BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK CROSSTOWN PARKWAY D<u>EL RIO BLVD.</u> TRADITION PARKWAY LOCATION MAP

BEING A PORTION OF SECTIONS 28, 29 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 SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE

THENCE CONTINUE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 2757.59 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87. PAGES 14 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA: THE FOLLOWING NINE (9 COURSES BEING ALONG SAID BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 1; (1) THENCE SOUTH 46°51'22' WEST, A DISTANCE OF 116.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°47'25", A DISTANCE OF 122.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 100.00 FEET; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°47'20", A DISTANCE OF 55.48 FEET TO A POINT OF TANGENCY; (4) THENCE SOUTH 46°51'27" WEST, A DISTANCE OF 44.45 FEET TO A POINT CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1672.00 FEET; (5 FHENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45′19", A DISTANCE OF 343.04 FEET TO A POINT OF TANGENCY; (6) THENCE SOUTH 58°36'46" WEST, A DISTANCE OF 85.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 31°23'11" EAST; (7) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°07'20", A DISTANCE OF 29.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 261.00 FEET; (8) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°52'30", A DISTANCE OF 67.76 FEET TO A POINT OF NON-TANGENT INTERSECTION; (9) THENCE SOUTH 42°56'24" WEST, A DISTANCE OF 83.00 FEET; THENCE NORTH 47°03'36" WEST, DEPARTING SAID WESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 1, A DISTANCE OF 23.87 FEET; THENCE SOUTH 52°53'05" WEST, A DISTANCE OF 64.49 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 256.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°07'03" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°33'56", A DISTANCE OF 87.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 9.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1426.00 FEET THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°40'00", A DISTANCE OF 116.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°54'31" WEST, A DISTANCE OF 390.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 615.50 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°50'37", A DISTANCE OF 385.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°03'54" WEST, A DISTANCE OF 242.71 FEET; THENCE NORTH 43°08'38" WEST, A DISTANCE OF 1231.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 221.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°12'41" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°17'36", A DISTANCE OF 348.28 FEET TO A POINT OF TANGENCY THENCE NORTH 02°55'05" EAST, A DISTANCE OF 80.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°02'06", A DISTANCE OF 38.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 776.00 FEET: THENCE NORTHEASTERLY. ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 14°22'09", A DISTANCE OF 194.61 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 57°25'46" FAST, A DISTANCE OF 47.21 FEET: TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1485.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°25'46" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°52'44", A DISTANCE OF 541.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 65.00 FEET; FHENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'38", A DISTANCE OF 16.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°42'20" EAST, A DISTANCE OF 36.05 FEET TO A POINT CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 85.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°42'03", A DISTANCE OF 26.26 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1501.00 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°13'05", A DISTANCE OF 84.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 59°37'28" EAST, A DISTANCE OF 10.68 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 809.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°48'57" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°12'48", A DISTANCE OF 186.67 FEET TO A POINT OF COMPOUND 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 94°32'54", A DISTANCE OF 19.80 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 63°38'26" WEST, A DISTANCE OF 118.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST. HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°56'45" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°42'15", A DISTANCE OF 20.04 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 809.44 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°39'53", A DISTANCE OF 122.41 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 10°44'19" WEST, A DISTANCE OF 35.82 FEET; THENCE NORTH 79°15'41" WEST, A DISTANCE OF 49.98 FEET: THENCE NORTH 10°42'47" EAST, A DISTANCE OF 35.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 809.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°08'49" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE [HROUGH A CENTRAL ANGLE OF 13°31'42", A DISTANCE OF 191.12 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 05°03'29" WEST, A DISTANCE OF 96.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 905.44 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 04°27'14" FAST: THENCE FASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°29'51". A DISTANCE OF 55.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°14'53", A DISTANCE OF 17.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 133.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°47'41", A DISTANCE OF 43.63 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 45°25'03" WEST, A DISTANCE OF 983.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE NORTH 44°46'02" EAST, ALONG SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1031.43 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24 AND THE **POINT OF BEGINNING**.

CONTAINING: 3,800,150 SQUARE FEET OR 87.2394 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY:

FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC. OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS

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

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

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

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.

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-50", 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-50" 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. 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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

11. THE STORMWATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER STORM WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-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.

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

13. THE ACCESS EASEMENTS (A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS RIGHTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

VERANO DEVELOPMENT LLC.,

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

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

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY:

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY OF MANAGER OF THE KOLTER GROUP,LLC., A FLORIDA LIMITED LIABILITY 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.

Y COMMISSION EXPIRES:	
	NOTARY PUBLIC
	PRINT NAME:

NOTE

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

SURVEYOR'S NOTES:

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

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

3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH 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. Riviera Beach, FL 33404 CERTIFICATE OF AUTHORIZATION NO. LB7768



SHEET 1 OF 16 SHEETS

www.geopointsurvey.com

Licensed Business Number LB 7768

BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

ST. LUCIE WEST BLVD.	PLAT BOOK
CROSSTOWN PARKWAY DEL RIO BLVD.	PAGE
TRADITION GATLIN PARKWAY BLVD.	FILE NO.
PARKWAY BLVD.	DATE
FOCATION MAP Savona BLVD. PORT ST. LUCCE 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.), ACCESS EASEMENTS (A.E.), LANDSCAPE EASEMENTS (L.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACTS "R-1", WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-50" 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:
	TITLE:
WITNESS	
(PRINT NAME OF WITNESS)	
STATE OF FLORIDA	CEPTANCE OF DEDICATIONS
PRESENCE OR □ ONLINE NOTARIZATI OF VERANO PR	DICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR TO ME OR HAS PRODUCED AS IDENTIFICATION.
MY COMMISSION EXPIRES:	NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY:____

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 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

PRESENCE OR □ ONLINE NOTARIZATION THIS DAY ___ OF __

AS IDENTIFICATION.	
MY COMMISSION EXPIRES:	NOTARY PUBLIC
	PRINT NAME:
MORTGAGEE'S CONSENT	
STATE OF TEXAS COUNTY OF HARRIS	
DESCRIBED HEREON AND DOES HEREBY JOIN I SAID DEDICATION BY THE OWNERS THEREO	IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN OF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE EREON.
	TION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS RATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY, 2022.
	TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
WITNESS	_
	BY:
(PRINT NAME OF WITNESS)	NAME:
WITNESS	- TITLE:

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL

OF DISTRICT # 5. WHO □ IS PERSONALLY KNOWN TO ME OR □ HAS PRODUCED

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:	

_, 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

DATED: THIS	_DAY OF	, 2022.	BY:
			NAME:

APPROVAL OF CITY COUNCIL

SUBDIVISION DEPICTED BY THIS PLAT.

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 P.U.D. 1 - POD D - PLAT NO. 4 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2022.

CITY COUNCIL CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR SALLY WALSH, CITY CLERK

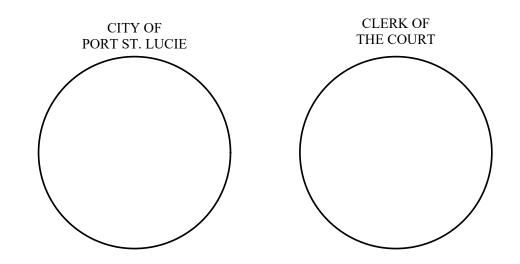
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

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 _____, 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)

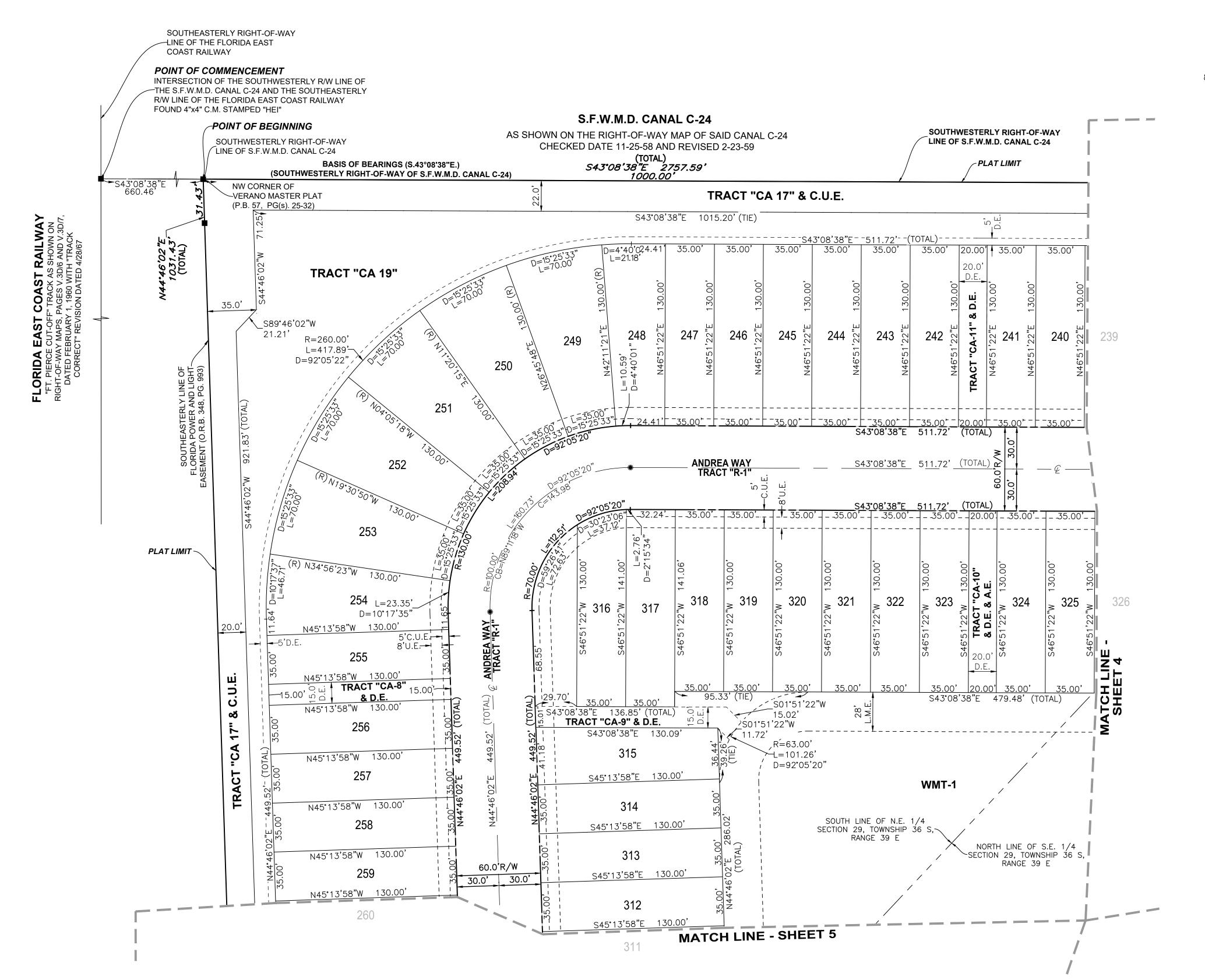


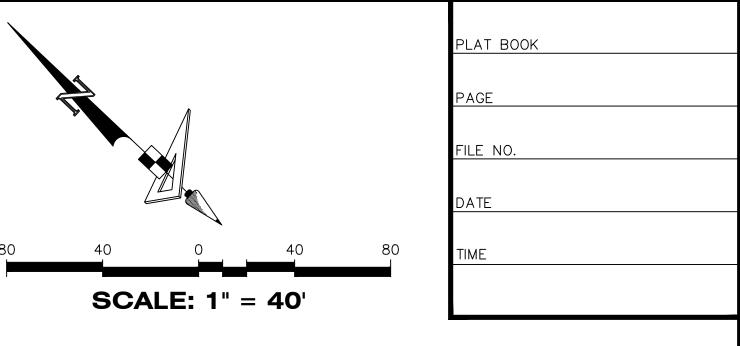
Licensed Business Number LB 7768

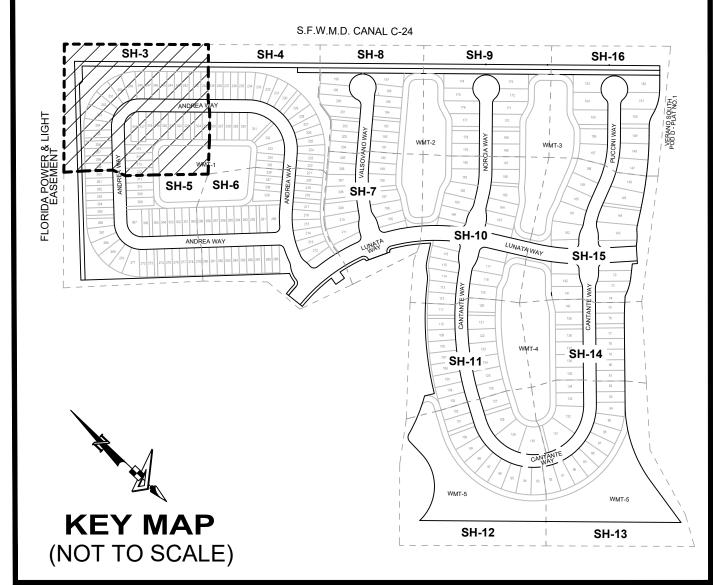
4152 W. Blue Heron Blvd. Phone: (561) 444-2720

Suite 105 Riviera Beach, FL 33404

BEING A PORTION OF SECTIONS 28,29, 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 E.A.E. ----- Emergency Access Easement L.M.E. ----- Lake Maintenance Easement U.E. ----- Utility Easement L.E. ----- Landscape Easement WMT ----- Stormwater Management Tract R/W ----- Right-of-Way P.U.D. ----- Planned Unit Development R ----- Radius L ----- Arc Length D ----- Delta-Central Angle CB ----- Chord Bearing C ----- Chord Length (R) ----- Radial (NR) ----- Non-Radial C.M. ----- Concrete Monument LB ----- Licensed Business S.F.W.M.D. ----- South Florida Water Management District ■ ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) ----- Indicates (PCP) Permanent Control Point LB7768



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 3 OF 16 SHEETS

BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

N46°51'22"E

_N86°31'20"E

_L=22.51'

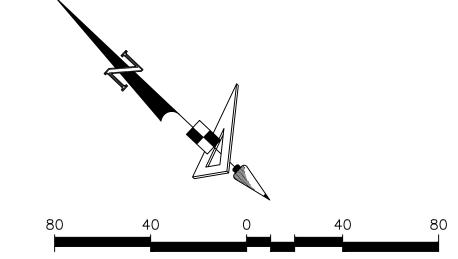
TRACT "CA 19"

S47°19'28"E 130.00'(R)

200

O. L. TRACT "CA-23"

86.92'



LAT BOOK TLE NO.

SH-13

SOUTH LINE OF N.E. 1/4 SECTION 29, TOWNSHIP 36 S, RANGE 39 E S.F.W.M.D. CANAL C-24 NORTH LINE OF S.E. 1/4 SECTION 29, TOWNSHIP 36 S, RANGE 39 E AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-24 CHECKED DATE 11-25-58 AND REVISED 2-23-59 SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24 (TOTAL) S43°08'38"E 2757.59' S43°08'38"E 2757.59' 1000.00' 1000.00'

BASIS OF BEARINGS (S.43°08'38"E.) (SOUTHWESTERLY RIGHT-OF-WAY OF S.F.W.M.D. CANAL C-24) TRACT "CA 17" & C.U.E. S43°08'38"E 1015.2(TIE) 267.49' (TIE) **TRACT "CA 19" TRACT "CA 18"** S43°08'38"E 1706.56' (TOTAL)

N46°51'22"E 107.03 (TOTAL) 236 2

 $\frac{1}{2}$ S43°08'38"E 511.72' (TOTAL) **ANDREA WAY**

≥ 328 329

S43°08'38"E 479.48' (TOTAL) (R) N59°21'42"W

L=16.24' D=20'40'58"**333** 30.0' 30.0' L=74.19' D=94°27'54" (TOTAL) N38°40'44"W 130.00' D=0°46′53" D=0°46'53" N38°40'44"W 130.00'

N38°40'44"W 130.00' MATCH LINE - SHEET 6

D=19°28'16"

WMT-1

326

MATCH LINE - SHEET 5

S38°40'44"E 130.00' 221

60.0'R/W

SCALE: 1" = 40' S.F.W.M.D. CANAL C-24

LEGEND

KEY MAP

(NOT TO SCALE)

P.B. ----- Plat Book *Pg(s).* ----- *Page(s)* A.E. ----- Access Easement C.U.E. ----- City Utility Easement D.E. ----- Drainage Easement E.A.E. ----- Emergency Access Easement L.M.E. ----- Lake Maintenance Easement U.E. ----- Utility Easement L.E. ----- Landscape Easement WMT ----- Stormwater Management Tract R/W ----- Right-of-Way P.U.D. ----- Planned Unit Development R ----- Radius L ----- Arc Length D ----- Delta-Central Angle CB ----- Chord Bearing C ----- Chord Length (R) ----- Radial (NR) ----- Non-Radial

C.M. ----- Concrete Monument

LB ----- Licensed Business

S.F.W.M.D. ----- South Florida Water Management District

Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)

■ ----- Indicates (PRM) Permanent

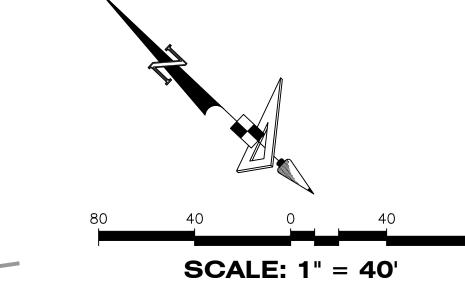
----- Indicates (PCP) Permanent Control Point LB7768

4152 W. Blue Heron Blvd.
Suite 105

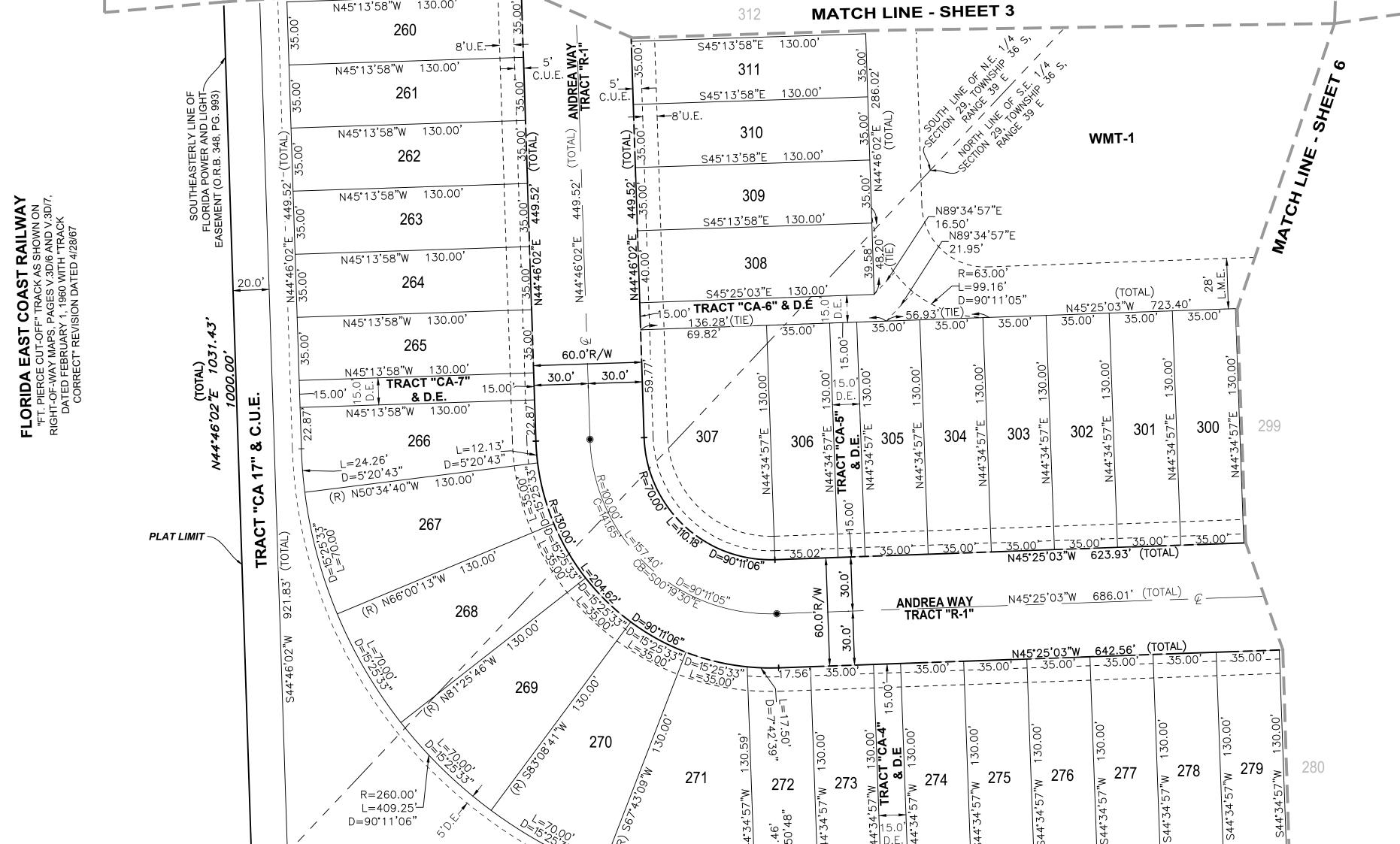
Phone: (561) 444-2720
www.geopointsurvey.com Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768 SHEET 4 OF 16 SHEETS

BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

N45°25'03"W_ 642.54' (TOTAL)



LAT BOOK TLE NO.



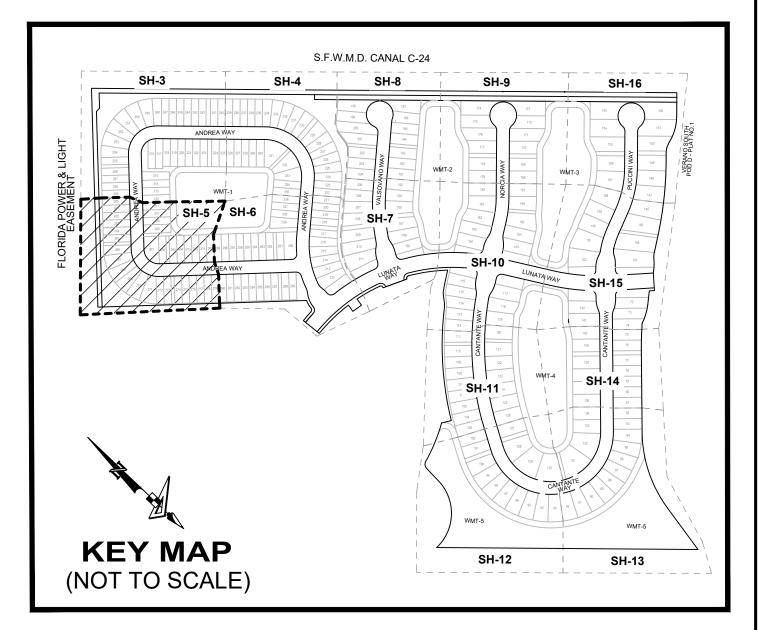
N45°25'03"W (TOTAL)

UNPLATTED ACREAGE

259

TRACT "CA 19"

PLAT LIMIT



	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
U.E.		Utility Easement
L.E.		Landscape 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 (PCP) Permanent Control Point LB7768



VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 LAT BOOK BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. TLE NO. **SCALE:** 1" = 40' 222 MATCH LINE - SHEET 4 S38°40'44"E 130.00' S.F.W.M.D. CANAL C-24 221 S38°40'44"E 130.00' N38°40'44"W 130.00' 220 S38°40'44"E 130.00' N38°40'44"W 130.00' WMT-1 219 S38°40'44"E 130.00' N38°40'44"W 130.00' N00°25'03"W_ 60.0'R/W R=63.00' L=91.55'-S38°40'44"E 130.00' D=83°15'41" TRACT "CA-15" N45°25'03"W 130.90' TRACT "CA-14" **& D.E**D=0°31'46" S38°40'44"E 130.02' N00°25'03"W & D.E & A.E. 136.83' (TIE) 217 S38°42'01"E **KEY MAP** SH-13 (NOT TO SCALE) 292 S45°05'12"E 134.28'(R) 294 🖔 215 R=267.00' LEGEND D=34°14'18" 214 P.B. ----- Plat Book *Pg(s).* ----- *Page(s)* A.E. ----- Access Easement N45°25'03"W 686.01' (TOTAL) C.U.E. ----- City Utility Easement D.E. ----- Drainage Easement E.A.E. ----- Emergency Access Easement L.M.E. ----- Lake Maintenance Easement U.E. ----- Utility Easement L.E. ----- Landscape Easement WMT ----- Stormwater Management Tract 286 285 R/W ----- Right-of-Way 279 280 P.U.D. ----- Planned Unit Development R ----- Radius (TOTAL) R=809.44' L ----- Arc Length D ----- Delta-Central Angle D=8°39'53" CB ----- Chord Bearing S10°44'19"W C ----- Chord Length R=133.00' 983.38' N45°25'03"W (TOTAL) *35.82* L=43.63'-C.U.E. (SEE DETAIL "A") (R) ----- Radial D=18°47'41" UNPLATTED ACREAGE 642.54' (TOTAL) (NR) ----- Non-Radial R=12.00' L=17.23'-C.M. ----- Concrete Monument _N79°15'41"W _49.98' D=82°14'53" LB ----- Licensed Business N10°42'47"E 35.98' S.F.W.M.D. ----- South Florida Water Management District ■ ------ Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) **DETAIL "A"** (SCALE:1"=40') LUNATA WAY ----- Indicates (PCP) Permanent Control Point LB7768 TRACT "R-1" R=817.44 L=50.01'\ D=3°30'18"



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SHEET 6 OF 16 SHEETS

S38°40'44"E 130.00'

S38°40'44"E 130.00' 0.18'-

S40°52'55"E 130.02'(NR)

L=20.00, **TRACT "CA-25"**D=1°21'22" & **D.E.**

R=12.00' L=20.04'

_N62°56'45"W (RADIAL)

D=95°42'15"

L=11.83' D=9°02'05"

L=15.31' D=11°41'37"

BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

MATCH LINE -

SHEET 8

WMT-2

L=68.22' D=5°28'56"

R=713.00' L=82.27' D=6'36'40"

> (TOTAL) R=905.44

L=45.32' D=2°52'04"

> 13.00' (TIE)

___L=138.87' D=8'54'57" (TOTAL)

(TIE)

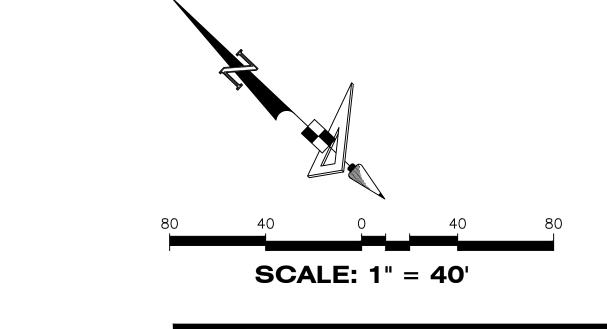
TRACT "CA-27"

R=12.00' L=19.80' D=94'32'54"

_S51°19'16"W

429.96' (TOTAL)

R=75.00' L=25.39' D=19°23'42"



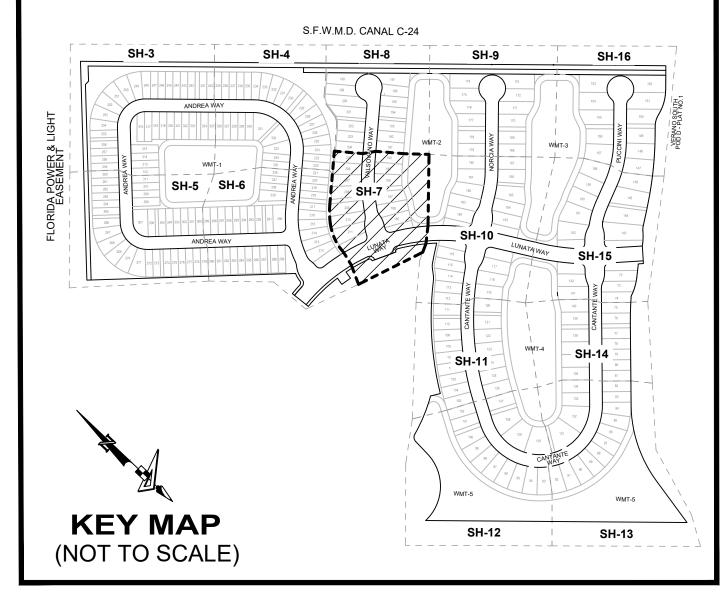
PLAT BOOK

PAGE

FILE NO.

DATE

TIME



LEGEND

	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
U.E.		Utility Easement
L.E.		Landscape 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 (PCP) Permanent Control Point LB7768



Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 7 OF 16 SHEETS

SHEET 7 OF 16 SHEETS

PSLUSD #11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P21-170) 224

223

S51°19'16"W

221

219

218

R=430.00' L=92.98'_ D=12°23'20"

215

213 R=247.00 L=151.26' D=35°05'17"

5'D.E.

222

371.81['] (TOTAL) N38°40'44"W 130.00'

(NR) N38°40'44"W 130.08'

(R) N42°36'42"W 132.44'

(R) N45°46'38"W 137.99'

(R) N53°22'29"W 160.64"

206

207

TRACT "CA-22 L=20.00' L & D.E D=1°15'59"

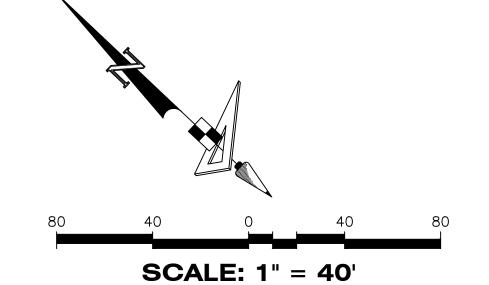
211

L=12.12'_ D=0°46'02"

O VALSOVANO WAY

RACT "R-1"

BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



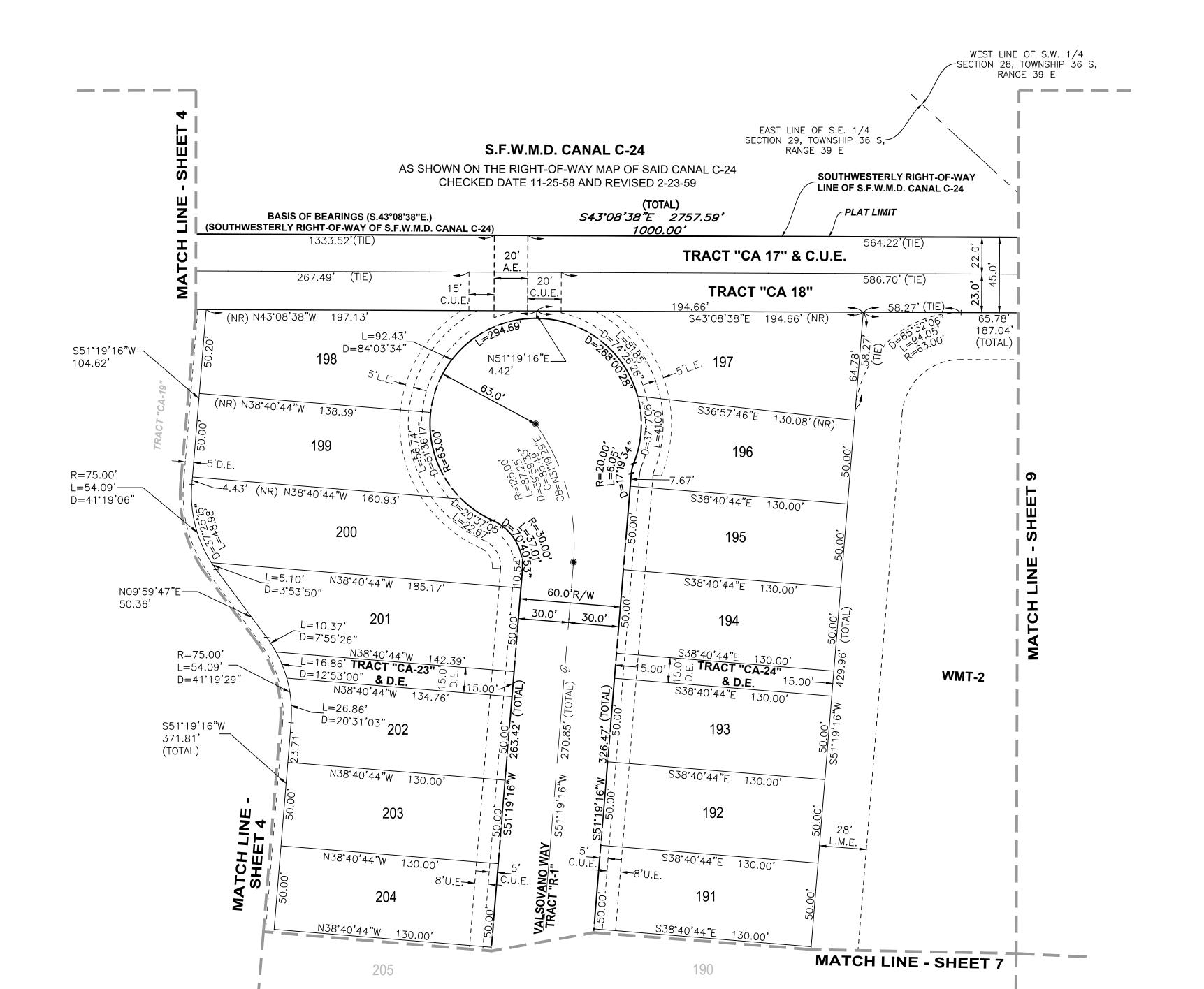
PLAT BOOK

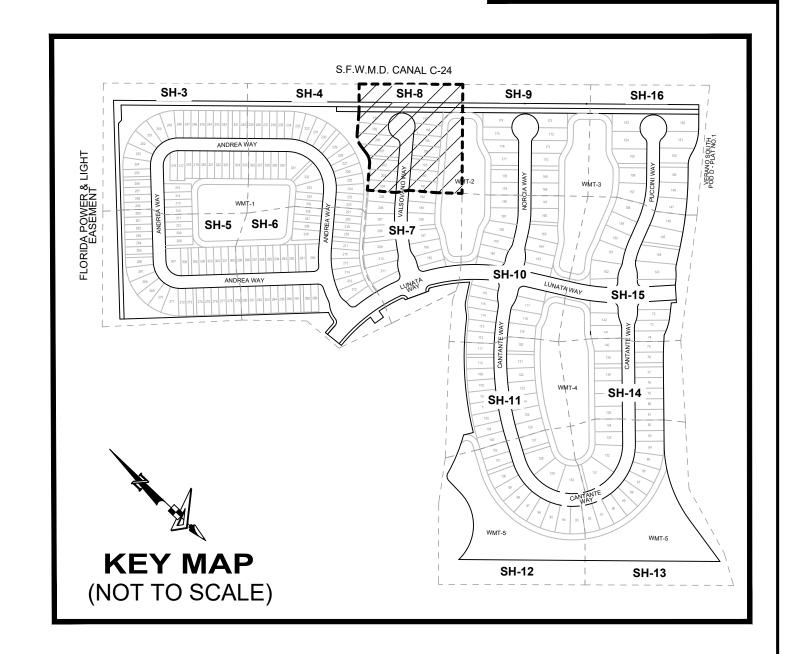
PAGE

FILE NO.

DATE

TIME



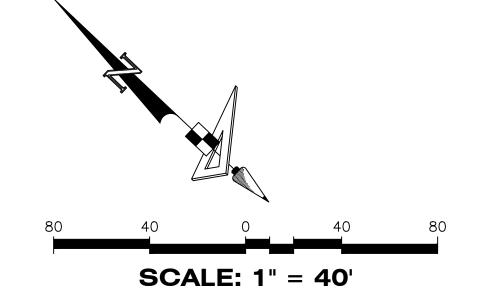


	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
U.E.		Utility Easement
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CB		Chord Bearing
С		Chord Length
(R)		Radial
(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 (PCP) Permanent
•		Indicates (PCP) Permanent Control Point LB7768



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SHEET 8 OF 16 SHEETS

BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



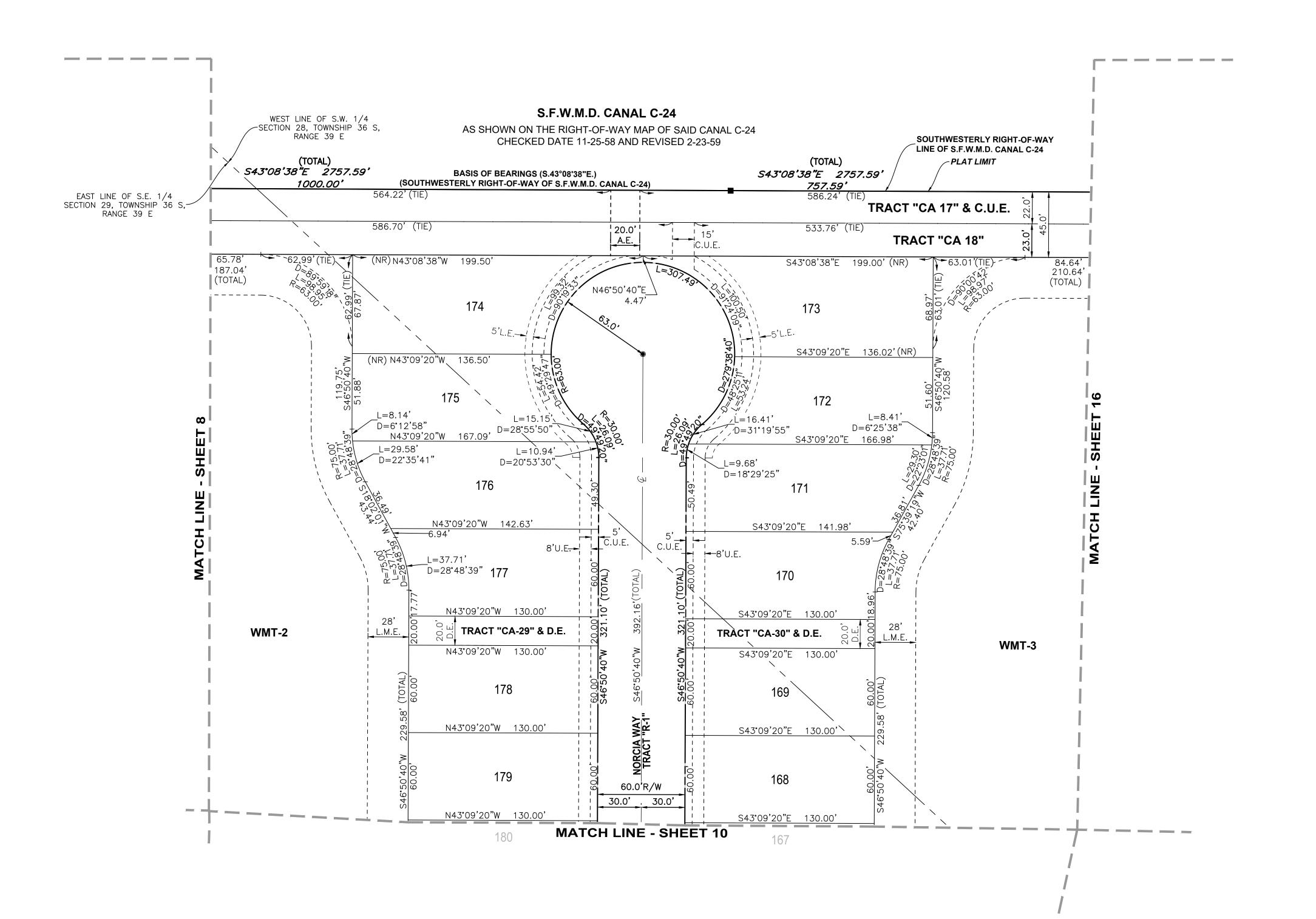
PLAT BOOK

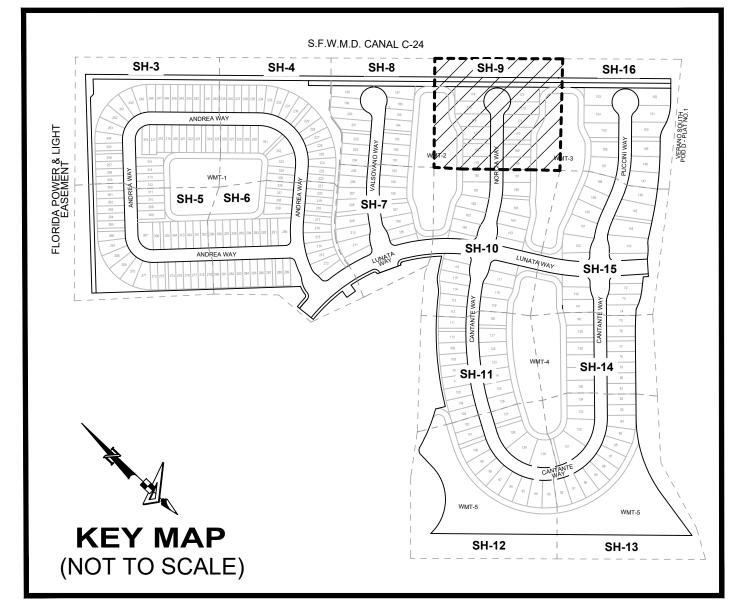
PAGE

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TIME



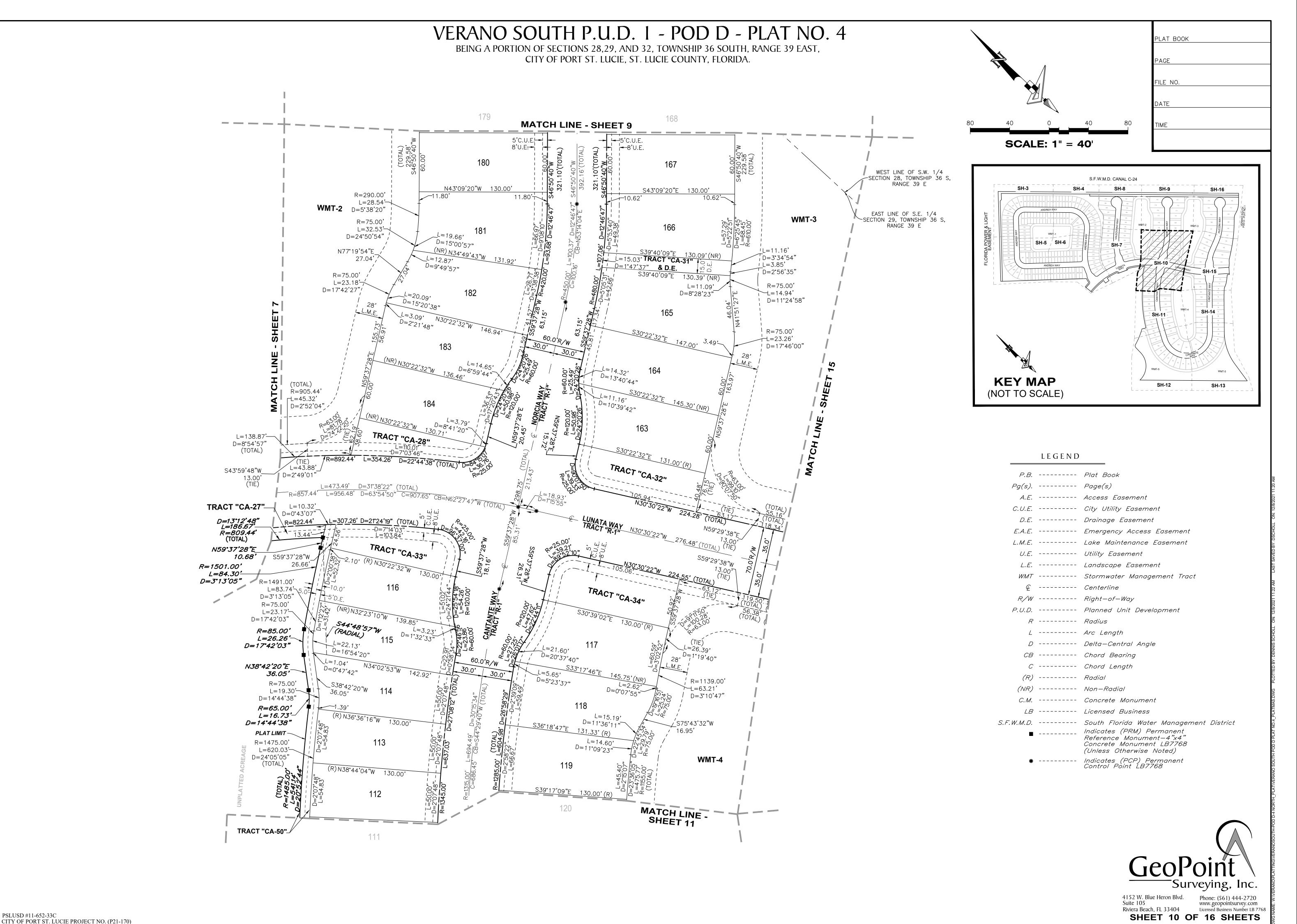


	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
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(R)		Radial
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C.M.		Concrete Monument
LB		Licensed Business
F.W.M.D.		South Florida Water Management District
•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
		Indicates (PCP) Permanent Control Point LB7768



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Suite 105
Riviera Beach, FL 33404

SHEET 9 OF 16 SHEETS



PSLUSD #11-652-33C

S42°15′44″E 130.00′ (R)

L=15.00′ **TRACT "CA-35"**D=0°40′08″ **& D.E.**S42°15′44″E 130.01′ (NR)

30.0' 30.0'

S45°58'58"E 130.00'(R)

112

111

(NR) N43°38′00″W 130.01′ | TRACT "CA-36" L=15.00′_ | & D.E. D=0°38′20″ | (R) N43°38′00″W 130.00′ |

(R) N45°45'48"W 130.00'

(R) N47°53'35"W 130.00'

10.0'-5'D.E. (R) N50°01'23"W 130.00'

L=15.00'_ D=0°34'58"

PLAT LIMIT ~

R=1475.00' L=620.03' D=24°05'05" (TOTAL)

TRACT "CA-50"

UNPLATTED ACREAGE

S57°25'46"E_ 47.21'

L=48.71'_ D=3°35'47" (TIE)

R=776.00' L=194.61'\ D=14*22'09" (TOTAL)

L=81.98'_ D=3°11'04" - (TIE)

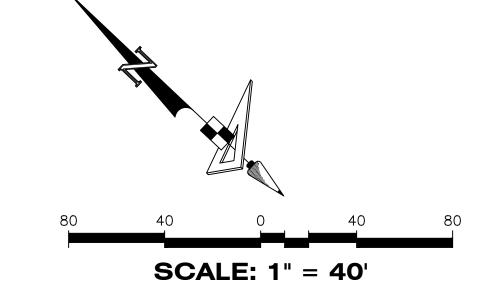
(R)N40°51′52″W 130.00′

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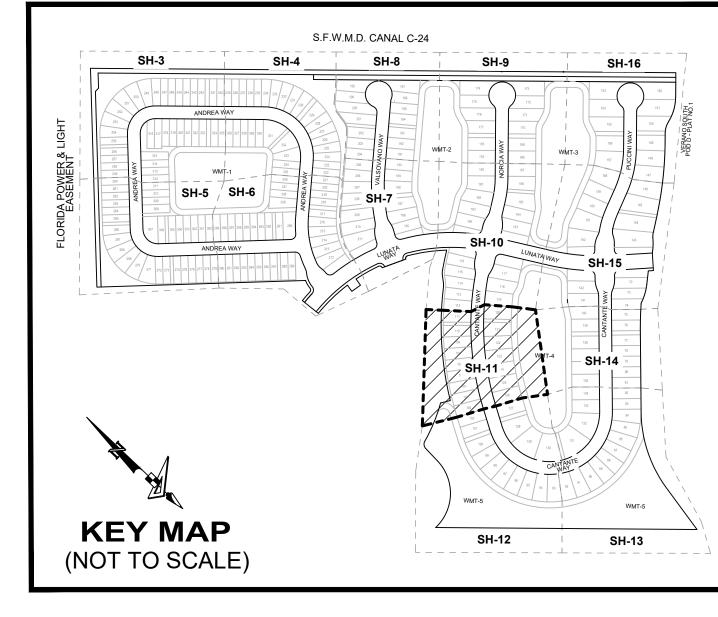
MATCH LINE - SHEET 10

WMT-4

_S29°21'53"W 104.84' (TOTAL)



PLAT BOOK FILE NO.



Second S	150 150 150 150 150 150 150 150 150 150	142 72 72 74 140 140 140 140 140 140 140 140 140 14
KEY MAP (NOT TO SCALE)	WMT-5 SH-12	WMT-5 SH-13
LEGEND ————————————————————————————————————		

P.B.	 Plat Book
Pg(s).	 Page(s)
A.E.	 Access Easement
C.U.E.	 City Utility Easement
D.E.	 Drainage Easement
E.A.E.	 Emergency Access Easement
L.M.E.	 Lake Maintenance Easement
U.E.	 Utility Easement
L.E.	 Landscape Easement
WMT	 Stormwater Management Tract
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 (PCP) Permanent Control Point LB7768

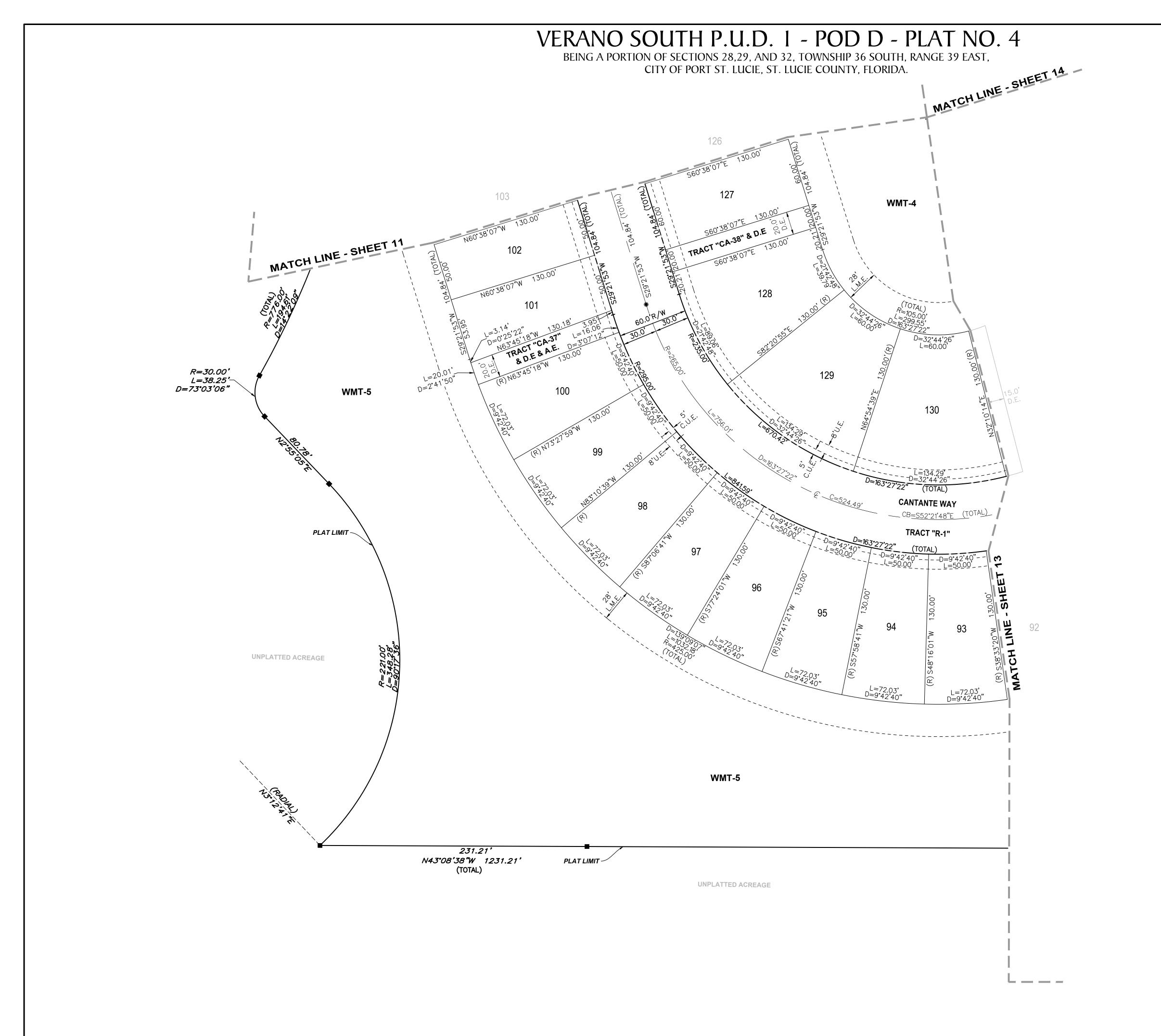


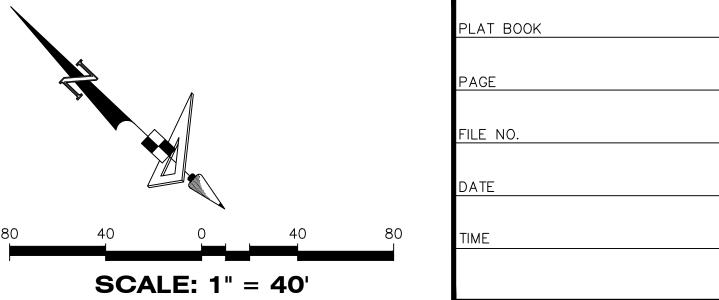
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Suite 105
Riviera Beach, FL 33404
SHEET 11 OF 16 SHEETS

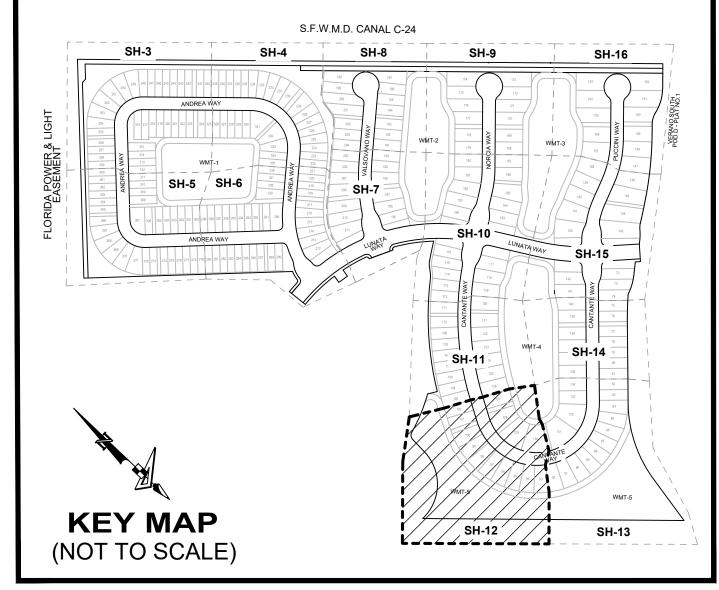
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

PSLUSD #11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P21-170)

PSLUSD ##-###-##X







	LEGEND		
P.B.		Plat Book	
Pg(s).		Page(s)	
A.E.		Access Easement	
C.U.E.		City Utility Easement	
D.E.		Drainage Easement	
E.A.E.		Emergency Access Easement	
L.M.E.		Lake Maintenance Easement	
U.E.		Utility Easement	
L.E.		Landscape Easement	
WMT		Stormwater Management Tract	
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	
.F.W.M.D.		South Florida Water Management	District
•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)	
•		Indicates (PCP) Permanent Control Point LB7768	

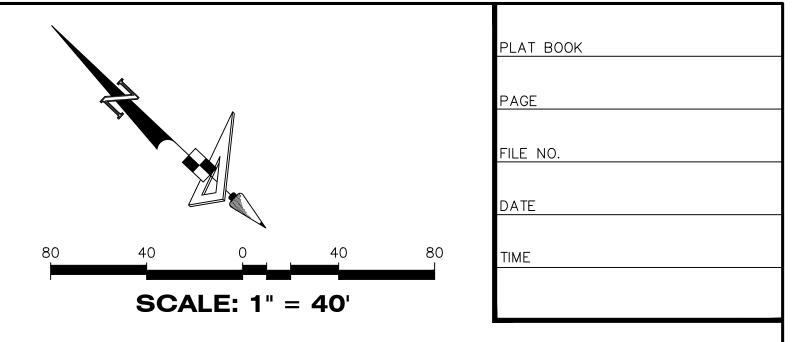


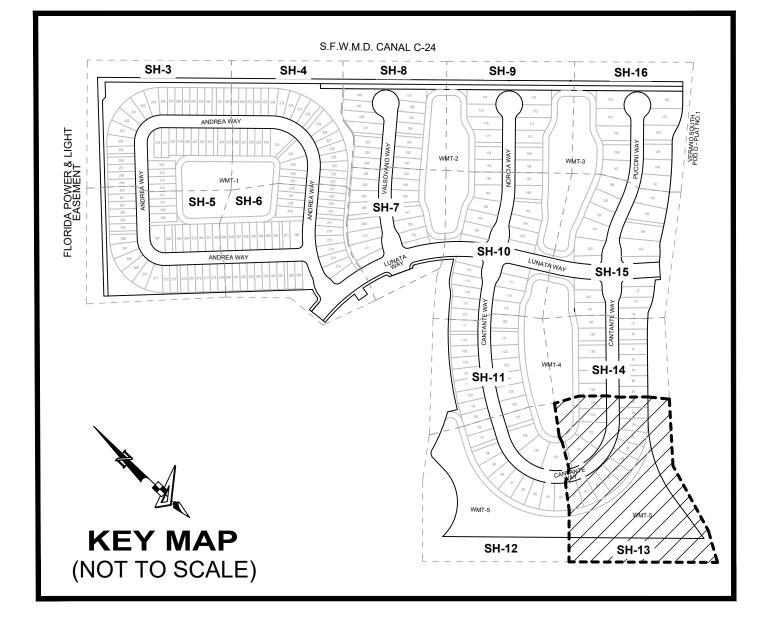
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SHEET 12 OF 16 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. 135 MATCH LINE -SHEET 14 N44°05'29"W 130.00' S44°05'29"E 135.00' S44°05'29"E 135.00' N44°05'29"W 130.00' _S45°54'31"W 390.69' (TOTAL) WMT-4 S44°05'29"E 135.00' __L=4.71' D=2°34'04" L=10.53'_ D=2'34'04" 12.31**'**— (R) N41°31'25"W 130.00' 60.0'R/W S36°03'02"E 135.00'(R) R=430.00' L=123.36' D=16'26'15" L=15.05'_ D=8°12'48" UNPLATTED ACREAGE PLAT LIMIT WMT-5 SOUTH LINE OF S.E. 1/4 SECTION 32, TOWNSHIP 36 S, RANGE 39 E NORTH LINE OF N.E. 1/4 SECTION 32, TOWNSHIP 36 S, RANGE 39 E 1000.00' N43°08'38"W 1231.21' (TOTAL) PLAT LIMIT UNPLATTED ACREAGE

PSLUSD #11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P21-170)





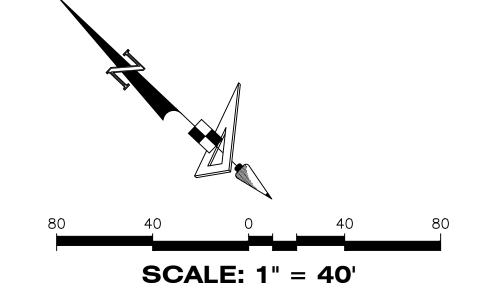
	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
U.E.		Utility Easement
L.E.		Landscape Easement
WMT		Stormwater Management Tract
\mathcal{Q}		Centerline
R/W		Right-of-Way
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 (PCP) Permanent Control Point LB7768



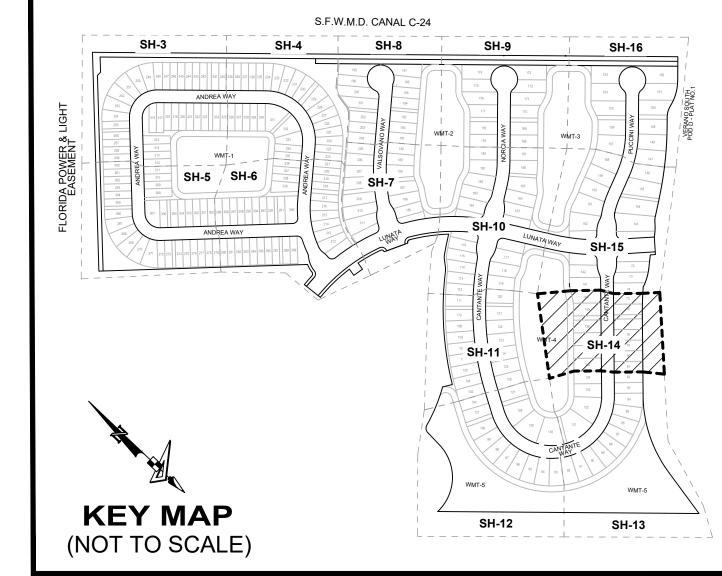
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SHEET 13 OF 16 SHEETS

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BEING A PORTION OF SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



PLAT BOOK FILE NO.



-	SH-3	SH-4	SH-8	SH-9	SH-16
FLORIDA POWER & LIGHT EASEMENT	201 200 200 200 200 200 200 200 200 200	221 222 223 224 225 226 227 228 229 229 220 221 221 222 223 224 225 226 227 227 228 229 229 220 221 221 221 222 223 224 227 227 228 227 228 229 229 220 220 220 221 221 221 222 223 224 227 227 228 229 229 220 220 220 220 220 220	100 100 100 100 100 100 100 100 100 100	T-2 175 177 170 170 170 170 170 170 170 170 170	SH-14 (7) (1) (3) (4) (5) (6) (7) (7) (7) (7) (7) (7) (7) (7) (8) (8) (9) (10) (10) (10) (10) (10) (10) (10) (10
	EY MAP	ı		SH-12	SH-13

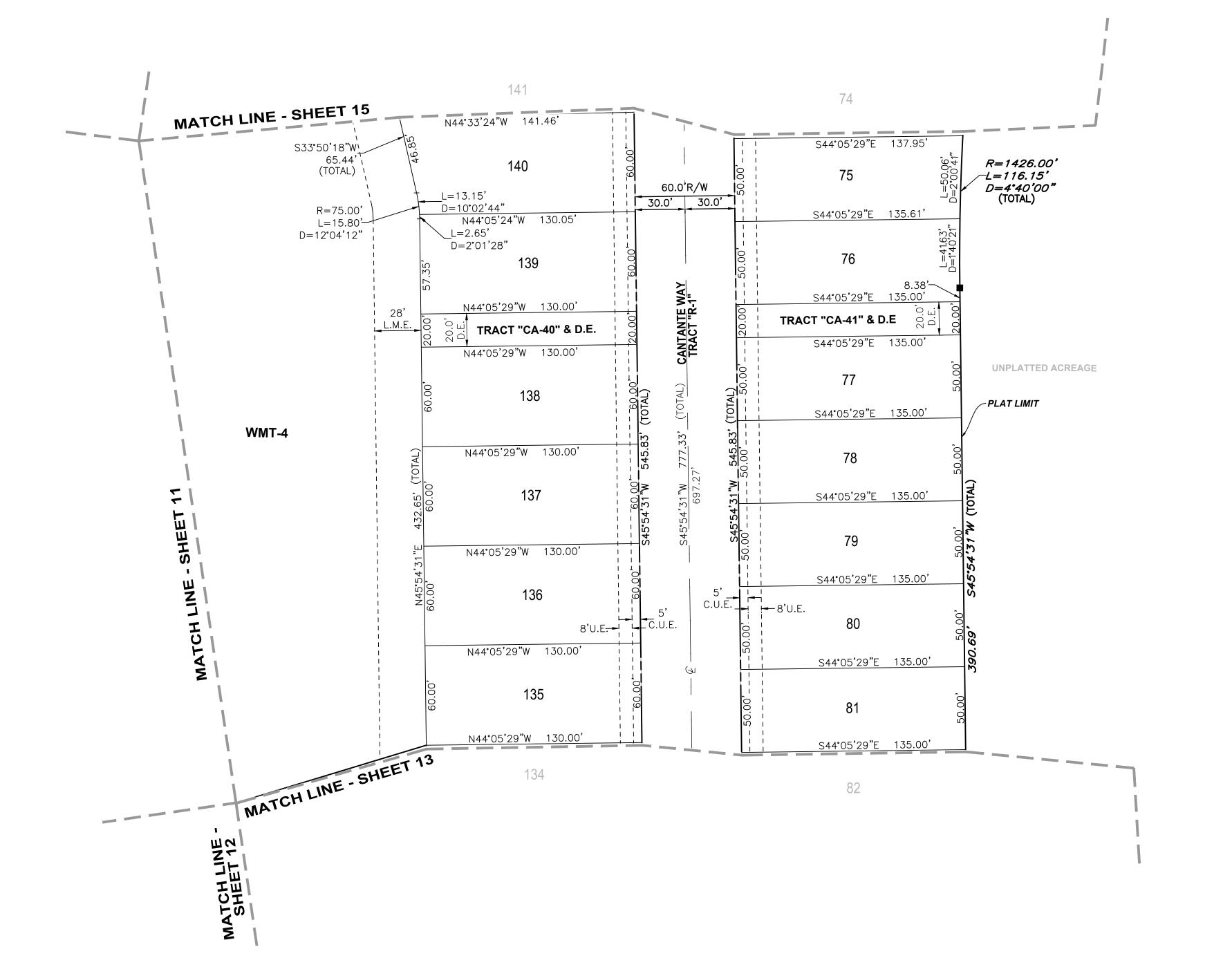
	LEGEND	
 P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
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WMT		Stormwater Management Tract
arnothing		Centerline
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P.U.D.		Planned Unit Development
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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 Distr
•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)

----- Indicates (PCP) Permanent Control Point LB7768

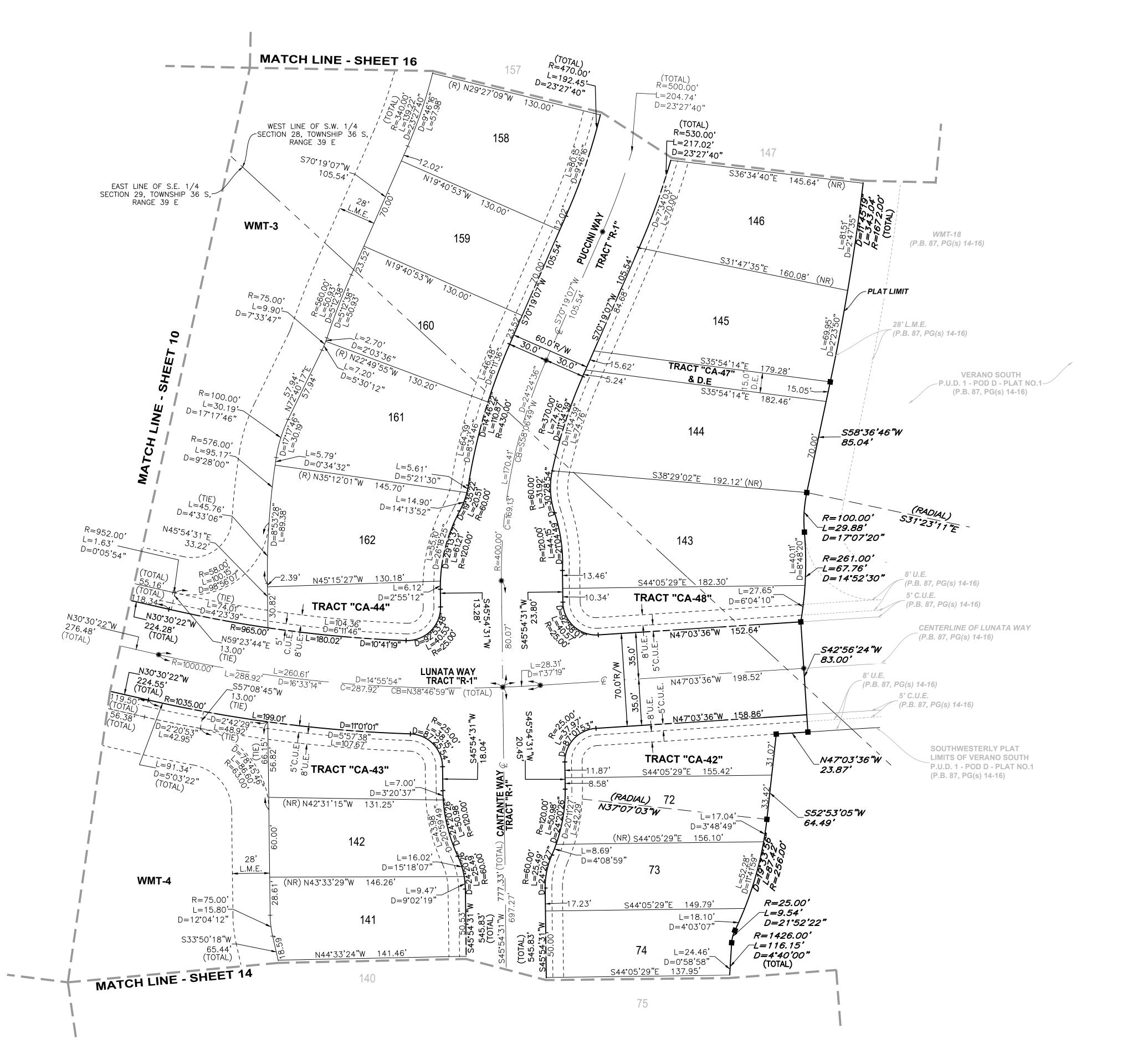


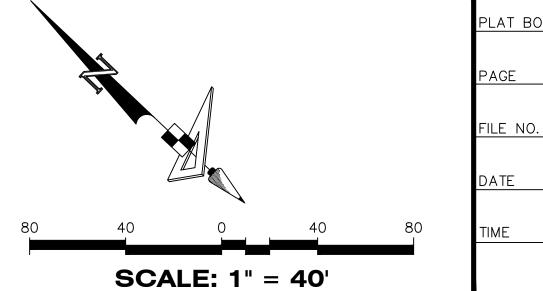
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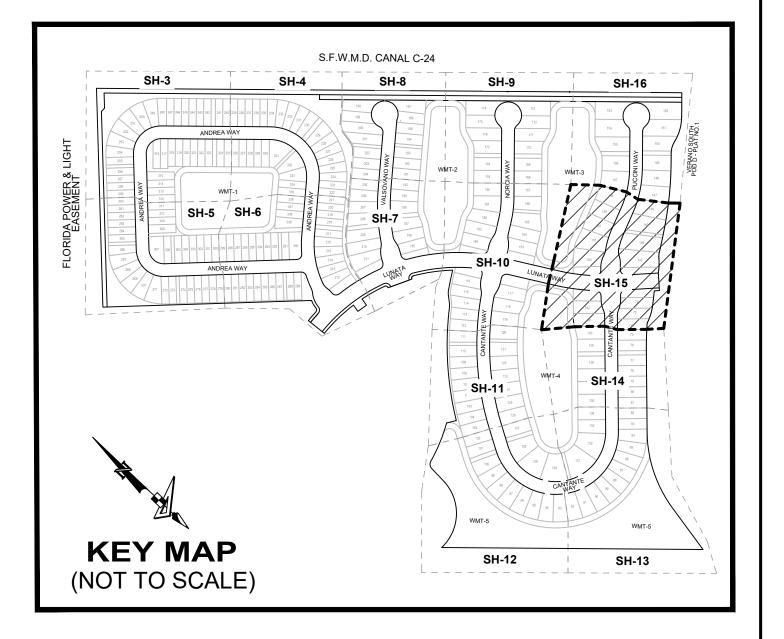


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LAT BOOK



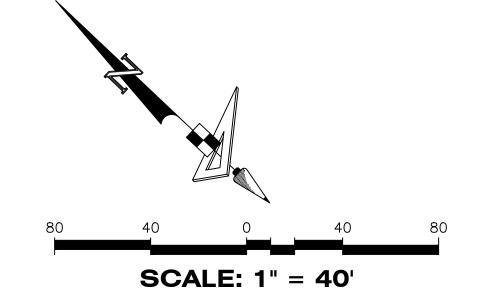
	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
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(NR)		Non-Radial
C.M.		Concrete Monument
LB		Licensed Business
S.F.W.M.D.		South Florida Water Management District
•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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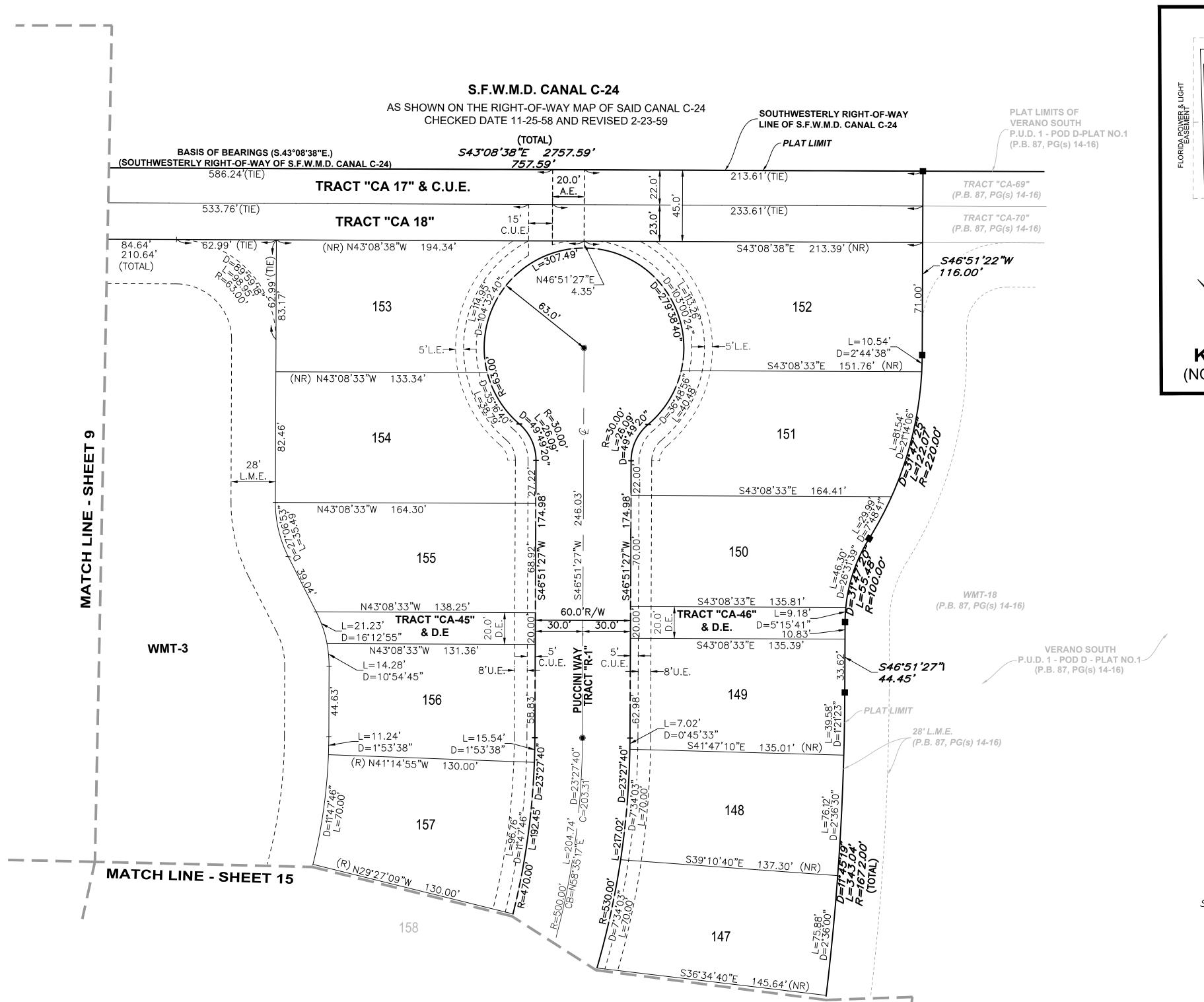
PLAT BOOK

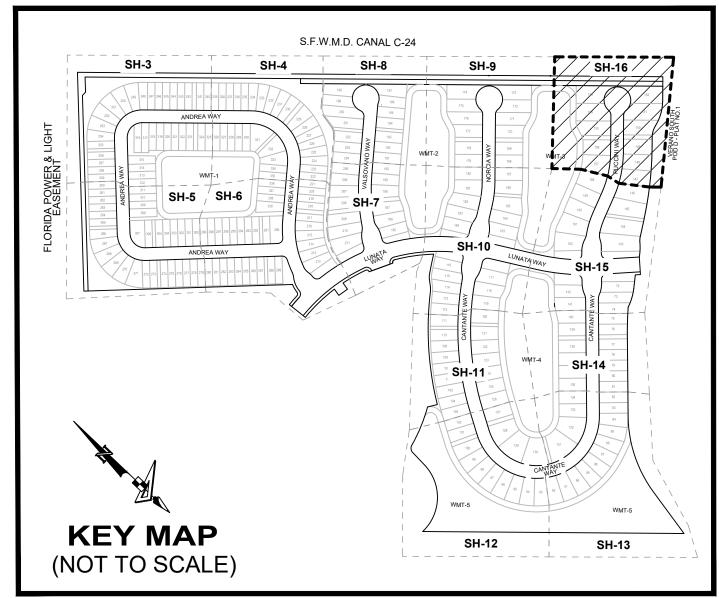
PAGE

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



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