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 PARKWAY DEL RIO BLVD. TRADITION PARKWAY LOCATION MAP

DESCRIPTION

BEING A PORTION OF SECTIONS 31 AND 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST, LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 2525.66 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 4881.38 FEET TO THE POINT OF BEGINNING.

THENCE S.31°09'40"E., A DISTANCE OF 78.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1480.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°54'36", A DISTANCE OF 669.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET: THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°49'21", A DISTANCE OF 51.33 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.45°37'34"W., A DISTANCE OF 211.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.10°07'17"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°52'09", A DISTANCE OF 3.43 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.02°04'27"W., A DISTANCE OF 73.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS \$.02°15'08"W. AT SAID INTERSECTION: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 18.85 FEET TO A POINT OF TANGENCY; THENCE S.02°15'08"W., A DISTANCE OF 247.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 843.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°15'13". A DISTANCE OF 283,28 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°17'00", A DISTANCE OF 17.44 FEET TO A POINT OF TANGENCY; THENCE S.61°46'39"E., A DISTANCE OF 147.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1262.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°45'07", A DISTANCE OF 743.42 FEET TO A POINT OF TANGENCY; THENCE N.84°28'14"E., A DISTANCE OF 117.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 588.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'58", A DISTANCE OF 133.06 FEET TO A POINT OF TANGENCY; THENCE S.82°33'48"E., A DISTANCE OF 206.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 212.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°01'57", A DISTANCE OF 162.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 101.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°08'47", A DISTANCE OF 33.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 160.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 51°57'24", A DISTANCE OF 145.09 FEET TO A POINT OF REVERSE CURVATURE OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 237.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°19'49", A DISTANCE OF 75.82 FEET TO A POINT OF TANGENCY; THENCE S.73°49'23"E., A DISTANCE OF 135.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 237.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°43'17", A DISTANCE OF 48.48 FEET TO A POINT OF TANGENCY; THENCE S.85°32'40"E., A DISTANCE OF 110.46 FEET; THENCE S.89°55'03"E., A DISTANCE OF 27.56 FEET; THENCE N.89°48'15"E., A DISTANCE OF 122.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 342.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.87°27'32"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'30", A DISTANCE OF 28.76 FEET TO POINT OF NON-TANGENT INTERSECTION, SAID INTERSECTION ALSO BEING THE SOUTHWESTERLY CORNER OF VERANO SOUTH - P.U.D.1. - POD D - PLAT NO.2, AS RECORDED IN PLAT BOOK 95, PAGE(s) 17 THROUGH 26, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.84°01'55"E., ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 144.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3050.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.02°23'37"E. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE AND 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 S.71°11'28"E., ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 539.95 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH - POD E - PLAT NO.1, AS RECORDED IN PLAT BOOK 91, PAGE(s) 9 THOUGH 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.18°48'32"W., ALONG THE NORTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 120.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF VERANO SOUTH -P.U.D. 1 - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(s) 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.71°11'28"W. CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 539.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.18°15'27"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1885.95 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.01°49'37"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET TO A POINT OF NON-TANGENT INTERSECTION: THENCE S.84°38'39"W., ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 733.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1381.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°48'11", A DISTANCE OF 525.52 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.27°09'32"W., A DISTANCE OF 281.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST. HAVING A RADIUS OF 1408.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.01°57'57"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°45'28", A DISTANCE OF 166.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°46'49", A DISTANCE OF 18.38 FEET TO A POINT OF TANGENCY; THENCE S.07°00'42"W., A DISTANCE OF 5.00 FEET; THENCE N.82°59'18"W., A DISTANCE OF 86.00 FEET; THENCE N.07°00'42"E., A DISTANCE OF 5.00 FEET A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°46'49", A DISTANCE OF 18.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1408.00; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'27", A DISTANCE OF 466.69 FEET TO A POINT OF TANGENCY; THENCE N.61°46'39"W., A DISTANCE OF 144.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°37'20", A DISTANCE OF 18.14 FEET TO A POINT OF TANGENCY; THENCE S.31°36'01"W., A DISTANCE OF 151.97 FEET; THENCE N.58°23'59"W., A DISTANCE OF 13.00 FEET; THENCE S.31°36'01"W., A DISTANCE OF 375.04 FEET; THENCE N.58°23'59"W., A DISTANCE OF 163.00 FEET; THENCE N.31°36'01"E., A DISTANCE OF 125.00 FEET; THENCE S.58°23'59"E., A DISTANCE OF 90.00 FEET; THENCE N.31°36'01"E., A DISTANCE OF 421.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 757.00 FEET; THENCE NORTHERLY, 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 N.02°15'08"E., A DISTANCE OF 333.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1257.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'18", A DISTANCE OF 11.08 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.88°15'10"W., A DISTANCE OF 137.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1120.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.88°15'10"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°54'30", A DISTANCE OF 643.28 FEET TO A POINT OF TANGENCY; THENCE N.31°09'40"W., A DISTANCE OF 116.99 FEET; THENCE N.58°50'20"E., A DISTANCE OF 210.00 FEET; THENCE S.31°09'40"E., A DISTANCE OF 38.69 FEET; THENCE N.58°50'20"E., A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING.** CONTAINING: 1,091,368 SQUARE FEET OR 25.054 ACRES, MORE OR LESS.

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. 3, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

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.

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST.LUCIE, FLORIDA, 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, 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.

5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR 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 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 AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS 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 OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. 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.

LIFT STATION AREA: THE CITY OF PORT ST. LUICE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID AREAS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

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 AND/OR ASSIGNS.

7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 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, THE DISTRICT (AS DEFINED IN THE BELOW - DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF 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 HAVE THE RIGHT BUT NOT THE RESPOSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8. COMMON AREA TRACTS "CA-1" THROUGH "CA-4" AND TRACTS "CA-6" THROUGH "CA-8", 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-4" AND TRACTS "CA-6" THROUGH "CA-8" 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.

9. COMMON AREA TRACT "CA-5", AS SHOWN HEREON, IS HEREBY DEDICATED TO ASTOR CREEK COUNTRY CLUB 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 TRACT "CA-5" 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.

10. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS 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, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

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 LIMITE	D LIABILITY COMPANY, HAS CAUSE
THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS _	DAY OF	, 2022.

ITNESS	VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY
	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER
RINT NAME OF WITNESS)	

WITNESS

(PRINT NAME OF WITNESS)

COUNTY:

DEDICATION ACKNOWLEDGMENT	
STATE OF FLORIDA	

DEDICATION ACKNOWLED CMENT

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 AS IDENTIFICATION.

MY 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.

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.

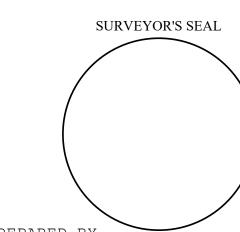
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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 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 AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, 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 W. Blue Heron Blvd. Phone: (561) 444-2720 4152 WEST BLUE HERON BOULEVARD, SUITE 105, Suite 105 RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768



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

www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768 SHEET 1 OF 9 SHEETS

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.

ST. LUCIE WEST BLVD. CROSSTOWN	PLAT BOOK
CROSSTOWN PARKWAY SITE DEL RIO BLVD.	PAGE
TRADITION GATLIN PARKWAY BLVD.	FILE NO.
PARKWAY BLVD.	DATE
SAVONA BLVD. PORT ST. LUCIE BLVD.	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 ______,

VERANO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT WITNESS (PRINT NAME OF WITNESS) WITNESS (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 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

ASTOR CREEK COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT WITNESS (PRINT NAME OF WITNESS) WITNESS

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY:_____

(PRINT NAME OF WITNESS)

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 ACCEPTAN PRESENCE OR ONLINE N AS IDENTIFI	OTARIZATION THIS DAY OF DISTRICT # 5. WHO	OF	, 2022, BY _	 ,
MY COMMISSION EXPIRES: _		NOTA	RY PUBLIC	

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.

WITNESS	TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
PRINT NAME OF WITNESS)	BY:
WITNESS	TITLE:

ACKNOWLEDGMENT

ME OR ☐ HAS PRODUCED

STATE OF TEXAS COUNTY OF HARRIS

> THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE ____, 2022, BY OR
>
> ONLINE NOTARIZATION THIS DAY
>
> OF , TEXAS CAPITAL BANK, NATIONAL ASSOCIATION. WHO ☐ IS PERSONALLY KNOWN TO

MY COMMISSION EXPIRES: _ NOTARY PUBLIC

PRINT NAME:

AS IDENTIFICATION.

TITLE CERTIFICATION

STATE OF FLORIDA	١
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 _____ 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:	

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 ___

ATTEST: CITY COUNCIL CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR SALLY WALSH, CITY CLERK

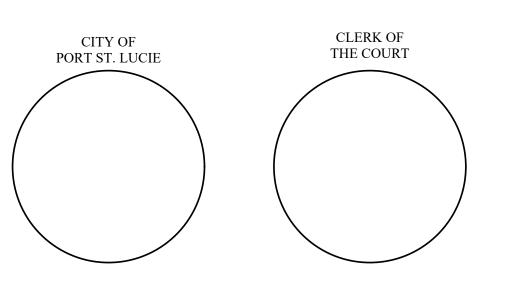
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

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

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



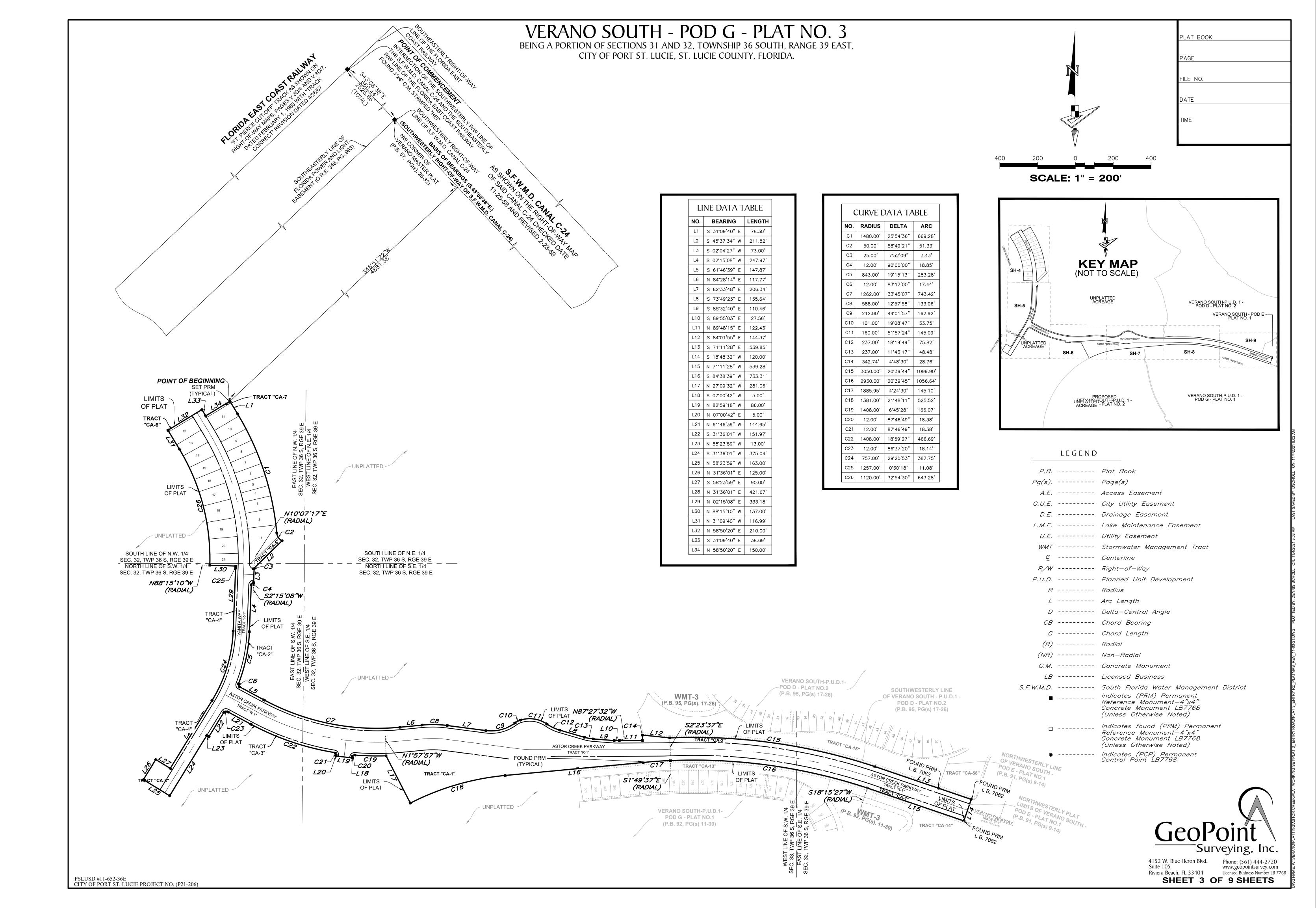
(PRINT NAME OF WITNESS)

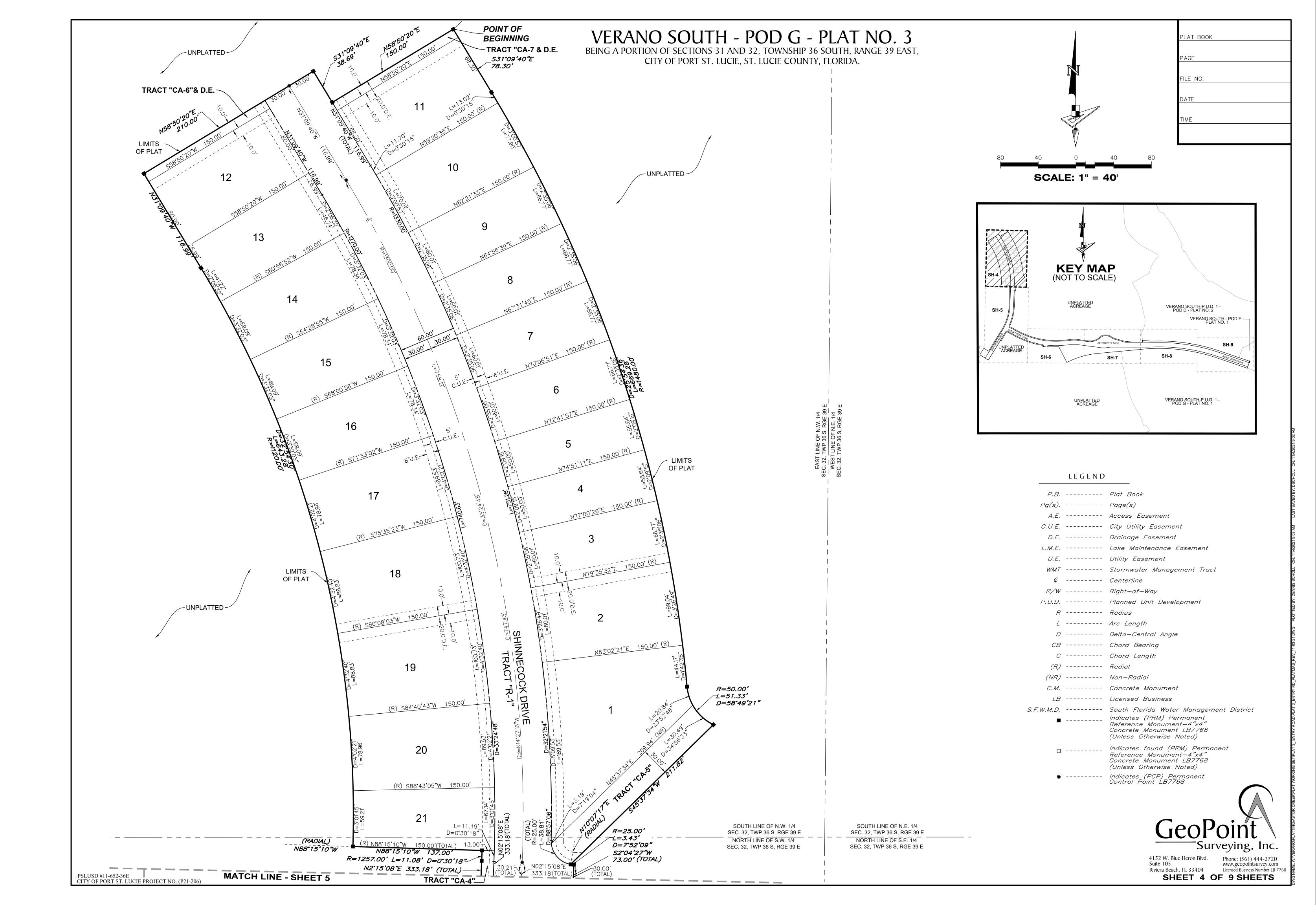


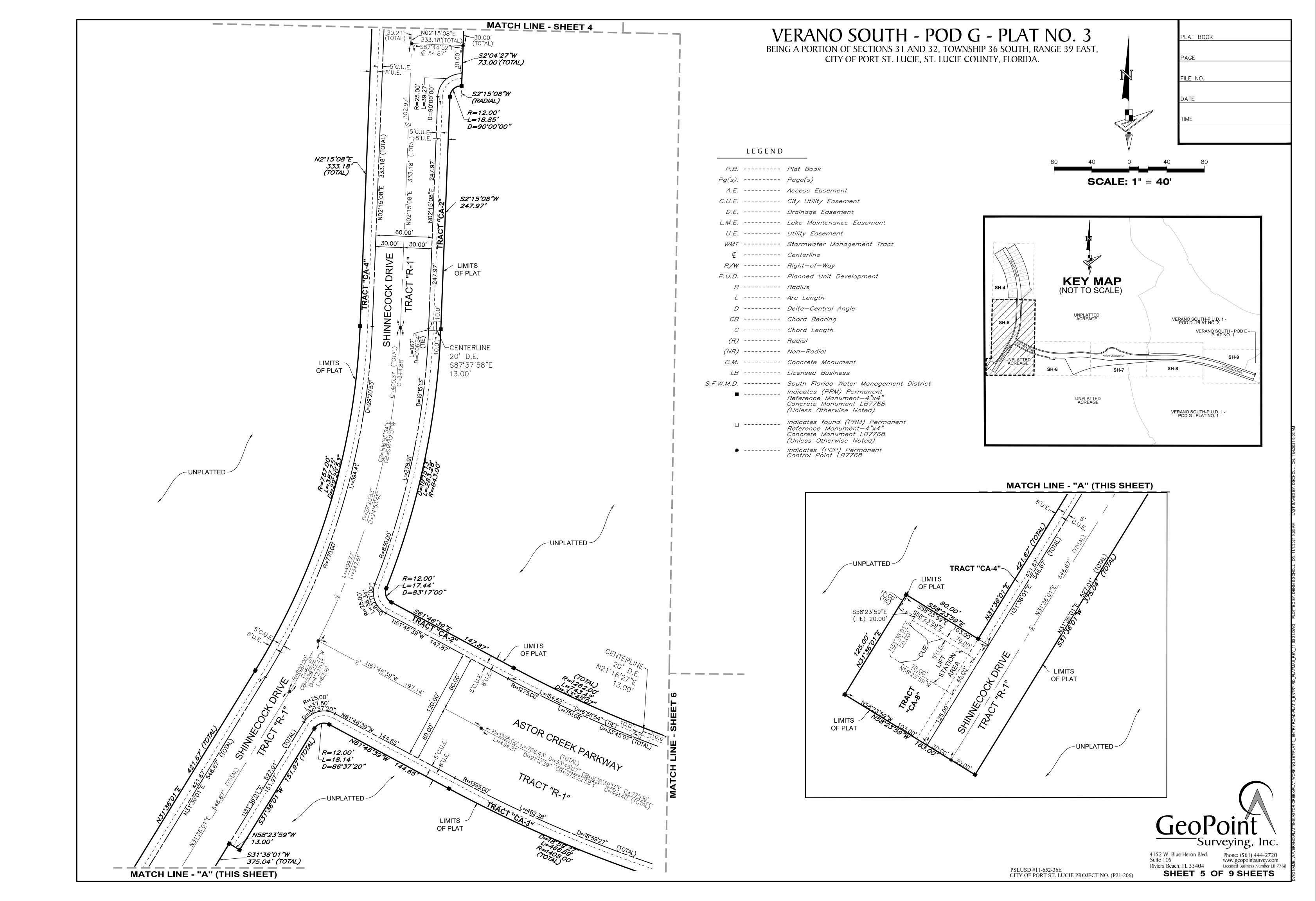
SHEET 2 OF 9 SHEETS

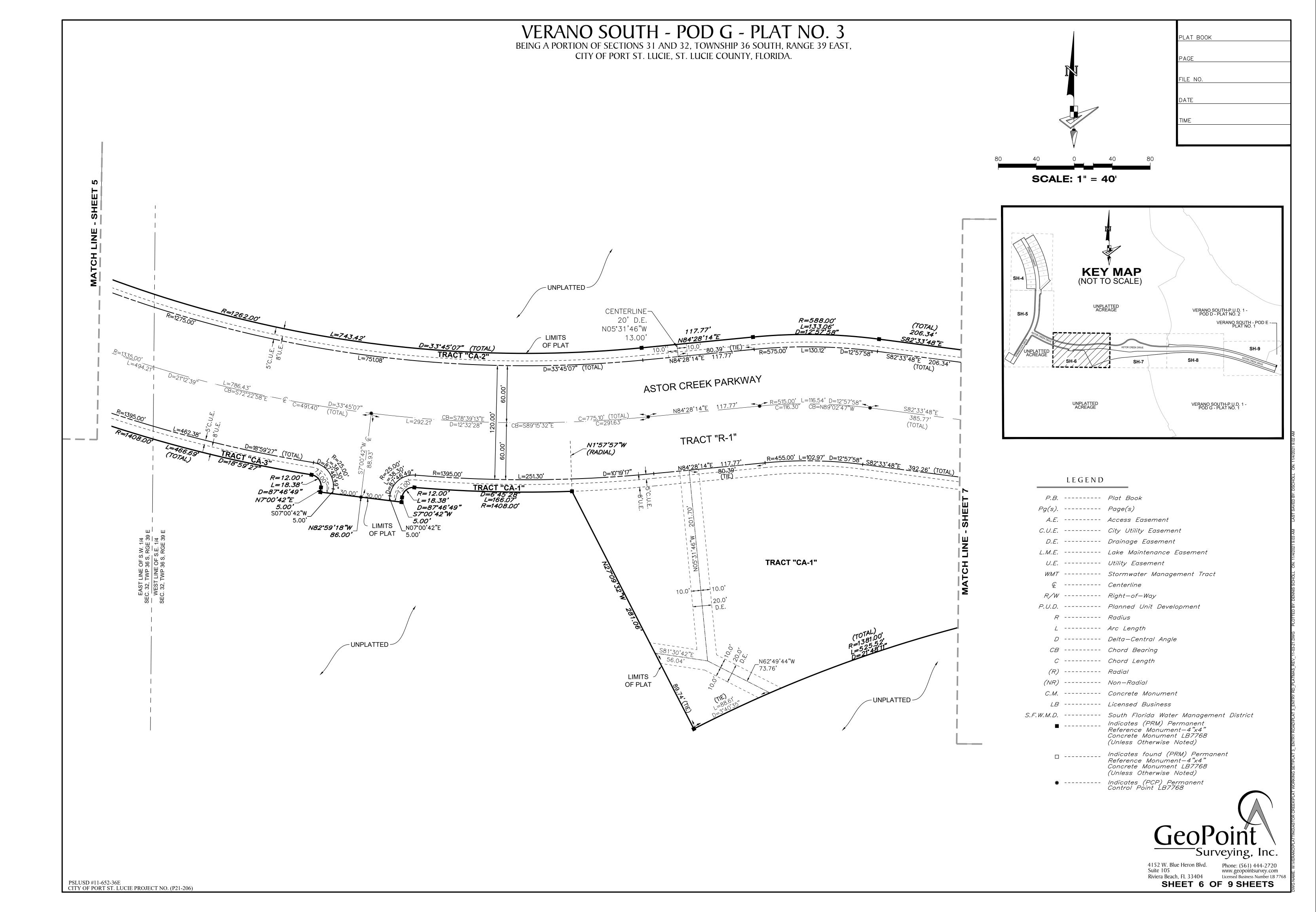
Riviera Beach, FL 33404

Licensed Business Number LB 7768



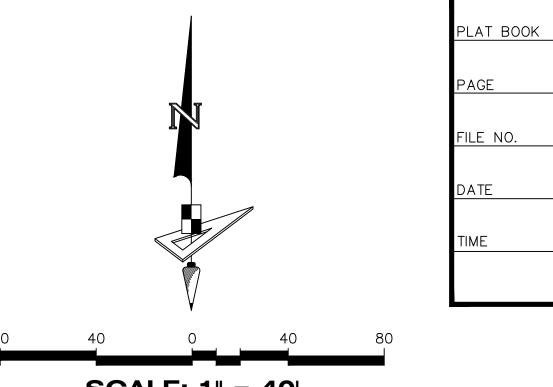




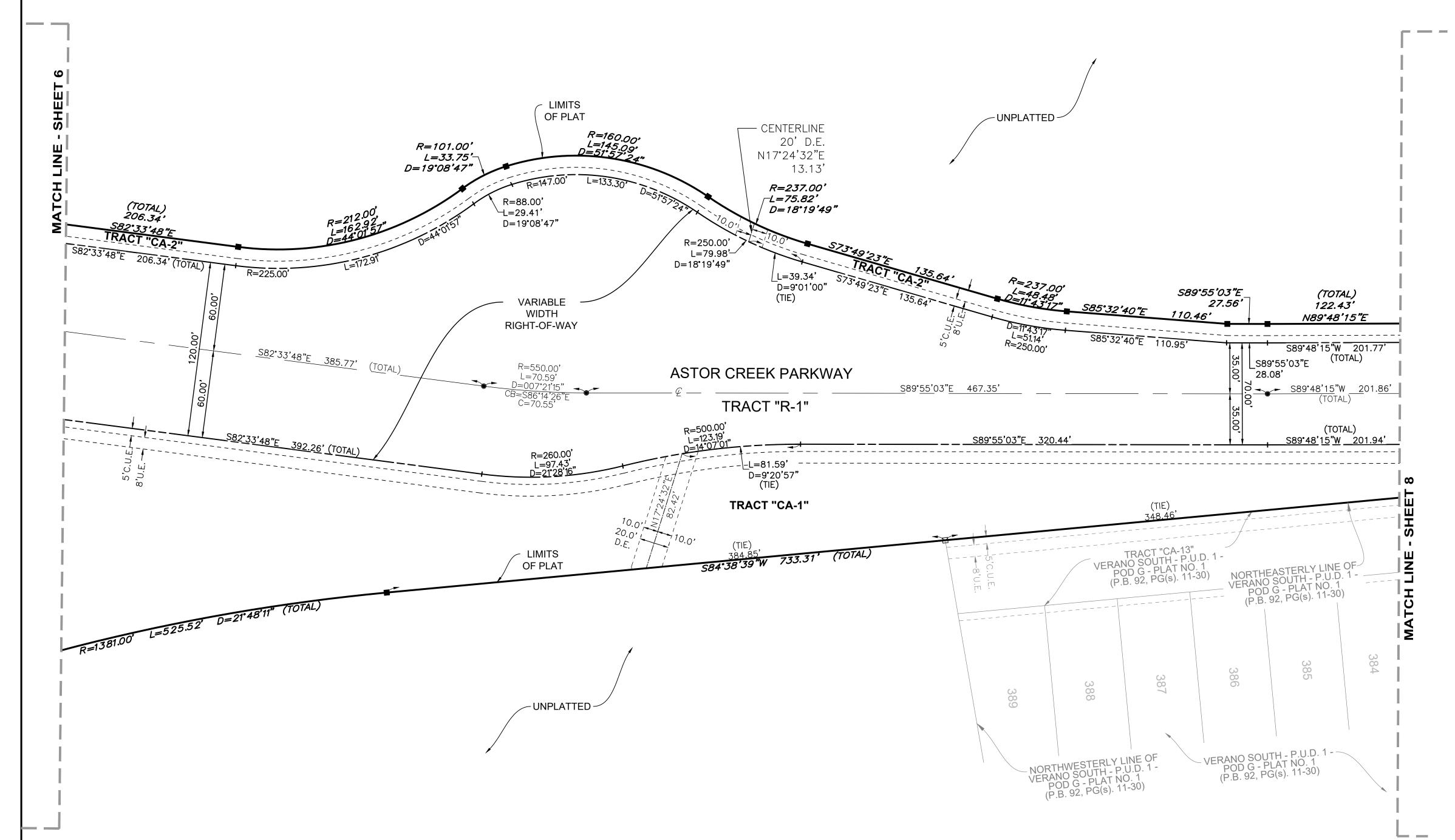


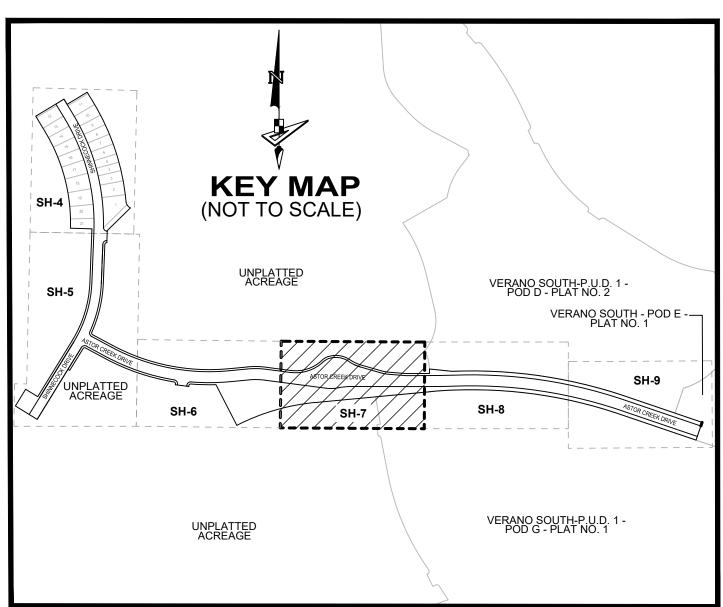
VERANO SOUTH - POD G - PLAT NO. 3

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

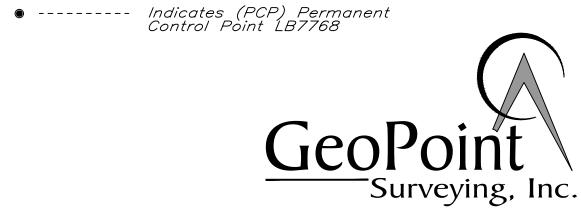








	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
L.M.E.		Lake Maintenance Easement
U.E.		Utility Easement
WMT		Stormwater Management Tract
\mathcal{Q}		Centerline
R/W		Right-of-Way
P.U.D.		Planned Unit Development
R		Radius
L		Arc Length
D		Delta-Central Angle
CB		Chord Bearing
С		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)



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 7 OF 9 SHEETS

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

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

VERANO SOUTH - POD G - PLAT NO. 3 LAT BOOK BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. **SCALE:** 1" = 40' VERANO SOUTH - P.U.D. 1 - -POD D - PLAT NO. 2 (P.B. 95, PG(s). 17-26) **WMT-3** (P.B. 95, PG(s). 17-26) KEY MAP (NOT TO SCALE) UNPLATTED ACREAGE TRACT "CA-15" VERANO SOUTH - P.U.D. 1 POD D - PLAT NO. 2 (P.B. 95, PG(s). 17-26) VERANO SOUTH - POD E -PLAT NO. 1 SOUTHWESTERLY CORNER OF VERANO SOUTH - P.U.D. 1 -POD D - PLAT NO. 2 (P.B. 95, PG(s). 17-26) SOUTHWESTERLY LINE OF VERANO SOUTH - P.U.D. 1 -POD D - PLAT NO. 2 (P.B. 95, PG(s). 17-26) 15'D.E. 122.43' (TOTAL) LIMITS 144.37 OF PLAT S84°01'55"E R = 342.74~L=28.76° TRACT "CA-2" VERANO SOUTH-P.U.D. 1 -POD G - PLAT NO. 1 D=4°48'30" S89*48'15"W 201.77' (TOTAL) \$2°23'37"E (RADIAL) R=1680.00' ASTOR CREEK PARKWAY S89°48'15"W 201.86' (TOTAL) C=566.92' CB=N86°57'54"W D=10°52'47" L=567.77' R=2990.00' TRACT "R-1" C=66.12' R=1750.00' LEGEND C=1128.72' P.B. ----- Plat Book *Pg(s).* ----- *Page(s)* R=1885.95 A.E. ----- Access Easement S1°49'37"E VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO. 1 (P.B. 92, PG(s). 11-30) (RADIAL) C.U.E. ----- City Utility Easement _*S84°38'39"W* 733.31' (TOTAL) OF PLAT D.E. ----- Drainage Easement L.M.E. ----- Lake Maintenance Easement (P.E 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 VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO. 1 (P.B. 92, PG(s). 11-30) (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 4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768 PSLUSD #11-652-36E CITY OF PORT ST. LUCIE PROJECT NO. (P21-206) SHEET 8 OF 9 SHEETS

