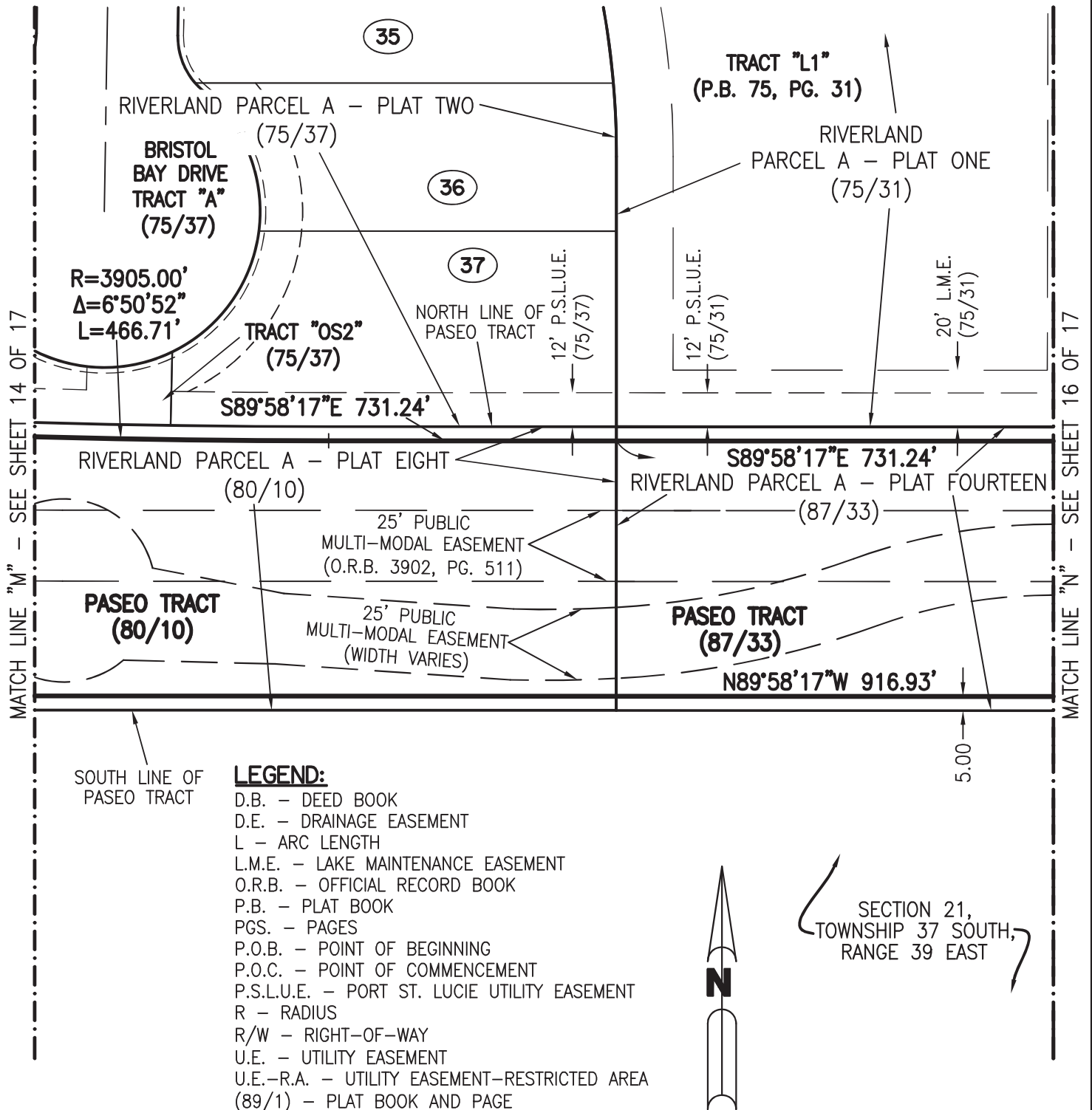
DATE:  
8/09/22

DRAWING No:  
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## EXHIBIT "A"



**Sand & Hills Surveying, Inc.**

SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 15 OF 17

REVIEWED: PW

DRAWN: BEJ

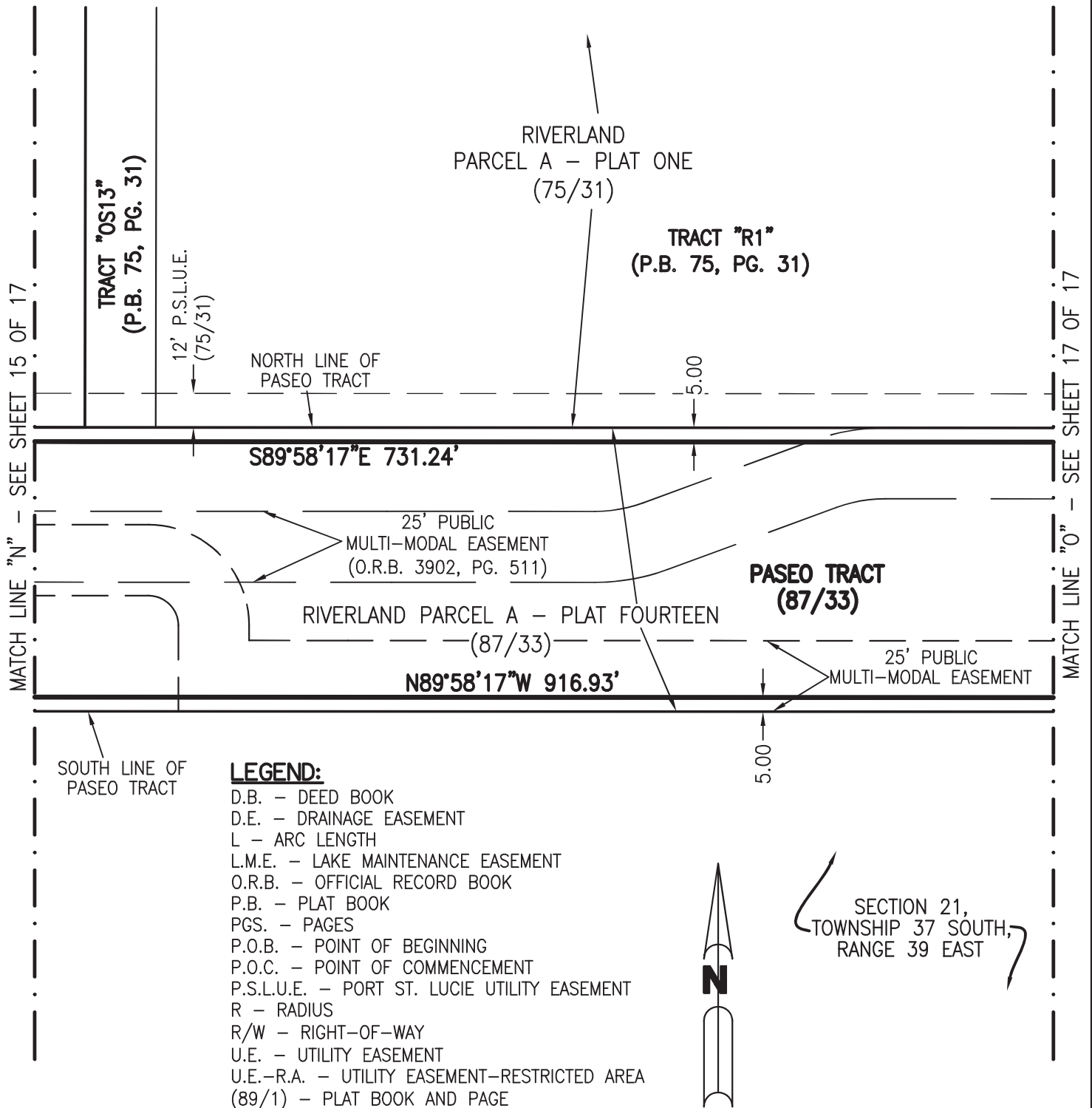
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8/09/22

DRAWING No:  
**D0488LG86**

# SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

## EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 16 OF 17

REVIEWED: PW

DRAWN: BEJ

DATE:  
8/09/22

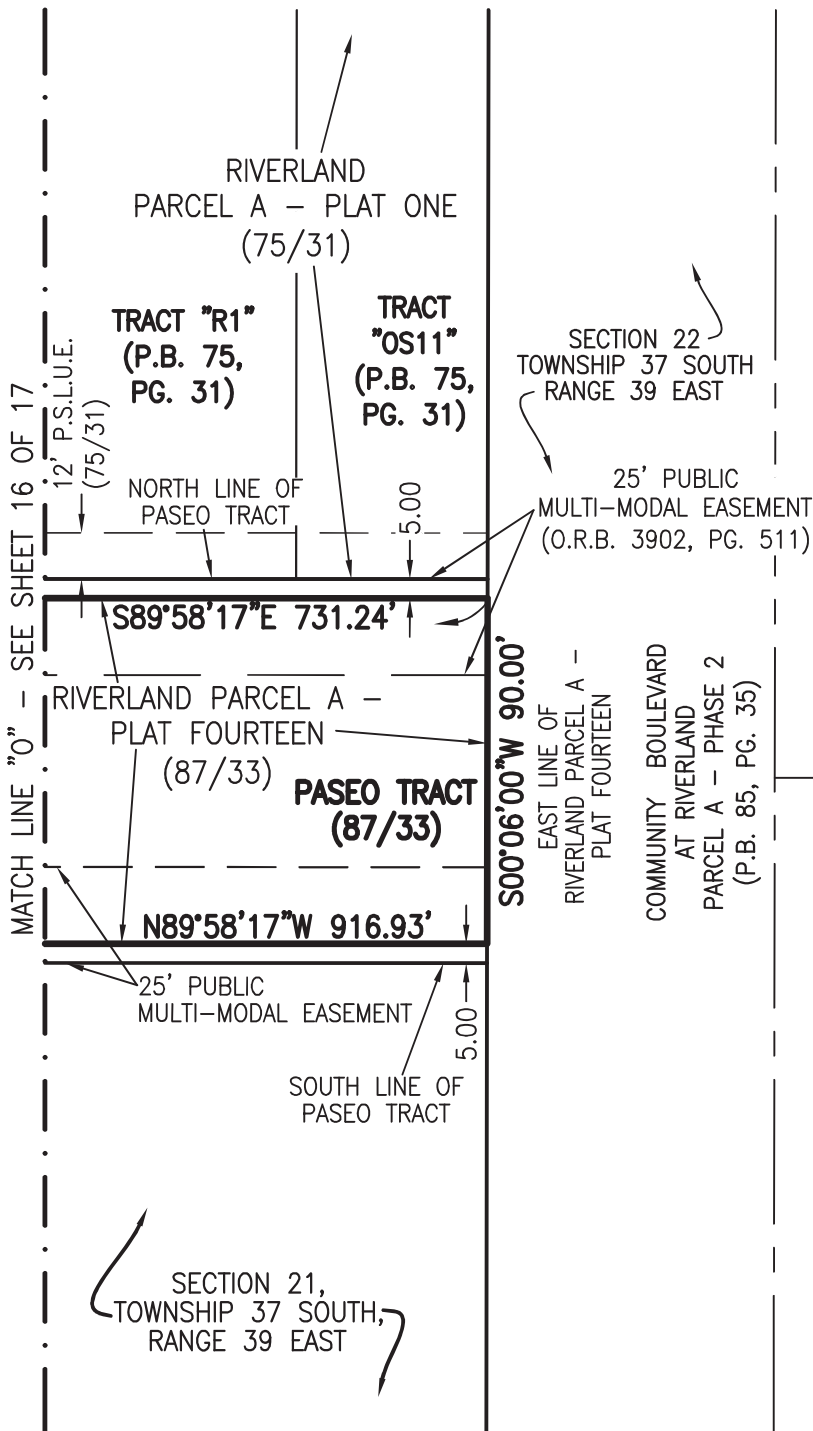
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# SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

## EXHIBIT "A"



### LEGEND:

D.B. - DEED BOOK  
D.E. - DRAINAGE EASEMENT  
L - ARC LENGTH  
L.M.E. - LAKE MAINTENANCE EASEMENT  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
PGS. - PAGES  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT  
R - RADIUS  
R/W - RIGHT-OF-WAY  
U.E. - UTILITY EASEMENT  
U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA  
(89/1) - PLAT BOOK AND PAGE



SKETCH & DESCRIPTION

RIVERLAND PARCEL "A"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 17 OF 17

REVIEWED: PW

DRAWN: BEJ

DATE:  
8/09/22

DRAWING No:  
**D0488LG86**



## SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

### EXHIBIT "A"

#### DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PASEO TRACTS LYING WITHIN RIVERLAND PARCEL C – PLAT NINE, AS RECORDED IN PLAT BOOK 89, PAGE 27, RIVERLAND PARCEL C – PLAT SEVEN, AS RECORDED IN PLAT BOOK 87, PAGE 23, RIVERLAND PARCEL C – PLAT SIX, AS RECORDED IN PLAT BOOK 87, PAGE 1, RIVERLAND PARCEL C – PLAT FIVE, AS RECORDED IN PLAT BOOK 86, PAGE 33 AND RIVERLAND PARCEL C – PLAT THREE, AS RECORDED IN PLAT BOOK 86, PAGE 1, ALL OF THE PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID RIVERLAND PARCEL C – PLAT NINE, THENCE NORTH 00°03'26" EAST, ALONG THE WEST LINE OF SAID RIVERLAND PARCEL C – PLAT NINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°03'26" EAST, A DISTANCE OF 90.01 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00°57'39" WEST, A RADIUS OF 1256.40 FEET AND A CENTRAL ANGLE OF 07°49'30"; THENCE, ALONG A LINE 5.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID PASEO TRACT FOR THE FOLLOWING FIVE (5) COURSES AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 171.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7005.00 FEET, A CENTRAL ANGLE OF 16°40'05"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2037.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5881.21 FEET, A CENTRAL ANGLE OF 18°38'07"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1912.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 4705.00 FEET, A CENTRAL ANGLE OF 11°13'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 922.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 156.07 FEET; THENCE SOUTH 00°28'42" EAST, ALONG THE EAST LINE OF SAID RIVERLAND PARCEL C – PLAT THREE, A DISTANCE OF 90.00 FEET; THENCE, ALONG A LINE 5.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID PASEO TRACT FOR THE FOLLOWING FIVE (5) COURSES, SOUTH 89°31'18" WEST, A DISTANCE OF 156.07 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 4795.00 FEET, A CENTRAL ANGLE OF 11°13'52"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 939.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5791.21 FEET, A CENTRAL ANGLE OF 18°38'07"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1883.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7095.00 FEET, A CENTRAL ANGLE OF 16°40'05"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2064.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1166.40 FEET, A CENTRAL ANGLE OF 07°45'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 157.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.746 ACRES, MORE OR LESS.

#### CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT, OF A FLORIDA SURVEYOR AND MAPPER.

**Perry White**

Digitally signed by Perry White  
DN: c=US, st=Florida, l=Lake Worth,  
o=Sand & Hills Surveying, Inc., cn=Perry  
White, email=white@sand-hills.com  
Date: 2022.08.12 10:31:30 -04'00'

PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

DATE:  
8/09/22

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION

SCALE:

SHEET 1 OF 16

RIVERLAND PARCEL "C"  
PASEO EASEMENT

REVIEWED: PW

DRAWN: PW

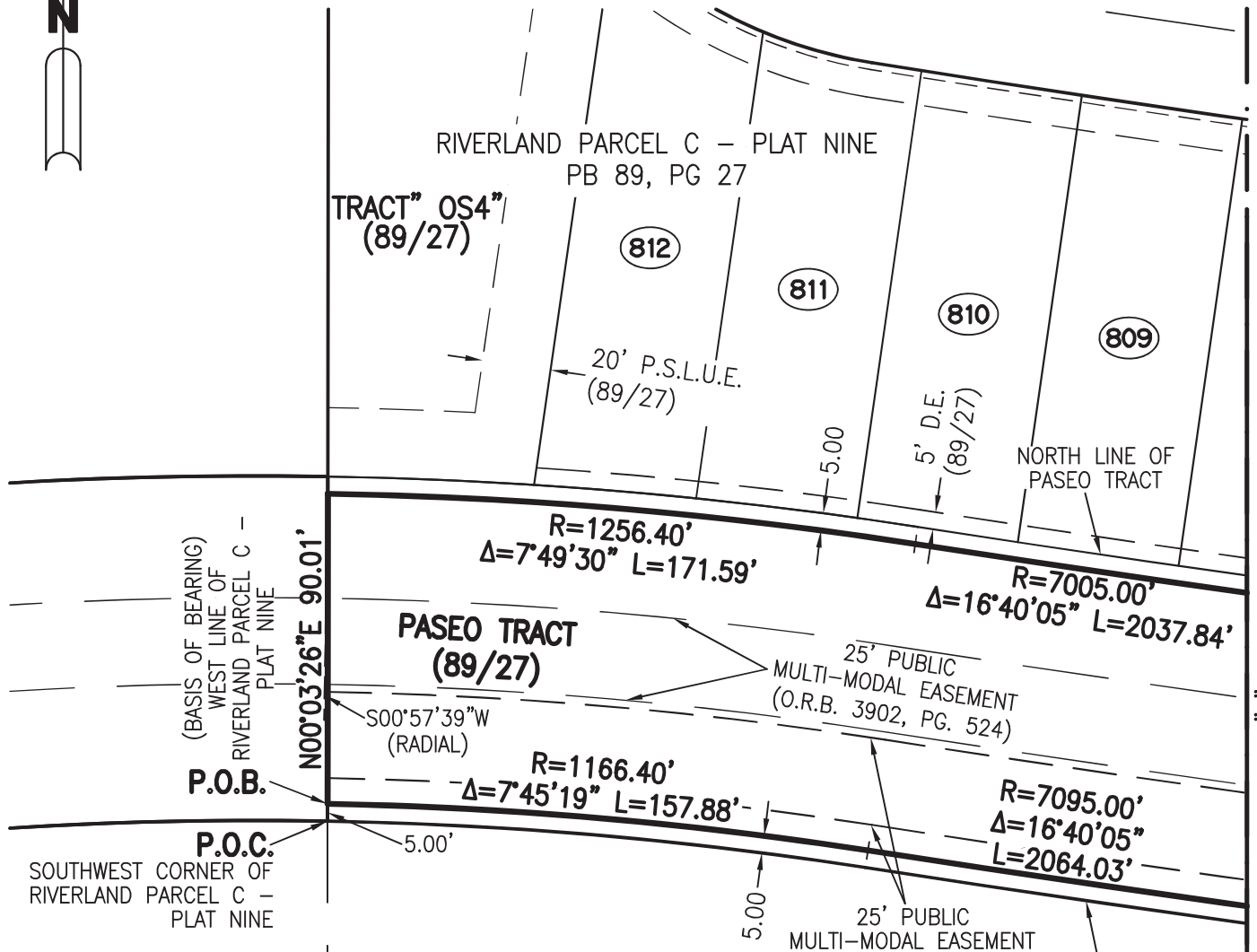
DATE:  
8/09/22

DRAWING No:  
**D0248LG85**

# SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"



## LEGEND:

D.B. - DEED BOOK  
D.E. - DRAINAGE EASEMENT  
L - ARC LENGTH  
L.M.E. - LAKE MAINTENANCE EASEMENT  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
PGS. - PAGES

## LEGEND:

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT  
R - RADIUS  
R/W - RIGHT-OF-WAY  
U.E. - UTILITY EASEMENT  
U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA (89/1) - PLAT BOOK AND PAGE

## SURVEYOR'S NOTES:

1. BEARINGS ARE BASED FLORIDA STATE PLANE GRID (FLORIDA EAST ZONE) NAD 83, 1990 ADJUSTMENT, THE WEST LINE OF RIVERLAND PARCEL C - PLAT NINE, HAVING A BEARING OF NORTH 00°03'26" EAST, WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
2. NOT ALL OF THE EXISTING EASEMENTS WITHIN THE SUBJECT PARCEL ARE SHOWN ON THE SKETCH.



Sand & Hills Surveying, Inc.

SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 2 OF 16

REVIEWED: PW

DRAWN: BEJ

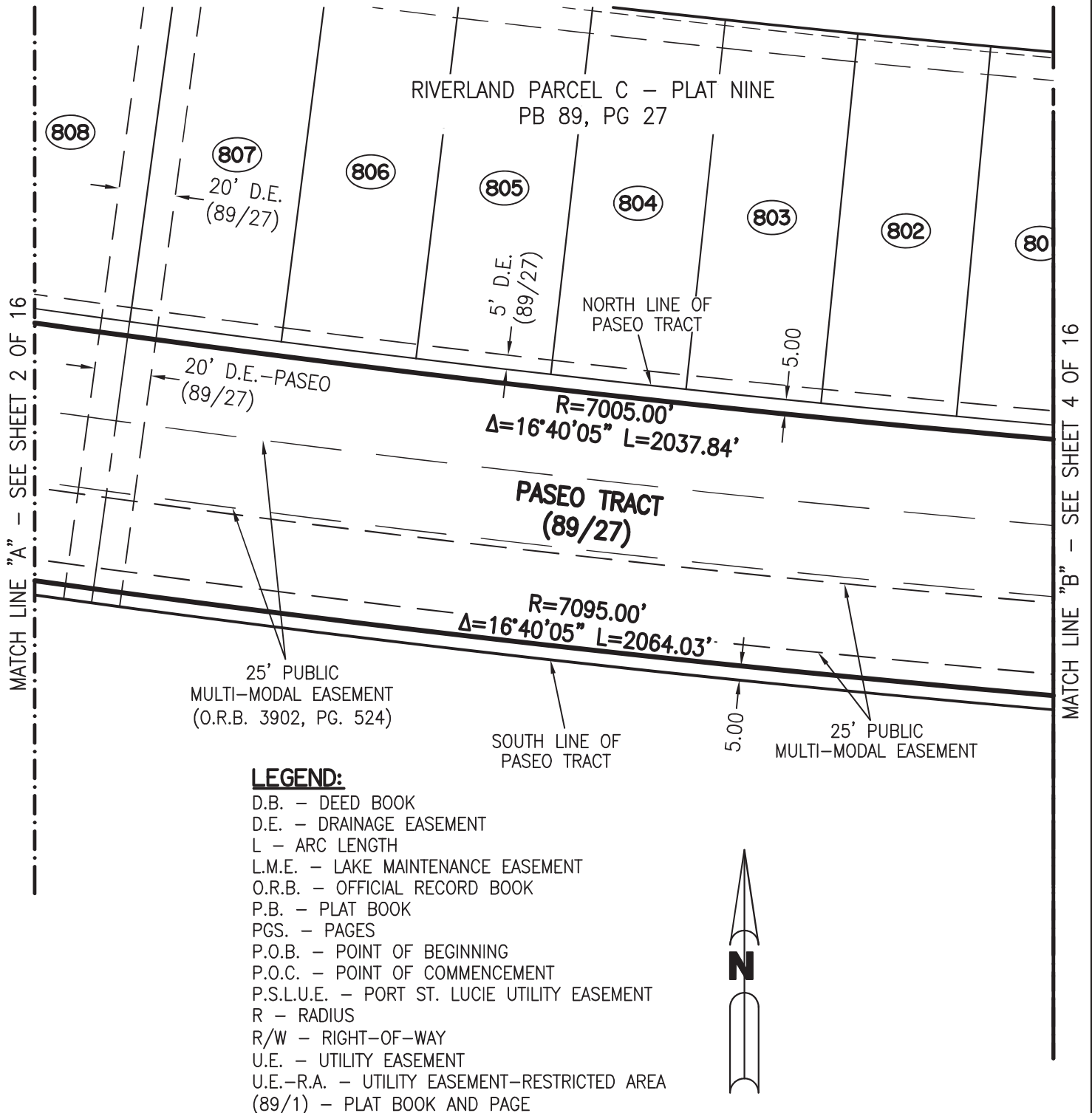
DATE:  
8/09/22

DRAWING No:  
D0488LG85

# SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

## EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 3 OF 16

REVIEWED: PW

DRAWN: BEJ

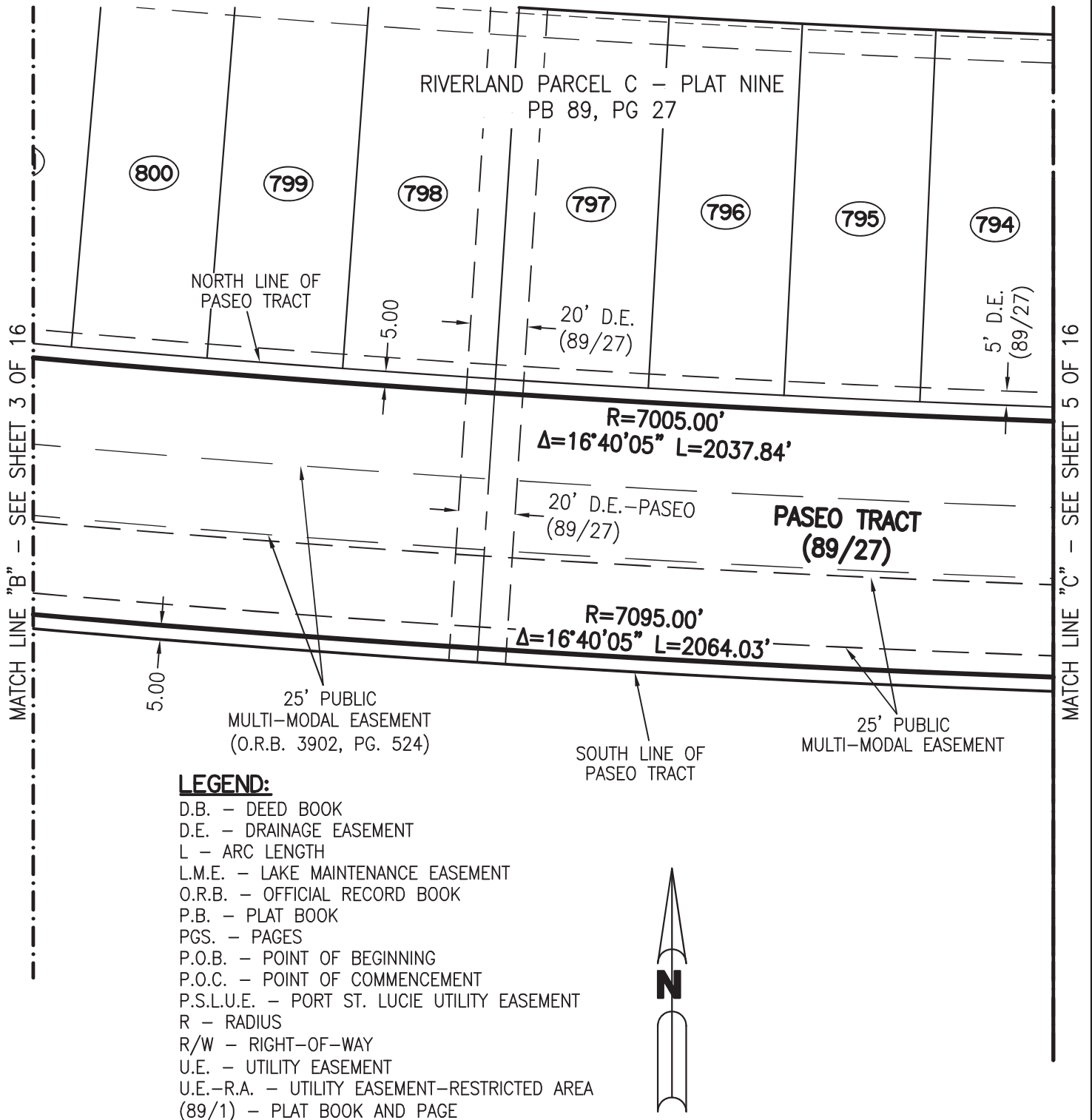
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DRAWING No:  
**D0488LG85**

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## EXHIBIT "A"



### LEGEND:

D.B. - DEED BOOK  
D.E. - DRAINAGE EASEMENT  
L - ARC LENGTH  
L.M.E. - LAKE MAINTENANCE EASEMENT  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
PGS. - PAGES  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT  
R - RADIUS  
R/W - RIGHT-OF-WAY  
U.E. - UTILITY EASEMENT  
U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA  
(89/1) - PLAT BOOK AND PAGE



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 4 OF 16

REVIEWED: PW

DRAWN: BEJ

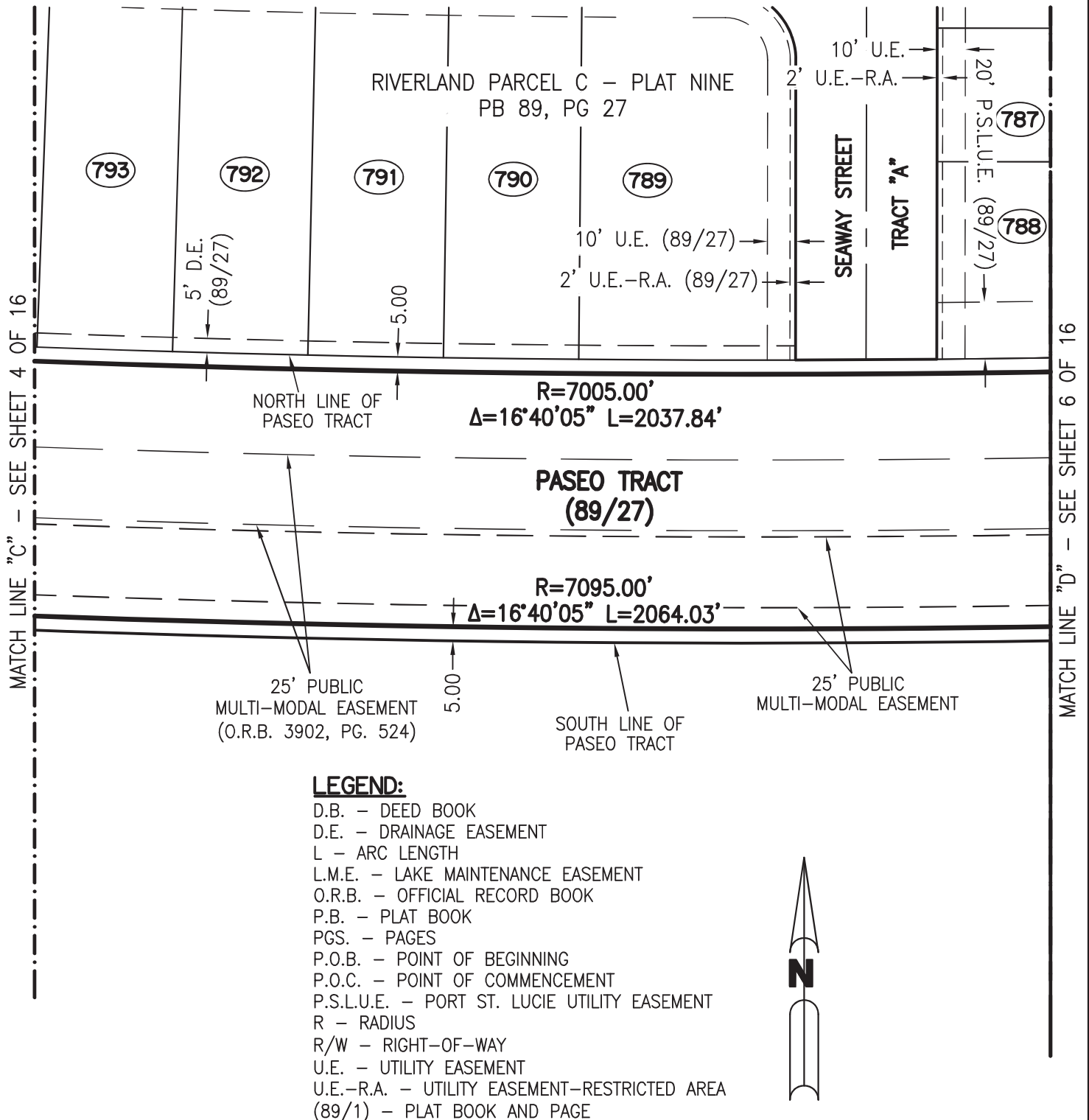
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DRAWING No:  
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# SKETCH AND DESCRIPTION

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## EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 5 OF 16

REVIEWED: PW

DRAWN: BEJ

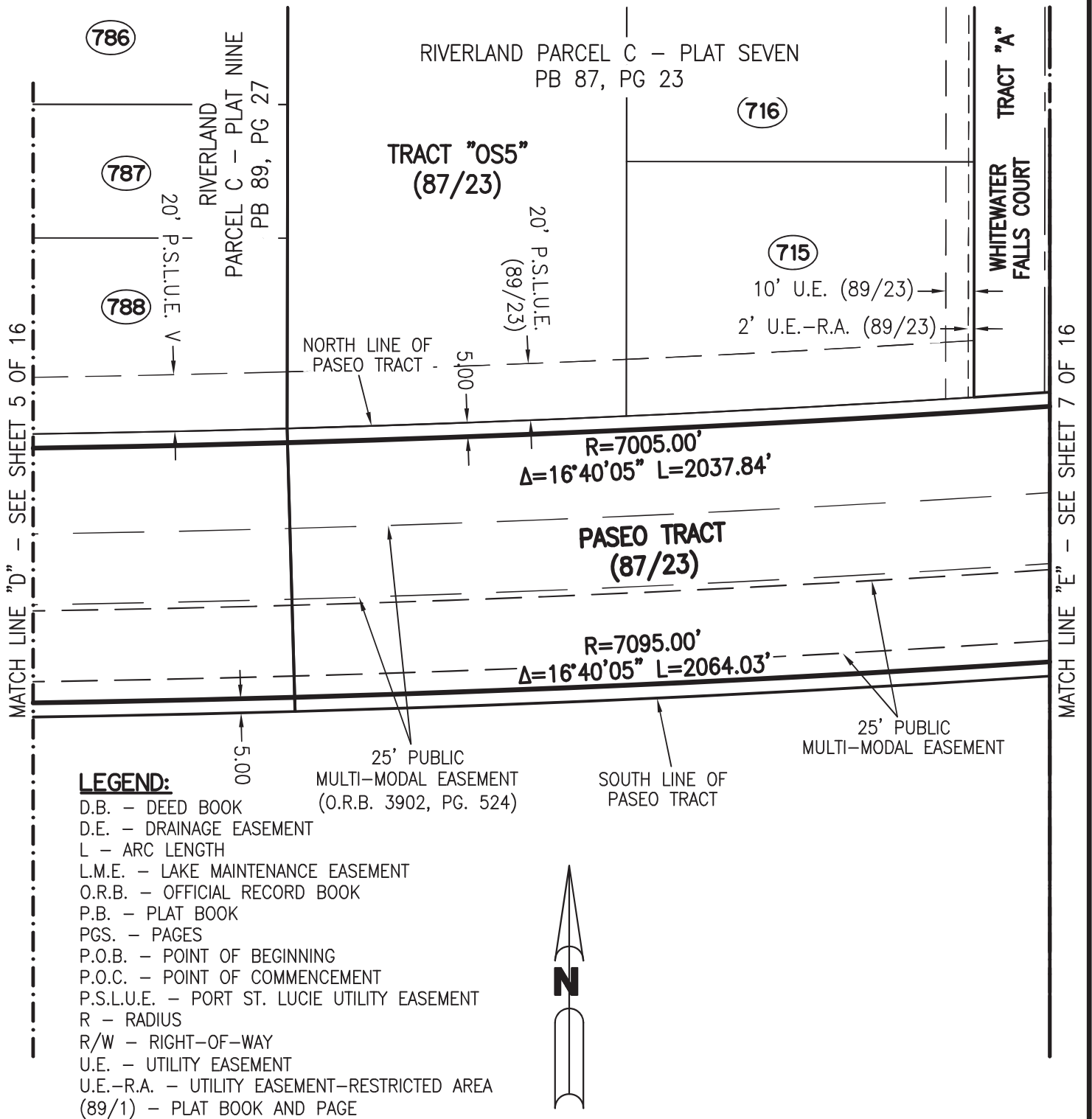
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DRAWING No:  
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# SKETCH AND DESCRIPTION

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## EXHIBIT "A"

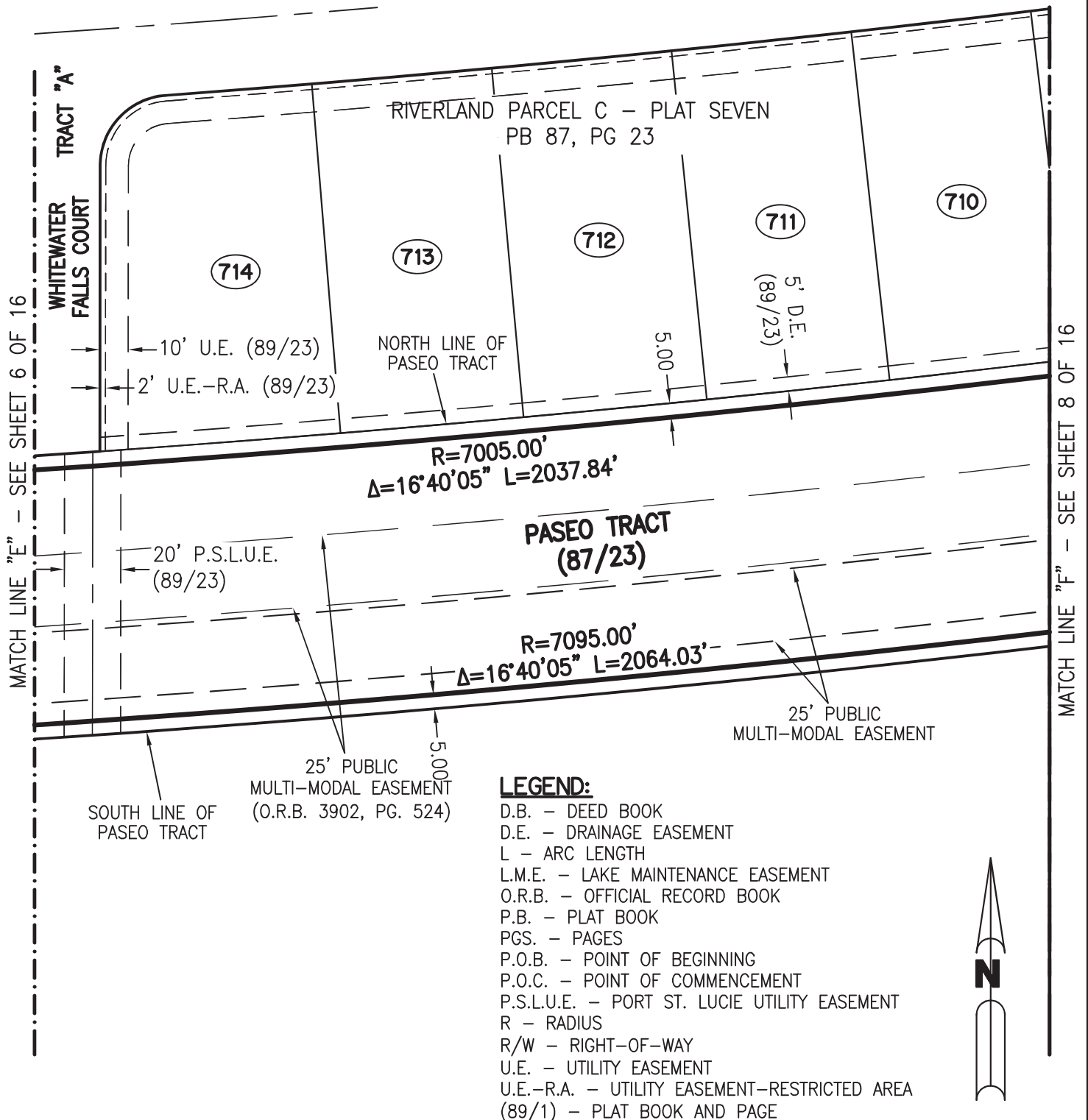




# SKETCH AND DESCRIPTION

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EXHIBIT "A"



## LEGEND:

D.B. - DEED BOOK  
D.E. - DRAINAGE EASEMENT  
L - ARC LENGTH  
L.M.E. - LAKE MAINTENANCE EASEMENT  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
PGS. - PAGES  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT  
R - RADIUS  
R/W - RIGHT-OF-WAY  
U.E. - UTILITY EASEMENT  
U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA  
(89/1) - PLAT BOOK AND PAGE



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 7 OF 16

REVIEWED: PW

DRAWN: BEJ

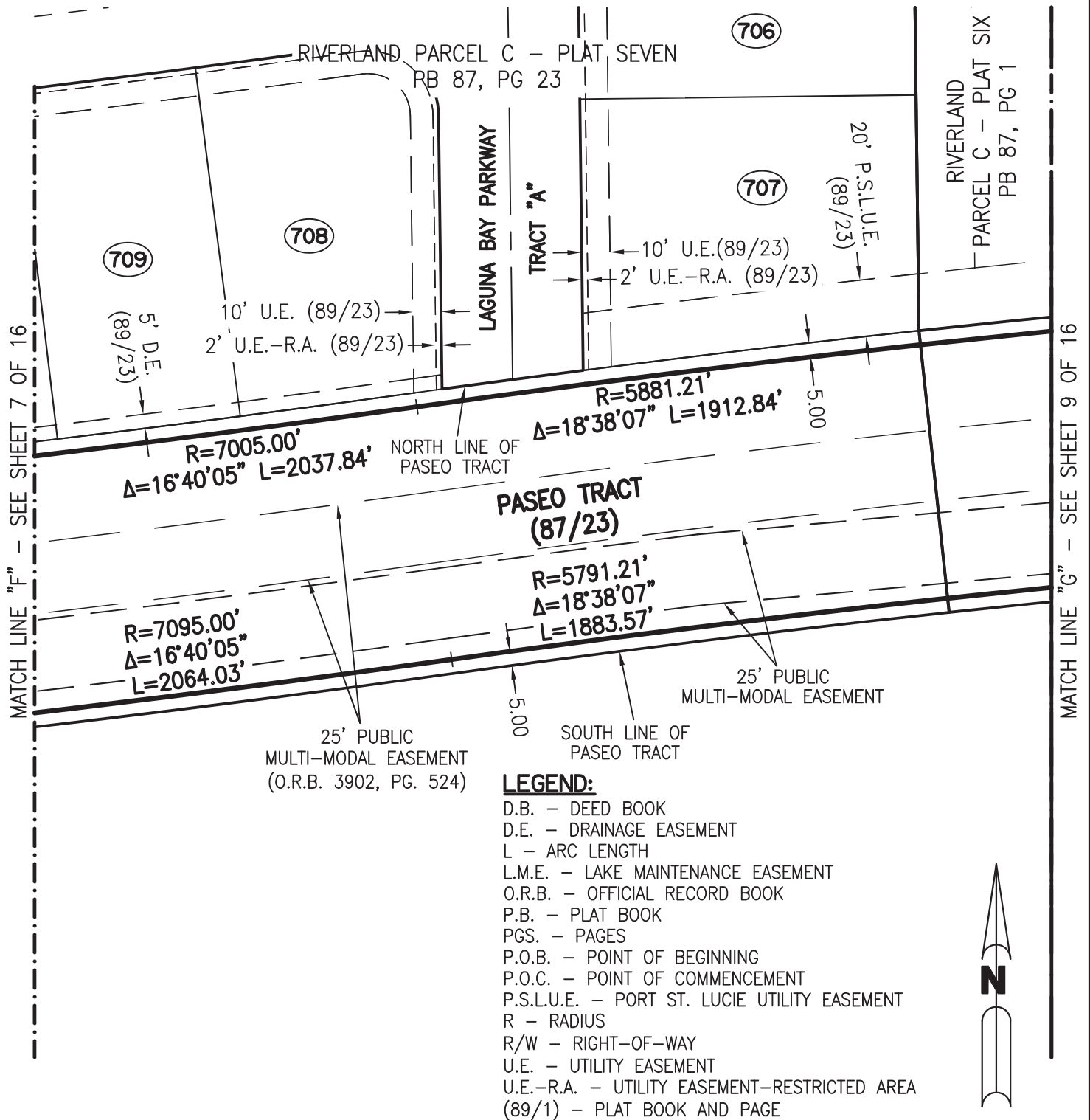
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8/09/22

DRAWING No:  
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# SKETCH AND DESCRIPTION

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EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 8 OF 16

REVIEWED: PW

DRAWN: BEJ

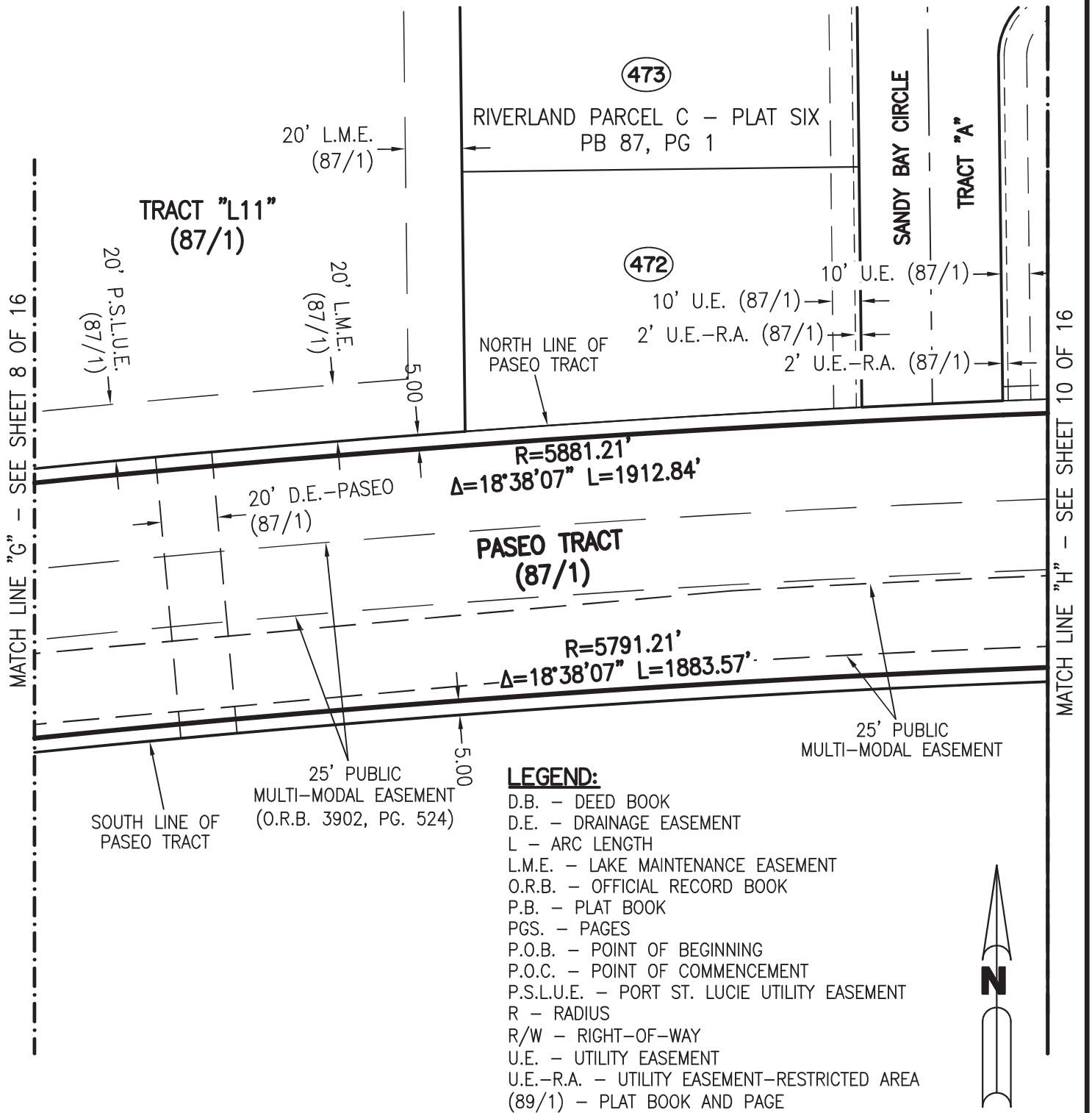
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8/09/22

DRAWING No:  
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EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 9 OF 16

REVIEWED: PW

DRAWN: BEJ

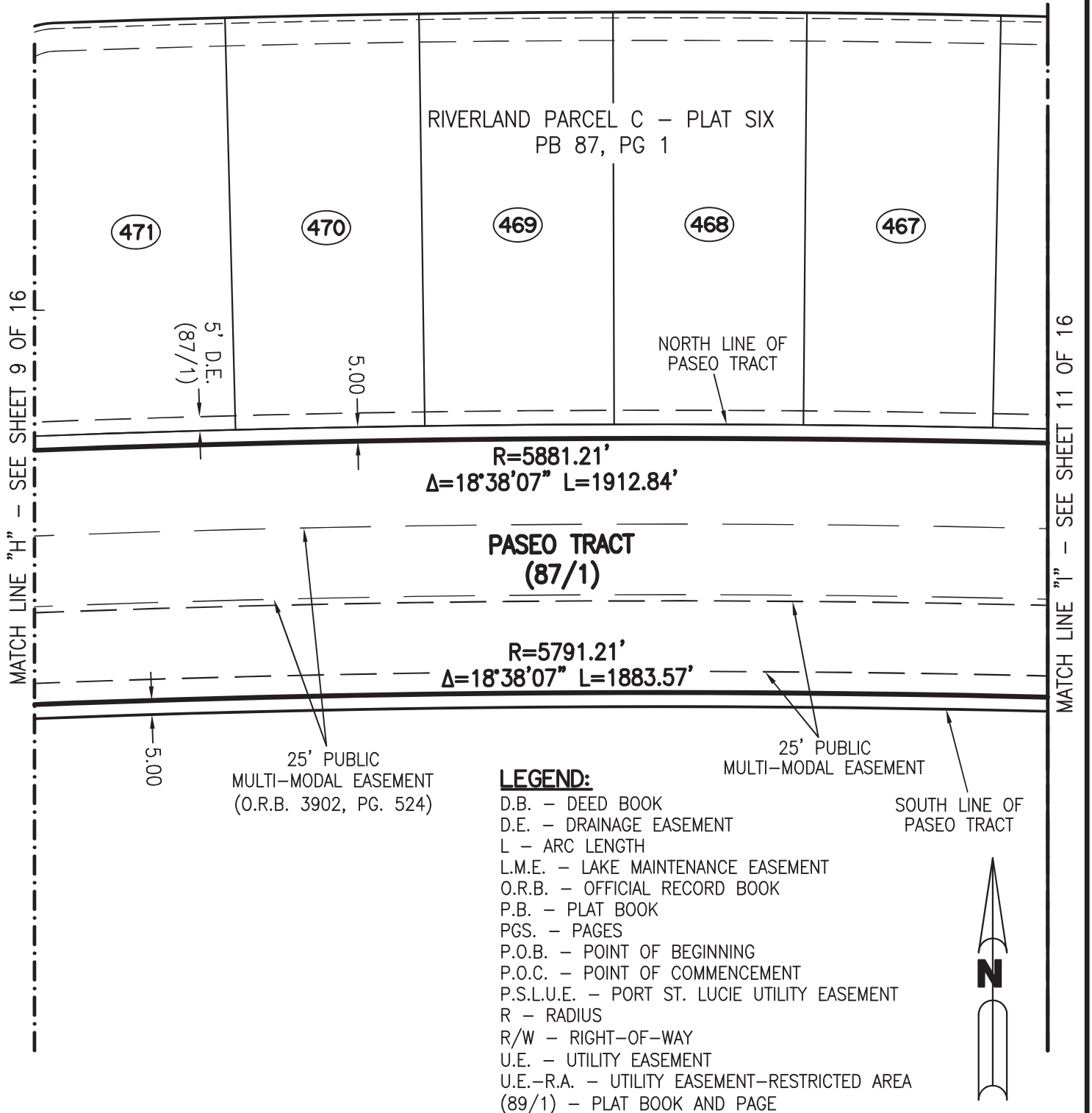
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8/09/22

DRAWING No:  
D0488LG85

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EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

REVIEWED: PW

DATE:  
8/09/22

SHEET 10 OF 16

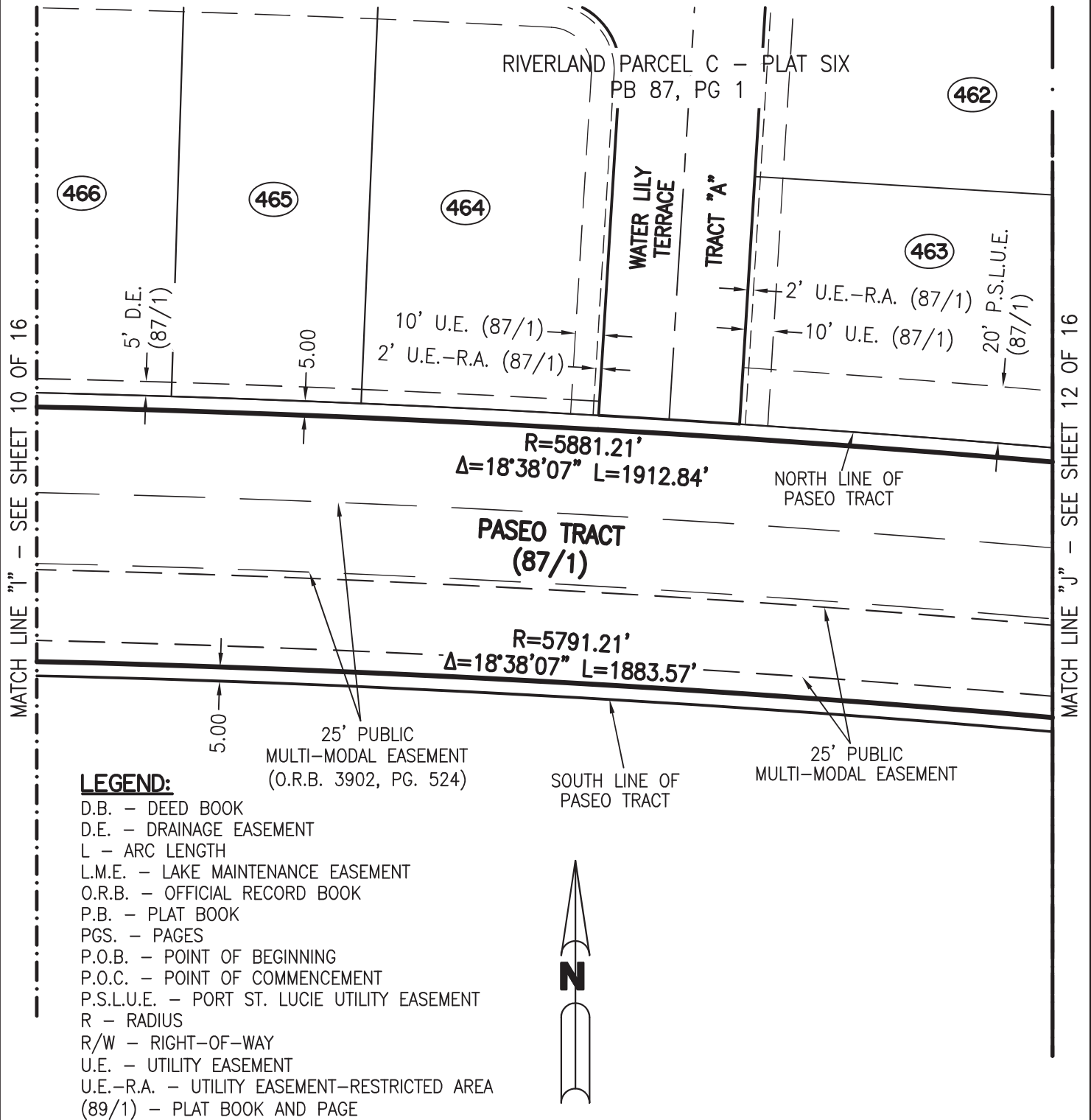
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DRAWING No:  
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# SKETCH AND DESCRIPTION

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## EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 11 OF 16

REVIEWED: PW

DRAWN: BEJ

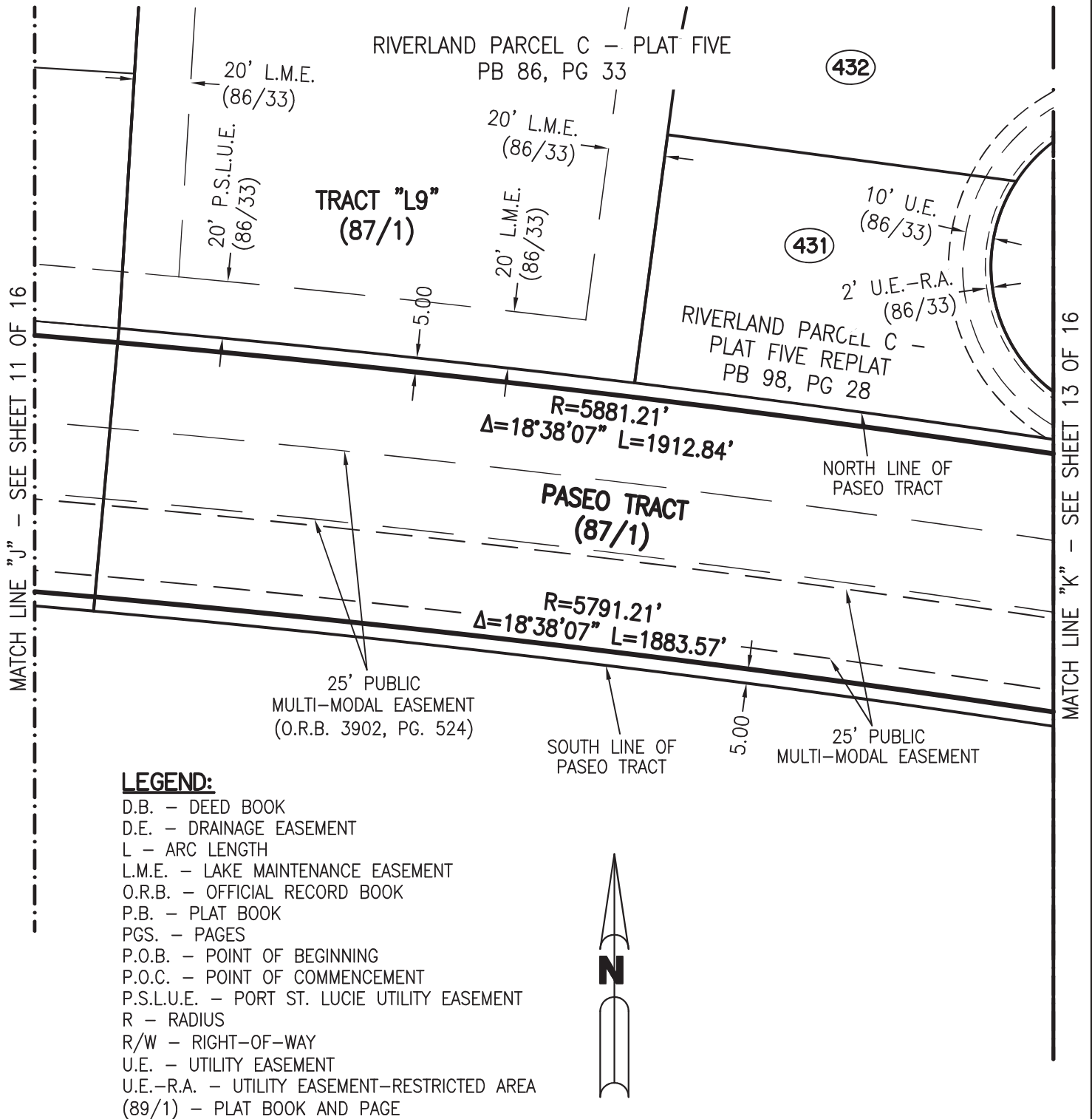
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8/09/22

DRAWING No:  
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# SKETCH AND DESCRIPTION

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SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 12 OF 16

REVIEWED: PW

DRAWN: BEJ

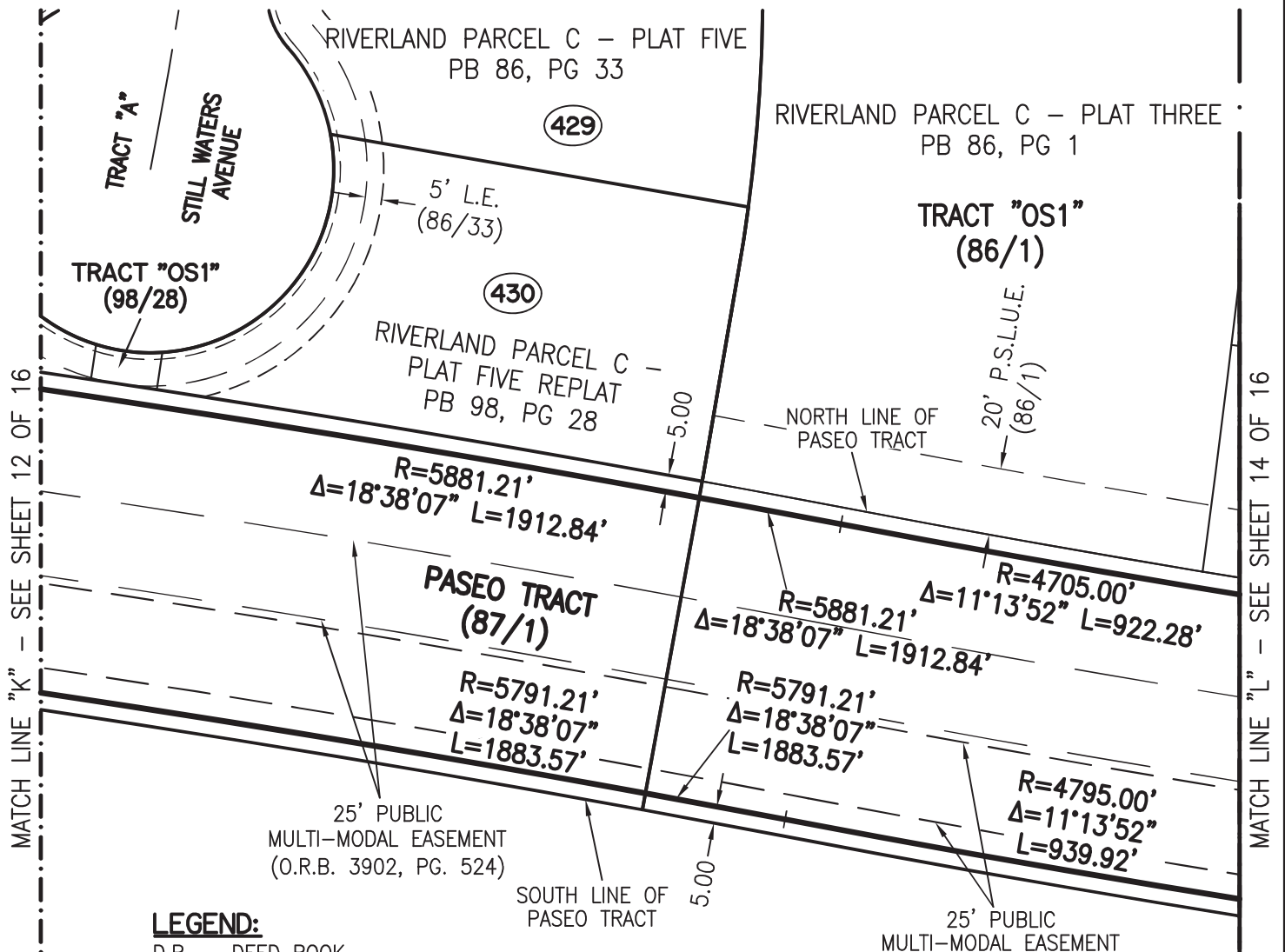
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DRAWING No:  
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### LEGEND:

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 D.E. — DRAINAGE EASEMENT  
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SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 13 OF 16

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8/09/22

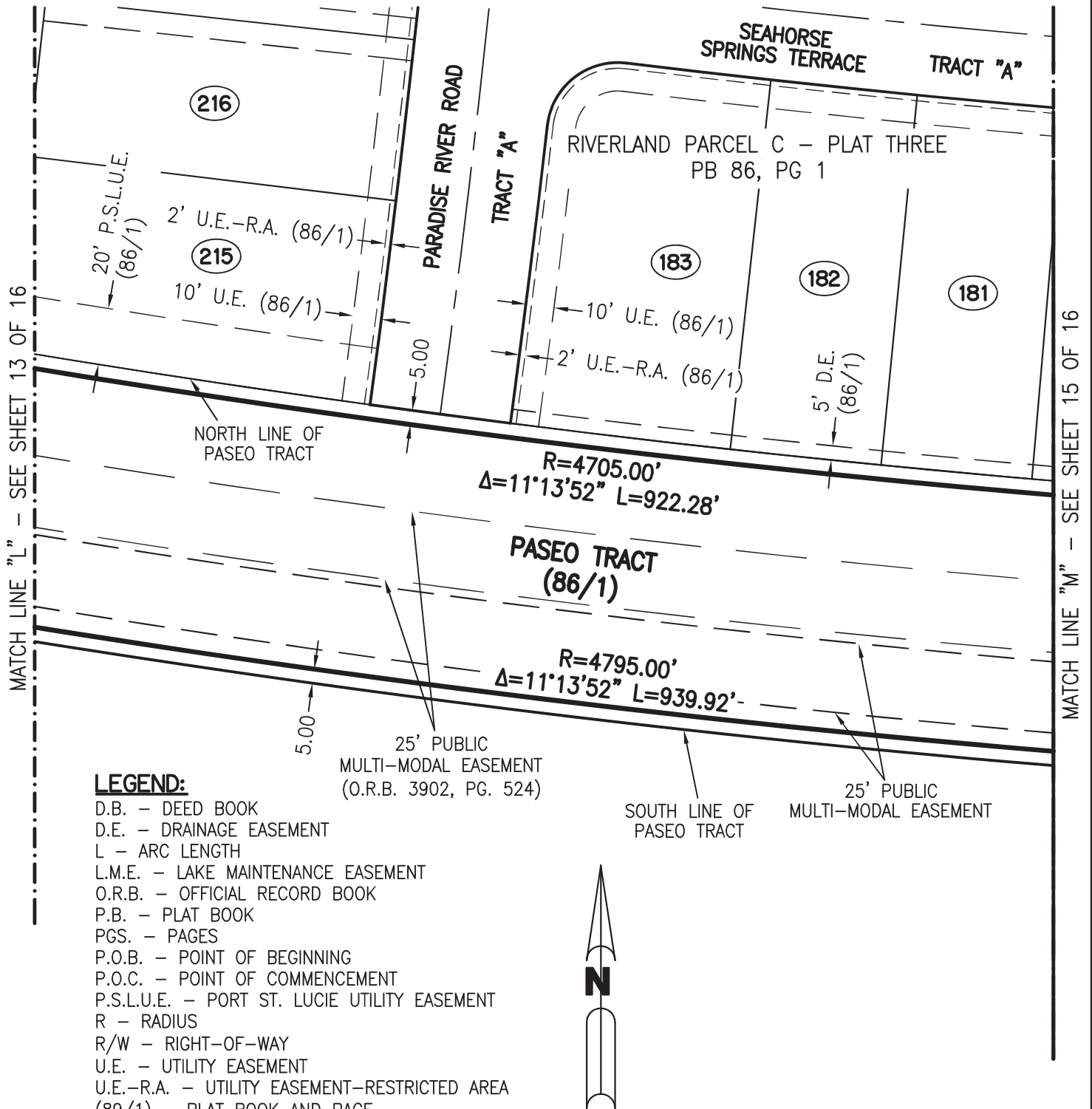
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EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 14 OF 16

REVIEWED: PW

DRAWN: BEJ

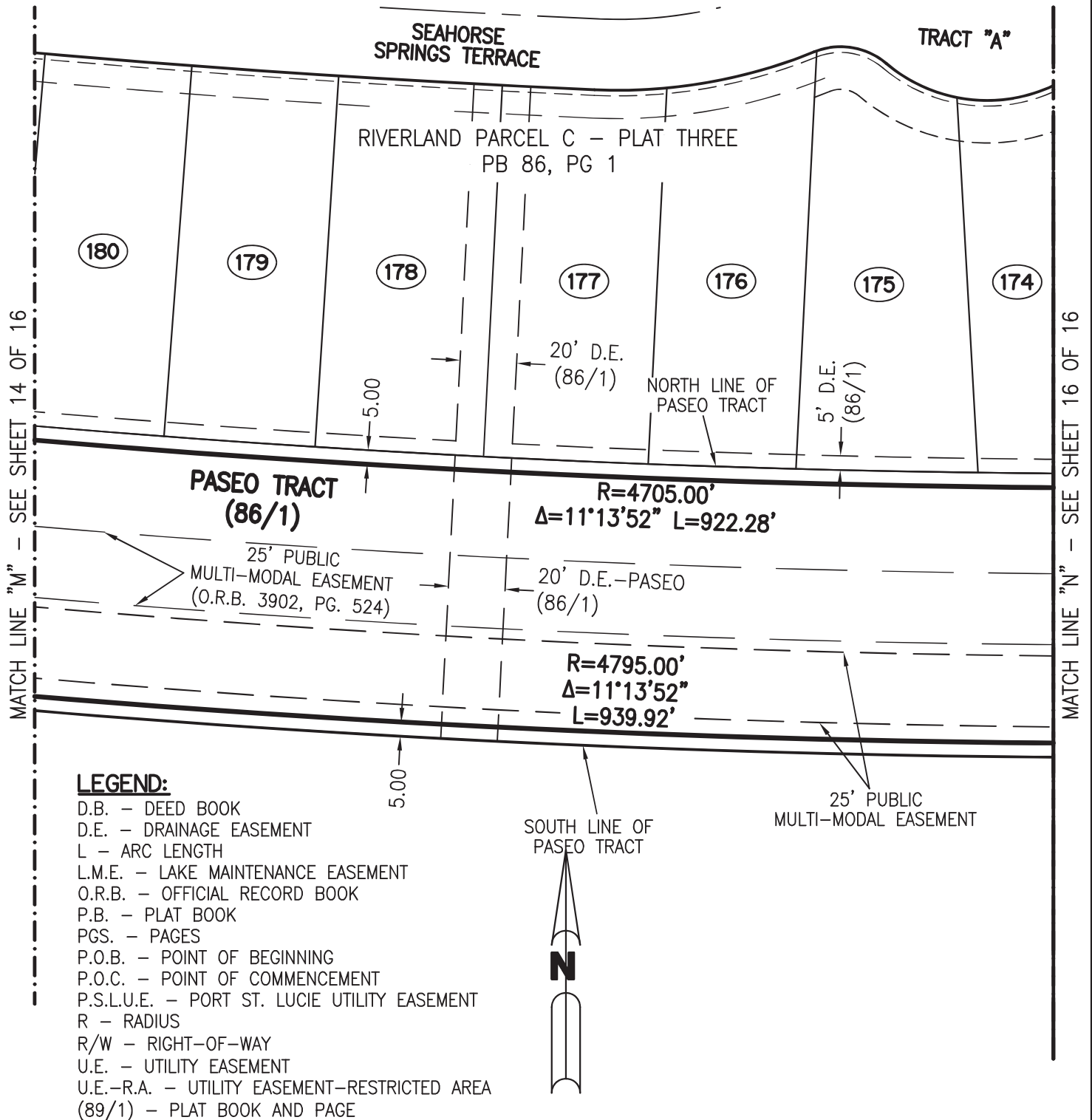
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EXHIBIT "A"



SKETCH & DESCRIPTION

RIVERLAND PARCEL "C"  
PASEO EASEMENT

SCALE:  
1" = 50'

SHEET 15 OF 16

REVIEWED: PW

DRAWN: BEJ

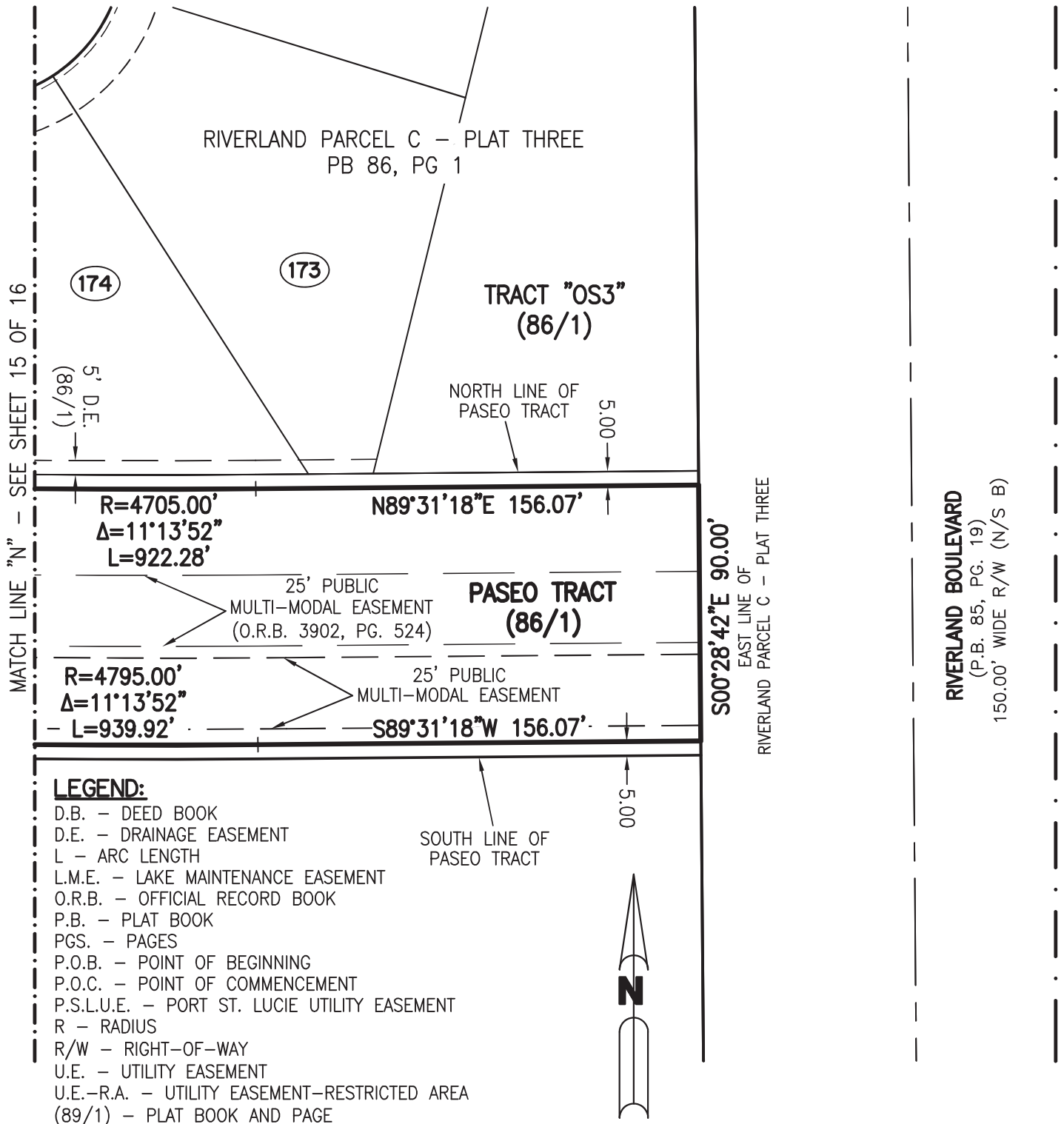
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DATE:  
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DRAWING No:  
**D0488LG85**