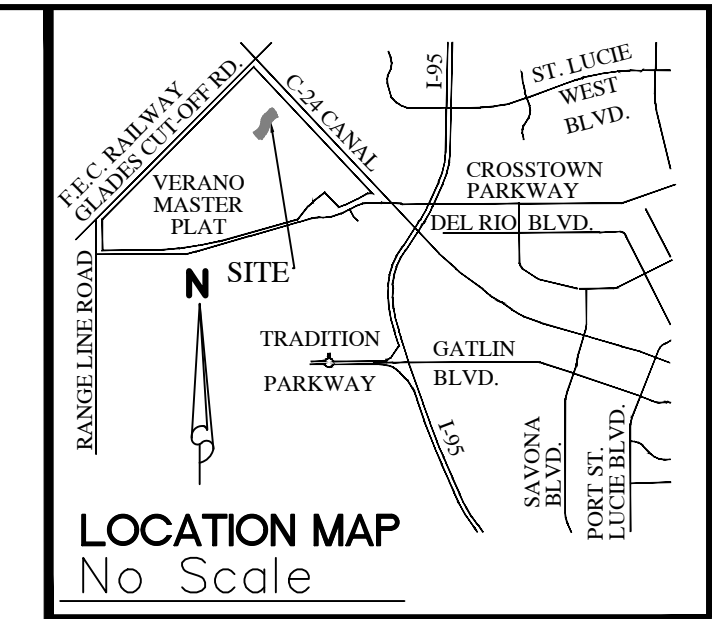




**VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3**  
 BEING A PORTION OF SECTIONS 28, 29, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE  
 COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

**ACCEPTANCE OF DEDICATION**

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

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), 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

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 \_\_\_\_\_, 2021, 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 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 ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

WITNESS

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

(PRINT NAME OF WITNESS)

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

WITNESS

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

(PRINT NAME OF WITNESS)

**ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS DAY \_\_\_ OF \_\_\_\_\_, 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 SECTION 1177.041(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 \_\_\_\_\_, 2021.

CITY COUNCIL  
 CITY OF PORT ST. LUCIE

ATTEST:

GREGORY J. ORAVEC, MAYOR

KAREN A. PHILLIPS, CITY CLERK

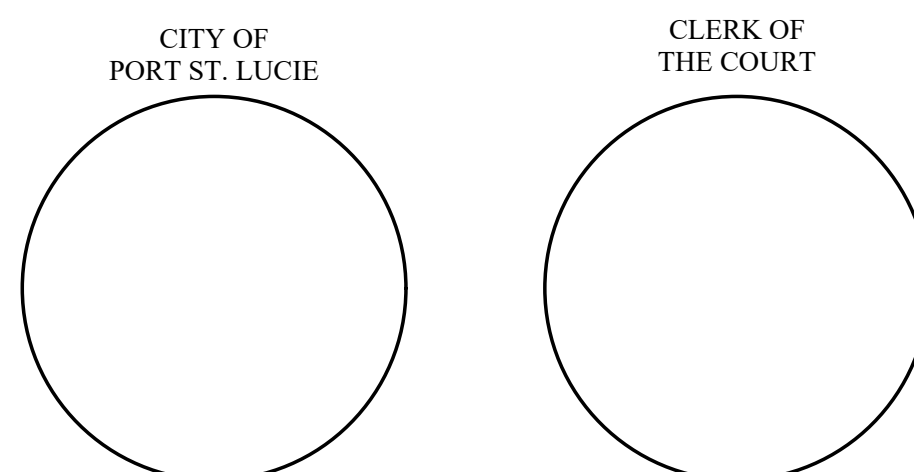
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

**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 OF \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

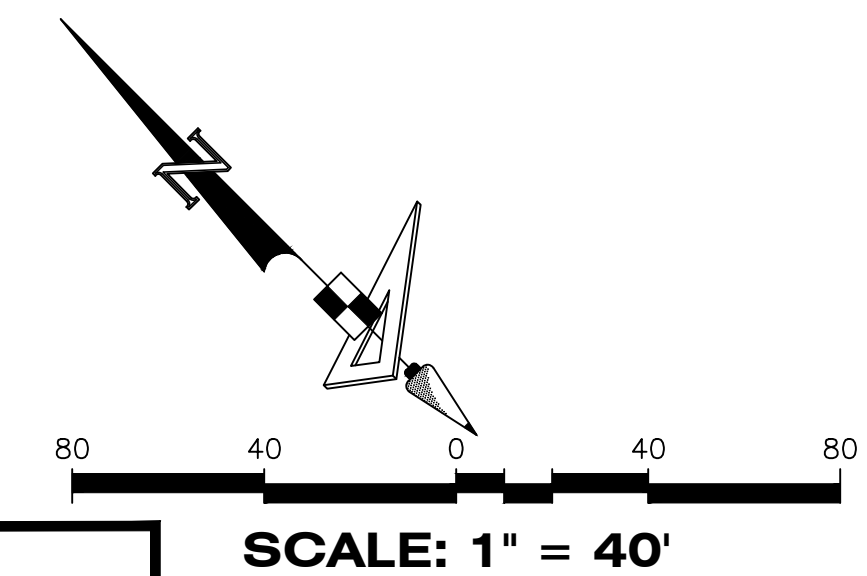
JOSEPH E. SMITH  
 CLERK OF CIRCUIT CLERK  
 ST. LUCIE COUNTY, FLORIDA



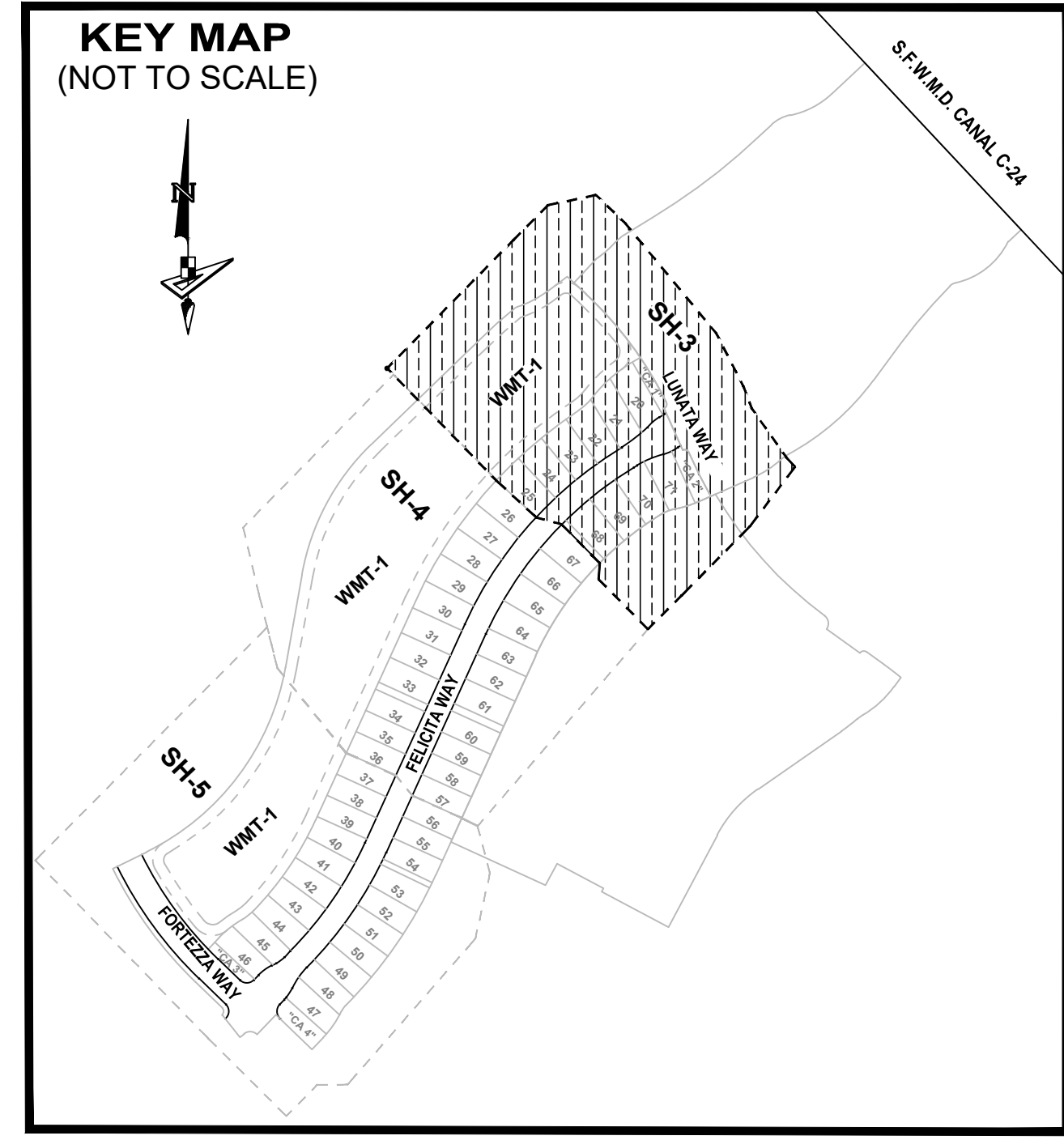
# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3

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

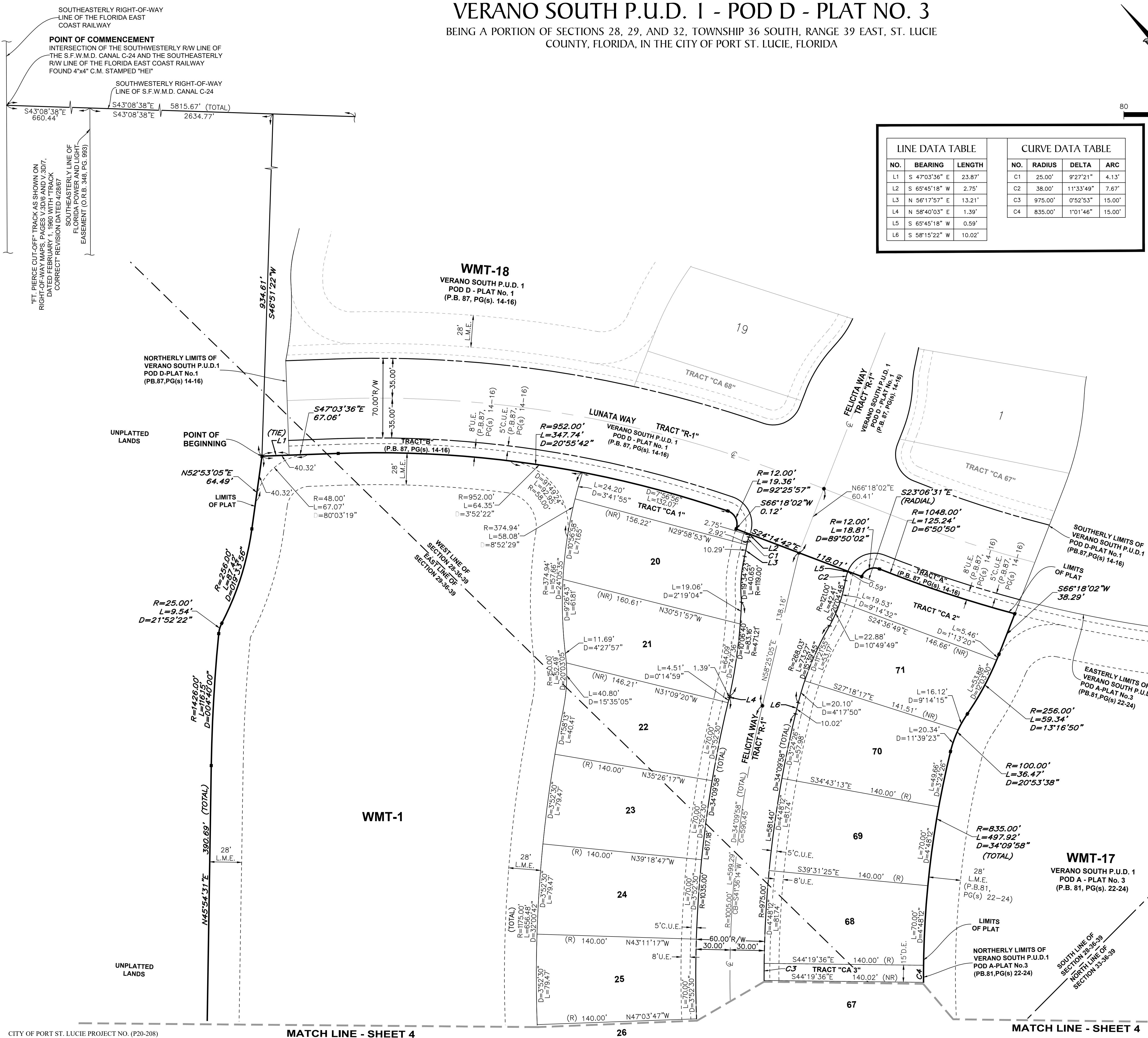
PLAT BOOK
PAGE
FILE NO.
DATE
TIME



LINE DATA TABLE			CURVE DATA TABLE			
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	ARC
L1	S 47°03'36" E	23.87'	C1	25.00'	9°27'21"	4.13'
L2	S 65°45'18" W	2.75'	C2	38.00'	11°33'49"	7.67'
L3	N 56°17'57" E	13.21'	C3	975.00'	0°52'53"	15.00'
L4	N 56°40'03" E	1.39'	C4	835.00'	1°01'46"	15.00'
L5	S 65°45'18" W	0.59'				
L6	S 58°15'22" W	10.02'				



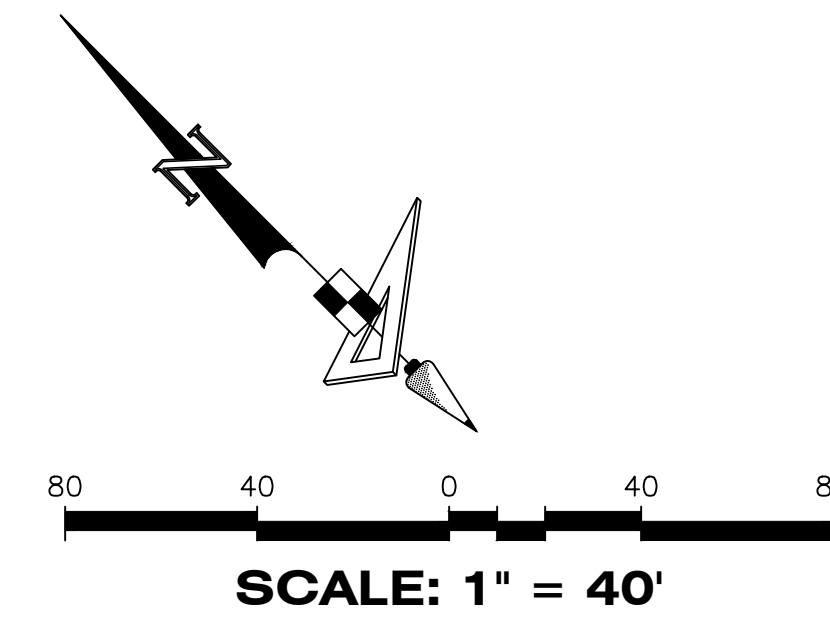
LEGEND	
P.B.	Plat Book
Pg(s).	Page(s)
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
D.E.	Drainage Easement
L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
L.E.	Landscape Easement
WMT	Stormwater Management Tract
⊕	Centerline
R/W	Right-of-Way
P.U.D.	Planned Unit 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
⊕	Indicates Section Corner



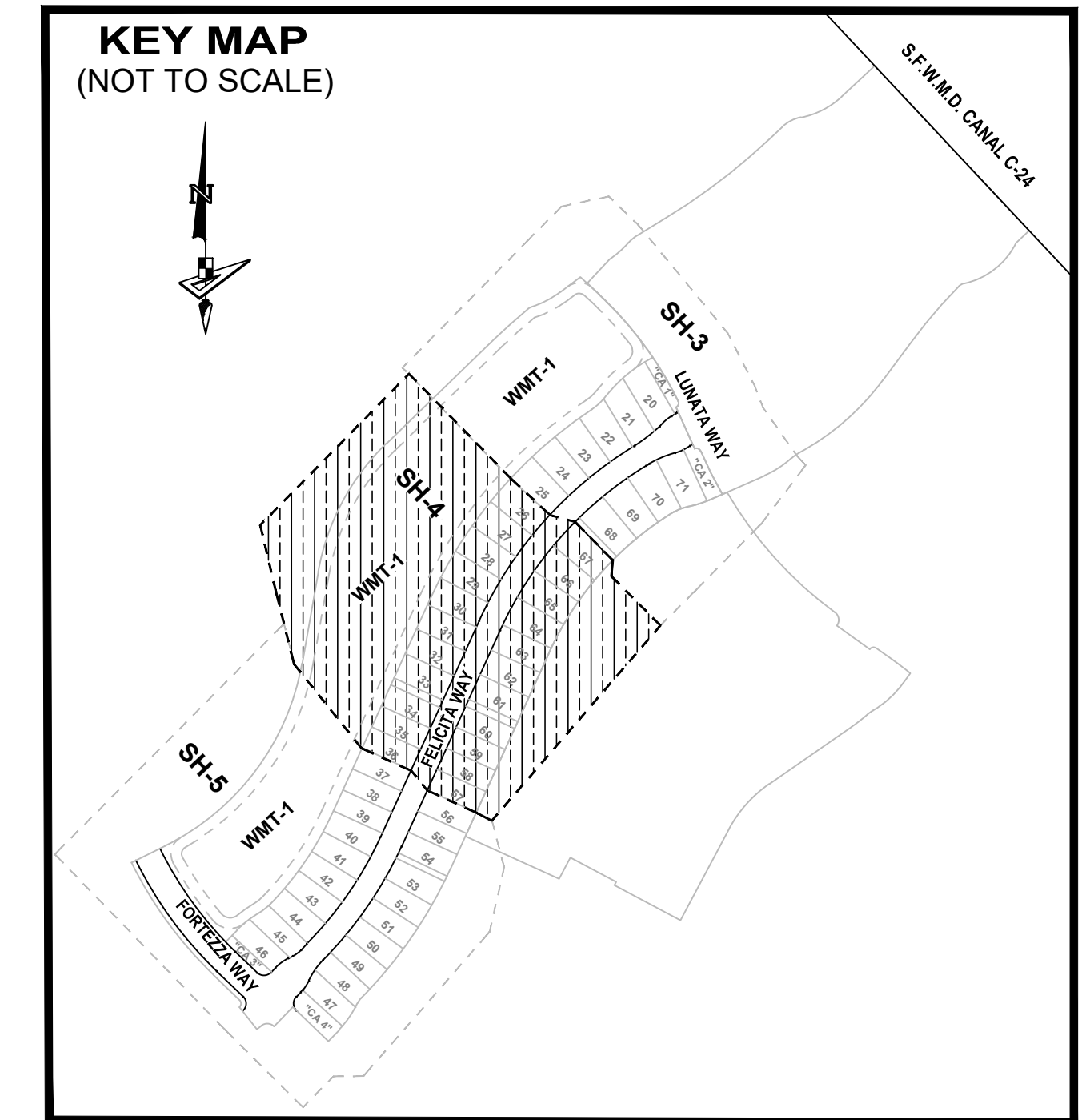
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurveying.com  
Licensed Business Number LB7768

**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

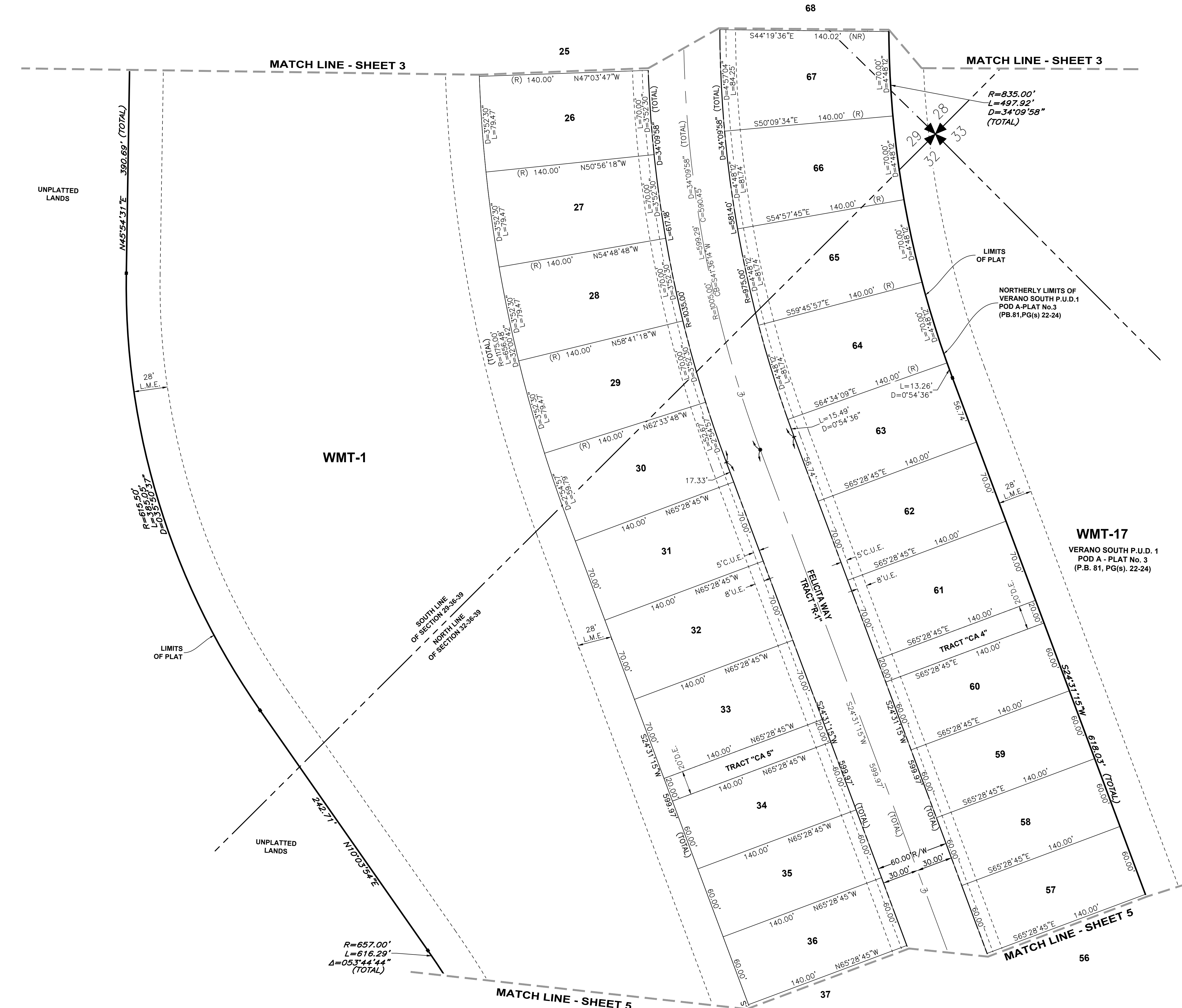


PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**LEGEND**

P.B. -----	Plat Book
Pg(s) -----	Page(s)
S.F.W.M.D. -----	South Florida Water Management District
C.U.E. -----	City Utility Easement
D.E. -----	Drainage 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
⊕ -----	Indicates Section Corner



CITY OF PORT ST. LUCIE PROJECT NO. (P20-208)

  
 4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurveying.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768  
**SHEET 4 OF 5 SHEETS**

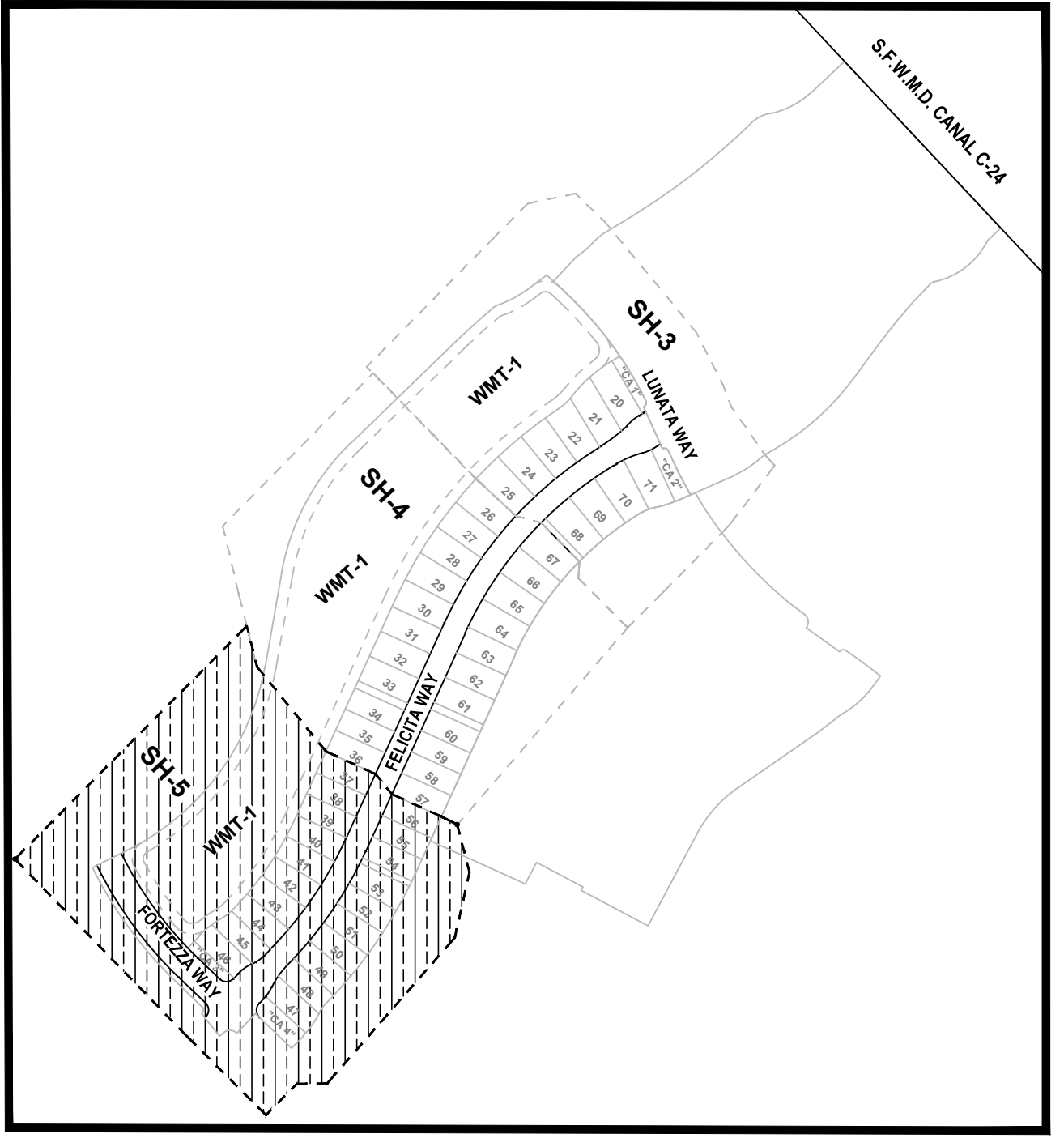
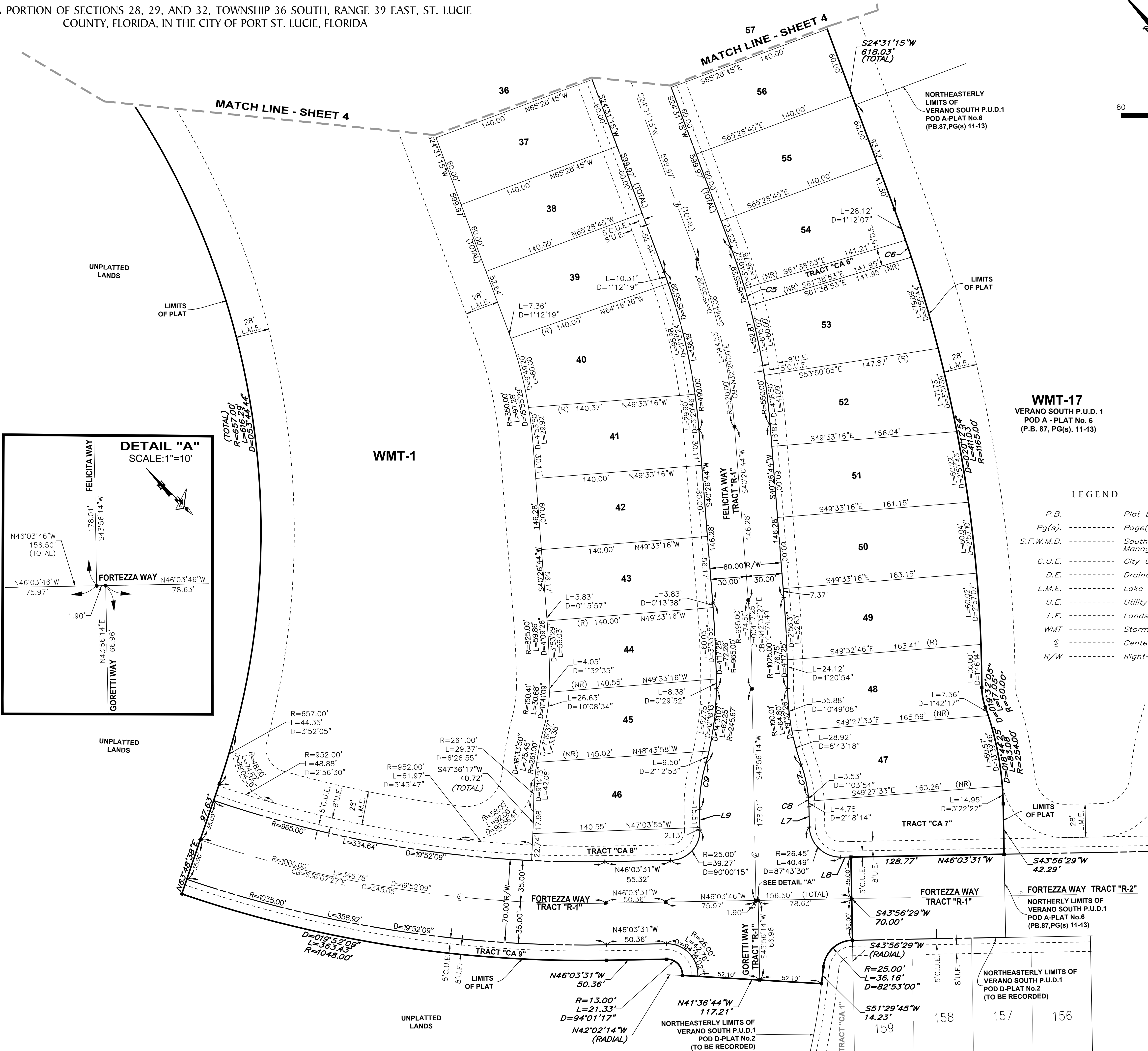
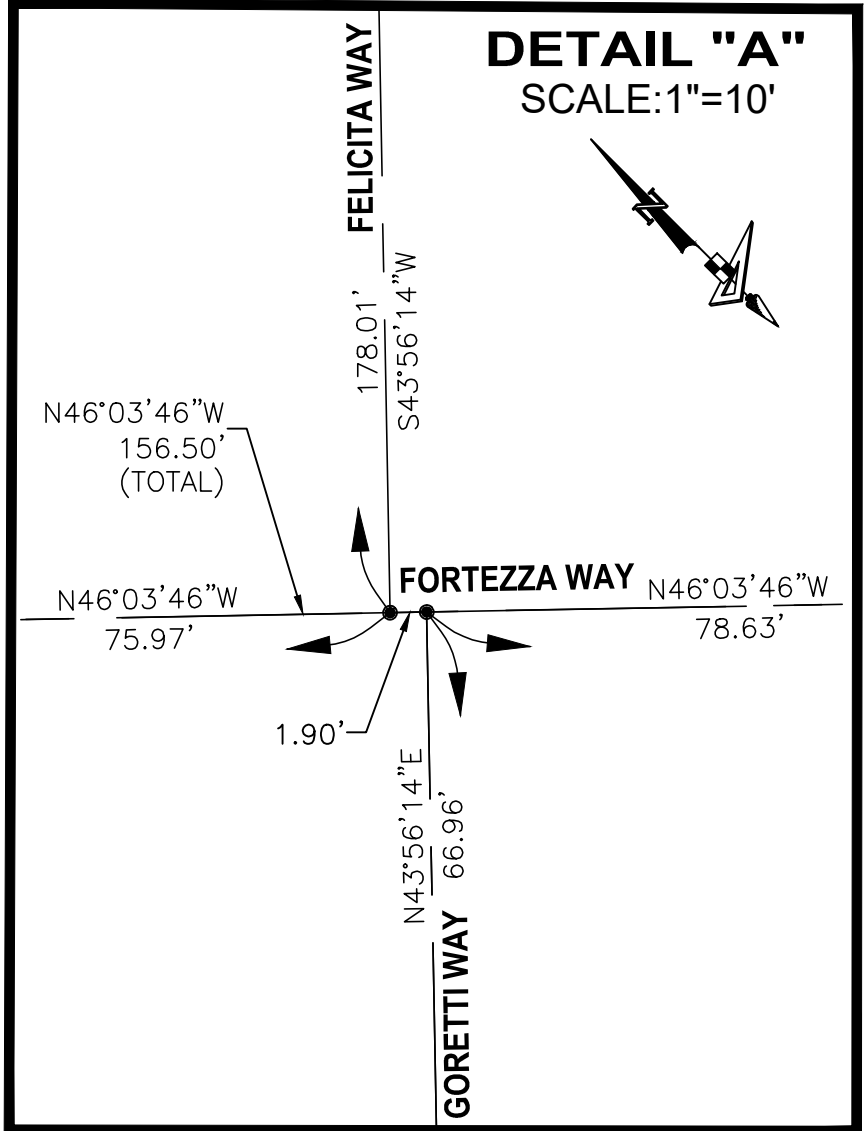
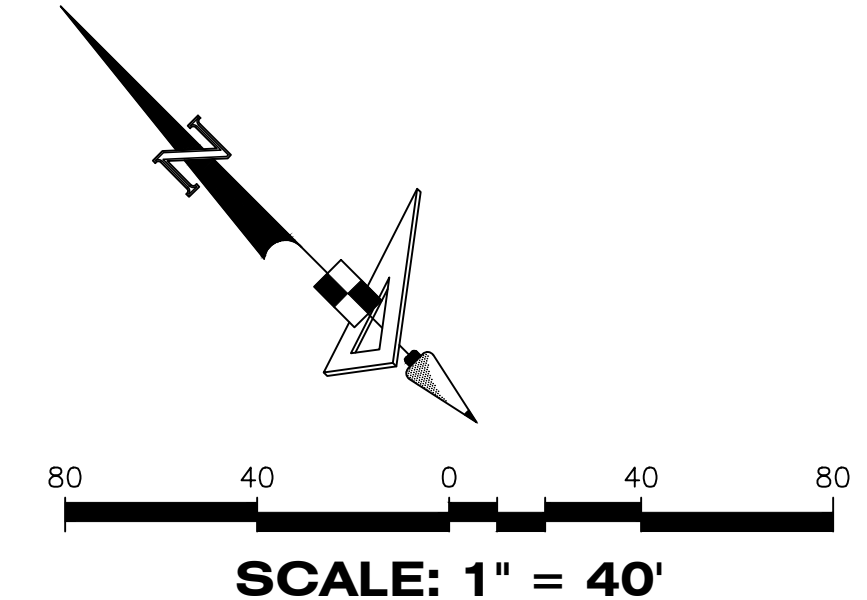
PSLUSD # 11-652-33B

FILED BY SCOTT BARR, ON 11/20/23 7:58 AM, LAST SAVED BY SBARR, ON 11/20/23 7:53 AM

# 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

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



**WMT-17**  
VERANO SOUTH P.U.D. 1  
POD A - PLAT No. 6  
(P.B. 87, PG(s) 11-13)

### LEGEND

- |  |  |
|--|--|
| P.B. ----- Plat Book                                     | P.U.D. ----- Planned Unit Development  |
| Pg(s) ----- Page(s)                                      | R ----- Radius   |
| S.F.W.M.D. ----- South Florida Water Management District | L ----- Arc Length   |
| C.U.E. ----- City Utility Easement                       | D ----- Delta-Central Angle  |
| D.E. ----- Drainage Easement                             | CB ----- Chord Bearing   |
| L.M.E. ----- Lake Maintenance Easement                   | C ----- Chord Length   |
| U.E. ----- Utility Easement                              | (R) ----- Radial   |
| L.E. ----- Landscape Easement                            | (NR) ----- Non-Radial  |
| WMT ----- Stormwater Management Tract                    | C.M. ----- Concrete Monument   |
| ⊕ ----- Centerline                                       | LB ----- Licensed Business   |
| R/W ----- Right-of-Way                                   | ■ ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument L67768 (Unless Otherwise Noted) |
|  | ● ----- Indicates (PCP) Permanent Control Point L67768   |
|  | ✦ ----- Indicates Section Corner   |

LINE DATA TABLE		
NO.	BEARING	LENGTH
L7	S 43°56'29" W	16.94'
L8	S 46°03'31" E	8.55'
L9	S 43°56'29" W	17.64'

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
C5	550.00'	1°33'46"	15.00'
C6	1165.00'	0°44'18"	15.01'
C7	112.21'	14°31'56"	28.46'
C8	119.00'	4°00'23"	8.32'
C9	129.21'	17°48'01"	40.14'



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Suite 105 www.geopointsurveying.com  
Riviera Beach, FL 33404 Licensed Business Number LB 733468