

RIVERLAND PARCEL B - PLAT FOUR

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

SHEET 1 OF 9

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "L8", RIVERLAND PARCEL B - PLAT ONE, AS RECORDED IN PLAT BOOK 97, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE ALONG THE BOUNDARY OF SAID RIVERLAND PARCEL B - PLAT ONE FOR THE FOLLOWING TEN (10) DESCRIBED COURSES, SOUTH 00°15'12" WEST, A DISTANCE OF 328.96 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 353.00 FEET, A CENTRAL ANGLE OF 13°17'42"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 81.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°02'30" EAST, A DISTANCE OF 191.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2353.00 FEET, A CENTRAL ANGLE OF 04°28'24"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 183.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°30'54" EAST, A DISTANCE OF 158.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3147.00 FEET, A CENTRAL ANGLE OF 02°23'16"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 131.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 15°07'36" EAST, A DISTANCE OF 339.63 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 17°14'29" WEST, A RADIUS OF 2430.00 FEET AND A CENTRAL ANGLE OF 06°02'11"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 256.01 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 11°12'18" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 01°58'25" EAST, A DISTANCE OF 30.39 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 11°05'47" WEST, A RADIUS OF 2570.00 FEET AND A CENTRAL ANGLE OF 09°05'53"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 363.24 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2570.00 FEET, A CENTRAL ANGLE OF 02°31'11"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 113.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 41.81 FEET; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 83°48'40" WEST, A DISTANCE OF 50.25 FEET; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 202.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°11'23"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 25.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°11'23"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 25.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°28'42" WEST, A DISTANCE OF 16.17 FEET; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 143.20 FEET; THENCE NORTH 00°28'42" WEST, A DISTANCE OF 143.83 FEET; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°28'42" WEST, A DISTANCE OF 23.05 FEET; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 99.00 FEET; THENCE NORTH 89°49'04" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 00°28'42" WEST, A DISTANCE OF 999.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 648.00 FEET, A CENTRAL ANGLE OF 14°10'49"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 160.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1152.00 FEET, A CENTRAL ANGLE OF 17°39'11"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 354.94 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 05°52'28" EAST, A RADIUS OF 7080.00 FEET AND A CENTRAL ANGLE OF 06°57'00"; THENCE EASTERLY ALONG SOUTH LINE OF RIVERLAND PARCEL A - PLAT FIFTEEN, AS RECORDED IN PLAT BOOK 89, PAGE 14, OF SAID PUBLIC RECORDS AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 858.80 FEET TO THE POINT OF BEGINNING

CONTAINING 34.873 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

RIVERLAND ASSOCIATES II, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVERLAND PARCEL B - PLAT FOUR, 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 RIVERLAND PARCEL B 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 RIVERLAND PARCEL B 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 COMMUNITY BOULEVARD AND RIVERLAND BOULEVARD, 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 L11 AND L12, AS SHOWN HEREON ARE DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT. SAID WATER MANAGEMENT TRACTS 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 COMMUNITY BOULEVARD AND RIVERLAND BOULEVARD, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.

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

5) THE OPEN SPACE TRACTS OS1 THROUGH OS6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL B 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.

6) THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL B 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.

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

CERTIFICATION OF OWNERSHIP & DEDICATION (CONTINUED)

8) 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 RIVERLAND PARCEL B 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 REQUIRE THE REMOVAL OF ANY 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.

9) 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, ELECTRICAL LINES, GAS LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED FACILITIES AND APPURTENANCES. PURSUANT TO SECTION 177.081(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, TELEPHONE, 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 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 RIVERLAND PARCEL B 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.

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. RIVERLAND PARCEL B 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RIVERLAND II CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2021.

RIVERLAND ASSOCIATES II, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
By: RIVERLAND II 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 II 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 _____, 2021.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON, OF TRACT A, TRACTS L11 AND L12, 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 OS6, AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC.,

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2021.

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 RIVERLAND PARCEL B 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 _____, 2021.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

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 _____ DAY OF _____, 2021:

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

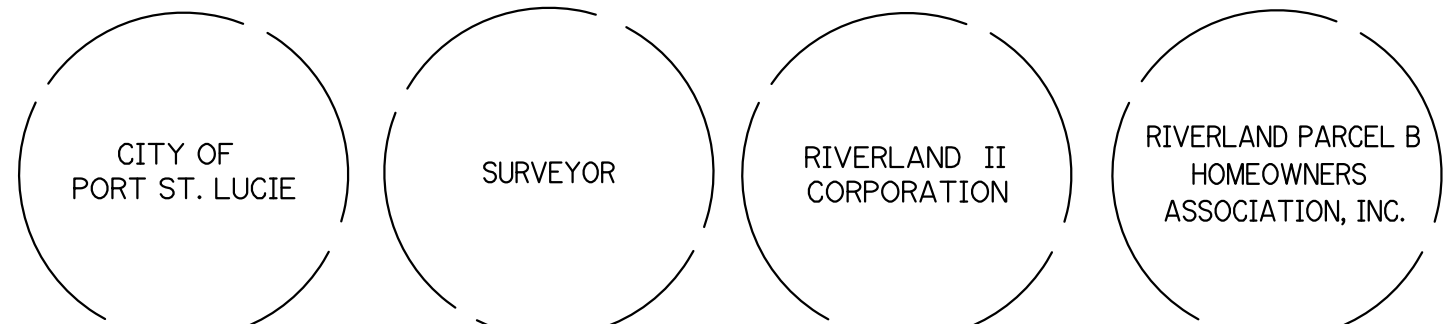
THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON, PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.

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 _____, 2021.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

By: _____
GEORGE TELLEZ, VICE PRESIDENT



SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) FLORIDA EAST COAST STATE PLANE COORDINATE SYSTEM (EAST ZONE) THE MOST NORTHERLY, WEST LINE TRACT "L8" OF RIVERLAND PARCEL B - PLAT ONE HAVING A BEARING OF NORTH 00°15'12" EAST, WITH ALL BEARINGS SHOWN HEREON 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 SUPPLEMENTED 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.

6) ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTING CURVE UNLESS OTHERWISE NOTED.

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL B - PLAT FOUR, 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 _____, 2021.

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 _____, 2021.

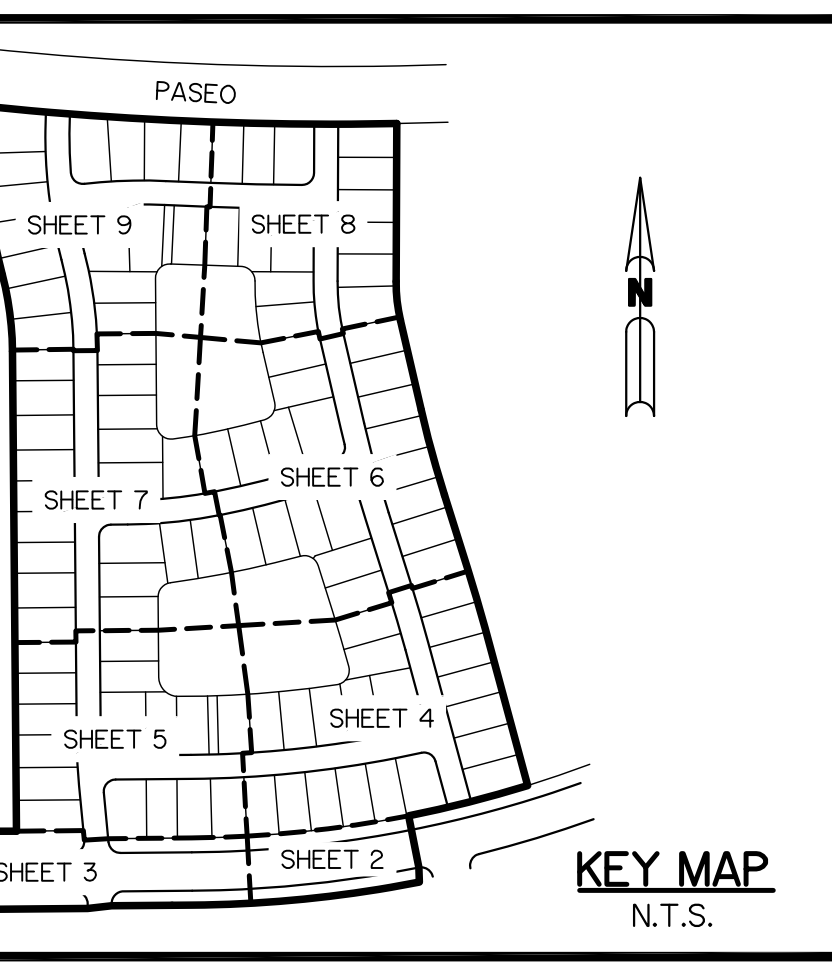
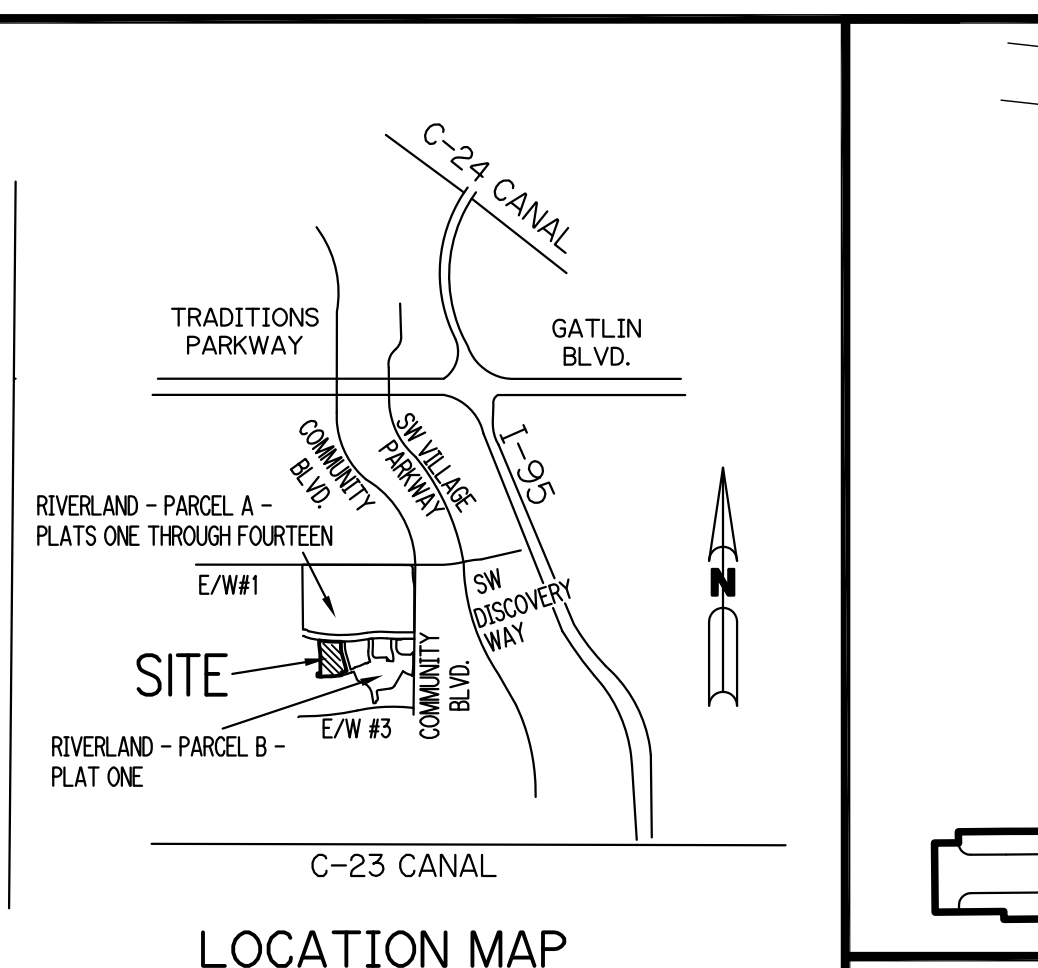
MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

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 5J-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 _____ DAY OF _____, 2021.

PERRY C. WHITE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467

PLANNING & ZONING PROJECT NUMBER: P-21-118



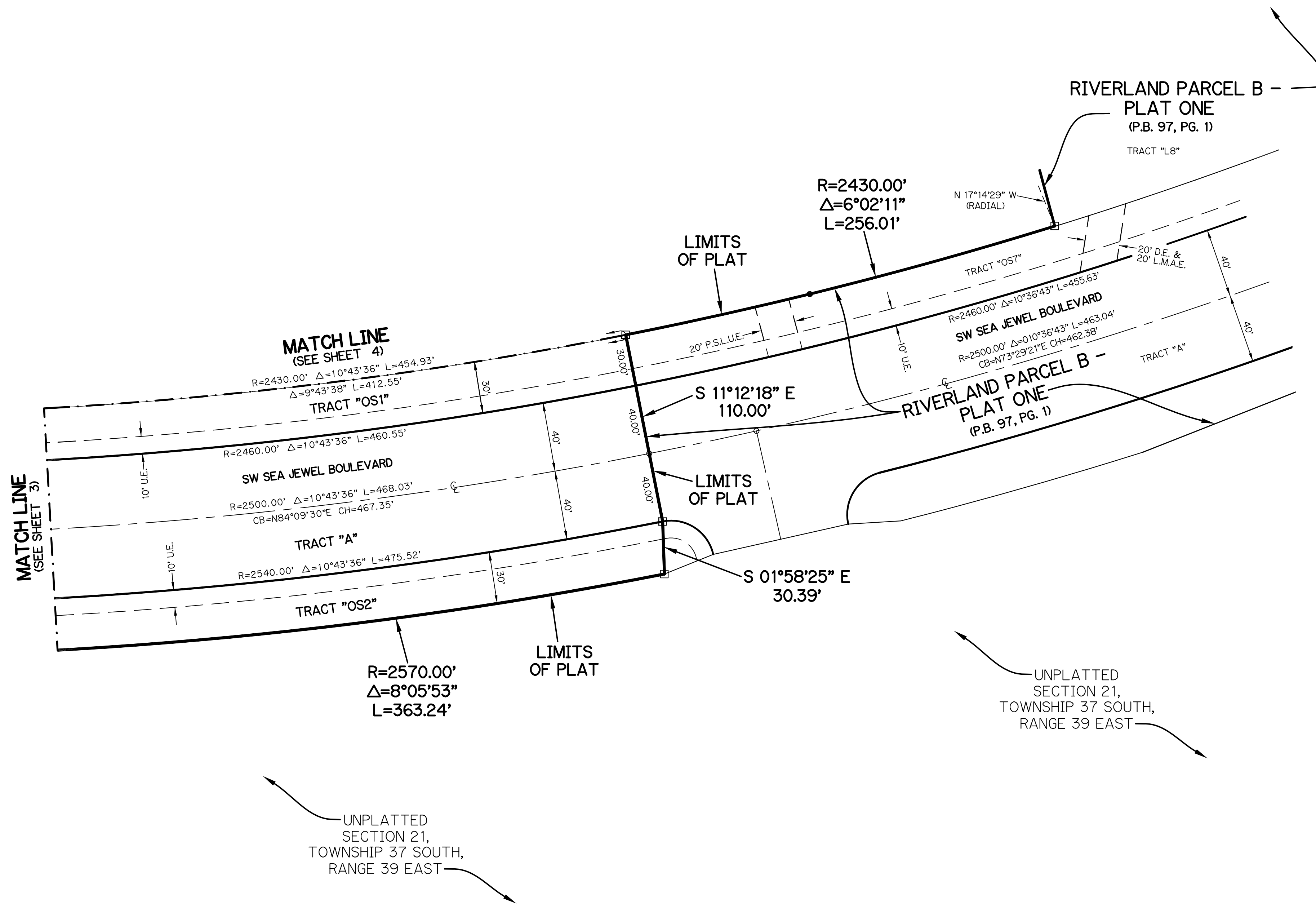
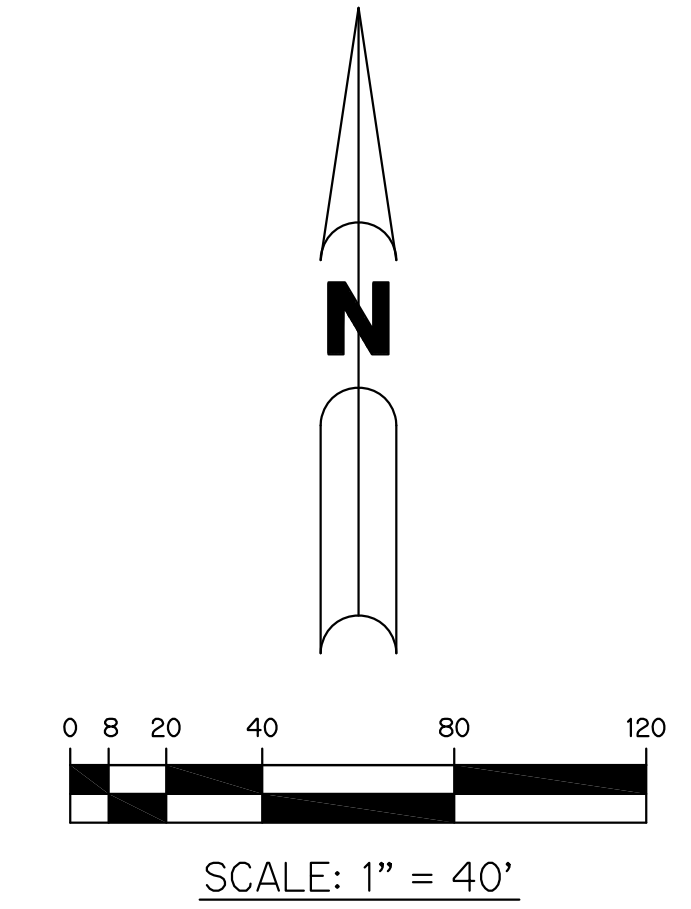
SH0248 P21-118 1 OF 9

CLERK OF
CIRCUIT COURT

RIVERLAND PARCEL B - PLAT FOUR

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

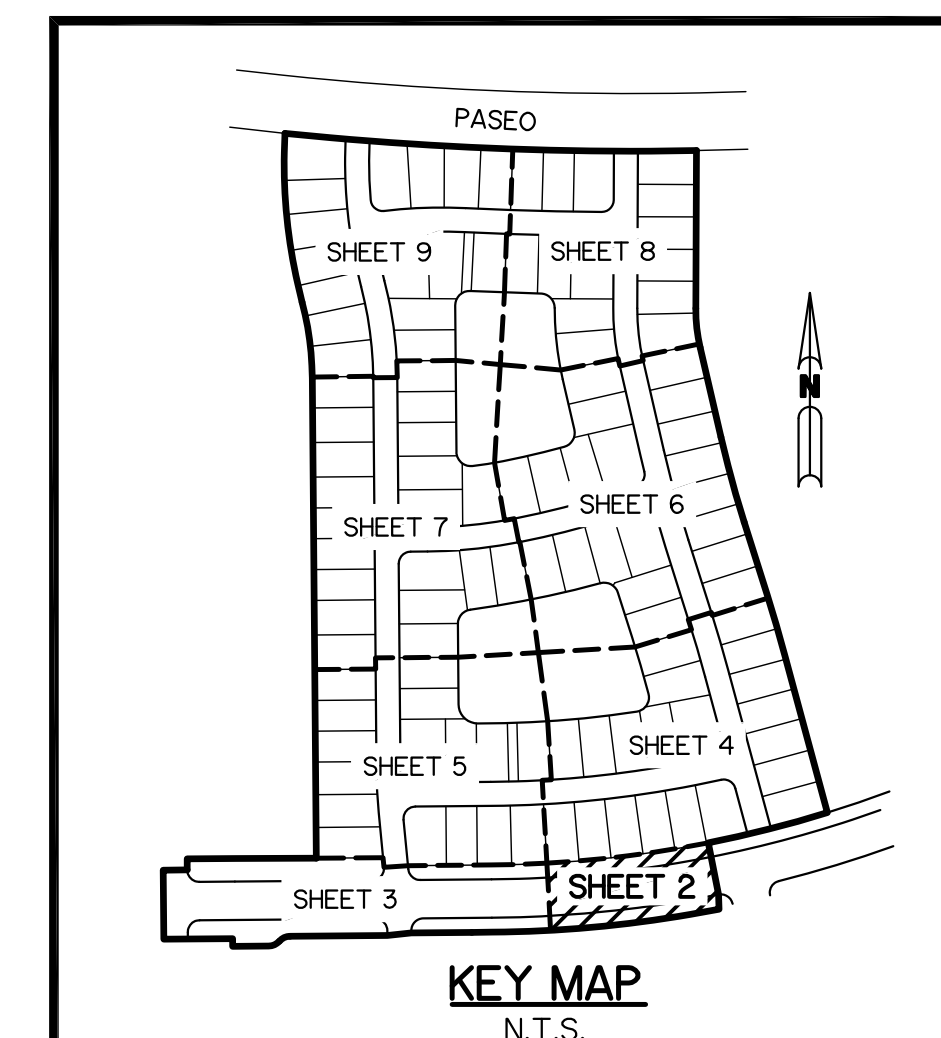
SHEET 2 OF 9



LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
- - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- C - 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

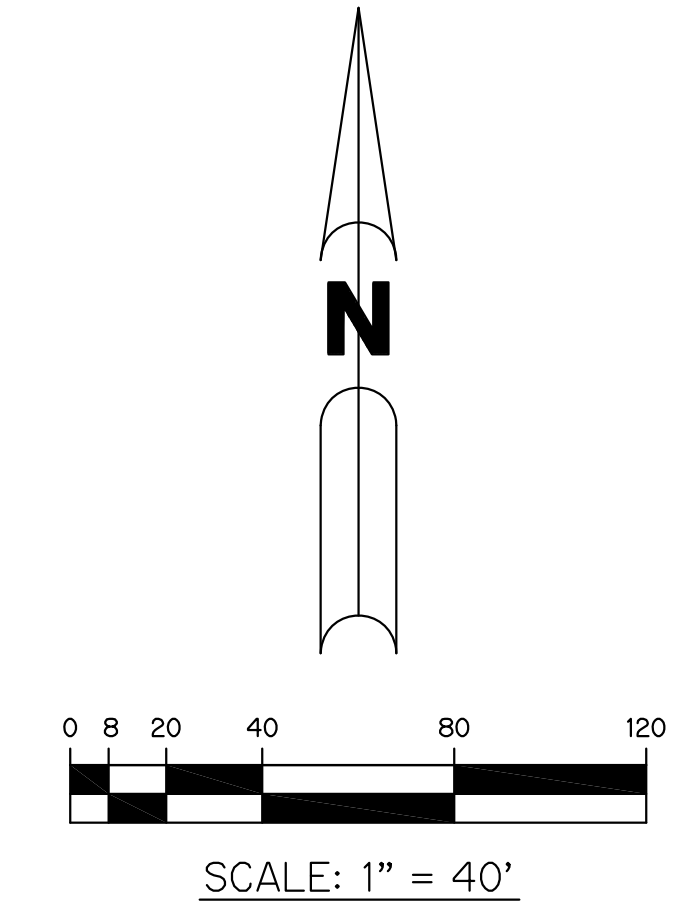
THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL B - PLAT FOUR

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

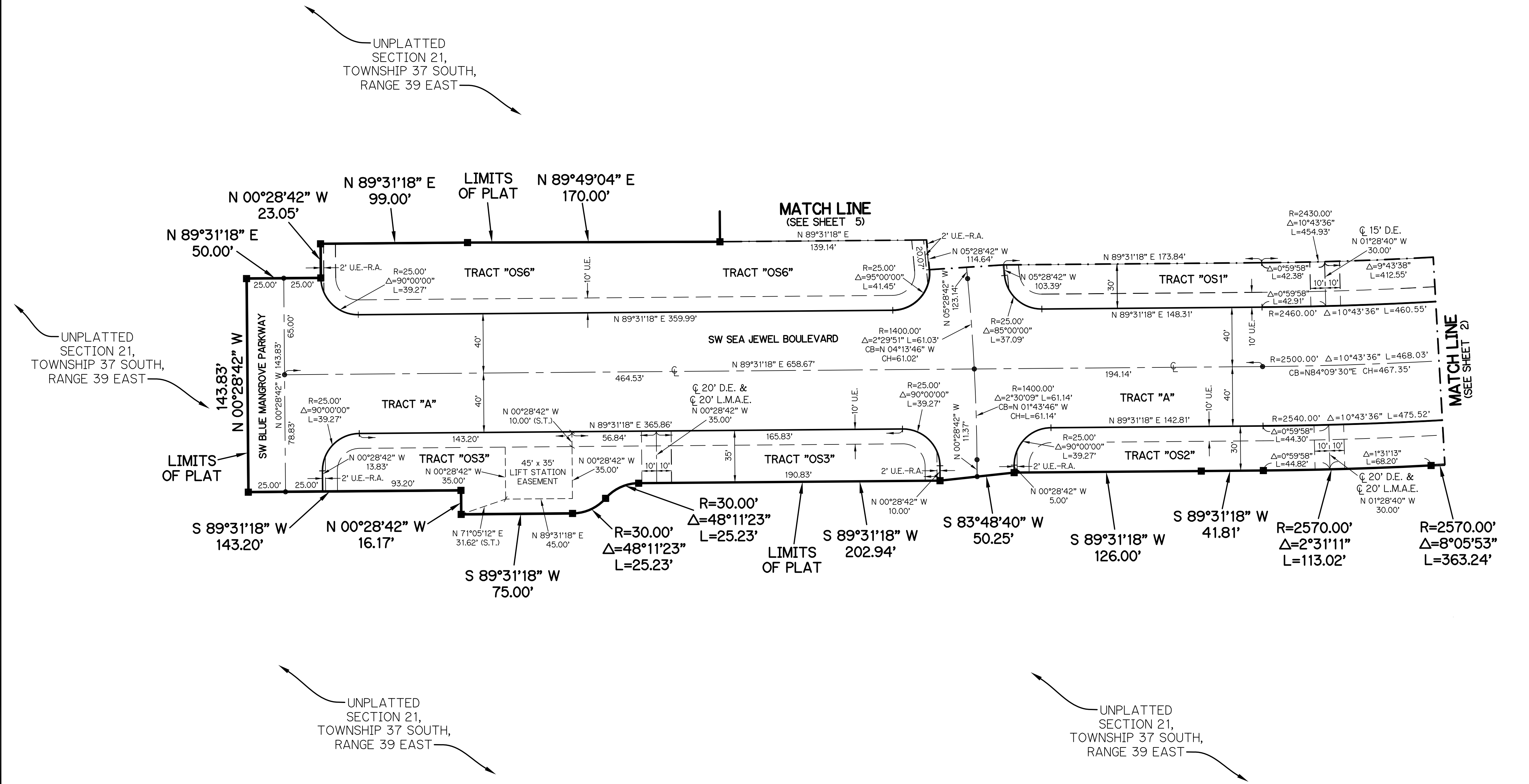
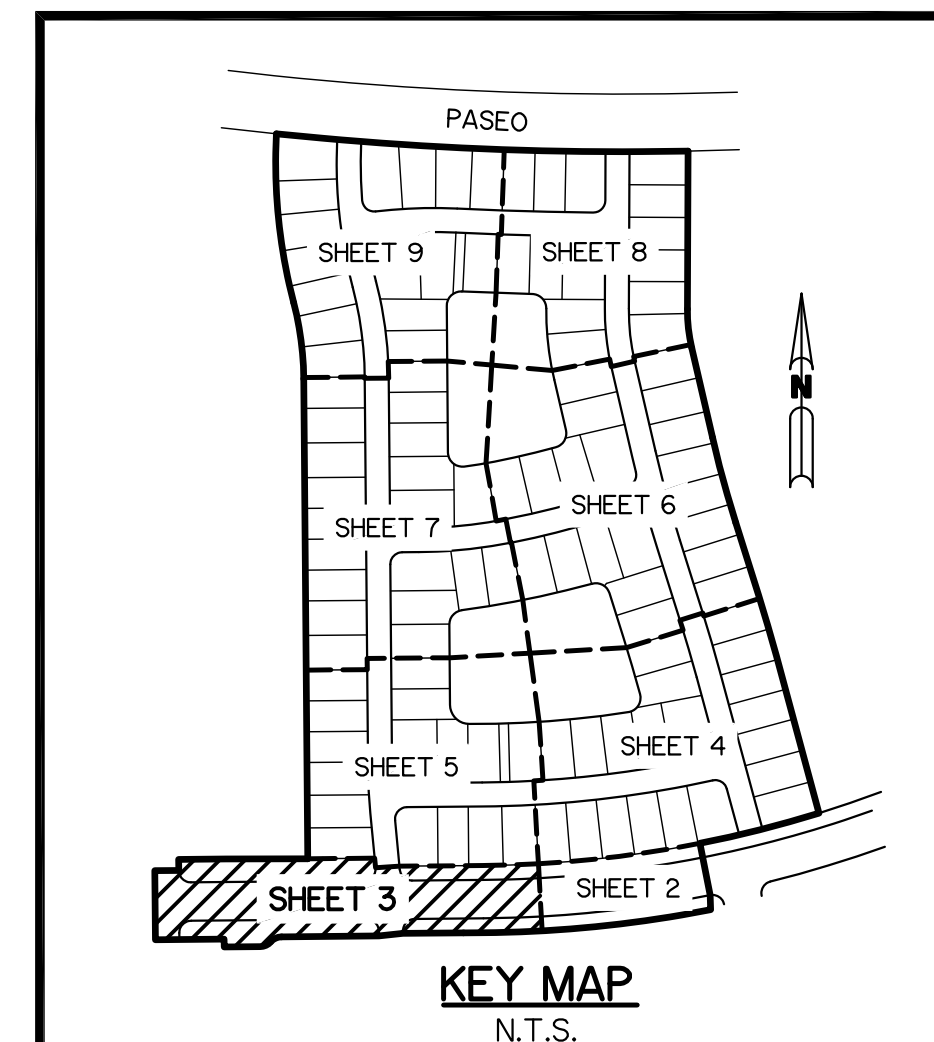
SHEET 3 OF 9



LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
- - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- Δ - DELTA ANGLE
- 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.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

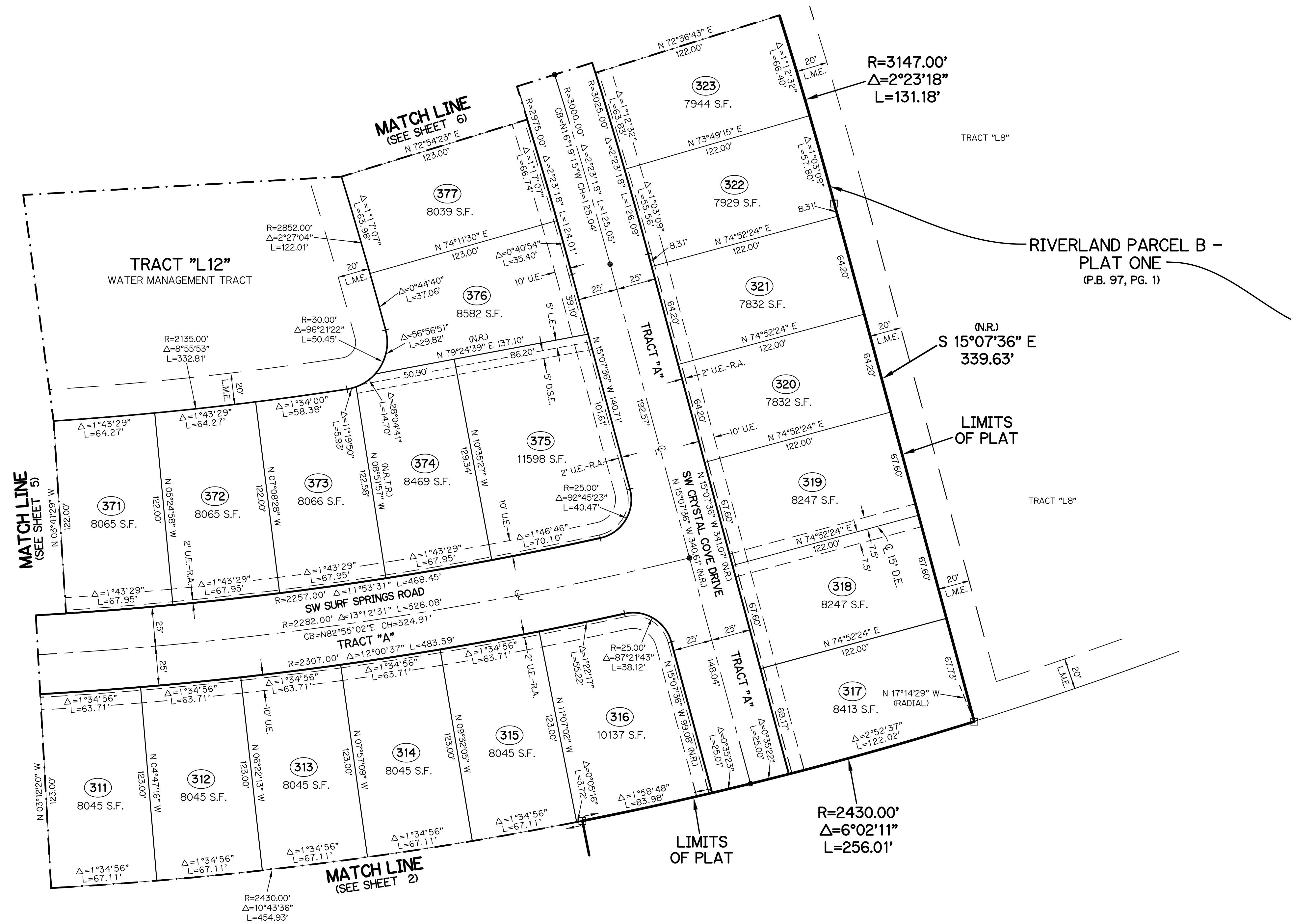
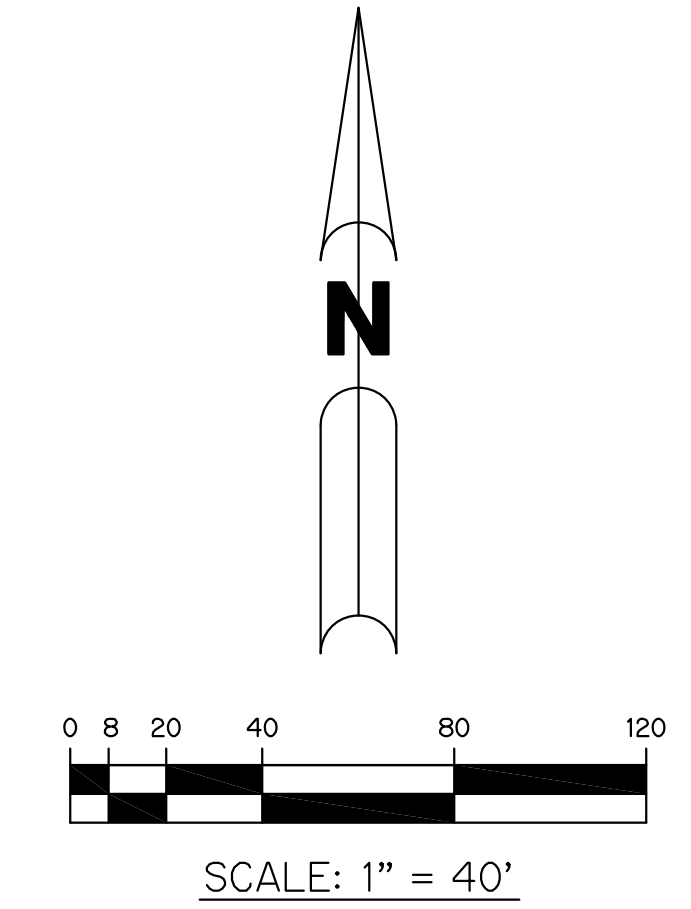
THIS INSTRUMENT WAS PREPARED BY
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8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL B - PLAT FOUR

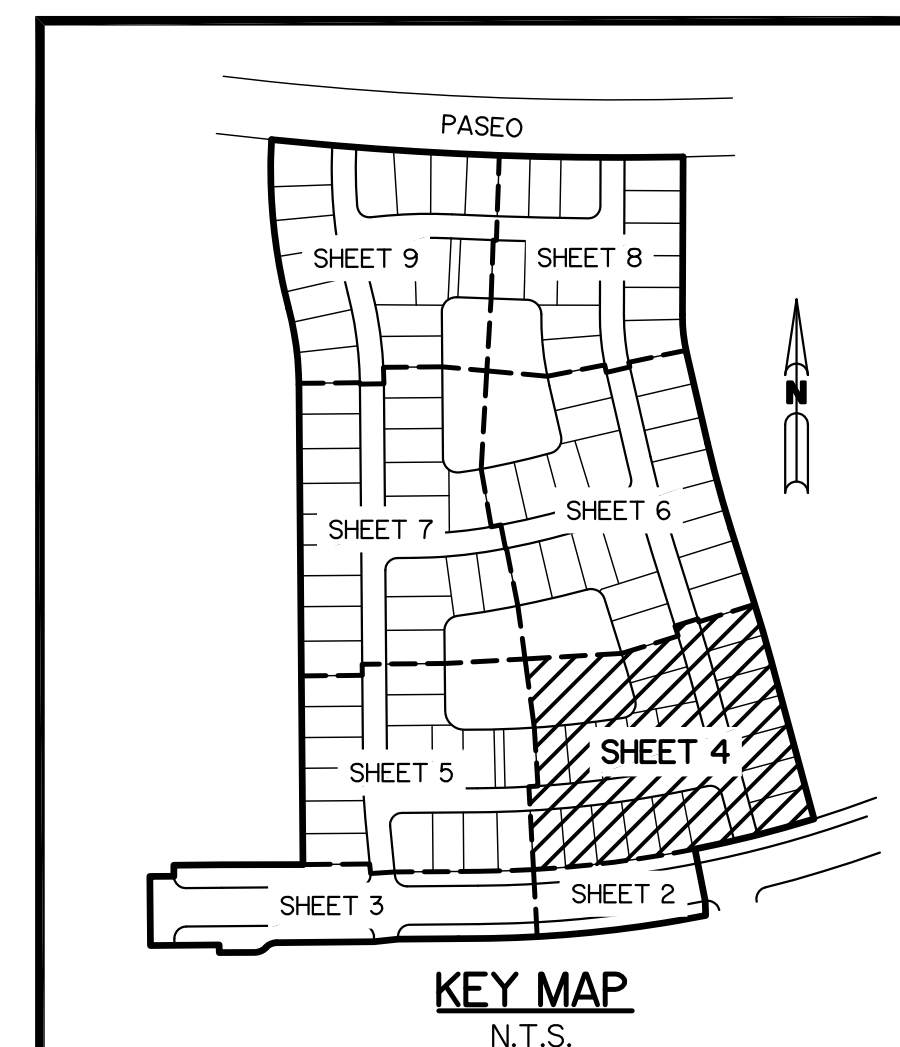
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 4 OF 9



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - Δ - DELTA ANGLE
 - 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
 - OR.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

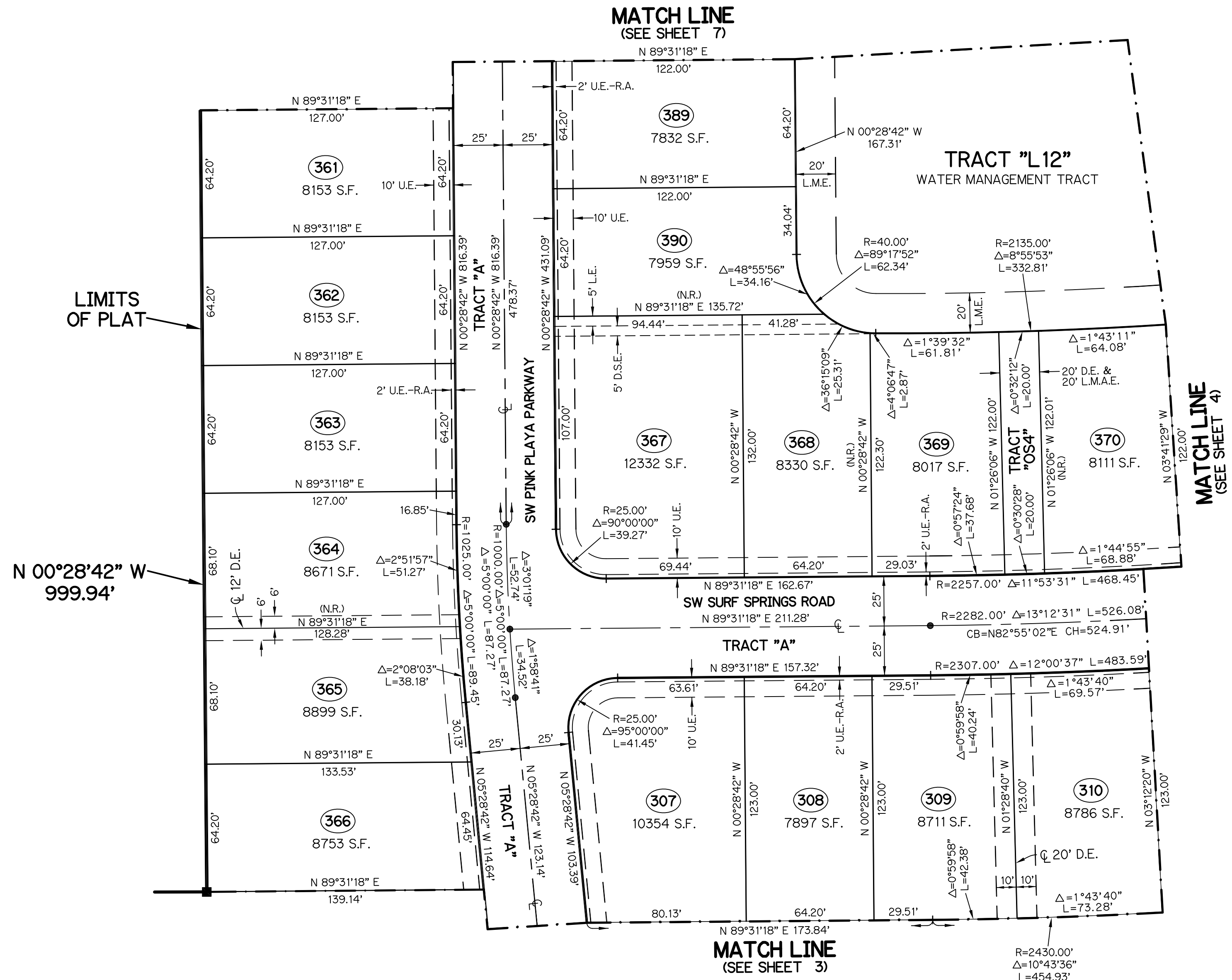
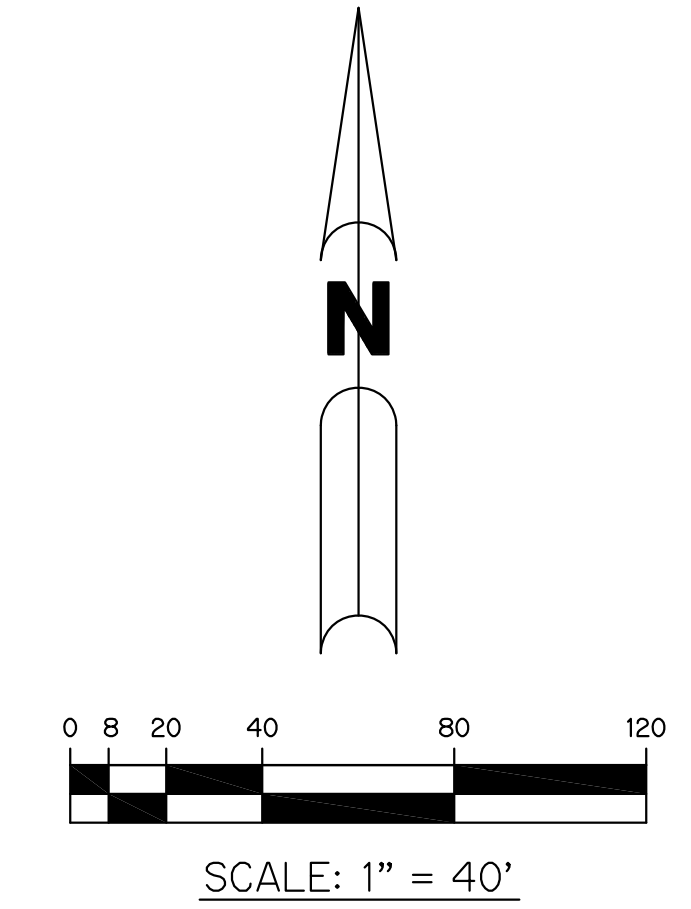
THIS INSTRUMENT WAS PREPARED BY
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SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL B - PLAT FOUR

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

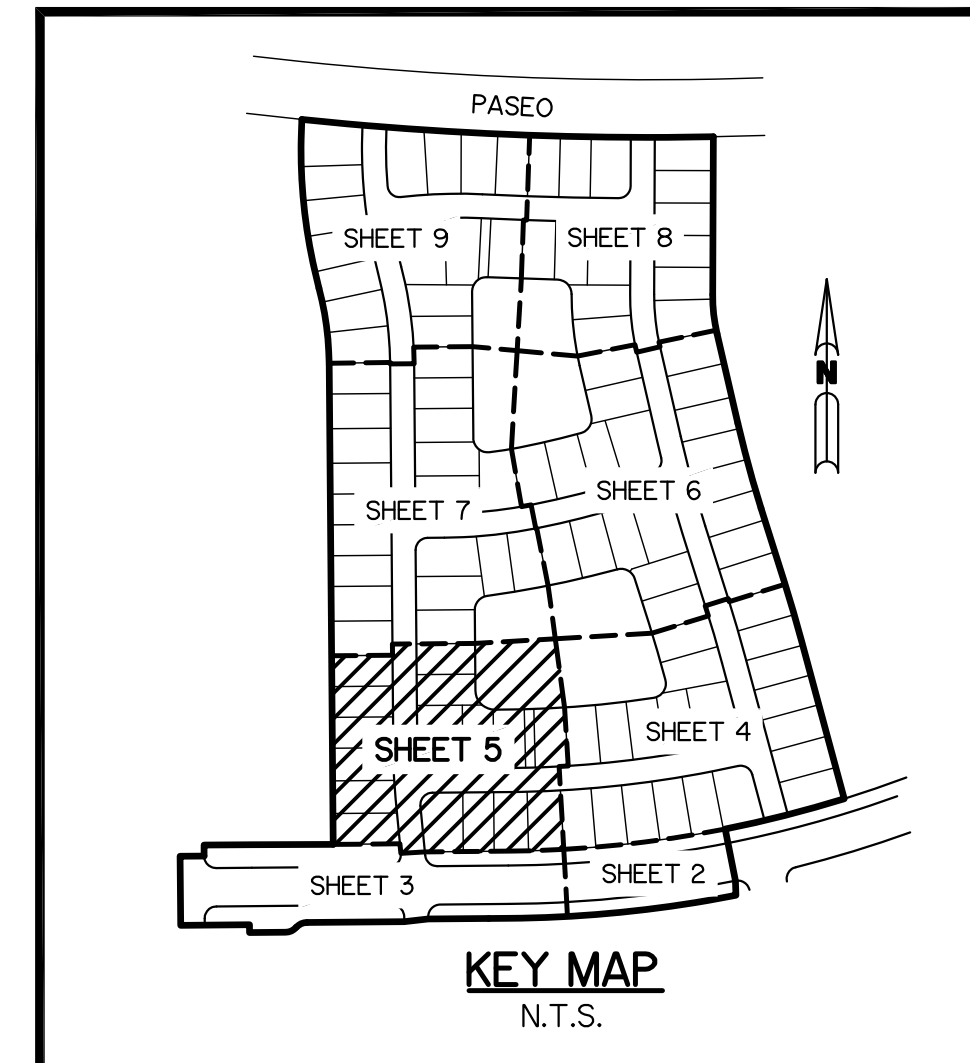
SHEET 5 OF 9



UNPLATTED SECTION 21,
TOWNSHIP 37 SOUTH,
RANGE 39 EAST

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - Δ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
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 - CH - CHORD DISTANCE
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 - 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
 - OR.B. - OFFICIAL RECORD BOOK
 - O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
 - P.B. - FLAT 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
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 - S.F. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - RAD - RADIAL LINE
 - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

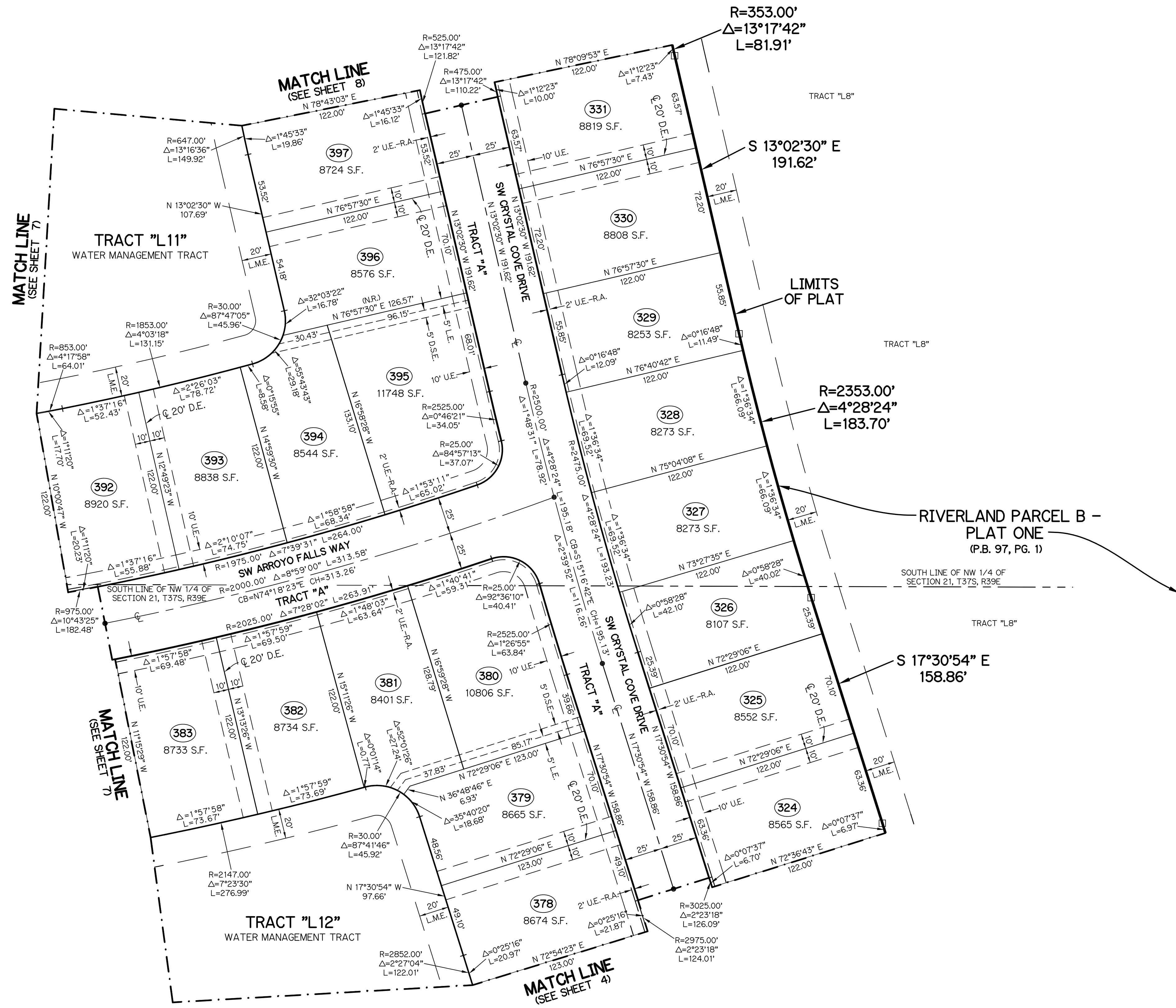
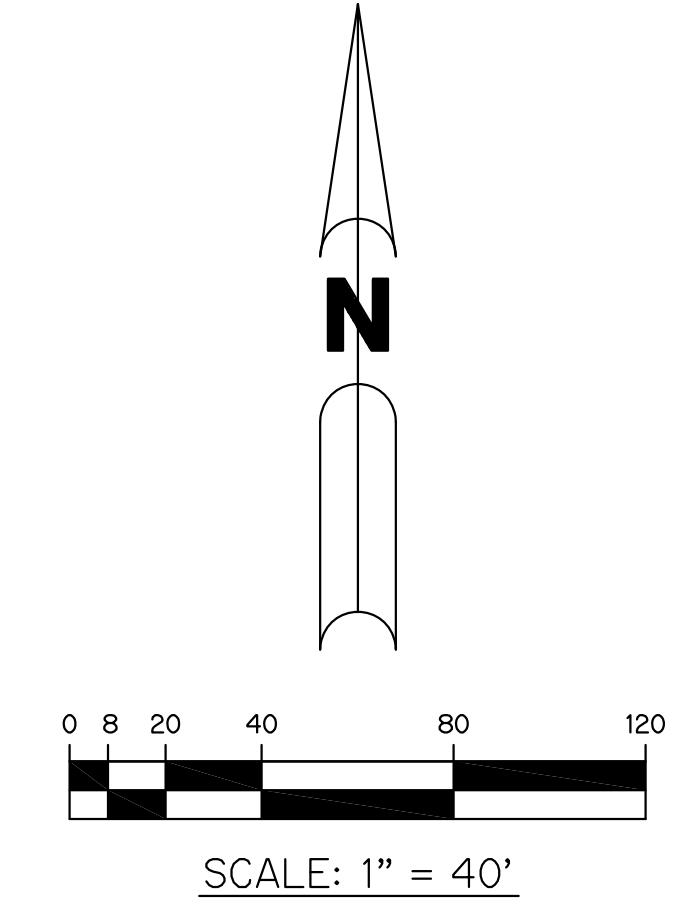
THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
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8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL B - PLAT FOUR

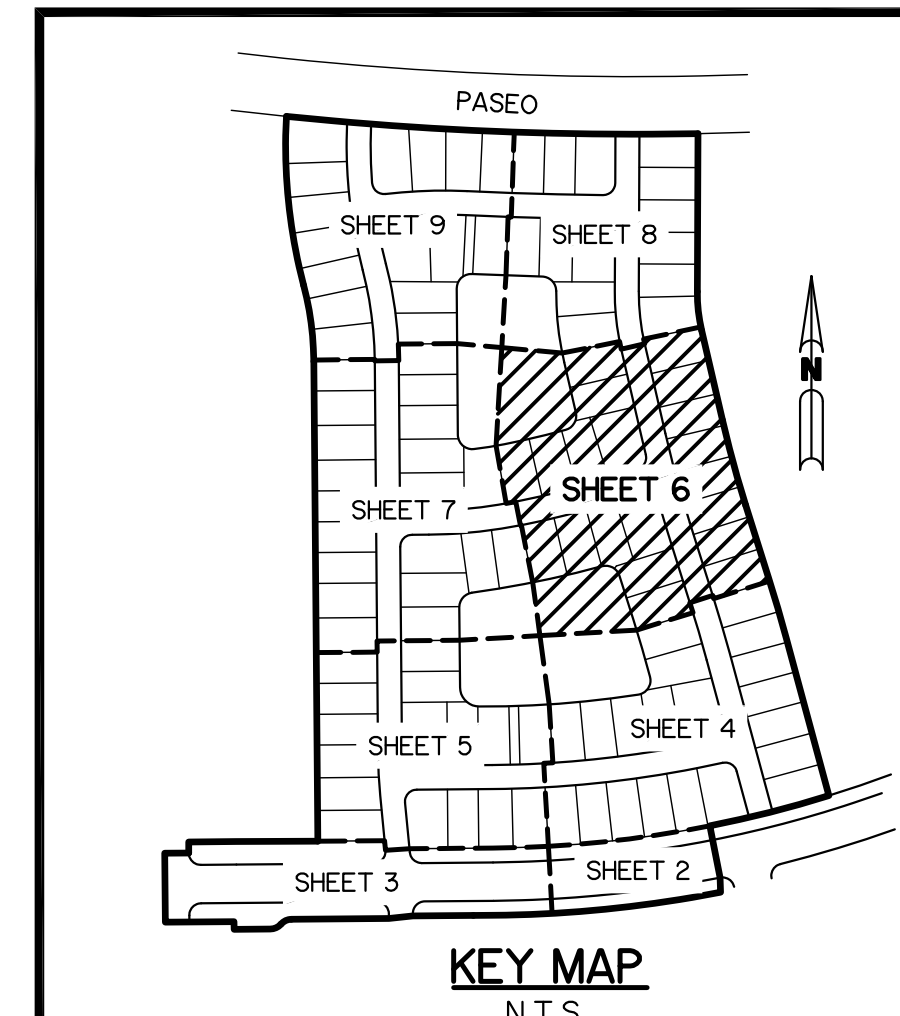
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 6 OF 9



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
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 - L.E. - LANDSCAPE EASEMENT
 - 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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 - P.G.S. - PAGES
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
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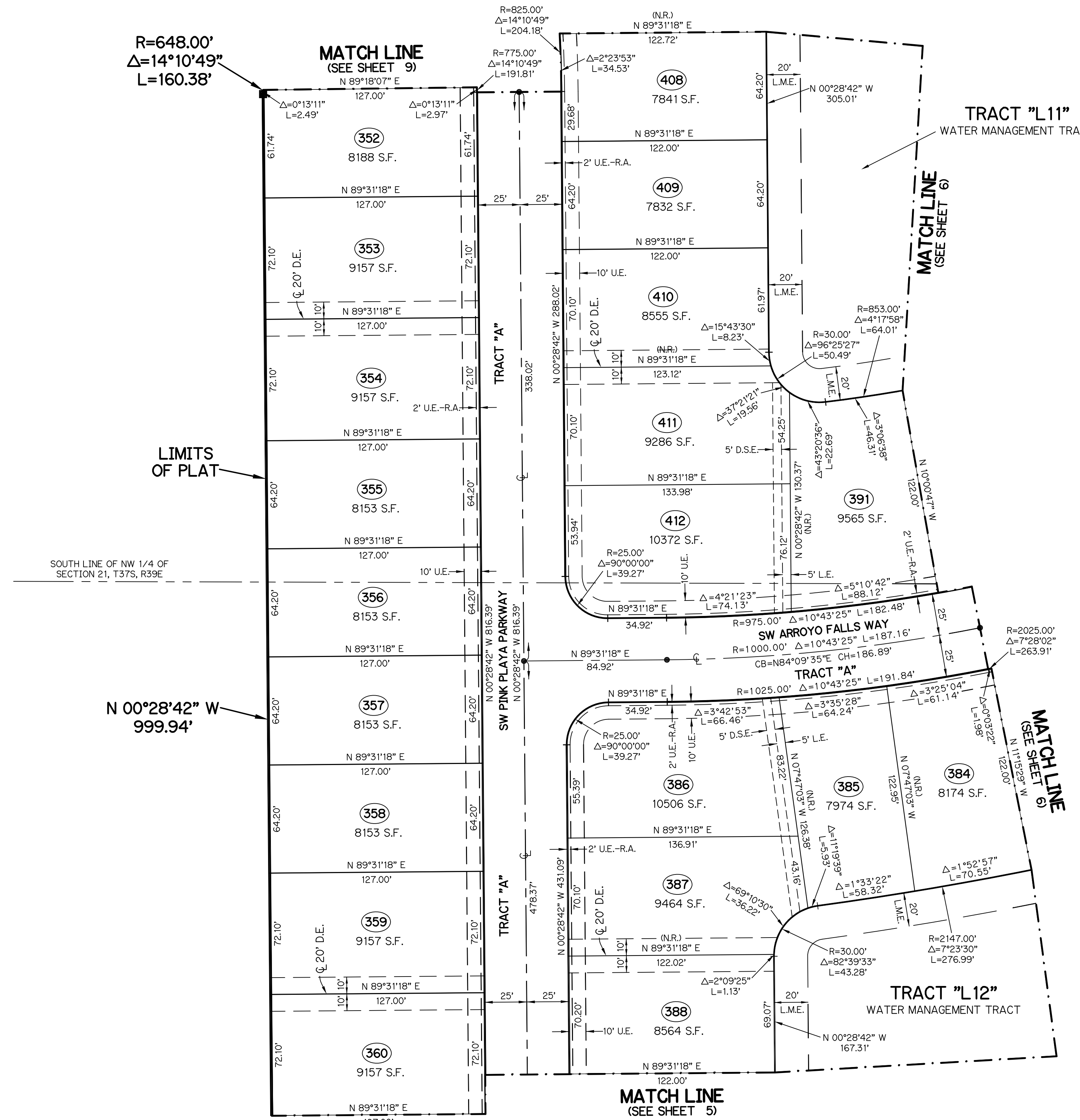
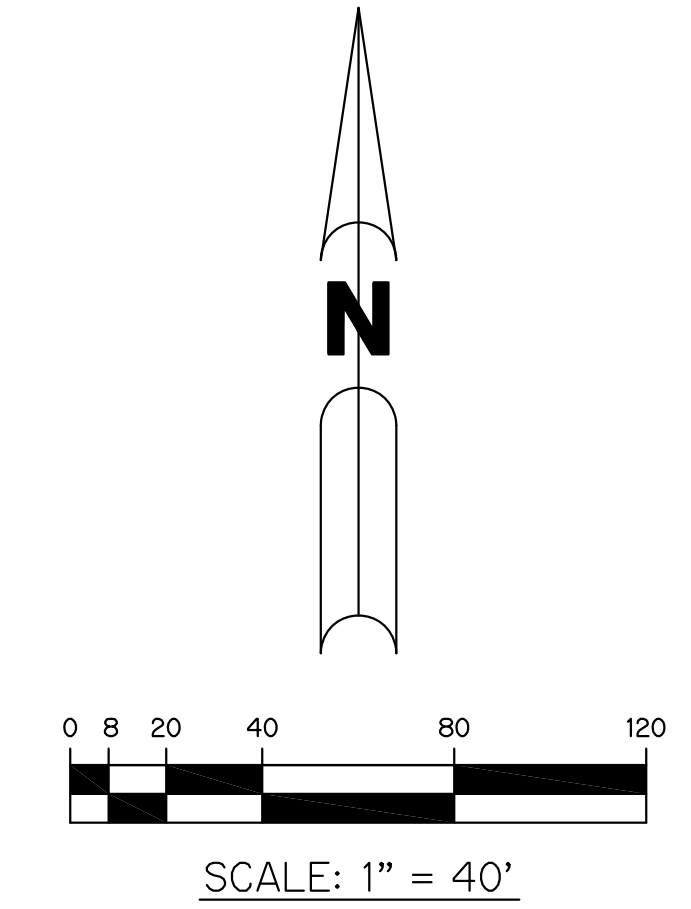
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8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL B - PLAT FOUR

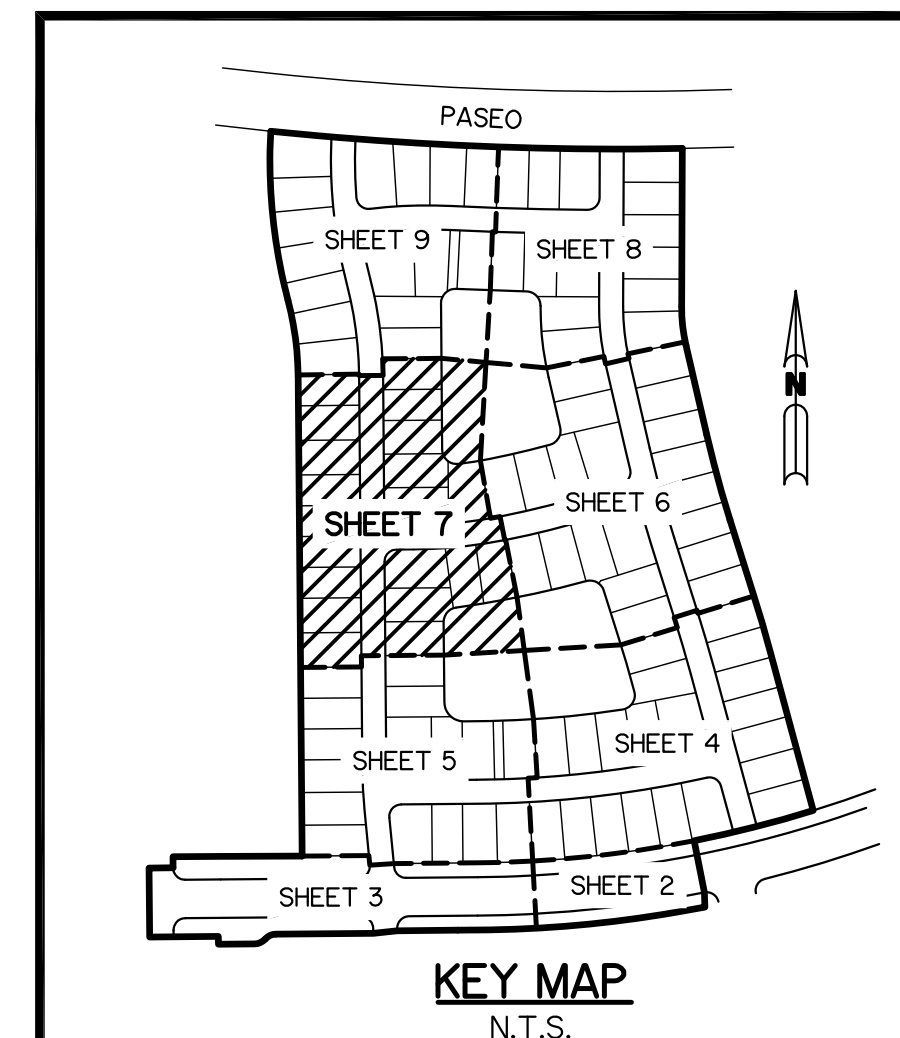
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 7 OF 9



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
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 - 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
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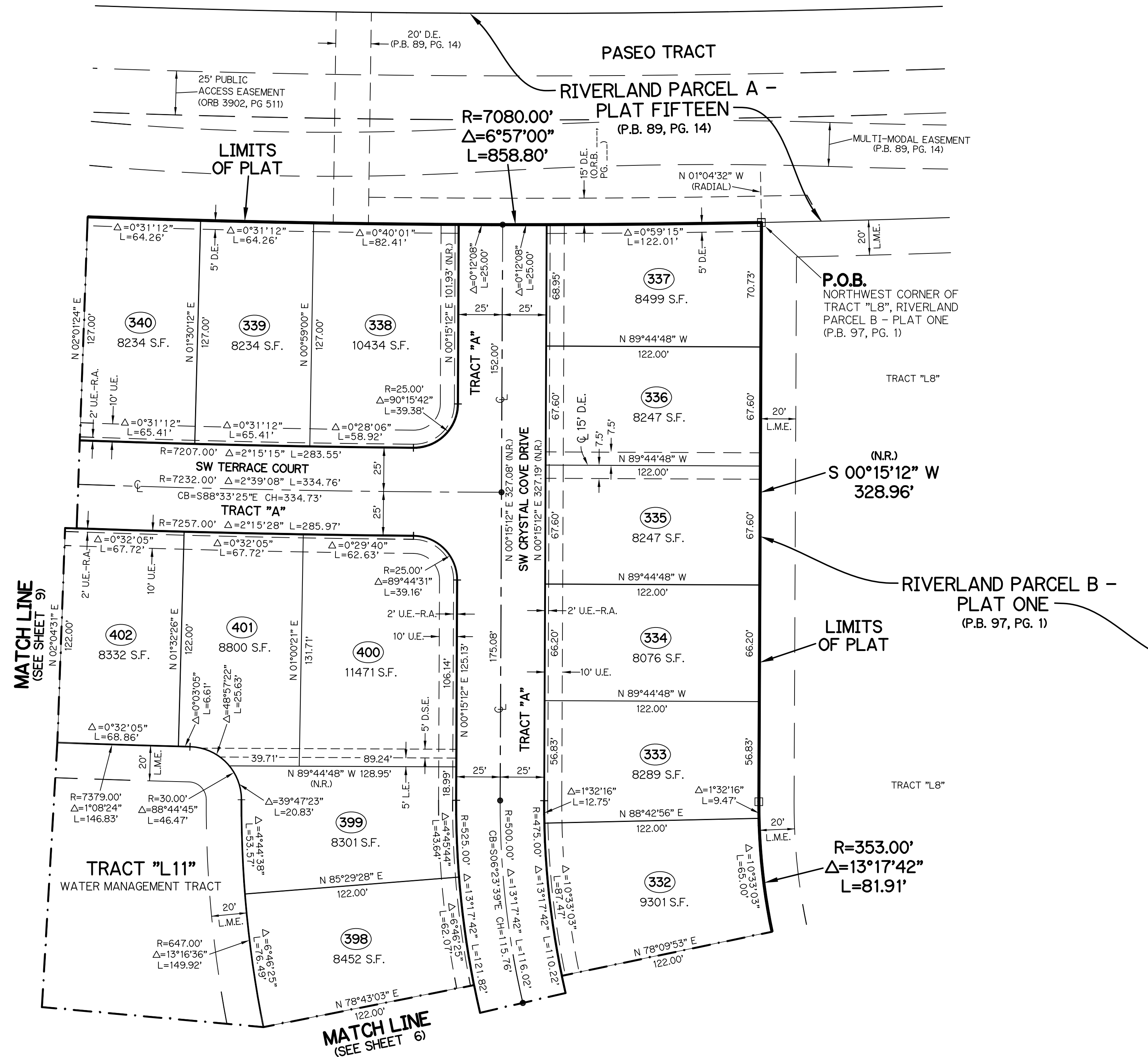
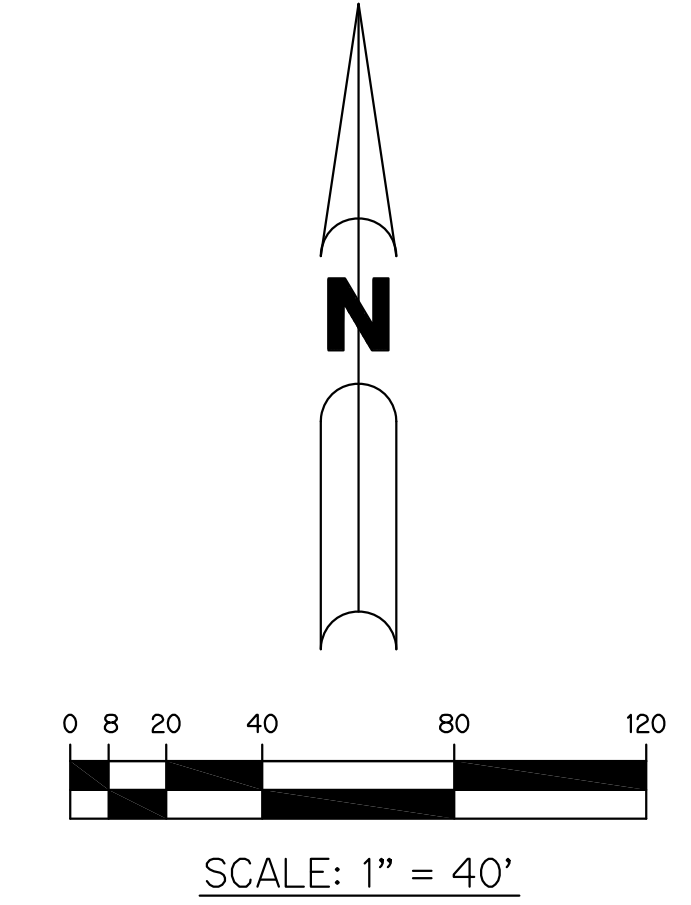
THIS INSTRUMENT WAS PREPARED BY
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LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL B - PLAT FOUR

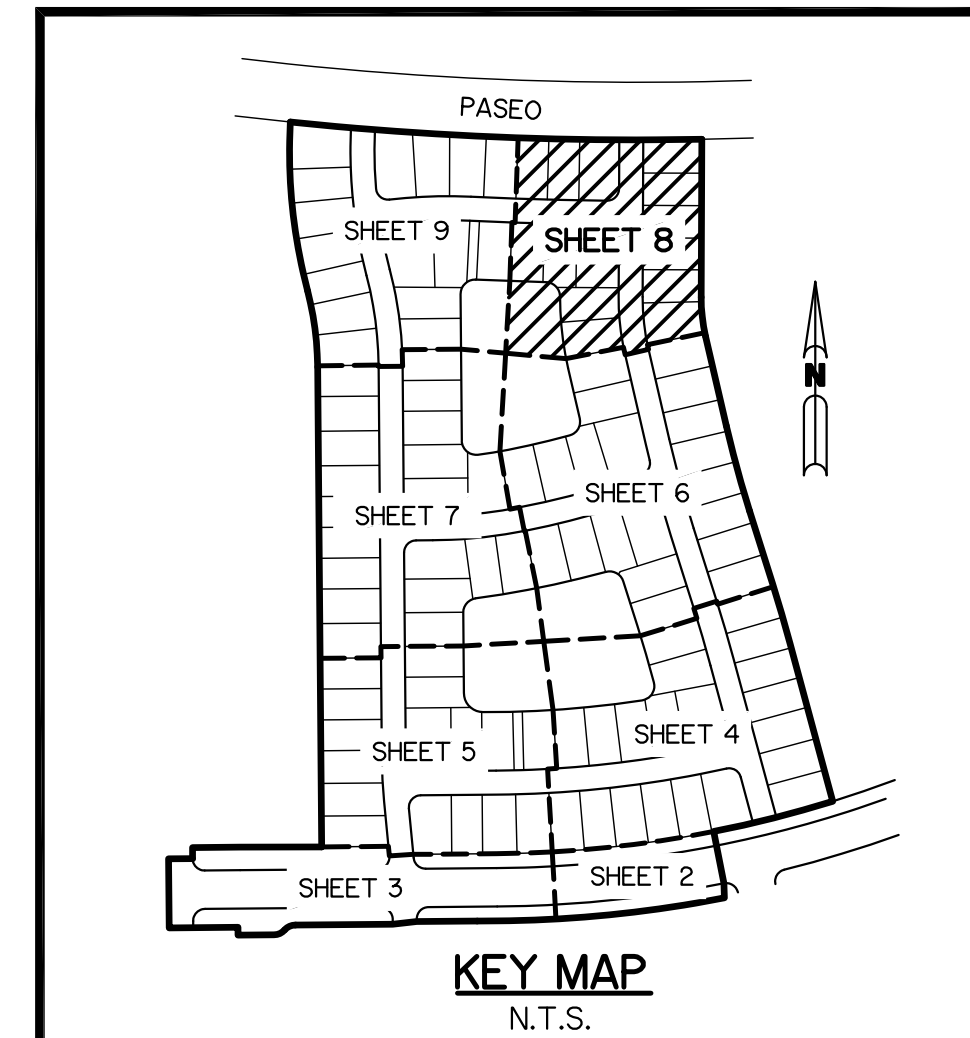
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 8 OF 9



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - Δ - DELTA ANGLE
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 - L.E. - LANDSCAPE EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - NR. - NOT RADIAL
 - N.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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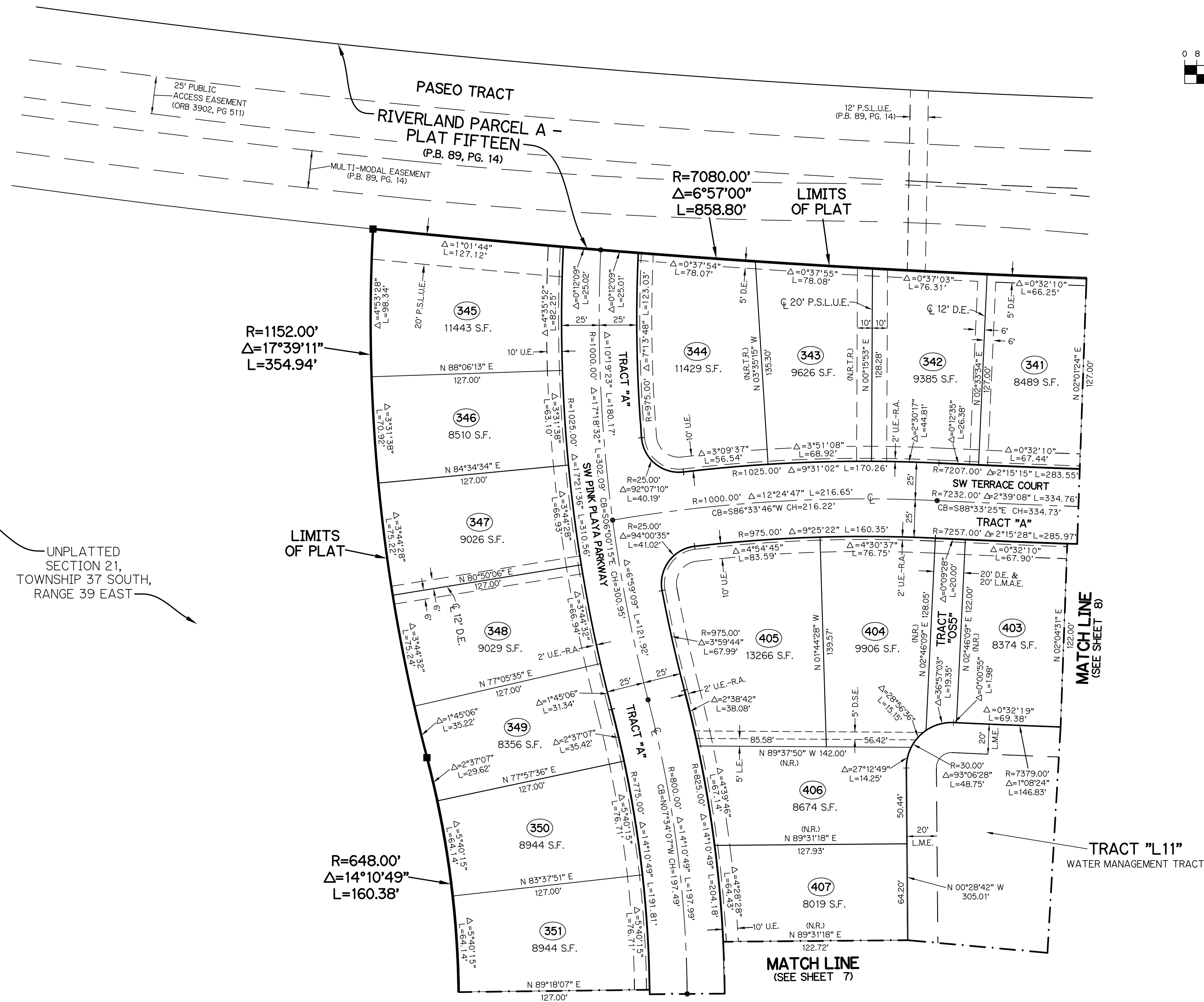
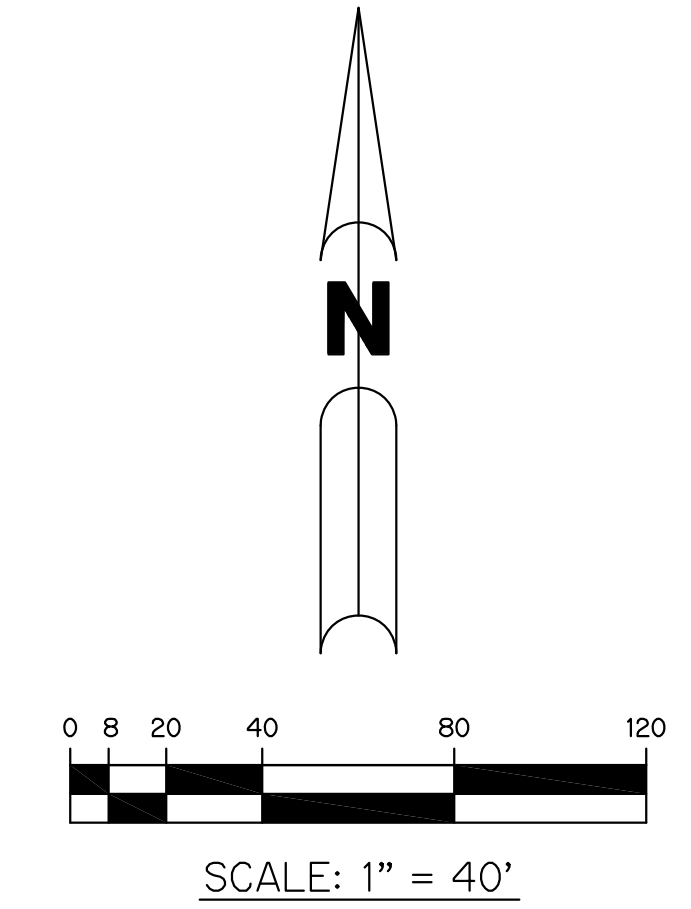
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SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL B - PLAT FOUR

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

SHEET 9 OF 9



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
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 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - ☉ - 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
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 - P.O.C. - POINT OF COMMENCEMENT
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 - S.F. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - RAD - RADIAL LINE
 - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

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