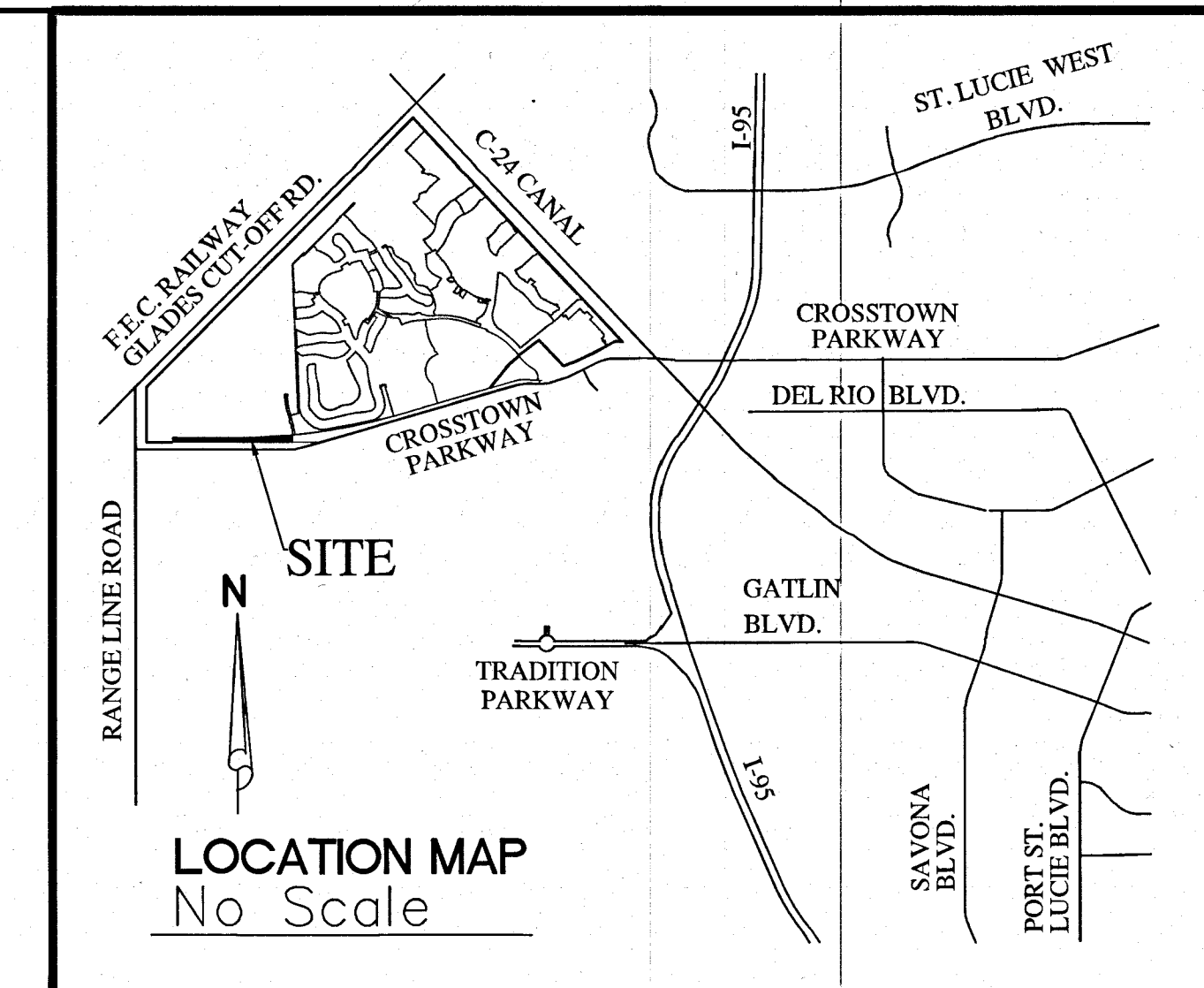


CROSSTOWN PARKWAY PLAT 2-B

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



PLAT BOOK 131
PAGE 1
FILE NO. 5432656
DATE 1/17/2025
TIME

INSTR # 5432656
P BK 131 Pages 1 - 4
RECORDED 01/17/2025 02:31:54 PM
SAINT LUCIE COUNTY

DEPUTY CLERK NOBLES

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: St. Lucie

KNOW ALL MEN BY THESE PRESENTS THAT CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS CROSSTOWN PARKWAY PLAT 2-B, 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 CROSSTOWN PARKWAY, 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 16 DAY OF January, 2024

[Signature]
WITNESS

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

Shanna O'Leary
(PRINT NAME OF WITNESS)

Daisy Ruiz
WITNESS

BY: [Signature]
NAME: SHANNON M. MARTIN
TITLE: MAYOR

Daisy Ruiz
(PRINT NAME OF WITNESS)

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

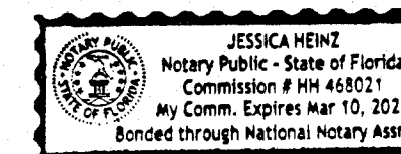
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY 16 OF January, 2024, BY SHANNON M. MARTIN, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 31/01/2026

NOTARY PUBLIC
PRINT NAME: Jessica Heinz

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: Palm Beach



THE UNDERSIGNED, ROBERT M. GRAHAM, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.04(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY ATTORNEY'S TITLE SERVICES, DATED AS OF THE 8 DAY OF NOVEMBER, 2024:

- (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 NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024
(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 16 DAY OF NOVEMBER, 2024.

BY: [Signature]
NAME: ROBERT M. GRAHAM
TITLE: ATTORNEY

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 CROSSTOWN PARKWAY PLAT 2-B, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS 13 DAY OF January, 2024

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

[Signature]
SHANNON M. MARTIN, MAYOR

[Signature]
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 131, PAGE(S) 1-4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 17 DAY OF January, 2024

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



NOTE

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.

SURVEYOR'S NOTES:

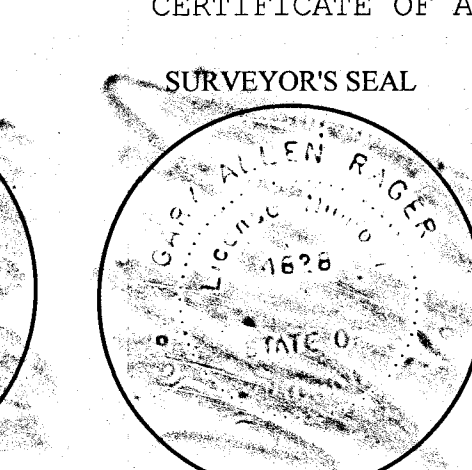
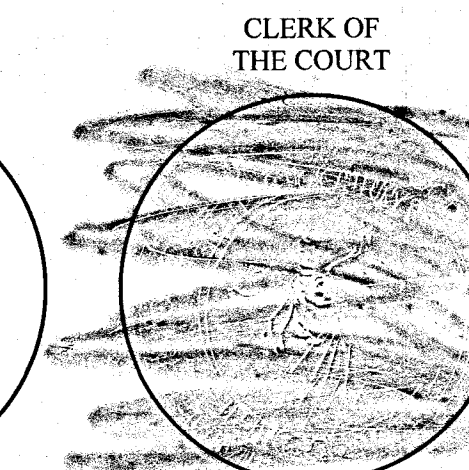
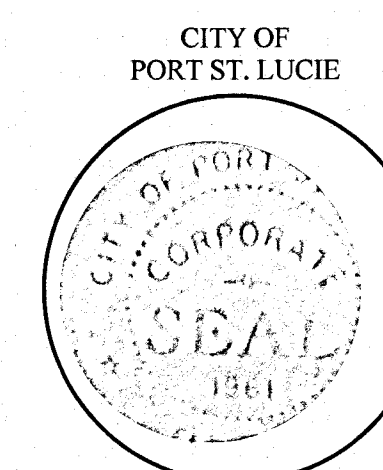
1. BEARINGS SHOWN ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAP, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67, WHICH BEARS SOUTH 44°45'01" WEST. ALL BEARINGS BEING 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 SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 20 DAY OF NOVEMBER, 2024.

GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



GeoPoint
Surveying, Inc.

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

SHEET 01 OF 04 SHEETS

CROSTOWN PARKWAY PLAT 2-B

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

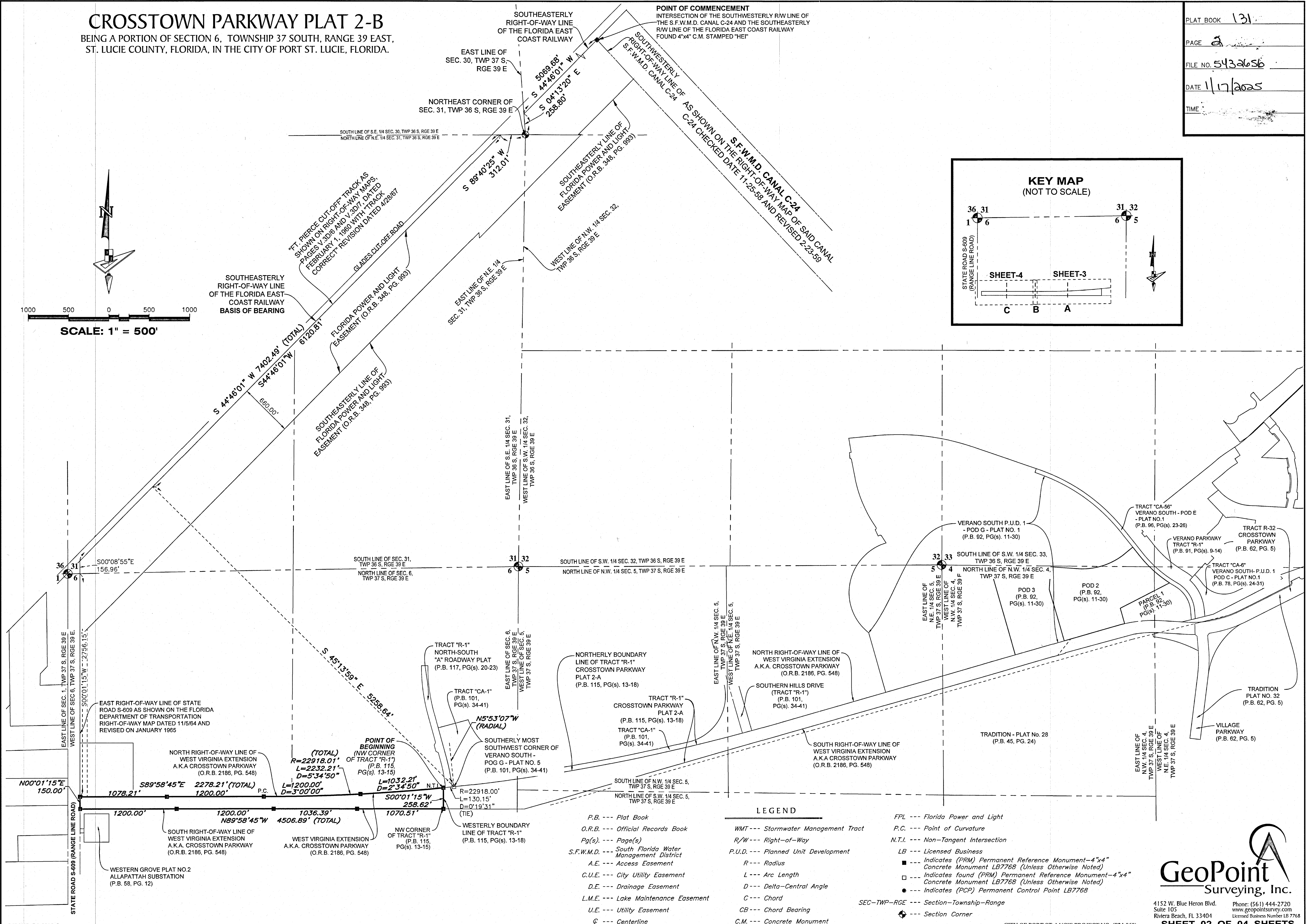
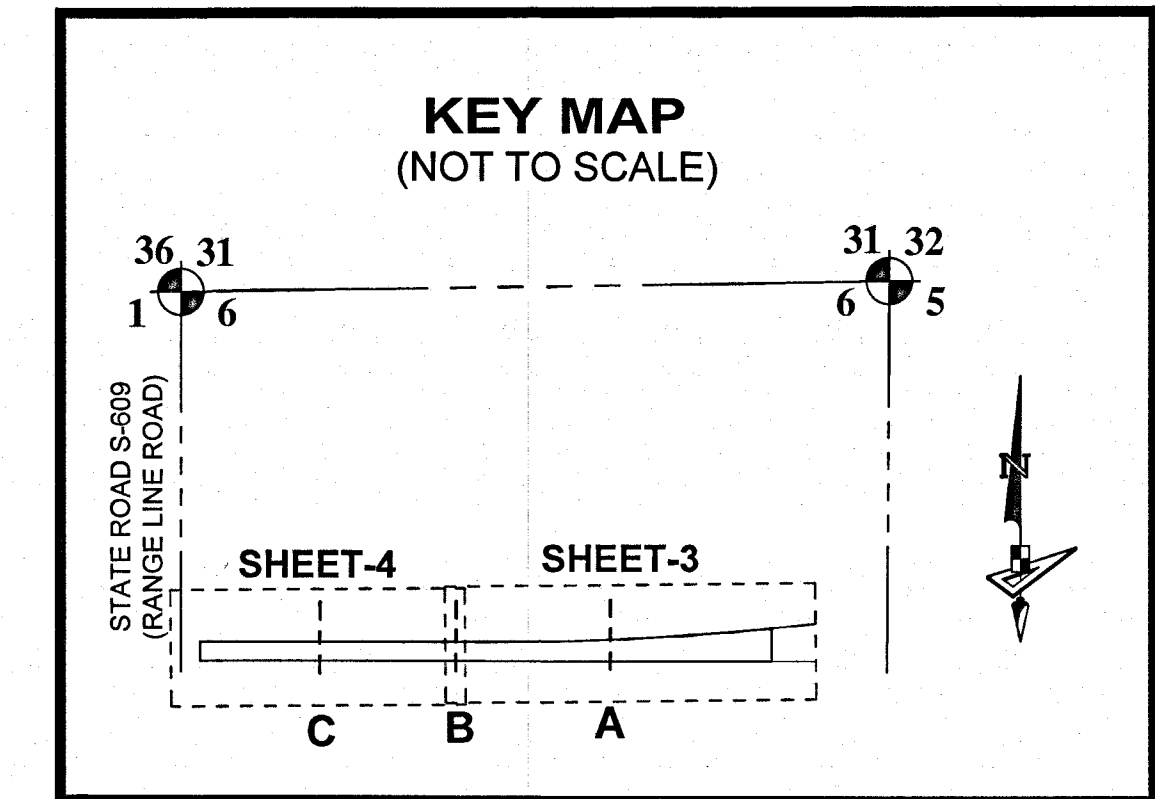
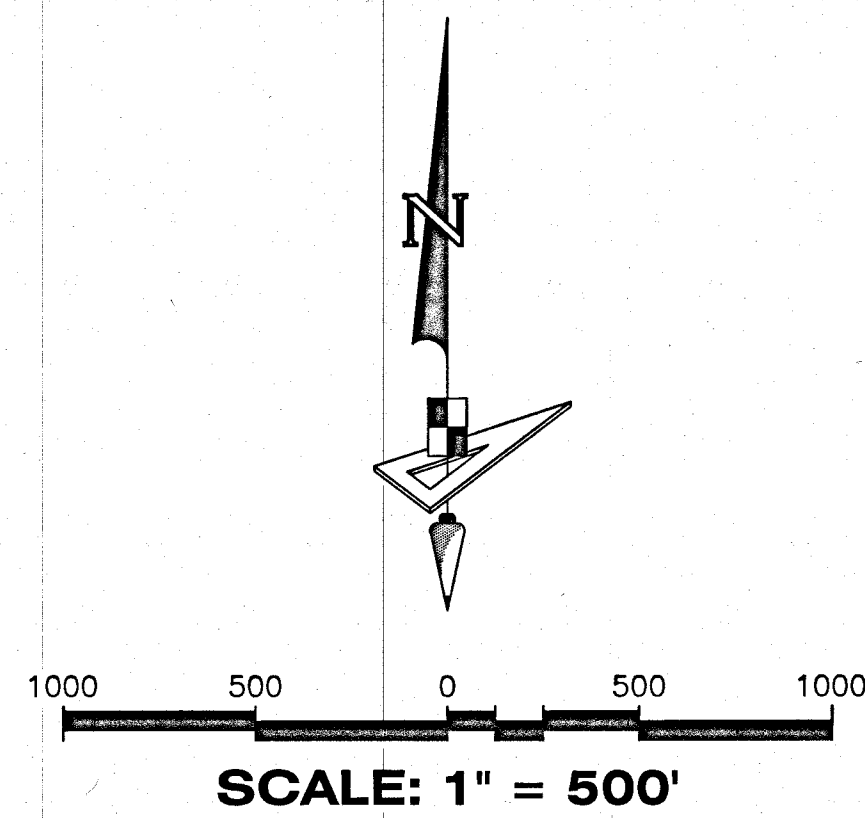
PLAT BOOK 131

PAGE 2

FILE NO. 5432656

DATE 11/17/2025

TIME



LEGEND

P.B. --- Plat Book
O.R.B. --- Official Records Book
Pg(s). --- Page(s)
S.F.W.M.D. --- South Florida Water Management District
A.E. --- Access Easement
C.U.E. --- City Utility Easement
D.E. --- Drainage Easement
L.M.E. --- Lake Maintenance Easement
U.E. --- Utility Easement
C --- Centerline

WMT --- Stormwater Management Tract
R/W --- Right-of-Way
P.U.D. --- Planned Unit Development
R --- Radius
L --- Arc Length
D --- Delta-Central Angle
C --- Chord
CB --- Chord Bearing
C.M. --- Concrete Monument

FPL --- Florida Power and Light
P.C. --- Point of Curvature
N.T.I. --- Non-Tangent Intersection
LB --- Licensed Business
Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
Indicates (PCP) Permanent Control Point LB7768

PSLUSD # 9-0915-G

CITY OF PORT ST. LUCIE PROJECT NO. (P24-060)

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

SHEET 02 OF 04 SHEETS

