VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS " CA-8 " AND " CA-9 ", VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION

BEING A REPLAT OF ALL OF TRACTS "CA-8", AND "CA-9", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, 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.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE S.43°08'38"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.46 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 S.44°46'02"W., ALONG SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1932.16 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 5. AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE. OF SAID PUBLIC RECORDS, ALSO BEING THE **POINT OF BEGINNING**. THENCE S.38°31'21"E., DEPARTING SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 370 OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, A DISTANCE OF 162.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LEOPOLD WAY AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 5; THENCE S.51°28'39"W., DEPARTING SAID SOUTHWESTERLY LINE OF LOT 370 AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LEOPOLD WAY, A DISTANCE OF 55.65 FEET; THENCE S.38°31'21"E. DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF LEOPOLD WAY, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEOPOLD WAY AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5; THENCE BY THE FOLLOWING TWO (2) COURSE BEING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LEOPOLD WAY; 1) THENCE N.51°28'39"E., A DISTANCE OF 42.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 35.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°45'47", A DISTANCE OF 19.40 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING THE NORTHWESTERLY CORNER OF TRACT "CA-12" OF THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5; THENCE S.02°25'17"W., DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF LEOPOLD WAY AND ALONG THE SOUTHWESTERLY LINE OF TRACT "CA-12", A DISTANCE OF 219.03 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 75.00 FEET AND A RADIAL BEARING OF S.00°11'33"W., AT SAID INTERSECTION; THENCE BY THE FOLLOWING FIFTEEN (15) COURSES BEING ALONG SAID WESTERLY BOUNDARY OF THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5; 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°39'10", A DISTANCE OF 66.30 FEET TO A POINT OF TANGENCY; 2) THENCE S.39°32'23"W., A DISTANCE OF 161.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 535.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°05'25", A DISTANCE OF 75.54 FEET TO A POINT OF TANGENCY; 4) THENCE S.47°37'48"W., A DISTANCE OF 8.30 FEET; 5) THENCE S.37°48'52"E., A DISTANCE OF 105.56 FEET; 6) THENCE N.65°54'24"E., A DISTANCE OF 241.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 815.00 FEET; 7) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°02'04", A DISTANCE OF 71.61 FEET TO A POINT OF NON-TANGENT INTERSECTION: 8) THENCE S.29°07'40"E., A DISTANCE OF 190.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1005.00 FEET AND A RADIAL BEARING OF N.29°07'40"W., AT SAID INTERSECTION; 9) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'09", A DISTANCE OF 31.61 FEET TO A POINT OF NON-TANGENT INTERSECTION; 10) THENCE S.30°55'49"E., A DISTANCE OF 130.21 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST. WITH A RADIUS OF 81.00 FEET AND A RADIAL BEARING OF S.26°42'14"E., AT SAID INTERSECTION; 11) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 03°56'42". A DISTANCE OF 5.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1135.00 FEET; 12) THENCE SOUTHWESTERLY. ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°33'20", A DISTANCE OF 129.86 FEET TO A POINT OF TANGENCY; 13) THENCE S.65°54'24"W., A DISTANCE OF 75.66 FEET; 14) THENCE S.29°20'58"E., A DISTANCE OF 56.09 FEET A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1330.00 FEET; 15) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'05", A DISTANCE OF 171.04 FEET TO A POINT NON-TANGENT INTERSECTION: THENCE S.68°01'07"W.. DEPARTING SAID WESTERLY BOUNDARY OF THE SAID PLAT OF VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 5, A DISTANCE OF 130.00 FEET; THENCE S.37°15'08"W., A DISTANCE OF 70.49 FEET; THENCE S.69°49'52"W., A DISTANCE OF 13.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET AND A RADIAL BEARING OF S.69°49'52"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°02'36", A DISTANCE OF 30.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 753,90 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'02", A DISTANCE OF 187.07 FEET TO A POINT OF TANGENCY; THENCE S.42°34'17"W., A DISTANCE OF 68.01 FEET A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 17.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°04'28", A DISTANCE OF 21.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 398.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°32'19", A DISTANCE OF 59.31 FEET TO A POINT OF TANGENCY; THENCE S.20°57'52"E., A DISTANCE OF 10.00 FEET; THENCE S.69°02'08"W., A DISTANCE OF 96.00 FEET; THENCE N.20°57'52"W., A DISTANCE OF 9.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 116°27'51", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE S.42°34'17"W., A DISTANCE OF 344.85 FEET; THENCE S.47°25'42"E., A DISTANCE OF 40.00 FEET; THENCE S.42°34'18"W., A DISTANCE OF 70.00 FEET; THENCE N.47°25'42"W., A DISTANCE OF 40.00 FEET; THENCE S.42°34'18"W., A DISTANCE OF 18.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST. WITH A RADIUS OF 17.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°59'39", A DISTANCE OF 24.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3253.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'22", A DISTANCE OF 13.59 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.50°49'00"W., A DISTANCE OF 86.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3167.00 FEET AND A RADIAL BEARING OF S.50°49'00"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°45'05", A DISTANCE OF 41.53 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.50°03'56"W., A DISTANCE OF 284.79 FEET; THENCE N.40°22'55"W., A DISTANCE OF 938.68 FEET TO A POINT ON THE SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT; THENCE N.44°46'02"E., ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1876.78 FEET TO THE **POINT OF BEGINNING**

CONTAINING: 1,644,629 SQUARE FEET OR 37.755 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY:____

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC. OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATION OR OTHER PURPOSES.

2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO 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.

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.

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST.LUCIE, FLORIDA, ITS SUCCESSORS AND/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.

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 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.

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

7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION. INC., FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT # 5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT (AS DEFINED IN THE BELOW - DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE RESPOSIBILITY 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-26", 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-26" 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):

11. THE STORMWATER MANAGEMENT TRACT WMT-1, AS SHOWN HEREON ARE 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.

12. 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.

THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS		
WITNESS	VERANO DEVELOPME A DELAWARE LIMITED	· · · · · · · · · · · · · · · · · · ·
	BY: THE KOLTER GRO LIABILITY COMPANY, I	DUP, LLC, A FLORIDA LIMITED TS SOLE MANAGER
(PRINT NAME OF WITNESS)		
WITNESS	BY:	
WITHESS	NAME:	
	TITLE:	
(PRINT NAME OF WITNESS)		

IN WITNESS WHEREOF VERANO DEVELOPMENT LLC. A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED.

DEDICATION ACKNOWLEDGMENT

AS IDENTIFICATION.

STATE OF FLORIDA COUNTY:

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

PHYSICAL PRESENCE OR

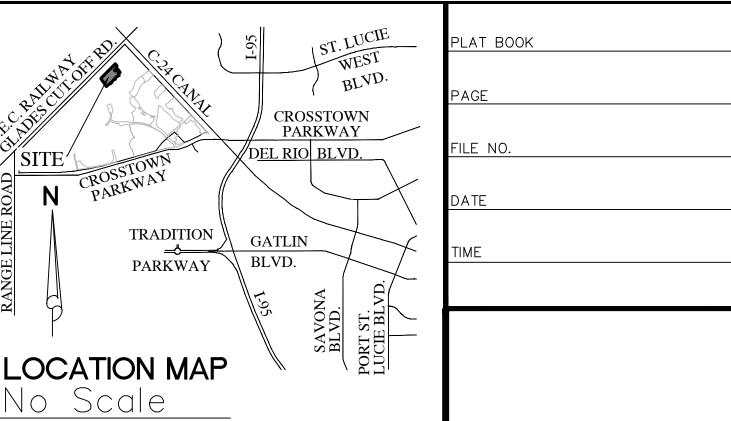
ONLINE NOTARIZATION THIS DAY

OF

, 2023, BY

MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILTY COMPANY, SOLE MANAGER OF VERANO
DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE
FOREGOING CERTIFICATE OF DEDICATION, WHO
IS PERSONALLY KNOWN TO ME OR
HAS PRODUCED

MMISSION 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.

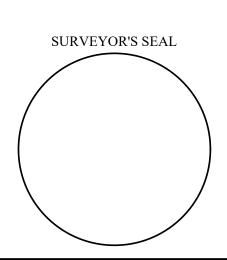
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

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 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, FLORIDA, THIS ______ DAY OF _______, 2023.

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

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





PSLUSD # 11-652-33E CITY OF PORT ST. LUCIE PROJECT NO. (P22-294) 4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 01 OF 06 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS " CA-8 " AND " CA-9 ", VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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ŀ	PLAT BOOK
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	FILE NO.
	DATE
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	TIME
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ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY:

VERANO PROPERTY OWNERS ASSOCIATION, INC.

NOTARY PUBLIC

PRINT NAME:

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

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	. 2023.

ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DISTRICT
BY:	BY:
NAME:	NAME:
TITLE:	TITLE:

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

COUNTY:	
PRESENCE OR ☐ ONLINE NOTARIZATION THIS	N WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL S DAY OF, 2023, BY, WHO □ IS PERSONALLY KNOWN TO ME OR □ HAS PRODUCED
MY COMMISSION EXPIRES:	
	NOTARY PUBLIC
	PRINT NAME:
MORTGAGEE'S CONSENT	
STATE OF TEXAS COUNTY OF HARRIS	
DESCRIBED HEREON AND DOES HEREBY JOIN I SAID DEDICATION BY THE OWNERS THEREO	T IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY N AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN F AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE EREON.
·	TION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS RATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY, 2023.
	TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
WITNESS	
	BY:
(PRINT NAME OF WITNESS)	NAME:
WITNESS	TITLE:

ACKNOWLEDGMENT

ME OR ☐ HAS PRODUCED

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 ______, 2023, BY ______,
TEXAS CAPITAL BANK,NATIONAL ASSOCIATION. WHO
IS PERSONALLY KNOWN TO

AS IDENTIFICATION.

MY COMMISSION EXPIRES: ______

NOTAILL OBEID

TITLE CERTIFICATION

STATE OF	FLORIDA
COUNTY:_	

THE UNDERSIGNED				, DULY	/ LICENSED	IN THE	STATE	OF FI	_ORIDA,	PURSUANT	то
SECTION177.041(2),	FLORIDA	STATUTES,	DOES	HEREBY	CERTIFY	THAT,	BASED	ON	TITLE	REPORT	BY
		_ , DATED AS	OF THE	DA	Y OF		2023:				

- (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
 (C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- (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	 BY:
		NAME:

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. 6 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _______, 2023.

CITY COUNCIL ATTEST:
CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR SALLY WALSH, CITY CLERK

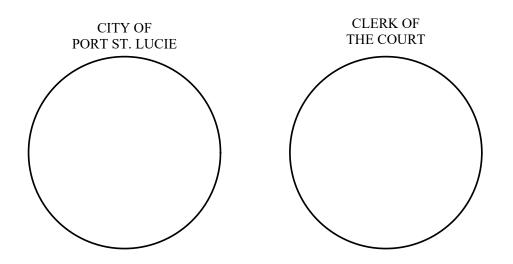
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF 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______, 2023.

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



(PRINT NAME OF WITNESS)



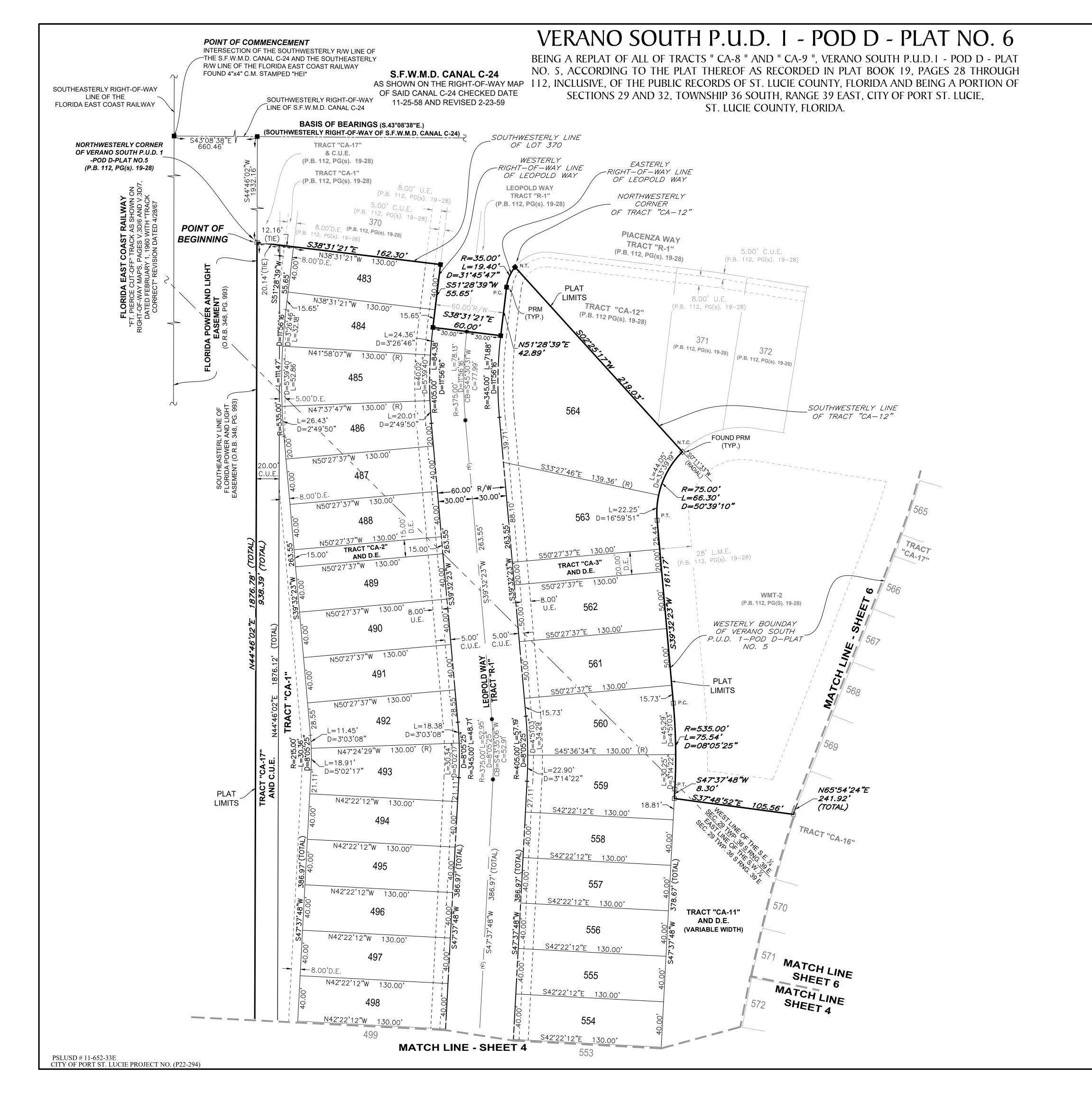
SHEET 02 OF 06 SHEETS

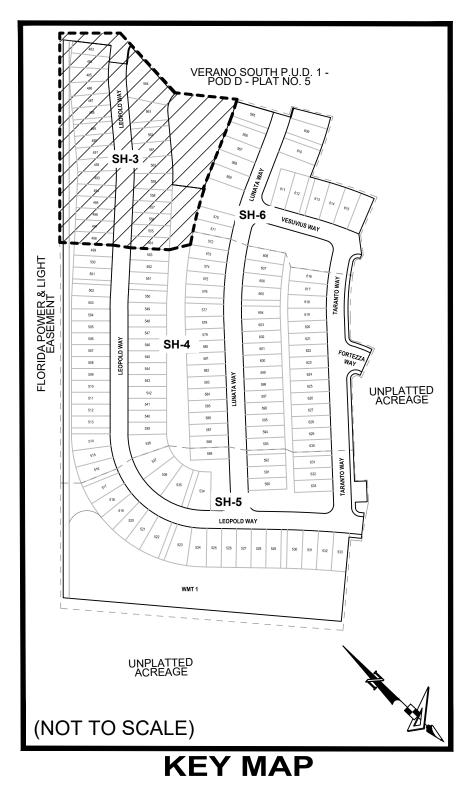
www.geopointsurvey.com

Licensed Business Number LB 7768

Suite 105

Riviera Beach, FL 33404





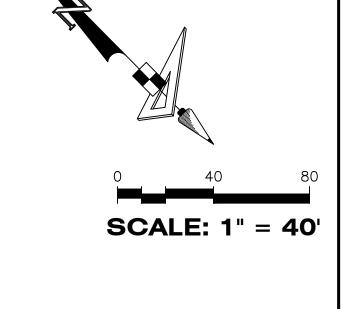
PLAT BOOK

PAGE

FILE NO.

DATE

TIME

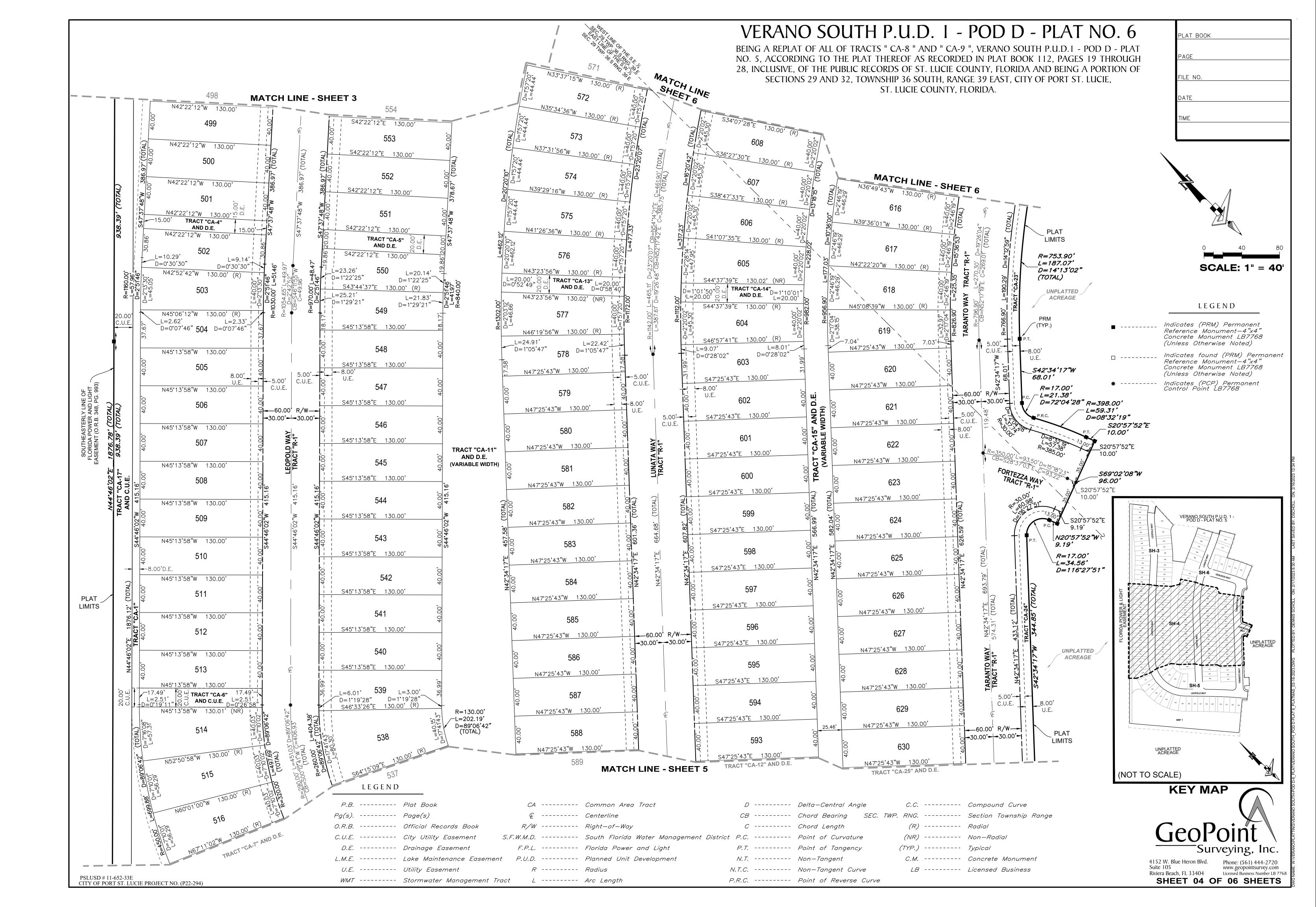


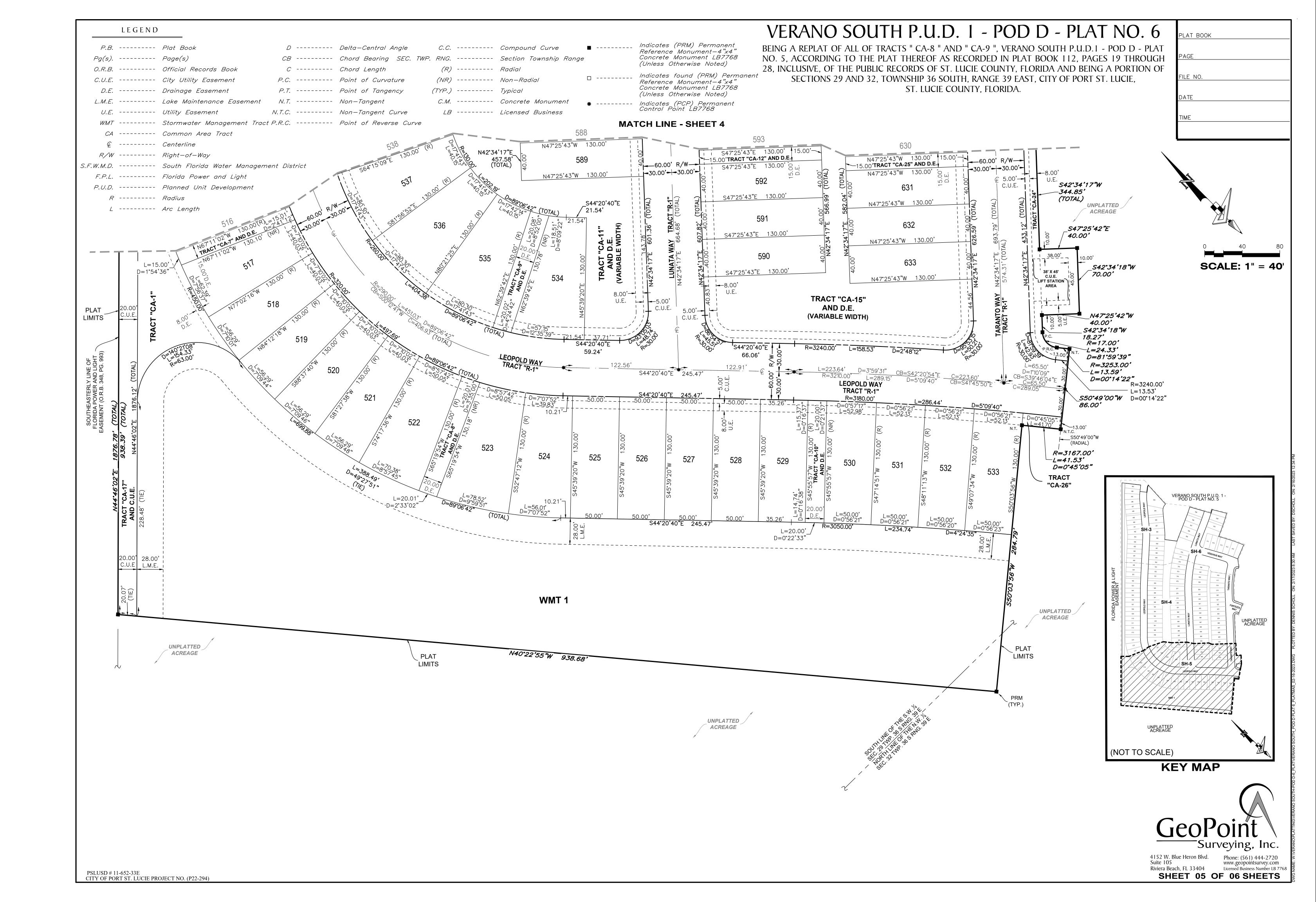
LEGEND

		LEGEND	
	P.B.		Plat Book
F	Pg(s).		Page(s)
	D.R.B.		Official Records Book
C	C.U.E.		City Utility Easement
	D.E.		Drainage Easement
L	M.E.		Lake Maintenance Easement
	U.E.		Utility Easement
	WMT		Stormwater Management Tract
	CA		Common Area Tract
	\mathscr{Q}		Centerline
	R/W		Right-of-Way
S.F.W	⁄.М.D.		South Florida Water Management Distric
/	F.P.L.		Florida Power and Light
F	P. U. D.		Planned Unit Development
	R		Radius
	L		Arc Length
	D		Delta-Central Angle
	CB		Chord Bearing
	С		Chord Length
	P.C.		Point of Curvature
	P.T.		Point of Tangency
	<i>N.T.</i>		Non-Tangent
^	V. <i>T. C.</i>		Non-Tangent Curve
F	P.R.C.		Point of Reverse Curve
	C.C.		Compound Curve
SEC. TWP.	RNG.		Section Township Range
	(R)		Radial
	(NR)		Non-Radial
(TYP.)		Typical
	C.M.		Concrete Monument
	LB		Licensed Business
	•		Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
			Indicates found (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
			Indicates (PCP) Permanent Control Point LB7768



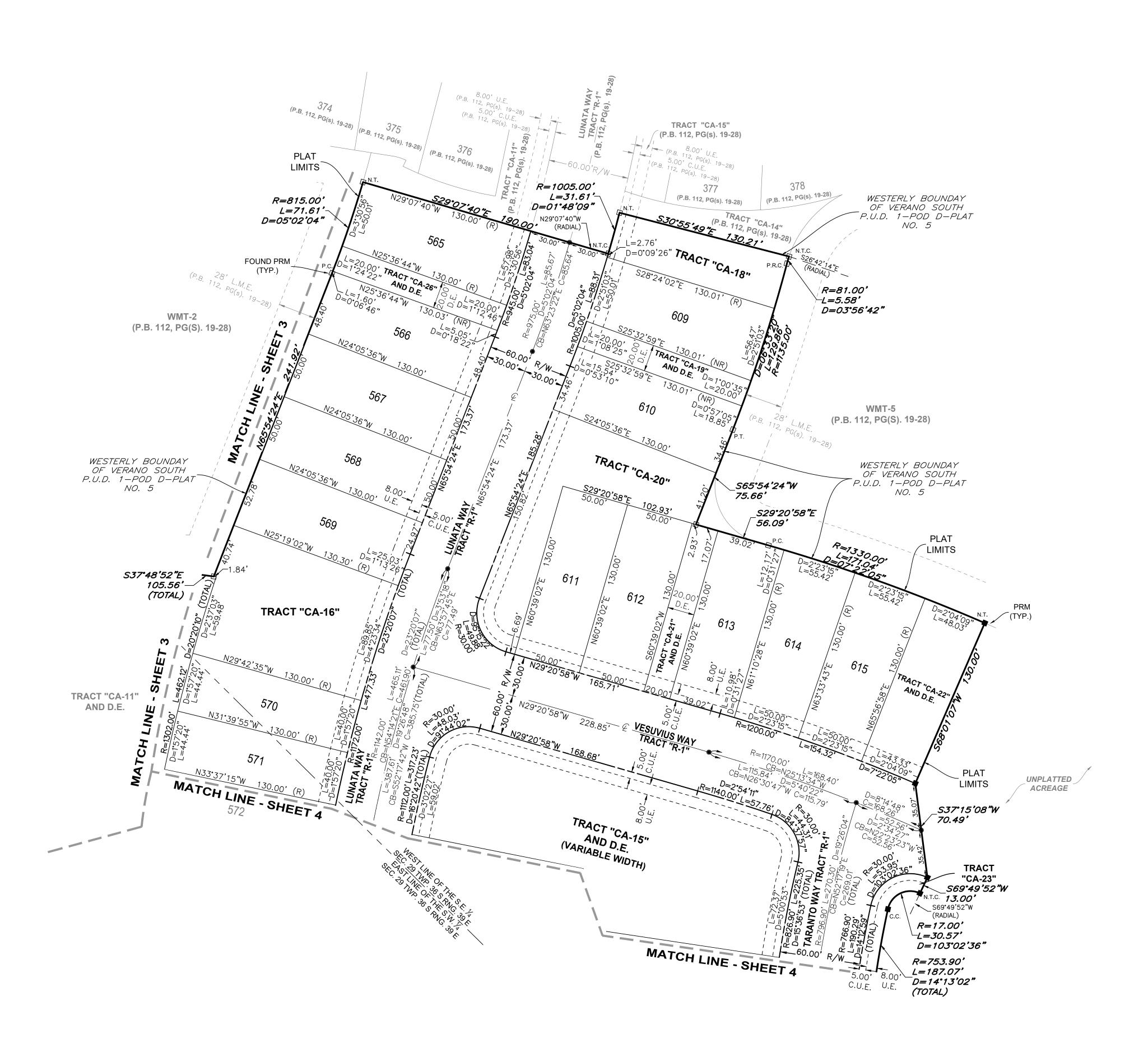
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 03 OF 06 SHEETS



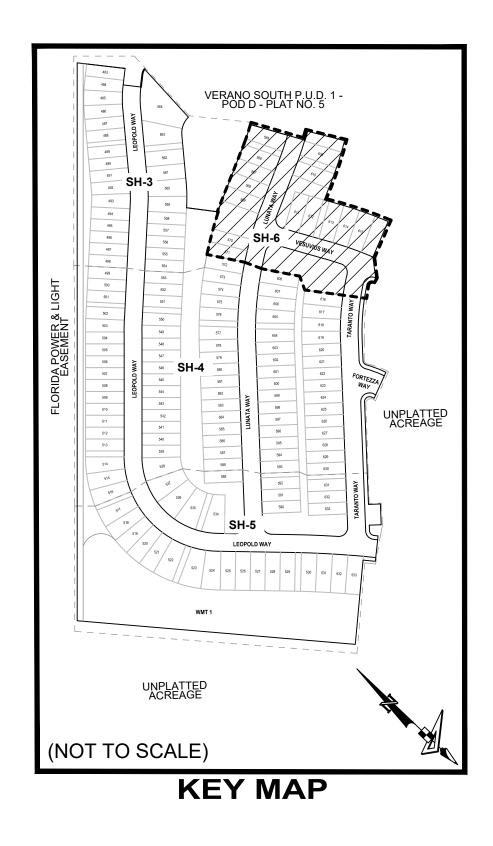


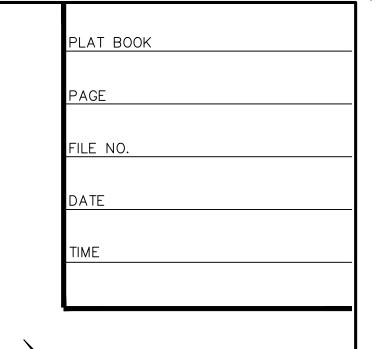
VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

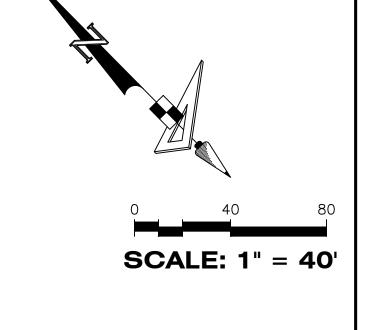
BEING A REPLAT OF ALL OF TRACTS " CA-8 " AND " CA-9 ", VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



PSLUSD # 11-652-33E CITY OF PORT ST. LUCIE PROJECT NO. (P22-294)







LEGEND

		LLGLND	
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	Pg(s).		Page(s)
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	D.E.		Drainage Easement
	L.M.E.		Lake Maintenance Easement
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	WMT		Stormwater Management Tract
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	\mathcal{Q}		Centerline
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SHEET 06 OF 06 SHEETS Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768