

PB 108 page 18

MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1

A PARCEL OF LAND 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

PLAT # 0085467
P.B. 108 Pages 18 - 21
RECORDED 08/18/2022 08:06:44 AM
SAINT LUCIE COUNTY
DEPUTY CLERK PETERSONZ

LEGAL DESCRIPTION

BEING A PORTION OF E/W #3 RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3902, PAGE 465, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL B, PLAT BOOK 96, PAGE 27, SAID PUBLIC RECORDS; THENCE NORTH 00°05'34" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD AT RIVERLAND PARCEL B, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE SOUTH LINE OF SAID E/W #3 RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 41°26'16" WEST, A DISTANCE OF 46.41 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 07°01'54" WEST, A RADIUS OF 7926.97 FEET AND A CENTRAL ANGLE OF 192°34'11"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2683.51 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 12,150.00 FEET AND A CENTRAL ANGLE OF 01°58'38"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 419.28 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 10°23'10" WEST, A DISTANCE OF 150.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 10°23'10" WEST, A RADIUS OF 12,000.00 FEET AND A CENTRAL ANGLE OF 01°58'38"; THENCE ALONG THE NORTH LINE OF SAID E/W #3 RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 414.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 8076.97 FEET AND A CENTRAL ANGLE OF 19°10'50"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2703.89 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 46°45'54" EAST, A DISTANCE OF 53.66 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIAL BEARING OF SOUTH 86°42'45" WEST, A RADIUS OF 2088.00 FEET AND A CENTRAL ANGLE OF 03°22'48"; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL B FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 121.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 102.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.867 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 MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

SW MARSHALL PARKWAY, 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 17 DAY OF August, 2022.

By Shannon M. Martin
SHANNON M. MARTIN, MAYOR

DATE: August 17, 2022

WITNESS: Michelle R. Miller

WITNESS: Jessica Heinze

PRINT NAME: Michelle R. Miller

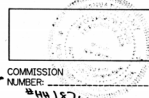
PRINT NAME: Jessica Heinze

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (1) ONLINE NOTARIZATION, THIS 17 DAY OF August, 2022, 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 ~~NOT~~ PERSONALLY KNOWN TO ME, OR (1) HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: Shannon M. Martin
PRINT NAME: Shannon M. Martin



MY COMMISSION EXPIRES: Feb 14, 2024

COMMISSION NUMBER: 157460

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 HEREIN OF SW MARSHALL PARKWAY 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 17 DAY OF August, 2022.

By Shannon M. Martin
SHANNON M. MARTIN, MAYOR

WITNESS: Michelle R. Miller

WITNESS: Jessica Heinze

PRINT NAME: Michelle R. Miller

PRINT NAME: Jessica Heinze

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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NOTARY PUBLIC: Shannon M. Martin
PRINT NAME: Shannon M. Martin



MY COMMISSION EXPIRES: Feb 14, 2024

COMMISSION NUMBER: 157460

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 17 DAY OF July, 2022:

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. 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 2021.

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 17 DAY OF July, 2022.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

By Cheryl L. Sherman
CHERYL L. SHERMAN, VICE PRESIDENT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1, 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 17 DAY OF August, 2022.

CITY OF PORT ST. LUCIE

By Shannon M. Martin
SHANNON M. MARTIN, MAYOR

ATTEST: Sally Walsh
SALLY WALSH, CITY CLERK

CLERK'S RECORDING CERTIFICATE

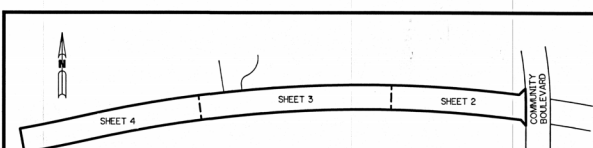
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 108 PAGES 18-21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 17 DAY OF August, 2022.

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



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



KEY MAP
N.T.S.

CERTIFICATE OF SURVEYOR AND MAPPER

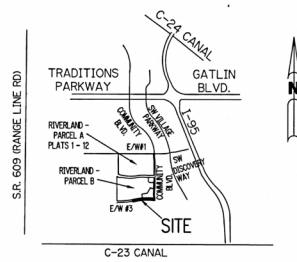
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT 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 54-17, 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 17 DAY OF August, 2022.

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 WEST LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL B, PLAT BOOK 96, PAGE 27, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 00°05'34" WEST 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 21-157



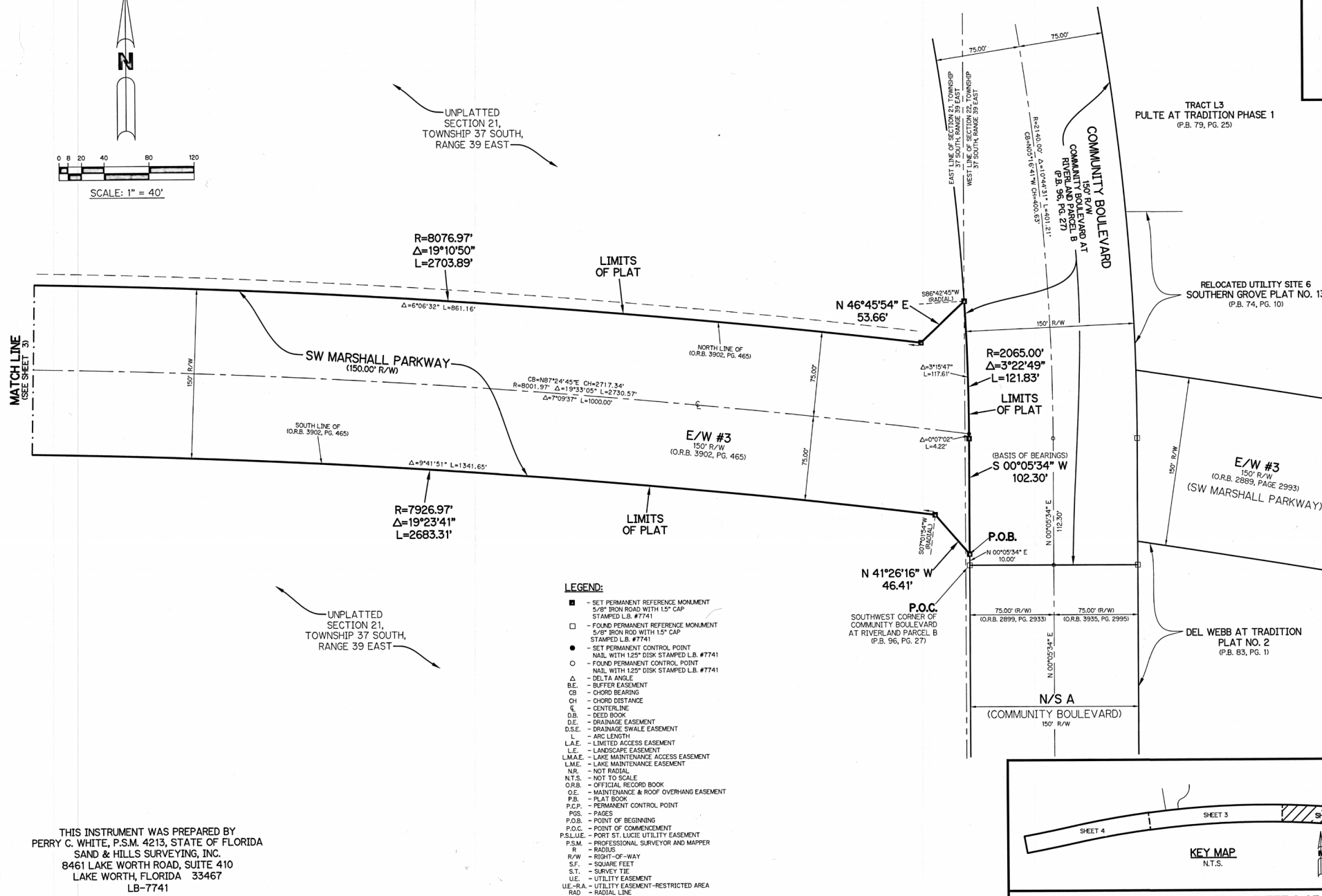
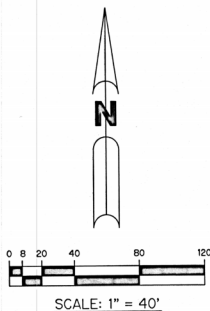
LOCATION MAP
NOT TO SCALE

SH0248 P21-157 SHEET 1 OF 4

MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 4

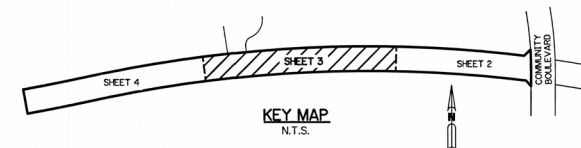


A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



- UNPLATTED
SECTION 21,
TOWNSHIP 37 SOUTH,
RANGE 39 EAST—

THIS INSTRUMENT WAS 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



A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGEND:

- [illegible]

