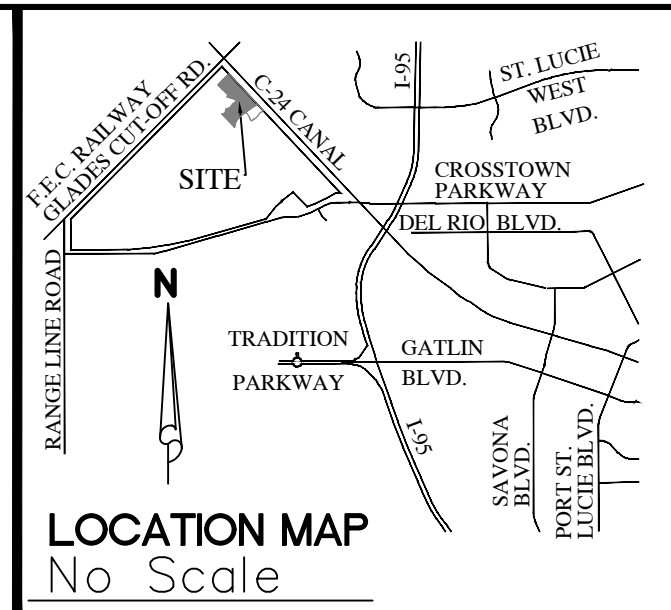


# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

### DESCRIPTION

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.3D16 AND V.3017, 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 690.45 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 **POINT OF BEGINNING**;

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°14'28", A DISTANCE OF 55.48 FEET TO A POINT OF TANGENCY; (4) THENCE SOUTH 46°51'22" WEST, A DISTANCE OF 44.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 187.00 FEET; (5) THENCE 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°14'28" WEST, A DISTANCE OF 116.00 FEET; (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 63.00 FEET, THENCE NORTH 45°54'31" WEST, A DISTANCE OF 39.89 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" EAST, 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; THENCE NORTHEASTERLY, 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 OF 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°12'46", 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 04°27'14" EAST; THENCE EASTERLY, 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°14'55", 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°25'05" WEST, A DISTANCE OF 983.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE NORTH 44°48'02" 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

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 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 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, 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.

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 RESPONSIBILITY 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.

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

WITNESS \_\_\_\_\_ VERANO DEVELOPMENT LLC.,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

(PRINT NAME OF WITNESS)

WITNESS \_\_\_\_\_ BY: \_\_\_\_\_  
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 \_\_\_\_\_, 2022, BY \_\_\_\_\_ 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.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_

### NOTE

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

### SURVEYOR'S NOTES:

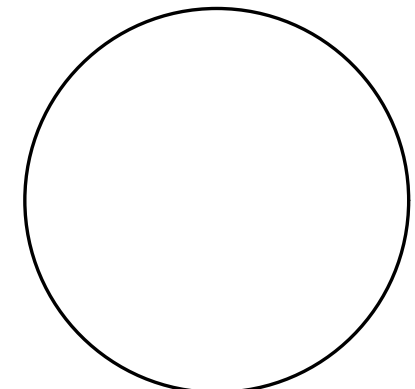
- BEARINGS SHOWN ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP OF CANAL C-24, CHECKED DATE 11-25-58 AND REVISED 2-23-59, WHICH BEARS SOUTH 43°08'38" EAST. ALL BEARINGS BEING RELATIVE THERETO.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC 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.
- 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 \_\_\_\_\_, 2022.

GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

SURVEYOR'S SEAL

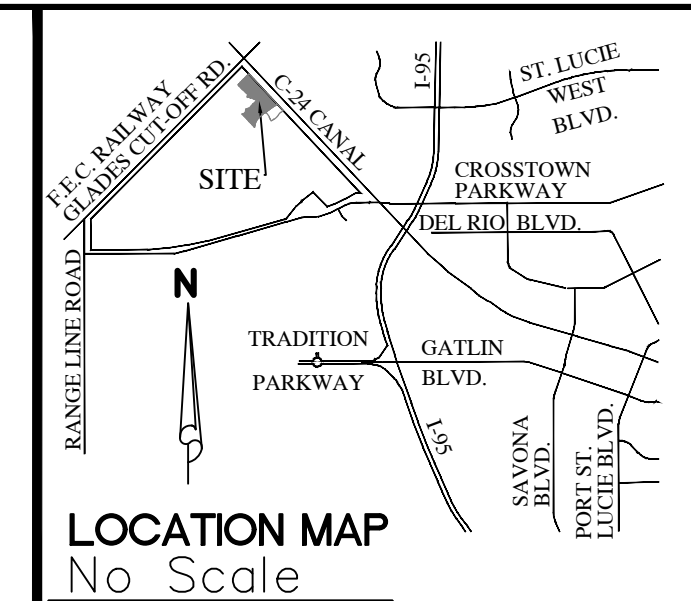


THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768  
**SHEET 1 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.



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.), 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: \_\_\_\_\_

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: \_\_\_\_\_

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

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 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

ATTEST:

SHANNON M. MARTIN, MAYOR

SALLY WALSH, CITY CLERK

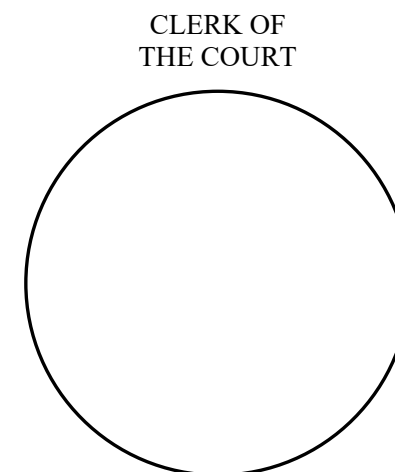
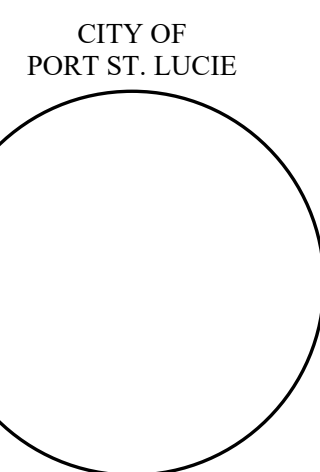
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

## 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 OF \_\_\_\_\_, 2022.

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



DRAWN BY: WALTERSON/PLATTING/VERANO SOUTH POD D PLAT NO. 4 PLATMS.DWG PLOTTED BY: DENNIS SCHOLL ON: 02/28/2024 11:27 AM LAST SAVED BY: DENNIS SCHOLL ON: 02/28/2024 11:20 AM



# VERANO SOUTH P.U.D. I - 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.

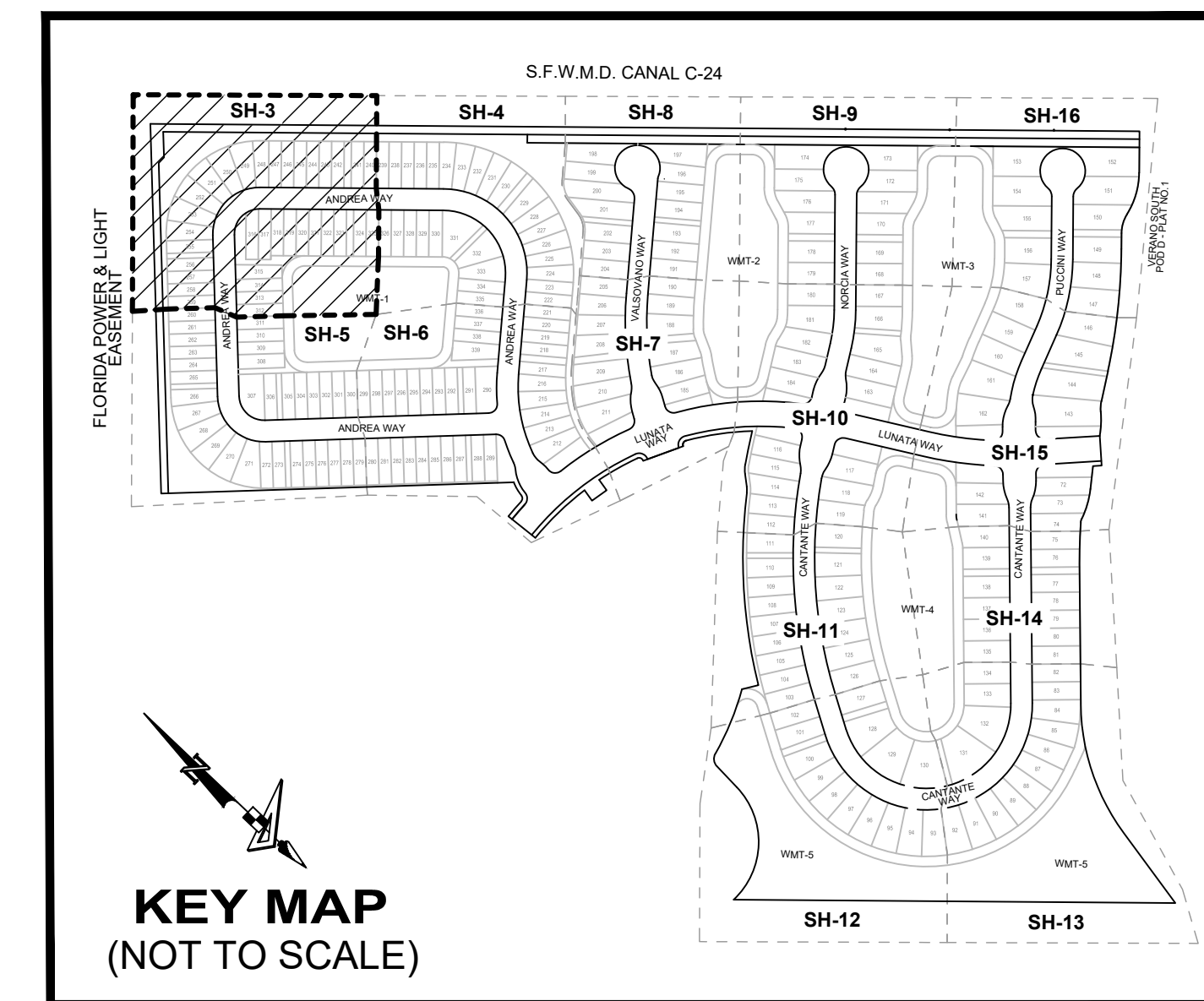
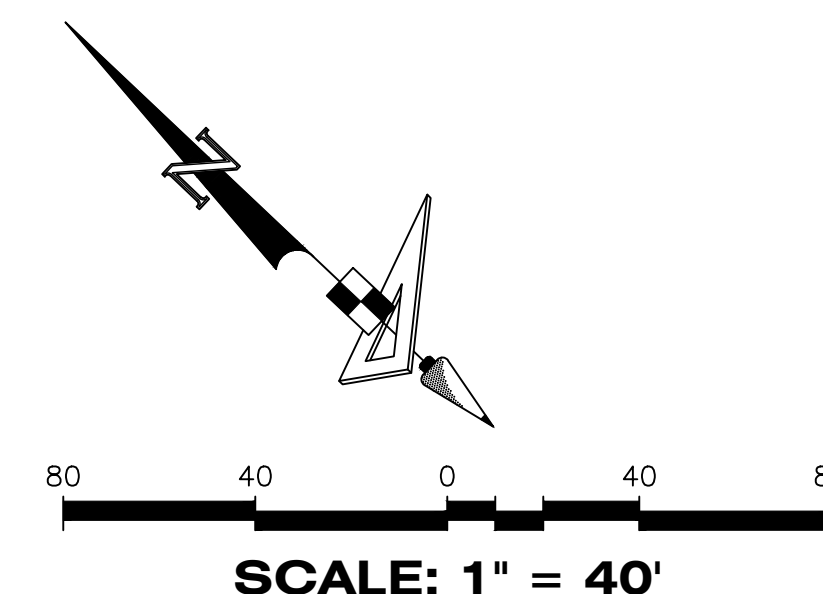
PLAT BOOK

PAGE

FILE NO.

DATE

TIME



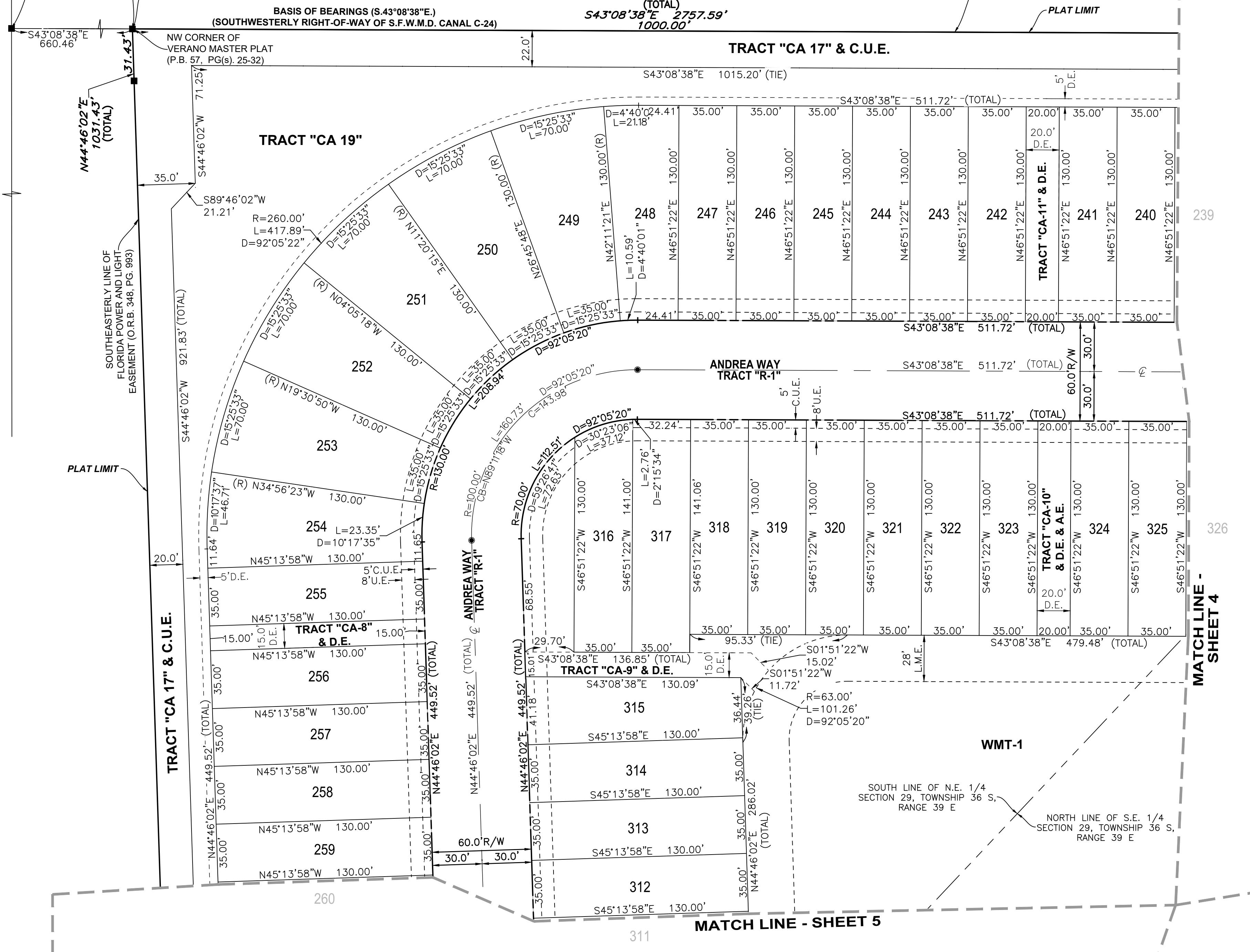
**FLORIDA EAST COAST RAILWAY**  
"FT. PIERCE CUT-OFF" TRACK AS SHOWN ON  
RIGHT-OF-WAY MAPS, PAGES V. 30/6 AND V. 30/7,  
DATED FEBRUARY 1, 1960 WITH "TRACK  
CORRECT" REVISION DATED 4/28/67

**POINT OF COMMENCEMENT**  
INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF  
THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY  
R/W LINE OF THE FLORIDA EAST COAST RAILWAY  
FOUND 4"x4" C.M. STAMPED "HEI"

**POINT OF BEGINNING**  
SOUTHWESTERLY RIGHT-OF-WAY  
LINE OF S.F.W.M.D. CANAL C-24

**S.F.W.M.D. CANAL C-24**  
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



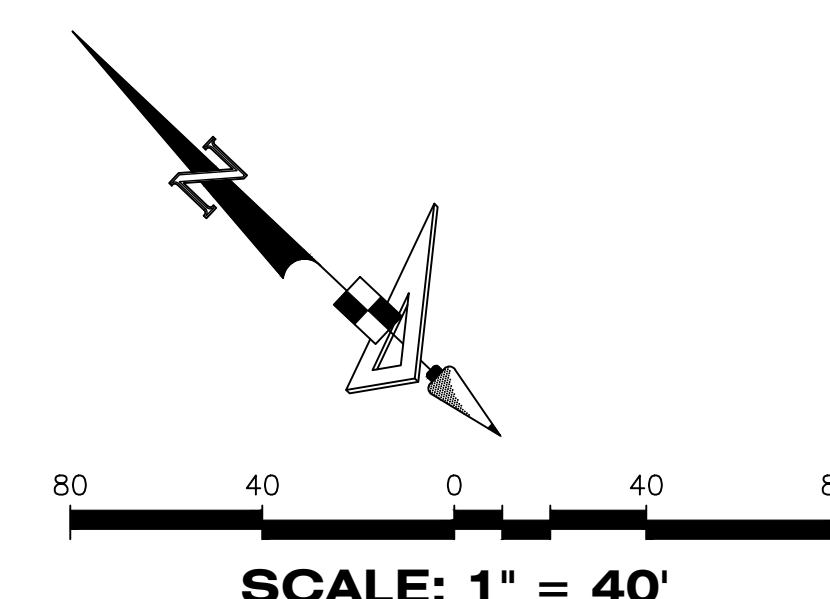
**KEY MAP**  
(NOT TO SCALE)

**LEGEND**

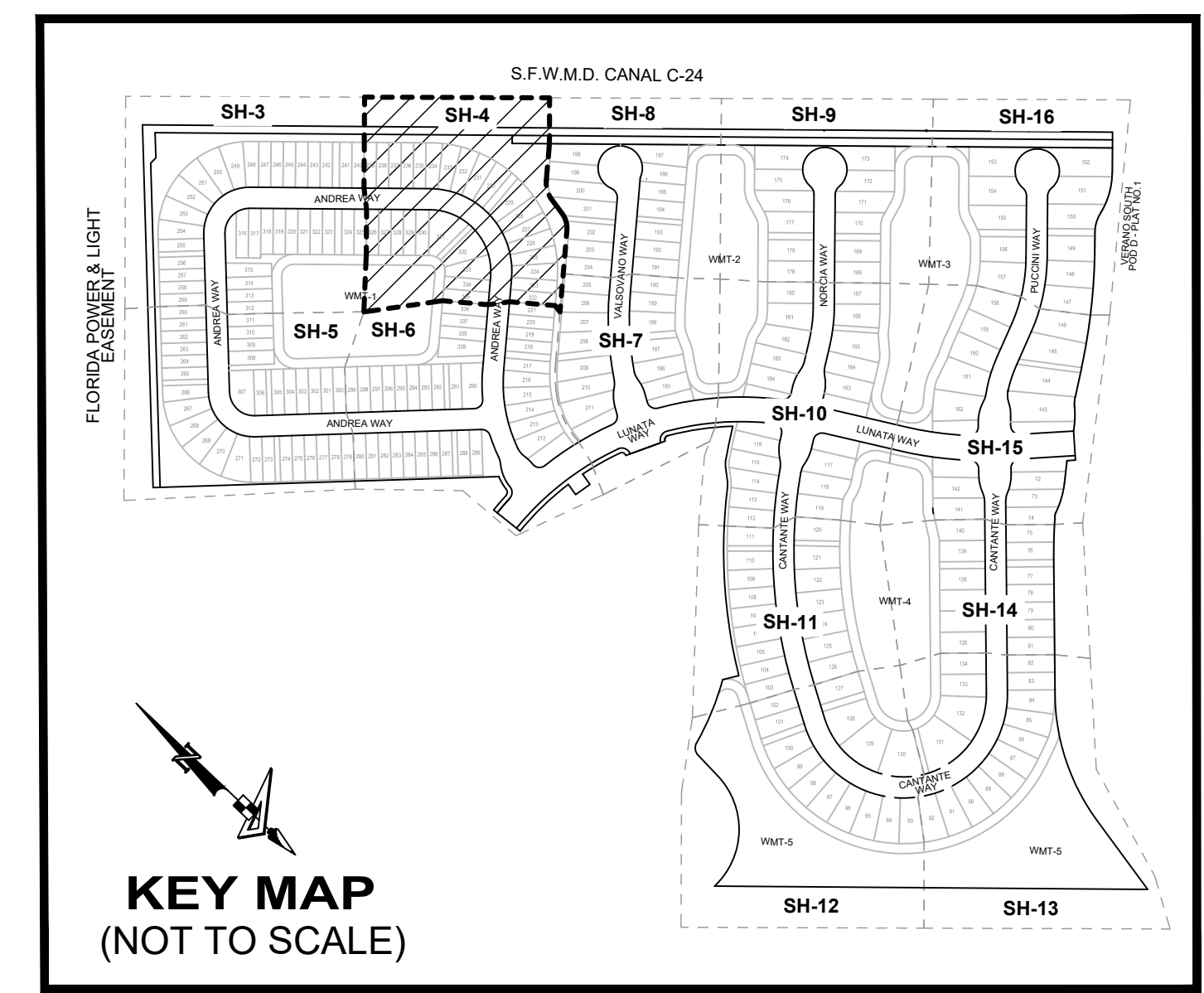
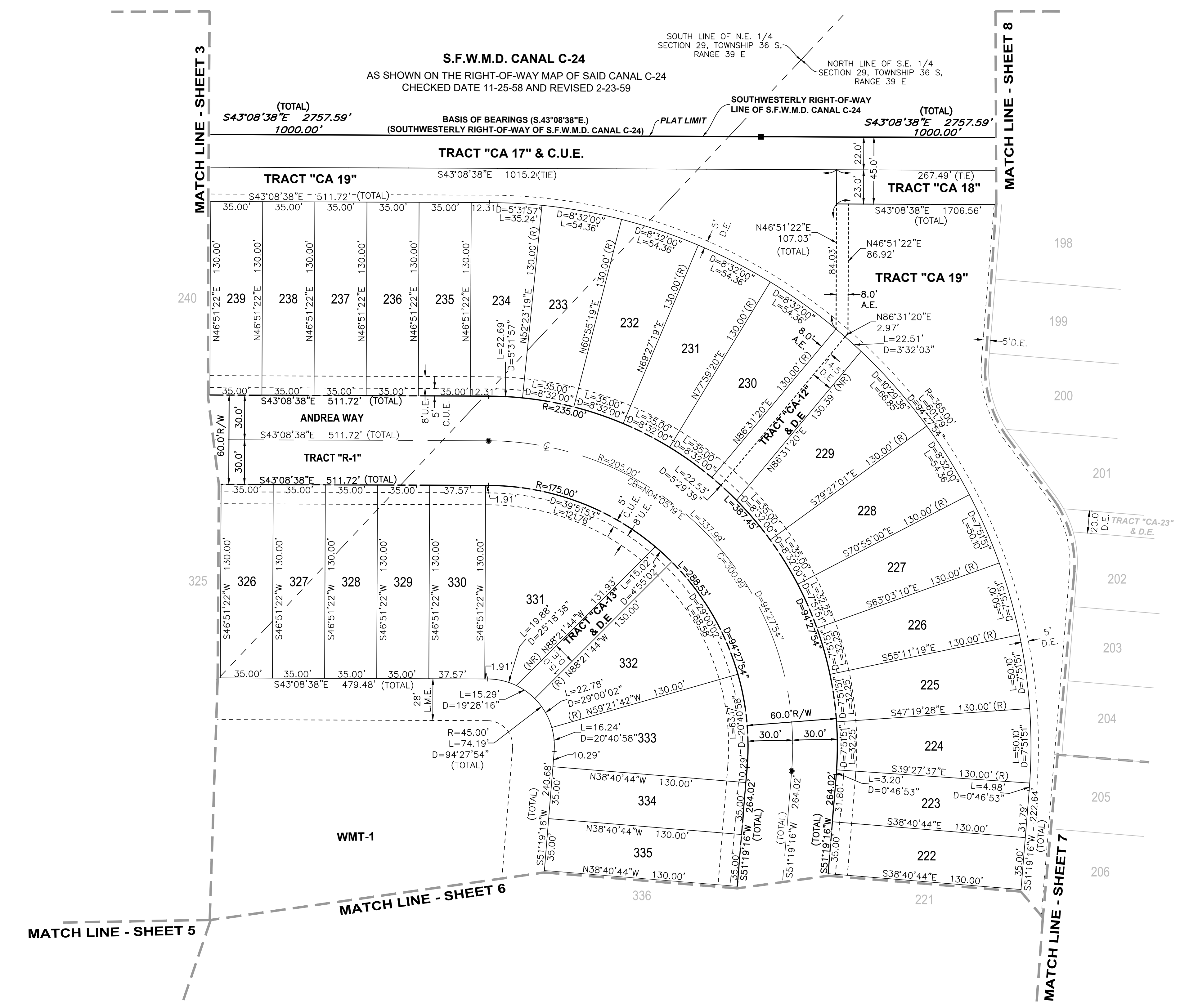
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- A.E. ----- Access Easement
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- E.A.E. ----- Emergency Access Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- L.E. ----- Landscape Easement
- WMT ----- Stormwater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

# VERANO SOUTH P.U.D. I - 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.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME



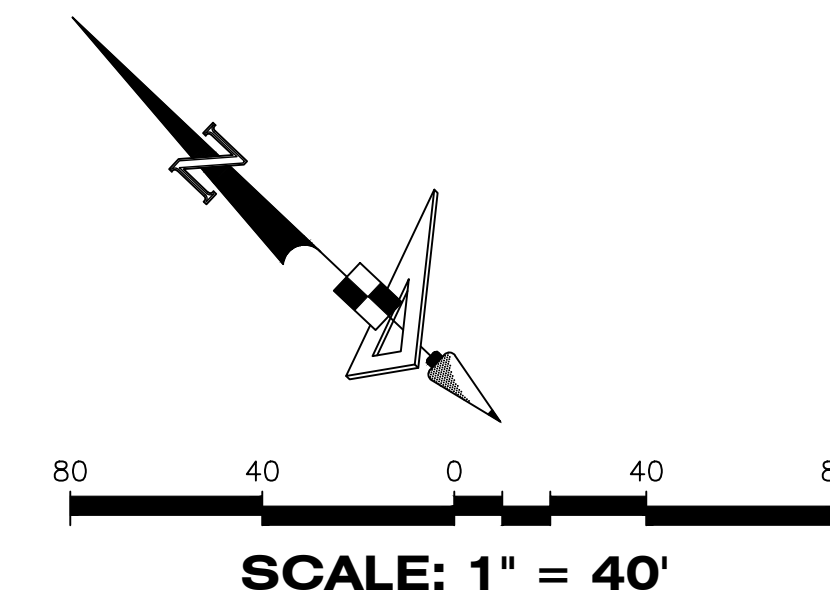
**KEY MAP**  
(NOT TO SCALE)

**LEGEND**

P.B. -----	Plat Book
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A.E. -----	Access Easement
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D.E. -----	Drainage Easement
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L.E. -----	Landscape Easement
WMT -----	Stormwater Management Tract
⊕ -----	Centerline
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P.U.D. -----	Planned Unit Development
R -----	Radius
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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

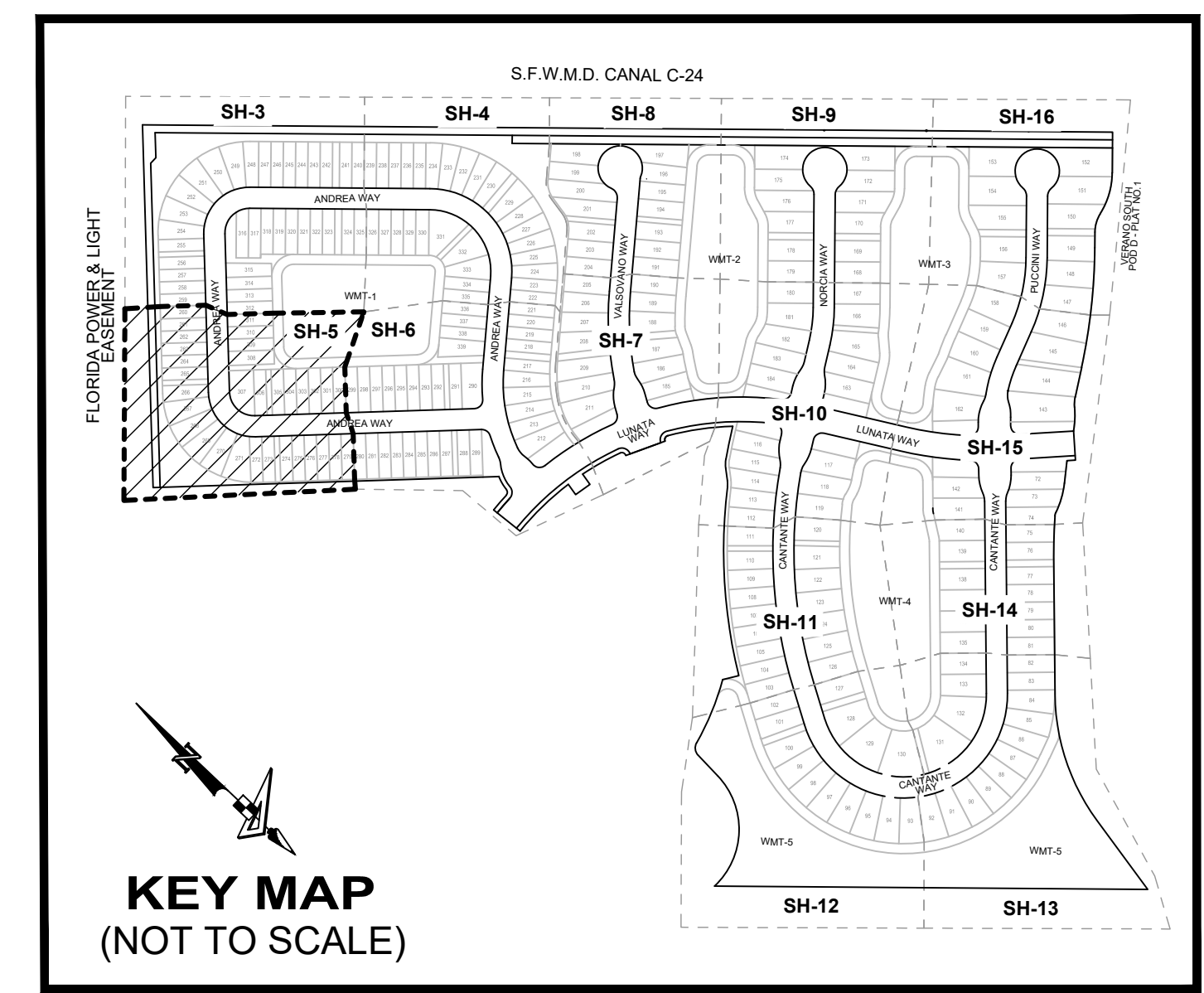
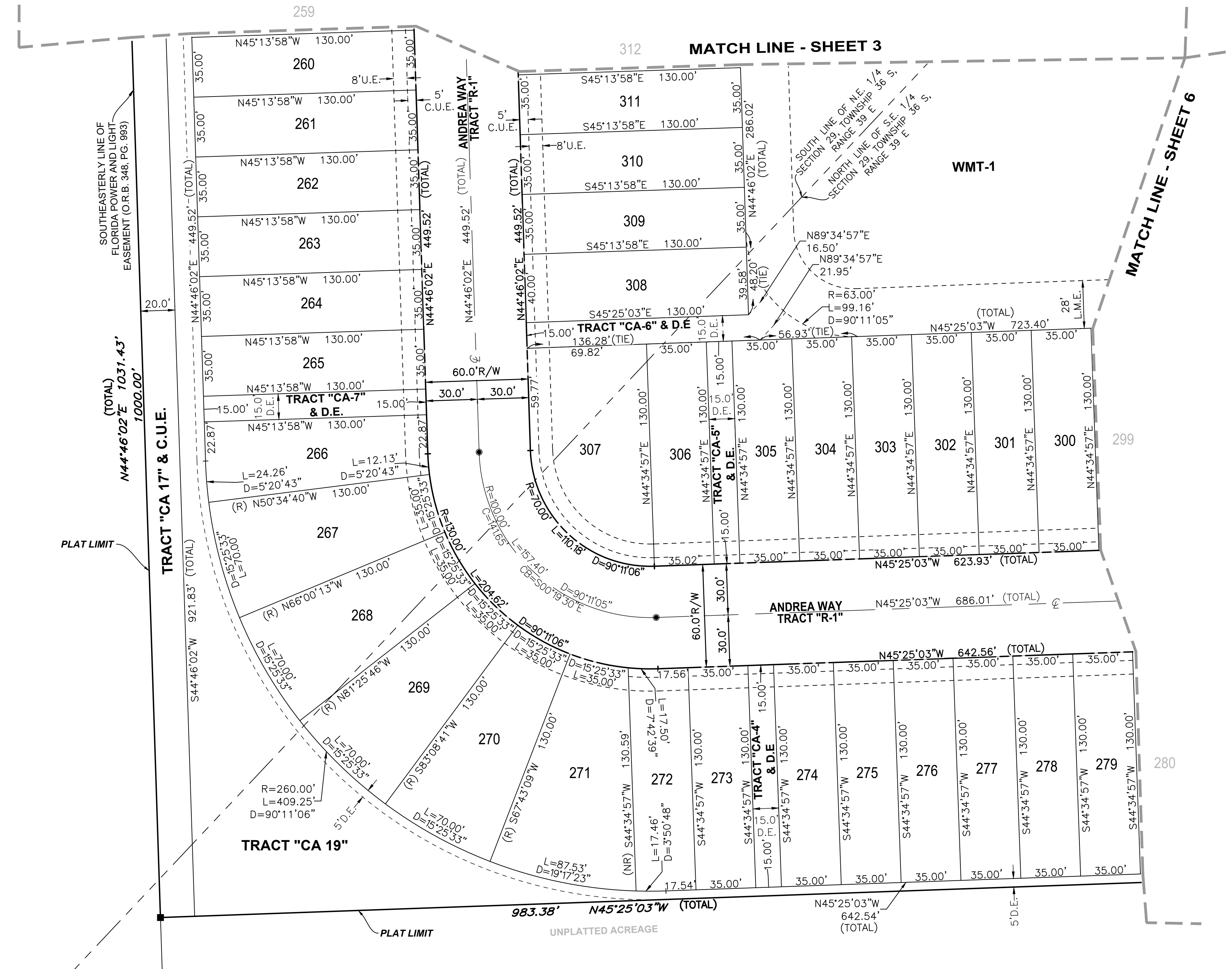
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**FLORIDA EAST COAST RAILWAY**  
"FT. PIERCE CUTOFF" TRACKS SHOWN ON  
RIGHT-OF-WAY MAPS, 1980, 1986 AND 11/30/7,  
DATED 11/30/7, 1980, 1986 WITH "TRACK  
CORRECT" REVISION DATED 4/28/67



**KEY MAP**  
(NOT TO SCALE)

**LEGEND**

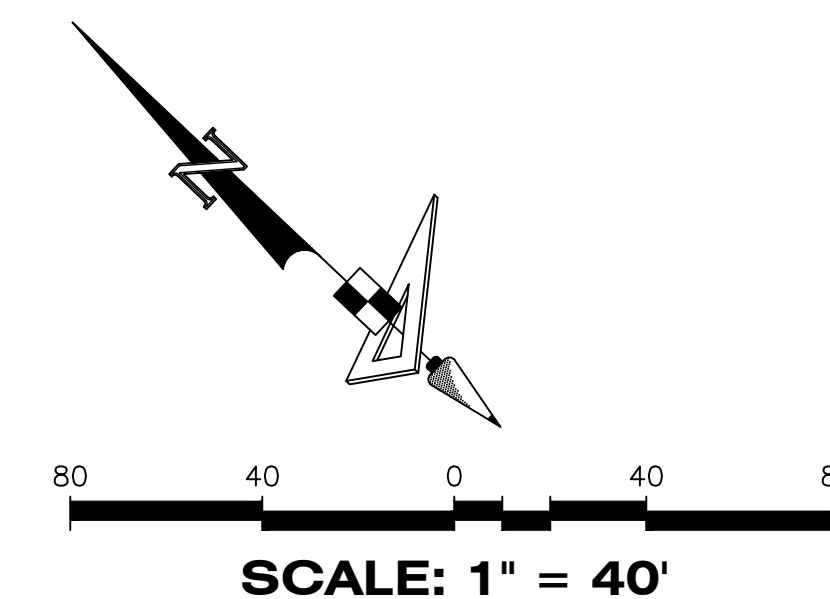
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(NR)	-----	Non—Radial
C.M.	-----	Concrete Monument
LB	-----	Licensed Business
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■	-----	Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	-----	Indicates (PCP) Permanent Control Point LB7768

DRAWN BY: WATERGARDEN/PLATTING/VERANO SOUTH POD D PLAT NO. 4 PLATMS.DWG PLOTTED BY: DENNIS SCHILL ON: 02/26/2011 11:22 AM LAST SAVED BY: DENNIS SCHILL ON: 02/26/2011 11:20 AM

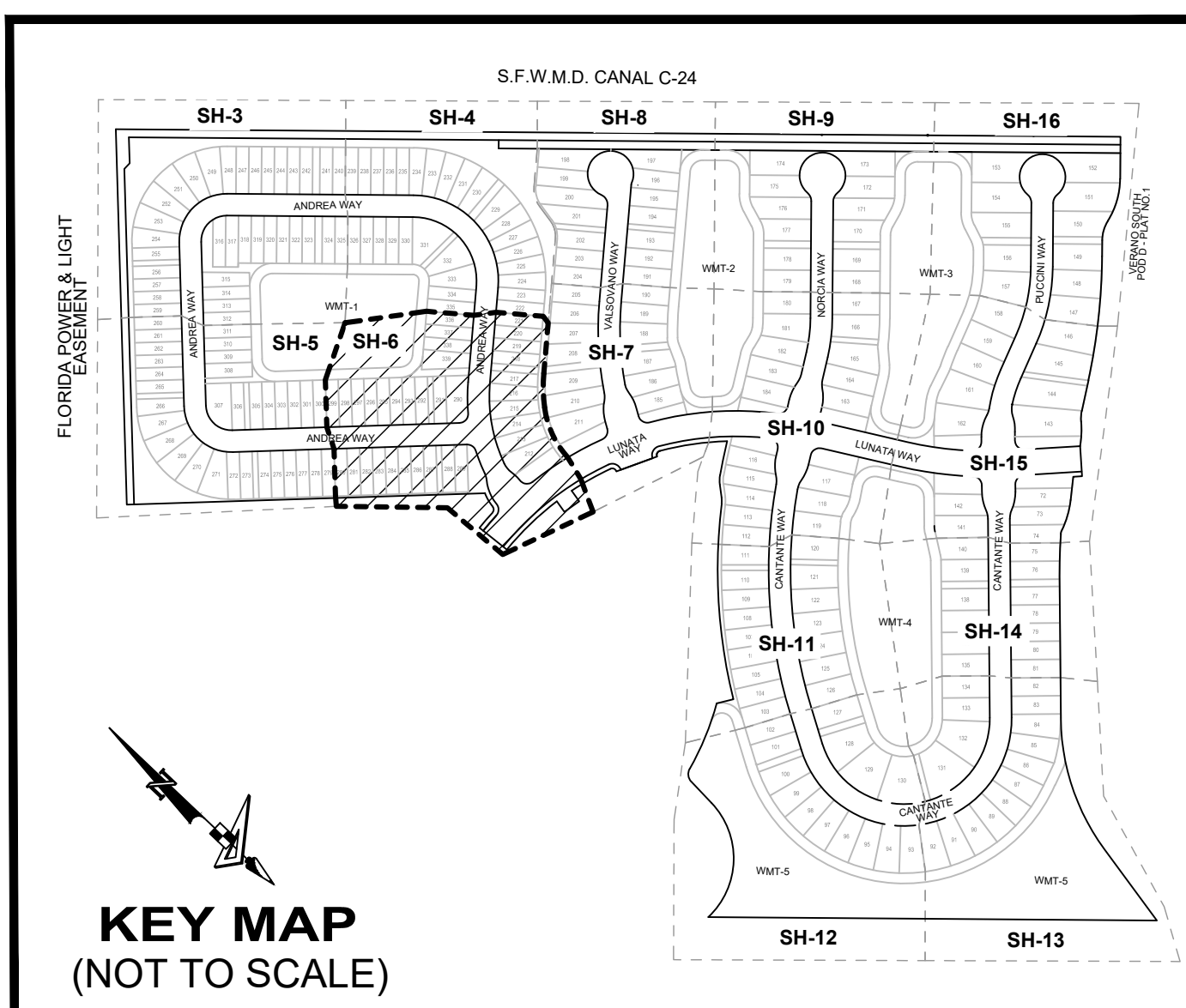
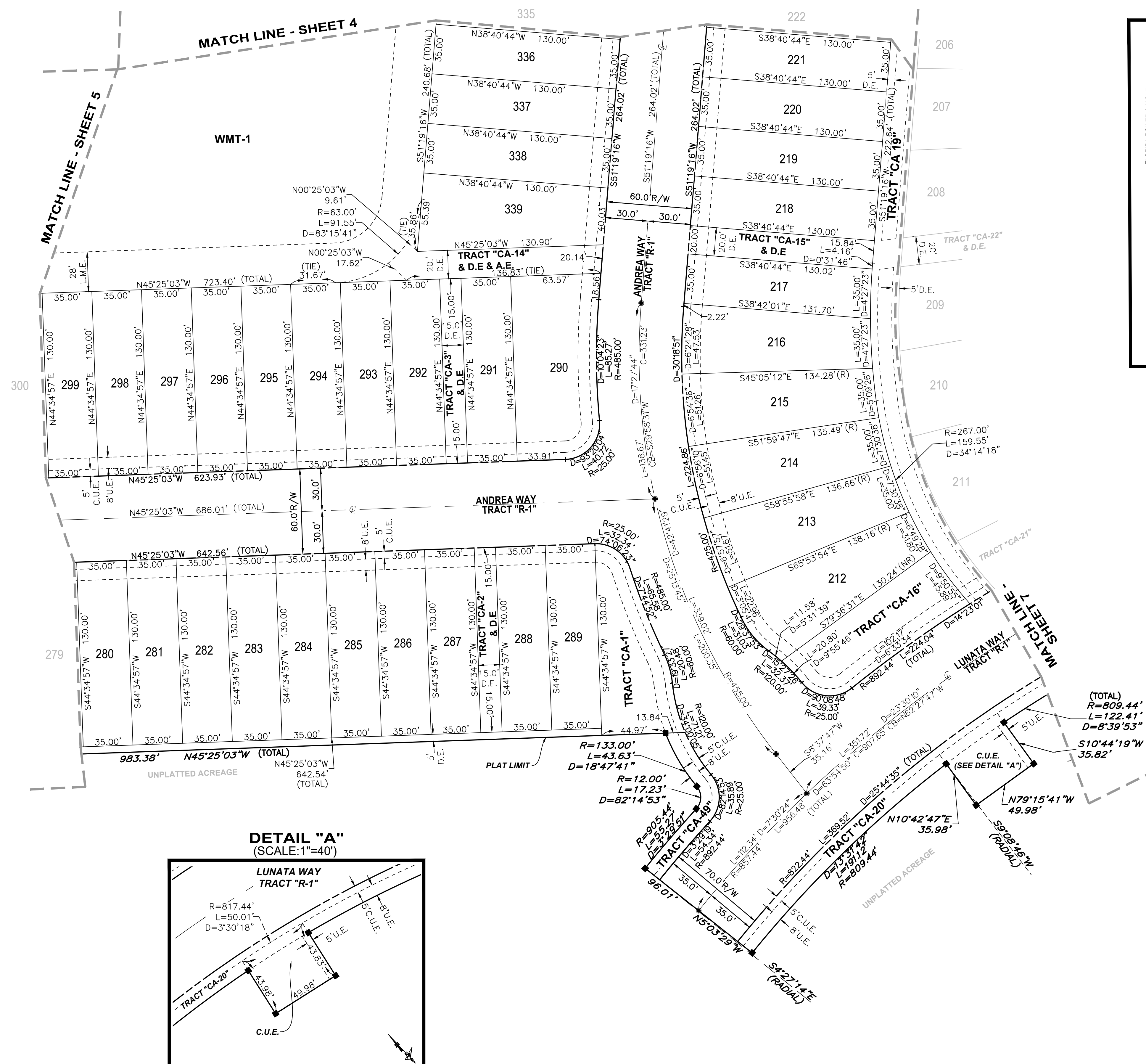


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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



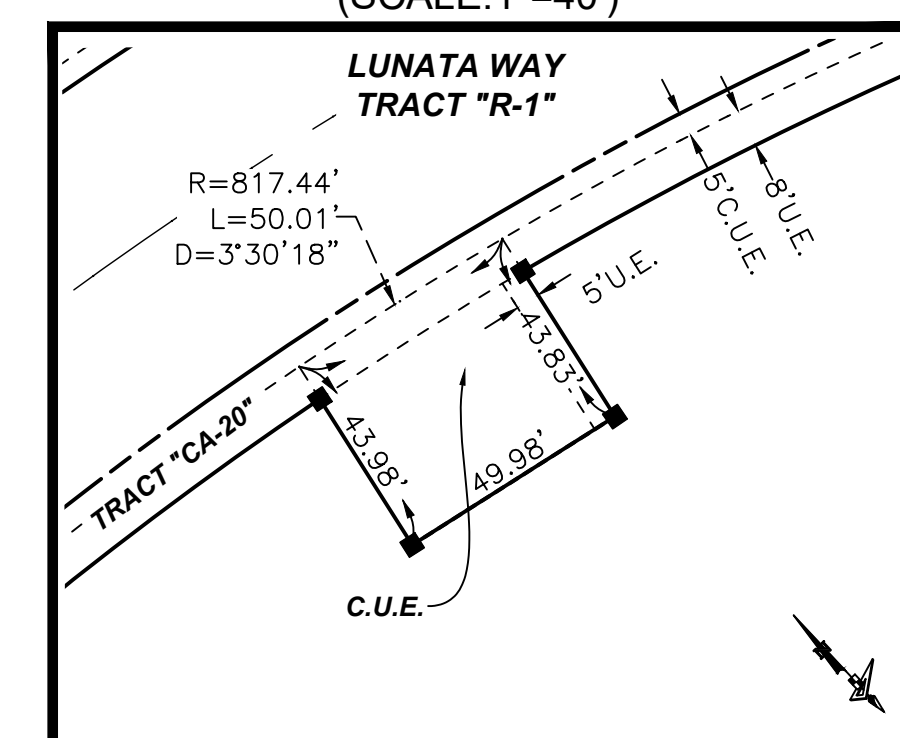
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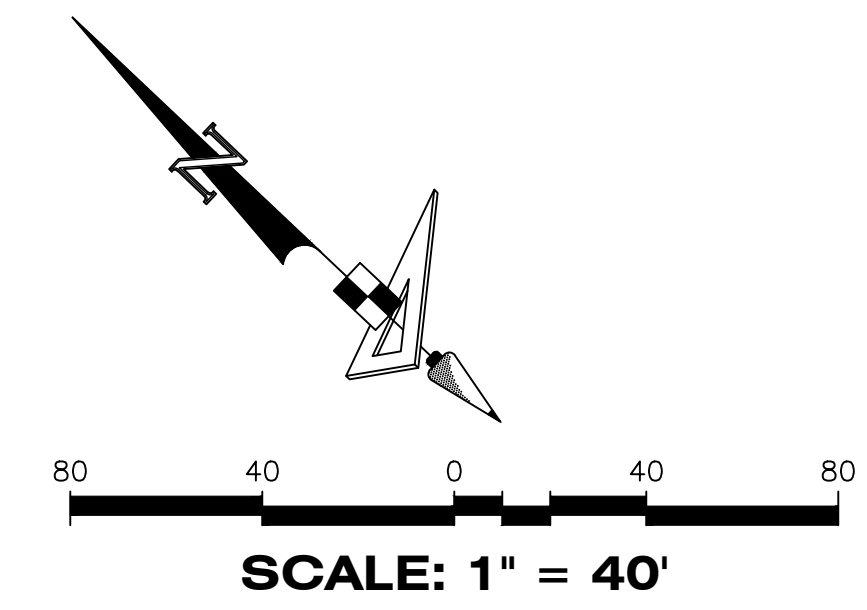
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**DETAIL "A"**  
(SCALE: 1"=40')

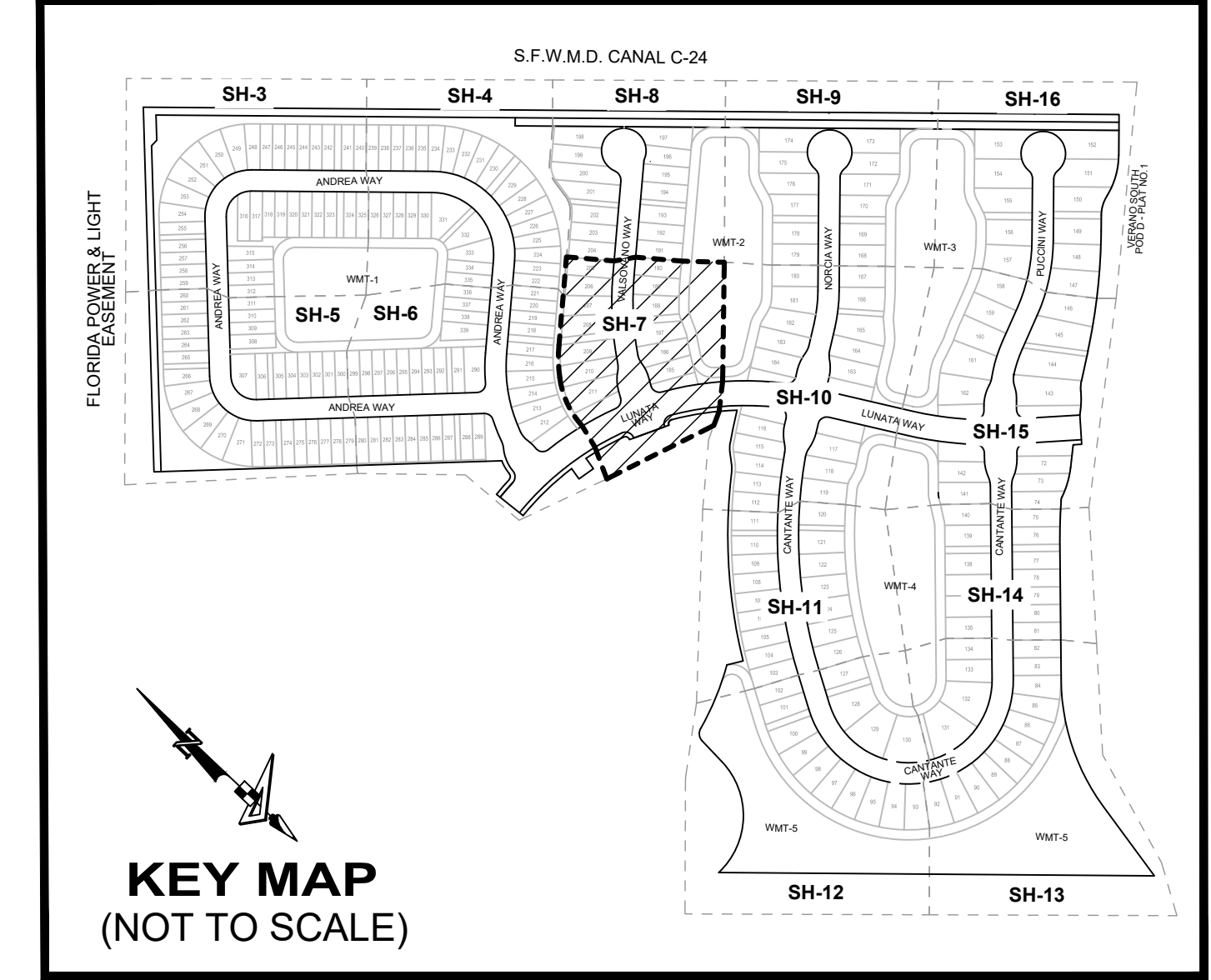
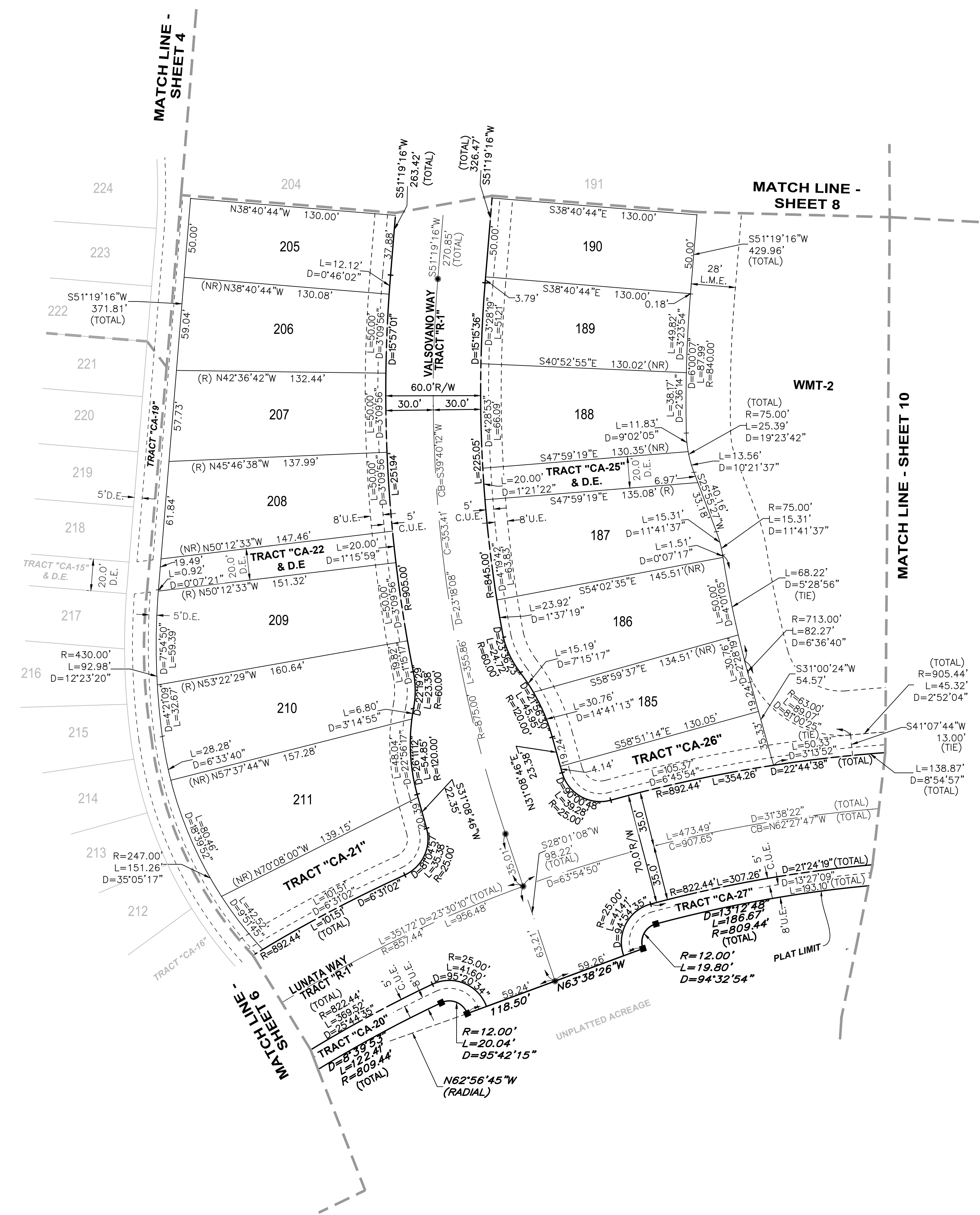


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BEING A PORTION OF SECTIONS 28, 29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



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**KEY MAP**  
(NOT TO SCALE)

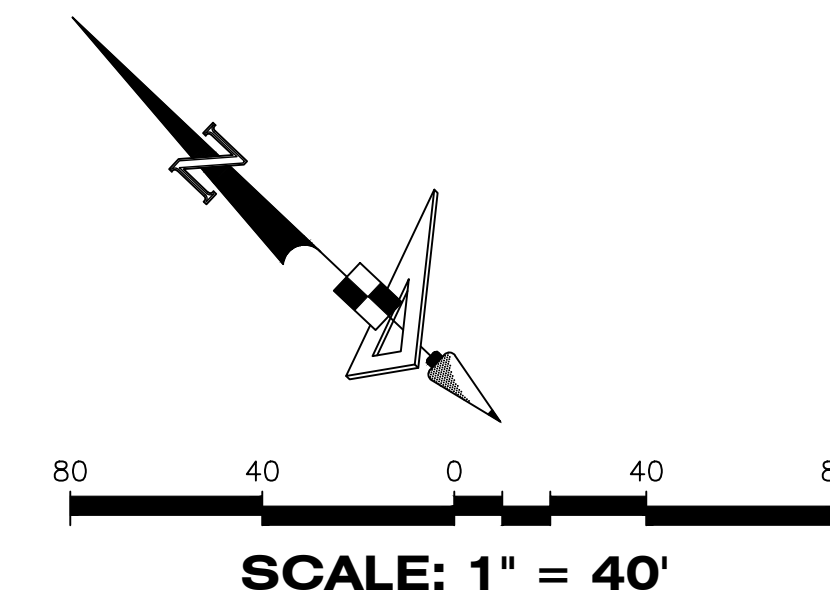
### LEGEND

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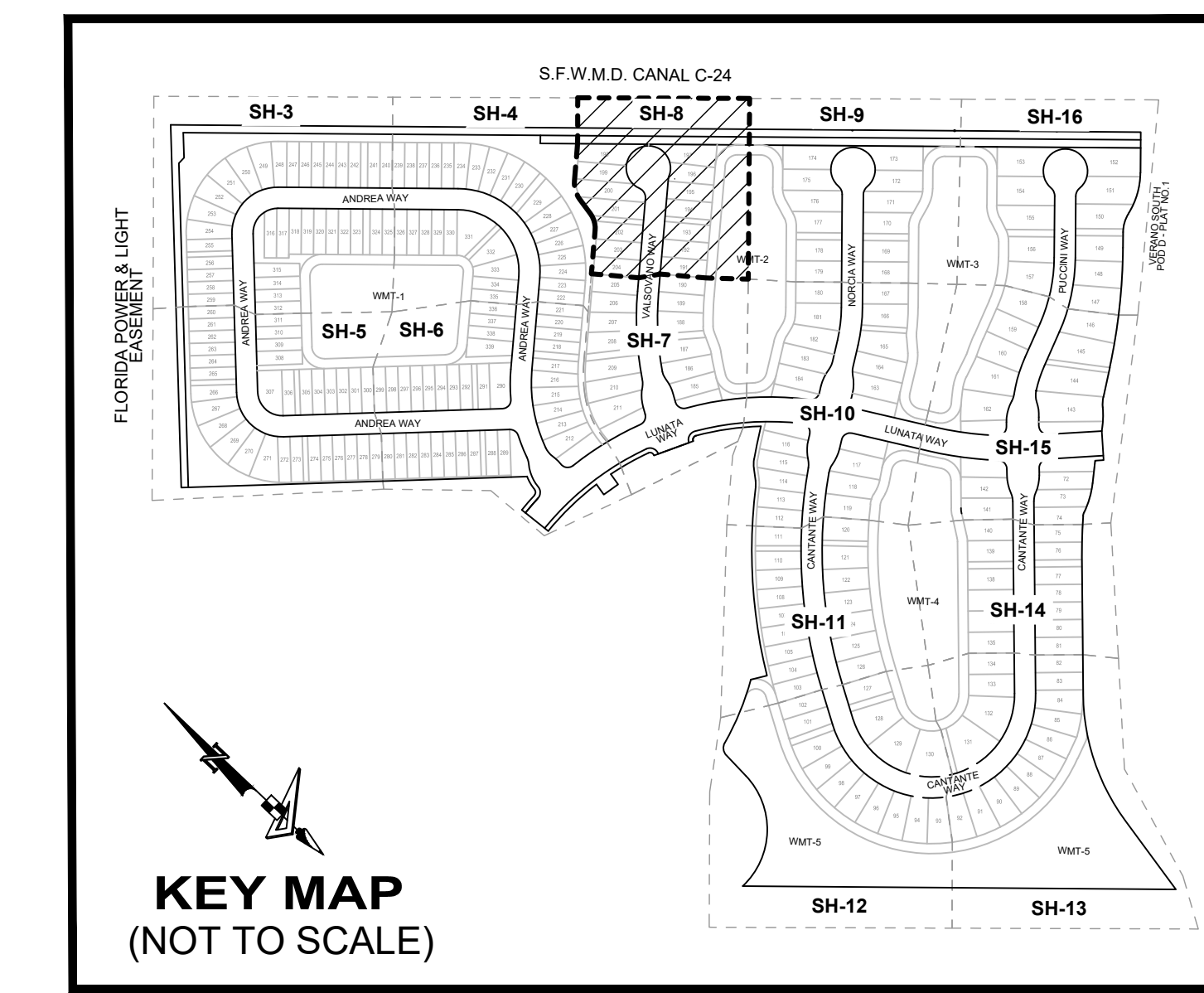
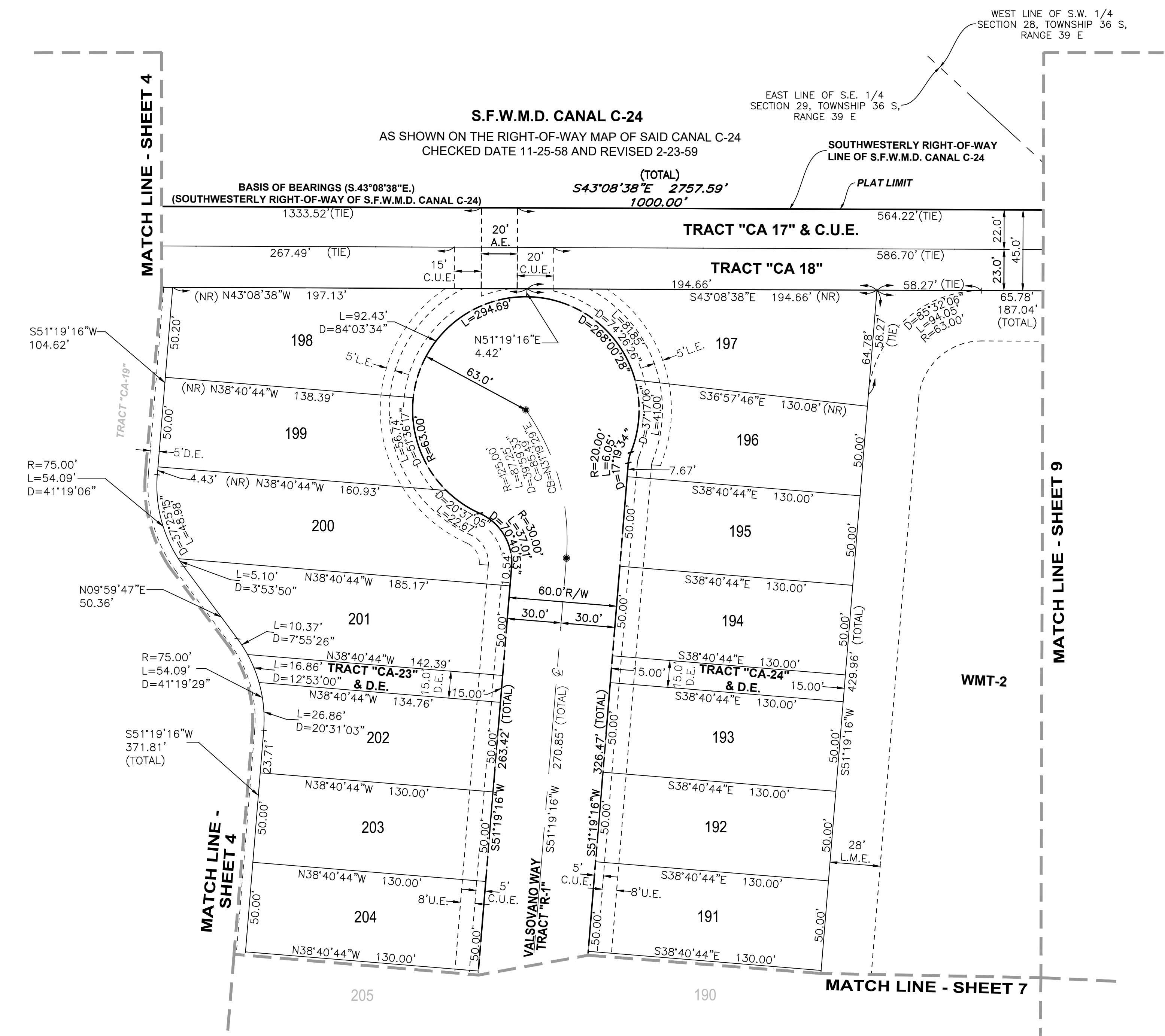
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# VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4

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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



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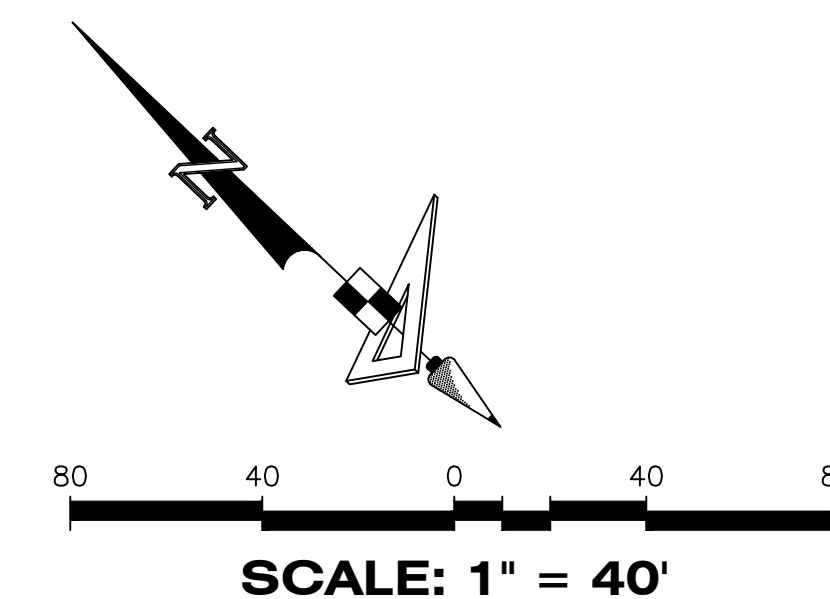
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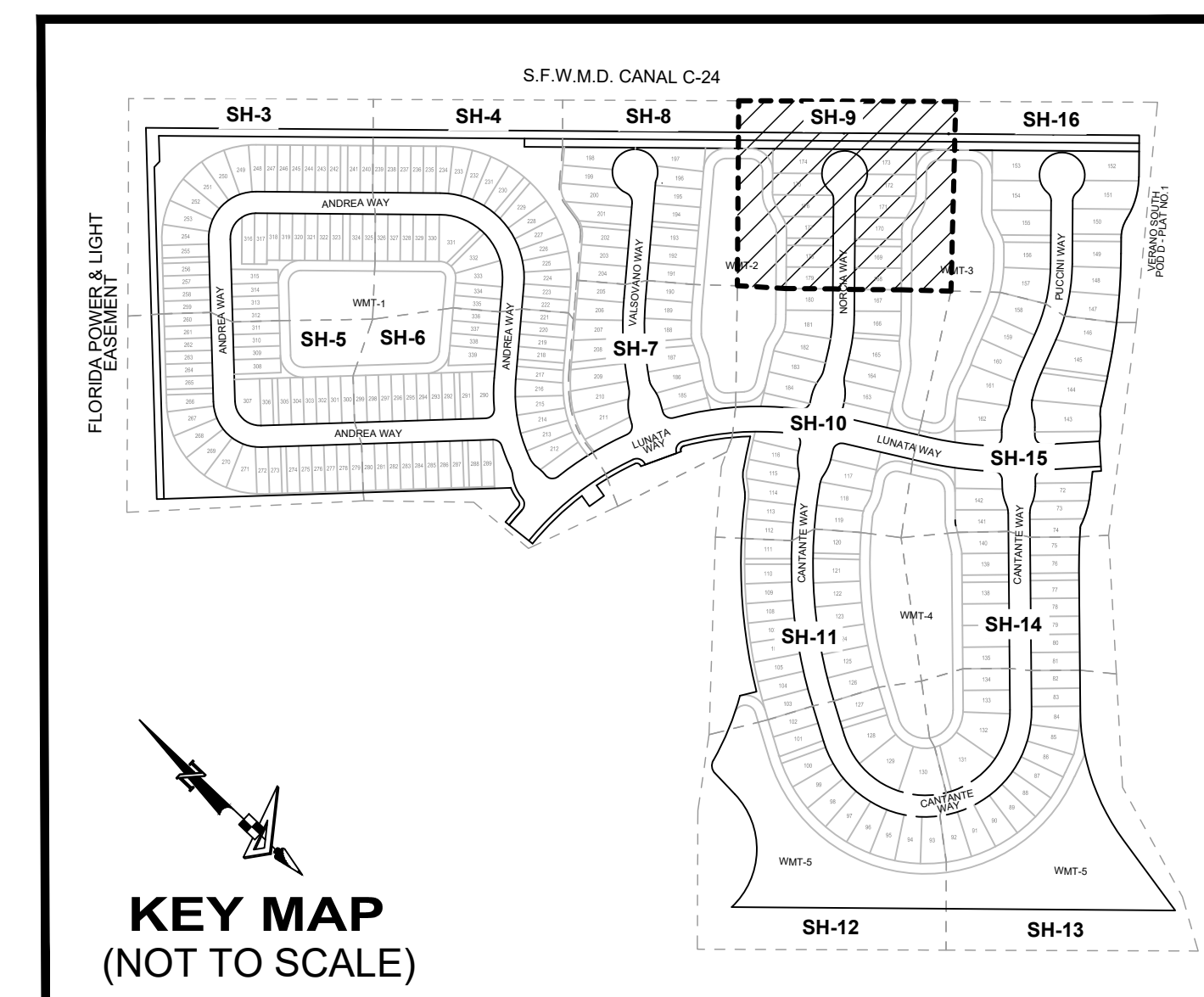
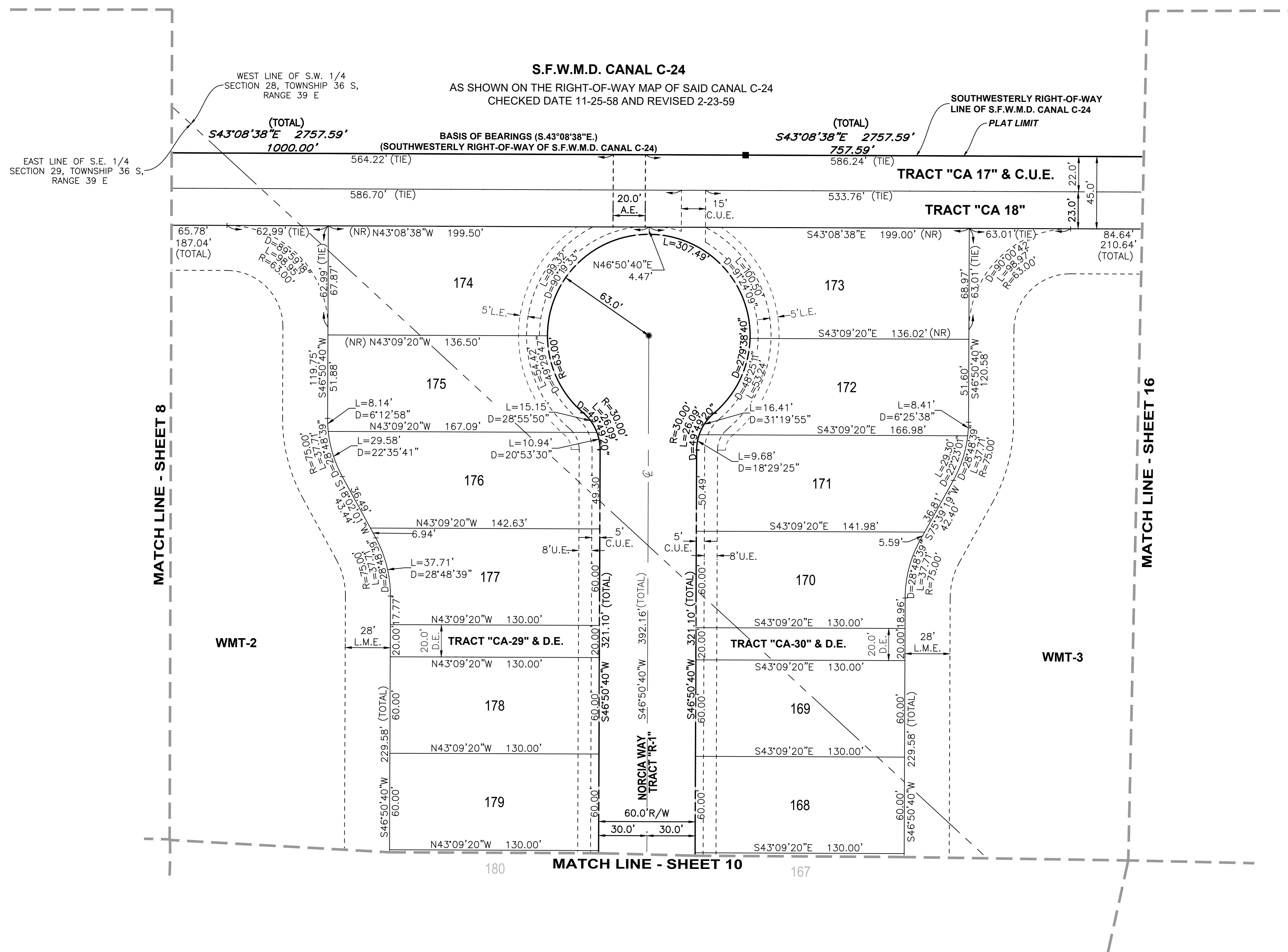


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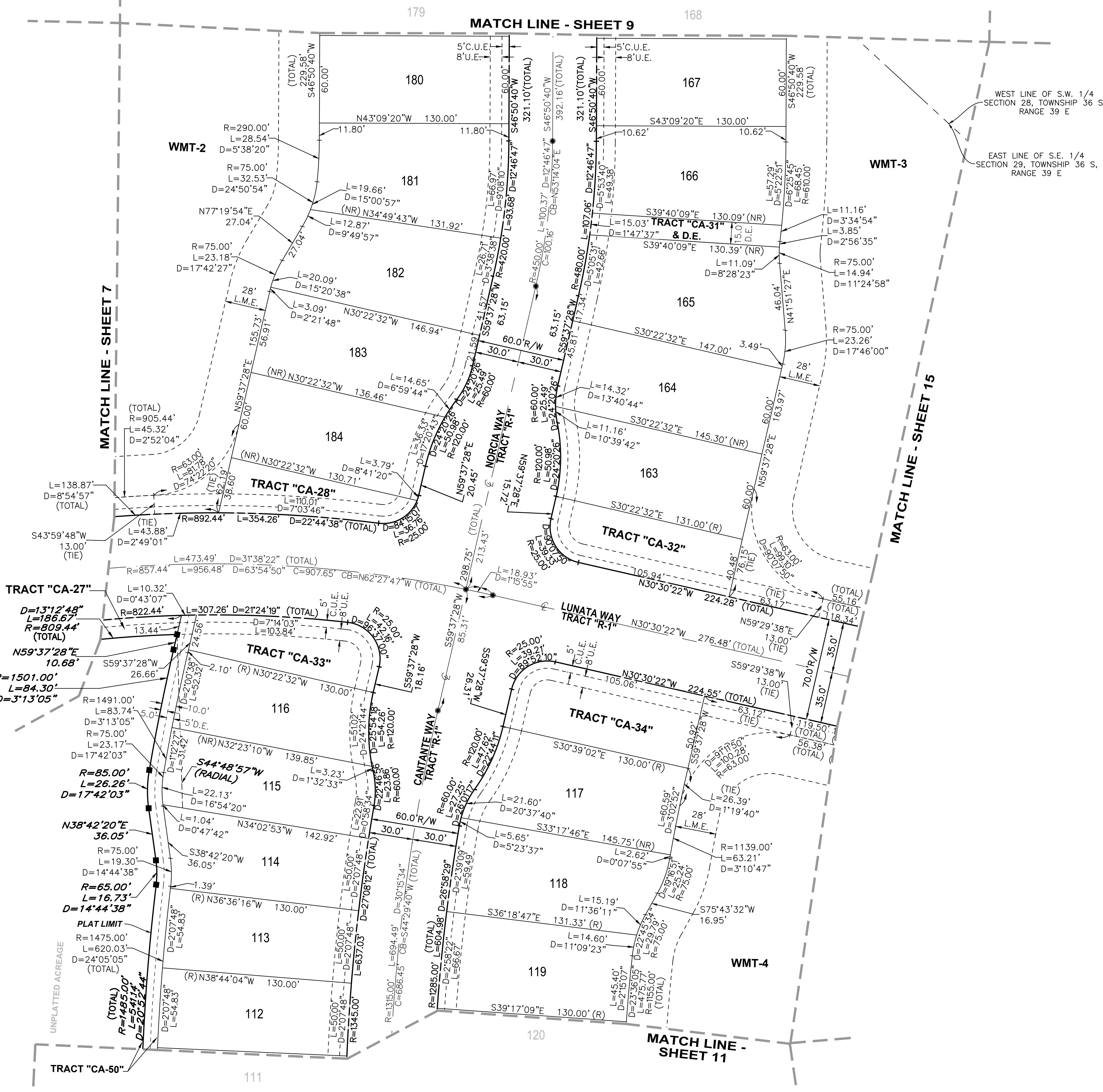
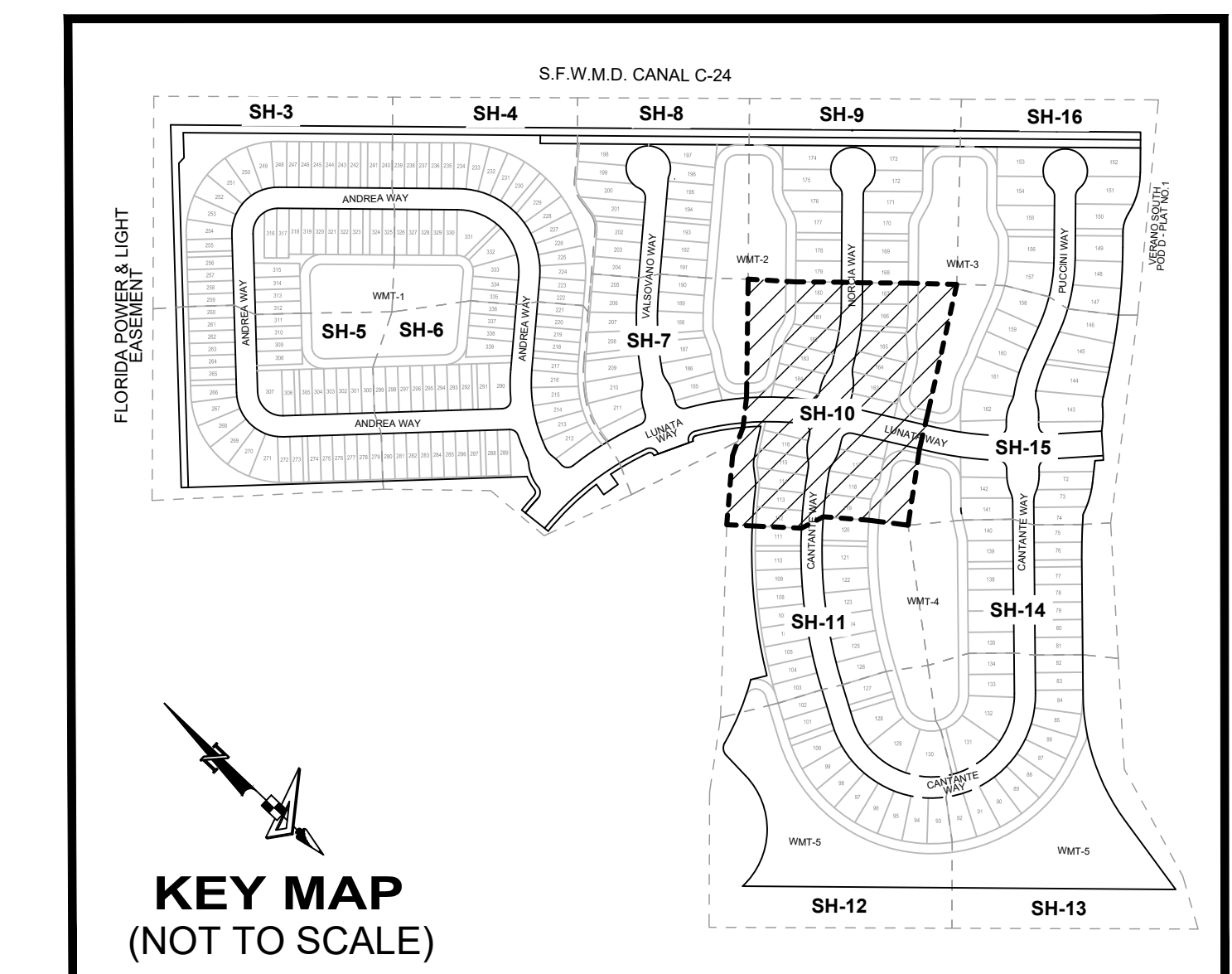
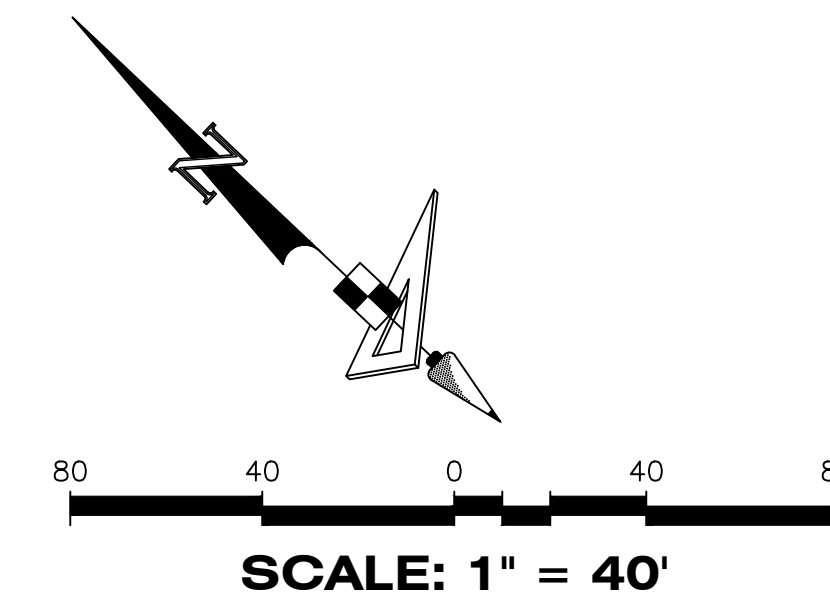
P.B.	-----	Plat Book
Pg(s).	-----	Page(s)
A.E.	-----	Access Easement
C.U.E.	-----	City Utility Easement
D.E.	-----	Drainage Easement
E.A.E.	-----	Emergency Access Easement
L.M.E.	-----	Lake Maintenance Easement
U.E.	-----	Utility Easement
L.E.	-----	Landscape Easement
WMT	-----	Stormwater Management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

DRAWN BY: WATER/PLANNING/VERANO SOUTH POD D PLAT NO. 4 PLANS.DWG PLOTTED BY: DENNIS SCHOLL ON: 02/26/2021 11:22 AM LAST SAVED BY: DENNIS SCHOLL ON: 02/26/2021 11:20 AM

# VERANO SOUTH P.U.D. I - 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.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

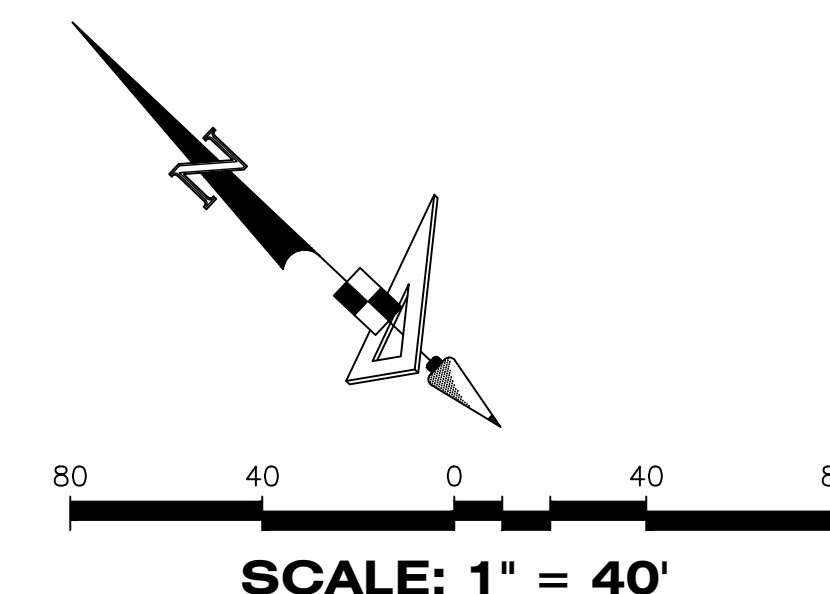


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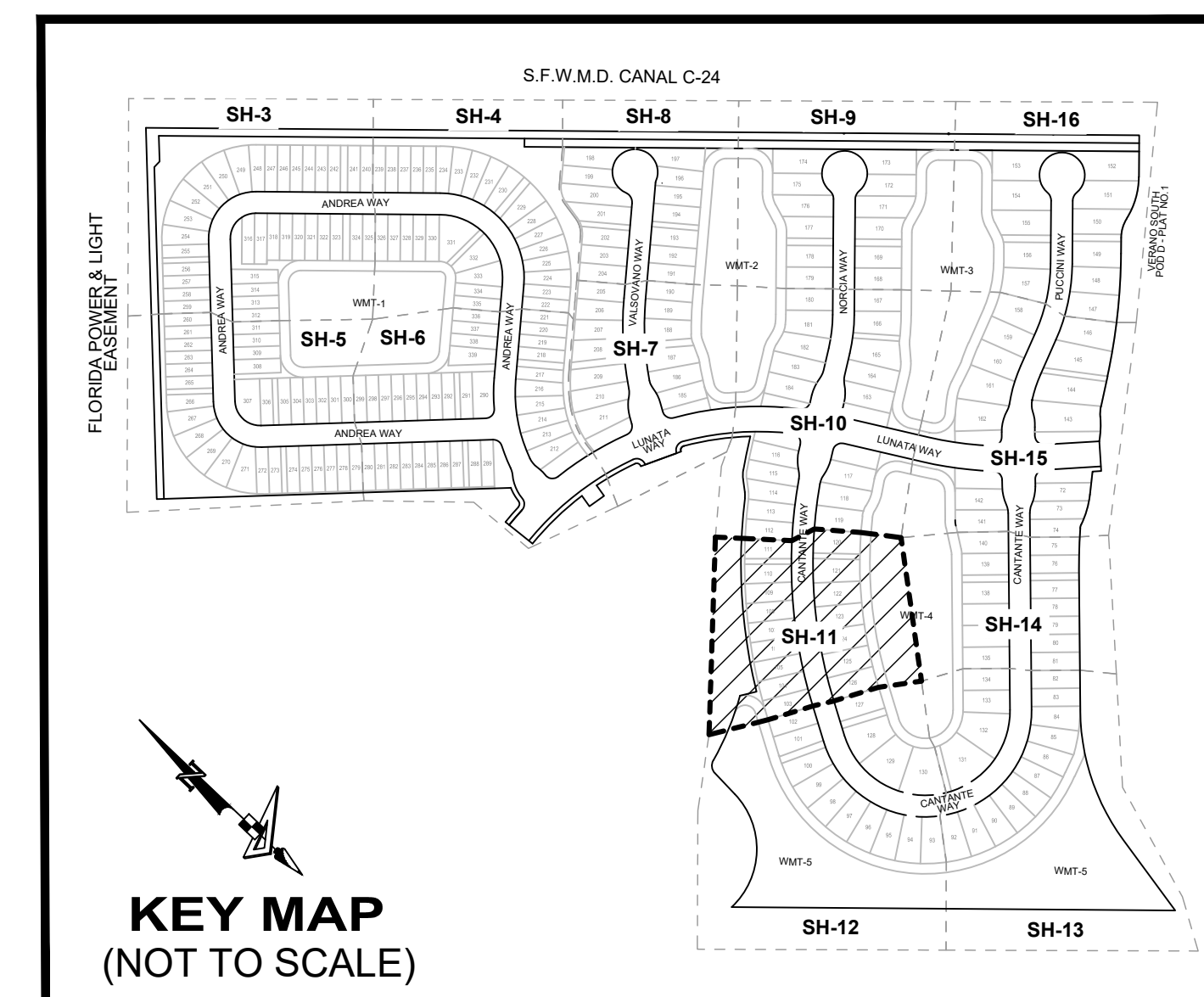
P.B. -----	Plat Book
Pg(s). -----	Page(s)
A.E. -----	Access Easement
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
E.A.E. -----	Emergency Access Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
L.E. -----	Landscape Easement
WMT -----	Stormwater Management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

# VERANO SOUTH P.U.D. I - 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.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**KEY MAP**  
(NOT TO SCALE)

### 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
- ⊆ ----- 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 (PCP) Permanent Control Point LB7768

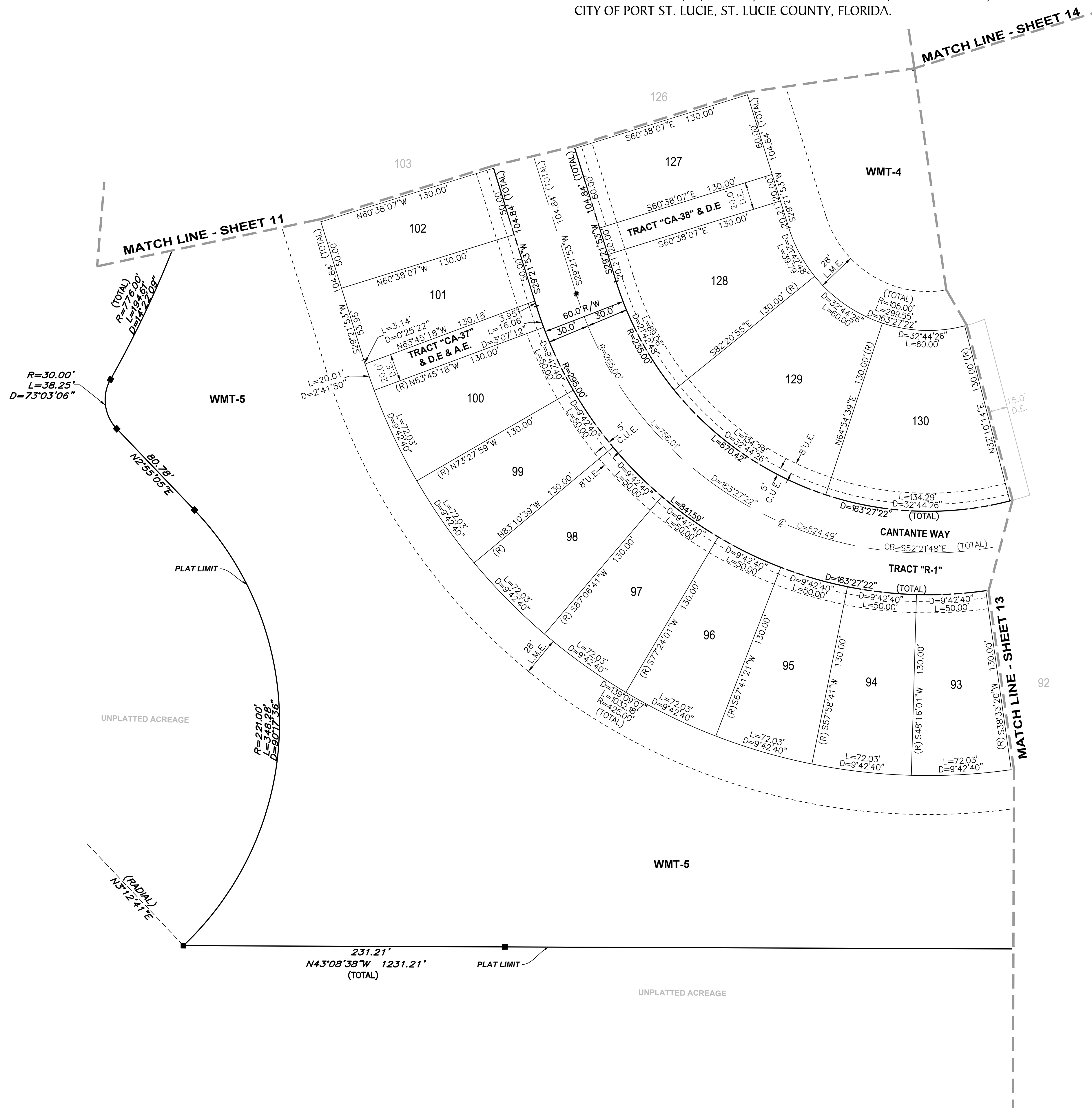
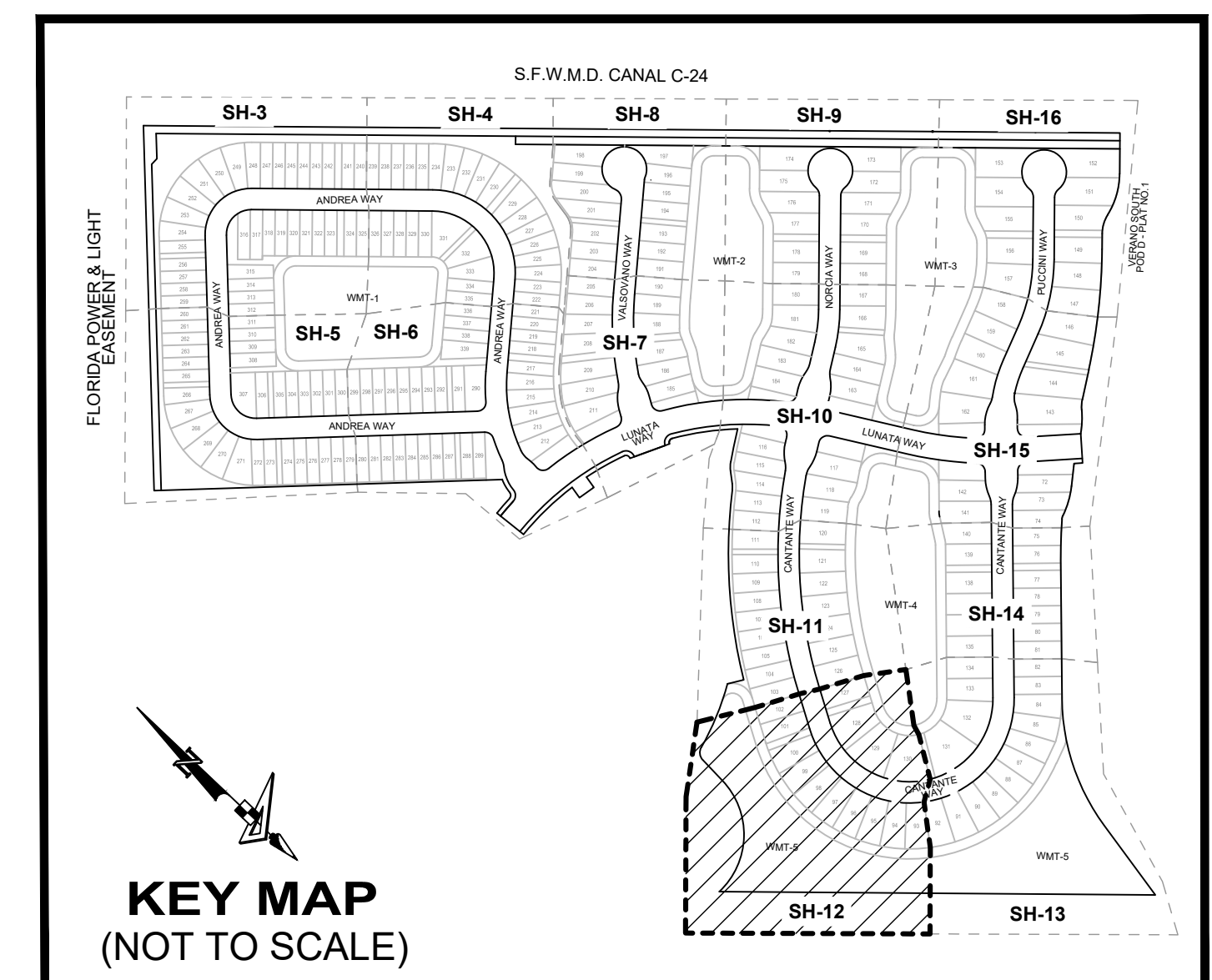
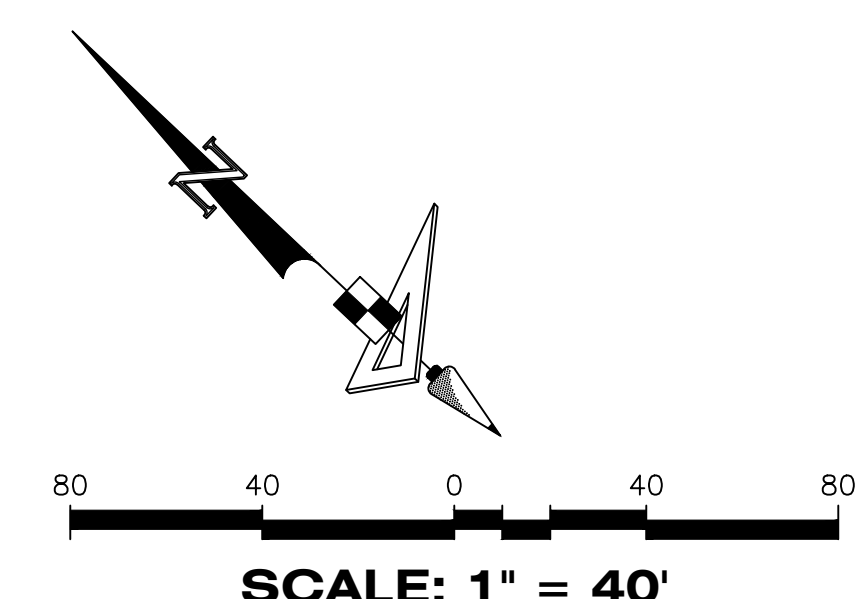
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# VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4

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

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



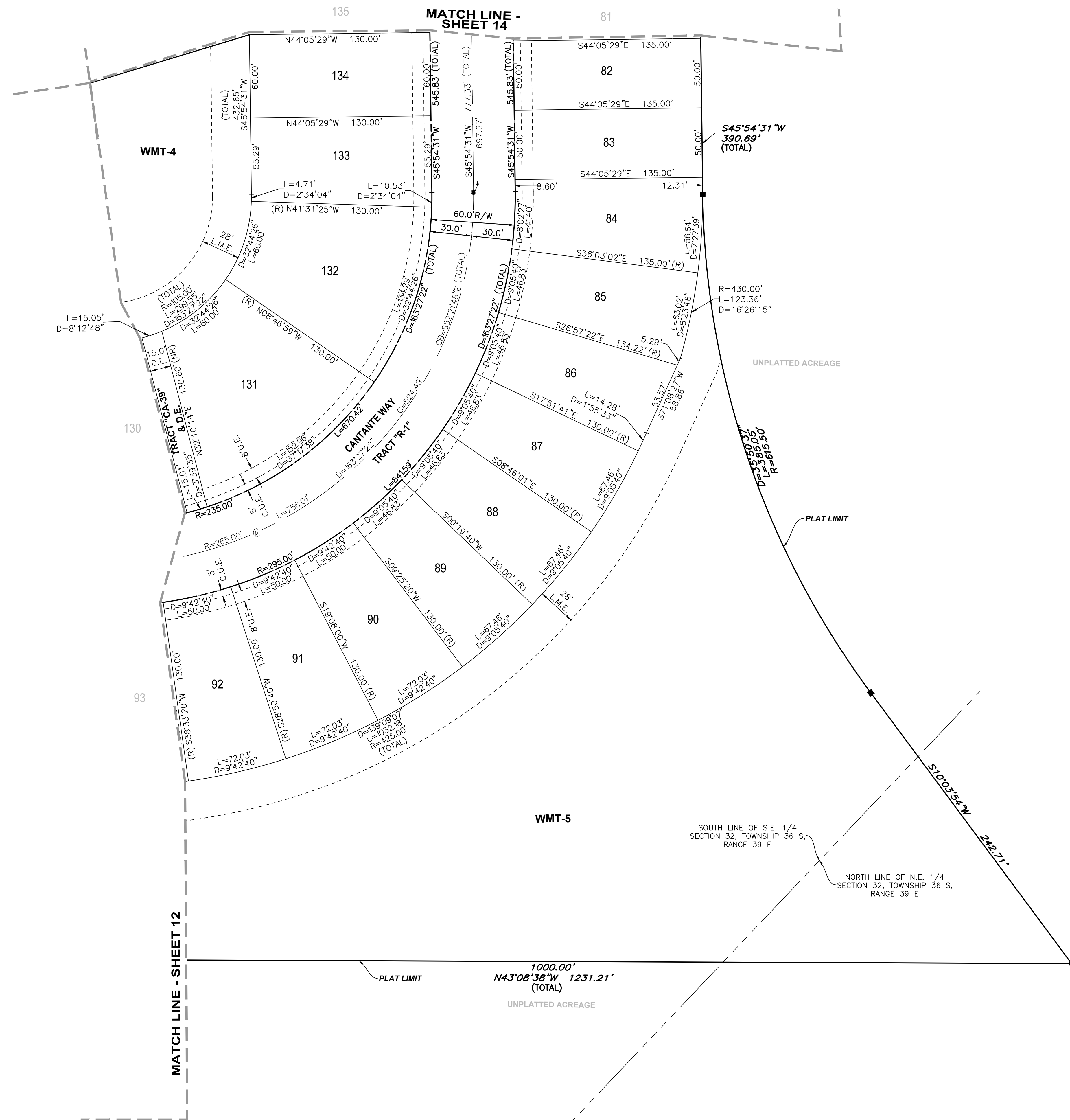
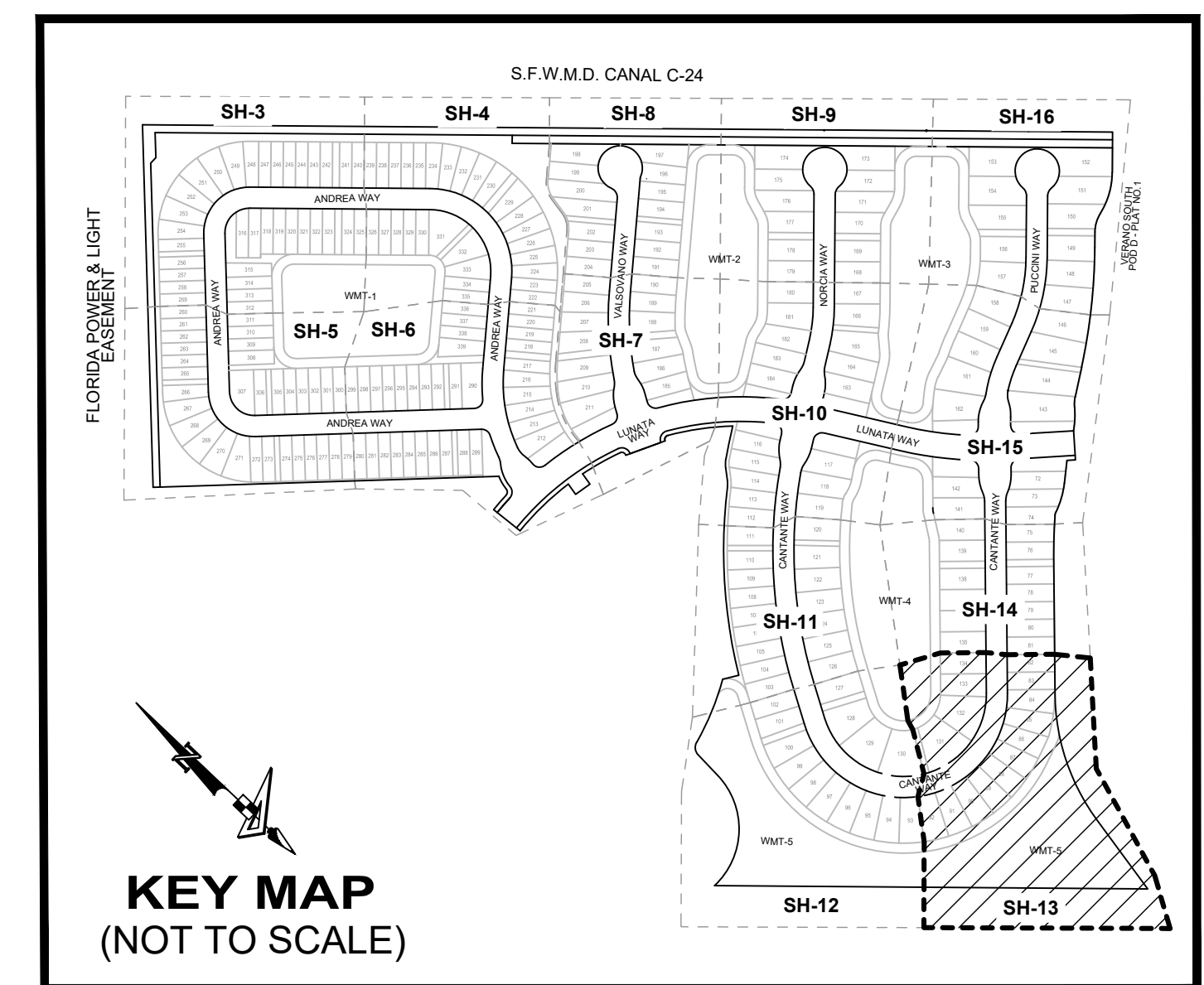
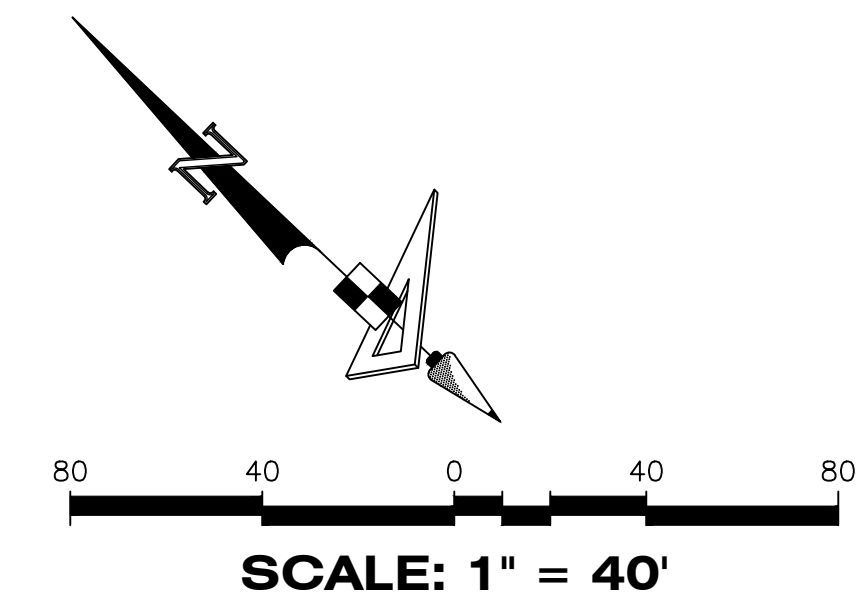
LEGEND	
P.B. -----	Plat Book
Pg(s). -----	Page(s)
A.E. -----	Access Easement
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
E.A.E. -----	Emergency Access Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
L.E. -----	Landscape Easement
WMT -----	Stormwater Management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

DRAWN BY: WATERGARDEN/PLANNING/VERANO SOUTH POD D PLAT NO. 4 PLATMS.DWG PLOTTED BY: DENNIS SCHILL ON: 02/26/2021 11:22 AM LAST SAVED BY: DENNIS SCHILL ON: 02/26/2021 11:20 AM

# VERANO SOUTH P.U.D. I - 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.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**KEY MAP**  
(NOT TO SCALE)

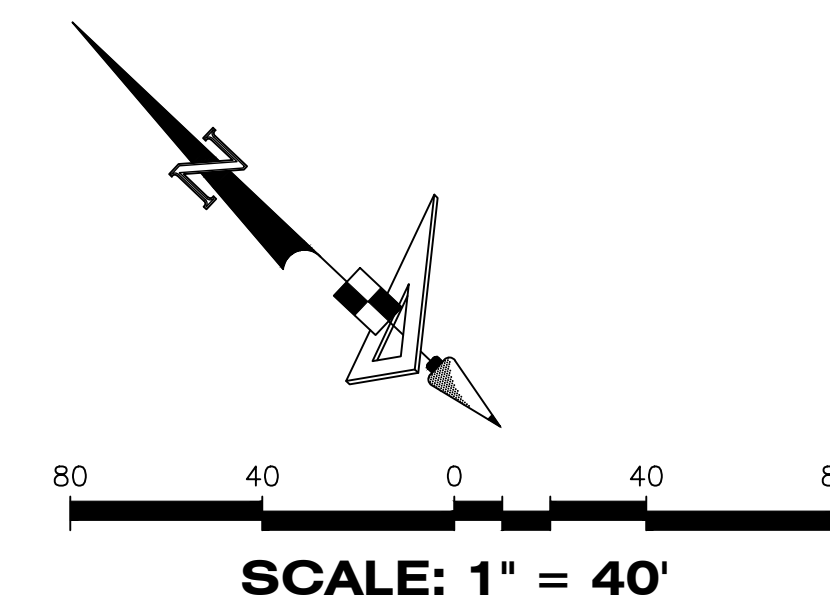
### LEGEND

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

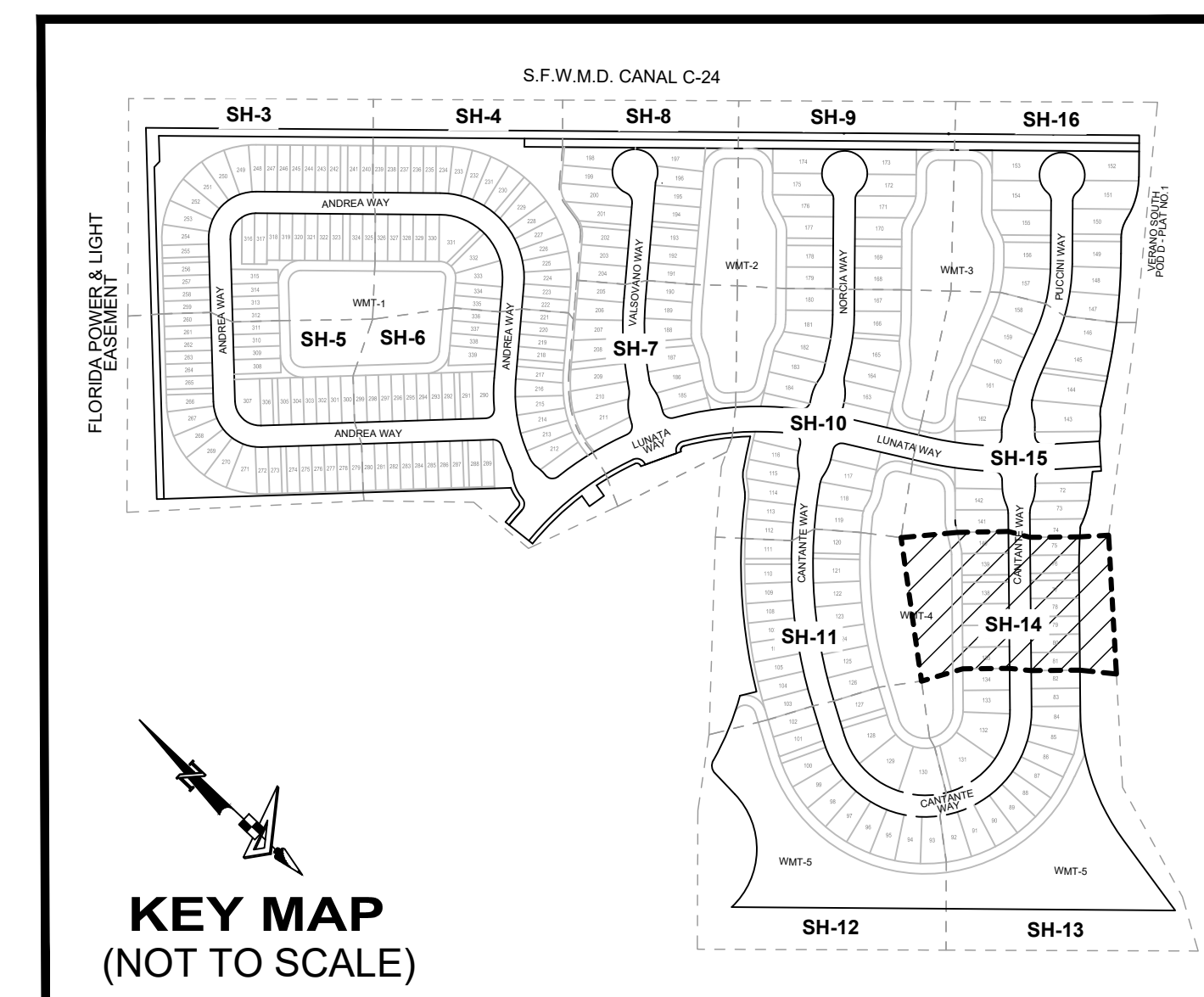
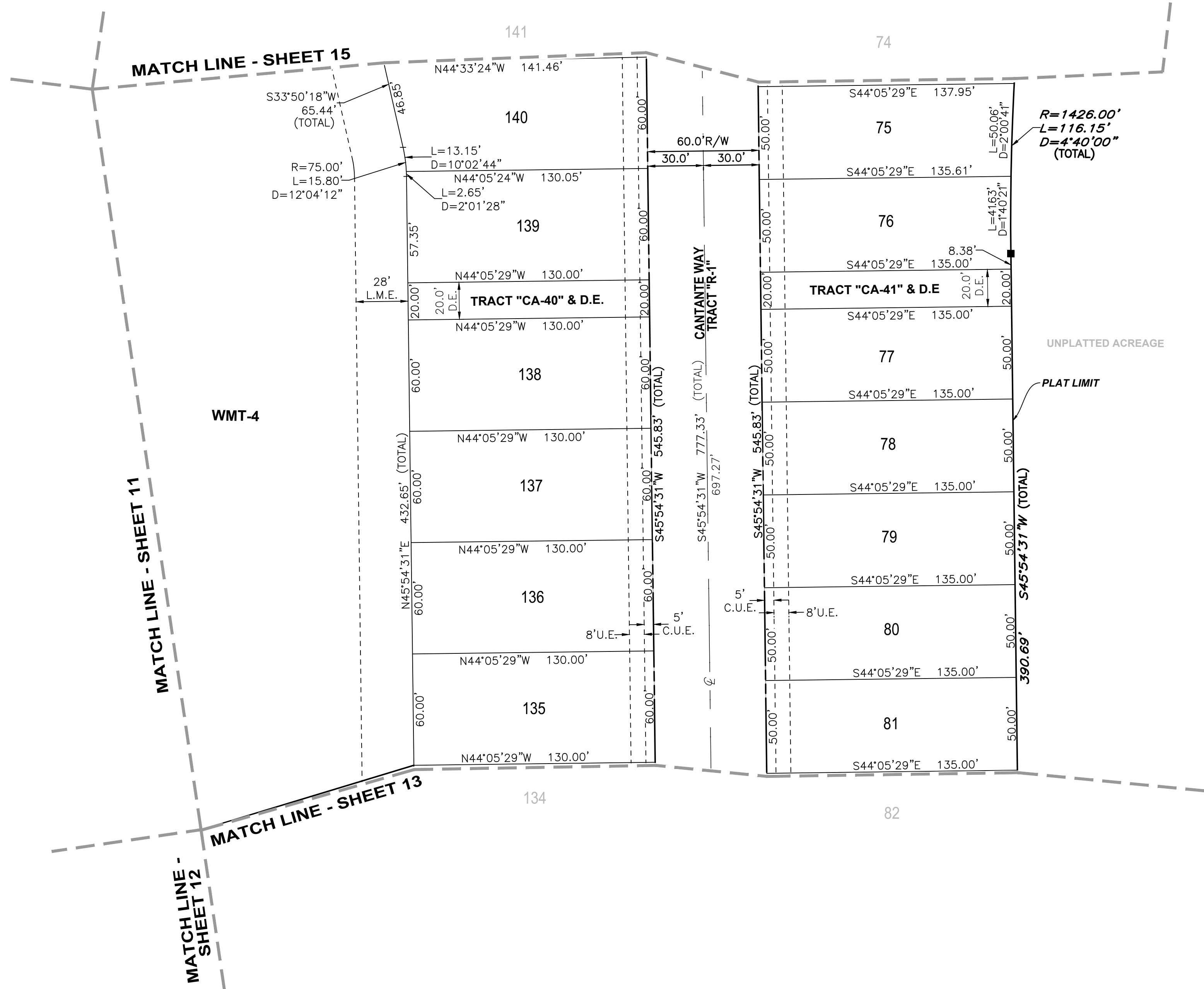
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# VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**KEY MAP**  
(NOT TO SCALE)

### LEGEND

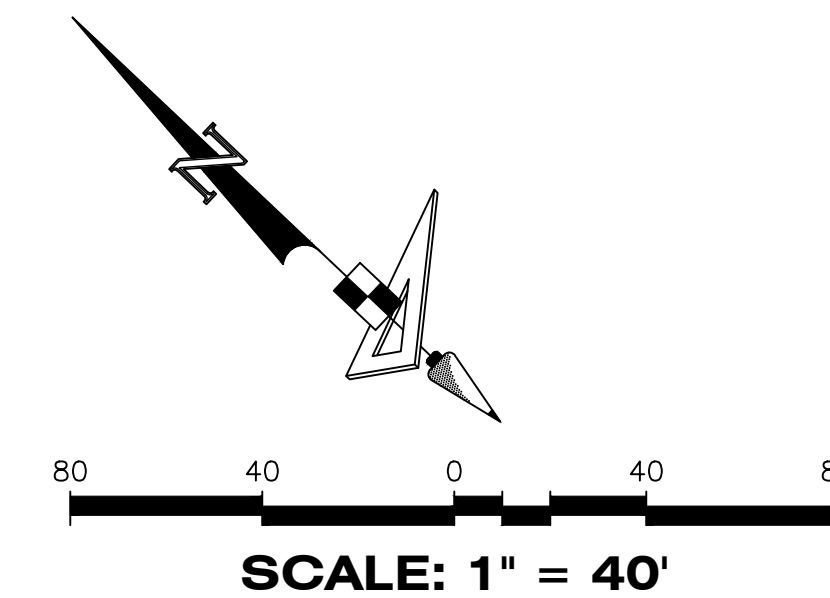
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- A.E. ----- Access Easement
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- E.A.E. ----- Emergency Access Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- L.E. ----- Landscape Easement
- WMT ----- Stormwater Management Tract
- ℄ ----- 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 Concrete Monument—4"x4" (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

DRAWN: WATERMAN PLATTING/VERANO SOUTH POD D PLAT NO. 4 PLATMS.DWG PLOTTED BY: DENNIS SCHULZ ON: 02/26/2021 11:23 AM LAST SAVED BY: DENNIS SCHULZ ON: 02/26/2021 11:23 AM

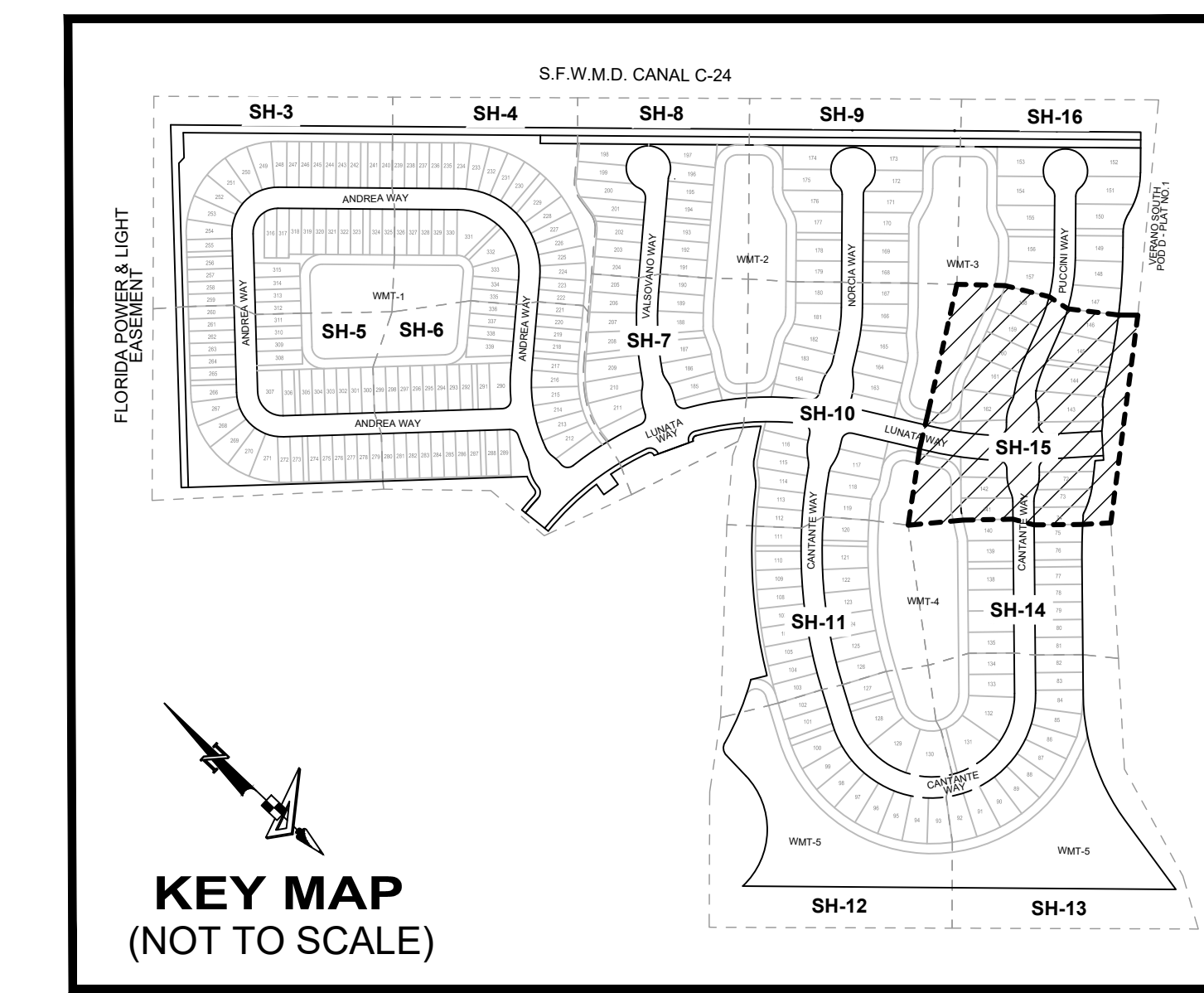
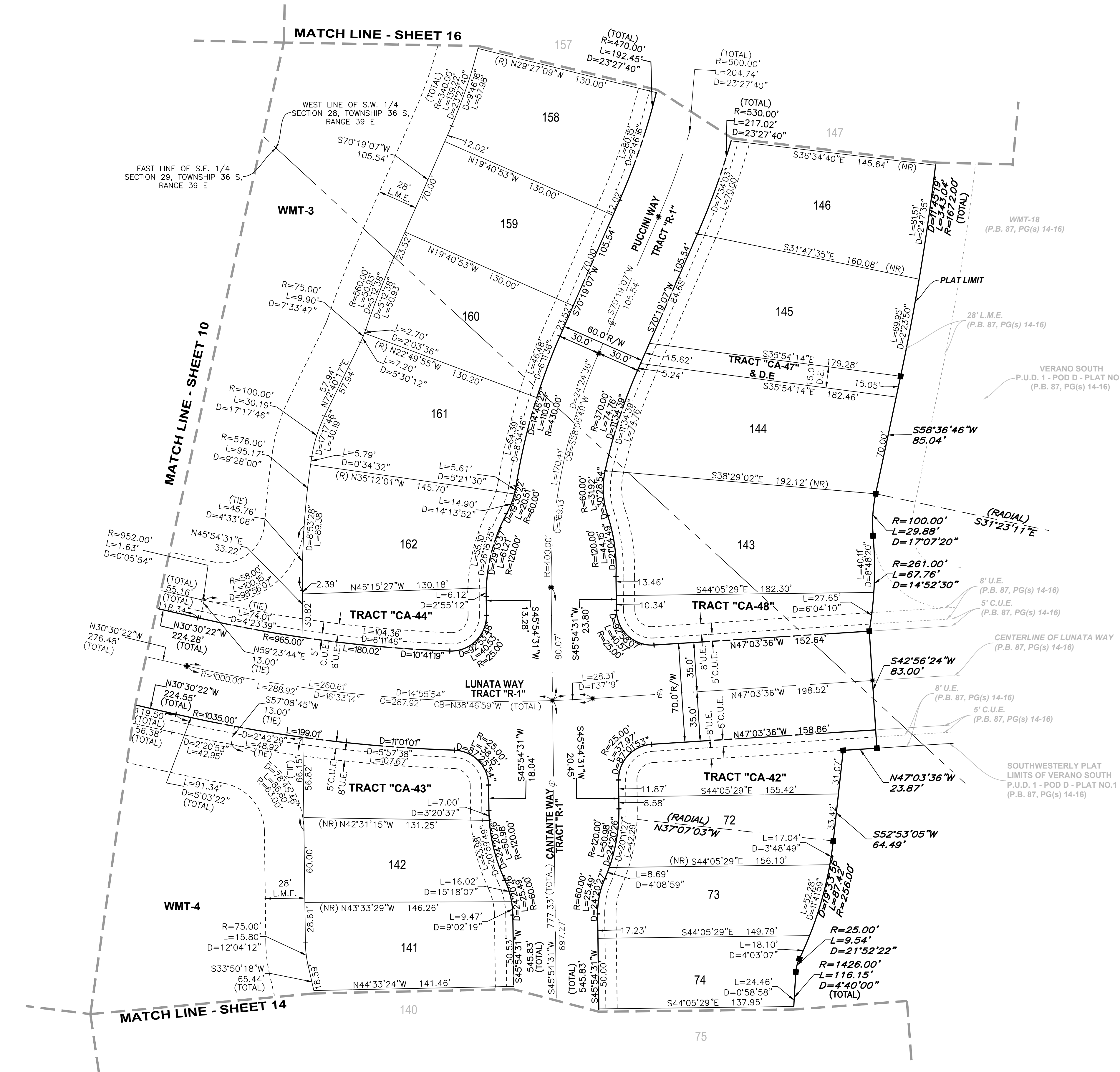


# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

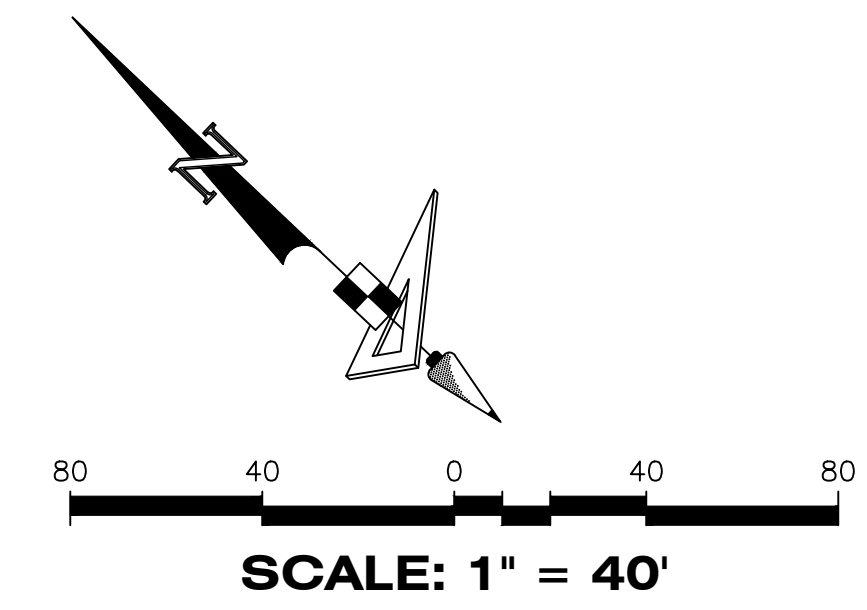


**KEY MAP**  
(NOT TO SCALE)

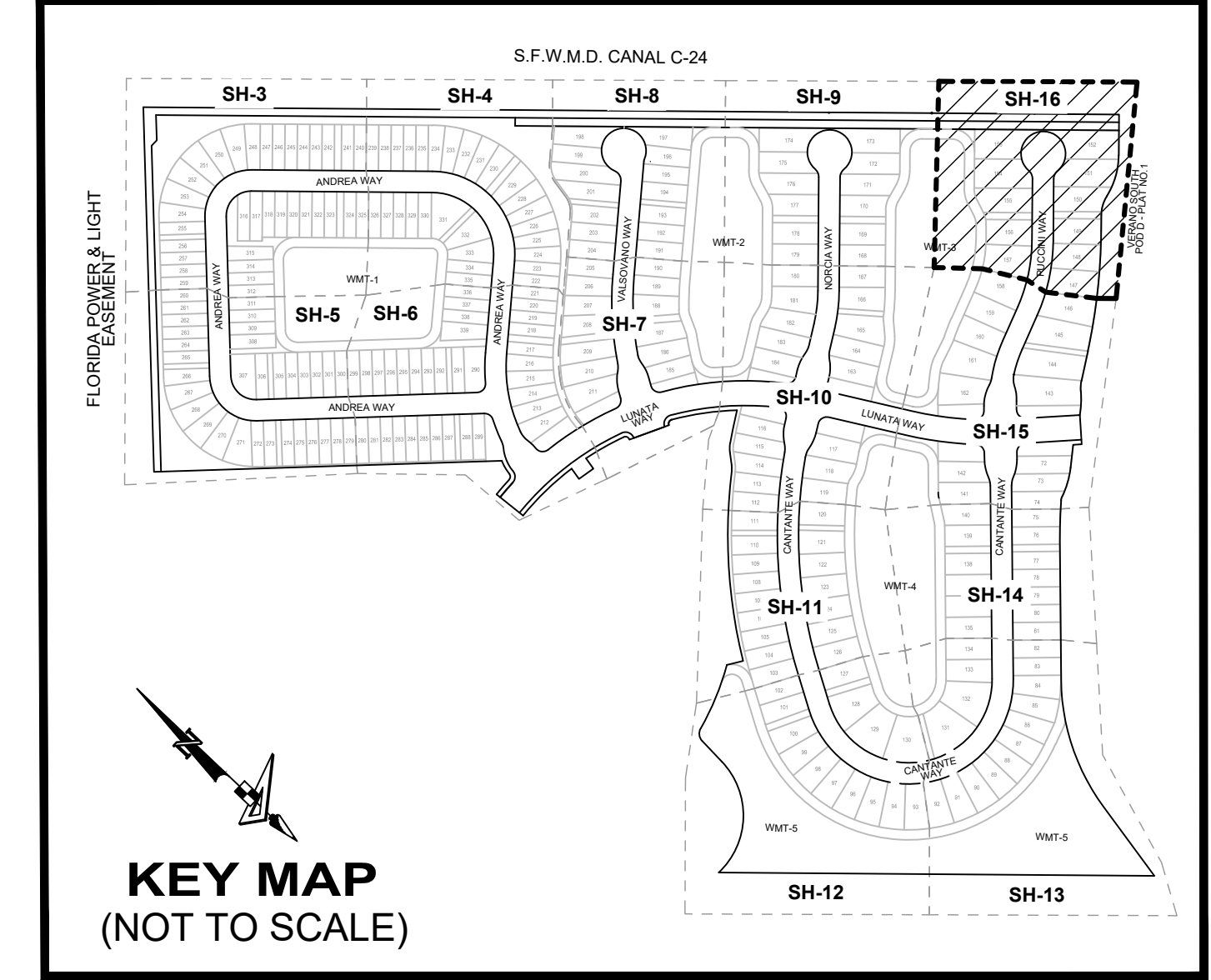
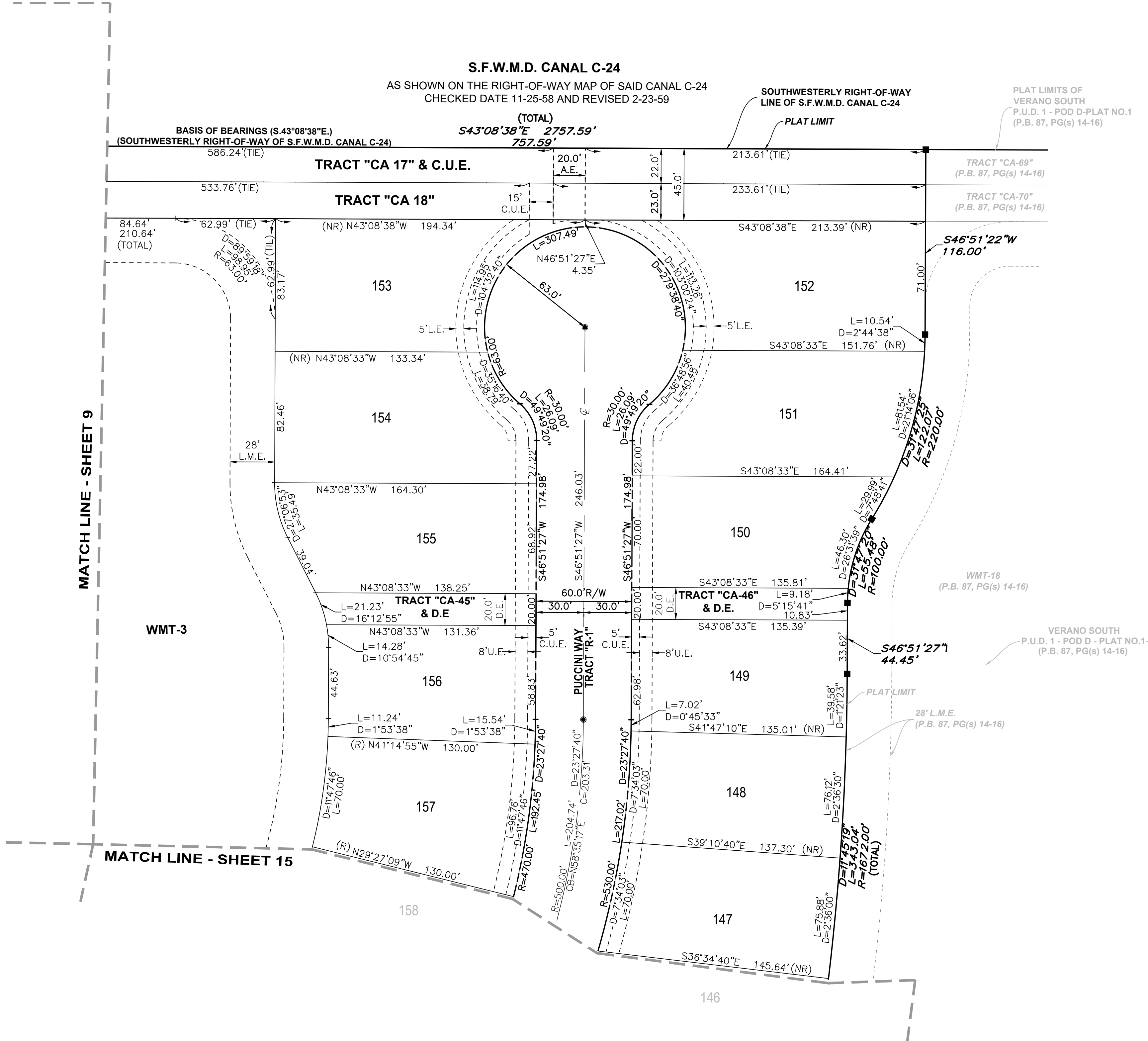
LEGEND	
P.B. -----	Plat Book
Pg(s). -----	Page(s)
A.E. -----	Access Easement
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
E.A.E. -----	Emergency Access Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
L.E. -----	Landscape Easement
WMT -----	Stormwater Management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

# 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.



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