

This instrument was prepared by and
after recording should be return to:

Riverland Associates II, LLLP
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
Attn: Clayton M. Ratliff, Esq.

NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY DESCRIBED HEREIN ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.

**AGREEMENT FOR AMENDMENT OF
DEDICATION ON PLAT**

This Agreement for Amendment of Dedication on Plat (this "**Agreement**") is made and entered into this ____ day of _____, 2025, by and between the CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation (the "**City**"), and RIVERLAND ASSOCIATES II, LLLP, a Florida limited liability limited partnership ("**Developer**").

WITNESSETH

WHEREAS, Developer recorded the following plat against certain real property located and situate in St. Lucie County, Florida: RIVERLAND PARCEL B – PLAT ONE, as recorded in Plat Book 97, at Page 1, of the public records of St. Lucie County, Florida (the "**Plat**"); and

WHEREAS, the Plat was approved for recording on behalf of the City by its City Council; and

WHEREAS, the Plat contains on its face, in Dedication Number 21, a dedication of Tract "R2" for recreational purposes (the, "**Tract R2 Dedication**") in favor of Developer; and

WHEREAS, Developer no longer intends to utilize Tract "R2" for recreational purposes and Developer seeks to amend the Tract R2 Dedication to provide that Tract "R2" is dedicated for Developer's future development purposes; and

WHEREAS, the City acknowledges that Developer no longer intends to utilize Tract "R2" for recreational purposes and agrees that the Tract R2 Dedication may be amended to provide that Tract "R2" is dedicated for Developer's future development purposes; and

WHEREAS, the City and Developer have determined there exists a need for this Agreement to memorialize the amendment to the Tract R2 Dedication on the Plat in such regard.

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the City and Developer agree as follows:

1. The above recitals and representations are true and correct and are made a part of this Agreement by reference.
2. The Tract R2 Dedication is hereby amended on the Plat by deleting the existing dedication in its entirety and relacing such dedication with the following language:

21) TRACT "R2" AS SHOWN HEREON, IS HEREBY DEDICATED TO RIVERLAND ASSOCIATES II, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS.

3. This Agreement shall be recorded in the Public Records of St. Lucie County, Florida, by Developer and at Developer's expense. This Agreement, including the benefits and obligations contained herein, shall run with the land and be binding on and inure to the benefit of Developer and its grantees, successors, heirs, and assigns holding title to, or otherwise having an ownership interest in, all or a portion of the Plat.

4. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, the venue situs, and shall be governed by the laws of the State of Florida.

5. All other notations or dedications on the face of the Plat not amended by this Agreement shall remain in full force and effect.

6. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the City and Developer.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

CITY:

CITY OF PORT ST. LUCIE, FLORIDA, a Florida
municipal corporation

Attest:

Karen A. Phillips, City Clerk

By: _____
Shannon Martin, Mayor

(seal)

Approved as the form and correctness:

Richard Berrios, City Attorney

[Remainder of page intentionally blank]

Witness:

DEVELOPER:

RIVERLAND ASSOCIATES II, LLLP, a Florida limited liability limited partnership

By: Riverland II Corporation, a Florida corporation, its general partner

Clayton Ratliff
Print Name: Clayton Ratliff
Address: 1600 Sawgrass Corp Pkwy, Ste 400
Sunrise, FL 33323

By: Richard M. Norwalk
Print Name: Richard M. Norwalk
Its: Vice President

Lucia Hernandez
Print Name: Lucia Hernandez
Address: 1600 Sawgrass Corp. Pkwy
Suite 400 Sunrise, FL 33323

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2025, by Richard M. Norwalk, as Vice President of Riverland II Corporation, a Florida corporation, the general partner of RIVERLAND ASSOCIATES II, LLLP, a Florida limited liability limited partnership, on behalf of said corporation and partnership. He is personally known to me.

Lucia Hernandez
Notary Public, State of Florida at Large

My Commission Expires:

Lucia Hernandez
Typed, Printed or Stamped Name of Notary Public

