

VERANO SOUTH - POD H - PLAT NO. 1
BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

Exhibit A

	PLAT BOOK 130
	PAGE 1
	FILE NO. 5432646
	DATE 1/17/2025
	TIME

INSTR # 5432646
P.B. 130 Pages 1-16
RECORDED 01/17/2025 02:09:53 PM
SAINT LUCIE COUNTY
DEPUTY CLERK NOBLES

DESCRIPTION

BEING A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, 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 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1923.60 FEET; THENCE S.45°13'59"E., DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 660.22 FEET TO A POINT OF INTERSECTION WITH 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 A POINT ON THE WESTERLY LINE OF THAT 200.00 FOOT FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.01°58'45"E., ALONG THE WESTERLY LINE OF SAID 200.00 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 3448.38 FEET; THENCE S.88°01'15"W., DEPARTING SAID WESTERLY LINE OF THAT 200.00 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 155.90 FEET TO THE POINT OF BEGINNING; THENCE S.01°58'48"E., A DISTANCE OF 433.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1998.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2268.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON NORTH-SOUTH "A" ROADWAY PLAT, RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON SAID NORTH-SOUTH "A" ROADWAY PLAT, FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE S.15°14'40"E., A DISTANCE OF 380.89 FEET; 2) THENCE S.28°45'20"W., A DISTANCE OF 35.36 FEET; 3) THENCE S.15°14'40"E., A DISTANCE OF 80.00 FEET; THENCE S.74°45'20"W., A DISTANCE OF 36.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'05", A DISTANCE OF 132.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°01'56", A DISTANCE OF 292.93 FEET TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 22618.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 02°00'26", A DISTANCE OF 792.41 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.00°01'15"E., A DISTANCE OF 980.81 FEET; THENCE N.89°58'45"W., A DISTANCE OF 1650.00 FEET; THENCE N.00°01'15"E., A DISTANCE OF 426.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 204.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 365.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°01'15", A DISTANCE OF 446.06 FEET TO A POINT OF TANGENCY; THENCE N.20°00'00"E., A DISTANCE OF 171.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 485.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°56'20", A DISTANCE OF 177.25 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.35°26'30"W., A DISTANCE OF 138.03 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 620.00 FEET, AND A RADIAL BEARING OF S.46°03'22"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°48'27", A DISTANCE OF 62.84 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.40°00'00"W., A DISTANCE OF 73.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 693.00 FEET, AND A RADIAL BEARING OF S.40°13'20"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°54'55", A DISTANCE OF 59.45 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 87°23'50", A DISTANCE OF 18.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 743.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°34'31", A DISTANCE OF 111.20 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.57°33'30"E., A DISTANCE OF 73.88 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 670.00 FEET, AND A RADIAL BEARING OF N.66°47'04"E., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'32", A DISTANCE OF 12.97 FEET TO A POINT OF TANGENCY; THENCE N.22°06'23"W., A DISTANCE OF 7.34 FEET; THENCE N.57°33'30"E., A DISTANCE OF 395.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1415.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°43'39", A DISTANCE OF 660.07 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.59°10'09"E., A DISTANCE OF 228.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1643.00 FEET, AND A RADIAL BEARING OF N.59°10'09"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'21", A DISTANCE OF 12.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°30'13", A DISTANCE OF 16.02 FEET TO A POINT OF TANGENCY; THENCE S.45°14'00"E., A DISTANCE OF 115.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1765.00 FEET, AND A RADIAL BEARING OF N.57°28'31"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°46'29", A DISTANCE OF 116.28 FEET TO A POINT OF TANGENCY; THENCE N.28°45'00"E., A DISTANCE OF 306.60 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 665.00 FEET, AND A RADIAL BEARING OF N.37°04'19"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°25'51", A DISTANCE OF 364.80 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.18°45'00"E., A DISTANCE OF 630.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°46'12", A DISTANCE OF 213.96 FEET TO A POINT OF TANGENCY; THENCE S.01°58'48"E., A DISTANCE OF 222.36 FEET; THENCE N.88°01'12"E., A DISTANCE OF 390.00 FEET TO POINT OF BEGINNING.

LANDS CONTAINING: 5,149,557 SQUARE FEET OR 118,218 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: St. Lucie

KNOW ALL MEN BY THESE PRESENTS THAT PSL LAND INVESTMENTS LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH - POD H - PLAT NO. 1, 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 BLUE STREAM COMMUNICATIONS, 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 CRESSWIND TREASURE COAST 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 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 A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT, 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. THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, 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. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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. THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, 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. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

7. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

8. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND TREASURE COAST 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, RIGHTS-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

9. TRACT "R-2", SHOWN HEREON AS SCHOOL ACCESS ROAD, IS HEREBY DEDICATED TO THE 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, RIGHTS-OF-WAY, ETC.

10. COMMON AREA TRACTS "CA-1" THROUGH "CA-45", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND TREASURE COAST 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-45", 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.

11. 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.

12. THE STORMWATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CRESSWIND TREASURE COAST 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.

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

IN WITNESS WHEREOF, PSL LAND INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 3rd DAY OF December, 2024.

WITNESS

PSL LAND INVESTMENTS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, ITS SOLE MANAGER

(PRINT NAME OF WITNESS)

BY:
NAME: William Johnson

105 NE 1st St., Delray Beach, FL 33444
ADDRESS

TITLE: Manager

WITNESS

Juan C. Rodriguez
(PRINT NAME OF WITNESS)

105 NE 1st St., Delray Beach, FL 33444
ADDRESS

DEDICATION ACKNOWLEDGMENT

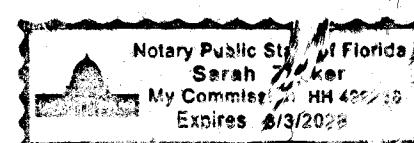
STATE OF FLORIDA
COUNTY: Delaware

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY 3 OF December, 2024, BY William Johnson, MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF PSL LAND INVESTMENTS LLC, A FLORIDA 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.

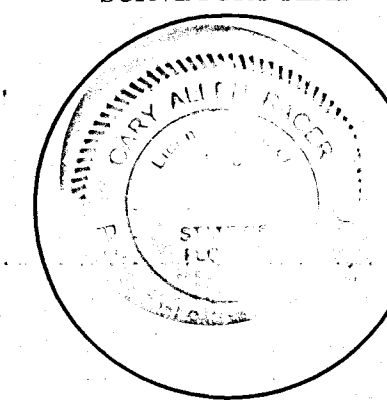
MY COMMISSION EXPIRES: 3-3-2028

NOTARY PUBLIC

PRINT NAME: Sarah Zucker



SURVEYOR'S SEAL



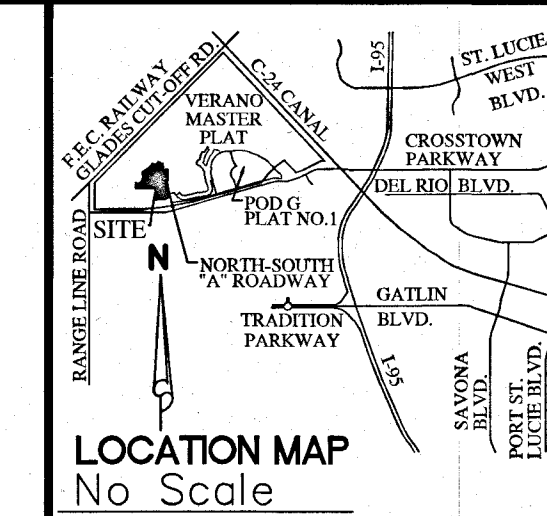
GARY A. RAGER, P.S.M.
LICENSE NO. LS4628
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4628 STATE OF FLORIDA
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Survey Number LB 7768
SHEET 1 OF 16 SHEETS

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



PLAT BOOK	130
PAGE	2
FILE NO.	5432646
DATE	1/17/2025
TIME	

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY St. Lucie

CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "R-1", WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-5, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-45" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF December, 2024.

Denise Cox
WITNESS
(PRINT NAME OF WITNESS)

Cristina Lane
WITNESS
(PRINT NAME OF WITNESS)

CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

BY: Darren Weimer
NAME: DARREN WEIMER

TITLE: SECRETARY

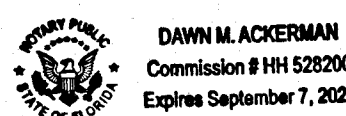
ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY St. Lucie

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY 19 OF Dec, 2024 BY Darren Weimer OF CRESSWIND TREASURE COAST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/7/2028

Dawn M Ackerman
NOTARY PUBLIC
PRINT NAME: Dawn M Ackerman



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY St. Lucie

THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS AS DEFINED IN THE ABOVE DESCRIBED DISTRICT INTERLOCAL AGREEMENT IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT.

1. ACCEPTS THE DEDICATIONS OF CITY UTILITY EASEMENTS (C.U.E.), UTILITY EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT #5 FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE AND SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT, TRACT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

2. ACCEPTS A NON-EXCLUSIVE, INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.

3. ACCEPTS THE DEDICATIONS OF TRACT "R-2".

4. 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 19th DAY OF December, 2024.

ATTEST:

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: Darren Weimer
NAME: DARREN WEIMER

BY: Derek Fenech
NAME: Derek Fenech

TITLE: SECRETARY

TITLE: Chairman

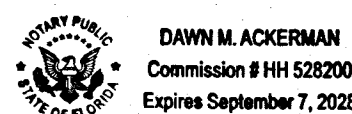
ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY St. Lucie

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY 19 OF Dec, 2024 BY Derek Fenech OF DISTRICT # 5, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/7/2028

Dawn M Ackerman
NOTARY PUBLIC
PRINT NAME: Dawn M Ackerman



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY St. Lucie

THE UNDERSIGNED ROBERT M. GRAHAM, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.04(1)(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY ATLANTIS TITLE SERVICES, DATED AS OF THE 26th DAY OF NOVEMBER, 2024.

(A) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PSL LAND INVESTMENTS LLC, THE ENTITY EXECUTING THE DEDICATION.
(B) ALL MORTGAGES ARE ☒ SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 4558, PAGE 1957.
(C) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
(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 20th DAY OF DECEMBER, 2024

BY: Robert M. Graham
NAME: ROBERT M. GRAHAM
TITLE: ATTORNEY

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF VERANO SOUTH - POD H - PLAT NO. 1, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS 13 DAY OF January, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

Shannon M. Martin
SHANNON M. MARTIN, MAYOR

Sally Walsh
SALLY WALSH, CITY CLERK

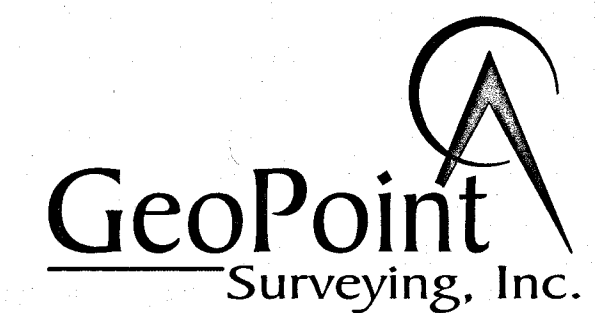
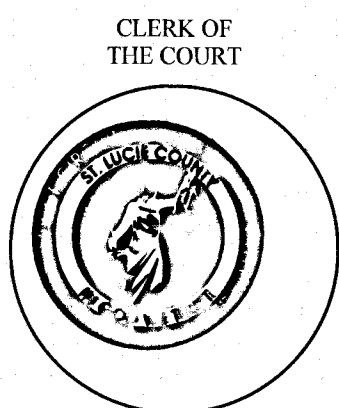
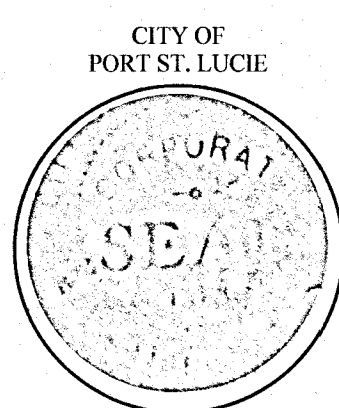
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

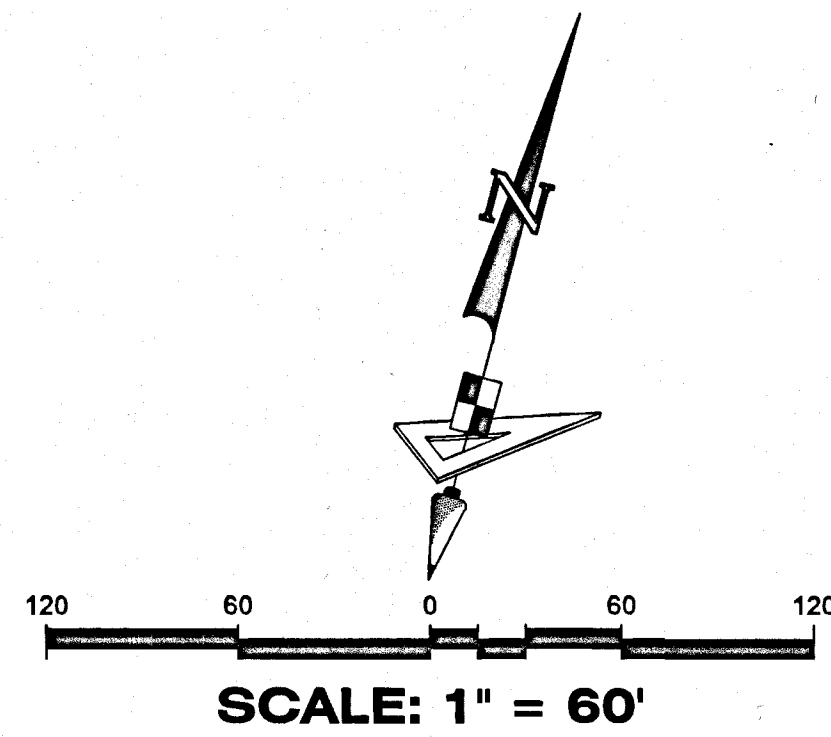
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 130 PAGE(S) 1-11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 17th DAY OF January, 2025.

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

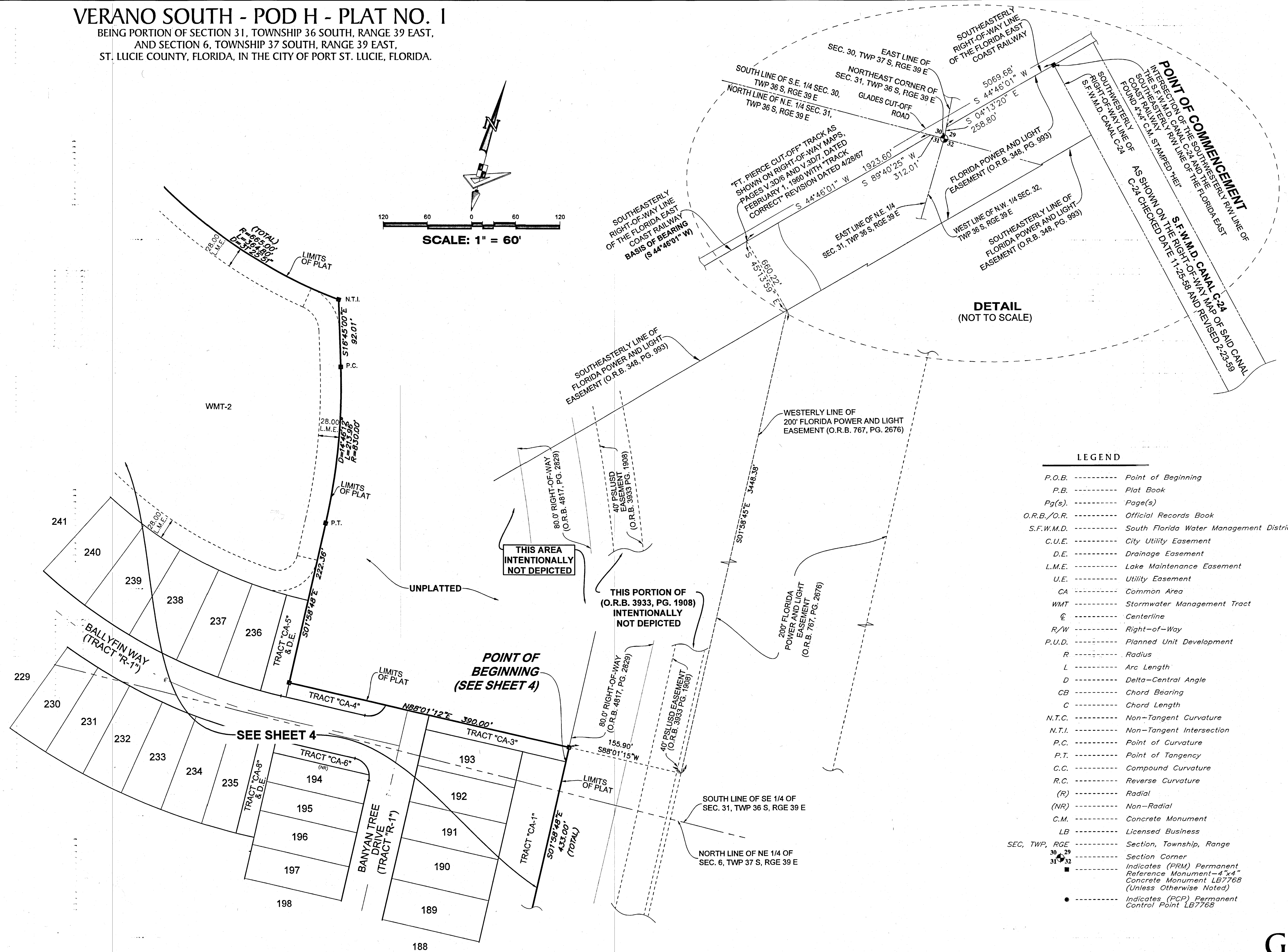


VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



PLAT BOOK	130
PAGE	3
FILE NO.	5132446
DATE	1/17/2025
TIME	



LEGEND	
P.O.B. -----	Point of Beginning
P.B. -----	Plat Book
Pg(s). -----	Page(s)
O.R.B./O.R. -----	Official Records Book
S.F.W.M.D. -----	South Florida Water Management District
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
CA -----	Common Area
WMT -----	Stormwater Management Tract
CL -----	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
N.T.C. -----	Non-Tangent Curvature
N.T.I. -----	Non-Tangent Intersection
P.C. -----	Point of Curvature
P.T. -----	Point of Tangency
C.C. -----	Compound Curvature
R.C. -----	Reverse Curvature
(R) -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
SEC, TWP, RGE -----	Section, Township, Range
30 29 31 32 -----	Section Corner
■ -----	Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● -----	Indicates (PCP) Permanent Control Point LB7768

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SHEET 3 OF 16 SHEETS

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

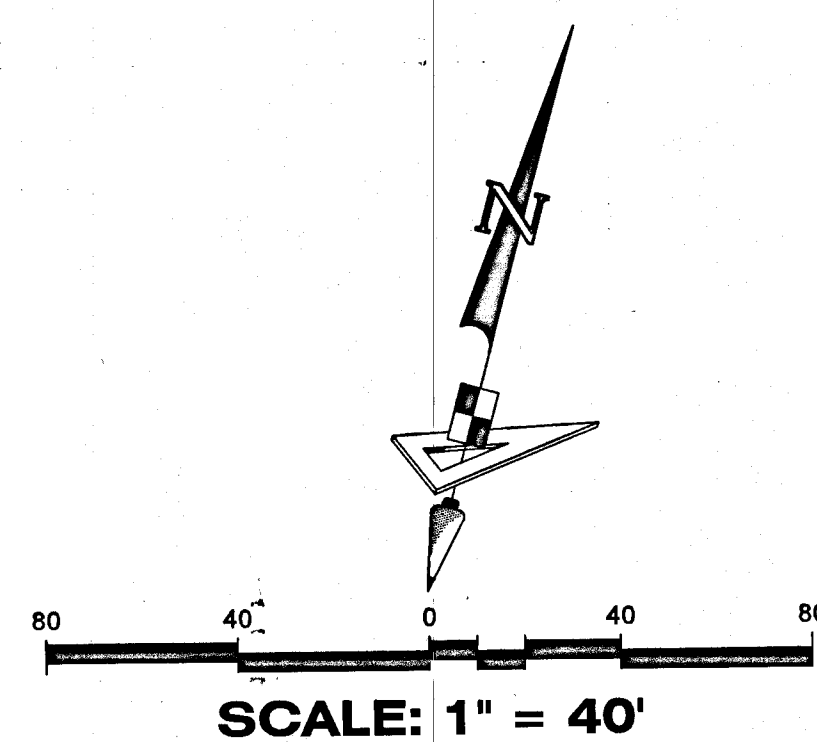
PLAT BOOK 130

PAGE 4

FILE NO. 5432446

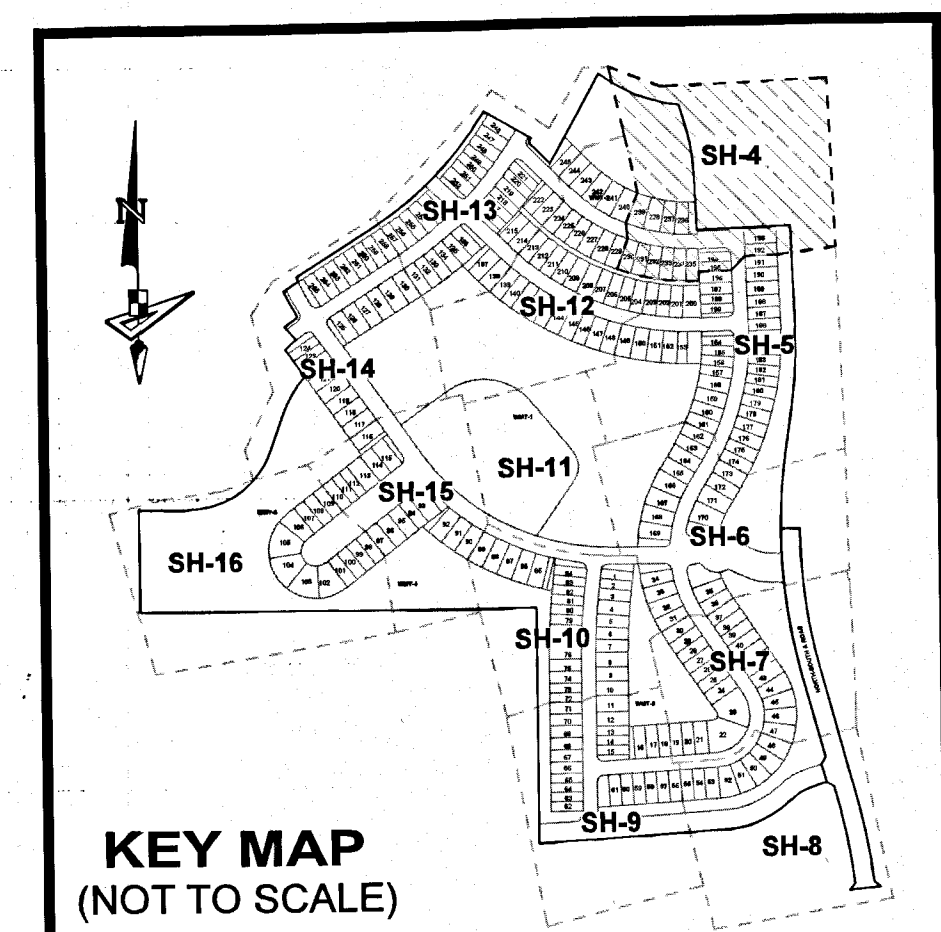
DATE 1/17/2025

TIME



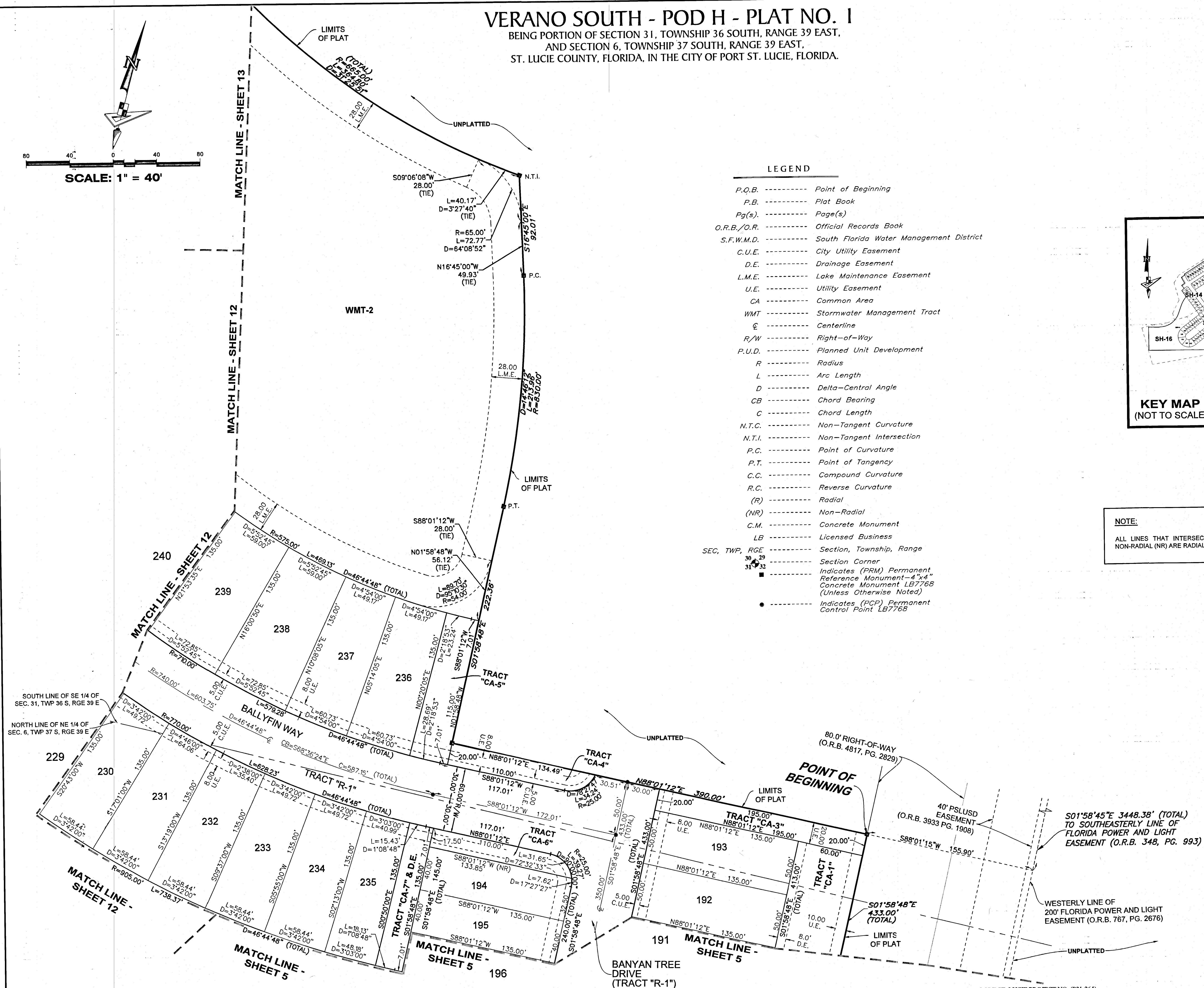
LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
O.R.B./O.R.	Official Records Book
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
D.E.	Drainage Easement
L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
CA	Common Area
WMT	Stormwater Management Tract
CL	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
N.T.C.	Non-Tangent Curvature
N.T.I.	Non-Tangent Intersection
P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30, 29, 31, 32	Section Corner
■	Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768



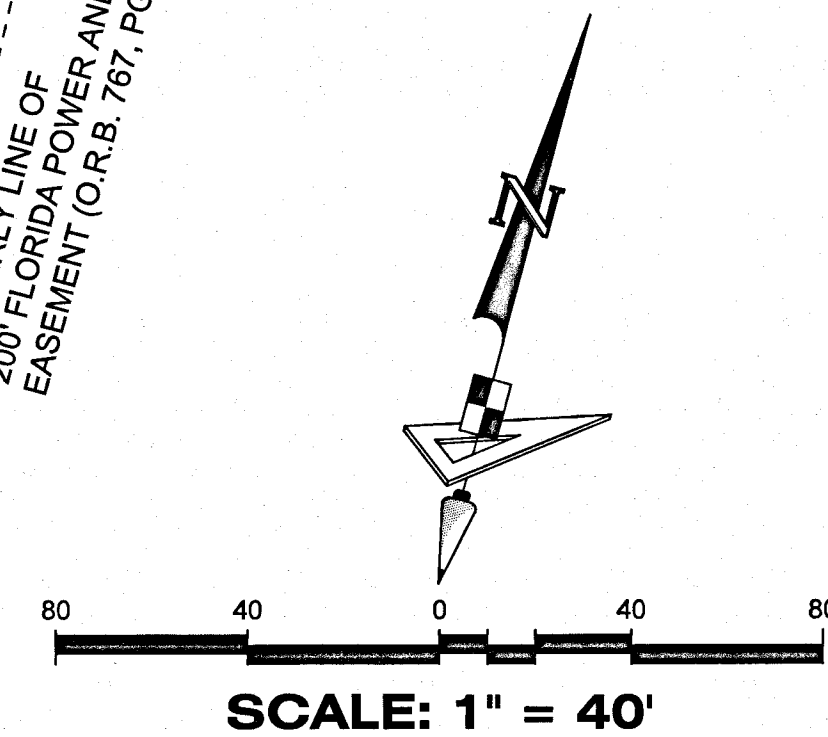
NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



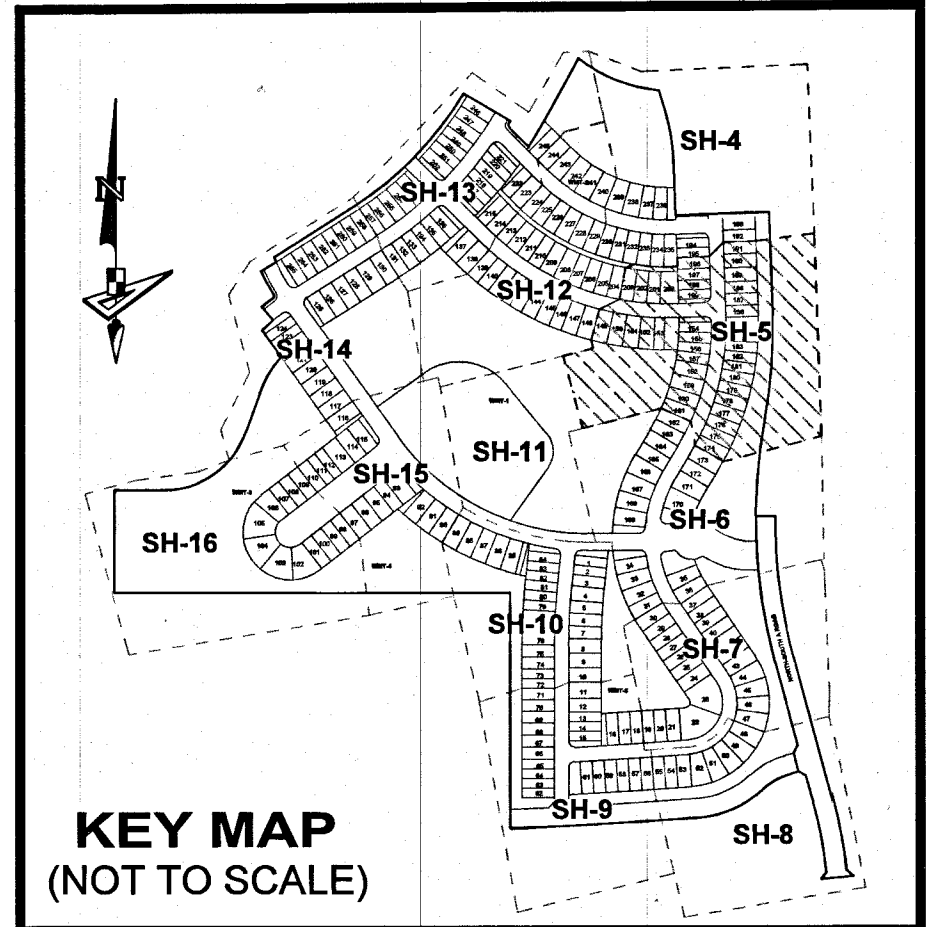
VERANO SOUTH - POD H - PLAT NO. 1 BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	130
PAGE	5
FILE NO.	5432666
DATE	1/17/2025
TIME	

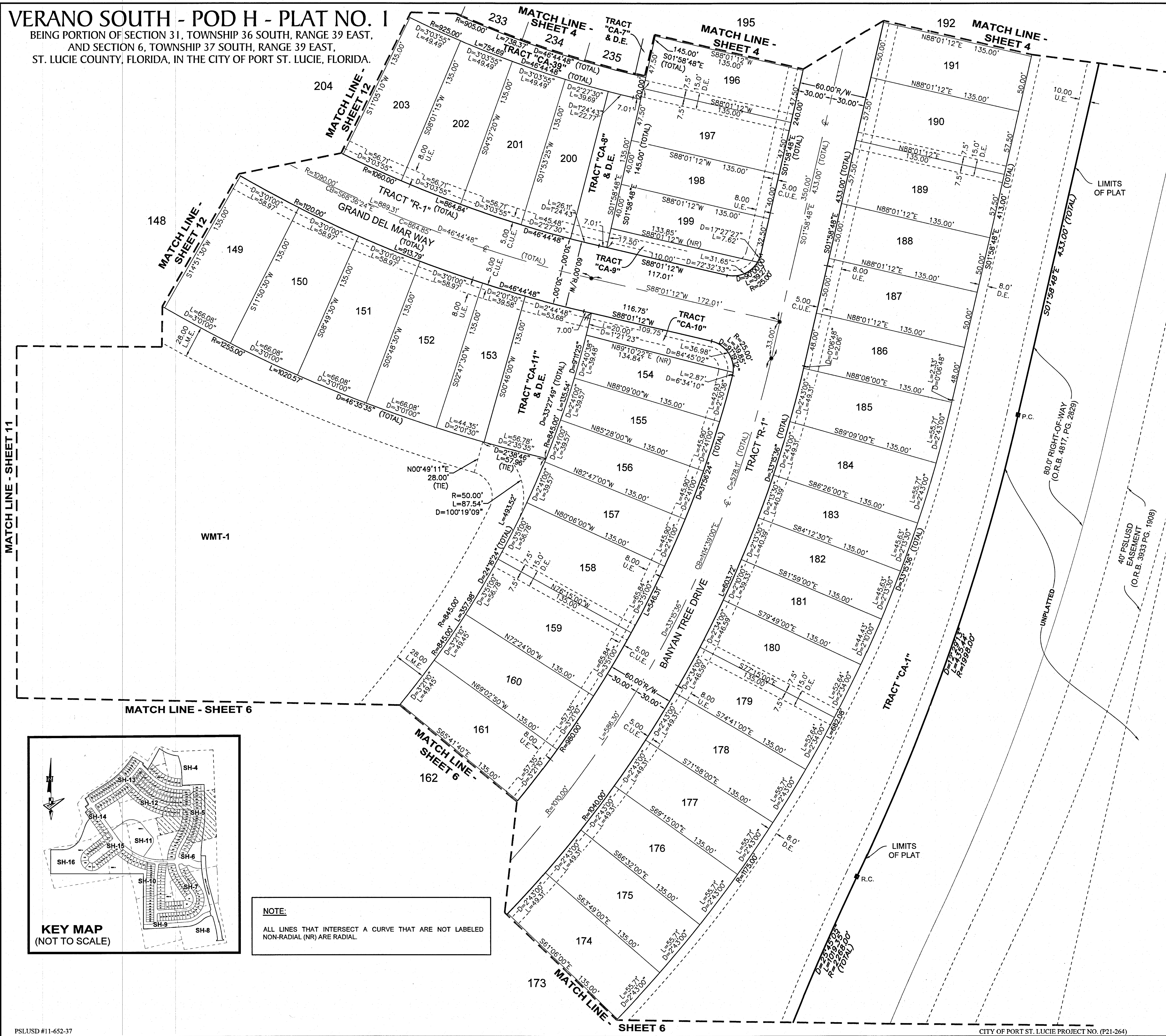


LEGEND

- P.O.B. ----- Point of Beginning
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- O.R.B./O.R. ----- Official Records Book
- S.F.W.M.D. ----- South Florida Water Management District
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- CA ----- Common Area
- 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
- N.T.C. ----- Non-Tangent Curvature
- N.T.I. ----- Non-Tangent Intersection
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- C.C. ----- Compound Curvature
- R.C. ----- Reverse Curvature
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- SEC, TWP, RGE ----- Section, Township, Range
- 30' 29' 31' 32' ----- Section Corner
- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- Indicates (PCP) Permanent Control Point LB7768



NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

MATCH LINE - SHEET 5

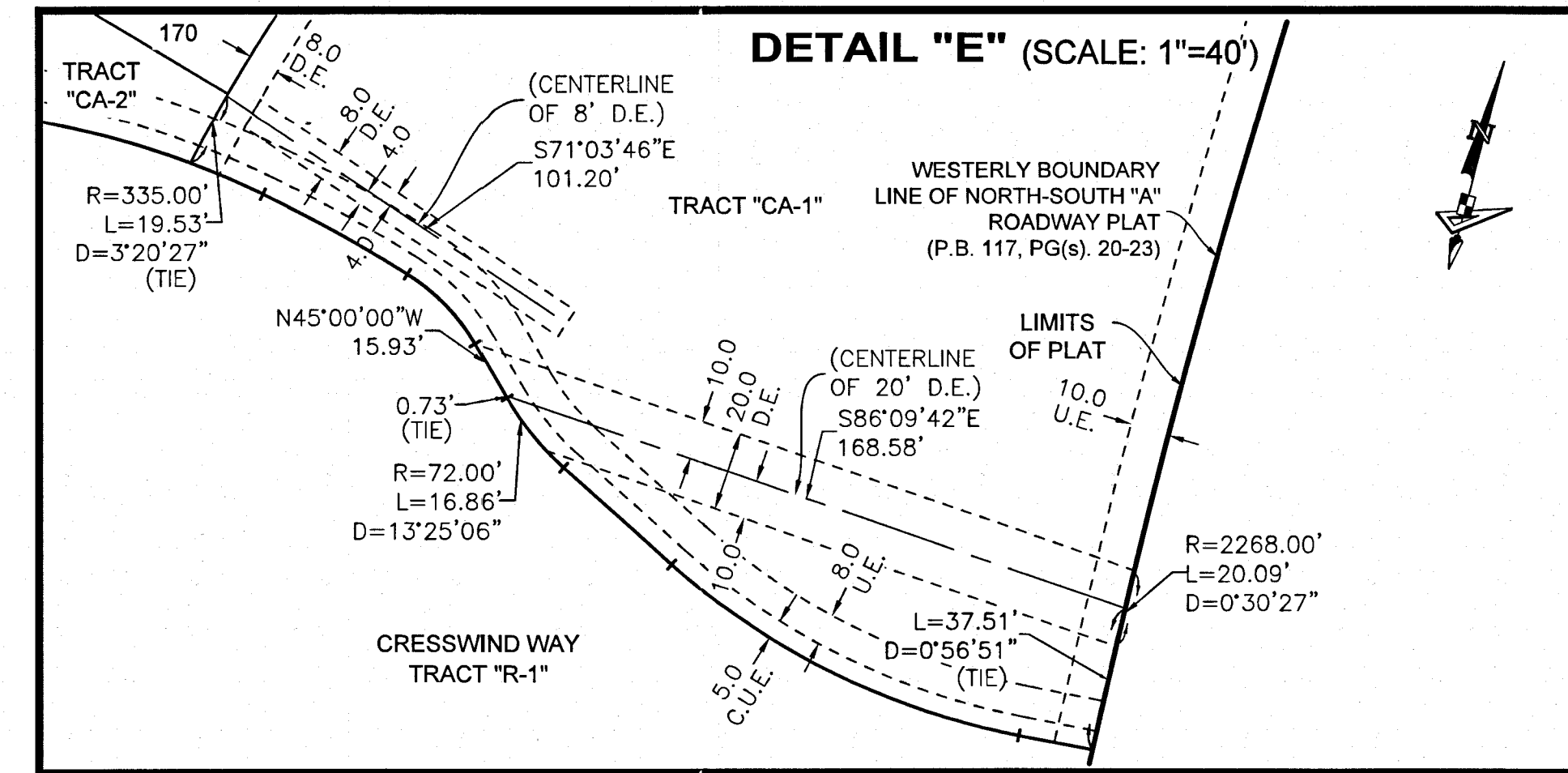
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WMT-1

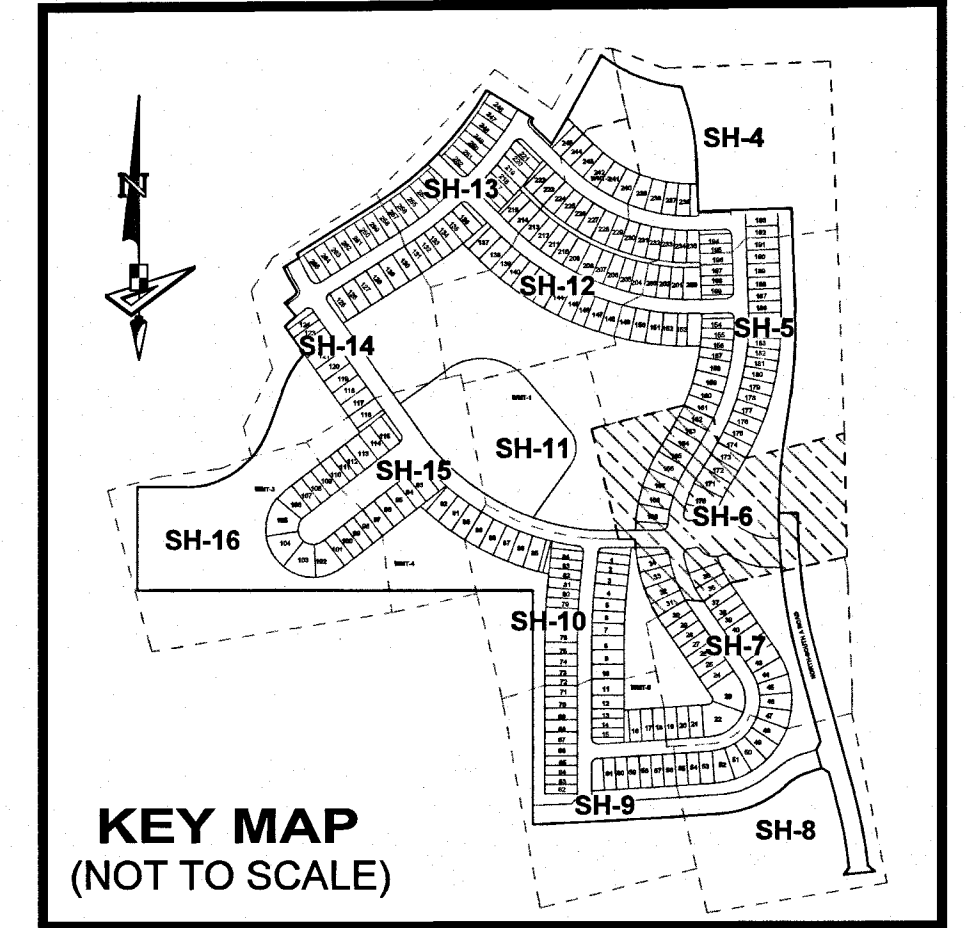
MATCH LINE - SHEET 11

MATCH LINE - SHEET 5

MATCH LINE - SHEET 5



NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



LEGEND

- P.O.B. ----- Point of Beginning
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- O.R.B./O.R. ----- Official Records Book
- S.F.W.M.D. ----- South Florida Water Management District
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- CA ----- Common Area
- WMT ----- Stormwater Management Tract
- CL ----- 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
- N.T.C. ----- Non-Tangent Curvature
- N.T.I. ----- Non-Tangent Intersection
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- C.C. ----- Compound Curvature
- R.C. ----- Reverse Curvature
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- SEC, TWP, RGE ----- Section, Township, Range
- 30+29 ----- Section Corner
- 31+32 ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

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

CITY OF PORT ST. LUCIE PROJECT NO. (P21-264)

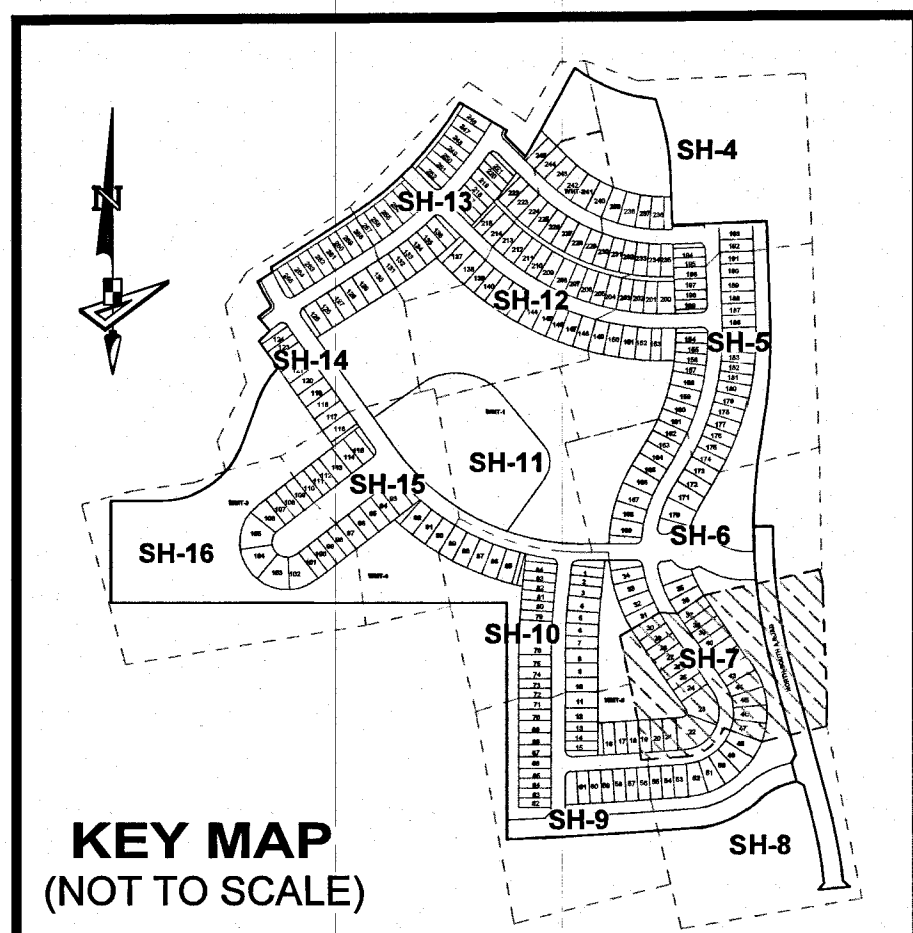
PSLUSD #11-652-37

SHEET 6 OF 16 SHEETS

VERANO SOUTH - POD H - PLAT NO. 1

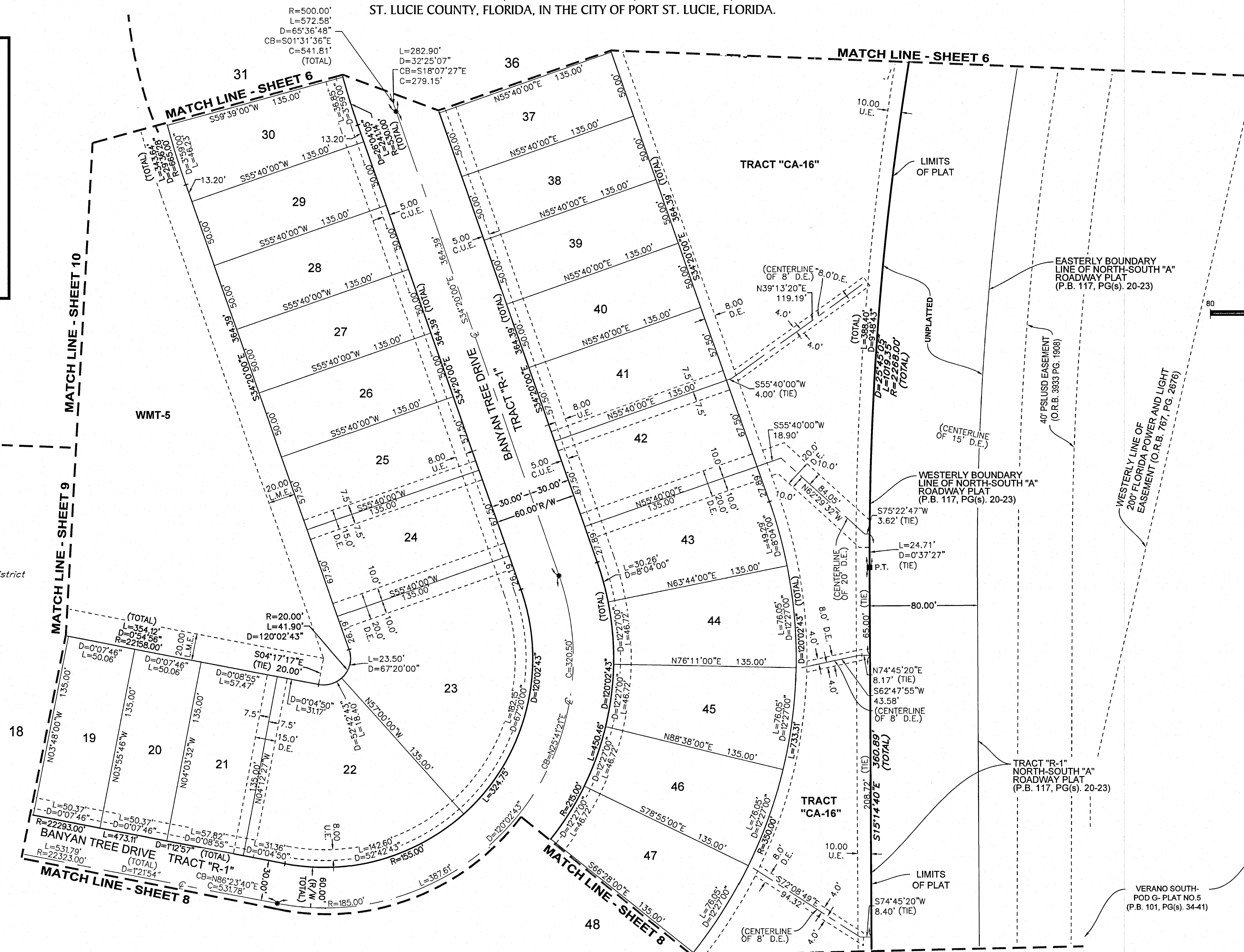
BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
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ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	130
PAGE	7
FILE NO.	5432646
DATE	11/17/2025
TIME	



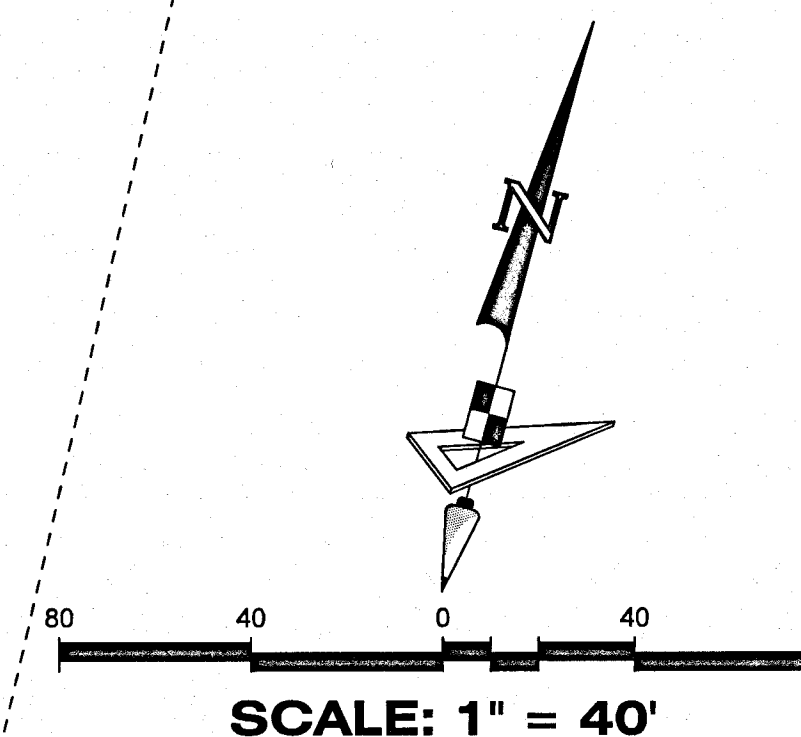
LEGEND

P.O.B. -----	Point of Beginning
P.B. -----	Plat Book
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WMT -----	Stormwater Management Tract
C -----	Centerline
R/W -----	Right-of-Way
P.U.D. -----	Planned Unit Development
R -----	Radius
L -----	Arc Length
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CB -----	Chord Bearing
C -----	Chord Length
N.T.C. -----	Non-Tangent Curvature
N.T.I. -----	Non-Tangent Intersection
P.C. -----	Point of Curvature
P.T. -----	Point of Tangency
C.C. -----	Compound Curvature
R.C. -----	Reverse Curvature
(R) -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
SEC, TWP, RGE -----	Section, Township, Range
30, 29, 31, 32 -----	Section Corner
Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)	
Indicates (PCP) Permanent Control Point LB7768	



NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

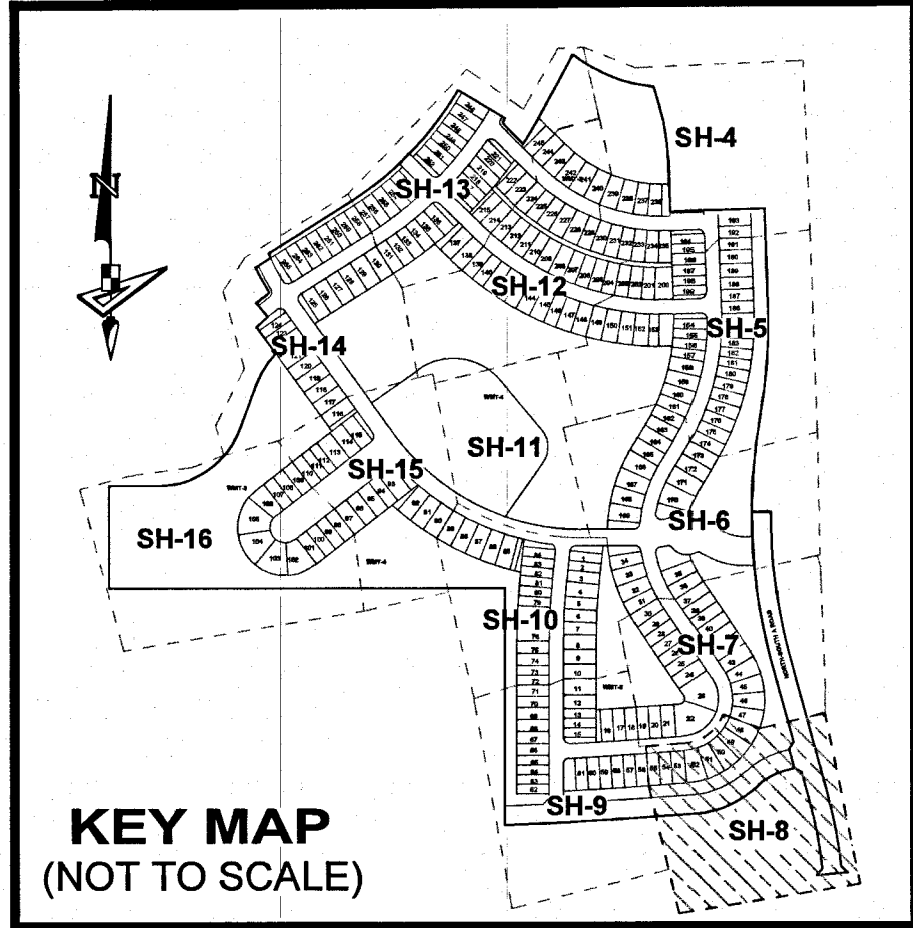


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Licensed Business Number LB 7768

VERANO SOUTH - POD H - PLAT NO. 1

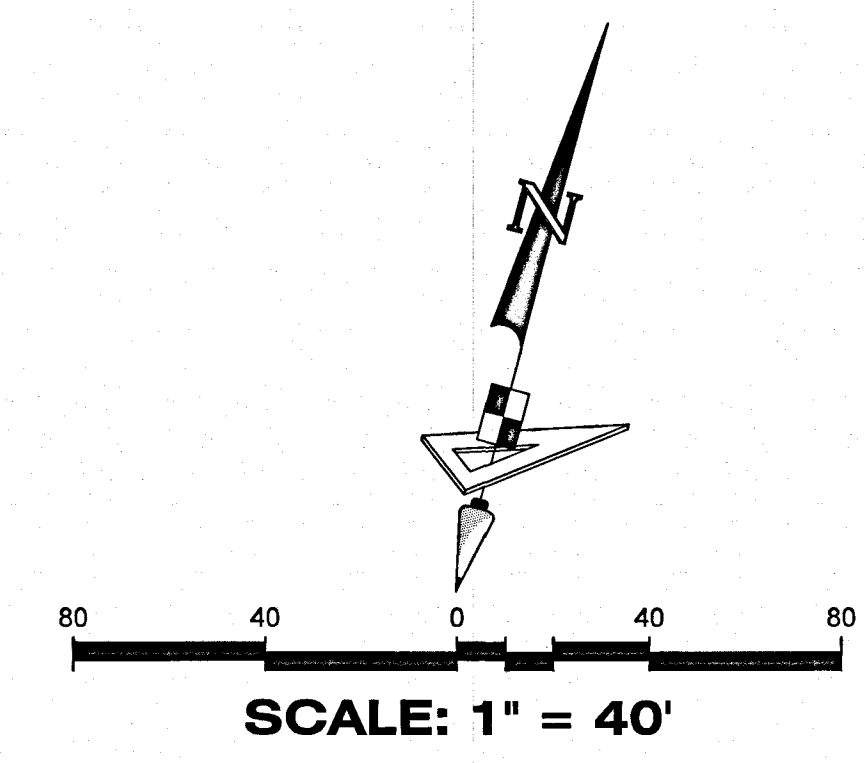
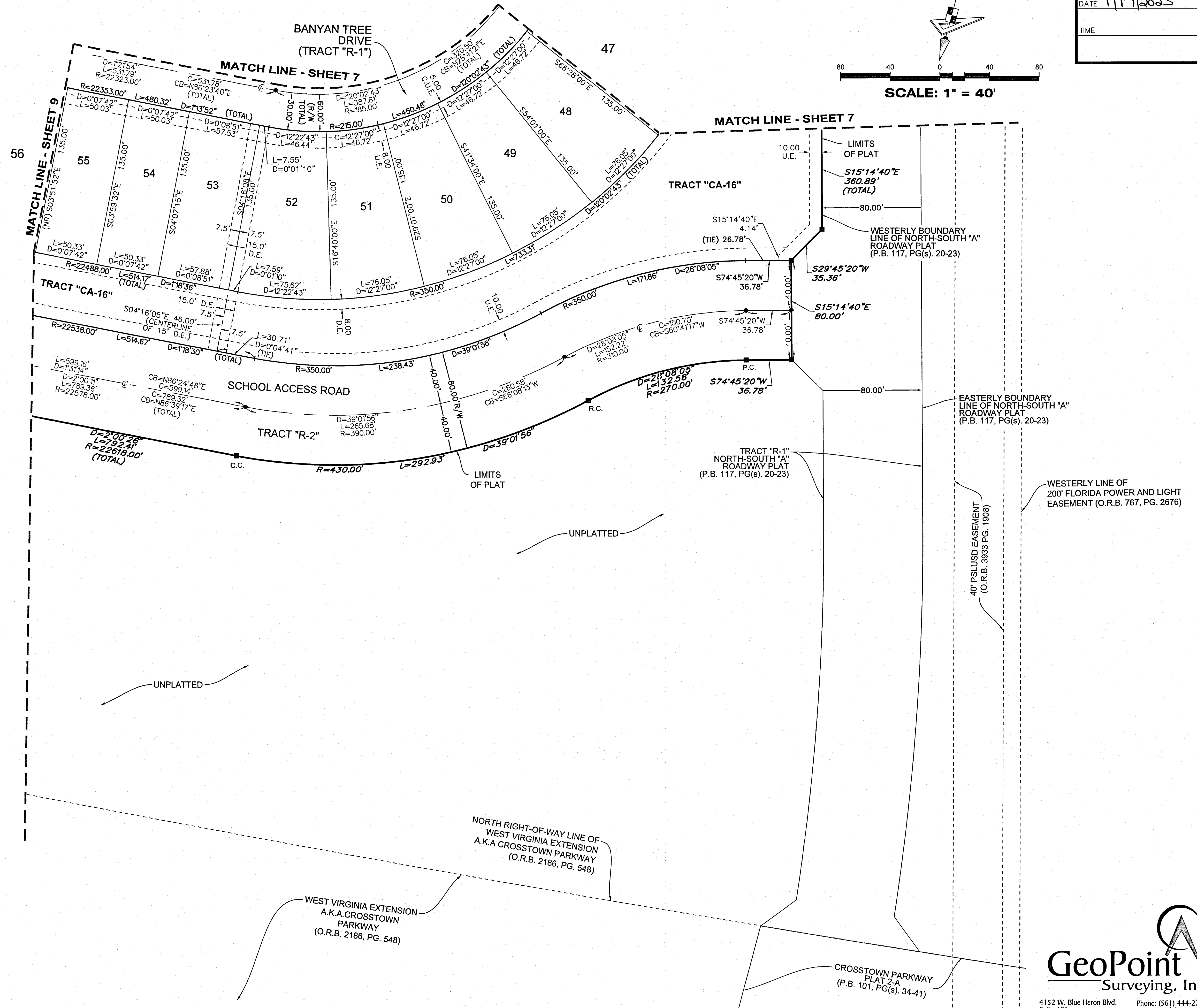
BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



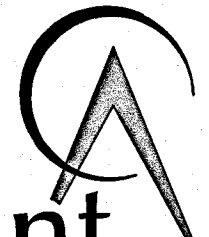
KEY MAP
(NOT TO SCALE)

LEGEND	
P.O.B. -----	Point of Beginning
P.B. -----	Plat Book
Pg(s) -----	Page(s)
O.R.B./O.R. -----	Official Records Book
S.F.W.M.D. -----	South Florida Water Management District
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
L.M.E. -----	Lake Maintenance Easement
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N.T.C. -----	Non-Tangent Curvature
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C.C. -----	Compound Curvature
R.C. -----	Reverse Curvature
(R) -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
SEC, TWP, RGE -----	Section, Township, Range
30 29 -----	Section Corner
31 32 -----	Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
• -----	Indicates (PCP) Permanent Control Point LB7768

NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



PLAT BOOK	130
PAGE	8
FILE NO.	543246
DATE	1/17/2025
TIME	



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SHEET 8 OF 16 SHEETS

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

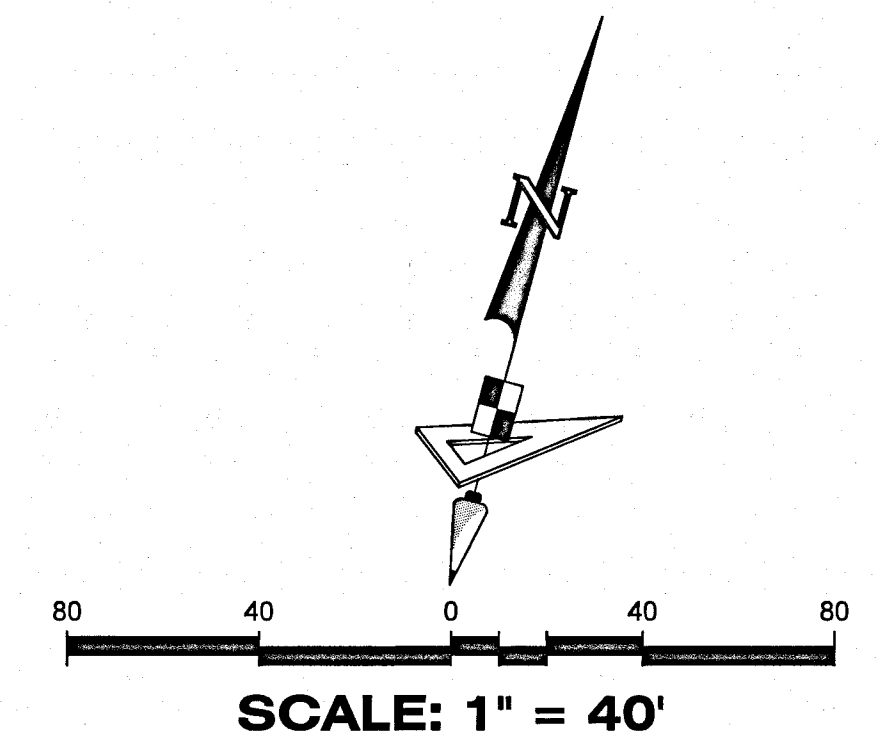
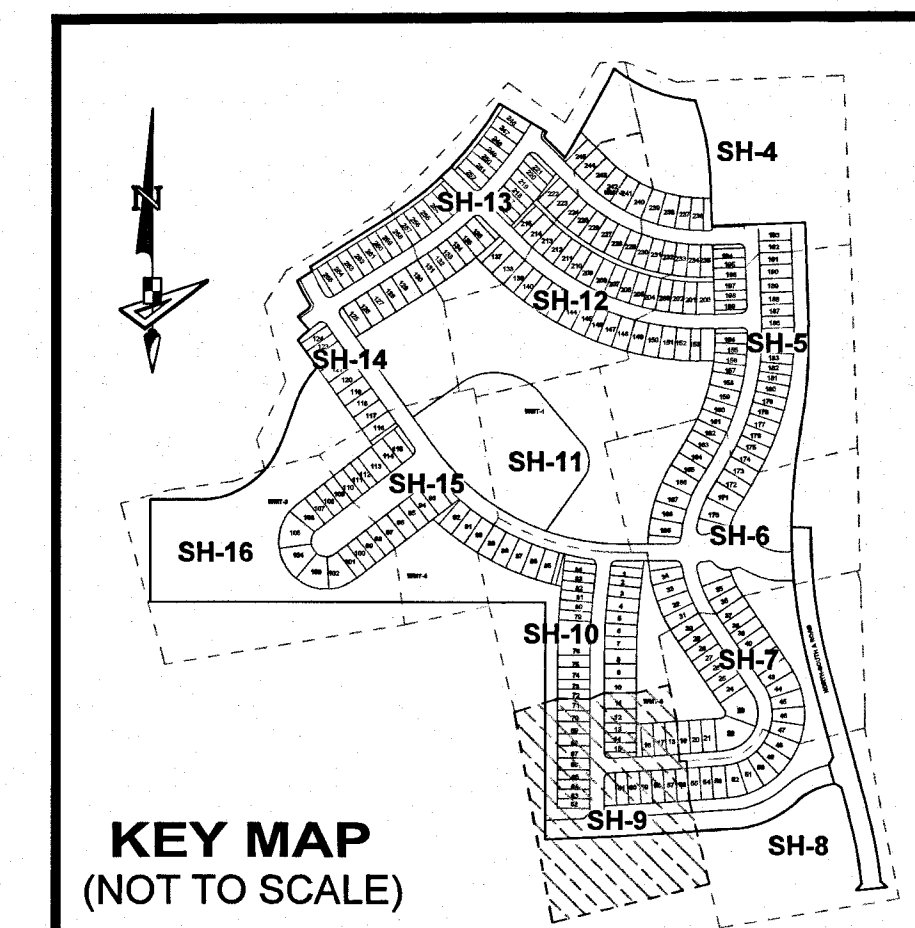
PLAT BOOK 130

PAGE 9

FILE NO. 5432646

DATE 11/17/2025

TIME



SCALE: 1" = 40'

LEGEND

P.O.B. -----	Point of Beginning
P.B. -----	Plat Book
Pg(s). -----	Page(s)
O.R.B./O.R. -----	Official Records Book
S.F.W.M.D. -----	South Florida Water Management District
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
CA -----	Common Area
WMT -----	Stormwater Management Tract
CL -----	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
N.T.C. -----	Non-Tangent Curvature
N.T.I. -----	Non-Tangent Intersection
P.C. -----	Point of Curvature
P.T. -----	Point of Tangency
C.C. -----	Compound Curvature
R.C. -----	Reverse Curvature
(R) -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
SEC, TWP, RGE -----	Section, Township, Range
30, 31, 32 -----	Section Corner
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● -----	Indicates (PCP) Permanent Control Point LB7768

NOTE:

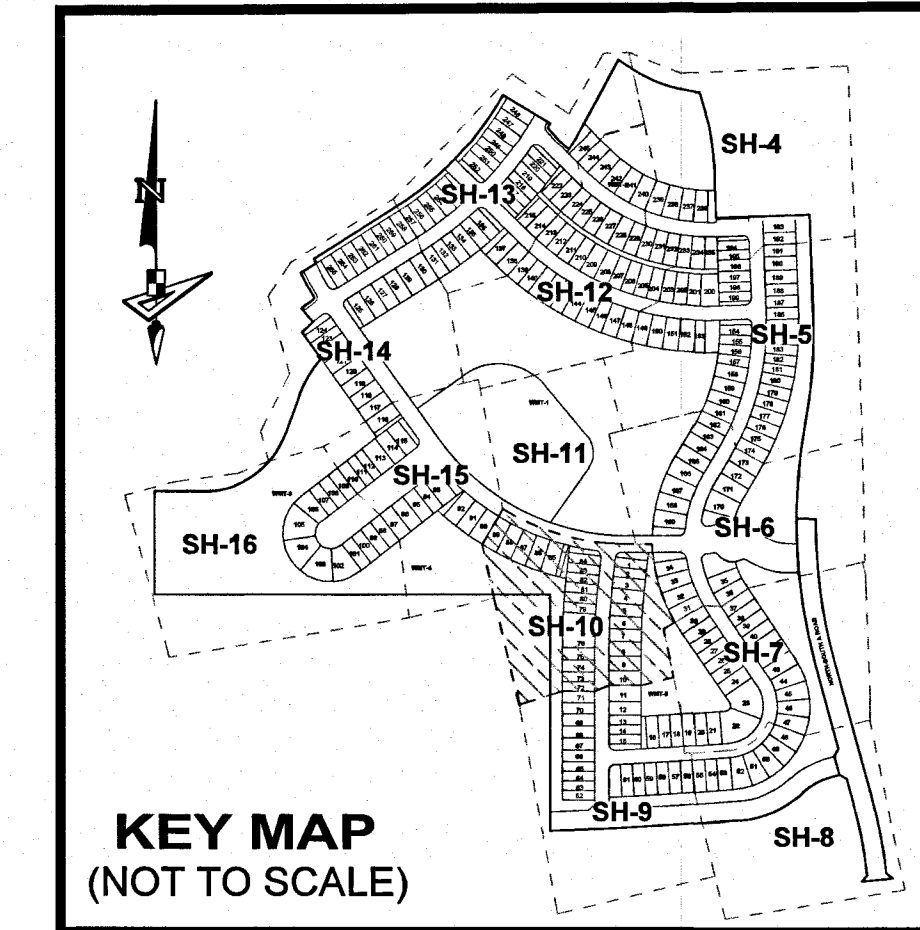
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



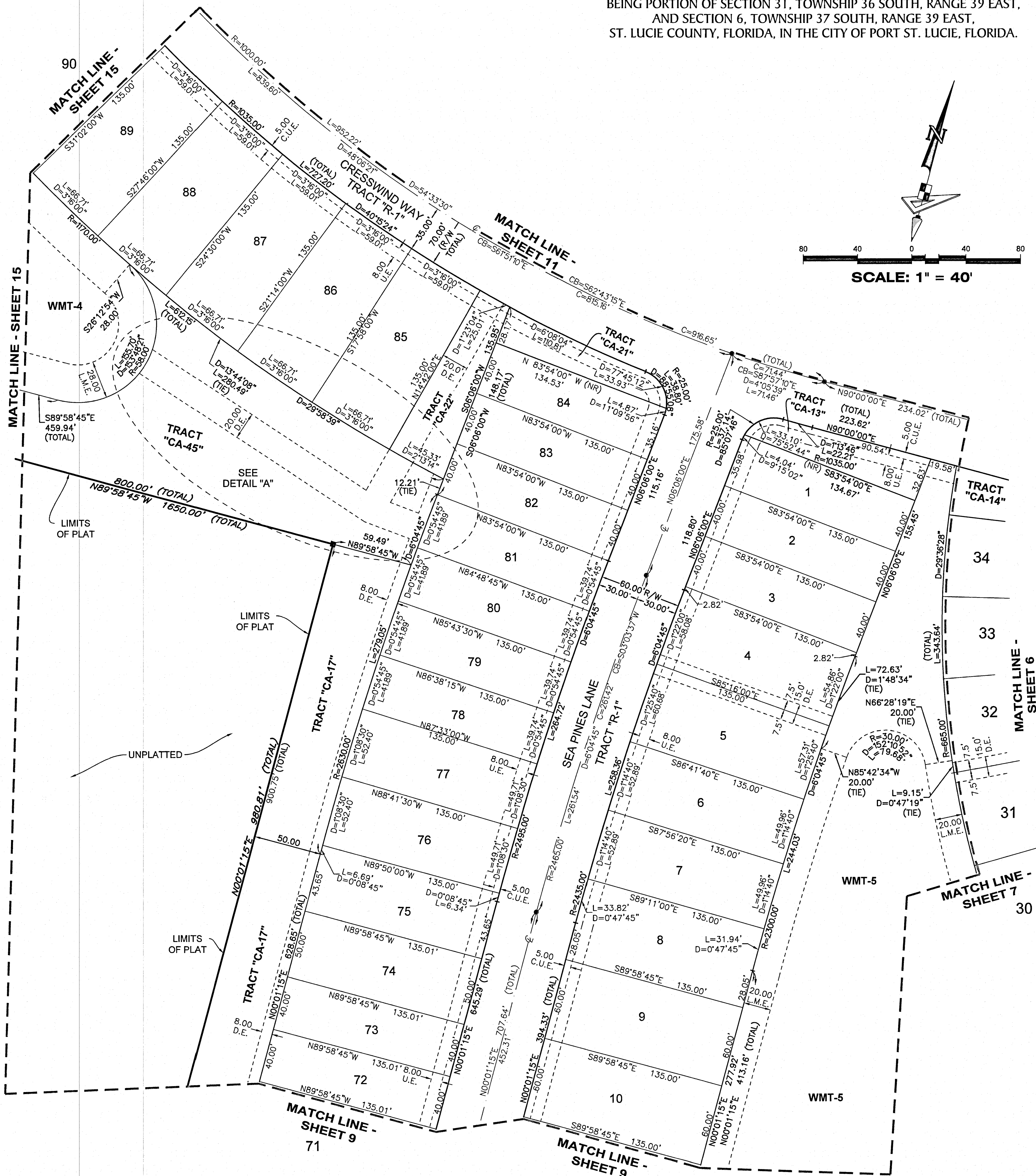
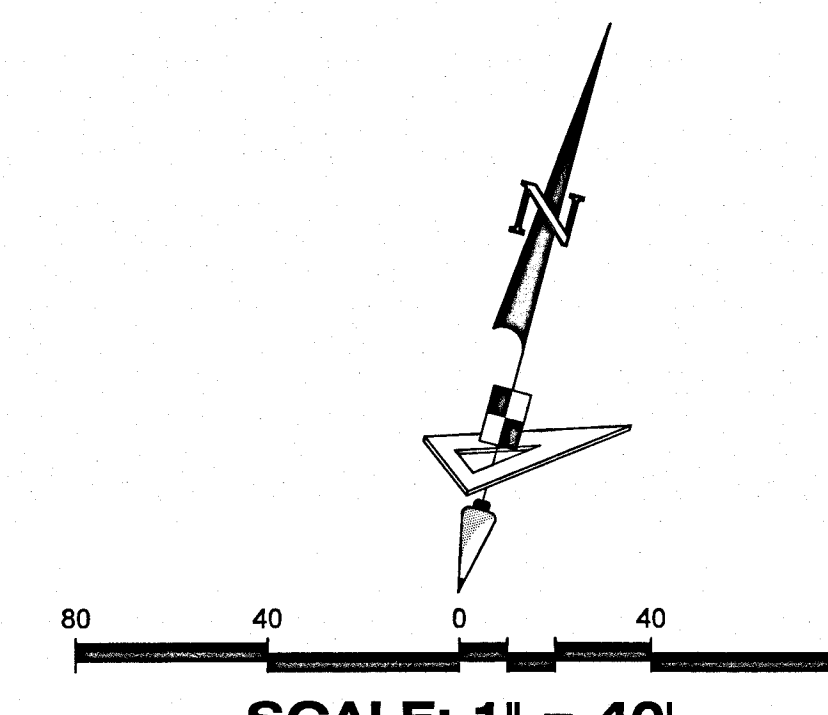
NORTH RIGHT-OF-WAY LINE OF
WEST VIRGINIA EXTENSION
A.K.A CROSSTOWN PARKWAY
(O.R.B. 2186, PG. 548)

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



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DATE	11/17/2025
TIME	

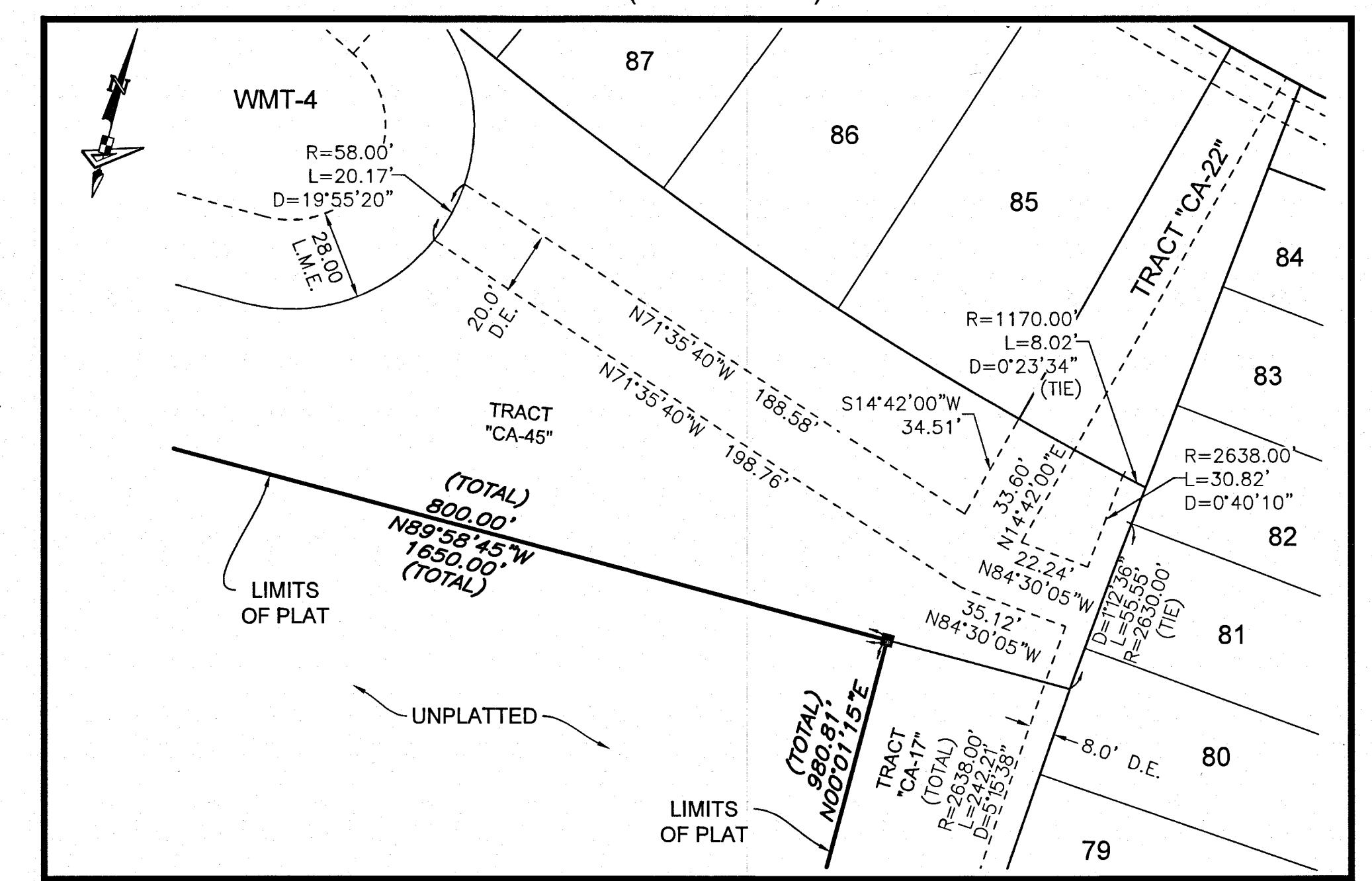


LEGEND

P.O.B. -----	Point of Beginning	P.C. -----	Point of Curvature
P.B. -----	Plat Book	P.T. -----	Point of Tangency
Pg(s). -----	Page(s)	C.C. -----	Compound Curvature
O.R.B./O.R. -----	Official Records Book	R.C. -----	Reverse Curvature
S.F.W.M.D. -----	South Florida Water Management District	(R) -----	Radial
C.U.E. -----	City Utility Easement	(NR) -----	Non-Radial
D.E. -----	Drainage Easement	C.M. -----	Concrete Monument
L.M.E. -----	Lake Maintenance Easement	LB -----	Licensed Business
U.E. -----	Utility Easement	SEC, TWP, RGE	Section, Township, Range
CA -----	Common Area	30 29	Section Corner
WMT -----	Stormwater Management Tract	31 32	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
CL -----	Centerline	●	Indicates (PCP) Permanent Control Point LB7768
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		
N.T.C. -----	Non-Tangent Curvature		
N.T.I. -----	Non-Tangent Intersection		

DETAIL "A"

(SCALE: 1"=40')



NOTE:
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GeoPoint
Surveying, Inc.

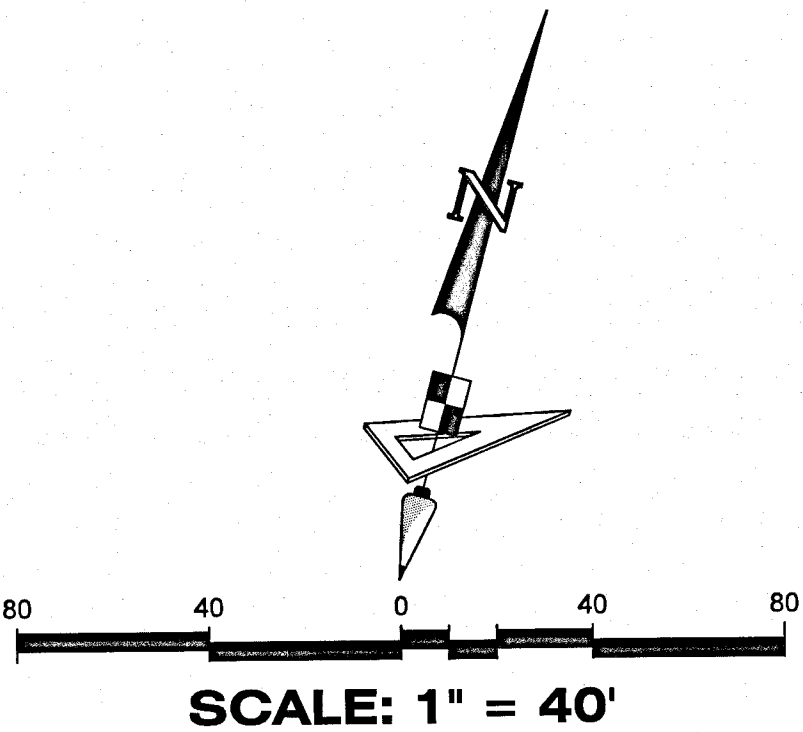
4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404

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

SHEET 10 OF 16 SHEETS

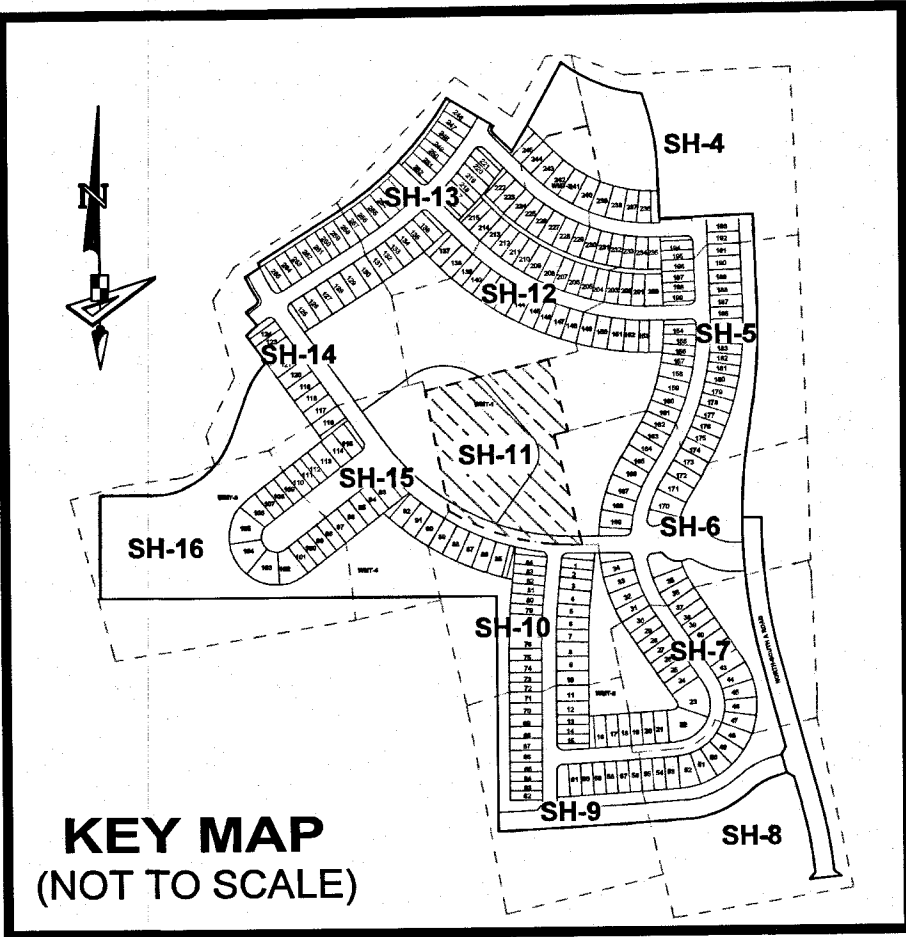
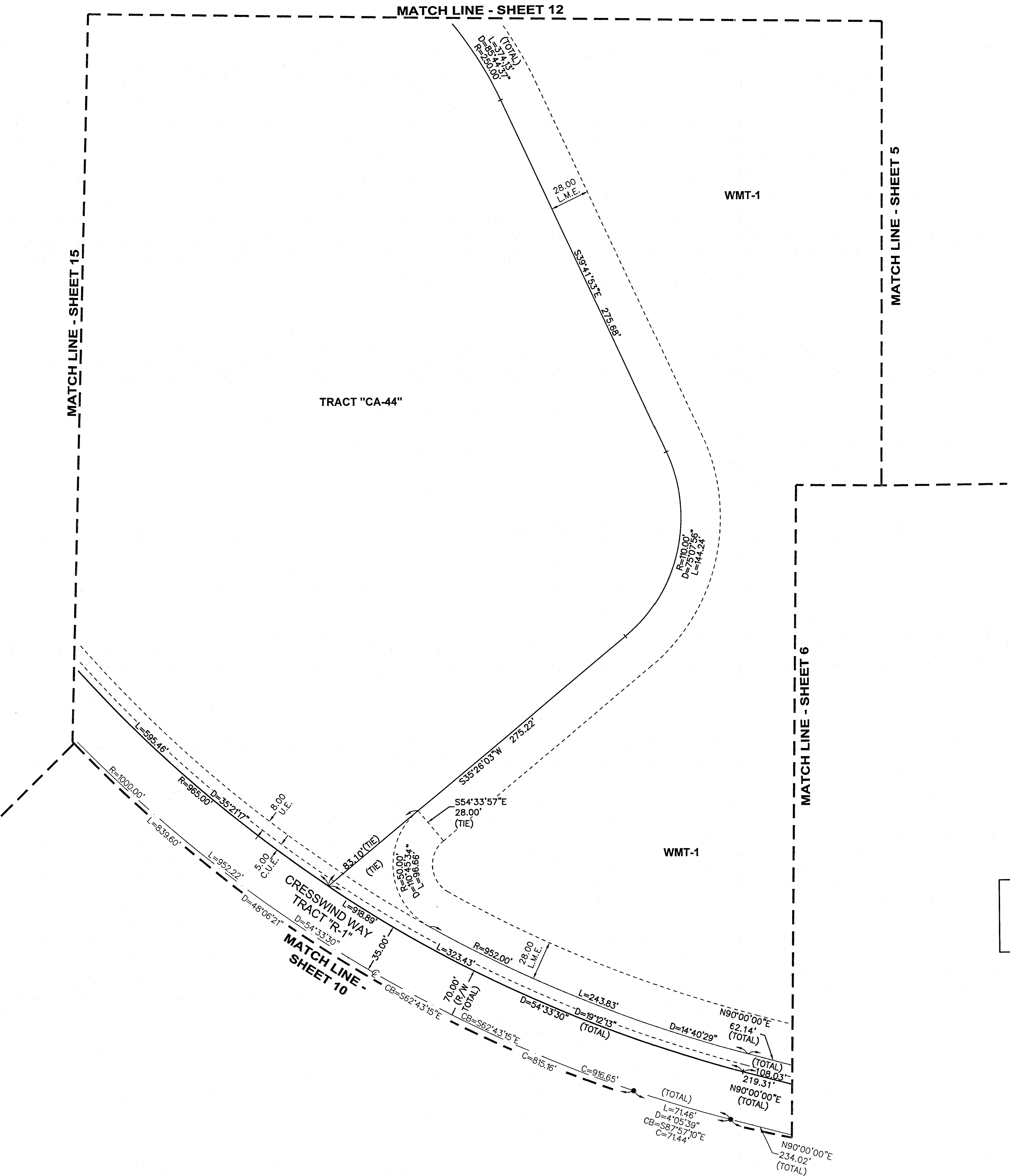
VERANO SOUTH - POD H - PLAT NO. 1
BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

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LEGEND

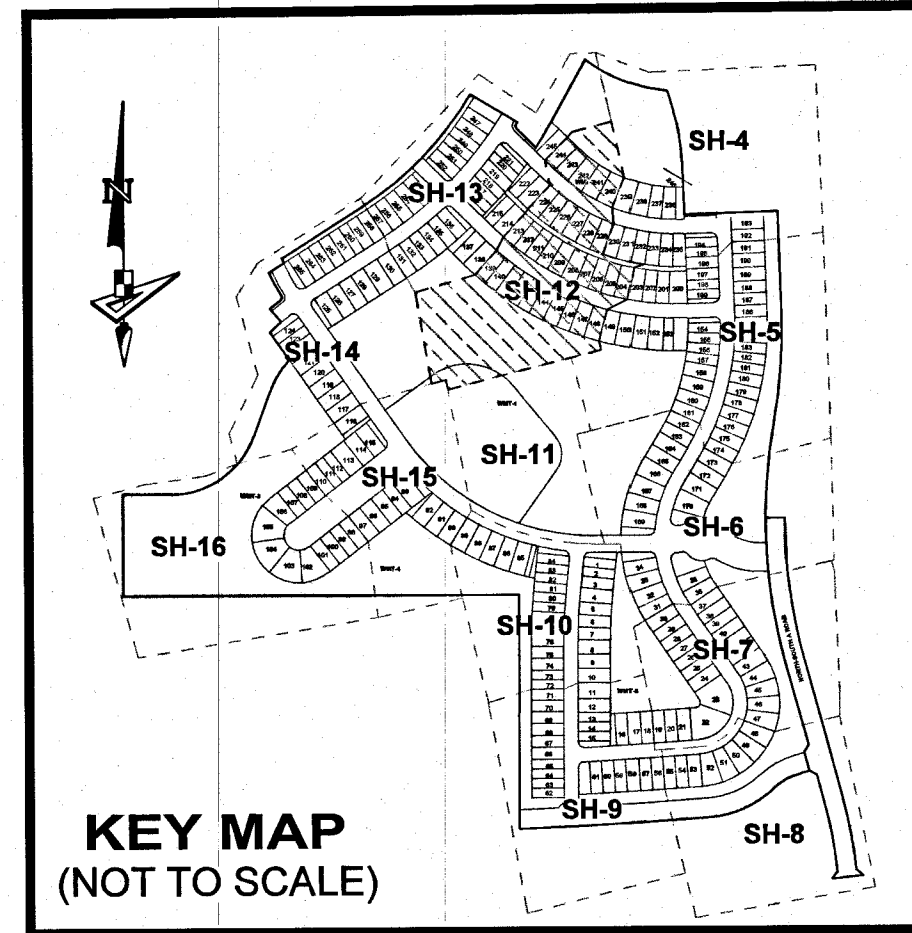
P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
O.R.B./O.R.	Official Records Book
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
D.E.	Drainage Easement
L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
CA	Common Area
WMT	Stormwater Management Tract
C	Centerline
R/W	Right-of-Way
P.U.D.	Planned Unit Development
R	Radius
L	Arc Length
D	Delta-Central Angle
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N.T.C.	Non-Tangent Curvature
N.T.I.	Non-Tangent Intersection
P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30 29	Section Corner
31 32	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
•	Indicates (PCP) Permanent Control Point LB7768



NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

VERANO SOUTH - POD H - PLAT NO. 1

BEING PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



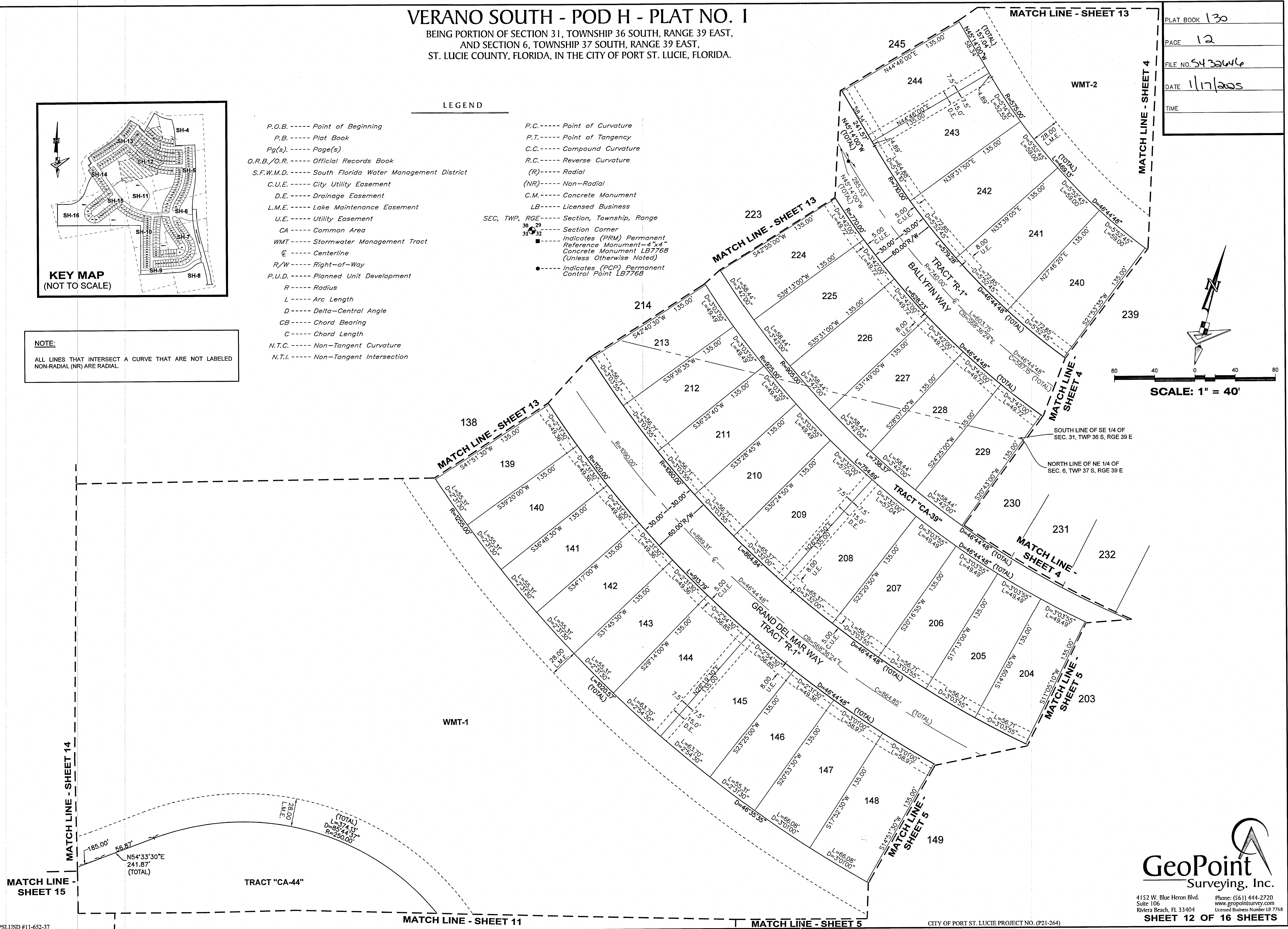
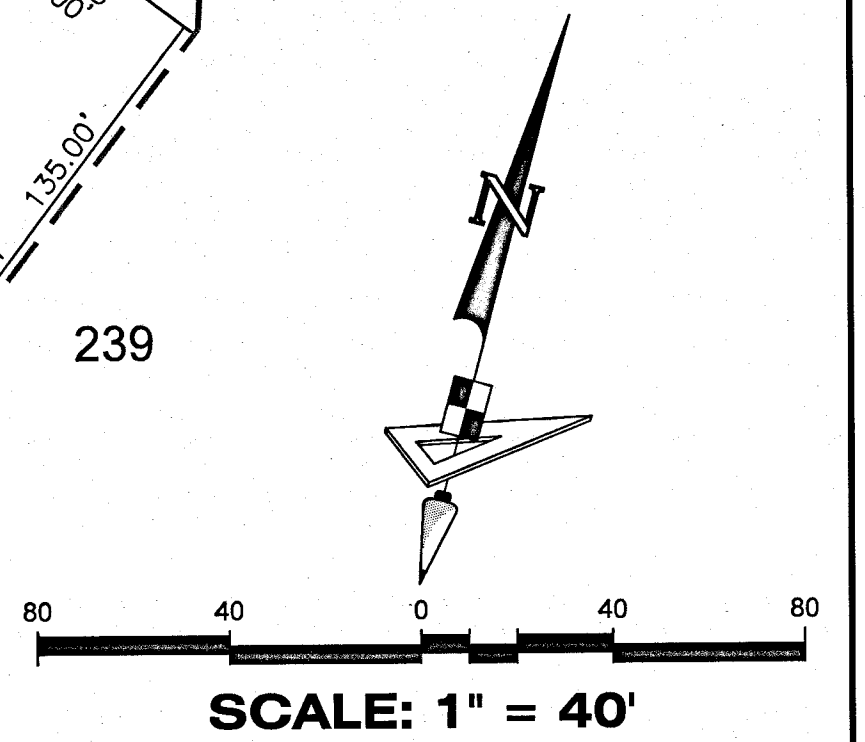
NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED
NON-RADIAL (NR) ARE RADIAL.

LEGEND

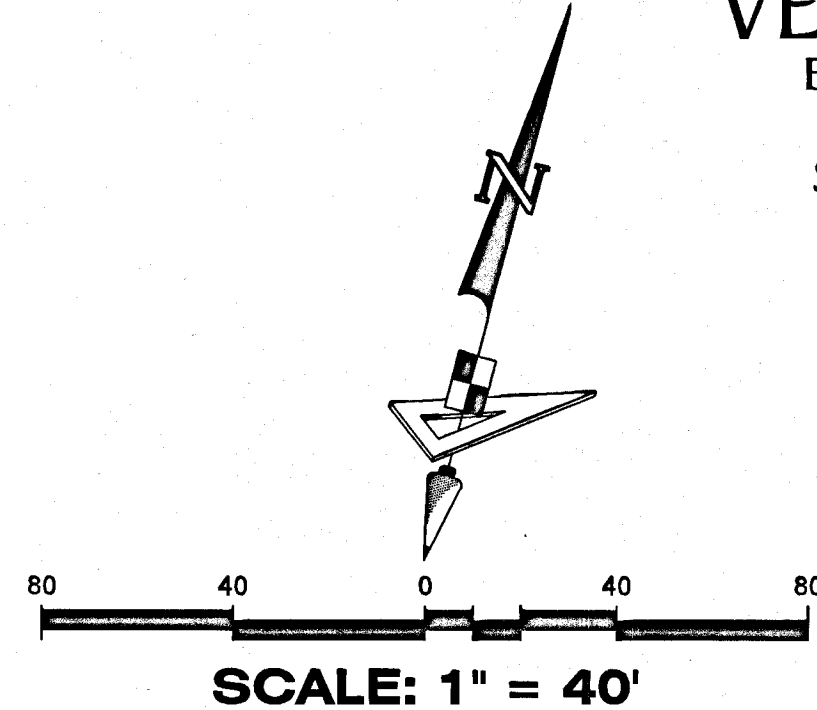
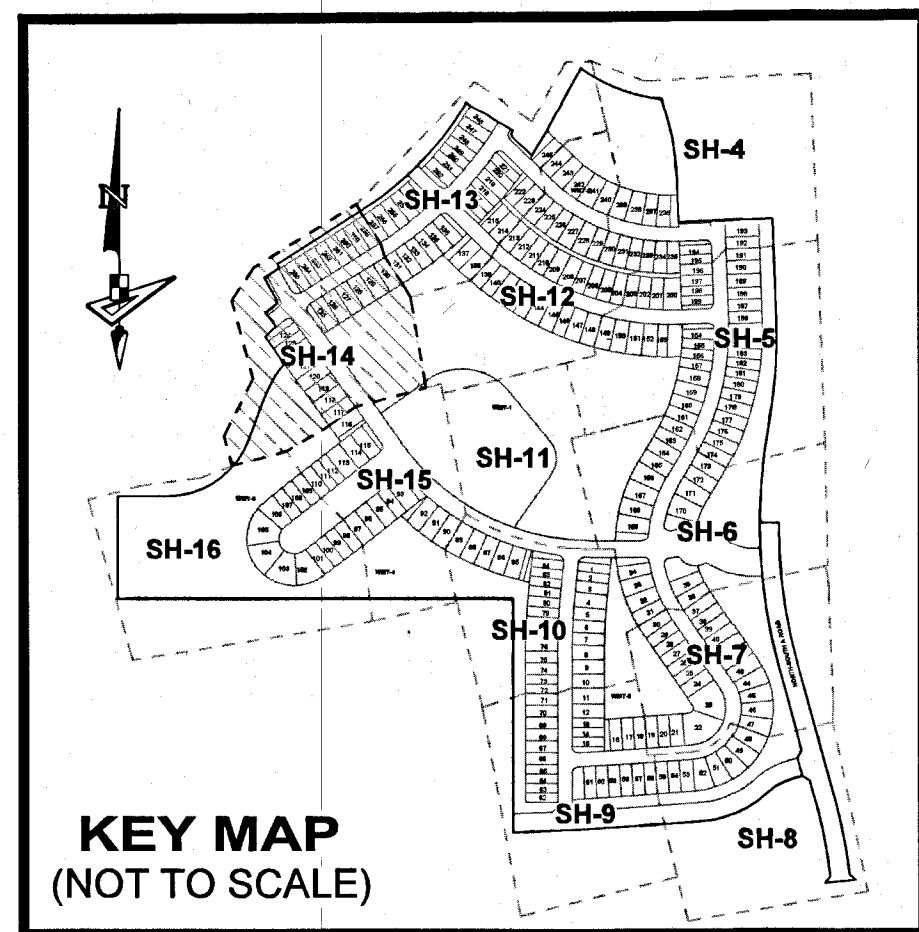
- | | |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| P.O.B.-----Point of Beginning | P.C.-----Point of Curvature |
| P.B.-----Plat Book | P.T.-----Point of Tangency |
| Pg(s)-----Page(s) | C.C.-----Compound Curvature |
| O.R.B./O.R.-----Official Records Book | R.C.-----Reverse Curvature |
| S.F.W.M.D.-----South Florida Water Management District | (R)-----Radial |
| C.U.E.-----City Utility Easement | (NR)-----Non-Radial |
| D.E.-----Drainage Easement | C.M.-----Concrete Monument |
| L.M.E.-----Lake Maintenance Easement | LB-----Licensed Business |
| U.E.-----Utility Easement | SEC, TWP, RGE-----Section, Township, Range |
| CA-----Common Area | 30, 31, 32-----Section Corner |
| WMT-----Stormwater Management Tract | ■-----Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) |
| Q-----Centerline | ●-----Indicates (PCP) Permanent Control Point LB7768 |
| 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 | |
| N.T.C.-----Non-Tangent Curvature | |
| N.T.I.-----Non-Tangent Intersection | |

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FILE NO. 5432446
DATE 11/17/2005
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VERANO SOUTH - POD H - PLAT NO. I

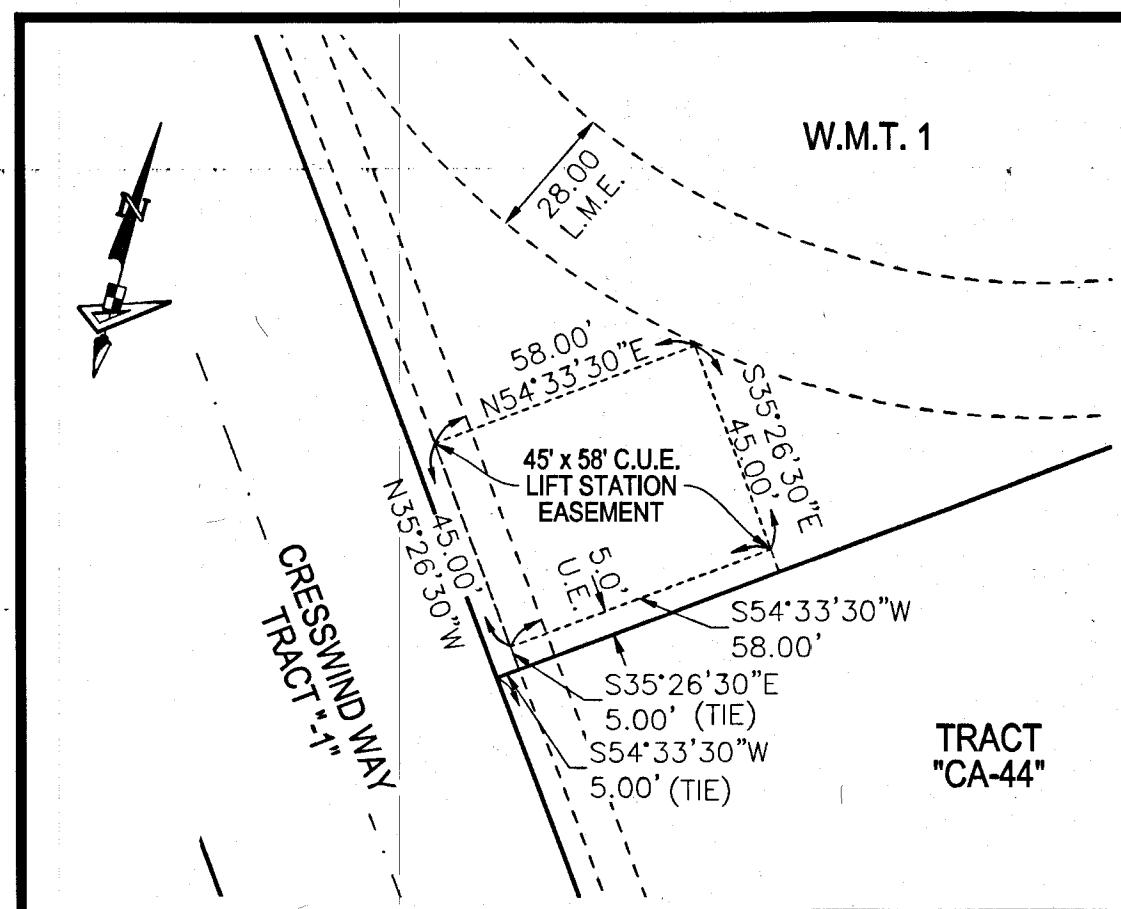
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AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



NOTE:

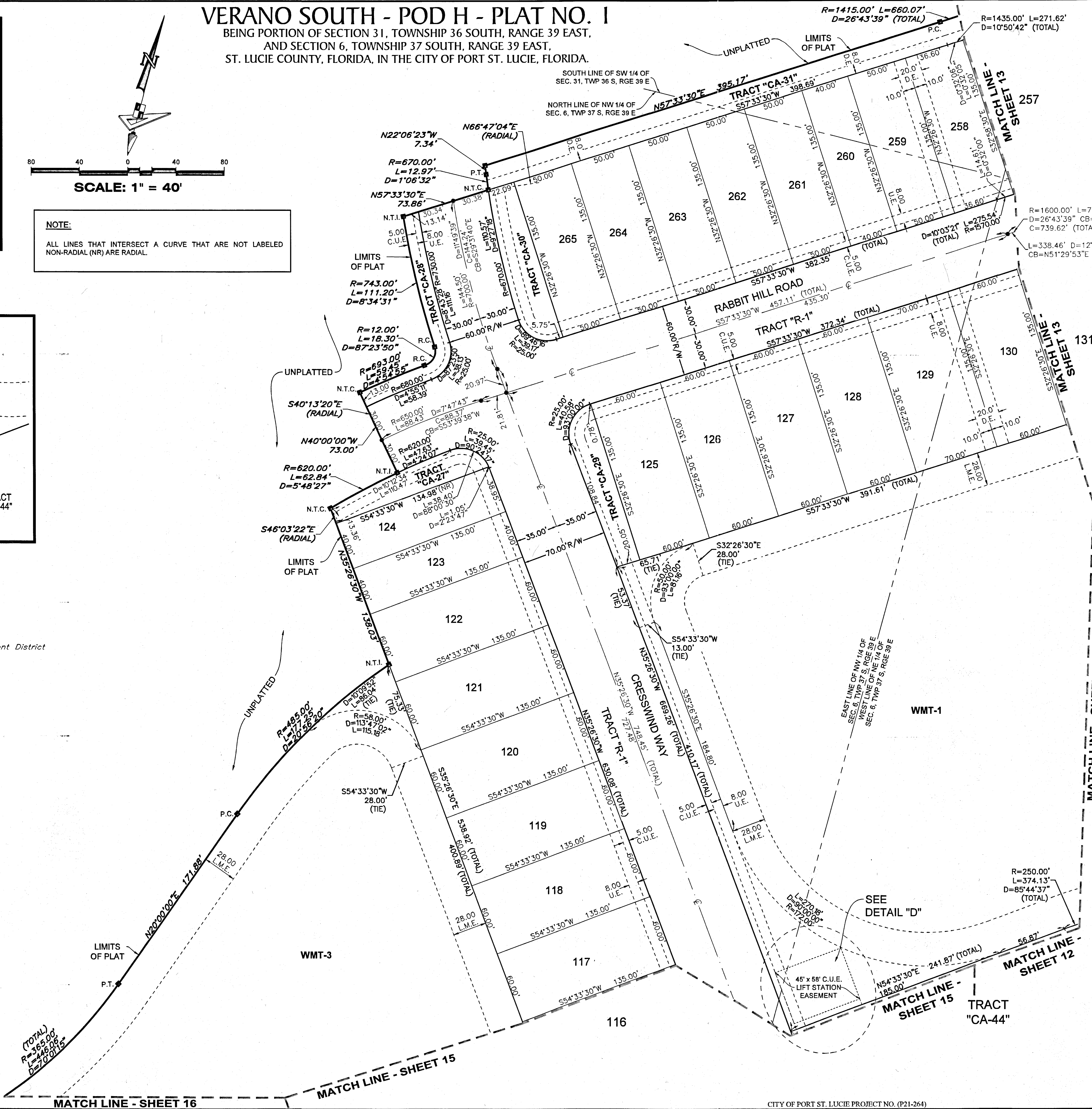
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED
NON-RADIAL (NR) ARE RADIAL.

DETAIL "D" (SCALE: 1"=40')



LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
Pg(s).	Page(s)
O.R.B./O.R.	Official Records Book
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
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N.T.I.	Non-Tangent Intersection
P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radial
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LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30 29 31 32	Section Corner
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●	Indicates (PCP) Permanent Control Point LB7768



PLAT BOOK	130
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FILE NO.	5432646
DATE	1/17/2025
TIME	

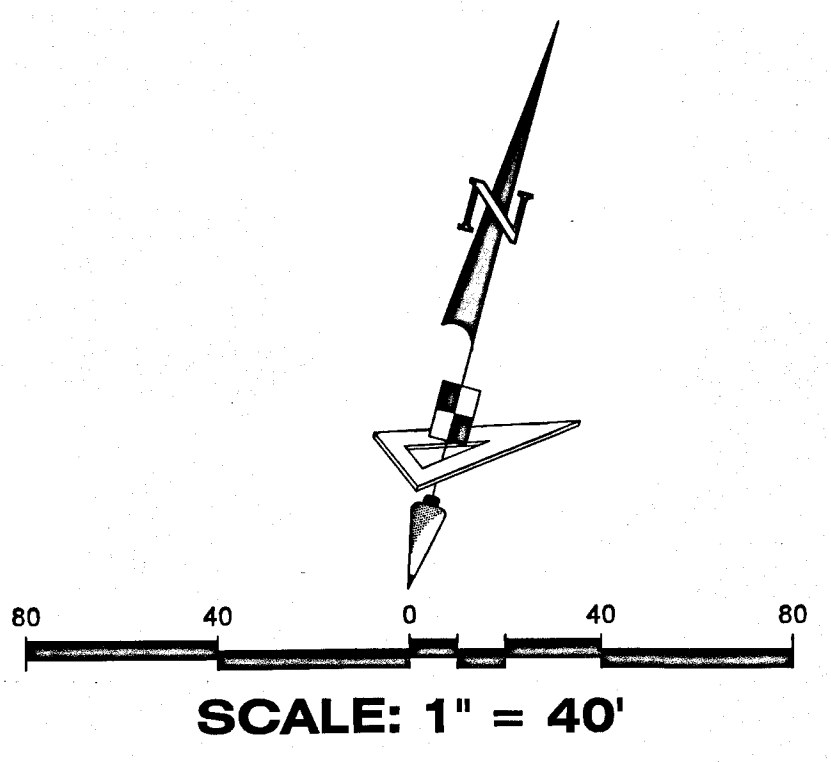
VERANO SOUTH - POD H - PLAT NO. 1
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PLAT BOOK	130
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DATE	11/17/2025
TIME	

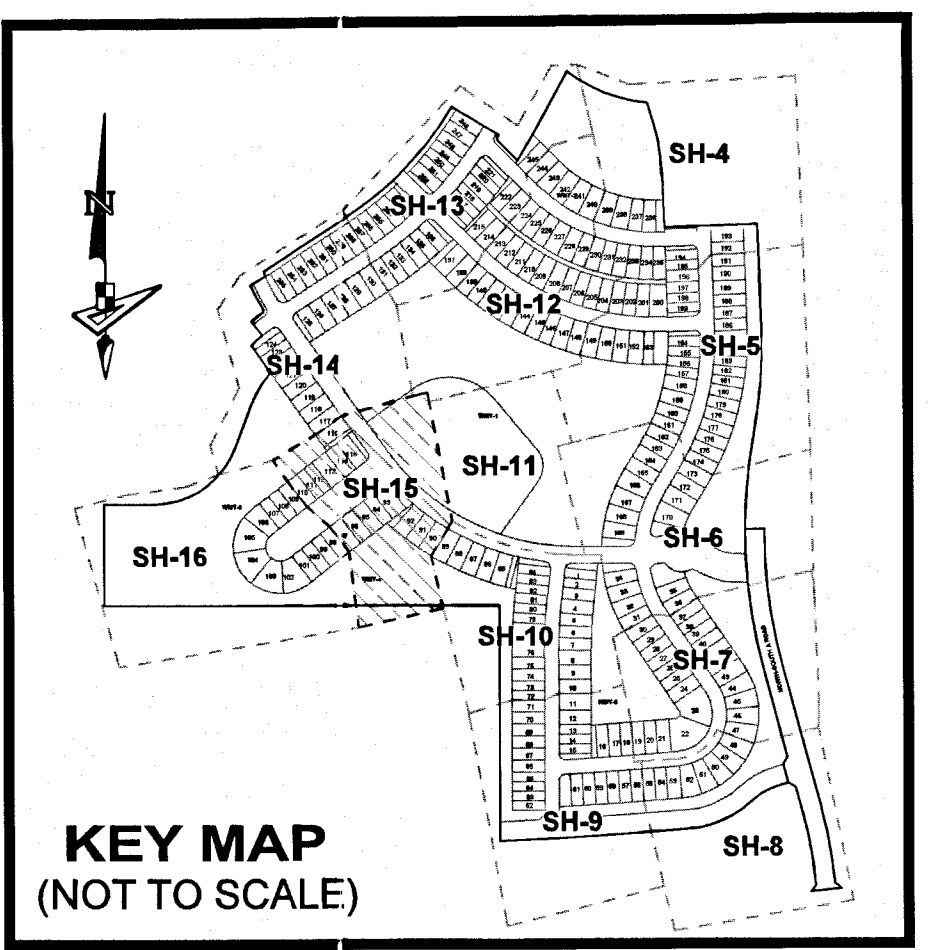
Line Data Table		
No.	Bearing	Length
L1	S54°13'37"W	27.10'
L2	N36°16'25"W	20.00'
L3	S54°13'37"W	27.10'
L4	S52°12'00"W	10.80'
L5	S41°28'26"E	20.00'
L6	S52°12'00"W	10.80'

Curve Data Table			
No.	Radius	Arc Length	Delta
C1	952.00'	20.00'	1°12'14"
C2	952.00'	20.00'	1°12'13"

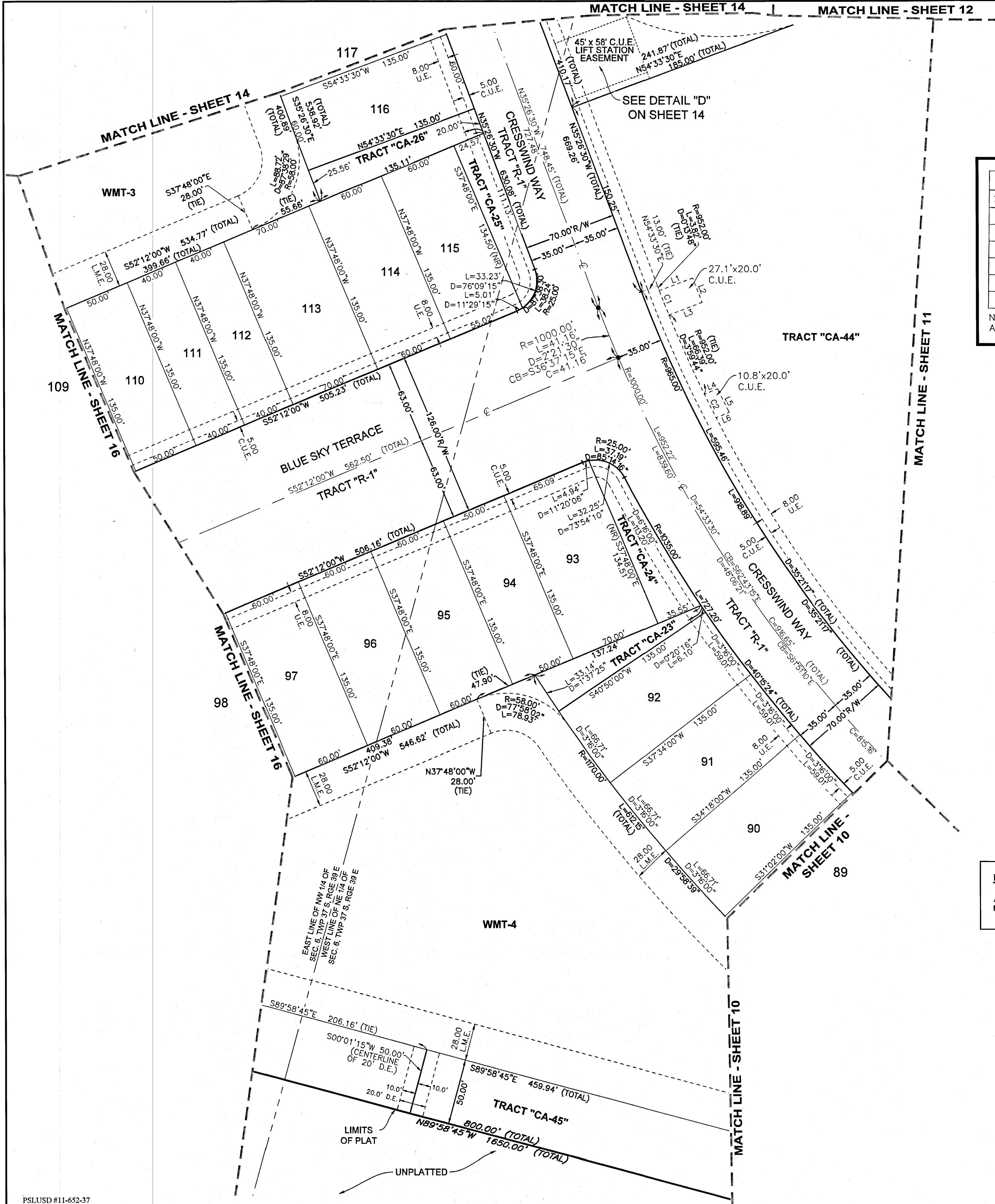
NOTE: LINES L1, L3, L4 AND L6, ARE NOT RADIAL



- LEGEND**
- P.O.B. ----- Point of Beginning
 - P.B. ----- Plat Book
 - Pg(s). ----- Page(s)
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 - P.U.D. ----- Planned Unit Development
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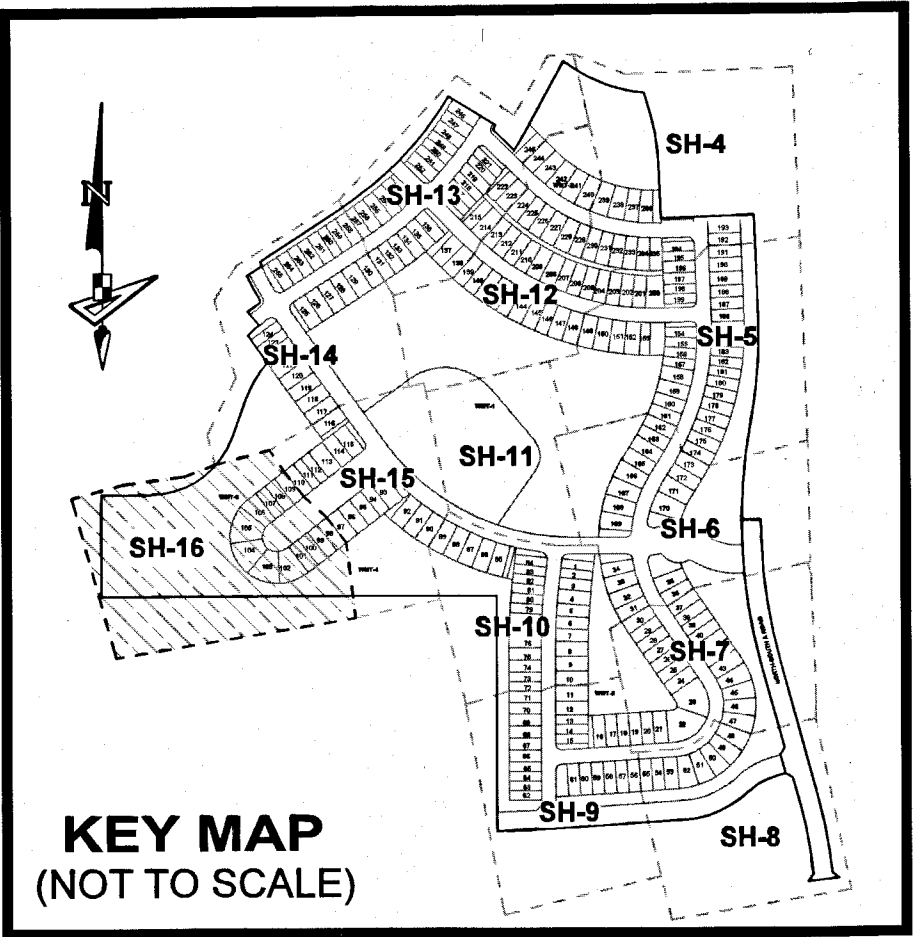
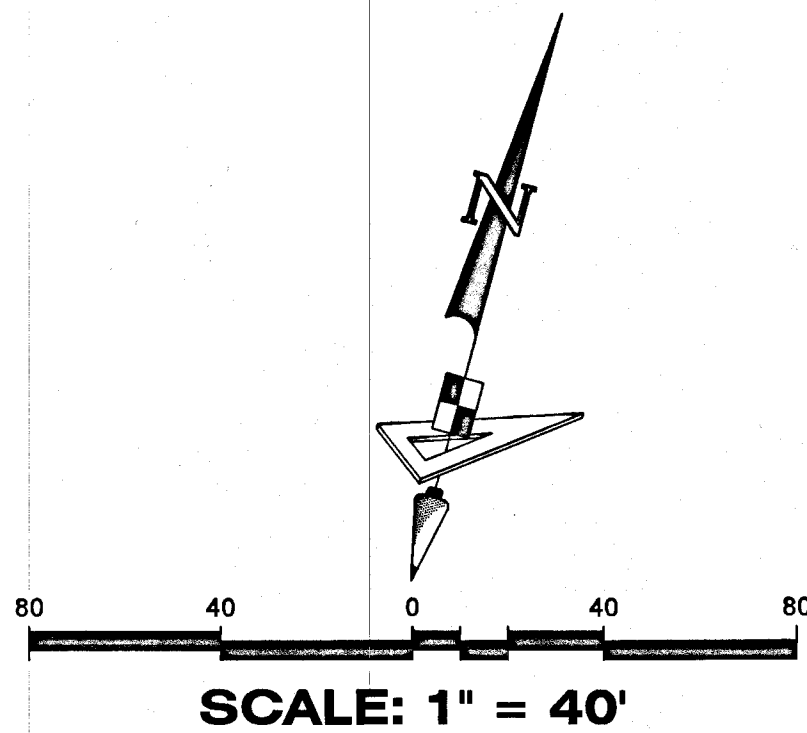


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VERANO SOUTH - POD H - PLAT NO. 1

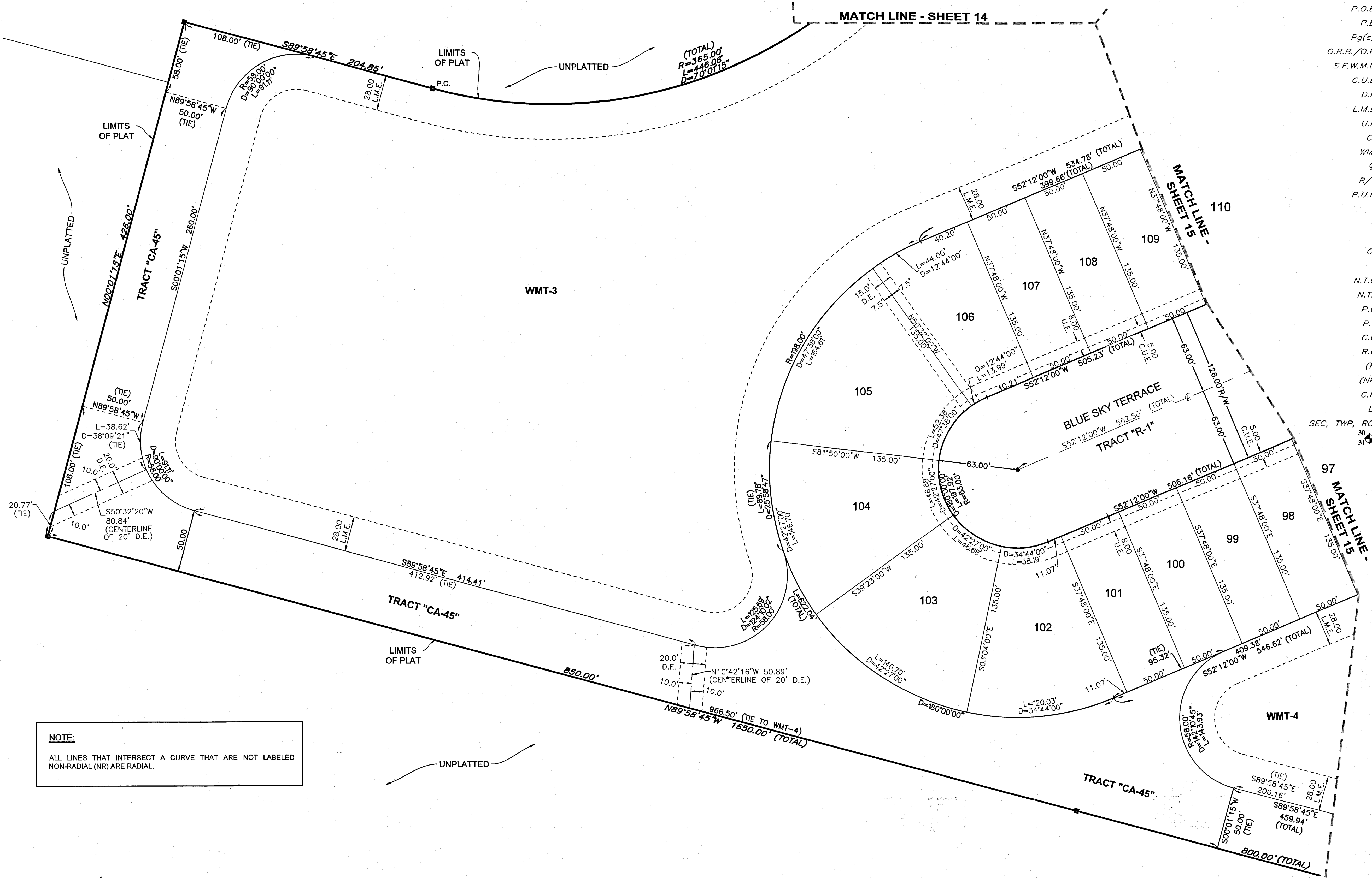
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PLAT BOOK	130
PAGE	16
FILE NO.	5432646
DATE	1/17/2025
TIME	

LEGEND

- P.O.B. ----- Point of Beginning
- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- O.R.B./O.R. ----- Official Records Book
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GeoPoint
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4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404

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

SHEET 16 OF 16 SHEETS