# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3

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

#### **DESCRIPTION:**

BEING A PORTION OF SECTIONS 28, 29, 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING COUNTY: \_ MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, HAS CAUSED MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST FOLLOWS: 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 1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY C-24, A DISTANCE OF 660.44 FEET; THENCE CONTINUE SOUTH 43°08'38"EAST TO A POINT ON LINE, ALONG SAID EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24 A UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATION OR OTHER PURPOSES. DISTANCE OF 2634.77 FEET: THENCE SOUTH 46°51'22"WEST . A DISTANCE OF 934.61 FEET TO THE POINT OF **BEGINNING:** 

THENCE SOUTH 47°03'36" EAST, A DISTANCE OF 67.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES SOUTHWESTERLY HAVING A RADIUS OF 952.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH AND OTHER TELECOMMUNICATION SERVICES. A CENTRAL ANGLE OF 20°55'42", A DISTANCE OF 347.74 FEET TO THE POINT COMPOUND CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°25'57", A DISTANCE OF 19.36 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°18'02" WEST, A DISTANCE OF 0.12 FEET; THENCE SOUTH 24°14'42" EAST, A DISTANCE OF 118.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 23°06'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'02", A DISTANCE OF 18.81 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1048.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL 4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY ANGLE OF 06°50'50", A DISTANCE OF 125.24 FEET; THENCE SOUTH 66°18'02" WEST, A DISTANCE OF 38.29 FEET TO A POINT OF PORT ST.LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 256.00 FEET; THENCE WESTERLY, ALONG THE AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'50", A DISTANCE OF 59.34 FEET TO A POINT OF REVERSE WASTEWATER LINES AND APPURTENANT FACILITIES, THE CITY OF PORT ST. LUCIE SHALL NOT BE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°53'38", A DISTANCE OF 36.47 FEET TO A POINT OF COMPOUND TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 835.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'58", A DISTANCE OF 497.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°31'15" WEST, A DISTANCE OF 618.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,165.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°12'54", A DISTANCE OF 411.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'05", A DISTANCE OF 17.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 254.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'25", A DISTANCE OF 83.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 42.29 FEET; THENCE NORTH 46°03'31" WEST, A DISTANCE OF 128.77 FEET; THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 70.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET. THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°56'29" WEST: THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°53'00". A DISTANCE OF 36.16 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51°29'45" WEST, A DISTANCE OF 14.23 FEET; THENCE NORTH 41°36'44" WEST, A DISTANCE OF 117.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 13.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 42°02'14" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°01'17", A DISTANCE OF 21.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 46°03'31" WEST, A DISTANCE OF 50.36 FEET TO A POINT OF CURVATURE OF A SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,048.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'09", A DISTANCE OF 363.43 FEET TO A NON-TANGENT INTERSECTION; ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT THENCE NORTH 63°48'38" EAST, A DISTANCE OF 97.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. NORTHWESTERLY HAVING A RADIUS OF 657.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°44'44", A DISTANCE OF 616.29 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°03'54" EAST, A DISTANCE OF 242.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A 6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE RADIUS OF 615.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION INC. FOR DRAINAGE AND ACCESS PURPOSES. 35°50'37". A DISTANCE OF 385.05 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°54'31" EAST, A DISTANCE OF AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS 390.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1426.00 FEET; AND/OR ASSIGNS. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'00", A DISTANCE OF 116.15 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°52'22", A

THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, DISTANCE OF 9.54 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 256.00 FEET: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'56". A DISTANCE OF 87.42 FEET TO THE POINT OF TANGENCY: THENCE NORTH 52°52'57"EAST. A DISTANCE OF 64.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,217646.145 SQUARE FEET OR 27.953 ACRES MORE OF LESS.

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC. OWNERS OF THE LAND

2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO HOME TOWN CABLE TV, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF

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

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

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 DISTRICT #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, PAGE 2535-2556, 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 NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8. COMMON AREA TRACTS "CA-1" THROUGH "CA-9", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-1" THROUGH "CA-9" AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

9. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

DISTRICT #5 SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING LAKES, DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

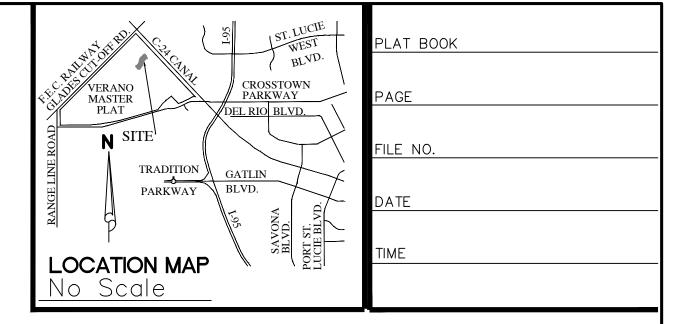
THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

#### **CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):**

10. THE STORMWATER MANAGEMENT TRACT WMT-1. AS SHOWN HEREON IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER STORM WATER MANAGEMENT TRACT WMT-1. 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 LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORM WATER MAINTENANCE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A DEL THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS		
WITNESS	VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILIT	
	BY: THE KOLTER GROUP, LLC LIABILITY COMPANY, ITS SOLE	
(PRINT NAME OF WITNESS)		
WITNESS	BY:	
WITHESS	NAME:	
	TITLE:	
(PRINT NAME OF WITNESS)		
DEDICATION ACKNOWLEDGMENT		
STATE OF FLORIDA COUNTY:		
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOT PRESENCE OR   ONLINE NOTARIZATION THIS DAY OF	, 2021, BY	
MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPAFOREGOING CERTIFICATE OF DEDICATION, WHO ☐ IS PERSO AS IDENTIFICATION.	NY, ON BEHALF OF THE COMPA	NY, WHO EXECUTED
MY COMMISSION EXPIRES:	NOTARY PUBLIC	
	PRINT NAME:	



#### NOTE

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

## **SURVEYOR'S NOTES:**

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

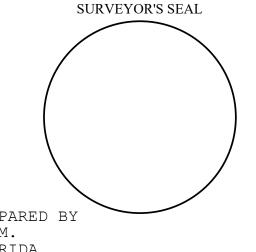
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

# **SURVEYOR & MAPPER'S CERTIFICATE**

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

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



THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M. LS4828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105, Suite 105 RIVIERA BEACH, FLORIDA 33404. PSLUSD # 11-652-33B CERTIFICATE OF AUTHORIZATION NO. LB7768



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

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3

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

ST. LUCIE  ST. LUCIE  WEST  BLVD.	PLAT BOOK
CROSSTOWN PARKWAY  DEL RIO BLVD.	PAGE
N SITE TRADITION GATLIN	FILE NO.
PARKWAY BLVD.	DATE
LOCATION MAP  Savona  BLVD.  PORT ST.  LUCIE BLVD.  LUCIE BLVD.	TIME

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

COUNTY: \_\_\_\_\_ VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.) LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "R-1". WATER MANAGEMENT TRACT WMT-1. AND COMMON AREA TRACTS "CA-1" THROUGH "CA-9" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2021. VERANO PROPERTY OWNERS ASSOCIATION, INC.

A FLORIDA CORPORATION NOT FOR PROFIT WITNESS (PRINT NAME OF WITNESS) WITNESS

## ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

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

(PRINT NAME OF WITNESS)

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS DAY \_\_\_ OF \_\_\_ 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, FORMERLY KNOWN AS MONTAGE RESERVE #3 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. 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 \_\_\_\_\_\_, 2021.

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 2021, 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:

## **MORTGAGEE'S CONSENT**

STATE OF TEXAS COUNTY OF HARRIS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3754, PAGE 1167, AS AMENDED, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND WITH THE

•	RPORATION HAS CAUSED THESE PRESENTS TO BE SIGN TS CORPORATE SEAL TO BE AFFIXED HEREON BY AND W RSTHIS DAYOF .2021.
	TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
WITNESS	
	BY:
(PRINT NAME OF WITNESS)	NAME:
WITNESS	TITLE:

## **ACKNOWLEDGMENT**

STATE OF TEXAS COUNTY OF HARRIS

> THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS DAY \_\_\_ OF \_\_\_\_\_ , 2021, BY

> TEXAS CAPITAL BANK, NATIONAL ASSOCIATION. WHO 🗆 IS PERSONALLY KNOWN TO ME OR 🗀 HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:		
	NOTARY PUBLIC	
	PRINT NAME:	

#### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY \_\_\_\_\_\_, DATED AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021:

(A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANO

DEVELOPMENT, LLC., THE ENTITY EXECUTING THE DEDICATION. (B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167, AS AMENDED

(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.

(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	, 2021.	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 D - PLAT NO. 3 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS DAY OF

CITY COUNCIL ATTEST: CITY OF PORT ST. LUCIE

GREGORY J. ORAVEC, MAYOR KAREN A. PHILLIPS, CITY CLERK

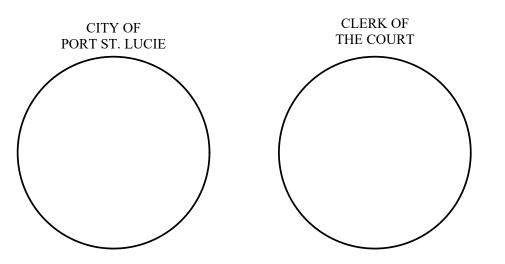
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE,

## CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, 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\_\_\_\_\_
\_\_, 2021.

JOSEPH E. SMITH CLERK OF CIRCUIT CLERK ST. LUCIE COUNTY, FLORIDA



(PRINT NAME OF WITNESS)



SHEET 2 OF 5 SHEETS

www.geopointsurvey.com

Licensed Business Number LB 7768

