

VERANDA ESTATES PHASE 1

BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF VERANDA PLAT NO. 2, PARCEL-2, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST; ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 88°45'29" EAST, DEPARTING SAID WEST 1/4 CORNER AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2461.23 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GILSON ROAD; THENCE SOUTH 00°09'15" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 649.29 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1540.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 11°57'31" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 241°3'31", A DISTANCE OF 651.13 FEET, TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF BECKER ROAD; THENCE SOUTH 89°25'16" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2603.44 FEET, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE NORTH 89°57'38" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.64 FEET, TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE AND THE WEST BOUNDARY LINE OF SAID PARCEL 2; THENCE NORTH 14°03'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 828.36 FEET; THENCE NORTH 73°05'58" EAST, DEPARTING SAID WEST BOUNDARY LINE, A DISTANCE OF 457.39 FEET; THENCE NORTH 16°44'36" EAST, A DISTANCE OF 301.63 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 62°14'15" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'12", A DISTANCE OF 106.00 FEET; THENCE NORTH 64°48'20" EAST, A DISTANCE OF 91.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.34 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 66°59'08" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 04°20'27", A DISTANCE OF 22.83 FEET; THENCE SOUTH 89°34'33" EAST, A DISTANCE OF 14.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 295.21 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 77°21'54" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 10°58'16", A DISTANCE OF 56.53 FEET; THENCE NORTH 68°59'12" EAST, A DISTANCE OF 48.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING WITHIN SAID BOUNDS 3,921,721 SQUARE FEET (90.03 ACRES) MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OS SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3613, PAGE 693, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

1. THE ROAD RIGHTS-OF-WAY (TRACT R), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MOSAIC TO PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (HEREON KNOWN AS THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA (THE "CITY"); IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY SERVICE AND EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

2. ALL UTILITY EASEMENTS (UE) ARE DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY 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. ALL PLATTED UTILITY EASEMENTS (UE) SHALL ALSO BE EASEMENTS 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. THIS SECTION 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.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. THE OPEN SPACE TRACTS (OST-1, OST-2, OST-3, OST-4, OST-5, AND OST-6) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY SEPARATE INSTRUMENT FOR OPEN SPACE PURPOSES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION.

5. THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2 AND WMT-3), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II (THE "DISTRICT"), ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE DISTRICT. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. THE LIFT STATION EASEMENT AND IRRIGATION QUALITY EASEMENT (LSE, AND IQE), AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREAS 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 AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, 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 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. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR 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 CITY OF PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), AS SHOWN HEREON, ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. 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 AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, 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 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. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR 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 CONSERVATION TRACTS (CE-3 AND CE-12), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVATION PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF THE DISTRICT, SUBJECT TO THE LIMITATIONS AND RESTRICTIONS SET FORTH IN THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 161, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED (THE "CONSERVATION EASEMENT"). THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE CONSERVATION TRACTS IN THEIR NATURAL STATE, EXCEPT FOR ACTIVITIES SUCH AS BRUSH CLEARING, PRESCRIBED BURNING, PLANTING OF NATIVE VEGETATION, REMOVAL OF EXOTIC VEGETATION OR OTHER ACTIVITIES ALLOWED FOR WATER MANAGEMENT, HABITAT PRESERVATION OR WETLAND MAINTENANCE OR AS OTHERWISE PERMITTED PURSUANT TO THE CONSERVATION EASEMENT AS WELL AS PASSIVE RECREATIONAL ACTIVITIES IN ACCORDANCE WITH THE CONSERVATION EASEMENT. EXCEPT AS REQUIRED TO MAINTAIN THE CONSERVATION TRACTS IN ACCORDANCE WITH THE CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CONSERVATION TRACTS AFTER THE INITIAL CONSTRUCTION OF THE PERMITTED FACILITIES: CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING FOR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINATELY IN ITS NATURAL CONDITION; ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION, PARTICULARLY THE RED-COCKADED WOODPECKER HABITAT; AND ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.

9. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORM WATER FLOWAGE OVER TRACTS WMT-1, WMT-2, WMT-3, OST-1, OST-5, OST-6 AND OST-7.

10. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.

11. THE EMERGENCY INGRESS/EGRESS EASEMENT (EIEE) SHOWN ON TRACT OST-1 AND OST-2 IS HEREBY GRANTED TO THE CITY AND ST. LUCIE COUNTY, FLORIDA FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS THAT PORTION OF TRACT OST-1 AND OST-2 AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY ACCESS EASEMENT.

12. TRACT-Y IS A NATIVE HABITAT PRESERVATION AS SHOWN HEREON, HEREBY DEDICATED TO THE DISTRICT (THE "DISTRICT"), ITS SUCCESSORS AND ASSIGNS, FOR NATIVE HABITAT PRESERVATION PURPOSES AND IS THE MAINTENANCE RESPONSIBILITIES OF THE DISTRICT

13. THE PUBLIC RIGHT OF WAY DEDICATION (TRACTS P AND Q), AS SHOWN HERON, IS DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC, FOR ROAD RIGHT-OF-WAY PURPOSES.

14. THE AMENITY AREA TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THERE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2022.

WITNESS: _____ VERANDA ST. LUCIE LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: _____

BY: _____

WITNESS: _____

PRINT NAME: _____ R. AUSTIN BURR (VICE PRESIDENT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202__.

BY R. AUSTIN BURR AS VICE PRESIDENT OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2022.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

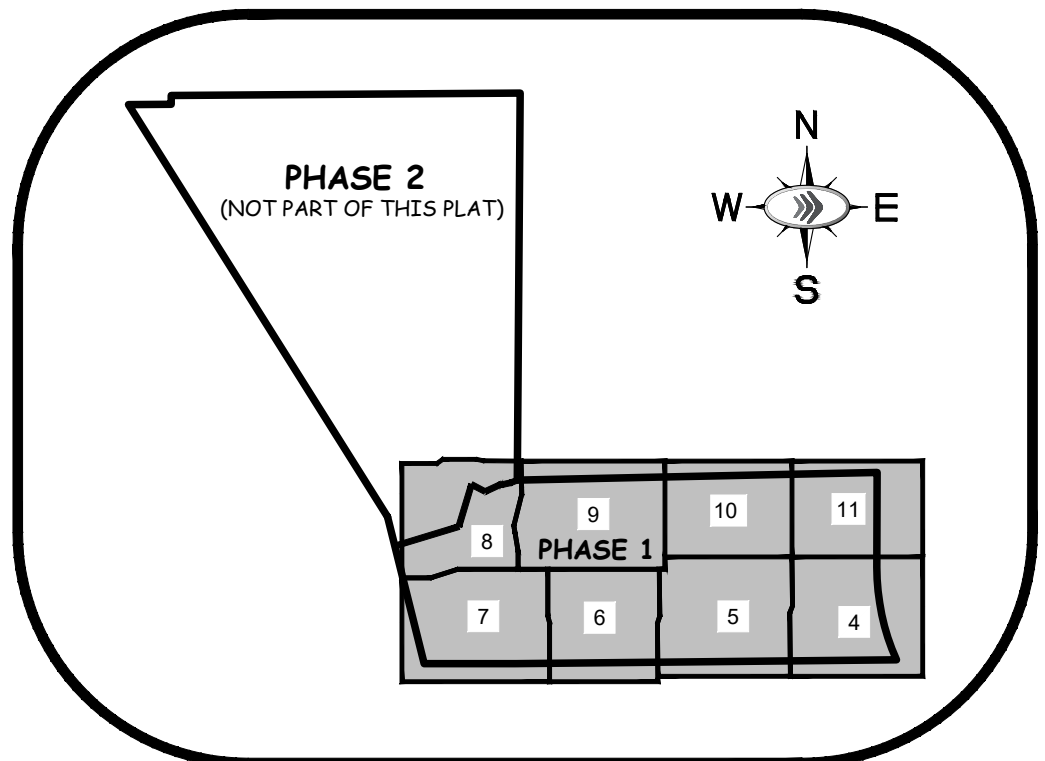
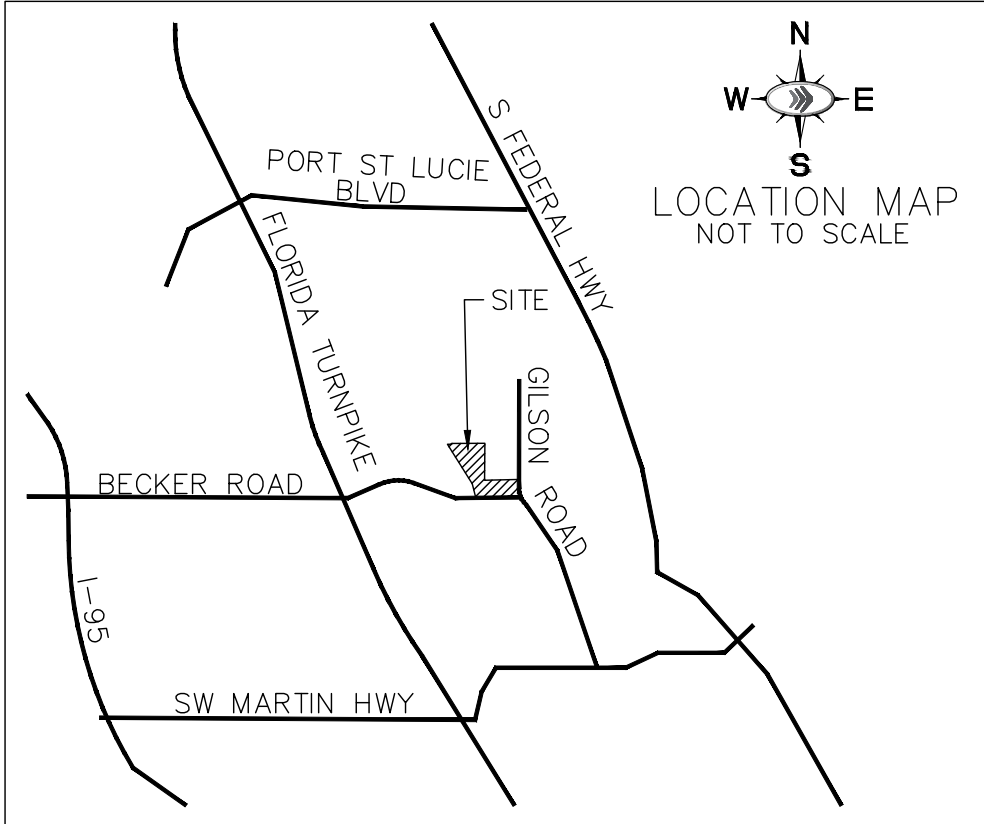
VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES AS DEFINED IN THE INTERLOCAL AGREEMENT DATED AS OF JULY 17, 2018, AND RECORDED AT OFFICIAL RECORDS BOOK 4158, PAGES 1661-1666, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF, WATER MANAGEMENT TRACTS AND WATER MANAGEMENT EASEMENTS, SET FORTH UPON THE WITHIN PLAT, AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE, AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (i) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (ii) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES. VERANDA COMMUNITY DEVELOPMENT DISTRICT II DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC AND NOT DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

DATED THIS _____ DAY OF _____, 2022

CHAIRMAN/VICE CHAIRMAN: _____ SECRETARY: _____

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____



KEY MAP

ACKNOWLEDGEMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202__.

BY GRAYDON MIARS, AS CHAIRMAN OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2022.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

MOSAIC TC PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2022.

MOSAIC TC PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: _____ BY: _____

PRINT NAME: _____ NAME: _____

TITLE: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202__.

BY _____, AS _____ OF MOSAIC TC PROPERTY OWNERS' ASSOCIATION, INC; A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2022.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

PLAT PREPARED BY:

VELCON
ENGINEERING & SURVEYING

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
1449 NW COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

CITY OF PORT ST. LUCIE
PROJECT NO. P22-010
PSLUSD PROJECT NO. 11-824-06

VERANDA ESTATES PHASE 1

BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 68, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE,
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

TITLE CERTIFICATION:

STATE OF FLORIDA
HILLSBOROUGH COUNTY
THE UNDERSIGNED, DAN WIERZGACZ, OF CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED
IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF
_____, 2022:

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- (B) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT FOR THAT CERTAIN DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4628, PAGE 319, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- (C) PURSUANT TO FLORIDA STATUE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR OF 2021.
- (D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DAN WIERZGACZ
SR. TITLE EXAMINER
CHICAGO TITLE INSURANCE COMPANY

CLERK'S RECORDING CERTIFICATE:

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 _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____, DAY OF _____, 2022.

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

APPROVAL OF CITY:

STATE OF FLORIDA
CITY OF PORT ST. LUCIE
IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA ESTATES, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON THE PLAT OF VERANDA PLAT NO. 2) APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2022.

ATTEST: CITY OF PORT ST. LUCIE

SALLY WALSH, CITY CLERK

SHANNON MARTIN, MAYOR

SURVEYOR'S NOTES:

- 1) THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH AND ALL BEARINGS HAVE BEEN REFERENCED TO THE NORTH LINE OF THE N.W. 1/4 SECTION 35-37-40 BEING N89°35'12"E.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- 3) NOTE: 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.
- 4) AS PER FLORIDA STATUTES 177, THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 2 PER PLAT BOOK 68, PAGE 29 OF THE ST. LUCIE COUNTY RECORDS, LYING WITHIN THIS REPLAT, SUCH AS EASEMENTS, TRACTS, PARCELS AND RIGHTS-OF-WAYS WILL BE VACATED BY VIRTUE OF THIS RE-PLAT.
- 5) 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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. THIS SECTION 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.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE
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 AND 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.

ROBERT F. KEMERSON
PROFESSIONAL LAND SURVEYOR & MAPPER
FLORIDA LICENCE NO. 6285

PREPARED IN THE OFFICE OF:
VELCON ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DRIVE
PORT ST LUCIE, FLORIDA 34986
CERTIFICATION NO. LB 8206

PLAT PREPARED BY:



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1449 NW COMMERCE CENTRE DRIVE
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PHONE (772) 879-0477
Web Site: www.velconfl.com

CITY OF PORT ST. LUCIE
PROJECT NO. P22-010
PSLUSD PROJECT NO. 11-824-06

Plotted By:Hieu Nguyen Sheet Set:Veranda Preserve - GreenPointe Layout:2 PLAT June 22, 2022 11:02:43am N:\Projects\2021\21-2325 Kinley-Horn - Veranda Final Plat\21-2325 PLAT PHI.dwg

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LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE,
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LEGEND/ABBREVIATIONS

 BOUNDARY LINE
 SECTION LINE
 RIGHT-OF-WAY LINE
 RIGHT-OF-WAY CENTER LINE
 LOT LINE
 EASEMENT LINE
 CONSERVATION EASEMENT


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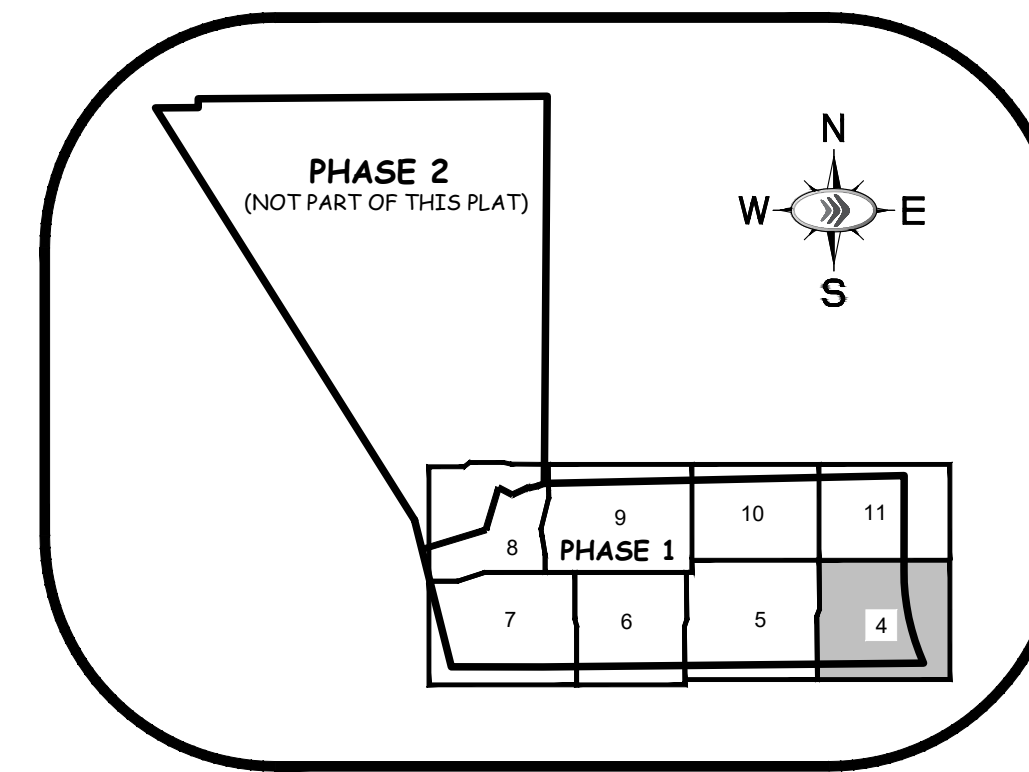
SHEET 3 OF 11

VERANDA ESTATES PHASE 1

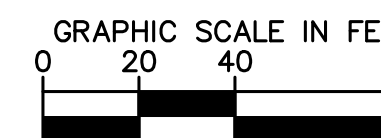
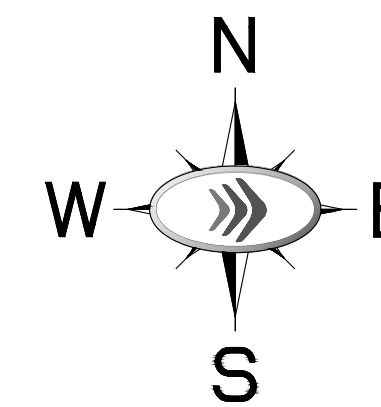
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MATCHLINE
(SEE SHEET 10)

MATCHLINE
(SEE SHEET 11)



KEY MAP



LEGEND/ABBREVIATIONS

- AC - ACRES
- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
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- CE - CONSERVATION EASEMENT
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MATCHLINE
(SEE SHEET 5)



PLAT PREPARED BY:



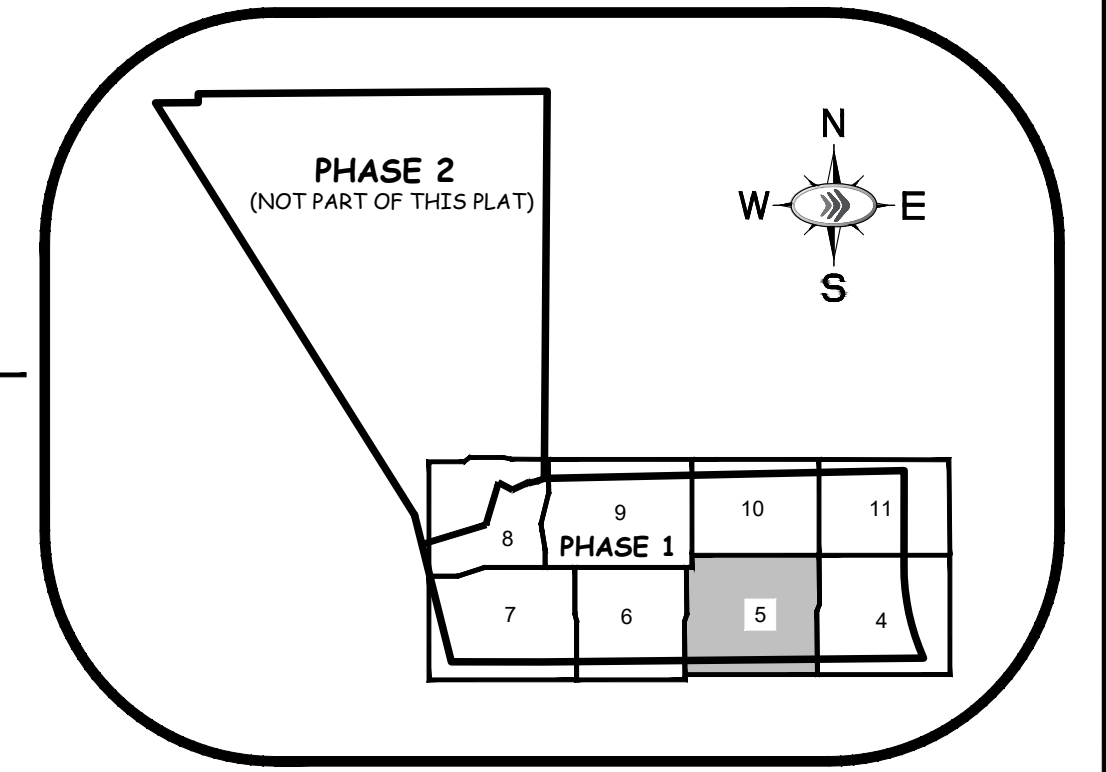
CITY OF PORT ST. LUCIE
PROJECT NO. P22-010
PSLUSD PROJECT NO. 11-824-06

SHEET 4 OF 11

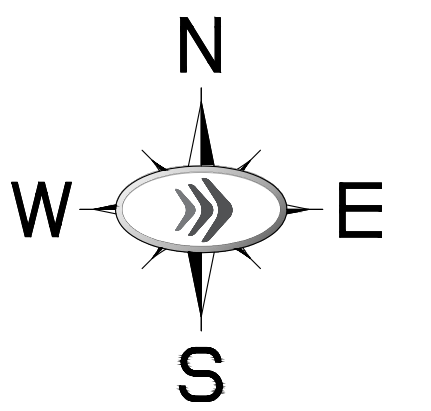
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PLAT BOOK _____
PAGE _____



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PSLUSD PROJECT NO. 11-824-06

SHEET 5 OF 11

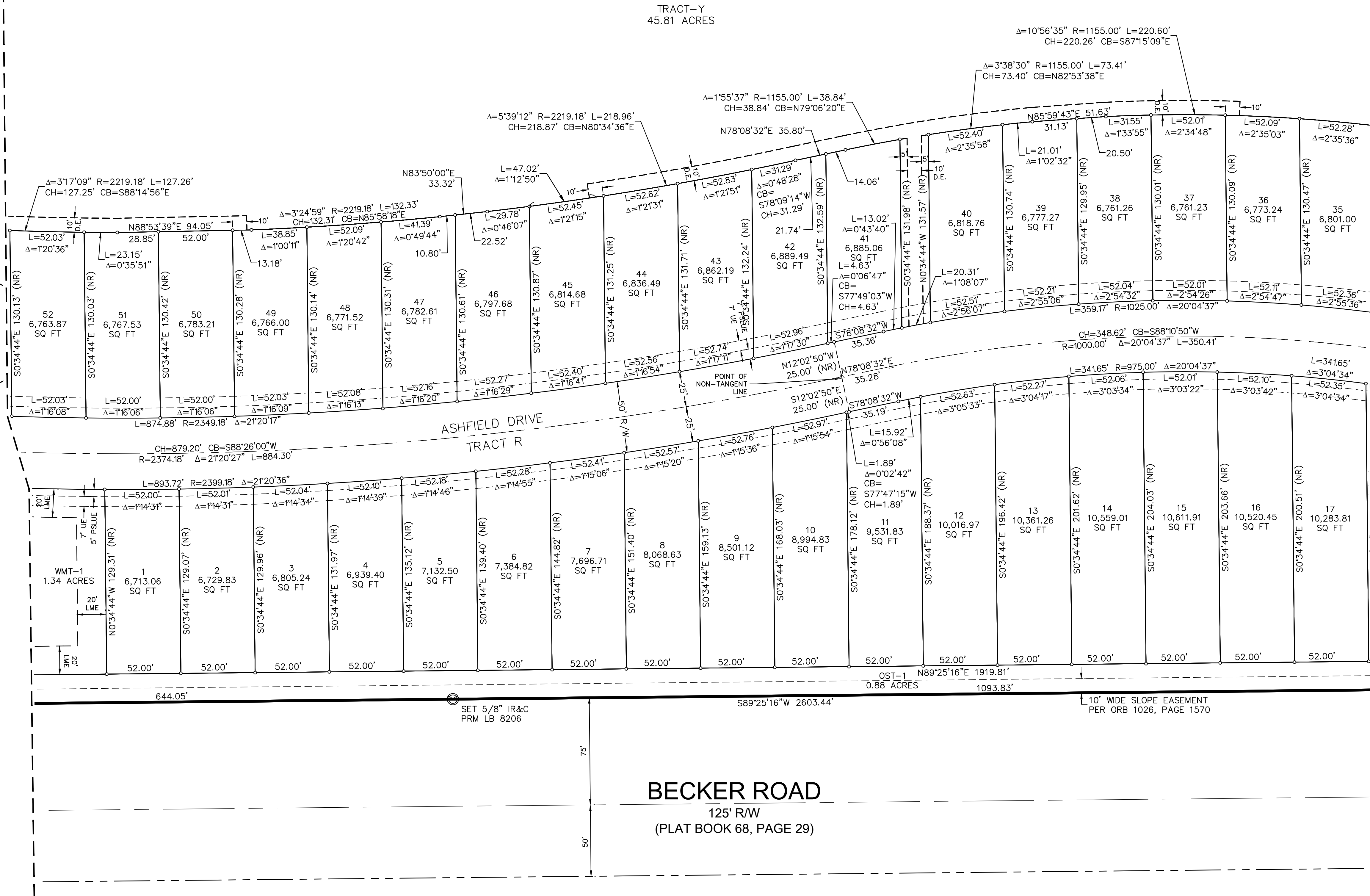
MATCHLINE
(SEE SHEET 9)

MATCHLINE
(SEE SHEET 10)

MATCHLINE
(SEE SHEET 11)

MATCHLINE
(SEE SHEET 6)

MATCHLINE
(SEE SHEET 4)



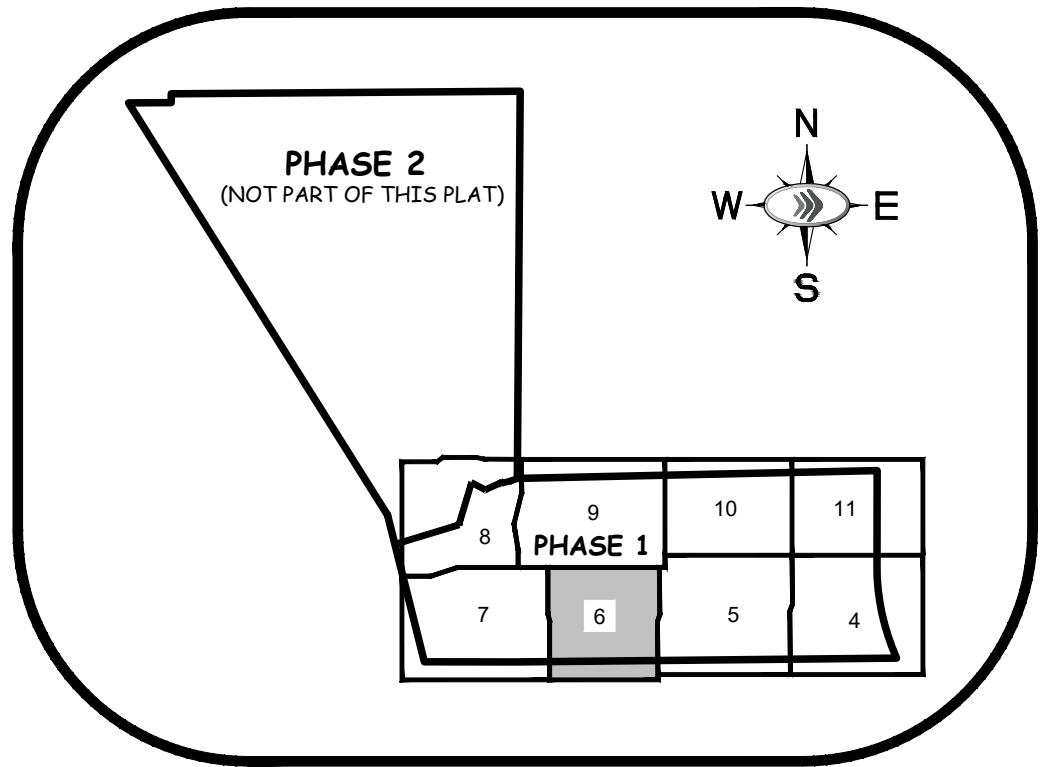
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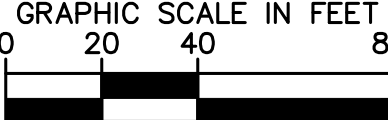
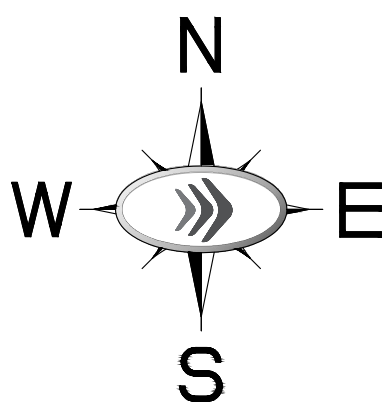
PLAT BOOK _____
PAGE _____

MATCHLINE
(SEE SHEET 9)

MATCHLINE
(SEE SHEET 10)



KEY MAP

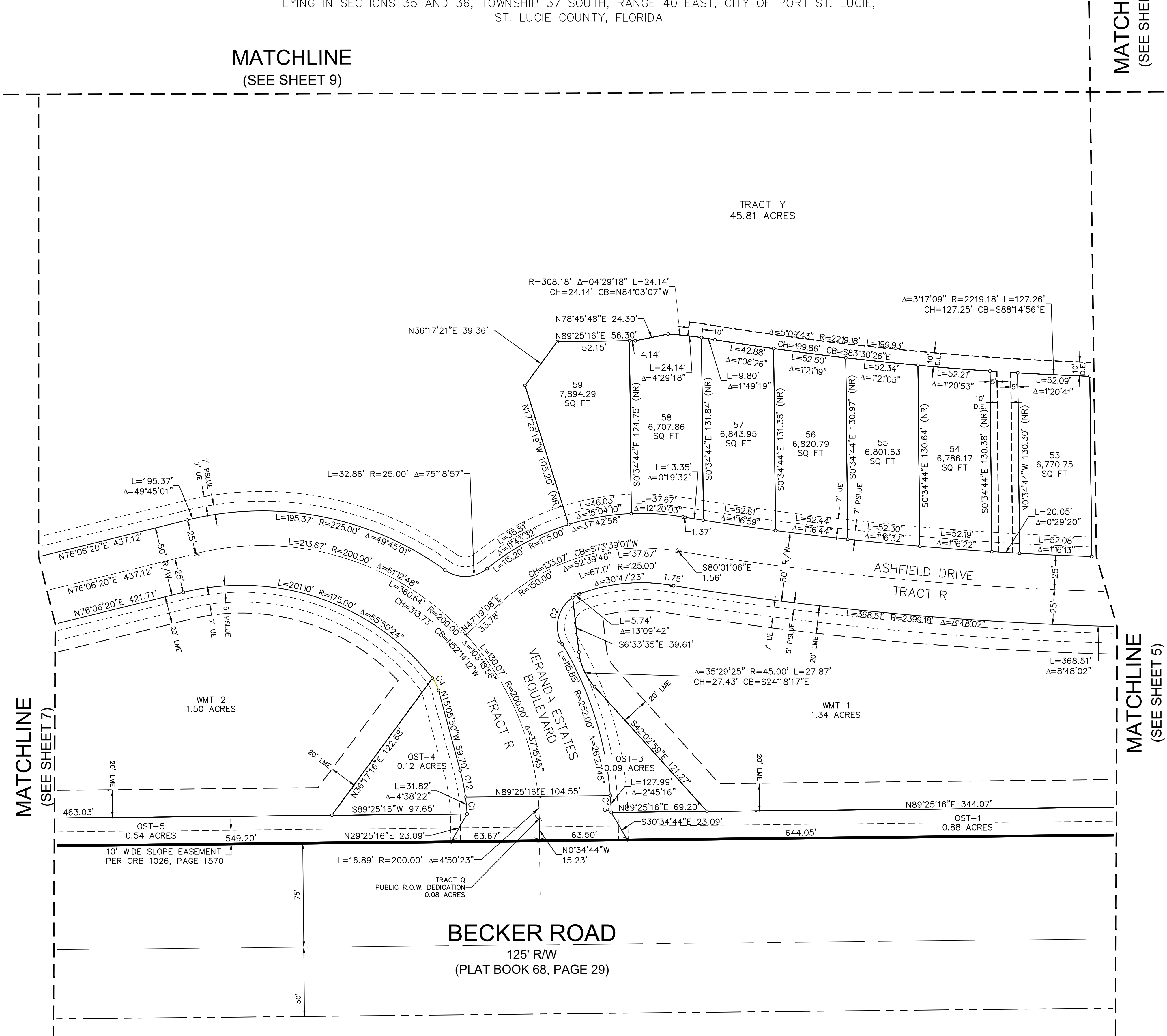


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MATCHLINE
(SEE SHEET 7)

MATCHLINE
(SEE SHEET 5)



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	150.00'	12.15'	N5°15'47"W	12.14'	4°38'22"
C2	25.00'	43.61'	S19°12'50"W	38.29'	99°57'22"
C4	25.00'	10.02'	N26°34'33"W	9.95'	22°57'25"
C12	150.00'	19.67'	N11°20'24"W	19.66'	7°30'52"
C13	252.00'	12.11'	S3°02'28"E	12.11'	2°45'16"

PLAT PREPARED BY:



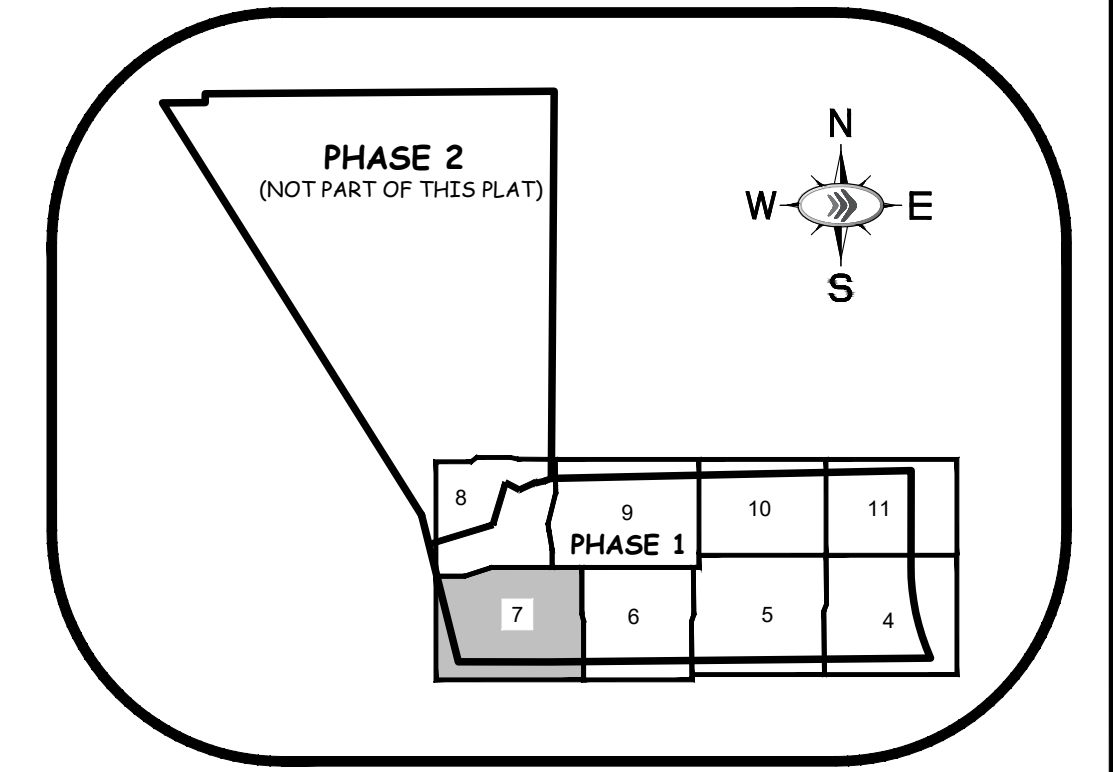
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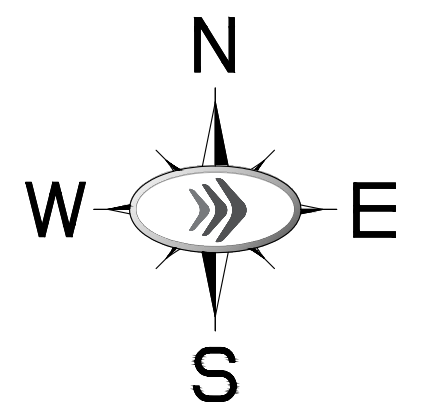
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PLAT BOOK _____
PAGE _____



KEY MAP



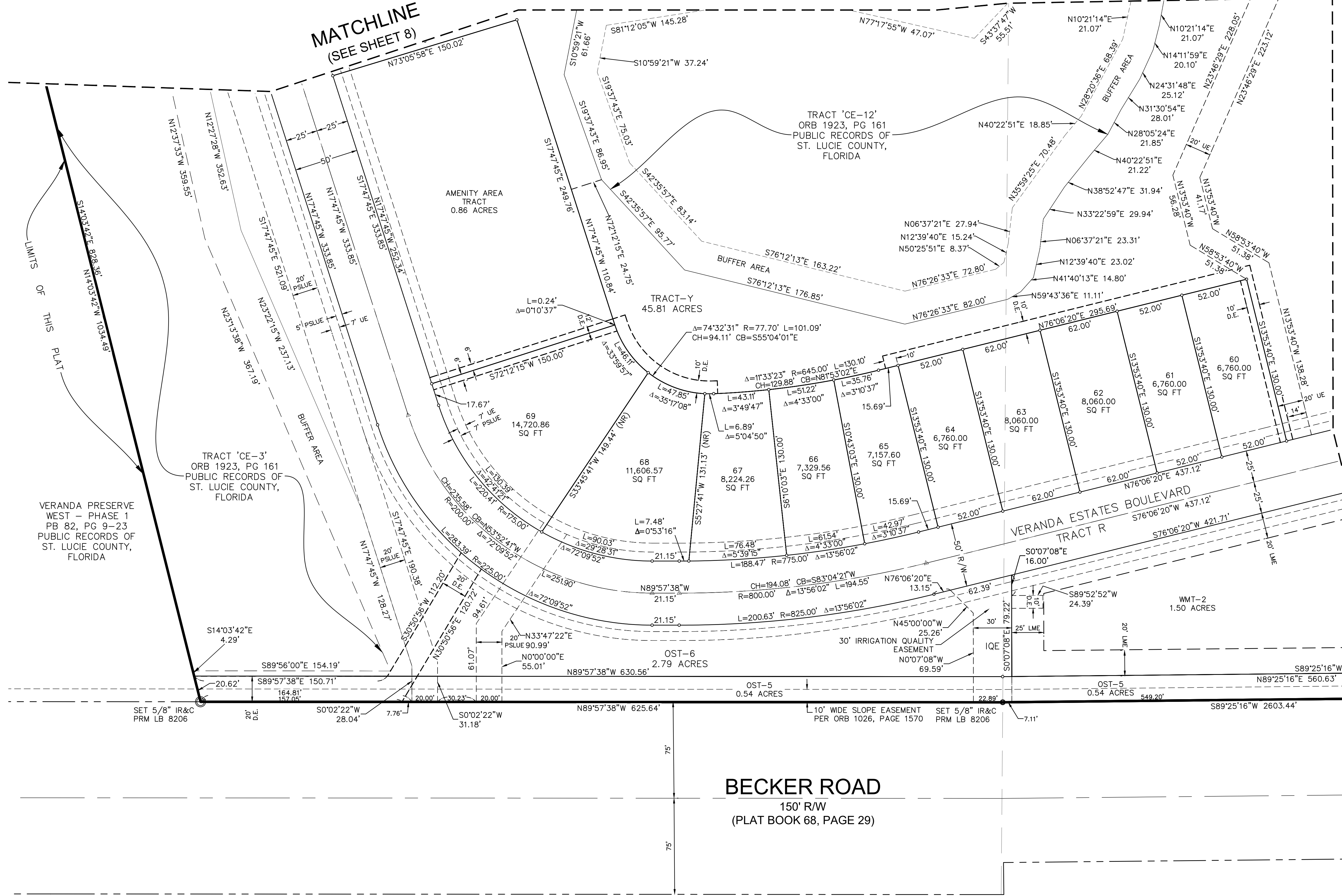
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MATCHLINE
(SEE SHEET 6)

MATCHLINE
(SEE SHEET 9)

MATCHLINE
(SEE SHEET 8)



BECKER ROAD
150' R/W
(PLAT BOOK 68, PAGE 29)

PLAT PREPARED BY:



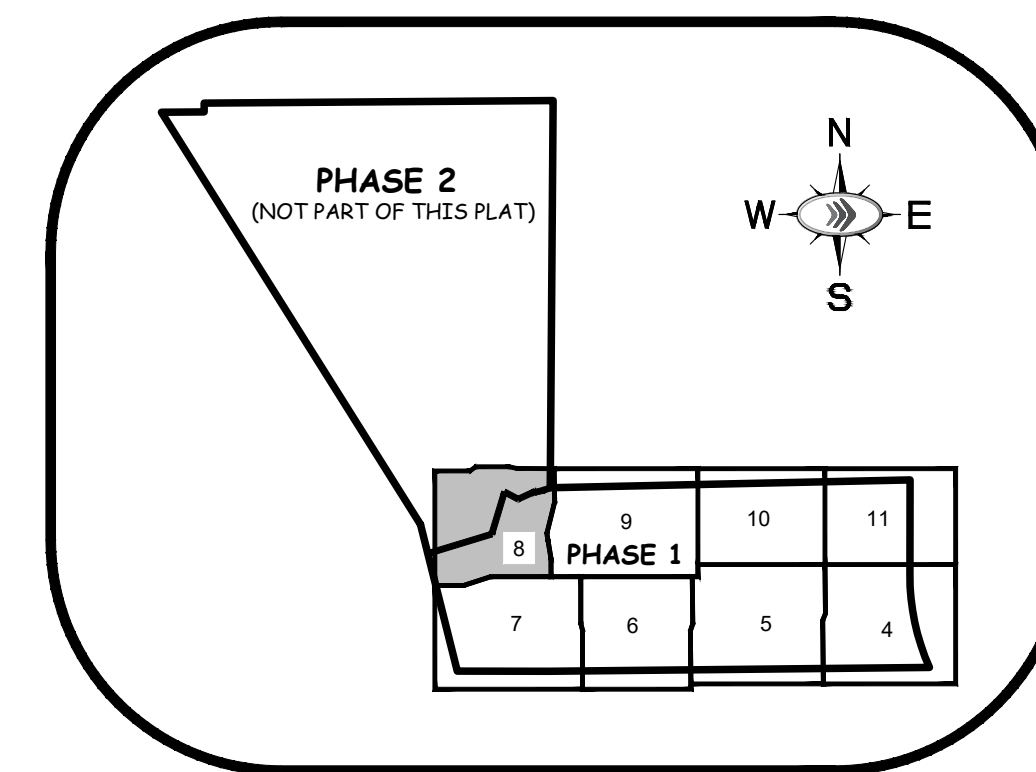
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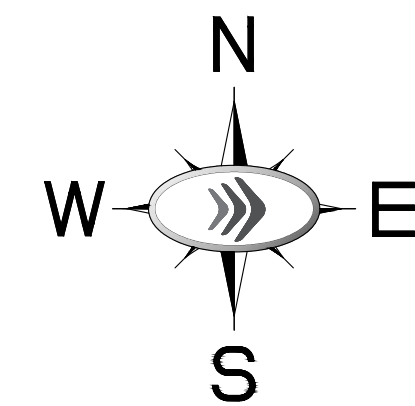
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PHASE 2
(NOT PART OF THIS PLAT)

LINE INFORMATION		
LINE	BEARINGS	DISTANCE
(L1)	N86°30'32"W	9.34'
(L2)	S63°26'45"W	11.94'
(L3)	S74°03'44"W	9.72'
(L4)	S51°51'19"W	11.89'
(L8)	N86°30'32"W	4.42'
(L9)	S67°23'37"W	49.33'



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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C5	150.00'	62.71'	S76°46'54"W	62.25'	23°57'09"
C7	125.00'	52.26'	N76°46'54"E	51.88'	23°57'09"
C10	250.00'	44.09'	N68°41'44"W	44.04'	10°06'19"
C21	20.00'	28.52'	N23°57'09"E	26.16'	81°42'22"

PLAT PREPARED BY:



CITY OF PORT ST. LUCIE
PROJECT NO. P22-010
PSLUSD PROJECT NO. 11-824-06

SHEET 8 OF 11

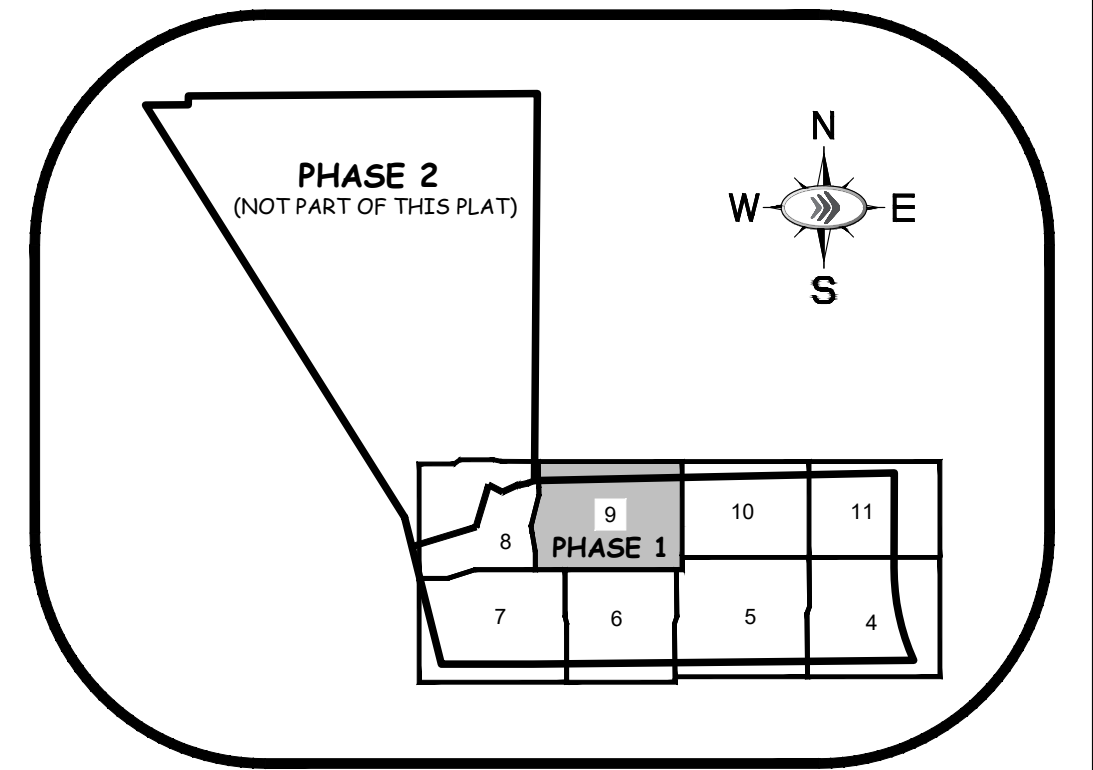
MATCHLINE
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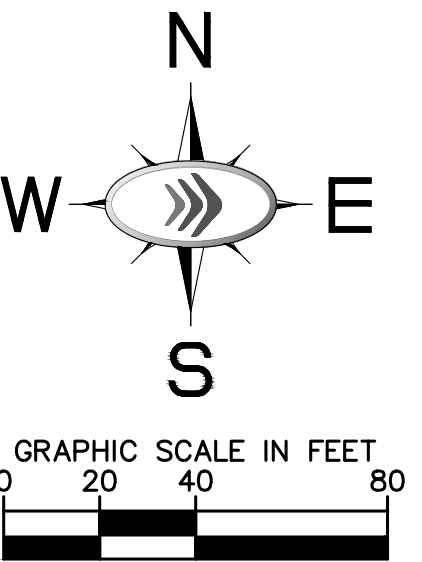
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PLAT BOOK _____

PAGE _____



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Web Site: www.velconfi.com

CITY OF PORT ST. LUCIE
PROJECT NO. P22-010
PSLUSD PROJECT NO. 11-824-06

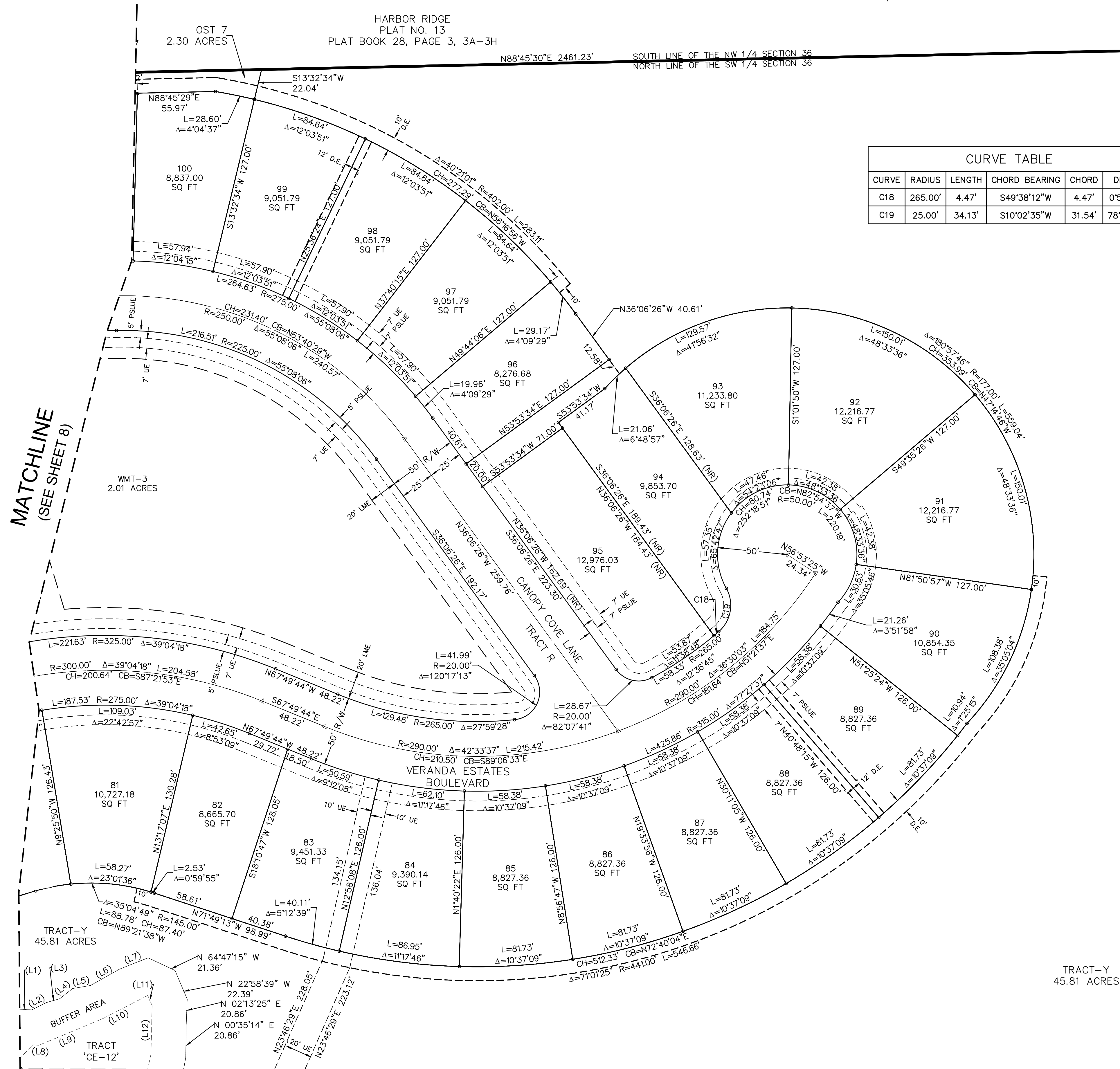
SHEET 9 OF 11

MATCHLINE
(SEE SHEET 10)

MATCHLINE
(SEE SHEET 5)

MATCHLINE
(SEE SHEET 6)

MATCHLINE
(SEE SHEET 7)



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C18	265.00'	4.47'	S49°38'12"W	4.47'	0°57'58"
C19	25.00'	34.13'	S10°02'35"W	31.54'	78°13'16"

LINE INFORMATION		
LINE	BEARINGS	DISTANCE
(L1)	N86°30'32"W	9.34'
(L2)	S63°26'45"W	11.94'
(L3)	S74°03'44"W	9.72'
(L4)	S51°51'19"W	11.89'
(L5)	S80°24'56"W	13.03'
(L6)	S60°31'20"W	23.81'
(L7)	S68°25'04"W	22.14'
(L8)	N86°30'32"W	4.42'
(L9)	S67°23'37"W	49.33'
(L10)	S62°43'34"W	36.67'
(L11)	N22°58'39"W	7.98'
(L12)	N01°19'26"E	34.71'

TRACT-Y
45.81 ACRES

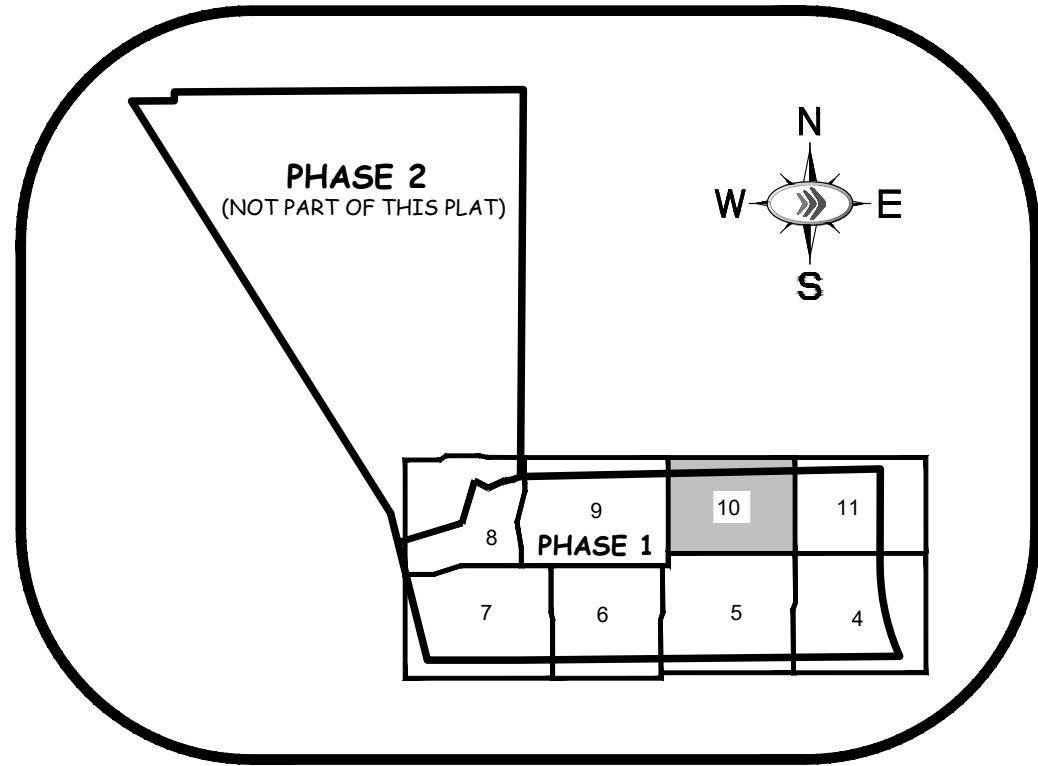
TRACT-Y
45.81 ACRES

VERANDA ESTATES PHASE 1

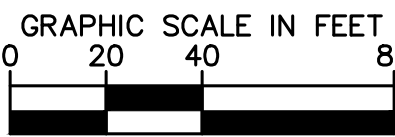
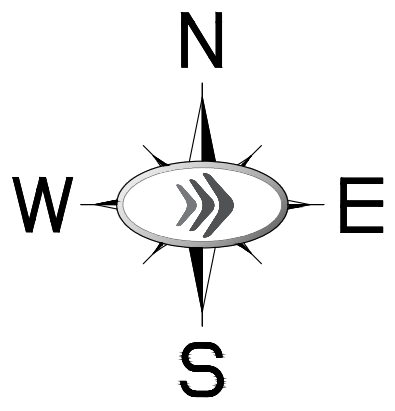
BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 68, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE,
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____



KEY MAP



LEGEND/ABBREVIATIONS

- AC - ACRES
- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CE - CONSERVATION EASEMENT
- CH - CHORD DISTANCE
- CM - CONCRETE MONUMENT
- D.E. - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS/EGRESS EASEMENT
- FND - FOUND
- FP&L - FLORIDA POWER & LIGHT
- IQE - IRRIGATION QUALITY EASEMENT
- IR&C - IRON ROD AND CAP
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- O - LOT/TRACT CORNER
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- PB - PLAT BOOK
- PG - PAGE
- PRM - PERMANENT REFERENCE MONUMENT
- ORB - OFFICIAL RECORD BOOK
- OST - OPEN SPACE TRACT
- PSLUE - PORT ST LUCIE UTILITY EASEMENT
- R - RADIUS
- (RAD) - RADIAL LINE
- (NR) - NON-RADIAL LINE
- R/W - RIGHT OF WAY
- SQ FT - SQUARE FEET
- UE - UTILITY EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- WMT - WATER MANAGEMENT TRACT
- - SET 5/8" ROD & CAP LB 8206
UNLESS OTHERWISE NOTED
- - SET 5/8" ROD & CAP PRM 8206
UNLESS OTHERWISE NOTED
- △ - DENOTES PERMANENT CONTROL POINT
STAMPED "PCP LB 8206"
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- LOT LINE
- EASEMENT LINE
- CONSERVATION EASEMENT

PLAT PREPARED BY:

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
1449 NW COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

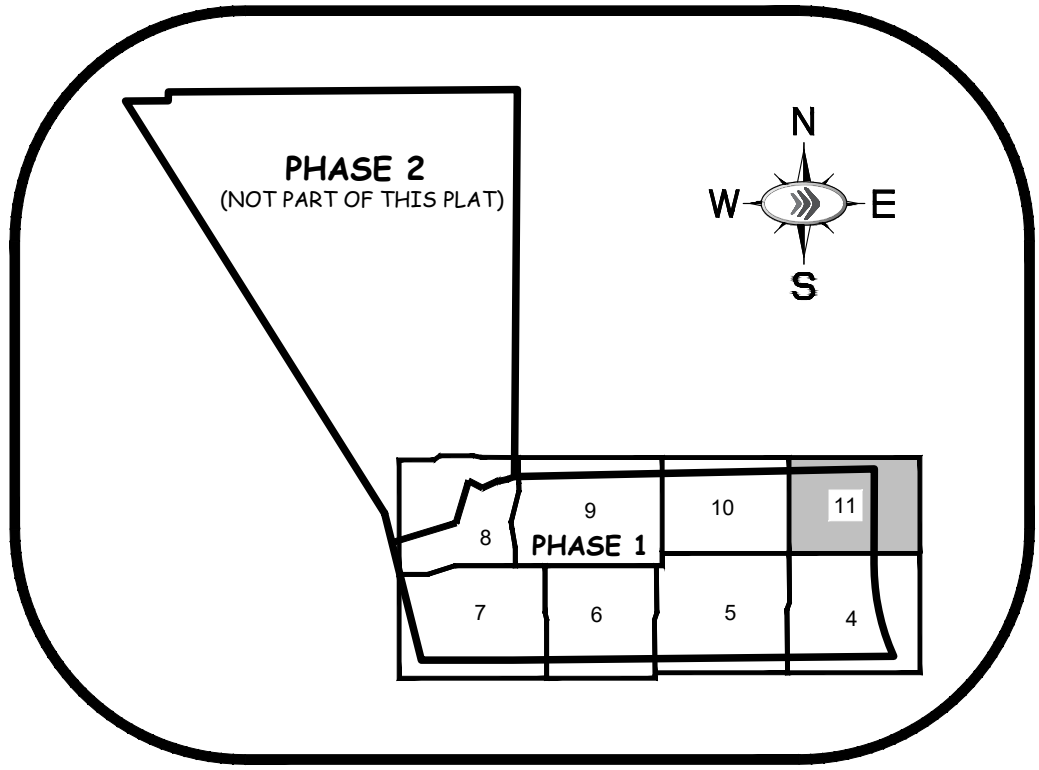
CITY OF PORT ST. LUCIE
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VERANDA ESTATES PHASE 1

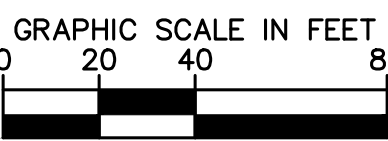
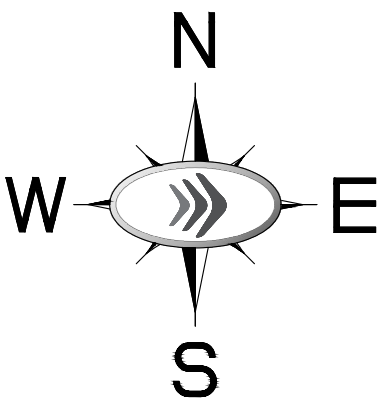
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SHEET 11 OF 11

MATCHLINE
(SEE SHEET 10)

SOUTH LINE OF THE NW 1/4 SECTION 36
NORTH LINE OF THE SW 1/4 SECTION 36
N 88°45'29" E 2461.23' OVERALL

FND 4"x4" CM
PRM LS 3333

GILSON ROAD
80' RW
(PLAT BOOK 68, PAGE 29)

S 00°09'15" W 646.29'

TRACT-Y
45.81 ACRES

10' WIDE SLOPE
EASEMENT
PER ORB 1026,
PAGE 1570

FND 5/8" IR&C
PRM LB 4286

Δ= 24°13'31"
R= 1540.00'
L= 651.13'
CB= S 11°57'31" E
CH= 646.29'

MATCHLINE
(SEE SHEET 4)