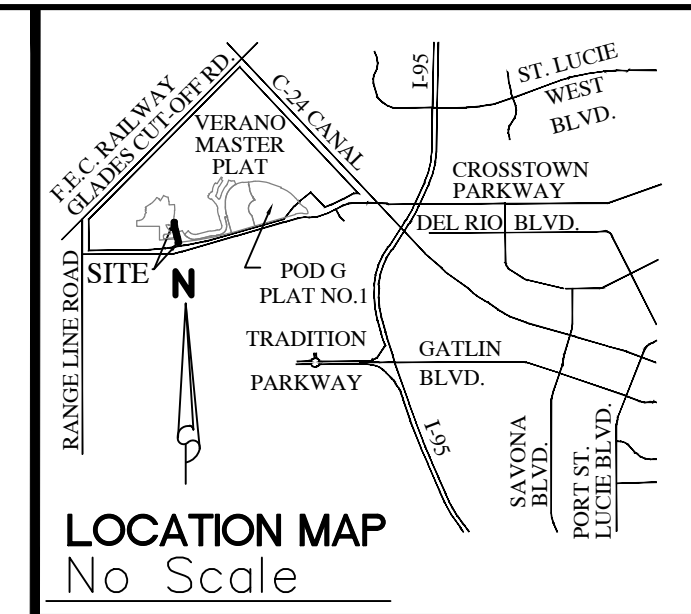


Exhibit B

NORTH-SOUTH "A" ROADWAY PLAT

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5342.01 FEET; THENCE S.45°13'59"E., A DISTANCE OF 3921.25 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°48'00"E., A DISTANCE OF 80.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2188.00 FEET AND A RADIAL BEARING OF S.89°48'00"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°26'40", A DISTANCE OF 589.79 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 191.83 TO THE NORTHWEST CORNER OF THE PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE CONTINUE S.15°14'40"E., ALONG THE WESTERLY LINE OF SAID PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", A DISTANCE OF 411.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1975.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°05'16", A DISTANCE OF 313.26 FEET TO A NON-TANGENT INTERSECTION; THENCE S.51°01'15"E., A DISTANCE OF 35.27 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF VERANO SOUTH - POD G PLAT NO. 5 AND OF TRACT "CA-4", AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE NORTHERLY LINE OF WEST VIRGINIA EXTENSION (A.K.A. CROSSTOWN PARKWAY), AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°53'07"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE OF WEST VIRGINIA EXTENSION, A DISTANCE OF 130.15 FEET TO A NON-TANGENT INTERSECTION; THENCE N.39°07'36"E., A DISTANCE OF 35.55 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1895.00, AND A RADIAL BEARING OF S.83°48'47"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40"W., A DISTANCE OF 112.19 FEET; THENCE N.60°14'40"W., A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 80.00 FEET; THENCE N.29°45'20"E., A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 360.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2268.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°26'40", A DISTANCE OF 611.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 126,066 SQUARE FEET OR 2.894 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: _____

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

1. TRACT "R-1", SHOWN HEREON AS NORTH-SOUTH "A" ROAD, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.

IN WITNESS WHEREOF, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR THIS ____ DAY OF _____, 2022.

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

(PRINT NAME OF WITNESS)

BY: _____
NAME: SHANNON M. MARTIN
TITLE: MAYOR

(PRINT NAME OF WITNESS)

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2022, BY SHANNON M. MARTIN, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF TRACT "R-3", SHOWN HEREON AS NORTH-SOUTH "A" ROAD, DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2022.

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

WITNESS _____

(PRINT NAME OF WITNESS)

BY: _____

NAME: SHANNON M. MARTIN
TITLE: MAYOR

WITNESS _____

(PRINT NAME OF WITNESS)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: _____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE ____ DAY OF _____, 2022:

- (A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE ENTITY EXECUTING THE DEDICATION.
- (B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167
- (C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR _____.
- (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 _____, 2022.

BY: _____

NAME: _____

TITLE: _____

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF NORTH - SOUTH "A" ROADWAY PLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2022.

CITY COUNCIL _____ ATTEST:
CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR _____ SALLY WALSH, CITY CLERK _____

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

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

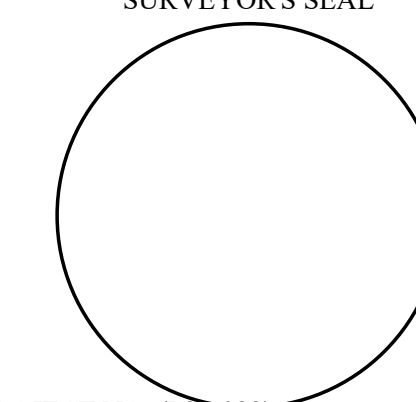
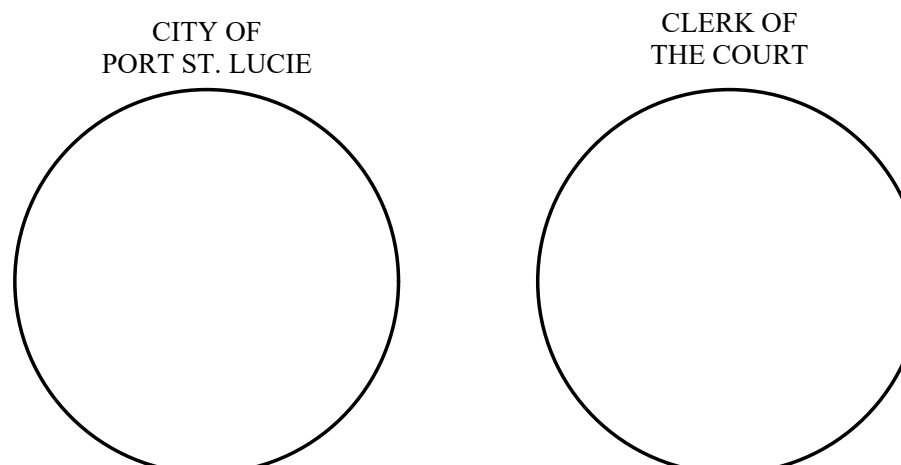
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2022.

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

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. 1B7768

SURVEYOR'S SEAL



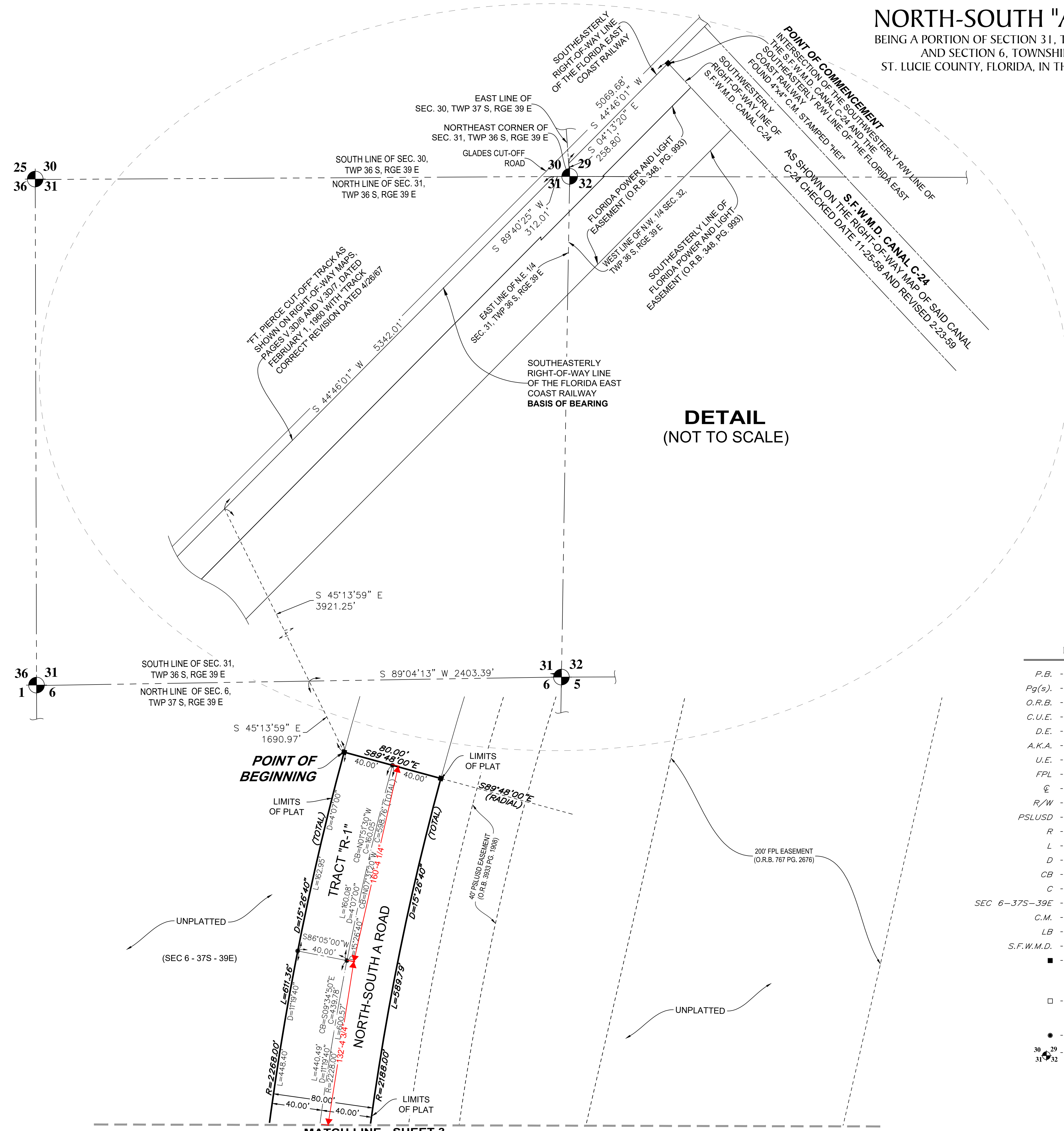
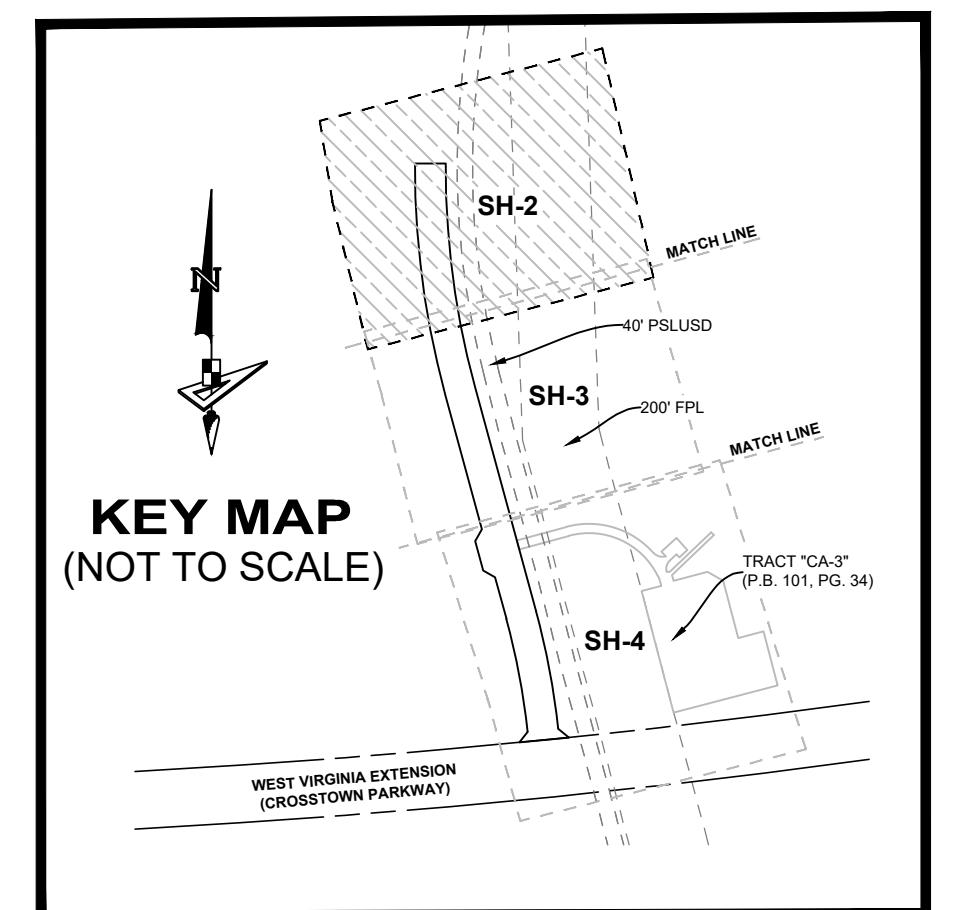
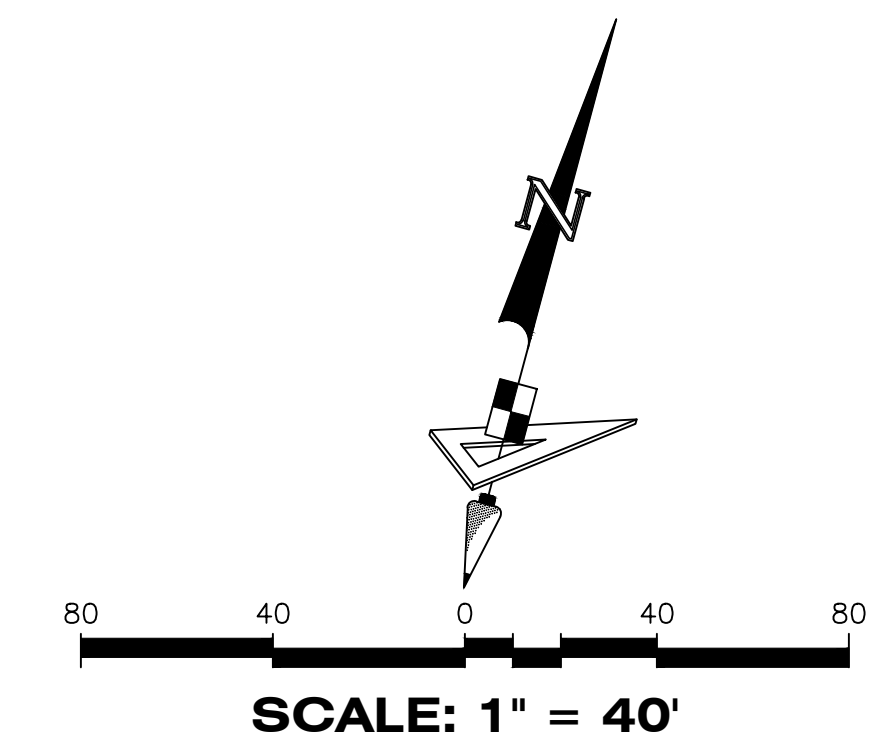
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

SHEET 1 OF 4 SHEETS

NORTH-SOUTH "A" ROADWAY PLAT

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PLAT BOOK
PAGE
FILE NO.
DATE
TIME



DETAIL
(NOT TO SCALE)

LEGEND

- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- O.R.B. ----- Official Records Book
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- A.K.A. ----- Also Known As
- U.E. ----- Utility Easement
- FPL ----- Florida Power and Light
- ⊕ ----- Centerline
- R/W ----- Right-of-Way
- PSLUSD ----- Port St. Lucie Utility Systems Department
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- SEC 6-37S-39E ----- Section-Township-Range
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- S.F.W.M.D. ----- South Florida Water Management District
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768
- ----- Section Corner



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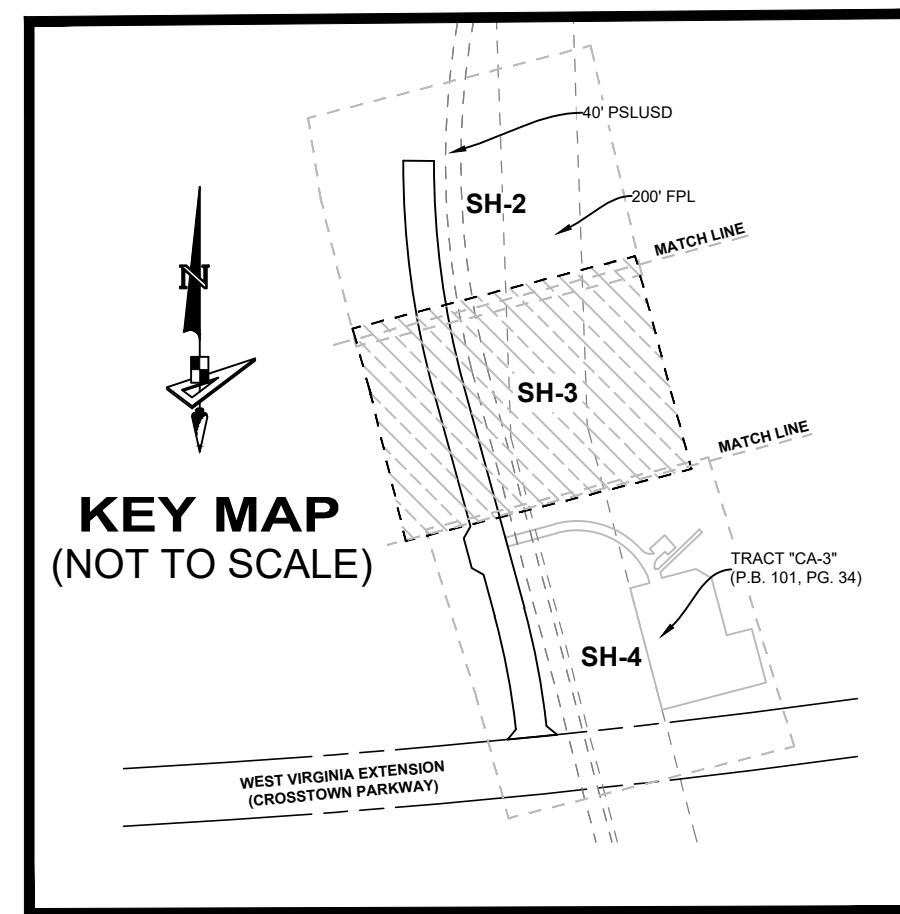
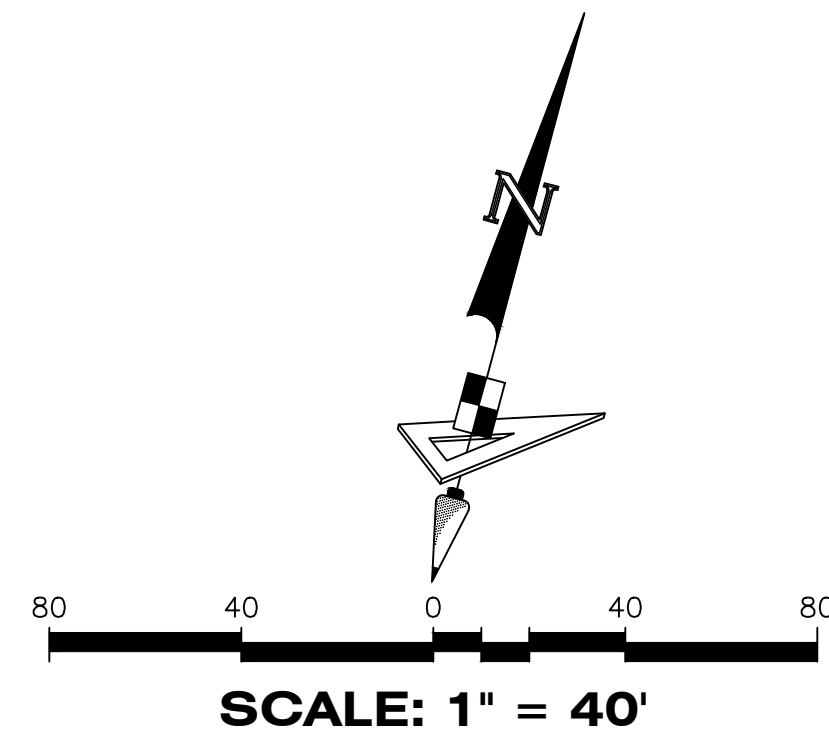
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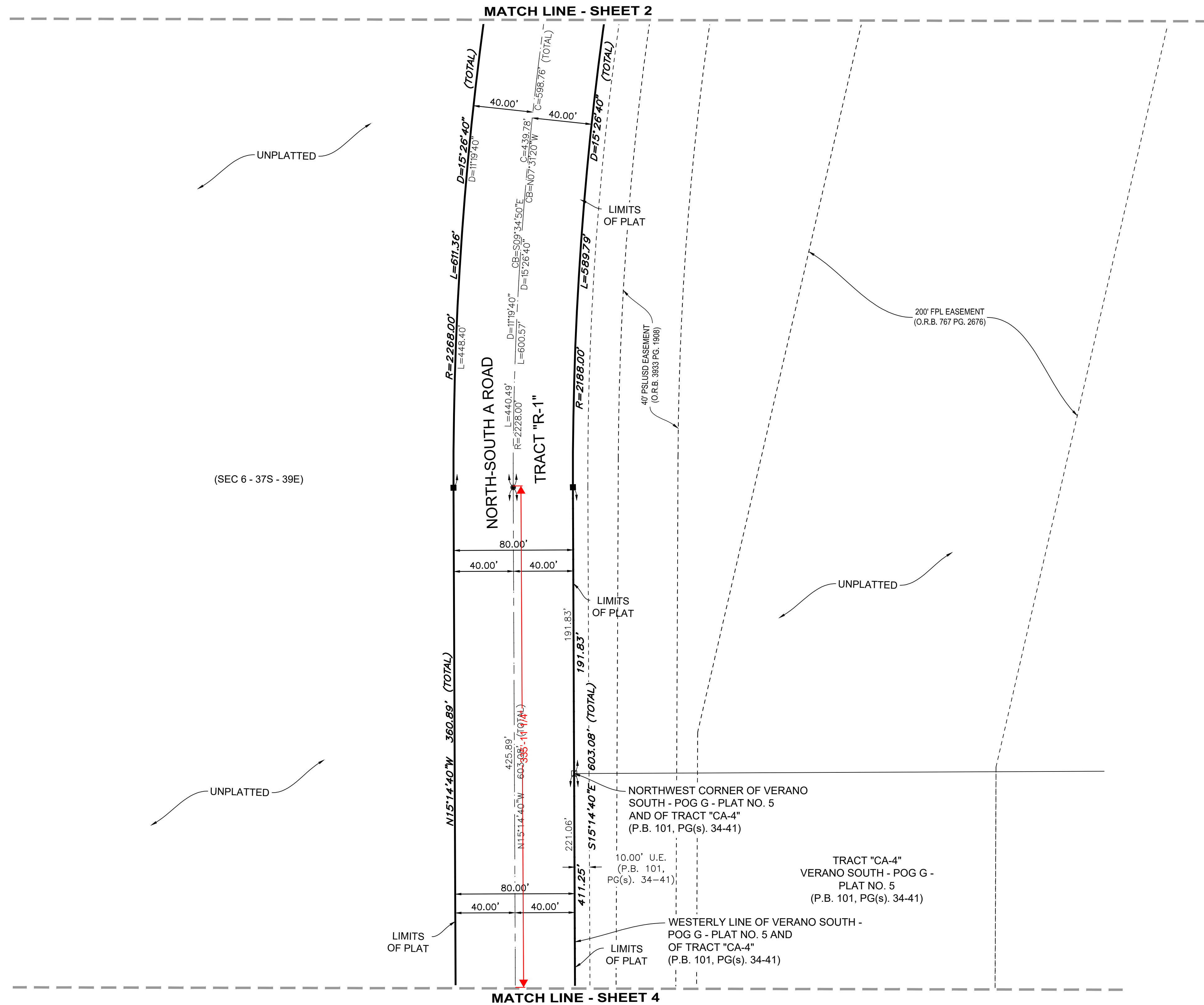
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- 30 29
31 32 ----- Section Corner

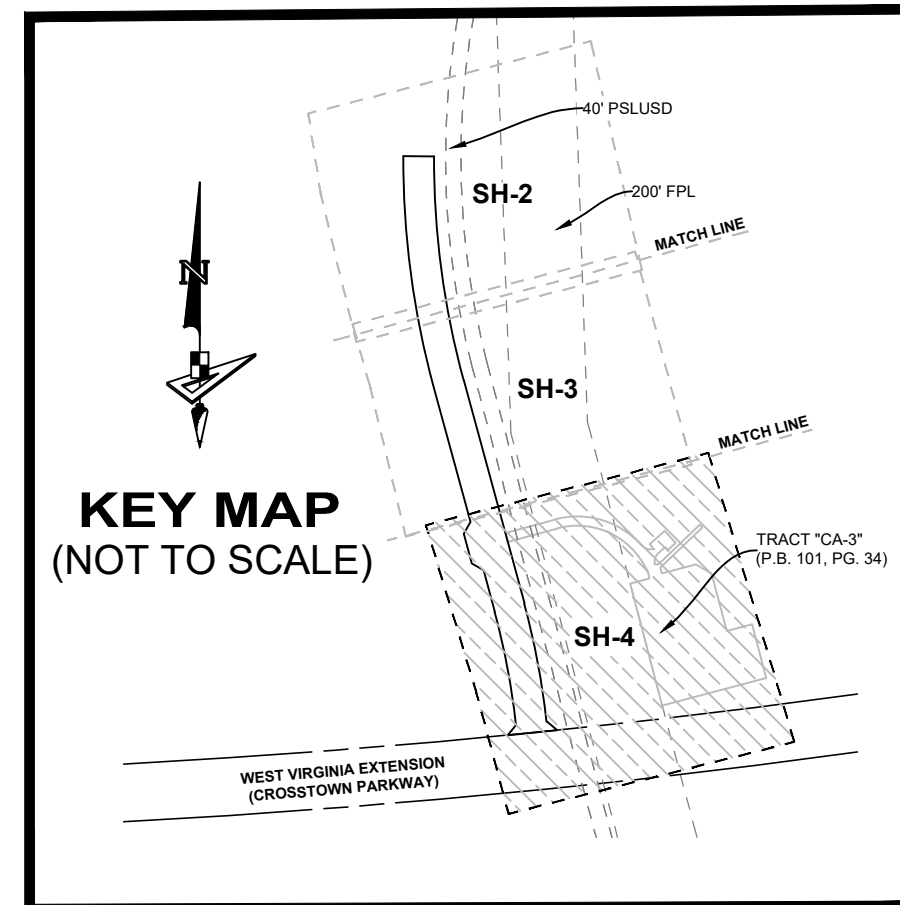
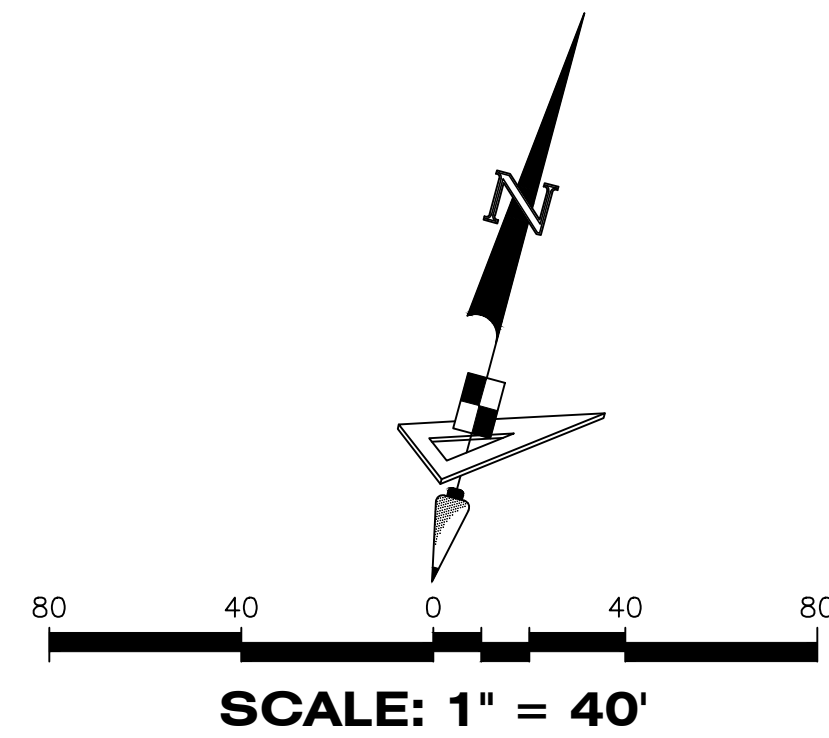
(SEC 6 - 37S - 39E)



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