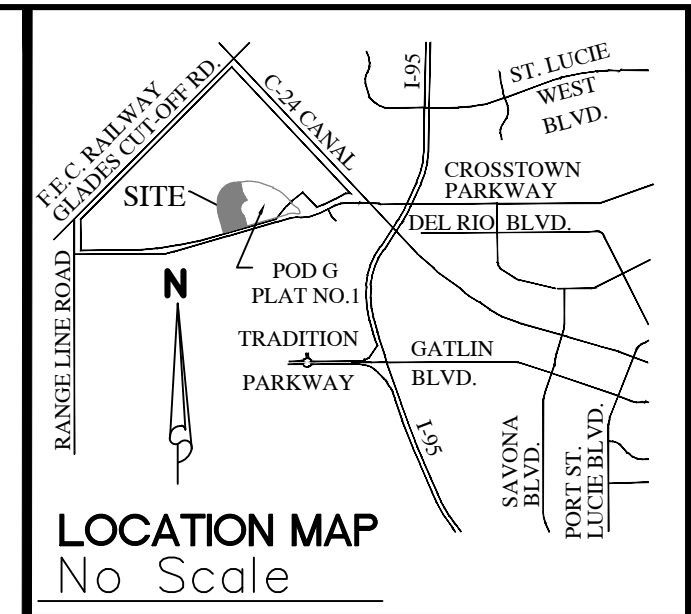


# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

## DESCRIPTION

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; 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 660.44 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; 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 7063.58 FEET; THENCE SOUTH 46°51'22" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24, A DISTANCE OF 3425.16 FEET TO THE NORTHEAST CORNER OF TRACT "CA-14", AS SHOWN ON VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FOUR (4) COURSES BEING ALONG THE NORTHERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 839.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°15'27" WEST; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1885.95 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°49'37" EAST; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 348.46 FEET TO THE NORTHWEST CORNER OF TRACT "CA-13", AS SHOWN ON SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 09°49'05" EAST, ALONG THE WESTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, A DISTANCE OF 176.54 FEET; THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 21.61 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1": (1) THENCE SOUTH 05°21'21" EAST, A DISTANCE OF 60.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°21'21" EAST; (2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°25'32", A DISTANCE OF 44.21 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 10°55'48" EAST, A DISTANCE OF 239.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1530.00 FEET; (4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°14'36", A DISTANCE OF 593.97 FEET TO A POINT OF TANGENCY; (5) THENCE SOUTH 33°10'24" EAST, A DISTANCE OF 65.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; (6) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°23'06", A DISTANCE OF 51.51 FEET TO A POINT OF TANGENCY; (7) THENCE SOUTH 65°12'42" WEST, A DISTANCE OF 4.28 FEET; (8) THENCE SOUTH 25°29'49" EAST, A DISTANCE OF 60.00 FEET; (9) THENCE NORTH 65°12'42" EAST, A DISTANCE OF 21.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; (10) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°36'54", A DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; (11) THENCE SOUTH 33°10'24" EAST, A DISTANCE OF 105.84 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE SOUTH 56°49'36" WEST, A DISTANCE OF 13.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 636.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°08'20" EAST; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 125°42'18", A DISTANCE OF 1395.36 FEET TO A POINT OF NON-TANGENCY; (3) THENCE SOUTH 15°59'34" EAST, A DISTANCE OF 762.51 FEET TO THE SOUTHWEST CORNER OF WATER MANAGEMENT TRACT #6, AS SHOWN ON SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALSO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY BOUNDARY LINE OF THE WEST VIRGINIA EXTENSION; (1) THENCE SOUTH 74°00'26" WEST, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 15°59'34" WEST, DEPARTING SAID NORTHERLY BOUNDARY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1102.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 15°59'34" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 74°00'26" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 15°59'34" WEST, A DISTANCE OF 207.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°37'10" EAST, A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1381.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°38'39" EAST, A DISTANCE OF 384.85 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 5,539,762 SQUARE FEET OR 127.1754 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS THAT DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. OWNER HEREBY DEDICATES 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) AND THE PUBLIC IN GENERAL, FOR PUBLIC USE ALL STREETS, ROADS, AND RIGHT OF WAYS.

2. OWNER HEREBY RESERVES FEE TITLE IN AND TO POD 2 (FUTURE DEVELOPMENT) FOR FUTURE DEVELOPMENT PURPOSES

3. 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.

4. 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.

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

6. 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.

7. 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. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

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

8. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT # 5, FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DISTRICT #5, ITS SUCCESSORS AND/OR ASSIGNS.

9. TRACT "R-1" (PUBLIC STREET RIGHTS-OF-WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT # 5, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT #5.

10. TRACTS "CA-1" THROUGH "CA-19" (COMMON AREA), AS SHOWN HEREON, ARE HEREBY DEDICATED TO DISTRICT # 5, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT # 5, ITS SUCCESSORS AND/OR ASSIGNS.

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 ALL DRAINAGE FACILITIES WITHIN THIS PLAT AND CONNECTED TO THE DISTRICT #5 DRAINAGE SYSTEM BUT NOT SPECIFICALLY DEDICATED TO DISTRICT #5.

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-8 THROUGH WMT-11 AS SHOWN HEREON ARE HEREBY DEDICATED TO DISTRICT #5, FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DISTRICT #5, ITS SUCCESSORS AND/OR ASSIGNS.

13. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO DISTRICT #5, ITS SUCCESSORS AND/OR ASSIGNS FOR STORM WATER MAINTENANCE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DISTRICT #5, ITS SUCCESSORS AND/OR ASSIGNS.

14. THE ACCESS EASEMENTS (A.E) SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL PARK ST. LUCIE HOMEOWNERS ASSOCIATION, INC., FOR ACCESS RIGHTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

## CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

IN WITNESS WHEREOF, DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS \_\_\_\_\_ DK CENTRAL PARK LLC.,  
AFLOIDA LIMITED LIABILITY COMPANY  
BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

(PRINT NAME OF WITNESS)

WITNESS \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

(PRINT NAME OF WITNESS)

## OWNERSHIP AND DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF DK CENTRAL PARK 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: \_\_\_\_\_ NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_

## NOTE

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

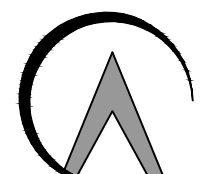
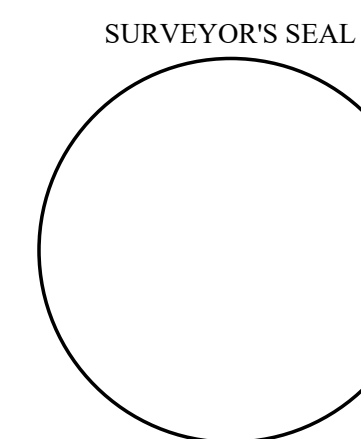
## SURVEYOR'S NOTES:

- BEARINGS SHOWN ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP OF CANAL C-24, CHECKED DATE 11-25-58 AND REVISED 2-23-59, WHICH BEARS SOUTH 43°08'38" EAST. ALL BEARINGS BEING RELATIVE THERETO.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

## SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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



**GeoPoint**  
Surveying, Inc.

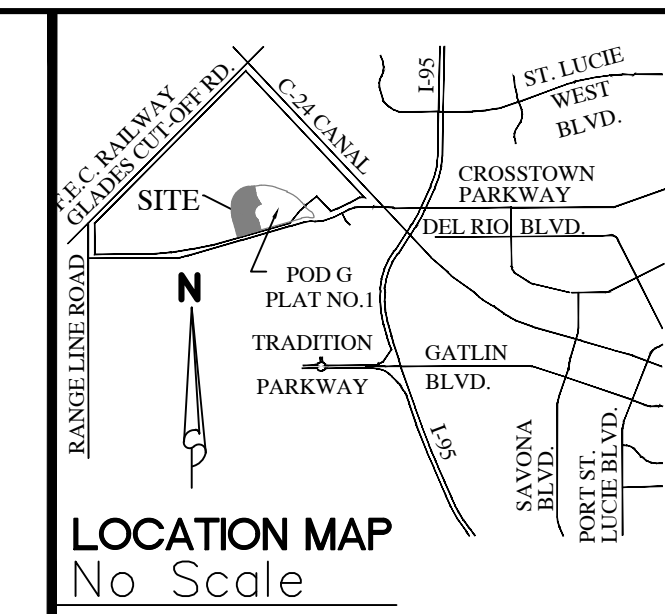
THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

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

**SHEET 1 OF 19 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

CENTRAL PARK ST. LUCIE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), AND ACCESS EASEMENTS (A.E.), DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CENTRAL PARK ST. LUCIE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS

BY: \_\_\_\_\_

(PRINT NAME OF WITNESS)

NAME: \_\_\_\_\_

WITNESS

TITLE: \_\_\_\_\_

(PRINT NAME OF WITNESS)

## ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

PRINT NAME: \_\_\_\_\_

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

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

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, LAKE 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, INGRESS, EGRESS, AND SURFACE WATER MANAGEMENT.

2. DISTRICT # 5 ACCEPTS THE DEDICATION OF TRACTS "R-1," TRACTS "CA-1" THROUGH "CA-19", INCLUSIVE, AND TRACTS WMT-8, WMT-9, WMT-10 AND WMT-11, AS SHOWN HEREON.

3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED, HEREBY, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF JUNE 30, 2015, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ATTEST: VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

## ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

PRINT NAME: \_\_\_\_\_

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, HEREBY OPINES THAT, BASED ON TITLE REPORT BY \_\_\_\_\_, DATED \_\_\_\_\_

- (A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS VERANO SOUTH P.U.D. 1-POD G - PLAT NO. 2 IS IN THE NAME OF DK CENTRAL PARK, LLC.
- (B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD.
- (C.) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2021.
- (D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022. BY: \_\_\_\_\_

ROBERT M. GRAHAM  
WEST PALM BEACH, FLORIDA 33401  
FLORIDA BAR NUMBER 273562

## 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 G - PLAT NO. 2 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

ATTEST:

SHANNON M. MARTIN, MAYOR

SALLY WALSH, CITY CLERK

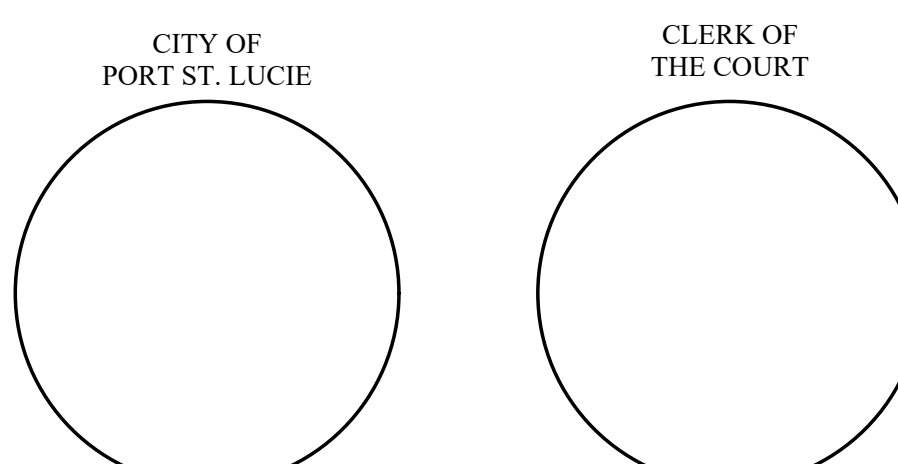
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

## CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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



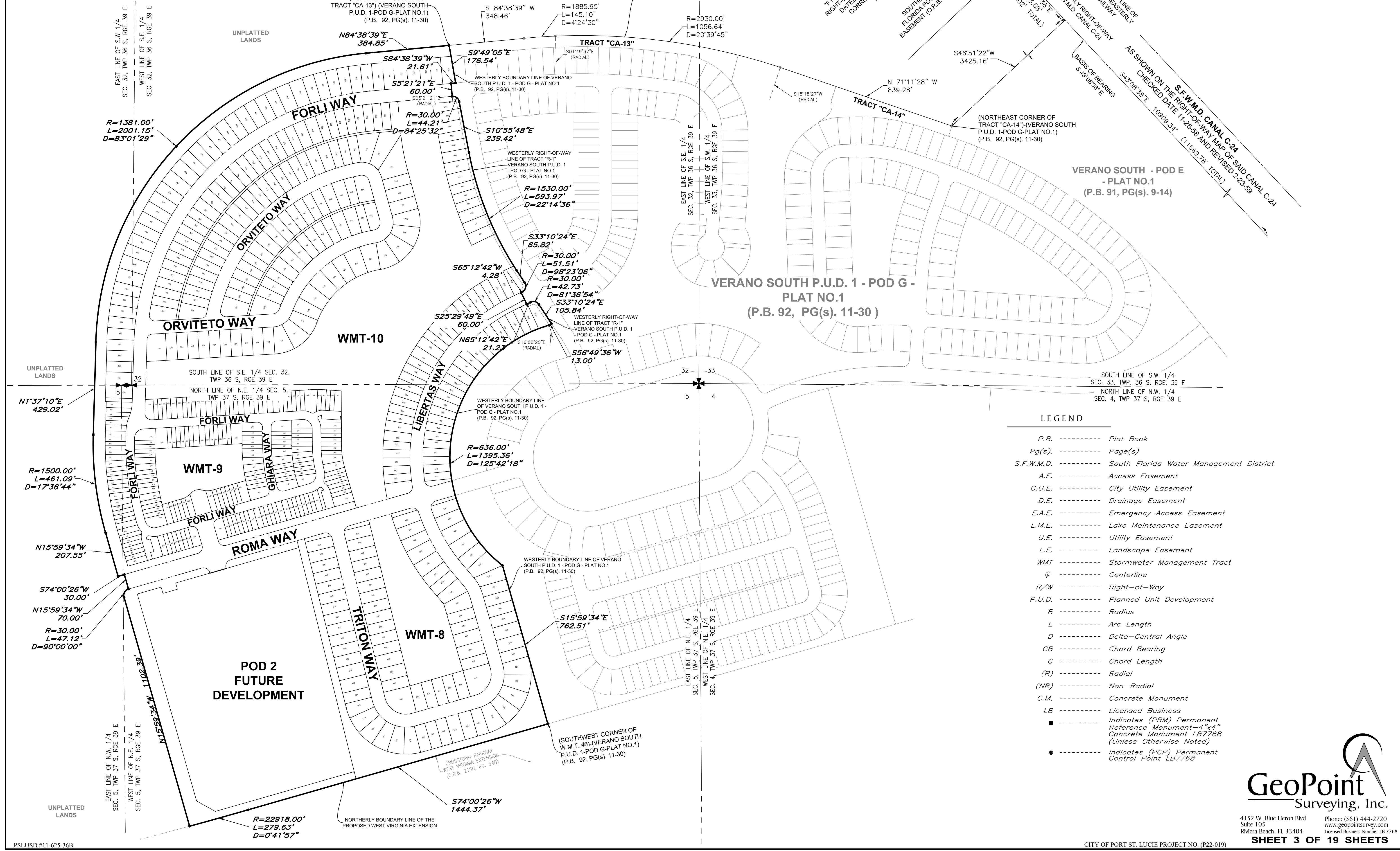
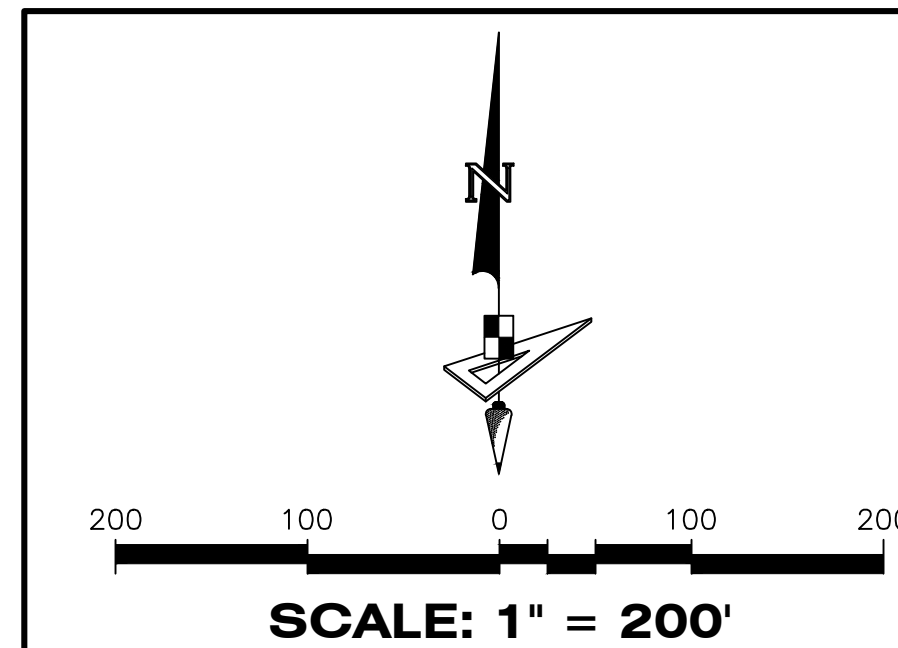


# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH P.U.D. 1- POD G- PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

**LOCATION MAP**  
No Scale



**LEGEND**

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

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105  
Riviera Beach, FL 33404

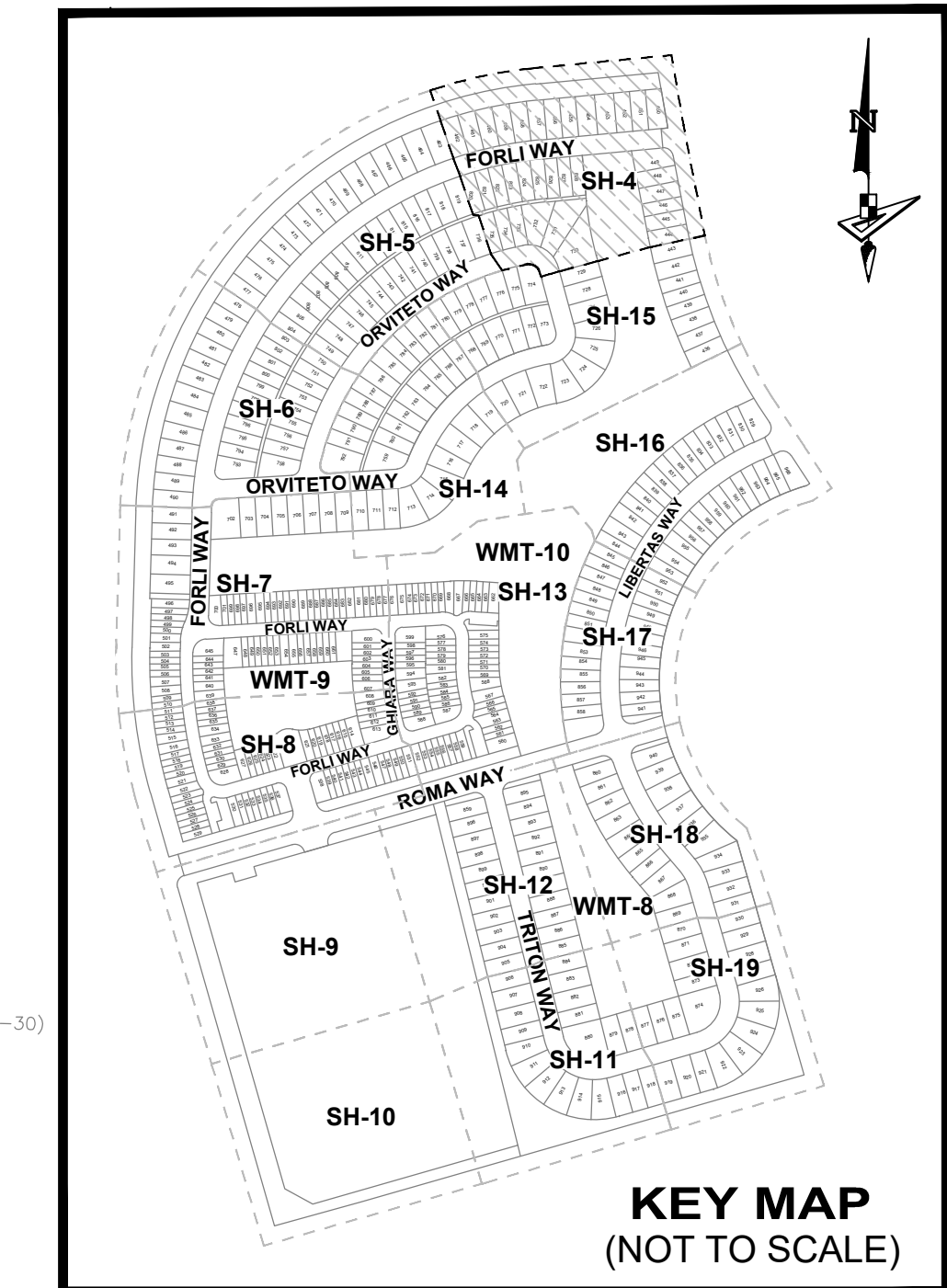
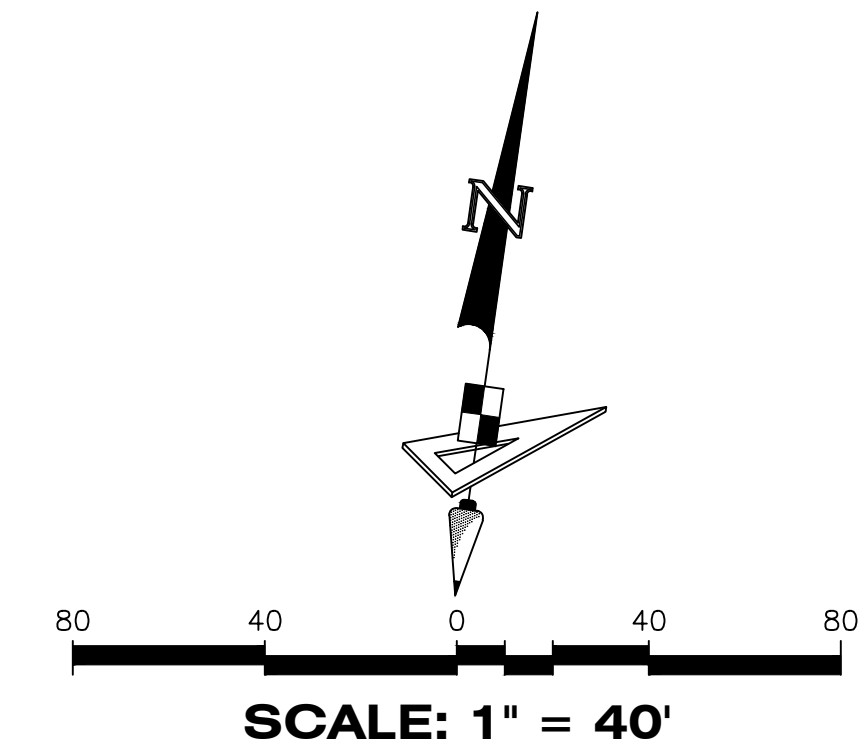
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

**SHEET 3 OF 19 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

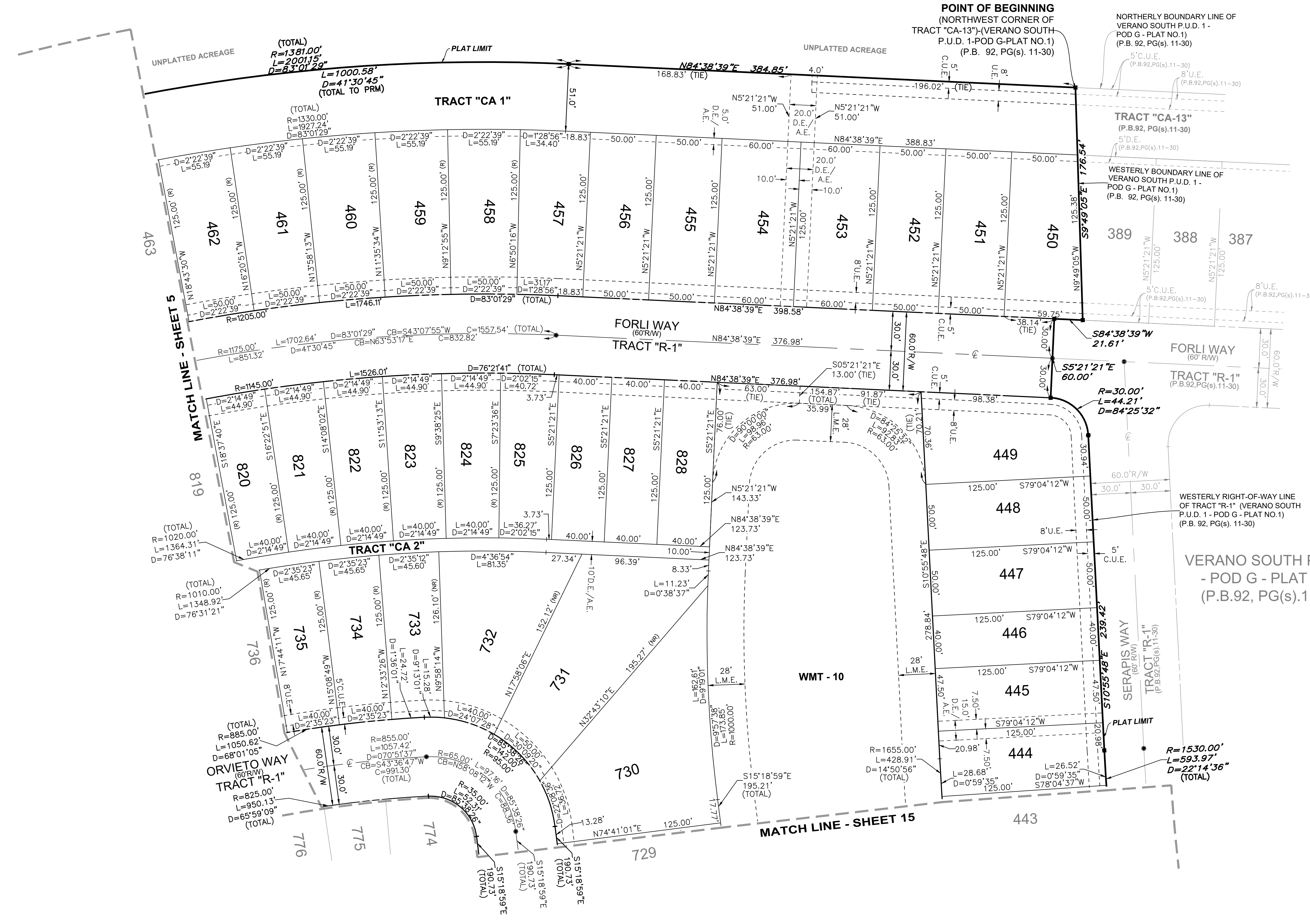
PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**KEY MAP**  
(NOT TO SCALE)

**LEGEND**

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
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- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



VERANO SOUTH P.U.D. 1  
- POD G - PLAT NO. 1  
(P.B. 92, PG(s). 11-30)

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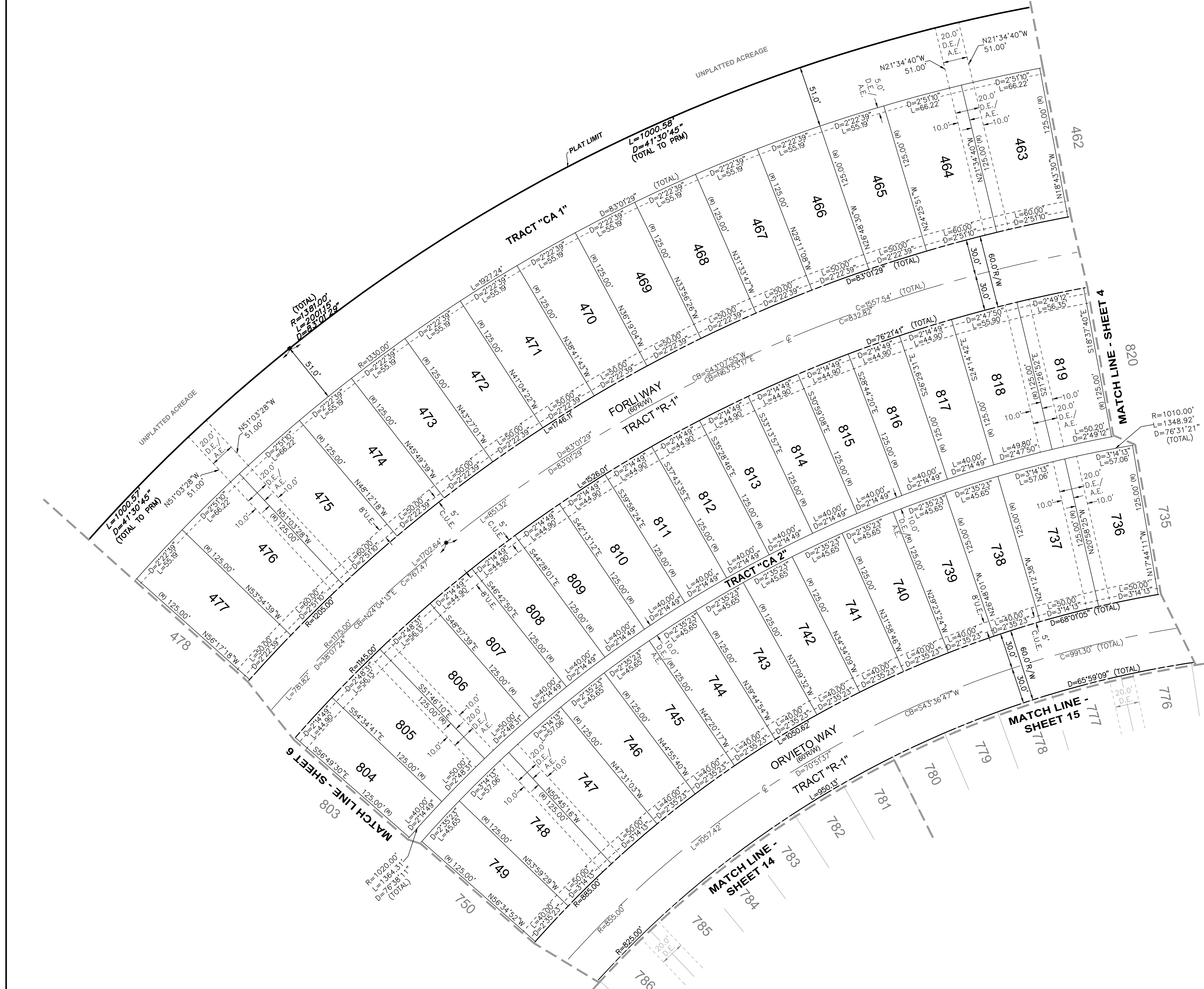
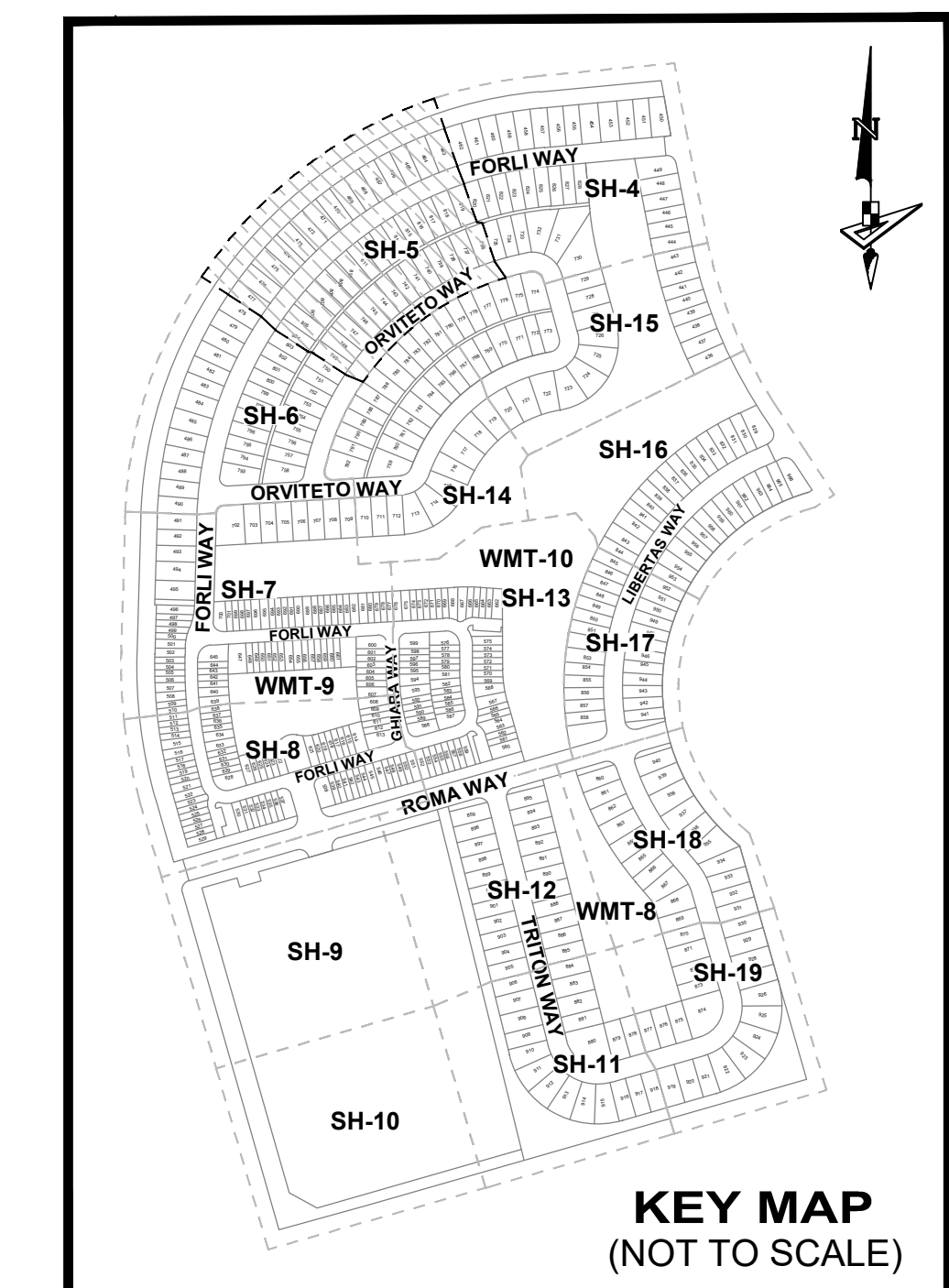
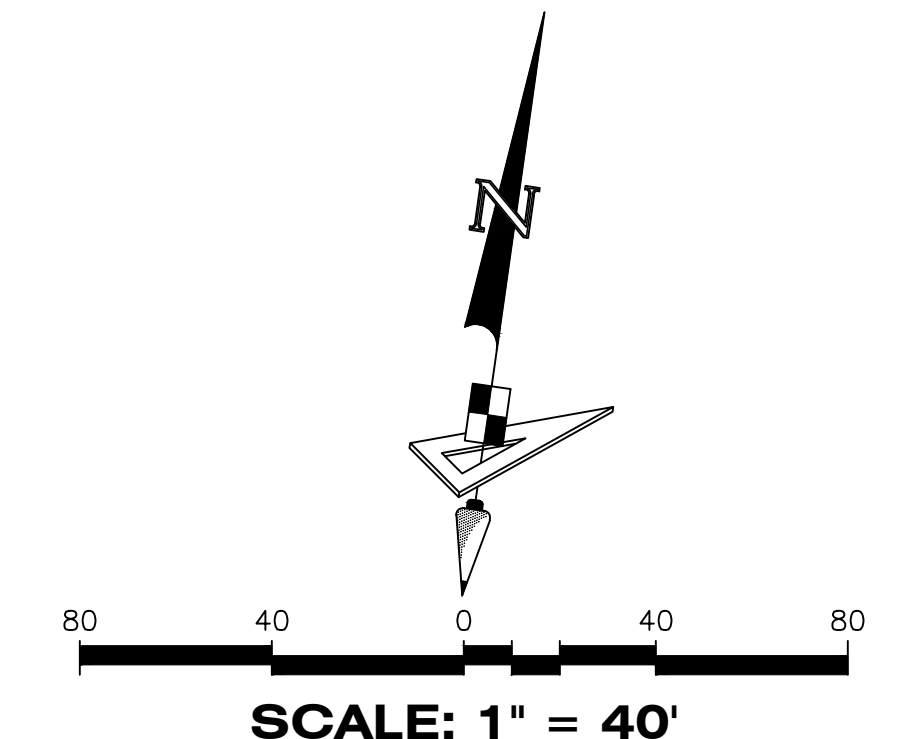
**SHEET 4 OF 19 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
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- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

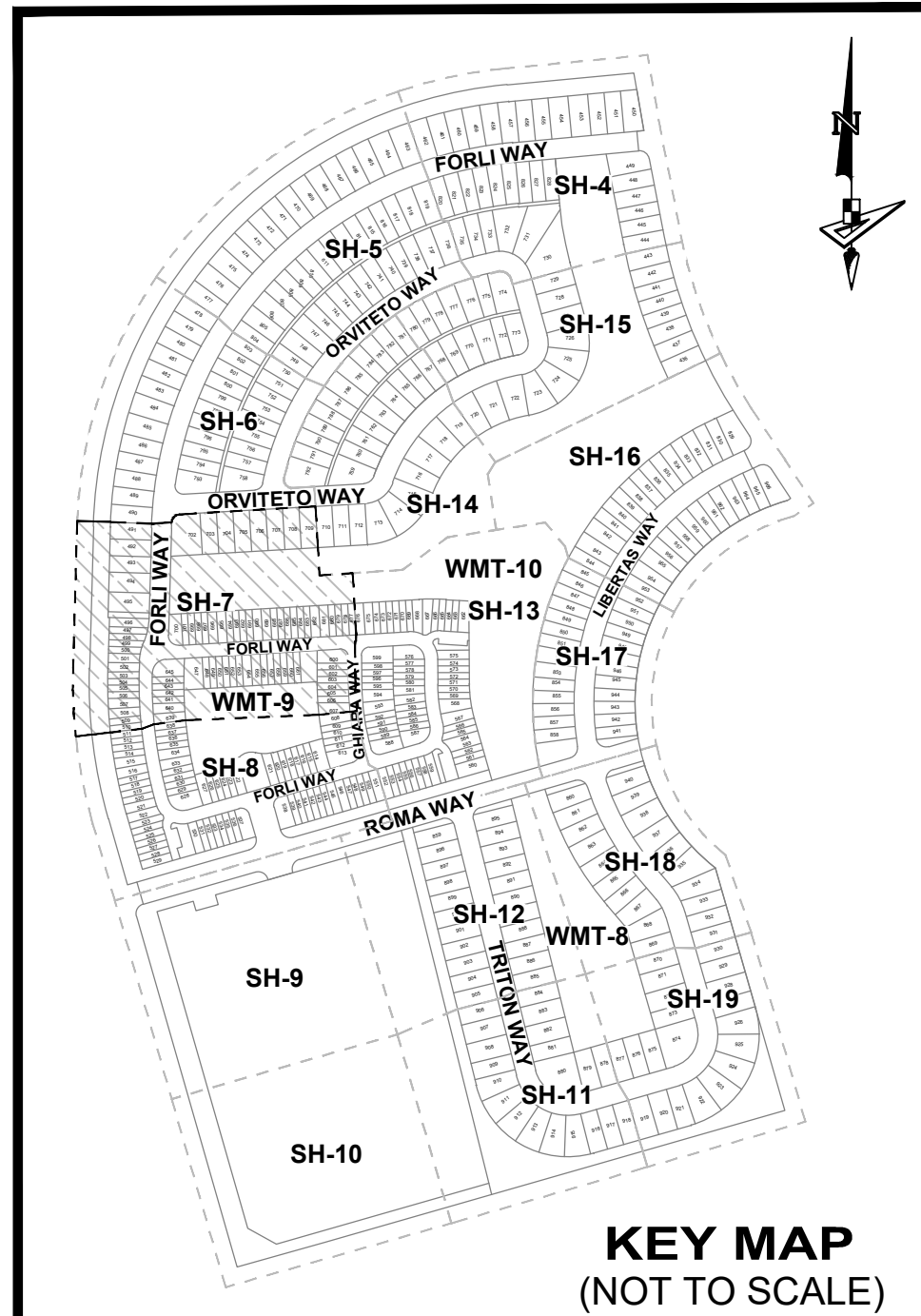
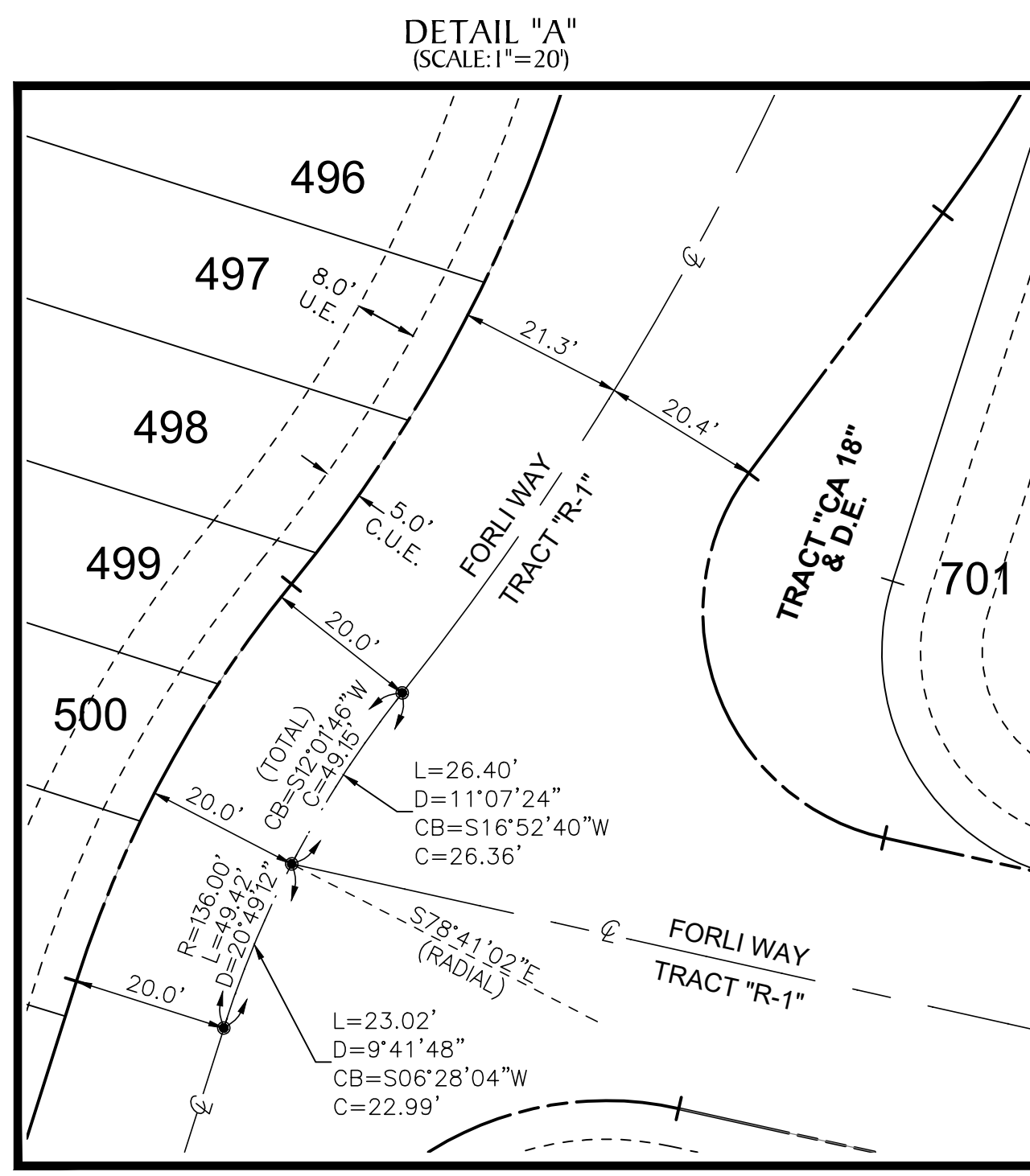
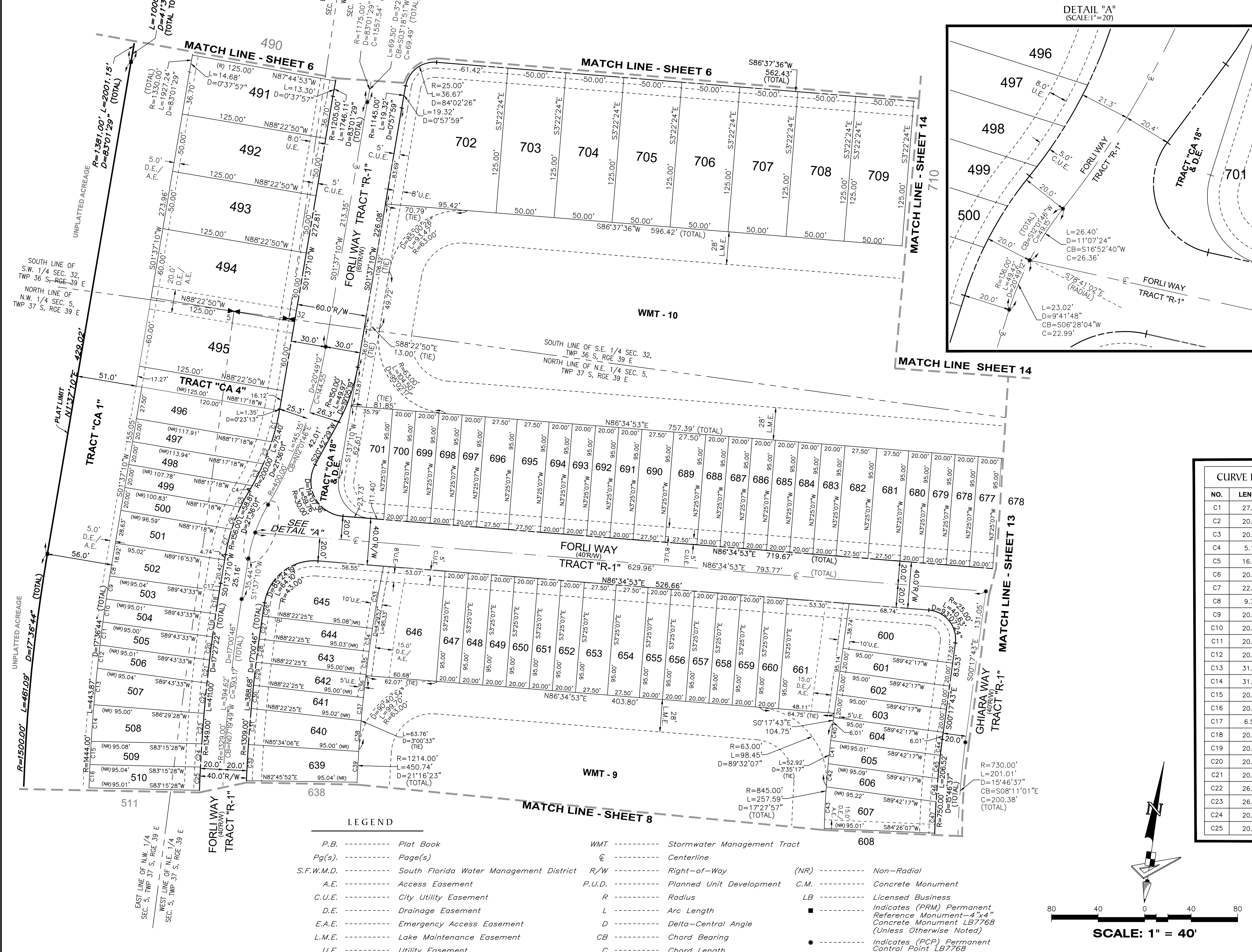




# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

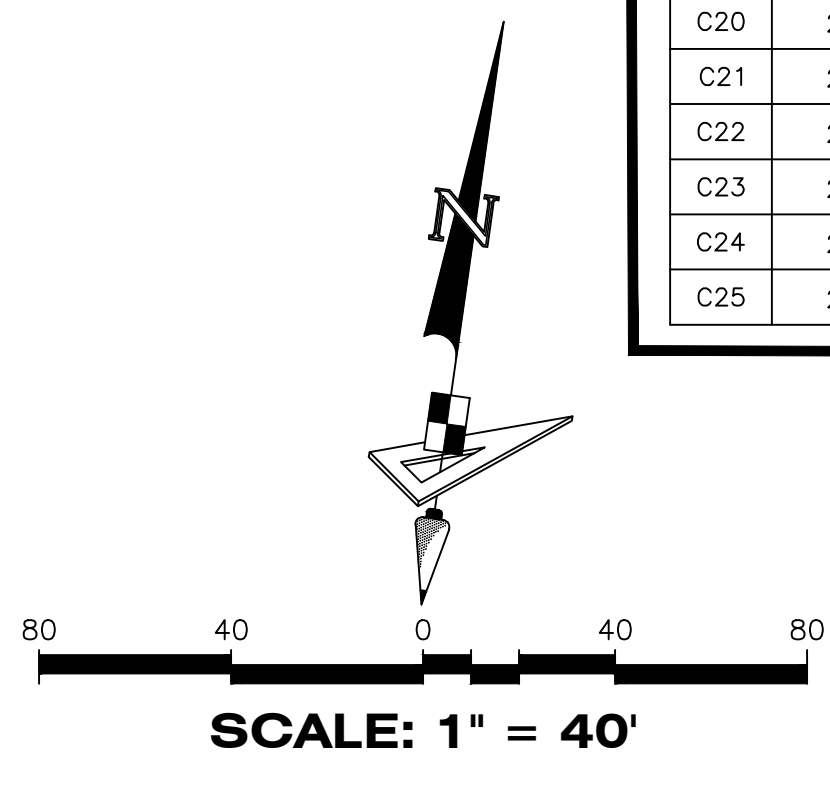
PLAT BOOK
PAGE
FILE NO.
DATE
TIME



CURVE DATA TABLE		
NO.	LENGTH	DELTA
C1	27.60'	7°54'22"
C2	20.39'	5°50'30"
C3	20.93'	5°59'43"
C4	5.13'	1°28'12"
C5	16.04'	5°53'34"
C6	20.45'	7°30'40"
C7	22.32'	8°11'47"
C8	9.71'	0°23'07"
C9	20.00'	0°47'37"
C10	20.00'	0°47'37"
C11	20.00'	0°47'37"
C12	20.01'	0°47'38"
C13	31.56'	1°15'08"
C14	31.56'	1°15'08"
C15	20.01'	0°47'38"
C16	20.00'	0°47'37"
C17	6.57'	0°16'44"
C18	20.00'	0°50'59"
C19	20.00'	0°50'58"
C20	20.00'	0°50'58"
C21	20.01'	0°50'59"
C22	26.20'	1°06'45"
C23	26.19'	1°06'45"
C24	20.01'	0°51'00"
C25	20.00'	0°50'59"

CURVE DATA TABLE		
NO.	LENGTH	DELTA
C26	11.56'	0°30'21"
C27	20.01'	0°52'33"
C28	20.00'	0°52'32"
C29	20.00'	0°52'32"
C30	20.00'	0°52'32"
C31	31.13'	1°21'46"
C32	31.13'	1°21'45"
C33	54.31'	2°33'48"
C34	20.01'	0°56'40"
C35	20.00'	0°56'39"
C36	20.00'	0°56'38"
C37	20.00'	0°56'38"
C38	26.48'	1°14'59"
C39	26.48'	1°14'59"
C40	13.99'	0°56'56"
C41	20.01'	1°21'24"
C42	20.03'	1°21'29"
C43	35.77'	2°25'31"
C44	13.99'	1°04'08"
C45	20.01'	1°31'43"
C46	20.04'	1°31'50"
C47	27.02'	2°03'51"

- LEGEND**
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  - C.M. ----- Concrete Monument
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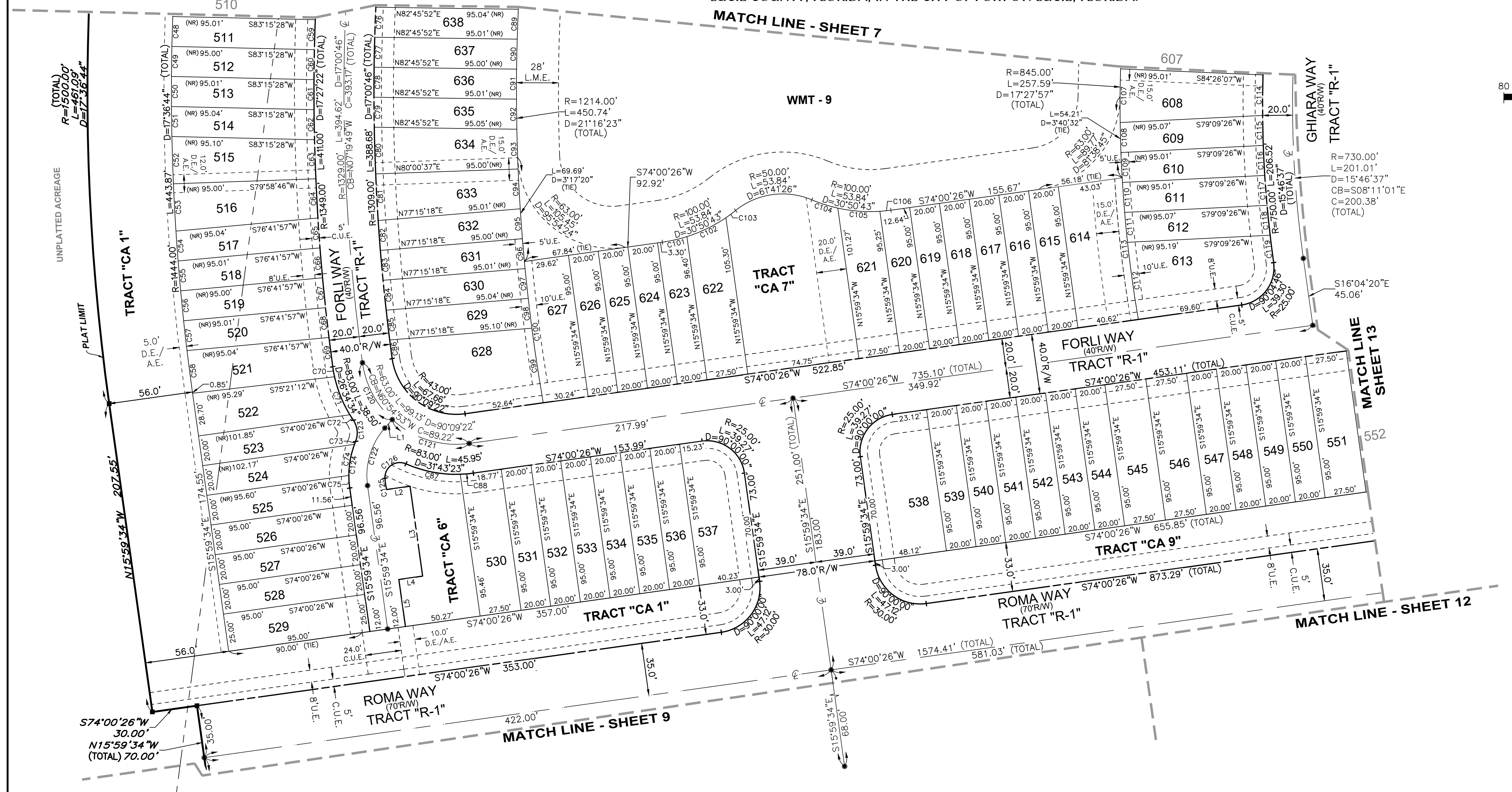
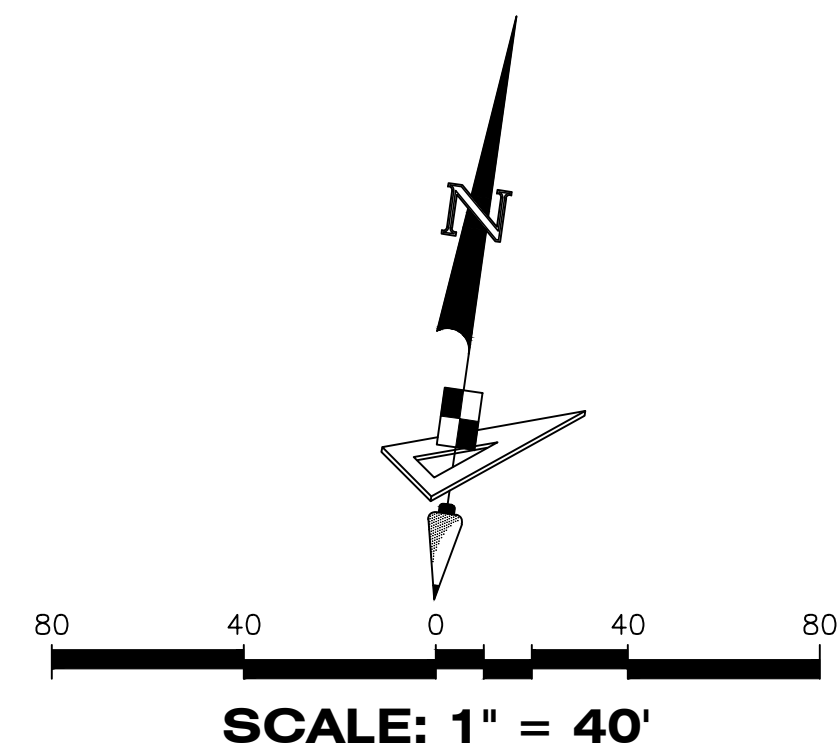
**SHEET 7 OF 19 SHEETS**



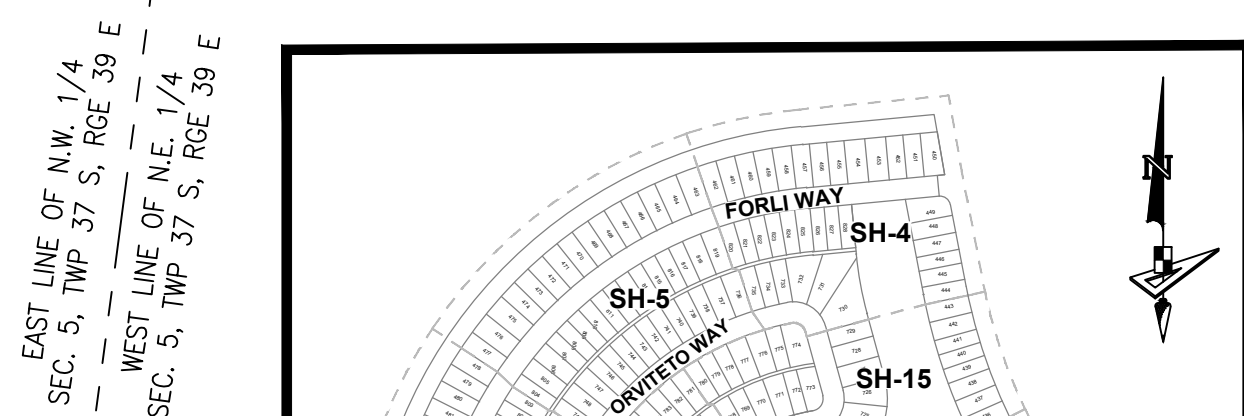
# VERANO SOUTH P.U.D. I - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D. I- POD G- PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



CURVE DATA TABLE			CURVE DATA TABLE		
NO.	LENGTH	DELTA	NO.	LENGTH	DELTA
C48	20.00'	0°47'37"	C84	20.00'	0°52'32"
C49	20.00'	0°47'37"	C85	20.01'	0°52'34"
C50	20.01'	0°47'38"	C86	12.56'	0°32'59"
C51	20.01'	0°47'39"	C87	37.20'	25°40'56"
C52	31.57'	1°15'09"	C88	8.75'	6°02'26"
C53	31.57'	1°15'10"	C89	20.01'	0°56'39"
C54	20.00'	0°47'37"	C90	20.00'	0°56'35"
C55	20.00'	0°47'37"	C91	20.00'	0°56'35"
C56	20.00'	0°47'37"	C92	20.01'	0°56'39"
C57	20.00'	0°47'37"	C93	26.56'	1°15'12"
C58	27.85'	1°06'18"	C94	26.56'	1°15'13"
C59	20.00'	0°50'58"	C95	20.00'	0°56'38"
C60	20.00'	0°50'58"	C96	20.00'	0°56'38"
C61	20.01'	0°50'59"	C97	20.01'	0°56'39"
C62	20.02'	0°54'34"	C98	20.02'	0°56'41"
C63	26.13'	1°09'19"	C99	50.30'	2°22'26"
C64	26.13'	1°06'36"	C100	95.03'	4°29'05"
C65	20.01'	0°50'59"	C101	16.78'	9°36'51"
C66	20.00'	0°50'58"	C102	29.00'	16°37'06"
C67	20.00'	0°50'58"	C103	8.05'	4°36'46"
C68	20.01'	0°51'37"	C104	18.22'	10°26'26"
C69	19.71'	0°50'53"	C105	28.24'	16°02'07"
C70	6.77'	4°40'19"	C106	7.37'	3°39'36"
C71	27.40'	18°54'43"	C107	35.79'	2°25'36"
C72	4.33'	2°59'32"	C108	20.01'	1°21'23"
C73	2.10'	2°00'10"	C109	20.00'	1°21'22"
C74	21.16'	20°12'26"	C110	20.01'	1°21'23"
C75	8.46'	8°04'55"	C111	20.02'	1°21'28"
C76	20.00'	0°52'32"	C112	51.97'	3°31'25"
C77	20.00'	0°52'32"	C113	95.08'	6°26'49"
C78	20.00'	0°52'32"	C114	27.04'	2°03'55"
C79	20.01'	0°52'32"	C115	20.01'	1°31'43"
C80	31.12'	1°21'44"	C116	20.00'	1°31'41"
C81	31.13'	1°21'45"	C117	20.01'	1°31'43"
C82	20.00'	0°52'32"	C118	20.03'	1°31'48"
C83	20.00'	0°52'32"	C119	18.38'	1°24'15"



LEGEND	
P.B. -----	Plat Book
Pg(s) -----	Page(s)
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CL -----	Centerline
R/W -----	Right-of-Way
P.U.D. -----	Planned Unit Development
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CB -----	Chord Bearing
C -----	Chord Length
(R) -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
■ -----	Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● -----	Indicates (PCP) Permanent Control Point LB7768

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 33°20'21" W	7.53'
L2	N 74°00'26" E	15.73'
L3	S 15°59'34" E	60.50'
L4	S 74°00'26" W	16.00'
L5	S 15°59'34" E	31.67'

CURVE DATA TABLE					
NO.	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C120	43.67'	39°42'42"	63.00'	S 35°41'33" E	42.80'
C121	55.47'	50°26'40"	63.00'	S 80°46'14" E	53.69'
C122	41.33'	49°19'55"	48.00'	S 08°40'24" W	40.06'

CURVE DATA TABLE			
NO.	RADIUS	LENGTH	DELTA
C123	15.00'	14.85'	56°42'43"
C124	60.00'	31.72'	30°17'31"
C125	36.00'	7.63'	12°08'59"
C126	10.00'	20.35'	116°34'58"

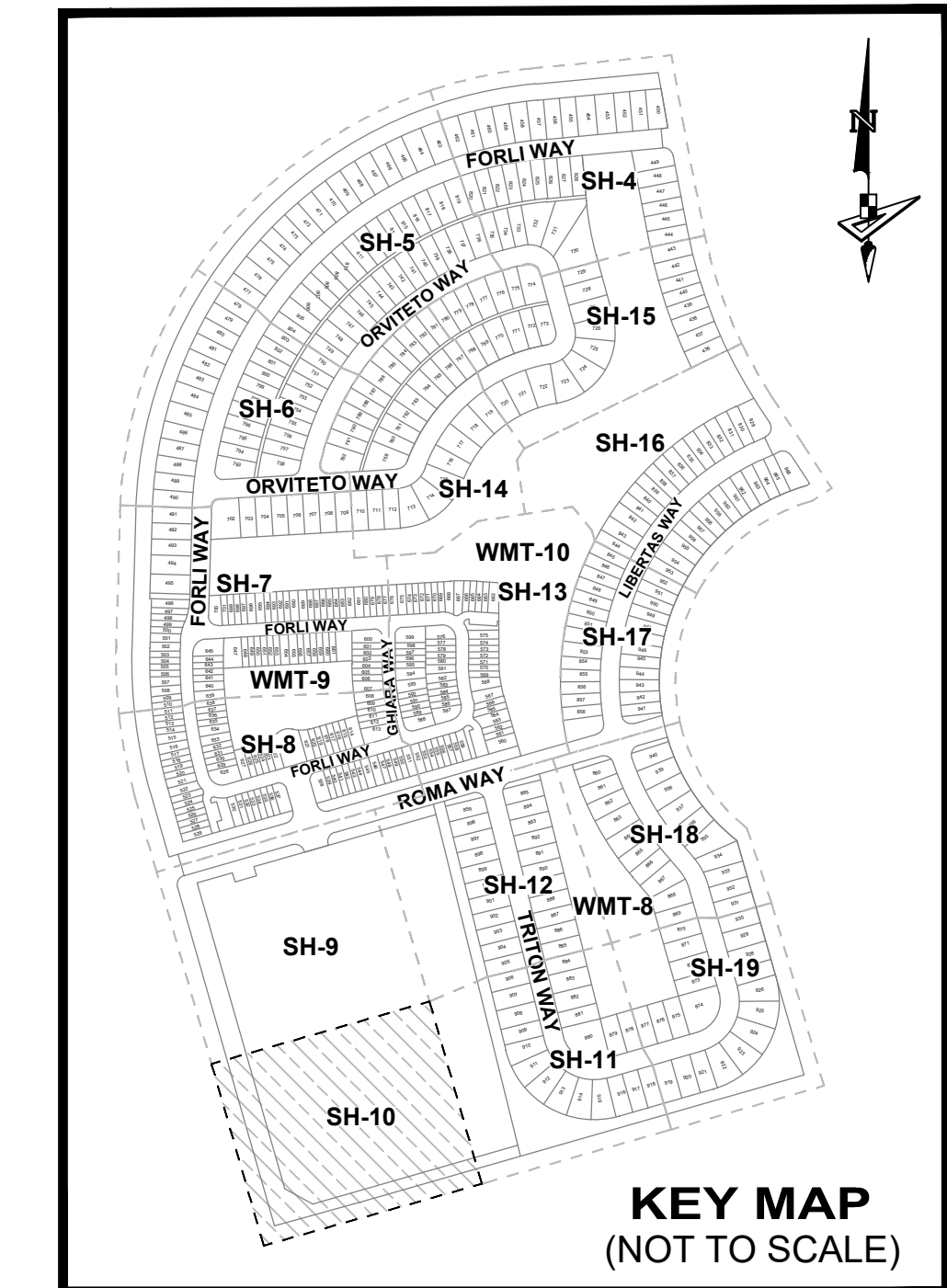
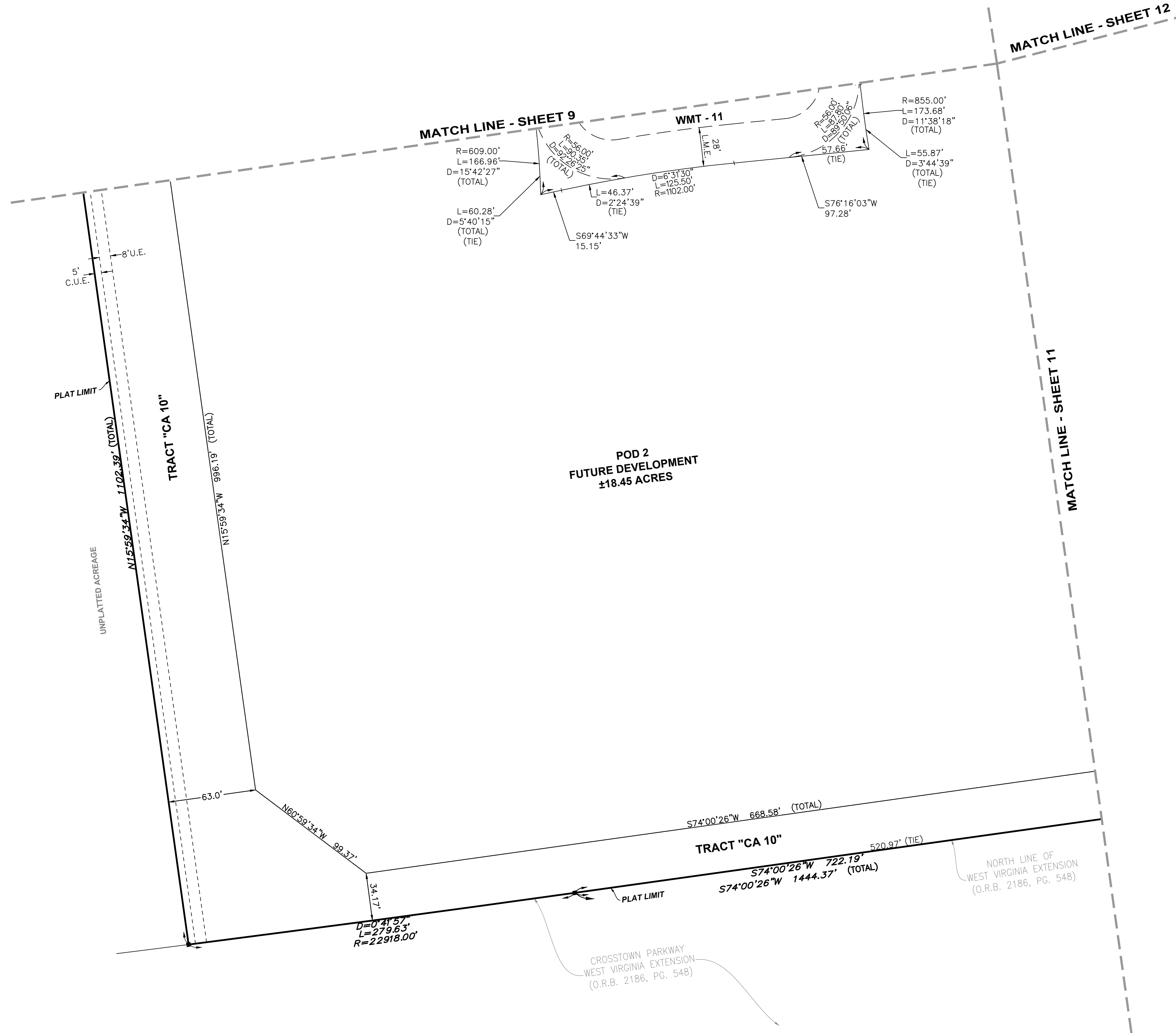
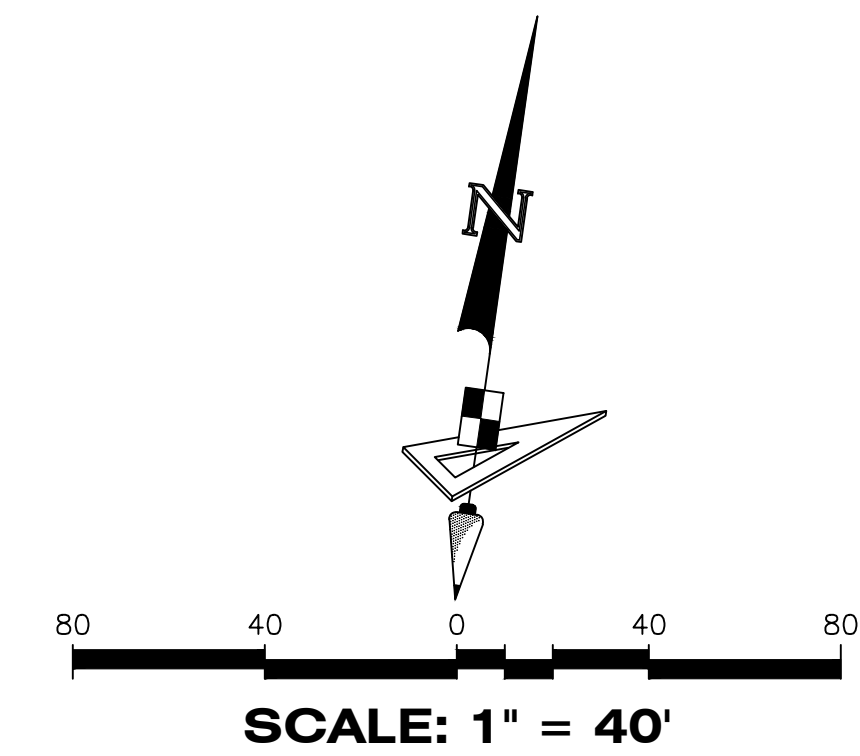




# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



### LEGEND

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



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 Riviera Beach, FL 33404 Licensed Business Number LB-7768

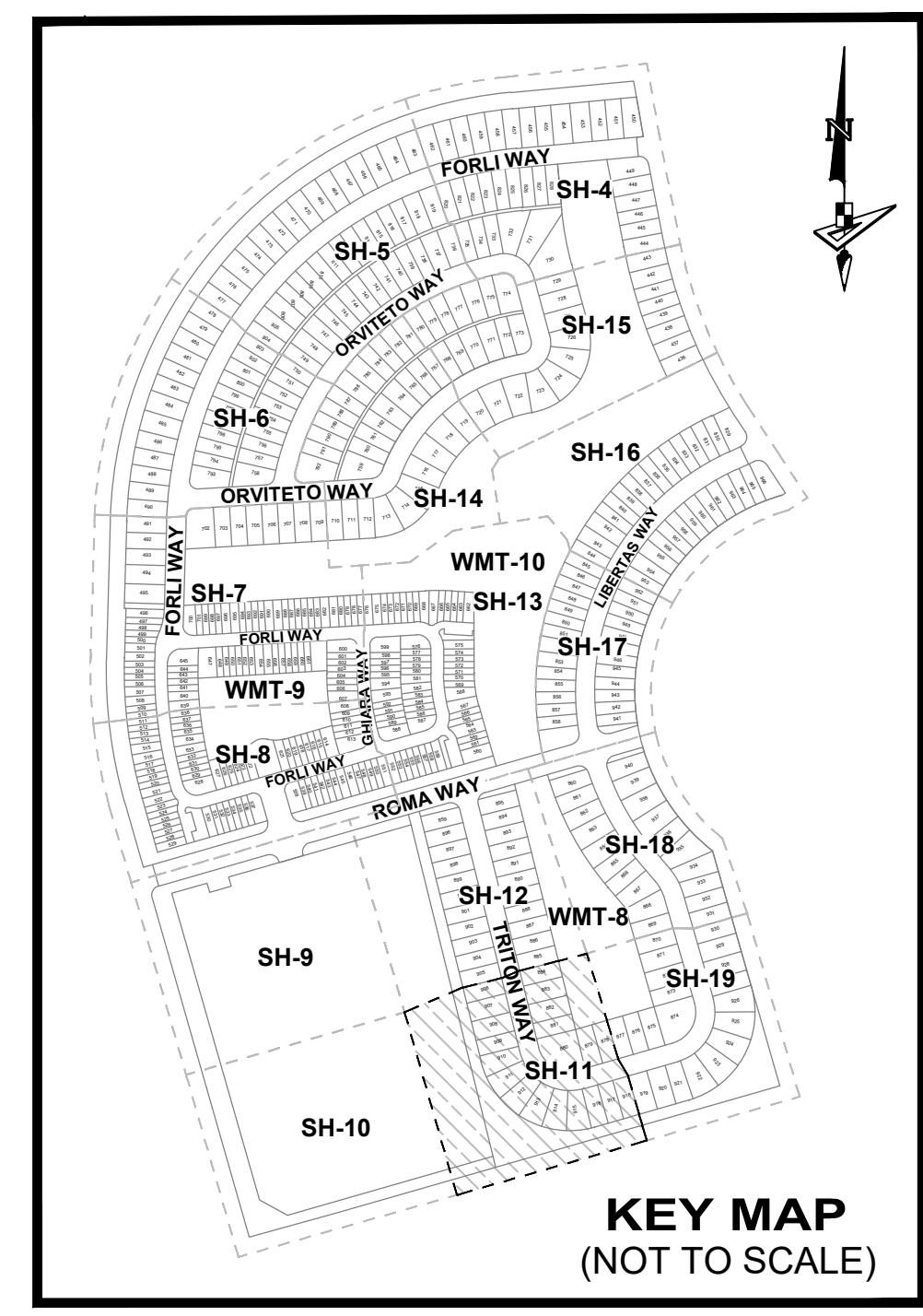
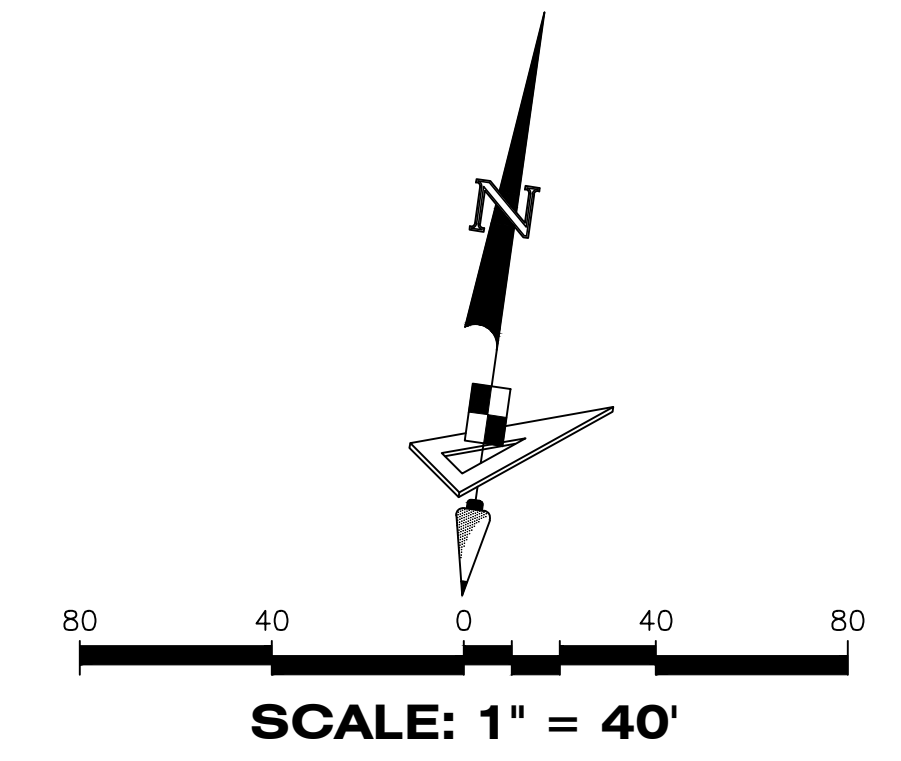
**SHEET 10 OF 19 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**LEGEND**

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- 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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- WMT ----- Stormwater Management Tract
- ⊕ ----- Centerline
- R/W ----- Right-of-Way
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

**GeoPoint**  
Surveying, Inc.

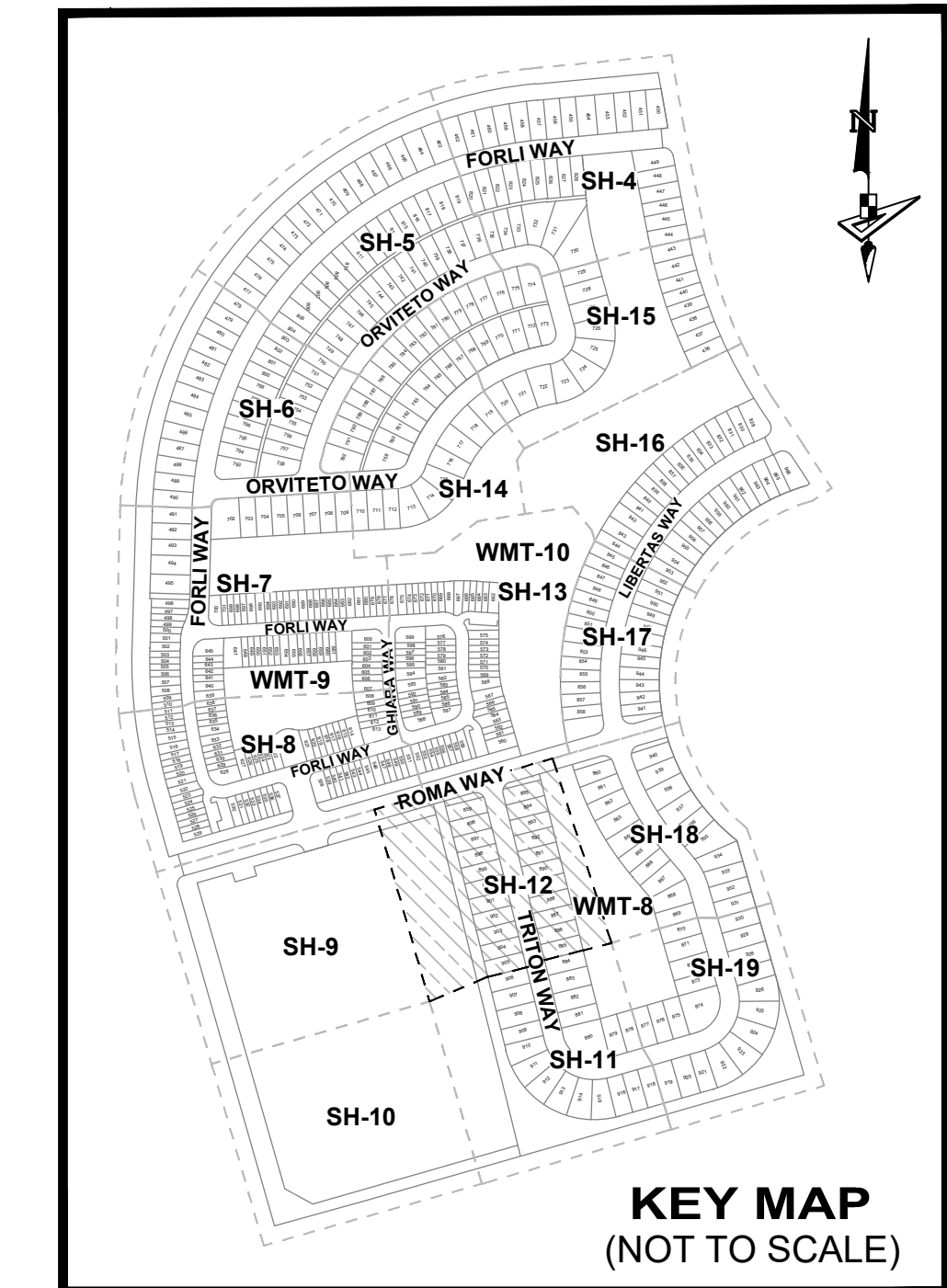
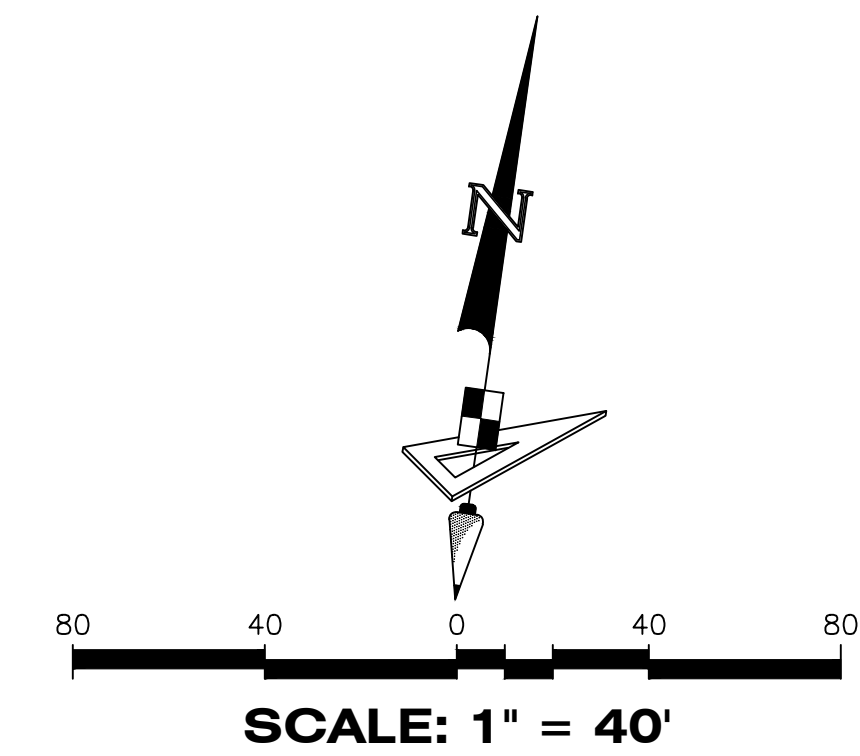
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

**SHEET 11 OF 19 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

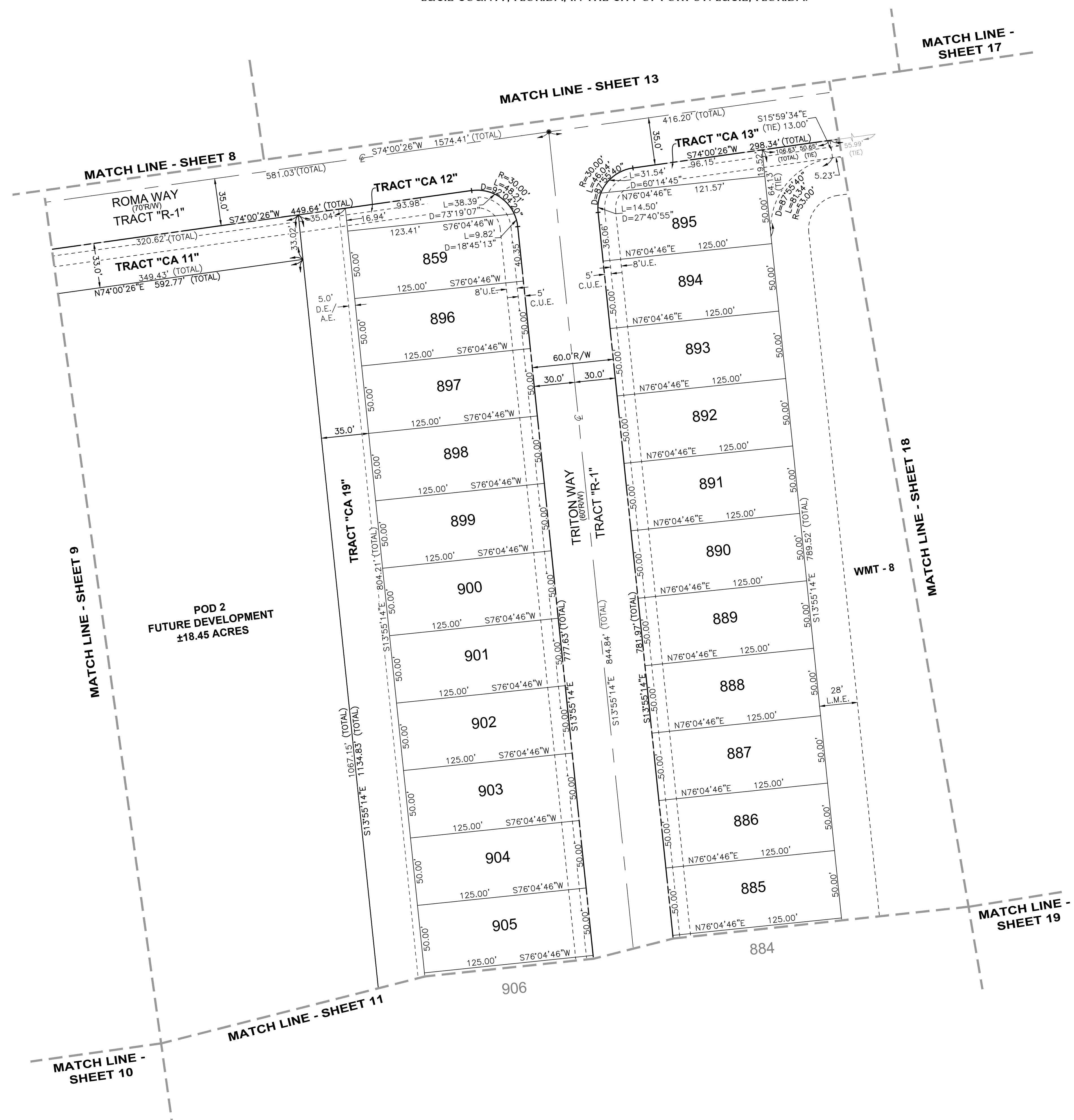
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PLAT BOOK
PAGE
FILE NO.
DATE
TIME



### LEGEND

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

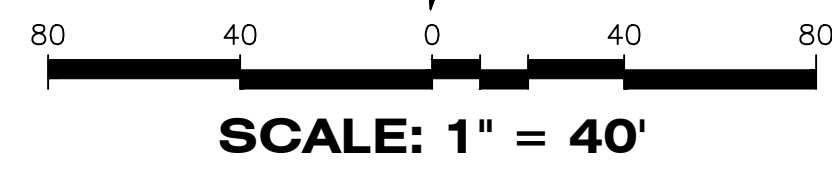
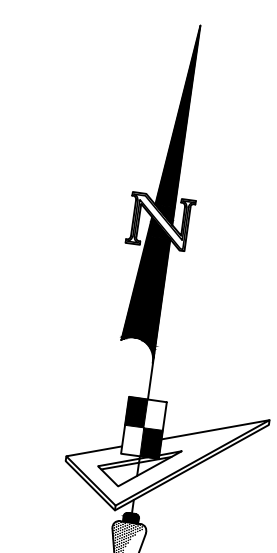




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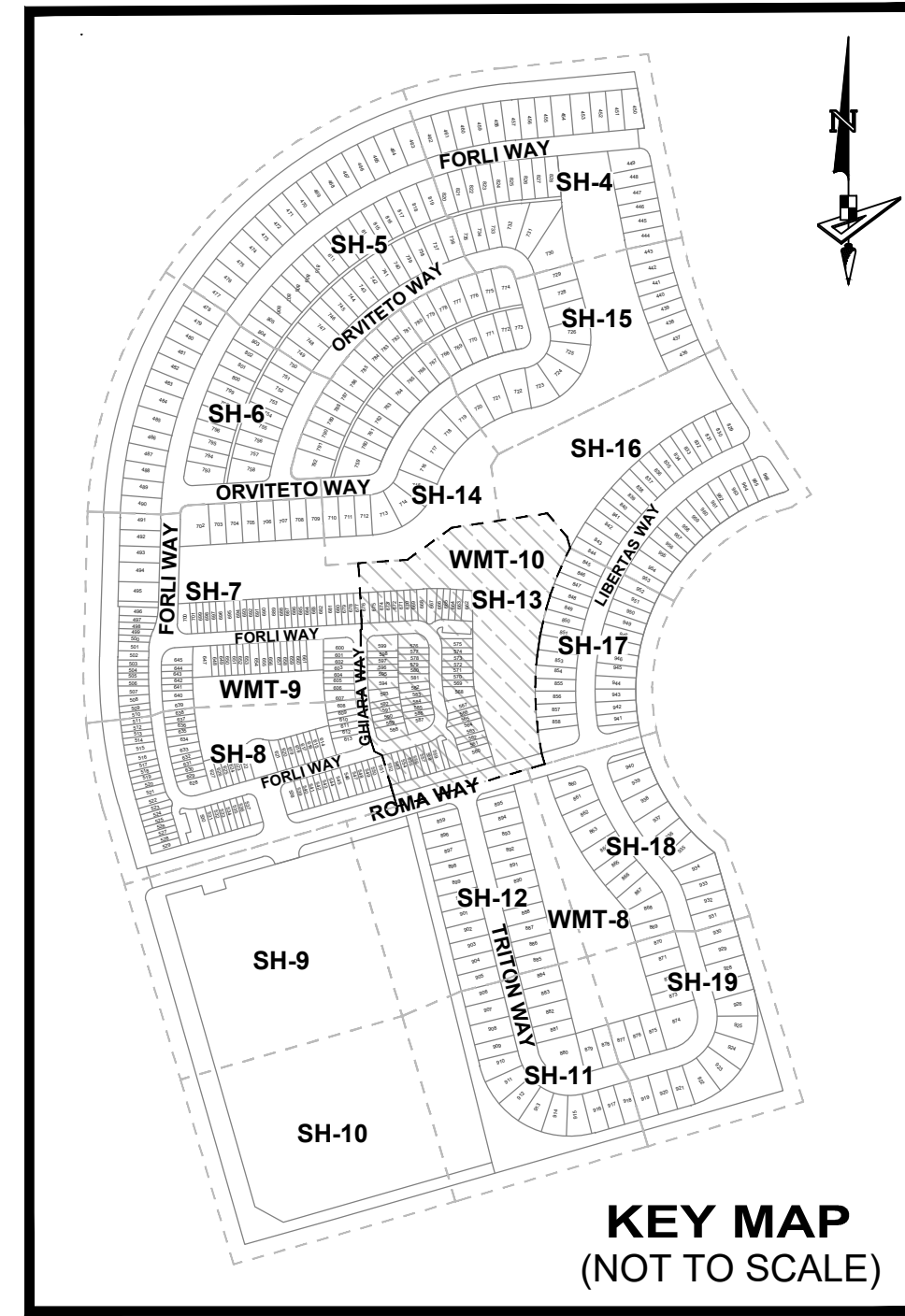
BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



CURVE DATA TABLE			CURVE DATA TABLE		
NO.	LENGTH	DELTA	NO.	LENGTH	DELTA
C127	15.55'	10°44'11"	C152	4.30'	0°30'49"
C128	27.12'	18°43'27"	C153	20.01'	2°23'19"
C129	2.24'	1°32'56"	C154	20.05'	2°23'37"
C130	9.29'	8°52'12"	C155	45.66'	5°27'02"
C131	21.38'	20°25'15"	C156	27.05'	3°13'42"
C132	10.16'	9°42'02"	C157	12.28'	8°28'33"
C133	14.31'	1°09'19"	C158	21.02'	14°30'41"
C134	39.52'	3°11'22"	C159	12.65'	8°43'54"
C135	39.48'	3°11'10"	C160	9.44'	36°04'36"
C136	20.02'	1°36'55"	C161	9.28'	35°27'07"
C137	20.00'	1°36'51"	C162	13.46'	12°51'27"
C138	20.00'	1°36'51"	C163	20.84'	19°53'54"
C139	20.02'	1°36'57"	C164	5.58'	5°19'53"
C140	22.27'	1°47'51"	C165	10.96'	7°33'53"
C141	3.86'	0°25'31"	C166	28.04'	19°21'29"
C142	23.21'	2°38'58"	C167	10.37'	0°54'27"
C143	23.41'	2°40'15"	C168	31.93'	2°47'35"
C144	20.01'	2°12'16"	C169	20.02'	1°45'05"
C145	20.00'	2°12'15"	C170	19.52'	1°42'28"
C146	20.03'	2°12'25"	C171	4.30'	0°38'25"
C147	16.31'	1°47'49"	C172	20.02'	2°58'44"
C148	3.76'	5°00'55"	C173	20.08'	2°59'19"
C149	62.49'	83°15'43"	C174	27.76'	4°07'53"
C150	19.69'	13°35'35"	C175	31.09'	4°37'36"
C151	26.58'	18°20'44"	C176	2.23'	0°19'54"

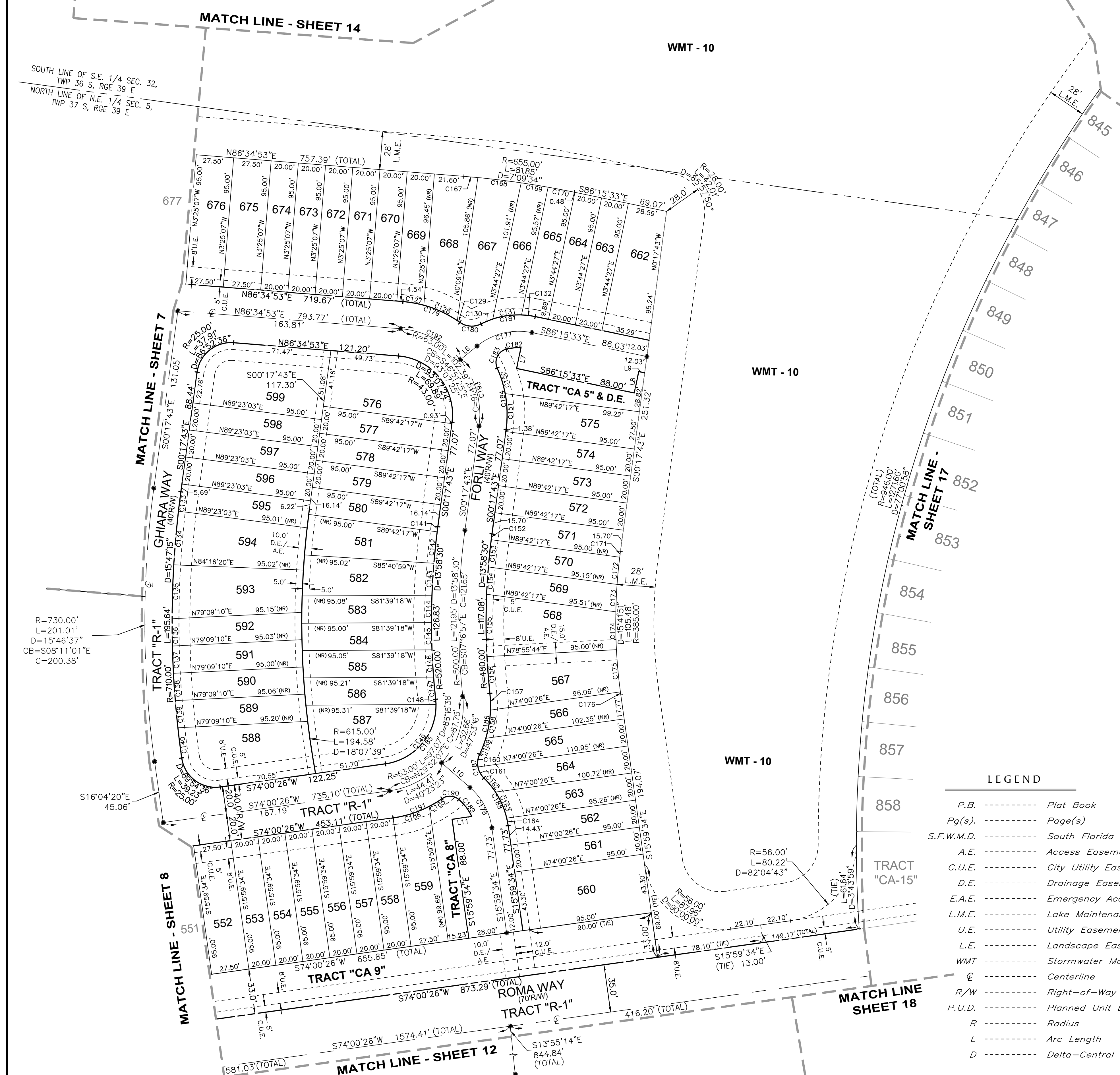
LINE DATA TABLE		
NO.	BEARING	LENGTH
L6	N 42°39'47" E	15.92'
L7	S 03°44'27" W	15.56'
L8	N 03°44'27" E	16.00'
L9	N 86°15'33" W	4.48'
L10	S 57°06'16" E	27.51'
L11	S 74°00'26" W	14.50'



CURVE DATA TABLE					
NO.	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C177	42.79'	51°04'40"	48.00'	S 68°12'07" W	41.39'
C178	34.44'	41°06'42"	48.00'	N 36°32'55" W	33.71'
C192	50.52'	45°56'56"	63.00'	S 70°26'40" E	49.18'
C193	51.87'	47°10'29"	63.00'	S 63°52'57" E	50.42'

CURVE DATA TABLE			
NO.	RADIUS	LENGTH	DELTA
C179	83.00'	44.92'	31°00'34"
C180	15.00'	16.45'	62°50'29"
C181	60.00'	40.83'	38°59'29"
C182	36.00'	10.95'	17°25'16"
C183	10.00'	17.38'	99°35'35"
C184	83.00'	46.27'	31°56'19"
C185	43.00'	66.25'	88°16'38"
C186	83.00'	45.95'	31°43'08"
C187	15.00'	18.73'	71°31'44"
C188	60.00'	39.88'	38°05'14"
C189	36.00'	15.89'	25°17'03"
C190	10.00'	13.10'	75°03'41"
C191	83.00'	39.00'	26°55'22"

- LEGEND**
- P.B. ----- Plat Book
  - Pg(s) ----- Page(s)
  - S.F.W.M.D. ----- South Florida Water Management District
  - A.E. ----- Access Easement
  - C.U.E. ----- City Utility Easement
  - D.E. ----- Drainage Easement
  - E.A.E. ----- Emergency Access Easement
  - L.M.E. ----- Lake Maintenance Easement
  - U.E. ----- Utility Easement
  - L.E. ----- Landscape Easement
  - WMT ----- Stormwater Management Tract
  - Ⓞ ----- Centerline
  - R/W ----- Right-of-Way
  - P.U.D. ----- Planned Unit Development
  - R ----- Radius
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  - CB ----- Chord Bearing
  - C ----- Chord Length
  - (R) ----- Radial
  - (NR) ----- Non-Radial
  - C.M. ----- Concrete Monument
  - LB ----- Licensed Business
  - ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
  - ----- Indicates (PCP) Permanent Control Point LB7768



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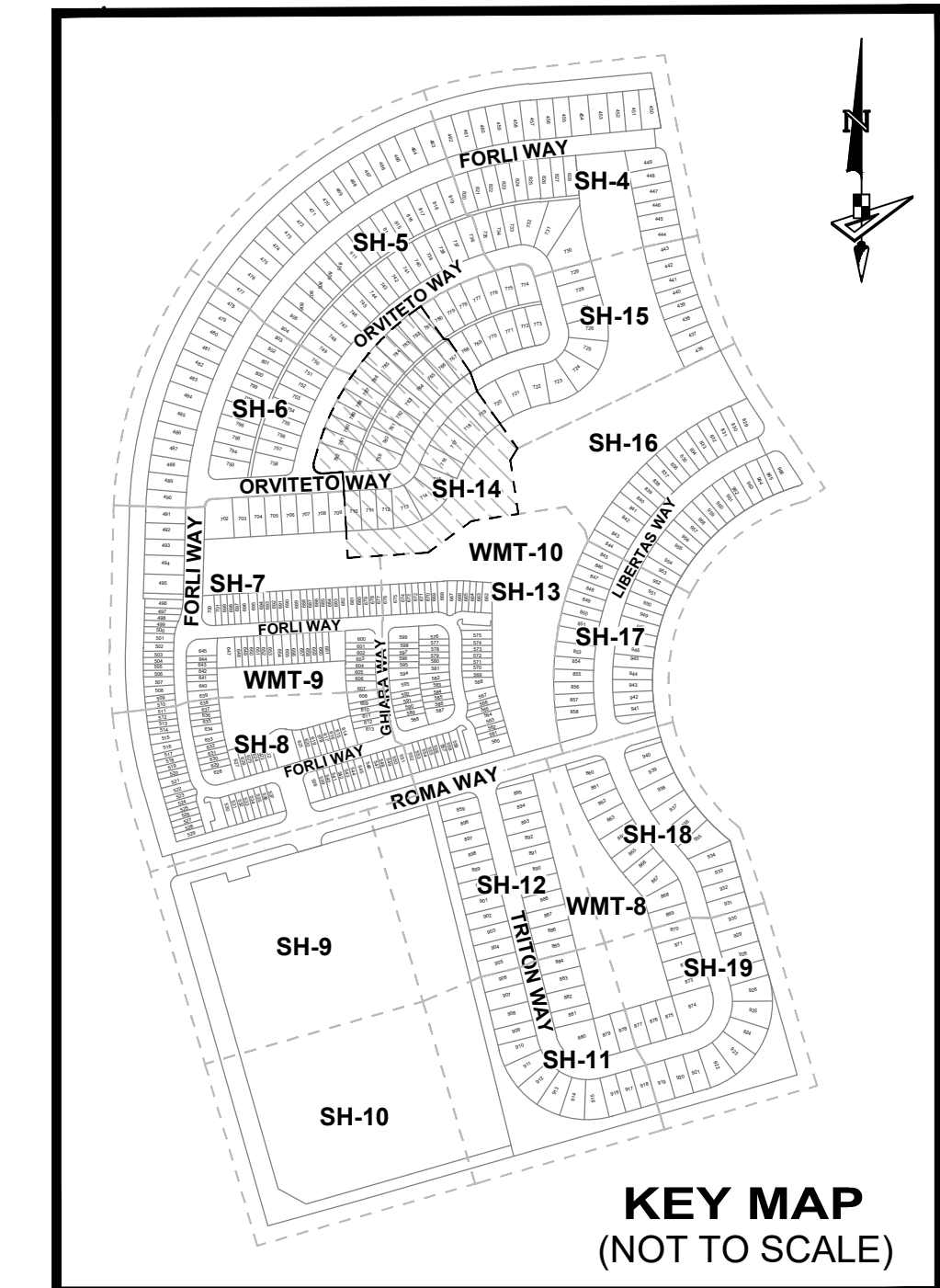
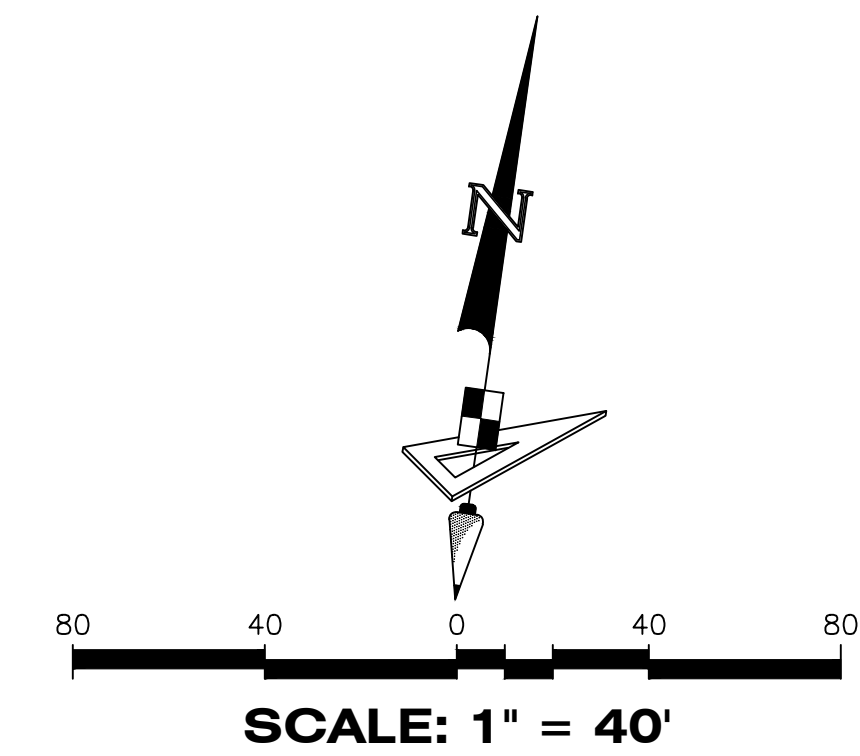
Phone: (561) 444-2720  
www.geopointsurveying.com  
Licensed Business Number LB-7768

**SHEET 13 OF 19 SHEETS**

# VERANO SOUTH P.U.D. I - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D. I- POD G- PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



### LEGEND

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



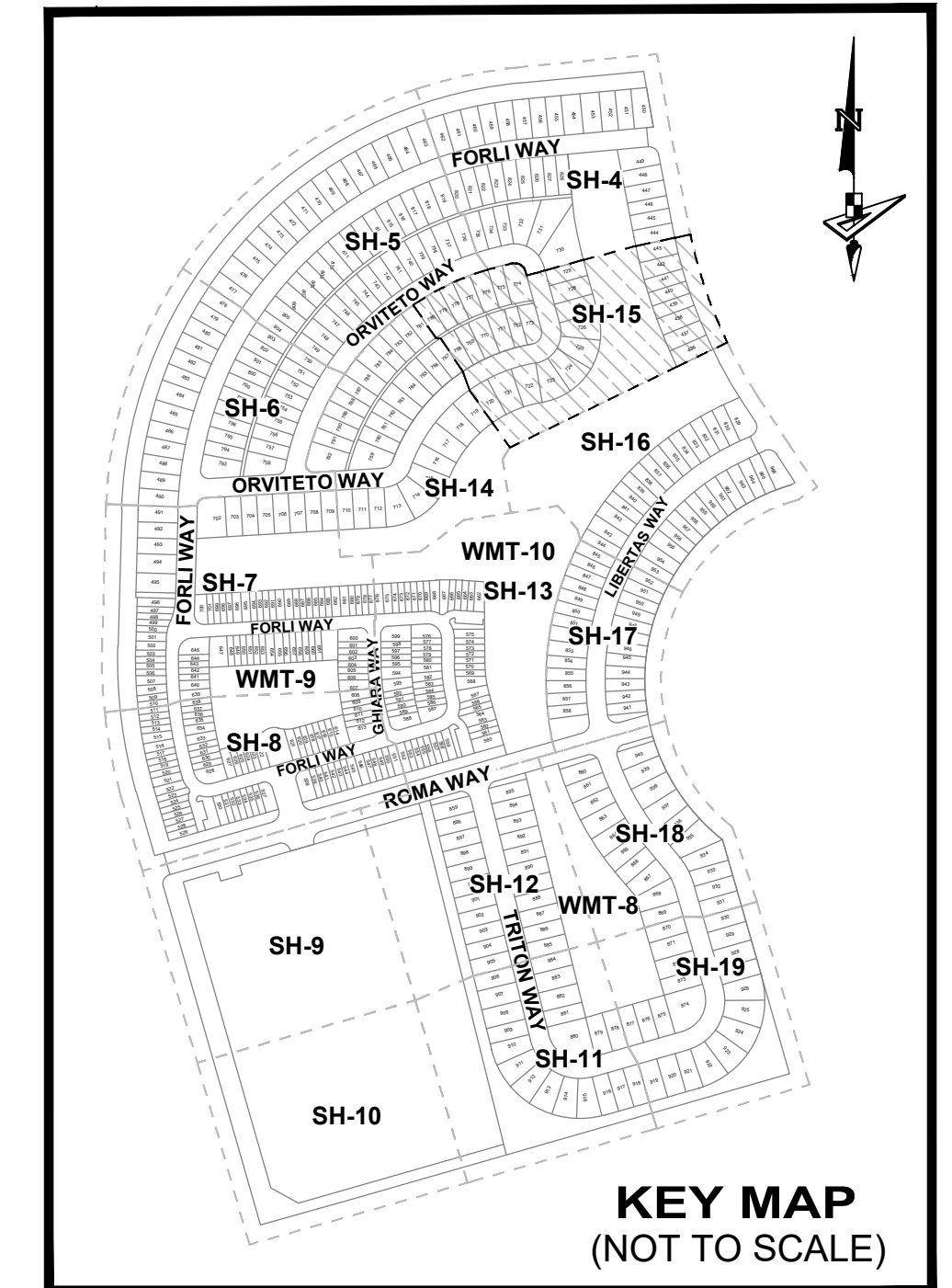
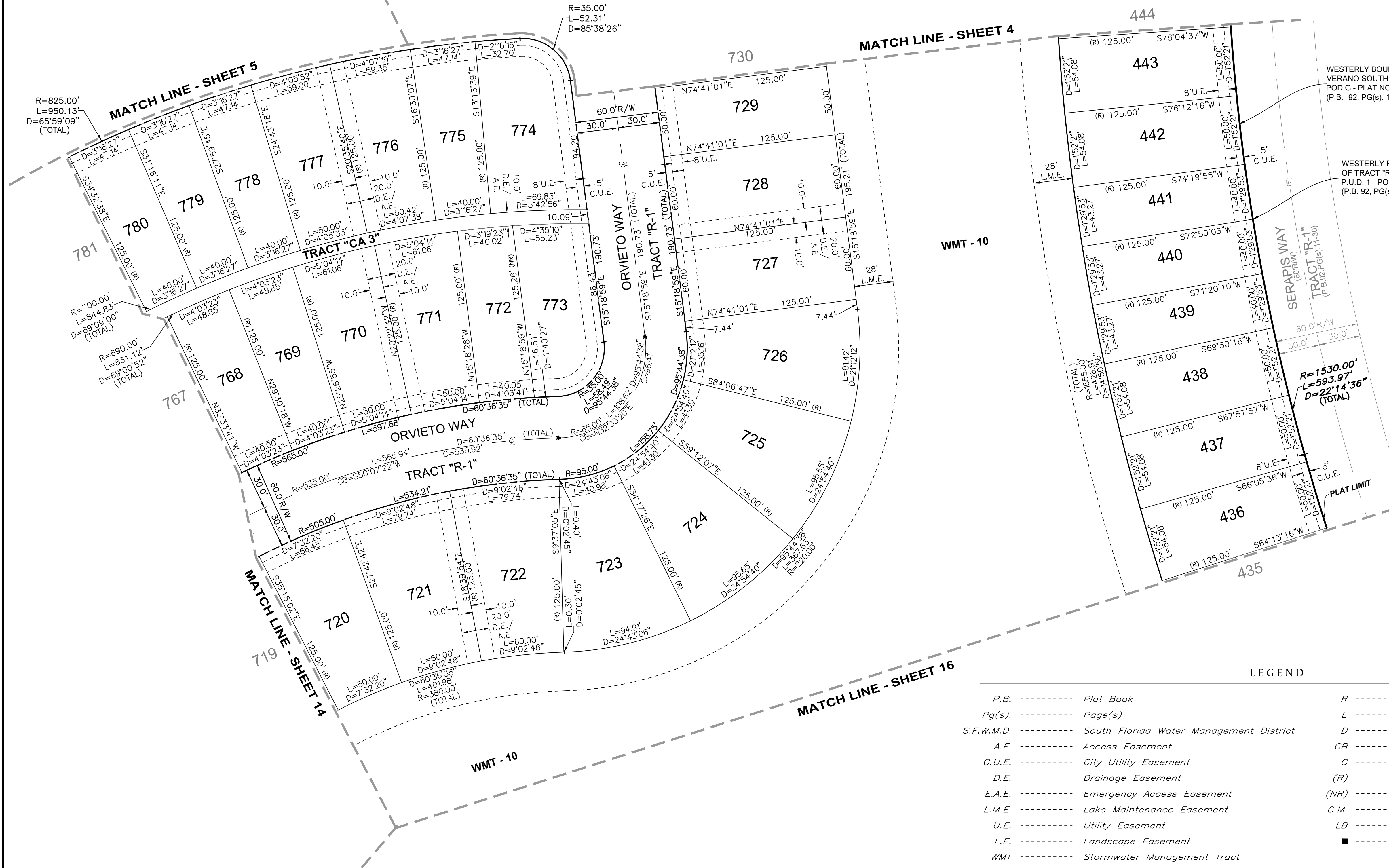
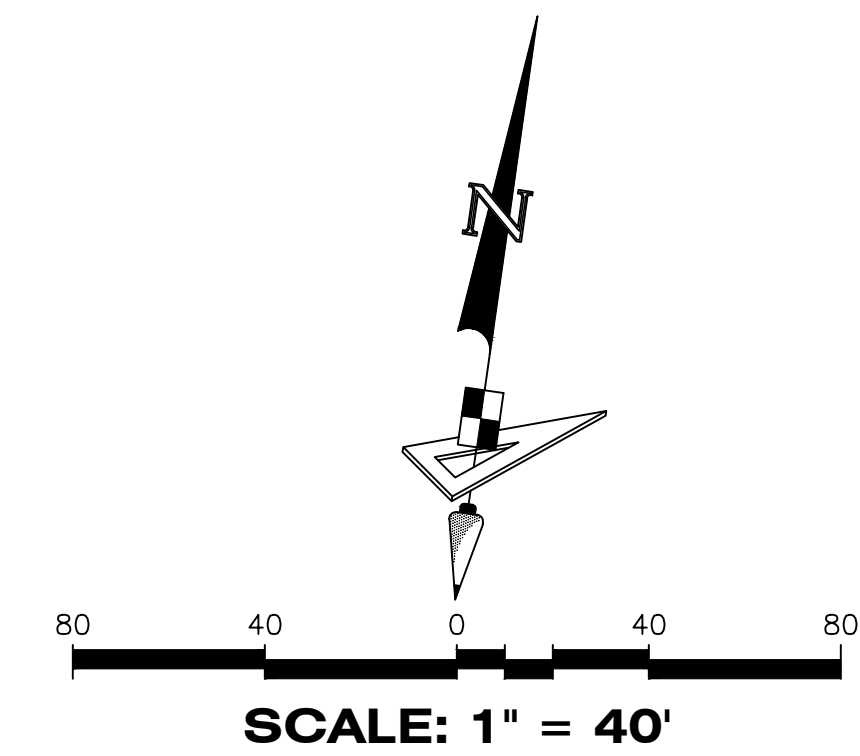
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 Suite 105 www.geopointsurveying.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



VERANO SOUTH P.U.D. 1  
- POD G - PLAT NO.1  
(P.B.92,PG(s).11-30)

### LEGEND

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



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**SHEET 15 OF 19 SHEETS**

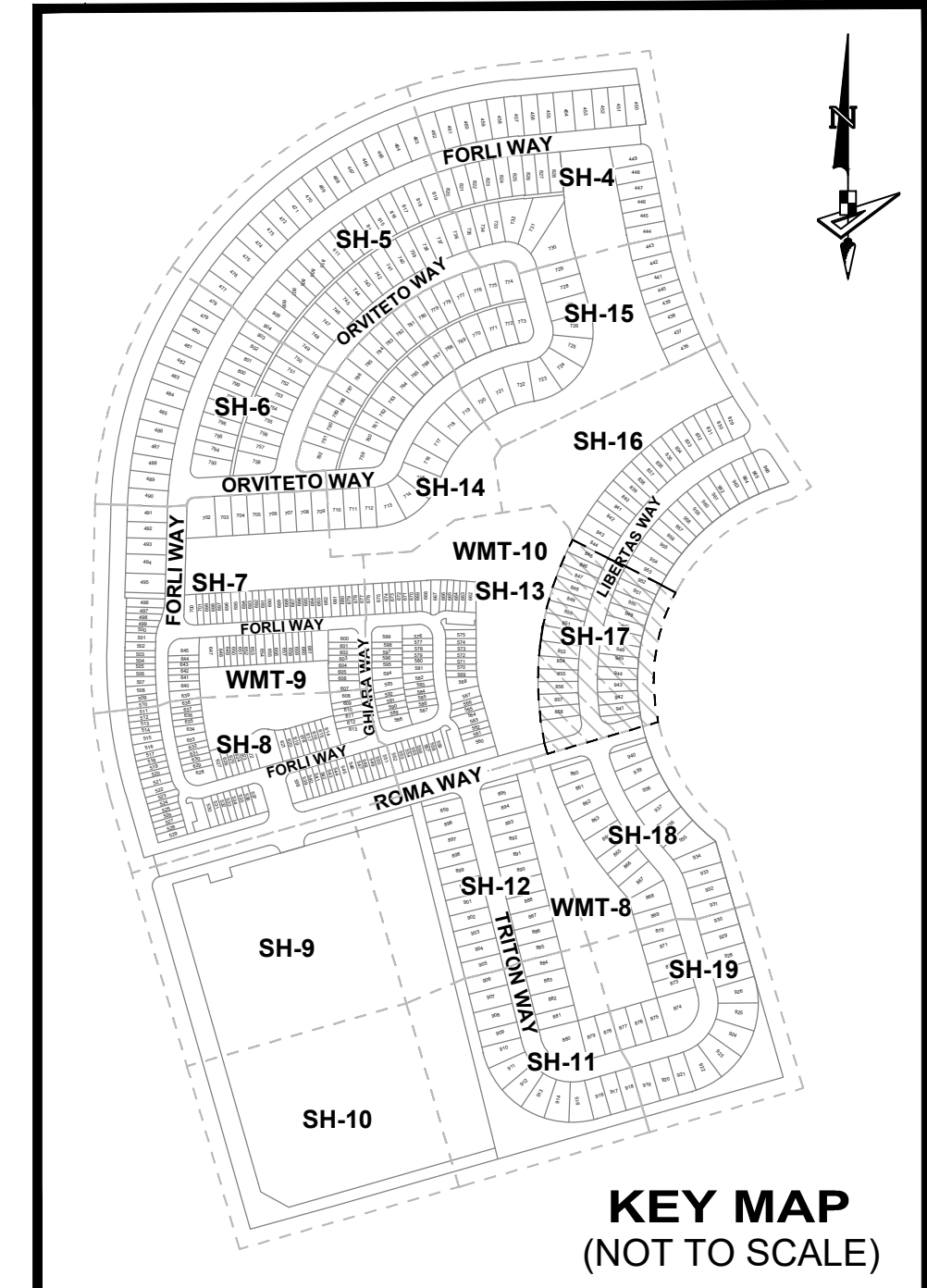
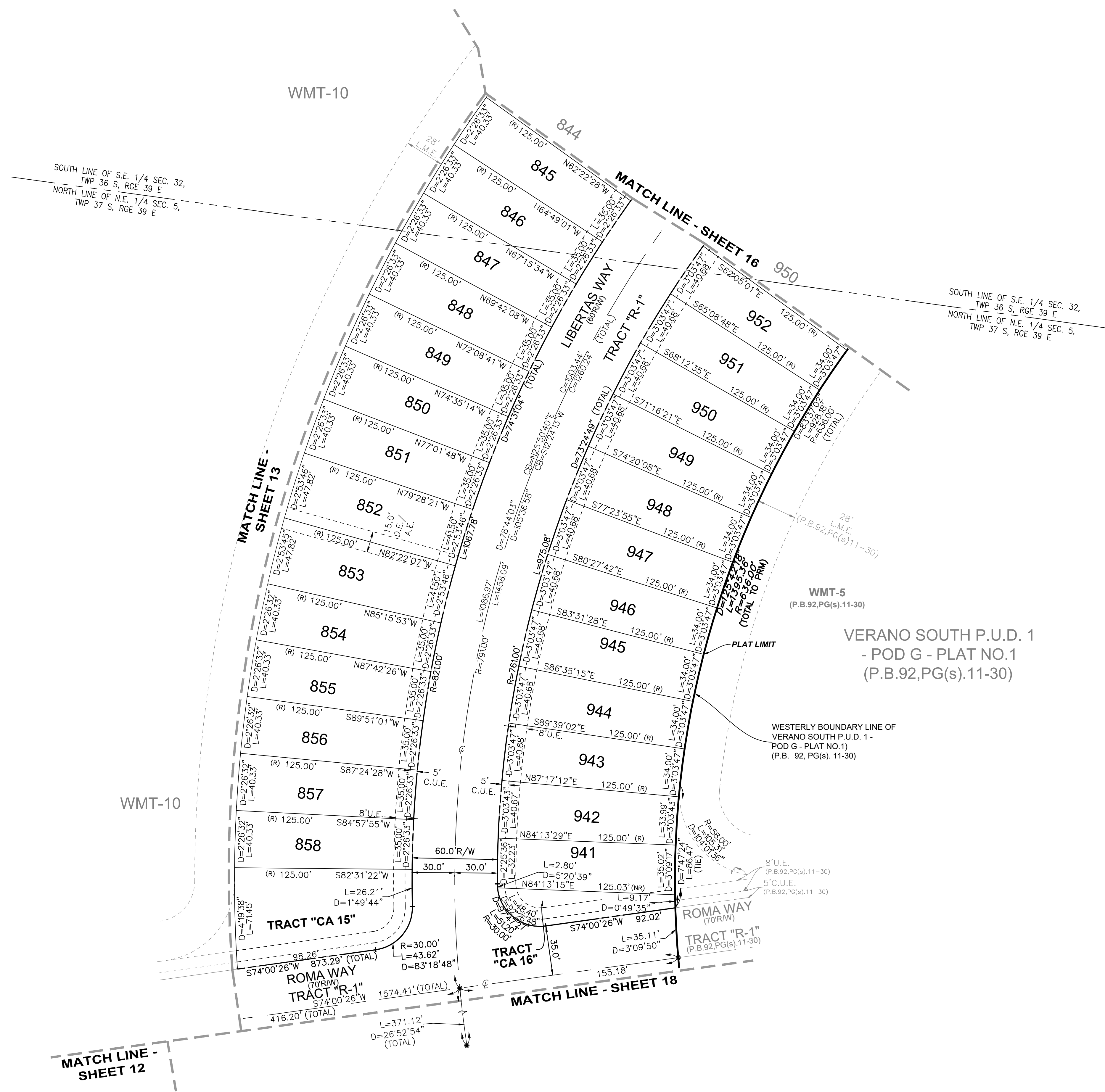
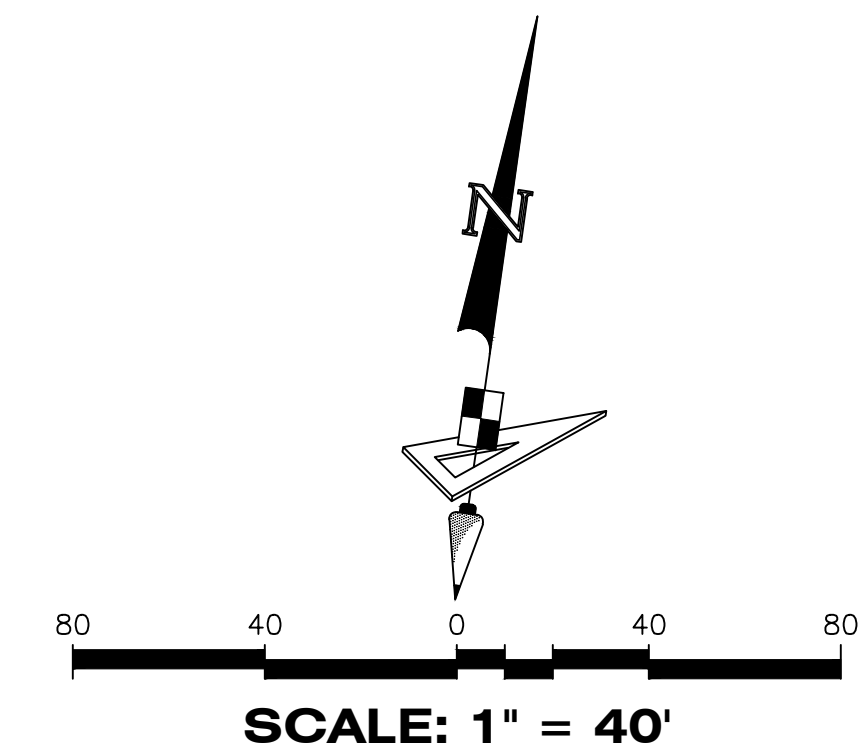




# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**LEGEND**

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- A.E. ----- Access Easement
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- E.A.E. ----- Emergency Access Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
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- WMT ----- Stormwater Management Tract
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- P.U.D. ----- Planned Unit Development
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- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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**GeoPoint**  
Surveying, Inc.

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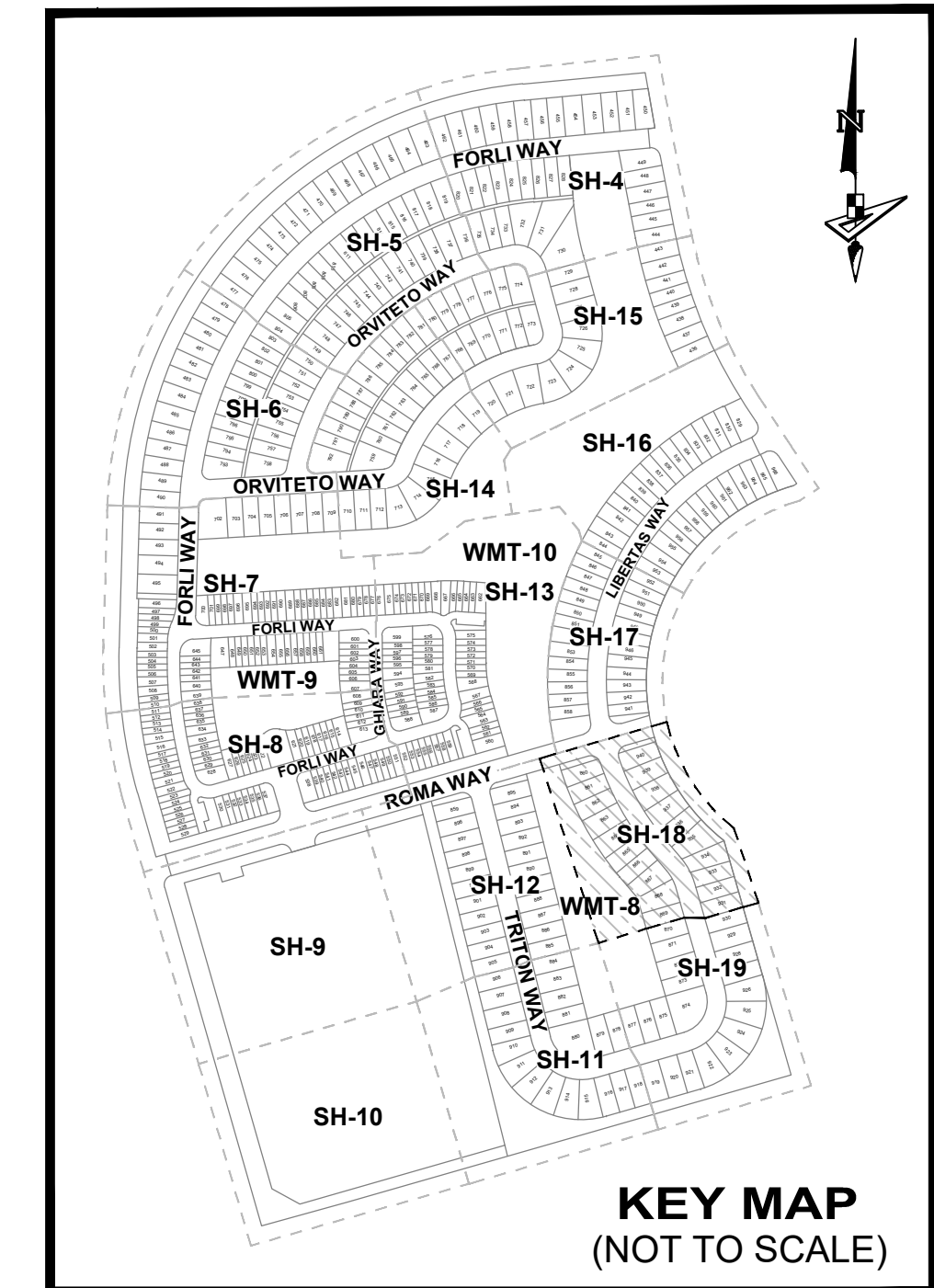
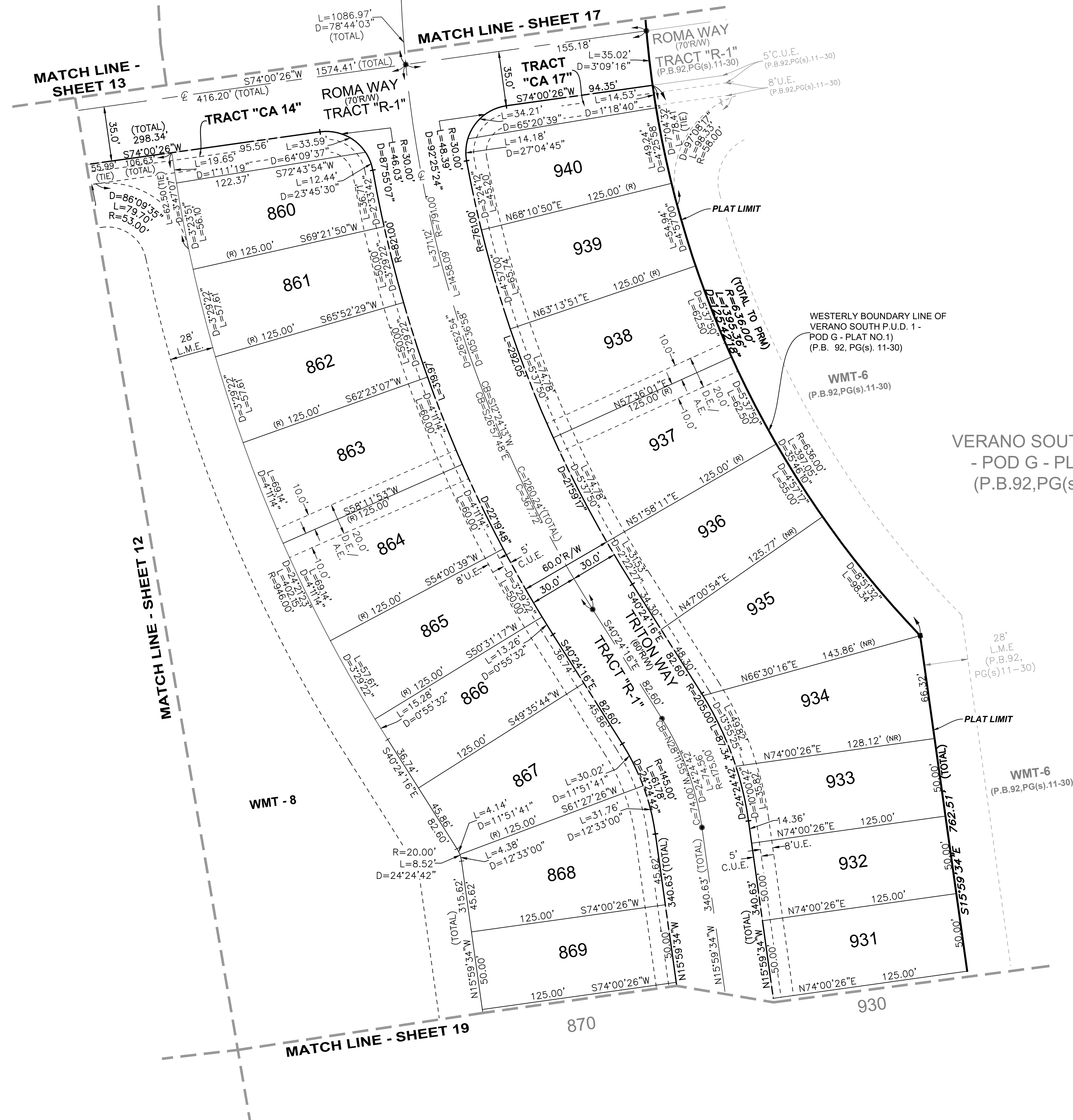
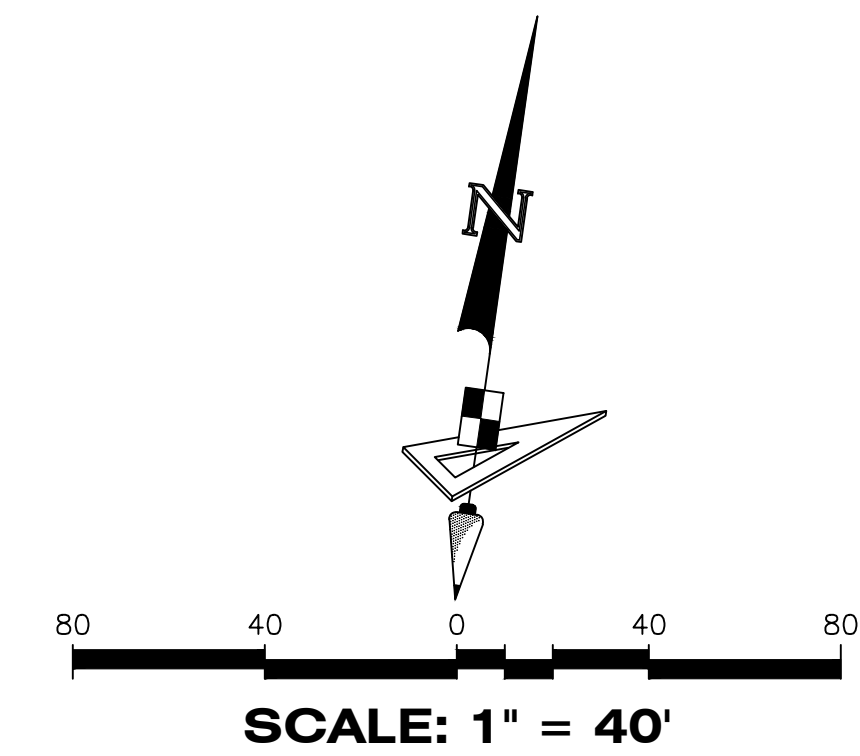
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Licensed Business Number LB 7768

**SHEET 17 OF 19 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



VERANO SOUTH P.U.D. 1  
- POD G - PLAT NO.1  
(P.B.92,PG(s).11-30)

KEY MAP  
(NOT TO SCALE)

### LEGEND

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- 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
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- ⊙ ----- Centerline
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- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



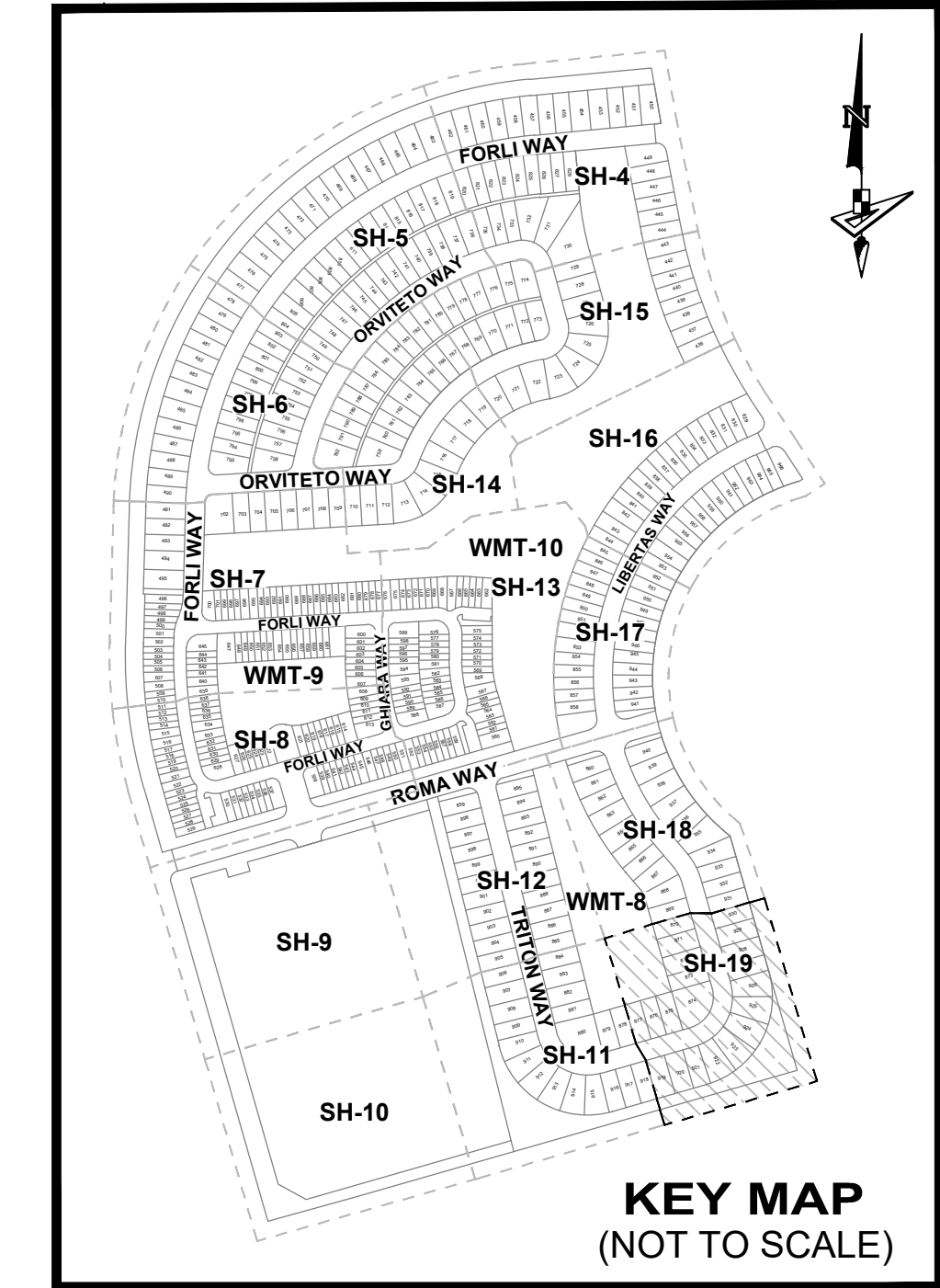
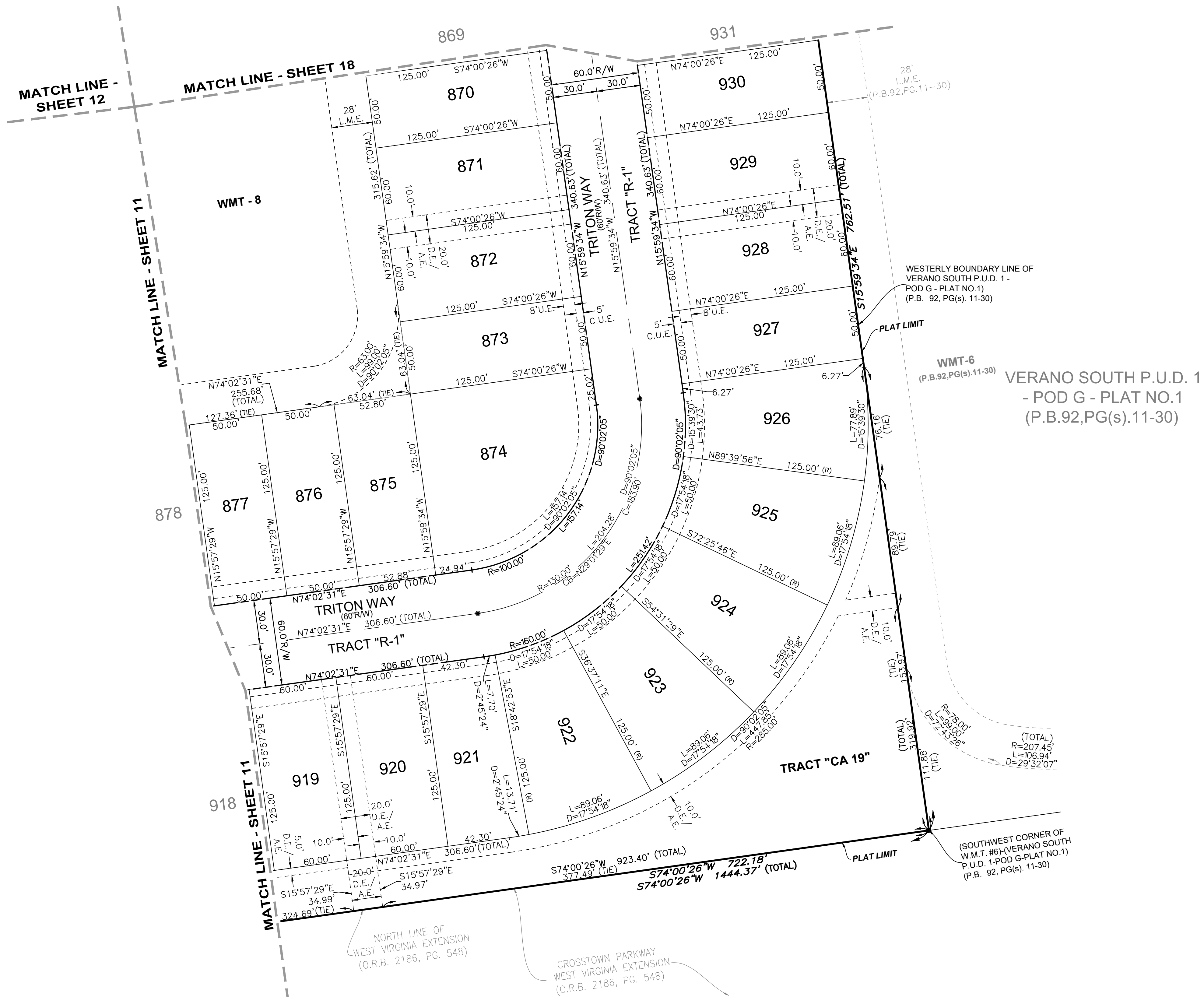
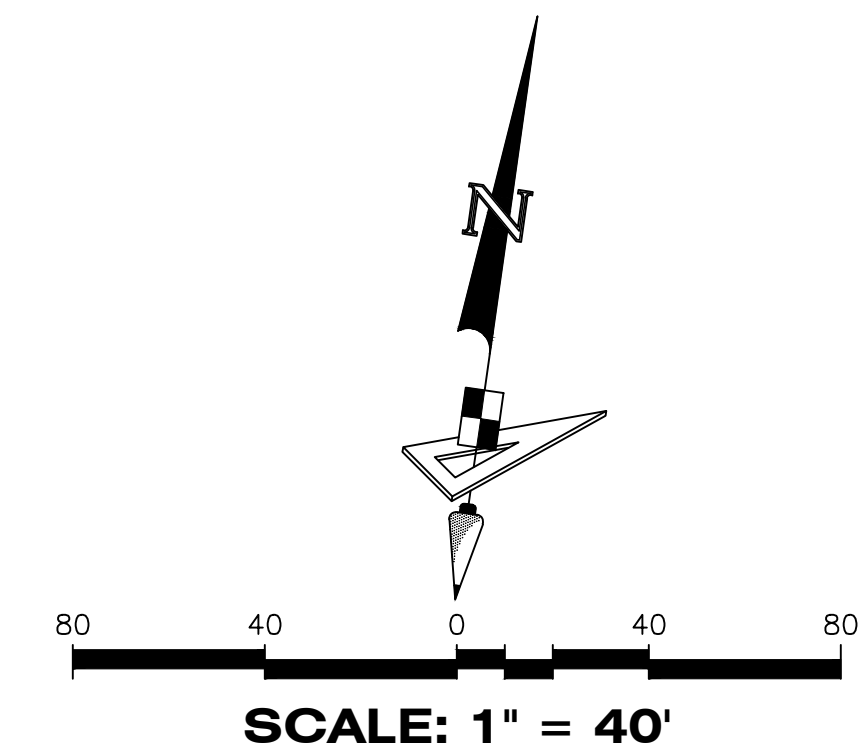
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# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**LEGEND**

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



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