VERANO SOUTH - POD G - PLAT NO. 6

BEING A PORTION OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST CITY OF PORT ST. LUCIE. ST. LUCIE COUNTY. FLORIDA

CERTIFICATE OF	OWNERSHIP	AND	DEDICATION
STATE OF FLORIDA			

COUNTY:

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC., OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH - POD G - PLAT NO. 6, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1.TRACT "4A", AS SHOWN HEREON, IS HEREBY RESERVED TO ASTOR CREEK DEVELOPMENT, LLC, FOR OPEN SPACE, RECREATION, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASTOR CREEK DEVELOPMENT, LLC, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS, MAINTENANCE, AND DRAINAGE EASEMENT OVER TRACT "4A" 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.

THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS ____ DAY OF _____, 2022.

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

DEDICATION ACKNOWLEDGMENT

CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 215.00 FEET; THENCE STATE OF FLORIDA NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°45'14", A COUNTY:

> THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \Box 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 AS IDENTIFICATION.

MY COMMISSION EXPIRES:	
	NOTARY PUBLIC
	PRINT NAME:

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.

BEING A PORTION OF SECTION 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY,

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.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE

S.43°08'38" E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER

MANAGEMENT DISTRICT CANAL NUMBER C-24. A DISTANCE OF 3182.28 FEET: THENCE S.46°51'22"

W., DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER

MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 5454.87 FEET TO A POINT OF INTERSECTION ALONG THE SOUTHERLY LINE OF LOT 21 OF VERANO SOUTH- POD G- PLAT NO.3, AS

RECORDED IN PLAT BOOK 101, PAGES 25 THROUGH 33, OF THE PUBLIC RECORDS OF ST. LUCIE

COUNTY, FLORIDA, POINT OF INTERSECTION ALSO BEING THE NORTHWESTERLY LINE OF TRACT

"CA-4" AND THE NORTHWESTERLY LINE OF VERANO SOUTH - POD G - PLAT NO.3, OF SAID PUBLIC

THENCE S.01°59'59"W., CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID VERANO SOUTH

- POD G - PLAT NO.3, A DISTANCE OF 11.08 FEET; THENCE S.02°15'08"W., A DISTANCE OF 333.18

FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 757.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°20'53", A DISTANCE OF 387.75 FEET TO A POINT OF TANGENCY; THENCE S.31°36'01"W., A DISTANCE OF 421.67 FEET TO A POINT OF INTERSECTION ALONG THE

NORTHEASTERLY LINE OF TRACT "CA-8" OF SAID VERANO SOUTH - POD G - PLAT NO.3; THENCE

N.58°23'59"W., A DISTANCE OF 90.00 FEET; THENCE S.31°36'01"W., A DISTANCE OF 125.00 FEET;

THENCE N.58°23'59"W., A DISTANCE OF 98.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY, ALONG

THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'46", A DISTANCE OF 66.04 FEET

TO A POINT OF TANGENCY; THENCE N.65°16'46"W., A DISTANCE OF 73.67 FEET TO A POINT OF

CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°28'36", A DISTANCE OF 194.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE

CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1250.00 FEET; THENCE NORTHWESTERLY,

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°15'54", A DISTANCE OF

158.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST. HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF 53°37'56", A DISTANCE OF 280.82 FEET TO A POINT OF

TANGNECY; THENCE N.40°05'40"E., A DISTANCE OF 249.92 FEET TO A POINT OF CURVATURE OF A

DISTANCE OF 152.93 FEET TO A POINT OF TANGENCY: THENCE N.80°50'54"E., A DISTANCE OF

105.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A

RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A

CENTRAL ANGLE OF 34°44'52". A DISTANCE OF 121.29 FEET TO A POINT OF TANGENCY: THENCE

N.46°06'02"E., A DISTANCE OF 67.01 FEET TO A POINT OF CURVAUTRE OF A CURVE CONCAVE TO

THE SOUTHEAST, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF

SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°03'45", A DISTANCE OF 138.47 FEET TO A POINT

OF NON-TANGENT INTERSECTION; THENCE N.01°44'50"E., A DISTANCE OF 25.71 FEET; THENCE

S.88°15'10"E.. A DISTANCE OF 137.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 634,599 SQUARE FEET OR 14.568 ACRES, MORE OR LESS.

FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDS, AND ALSO BEING THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

DESCRIPTION

. 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 THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS DAY , 2022.

SURVEYOR'S SEAL 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. CERTIFICATE OF AUTHORIZATION NO. LB7768 PSLUSD #11-652-36H-1 CITY OF PORT ST. LUCIE PROJECT NO. (P22-022)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

COUNTY:

ASTOR CREEK DEVELOPMENT, LLC., HEREBY ACCEPTS THE RESERVATIONS OF TRACT "4A" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS

	ASTOR CREEK DEVELOPMENT, LLC. A FLORIDA LIMITED LIABILITY COMPANY
/ITNESS	BY:
PRINT NAME OF WITNESS)	NAME:
/ITNESS	TITLE:

	STATE OF FLORIDA COUNTY:	
	THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLE PRESENCE OR ONLINE NOTARIZATION THIS DAY OF ASTOR CREEK DEVELOPMENT, LLC., PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PROFIT.	, 2022, BY A FLORIDA LIMITED LIABILITY COMPANY NOT FOR
	MY COMMISSION EXPIRES:	NOTARY PUBLIC
D,		PRINT NAME:

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

COUNTY:

THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS (AS DEFINED IN THE ABOVE DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT.

1. ACCEPTS THE DEDICATIONS OF CITY UTILITY EASEMENTS (C.U.E.), UTILITY EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT #5 FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE AND SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT, TRACT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

2. ACCEPTS A NON-EXCLUSIVE. INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.

3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED, HEREBY, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF JUNE 30, 2015, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS ___ DAY OF ______, 2022.

ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DISTRICT
BY:	BY:
NAME:	NAME:
TITLE:	TITLE:

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA	
COUNTY:	

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF DEPHYSICAL TITLE CERTIFICATION PRESENCE OR □ ONLINE NOTARIZATION THIS DAY OF , 2022, BY OF DISTRICT # 5 WHO □ IS PERSONALLY KNOWN TO ME OR □ HAS PRODUCED.

	OI DIGITAGE II O. WITE	- 13 I LINSON NELLI	ICIAOVII IO IVII	TING TRODUCED	
AS IDENTIF	FICATION.				
MY COMMISSION EXPIRES:					

PRINT NAME:

CLERK OF

THE COURT

CITY OF

PORT ST. LUCIE

NOTARY PUBLIC

STATE OF	FLORIDA
COUNTY:	

(PRINT NAME OF WITNESS)

ACKNOWLEDGMENT

ME OR ☐ HAS PRODUCED

MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF HARRIS

MORTGAGEE'S CONSENT

SUBORDINATED TO THE DEDICATION SHOWN HEREON.

OF ITS BOARD OF DIRECTORS THIS ___ DAY OF _____, 2022.

STATE OF TEXAS

WITNESS

WITNESS

COUNTY OF HARRIS

THE UNDERSIGNED, , 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 _____

- (A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANO
- DEVELOPMENT, LLC. AND PSL COMMERCIAL HOLDING, 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.

DATED: THIS	DAY OF	, 2022.	BY:
		. •	NAME:

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF VERANO SOUTH POD G - PLAT NO. 6 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF ____

ATTEST:

CITY COUNCIL CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR SALLY WALSH, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, 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 ___ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS

MICHELLE R. MILLER CLERK OF THE CIRCUIT COURT

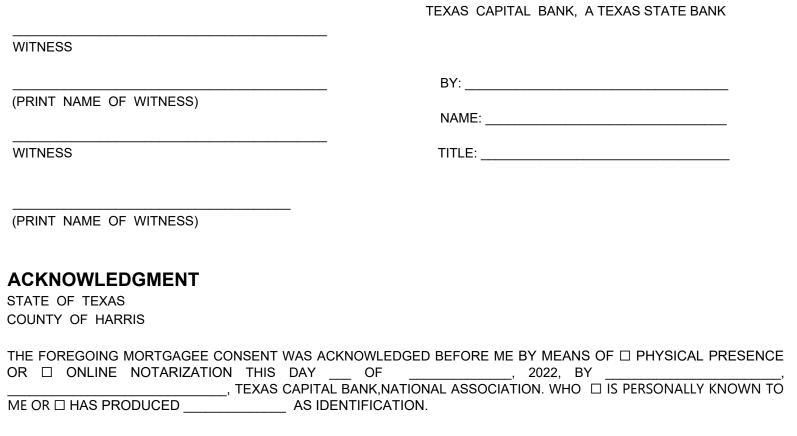
ST. LUCIE COUNTY, FLORIDA

____ , 2022.



Riviera Beach, FL 33404

4152 W. Blue Heron Blvd. Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 SHEET 1 OF 2 SHEETS



NOTARY PUBLIC

PLAT BOOK

CROSSTOWN PARKWAY

DEL RIO BLVD.

BLVD.

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

TRADITION

PARKWAY

LOCATION MAP

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

No Scale

