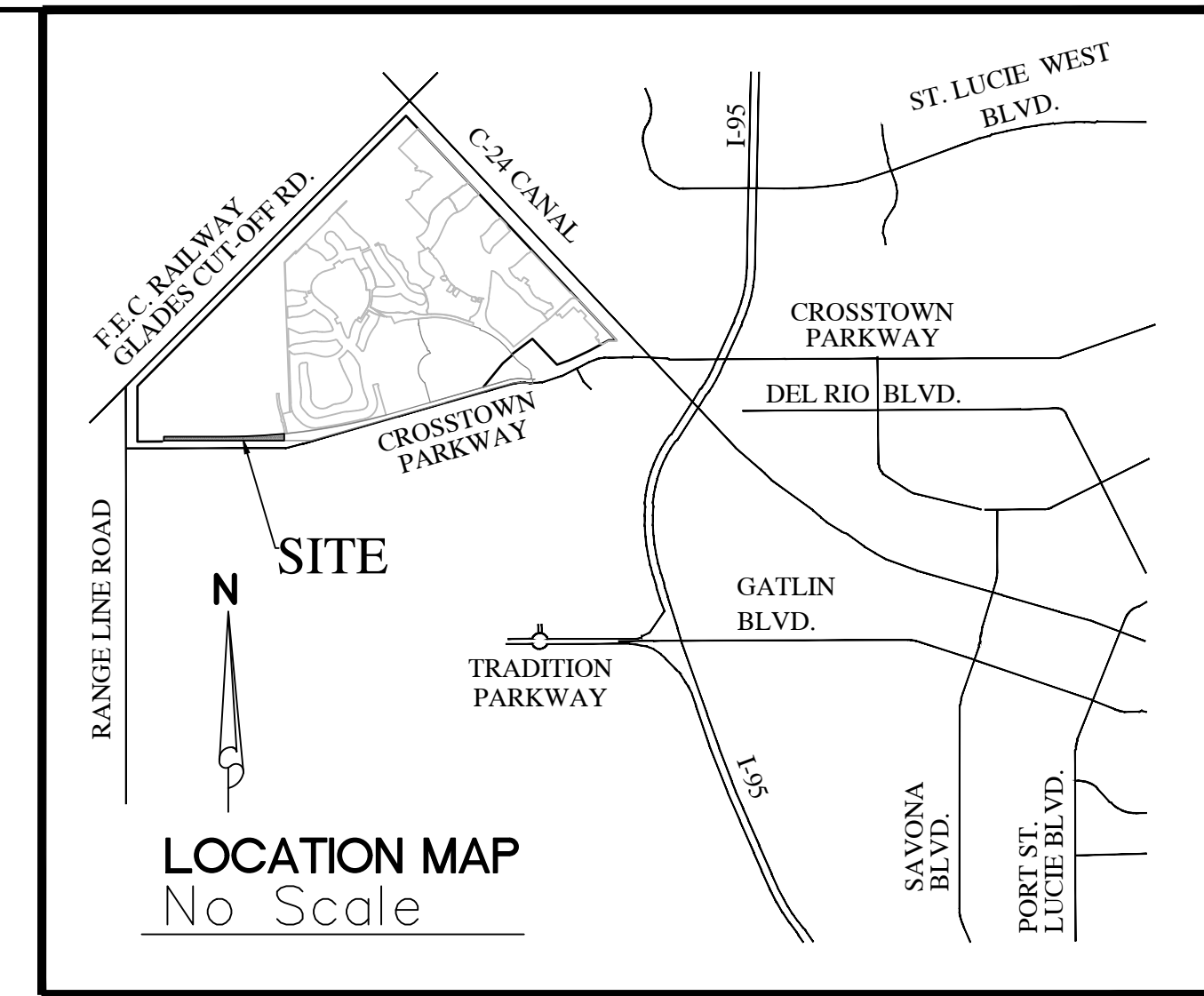


# CROSTOWN PARKWAY PLAT 2-B

BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS THAT CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA,, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS CROSTOWN PARKWAY PLAT 2-B, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "R-1", SHOWN HEREON AS CROSTOWN PARKWAY, IS HEREBY 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, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.

IN WITNESS WHEREOF, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
WITNESS  
CITY OF PORT ST. LUCIE,  
A MUNICIPAL CORPORATION OF THE  
STATE OF FLORIDA

\_\_\_\_\_  
(PRINT NAME OF WITNESS)

\_\_\_\_\_  
WITNESS  
BY: \_\_\_\_\_  
NAME: SHANNON M. MARTIN  
TITLE: MAYOR

\_\_\_\_\_  
(PRINT NAME OF WITNESS)

### DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2024, BY SHANNON M. MARTIN, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

THE UNDERSIGNED, \_\_\_\_\_, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY \_\_\_\_\_, DATED AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024:

- (A.) THE RECORD TITLE TO THE LANDS 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.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD
- (C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
- (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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024. BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### DESCRIPTION:

BEING A PORTION OF WEST VIRGINIA EXTENSION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6120.81 FEET; THENCE S.45°13'59"E., A DISTANCE OF 5258.64 FEET TO THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD G - PLAT NO.5, AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON CROSTOWN PARKWAY PLAT 2-A, RECORDED IN PLAT BOOK 115, PAGES 15 THROUGH 18, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 AND A RADIAL BEARING OF N.05°53'07"W. AT SAID INTERSECTION, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", THROUGH A CENTRAL ANGLE OF 00°19'31", A DISTANCE OF 130.15 FEET TO A NON-TANGENT INTERSECTION AND THE **POINT OF BEGINNING**, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT "R-1", AS SHOWN ON SAID CROSTOWN PARKWAY PLAT 2-A; THENCE S.00°01'15"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "R-1", A DISTANCE OF 258.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "R-1", ALSO A POINT ON THE SOUTHERLY LINE OF THAT WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, AND THE NORTH LINE OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, BOTH OF SAID PUBLIC RECORDS; THENCE N.89°58'45"W., ALONG SAID SOUTHERLY LINE OF WEST VIRGINIA EXTENSION, A DISTANCE OF 4506.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID WEST VIRGINIA EXTENSION; THENCE S.89°58'45"E., ALONG SAID NORTHERLY LINE OF WEST VIRGINIA EXTENSION, A DISTANCE OF 2278.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF WEST VIRGINIA EXTENSION, THROUGH A CENTRAL ANGLE OF 05°34'50", A DISTANCE OF 2232.21 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 756,652 SQUARE FEET OR 17.370 ACRES, MORE OR LESS.

### APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF CROSTOWN PARKWAY PLAT 2-B, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

ATTEST:

\_\_\_\_\_  
SHANNON M. MARTIN, MAYOR

\_\_\_\_\_  
SALLY WALSH, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

### CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, 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 \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MICHELLE R. MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

### NOTE

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.

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAP, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67, WHICH BEARS SOUTH 44°46'01" WEST. ALL 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 AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

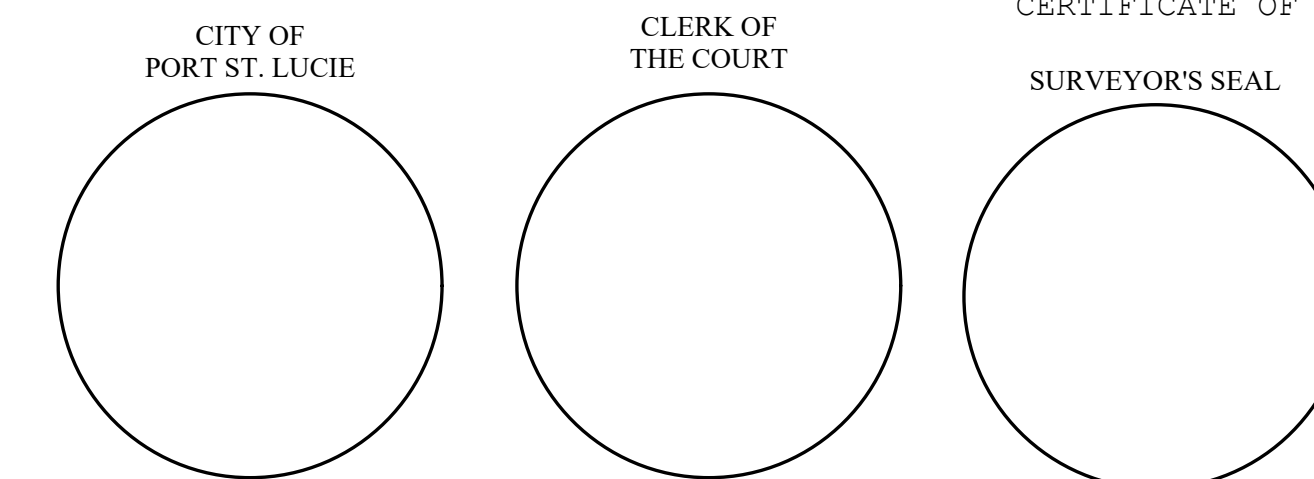
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

### SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 106,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768



**GeoPoint**  
Surveying, Inc.

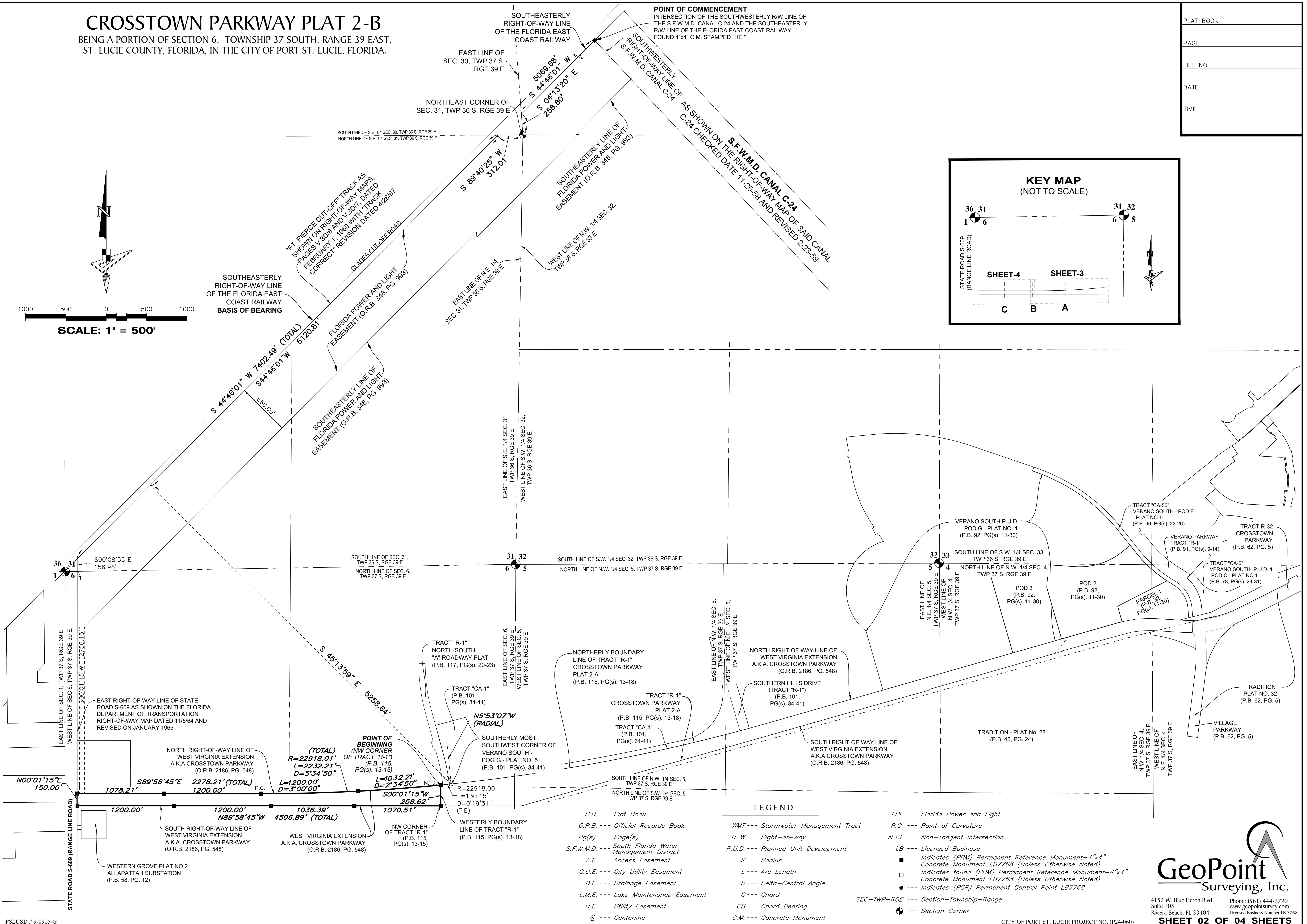
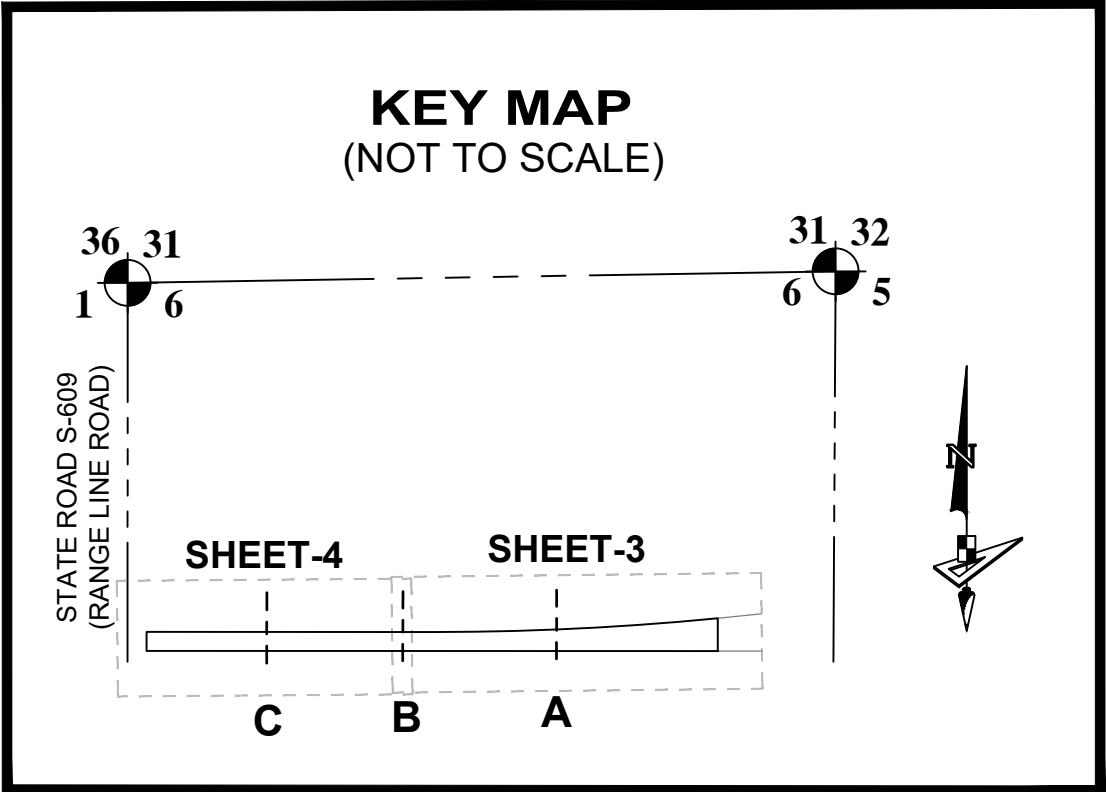
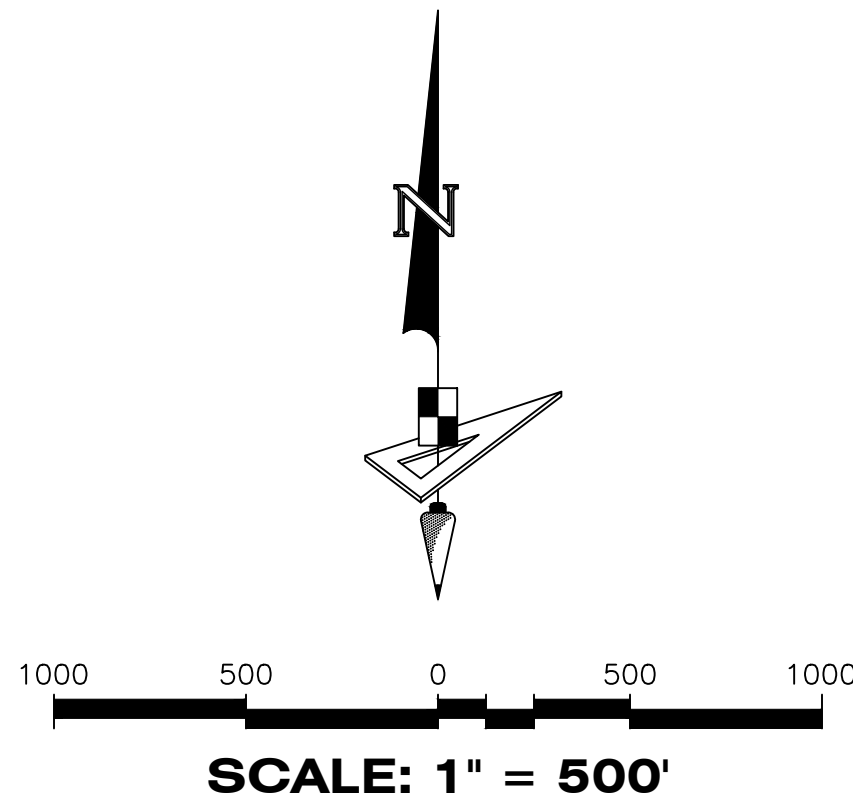
4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 106 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

**SHEET 01 OF 04 SHEETS**

# CROSTOWN PARKWAY PLAT 2-B

BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

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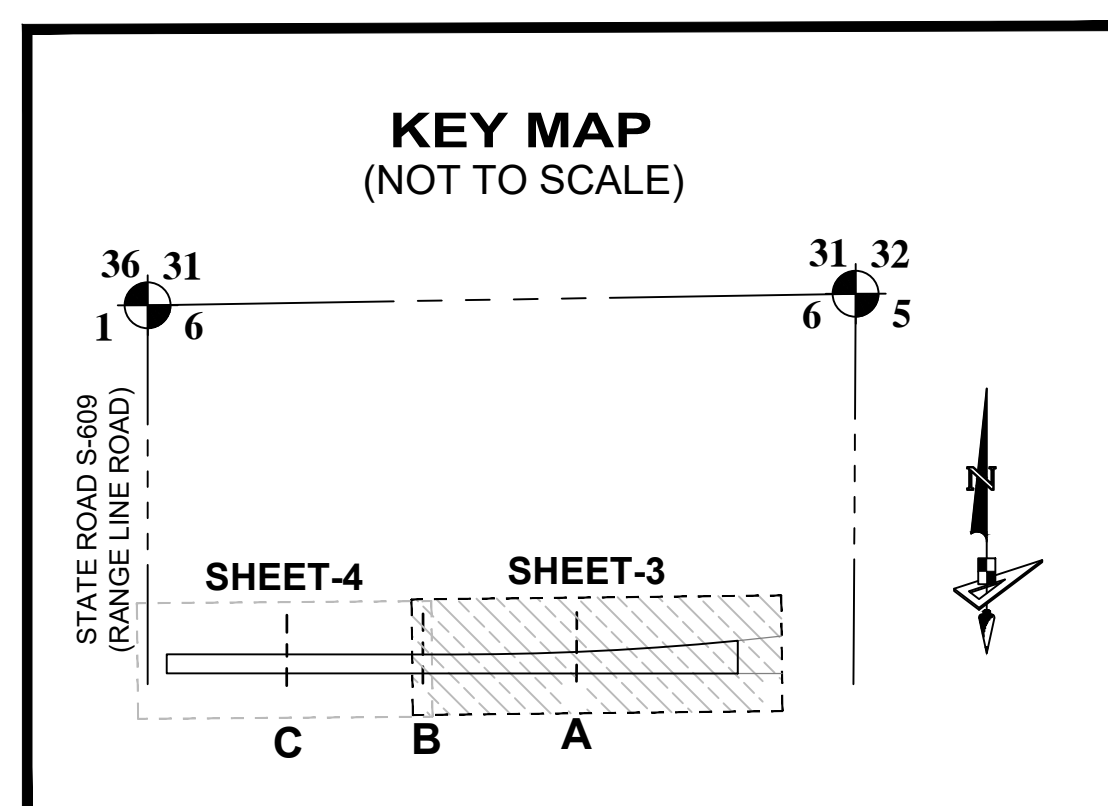
**SHEET 02 OF 04 SHEETS**

CITY OF PORT ST. LUCIE PROJECT NO. (P24-060)

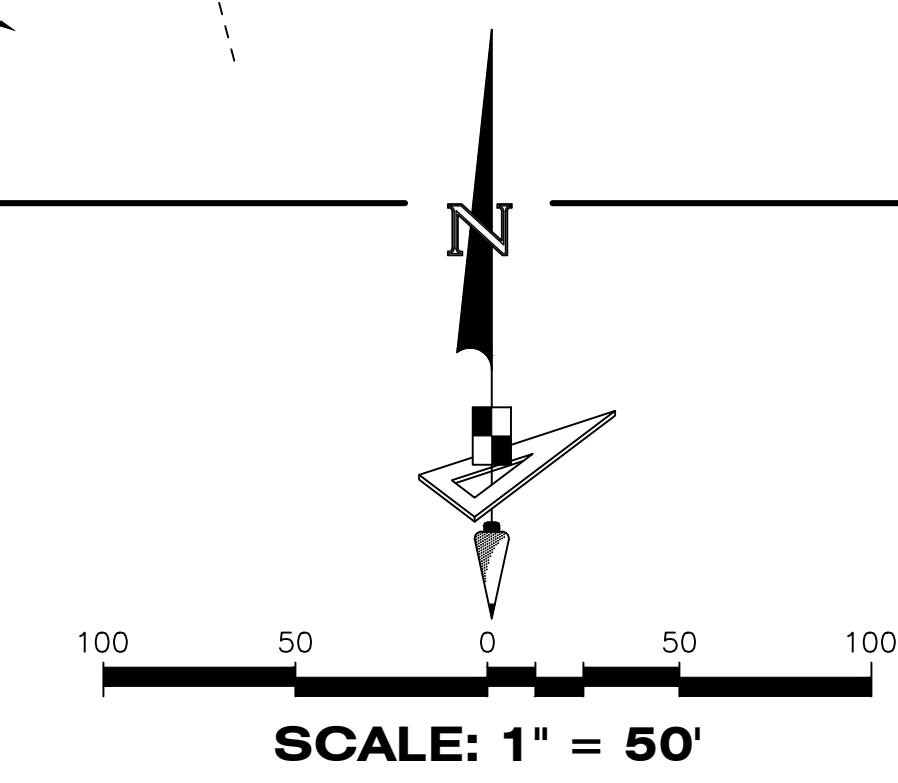
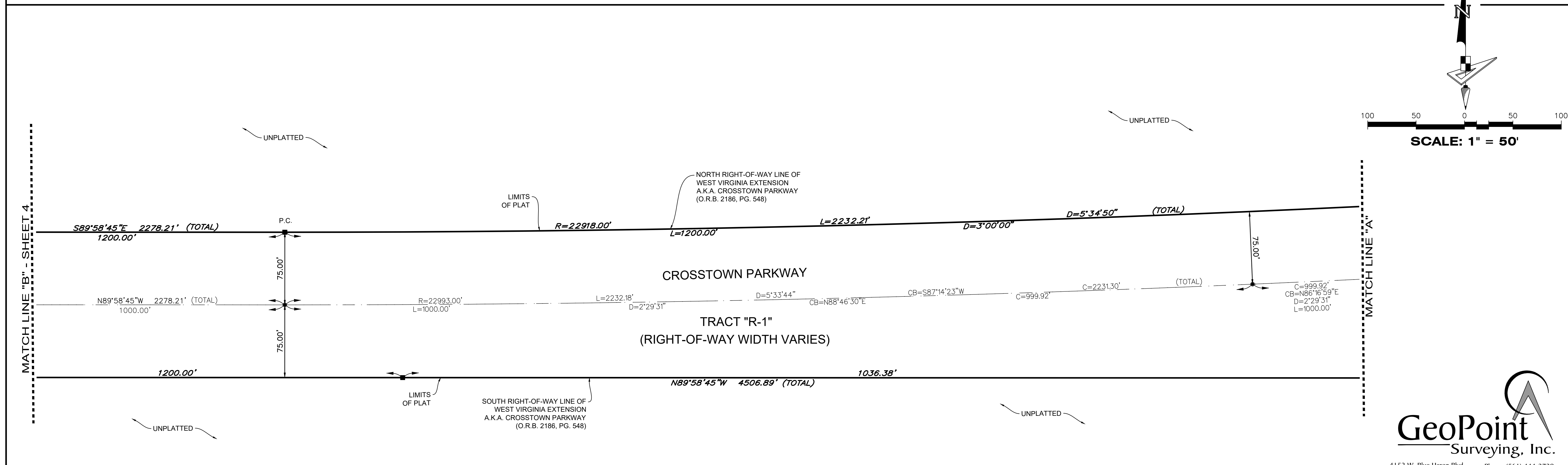
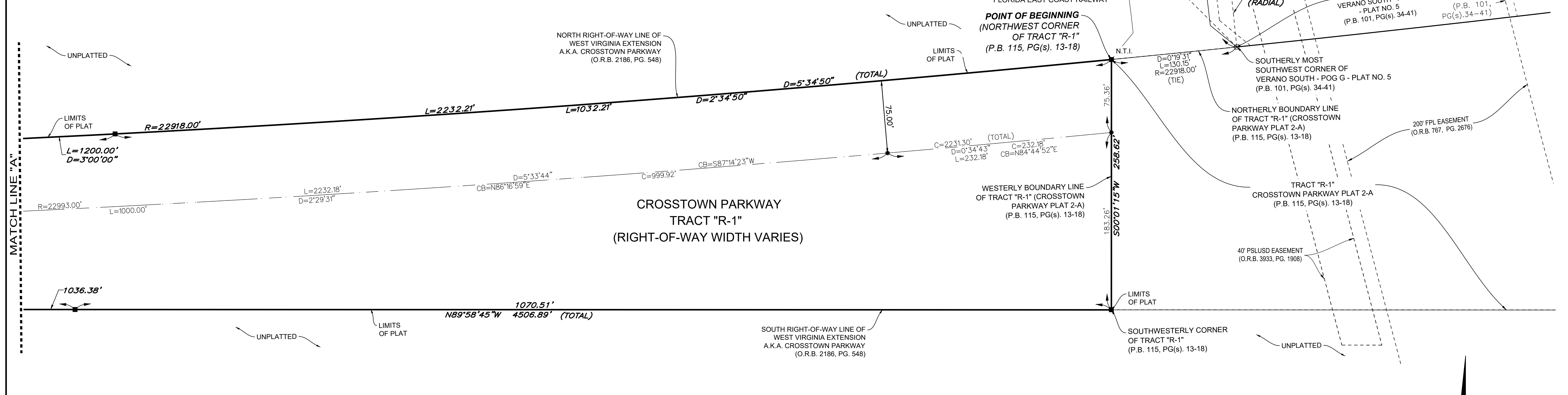
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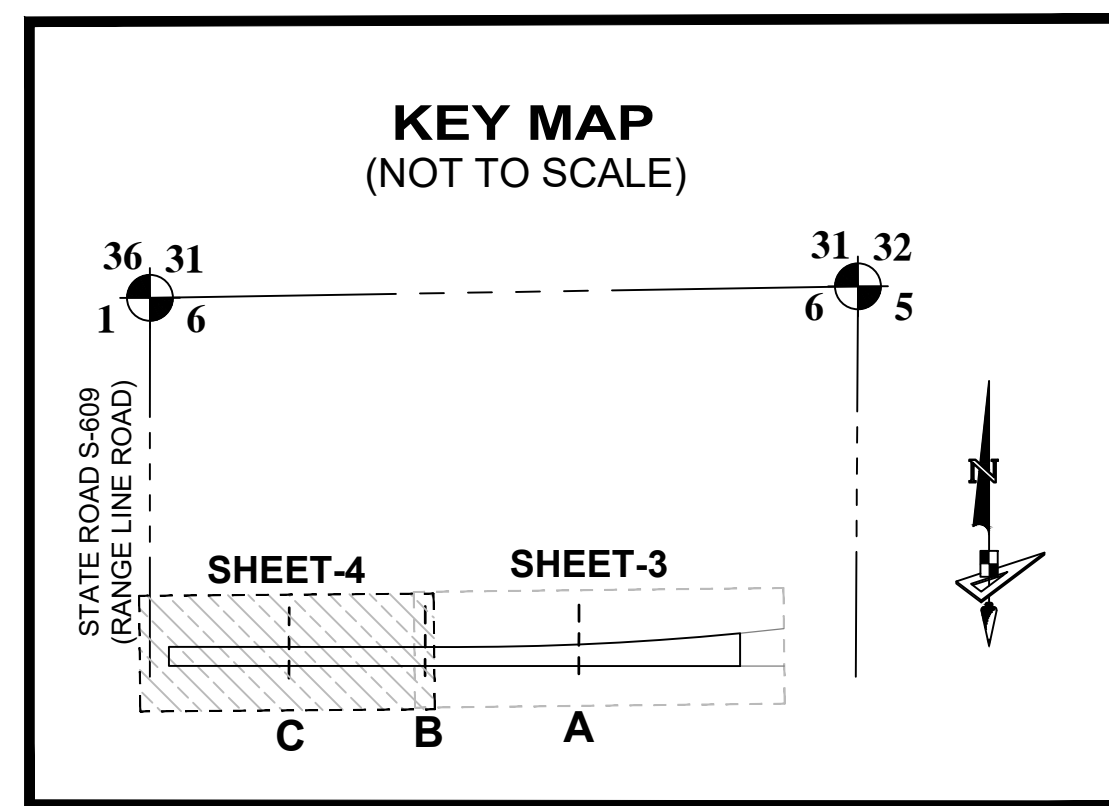
P.B. ----- Plat Book	WMT ----- Stormwater Management Tract	FPL ----- Florida Power and Light
O.R.B. ----- Official Records Book	R/W ----- Right-of-Way	P.C. ----- Point of Curvature
Pg(s) ----- Page(s)	P.U.D. ----- Planned Unit Development	N.T.I. ----- Non-Tangent Intersection
S.F.W.M.D. ----- South Florida Water Management District	R ----- Radius	LB ----- Licensed Business
A.E. ----- Access Easement	L ----- Arc Length	■ ----- Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
C.U.E. ----- City Utility Easement	D ----- Delta-Central Angle	□ ----- Indicates found (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
D.E. ----- Drainage Easement	C ----- Chord	● ----- Indicates (PCP) Permanent Control Point LB7768
L.M.E. ----- Lake Maintenance Easement	CB ----- Chord Bearing	SEC-TWP-RGE ----- Section-Township-Range
U.E. ----- Utility Easement	C.M. ----- Concrete Monument	⊕ ----- Section Corner
℄ ----- Centerline		



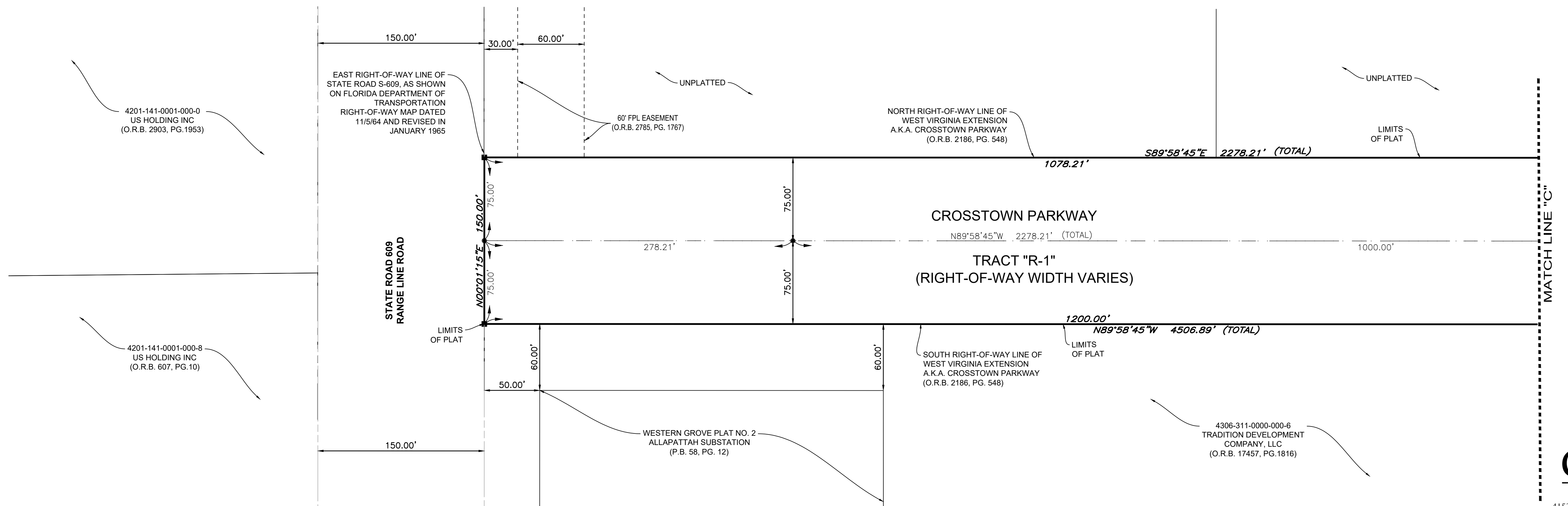
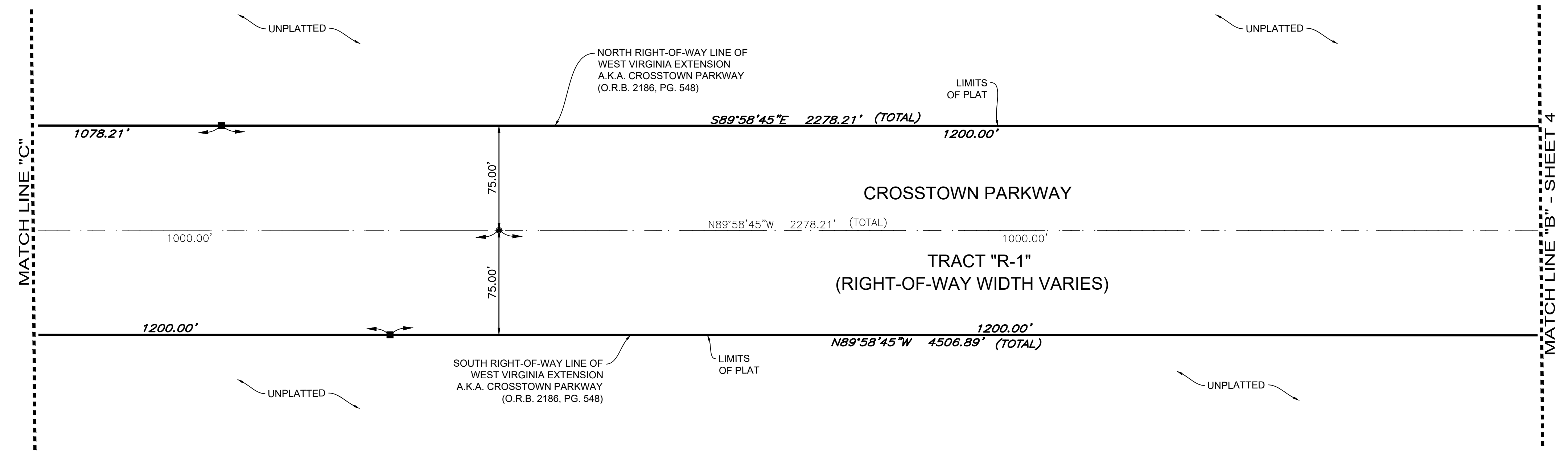
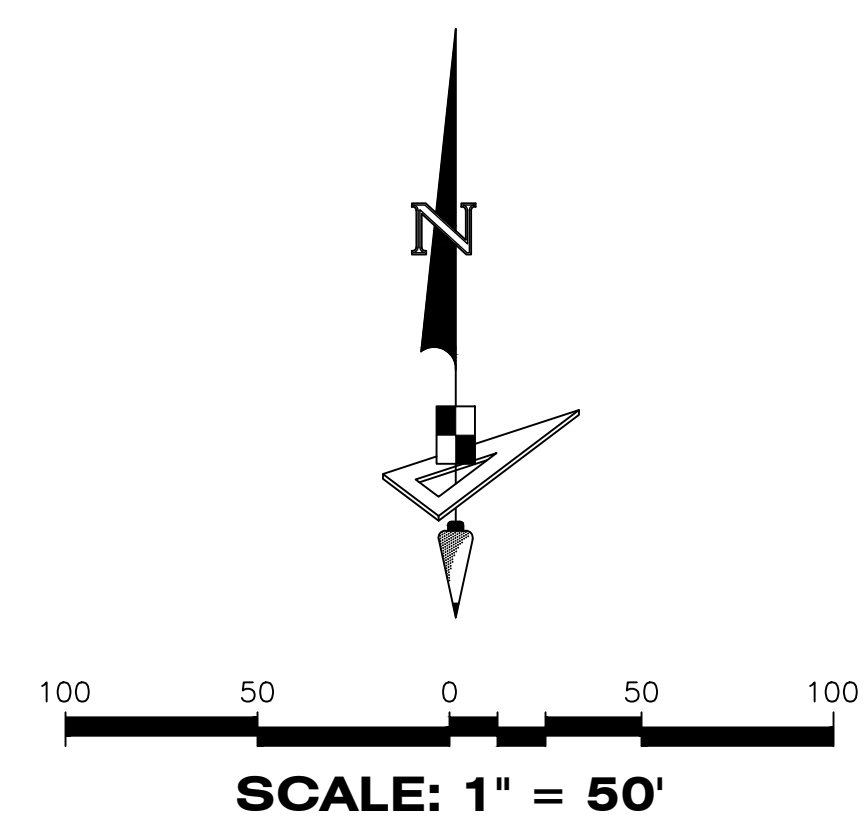


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ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



LEGEND		
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