

CITY OF PORT ST LUCIE

Date Checked:

4/2/2024

Checked by:

Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P23-152
Proposed Plat Name:	Riverland Parcel D - Plat 5
Legal Description:	19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND
	PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78

Current Tax Roll Year: 2023

Darcol #			Current and prior years' SLC	
Parcel #	Original Parent ID #(s)	Acreage	Property Taxes Paid: (Y/N)	Additional Comments
1	4319-141-0002-000-9	456.97	Υ	N/A
2				
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Port S. ② 🗋 📦

Special Assessments

Reports

Account History 4319-141-0002-000/9

Certificates

Accounts

Bills

Roll	Status	Due		
2023	Acct: Paid-in-full		View	
2022	Acct: Paid-in-full		View	
2021	Acct: Paid-in-full		View	
2020	Acct: Paid-in-full		View	
2019	Acct: Paid-in-full		View	
2018	Acct: Paid-in-full		View	
2017	Acct: Paid-in-full		View	
2016	Acct: Paid-in-full		View	
2015	Acct: Paid-in-full		View	
2014	Acct: Paid-in-full		View	
2013	Acct: Paid-in-full		View	
2012	Acct: Paid-in-full		View	
	Total Due:	\$0.00		
View a different due date				

Account Information

Administration

7100001110111101			
Roll Year:	2023	Market Value:	29,498,373
Tax Year:	2023	Class Value:	0
Account Number:	4319-141-0002-000/9	Just Value:	29,498,373
	« Prev Next »	School Assessed Value:	17,091,351
Millage Code:	0011 -	Assessed Value:	17,091,351
Certified	Riverland Associates IV LLP	Ad Valorem:	\$388,600.91
Roll Owner(s):	1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323-2890	Non-ad Valorem:	\$0.00
	« Prev Next »	Total Tax:	\$388,600.91
Situs Address:	0 TBD, Port Saint Lucie		
Links:	Property Appraiser, Public Site		

Taxable

0 17 091 351

Tax

\$0.00

Location Details Book-Page-Item: 4951-0669 Property Class: 60 Range: 39E

| Township: 37S | Section: 15 | Neighborhood: TR20 | Value Code: 00 | Use Code: 6000 | Total Acres: 456.97

Legal Description: 19/20 37 39 THAT PART OF SECS MPDAF:

BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513,78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CLIRVE 480 45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT. TH N 44 49 06 W 49.45 FT. TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC. NLY, R OF 7100 FT, TH ELY ALG SAID CURVCE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC. SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH FLY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO

THE POB (456.97 AC - 19,905,801 SF) (OR

4951-669)

Last Updated: 10/04/2023 03:03PM
Last Updated By: Mary Brown

Code District Millage Assessed Exempt CP05 County Parks MSTU 0.0000 17,091,351 0 CT06 C0 Public Transit MSTU 0.2500 17,091,351 0

0.2500 17,091,351 0 17,091,351 \$4,272.84 EE19 Erosion District E 0.1000 17.091.351 0 17.091.351 \$1,709,14 FF02 Law Enf, Jail, Judicial Sys 2.7294 17,091,351 0 17,091,351 \$46,649.13 GF01 Co General Revenue Fund 4.2722 17,091,351 0 17,091,351 \$73,017.67 CS64 Childrens Service Council 0.3790 17,091,351 0 17,091,351 \$6,477.62 FD21 St Lucie Co Fire District 3.0000 17.091.351 0 17.091.351 \$51,274,05 FI40 FL Inland Navigation Dist 0.0288 17,091,351 0 17,091,351 \$492.23 PS25 City of Port St Lucie 4.7057 17,091,351 0 17,091,351 \$80,426.77 PS26 City of PSL Voted Debt 0.4943 17.091.351 0 17,091,351 \$8,448,25 SD09 School Discretionary 0.7480 17,091,351 0 17,091,351 \$12,784.33 SN39 School Capital Improvemnt 1,5000 17,091,351 0 17.091.351 \$25,637,03 School Req Local Effort 3.1640 17.091.351 0 17,091,351 \$54.077.03 SR09 School Voter Referendum 1.0000 17.091.351 0 17.091.351 \$17.091.35 17,091,351 0 17,091,351 \$2,310.75 Mosquito Control 0.1352 S FL Wtr Mgmt District 0.2301 17.091.351 0 17.091.351 \$3,932,72 Total: 22.7367 \$388,600.91

Non-ad Valorem Details

There are no non-ad valorems for this account

Notes (0)







CITY OF PORT ST LUCIE

Date Checked:

9/12/2023

Checked by: Recorded:

Dennis Murphy

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(to be completed by Finance Dept. prior to plat approval)

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CITY OF PORT ST. LUCIE <u>SITE PLAN REVIEW COMMITTEE AGENDA</u> <u>WEDNESDAY, SEPTEMBER 27, 2023 – 1:30 P.M.</u>

VIRTUAL MEETING

1. 2. 3. 4. 5.	Roll Ca Approv Addition Public	ng Called to Order all val of Minutes – ???? on and Deletions to be Heard w of Development Projects:	
			PROJECT
Anne		P22-280	LTC Ranch POD 9 - Resubmittal Conceptual Subdivision Plan
Anne		P22-301	LTC Ranch West POD 9 - Resubmittal Preliminary Plat Construction Plans
Bridge	et	P19-167-A1	Tradition – Fifth and Third Bank – Resubmittal Minor Site Plan Amendment Construction Plans
Bridge	et	P22-143	Southern Grove-Dragonfly Industrial Park Construction Plans
Bridge	et	P23-155	Southern Grove – Legacy Park North MPUD Amendment
Dan		P21-006-A1	Verano South POD "G" – Amenity Center Minor Site Plan Amendment Landscape Plan
Dan		P23-147	Southern Grove – Belterra Plat 3, Phase 1 Final Plat Construction Plans
Dan		P23-152	Riverland Parcel "D" – Plat Five Preliminary & Final Plat Construction Plans
Bianca	a	P23-154	St. Lucie Self Storage @ SLW Major Site Plan Landscape Plan
Franci	is	P23-156	Sympatico – Buffer Wall Landscape Buffer Wall Modification

RIVERLAND **PARCEL** PLAT FIVE

BEING A REPLAT OF ALL OF TRACT "OSS", RIVERLAND PARCEL D - PLAT ONE, AS RECORDED IN PLAT BOOK 118, PAGES 1 THROUGH 16, AND A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 14

_	SUCH PLEID UTLIES BY THE CITY OF PONT ST. LICH		
	DELICATIONS FOR SAID DISSIDERS DOCUMENT AS SAULT RETAIL TO THE SELECTION OF HOME SELECTION FOR THE SELECTION OF THE SELECTION	CORPORATION ASSOCIATION INC.	
_	SUBJECT TO REJUMAL BY THE CITY OF PORT ST. LUCIE. ITS SUCCESSORS OR ASSESS.	RIVERLAND PARCEL D	
	CONSTRUCTED IN VOLUME OF FORT ST. LUCIE, ITS SUCCESSIONS ON ASSESSES, SWILL HAVE THE RIGHT TO REQUIRE THE RELIGIAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VOLUMEN OF THE CONSTRUCTS SET FORTH ABOVE. IN THE EVOID,		
NUMBER	OR DESTROY BY THE CITY OF PARTICUL HAVEDWARD OF OR ACCESS TO, THE		
	HOMEOWINGS ASSOCIATION, INC., IT SUCCESSORS OR ASSOCIAS, SWILL OWN, IMPRIVAL REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS ONCE THE LIFT STATION CONTINUES.	4) THAT "NO" AS SHOWN HONDIN, IS HERBY DEDICATED TO THE CITY OF PORT SHAFT LLICIE, IT'S SUCCESSIONS AND/OR ASSIGNS, FOR THE PERPETUAL USE FOR MATTER SHOPPY WITH PREPRINCE.	
	LANGSCAPING CONSTRUCTED WITHIN THE BRUINDAMES OF THE SECURITY WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY BY ANY MANUER BESTELLT IN MAKEN TO THE CITY'S EAGLITICS. SHOTER AND DEACHT IN		
	UNDER, OR ACKOCS THE EXCELENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SWALL BE NO IMPROVEMENTS OF ANY IOND INCLUDING, BUT NOT LARTED TO,		
	THE MEDILLATION AND MAKEDWAKE OF, MISSES FULLIES FOLLIES, WE ADJUSTED BY THE STILL THE	SCHORUS FOR THE PURPOSE OF SURFACE MADER MANAGERYS. SALE WAS TRAFF TOWN TOWN THE TRAFF TOWN TOWN THE TRAFF TOWN TOWN TOWN TOWN TOWN TOWN TOWN TOWN	
SAID COR	10) THE LIFT STATION EASOLERT SHOWN HEREDN IS HEREDY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSIONS AND ASSIGNS, FOR ACCESS TO, AND		
	ASSIGNS, FOR LANDSCAPE, IRRUATION AND DRAMAGE PURPOSES AND THEY ARE THE NAMITIDANACE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSIONS AND ASSIGNS.	WITH THE DWWWCE OF SUBFACE WATER WAVECLIDIT PETMITS ISSUED FROM THE TO THE FOR THE LANDS SUBJECT TO THIS PLAT.	
	THE IMPERIOR PARCEL D HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO CONTROL TO TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND TO THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCCESSORS AND THE IMPERIOR PARCEL D. HOLDOWNERS ASSOCIATION, HC., ITS SUCESSORS ASSOCIATION PARCEL D. HOLDOWNERS ASSOCIATION PARCEL D. HOLD		
	MANTEMACE ORGANIONS FOR SAID DESIRIORS EXCEPT AS SMALL RELATE TO THE SERVICIOS OF SUCH PARKE UTILITIES BY THE CITY OF PORT ST. LUCE.		
STATE OF	ASSEMENT OF FORT ST. LUCK SHALL NOT BE RESPONSIBLE FOR ANY THE CITY. THE CITY OF PORT ST. LUCK SHALL NOT BE RESPONSIBLE FOR ANY		
	CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING REPROVIDEDTS ARE NOT RELIGIOUS ON REQUEST, THEY SHALL BE		
	DESCRIPTS OR COMMUNICIONS WE THE OPENITURA, MARITIMANAZION, DE ACCESSORS AND/OR ASSISTANCE CHIT'S PACIFICES, THE COURSE THE FORESTANCE ITS SUCCESSORS AND/OR ASSISTANCE CHILL MANY THE RESERVE THE FORESTANCE OF ANY IMPROVEMENTS MANY AND ACCESSORS AND ACCES		
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	RESULT IN HARM TO, THE CITY OF PORT ST, LUCIE'S FACILITIES. THE RIVERLAND PARCEL D HOMEDWINERS ASSOCIATION, INC., THEIR SUCCESSIVES AND ASSIGNS, SMALL		
PHL CILLYO	THESE SWILL BE NO MEPONDEDITS OF ANY KNOW INCLUDING, BUT NOT LIMITED TO, TREES PLANTED WITHIN THE BOUNDAMES OF THE UTILITY EXEDURITS WERK WOULD DESCRIPT THE OPERATION AND MAINTAINEST HE OF MANY MAY MANY MAY MANY		
	PROF. WITH DE PROPERTY IN ANY TAKEN OF SUCK PROJECTION OF WARRY WARD IN ECTY OF PORT ST. LUIZ, TS SUCCESSORS MOVES ASSOCIA, DOZDY ONLY TO CHOSS SUCH RESTRICTED AREA.	THE STATE OF THE S	
200	SUCH PATY FOOT (SO!) WIDE TRACTS, NO UTLITES AND/OR RELATED FROMTED AND APPLICATIONS PERMITTED TO BE INSTITUTED IN THE UTLITY DESCRIPTION AS PROPRIED FROM THE PROPRIED IN THE UTILITY DESCRIPTION AND APPLICATIONS AND APPLICATION	COUNTY OF BECOMMY	
D ACCES	OI TOTANA ON SECUNDATION (TYPE-17) NOW SECUNDATION OF SECUNDATION	CENTERORIDAL OF CHARLISHS & DEDICATION	
	NOTWITHSTANDING THE ABOVE, LOCATED WITHIN ALL UTILITY EASEADITS RUNNING	CONTAINED SA,781 ACRES, MORE OR LESS.	
STATE OF	OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTILLATION, MAINTENANCE, AND OPERATION SWALL COMPLY WITH THE MATERIAL ELECTRICAL SMEETY CODE AS ADOPTED BY THE FLOWER MAILE SERVICE COMMISSION.	POINT OF TAMOSHOT, THENCE SOUTH OUTSTOS" WEST, A DISTANCE OF 445.25 FEET TO THE POINT OF RECEIVANCE.	
	RESPONSIBLE FOR THE DAWARS. THE PORTIONAL SHALL HOT APPLY TO THOSE PROWITE EASEMENTS GRAWITED TO OR OBTINACE BY A PARTICULAR ELECTRIC, TELEPHONE, CAS,	RESTERY, HAME A MOLES OF 1882.00 FZET, A CONTRAL AWAZE OF 1898/33", THENCE SOUTHERLY ALDNOTTHE ARC OF SAID CURRE TO THE REART, A DISTANCE OF 488.94 FRET TO A	
PACO JA	SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC. TELEPHONE, CAS., OR OTHER PUBLIC UTILITY, IN THE EXPOT A CASE TELEPHISION TOURNAY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY	CHANGE OF A CHANG COMPANY ROUND OF REVENUE CHANGES OF A CHANG COMPANY COMPANY ROUND OF REVENUE OF A CHANGE OF THE COMPANY ROUND OF REVENUE OF A CHANGE OF THE COMPANY COMPANY ROUND OF REVENUE OF A CHANGE OF THE COMPANY COMPANY CHANGES OF A CHANGE COMPANY COMPANY COMPANY CHANGES OF A CHANGE COMPANY COMPANY CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE COMPANY CHANGE CHANGES OF A CHANGE COMPANY CHANGE COMPANY CHANGES OF A CHANGE CHAN	
	AND OPERATION OF CASE TELEVISION SERVICES, PROVIDED, HOTEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CASE TELEVISION	OF 19130 FEET, A CONTRAL ANGLE OF BASTING'S HOME SOUTHEASTERLY ALDRO THE ARC OF SAID CURNE TO THE FIGHT, A DISTANCE OF 204.58 FEET TO THE POINT OF REVENESS	
NOTARY P	LHEX, DAS LHEX, AND TELECOMMANICATION LHEX, AND ALL RELATED FACILITIES AND APPLICIPMENTS, PUREMAN TO SECTION 177,001(20), FLORIDA SALVINES, THE UTILITY APPLICATION LHEX.	HORTHGASTERLY, HWANG A BADILS OF 200.00 FEST, A COSTRUL AVAILE OF STAPTIOST THOMOS SOUTHGASTERLY ALAMA THE ARC OF SUD CLARKE TO THE LETT, A DISTANCE OF SOUTHGASTERLY ALAMA THE ARC OF SUD CLARKE TO THE LETT, A DISTANCE OF SOUTHGASTERLY NAMED A BASINES.	
	CASEMENTS AND ARE FIXERS DELIVERED FOR THE RESPONSITION, OFFICIALLY AND MAINTENANCE, RESPONSITION FOR LIMITED TO, MATER AND MASTEMATER LIMITS, ELECTRICAL PROMIES, MICH., ELECTRICAL	DISTANCE OF 140.02 FEET TO A POINT OF TANADOCT, THENCE SOUTH 10"19"20" EAST, A DISTANCE OF 141.02 FEET TO THE POINT OF CURRATURE OF A CURRE CONCARE	
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	FORT ST. LICE SHALL HOT BE RESPONSIBLE FOR HAY HANTDANKE OBLIGHTONS FOR SAID EASEMBLYS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC	POULS OF BROUGH FEET, A CENTRAL ANGLE OF 11142/22; THENCE WESTERLY ALONG THE ARC OF SAID CLIRKE TO THE RIGHT, A DISTANCE OF 188.14 FEET TO A POINT OF TANADOCH.	
	SUCCESSORS OR ASSIGNS, DESIGNESS OR CONTRACTORS WILL RELOW: SND SUCCESSORS OR ASSIGNS, DESIGNESS OR CONTRACTORS WILL RELOWE SND MEROWEDONS WITHOUT LUBBUTY, RESPONSIBLITY OR COST TO THE CITY, THE CITY OF	THEORY SUMMISSIBLY AND THE MOST OF SHOULD THE REPORT A DISTANCE OF SAN THE POINT OF COMPOUND CLARASTER OF A CLARE, CONCAR NOTHERSELY, HANNO A PER TO THE POINT OF COMPOUND CLARASTER OF A CLARE, CONCAR NOTHERSELY, HANNO A	
	SUCCESSORS OF ASSOCIAS, SHALL HAVE THE RICHT TO REQUIRE THE REDWALL OF ANY IMPROVEDIBITS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONSTRUCTS SET FORTH	OF EILOS FEET, MEDICA SOUTH BEFORE DE SA, A DESENDA OF THE PART OF A CHRINICA SOUTH OFFICIAL MEDICA SOUTH BEFORE OF THE PORT OF CHRINICAE OF A CHRICA ONLY OF THE PART OF TH	
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	ASSOCIATION, MIC., ITS SUCCESSORS OR ASSIGNS, SHALL MANTAIN, REPAR AND REPLACE ARY PERMITTED IMPROVIDED TO OVER THE UTILITY EXSEMENT, WHICH ARE NOT	DOSTRICAL HAMING A MODIES OF MEAN FOR THE ANALYSIS OF ACTIVITY OF MODIES OF	
	CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPENATION AND MARTEMANE OF, OR WHICH MAY MANKER SPORT BY MAN TO THE OFFICE FACT WHICH AND THE THE OFFICE AND THE OFFICE OFFICE OF THE OFFICE AND THE OFFICE OFFI	CURRULE OF A CLIME CONCRETE MERICAL, HAVING A MOULS OF SUCCIO FEET, A CENTRAL MALE OF DIVEYING THE MERICALING THE BOUNDARY OF SAU THAT TOST FOR THE FOLLOWING MALE OF DIVEYING ALONG THE BOUNDARY OF SAU THAT TOST FOR THE FOLLOWING	
	AN OTHER PUBLIC OR FORMED DIGHT FRACTIES RESPONDED IN, OTHER WORK, OR ACCORDING ESCALABORY AND METHOD THE CITY'S WRITTED FOR MESSELVEN AND AND ACCURATE OF THE STATE STATE OF THE STATE OF	THENCE DISTRICT ALONG THE ARC OF SAID CHARGE TO THE MORAL, A CONTRACT OF THE THENCE SAID THE WORDS HELD THE ALONG THE THENCE SAID THE WORDS HELD THE THENCE TO THE PROPERTY OF THE THENCE THE THE THENCE THE THE THENCE THE THE THENCE THE THE THE THE THE THE THE THE THE TH	
97 E	AU MATERIALE UNES, APPARESANT FACILITIES, AND CARPINOT, THERE SALL RE	NOTIFICATION TO THE STATE OF TH	
	AGENTS, EMPLOYEES, COMPRACTORS, DESIGNEES AND ASSIGNES, A GENERAL AGENTS, EMPLOYEES, COMPRACTORS, DESIGNESS AND AGENTS, PARKING, COMMAND OR OPEN AREAS FOR ACCINES TO DEPENATION, MODIFICATIONS, INSTALLATION OF OR	SUBJECT THE PROPERTY OF SUBJECT AS DESIGNATION OF THE PROPERTY OF THE POWER OF THE	
	7) THE CITY OF PORT ST. LUCK UTILITY EXBODITS (P.S.L.U.E.) AS SMOWN HOUSING ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCK ("CITY.), ITS SUCCESSORS.	BOOK 3002, PACE 444, SUD PLANTO FEET THEFACE SOUTH 60335 ST EAST, A DISTANCE OF BOOK SOUTH EAST A DISTANCE OF 237.00 FEET THEFACE SOUTH 60335 ST EAST, A DISTANCE OF	
CORPORATI HERETO, TI	SCHOOL PROTECT AND ARE THE PERFECUE MAINTENANCE DESCARIOR OF SHIP ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.	THE OF NAS A POST-OF-MANN, 150.00 FEET WORTH, AS RECORDED IN OFFICIAL RECORDS. THE OF NAS A POST-OF-MANN, 150.00 FEET IN WORTH OFFICE AS OVER ALMS THE EAST.	
CHESTO II	DUDICATED TO THE RIVERLAND PARCEL O HOMCOPRICES ASSOCIATION, INC., ISS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY, DUBLINANCE FACILITIES, SPEDISTRAM, ACCESS, AND ODE ONT AND SHILLIN SEED MEDICHORHOOD DESCRIPCION OF STATEMENT OF THE PROPERTY OF THE P	NOTIFICATION WITH A NON-PARK LIVER THE PROSECUE OF SECURITY AND METALS OF SECURITY AND METALS.	
MARTENA		PET TO THE FORM OF INTERSECTION WITH A MANUAL LINE, THROUGH NORTH A CAPAC, CONDUCTION WITH A CAPAC.	
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CENTRAL		DISTARCE OF 1300.08 FEET, THENCE MORTH COPTUS FEET, HAMILA OF 1300.08 FEET TO THE POWN OF CHANATURE OF A CHING, CONCARE ENSTRUCK, HAMILA OF SUB-200.00 FEET, A COPTUS ANGLE OF COPTUS THENCE SOMMERUN ALDRO THE ARC OF SUB-CLINE TO	
	(COMBING) NOLVOUGE W BESCHWOOF OF NOLVOURCE)	BESH AT THE SOUTHERS' CORROR OF SUD INVESTAGO MINEST, D = PAT ONE, THEMSE NORTH ME MOTH, USE OF EAT WE MOTH, USE OF EAT WE MOTH, USE OF EAT, AND PAUL RESIDENCE, A MOTHER METHOD, A MOTHER METHOD	
		116, PAGES 1 THROUGH 16, AND A PARCEL OF LAND LYING IN SECTION AS, TOWNSHIP ST SOUTH, PANCE 35 ESCEL CITY OF PORT ST. LUCE, ST. LUCE COURTY, FLORIDA AND BEHG MATICLARLY DESCRIBED AS FOLLOWS:	
		BONG ALL OF TRACT "COS", IMPERANC PARCEL D - PLAT ONE, AS RECORDED IN PLAT BOOK	
7 SOUTH,	TOWNSHIP 37	י יוקדש הפסימשונים	



PRIT WAS: PRIT WAS:	WINESS:	ALM FAIT, WE PRESENT	DATE:	BY: BACHLAND M CORPORATION, A FLORIDA CORPORATION, ITS BENERAL PARTHERS IN BACHLAND LABORATION OF THE STATEMENT OF THE STATEM	CORPORATION, FRIEDOTIS IO RE SAMBLE SET IS CORPORATE SEAL TO RE AFFECTI CORPORATION, A FLOREN CORPORATION AND ITS CORPORATE SEAL TO RE AFFECTI HORETI, THIS
CLER'S RECORDED CENTERALE. STATE OF FLORIDA COUNTY OF ST. LUCEE		SOLVE TOLLET IN HOUSE	CITY OF PORT ST. LUCK		IT IS HORBY CONTINED THAT THIS NEED OFFICIALLY APPROVED FOR RE ST. LUCIE AND ALL DEDICATIONS ACCEPTED, THIS

WITH CITY CITY OF BAY

COMMISSION	RELIZEATION STATES OF THE STATE	ACCOMMEDIATEDE STATE OF FLORIDA COUNTY OF BROWARD
	HACTOR SECTION	

HADDLER MELIN, COM OF HE CHALT COM OF THE LIBER, NO HERRY SCRITY THAT THE MEN HER SEN CHANGE, NO THAT THE CHANGES IN FRANCH. LITER EXILENSISTIC OF THE LIMB OF FLORES IN FLORE COMMENS IN A FLORE AND THAT THE LIAT HER SENT HER DOWN OF ST. LIME CHANTY, FLOREN, THE PAGES THE CHANGE OF THE PAGE THE CHANGE COMMENT, FLOREN, THE

4) ALL DISTANCES SHOWN HEREON ARE IN U.S. SLEWEY FEET AND DECIMALS THEREOF. IN THOSE MAY BE ADDITIONAL RESTRUCTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PLBLIC RECORDS OF THIS COURTY. SEPPLANTED IN THE AUTHORITY BY ANY OTHER GRAPHIC OR DISTINL FORM OF THE STREAM DEPARTMENT DAYS THE CONTINUE THAT WAS ANY THE ANY DISTINLENGED FROM OF THE STREAM DEPARTMENT AND THE PROPERTY OF THE STREAM OF THE ST

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7) THE BOUNDARY SURVEY LIFON WIGHT THIS BOUNDARY OF THIS FLAT IS BUSED WAS PREPARED ON AUGUST 14, 2003.

ALAGEN	TRACT A, TRACTS LIB AND LIBRARY ACCESS EASEND LIBRARY FACENS EASEND EASENDED.	PRINCIPLAND PARCEL D HOMEDWINERS ASSOCIATION, INC., HEREBY:	ACCEPTANCE OF DETECATION STATE OF FLORIDA COLARY OF BROWARD	MY COMMISSION ENTRES	PROTI NAME	NOTARY PUBLIC
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LOCATION MAP

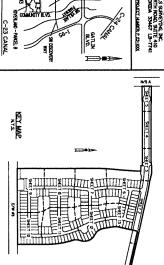
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1 OF 14

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MITEM/

Property Identification

Site Address: TBD

Sec/Town/Range: 15/37S/39E Parcel ID: 4319-141-0002-000-9 Jurisdiction: Port Saint Lucie

Use Type: 6000 Account #: 176124 Map ID: 43/15S Zoning:

Ownership

Riverland Associates IV LLP 1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323

Legal Description

19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2680 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 13 88 98 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVCE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB (456.97 AC - 19,905.801 SF) (OR 4951-669) 19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C -

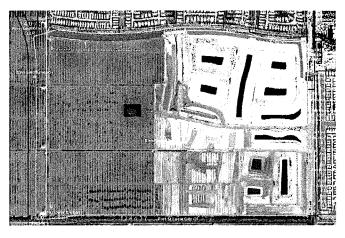
Current Values

\$29,498,373 Just/Market Value: Assessed Value: \$17,091,351 Exemptions: Taxable Value: \$17,091,351

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
 The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office Download TRIM for this parcel: Download PDF 2



Total Areas

0 Finished/Under Air (SF): 0 Gross Sketched Area (SF): 456.97 Land Size (acres): Land Size (SF): 19,905,801

Building Design Wind Speed

Occupancy Category I II III 140 150 160 Speed

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 15, 2023	4951 / 0669	0130	SPWD	Riverland/Kennedy II LLC	\$100
Mar 16, 2015	3727 / 0886	0311	QC	Riverland/Kennedy II LLC	\$0
Jun 29, 2011	3305 / 1312	0311	SPWD	Riverland/Kennedy LLP	\$100
Dec 9, 2003	1865 / 1127	XX02	SPWD	Riverland and Indian Sun Le	\$52,556,600

Building Information (1 of 1)

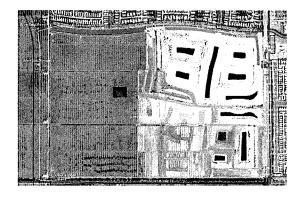
Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

Roof Cover: Roof Structure: View: **Building Type:** Year Built: N/A Frame: Grade: Effective Year: N/A Primary Wall: No. Units: 0 Secondary Wall: Story Height: Interior Data

Primary Int Wall: Electric: Bedrooms: 0 Avg Hgt/Floor: 0 Full Baths: 0 Heat Type: Half Baths: 0 Heat Fuel: Primary Floors: Heated %: N/A% Sprinkled %: 0% A/C %: 0%



Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown Current Year Exemption Value Breakdown

S0 Building: \$29,498,373 Land: \$29,498,373 Just/Market: \$12,407,022 Ag Credit: Save Our Homes or 10% Cap: **S**0 Assessed: \$17,091,351 Exemption(s): **SO** \$17,091,351 Taxable:

Current Year Special Assessment Breakdown

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$29,498,373	\$17,091,351	\$0	\$17,091,351
2022	\$23,453,134	\$125,194	\$0	\$125,194
2021	\$11,310,612	\$125,194	\$0	\$125,194
2020	\$3,877,609	\$125,194	\$0	\$125,194

Permits

Number Issue Date Description Amount Fee

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

Accounts Bills Certificates Special Assessments Reports Administration

Situs Address:

Account History 4319-141-0002-000/9

Account mistory 4515-141-0002-000/5						
Roll	Status	Due				
2022	Acct: Paid-in-full		View			
2021	Acct: Paid-in-full		View			
2020	Acct: Paid-in-full		View			
2019	Acct: Paid-in-full		View			
2018	Acct: Paid-in-full	5	View			
2017	Acct: Paid-in-full		View			
2016	Acct: Paid-in-full		View			
2015	Acct: Paid-in-full	1	View			
2014	Acct: Paid-in-full		View			
2013	Acct: Paid-in-full		View			
2012	Acct: Paid-in-full		View			
	Total Due:	\$0.00				

Account Information

Roll Year: 2022 2022 Tax Year: Account Number: 4319-141-0002-000/9

« Prev Next » 0011 -Millage Code:

Certified Riverland/Kennedy II LLC Roll Owner(s):

1600 Sawgrass Corporate PKWY Ste 400

Sunrise, FL 33323-2890

« Prev Next » 0 TBD,

Port Saint Lucie

Property Appraiser, Public Site Links:

Market Value: 23,453,134 Class Value: 0 Just Value: 23,453,134 125,194 School Assessed Value: Assessed Value: 125,194 Ad Valorem: \$2,879.51 Non-ad Valorem: \$0.00 Total Tax: \$2,879.51

View a different due date Location Details

Location D	cans
Book-Page-Item:	3727-0886-
Property Class:	60
Range:	39E
Township:	375
Section:	15
Neighborhood:	TR20
Value Code:	00
Use Code:	6000
Total Acres:	453.94
Legal Description:	19/20 37 39 THAT PART OF SECS MPDAF

R/W LI OF STATE RD 609, TH S 89 59 37 E 2573.92 FT,TH S 89 45 15 E 2379.92 FT,TH N 00 10 54 E 37.84 FT TO POB; TH N 00 10 54 E 3073.71 FT TO CURVE CONC W,R OF 2080 FT,TH NLY ALG ARC 489.66 FT,TH N 29 19 07 E 51.19 FT.TH N 74 19 07 E 2264.28 FT TO CURVE CONC S.R OF 1950 FT,TH ELY ALG ARC 1572.37 FT,TH S 59 28 53 E 462.93 FT TO CURVE CONC N,R OF 2050 FT,TH ELY ALG ARC 1088.61 FT,TH S 89 54 26 E 278.26 FT.TH S 44 54 26 E 50 FT,TH S 00 28 42 E 3383.63 FT,TH S 45 07 35 W 48.98 FT, TH N 89 52 25 W 4247.53 FT TO CURVE CONC S, R OF 2500 FT,TH WLY ALG ARC 480.45 FT TO CURVE CONC N, R OF 2500 FT, TH WLY ALG ARC 480.45 FT,TH N 89 52 25 W 182.32 FT,TH N 44 49 06 W 49.45 FT TO POB- LESS THAT PART AS IN OR 4326-1724- (453.941 AC - 19,773,669

SF) (OR 3305-1312) Last Updated: 10/06/2022 03:36PM Last Updated By: Mary Brown

Ad Valorem Details Non-ad Valorem Details Code District Millage Assessed Exempt Taxable Tax There are no non-ad valorems for this account

Total:		23.0004				\$2,879.51
	S FL Wtr Mgmt District	0.2301	125,194	0	125,194	\$28.80
MC14	Mosquito Control	0.1352	125,194	0	125,194	\$16.93
SR09	School Voter Referendum	1.0000	125,194	0	125,194	\$125.19
SR08	School Req Local Effort	3.2310	125,194	0	125,194	\$404.50
SN39	School Capital Improvemnt	1.5000	125,194	0	125,194	\$187.79
SD09	School Discretionary	0.7480	125,194	0	125,194	\$93.65
PS26	City of PSL Voted Debt	0.5693	125,194	0	125,194	\$71.27
PS25	City of Port St Lucie	4.7307	125,194	0	125,194	\$592.26
F140	FL Inland Navigation Dist	0.0320	125,194	0	125,194	\$4.01
FD21	St Lucie Co Fire District	3.0000	125,194	0	125,194	\$375.58
CS64	Childrens Service Council	0.4025	125,194	0	125,194	\$50.39
GF01	Co General Revenue Fund	4.2077	125,194	0	125,194	\$526.78
FF02	Law Enf, Jail, Judicial Sys	2.7294	125,194	0	125,194	\$341.70
EE19	Erosion District E	0.1763	125,194	0	125,194	\$22.07
CT06	Co Public Transit MSTU	0.1269	125,194	0	125,194	\$15.89
CP05	County Parks MSTU	0.1813	125,194	0	125,194	\$22.70

Notes (0)

1 of 1 First « Prev :: Next » Last Search Account Search Search 2022 4319-141-0002-000/9 -- Anv --**Certified Roll** Situs Address Account Status Owner Name 2022 4319-141-0002-000/9 Riverland/Kennedy II LLC 0 TBD Port Saint Lucie Paid In Full View Search results as of less than a minute ago 1 of 1 First « Prev :: Next » Last

