MARSHALL PARKWAY AT RIVERLAND PARCEL B - PHASE

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

LEGAL DESCRIPTION

BEING A PORTION OF E/W #3 RICHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3902, PAGE 465, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 21 AMD 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 00'05'54" 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;

THE WEST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULDINGD AT RIVERIAND PARCE, B., A INSTANCE OF 10.00 FEET TOTAL POINT OF BEDNING PER STAND AT RIVER ADMOST THE SOUTH LINE OF SAID EV, M. S. SECHEL PARCE OF THE FLORING THE SOUTH LINE OF SAID EV, M. S. SECHEL PARCE OF THE FLORING THE SOUTH SECHEL PARCE OF SAID EVEN AND SAID EVEN 032249; HENCE ALUNG SAU WEST MIGHT-01-MAY TIME OF COMMUNITY BUDLEWARD AT MERELAND PARCEL B FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTHERY ALONS 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

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 SAD LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREOP 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 BORT ST. LUCIE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE MAYOR, THIS DAY OF THE MEST 2022.

PRINT NAME: CAILLIAN NOLAND

PRINT NAME: Jessica Heinz

__ date: <u>August 11, 2</u>022

WITNESS: Jessneallin

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE

NOTARY PUBLIC: PRINT NAME: Shanna Conlean

PRINT NAME DIDA DOD SOLVE COMMISSION MY COMMISSION EXPIRES FED 14, 2021 MAMBER MIN 18746

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 DAY OF AUGUST 2022.

ShanniMMati

WITNESS: Jessey 1-2 PRINT NAME (ALICA HEINZ

ACKNOWLEDGMENT

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF () PHYSICAL RESENCE OR () ONLINE NOTARIZATION, THIS LIFE AND YOUR ACCOUNTS THE NOTARIZATION, THIS LIFE AND YOUR A

SHE IS >> PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: \$2

PRINT NAME: STROM DODRAW

MY COMMISSION EXPIRES SCO 14,000 COMMISSION MANBER

SURVEYOR

TITLE CERTIFICATIONS

TITLE CRETERIA LICRE
THE LIDRESHIP HISTORIAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, A TITLE INSURANCE COMPANY AS DUTY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE LITHLORY OF 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, ENCLARRERING THE LAND DESCRIBED HEREON PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2021.

YEAR 2021.
ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
THERE ARE ENCLMBRANCES OF RECORD BUT THOSE ENCAMBRANCES DO NOT PROHIBIT
THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 19th DAY OF Guly

FIDELITY NATIONAL TITLE INSURANCE COMPANY

A FLORIDA CORPORATION

BY: Chery Lieberman, VICE PRESIDENT

APPROVAL OF CITY COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF MARSHALL PARKWAY AT RIMERLAND PARCEL B - PHASE 1, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY CONCILL OF THE CITY OF PORT ST. LUCIE AND ALL DEBOACHINGS TO THE CITY OF PORT

Shannon Matic

CLERK'S RECORDING CERTIFICATE

INDEPLEE MILLER CLIEV OF THE CROOT COURT OF ST LUCE IL LOUDS AND DESERVENTIFY THAT THE RAT HAS BEEN FLORDER AND THAT IN COMERED IN FORM THAT ALL THE REQUIREMENTS OF THE LAWS OF FLORDER REPRIADURE TO MAPS AND PLATES, AND THAT THIS PLATE HAS ELEN FLORD FOR RECORD IN PLATE BOOK 10 S. PARES 13 A. OF THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORDS OF ST. LUCIE COUNTY, FLORDER, THIS STORMAN THAT THE PIBLIC RECORD OF THE PIBLIC RECORD OF

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

SHEET 3 SHEET 2 KEY MAP

CERTIFICATE OF SURVEYOR AND MAPPER

CRITICATE OF SREVEROR AND MAPPER
THIS IS TO CRETETY THAT THE PLAT AS SHOWN HEREON IS A TIRE AND CORPECT
REPRESONATION OF A SURFLY MICE MADE IN PRESONABLE DIRECTION AND
SEPRIVISION AND THAT SAID SURFLY IS AGGIVANT OF HERST OF MY HOWLEDGE
AND BELET, THAT PERMANENT REFERRED MANAGENES PRAYS HAVE BEEN SET AND
CHARGE THE SET OF THE SERVICE MANAGENES PRAYS HAVE BEEN SET AND
CHARGE THAT THE SERVEY DATA COMPLES WITH ALL OF THE
COMPANIESTS OF OUTPET RYT, FLORIS ATABLES, AND CHARGE AND IN ACCORDANCE
WITH THE SURVEYING STANDARDS CONTAINED WITHIN COMPTES 3-1-T, FLORIDA
MAPPERS PRISINATION TO SECTION ATTECT, FLORIDA STANTIES, AND OPPONMENTS OF THE
CITY OF PORLY THAT THE SERVEY DAY OF THE SERVEY DAY OF

PERRY C. WHITE PROFESSIONAL SURVEYOR & MAPPER

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE WEST LINE OF COMMANITY BOLLEVARD AT RIVER, AND PARCEL B, PLAT BOOK OF, 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.

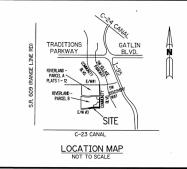
2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE

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



SH0248

SHEET 1 OF 4 P21-157

