

RIVERLAND BOULEVARD AT RIVERLAND PARCEL C

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20 & 21, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 5

INSTR # 4670323
P BK 85 Pages 19 - 23
RECORDED 03/04/2020 03:05:17 PM
SAINT LUCIE COUNTY

DEPUTY CLERK CERDAA

BK: 85
Pg: 19

LEGAL DESCRIPTION

BEING A PORTION OF THAT PARCEL OF LAND DESIGNATED AS ROADWAY N/S B, ACCORDING TO OFFICIAL RECORDS BOOK 3902, PAGE 490, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY, NORTHWEST CORNER OF RIVERLAND PARCEL A - PLAT ELEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 25 THROUGH 37 OF PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIVERLAND PARCEL A - PLAT ELEVEN AND ALONG THE EAST LINES OF N/S B RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3902 PAGE 490, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 44°50'19" WEST, A DISTANCE OF 49.77 FEET; THENCE SOUTH 00°28'42" WEST, A DISTANCE OF 2622.39 FEET; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF SAID N/S B RIGHT-OF-WAY; THENCE ALONG THE WEST LINE OF SAID N/S B RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 00°28'42" WEST, A DISTANCE OF 2624.82 FEET; THENCE NORTH 45°09'41" WEST, A DISTANCE OF 49.22 FEET; THENCE SOUTH 89°50'39" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF E/W #1, AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 1480, SAID PUBLIC RECORDS, A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.183 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVERLAND BOULEVARD AT RIVERLAND PARCEL C, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

RIVERLAND BOULEVARD, SHOWN ON THIS PLAT IS 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 AND IS THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS 4th DAY OF February, 2020.

BY: [Signature] DATE: February 4, 2020
GREGORY J. ORAVEC, MAYOR

WITNESS: Zoraya Lopez WITNESS: [Signature]
PRINT NAME: Zoraya Lopez PRINT NAME: Sharon Donleavy

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 4th DAY OF February, 2020 BY GREGORY J. ORAVEC, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE.
HE IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED _____ AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: [Signature]

PRINT NAME: Caleigh Nicole Myers

MY COMMISSION EXPIRES: Dec 20, 2021

COMMISSION NUMBER: 661169931

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, HEREBY:

1) ACCEPTS THE DEDICATIONS OF RIVERLAND BOULEVARD AS SET FORTH WITHIN THIS PLAT AND SPECIFICALLY DEDICATED TO CITY OF PORT ST. LUCIE.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS 4th DAY OF February, 2020.

[Signature]
GREGORY J. ORAVEC, MAYOR

WITNESS: Zoraya Lopez WITNESS: [Signature]

PRINT NAME: Zoraya Lopez PRINT NAME: Sharon Donleavy

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HE IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED _____ AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: [Signature]

PRINT NAME: Caleigh Nicole Myers

MY COMMISSION EXPIRES: Dec 20, 2021

COMMISSION NUMBER: 661169931

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 16th DAY OF December, 2019

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN OF THIS RIVERLAND BOULEVARD AT RIVERLAND PARCEL C 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) THERE ARE NO MORTGAGES OF RECORD.

(C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.

DATED THIS 8th DAY OF January, 2020.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA

BY: [Signature]
GEORGE TELLEZ, VICE PRESIDENT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND BOULEVARD AT RIVERLAND PARCEL C, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, AND ALL DEDICATIONS HEREIN ARE ACCEPTED THIS 4th DAY OF January, 2020.

CITY OF PORT ST. LUCIE

[Signature]
GREGORY J. ORAVEC, MAYOR

ATTEST:

[Signature]
KAREN A. PHILLIPS, CITY CLERK

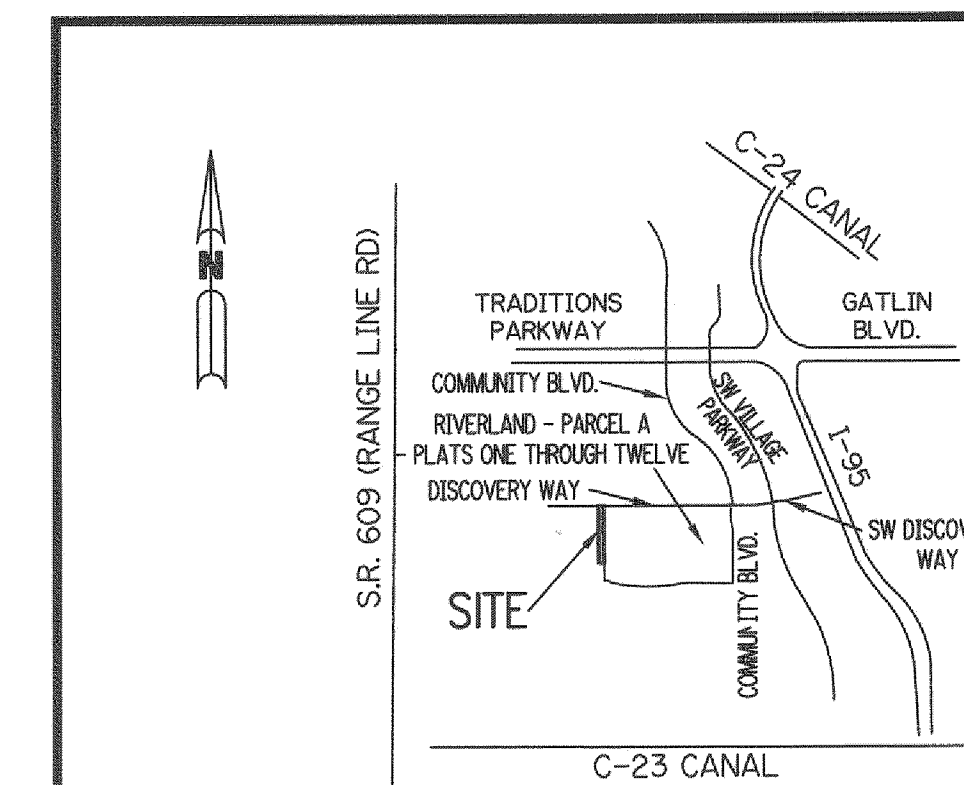
CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, 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 85 PAGES 19-23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 04 DAY OF Feb, 2020.

[Signature]
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

PLANNING & ZONING PROJECT NUMBER: P19-143



LOCATION MAP
NOT TO SCALE

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS 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 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 8th DAY OF January, 2020.

[Signature]
PERRY C. WHITE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467

SURVEYOR'S NOTES

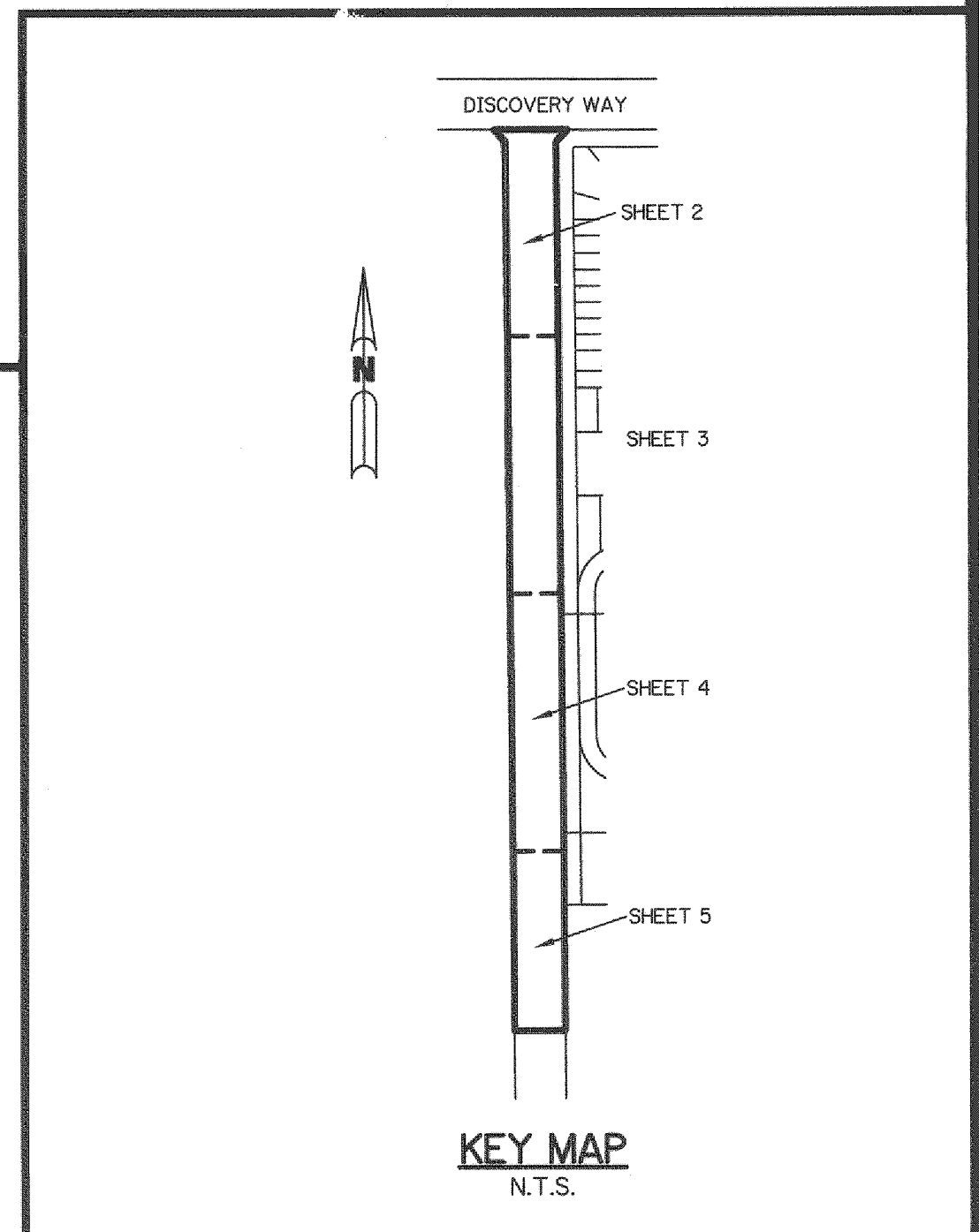
1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF E/W #1 (DISCOVERY WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 1480, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°50'39" EAST, WITH ALL BEARINGS SHOWN HEREON 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 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.

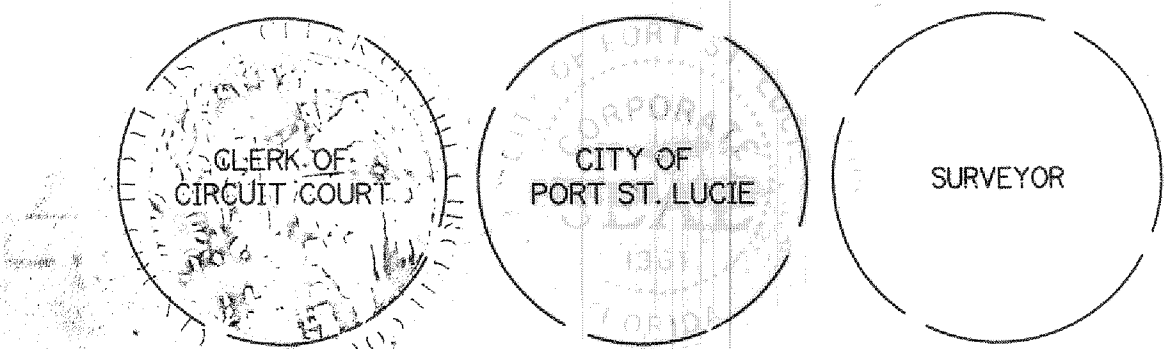
4) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

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.



KEY MAP
N.T.S.

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



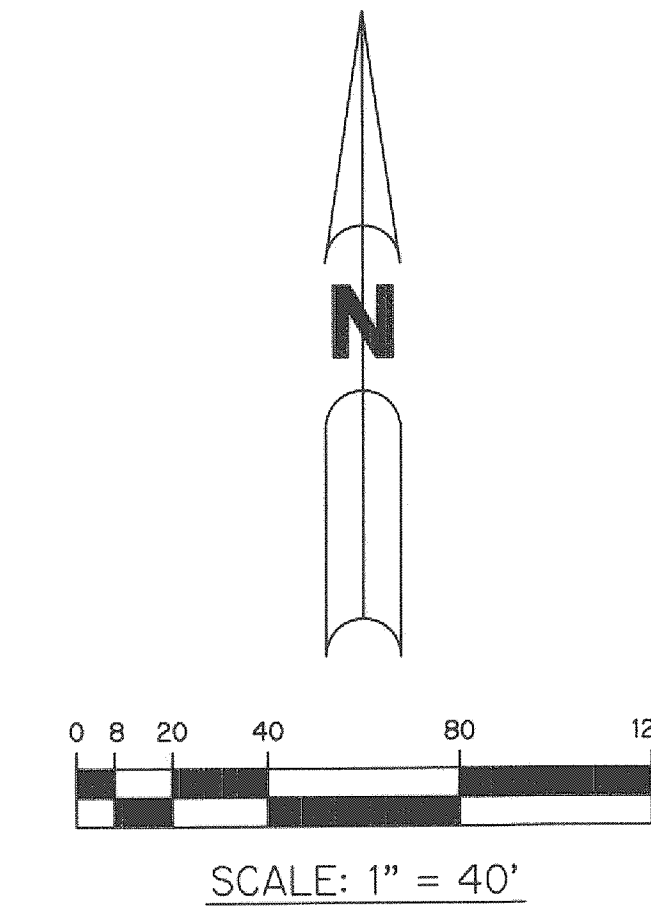
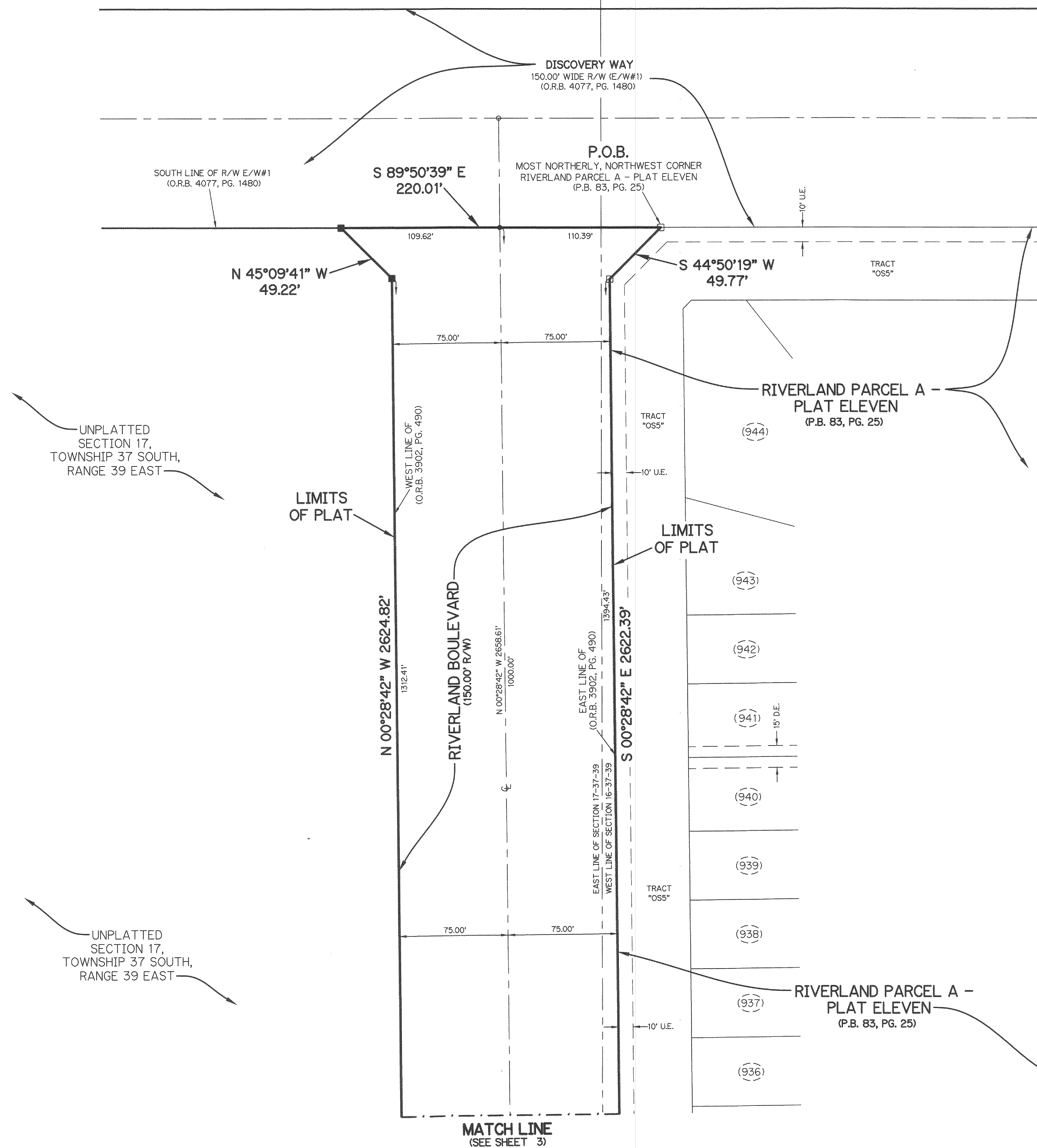
PORT ST. LUCIE UTILITY SYSTEMS
DEPARTMENT NUMBER 5267A

RIVERLAND BOULEVARD AT RIVERLAND PARCEL C

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20 & 21, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 5

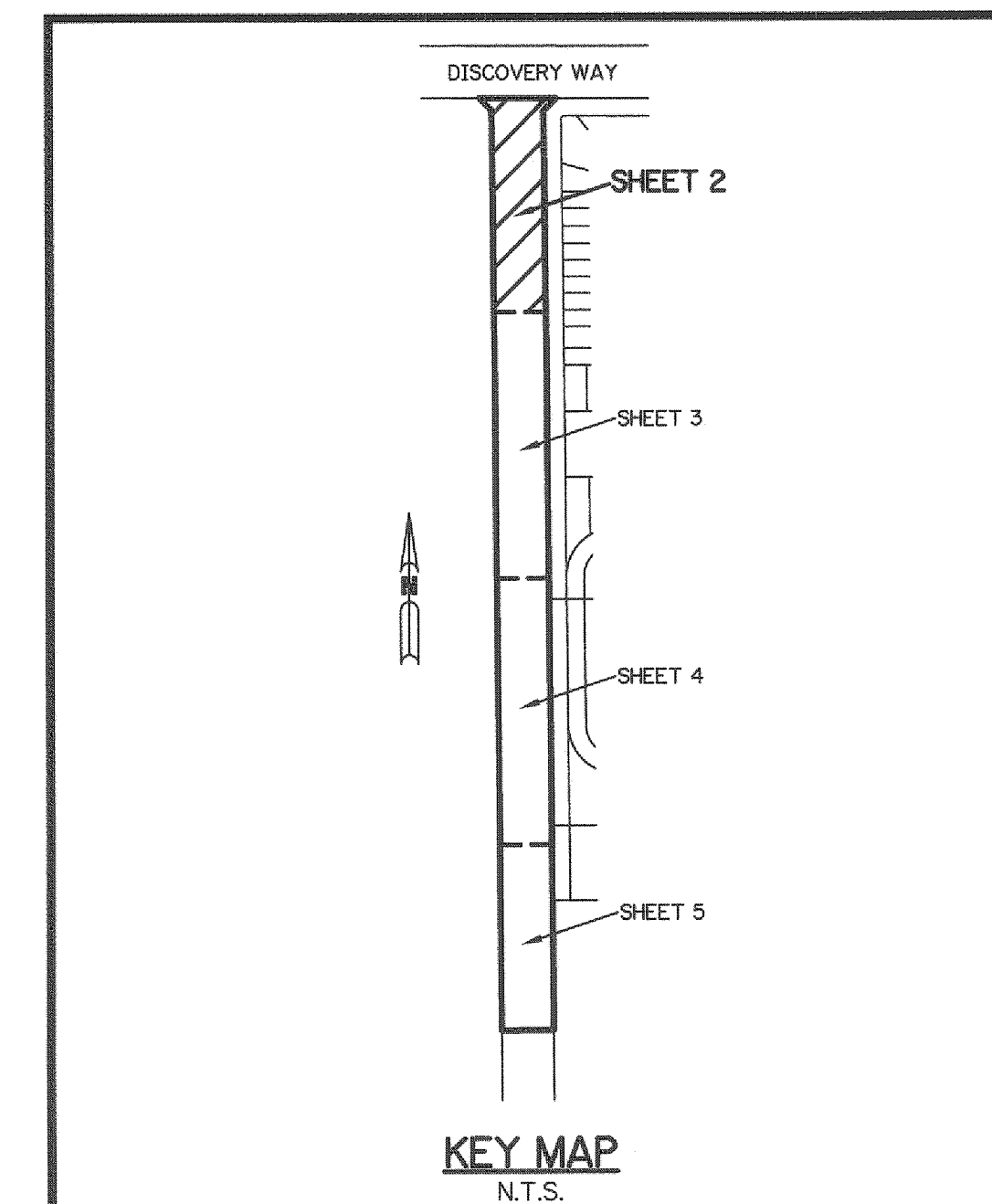
BK: 85
Pg: 20



LEGEND:

- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
- - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
- - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- - FOUND 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
- D.S.E. - DRAINAGE SWALE EASEMENT
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- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
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- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
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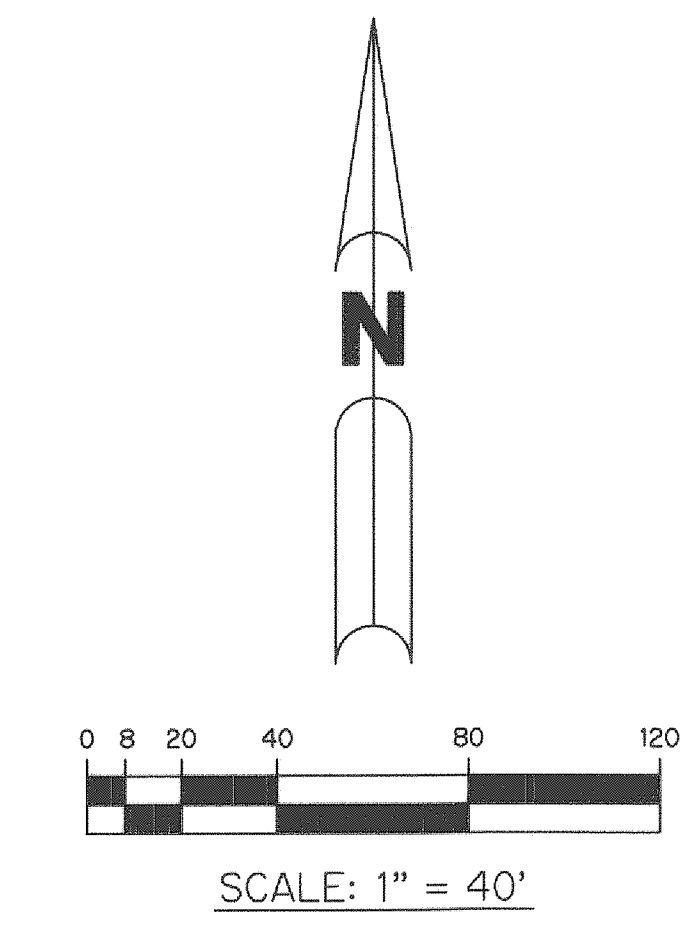
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RIVERLAND BOULEVARD AT RIVERLAND PARCEL C

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20 & 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

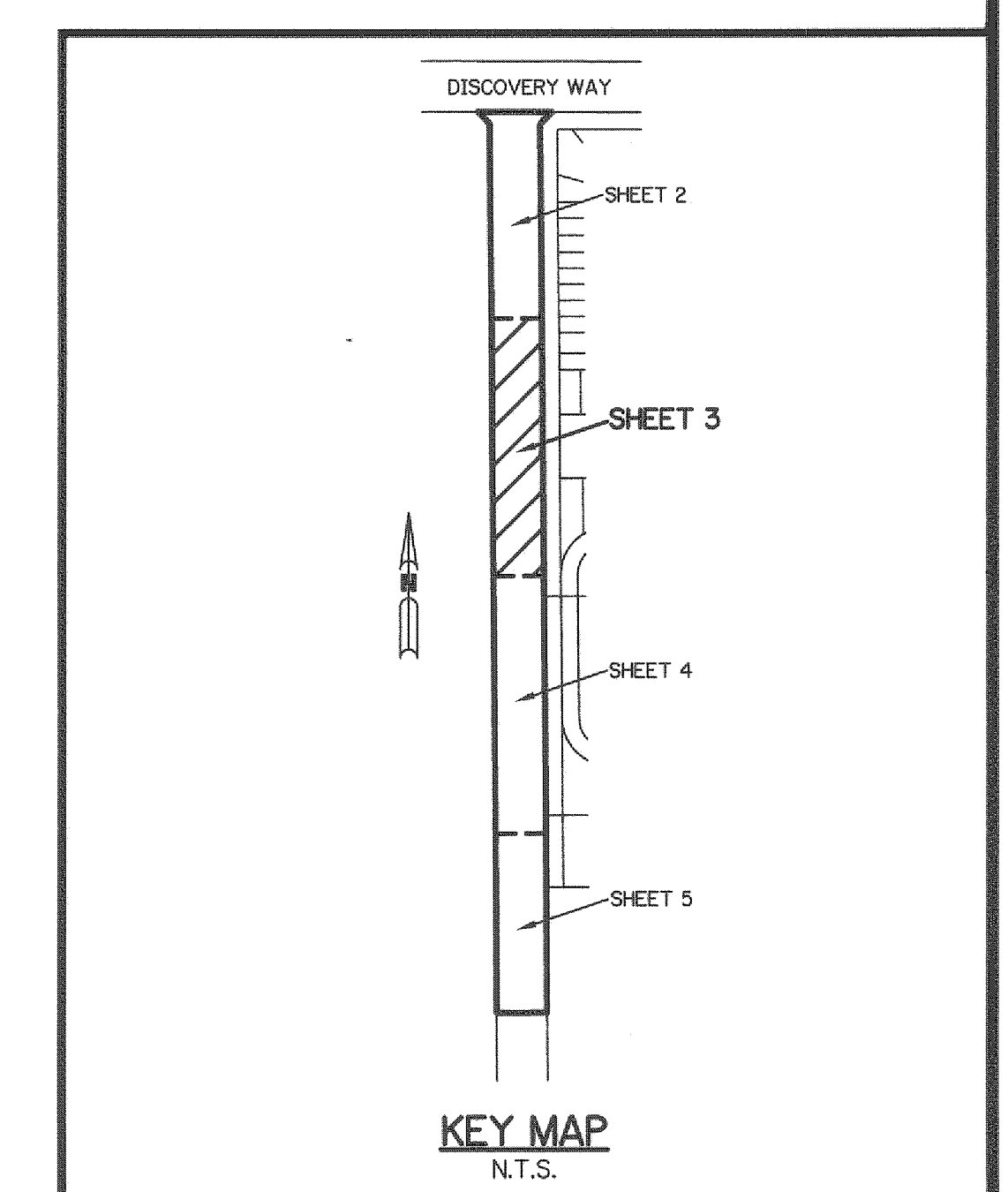
SHEET 3 OF 5

BK: 85
Pg: 21



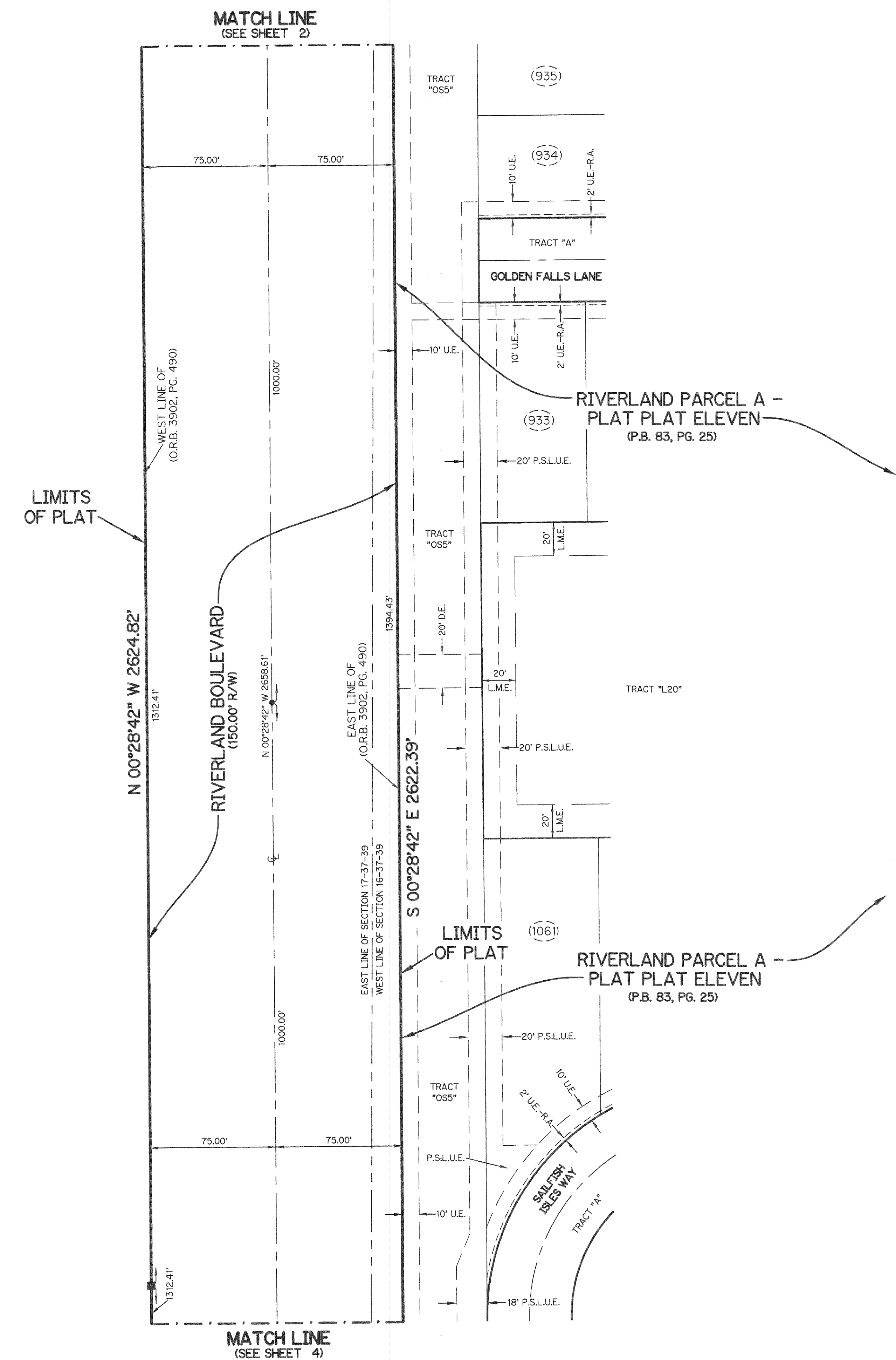
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LB-7741



UNPLATTED SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST

UNPLATTED SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST

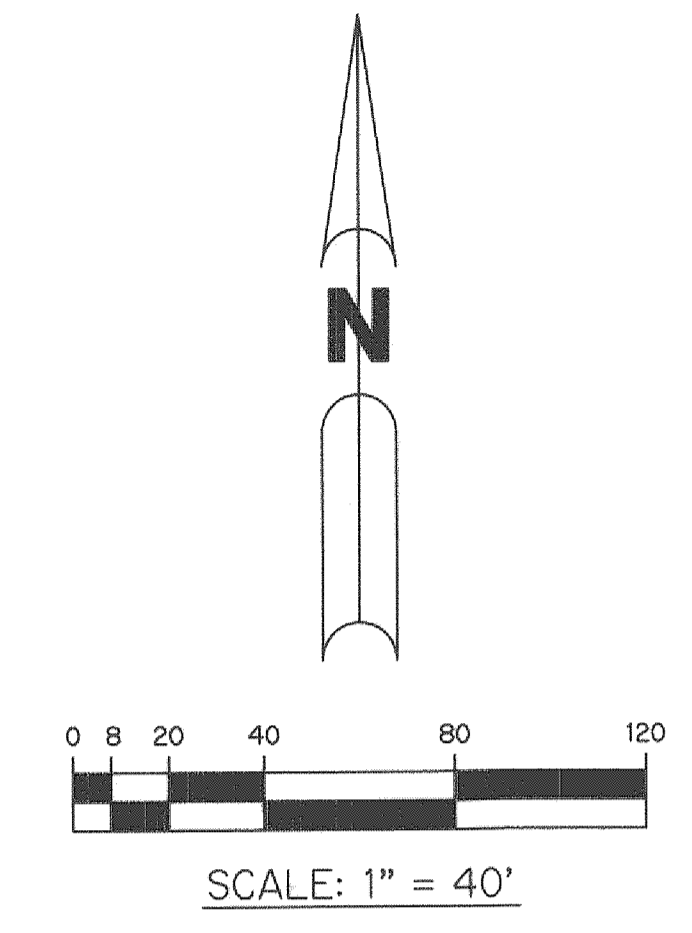
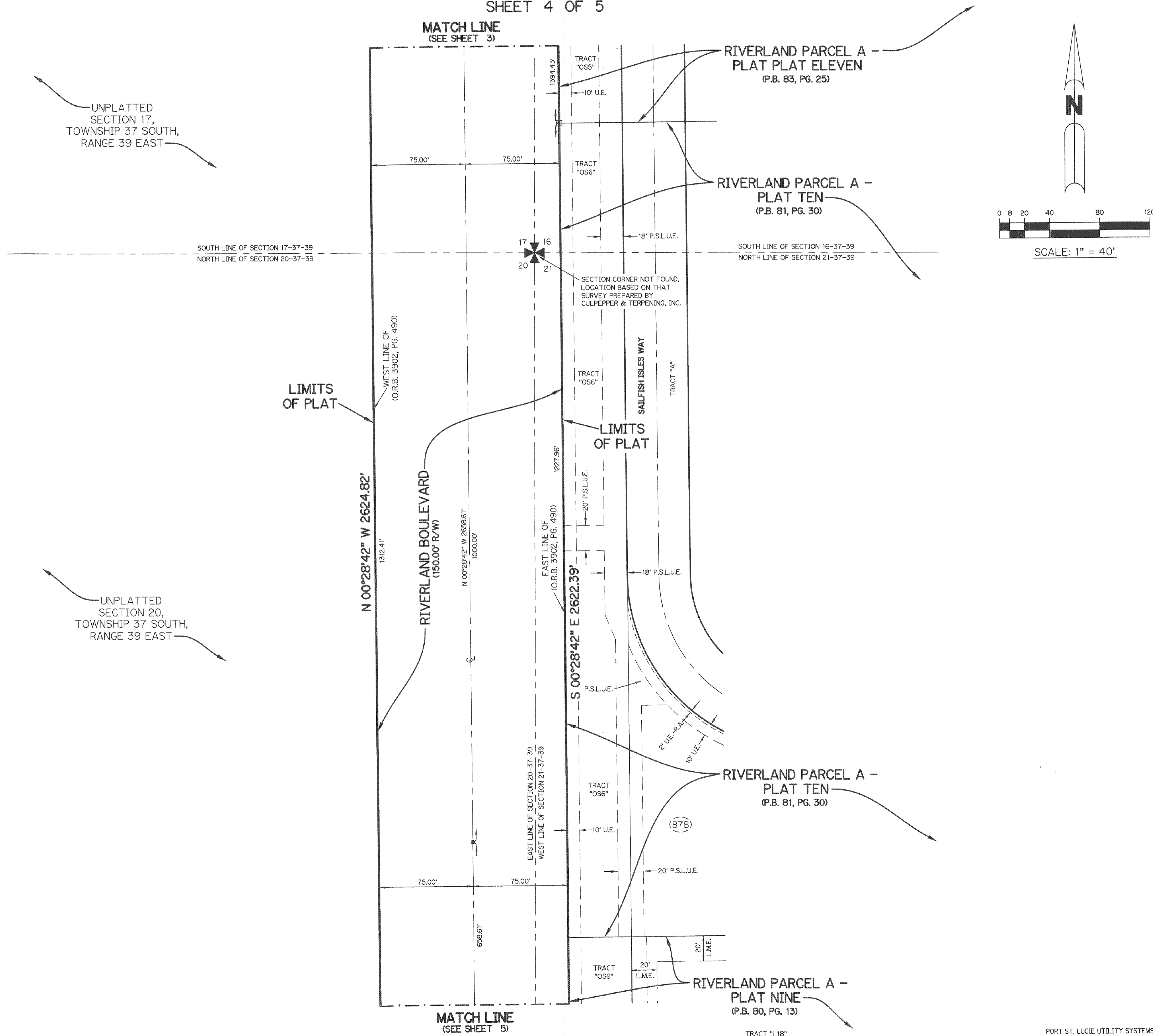


RIVERLAND BOULEVARD AT RIVERLAND PARCEL C

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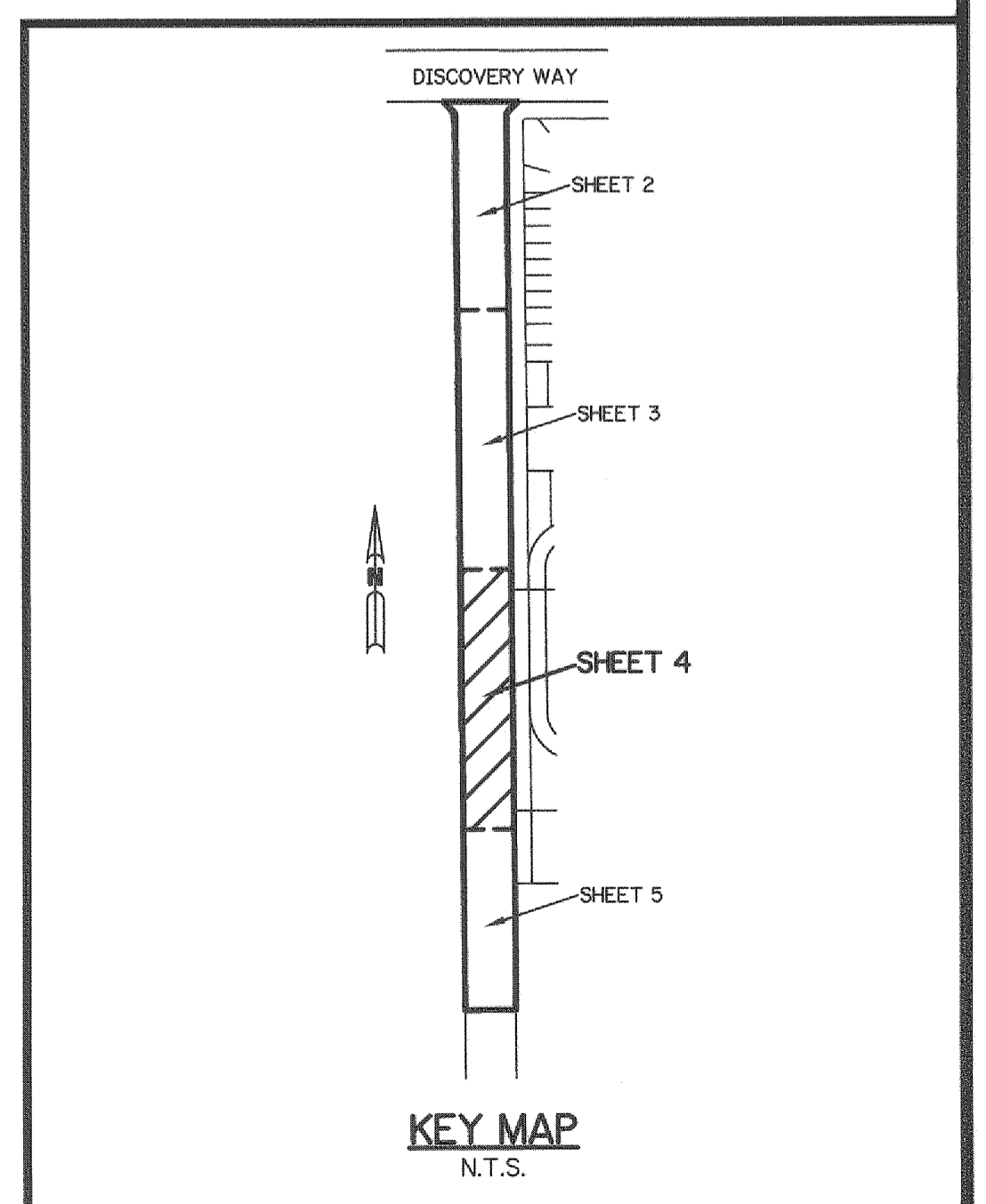
SHEET 4 OF 5

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- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH 1.5" CAP STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH 1.5" CAP STAMPED L.B. #7741
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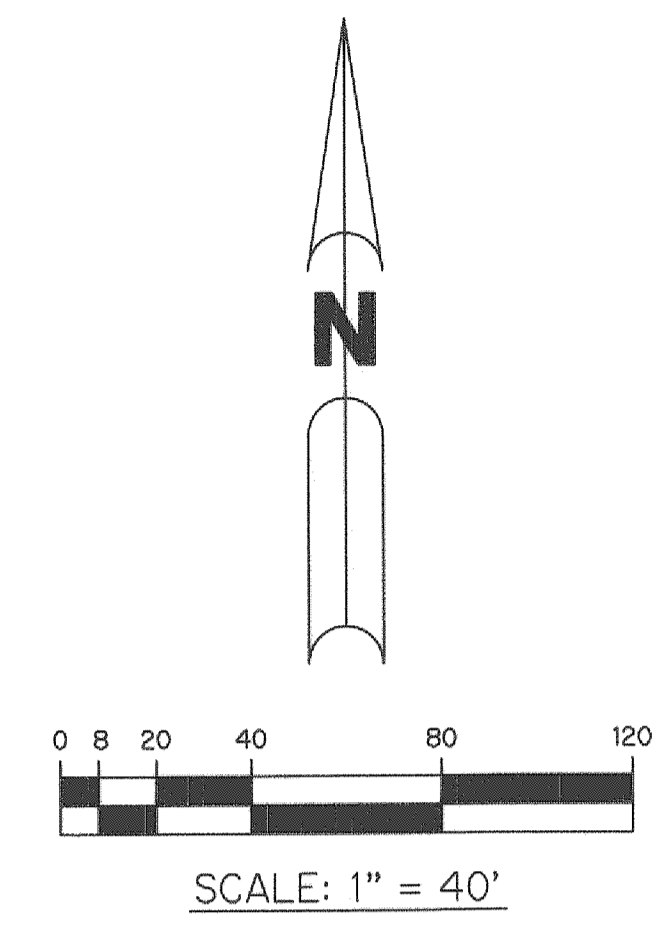
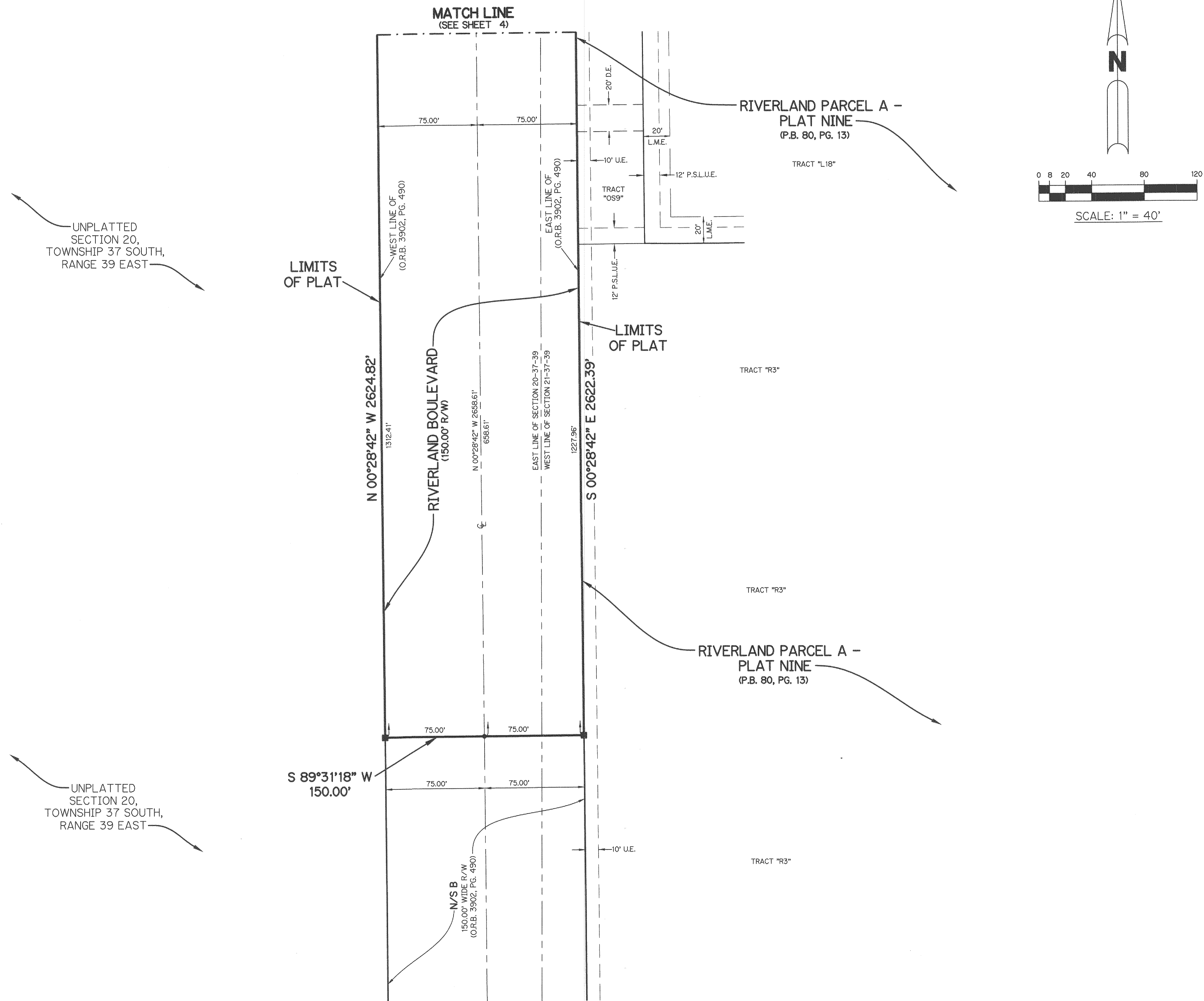
PORT ST. LUCIE UTILITY SYSTEMS
DEPARTMENT NUMBER 5267A

RIVERLAND BOULEVARD AT RIVERLAND PARCEL C

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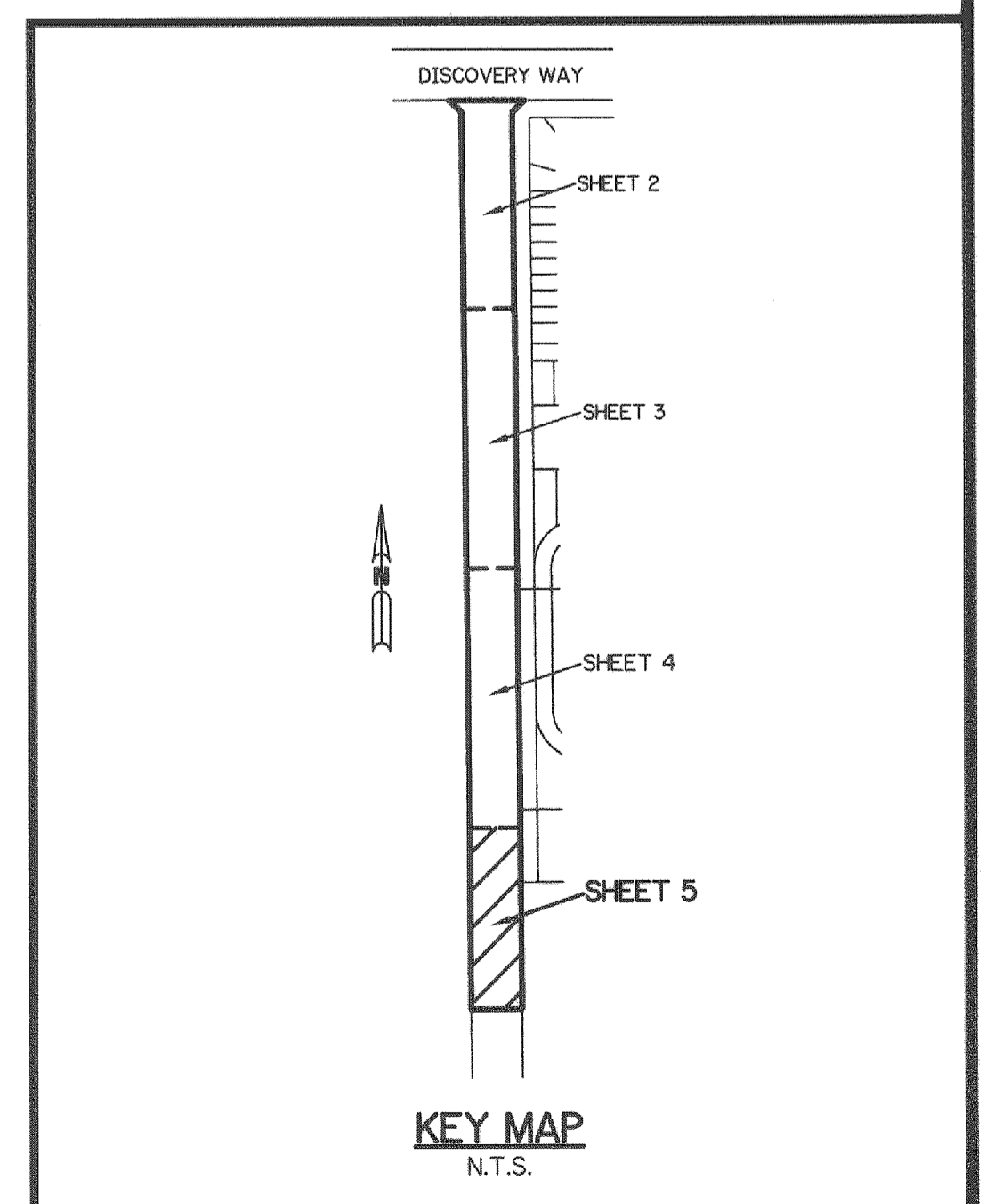
SHEET 5 OF 5

BK: 85
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- LEGEND:**
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PORT ST. LUCIE UTILITY SYSTEMS
DEPARTMENT NUMBER 5267A