DESCRIPTION:

ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87. PAGES 11 THROUGH 13. AND ALL OF TRACTS "A" THROUGH "D". VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS

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 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 FEET; THENCE CONTINUE SOUTH 43°08'38"EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24 A DISTANCE OF 3345.54 FEET; THENCE SOUTH 46°51'22"WEST, A DISTANCE OF 45.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 198.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°53'49" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°55'00", A DISTANCE OF 179.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°11'33", A DISTANCE OF 14.48 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,335.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'13", A DISTANCE OF 195.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36°26'26" WEST, A DISTANCE OF 119.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 665.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°08'35", A DISTANCE OF 291.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°56'03", A DISTANCE OF 24.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 254.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'04", A DISTANCE OF 82.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°18'02" WEST, A DISTANCE OF 159.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 256.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'50". A DISTANCE OF 59.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH. HAVING A RADIUS OF 100.00 FEET: THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°53'38", A DISTANCE OF 36.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 835.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'58". A DISTANCE OF 497.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°31'15" WEST, A DISTANCE OF 618.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,165.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°12'54", A DISTANCE OF 411.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A 4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF PORT ST.LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION OF 19°32'05", A DISTANCE OF 17.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 254.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'25", A DISTANCE OF 83.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 42.29 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 46°03'31" EAST, A DISTANCE OF 151.02 5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1965.00 FEET; PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'26". A DISTANCE MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND OF 85.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°43'10", A UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE DISTANCE OF 39.58 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 40°42'11" EAST, A DISTANCE OF 92.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°50'05" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°28'46", A DISTANCE OF 40.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1965.00 AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'14", A THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED DISTANCE OF 484.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 119.53 FEET OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 92.00 FEET TO A OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°13'05" EAST; THENCE EASTERLY, ALONG THE SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT SOUTH 25°13'05" EAST, A DISTANCE OF 20.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT NORTHEAST, HAVING A RADIUS OF 1035.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. THROUGH A CENTRAL ANGLE OF 26°24'23", A DISTANCE OF 477.01 FEET TO A POINT OF REVERSE CURVATURE OF A LUCIE. CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°09'05", A DISTANCE OF 37.59 FEET TO A POINT OF NON-TANGENT INTERSECTION: THENCE SOUTH 55°19'27" EAST. A DISTANCE OF 92.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°'27'27" EAST: THENCE EASTERLY. ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°20'04", A DISTANCE OF 38.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58°07'23" EAST, A DISTANCE OF 418.24 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 785.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 23°57'11", A 7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1" THROUGH TRACT "R-5", AS SHOWN HEREON, ARE DISTANCE OF 328.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 22.84 FEET TO HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THENCE EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00". A DISTANCE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A OF 39.27 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 82°04'34" EAST, A DISTANCE NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH OF 92.00 FEET TO A POINT OF INTERSECTION OF A NON-TANGENT CURVE. CONCAVE TO THE SOUTHEAST, HAVING A PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°47'27" EAST; THENCE A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°42'53", A DISTANCE STATUTES (DISTRICT # 5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH OF 39.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 169.18 FEET; THENCE DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT (AS DEFINED IN THE BELOW -SOUTH 07°55'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE OF 59.18 FEET; THENCE SOUTH 07°55'26" WEST, A DISTANCE OF 28.92 FEET TO A POINT OF INTERSECTION WITH A WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 256.03 FEET, THE RADIUS POINT OF SAID RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF CURVE BEARS NORTH 82°13'22" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH ANGLE OF 19°00'59", A DISTANCE OF 84.98 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER SOUTH 16°50'17" WEST, A DISTANCE OF 241.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 483.37 FEET, THE RADIUS POINT OF SAID CURVE OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF BEARS NORTH 74°02'36" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°35'34", A DISTANCE OF 21.87 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 485.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°41'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE HAVE THE RIGHT BUT NOT THE RESPOSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID OF 57°38'57", A DISTANCE OF 487.99 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SOUTH 18°48'32" WEST, A DISTANCE OF 166.50 FEET; THENCE NORTH 71°11'28" WEST, A DISTANCE OF 357.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3050.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'44", A DISTANCE OF 1099.90 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 84°01'55" WEST, A DISTANCE OF 144.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 342.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°43'58" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 290.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°58'24" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A POINT OF TANGENCY, THENCE NORTH 13°08'55" WEST, A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 927.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'40", A DISTANCE OF 365.91 FEET TO A POINT OF NON-TANGENT 9. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE INTERSECTION; THENCE NORTH 60°17'32" EAST, A DISTANCE OF 324.83 FEET TO A POINT OF INTERSECTION WITH A DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT #5, ACTING BY AND UNDER DELEGATED NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 447.00 FEET, THE RADIUS POINT OF AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SAID CURVE BEARS SOUTH 80°34'11" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, A CENTRAL ANGLE OF 29°20'10", A DISTANCE OF 228.87 FEET TO A POINT OF TANGENCY; THENCE UTILITIES, AND WATER MANAGEMENT. NORTH 36°51'30" EAST, A DISTANCE OF 83.52 FEET; THENCE NORTH 53°08'30" WEST, A DISTANCE OF 8.44 FEET; THENCE NORTH 05°15'46" WEST, A DISTANCE OF 24.57 FEET; THENCE NORTH 62°08'32" WEST, A DISTANCE OF 240.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO NORTHEAST, HAVING A RADIUS OF 635.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'37", A DISTANCE OF 224.17 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°54'55" WEST, A DISTANCE OF 98.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°18'48", A DISTANCE OF 224.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°36'07" WEST, A DISTANCE OF 396.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS. OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 08°52'24" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 29°45'04", A DISTANCE OF 275.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°29'45" EAST, A DISTANCE OF 14.23 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE.CONCAVE TO THE SOUTH. HAVING A RADIUS OF 25.00 FEET.THE RADIUS POINT OF SAID CURVE BEARS SOUTH 38°56'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°537'00". A DISTANCE OF 36.16 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 43°56'29" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 46°03'31" EAST, A DISTANCE OF 128.77 FEET TO THE **POINT OF BEGINNING**.

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC. OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATION OR OTHER PURPOSES.

2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO HOME TOWN CABLE TV, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE. INTERNET SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

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 EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE 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, VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS

6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS

THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE 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 SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8. COMMON AREA TRACTS "CA-1" THROUGH "CA-17", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-1" THROUGH "CA-17" AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

DISTRICT #5 SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING LAKES, DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

10. THE LANDSCAPE EASEMENTS, (L.E.) SHOWN HEREON ARE DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

11. THE STORMWATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER STORM WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-3, AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

12. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORM WATER MAINTENANCE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

WITNESS WHEREOF, VERANO DEVELOPMENT, LLC.,	A DELAWARE LIMITED	LIABILITY COMPANY, HAS CAUSED
HESE PRESENTS TO BE SIGNED BY ITS MANAGER TH	IS DAY OF	, 2020.

WITNESS	VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY
	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITE LIABILITY COMPANY, ITS SOLE MANAGER
(PRINT NAME OF WITNESS)	
WITNESS	BY:
WITNESS	NAME:
	TITLE:
(PRINT NAME OF WITNESS)	

DEDICATION ACKNOWLEDGMENT

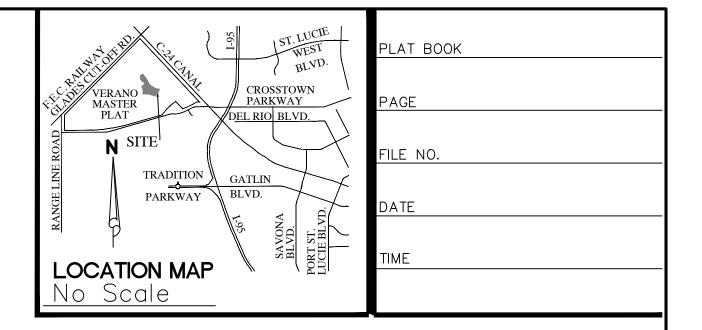
AS IDENTIFICATION.

STATE OF	FLORIDA
COUNTY:_	

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY OF MANAGER OF THE KOLTER GROUP.LLC., A FLORIDA LIMITED LIABILTY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED

Y COMMISSION EXPIRES:	
	NOTARY PUBLIC

PRINT NAME:



NOTE

THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY 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 SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24. AS SHOWN ON THE RIGHT-OF-WAY MAP OF CANAL C-24, CHECKED DATE 11-25-58 AND REVISED 2-23-59, WHICH BEARS SOUTH 43°08'38" EAST. ALL BEARINGS BEING RELATIVE THERETO.

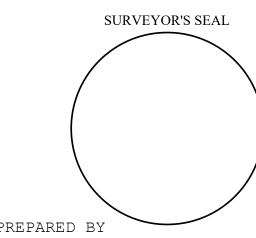
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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 ST. LUCIE COUNTY 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 ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _

> 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 105, RIVIERA BEACH, FLORIDA 33404.



4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768 SHEET 1 OF 10 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

CROSSTOWN ST. LUCIE WEST BLVD. CROSSTOWN	PLAT BOOK
CROSSTOWN PARKWAY DEL RIO BLVD.	PAGE
	FILE NO.
N SITE TRADITION GATLIN PARKWAY BLVD.	DATE
FOCATION MAP Savona BLVD. PORT ST. LUCIE BLVD.	TIME

ACCEPTANCE OF DEDICATION

(U.E.), CITY UTILITY EASEMENT (C.U.E.), DR MAINTENANCE EASEMENTS (L.M.E.), TRACTS "I WMT-3, AND COMMON AREA TRACTS "CA-1"	INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (AINAGE EASEMENTS (D.E.), LANDSCAPE EASEMENTS (L.E.), LAKE R-1" THROUGH "R-5", WATER MANAGEMENT TRACTS WMT-1 THROUGH THROUGH "CA-17" DEDICATED AS SHOWN HEREON, AND HEREBY FOR SAME AS STATED HEREON, DATED THIS DAY OF
	VERANO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS	BY:
(PRINT NAME OF WITNESS)	NAME:
WITNESS	TITLE:
	_
(PRINT NAME OF WITNESS)	
` <i>'</i>	TANCE OF DEDICATIONS
(PRINT NAME OF WITNESS) ACKNOWLEDGMENT TO ACCEPT STATE OF FLORIDA COUNTY:	TANCE OF DEDICATIONS

NOTARY PUBLIC

PRINT NAME:

	TION
STATE OF FLORIDA COUNTY:	
DEVELOPMENT DISTRICT, A COMMUNIT` 190, FLORIDA STATUTES (DISTRICT #5), SUCH DEDICATION FOR THE USE AND I	MENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS (AS DEFINED IN THE FAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH T.
EASEMENTS, DRAINAGE EASEMENTS, A AND SPECIFICALLY DEDICATED TO THE	CITY UTILITY EASEMENTS (C.U.E.), UTILITY EASEMENTS, MAINTENANCE AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON DISTRICT #5 FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE AND DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT, TRACT OR ANY ERWISE DEDICATED TO THE PUBLIC.
	SS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL MMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.
3. CONSENTS TO THE PLATTING OF TH	HE LANDS DESCRIBED HEREON.
SHALL TERMINATE, WITH RESPECT TO NOT THE OBLIGATION OF COMPLETION	
ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DISTRICT
BY:	BY:
NAME:	NAME:
TITLE:	TITLE:
STATE OF FLORIDA	CEPTANCE OF DEDICATIONS
COUNTY:	
PRESENCE OR 🗆 ONLINE NOTARIZATIO	DICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICA DN THIS DAY OF, 2020, OF DISTRICT # 5. WHO \square IS PERSONALLY KNOWN TO M
OR HAS PRODUCED	OF DISTRICT # 5. WHO IS PERSONALLY KNOWN TO N AS IDENTIFICATION.
MY COMMISSION EXPIRES:	
	NOTARY PUBLIC
	NOTARY PUBLIC PRINT NAME:

ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HARRIS THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ___ OF ______, 2020, _____, TEXAS CAPITAL BANK,NATIONAL ASSOCIATION. WHO 🗆 IS PERSONALLY KNOWN TO ME OR 🗆 HAS PRODUCED ______ AS IDENTIFICATION. MY COMMISSION EXPIRES: NOTARY PUBLIC PRINT NAME: TITLE CERTIFICATION STATE OF FLORIDA COUNTY:____ ___, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY ___, DATED AS OF THE _____ DAY OF _____ 2020: (A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANO DEVELOPMENT, LLC., THE ENTITY EXECUTING THE DEDICATION. (B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167 (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.

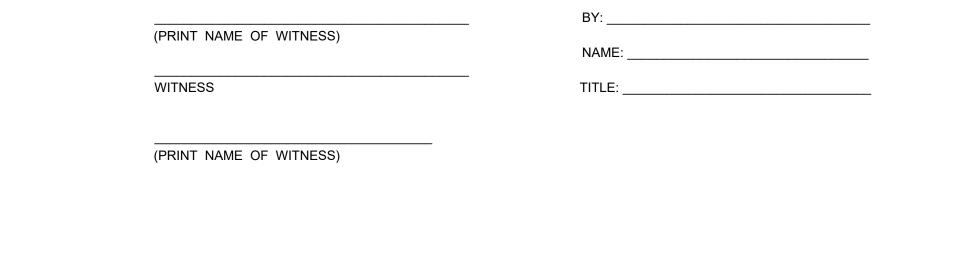
JOSEPH E. SMITH

CLERK OF CIRCUIT CLERK ST. LUCIE COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF ST. LUCIE	
THAT THIS PLAT OF VERANO SOUTH P.U.D.	PTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFI I - POD D - PLAT NO. 2 HAS BEEN OFFICIALLY APPROVED FOR RECORDING LORIDA, THIS DAY OF, 2020.
CITY COUNCIL CITY OF PORT ST. LUCIE	ATTEST:
GREGORY J. ORAVEC, MAYOR	KAREN A. PHILLIPS, CITY CLERK
	CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUC
CERTIFICATION OF APPROVAL	CLERK OF THE CIRCUIT COURT
STATE OF FLORIDA COUNTY OF ST. LUCIE	
I. JOSEPH E. SMITH . CLERK OF CIRCUIT C	OURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT TH

PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS____ DAY ______, 2020.

DATED: THIS ____ DAY OF _______, 2020. BY: _____



THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY

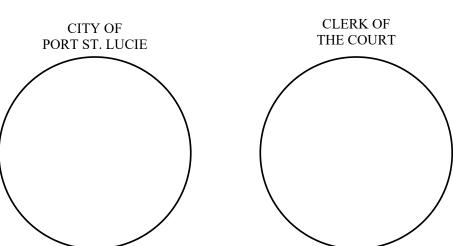
DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN

OFFICIAL RECORD BOOK 3754, PAGE 1167, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION



MORTGAGEE'S CONSENT

SUBORDINATED TO THE DEDICATION SHOWN HEREON.

OF ITS BOARD OF DIRECTORS THIS ___ DAY OF _____, 2020.

STATE OF TEXAS COUNTY OF HARRIS

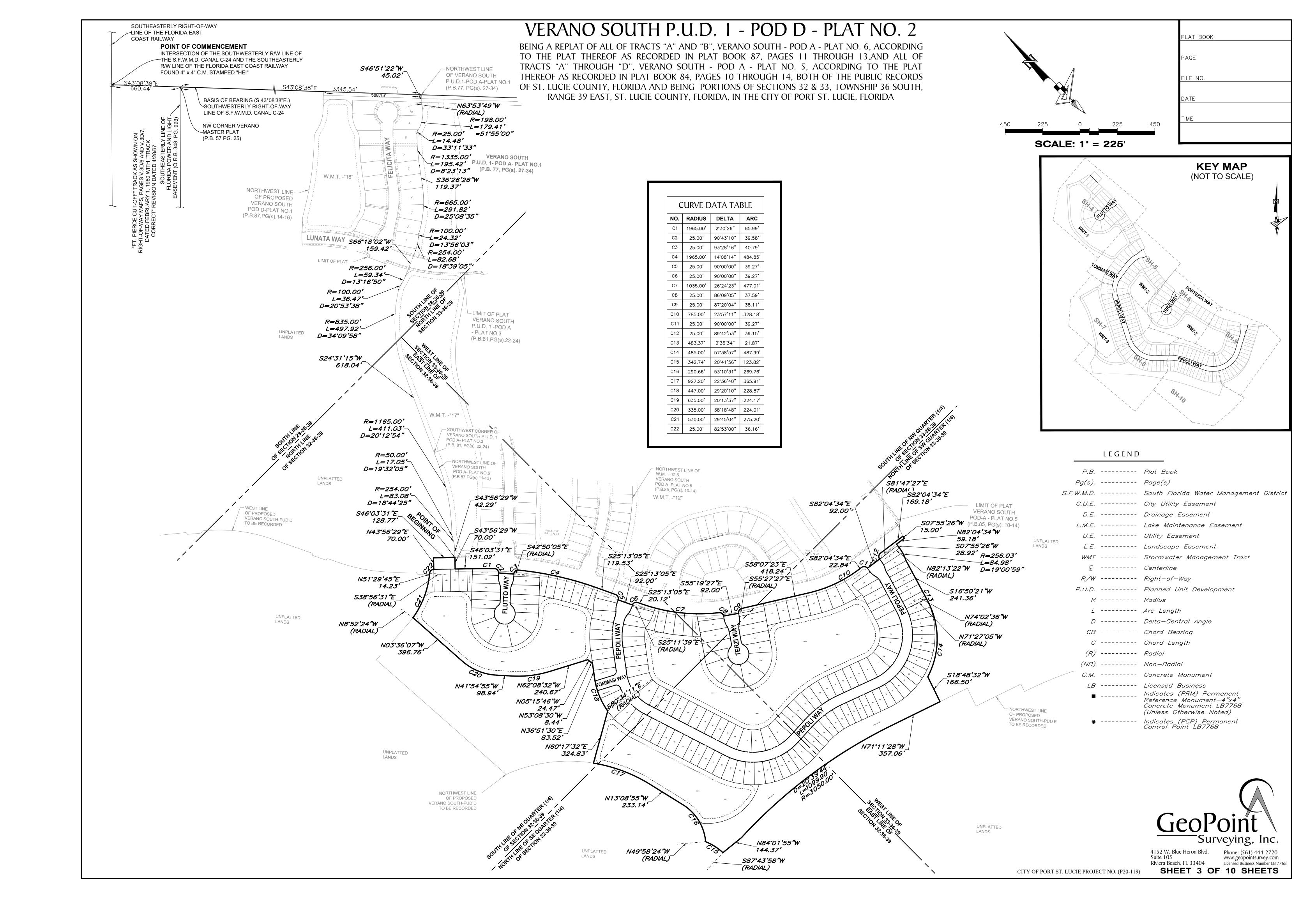
WITNESS

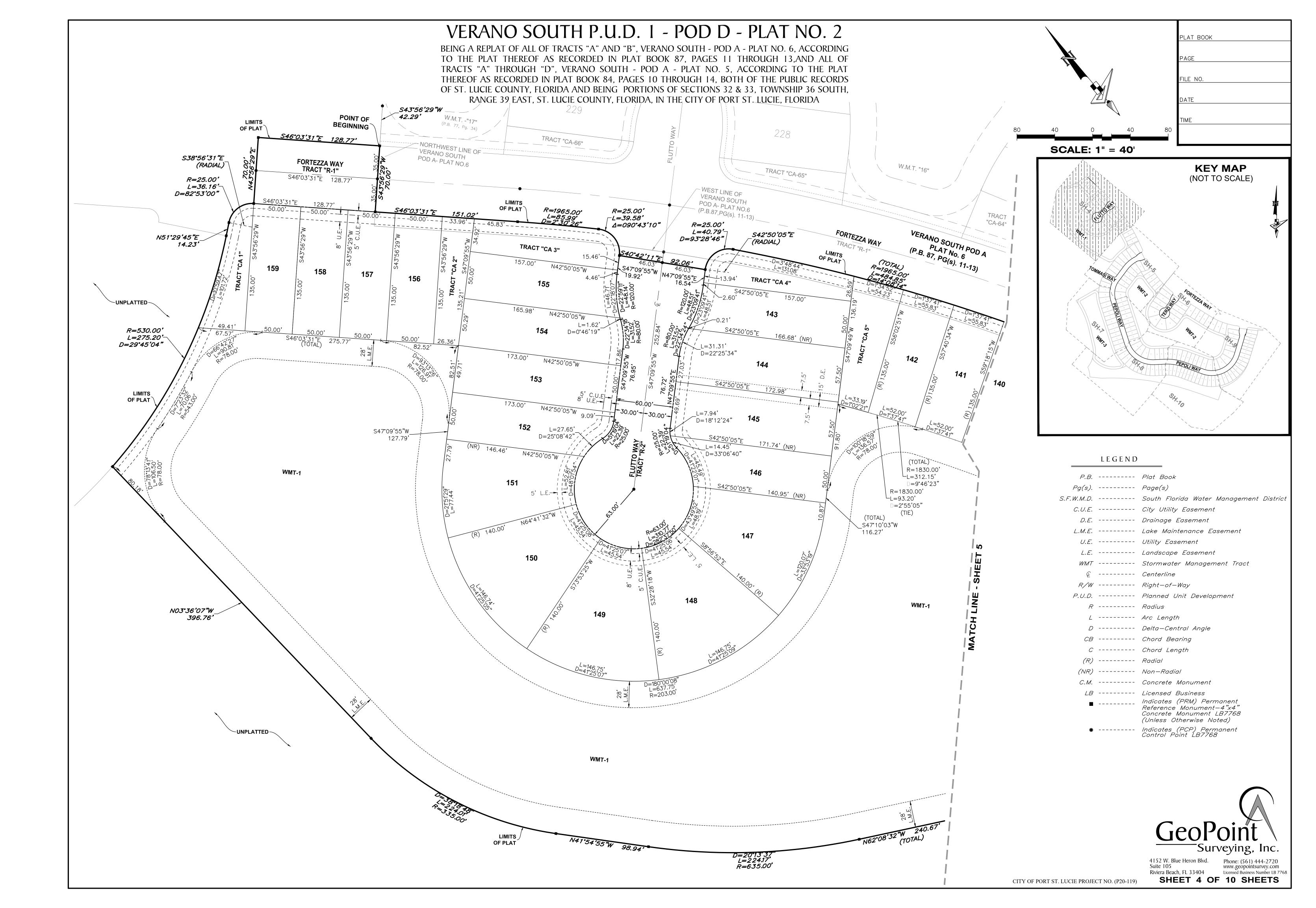


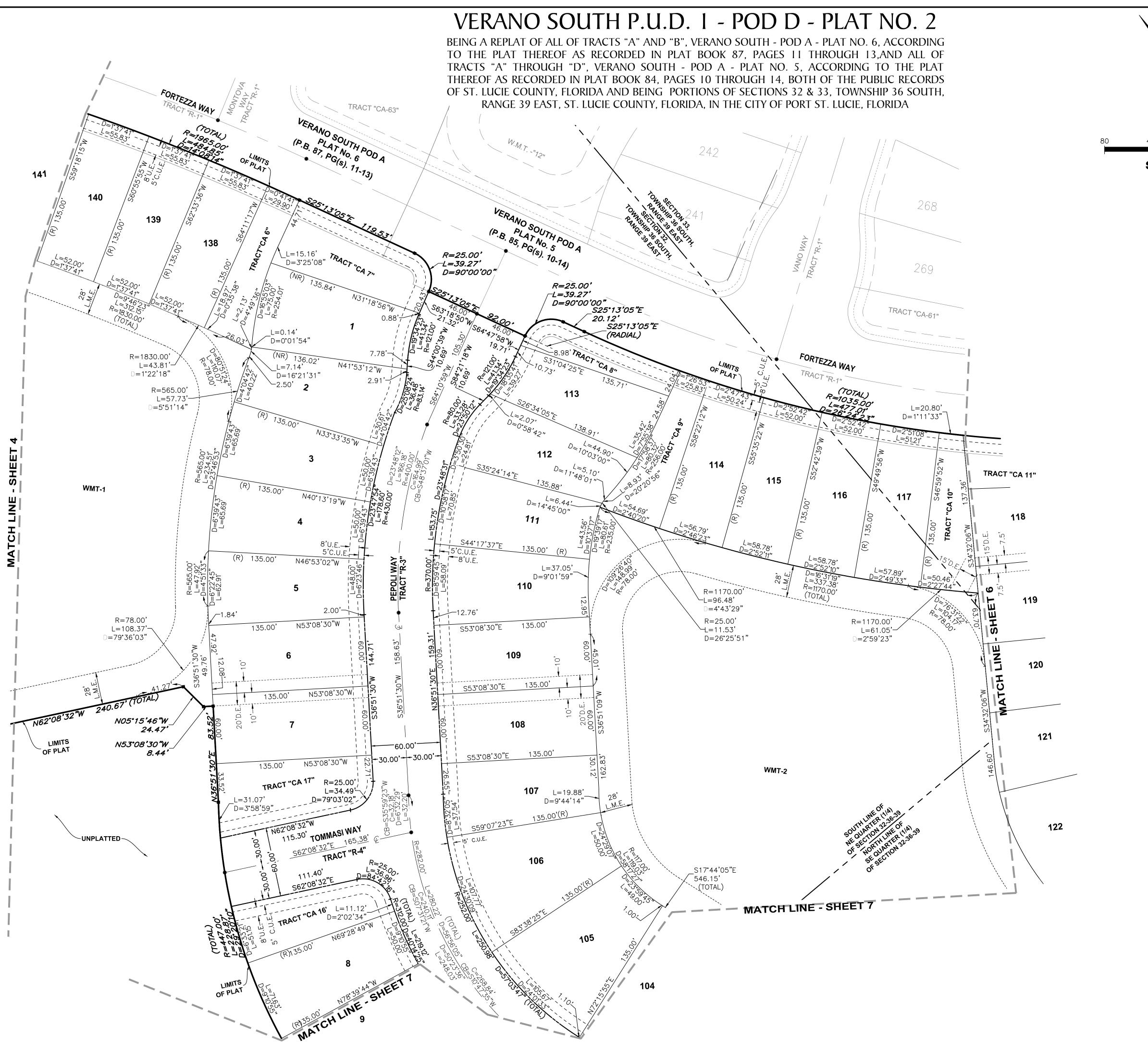
4152 W. Blue Heron Blvd. Phone: (561) 444-2720

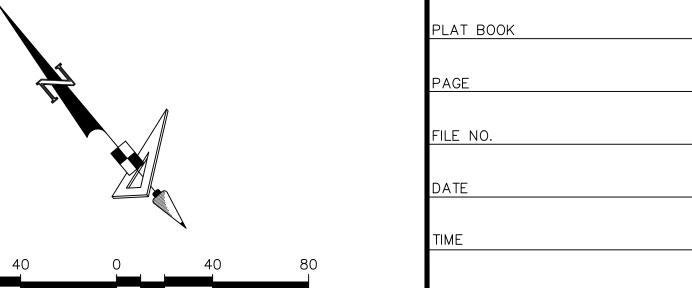
Riviera Beach, FL 33404

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Licensed Business Number LB 7768 SHEET 2 OF 10 SHEETS

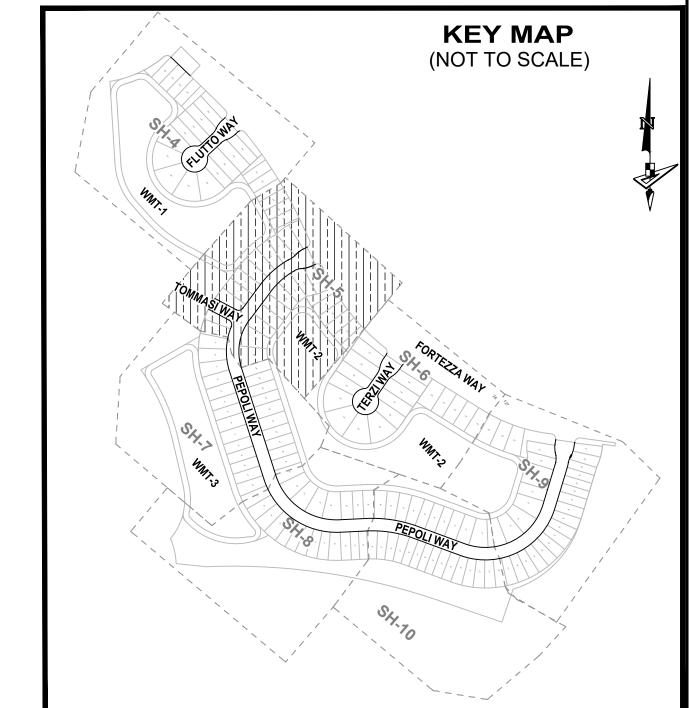








SCALE: 1" = 40'



LEGEND

P.B. ----- Plat Book *Pg(s).* ----- *Page(s)* S.F.W.M.D. ----- South Florida Water Management District C.U.E. ----- City Utility Easement D.E. ----- Drainage Easement L.M.E. ----- Lake Maintenance Easement U.E. ----- Utility Easement L.E. ----- Landscape Easement WMT ----- Stormwater Management Tract R/W ----- Right-of-Way P.U.D. ----- Planned Unit Development R ----- Radius L ----- Arc Length D ----- Delta-Central Angle CB ----- Chord Bearing C ----- Chord Length (R) ----- Radial (NR) ----- Non-Radial C.M. ----- Concrete Monument LB ----- Licensed Business ■ ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) • ----- Indicates (PCP) Permanent Control Point LB7768

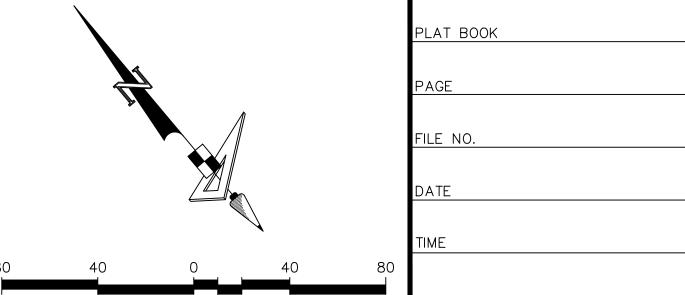


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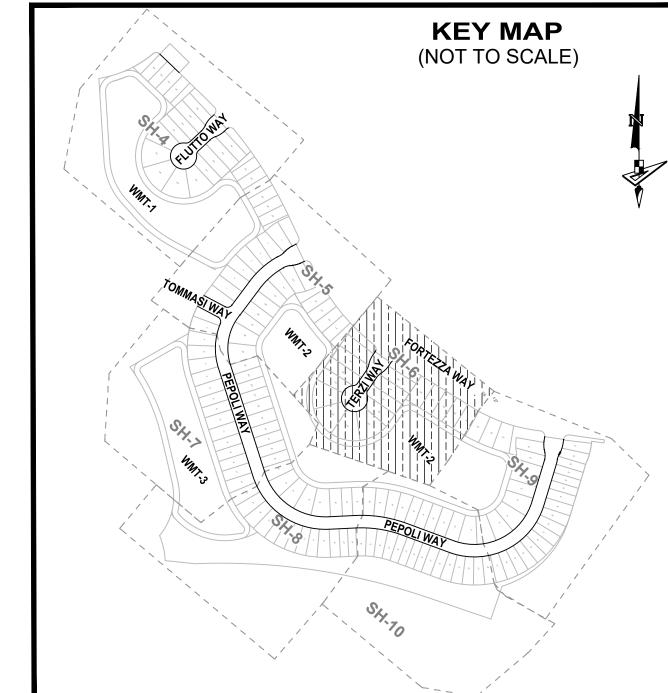
Phone: (561) 444-2720
www.geopointsurvey.com Riviera Beach, FL 33404

SHEET 5 OF 10 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2 BEING A REPLAT OF ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA 260 261 TRACT "CA-59" TRACT "CA-60" TRACT R=785.00' "CA-61" L=328.18'-VERANO SOUTH POD A LIMITS OF PLAT FORTEZZA WAY PLAT No. 5 _S55°27'27"E (RADIAL) R=25.00' |-L=37.59' | D=86'09'05" R=25.00' L=38.11' LIMITS OF PLAT D=87°20'04" TRACT "CA 12" 133 132 131 TRACT "CA 11" 130 N52°08'21"W 157.26 D=3°26'26" 168.35' N55°27'54"W (NR) S55°27'54"E 161.41' (NR) SHEE L=3.54'_ D=3°13'01" WMT-2 ! | S48°48'29"E 140.00' (R) 122 MATCH LINE - SHEET 10 MATCH LINE - SHEET 7 D=180°00'00' L=637.74' R=203.00'



SCALE: 1" = 40'



LEGEND

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Riviera Beach, FL 33404

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Licensed Business Number LB 7768 SHEET 6 OF 10 SHEETS

CITY OF PORT ST. LUCIE PROJECT NO. (P20-119)

