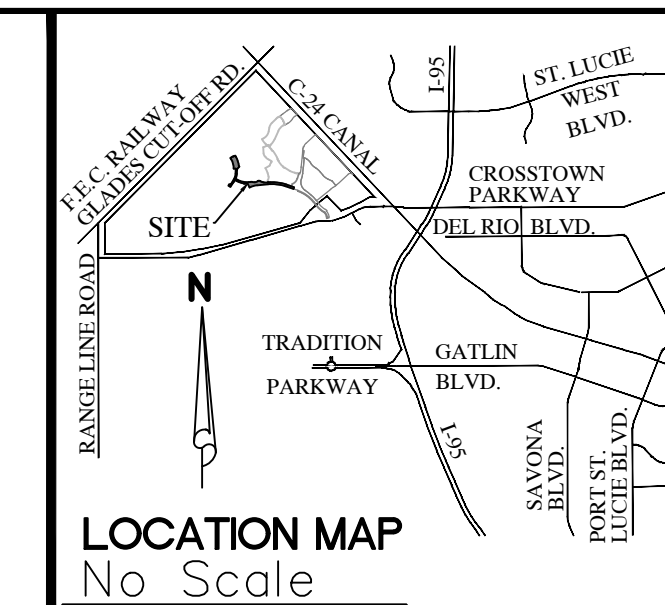


VERANO SOUTH - POD G - PLAT NO. 3
 BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
 COUNTY: _____

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), TRACT "R-1", AND COMMON AREA TRACTS "CA-1" THROUGH "CA-4" AND "CA-6" THROUGH "CA-8" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2022.

VERANO PROPERTY OWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS _____ BY: _____

(PRINT NAME OF WITNESS) _____ NAME: _____

WITNESS _____ TITLE: _____

(PRINT NAME OF WITNESS) _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
 COUNTY: _____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2022, BY _____ OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
 COUNTY: _____

ASTOR CREEK COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OF COMMON AREA TRACT "CA-5" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2022.

ASTOR CREEK COUNTRY CLUB
 PROPERTY OWNERS ASSOCIATION, INC.,
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS _____ BY: _____

(PRINT NAME OF WITNESS) _____ NAME: _____

WITNESS _____ TITLE: _____

(PRINT NAME OF WITNESS) _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
 COUNTY: _____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2022, BY _____ OF ASTOR CREEK COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____
 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 PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2022, BY _____ OF DISTRICT # 5, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

MORTGAGEE'S CONSENT

STATE OF TEXAS
 COUNTY OF HARRIS

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 SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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

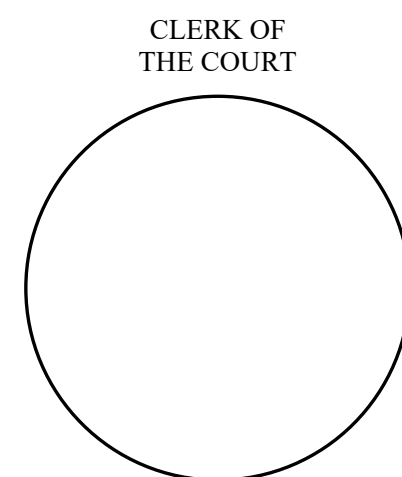
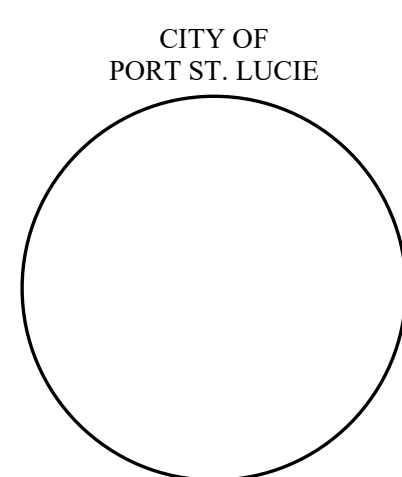
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

WITNESS _____ BY: _____

(PRINT NAME OF WITNESS) _____ NAME: _____

WITNESS _____ TITLE: _____

(PRINT NAME OF WITNESS) _____



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 _____, 2022, BY _____, 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: _____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 1177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE ____ DAY OF _____, 2022:

- (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.

DATED: THIS ____ DAY OF _____, 2022. BY: _____

NAME: _____

TITLE: _____

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. 3 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2022.

CITY COUNCIL _____ ATTEST:
 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 _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2022.

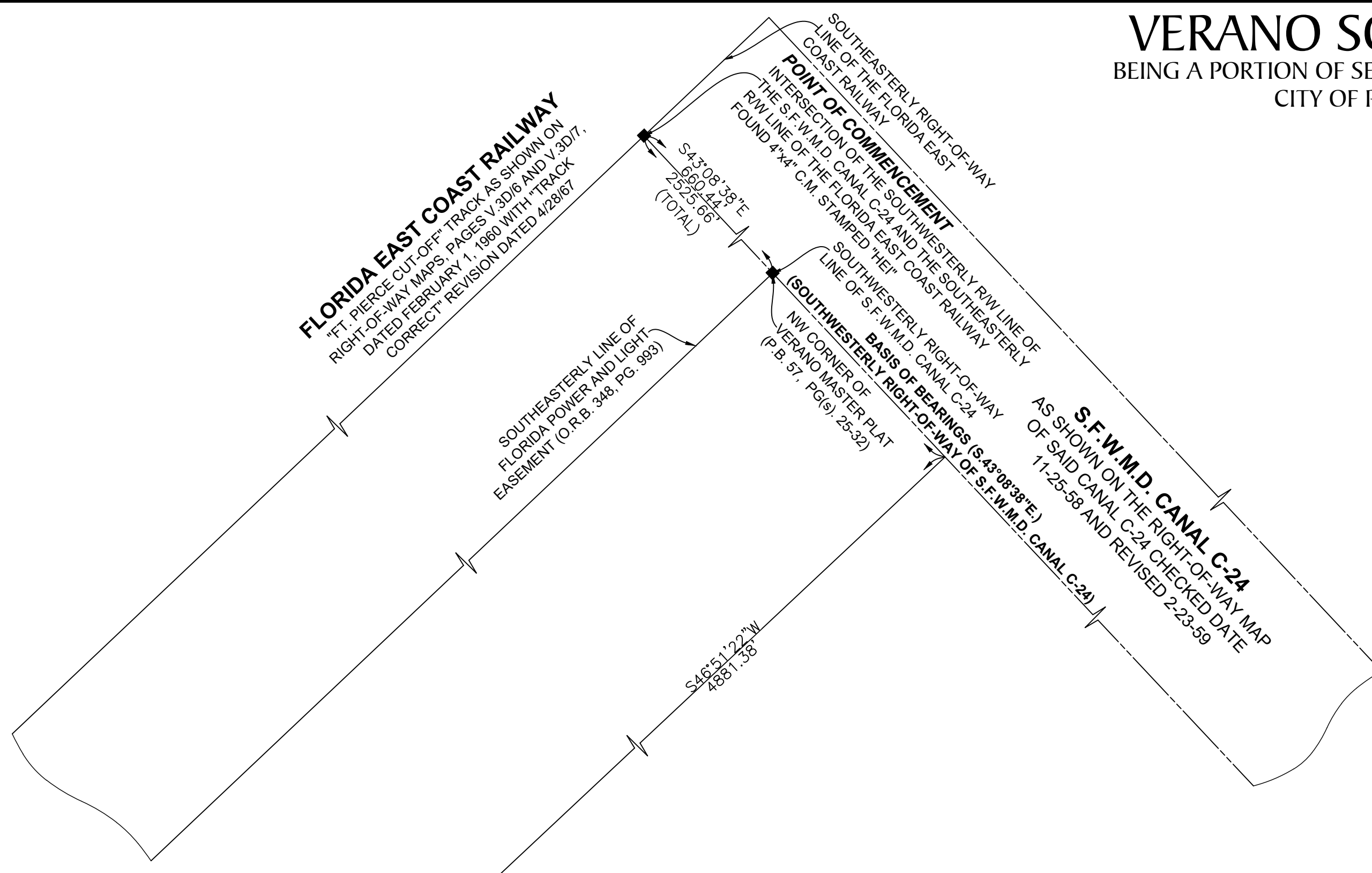
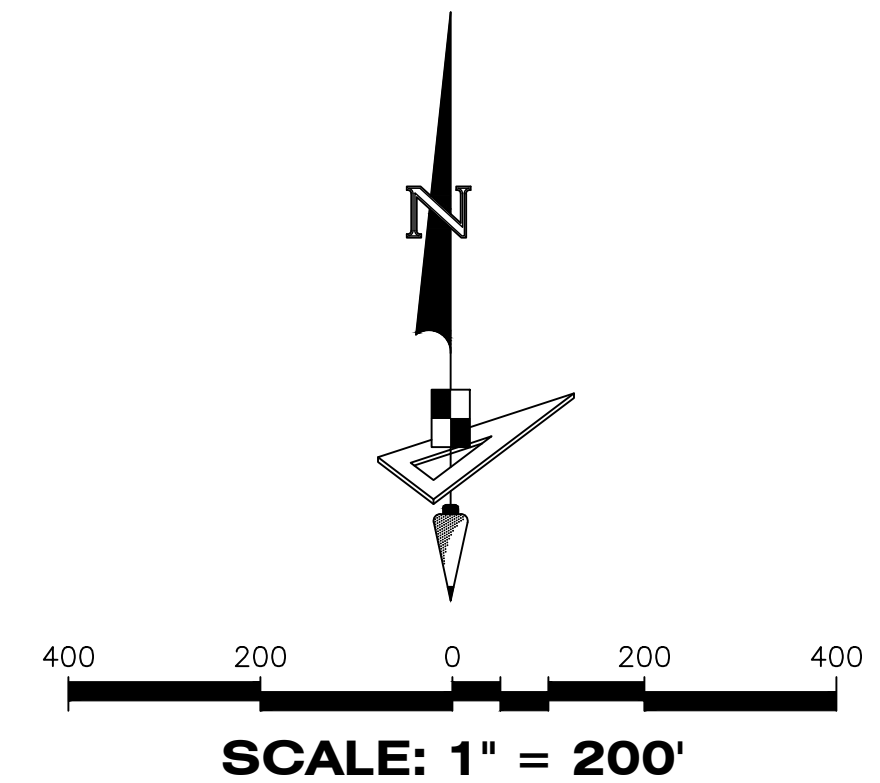
MICHELLE R. MILLER
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA

FILED BY DENNIS SCHALL ON 11/02/2021 8:03 AM
 FILED BY DENNIS SCHALL ON 11/02/2021 8:03 AM
 FILED BY DENNIS SCHALL ON 11/02/2021 8:03 AM

VERANO SOUTH - POD G - PLAT NO. 3

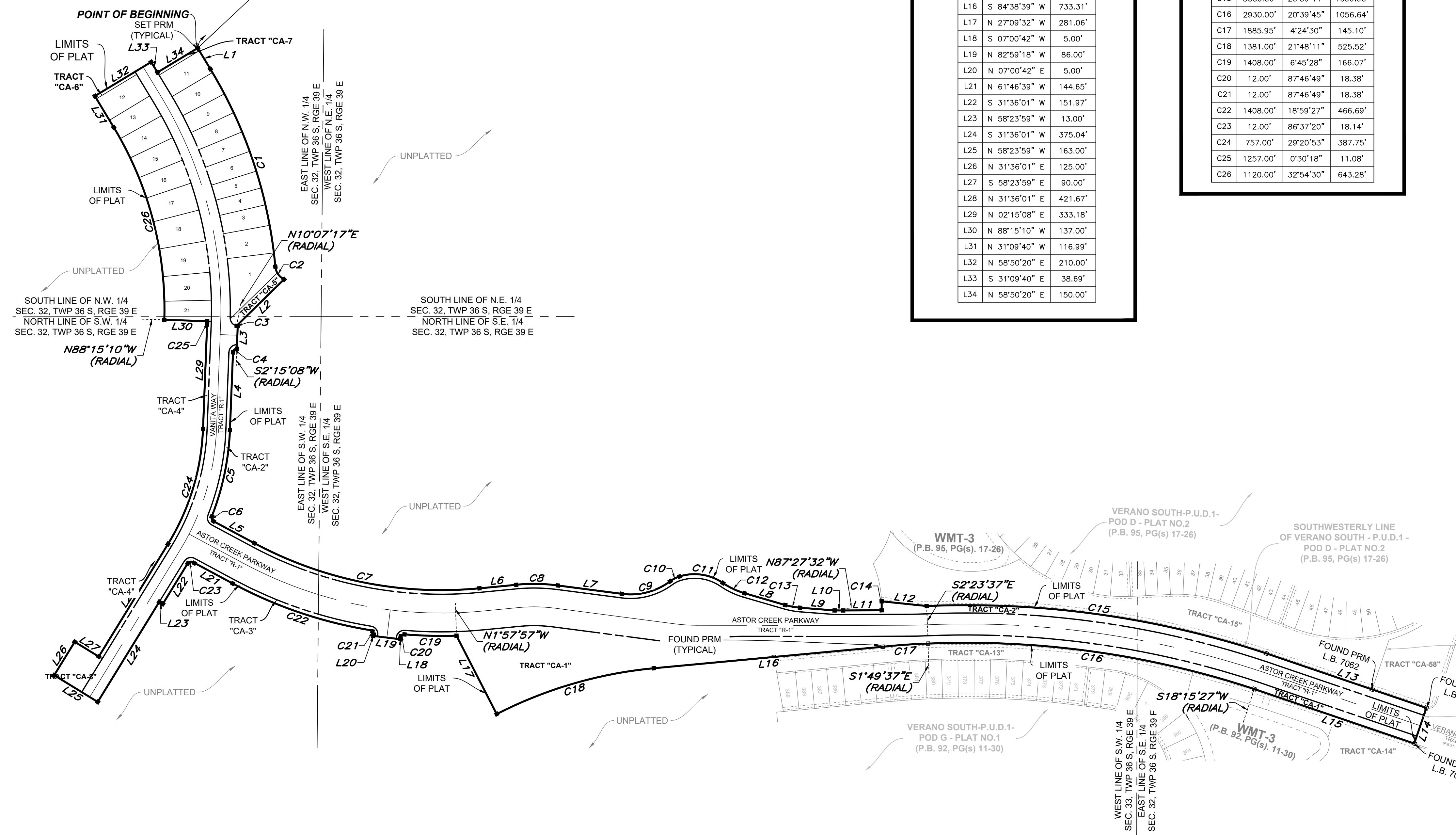
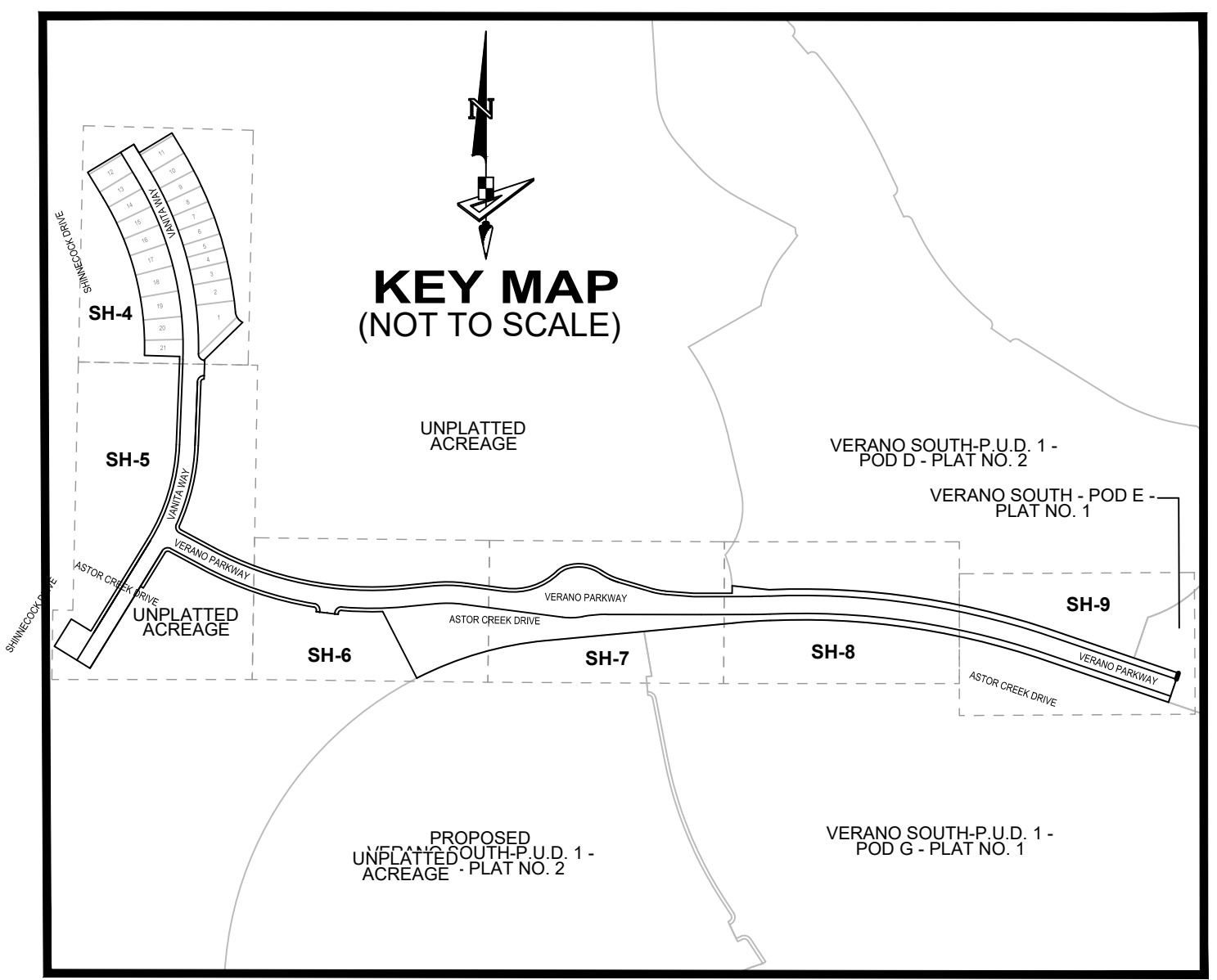
BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 31°09'40" E	78.30'
L2	S 45°37'34" W	211.82'
L3	S 02°04'27" W	73.00'
L4	S 02°15'08" W	247.97'
L5	S 61°46'39" E	147.87'
L6	N 84°28'14" E	117.77'
L7	S 82°33'48" E	206.34'
L8	S 73°49'23" E	135.64'
L9	S 85°32'40" E	110.46'
L10	S 89°55'03" E	27.56'
L11	N 89°48'15" E	122.43'
L12	S 84°01'55" E	144.37'
L13	S 71°11'28" E	539.85'
L14	S 18°48'32" W	120.00'
L15	N 71°11'28" W	539.28'
L16	S 84°38'39" W	733.31'
L17	N 27°09'32" W	281.06'
L18	S 07°00'42" W	5.00'
L19	N 82°59'18" W	86.00'
L20	N 07°00'42" E	5.00'
L21	N 61°46'39" W	144.65'
L22	S 31°36'01" W	151.97'
L23	N 58°23'59" W	13.00'
L24	S 31°36'01" W	375.04'
L25	N 58°23'59" W	163.00'
L26	N 31°36'01" E	125.00'
L27	S 58°23'59" E	90.00'
L28	N 31°36'01" E	421.67'
L29	N 02°15'08" E	333.18'
L30	N 88°15'10" W	137.00'
L31	N 31°09'40" W	116.99'
L32	N 58°50'20" E	210.00'
L33	S 31°09'40" E	38.69'
L34	N 58°50'20" E	150.00'

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
C1	1480.00'	25°54'36"	669.28'
C2	50.00'	58°49'21"	51.33'
C3	25.00'	7°52'09"	3.43'
C4	12.00'	90°00'00"	18.85'
C5	843.00'	19°15'13"	283.28'
C6	12.00'	83°17'00"	17.44'
C7	1262.00'	33°45'07"	743.42'
C8	588.00'	12°57'58"	133.06'
C9	212.00'	44°01'57"	162.92'
C10	101.00'	19°08'47"	33.75'
C11	160.00'	51°57'24"	145.09'
C12	237.00'	18°19'49"	75.82'
C13	237.00'	11°43'17"	48.48'
C14	342.74'	4°48'30"	28.76'
C15	3050.00'	20°39'44"	1099.90'
C16	2930.00'	20°39'45"	1056.64'
C17	1885.95'	4°24'30"	145.10'
C18	1381.00'	21°48'11"	525.52'
C19	1408.00'	6°45'28"	166.07'
C20	12.00'	87°46'49"	18.38'
C21	12.00'	87°46'49"	18.38'
C22	1408.00'	18°59'27"	466.69'
C23	12.00'	86°37'20"	18.14'
C24	757.00'	29°20'53"	387.75'
C25	1257.00'	0°30'18"	11.08'
C26	1120.00'	32°54'30"	643.28'



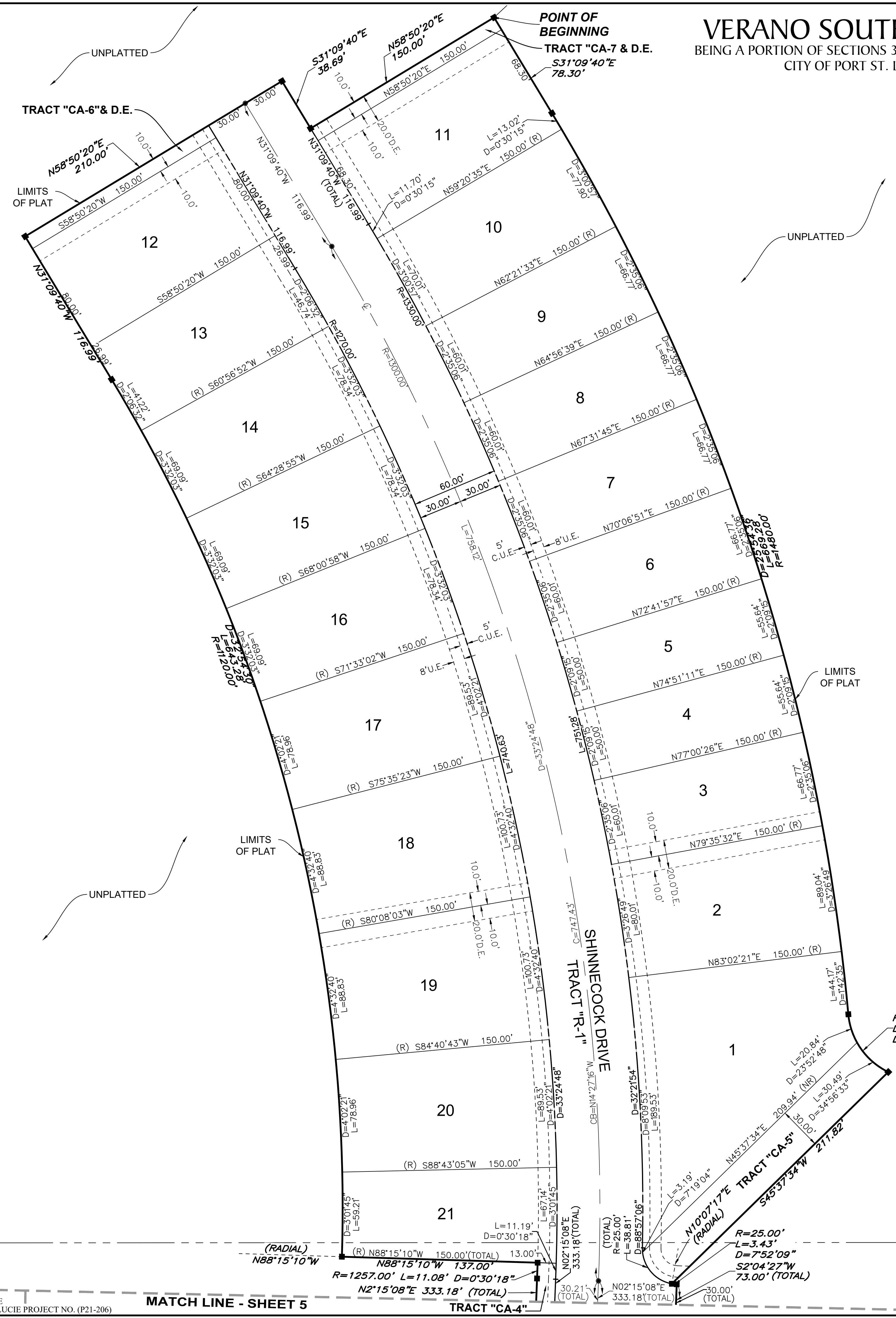
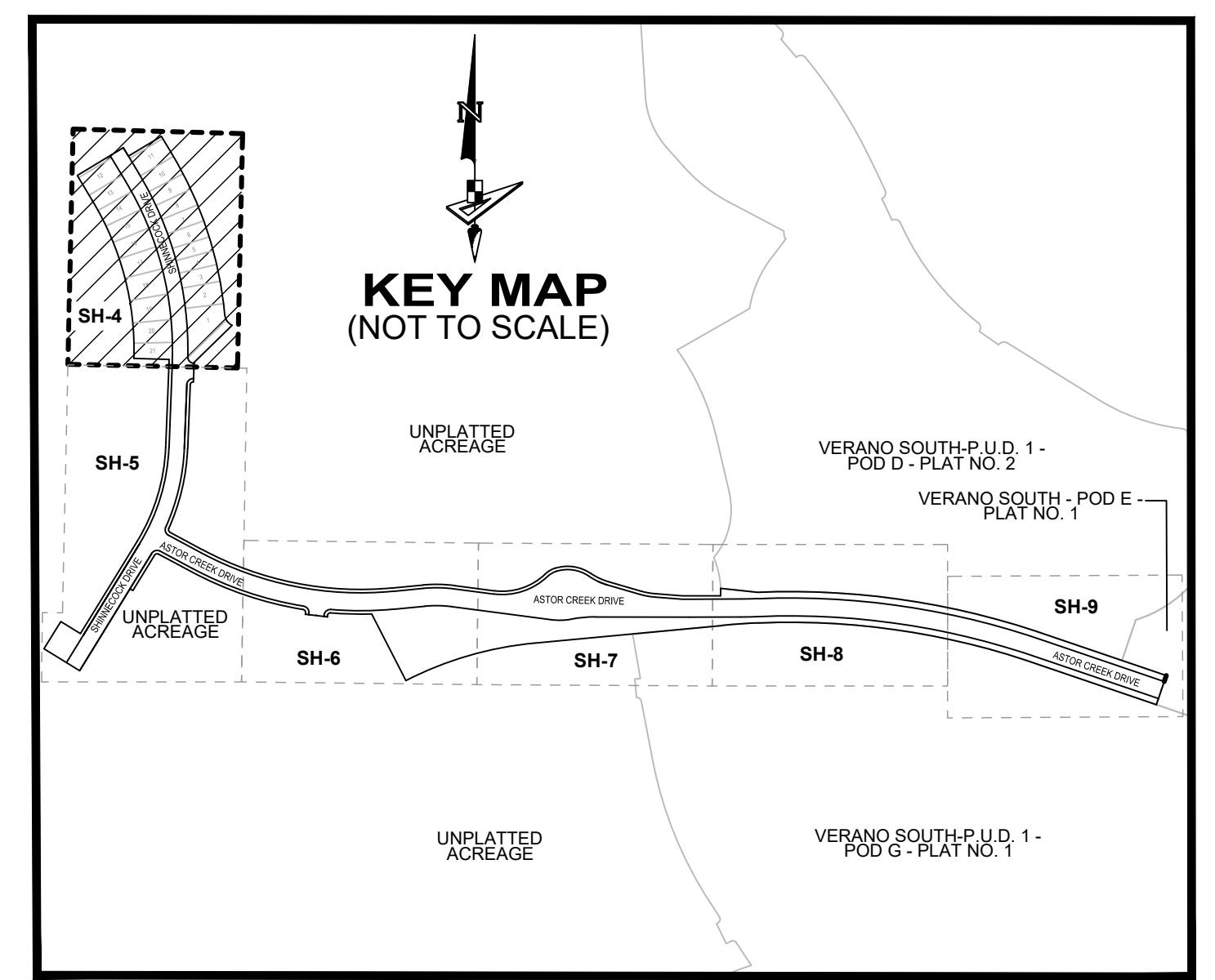
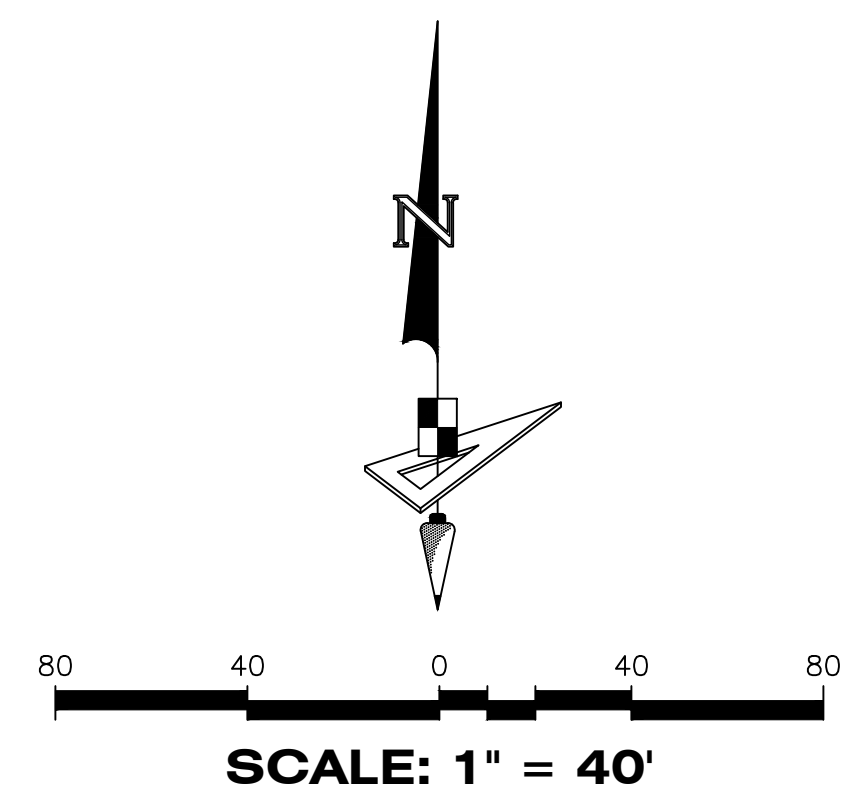
- LEGEND**
- P.B. ----- Plat Book
 - Pg(s) ----- Page(s)
 - A.E. ----- Access Easement
 - C.U.E. ----- City Utility Easement
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 - C ----- Chord Length
 - (R) ----- Radial
 - (NR) ----- Non-Radial
 - C.M. ----- Concrete Monument
 - LB ----- Licensed Business
 - S.F.W.M.D. ----- South Florida Water Management District
 - ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
 - ----- Indicates found (PRM) Permanent Reference Monument LB7768 (Unless Otherwise Noted)
 - ----- Indicates (PCP) Permanent Control Point LB7768

DRAWN BY: WALTER/PLATTING FOR GREEK/PLATTING WORKS INC. ENTRY NO. 11-02-21-DWG. PLOTTED BY: DENNIS SCHALL. ON: 11/20/21 8:02 AM. LAST SAVED BY: DSCHALL. ON: 11/20/21 8:02 AM.

VERANO SOUTH - POD G - PLAT NO. 3

BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK
PAGE
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EAST LINE OF N.W. 1/4
SEC. 32, TWP. 36 S., RGE. 39 E.
WEST LINE OF N.E. 1/4
SEC. 32, TWP. 36 S., RGE. 39 E.

SOUTH LINE OF N.W. 1/4
SEC. 32, TWP. 36 S., RGE. 39 E.
NORTH LINE OF S.W. 1/4
SEC. 32, TWP. 36 S., RGE. 39 E.

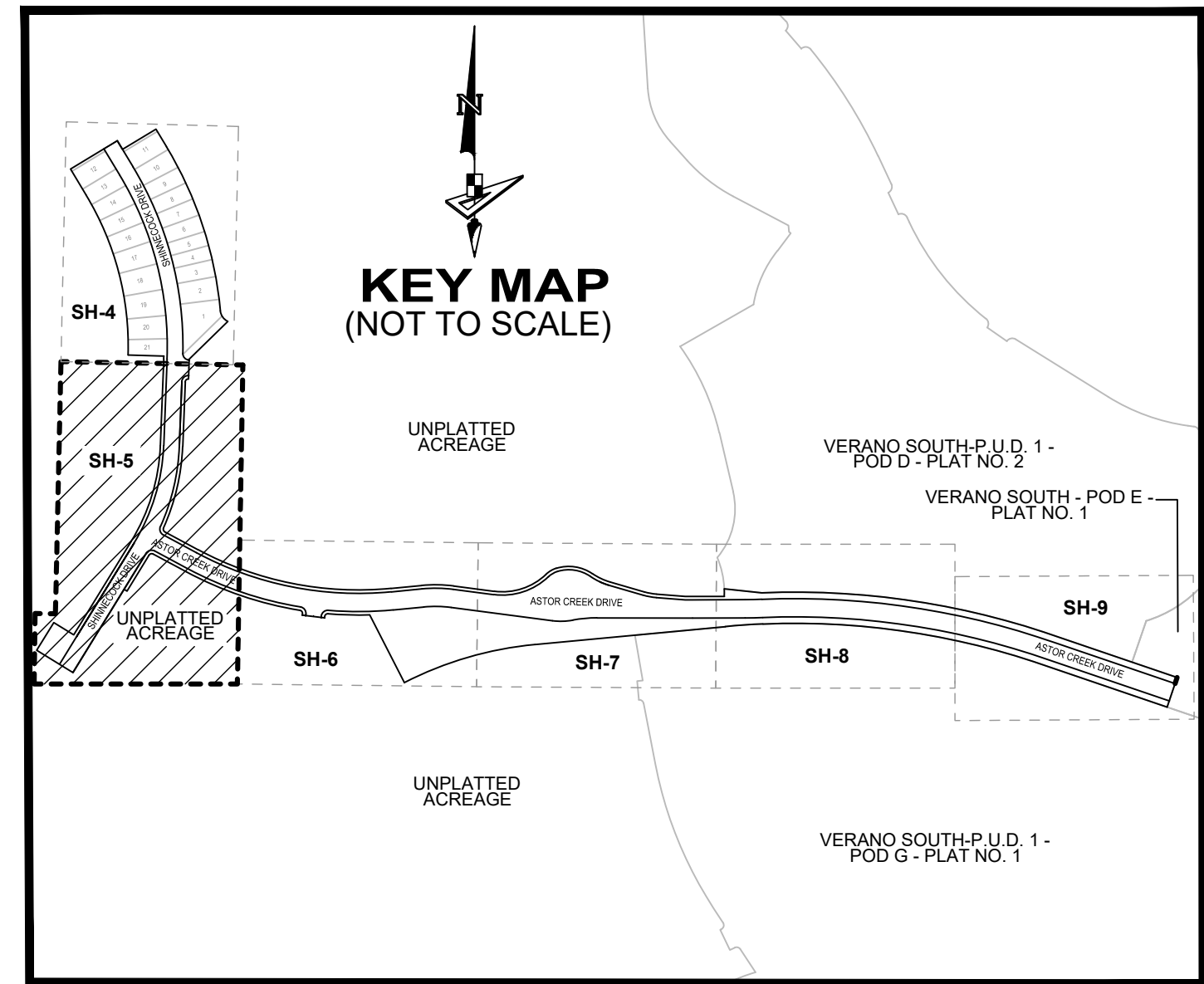
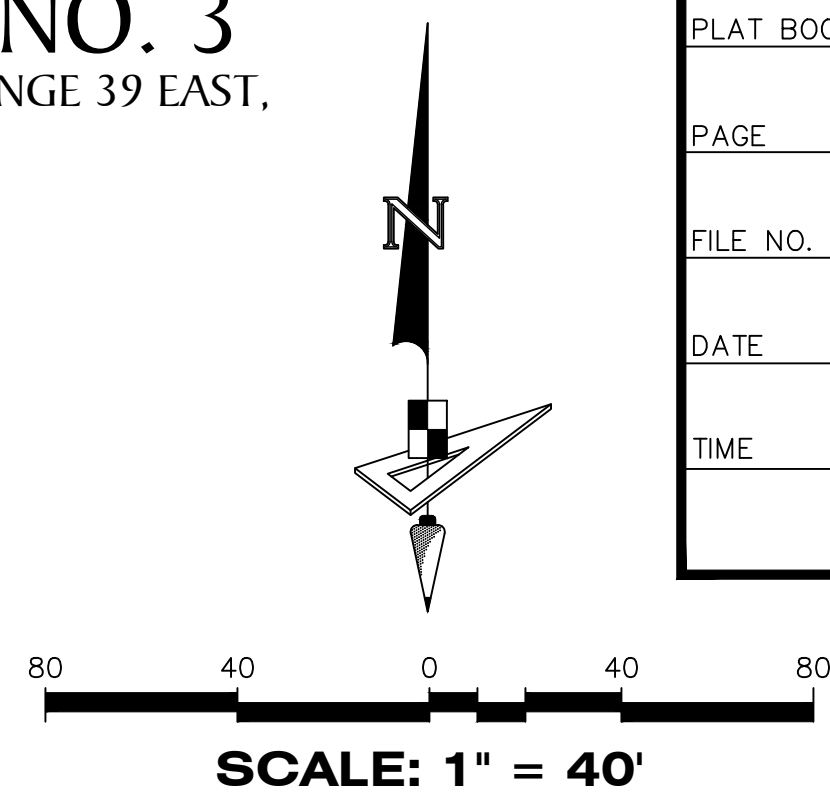
SOUTH LINE OF N.E. 1/4
SEC. 32, TWP. 36 S., RGE. 39 E.
NORTH LINE OF S.E. 1/4
SEC. 32, TWP. 36 S., RGE. 39 E.

LEGEND

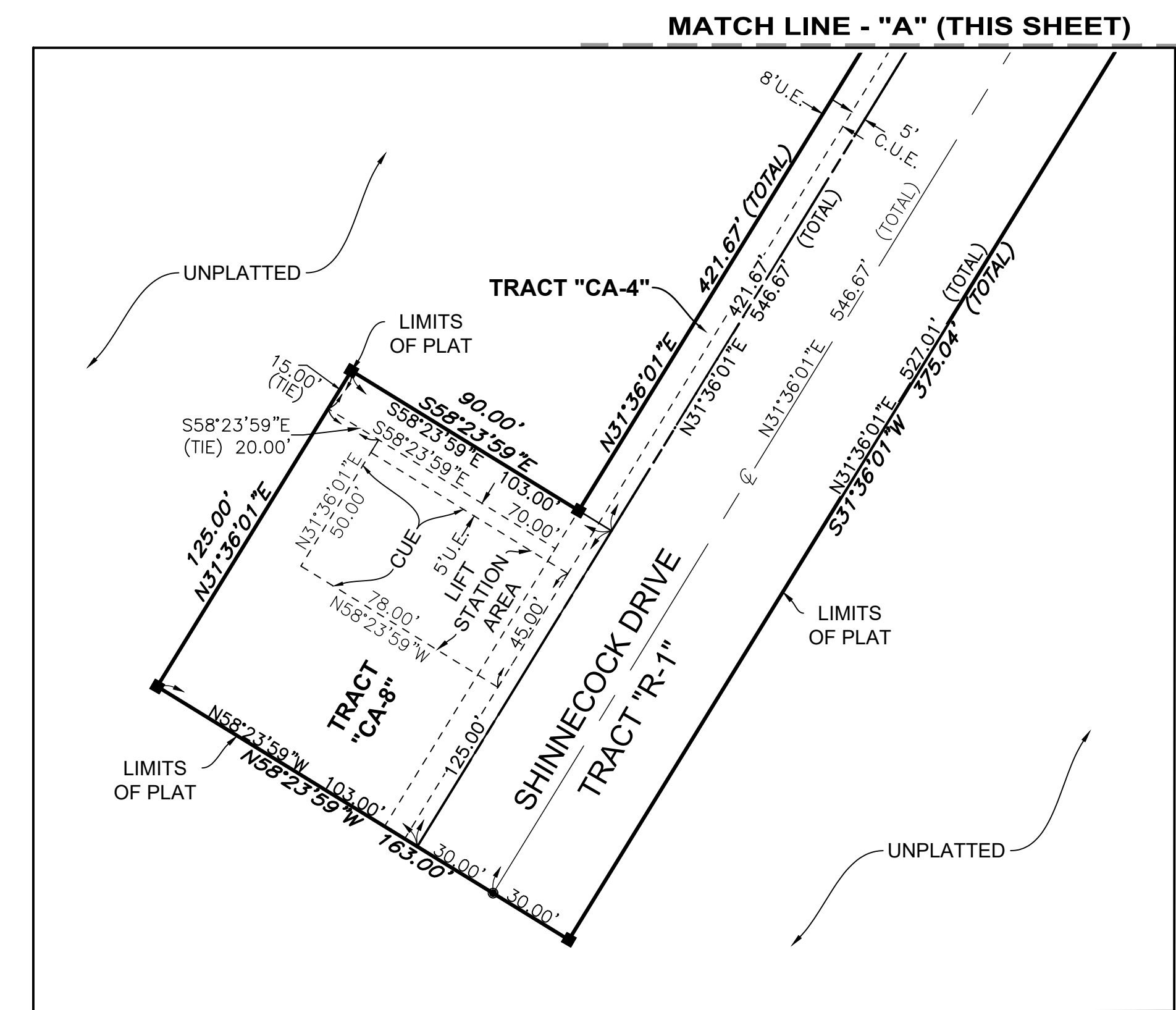
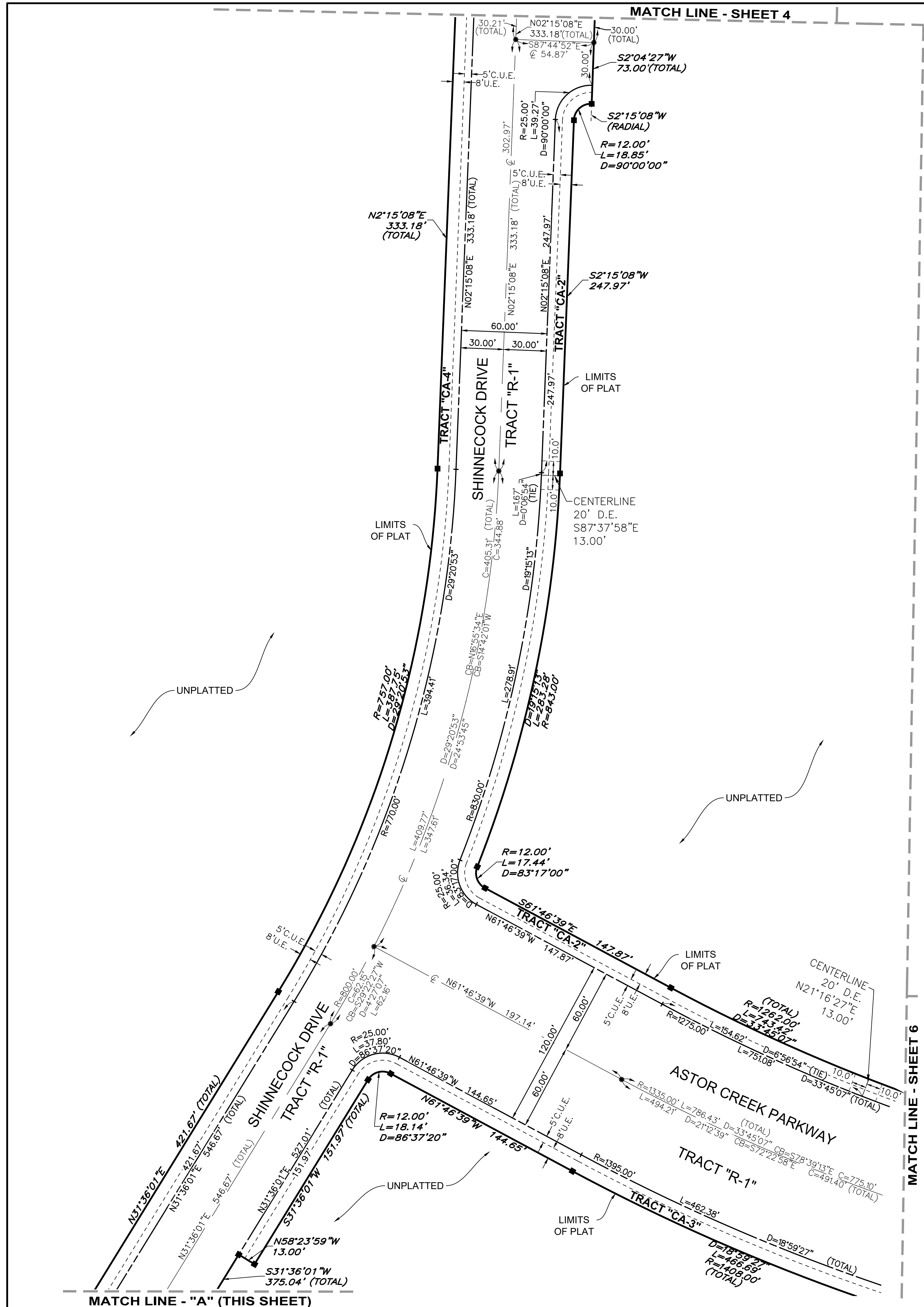
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- LB ----- Licensed Business
- S.F.W.M.D. ----- South Florida Water Management District
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

VERANO SOUTH - POD G - PLAT NO. 3
 BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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

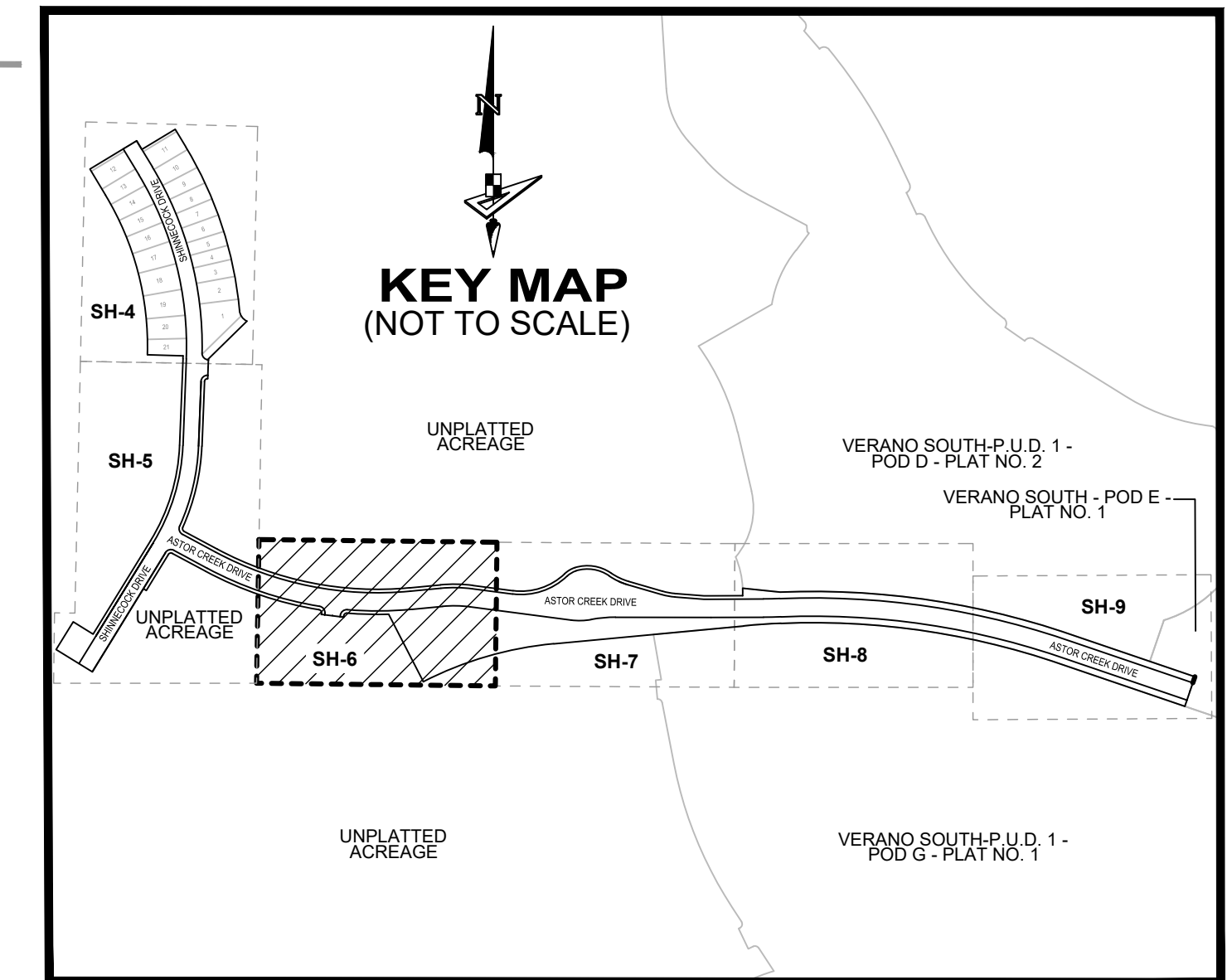
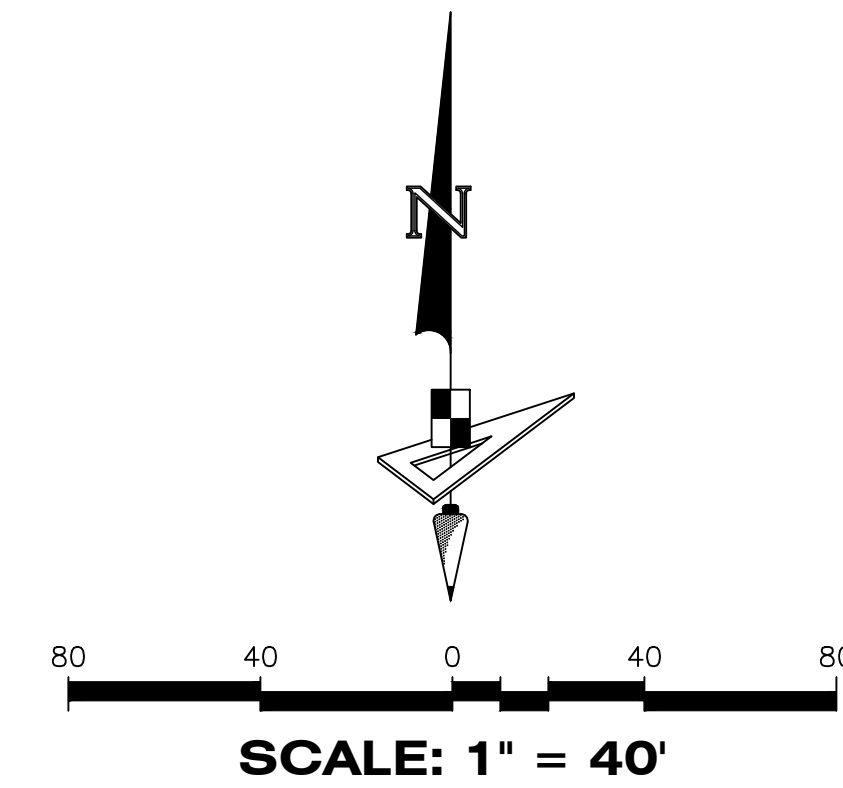
PSLUSD #11-652-36E
 CITY OF PORT ST. LUCIE PROJECT NO. (P21-206)

SHEET 5 OF 9 SHEETS

DRAWN: WALTER PATTERSON FOR GPO/PLAT WORKING SET PLAT 3 - ENTRY ROAD/PLAT 3 - ENTRY ROAD - REV. 11-02-21-DWG - PLOTTED BY: DENNIS SCHULZ - ON: 11/02/21 10:02 AM - LAST SAVED BY: DISCHOOL - ON: 11/02/21 10:02 AM

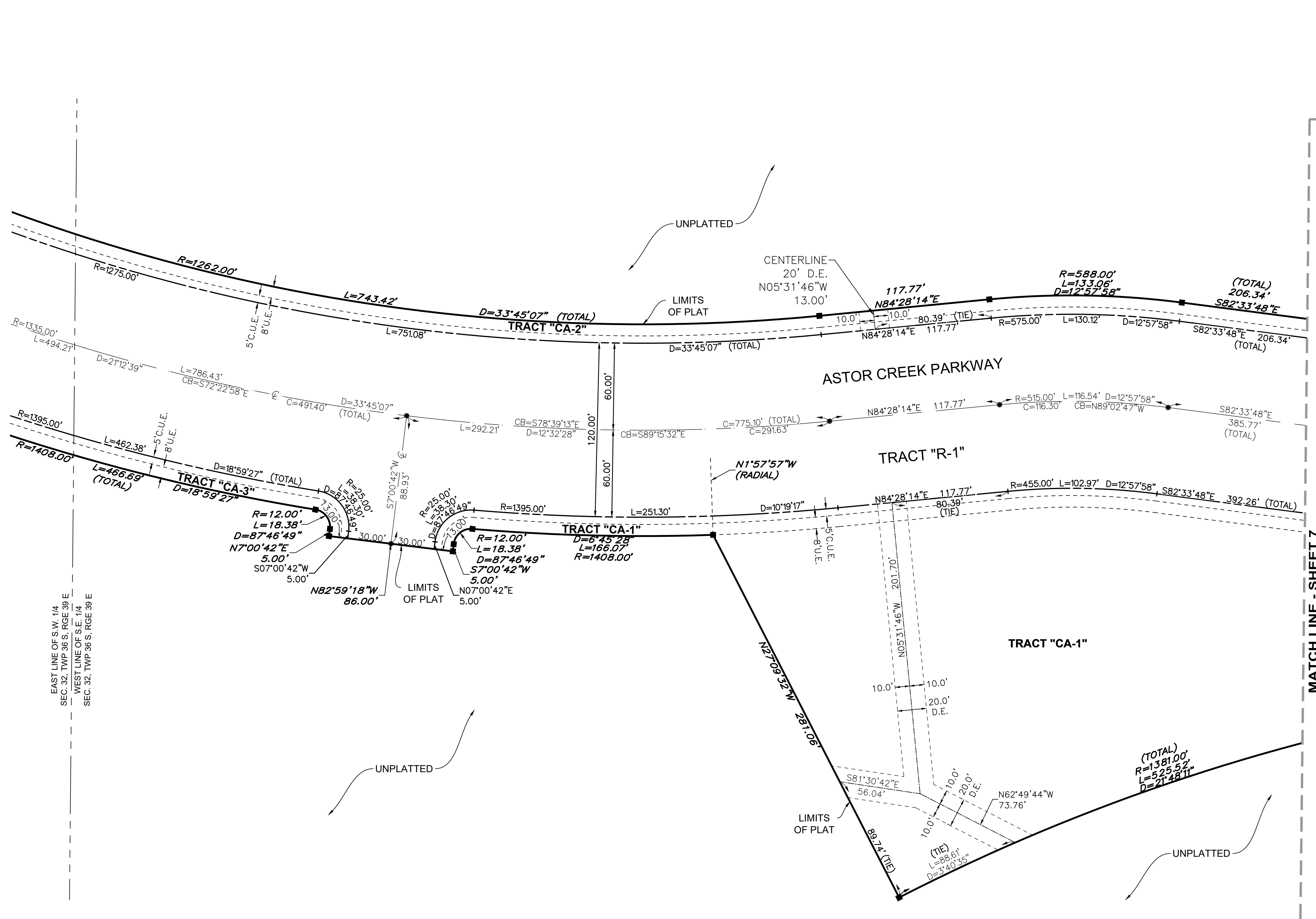
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PLAT BOOK
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MATCH LINE - SHEET 5

MATCH LINE - SHEET 7



LEGEND

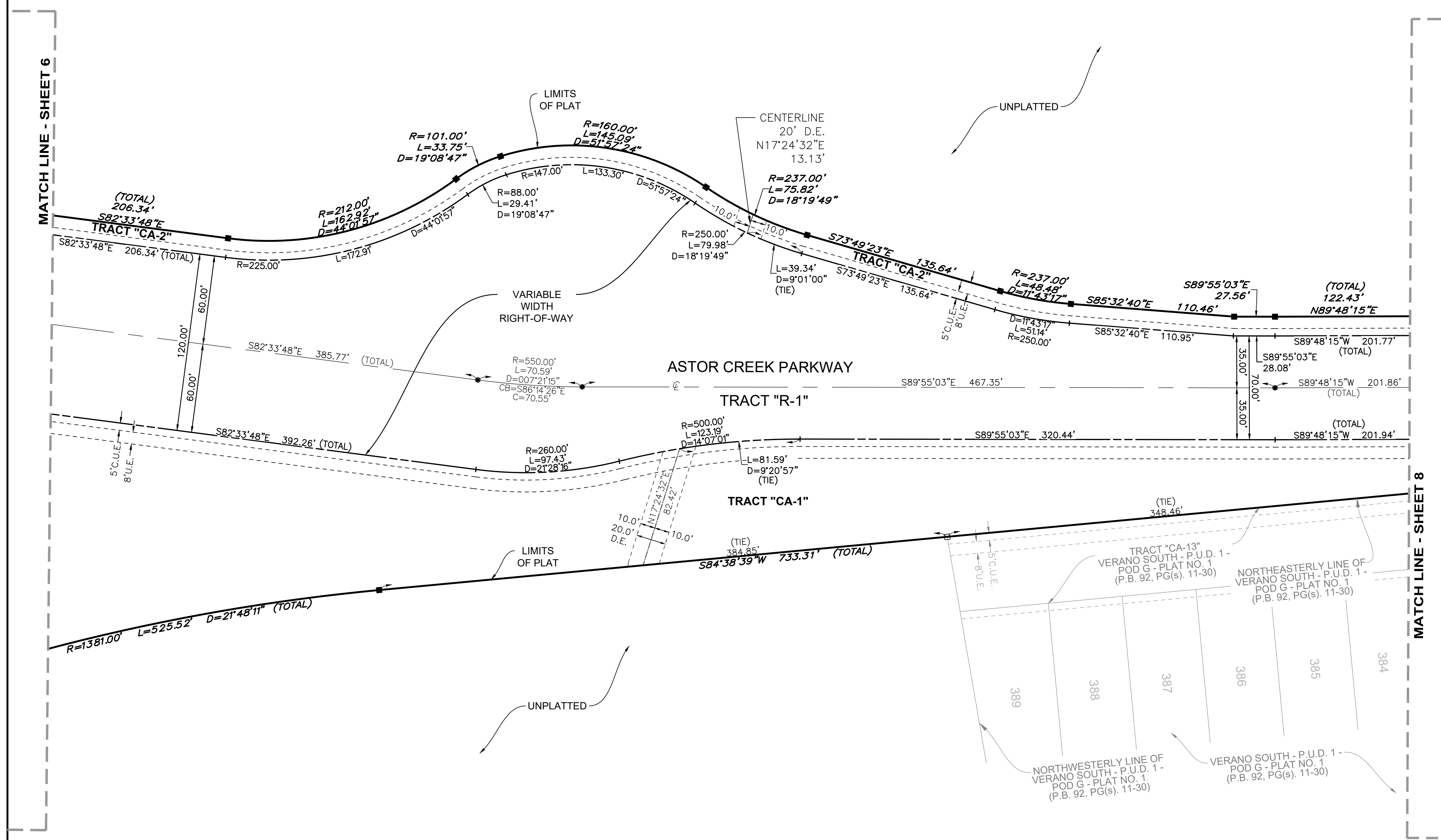
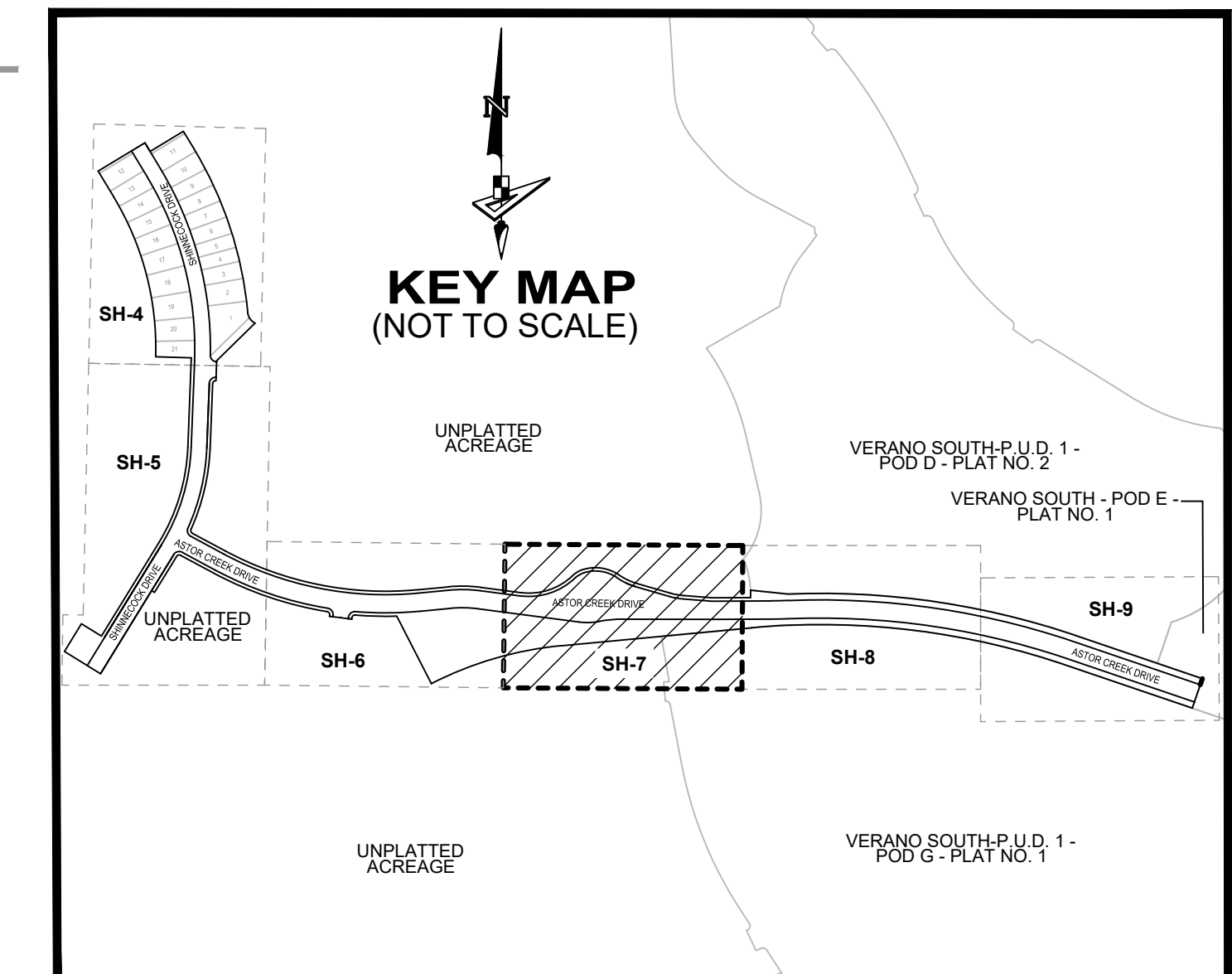
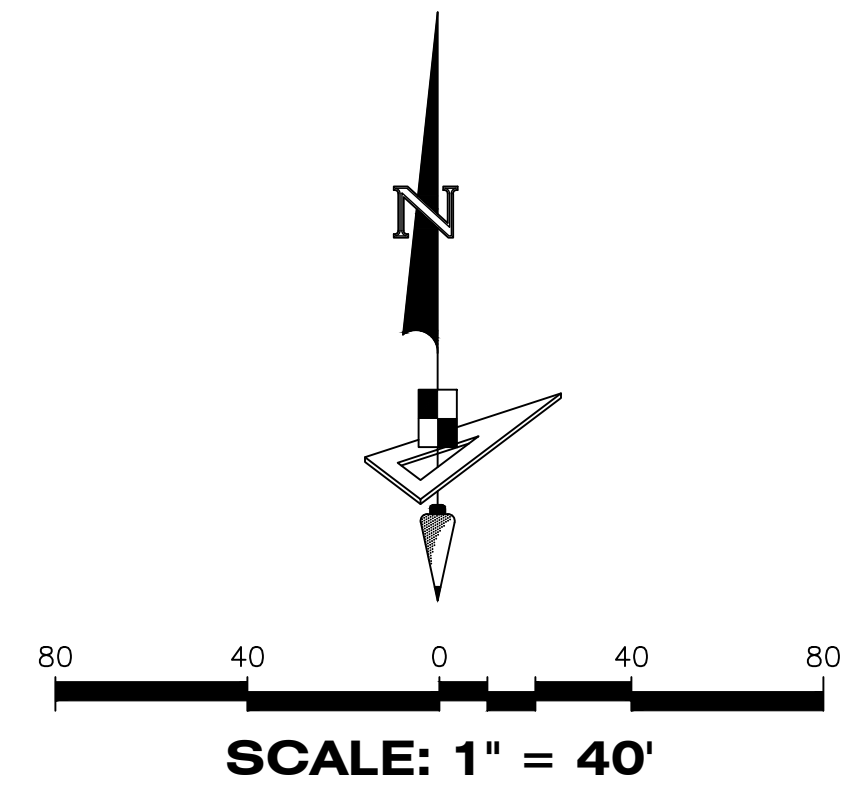
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EAST LINE OF S.W. 1/4
 SEC. 32, TWP. 36 S., RGE. 39 E.
 WEST LINE OF S.E. 1/4
 SEC. 32, TWP. 36 S., RGE. 39 E.

TOWN MAP: WATER/ROAD PLATTING FOR CREEK/PLAT 3, ENTRY ROAD/PLAT 3, ENTRY ROAD/REV. 11-09-21-DWG. PLOTTED BY: DENNIS SCHULZ, ON: 11/02/21 10:27 AM. LAST SAVED BY: DSCHULZ, ON: 11/02/21 10:27 AM.

VERANO SOUTH - POD G - PLAT NO. 3
 BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



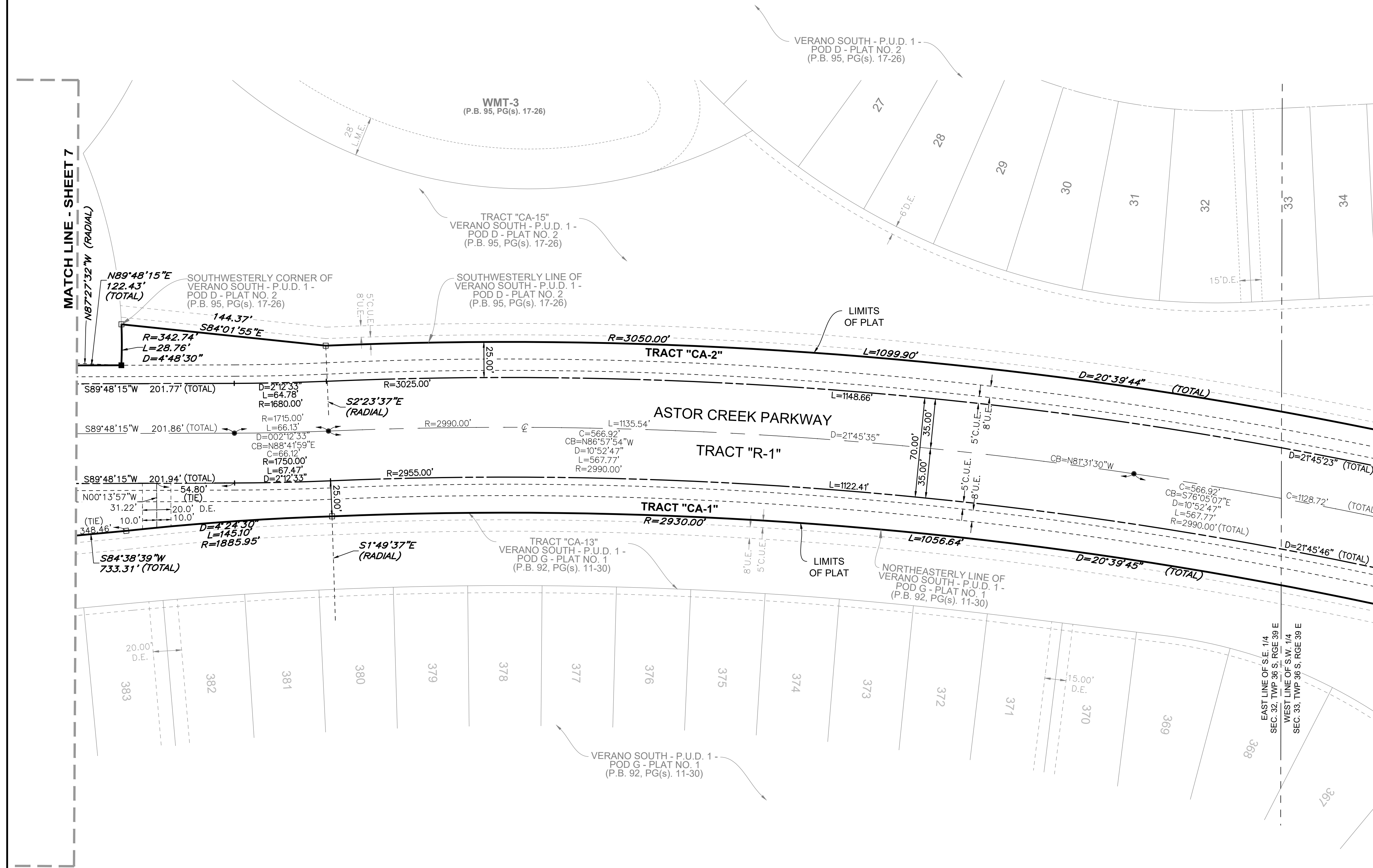
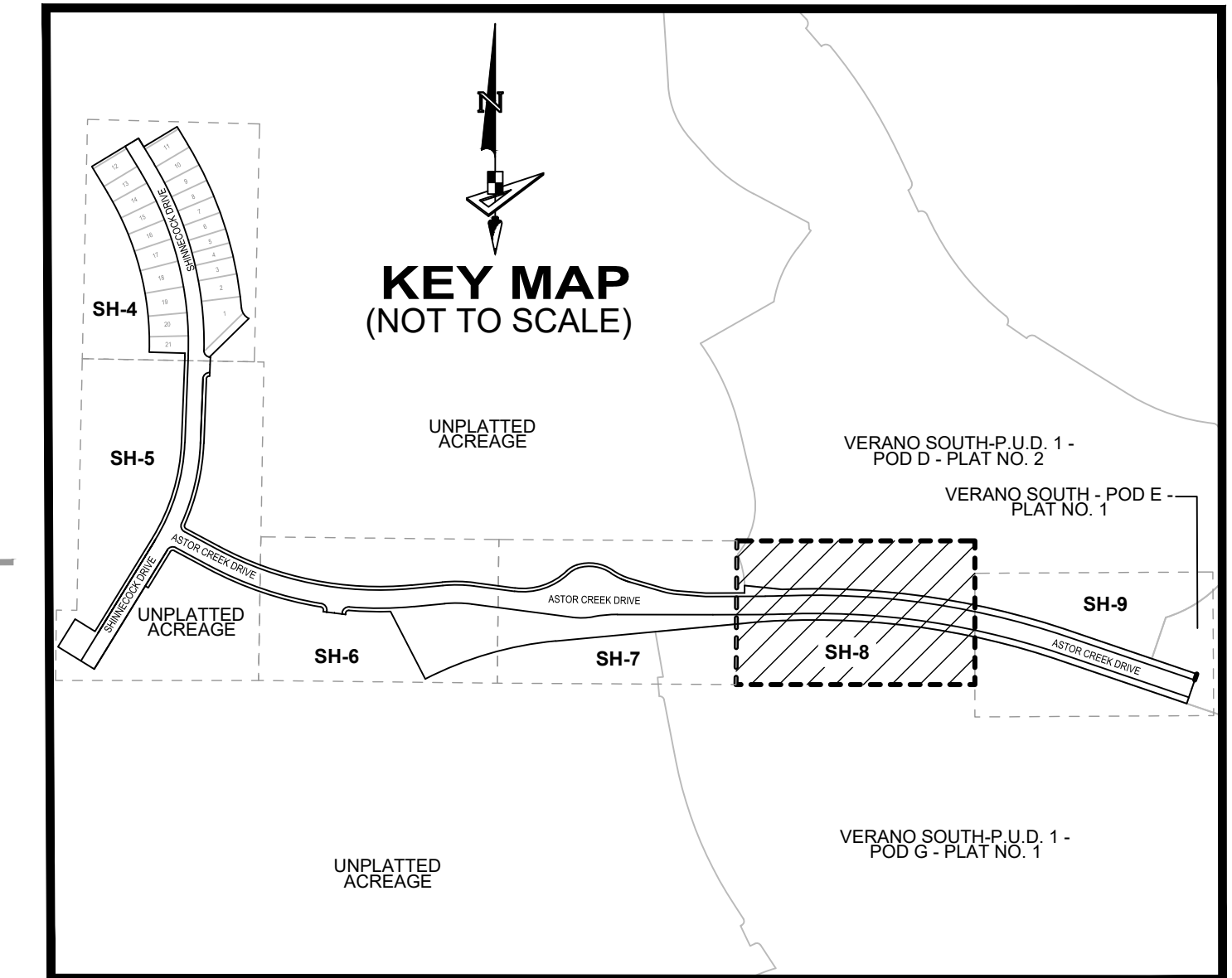
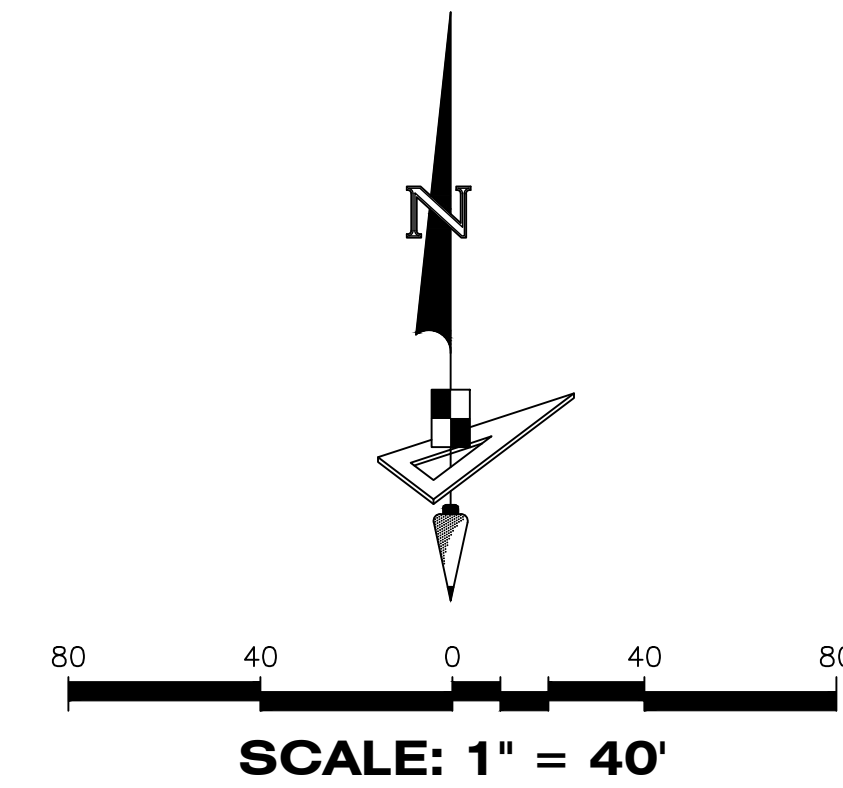
LEGEND

P.B. -----	Plat Book
Pg(s). -----	Page(s)
A.E. -----	Access Easement
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
WMT -----	Stormwater Management Tract
⊙ -----	Centerline
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
S.F.W.M.D. -----	South Florida Water Management District
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
□ -----	Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● -----	Indicates (PCP) Permanent Control Point LB7768

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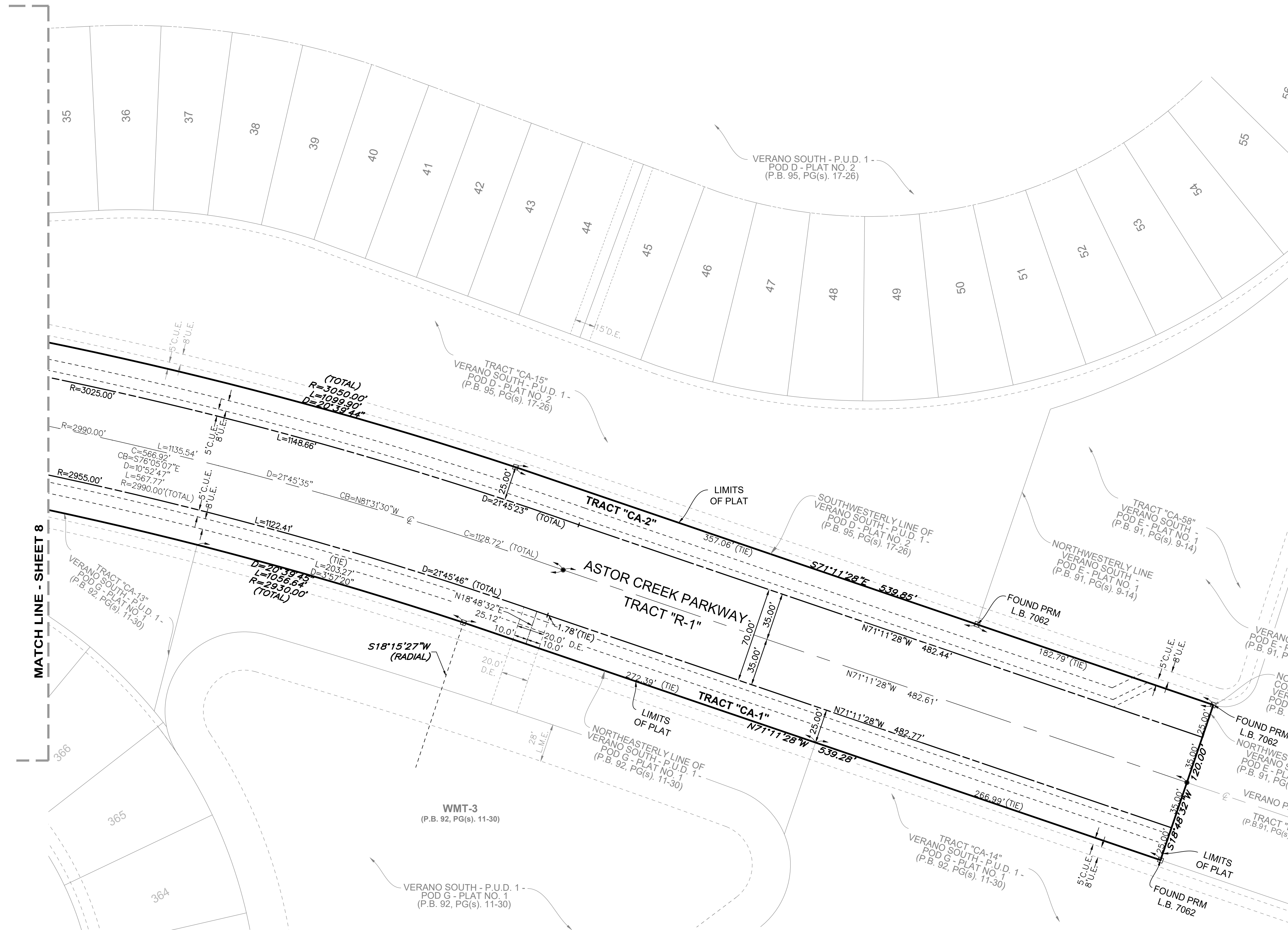
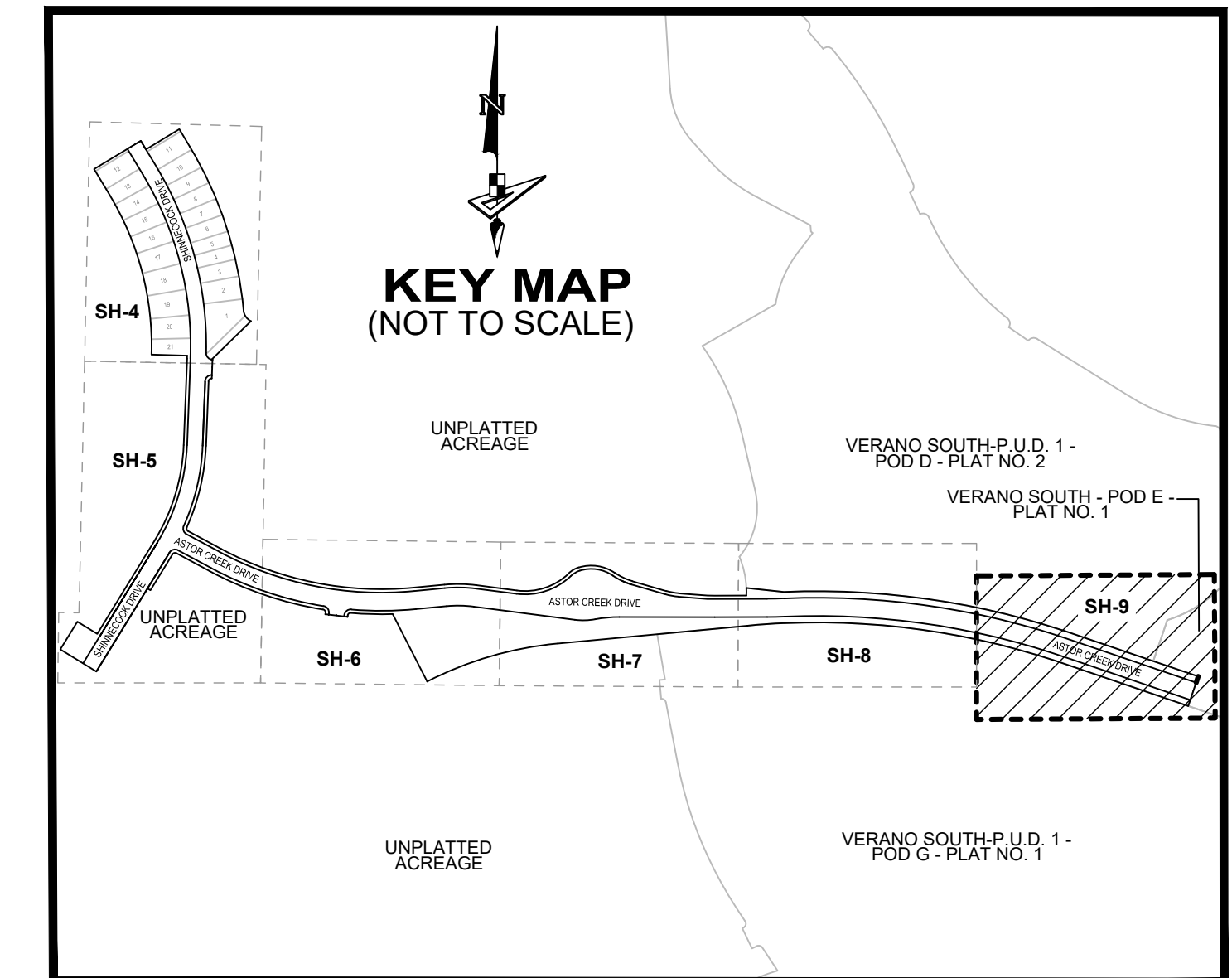
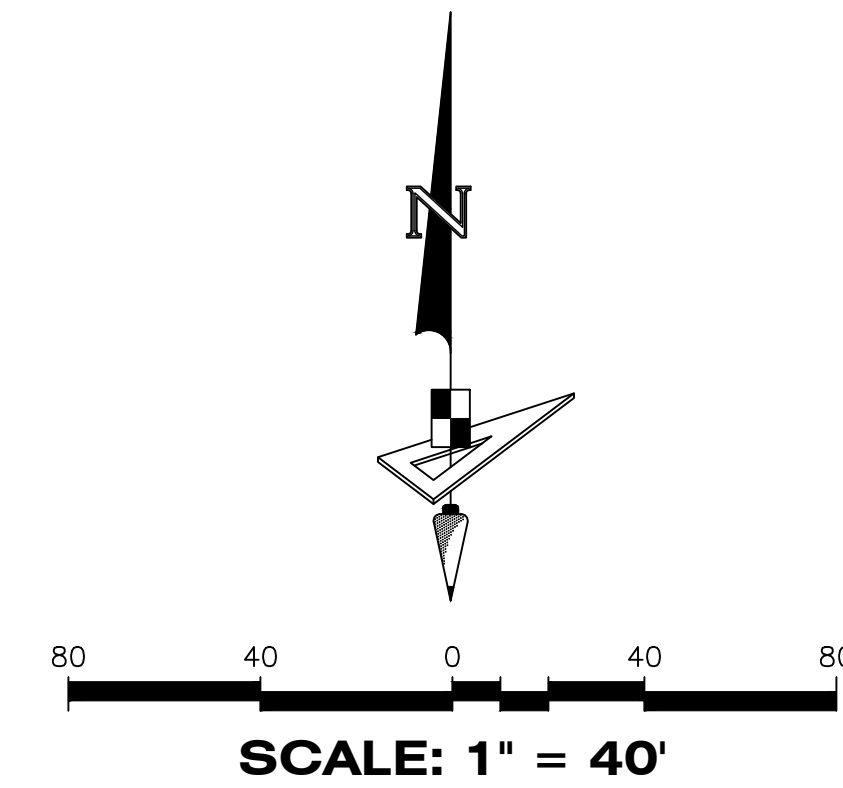


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4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number: LB 7768

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