

# VERANDA PLAT NO. 9

BEING A REPLAT OF TRACT 3 AND TRACT 3-A, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 8, AS RECORDED IN PLAT BOOK \_\_, PAGE \_\_, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

## LEGAL DESCRIPTION

BEING ALL OF TRACT 3 AND TRACT 3-A, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 8, AS RECORDED IN PLAT BOOK \_\_, PAGE \_\_, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 24.306 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF ST. LUCIE  
STATE OF FLORIDA

VF II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE PLAT OF VERANDA PLAT NO. 9, BEING IN ST. LUCIE COUNTY, FLORIDA, AND HEREBY DEDICATE AS FOLLOWS:

1) THE PRIVATE RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROADS RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE AND THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE PROPERTY OWNERS WITHIN THE VF TOWNHOMES SUBDIVISION ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE ("CITY"); IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE STREETS AND ROADS IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES OR EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY SERVICE AND EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

2) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

3) THE LANDSCAPE BUFFER EASEMENT (LBE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC.

4) THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC.

5) THE WALL AND LANDSCAPE EASEMENT (WLE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION OF A WALL, AND IS THE MAINTENANCE OBLIGATION OF SAID VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC.

6) THE OPEN SPACE TRACTS (OST-1 AND OST-2) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES, AND ARE THE MAINTENANCE OBLIGATION OF SAID VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC.

7) THE WATER MANAGEMENT TRACTS (WMT-1 AND WMT-2) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT PURPOSE, AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC.

8) THE RECREATION AREA (RA-1) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATION PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF SAID VF TOWNHOMES PROPERTY OWNER'S ASSOCIATION, INC.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE VICE PRESIDENT OF ITS GENERAL PARTNER.

VF II, LLC.,  
A FLORIDA LIMITED LIABILITY COMPANY

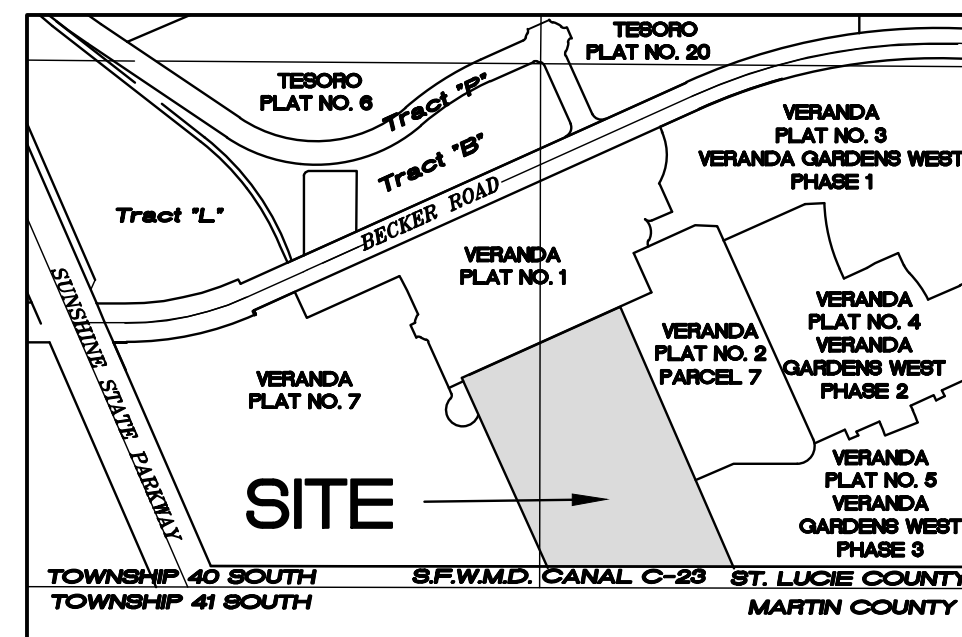
BY: \_\_\_\_\_  
ALEX MUXO, VICE PRESIDENT OF HUIZENGA HOLDINGS, INC.

\_\_\_\_\_  
WITNESS SIGNATURE

\_\_\_\_\_  
WITNESS SIGNATURE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
PRINTED NAME



LOCATION MAP  
NOT TO SCALE

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTIFICATION BY ALEX MUXO, AS VICE PRESIDENT OF VF II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

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

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOEL P. KOEPPPEL, A MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT PREPARED BY \_\_\_\_\_ IDENTIFIED AS ORDER NO. # \_\_\_\_\_ DATED \_\_\_\_\_, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, AT \_\_\_\_\_ PM:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF VERANDA PLAT NO. 9 IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: ALL MORTGAGES HAVE BEEN SATISFIED.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTE, HAVE BEEN PAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
JOEL P. KOEPPPEL, ESQUIRE  
FLORIDA BAR NO. 137756  
KOEPPPEL LAW GROUP, P.A.  
1515 N FLAGLER DRIVE, SUITE 220  
WEST PALM BEACH, FL 33401

## CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHELLE MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

CLERK OF  
THE COURT

## APPROVAL OF CITY

STATE OF FLORIDA  
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA PLAT NO. 9, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. THE CITY OF PORT ST. LUCIE ACCEPTS ALL DEDICATIONS ASSIGNED TO IT ON THE PLAT.

ATTEST: \_\_\_\_\_ CITY OF PORT ST. LUCIE

\_\_\_\_\_  
SALLY WALSH, CMC  
CITY CLERK SHANNON M. MARTIN, VICE MAYOR

## SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY LINE OF PARCEL 7 HAVING A BEARING OF N23°31'20"W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 8, PLAT BOOK \_\_\_\_, PAGE \_\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RECORDS SUCH AS LOTS, RIGHTS-OF-WAYS, TRACTS, DEDICATIONS, AND EASEMENTS UNLESS OTHERWISE SHOWN WILL BE VACATED BY VIRTUE OF THIS RE-PLAT.

## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS 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 OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6199



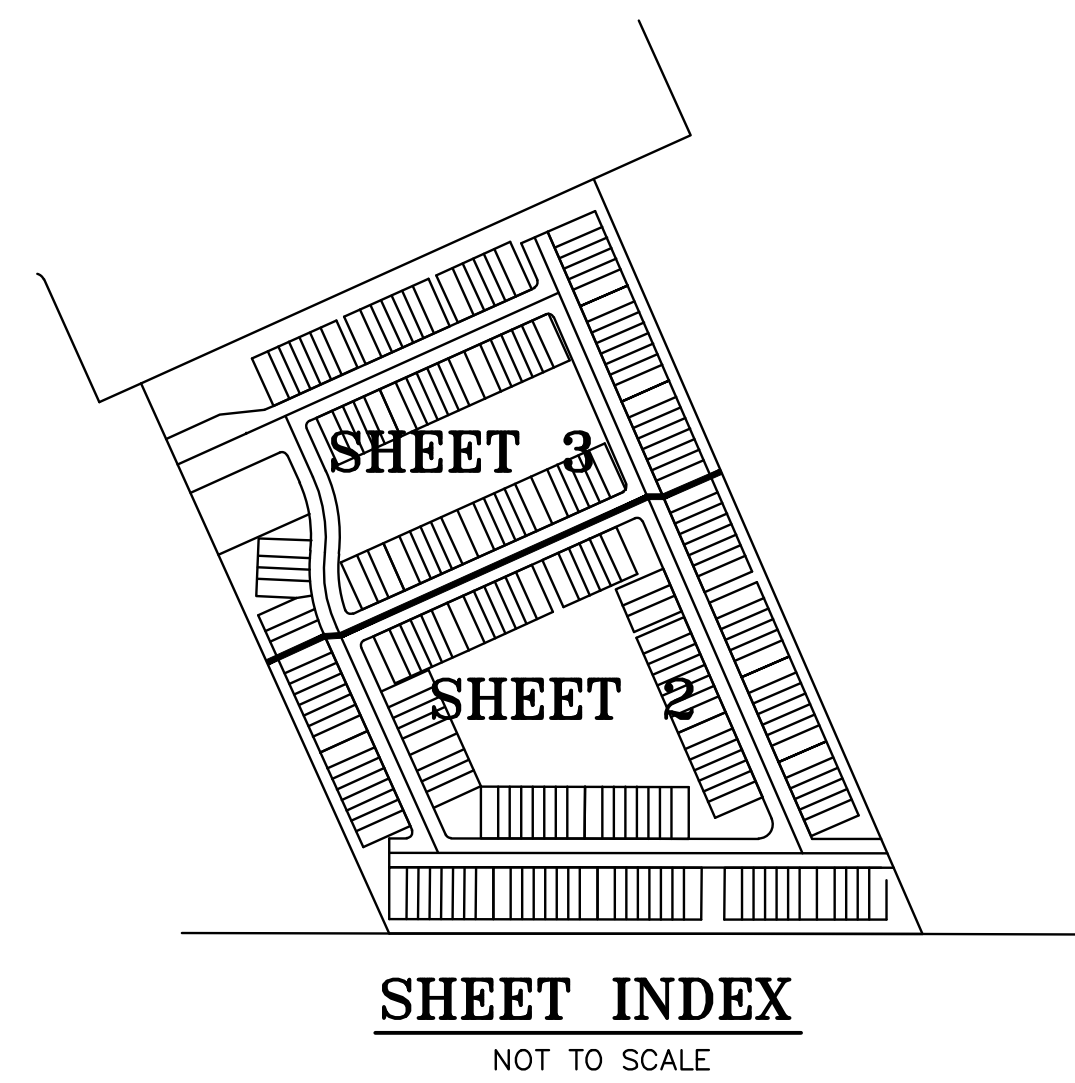
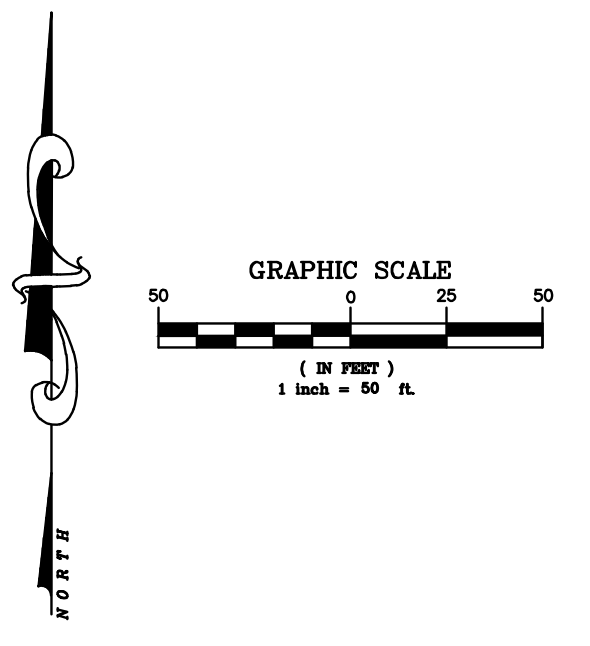
PREPARED IN THE OFFICE OF:  
**CULPEPPER & TERPENING, INC.**  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

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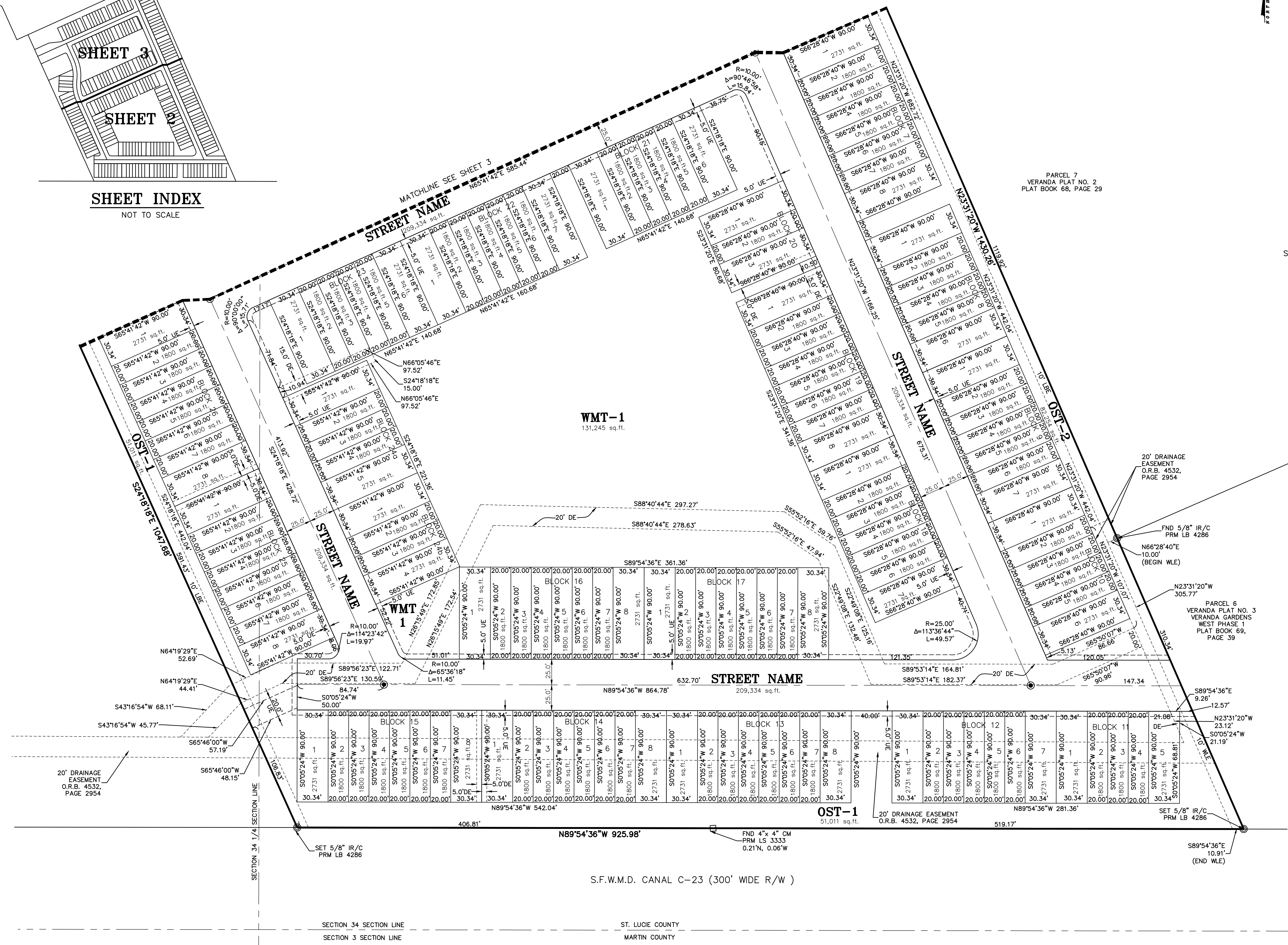
CITY OF PORT ST. LUCIE PROJECT NO. P21-176  
(FSLUSD PROJECT NO. 11-824-13B)

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RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



- ### LEGEND
- ⊙ DENOTES CENTERLINE
  - FND DENOTES FOUND
  - LB DENOTES LICENSED BUSINESS
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  - WMT DENOTES WATER MANAGEMENT TRACT
  - LS DENOTES LICENSED SURVEYOR
  - UE DENOTES UTILITY EASEMENT
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  - IR DENOTES IRON ROD
  - CM DENOTES CONCRETE MONUMENT
  - IR&C DENOTES 5/8" IRON ROD & CAP
  - Δ DENOTES CENTRAL ANGLE
  - R DENOTES RADIUS
  - L DENOTES ARC LENGTH
  - O.R.B. DENOTES OFFICIAL RECORDS BOOK
  - ± DENOTES PLUS OR MINUS
  - No. DENOTES NUMBER
  - PK&D DENOTES P.K. NAIL AND DISK
  - No ID DENOTES NO IDENTIFICATION NUMBER
  - PRM DENOTES PERMANENT REFERENCE MONUMENT
  - ⊙ DENOTES 5/8" IRON ROD & CAP PRM LB 4286
  - S.F.W.M.D. DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT
  - FP&L DENOTES FLORIDA POWER & LIGHT
  - C DENOTES CHORD BEARING & DISTANCE
  - LBE DENOTES LANDSCAPE BUFFER EASEMENT
  - PK&D DENOTES PARKER KALON NAIL & CAP PRM LB 4286
  - (BB) DENOTES BEARING BASIS
  - WLE DENOTES WALL & LANDSCAPE EASEMENT
  - RA DENOTES RECREATION AREA
  - SQ. FT. DENOTES SQUARE FEET
  - OST DENOTES OPEN SPACE TRACT
  - DE DENOTES DRAINAGE EASEMENT



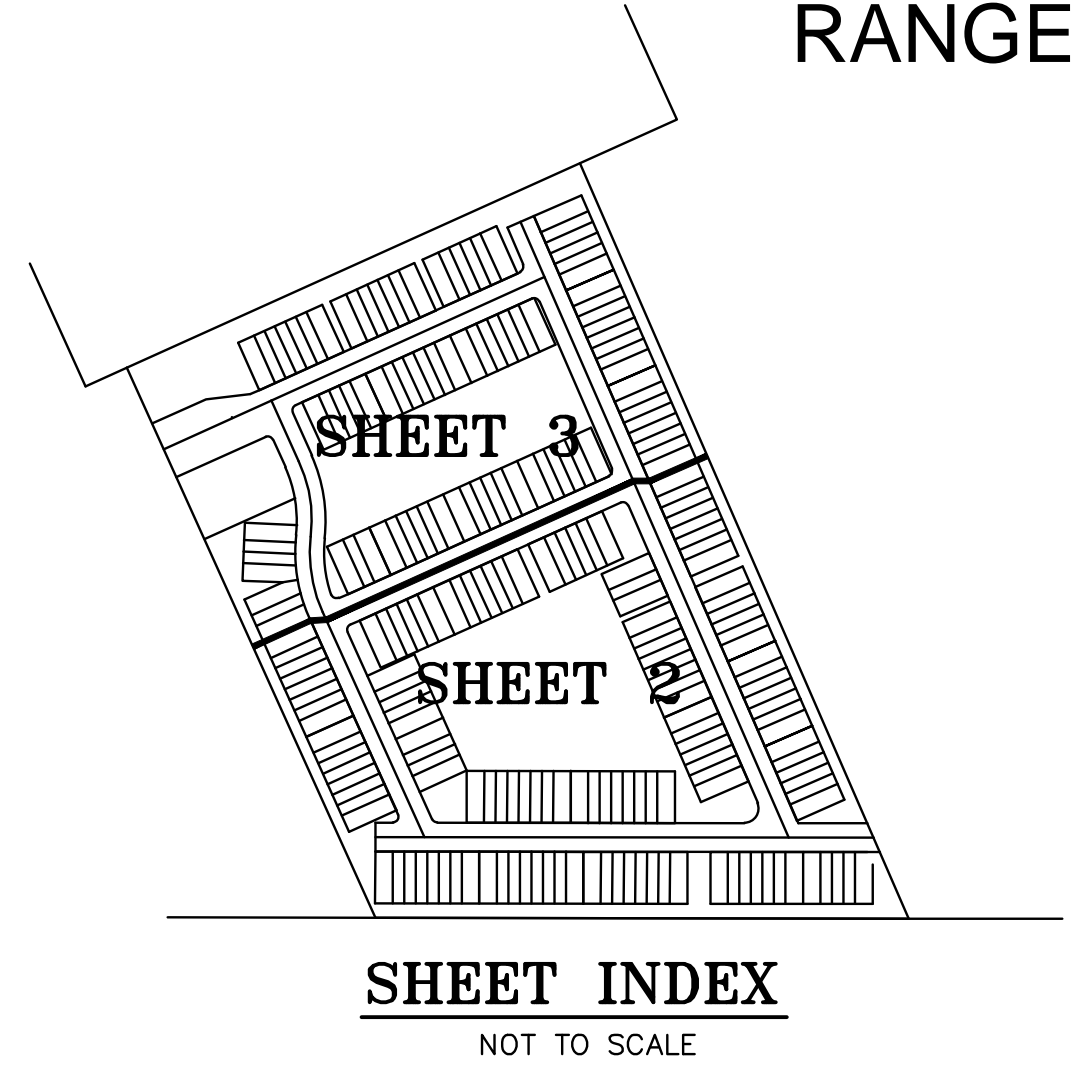
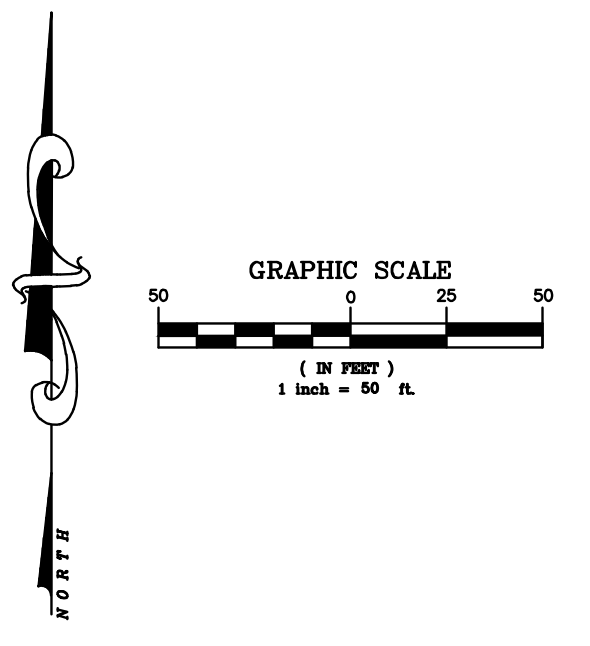
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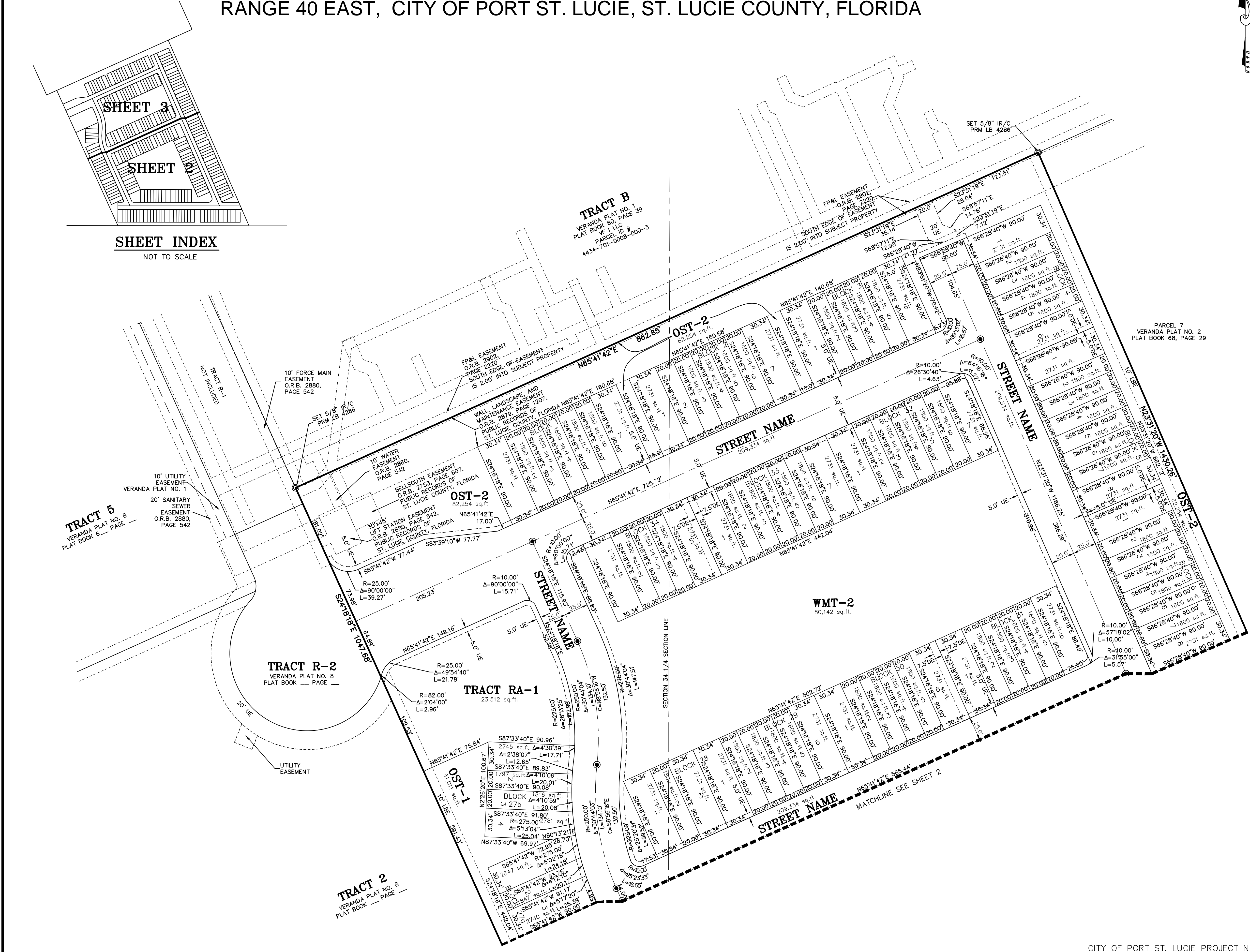
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