

RIVERLAND PARCEL A - PLAT TWELVE

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 7

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "OS1", RIVERLAND PARCEL A –
PLAT SIX, AS RECORDED IN PLAT BOOK 79, PAGE 09 OF THE PUBLIC
RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIVERLAND PARCEL "A" –
PLAT SIX FOR THE FOLLOWING THREE (3) DESCRIBED CURVES, SOUTH
01°08'46" WEST, A DISTANCE OF 709.30 FEET TO THE POINT OF CURVATURE
OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,116.00 FEET AND A
CENTRAL ANGLE OF 25°38'26"; THENCE SOUTHERLY, ALONG THE ARC OF SAID
CURVE TO THE RIGHT, A DISTANCE OF 499.42 FEET TO A POINT OF REVERSE
CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 884.00
FEET AND A CENTRAL ANGLE OF 1°34'15"; THENCE SOUTHERLY, ALONG THE
ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 209.39 FEET TO THE
POINT OF INTERSECTION WITH A RADIAL LINE; THENCE ALONG THE NORTHERLY
BOUNDARY OF RIVERLAND PARCEL A – PLAT TEN, AS RECORDED IN PLAT
BOOK 81, PAGE 30, SAID PUBLIC RECORDS, FOR THE FOLLOWING TEN (10)
DESCRIBED CURVES, NORTH 76°47'03" WEST, A DISTANCE OF 91.00 FEET TO
THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE EASTERLY,
HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 01°45'18";
THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A
DISTANCE OF 29.86 FEET TO THE POINT OF INTERSECTION WITH A RADIAL
LINE; THENCE NORTH 75°01'45" WEST, A DISTANCE OF 50.00 FEET TO A
POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE EASTERLY, HAVING
A RADIUS OF 1,025.00 FEET AND A CENTRAL ANGLE OF 06°24'09"; THENCE
NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF
114.54 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE,
CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 68°37'37" EAST, A
RADIUS OF 2,030.00 FEET AND A CENTRAL ANGLE OF 06°50'10"; THENCE
WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF
242.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°50'39" WEST, A
DISTANCE OF 394.86 FEET; THENCE SOUTH 06°02'44" WEST, A DISTANCE OF
98.63 FEET; THENCE NORTH 83°57'16" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 06°02'44" WEST, A DISTANCE OF 30.51 FEET; THENCE NORTH
83°57'16" WEST, A DISTANCE OF 96.00 FEET; THENCE ALONG THE EASTERLY
BOUNDARY OF RIVERLAND PARCEL A – PLAT ELEVEN, AS RECORDED IN PLAT
BOOK 83, PAGE 25, SAID PUBLIC RECORDS, FOR THE FOLLOWING FIVE (5)
DESCRIBED CURVES, NORTH 06°02'44" EAST, A DISTANCE OF 250.57 FEET
TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A
RADIUS OF 3,075.00 FEET AND A CENTRAL ANGLE OF 05°53'23"; THENCE
NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF
316.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°09'21" EAST, A
DISTANCE OF 54.70 FEET TO THE POINT OF CURVATURE OF A CURVE,
CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 151.00 FEET AND A CENTRAL
ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID
CURVE TO THE RIGHT, A DISTANCE OF 237.19 FEET TO THE POINT OF
INTERSECTION WITH A RADIAL LINE; THENCE NORTH 00°09'21" EAST, A
DISTANCE OF 50.00 FEET; THENCE ALONG THE SOUTH LINE OF E/W #1
RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 1480,
SAID PUBLIC RECORDS, SOUTH 89°50'39" EAST, A DISTANCE OF 897.61 FEET
TO THE POINT OF BEGINNING.

CONTAINING 28.978 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

RIVERLAND ASSOCIATES I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP,
OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVERLAND PARCEL A –
PLAT TWELVE, 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), ARE
HEREBY DEDICATED TO THE VALENCIA CAY 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 SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO
THE VALENCIA CAY 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, DISCOVERY WAY AND N/S
B ROAD, 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 AND L17, AS SHOWN HEREON ARE
DEDICATED TO THE VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., ITS
SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT.
SAID WATER MANAGEMENT TRACT 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, DISCOVERY WAY AND N/S B ROAD, 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 AND LAKE MAINTENANCE ACCESS
EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALENCIA CAY
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 OS3, AS SHOWN HEREON, ARE
HEREBY DEDICATED TO THE VALENCIA CAY 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 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
VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS 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
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 SERVING
OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

7) 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 UTILITY 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 VALENCIA CAY 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 SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST.
LUCIE.

8) THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO
THE VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND
ASSIGNS, FOR LANDSCAPE AND IRRIGATION PURPOSES AND THEY ARE THE
MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

9) THE DRAINAGE SWALE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED
TO THE VALENCIA CAY 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 "WS" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT
ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PERPETUAL USE AS A
UTILITY SITE.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER,
RIVERLAND I CORPORATION, A FLORIDA CORPORATION AND ITS CORPORATE SEAL TO
BE AFFIXED HERETO, THIS ____ DAY OF _____, 2019.

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

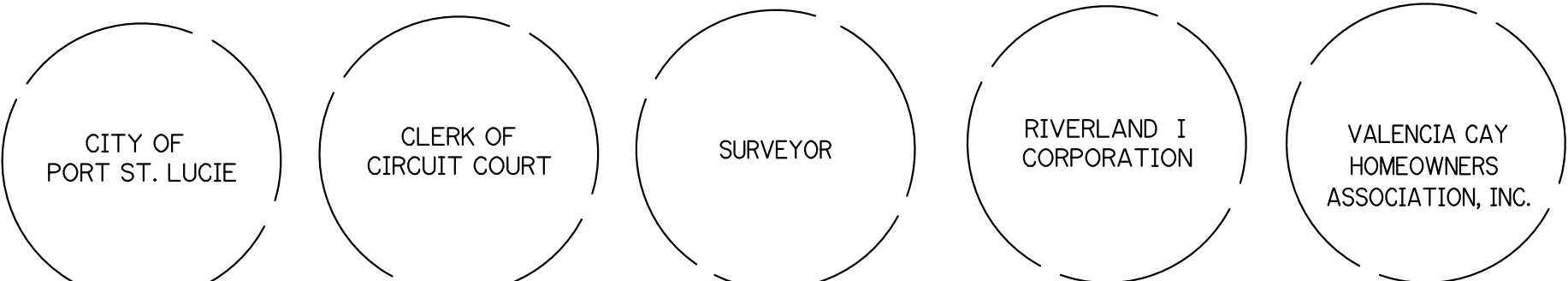
BY: _____ DATE: _____
ALAN FANT, VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RIVERLAND I
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 _____, 2019.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

VALENCIA CAY HOMEOWNERS ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS OF TRACT A, TRACTS L16 AND L17, LAKE MAINTENANCE
EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, DRAINAGE EASEMENTS,
DRAINAGE SWALE EASEMENTS, LANDSCAPE EASEMENTS AND OPEN SPACE TRACTS
OS1 THROUGH OS3 AS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY
DEDICATED TO VALENCIA CAY HOMEOWNERS ASSOCIATION, INC.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS ____ DAY OF _____, 2019.

CHARLES SAENZ, PRESIDENT

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED CHARLES SAENZ, WHO IS PERSONALLY KNOWN
TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA CAY
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 _____, 2019.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

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

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 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE
CITY OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2019.

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

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 ____ DAY OF _____,
2019:

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

(B) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON.

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

DATED THIS ____ DAY OF _____, 2019.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

BY: _____
GEORGE TELLEZ, VICE PRESIDENT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RIVERLAND PARCEL A – PLAT TWELVE,
HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF
PORT ST. LUCIE AND ALL DEDICATIONS HEREIN ARE ACCEPTED THIS
DAY OF _____, 2019.

CITY OF PORT ST. LUCIE ATTEST:

GREGORY J. ORAVEC, MAYOR KAREN A. PHILLIPS, CITY CLERK

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST
ZONE, THE MOST NORTHERLY LINE OF THE WESTERLY BOUNDARY OF RIVERLAND PARCEL
A – PLAT SIX, AS RECORDED IN PLAT BOOK 79, PAGE 09, PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 01°08'46" WEST 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.

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

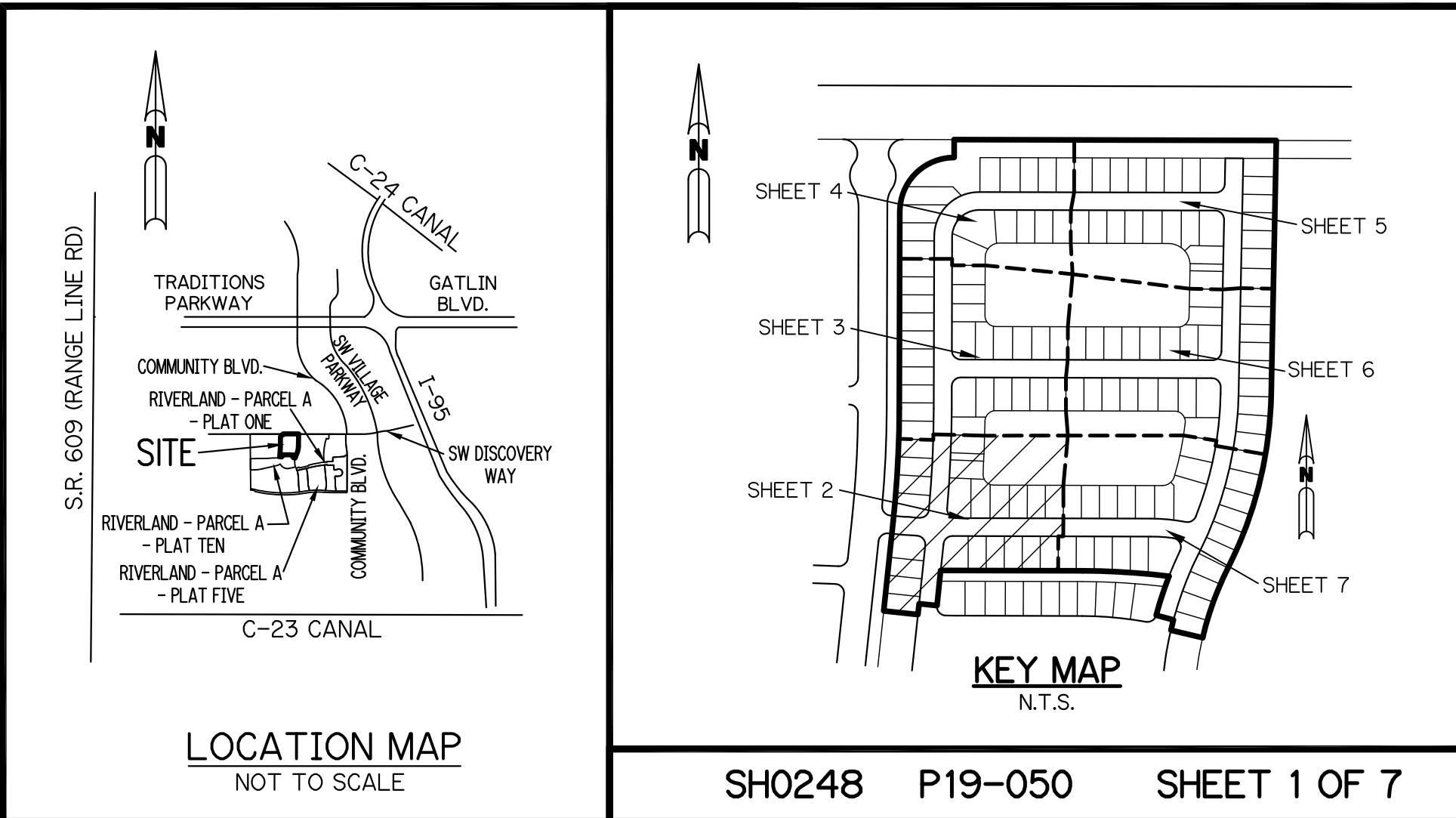
CLERK'S RECORDING CERTIFICATE

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 _____
PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS
____ DAY OF _____, 2019.

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

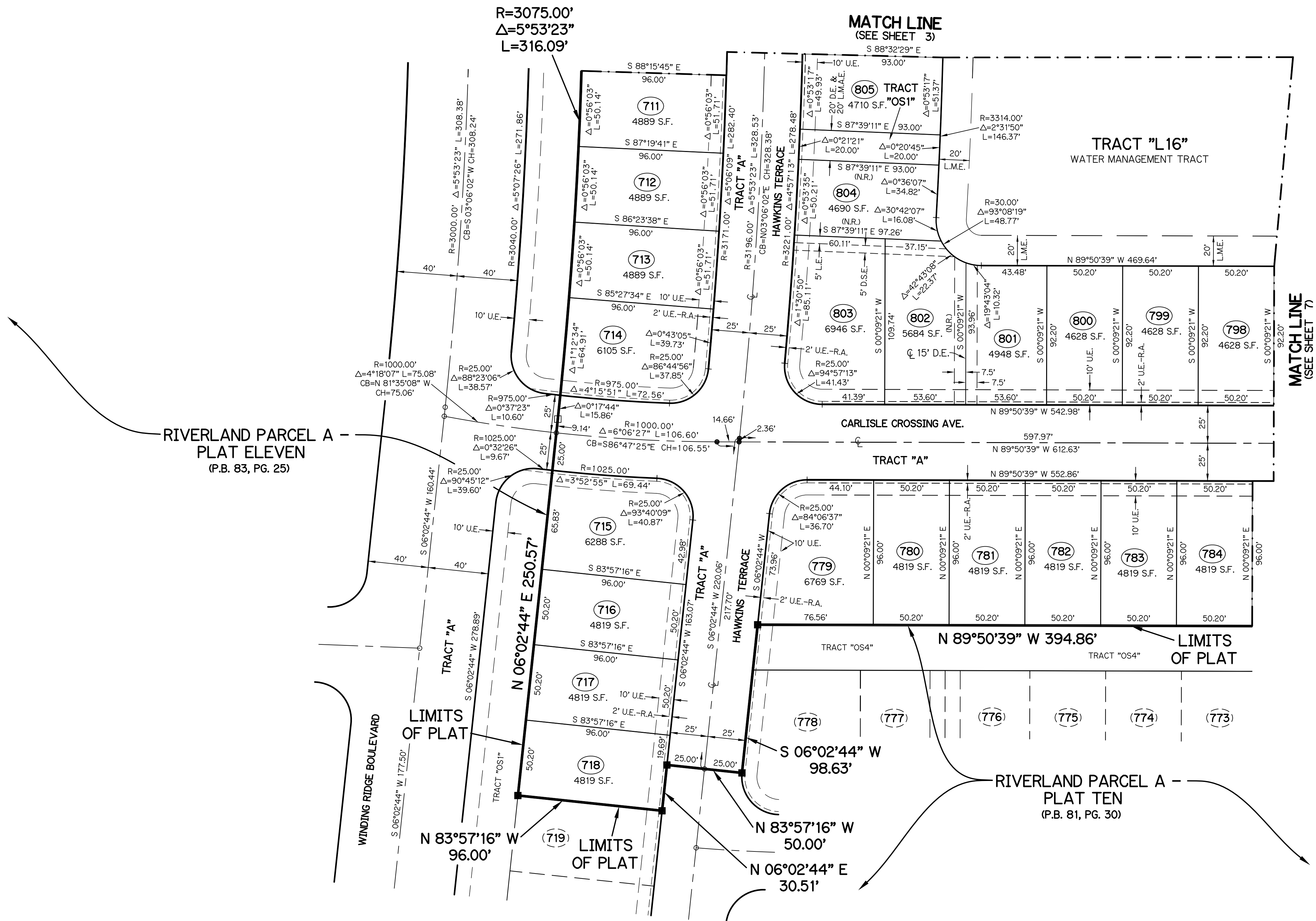
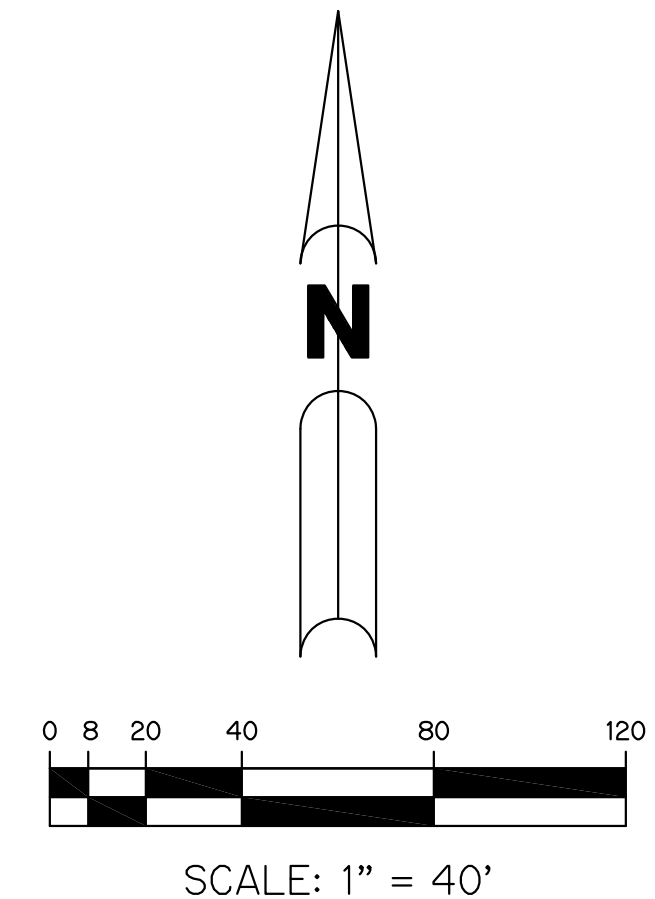
PLANNING & ZONING PROJECT NUMBER: P 19-050



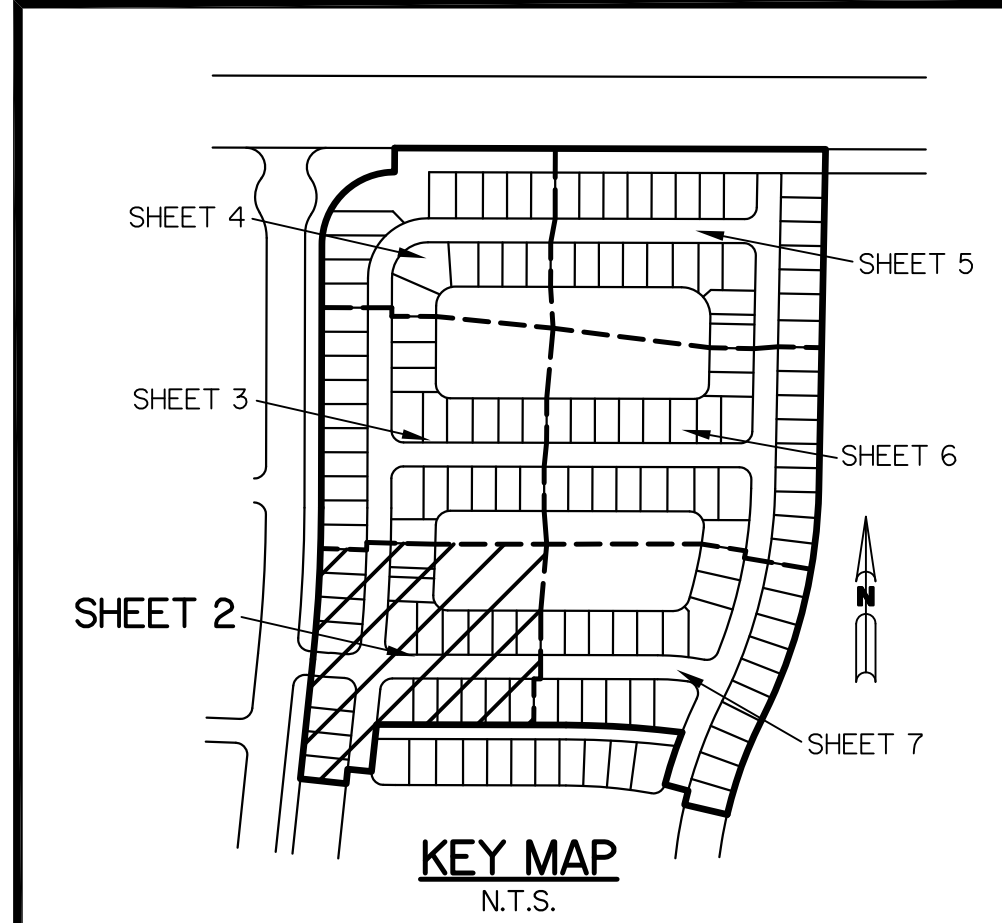
RIVERLAND PARCEL A - PLAT TWELVE

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 7



- 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
 - C - 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.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
 - P.G.S. - 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. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
 - RAD - RADIAL LINE

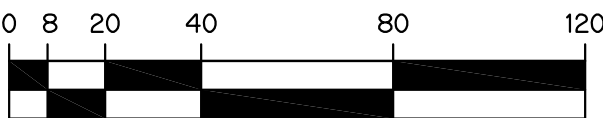


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LB-7741

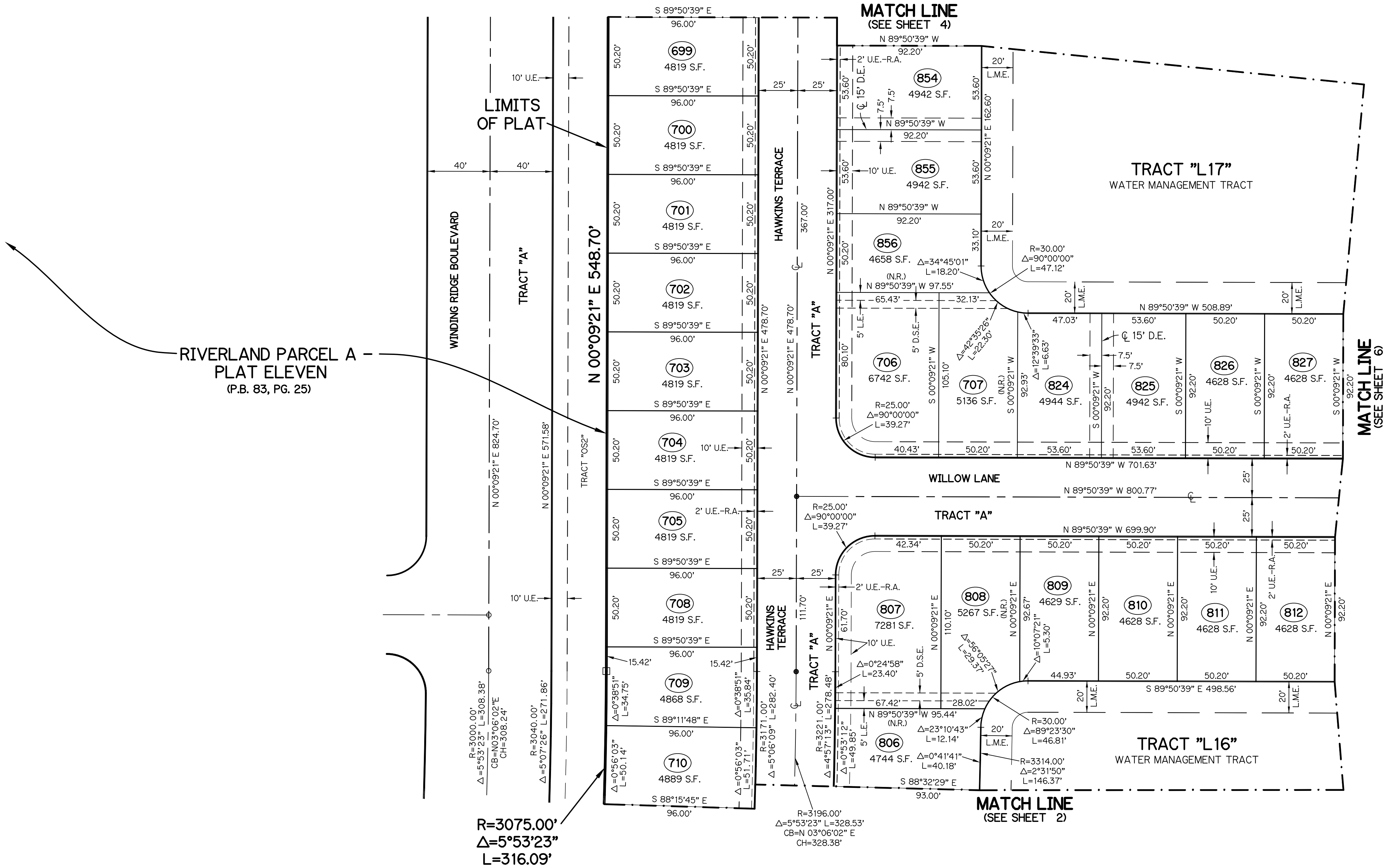
RIVERLAND PARCEL A - PLAT TWELVE

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 3 OF 7



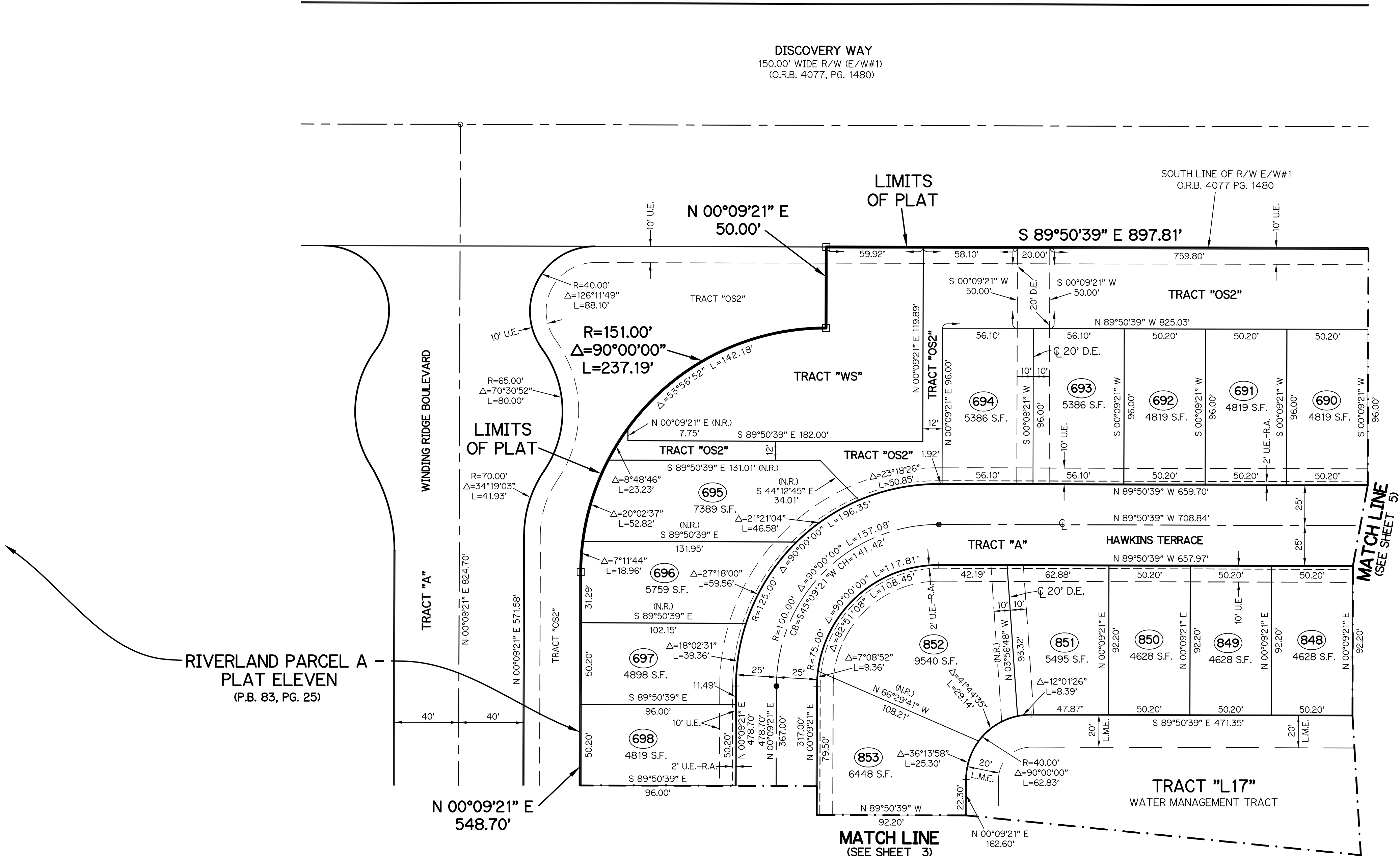
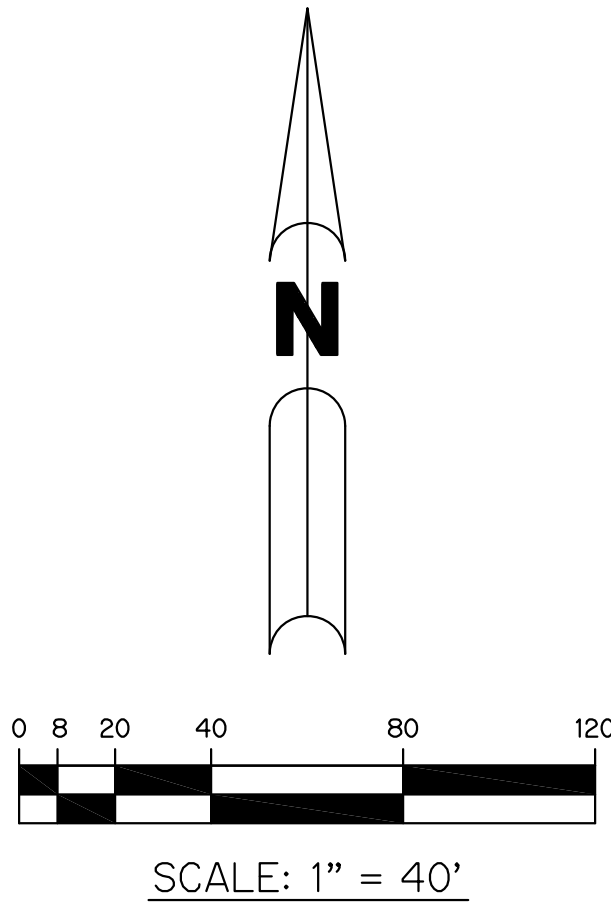
SCALE: 1" = 40'



RIVERLAND PARCEL A - PLAT TWELVE

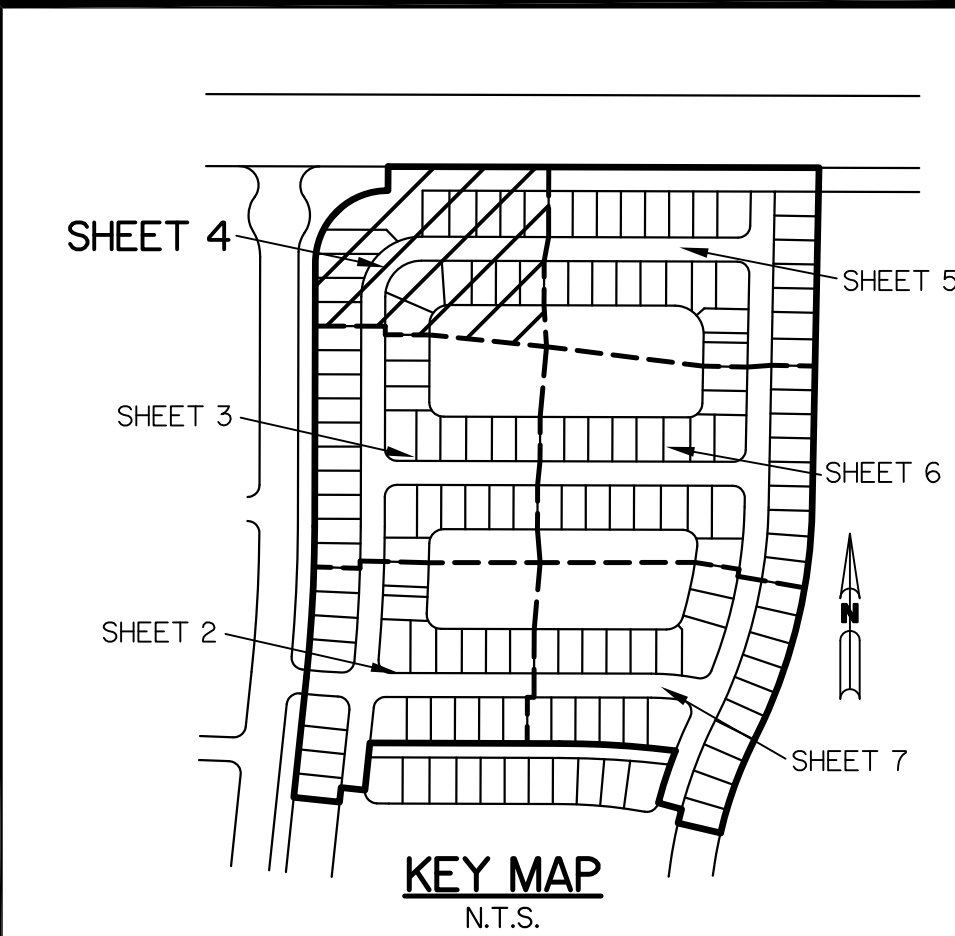
A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 4 OF 7



- 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
 - 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.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
 - P.G.S. - 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. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
 - RAD - RADIAL LINE

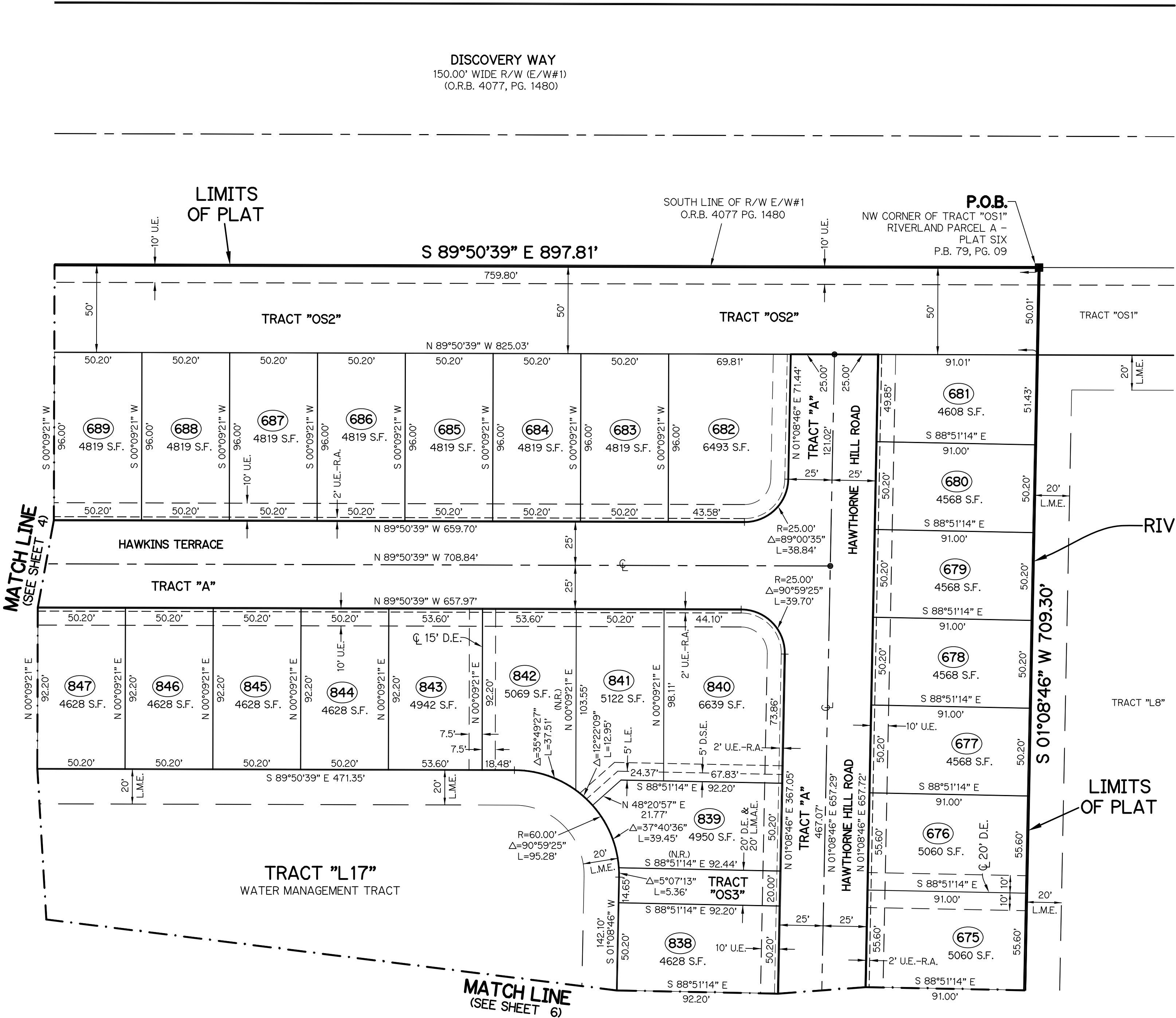
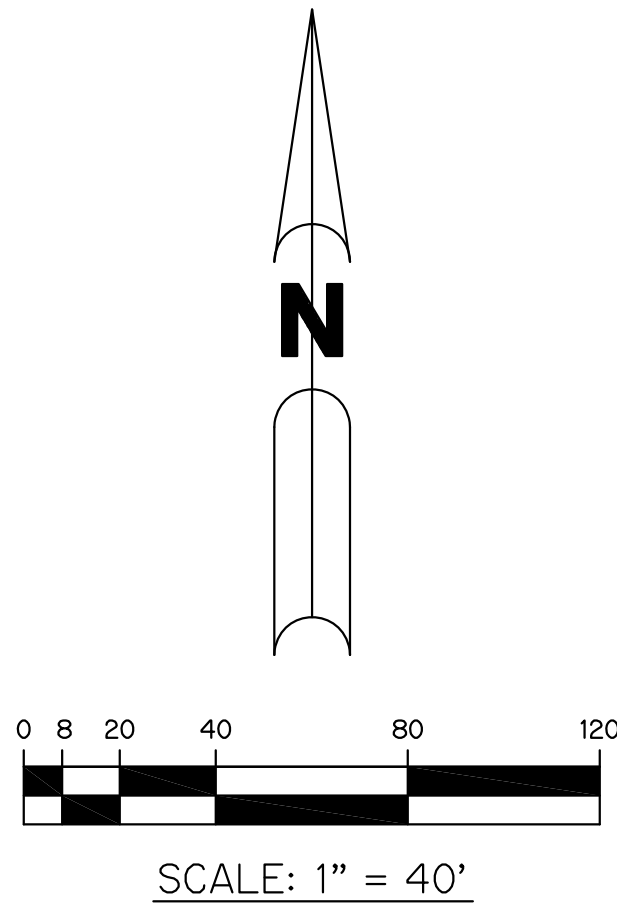
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LAKE WORTH, FLORIDA 33467
LB-7741



RIVERLAND PARCEL A - PLAT TWELVE

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 5 OF 7

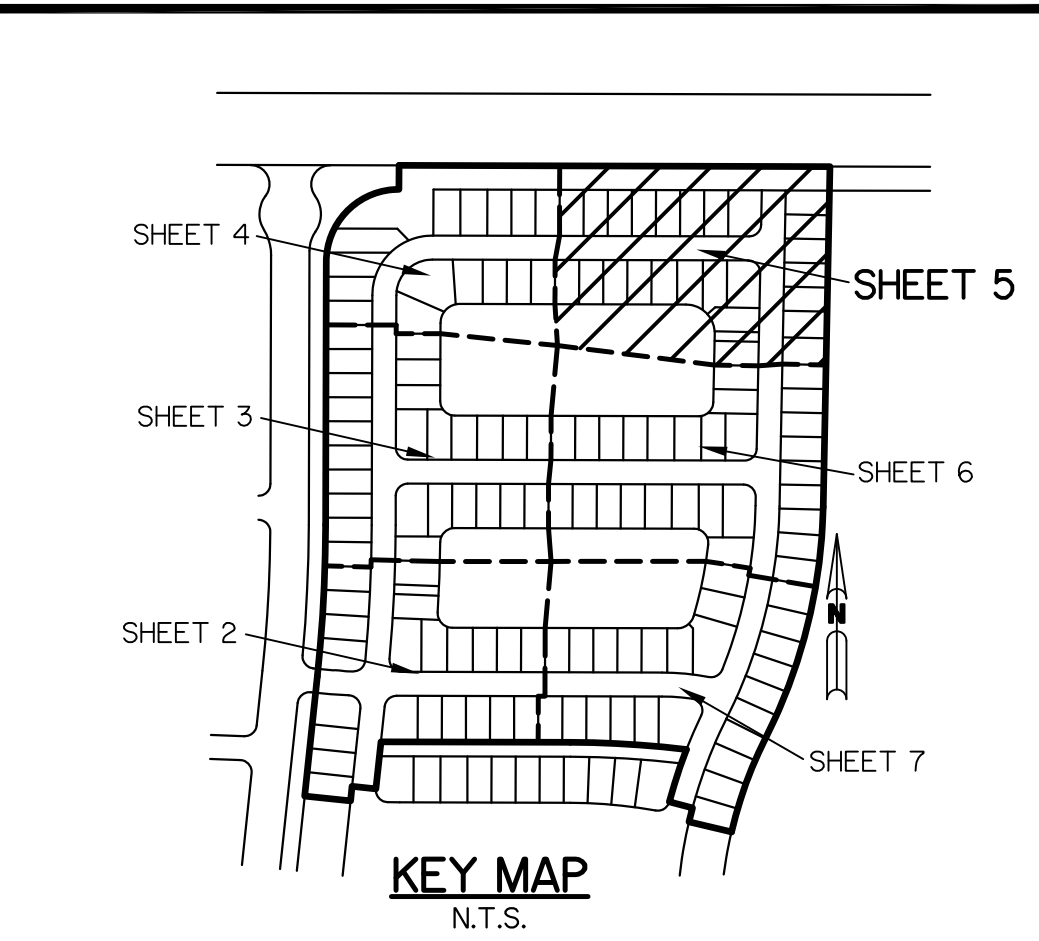


- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROAD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT CONTROL POINT
NAIL WITH 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
 - 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.T.S. - NOT TO SCALE
 - O.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. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
 - RAD - RADIAL LINE

RIVERLAND PARCEL A -
PLAT SIX
(P.B. 79, PG. 09)

LIMITS
OF PLAT

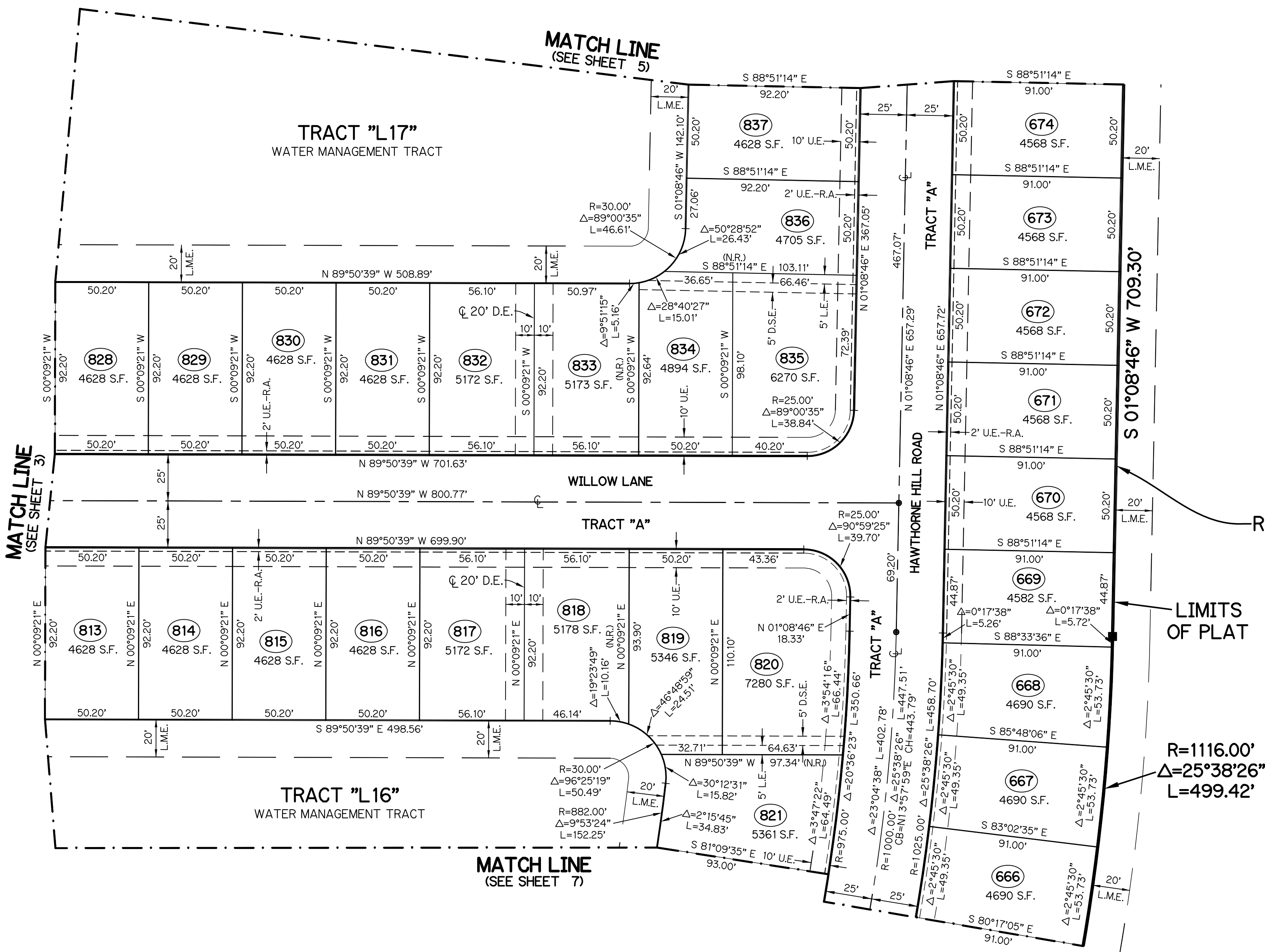
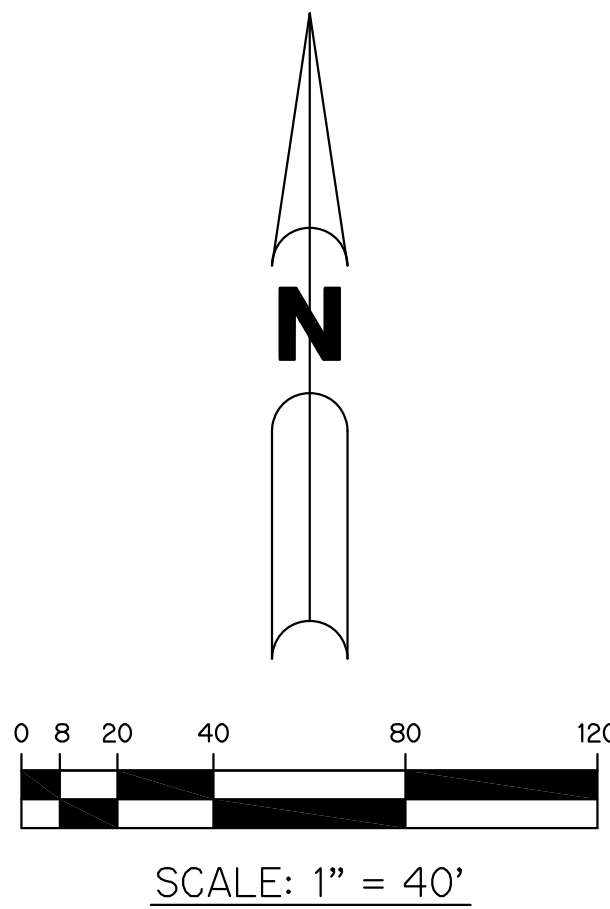
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LB-7741



RIVERLAND PARCEL A - PLAT TWELVE

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 6 OF 7



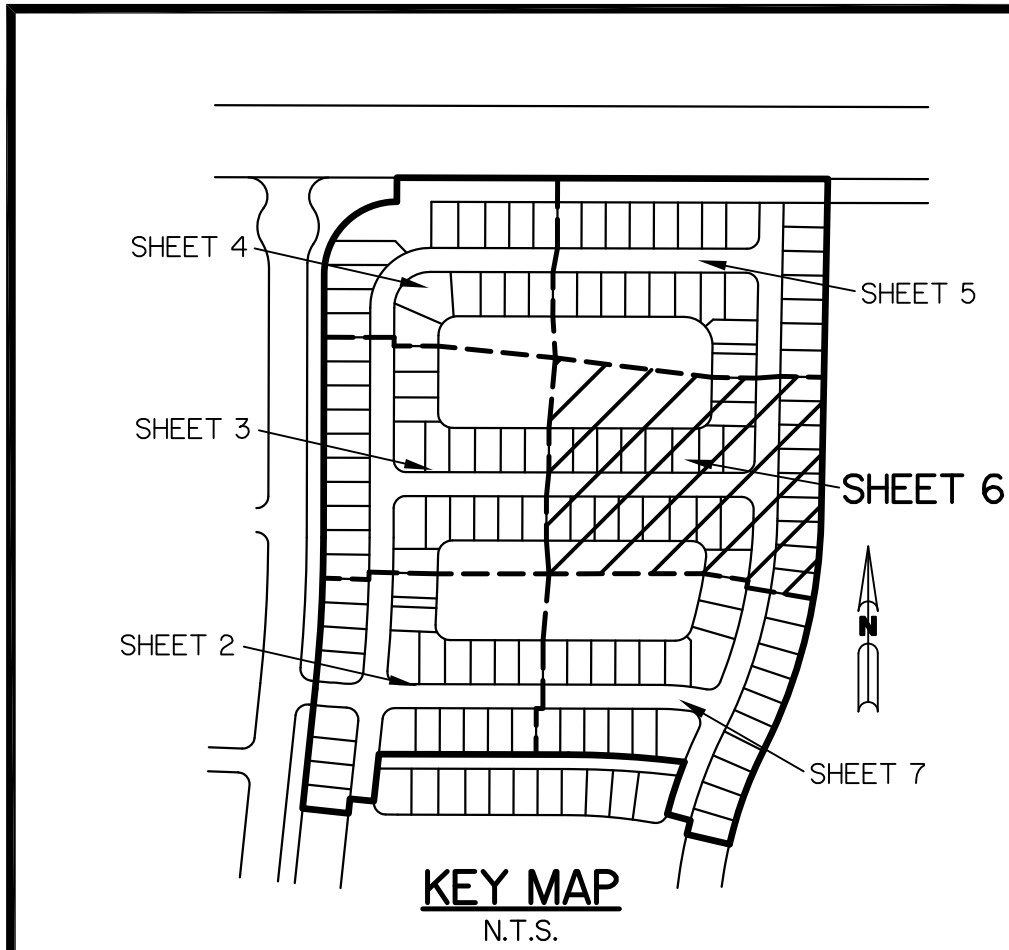
- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - FOUND PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH 1.5" CAP
STAMPED L.B. #7741
 - - SET PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
 - △ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CH - CHORD DISTANCE
 - C.L. - 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
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 - R/W - RIGHT-OF-WAY
 - S.F. - SQUARE FEET
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - U.E.-RA - UTILITY EASEMENT-RESTRICTED AREA
 - RAD - RADIAL LINE

RIVERLAND PARCEL A -
PLAT SIX
(P.B. 79, PG. 09)

LIMITS
OF PLAT

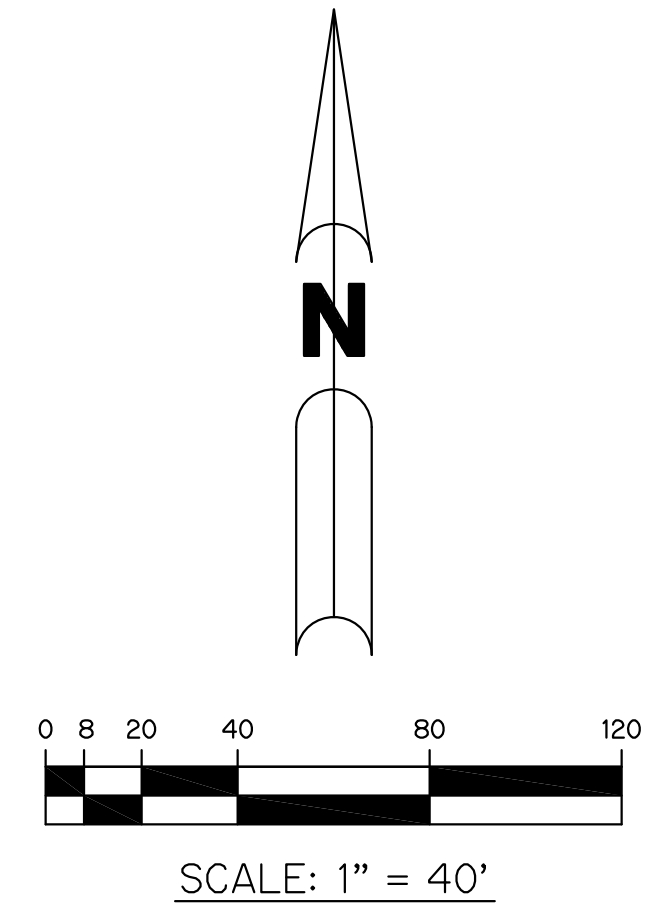
R=1116.00'
Δ=25°38'26"
L=499.42'

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LB-7741



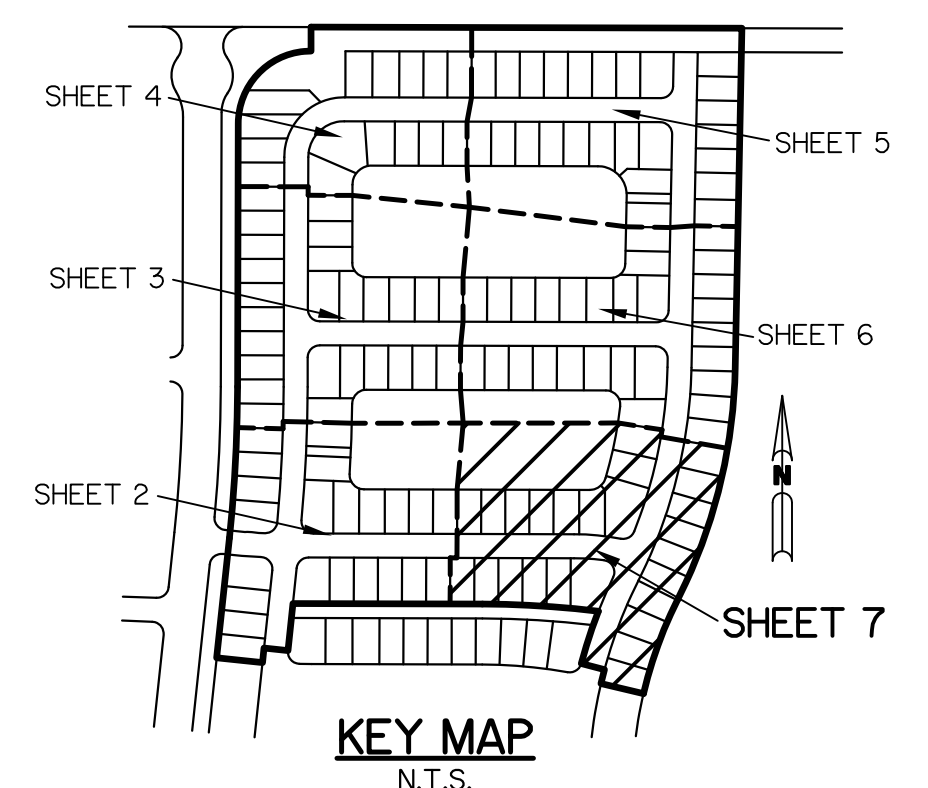
A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH,
RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 7 OF 7



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
- △ - FOUND PERMANENT CONTROL POINT
NAIL WITH 1.25" DISK STAMPED L.B. #7741
- - DELTA ANGLE
- B.E. - BUFFER EASEMENT
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- D.B. - DEED BOOK
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- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- U.E.-R.A. - UTILITY EASEMENT-RESTRICTED AREA
- RAD - RADIAL LINE



KEY MAP
N.T.S.

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