

# RIVERLAND PARCEL D - PLAT FIVE

BEING A REPLAT OF ALL OF TRACT "OS5", 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

## LEGAL DESCRIPTION:

BEING ALL OF TRACT "OS5", 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID RIVERLAND PARCEL D – PLAT ONE; THENCE NORTH 89°52'25" WEST, ALONG THE NORTH LINE OF E/W #3 RIGHT-OF-WAY, 150.00 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS, A DISTANCE OF 1300.68 FEET; THENCE NORTH 00°07'35" EAST, A DISTANCE OF 1380.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2880.00 FEET, A CENTRAL ANGLE OF 06°27'47"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 324.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4120.00 FEET, A CENTRAL ANGLE OF 05°34'59"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 401.46 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE NORTH 88°59'37" WEST, A DISTANCE OF 95.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4025.00 FEET AND A CENTRAL ANGLE OF 00°22'42"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 26.58 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 1063.23 FEET; THENCE SOUTH 84°56'03" WEST, A DISTANCE OF 55.02 FEET; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 237.44 FEET; THENCE NORTH 00°10'54" EAST ALONG THE EAST LINE OF N/S A RIGHT-OF-WAY, 150.00 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 484, SAID PUBLIC RECORDS, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°55'18" EAST, A DISTANCE OF 237.09 FEET; THENCE SOUTH 85°35'36" EAST, A DISTANCE OF 65.93 FEET; THENCE SOUTH 89°56'34" EAST, A DISTANCE OF 1001.68 FEET; THENCE NORTH 81°07'13" EAST, A DISTANCE OF 50.55 FEET; THENCE NORTH 89°33'26" EAST, A DISTANCE OF 128.20 FEET; THENCE SOUTH 76°22'26" EAST, A DISTANCE OF 139.17 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 07°45'38" WEST, A RADIUS OF 2070.00 FEET AND A CENTRAL ANGLE OF 05°06'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 184.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°08'22" EAST, A DISTANCE OF 1817.04 FEET, A PORTION OF SAID LINE BEING THE NORTH LINE OF SAID TRACT "OS5", TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 01°42'48"; THENCE ALONG THE BOUNDARY OF SAID TRACT "OS5" FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES, EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 27.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 45°54'41"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 28.05 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 57°54'43" EAST, A DISTANCE OF 21.36 FEET; THENCE SOUTH 87°09'23" EAST, A DISTANCE OF 141.32 FEET; THENCE SOUTH 00°01'18" WEST, A DISTANCE OF 9.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 01°07'58"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 11°42'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 196.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°08'22" WEST, A DISTANCE OF 1115.30 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIVERLAND PARCEL D – PLAT ONE FOR THE FOLLOWING (8) EIGHT DESCRIBED COURSES, WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 310.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 23°11'04"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 140.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°19'26" EAST, A DISTANCE OF 141.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°49'36"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 167.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET, A CENTRAL ANGLE OF 84°51'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 286.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°34'29"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 131.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 19°59'33"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 489.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°07'35" WEST, A DISTANCE OF 463.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.761 ACRES, MORE OR LESS.

## CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

RIVERLAND ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVERLAND PARCEL D – PLAT FIVE, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE PRIVATE ROAD RIGHTS OF WAY AS SHOWN HEREON (TRACT A), IS HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS OF WAY, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES AND FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID PRIVATE ROAD RIGHTS OF WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2) THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM SW MARSHALL PARKWAY (E/W #3), RIVERLAND BOULEVARD AND N/S A, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.

3) THE WATER MANAGEMENT TRACTS L18 THROUGH L21, AS SHOWN HEREON ARE DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT. SAID WATER MANAGEMENT TRACT MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM SW MARSHALL PARKWAY (E/W #3), RIVERLAND BOULEVARD AND N/S A, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.

4) TRACT "WS" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT SAINT LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PERPETUAL USE AS A UTILITY SITE. THE MAINTENANCE OF SAID TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER THEREOF, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY IN THE EVENT THAT THE CITY IS NOT THE FEE SIMPLE OWNER.

RIVERLAND IV  
CORPORATION

VALENCIA PARC  
HOMEOWNERS  
ASSOCIATION, INC.

## CERTIFICATION OF OWNERSHIP & DEDICATION (CONTINUED)

5) THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

6) THE OPEN SPACE TRACTS OS1 THROUGH OS12, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY, DRAINAGE FACILITIES, PEDESTRIAN ACCESS, AND GOLF CART AND SIMILAR SIZED NEIGHBORHOOD ELECTRIC VEHICLE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

7) THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (P.S.L.U.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES, AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REVOKE THE TELEPHONE, GAS, IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8) THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, ELECTRIC LINES, GAS LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED FACILITIES AND APPURTENANCES. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, THE UTILITY EASEMENTS SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE FOREGOING SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTWITHSTANDING THE ABOVE, LOCATED WITHIN ALL UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO FIFTY FOOT (50') WIDE TRACTS FOR PRIVATE ROAD PURPOSES, THERE IS HEREBY DESIGNATED WITHIN SUCH UTILITY EASEMENTS, A TWO FOOT (2') WIDE RESTRICTED AREA (U.E.-R.A.) LOCATED ADJACENT AND PARALLEL TO SUCH FIFTY FOOT (50') WIDE TRACTS. NO UTILITIES AND/OR RELATED FACILITIES AND APPURTENANCES PERMITTED TO BE INSTALLED IN THE UTILITY EASEMENTS AS PROVIDED HEREIN SHALL BE INSTALLED IN ANY PORTION OF SUCH RESTRICTED AREA WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, EXCEPT ONLY TO CROSS SUCH RESTRICTED AREA.

THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, TREES PLANTED WITHIN OF, OR THE BOUNDARIES OF THE UTILITY EASEMENTS, WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY OF PORT ST. LUCIE'S FACILITIES. THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

9) THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, IRRIGATION AND DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

10) THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

## CERTIFICATION OF OWNERSHIP & DEDICATION (CONTINUED)

11) THE DRAINAGE SWALE EASEMENTS (D.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RIVERLAND IV CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RIVERLAND ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: RIVERLAND IV CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ALAN FANT, VICE PRESIDENT

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RIVERLAND IV CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION  
NUMBER: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON, OF TRACT A, TRACTS L18 THROUGH L21, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, DRAINAGE EASEMENTS, DRAINAGE SWALE EASEMENTS, LANDSCAPE EASEMENTS, UTILITY EASEMENTS, PORT ST. LUCIE UTILITY EASEMENTS, AND OPEN SPACE TRACTS OS1 THROUGH OS12, AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO VALENCIA PARC HOMEOWNERS ASSOCIATION, INC.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
CHARLES SAENZ, PRESIDENT

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, CHARLES SAENZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA PARC HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION  
NUMBER: \_\_\_\_\_

CLERK OF  
CIRCUIT COURT

CITY OF  
PORT ST. LUCIE

## APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL D – PLAT FIVE, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY OF PORT ST. LUCIE

ATTEST:

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

\_\_\_\_\_  
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 \_\_\_\_\_ PAGES \_\_\_\_\_ 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

## TITLE CERTIFICATION

I, \_\_\_\_\_, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT, AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024:

THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF RIVERLAND ASSOCIATES IV, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, 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 2023.

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.

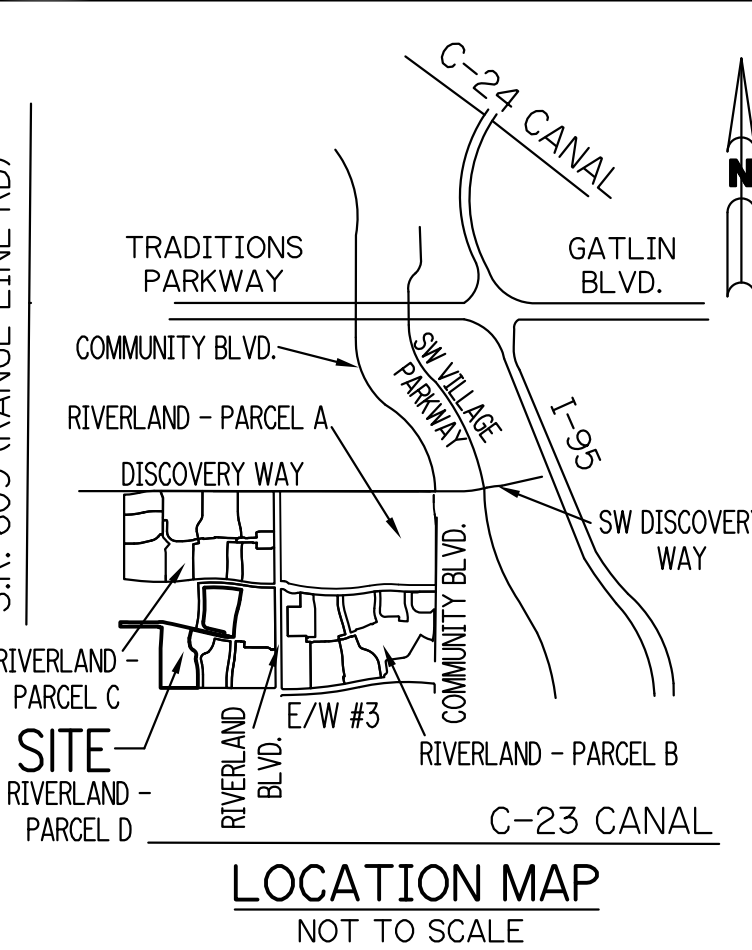
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_

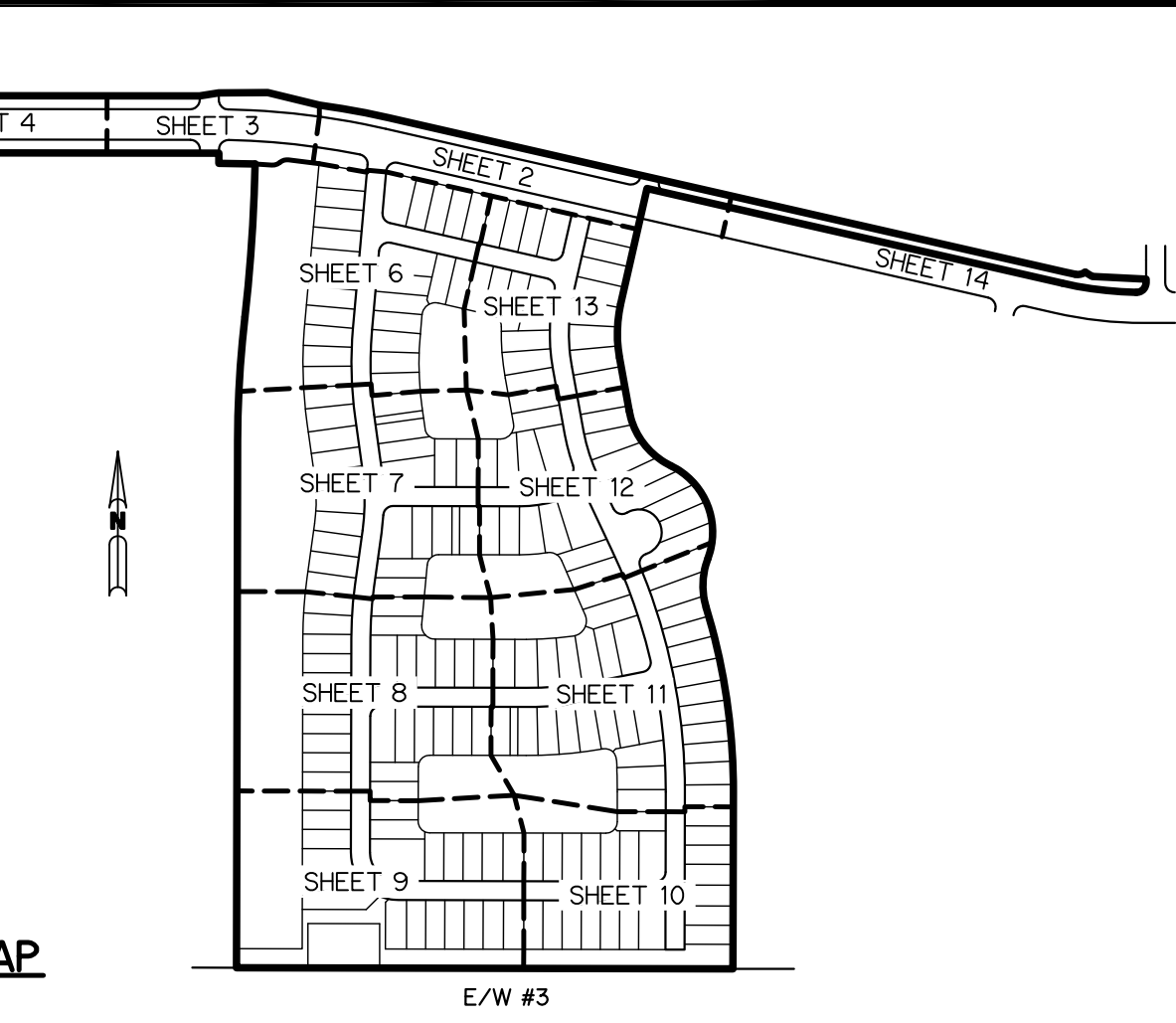
\_\_\_\_\_  
PRINT NAME:  
ATTORNEY AT LAW  
FLORIDA BAR # \_\_\_\_\_  
FOR THE FIRM OF GREENBERG TRAURIG, P.A.

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

PLANNING & ZONING PROJECT NUMBER: P-23-152



KEY MAP  
N.T.S.



PSLUSD PROJECT NO. 5268E

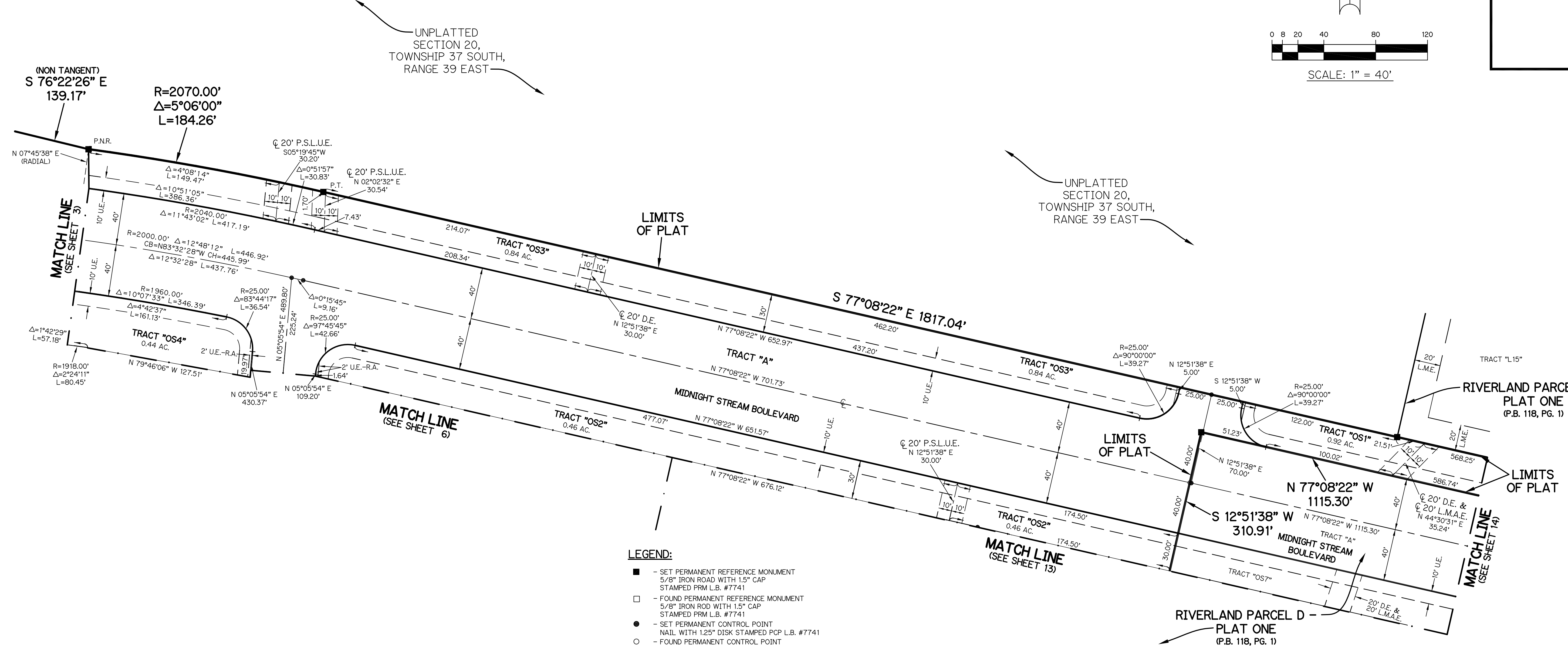
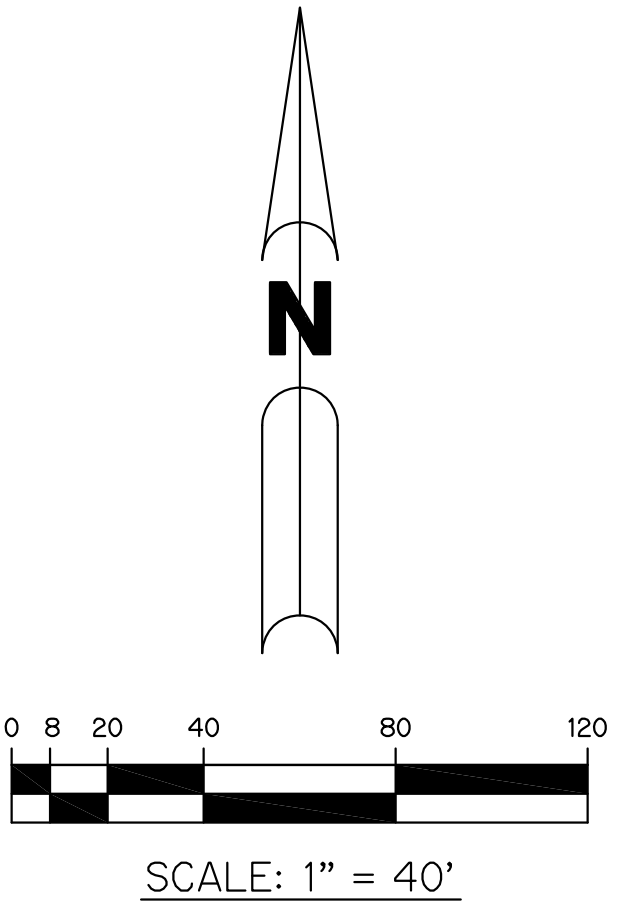
SH0248 23-152

1 OF 14

# RIVERLAND PARCEL D - PLAT FIVE

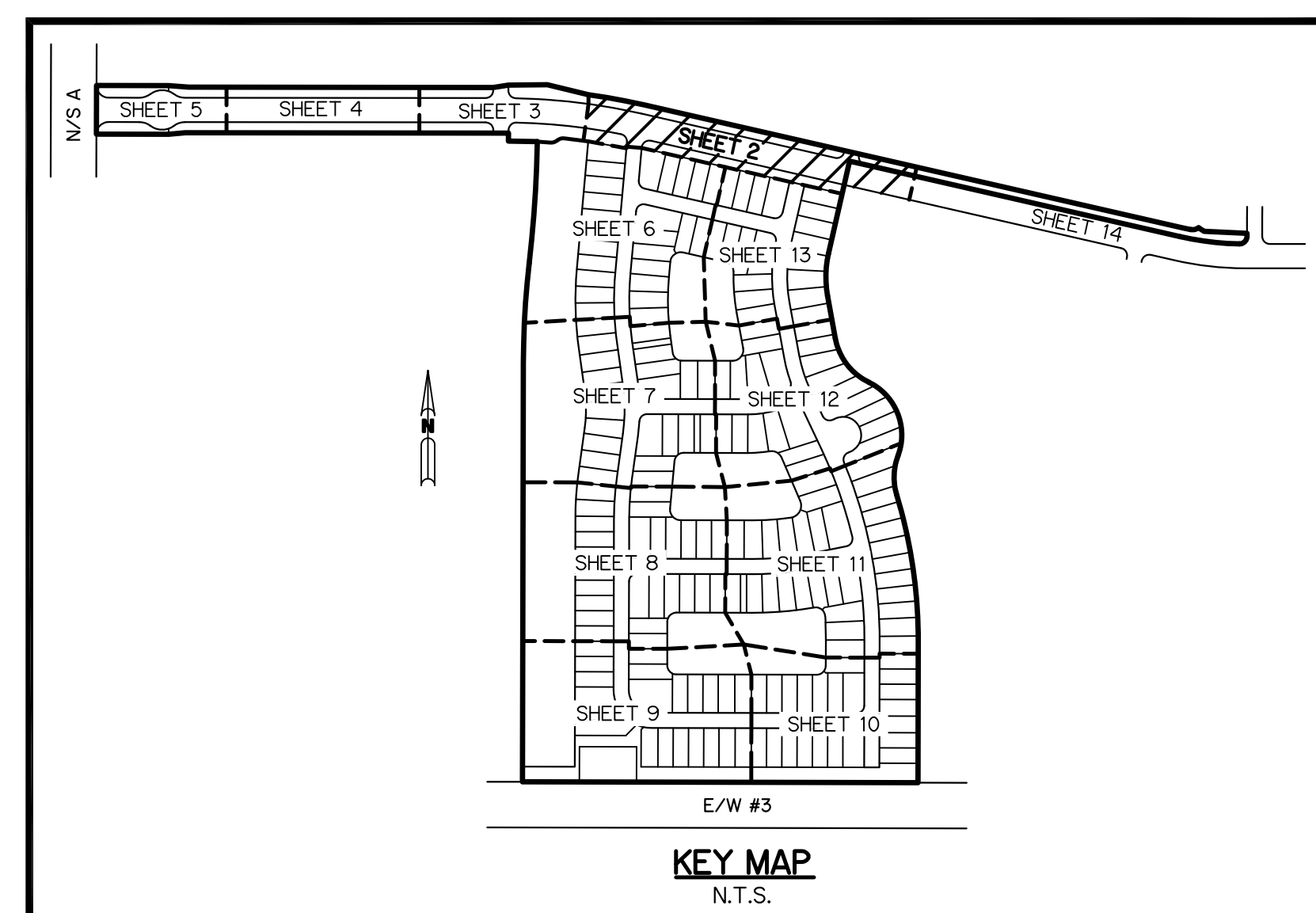
BEING A REPLAT OF ALL OF TRACT "OS5", RIVERLAND PARCEL D - PLAT ONE, AS RECORDED IN  
PLAT BOOK 118, PAGES 1 THROUGH 16, AND A PARCEL OF LAND LYING IN SECTION 20,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 14



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
  - - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
  - - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - Δ - DELTA ANGLE
  - AC. - ACRES
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - CL - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - D.S.E. - DRAINAGE SWALE EASEMENT
  - L - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.E. - LANDSCAPE EASEMENT
  - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - N.R. - NOT RADIAL
  - N.R.T.R. - NOT RADIAL TO REAR
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
  - P.B. - PLAT BOOK
  - P.C.P. - PERMANENT CONTROL POINT
  - PGS. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - S.F. - SQUARE FEET
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - U.E.-RA. - UTILITY EASEMENT-RESTRICTED AREA
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.R.C. - POINT OF REVERSE CURVATURE
  - P.N.R. - POINT OF NON-RADIAL INTERSECTION
  - P.R.I. - POINT OF RADIAL INTERSECTION
  - P.C.C. - POINT OF COMPOUND CURVATURE

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

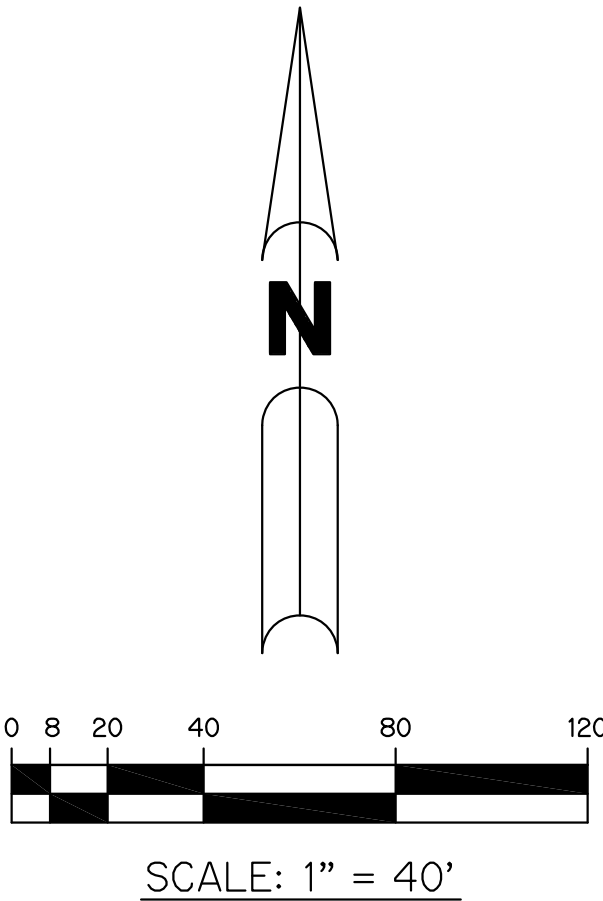




# RIVERLAND PARCEL D - PLAT FIVE

BEING A REPLAT OF ALL OF TRACT "OS5", 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

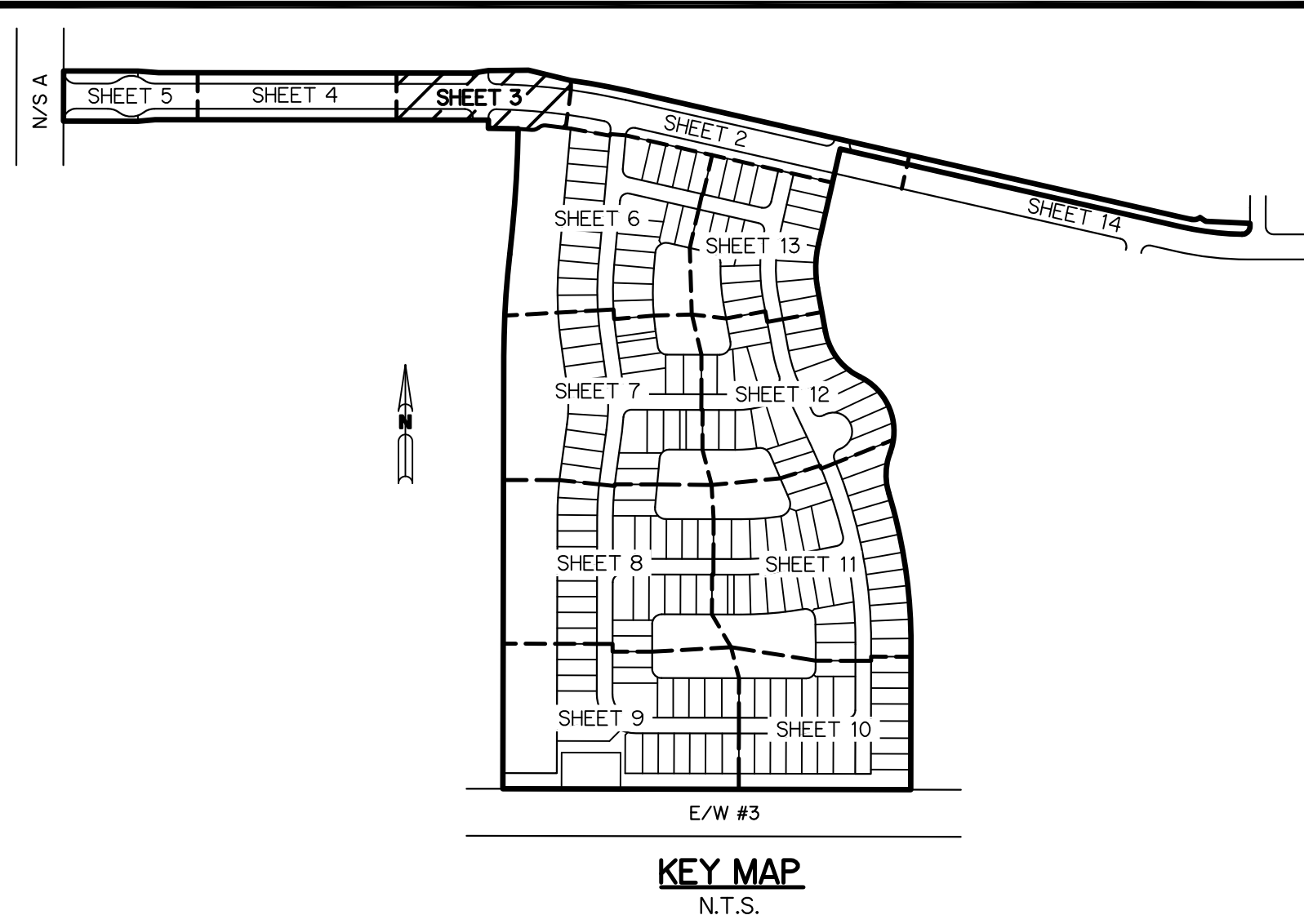
SHEET 3 OF 14



**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- Δ - DELTA ANGLE
- AC. - ACRES
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- CB - CHORD BEARING
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- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
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- U.E. - UTILITY EASEMENT
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- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
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- P.N.R. - POINT OF NON-RADIAL INTERSECTION
- P.R.I. - POINT OF RADIAL INTERSECTION
- P.C.C. - POINT OF COMPOUND CURVATURE

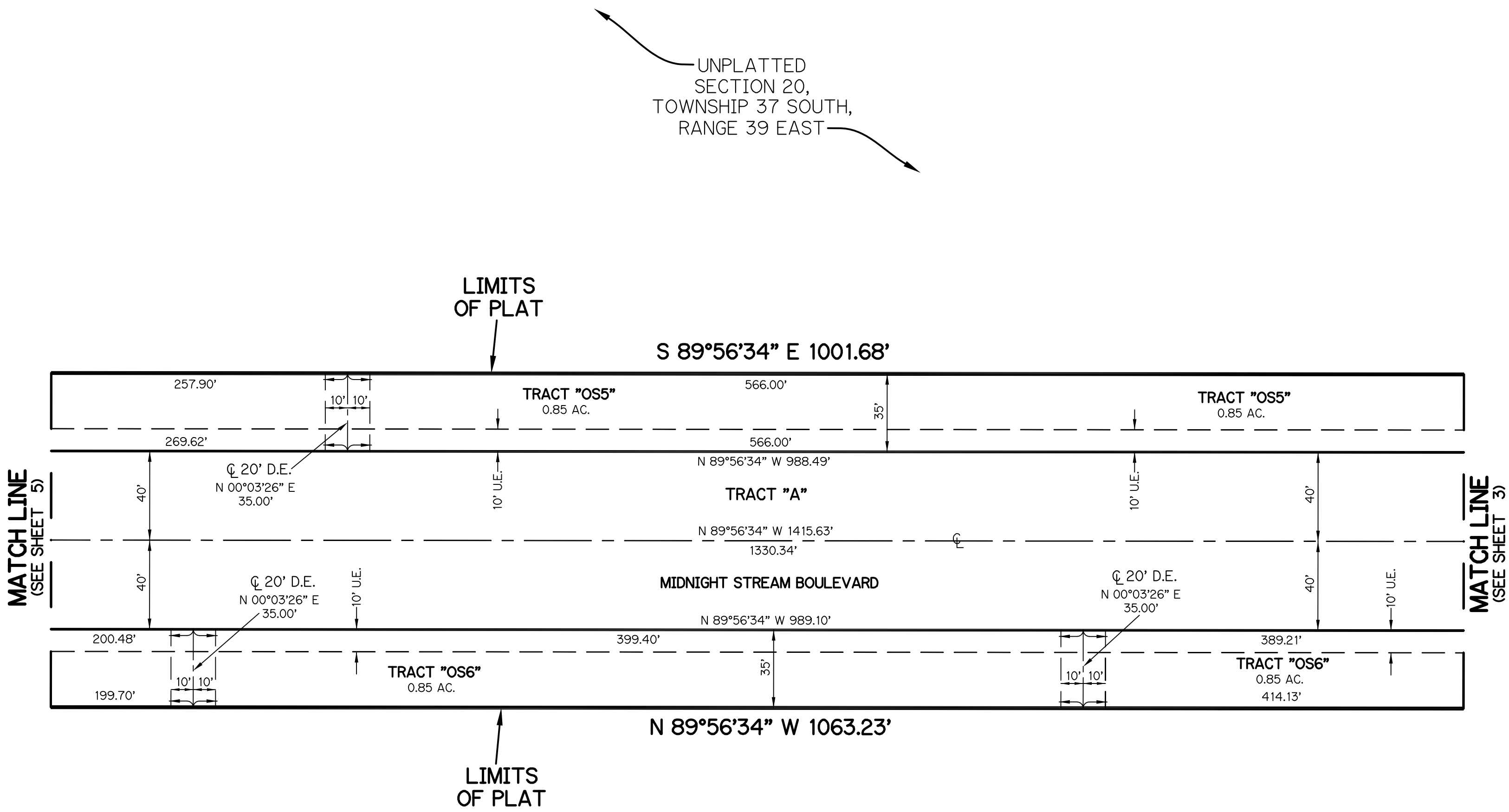
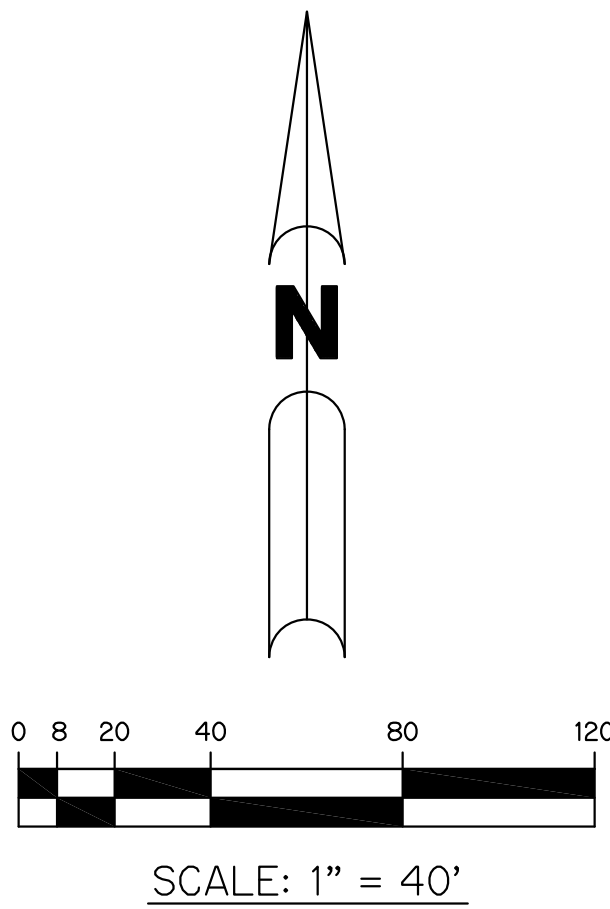
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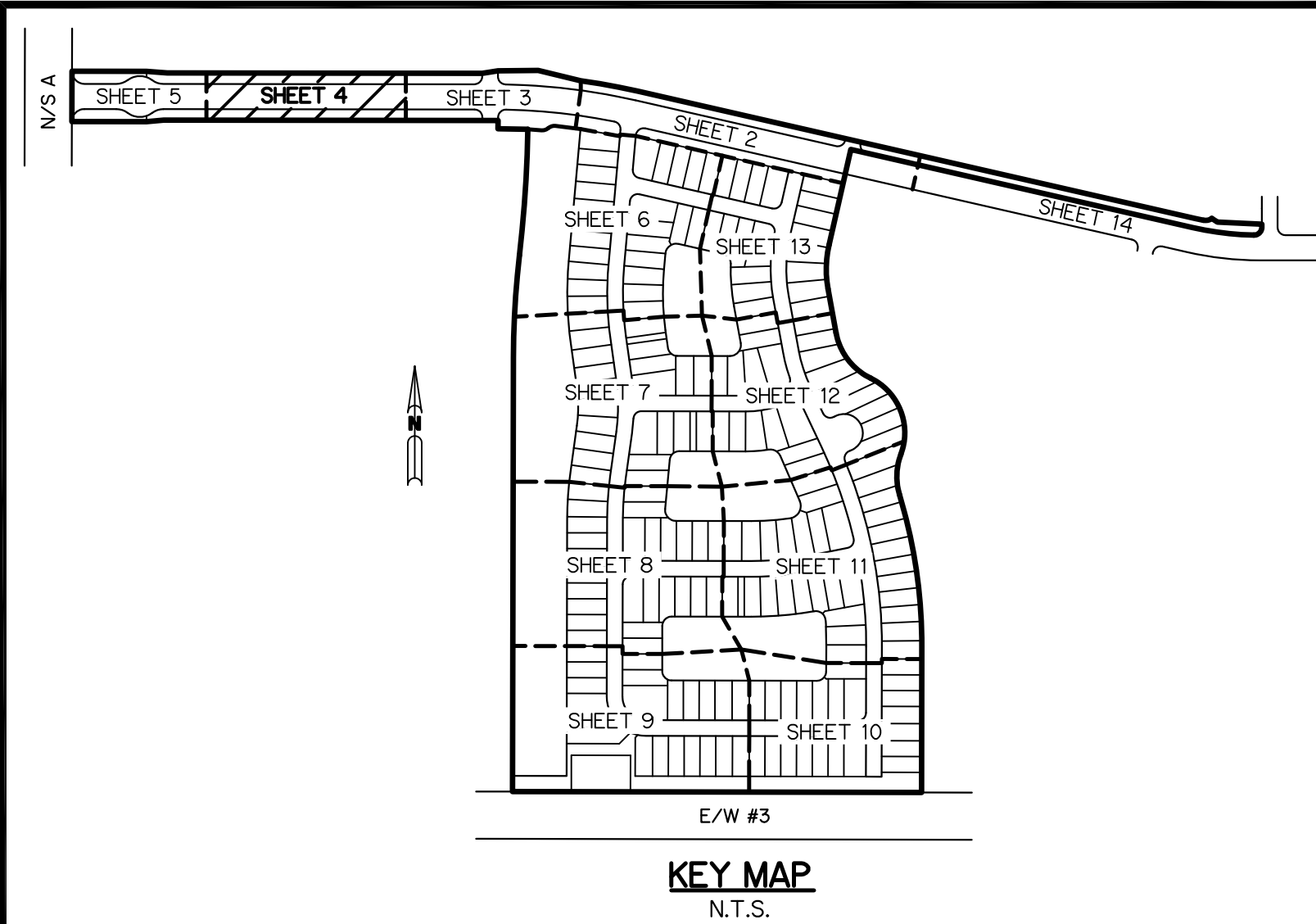
SHEET 4 OF 14



**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROAD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- - FOUND PERMANENT CONTROL POINT  
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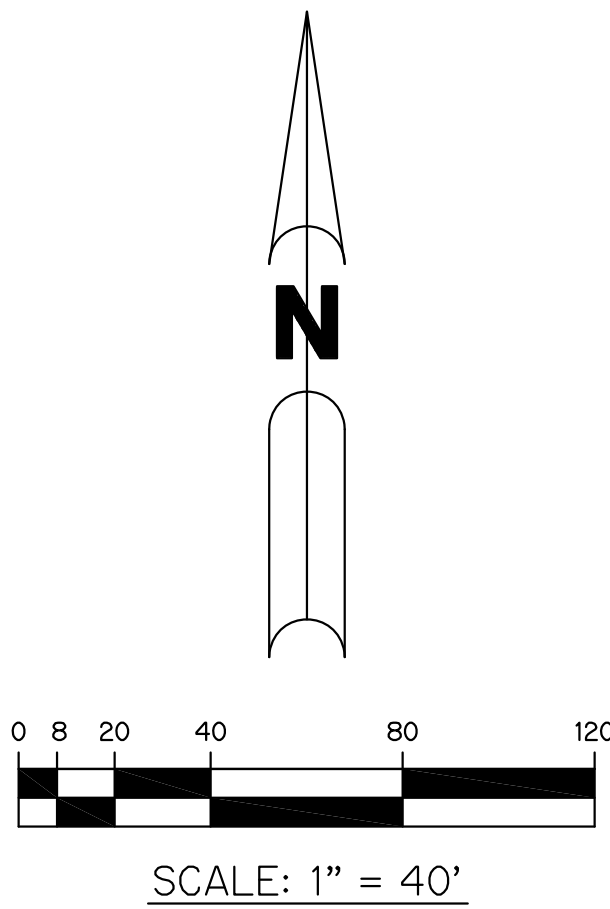
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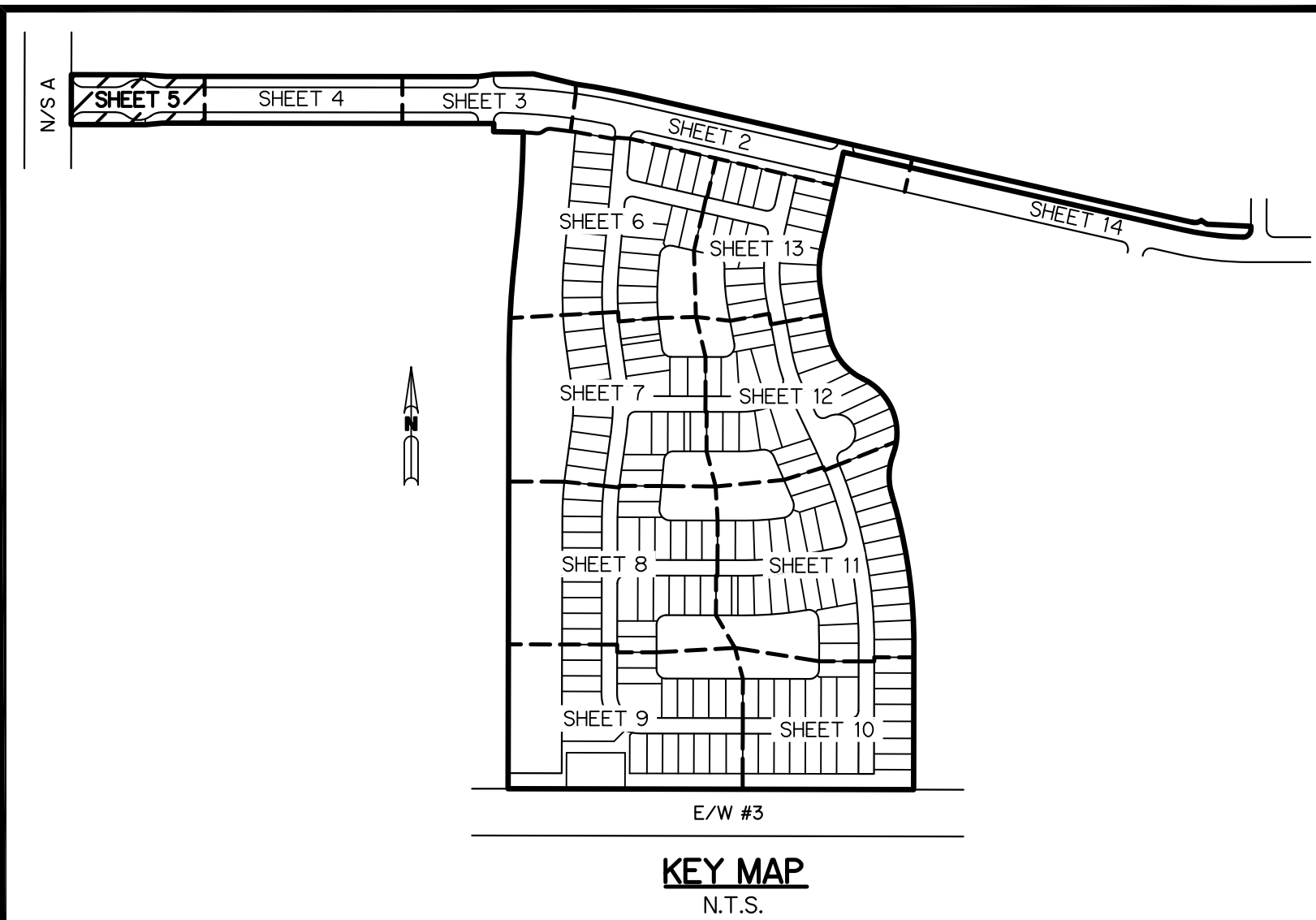
SHEET 5 OF 14



## LEGEND:

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
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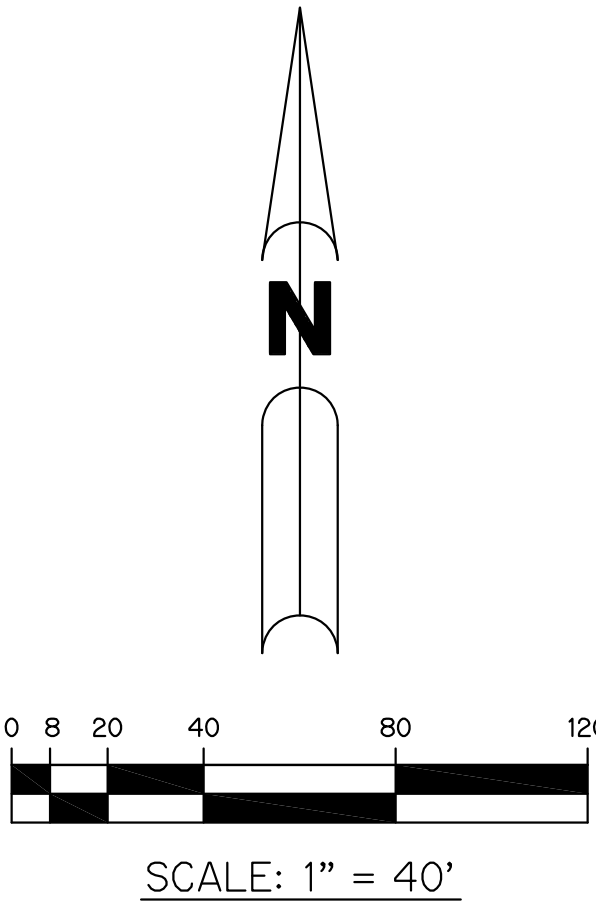
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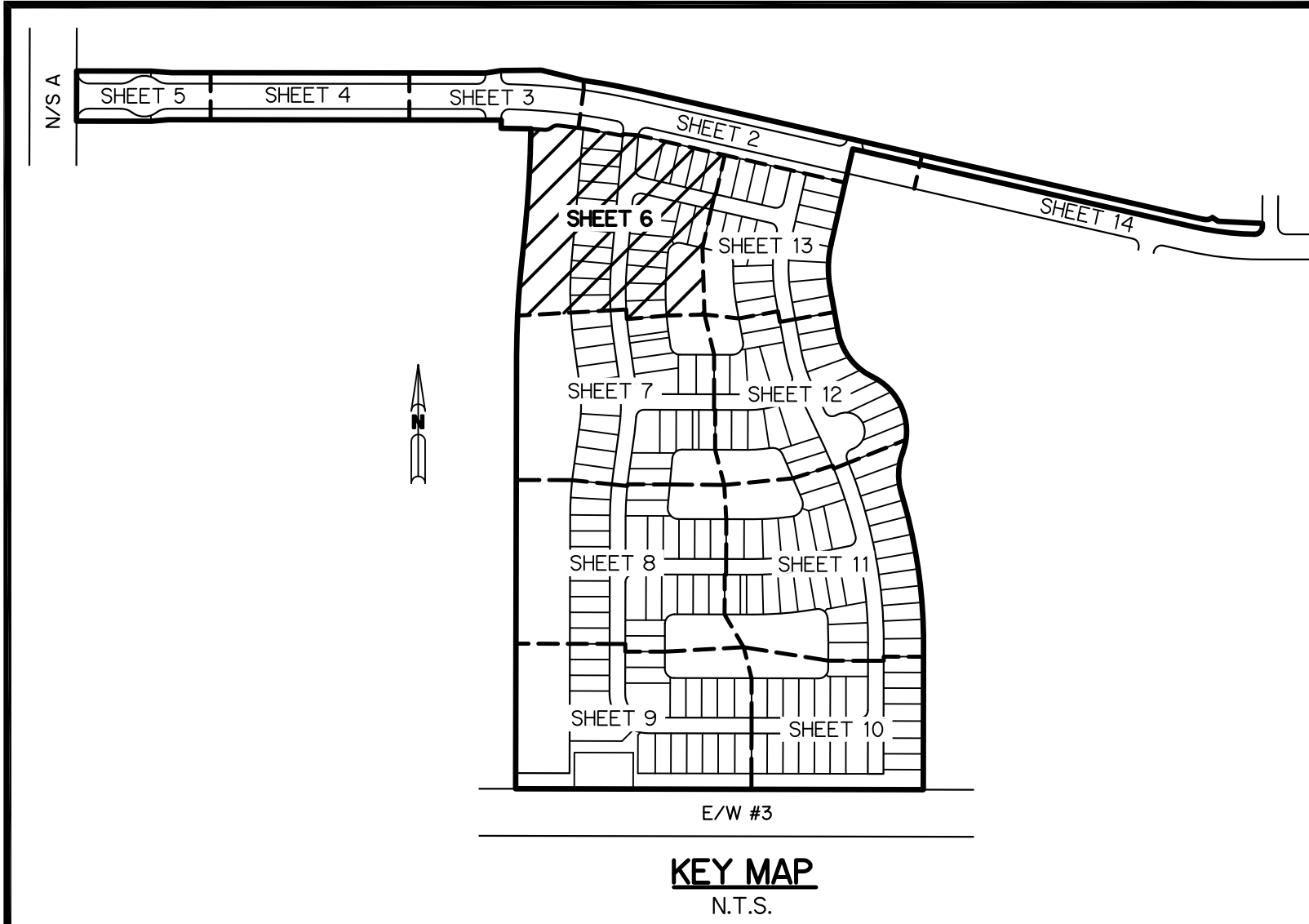
SHEET 6 OF 14



## LEGEND:

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROAD WITH 1.5" CAP  
STAMPED FRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
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- P.C. - POINT OF CURVATURE
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- PAIR - POINT OF NON-RADIAL INTERSECTION
- P.R.I. - POINT OF RADIAL INTERSECTION
- P.C.C. - POINT OF COMPOUND CURVATURE

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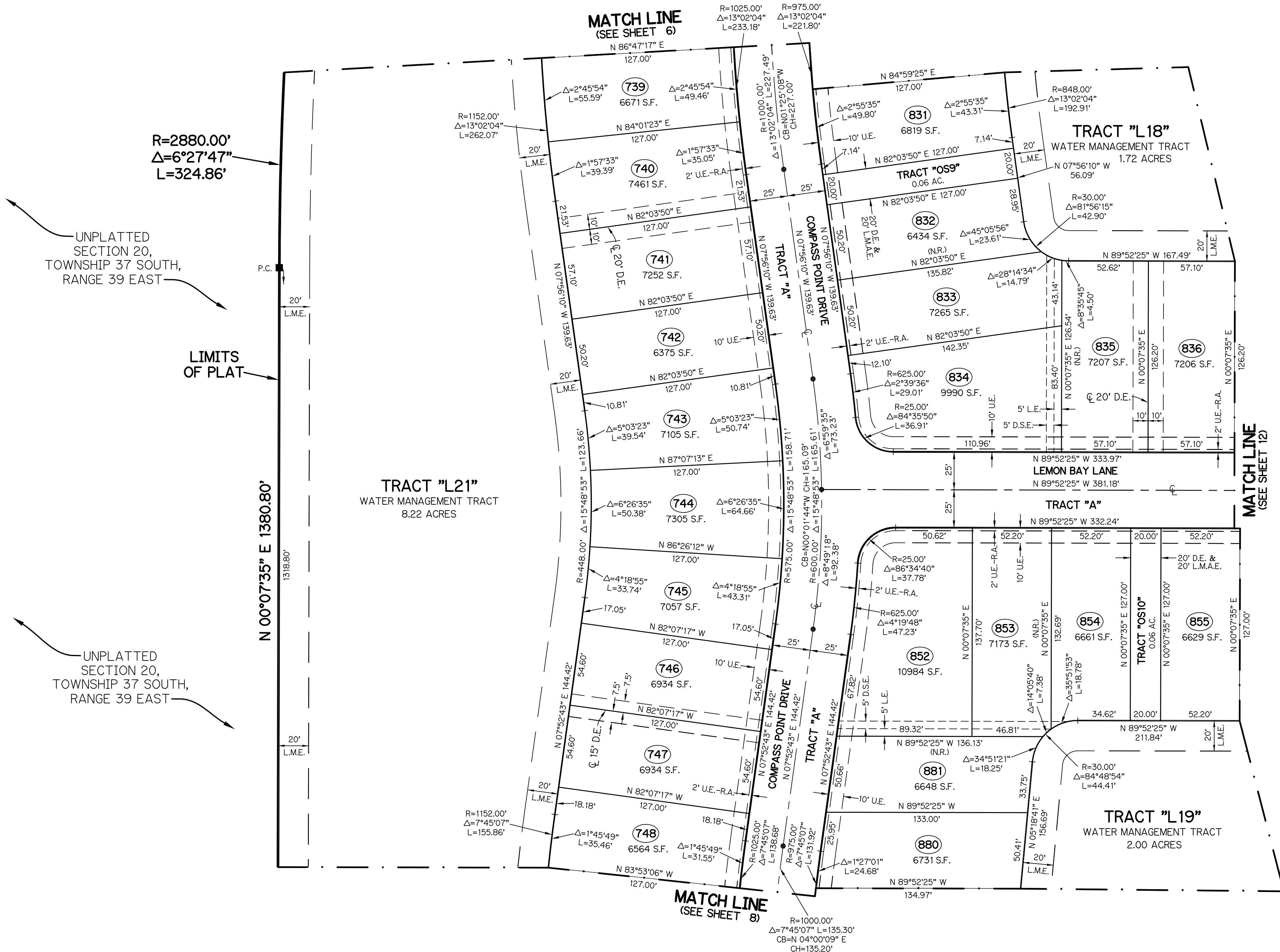
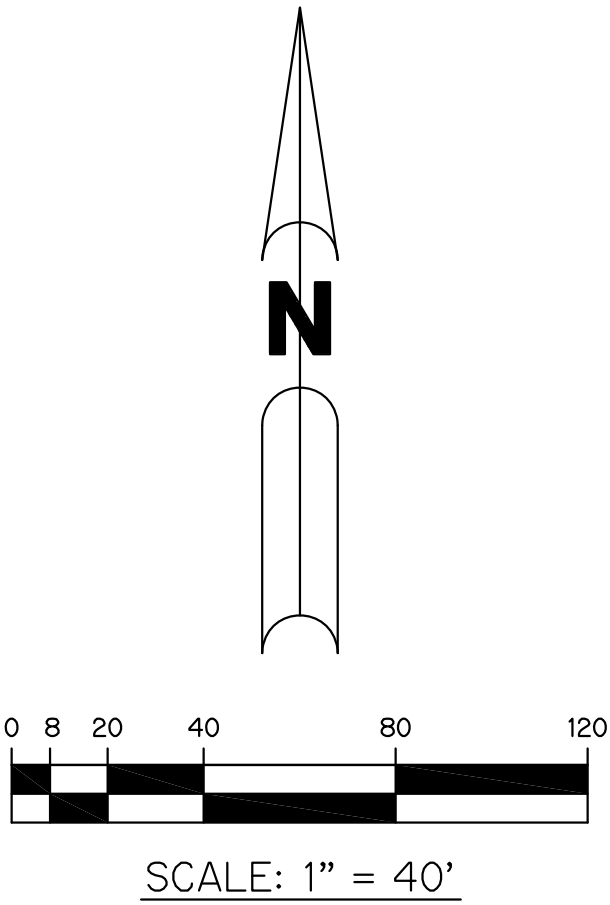




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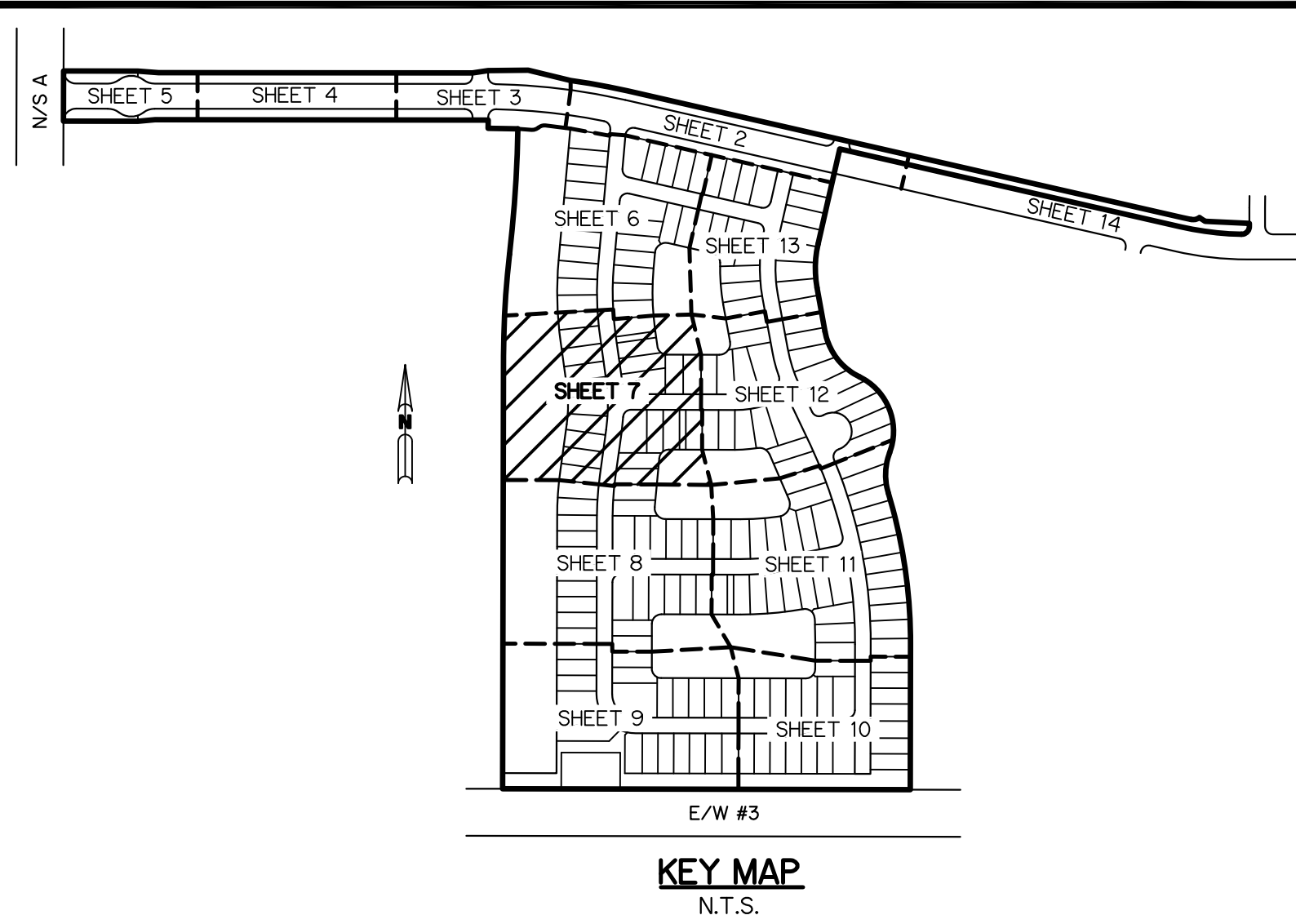
SHEET 7 OF 14



**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
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# RIVERLAND PARCEL D - PLAT FIVE

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SHEET 8 OF 14

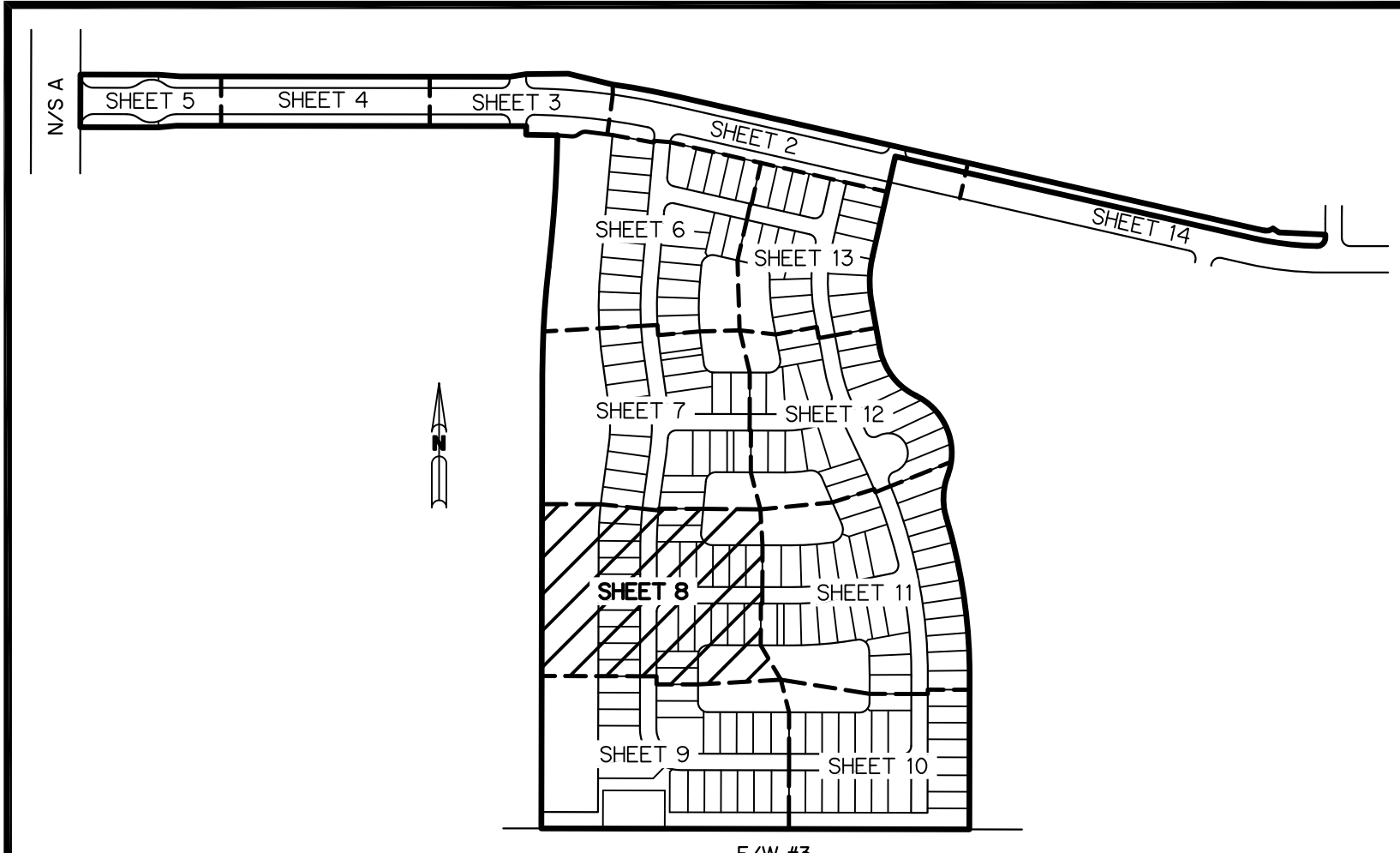


SCALE: 1" = 40'

### LEGEND:

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
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- P.C.C. - POINT OF COMPOUND CURVATURE

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

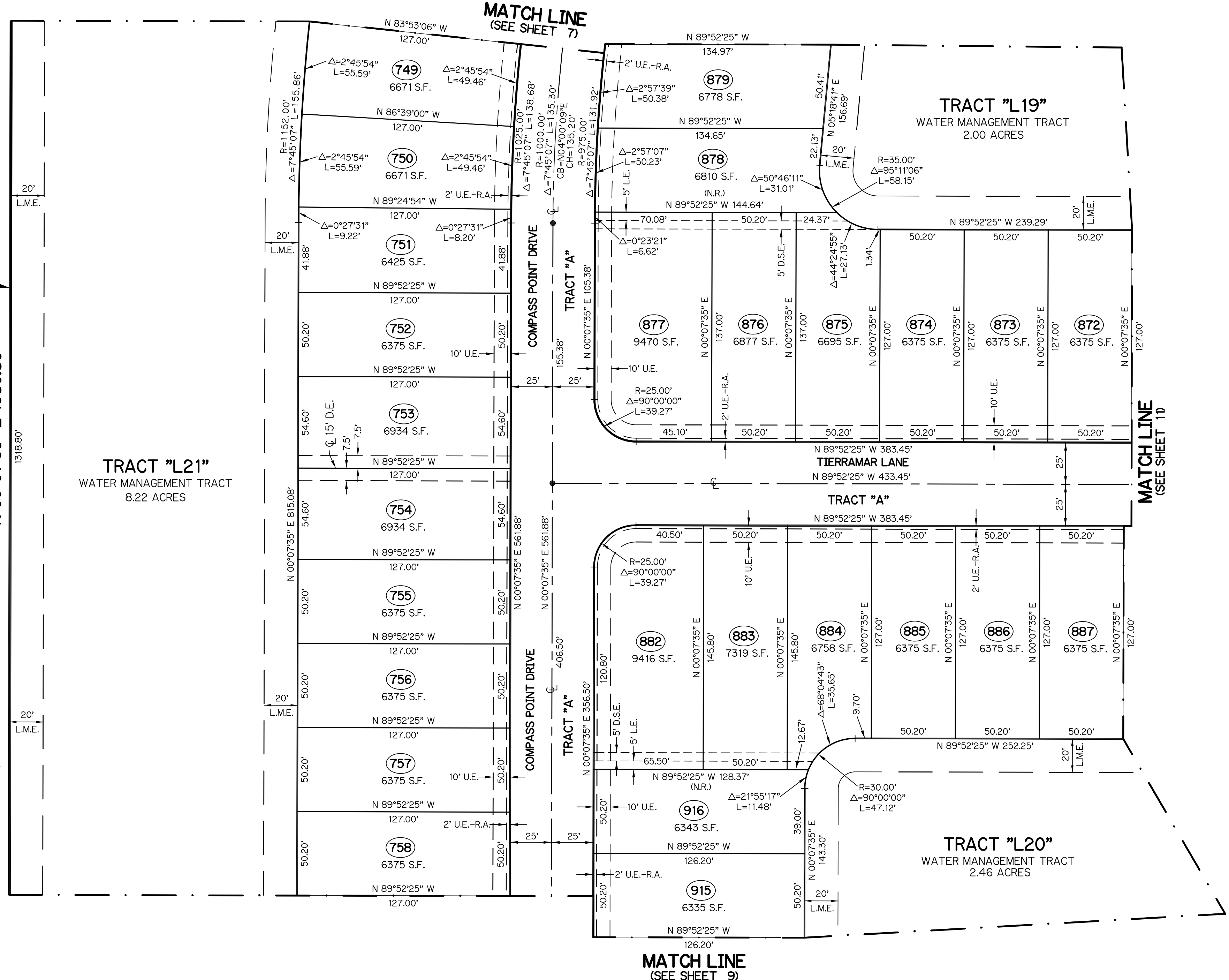


KEY MAP  
N.T.S.

UNPLATTED  
SECTION 20,  
TOWNSHIP 37 SOUTH,  
RANGE 39 EAST

LIMITS  
OF PLAT

UNPLATTED  
SECTION 20,  
TOWNSHIP 37 SOUTH,  
RANGE 39 EAST

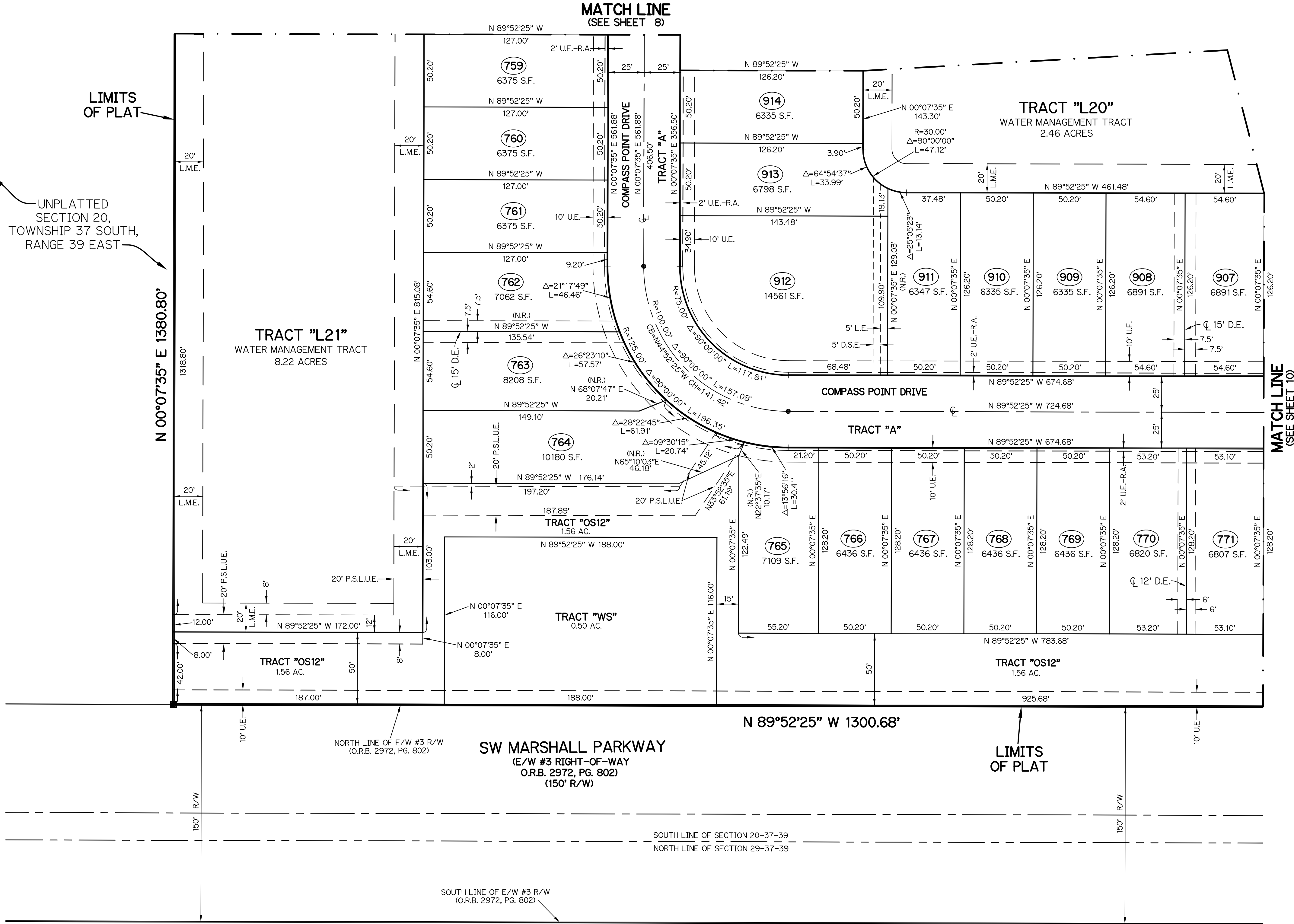
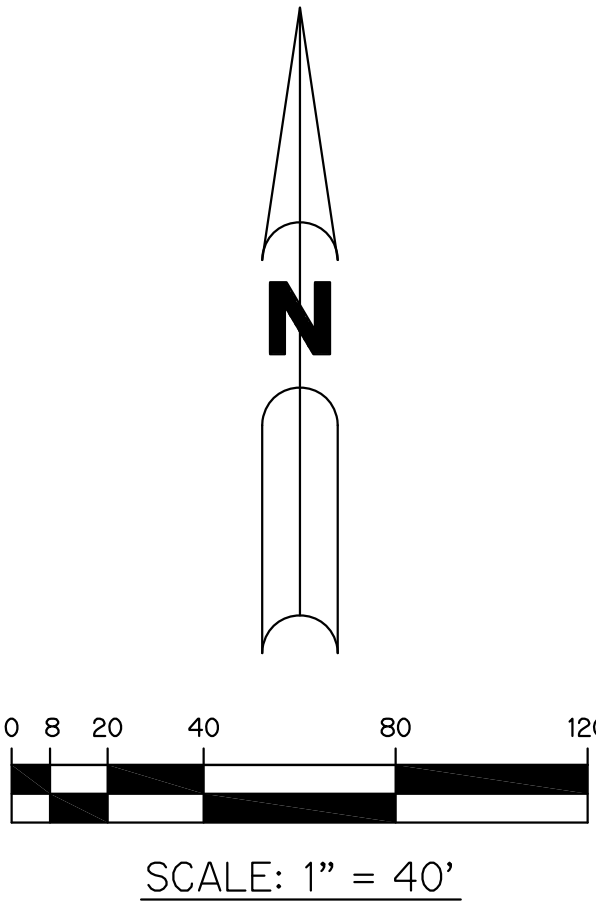




# RIVERLAND PARCEL D - PLAT FIVE

BEING A REPLAT OF ALL OF TRACT "OS5", 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

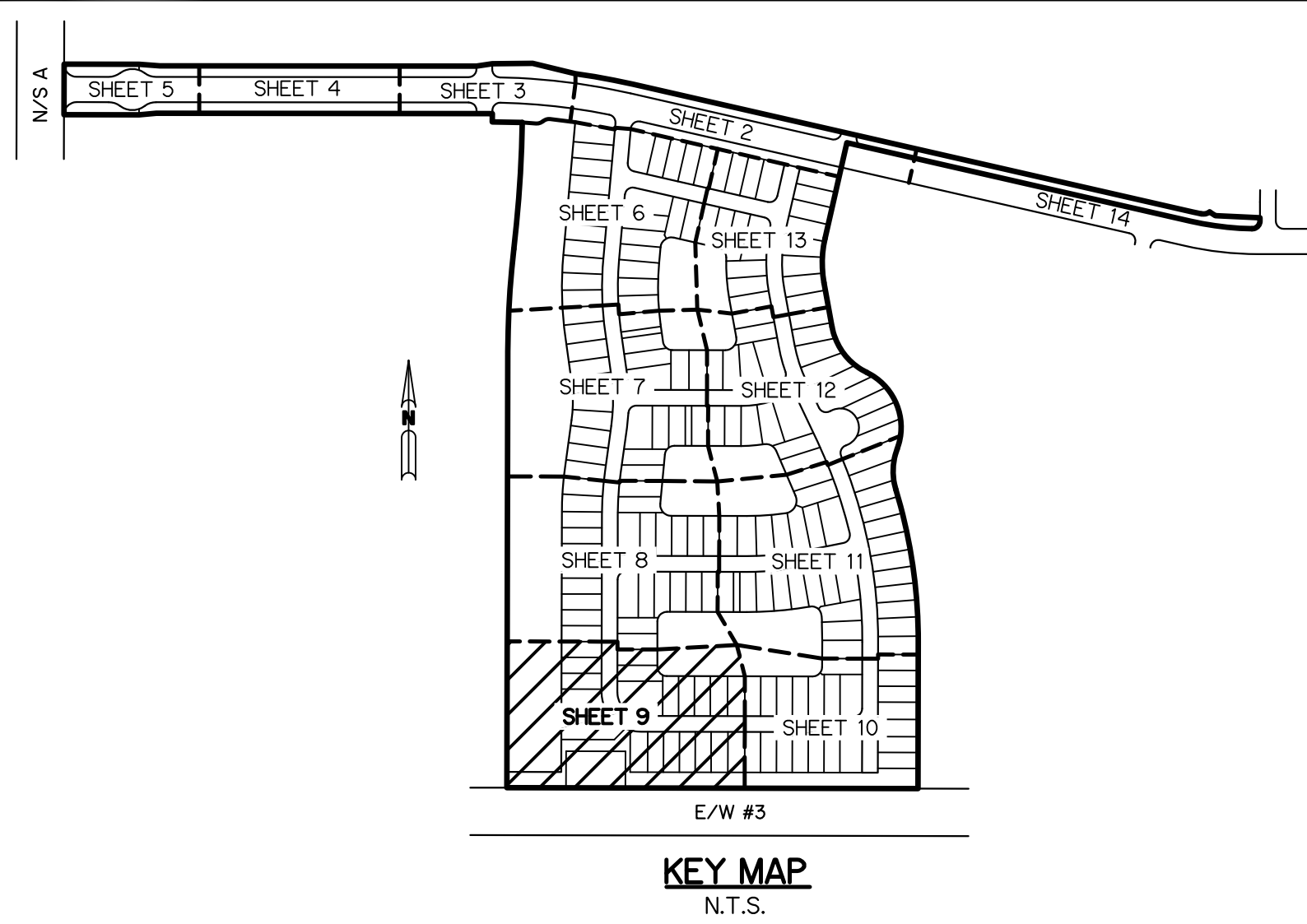
SHEET 9 OF 14



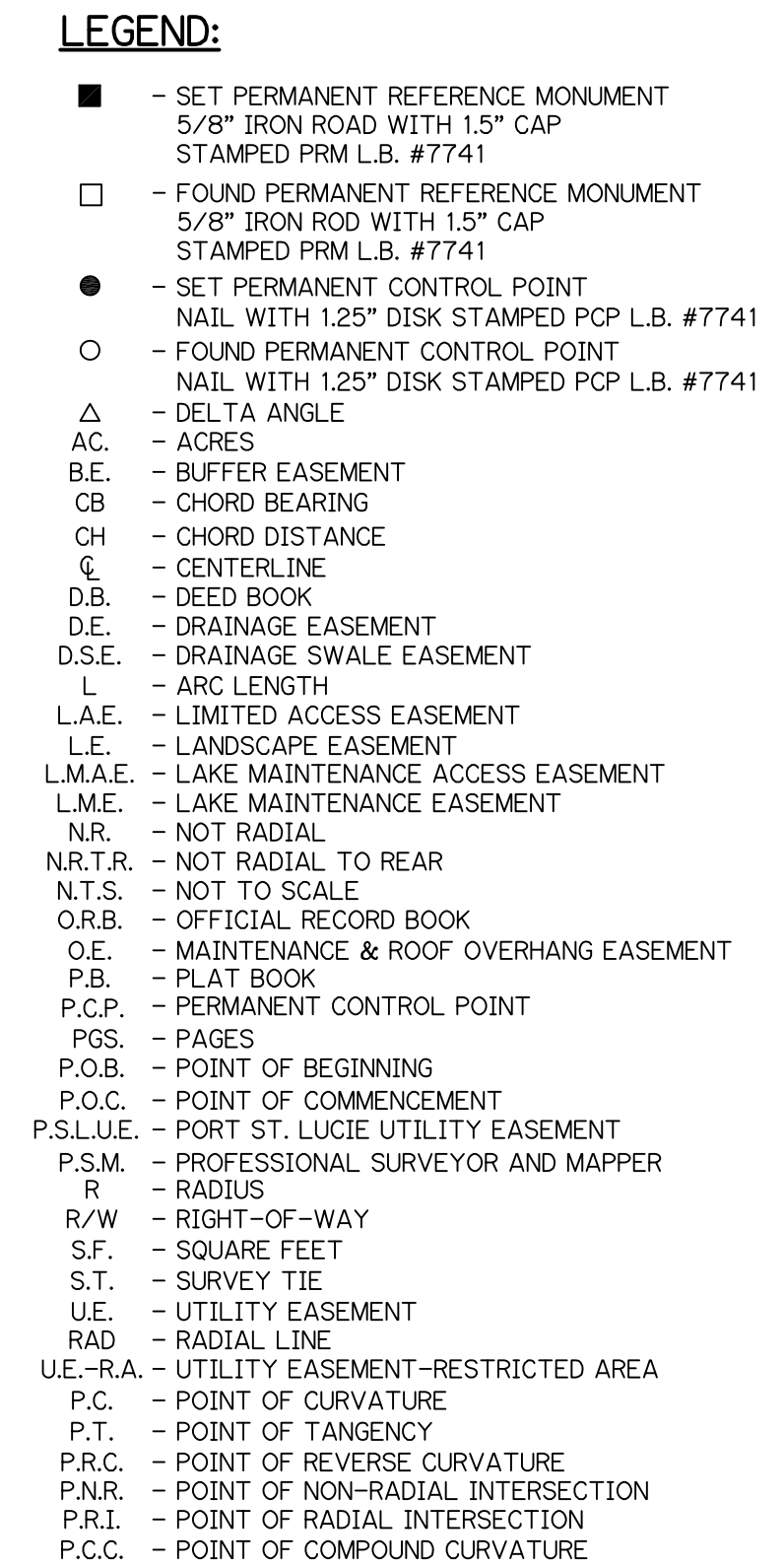
## LEGEND:

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- Δ - DELTA ANGLE
- AC. - ACRES
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- CL - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- D.S.E. - DRAINAGE SWALE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.E. - LANDSCAPE EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.R.T.R. - NOT RADIAL TO REAR
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. - PLAT BOOK
- P.C.P. - PERMANENT CONTROL POINT
- P.G.S. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.U.E. - PORT ST. LUCIE UTILITY EASEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.F. - SQUARE FEET
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- RAD - RADIAL LINE
- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.R.C. - POINT OF REVERSE CURVATURE
- P.N.R. - POINT OF NON-RADIAL INTERSECTION
- P.R.I. - POINT OF RADIAL INTERSECTION
- P.C.C. - POINT OF COMPOUND CURVATURE

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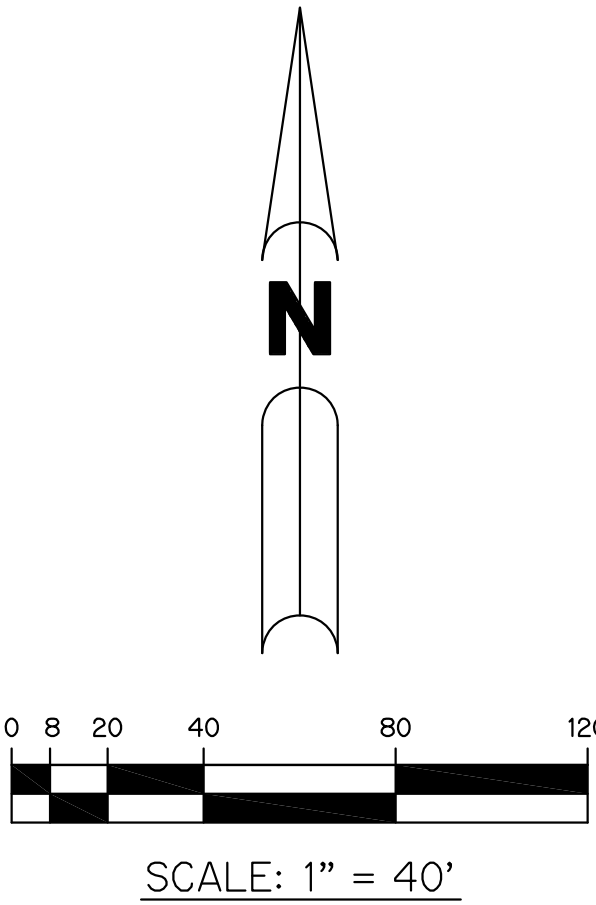
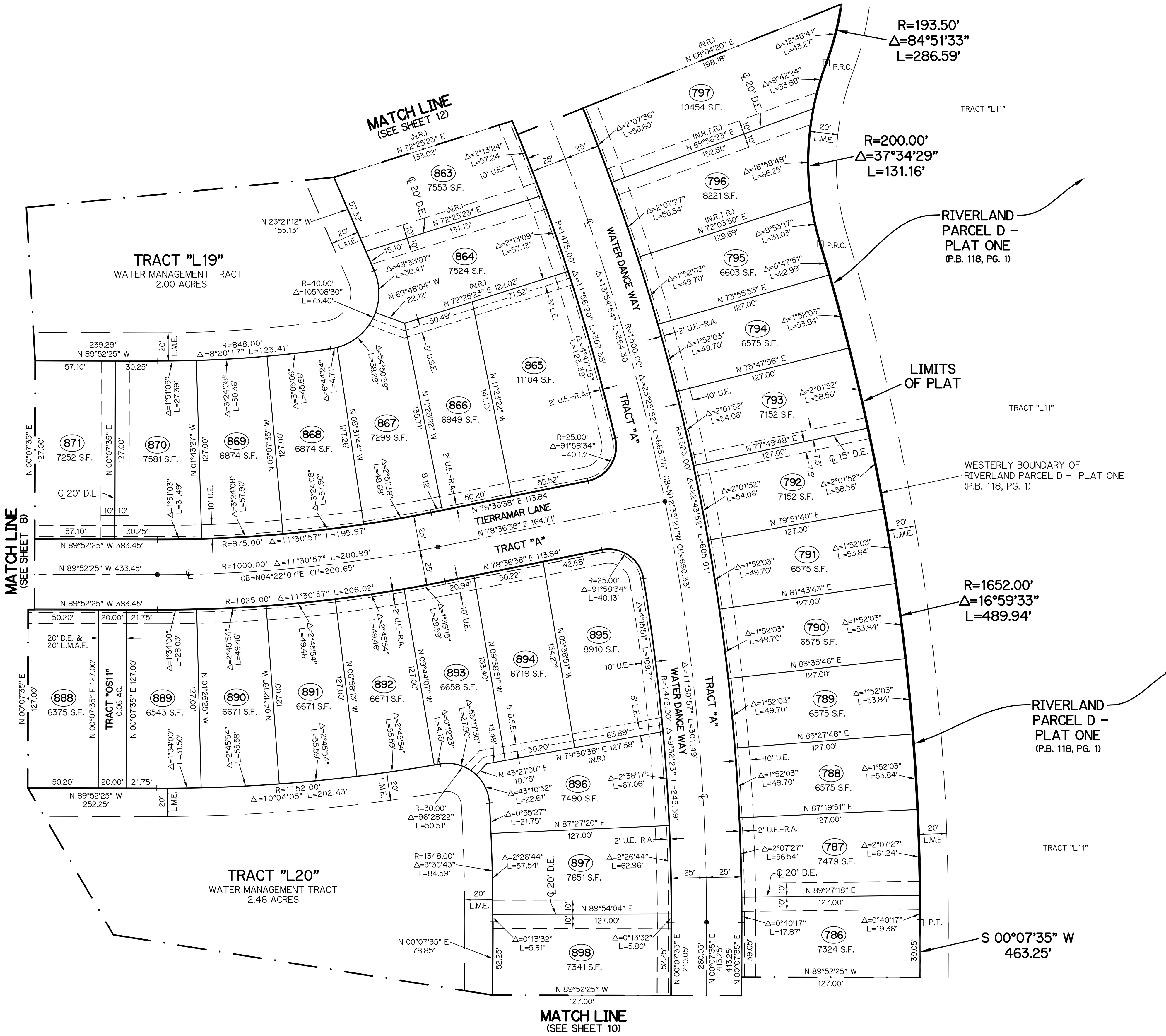
BEING A REPLAT OF ALL OF TRACT "055", RIVERLAND PARCEL D – PLAT ONE, AS RECORDED IN PLAT BOOK 118, PAGES 1 THROUGH 16, AND A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



# RIVERLAND PARCEL D - PLAT FIVE

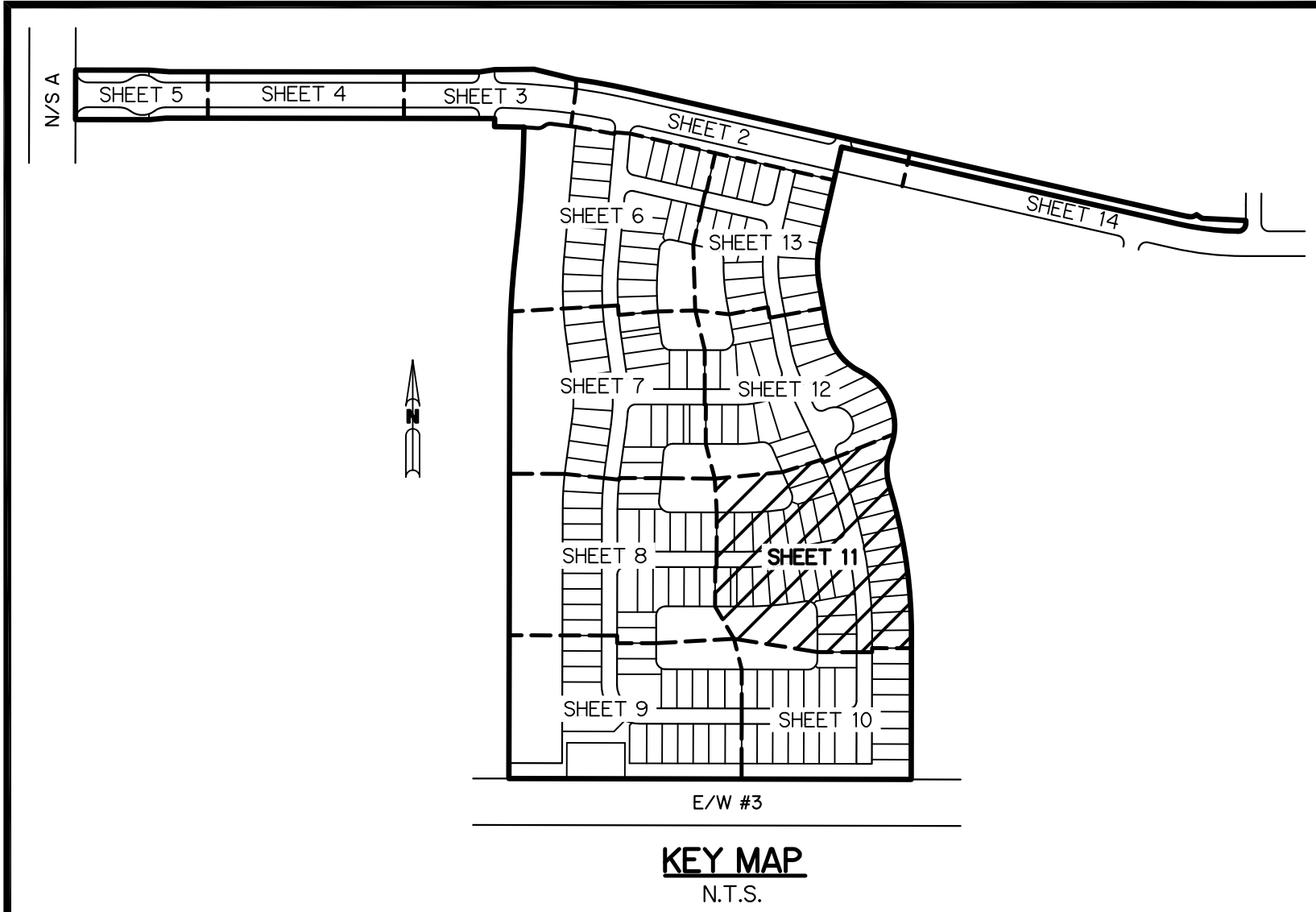
BEING A REPLAT OF ALL OF TRACT "OS5", RIVERLAND PARCEL D - PLAT ONE, AS RECORDED IN PLAT BOOK 118, PAGES 1 THROUGH 16, AND A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 11 OF 14



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
  - - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
  - - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
  - Δ - DELTA ANGLE
  - AC. - ACRES
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - CL - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - D.S.E. - DRAINAGE SWALE EASEMENT
  - L - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.E. - LANDSCAPE EASEMENT
  - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - N.R. - NOT RADIAL
  - N.R.T.R. - NOT RADIAL TO REAR
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
  - P.B. - PLAT BOOK
  - P.C.P. - PERMANENT CONTROL POINT
  - PGS. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - S.F. - SQUARE FEET
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - RAD - RADIAL LINE
  - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.R.C. - POINT OF REVERSE CURVATURE
  - P.N.R. - POINT OF NON-RADIAL INTERSECTION
  - P.R.I. - POINT OF RADIAL INTERSECTION
  - P.C.C. - POINT OF COMPOUND CURVATURE

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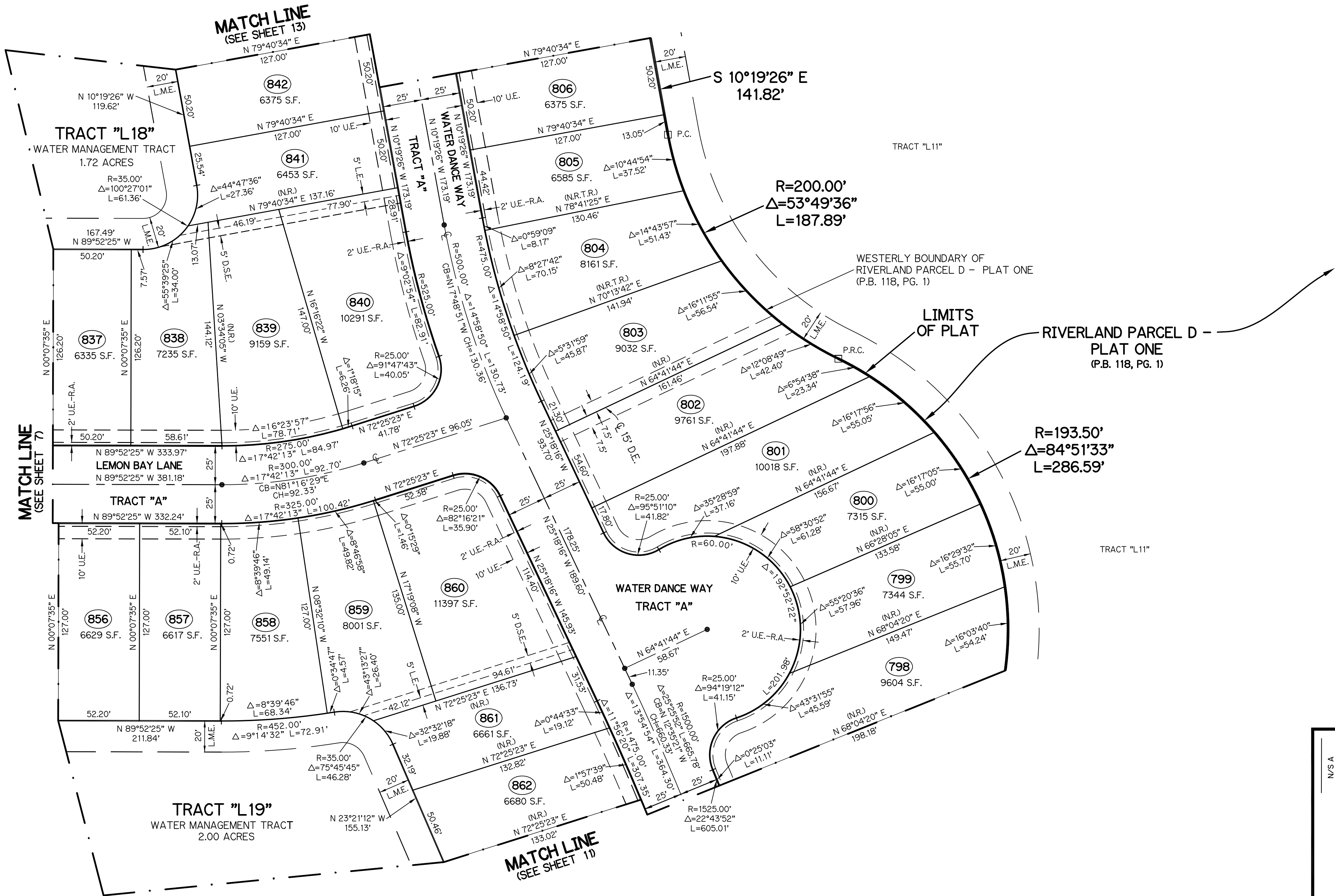
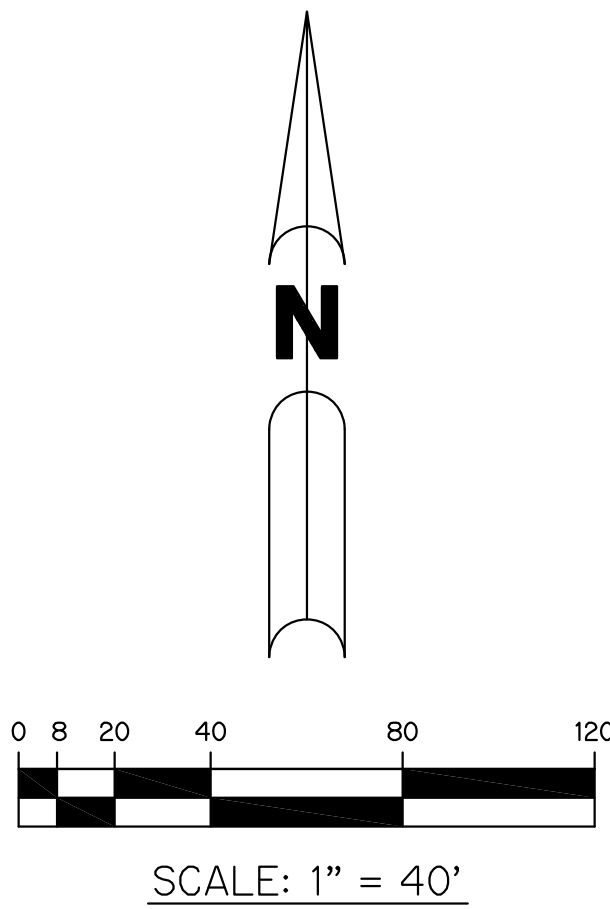




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TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

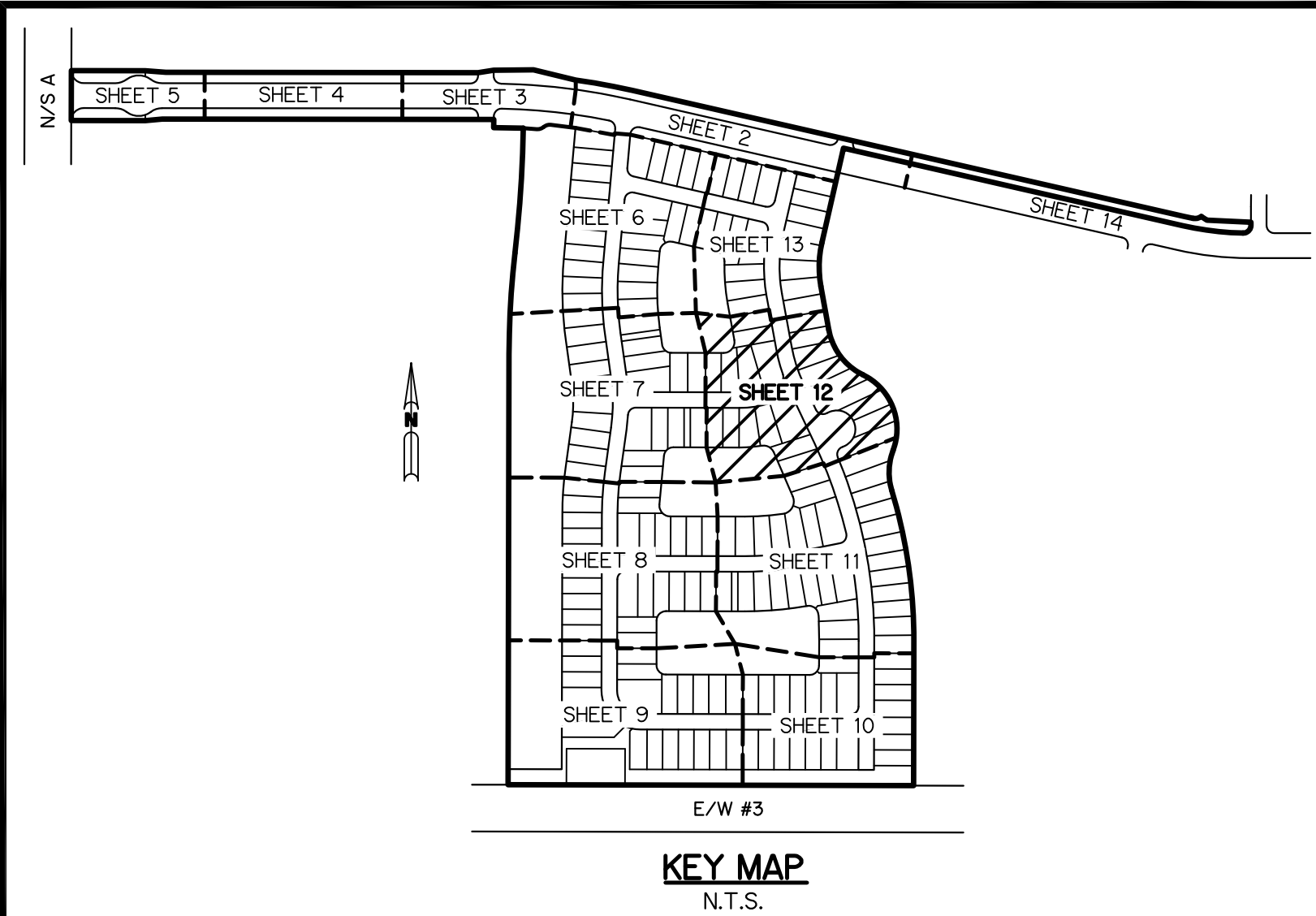
SHEET 12 OF 14



## LEGEND:

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - SET PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
- - FOUND PERMANENT CONTROL POINT  
NAIL WITH 1.25" DISK STAMPED PCP L.B. #7741
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- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- NR - NOT RADIAL
- NR.T.R. - NOT RADIAL TO REAR
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. - PLAT BOOK
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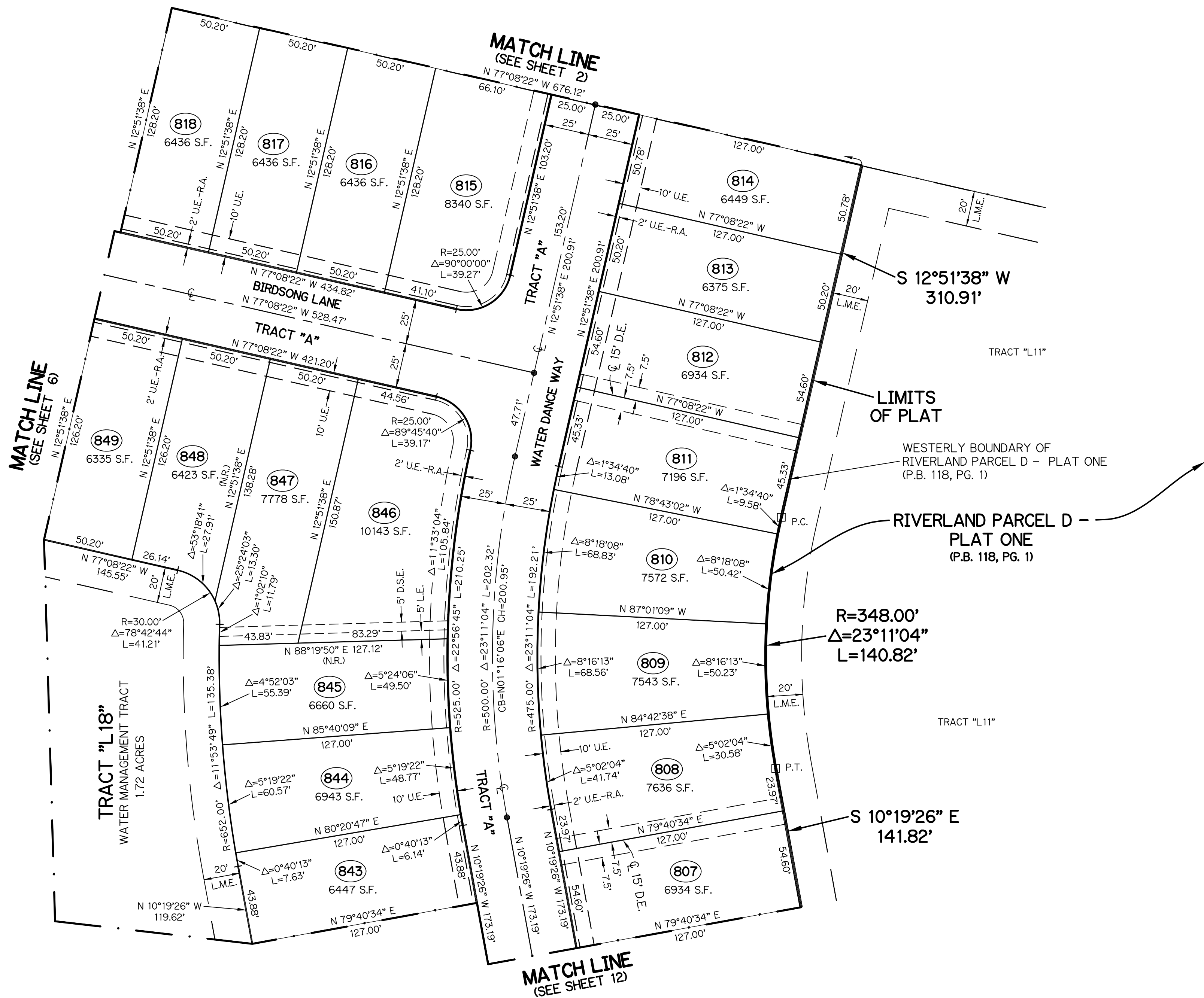
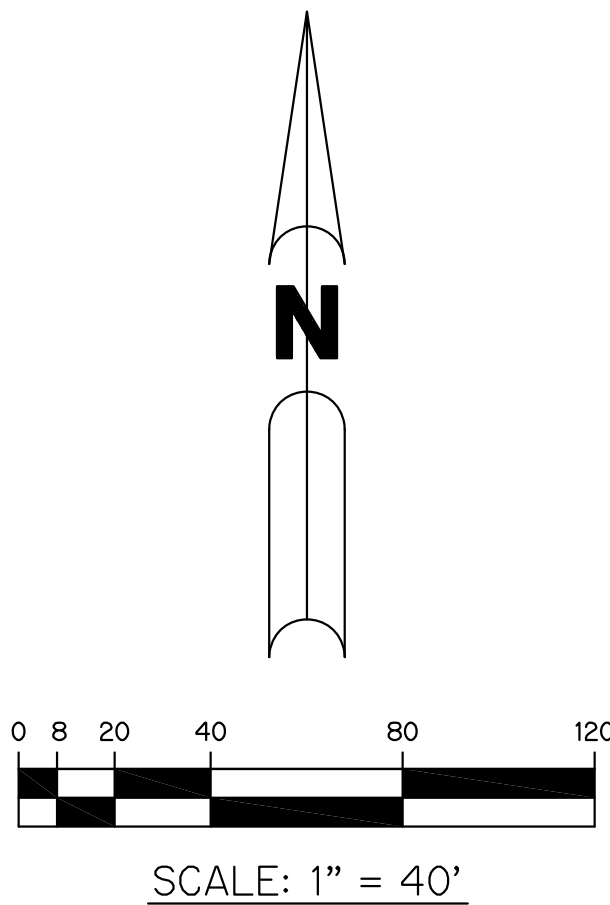
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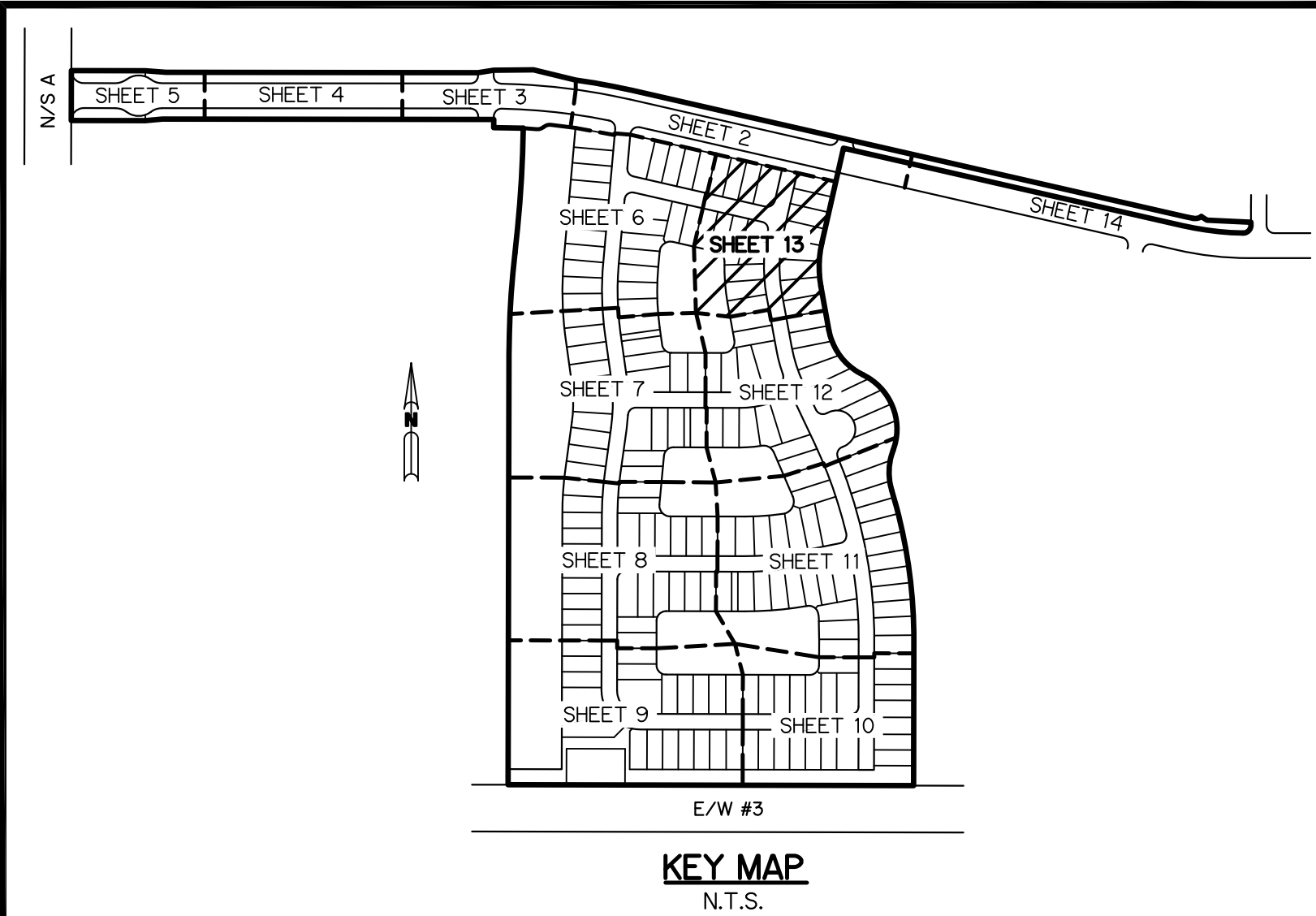
SHEET 13 OF 14



## LEGEND:

- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROAD WITH 1.5" CAP  
STAMPED PRM L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
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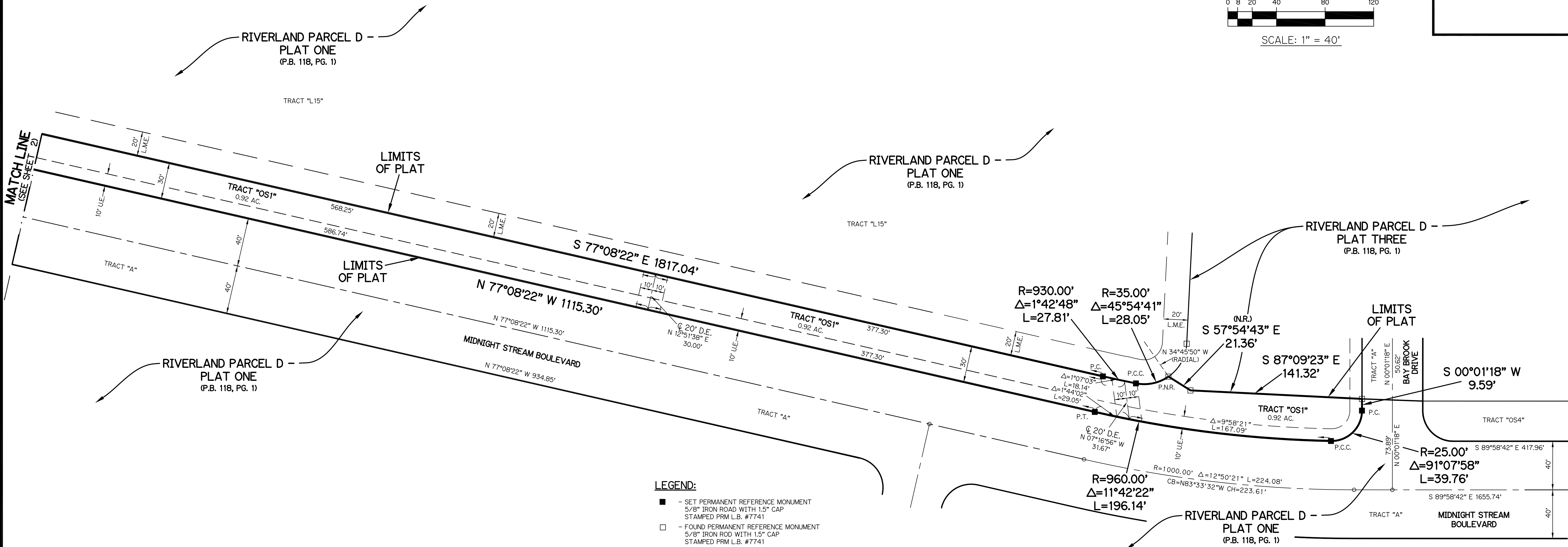
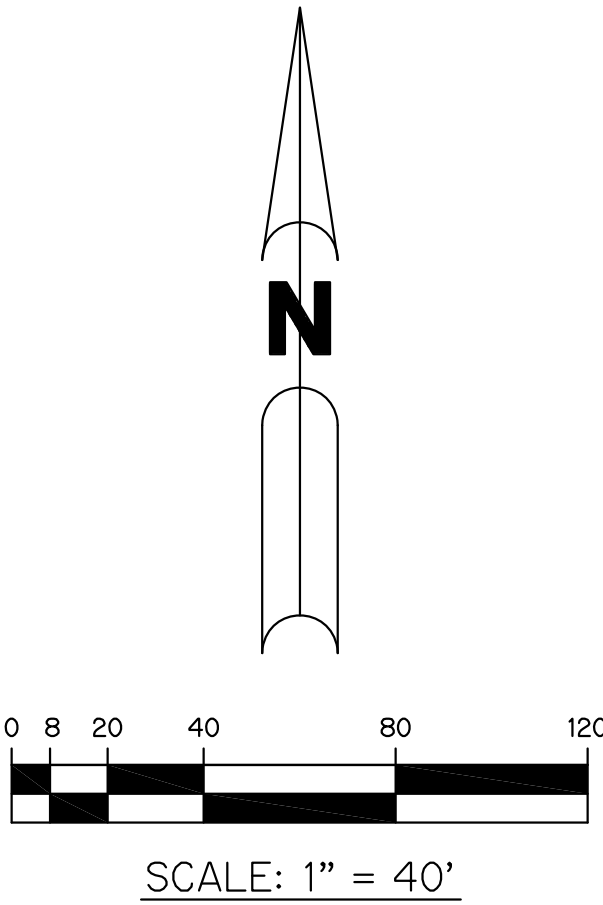
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TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 14 OF 14



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
STAMPED FRM L.B. #7741
  - - FOUND PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH 1.5" CAP  
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  - - SET PERMANENT CONTROL POINT  
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