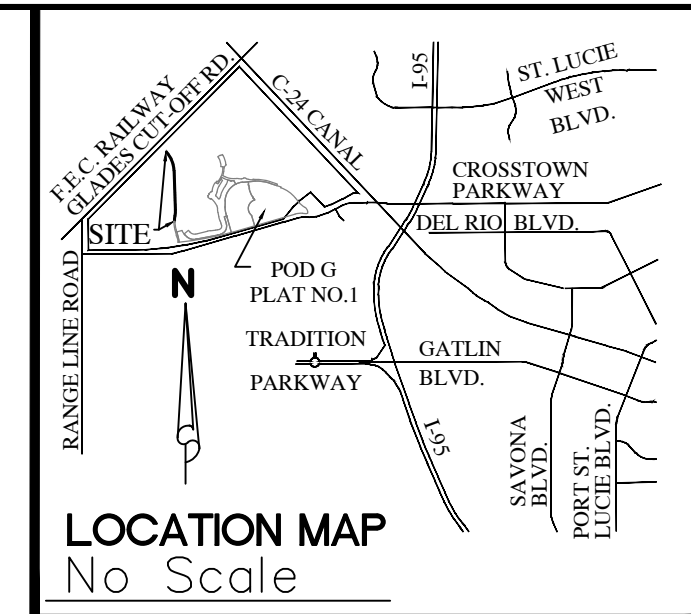


SUNDANCE VISTA BOULEVARD PLAT

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 2126.62 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2118.00 FEET AND A RADIAL BEARING OF S.46°49'22"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°11'50", A DISTANCE OF 1522.90 FEET TO A POINT OF TANGENCY; THENCE S.01°58'48"E., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2078.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 452.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2188.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'25", A DISTANCE OF 393.60 FEET TO A POINT OF NON-TANGENT INTERSECTION ALSO BEING THE NORTHEAST CORNER OF NORTH-SOUTH "A" ROADWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.89°48'00"W., ALONG THE NORTHERLY LINE OF SAID NORTH-SOUTH "A" ROADWAY PLAT, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH-SOUTH "A" ROADWAY PLAT, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 2268.00 FEET AND A RADIAL BEARING OF S.89°48'00"E., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 10°18'25", A DISTANCE OF 407.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1998.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF TANGENCY; THENCE N.01°58'48"W., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2038.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'59", A DISTANCE OF 1462.50 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 413,260 SQUARE FEET OR 9.487 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 SUNDANCE VISTA BOULEVARD 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:

TRACT "R-1", SHOWN HEREON AS SUNDANCE VISTA BOULEVARD, 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 PURPOSES.

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 _____, 2024.

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

(PRINT NAME OF WITNESS) BY: _____

ADDRESS _____ NAME: SHANNON M. MARTIN
TITLE: MAYOR

WITNESS _____

(PRINT NAME OF WITNESS)

ADDRESS _____

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 _____, 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: _____ NOTARY PUBLIC

PRINT NAME: _____

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 _____, 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 ARE 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 _____.
- (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 _____, 2024. 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 SUNDANCE VISTA BOULEVARD PLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2024.

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 _____, 2024.

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:

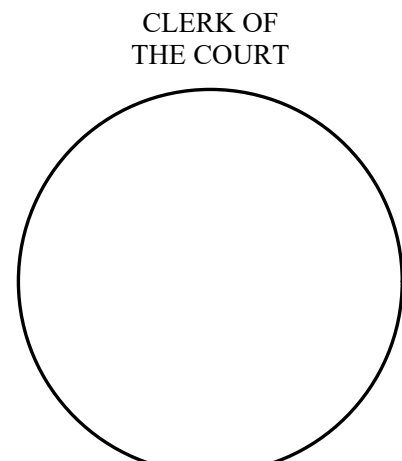
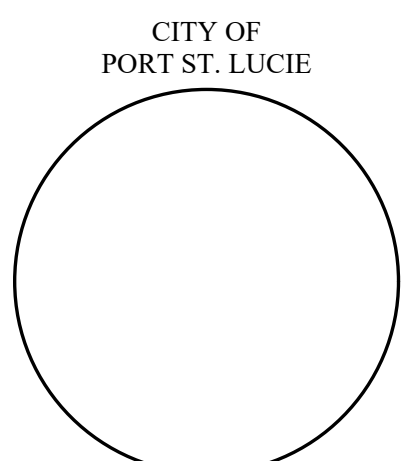
1. BEARINGS SHOWN ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAP, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67, WHICH BEARS SOUTH 44°46'01" WEST. ALL BEARINGS BEING 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 ____ DAY OF _____, 2024.

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

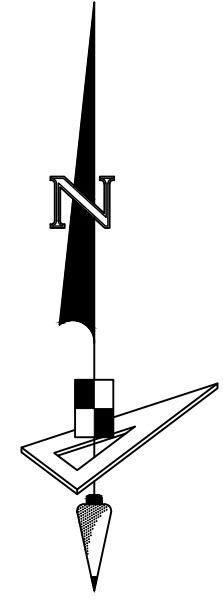
THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. 1B7768



DRAWN BY: WALTERSON/PLATTING/GERARD SOUTH S.A. ROADWAY_PLAT_1/24/2024_PLOTTER BY: GENESIS SCHOOL_ON: 10/16/2024 8:07 AM LAST SAVED BY: DSCHOLL_ON: 10/16/2024 8:07 AM

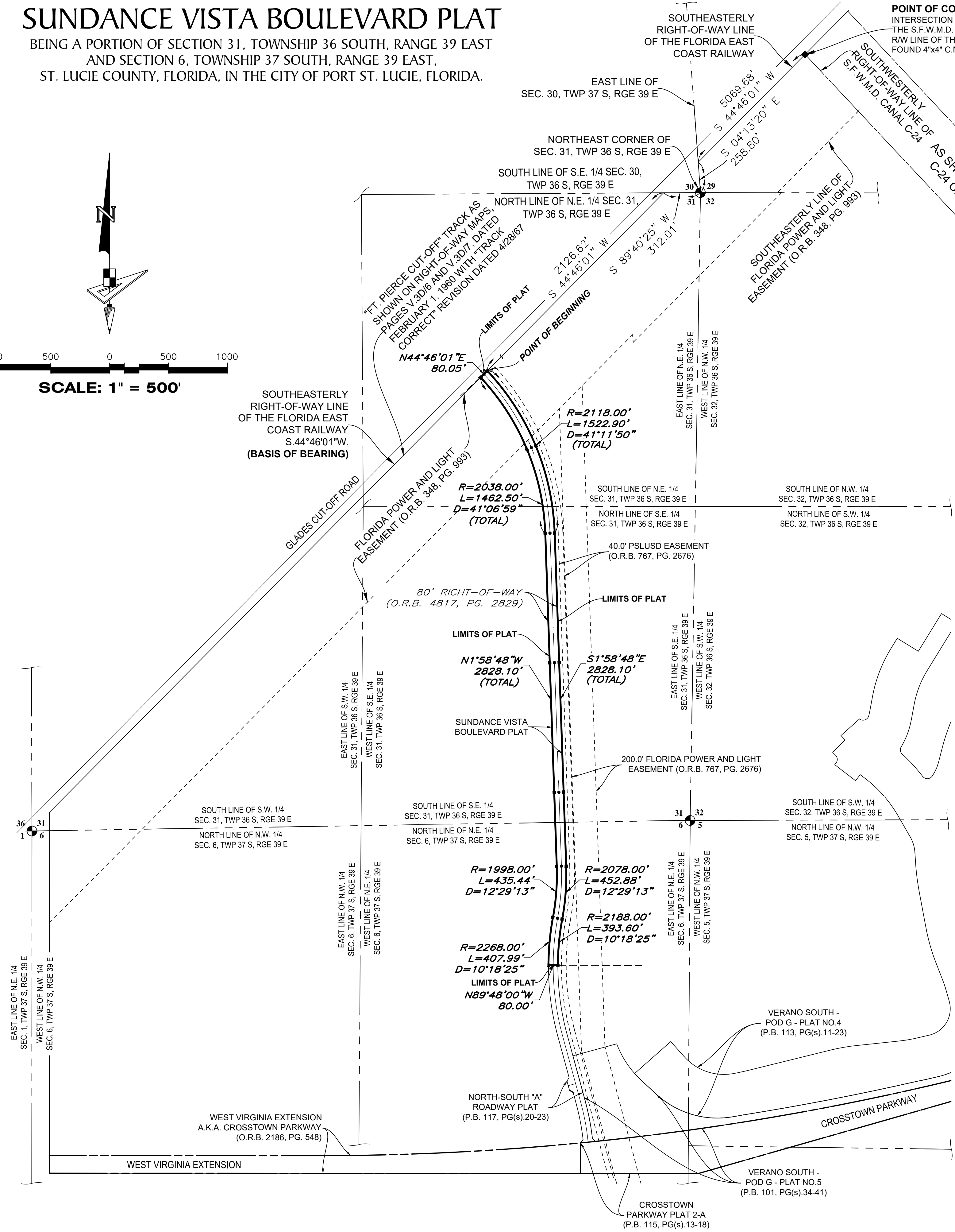
SUNDANCE VISTA BOULEVARD PLAT

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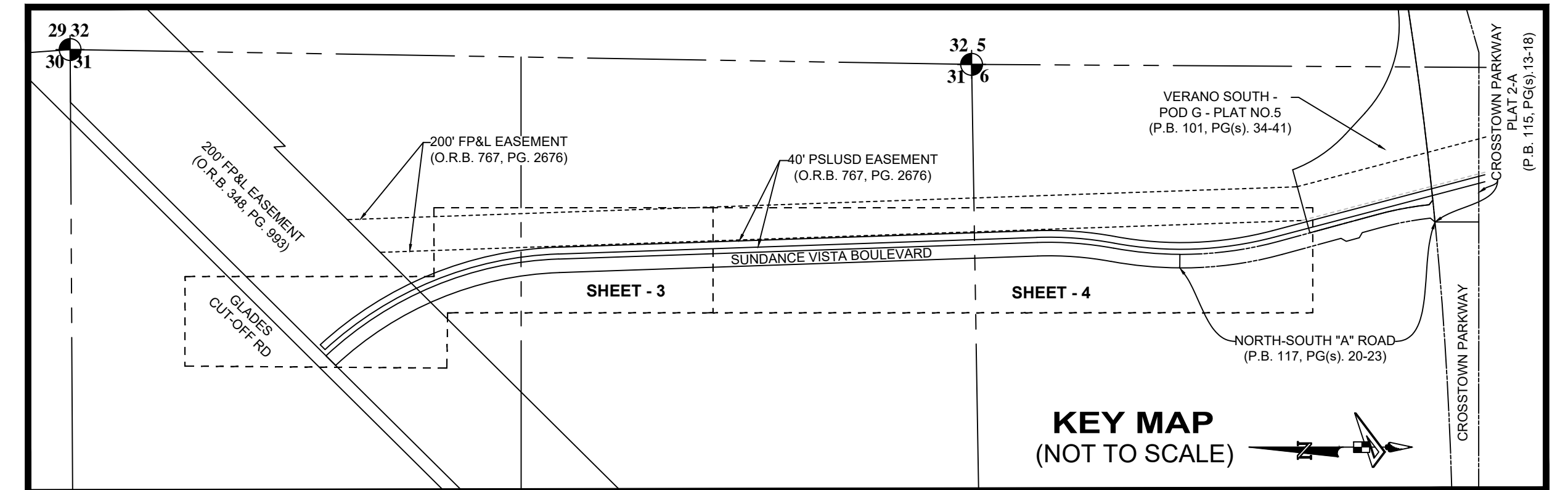
1000 500 0 500 1000

SCALE: 1" = 500'



POINT OF COMMENCEMENT
INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"

<p>LOCATION MAP No Scale</p>	PLAT BOOK
	PAGE
	FILE NO.
	DATE
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
 - F.P.L. ----- Florida Power and Light
 - PSLUSD ----- Port Saint Lucie Utilities Service Department
 - P.C. ----- Point of Curvature
 - P.T. ----- Point of Tangency
 - P.R.C. ----- Point of Reverse Curvature
 - N.T.C. ----- Non-Tangent Curvature
 - N.T.I. ----- Non-Tangent Intersection
 - Ⓞ ----- Centerline
 - R/W ----- Right-of-Way
 - Sec/Twp/Rge ----- Section/Township/Range
 - R ----- Radius
 - L ----- Arc Length
 - D ----- Delta-Central Angle
 - C ----- Chord Length
 - CB ----- Chord Bearing
 - C.M. ----- Concrete Monument
 - LB ----- Licensed Business
 - ----- 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
 - ⦿ ----- Indicates Found (PCP) Permanent Control Point LB7768
 - 31
6 32
5 ----- Section Corner

DRAWN BY: WATERLOO PLATTING/VERANO SOUTH 'A' ROADWAY PLAT 2-A; VERANO SOUTH 'A' ROADWAY PLAT 2-A; SUNDANCE VISTA BOULEVARD PLAT 2-A; VERANO SOUTH - POD G - PLAT NO. 4; VERANO SOUTH - POD G - PLAT NO. 5; LAST SAVED BY: DESCHOLL, ON: 10/16/2024 9:07 AM

SUNDANCE VISTA BOULEVARD PLAT

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
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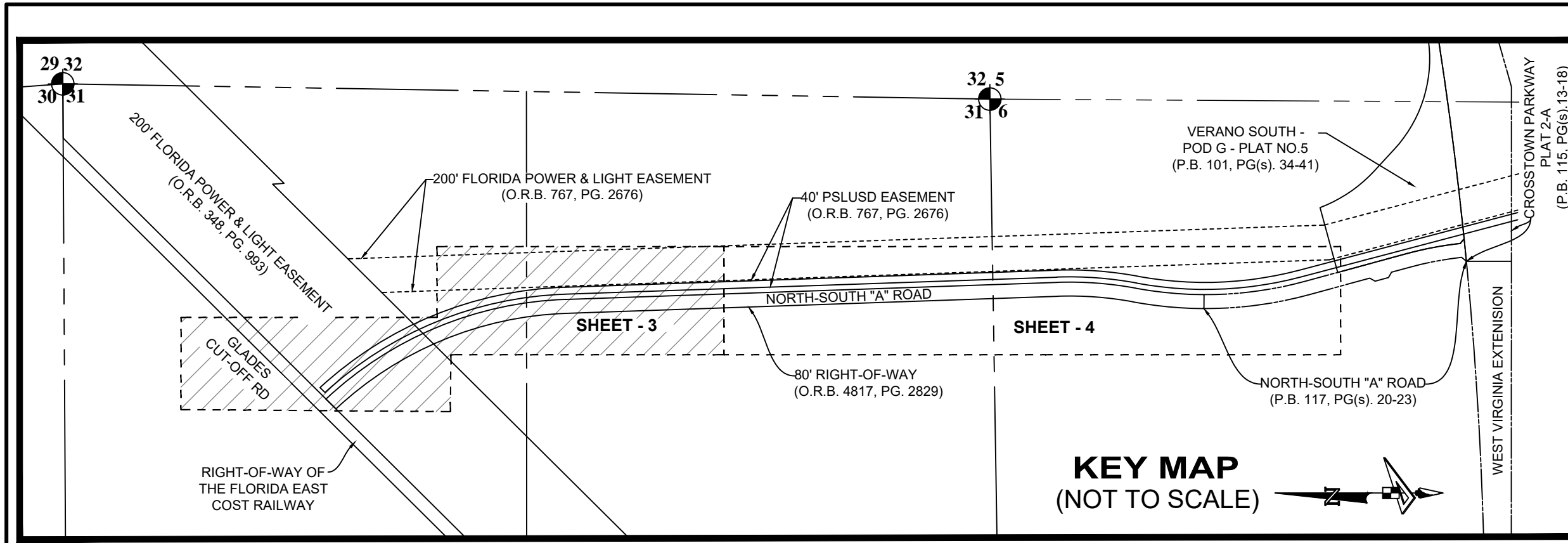
PLAT BOOK

PAGE

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DATE

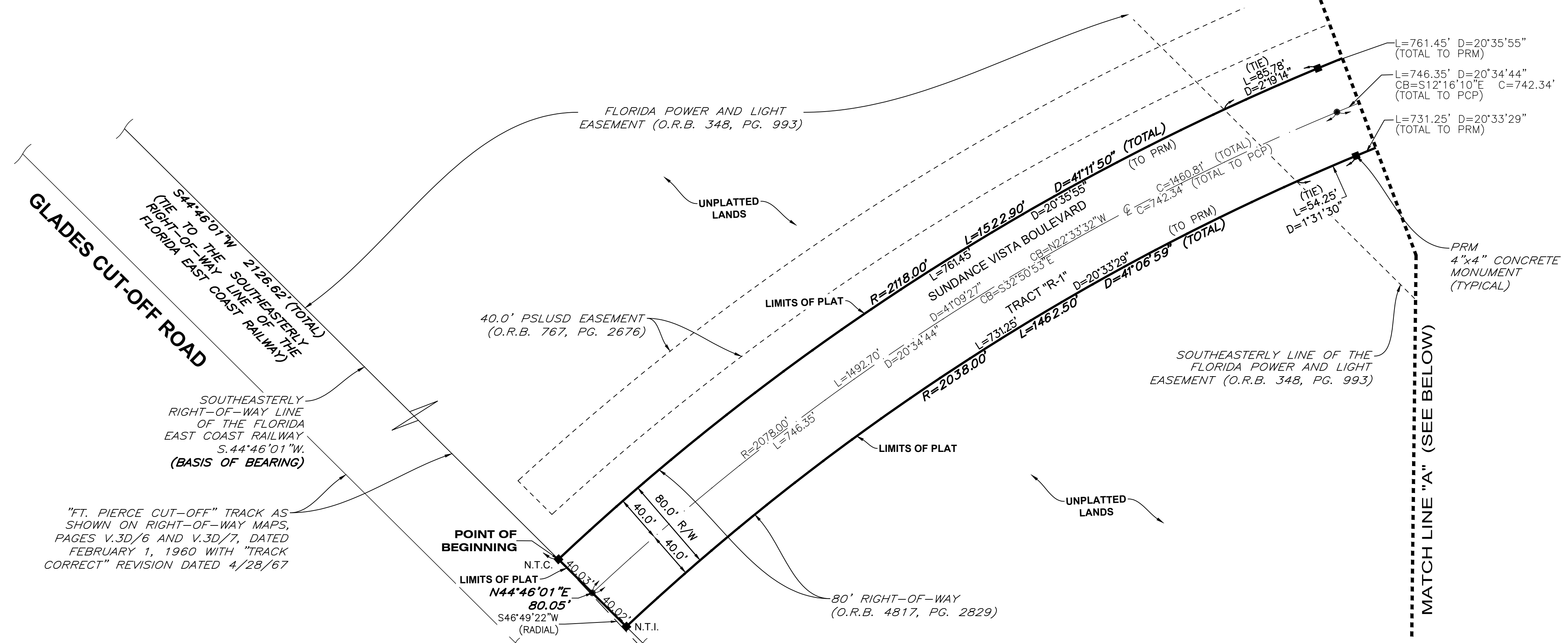
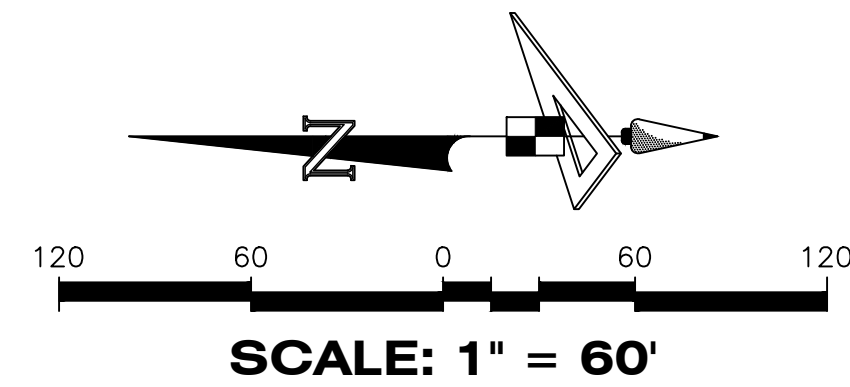
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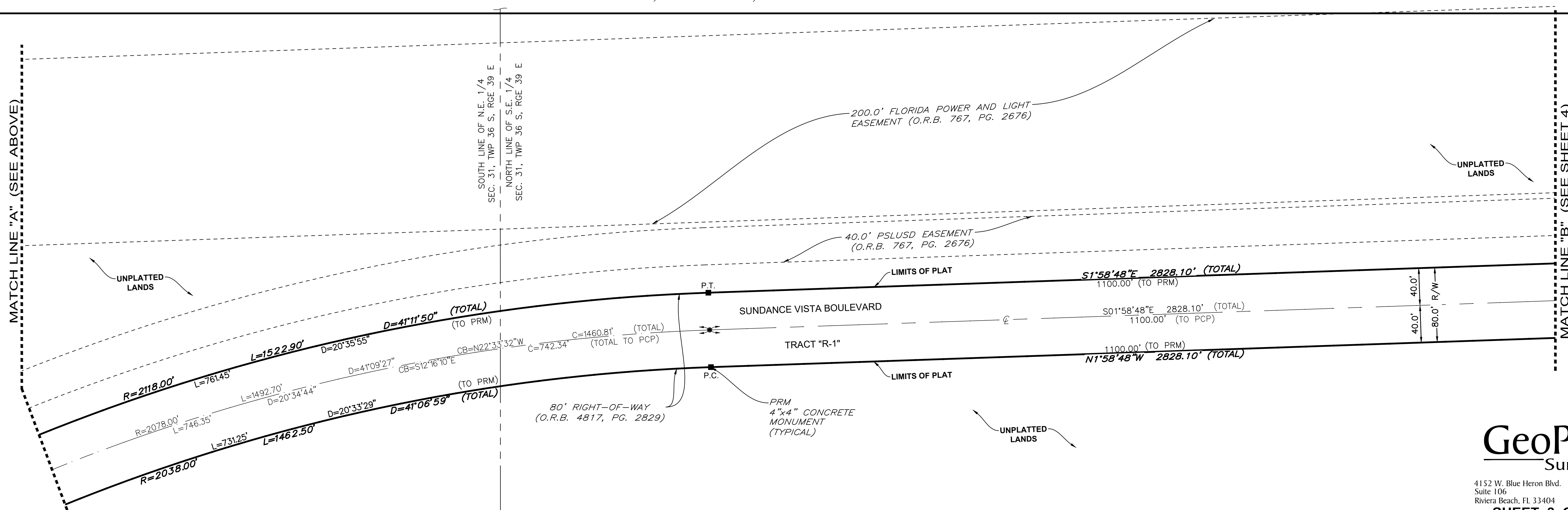
- P.B. ----- Plat Book
- O.R.B. ----- Official Records Book
- Pg(s). ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- PSLUSD ----- Port Saint Lucie Utilities Service Department
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- P.R.C. ----- Point of Reverse Curvature
- N.T.C. ----- Non-Tangent Curvature
- N.T.I. ----- Non-Tangent Intersection

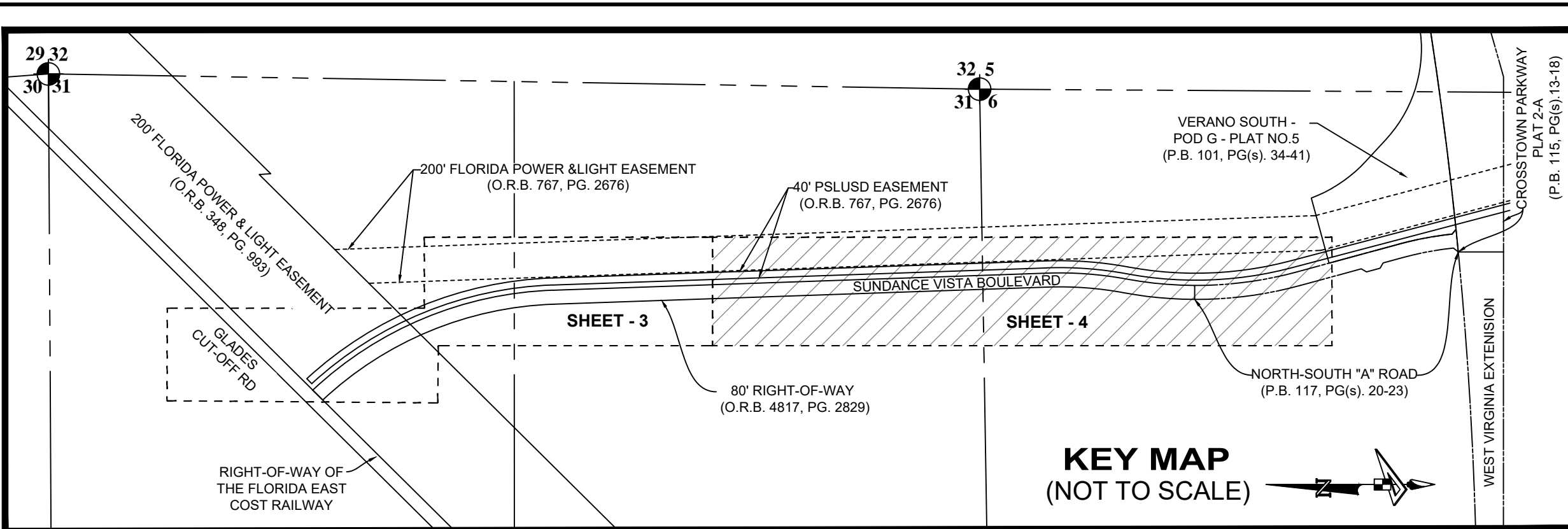
LEGEND

- ⊙ ----- Centerline
- R/W ----- Right-of-Way
- C ----- Chord Length
- CB ----- Chord Bearing
- R ----- Radius
- L ----- Arc Length
- Δ ----- Delta-Central Angle
- SC ----- Section Corner
- Concrete Monument
- LB ----- Licensed Business
- ----- 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
- ----- Indicates Found (PCP) Permanent Control Point LB7768
- Sec/Twp/Rge ----- Section/Township/Range



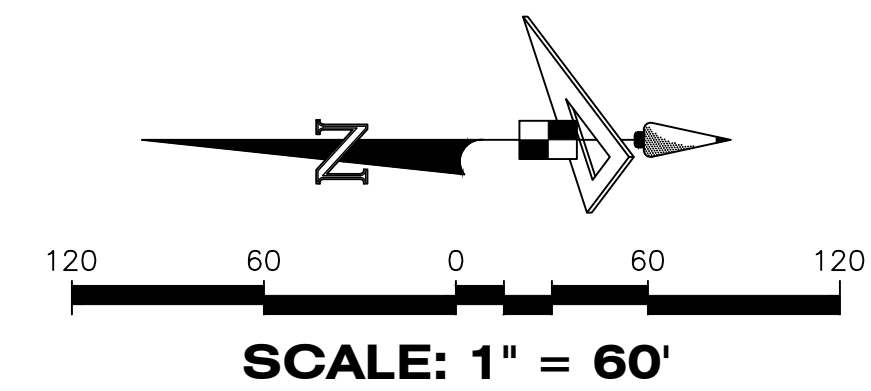
MATCH LINE "A" (SEE ABOVE)





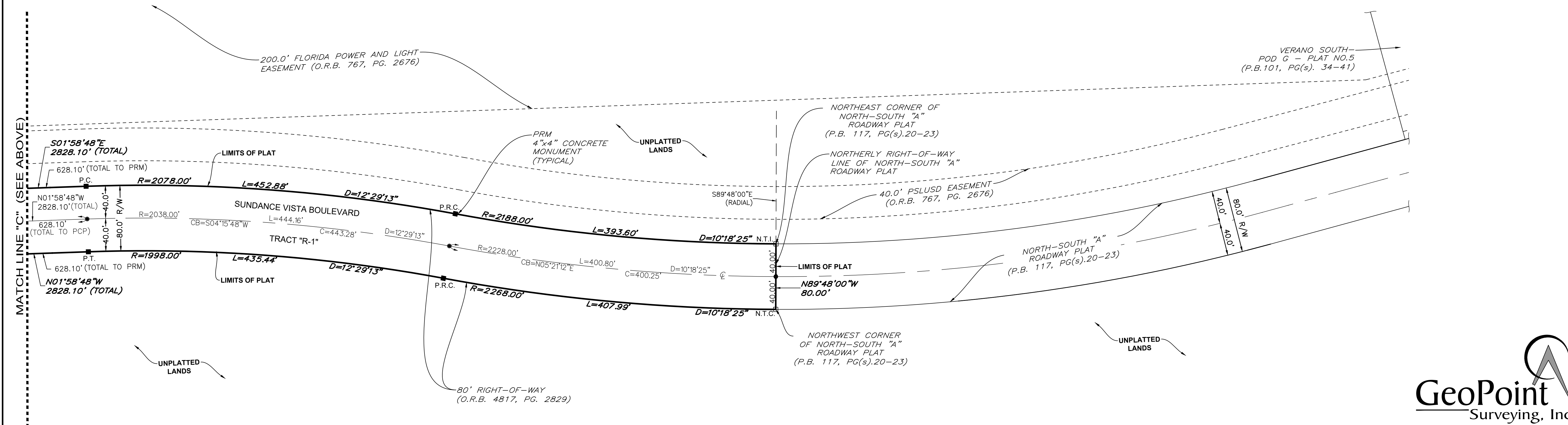
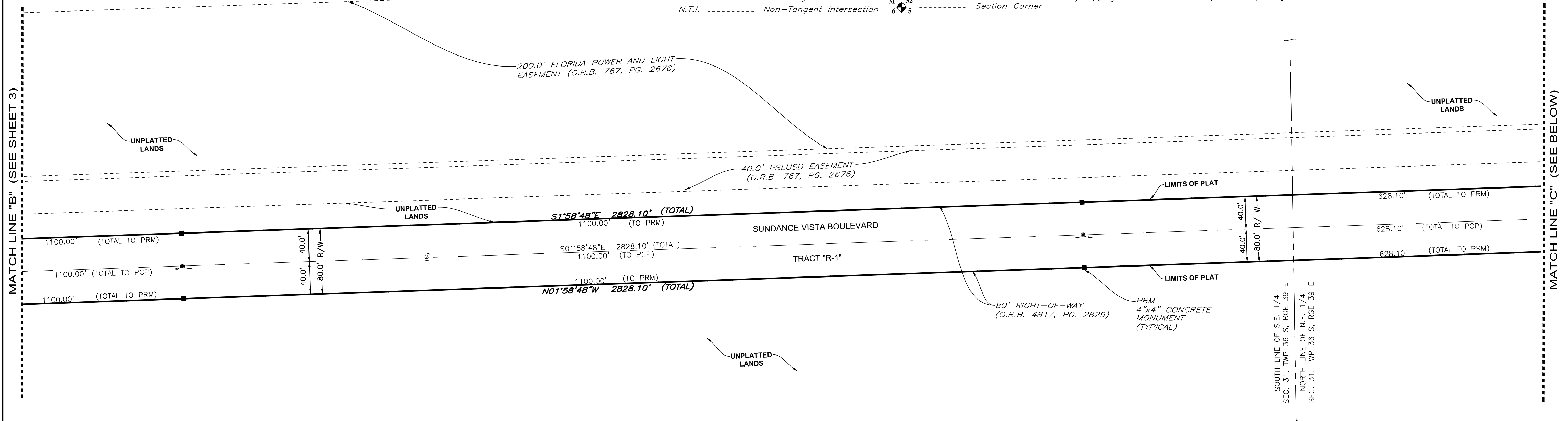
SUNDANCE VISTA BOULEVARD PLAT

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Pg(s). ----- Page(s)	C ----- Chord Length	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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PSLUSD ----- Port Saint Lucie Utilities Service Department	R ----- Radius	Indicates (PCP) Permanent Control Point LB7768
P.C. ----- Point of Curvature	L ----- Arc Length	Indicates Found (PCP) Permanent Control Point LB7768
P.T. ----- Point of Tangency	D ----- Delta-Central Angle	Sec/Twp/Rge ----- Section/Township/Range
P.R.C. ----- Point of Reverse Curvature	----- Section Corner	
N.T.C. ----- Non-Tangent Curvature		
N.T.I. ----- Non-Tangent Intersection		



DRAWN: WINTERKOPF/PLATTING/VERANO SOUTH 'A' ROADWAY PLAT; VERANO SOUTH 'A' ROADWAY PLAT; SUNDANCE VISTA BOULEVARD PLAT; PLOTTED BY: GENIUS SCHOOL; ON: 10/16/2024 8:02 AM; LAST SAVED BY: DSCHOLL; ON: 10/16/2024 8:07 AM