

RIVERLAND PARCEL A - PLAT ONE - REPLAT NO. 1

A REPLAT OF ALL OF TRACT OS3, RIVERLAND PARCEL A – PLAT ONE, AS RECORDED IN PLAT BOOK 75, PAGE 31, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 16 AND 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 2

LEGAL DESCRIPTION:

ALL OF TRACT "OS3", RIVERLAND PARCEL A – PLAT ONE, AS RECORDED IN PLAT BOOK 75, PAGE 31, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTIONS 16 AND 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.477 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

RIVERLAND ASSOCIATES I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND PLATED HEREIN AS RIVERLAND PARCEL A – PLAT ONE – REPLAT NO. 1, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

2) THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND THEY IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID DRAINAGE EASEMENT 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, DISCOVERY WAY AND N/S B ROAD, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.

3) 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 177.091(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, 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 VALENCIA CAY 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 ON 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.

4) THE OPEN SPACE TRACT OS1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VALENCIA CAY 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

5) 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 CAY 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 I CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2021.

RIVERLAND ASSOCIATES I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: RIVERLAND I 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, _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RIVERLAND I 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: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON OF LAKE MAINTENANCE ACCESS EASEMENT, DRAINAGE EASEMENT, LIFT STATION EASEMENT AND UTILITY EASEMENTS AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO VALENCIA CAY HOMEOWNERS ASSOCIATION, INC.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS ____ DAY OF _____, 2021.

MARK GREENBERG, PRESIDENT

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, MARK GREENBERG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID 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: _____

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 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

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:

- A. THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF RIVERLAND ASSOCIATES I, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THE ENTITY EXECUTING THE DEDICATION.
- B. THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON.
- C. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- 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 _____, 2021.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

BY: _____
GEORGE TELLEZ, VICE PRESIDENT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL A – PLAT ONE – REPLAT NO. 1, 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, VICE-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

SURVEYORS NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE SOUTH LINE OF TRACT OS3, RIVERLAND PARCEL A – PLAT ONE, PLAT BOOK 75, PAGE 31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 84°05'57" WEST AND ALL OTHER BEARINGS BEING RELATIVE THEREOF.

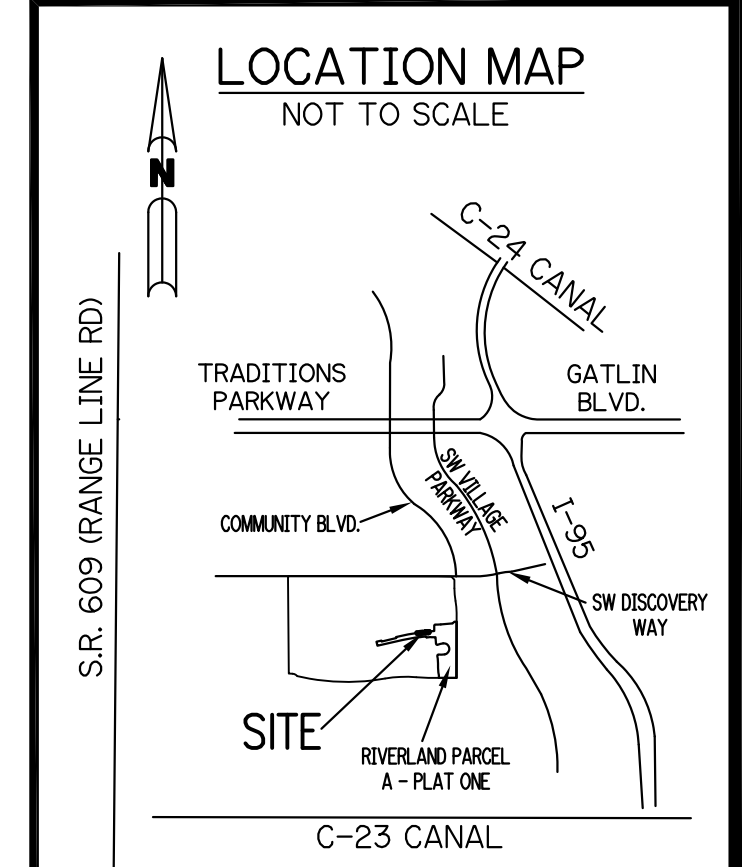
2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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.

PLANNING & ZONING PROJECT NUMBER: P20-229



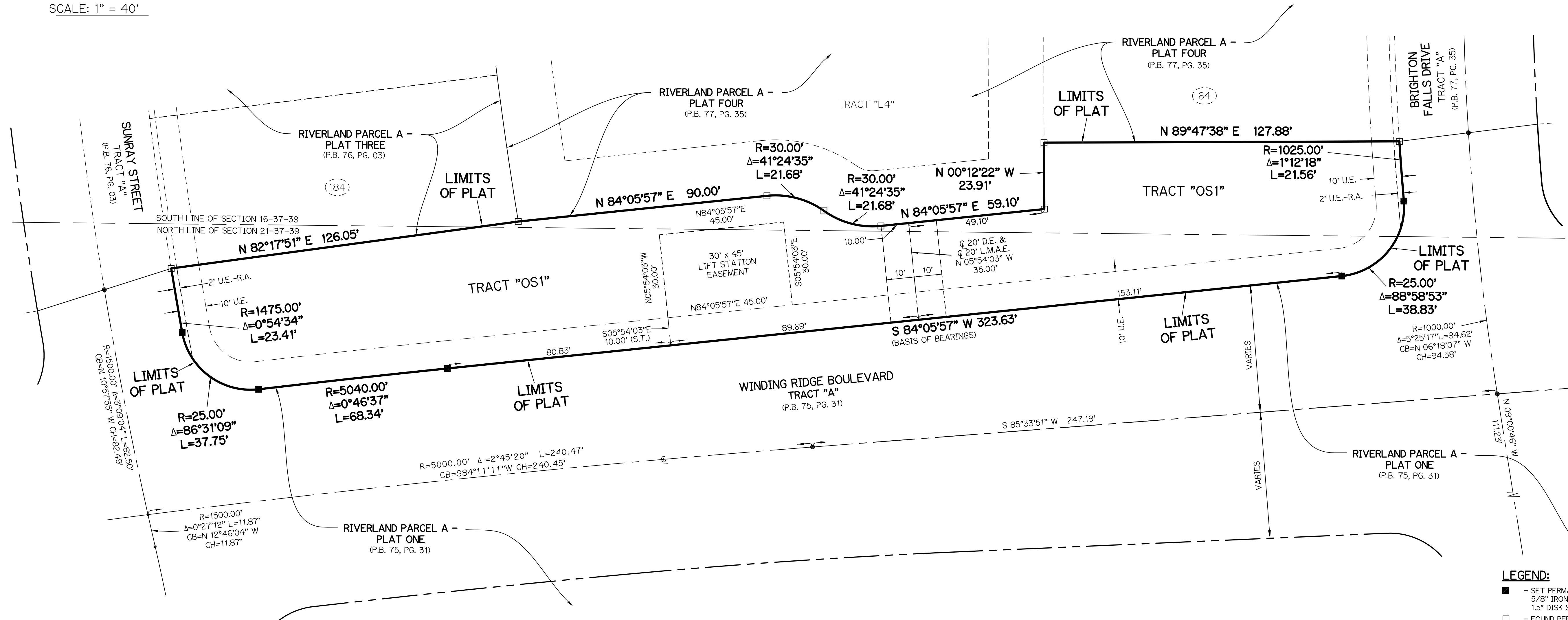
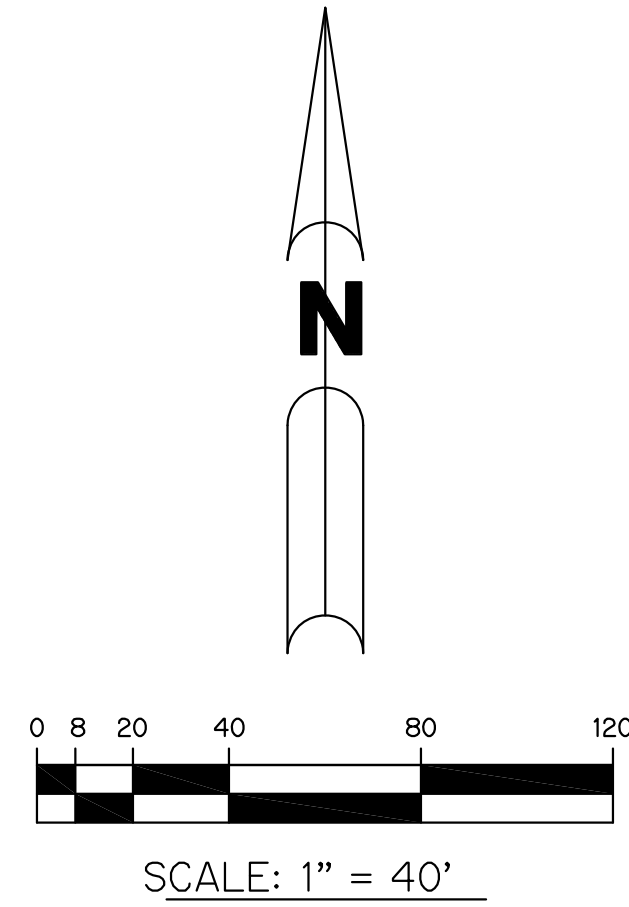
THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741



RIVERLAND PARCEL A - PLAT ONE - REPLAT NO. 1

A REPLAT OF ALL OF TRACT OS3, RIVERLAND PARCEL A - PLAT ONE, AS RECORDED IN PLAT BOOK 75, PAGE 31, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 16 AND 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 2



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD AND CAP
1.5" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT (AS NOTED)
 - - SET 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
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - N.R. - NOT RADIAL
 - 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.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADIUS
 - RAD - RADIAL
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - U.E.-R.A. - UTILITY EASEMENT - RESTRICTED AREA
 - P.S.L.U.E. - PORT ST LUCIE UTILITY EASEMENT

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