A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 11

#### **LEGAL DESCRIPTION:**

BEING A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIVERLAND PARCEL A - PLAT FIFTEEN. AS RECORDED IN PLAT BOOK 89, PAGES 14, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE ALONG THE SOUTH LINE OF SAID RIVERLAND PARCEL A - PLAT FIFTEEN FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, NORTH 89°31'18" EAST, A DISTANCE OF 37.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 40°44'55"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 113.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 501.00 FEET, A CENTRAL ANGLE OF 55°24'05"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 484.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 12°00'58"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 89.13 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 09°42'26' EAST, A RADIUS OF 7080.00 FEET AND A CENTRAL ANGLE OF 00°00'24"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 0.81 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 80°23'24' EAST, A DISTANCE OF 22.35 FEET; THENCE SOUTH 00°28'42" EAST, A DISTANCE OF 498.98 FEET: THENCE SOUTH 44"31"18" WEST. A DISTANCE OF 29.99 FEET: THENCE SOUTH 89'31'18" WEST. A DISTANCE OF 455.27 FEET: THENCE SOUTH 00'28'42" EAST. A DISTANCE OF 994.93 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 641.00 FEET; THENCE SOUTH 00°28'42" EAST ALONG THE WEST LINE OF RIVERLAND PARCEL B - PLAT FOUR AND ITS NORTHERLY EXTENSION, AS RECORDED IN PLAT BOOK 99, PAGE 26, SAID PUBLIC RECORDS, A DISTANCE OF 210.60 FEET; THENCE NORTH 89'31'18" EAST ALONG THE BOUNDARY OF SAID RIVERLAND PARCEL B - PLAT FOUR, A DISTANCE OF 143.20 FEET: THENCE SOUTH 00°28'42" EAST ALONG THE WEST LINE OF SAID RIVERLAND PARCEL B — PLAT FOUR AND THE WEST LINE OF RIVERLAND PARCEL E - PLAT SIX, AS RECORDED PLAT BOOK 99, PAGE 35, SAID PUBLIC RECORDS, A DISTANCE OF 1640.81 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 04'30'08" WEST, A RADIUS OF 12000.00 FEET AND A CENTRAL ANGLE OF 04'37'43"; THENCE ALONG THE NORTHERLY LINE OF E/W #3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 465, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 969.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 89'52'25" WEST A DISTANCE OF 25.83 FEET; THENCE ALONG THE EASTERLY LINE OF N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 490 AND THE EASTERLY LINE OF RIVERLAND BOULEVARD, ACCORDING TO RIVERLAND BOULEVARD AT RIVERLAND PASEO OVERPASS, AS RECORDED IN PLAT BOOK 96, PAGE 5 ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 45'10'34" WEST, A DISTANCE OF 49.24 FEET; THENCE NORTH 00'28'42" WEST, A DISTANCE OF 3509.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.754 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

COUNTY OF BROWARD

RIVERLAND ASSOCIATES II, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVERLAND PARCEL B—PLAT SEVEN, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE PRIVATE ROAD RIGHTS OF WAY AS SHOWN HEREON (TRACT A), IS HEREBY DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS OF WAY, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES AND FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID PRIVATE ROAD RIGHTS OF WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2) THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM COMMUNITY BOULEVARD AND RIVERLAND BOULEVARD, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.

3) THE WATER MANAGEMENT TRACTS L16 THROUGH, L18, AS SHOWN HEREON ARE DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT. SAID WATER MANAGEMENT TRACTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM COMMUNITY BOULEVARD AND RIVERLAND BOULEVARD, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.

4) THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

5) THE OPEN SPACE TRACTS OS1 THROUGH OS6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY, DRAINAGE FACILITIES, PEDESTRIAN ACCESS, AND GOLF CART AND SIMILAR SIZED NEIGHBORHOOD ELECTRIC VEHICLE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

#### CERTIFICATION OF OWNERSHIP & DEDICATION (CONTINUED)

6) THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (P.S.L.U.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"). ITS SUCCESSORS. AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES, AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING. WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY. ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS. DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

7) THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED FOR THE INSTALLATION. OPERATION. MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, ELECTRICAL LINES, GAS LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED FACILITIES AND APPURTENANCES. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, THE UTILITY EASEMENTS SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE FOREGOING SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTWITHSTANDING THE ABOVE, LOCATED WITHIN ALL UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO FIFTY FOOT (50') WIDE TRACTS FOR PRIVATE ROAD PURPOSES, THERE IS HEREBY DESIGNATED WITHIN SUCH UTILITY EASEMENTS, A TWO FOOT (2') WIDE RESTRICTED AREA (U.E.—R.A.) LOCATED ADJACENT AND PARALLEL TO SUCH FIFTY FOOT (50') WIDE TRACTS. NO UTILITIES AND/OR RELATED FACILITIES AND APPURTENANCES PERMITTED TO BE INSTALLED IN THE UTILITY EASEMENTS AS PROVIDED HEREIN SHALL BE INSTALLED IN ANY PORTION OF SUCH RESTRICTED AREA WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, EXCEPT ONLY TO CROSS SUCH RESTRICTED AREA.

THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, TREES PLANTED WITHIN THE BOUNDARIES OF THE UTILITY EASEMENTS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY OF PORT ST. LUCIE'S FACILITIES. THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., THEIR SUCESSORS AND ASSIGNS, SHALL MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED ON REQUEST. THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS. DESIGNEES OR CONTRACTORS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8) THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, IRRIGATION AND DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

9) THE DRAINAGE SWALE EASEMENTS (D.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

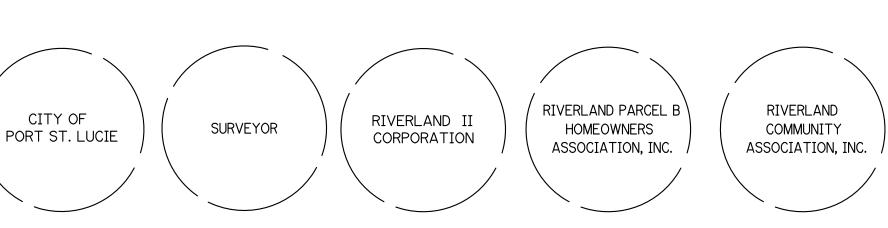
10) TRACT "R3" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVERLAND COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, RIVERLAND II CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF\_\_\_\_\_\_, 2022.

RIVERLAND ASSOCIATES II, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: RIVERLAND II CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY:ALAN FANT, VICE PRESIDENT	DATE:
WITNESS:	WITNESS:
PRINT NAME:	PRINT NAME:

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



#### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RIVERLAND II CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS

, DAY OF, 2022.	
NOTARY PUBLIC:	COMMISSION NUMBER:
PRINT NAME:	
MY COMMISSION EXPIRES:	
ACCEPTANCE OF DEDICATION STATE OF FLORIDA COUNTY OF BROWARD	
RIVERLAND PARCEL B HOMEOWNERS ASSOCIATE	ION, INC., HEREBY:
1) ACCEPTS THE DEDICATIONS AND/OR THEIR TRACT A, TRACTS L16 THROUGH L18, LA MAINTENANCE ACCESS EASEMENTS, DRAE EASEMENTS, LANDSCAPE EASEMENTS, UTILITE EASEMENTS, RECREATION TRACT AND OPE SET FORTH UPON THIS PLAT AND SPECIFICAB HOMEOWNERS ASSOCIATION, INC.,	AKE MAINTENANCE EASEMENTS, LA INAGE EASEMENTS, DRAINAGE SWA TY EASEMENTS, PORT ST. LUCIE UTIL EN SPACE TRACTS OS1 THROUGH OS7,

DATED THIS \_\_\_\_\_\_, 2022.

CHARLES SAENZ, PRESIDENT

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

### ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, CHARLES SAENZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERLAND PARCEL B HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS\_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC:
PRINT NAME:
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF BROWARD

RIVERLAND COMMUNITY ASSOCIATION, INC., HEREBY:

 ACCEPTS THE DEDICATIONS AND/OR THEIR OBLIGATIONS AS STATED HEREON, OF TRACT R3 AS SET FORTH UPON THIS PLAT AND SPECIFICALLY DEDICATED TO RIVERLAND COMMUNITY ASSOCIATION, INC.,

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS \_\_\_\_\_DAY OF \_\_\_\_\_\_, 2022.

\_\_\_\_\_RYAN COURSON, PRESIDENT

WITNESS: \_\_\_\_\_\_ WITNESS: \_\_\_\_\_\_

PRINT NAME: \_\_\_\_\_\_ PRINT NAME: \_\_\_\_\_\_

### <u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME, BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, RYAN COURSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERLAND COMMUNITY ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2022.

NOTARY PUBLIC:	COMMISSION NUMBER:
PRINT NAME:	
MY COMMISSION EXPIRES:	_

#### **SURVEYOR'S NOTES:**

1) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) FLORIDA EAST COAST STATE PLANE COORDINATE SYSTEM (EAST ZONE) THE MOST NORTHERLY, WEST LINE TRACT "OS1" OF RIVERLAND PARCEL B – PLAT FIVEE HAVING A BEARING OF SOUTH 12°39'25" 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

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.

6) ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTING CURVE UNLESS OTHERWISE NOTED.

#### APPROVAL OF CITY COUNCIL

STATE OF FLORIDA COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL B - PLAT SEVEN, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2022.

CITY OF PORT ST. LUCIE

ATTEST:

SHANNON M. MARTIN, MAYOR

SALLY WALSH, CITY CLERK

#### CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA COUNTY OF ST. LUCIE

I MICHELLE R. MILLER, 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 \_\_\_\_\_\_, PAGES \_\_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 20

MICHELLE R. MILLER, 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 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 \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ 2022.

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

TITLE CERTIFICATION:

CLERK OF

CIRCUIT COURT

THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF RIVERLAND ASSOCIATES II, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THE ENTITY EXECUTING THE DEDICATION.

THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON.
PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE

ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT

THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_\_\_, 2022.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: \_\_\_\_\_

A FLORIDA CORPORATION

BLVD.

PLANNING & ZONING PROJECT NUMBER: P21-265

TRADITIONS

PARKWAY

RIVERLAND - PARCEL A -

PLATS ONE THROUGH FIFTEEN

E/W#1

E/W #3

PLAT ONE

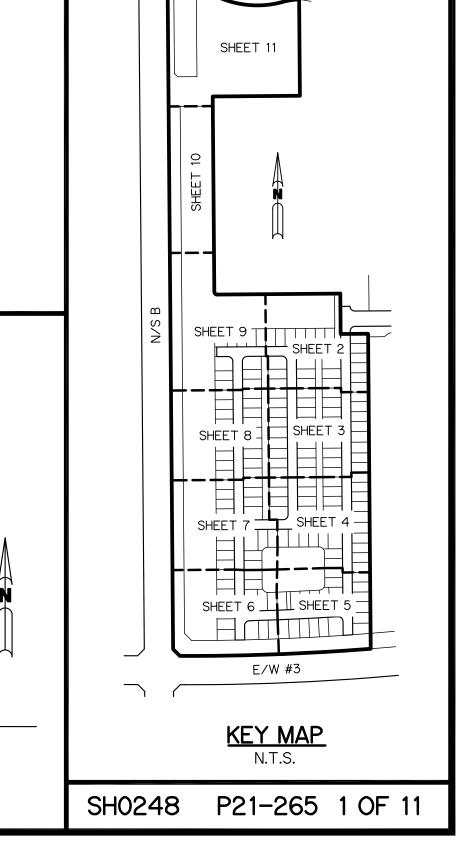
RIVERLAND - PARCEL B -

C-23 CANAL

LOCATION MAP

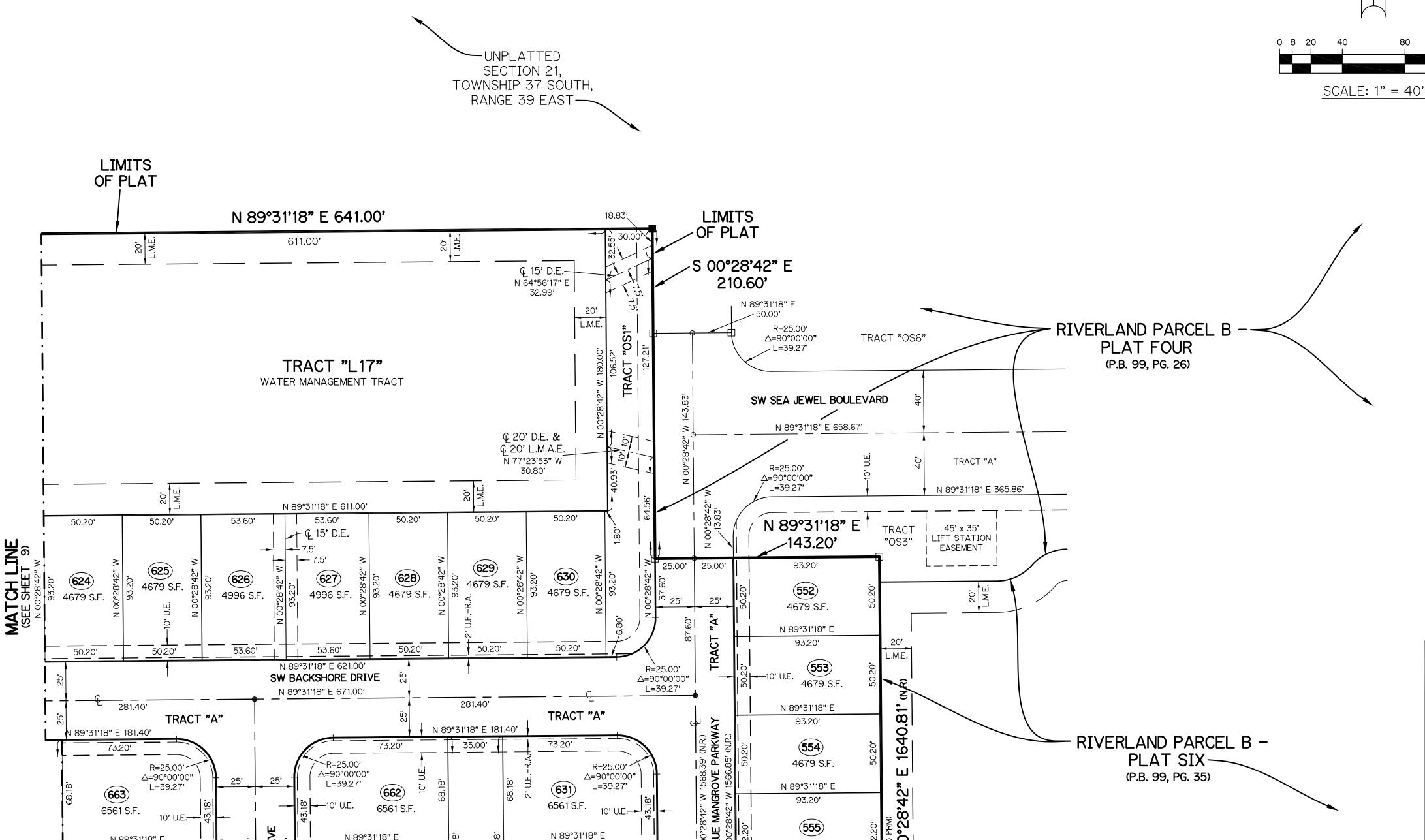
NOT TO SCALE

GEORGE TELLEZ, VICE PRESIDENT



A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 11



4865 S.F.

4679 S.F.

N 89°31'18" E

4679 S.F.

N 89°31'18" E

**→** 2' U.E.−R.A.

N 89°31'18" E

661

4930 S.F.

N 89°31'18" E

N 89°31'18" E

4930 S.F.

MATCH LINE (SEE SHEET 3)

98.20'

632

4930 S.F.

N 89°31'18" E

98.20'

4930 S.F.

N 89°31'18" E

N 89°31'18" E

98.20'

664

4930 S.F.

N 89°31'18" E

4930 S.F.

N 89°31'18" E 98.20'

98.20'

THIS INSTRUMENT WAS 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

TRACT "L15"

LIMITS

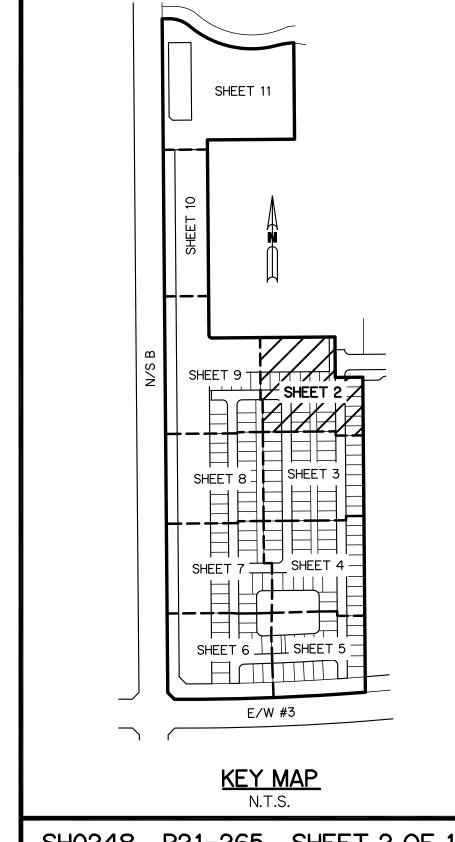
OF PLAT

L.M.E.



- SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROAD 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
- O FOUND PERMANENT CONTROL POINT
- NAIL WITH 1.25" DISK STAMPED L.B. #7741 - DELTA ANGLE
- B.E. BUFFER EASEMENT CB - CHORD BEARING
- CH CHORD DISTANCE
- CENTERLINE D.B. - DEED BOOK
- D.E. DRAINAGE EASEMENT D.S.E. - DRAINAGE SWALE EASEMENT
- L ARC LENGTH L.A.E. - LIMITED ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. NOT RADIAL N.R.T.R. - NOT RADIAL TO REAR
- N.T.S. NOT TO SCALE
- O.R.B. OFFICIAL RECORD BOOK
- O.E. MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. PLAT BOOK P.C.P. - PERMANENT CONTROL POINT
- PGS. PAGES
- P.O.B. POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT
- P.S.L.U.E. PORT ST. LUCIE UTILITY EASEMENT P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY S.F. SQUARE FEET S.T. SURVEY TIE
- U.E. UTILITY EASEMENT
- RAD RADIAL LINE

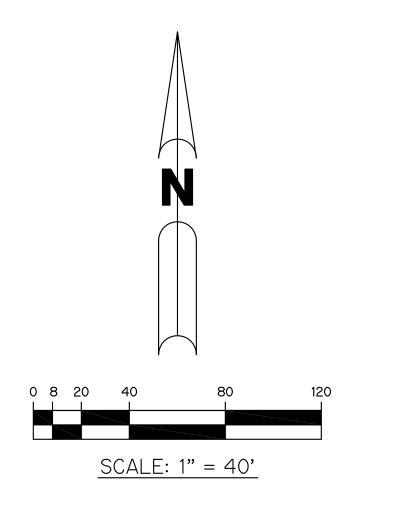
U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

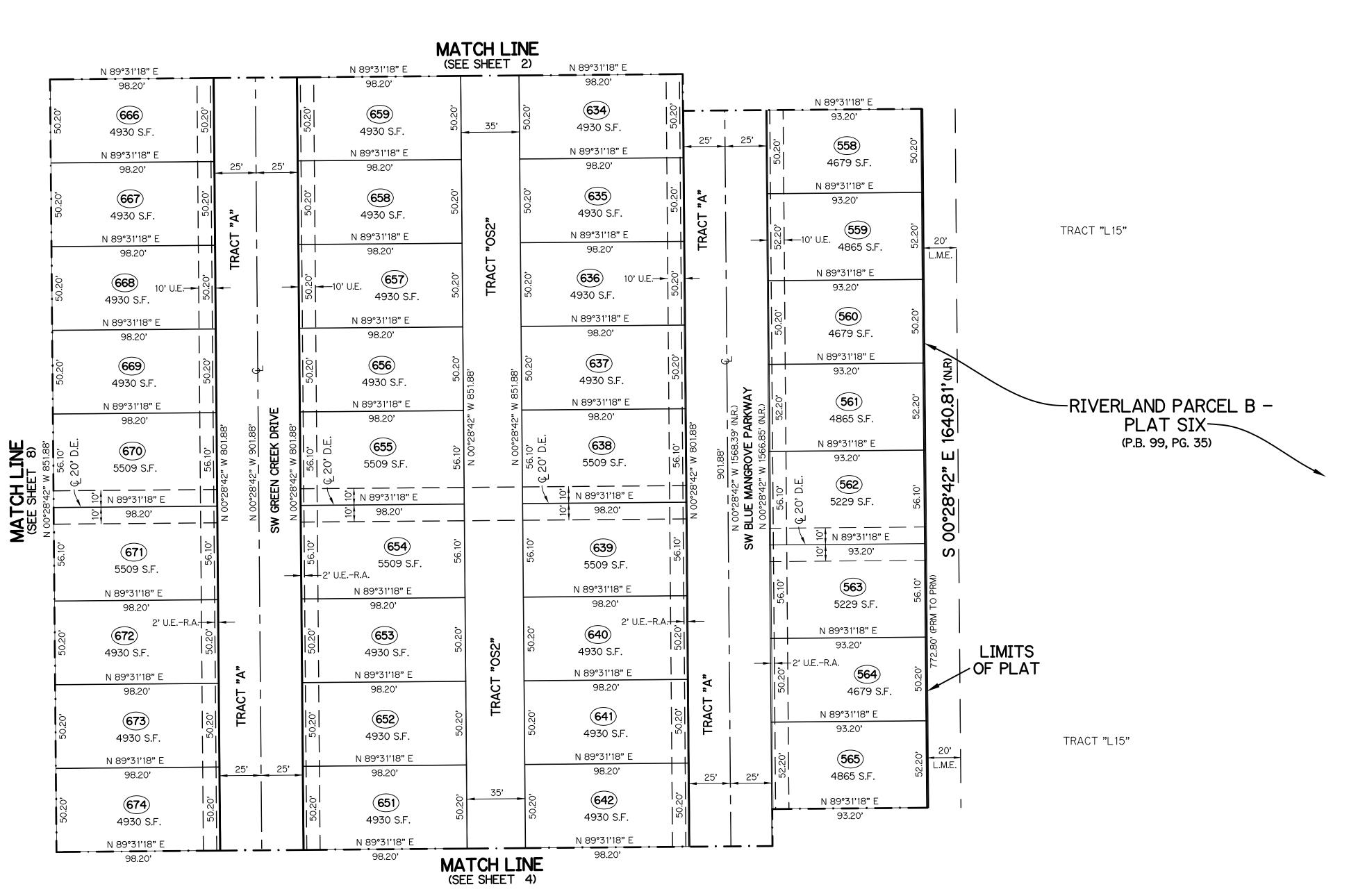


SH0248 P21-265 SHEET 2 OF 11

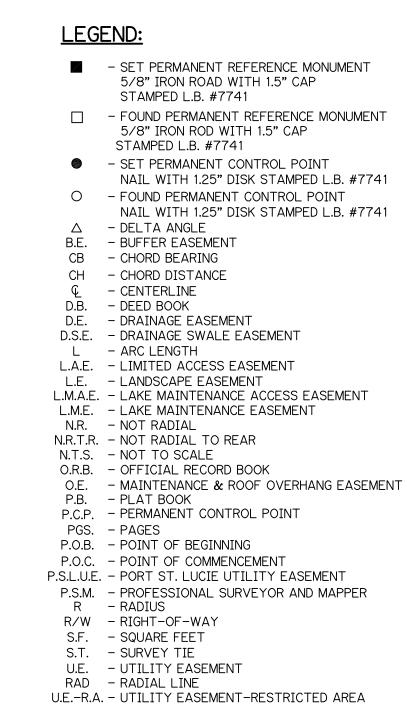
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

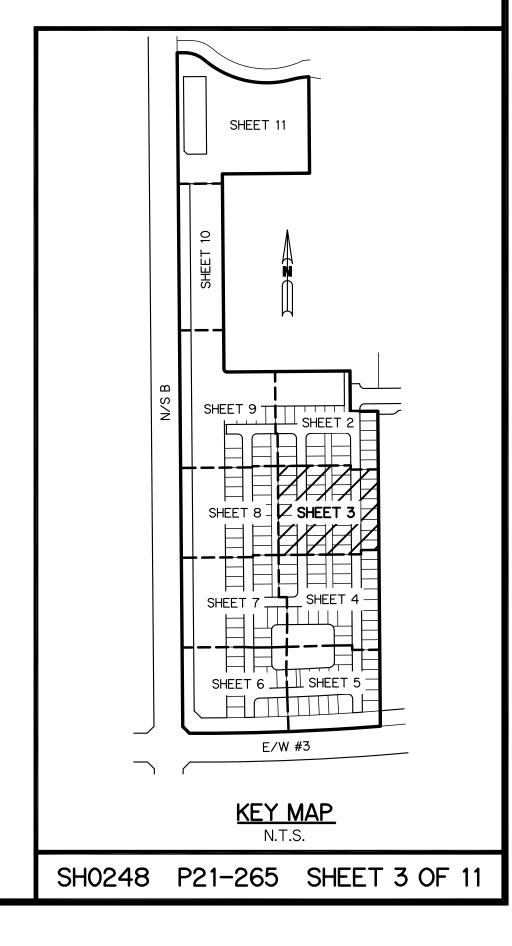
SHEET 3 OF 11





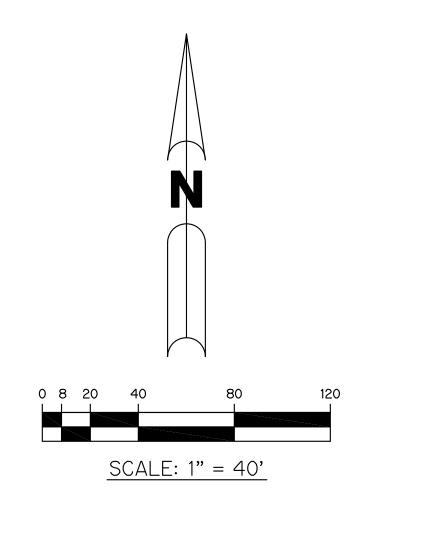
THIS INSTRUMENT WAS PREPARED BY
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SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

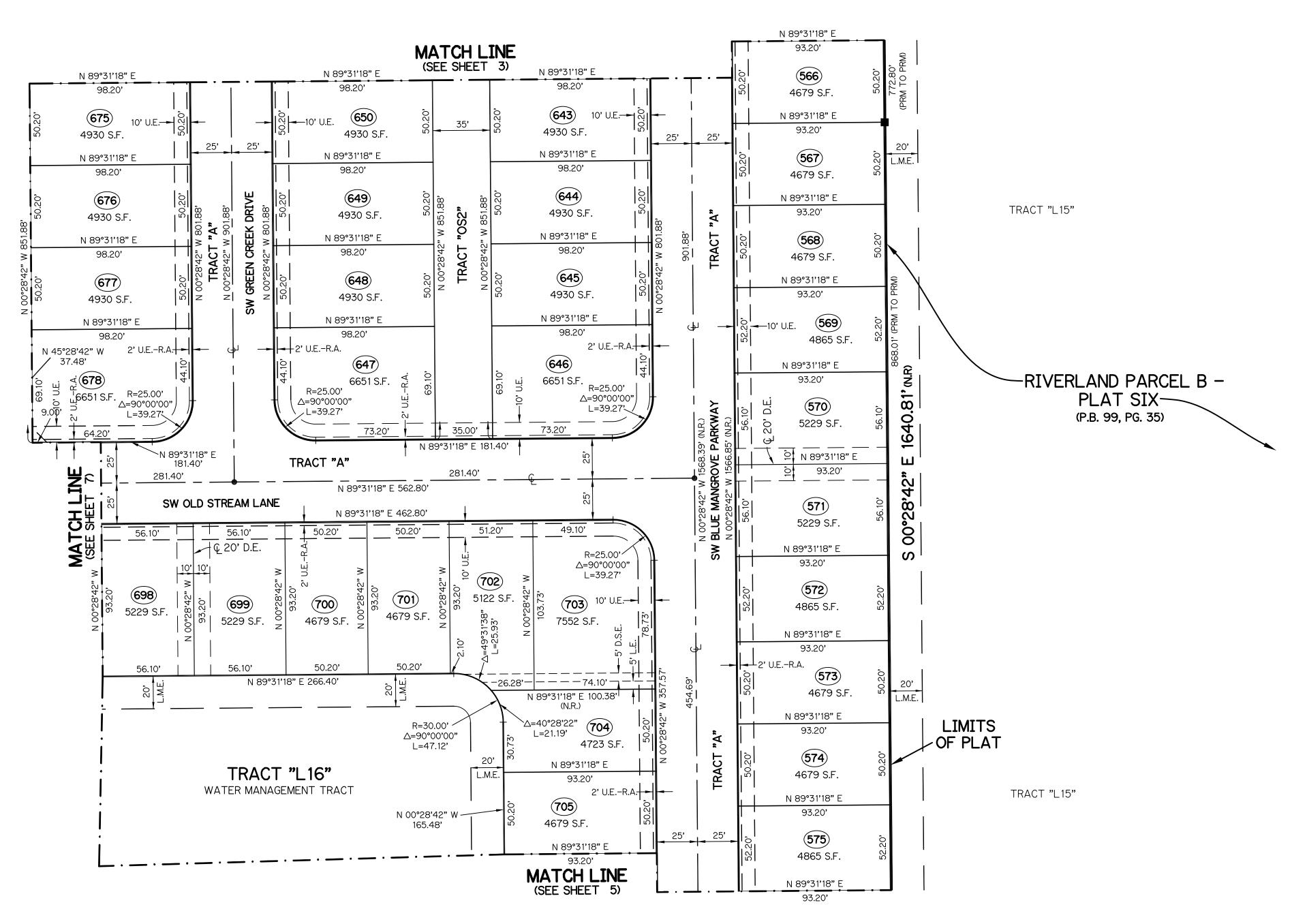




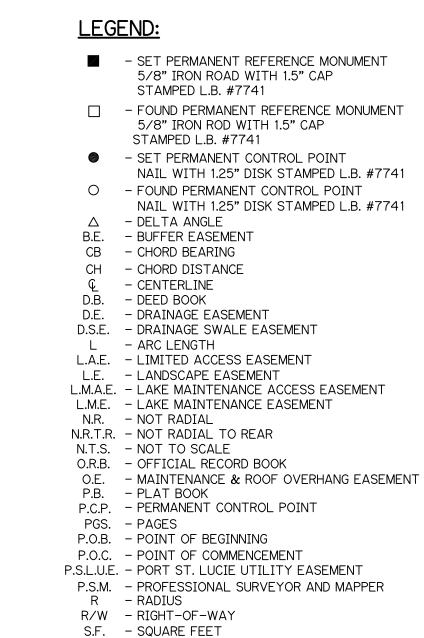
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 4 OF 11





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LB-7741

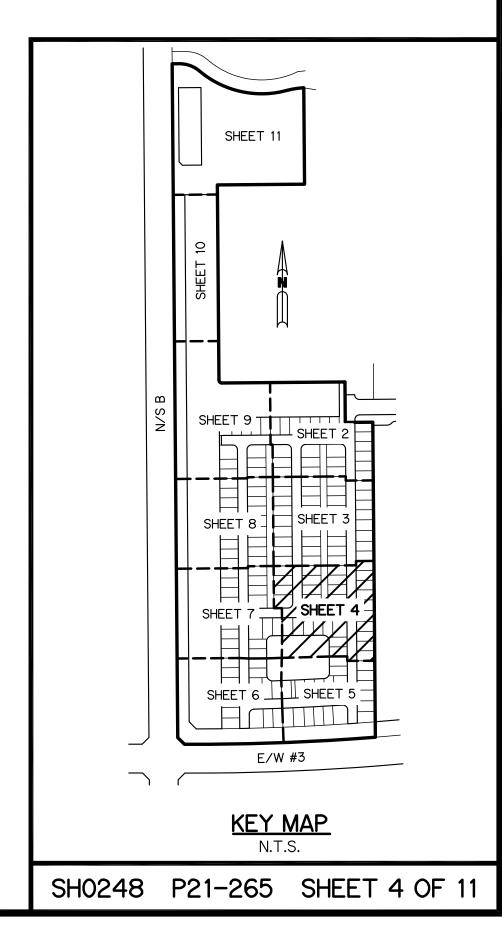


S.T. - SURVEY TIE

RAD - RADIAL LINE

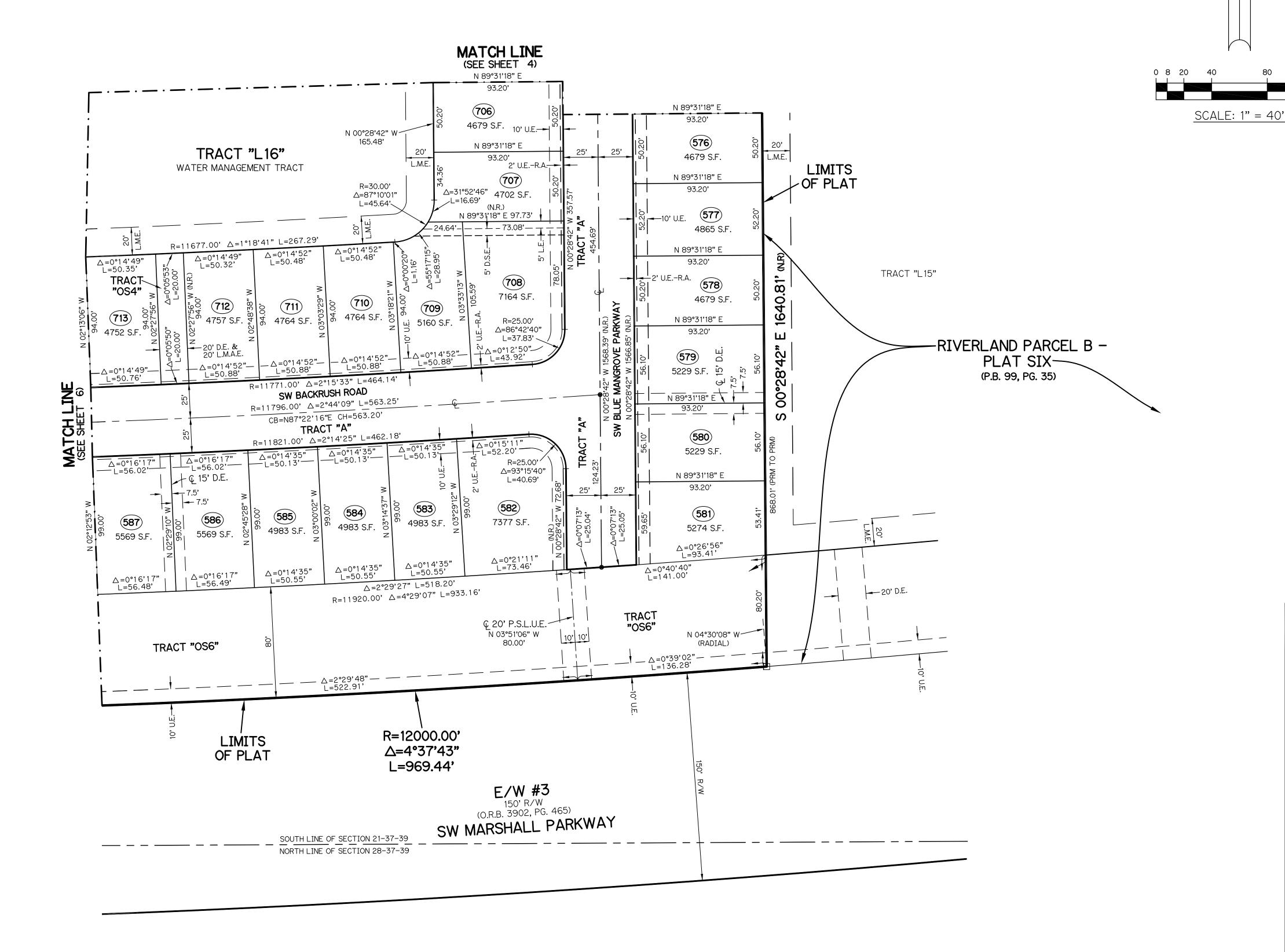
U.E. - UTILITY EASEMENT

U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA



A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 5 OF 11



LEGEND:

SET PERMANENT REFERENCE MONUMENT
 5/8" IRON ROAD 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

O - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741

△ - DELTA ANGLE
 B.E. - BUFFER EASEMENT
 CB - CHORD BEARING
 CH - CHORD DISTANCE

- CENTERLINE

D.B. - DEED BOOK
D.E. - DRAINAGE EASEMENT
D.S.E. - DRAINAGE SWALE EASEMENT

L – ARC LENGTH
L.A.E. – LIMITED ACCESS EASEMENT
L.E. – LANDSCAPE EASEMENT
L.M.A.E. – LAKE MAINTENANCE ACCESS EASEMENT

L.M.E. – LAKE MAINTENANCE EASEMENT N.R. – NOT RADIAL N.R.T.R. – NOT RADIAL TO REAR N.T.S. – NOT TO SCALE

O.R.B. - OFFICIAL RECORD BOOK
O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
P.B. - PLAT BOOK

P.C.P. - PERMANENT CONTROL POINT PGS. - PAGES P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT
P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER

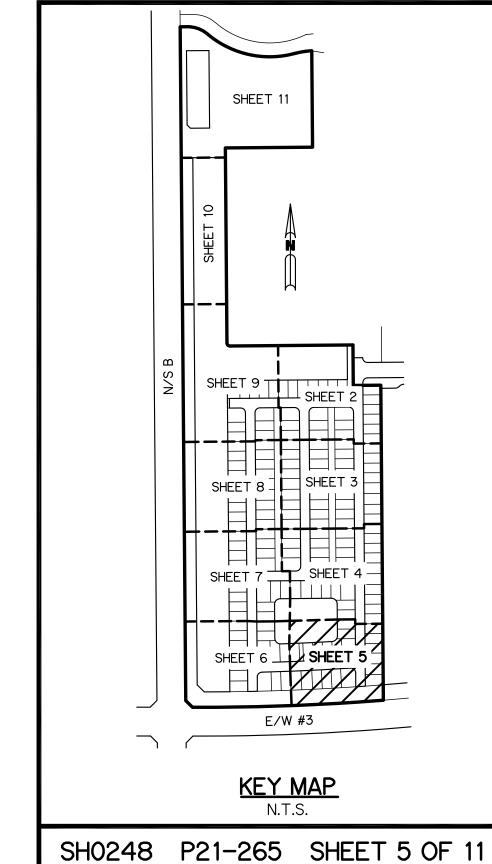
R - RADIUS

R/W - RIGHT-OF-WAY

S.F. - SOLARE FEFT

R/W - RIGHT-OF-WAY
S.F. - SQUARE FEET
S.T. - SURVEY TIE
U.E. - UTILITY EASEMENT
RAD - RADIAL LINF

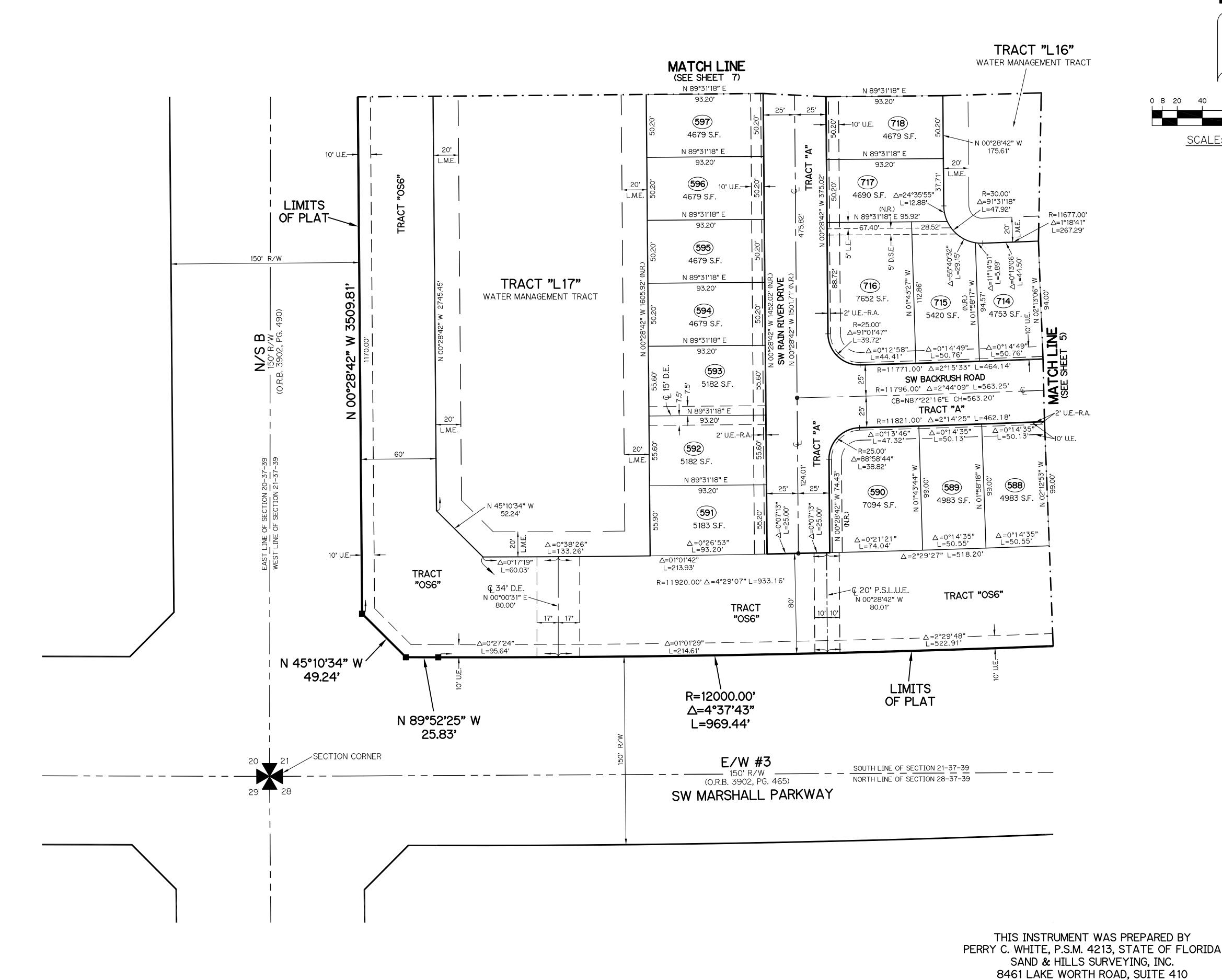
RAD - RADIAL LINE
U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

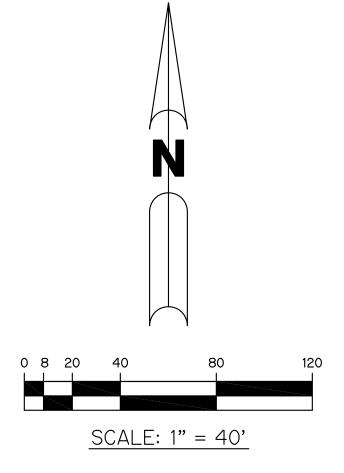


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SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 6 OF 11





### LEGEND:

- SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROAD 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 O - FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741
- DELTA ANGLE BUFFER EASEMEN<sup>-</sup>
- CHORD BEARING - CHORD DISTANCE
- CENTERLINE - DEED BOOK
- D.E. DRAINAGE EASEMENT D.S.E. - DRAINAGE SWALE EASEMENT
- L ARC LENGTH
- L.A.E. LIMITED ACCESS EASEMENT L.E. - LANDSCAPE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT L.M.E. - LAKE MAINTENANCE EASEMENT
- N.R. NOT RADIAL N.R.T.R. - NOT RADIAL TO REAR
- N.T.S. NOT TO SCALE O.R.B. - OFFICIAL RECORD BOOK
- O.E. MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. PLAT BOOK P.C.P. - PERMANENT CONTROL POINT
- PGS. PAGES
- P.O.B. POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT
- P.S.L.U.E. PORT ST. LUCIE UTILITY EASEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET S.T. SURVEY TIE U.E. - UTILITY EASEMENT
- RAD RADIAL LINE U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
- SHEET 11 KEY MAP

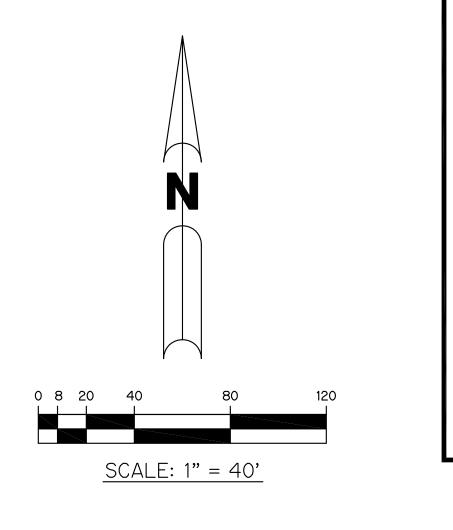
SH0248 P21-265 SHEET 6 OF 11

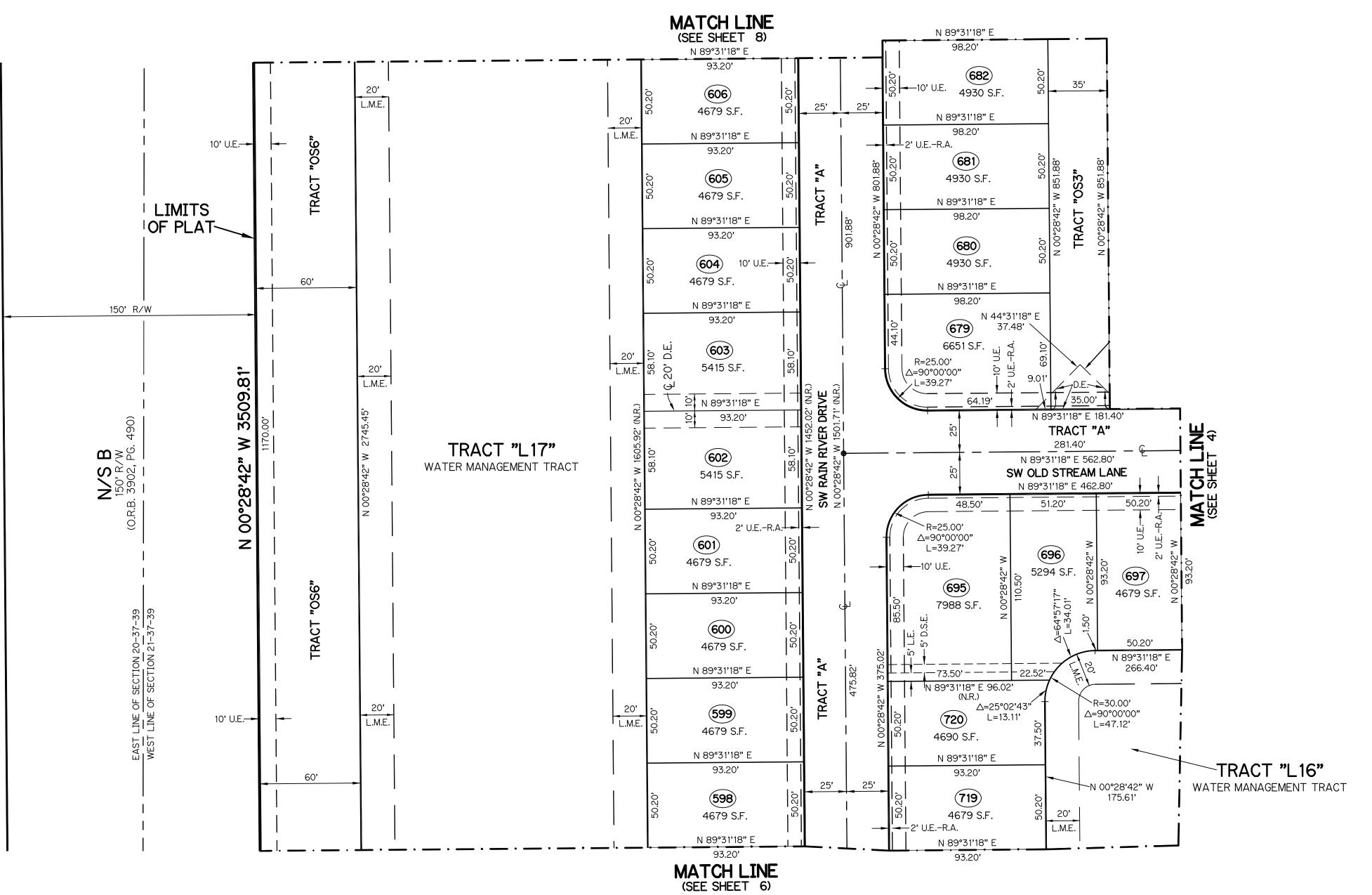
LAKE WORTH, FLORIDA 33467

LB-7741

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 7 OF 11





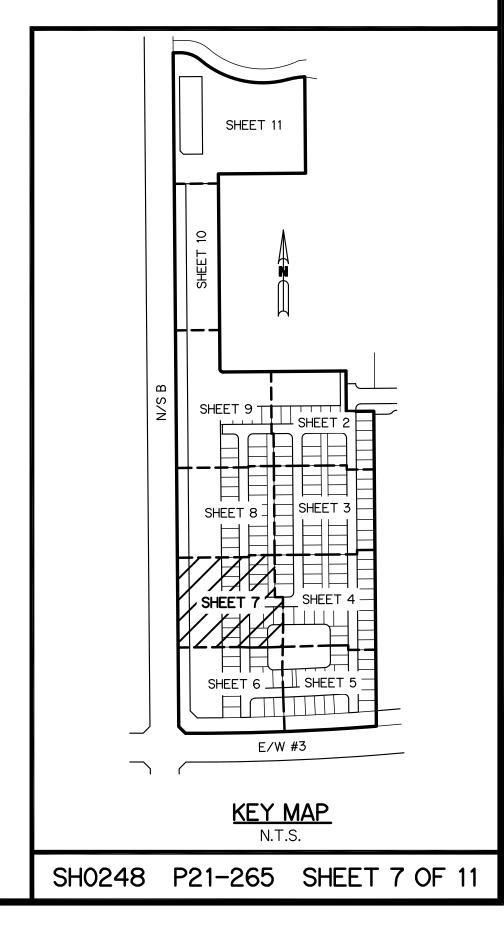
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SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

#### LEGEND: SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROAD 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 O - FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741 - DELTA ANGLE B.E. - BUFFER EASEMENT CB - CHORD BEARING CH - CHORD DISTANCE - CENTERLINE D.B. - DEED BOOK D.E. - DRAINAGE EASEMENT D.S.E. - DRAINAGE SWALE EASEMENT L - ARC LENGTH L.A.E. - LIMITED ACCESS EASEMENT L.E. - LANDSCAPE EASEMENT L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT L.M.E. - LAKE MAINTENANCE EASEMENT N.R. - NOT RADIAL N.R.T.R. - NOT RADIAL TO REAR N.T.S. - NOT TO SCALE O.R.B. - OFFICIAL RECORD BOOK O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT P.B. – PLAT BOOK P.C.P. - PERMANENT CONTROL POINT PGS. - PAGES P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER R/W - RIGHT-OF-WAY S.F. - SQUARE FEET S.T. - SURVEY TIE

U.E. - UTILITY EASEMENT

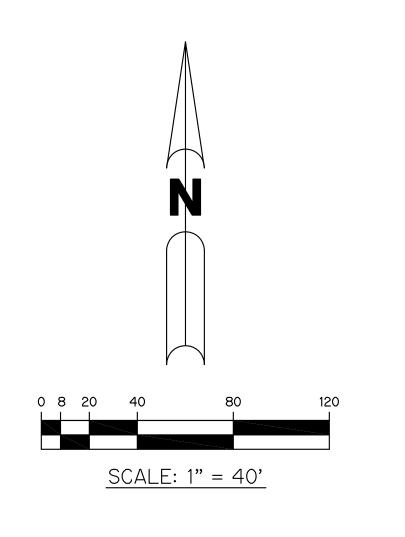
U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA

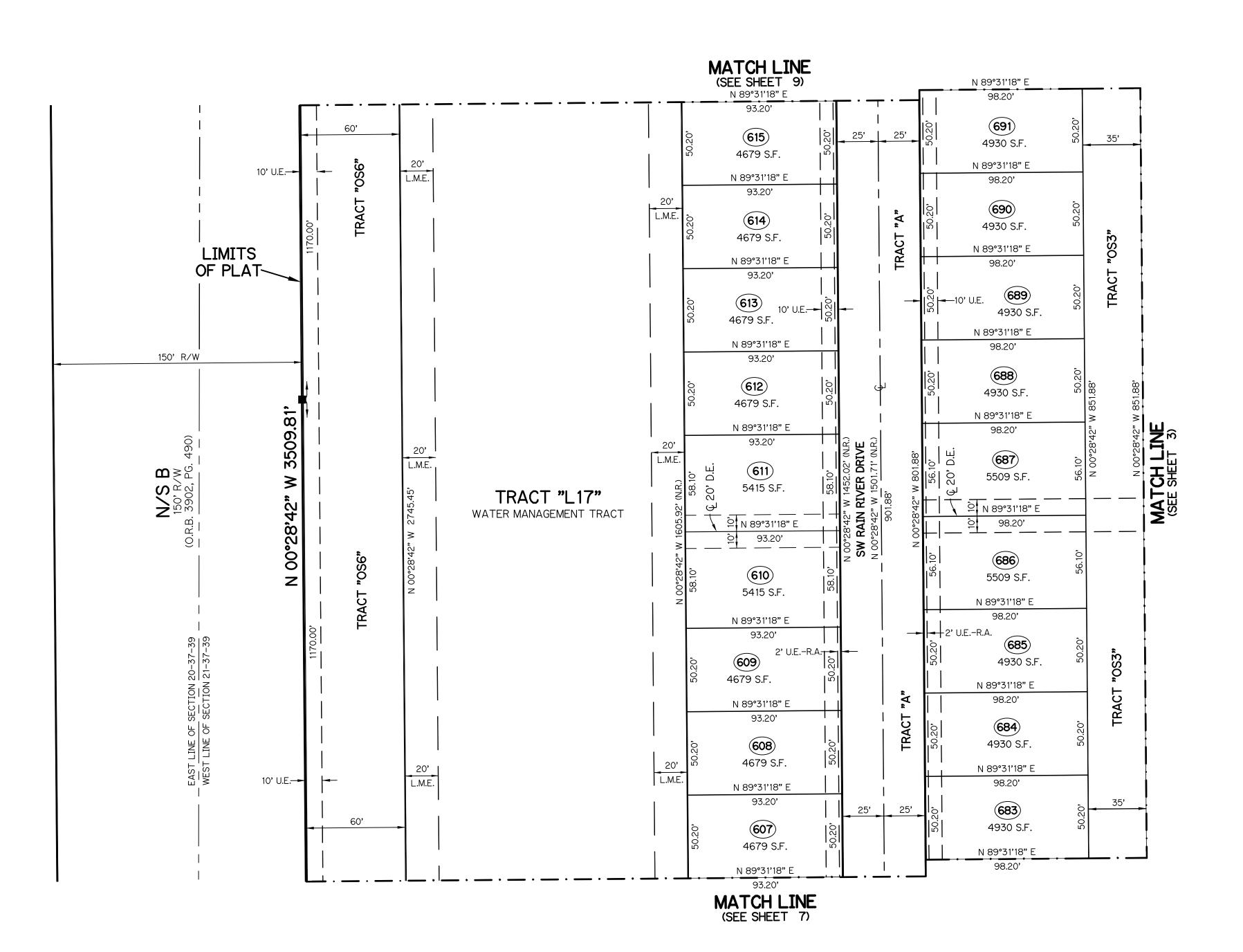
RAD - RADIAL LINE



A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

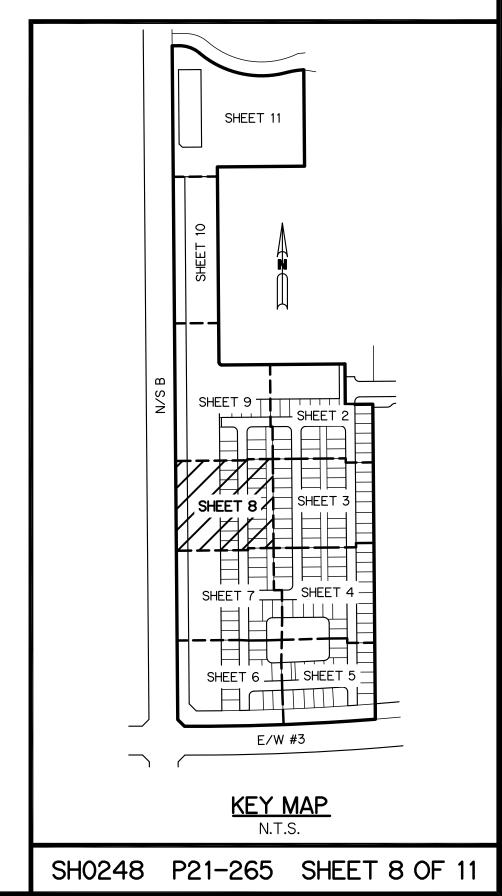
SHEET 8 OF 11





### LEGEND:

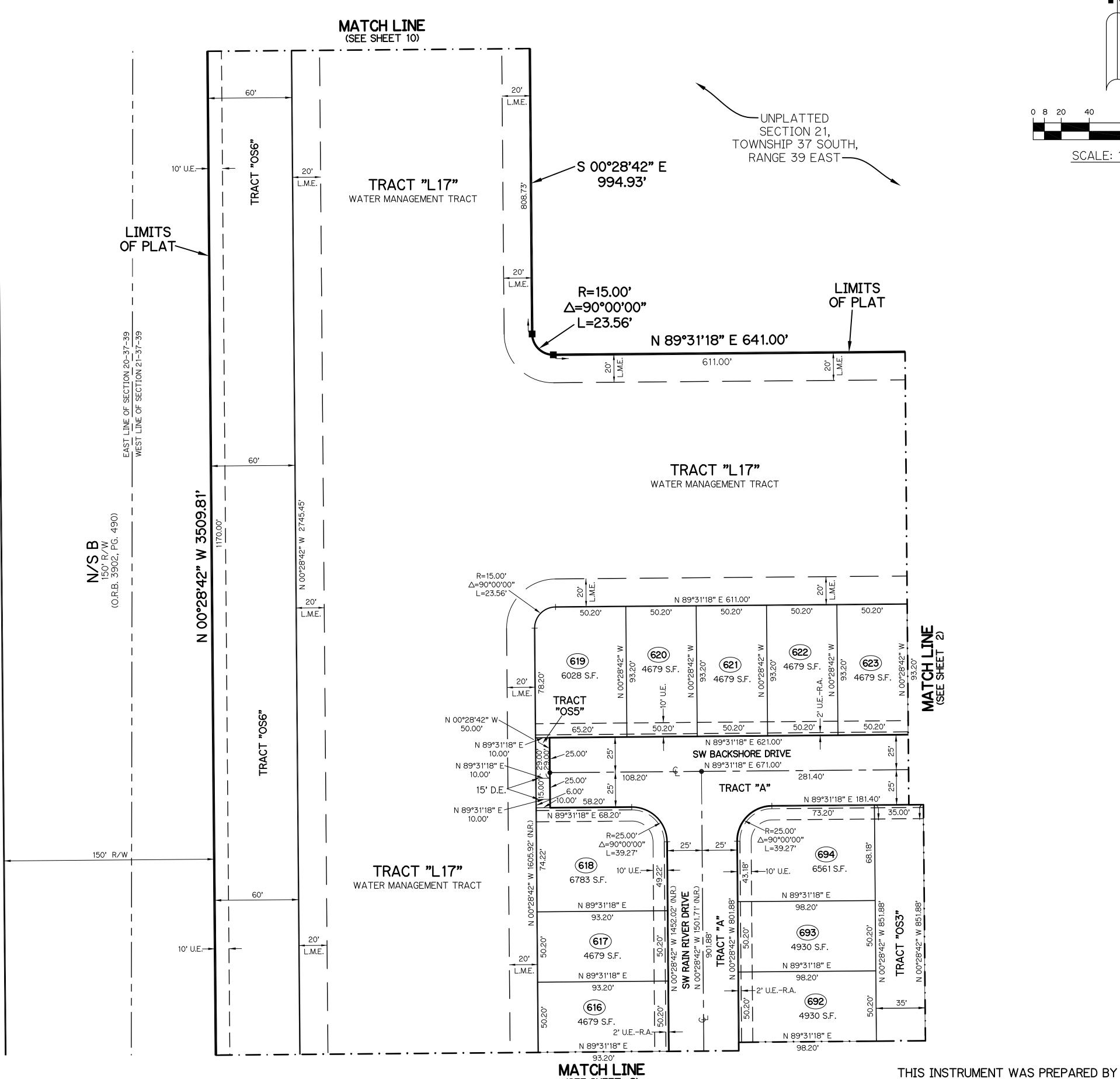
- SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROAD WITH 1.5" CAP STAMPED L.B. #7741
- ☐ FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH 1.5" CAP STAMPED L.B. #7741
- SET PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741
- O FOUND PERMANENT CONTROL POINT NAIL WITH 1.25" DISK STAMPED L.B. #7741
- DELTA ANGLE B.E. - BUFFER EASEMENT
- CB CHORD BEARING
- CH CHORD DISTANCE
- CENTERLINE D.B. - DEED BOOK
- D.E. DRAINAGE EASEMENT
- D.S.E. DRAINAGE SWALE EASEMENT L - ARC LENGTH
- L.A.E. LIMITED ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT N.R. - NOT RADIAL
- N.R.T.R. NOT RADIAL TO REAR
- N.T.S. NOT TO SCALE
- O.R.B. OFFICIAL RECORD BOOK
- O.E. MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. PLAT BOOK P.C.P. - PERMANENT CONTROL POINT
- PGS. PAGES
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT P.S.L.U.E. - PORT ST. LUCIE UTILITY EASEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY
  S.F. SQUARE FEET
  S.T. SURVEY TIE
- U.E. UTILITY EASEMENT
- RAD RADIAL LINE
  U.E.-R.A. UTILITY EASEMENT-RESTRICTED AREA



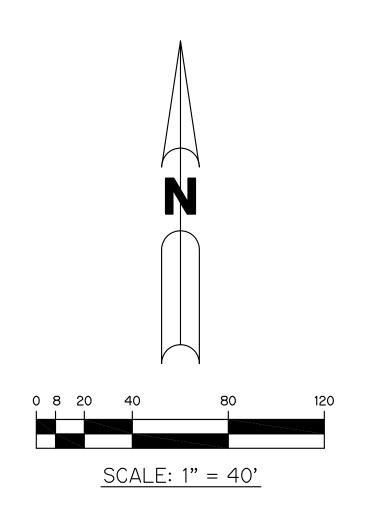
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A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 9 OF 11



(SEE SHEET 8)



### LEGEND:

- SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROAD 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 O - FOUND PERMANENT CONTROL POINT
- NAIL WITH 1.25" DISK STAMPED L.B. #7741 - DELTA ANGLE
- B.E. BUFFER EASEMENT CB - CHORD BEARING
- CH CHORD DISTANCE - CENTERLINE
- D.B. DEED BOOK D.E. - DRAINAGE EASEMENT
- D.S.E. DRAINAGE SWALE EASEMENT
- L ARC LENGTH L.A.E. - LIMITED ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT N.R. - NOT RADIAL
- N.R.T.R. NOT RADIAL TO REAR N.T.S. - NOT TO SCALE
- O.R.B. OFFICIAL RECORD BOOK O.E. - MAINTENANCE & ROOF OVERHANG EASEMENT
- P.B. PLAT BOOK P.C.P. - PERMANENT CONTROL POINT
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- P.S.L.U.E. PORT ST. LUCIE UTILITY EASEMENT P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY S.F. SQUARE FEET S.T. SURVEY TIE
- U.E. UTILITY EASEMENT
- RAD RADIAL LINE
- U.E.-R.A. UTILITY EASEMENT-RESTRICTED AREA

SHEET 11 SHEET 9 SHEET 8 SHEET 3 SHEET 6 1 SHEET 5 E/W #3 KEY MAP

SH0248 P21-265 SHEET 9 OF 11

PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC.

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