DESCRIPTION

BEING A REPLAT OF VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4. LESS TRACTS "CA-20". "CA-27" AND "CA-49" ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 102. PAGES 1 THROUGH 16. INCLUSIVE. FLORIDA ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28, 29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST LUCIE, 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 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 NORTHWESTERLY CORNER OF VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 46°51'22" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID VERANO SOUTH - POD D - PLAT NO. 1, A DISTANCE OF 45.00 FEET A POINT ON THE SOUTHERLY LINE OF TRACT "CA 70", AS SHOWN ON SAID PLAT OF VERANO SOUTH POD D - PLAT NO. 1; THENCE SOUTH 43°08'38"EAST, ALONG SAID SOUTHERLY LINE OF TRACT "CA 70", A DISTANCE OF 175.90 FEET TO THE NORTHEAST CORNER OF WATER MANAGEMENT TRACT 18, AS SHOWN ON SAID VERANO SOUTH -POD D - PLAT NO. 1; THENCE ALONG THE EASTERLY LINE OF SAID WATER MANAGEMENT TRACT 18, FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE S.46°51'22"W., A DISTANCE OF 70.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 211.61 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°07'43", A DISTANCE OF 122.36 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°11'20", A DISTANCE OF 42.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1682.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°28'32", A DISTANCE OF 219.46 FEET TO A POINT OF TANGENCY; 5) THENCE SOUTH 36°26'26" WEST, A DISTANCE OF 98.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 318.00 FEET: 6) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°21'00", A DISTANCE OF 112.95 FEET TO A POINT OF TANGENCY; 7) THENCE SOUTH 56°47'26" WEST, A DISTANCE OF 24.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET; 8) THENCE SOUTHWESTERLY. ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°30'03", A DISTANCE OF 34.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 263.00 FEET; 9) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°59'27", A DISTANCE OF 68.81 FEET TO A POINT OF TANGENCY; 10) THENCE S.66°18'02"W., A DISTANCE OF 51.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LUNATA WAY, AS SHOWN ON SAID VERANO SOUTH - POD D - PLAT NO. I AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1035.00 FEET AND A RADIAL BEARING OF SOUTH 57°34'54' WEST, AT SAID INTERSECTION; THENCE NORTHWESTERLY, A LONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LUNATA WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'30", A DISTANCE OF 264.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 47°03'36' WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LUNATA WAY, A DISTANCE OF 43.19 FEET; THENCE SOUTH 42°56'24" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF LUNATA WAY, A DISTANCE OF 83.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT "B", AS SHOWN ON SAID VERANO SOUTH - POD D - PLAT NO. 1; THENCE NORTH 47°03'36" WEST, ALONG SAID SOUTH LINE OF TRACT "B", A DISTANCE OF 23.87 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3. AS RECORDED IN PLAT BOOK 92. PAGES 31 THROUGH 35. INCLUSIVE. OF SAID PUBLIC RECORDS: THENCE ALONG SAID NORTHWESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3. FOR THE FOLLOWING SEVEN (7) COURSES: 1) THENCE SOUTH 52°53'05" WEST, A DISTANCE OF 64.49 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 256.00 FEET AND A RADIAL BEARING OF NORTH 37°07'03" WEST, AT SAID INTERSECTION; 2) 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; 3) 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; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 04°40'00". A DISTANCE OF 116.15 FEET TO A POINT OF TANGENCY: 5) 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; 6) THENCE SOUTHWESTERLY, 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; 7) THENCE SOUTH 10°03'54" WEST, A DISTANCE OF 242.71 FEET; THENCE NORTH 43°08'38" WEST, DEPARTING SAID NORTHWESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3 AND ALONG THE NORTHEASTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 5, AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 1231.21 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 221.00 FEET AND A RADIAL BEARING OF NORTH 03°12'41" EAST, AT SAID INTERSECTION; THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. - POD D - PLAT NO. 5 FOR THE FOLLOWING ELEVEN (11) COURSES: 1) 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; 2) 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; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°03'06", 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; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°22'09", A DISTANCE OF 194.61 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE SOUTH 57°25'46" EAST, A DISTANCE OF 47.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1485.00 FEET AND A RADIAL BEARING OF SOUTH 57°25'46" EAST, AT SAID INTERSECTION; 6) 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; 7) 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; 8) 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; 9) 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; 10) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 03°13'05", A DISTANCE OF 84.30 FEET TO A POINT OF TANGENCY; 11) THENCE NORTH 59°37'28" EAST, A DISTANCE OF 24.12 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRACT "CA-21", AS SHOWN ON SAID VERANO SOUTH P.U.D. - POD D - PLAT NO. 5, ALSO POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 822.44 FEET AND A RADIAL BEARING OF SOUTH 45°03'18" WEST, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF TRACT "CA-21" AND THE NORTHEASTERLY LINE OF TRACT "CA-23", BOTH OF SAID PLAT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°27'09", A DISTANCE OF 193.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID TRACT "CA-23" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 94°54'35", A DISTANCE OF 41.41 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 63°38'26" WEST, A DISTANCE OF 92.50 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF NORTH 63°18'26" WEST, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF TRACT "CA-24" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°20'34", A DISTANCE OF 41.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 822.44 FEET; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINES OF TRACTS "CA-24" AND "CA-30" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 25°44'35", A DISTANCE OF 369.52 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 05°03'29" WEST DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 70.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 892.44 FEET AND A RADIAL BEARING OF S.04°26'42"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF TRACT "CA-2", AS SHOWN ON SAID VERANO SOUTH P.U.D. - POD D - PLAT NO. 5 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°29'19", A DISTANCE OF 54.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINE OF TRACT "CA-1", AS SHOWN ON SAID VERANO SOUTH P.U.D. - POD D - PLAT NO. 5, FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°14'53" A DISTANCE OF 35.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°38'39", A DISTANCE OF 34.86 FEET TO A NON-TANGENT INTERSECTION; 3) THENCE NORTH 45°25'03" WEST, A DISTANCE OF 997.22 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993, OF SAID PUBLIC RECORDS: 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.

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT NO. 2

BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH -POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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 - REPLAT NO. 2, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY **DEDICATE AS FOLLOWS:**

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

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

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

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST.LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES, THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE. ITS SUCCESSORS AND/OR ASSIGNS. DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST.

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-19", "CA-21" THROUGH "CA-26", "CA-28" THROUGH "CA-48", AND "CA-50" THROUGH "CA-54", 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, AND WMT-18, 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, AND WMT-18, 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.

A DELAWARE LIMITED LIABILITY COMPANY

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

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

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY:

(PRINT NAME OF WITNESS)

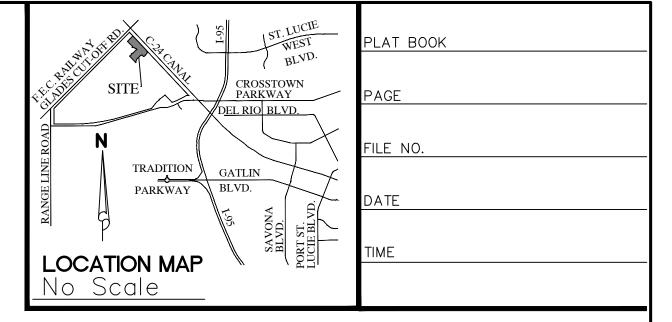
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY OF MANAGER OF THE KOLTER GROUP.LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF VERANO

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.

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.

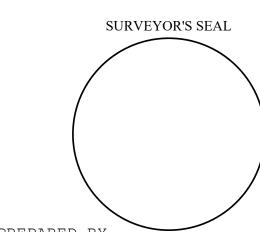
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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. RIVIERA BEACH, FLORIDA 33404.



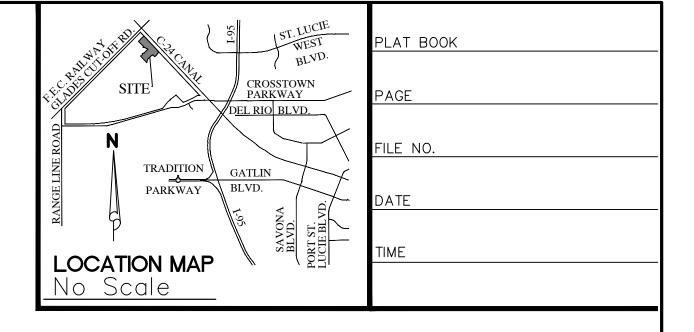
PSLUSD # 11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P24-005)

CONTAINING: 4,017,224 SQUARE FEET OR 90.223 ACRES, MORE OR LESS.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720 4152 WEST BLUE HERON BOULEVARD, SUITE 106, Suite 106 CERTIFICATE OF AUTHORIZATION NO. LB7768

www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768 SHEET 1 OF 16 SHEETS

BEING A REPLAT OF VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES I THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



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", STORM WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AND WMT-18, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-19", "CA-21" THROUGH "CA-26", "CA-28" THROUGH "CA-48", AND "CA-50" THROUGH "CA-54", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF

	FOR SAME AS STATED HEREON, DATED THIS DAY OF
	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 ACCEPT	ANCE OF DEDICATIONS
STATE OF FLORIDA COUNTY:	
PRESENCE OR ☐ ONLINE NOTARIZATION THI OF VERANO PROPERT	N WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL IS DAY OF, 2024, BY, IY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR OR HAS PRODUCED AS IDENTIFICATION.
	THE THOUGHT TO THE THOUGHT.
MY COMMISSION EXPIRES:	
	NOTARY PUBLIC
	NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY:____

STATE OF FLORIDA

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 _______, 2024.

ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DISTRICT
BY:	BY:
NAME:	NAME:
TITLE:	TITLE:

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

COUNTY:	
PRESENCE OR □ ONLINE NOTARIZATION THIS DAY _	ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICA OF, 2024, BY IS PERSONALLY KNOWN TO ME OR HAS PRODUCE
AS IDENTIFICATION.	
MY COMMISSION EXPIRES:	
,	NOTARY PUBLIC
	PRINT NAME:
MODICACEE'S CONSENT	
MORTGAGEE'S CONSENT	
STATE OF TEXAS COUNTY OF HARRIS	
DESCRIBED HEREON AND DOES HEREBY JOIN IN AND C SAID DEDICATION BY THE OWNERS THEREOF AND A	E HOLDER OF CERTAIN MORTGAGES UPON THE PROPER' CONSENT TO THE DEDICATION OF THE LAND DESCRIBED AGREES THAT ITS MORTGAGE WHICH IS RECORDED BLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL I
	S CAUSED THESE PRESENTS TO BE SIGNED BY I' AL TO BE AFFIXED HEREON BY AND WITH THE AUTHORI' , 2024.
	TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
WITNESS	
	BY:
(PRINT NAME OF WITNESS)	

٨	CKI	IOWL		
н	CNI	IUVVL	.EDG	

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 _______, 2024, 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 SECTION177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _______, DATED AS OF THE _____ DAY OF _______ 2024:

(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: THISD	DAY OF	, 2024.	BY:
			NAME:

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT NO. 2 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ______ DAY OF ______, 2024.

SALLY WALSH, CITY CLERK

CITY COUNCIL	ATTEST
CITY OF PORT ST. LUCIE	

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

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

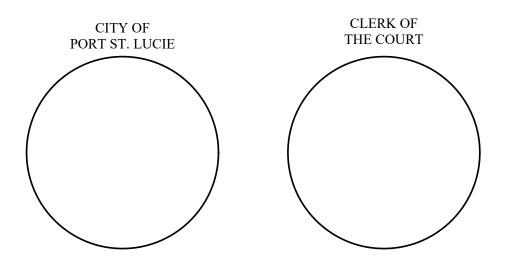
STATE OF FLORIDA COUNTY OF ST. LUCIE

SHANNON M. MARTIN, MAYOR

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 _____, 2024.

·	, = = -:
MICHELLER MILLER	

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA



(PRINT NAME OF WITNESS)

WITNESS



PSLUSD # 11-652-33C

CITY OF PORT ST. LUCIE PROJECT NO. (P24-005)

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT NO. 2 LAT BOOK BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH -ILE NO. POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. 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 **SCALE:** 1" = 40' FOUND 4"x4" C.M. STAMPED "HEI" S.F.W.M.D. CANAL C-24 POINT OF BEGINNING **SOUTHWESTERLY RIGHT-OF-WAY** AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-24 OF S.F.W.M.D. CANAL C-24 SOUTHWESTERLY RIGHT-OF-WAY CHECKED DATE 11-25-58 AND REVISED 2-23-59 LINE OF S.F.W.M.D. CANAL C-24 BASIS OF BEARINGS S.43°08'38"E. PLAT LIMIT *S43°08'38"E 2757.59'* (TOTAL) 1000.00'(TIE) TRACT "CA 17" & C.U.E. S43°08'38"E 2721.76' (TOTAL SOUTHEASTERLY RIGHT-OF-WAY 1015.20'(TIE) LINE OF THE FLORIDA EAST S.F.W.M.D. CANAL C-24 **COAST RAILWAY** 20.00' 40.00' TRACT "CA 19" L=29.62' D=6°31'42" S89°46'02"W 240 239 234 _ 21.21' 235 R=260.00' 243 L=417.89² D=92°05'22" 244 $D=6^{\circ}31'42'$ 245 **ANDREA WAY** S4<u>3°08'38"E</u> 511.72' (TOTAL) **KEY MAP** (NOT TO SCALE) PLAT LIMIT ~ (R) N30°28'17"W 130.00' 145°13'58"W 130.00' 6.65' N45°13'58"W 130.00' S43°08'38"E _ 165.33' S43°08'38"E 384.15' (TOTAL) 249 య 298 N44°46'02"E N45°13'58"W 130.00 S45°13'58"E 135.00' 1.76'— TRACT SOUTH LINE OF N.E. 1/4 SECTION 29, TOWNSHIP 36 S, RANGE 39 E N45°13'58"W 130.00' S45°13'58"E 135.00' NORTH LINE OF S.E. 1/4 SECTION 29, TOWNSHIP 36 S, 251 RANGE 39 E N45°13'58"W 130.00 S45°13'58"E 135.00' **MATCH LINE** - SHEET 6 MATCH LINE - SHEET 5 253 LEGEND P.B. ----- Plat Book © ----- Centerline P.R.C. ----- Point of Reverse Curvature □ ----- Found Permanent Reference Monument Pg(s). ----- Page(s)R/W ----- Right-of-Way P.C.C. ----- Point of Compound Curvature ■ ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 A.E. ----- Access Easement P.U.D. ----- Planned Unit Development N.T.C. ----- Non-Tangent Curvature C.U.E. ----- City Utility Easement R ----- Radius N.T./. ----- Non-Tangent Intersection (Unless Otherwise Noted) • ----- Indicates (PCP) Permanent Control Point LB7768 (R) ----- Radial D.E. ----- Drainage Easement L ----- Arc Length E.A.E. ----- Emergency Access Easement D ----- Delta-Central Angle (NR) ----- Non-Radial L.M.E. ----- Lake Maintenance Easement CB ----- Chord Bearing C.M. ----- Concrete Monument U.E. ----- Utility Easement LB ----- Licensed Business C ----- Chord Length L.E. ----- Landscape Easement P.C. ----- Point of Curvature PRM ----- Permanent Reference Monument 4152 W. Blue Heron Blvd. P.T. ----- Point of Tangency S.F.W.M.D. ----- South Florida Water Management District WMT ----- Stormwater Management Tract Riviera Beach, FL 33404 PSLUSD # 11-652-33C SHEET 3 OF 16 SHEETS

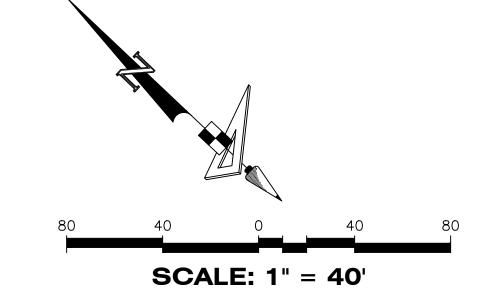
CITY OF PORT ST. LUCIE PROJECT NO. (P24-005)

Surveying, Inc.

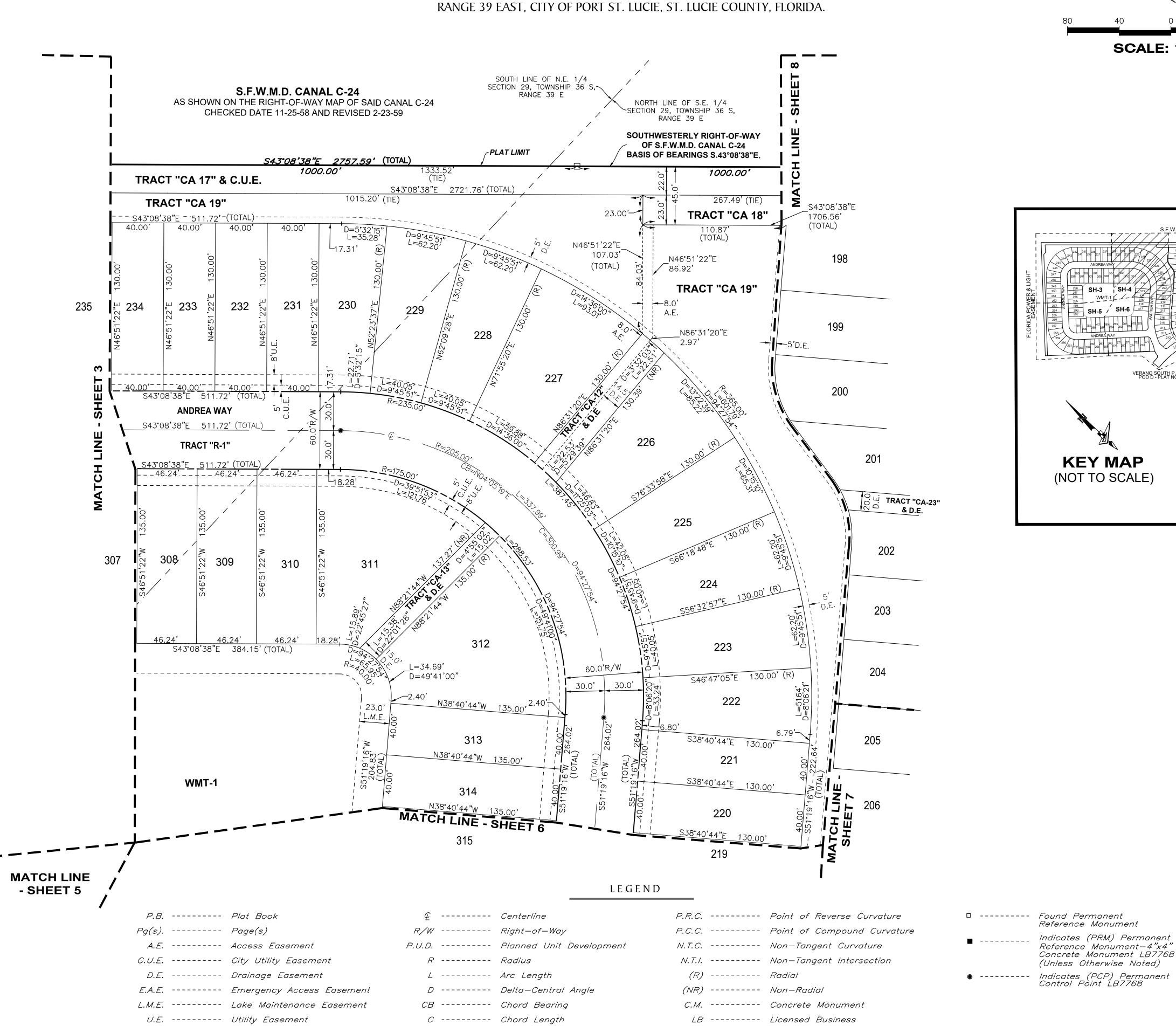
Phone: (561) 444-2720

Licensed Business Number LB 7768

BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH -POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH,



LAT BOOK ILE NO.



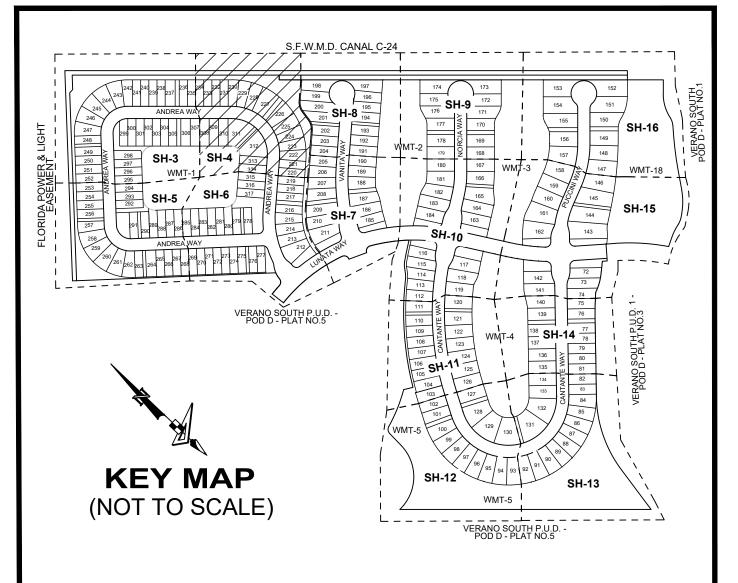
P.C. ----- Point of Curvature

P.T. ----- Point of Tangency

L.E. ----- Landscape Easement

PSLUSD # 11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P24-005)

WMT ----- Stormwater Management Tract



Concrete Monument LB7768

(Unless Otherwise Noted)

PRM ----- Permanent Reference Monument

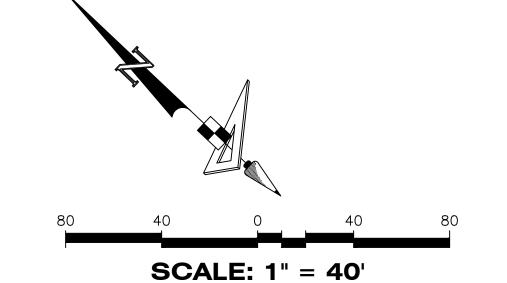
S.F.W.M.D. ----- South Florida Water Management District

Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768 SHEET 4 OF 16 SHEETS

BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



VERANO SOUTH P.U.D. POD D - PLAT NO.5

■ ----- Indicates (PRM) Permanent

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

Reference Monument-4"x4" Concrete Monument LB7768

(Unless Otherwise Noted)

POD D - PLAT NO.5

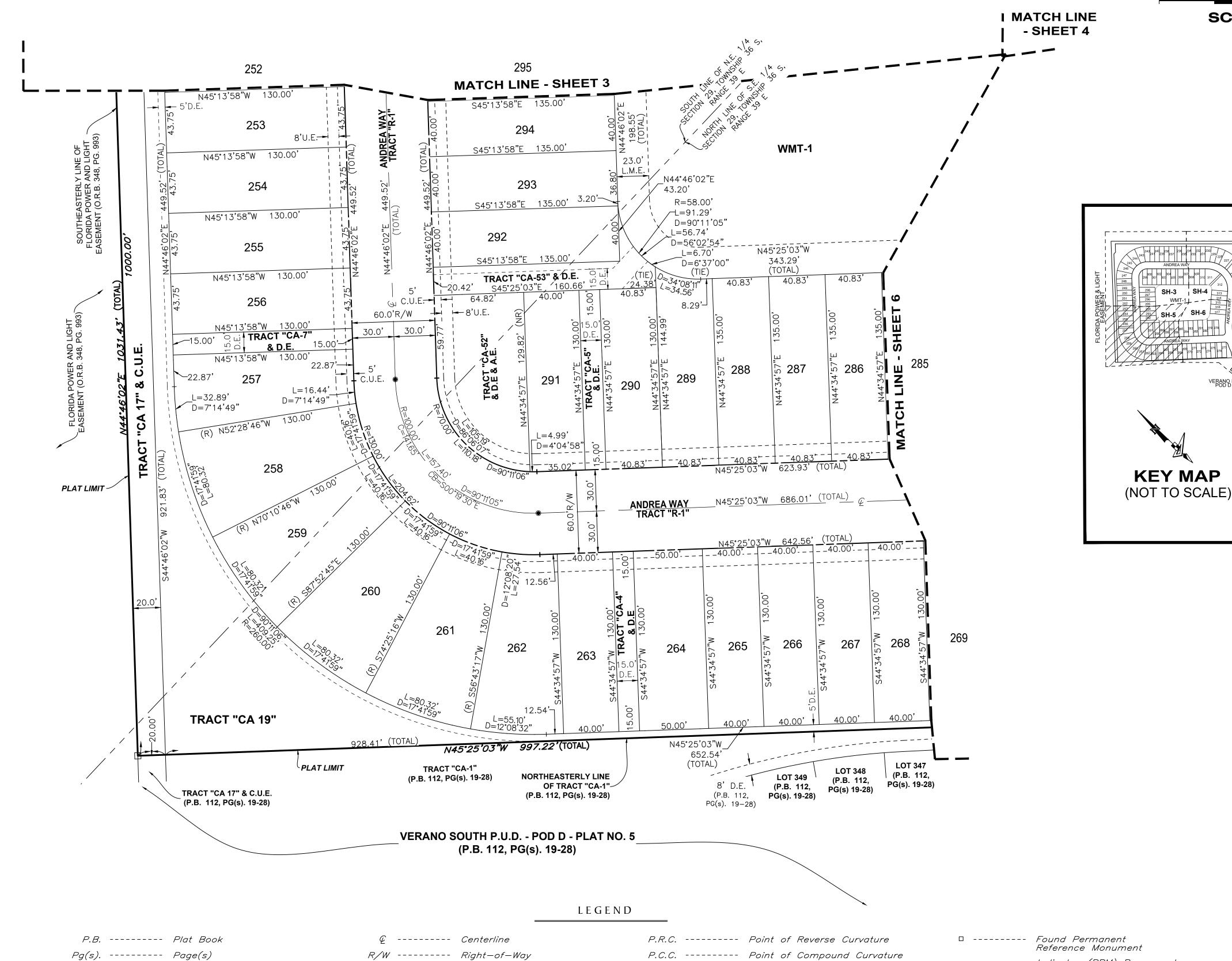
PLAT BOOK

PAGE

FILE NO.

DATE

TIME



N.T.C. ----- Non-Tangent Curvature

C.M. ----- Concrete Monument

LB ----- Licensed Business

(R) ----- Radial

(NR) ----- Non-Radial

N.T./. ----- Non-Tangent Intersection

PRM ----- Permanent Reference Monument

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

P.U.D. ----- Planned Unit Development

D ----- Delta-Central Angle

R ----- Radius

L ----- Arc Length

CB ----- Chord Bearing

C ----- Chord Length

P.C. ----- Point of Curvature

P.T. ----- Point of Tangency



4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404

SHEET 5 OF 16 SHEETS

PSLUSD # 11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P24-005) A.E. ----- Access Easement

C.U.E. ----- City Utility Easement

D.E. ----- Drainage Easement

U.E. ----- Utility Easement

L.E. ----- Landscape Easement

E.A.E. ----- Emergency Access Easement

WMT ----- Stormwater Management Tract

L.M.E. ----- Lake Maintenance Easement

BEING A REPLAT OF VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH -POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH,

D N TRACT "CA-22"

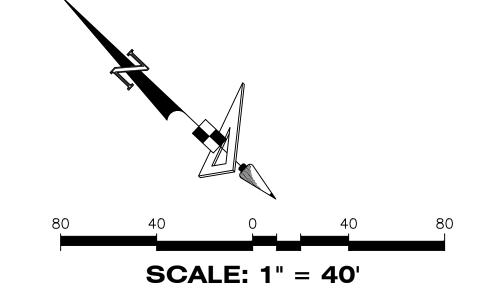
217

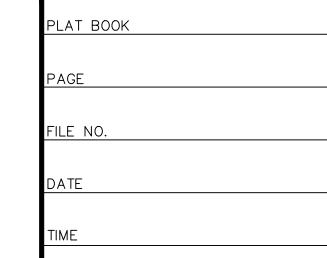
S38°40'44"E 130.00'

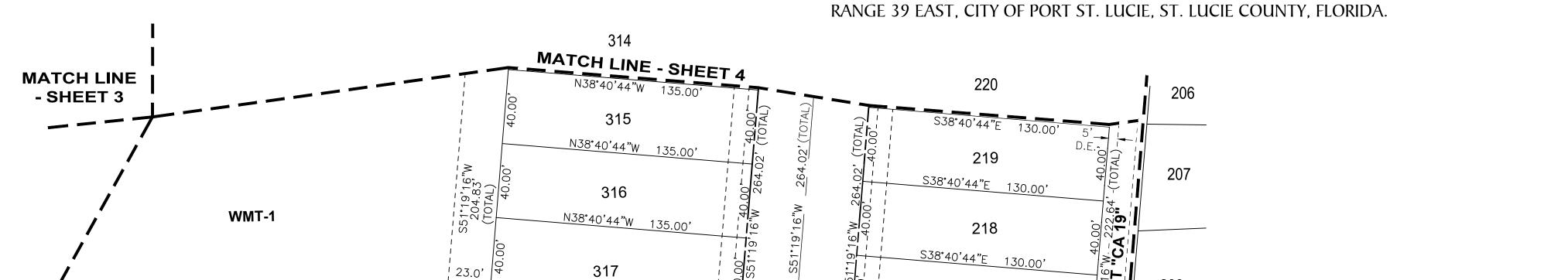
S38°40'44"E 130.02'(NR)

15.84'—

TRACT "CA-15"



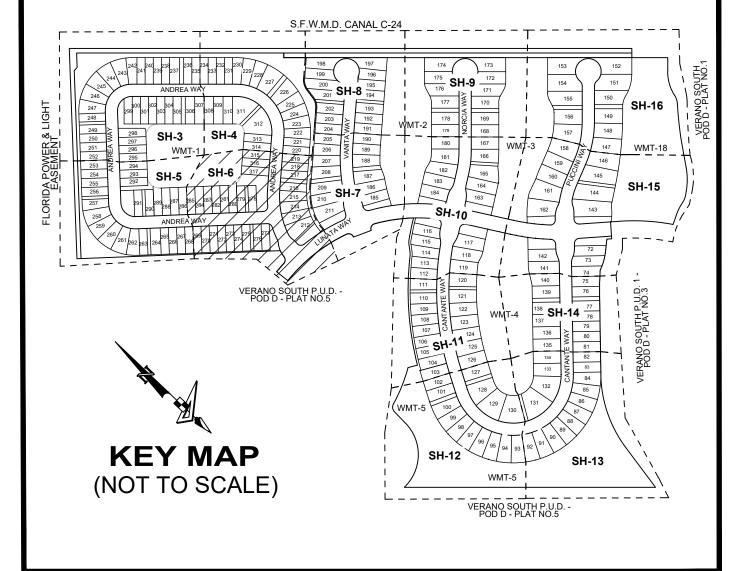




N38°40'44"W 135.00'

R=58.00' L=84.28' D=83'15'41"

D=1°51'44" (TIE)



40.83' 40
ANDREA WAY N45°25'03"W 686.01' (TOTAL) N45°25'03"W 686.01' (TOTAL) N5'
268 269 270 271 272 273 274 275 2 276 277 3 274 275 2 276 2 277 3 274 275 2 276 2 277 3 274 2 275 2 277 3 274 2 275 2 276 2 277 3 274 2 275 2 276 2 277 3 274 2 275 2 277 3 274 2 275 2 276 2 277 3 274 2 275 2 276 2 277 3 274 2 275 2 276 2 277 3 274 2 275 2 276 2 277 3 274 2 275 2 276 2 277 3 277 2
PG(s). 19-28) PG(s). 19-28) PG(s). 19-20) PG(s). 19-20) PG(s). 19-28) PG
Pact 19-28 TRACT 17-28 Pact 17-28 Pac

	LEGEND	
———— Р.В.		——— 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
P.C.		Point of Curvature
P.T.		Point of Tangency
P.R.C.		Point of Reverse Curvature
P.C.C.		Point of Compound Curvature
<i>N.T.C.</i>		Non—Tangent Curvature
N. T. /.		Non-Tangent Intersection
(R)		Radial
(NR)		Non-Radial
C.M.		Concrete Monument
LB		Licensed Business
PRM		Permanent Reference Monument
S.F.W.M.D.		South Florida Water Management District
		Found Permanent Reference Monument
•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)

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

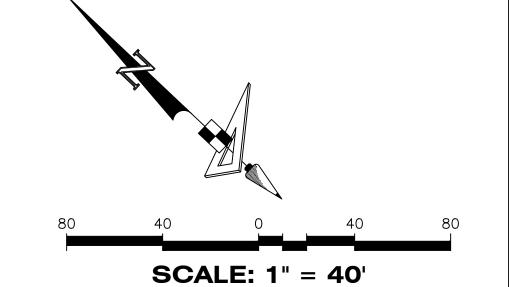


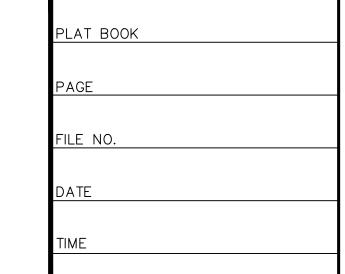
PSLUSD # 11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P24-005)

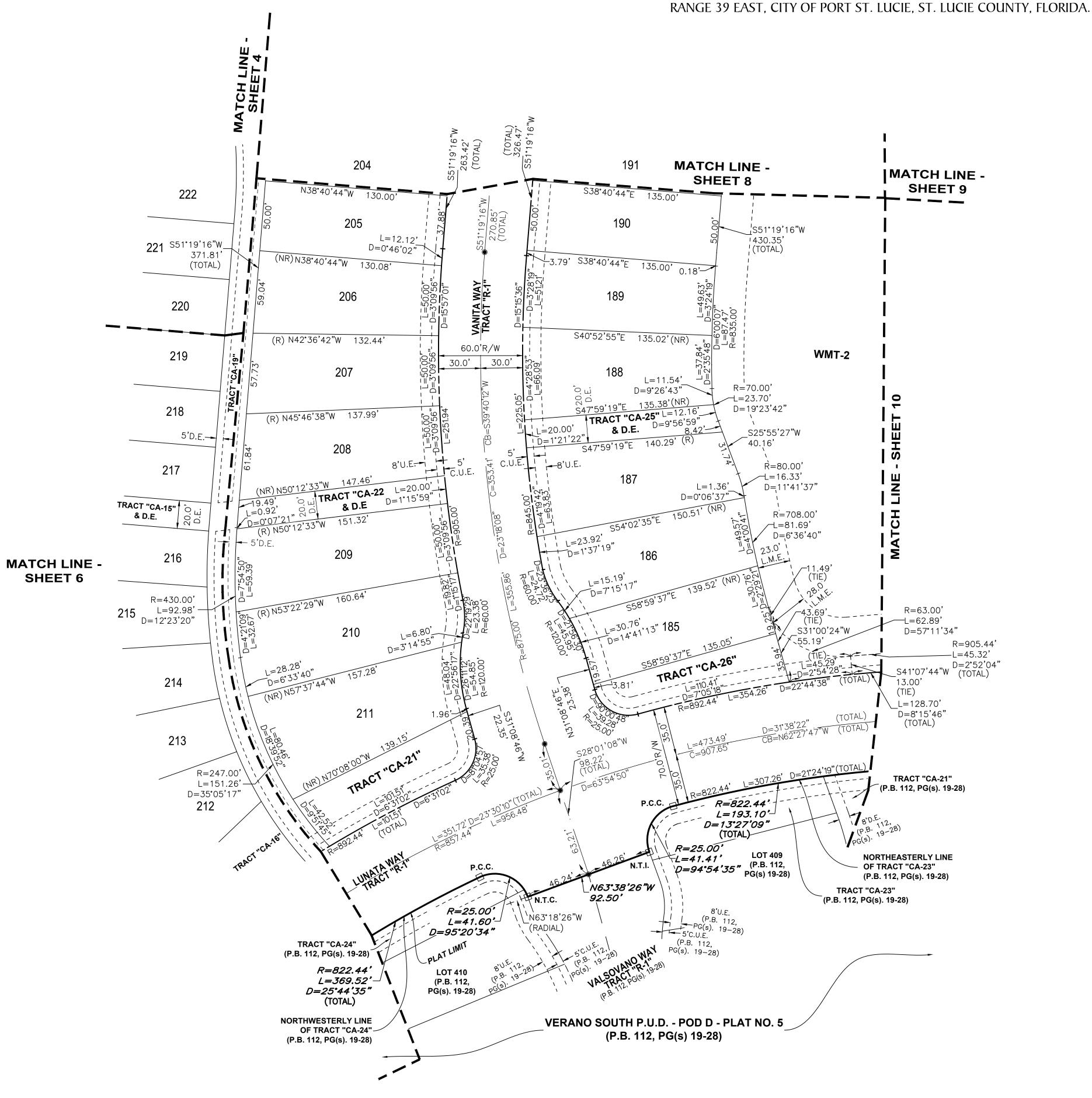
4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404

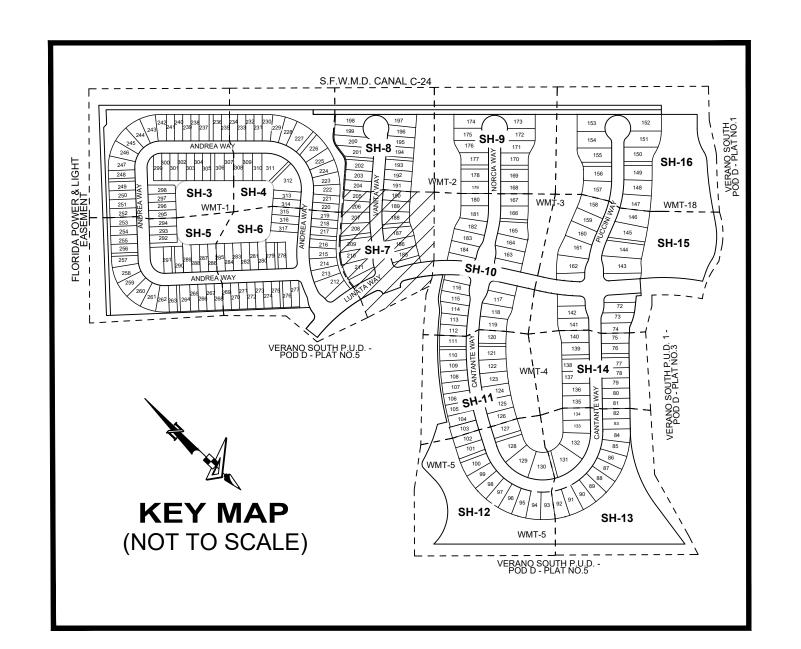
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768 SHEET 6 OF 16 SHEETS

BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH,









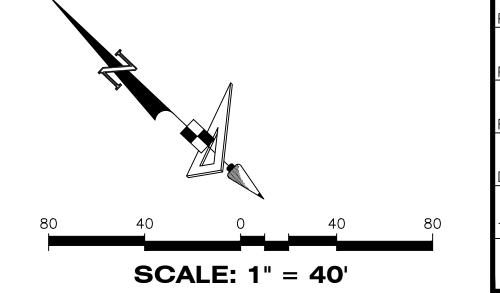
LEGEND P.B. ----- Plat Book Pg(s). ----- Page(s)A.E. ----- Access Easement C.U.E. ----- City Utility Easement D.E. ----- Drainage Easement E.A.E. ----- Emergency Access Easement L.M.E. ----- Lake Maintenance Easement U.E. ----- Utility Easement L.E. ----- Landscape Easement WMT ----- Stormwater Management 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 P.C. ----- Point of Curvature P.T. ----- Point of Tangency P.R.C. ----- Point of Reverse Curvature P.C.C. ----- Point of Compound Curvature N.T.C. ----- Non-Tangent Curvature N.T./. ----- Non-Tangent Intersection (R) ----- Radial (NR) ----- Non-Radial C.M. ----- Concrete Monument LB ----- Licensed Business PRM ----- Permanent Reference Monument S.F.W.M.D. ----- South Florida Water Management District □ ----- Found Permanent Reference Monument ■ ----- Indicates (PRM) Permanent Reference Monument–4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) ----- Indicates (PCP) Permanent Control Point LB7768

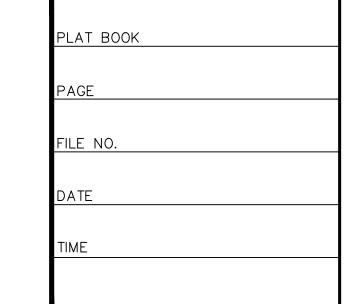


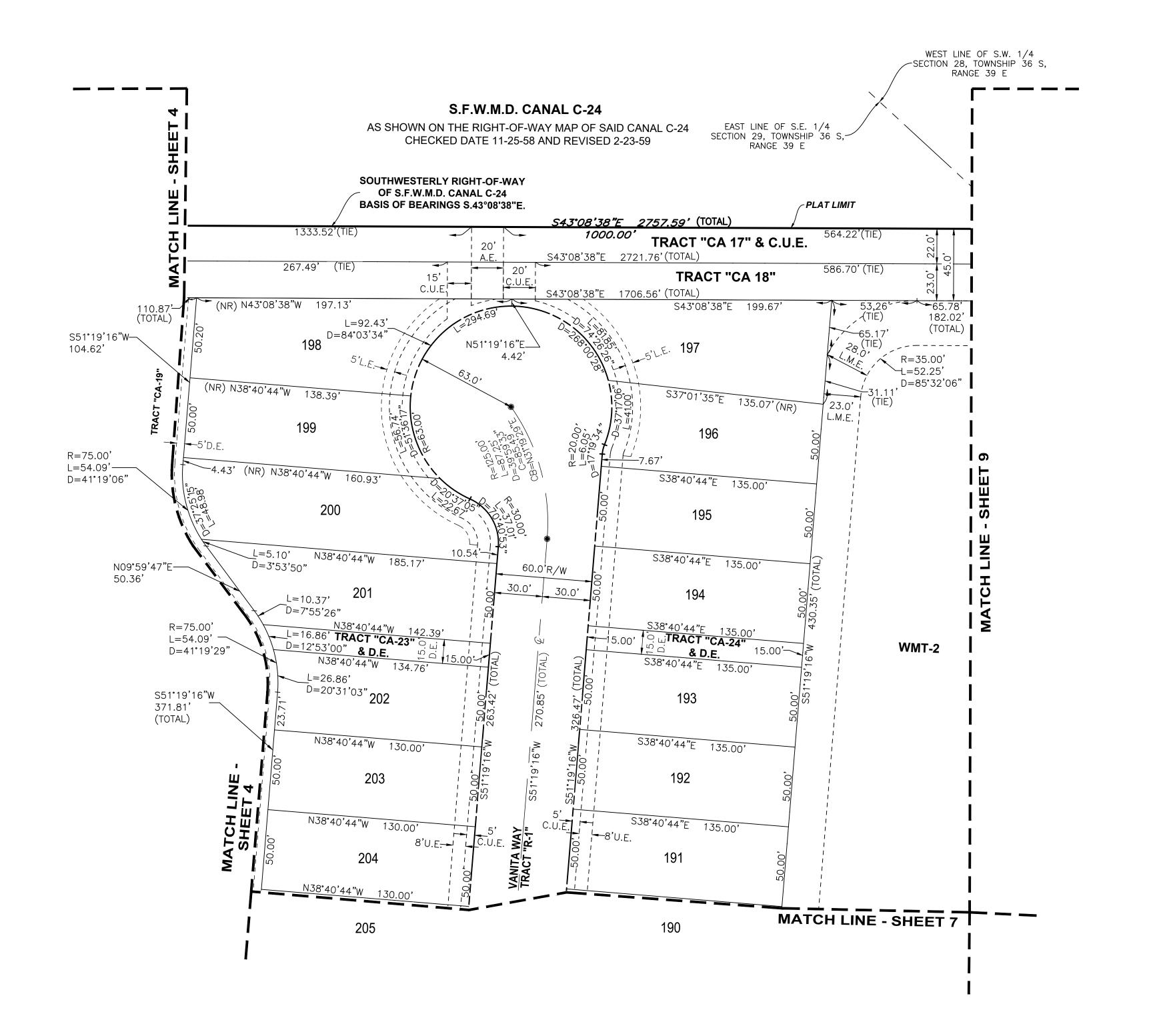
Surveying, Inc.

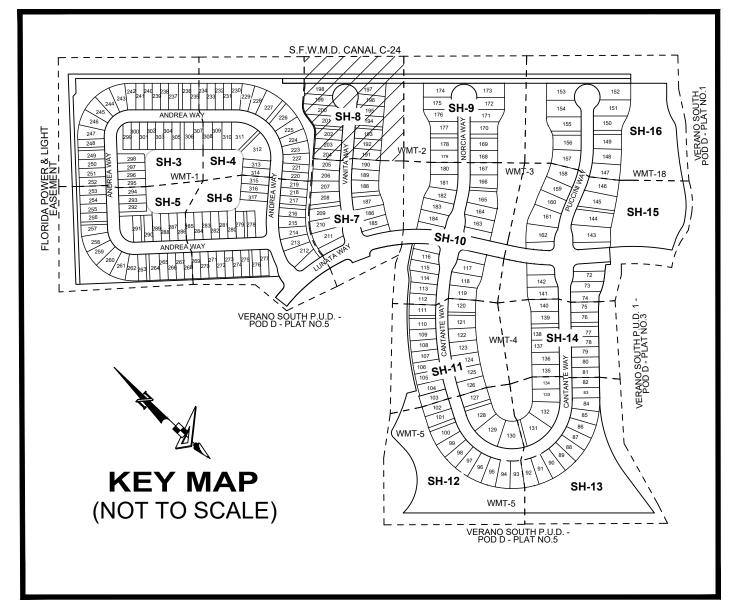
4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
SHEET 7 OF 16 SHEETS

BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.









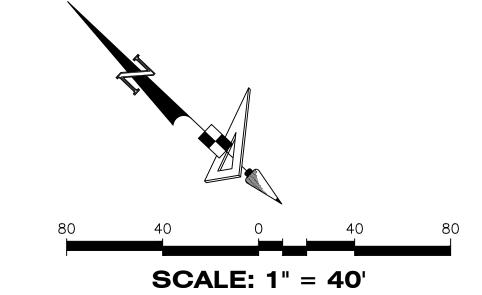
	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
U.E.		Utility Easement
L.E.		Landscape Easement
WMT		Stormwater Management Tract
\mathcal{Q}		Centerline
R/W		Right-of-Way
P.U.D.		Planned Unit Development
R		Radius
L		Arc Length
D		Delta-Central Angle
CB		Chord Bearing
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P.C.		Point of Curvature
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P.C.C.		Point of Compound Curvature
N.T.C.		Non-Tangent Curvature
N. T. /.		Non-Tangent Intersection
(R)		Radial
(NR)		Non-Radial
C.M.		Concrete Monument
LB		Licensed Business
PRM		Permanent Reference Monument
S.F.W.M.D.		South Florida Water Management District
		Found Permanent Reference Monument
•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
•		Indicates (PCP) Permanent Control Point LB7768



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Suite 106
Riviera Beach, FL 33404

SHEET 8 OF 16 SHEETS

BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



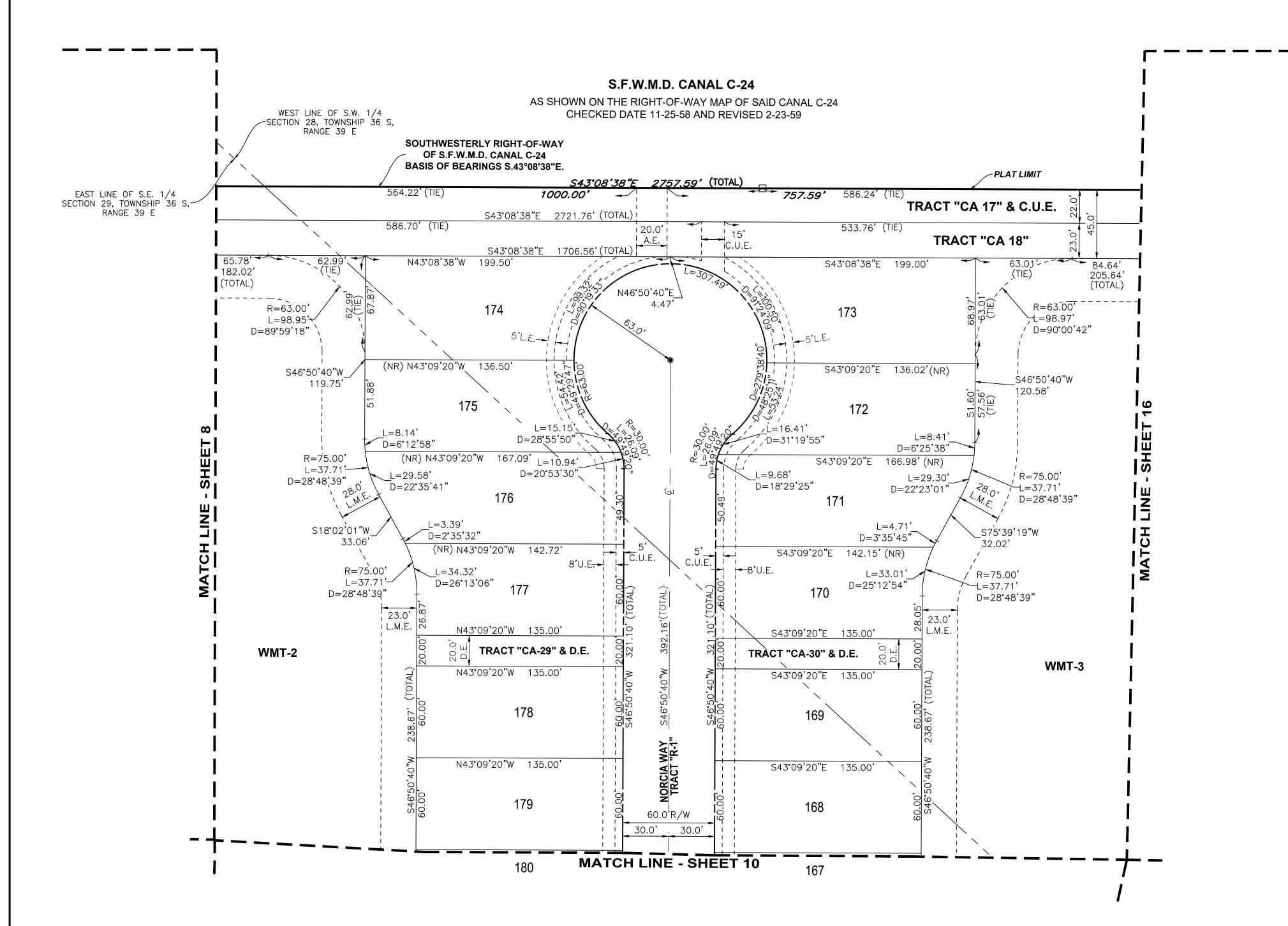
PLAT BOOK

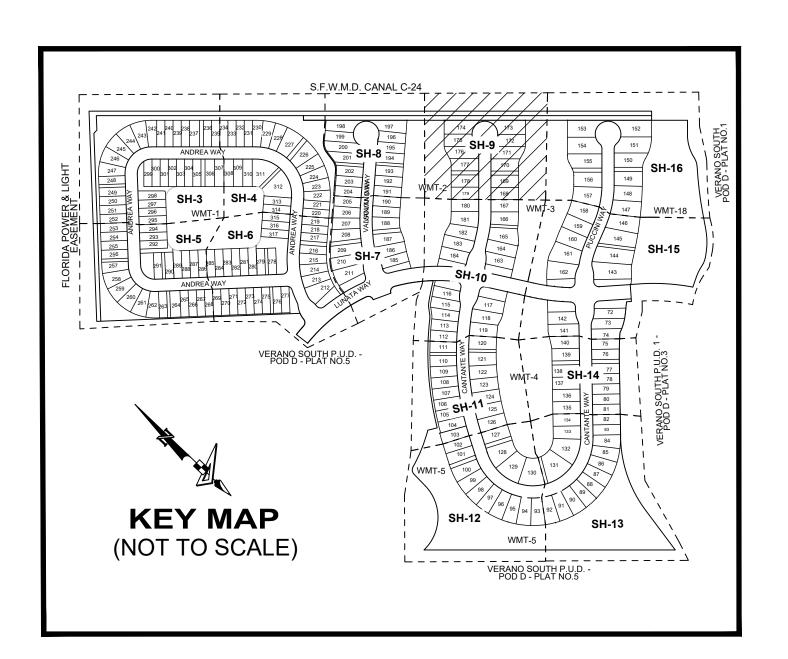
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FILE NO.

DATE

TIME





LEGEND

 @ ------ 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

P.C. ----- Point of Curvature

P.T. ----- Point of Tangency

(NR) ----- Non-Radial

C.M. ----- Concrete Monument

LB ----- Licensed Business

PRM ----- Permanent Reference M

PRM ----- Permanent Reference Monument

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



4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
SHEET 9 OF 16 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT NO. 2 LAT BOOK BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH -ILE NO. POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. **SCALE:** 1" = 40' **MATCH LINE - SHEET 9** N43°09'20"W 135.00' 5'C.U.E. 5'C.U.E.S43°09'20"E 135.00' S46°50'40"W 238.67' (TOTAL) S46°50'40"W WEST LINE OF S.W. 1/4 238.67 SECTION 28, TOWNSHIP 36 S, (TOTAL) RANGE 39 E S.F.W.M.D. CANAL C-24 N43°09'20"W 135.00' 11.80'-→10.62'S43°09'20"E 135.00' <u>~11.80'</u> 10.62'-EAST LINE OF S.E. 1/4 R=285.00' WMT-3 SECTION 29, TOWNSHIP 36 S, L=28.05'-RANGE 39 E WMT-2 D=5°38'20" L=19.44' R=615.00' R=70.00'D=15°54'43" L=69.01 L=30.36'-D=6°25'45" S39°40'09"E 135.09'(NR) (NR) N34°49'43"W 137.05' D=24°5,0'54" QI-L=15.03' TRACT "CA-31" S77°19'54"W D=2°56'35" 135.39' (NR) D=1°03'49" S39°40'09"E D=8°56'11" 27.04 R=70.00' L=13.95 L=21.63' R=80.00' D=11°24'58" D=8°28'23" D=15°29'30" L=24.72'-VERANO SOUTH P.U.E POD D - PLAT NO.5 D=17°42'27" S41°51'27"W 46.04 L=3.09'_D=2°12'56" R=80.00' L=24.81' D=17°46'00" L=14.65' **KEY MAP** 156.89' WMT-5 (NOT TO SCALE) L=11.16'S30'22'32"E 150.30'(NR) L=56.51'-D=10°39'42" D=51°23'29" R=905.44' L=45.32'_ D=2°52'04" (TOTAL) D=8°41'20" S43°59'48"W 13.00' (TIE) R=892.44' L=354.26' D=22°44'38" L=128.70' D=8°15'46" LEGEND (TOTAL) TRACT "CA-32" L=73.83' D=67'08'58" NORTHEASTERLY LINE P.B. ----- Plat Book OF TRACT "CA-21"~ (P.B. 112, PG(s) 19-28) *Pg(s).* ----- *Page(s)* R=822.44' A.E. ----- Access Easement L=193.10'-D=13°27'09" C.U.E. ----- City Utility Easement - LUNATA WAY TRACT "R-1" N30°30'22"W 276.48' (TOTAL) _N59°29'38"E _L=307.26' D=21°24'19" (TOTAL) S45°03'18"W 13.00' (TIE) D.E. ----- Drainage Easement (RADIAL) E.A.E. ----- Emergency Access Easement N59°37'28"E L.M.E. ----- Lake Maintenance Easement 24.12 TRACT "CA-21" (TOTAL) TRACT "CA-33" (P.B. 112, PG(s) 19-28) 1 / N30°22'32"W U.E. ----- Utility Easement R=1501.00' L.E. ----- Landscape Easement L=84.30' L=83.74² WMT ----- Stormwater Management Tract D=3°13'05" TRACT "CA-34" S59°37'28"W__/ 50.91' φ ----- Centerline CANTANTE WAY **LOT 409** R/W ----- Right-of-Way (P.B. 112, (NR) N32°23'10"W S30°39'02"E 135.00'(R) P.U.D. ----- Planned Unit Development PG(s) 19-28) _S59°29'38"W R=85.00° R ----- Radius 13.00' (TIE) L=3.23' L=26.26'-D=1°32'33" L ----- Arc Length D=17°42'03" LOT 408 D ----- Delta-Central Angle $L=23.17^{2}$ D=16°54'20" (TOTAL) (P.B. 112, D=20°37′40" =17°42'03" PG(s) 19-28) ^D CB ----- Chord Bearing 60.0'_{R/W} L=1.04N34°02'53"W 142.92' S33°17'46"E 150.75'(NR) N38°42'20"E D=0°47′42" C ----- Chord Length *36.05* ¹ D=5°23'37" R=1134.00' P.C. ----- Point of Curvature S38°42'20"W 114 R=65.00' L=62.96 $L=2.60'_{-}$ L=16.73'-P.T. ----- Point of Tangency / D=3°10'51" D=0°07'53" D=14°44'38" R = 75.00'P.R.C. ----- Point of Reverse Curvature ,' R=80.00' 118 L=19.30~L=26.92' **LOT 407** P.C.C. ----- Point of Compound Curvature (R) N36°36'16"W 130.00' SOUTHEASTERLY (P.B. 112, D=19°16'51" L=13.25'BOUNDARY LINE OF PG(s). 19-28) _____S36°18'47"E N.T.C. ----- Non-Tangent Curvature D=10°50'54" **VERANO SOUTH P.U.D.** [/]S75°43'32"W N.T.I. ----- Non-Tangent Intersection POD D - PLAT NO. 5 16.95' 113 WMT-4 (P.B. 112, PG(s). 19-28) LOT 406 R=1475.00' L=14.55'(R) ----- Radial ,'R=70.00' $L=566.17^{2}$ (P.B. 112, D=11°54'40" L=27.81 **PG(s). 19-28)** D=21°59'33" (TOTAL) (NR) ----- Non-Radial D=22°45'34" 119 (R) N38°44'04"W 130.00' R=1485.00' C.M. ----- Concrete Monument PLAT LIMIT L=541.14' R=1150.00' LB ----- Licensed Business D=20°52'44" (TOTAL)—— L=473.71 D=23°36'05" PRM ----- Permanent Reference Monument 112 (TOTAL) (P.B. 112, S.F.W.M.D. ----- South Florida Water Management District 120 PG(s). 19-28) MATCH LINE -□ ----- Found Permanent SHEET 11 Reference Monument (P.B. 112, PG(s). 19-28) ■ ----- Indicates (PRM) Permanent ¹ TRACT "CA-50" 111 Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) Surveying, Inc. • ----- Indicates (PCP) Permanent Control Point LB7768 4152 W. Blue Heron Blvd. Phone: (561) 444-2720

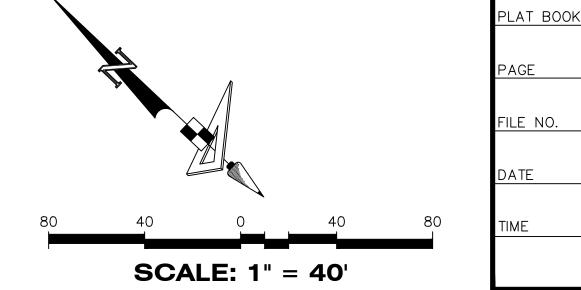
PSLUSD # 11-652-33C

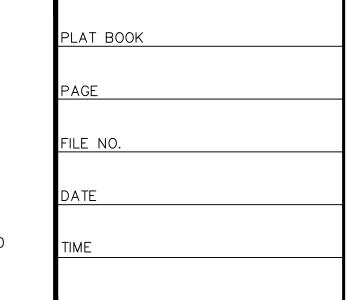
CITY OF PORT ST. LUCIE PROJECT NO. (P24-005)

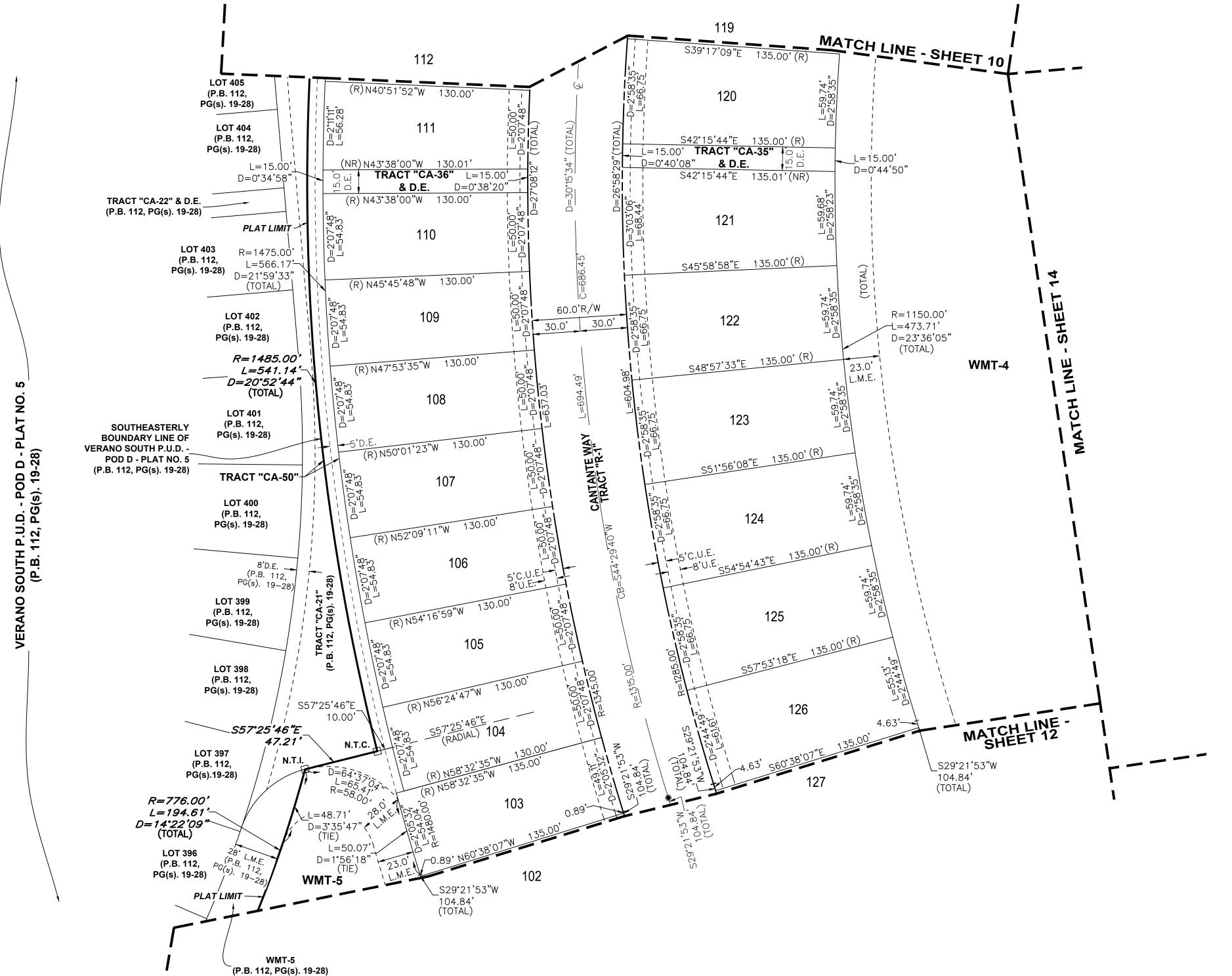
Riviera Beach, FL 33404 Licensed Business Number LB 7768

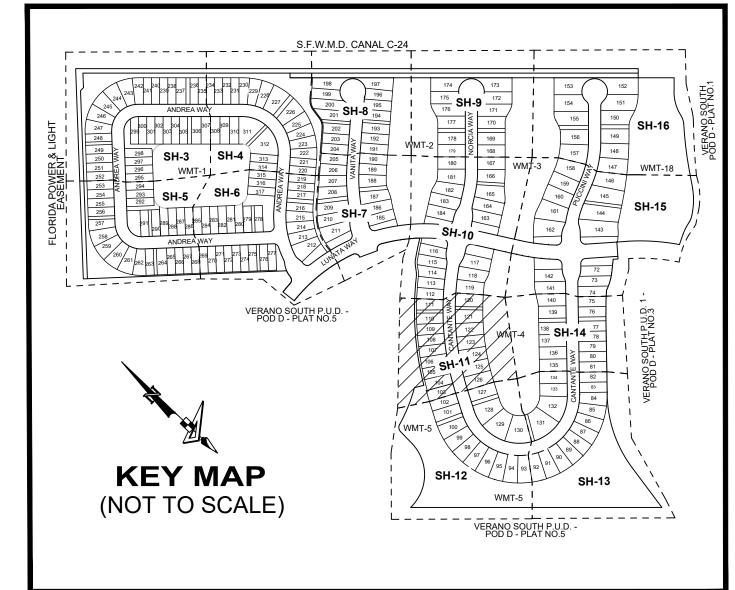
SHEET 10 OF 16 SHEETS

BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.







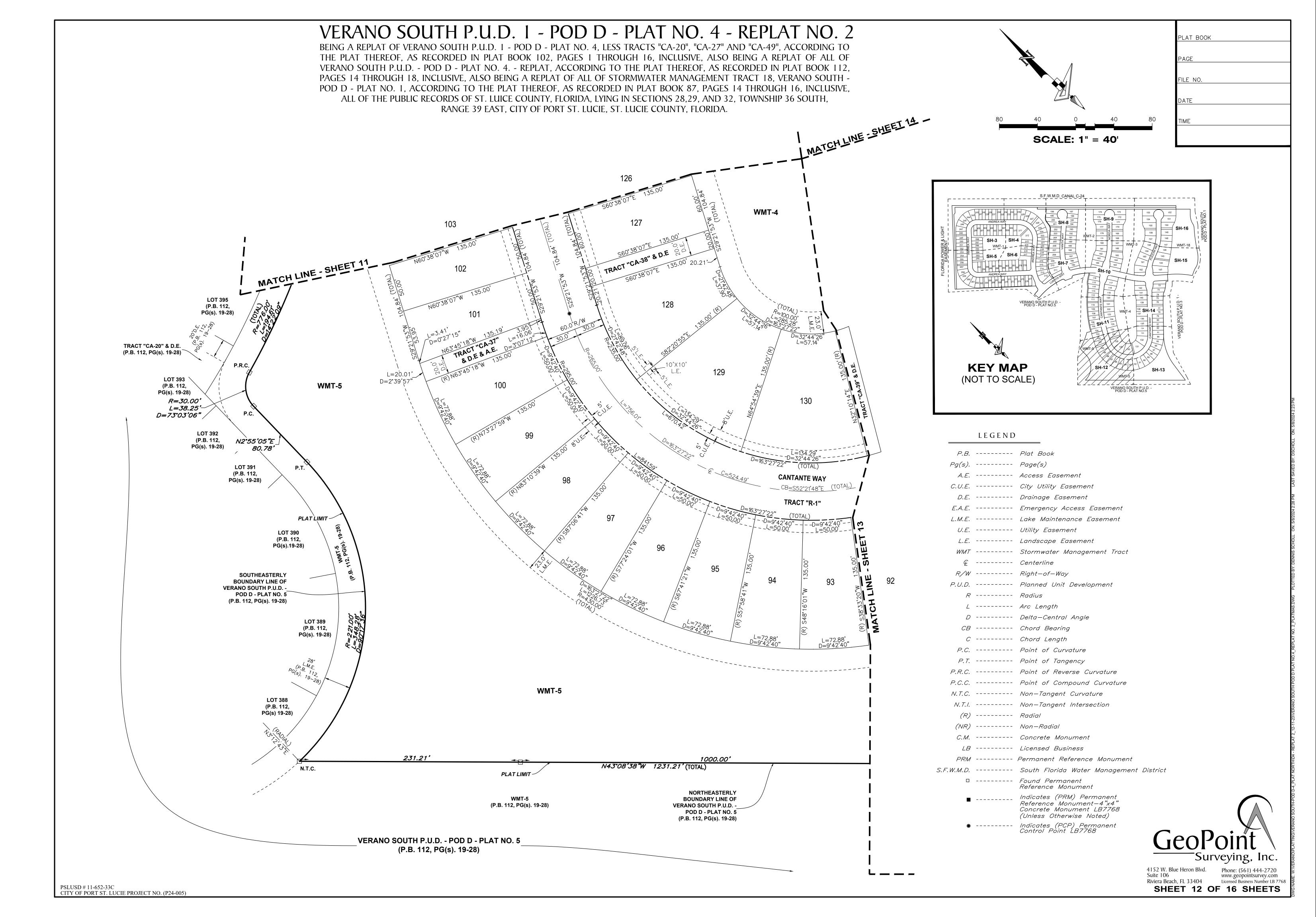


	LEGEND		
——————————————————————————————————————		——— Plat Book	
Pg(s).		Page(s)	
A.E.		Access Easement	
C.U.E.		City Utility Easement	
D.E.		Drainage Easement	
<i>E.A.E.</i>		Emergency Access Easement	
L.M.E.		Lake Maintenance Easement	
U.E.		Utility Easement	
L.E.		Landscape Easement	
WMT		Stormwater Management Tract	
\mathcal{Q}		Centerline	
R/W		Right-of-Way	
P.U.D.		Planned Unit Development	
R		Radius	
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CB		Chord Bearing	
С		Chord Length	
P.C.		Point of Curvature	
P.T.		Point of Tangency	
P.R.C.		Point of Reverse Curvature	
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N. T. C.		Non-Tangent Curvature	
N. T. /.		Non-Tangent Intersection	
(R)		Radial	
(NR)		Non-Radial	
C.M.		Concrete Monument	
LB		Licensed Business	
PRM		Permanent Reference Monument	
S.F.W.M.D.		South Florida Water Management District	
		Found Permanent Reference Monument	
•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)	

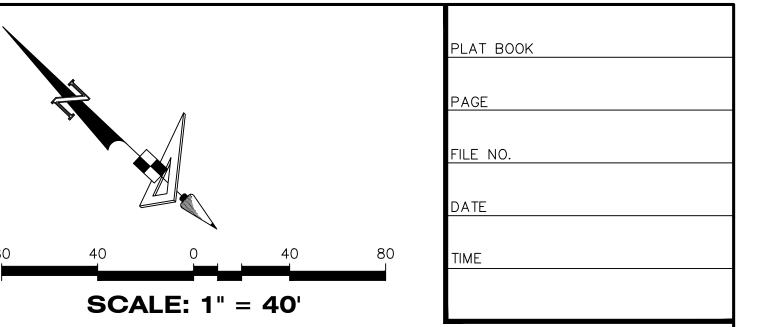
----- Indicates (PCP) Permanent Control Point LB7768

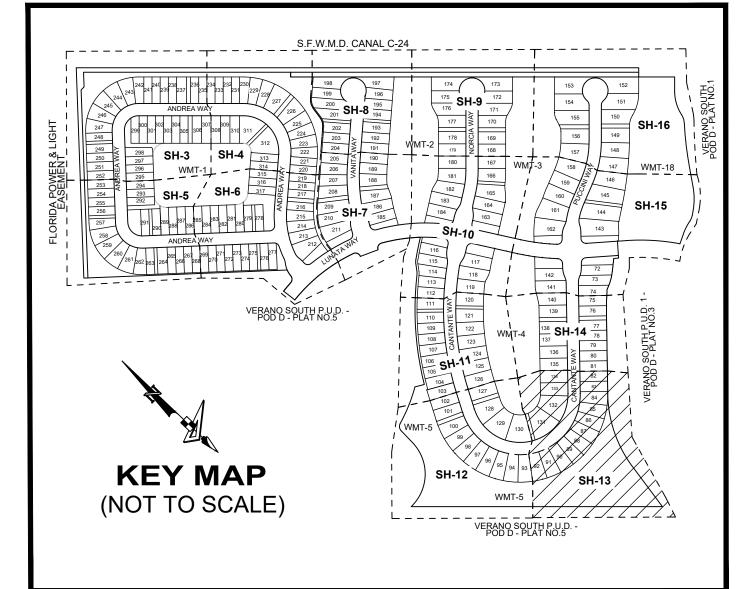


4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
SHEET 11 OF 16 SHEETS



VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT NO. 2 BEING A REPLAT OF VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH -POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN 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 135.00' S44°05'29"E 135.00' S44°05'29"E 135.00' N44°05'29"W 135.00' WMT-4 S44°05'29"E 135.00' (P.B. 92, PG(s). 31-35) 8.60'-(R) N41°31'25"W 135.00' 10'X10' S36°03'02"E 135.00' (R) VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3 (P.B. 92, PG(s). 31-35) NORTHWESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3 (P.B. 92, PG(s). 31-35) —PLAT LIMIT 93 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 NORTHEASTERLY **BOUNDARY LINE OF** VERANO SOUTH P.U.D. -POD D - PLAT NO. 5 (P.B. 112, PG(s). 19-28) (P.B. 112, PG(s). 19-28) **VERANO SOUTH P.U.D. - POD D - PLAT NO. 5** (P.B. 112, PG(s). 19-28) PSLUSD # 11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P24-005)



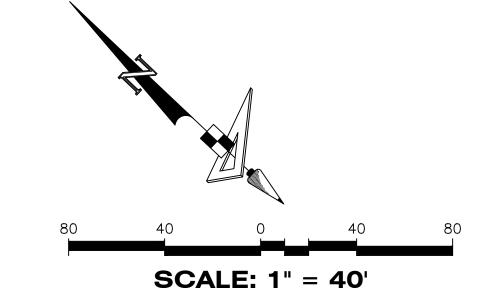


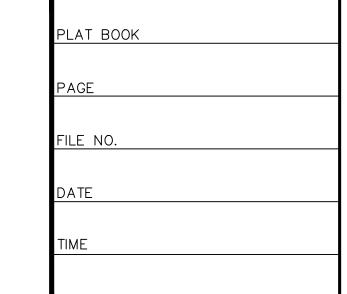
	LEGEND	
P.B.		Plat Book
Pg(s).		Page(s)
A.E.		Access Easement
C.U.E.		City Utility Easement
D.E.		Drainage Easement
E.A.E.		Emergency Access Easement
L.M.E.		Lake Maintenance Easement
U.E.		Utility Easement
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Q		Centerline
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N.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

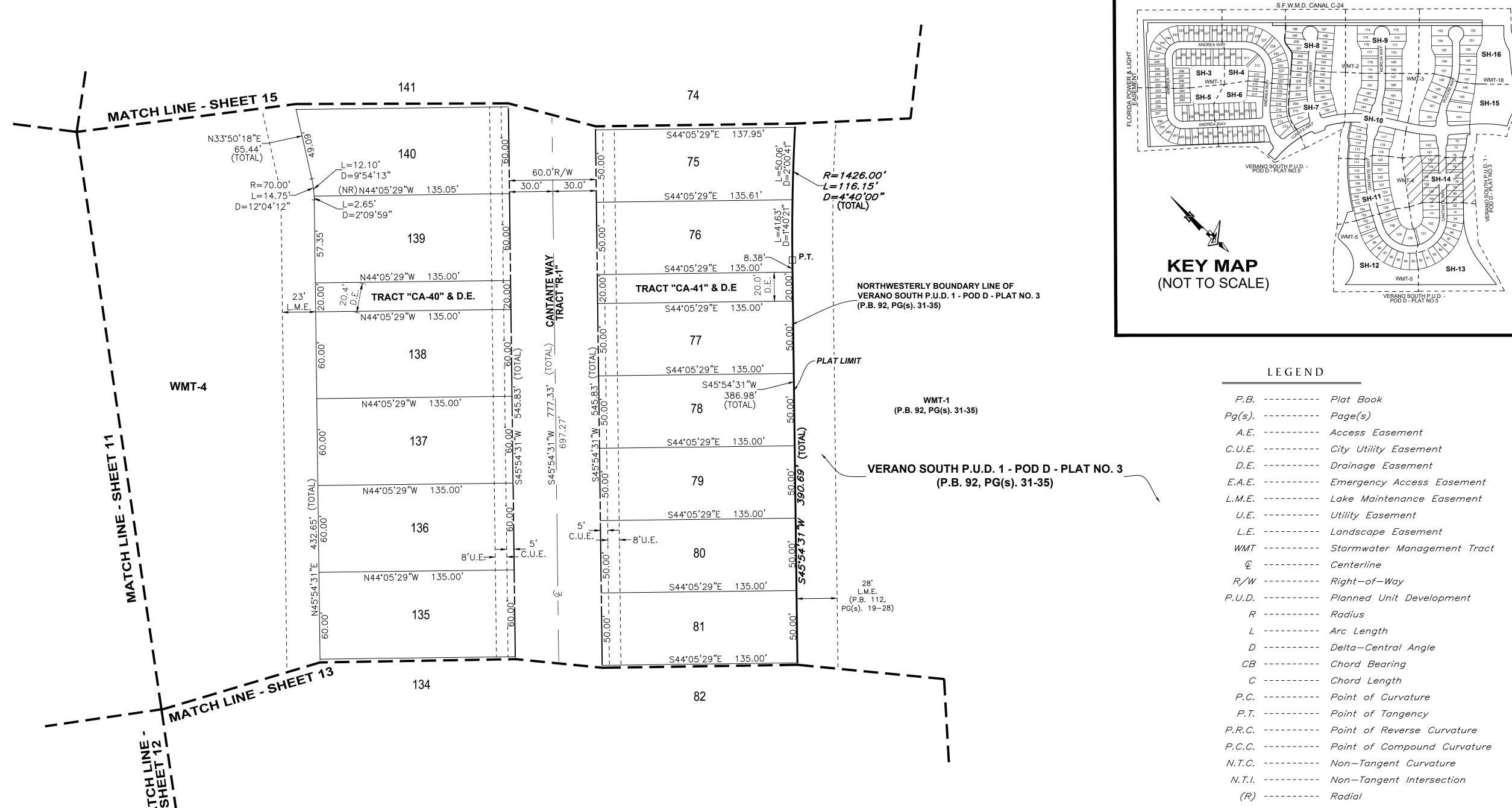


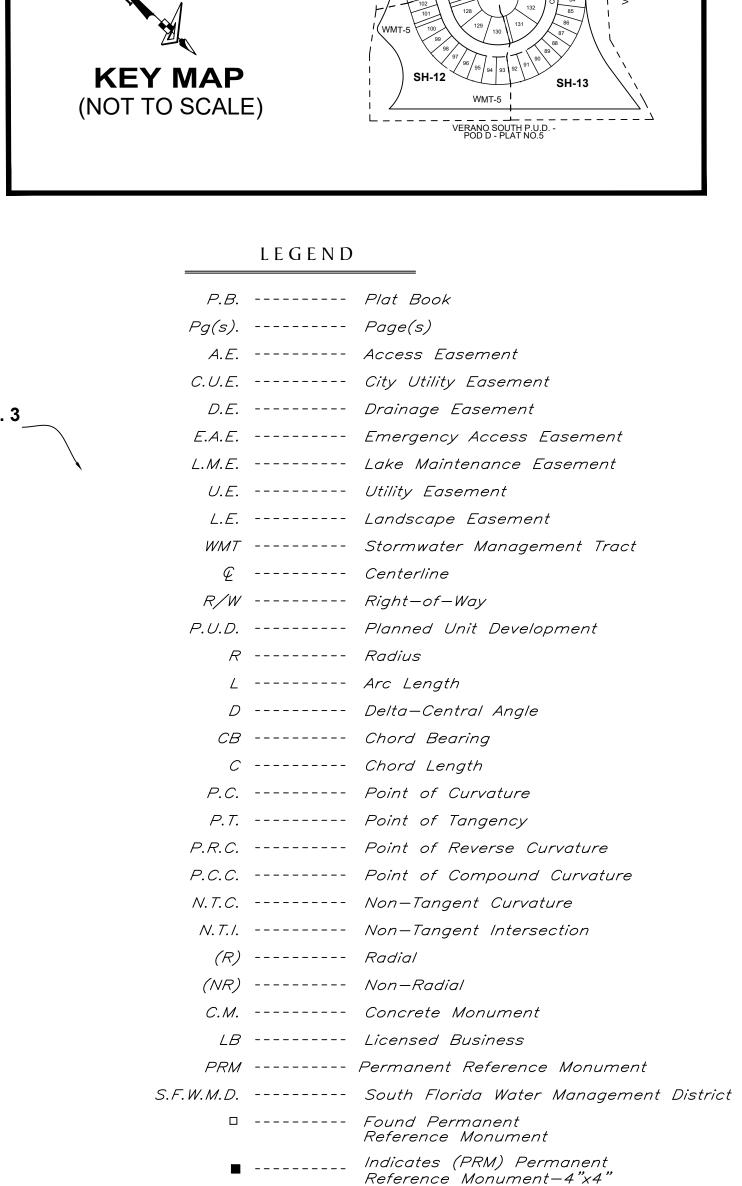
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SHEET 13 OF 16 SHEETS

BEING A REPLAT OF VERANO SOUTH P.U.D. I - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH -POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.









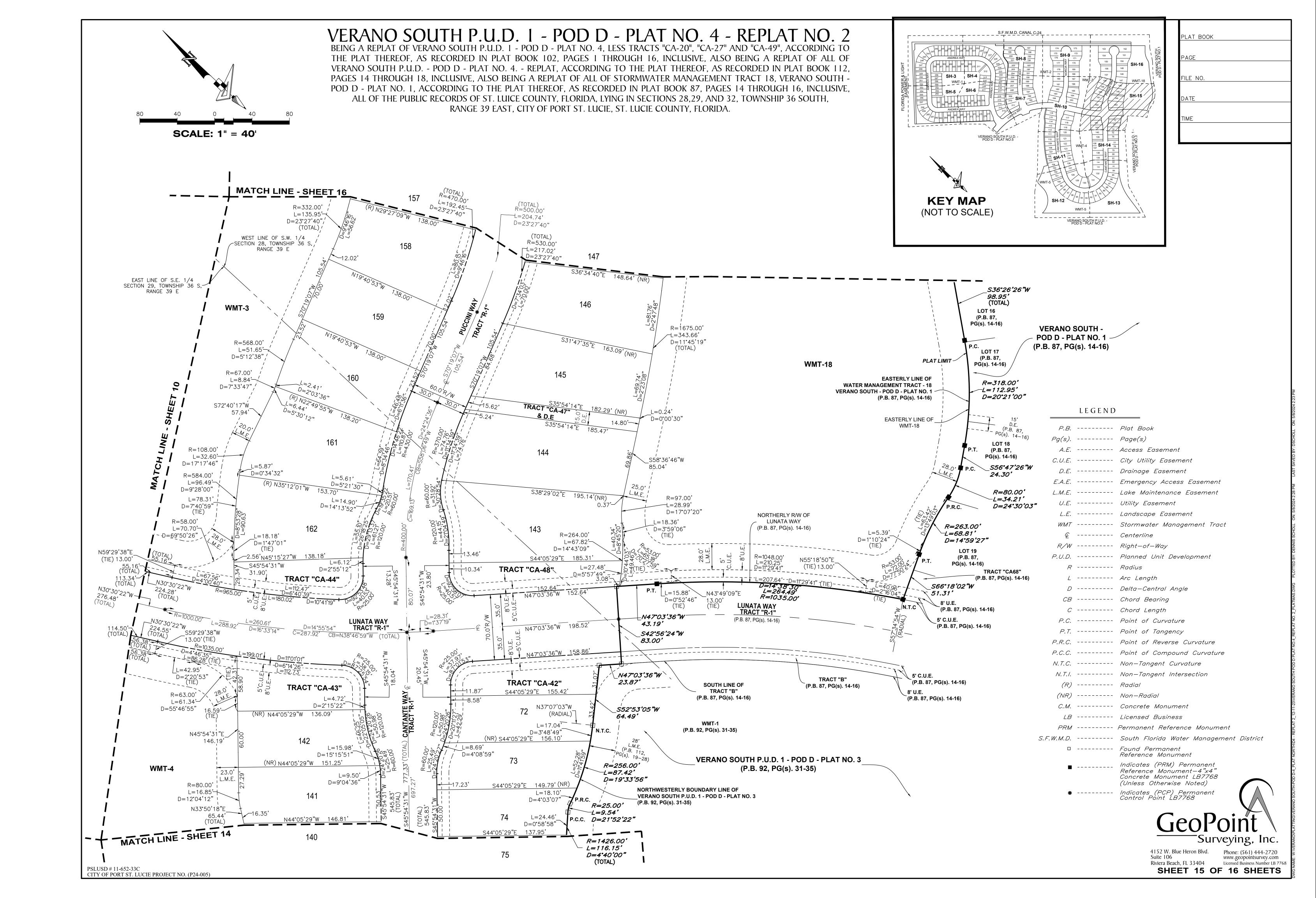
Concrete Monument LB7768 (Unless Otherwise Noted)

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

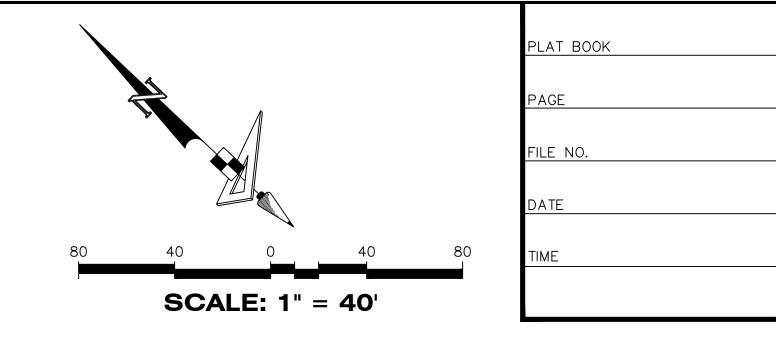
VERANO SOUTH P.U.D POD D - PLAT NO.5



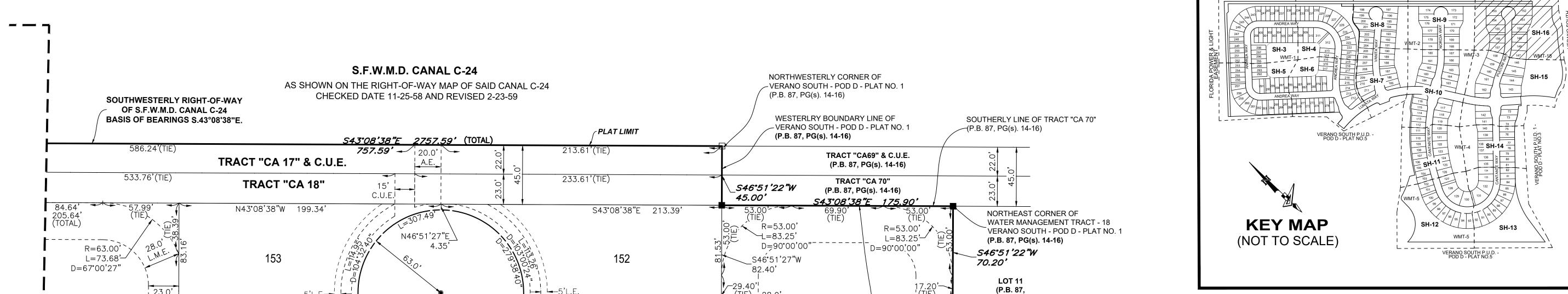
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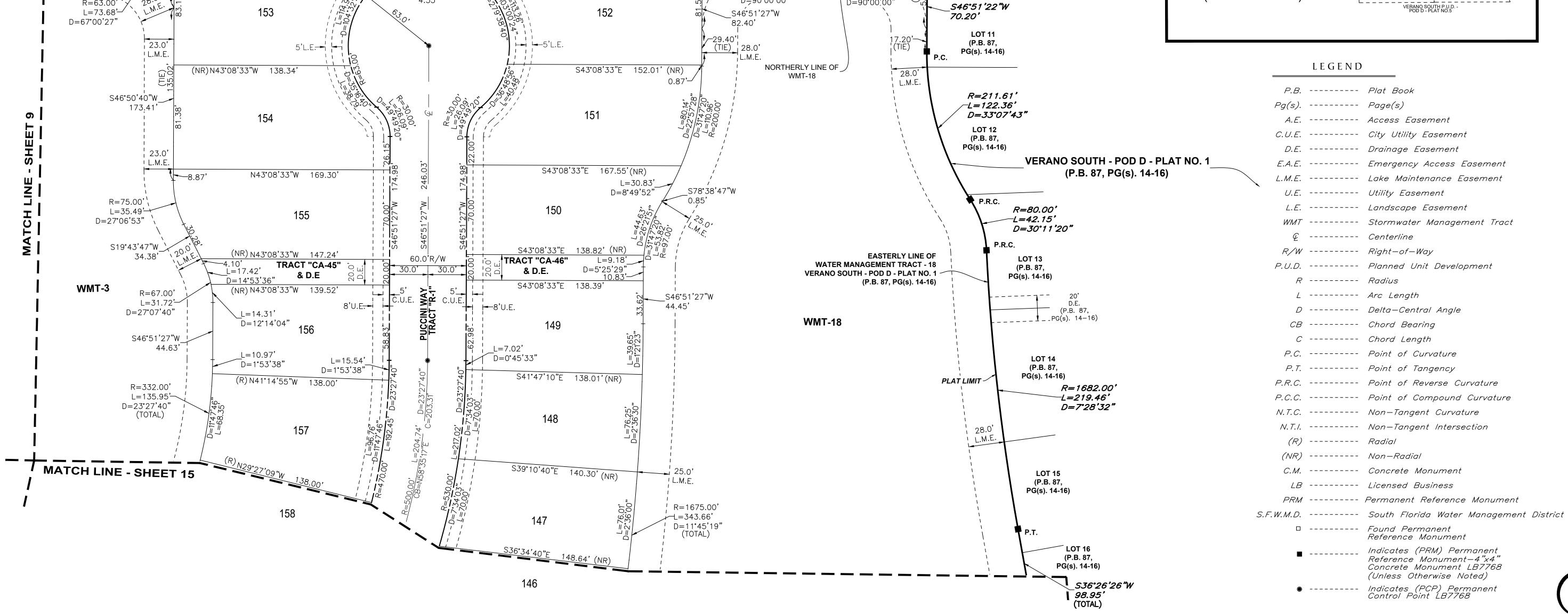


BEING A REPLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, LESS TRACTS "CA-20", "CA-27" AND "CA-49", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF VERANO SOUTH P.U.D. - POD D - PLAT NO. 4. - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 14 THROUGH 18, INCLUSIVE, ALSO BEING A REPLAT OF ALL OF STORMWATER MANAGEMENT TRACT 18, VERANO SOUTH - POD D - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, LYING IN SECTIONS 28,29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



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