

# DISCOVERY WAY AT RIVERLAND PARCEL A

BEING A PORTION OF A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

INSTR # 4662731  
P BK 85 Pages 15 - 18  
RECORDED 01/15/2020 09:31:02 AM  
SAINT LUCIE COUNTY

DEPUTY CLERK CANDRADE

P BK 85 PG 15

### LEGAL DESCRIPTION

BEING A PORTION OF THAT PARCEL OF LAND DESIGNATED AS ROADWAY E/W #1, ACCORDING TO OFFICIAL RECORDS BOOK 4077, PAGE 1480, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID ROADWAY E/W #1;

THENCE SOUTH 00°05'34" WEST, ALONG THE WEST LINE OF COMMUNITY BOULEVARD RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 75, PAGES 28 THROUGH 30, SAID PUBLIC RECORDS, ALSO BEING THE EAST LINE OF SAID ROADWAY E/W #1, A DISTANCE OF 193.19 FEET; THENCE ALONG THE SOUTH LINE OF SAID ROADWAY E/W #1 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 44°23'44" WEST, A DISTANCE OF 49.05 FEET; THENCE NORTH 88°53'03" WEST, A DISTANCE OF 491.41 FEET; THENCE NORTH 89°50'39" WEST, A DISTANCE OF 5,037.49 FEET; THENCE NORTH 00°09'21" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°50'39" EAST, ALONG THE NORTH LINE OF SAID ROADWAY E/W #1, A DISTANCE OF 5,563.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.223 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 DISCOVERY WAY AT RIVERLAND PARCEL A, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

DISCOVERY WAY, 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 14 DAY OF JANUARY, 2020

BY: [Signature] DATE: 1-14-2020  
GREGORY J. ORAVEC, MAYOR  
WITNESS: [Signature] WITNESS: [Signature]  
PRINT NAME: Maya Ellen Sanchez PRINT NAME: Calliegh N. Myers

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF JANUARY, 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: KAREN A. PHILLIPS  
MY COMMISSION EXPIRES: OCT 7, 2021 COMMISSION NUMBER: GG 113357

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, HEREBY:

- 1) ACCEPTS THE DEDICATIONS OF DISCOVERY WAY AS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO CITY OF PORT ST. LUCIE.
  - 2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.
- DATED THIS 14th DAY OF JANUARY, 2020

GREGORY J. ORAVEC, MAYOR  
WITNESS: [Signature] WITNESS: [Signature]  
PRINT NAME: Maya Ellen Sanchez PRINT NAME: Calliegh N. Myers

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NOTARY PUBLIC: [Signature]  
PRINT NAME: KAREN A. PHILLIPS  
MY COMMISSION EXPIRES: OCT 7, 2021 COMMISSION NUMBER: GG 113357

BY MEANS OF A  
PHYSICAL PRESENCE

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PHYSICAL PRESENCE

### TITLE CERTIFICATION

THE UNDERSIGNED, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE 10th DAY OF August, 2019,

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN OF THIS DISCOVERY WAY AT RIVERLAND PARCEL A 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 2018.

DATED THIS 9th DAY OF August, 2019.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
A CALIFORNIA 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 DISCOVERY WAY AT RIVERLAND PARCEL A, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, AND ALL DEDICATIONS HEREIN ARE ACCEPTED THIS 13th DAY OF JANUARY, 2020

CITY OF PORT ST. LUCIE  
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 15-18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 15th DAY OF JANUARY, 2020

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

### CERTIFICATE OF SURVEYOR AND MAPPER

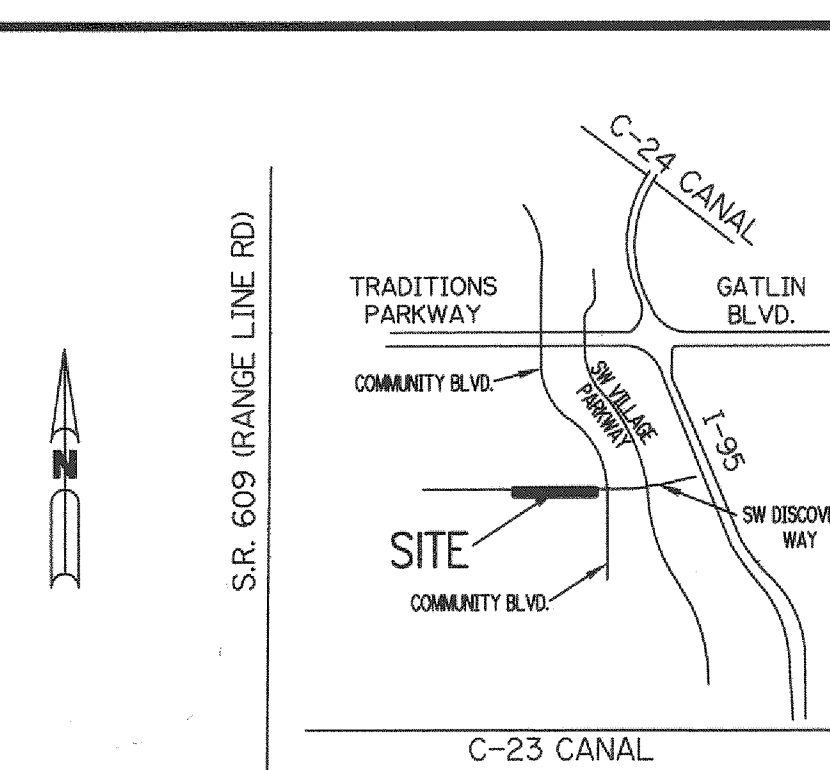
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT 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 6617-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.021, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 8th DAY OF August, 2019.

[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

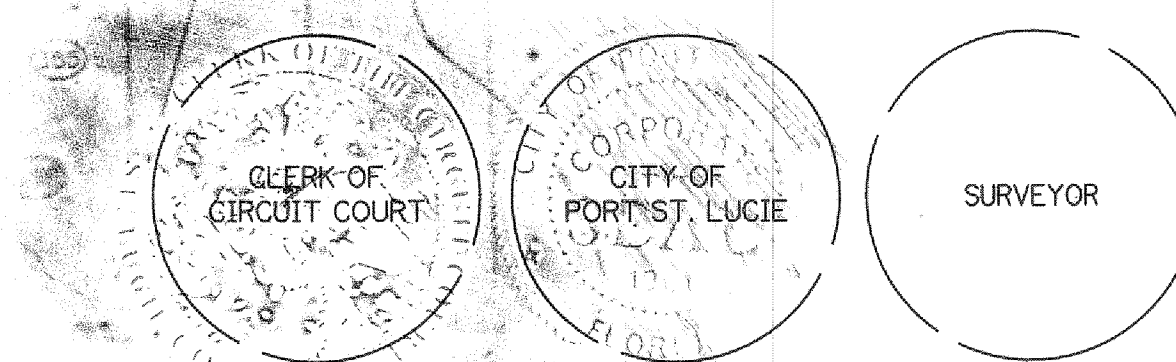
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE SOUTH LINE OF SOUTHERN GROVE PLAT NO. 4, PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 89°50'39" EAST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.
- 2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN 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.

PLANNING & ZONING PROJECT NUMBER: P19-075



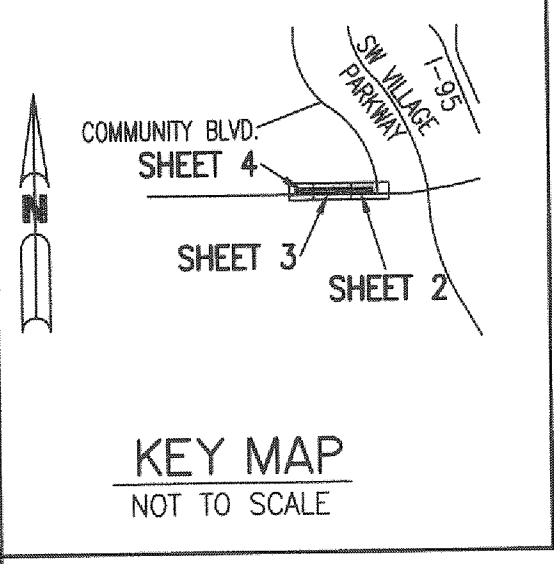
LOCATION MAP  
NOT TO SCALE

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



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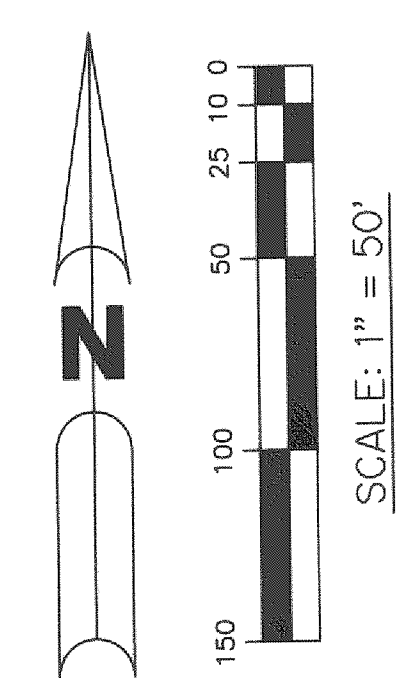
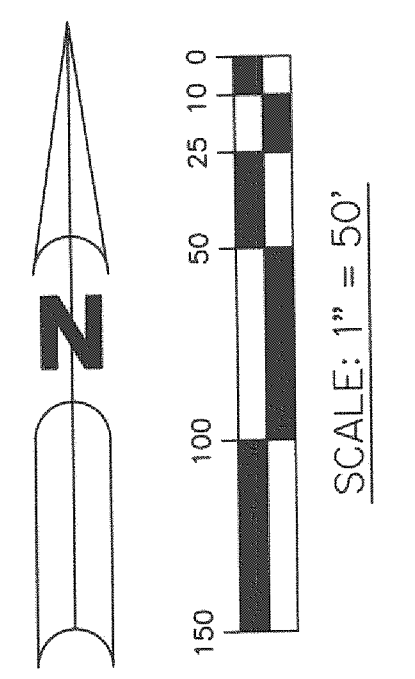
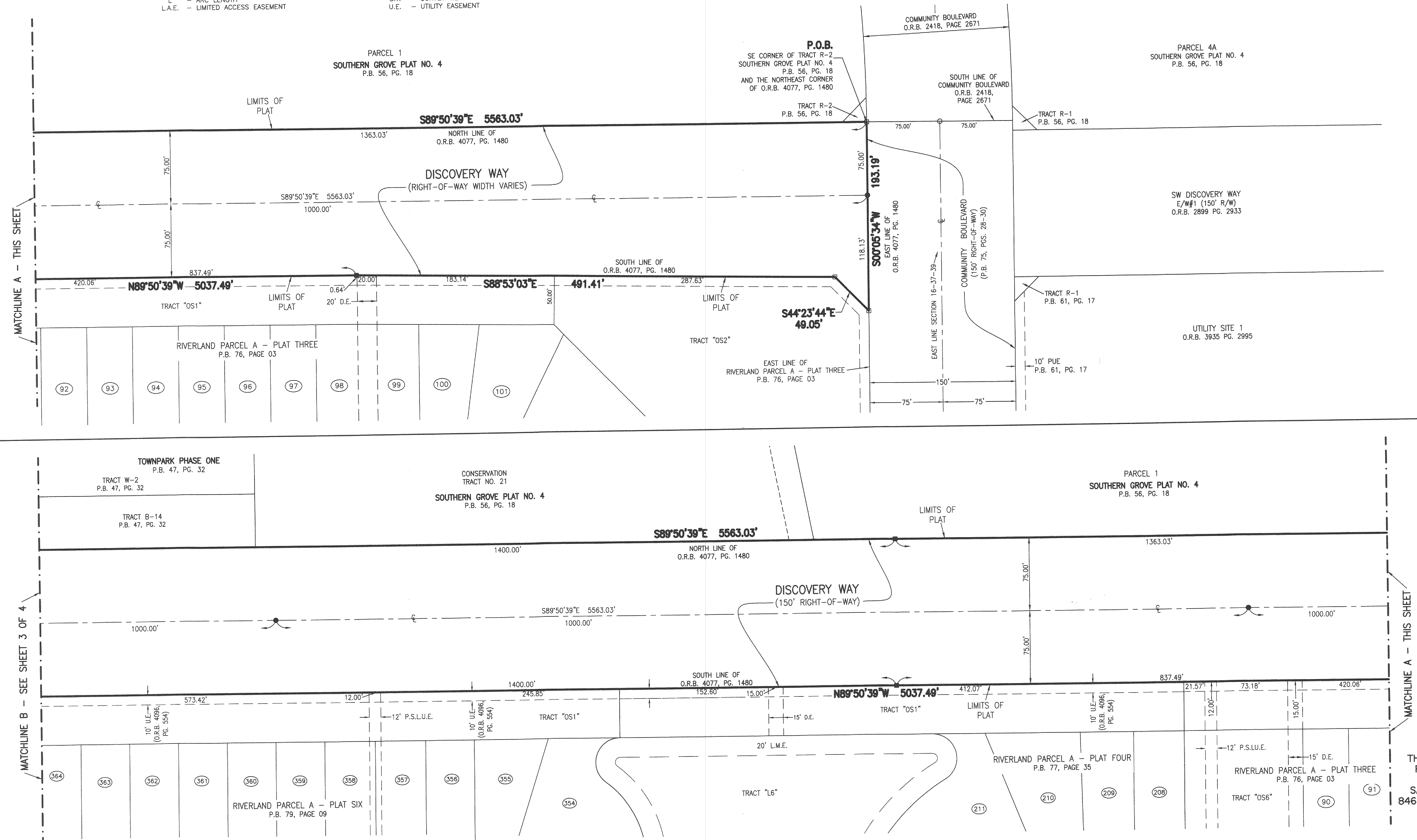


### LEGEND:

- - SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP LB7741
- - FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP LB4286
- - 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
- C - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER & LIGHT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT

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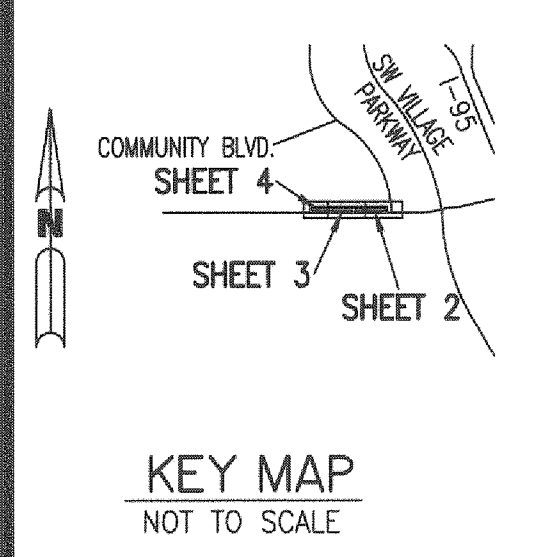
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- N.T.S. - NOT TO SCALE
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- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.U.D. - PLANNED UNIT DEVELOPMENT
- R - RADIUS
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- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT



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

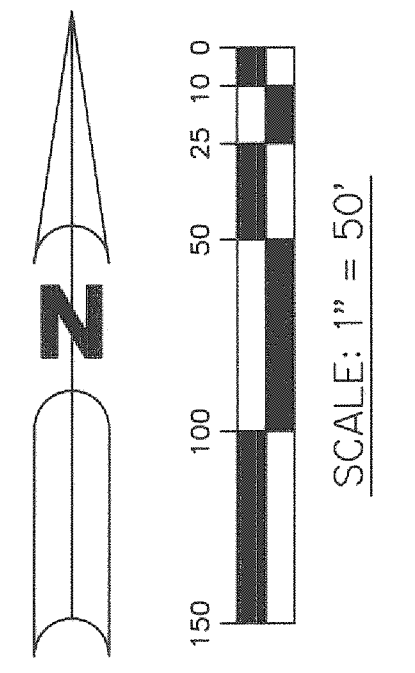
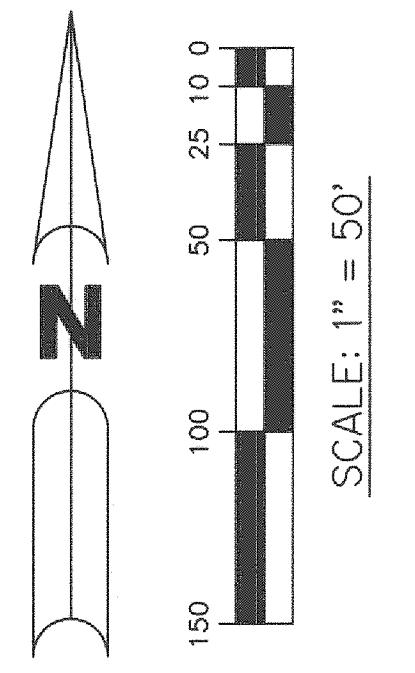
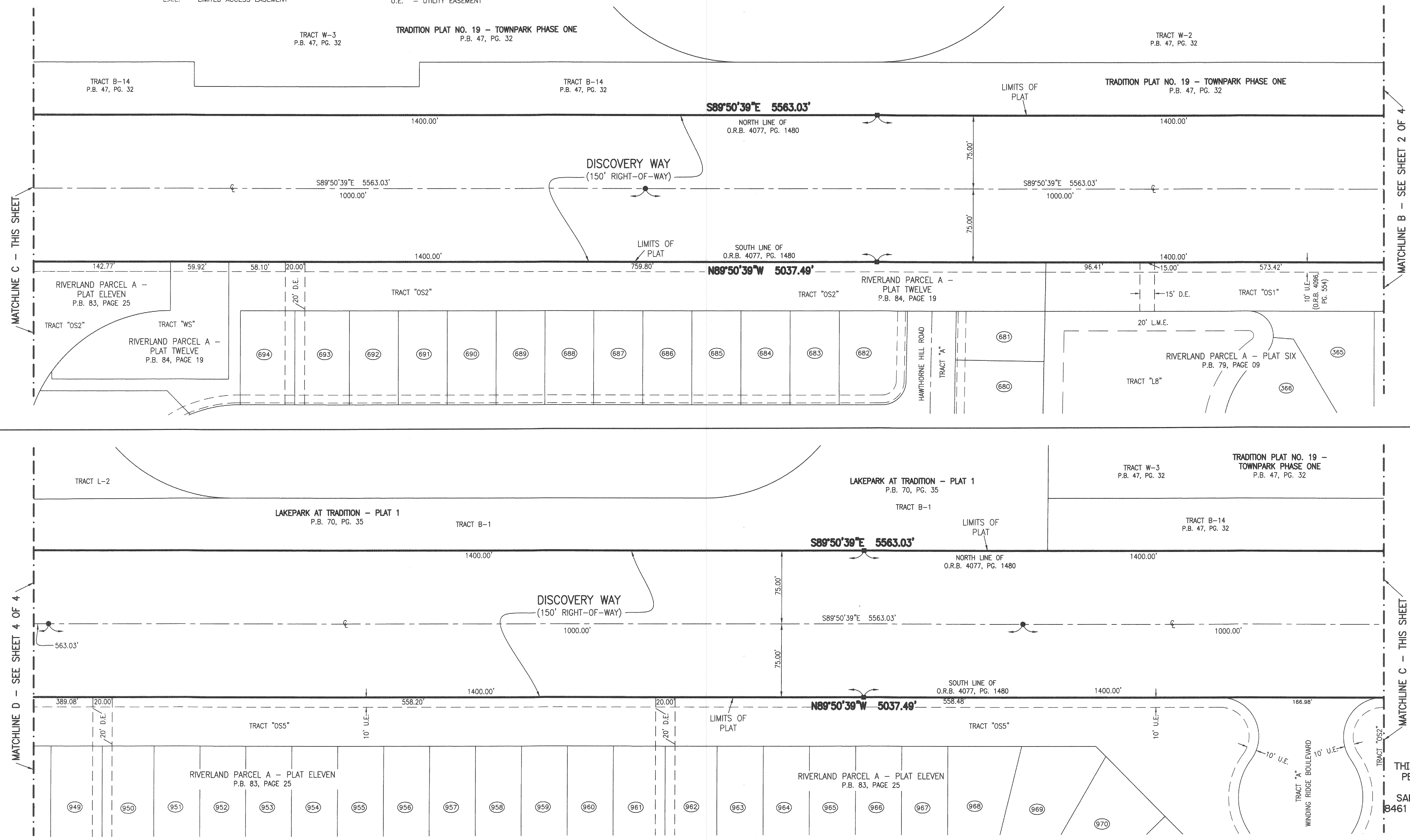
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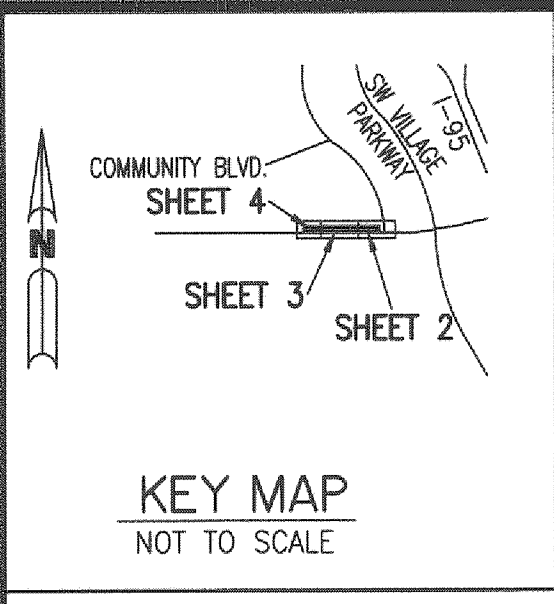
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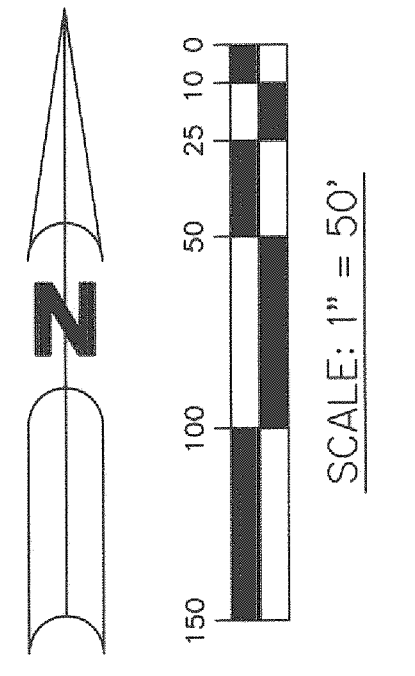
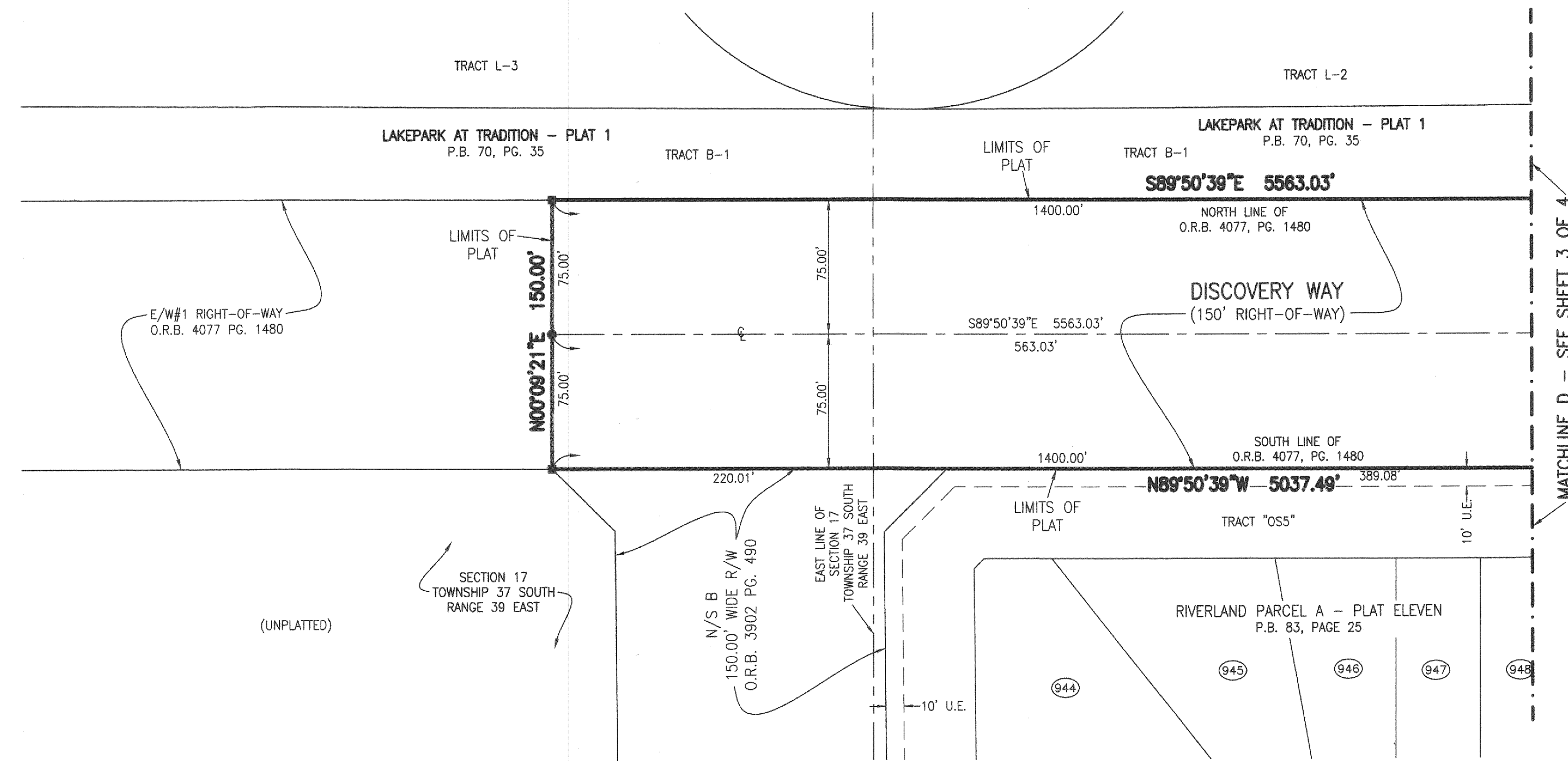


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