

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.

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-26" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ___ DAY OF _____, 2023.

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 _____, 2023, 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 _____, 2023.

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 _____, 2023, BY _____ OF DISTRICT # 5, 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, 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 _____, 2023.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

WITNESS _____

(PRINT NAME OF WITNESS)

WITNESS _____

(PRINT NAME OF WITNESS)

BY: _____

NAME: _____

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 _____, 2023, 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: _____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 1177.04(1)(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE ___ DAY 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 _____, 2023. BY: _____
NAME: _____
TITLE: _____

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

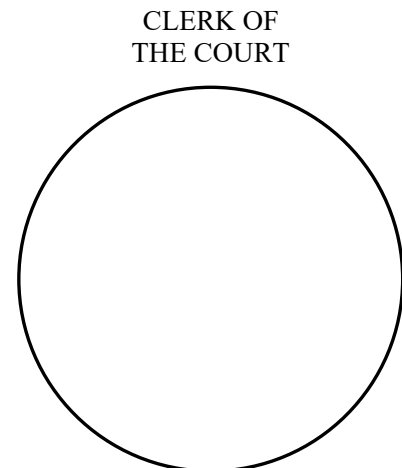
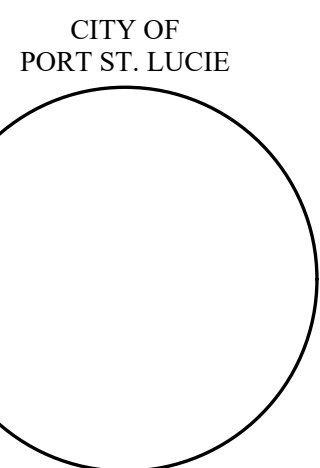
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

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 OF _____, 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



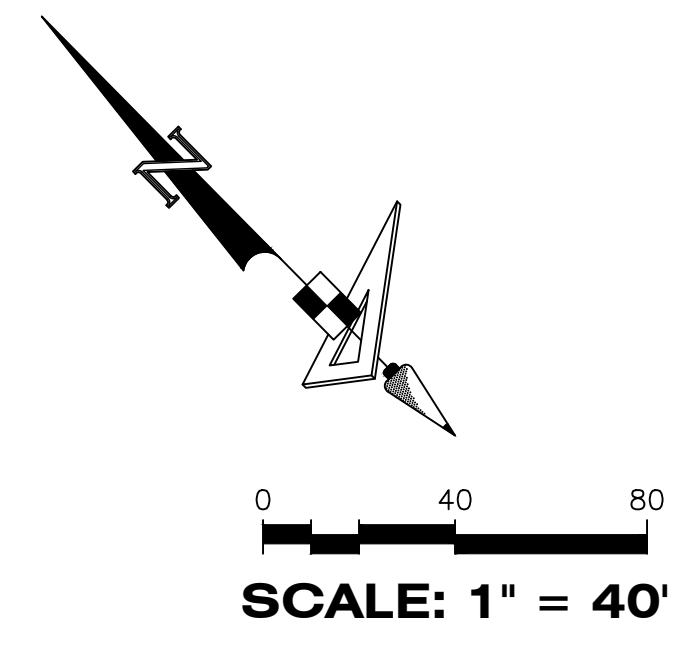
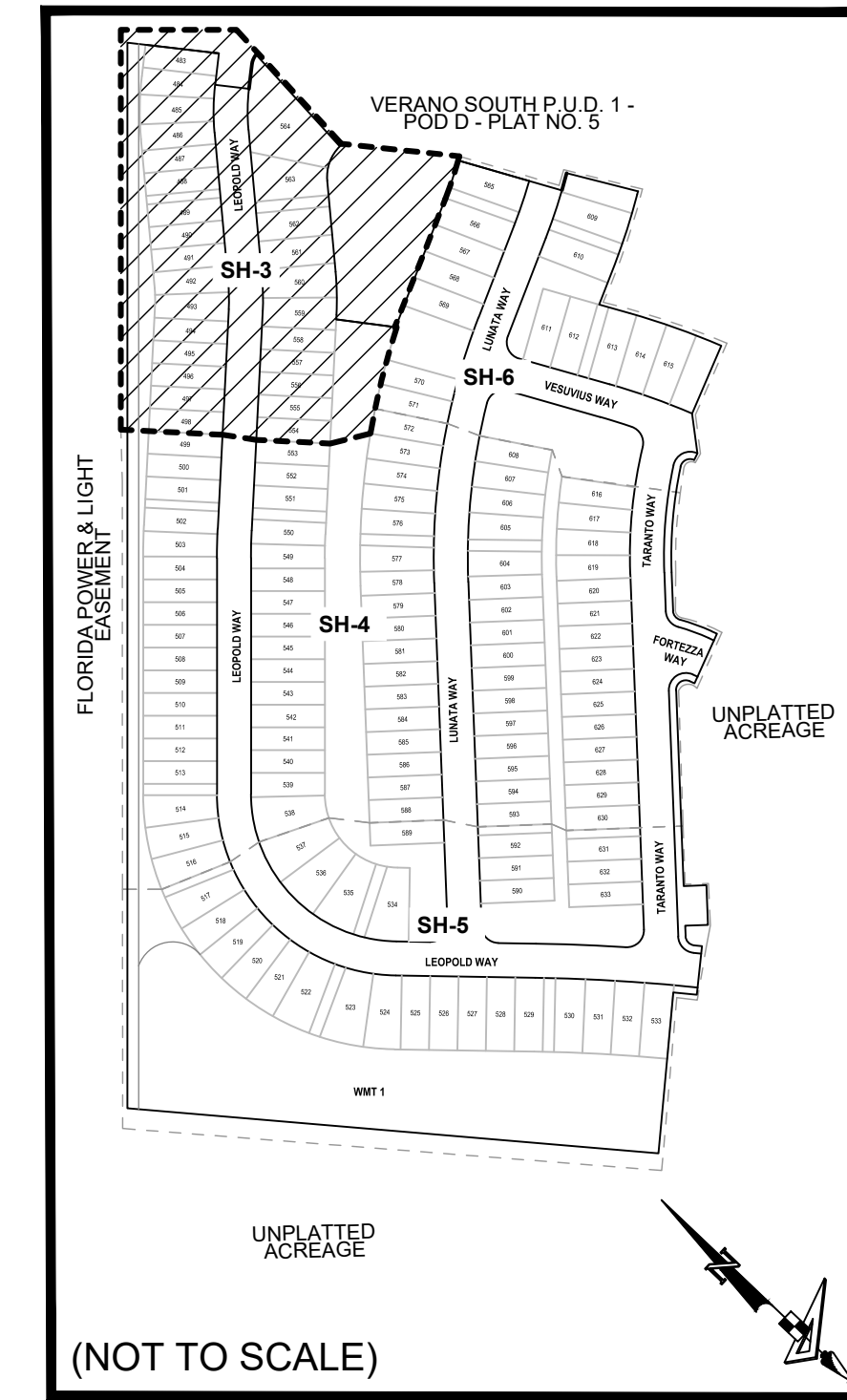
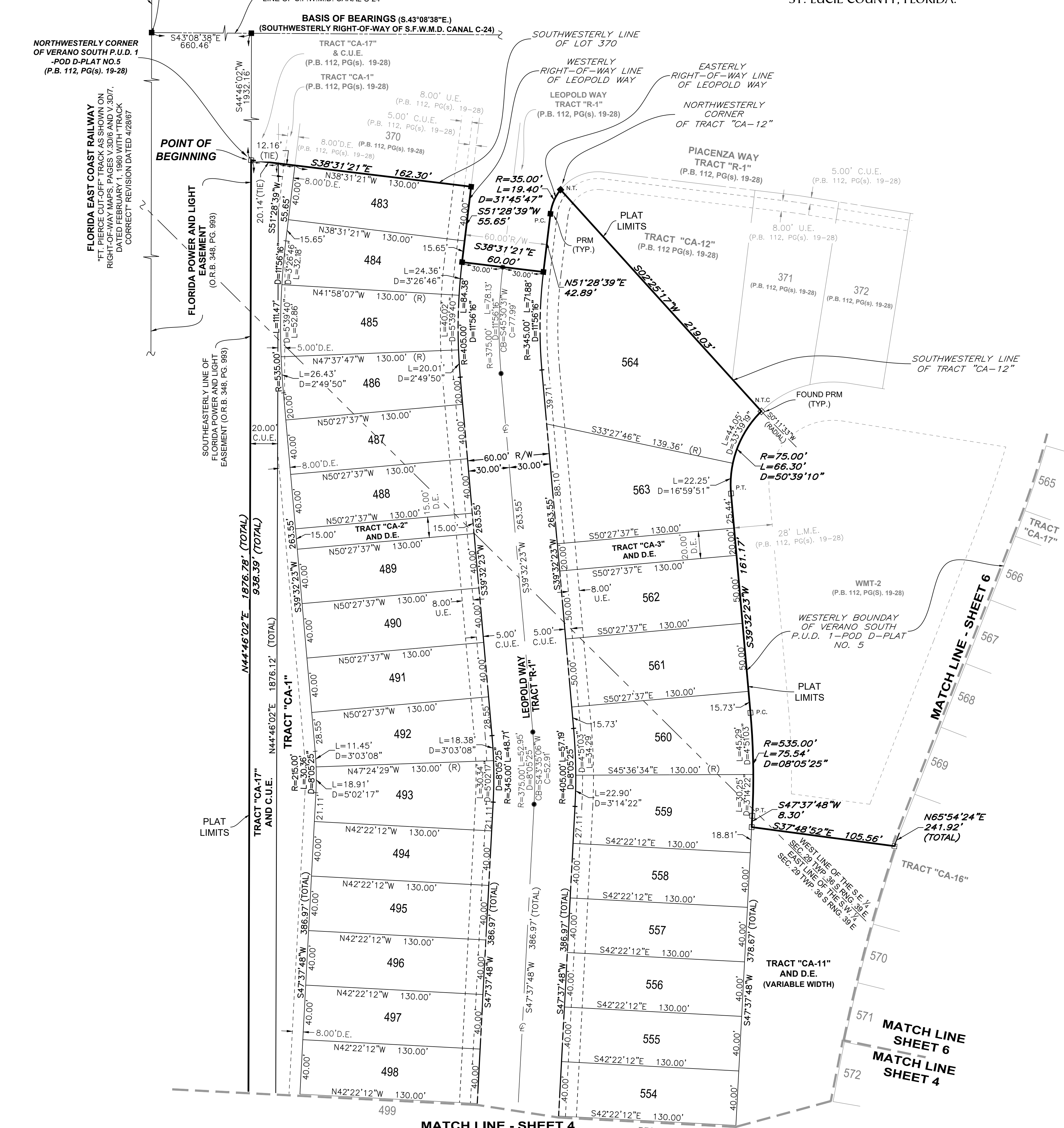
DRAWN: MUELLER; PLATTING: VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 6; P.L.N.T.M.S. 08-16-2023; 10:03 AM; PLOTTED BY: BENNIS SCHALL; ON: 2/17/2023 8:30 AM; LAST SAVED BY: BENSCHALL; ON: 2/16/2023 12:34 PM

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 19, PAGES 28 THROUGH 112, 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.

POINT OF COMMENCEMENT
INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"

S.F.W.M.D. CANAL C-24
AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-24 CHECKED DATE 11-25-58 AND REVISED 2-23-59



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

LEGEND

- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- O.R.B. ----- Official Records Book
- 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
- Ⓞ ----- Centerline
- R/W ----- Right-of-Way
- S.F.W.M.D. ----- South Florida Water Management District
- F.P.L. ----- Florida Power and Light
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- N.T. ----- Non-Tangent
- N.T.C. ----- Non-Tangent Curve
- 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

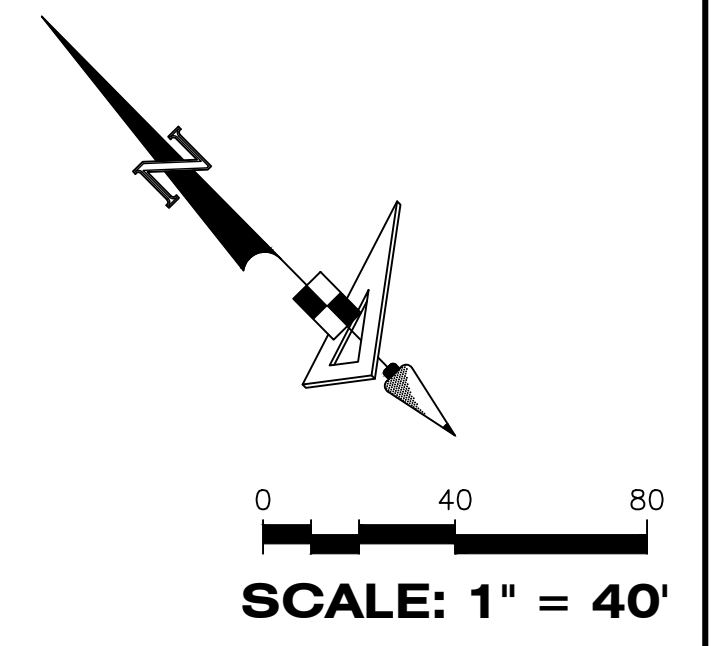


4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

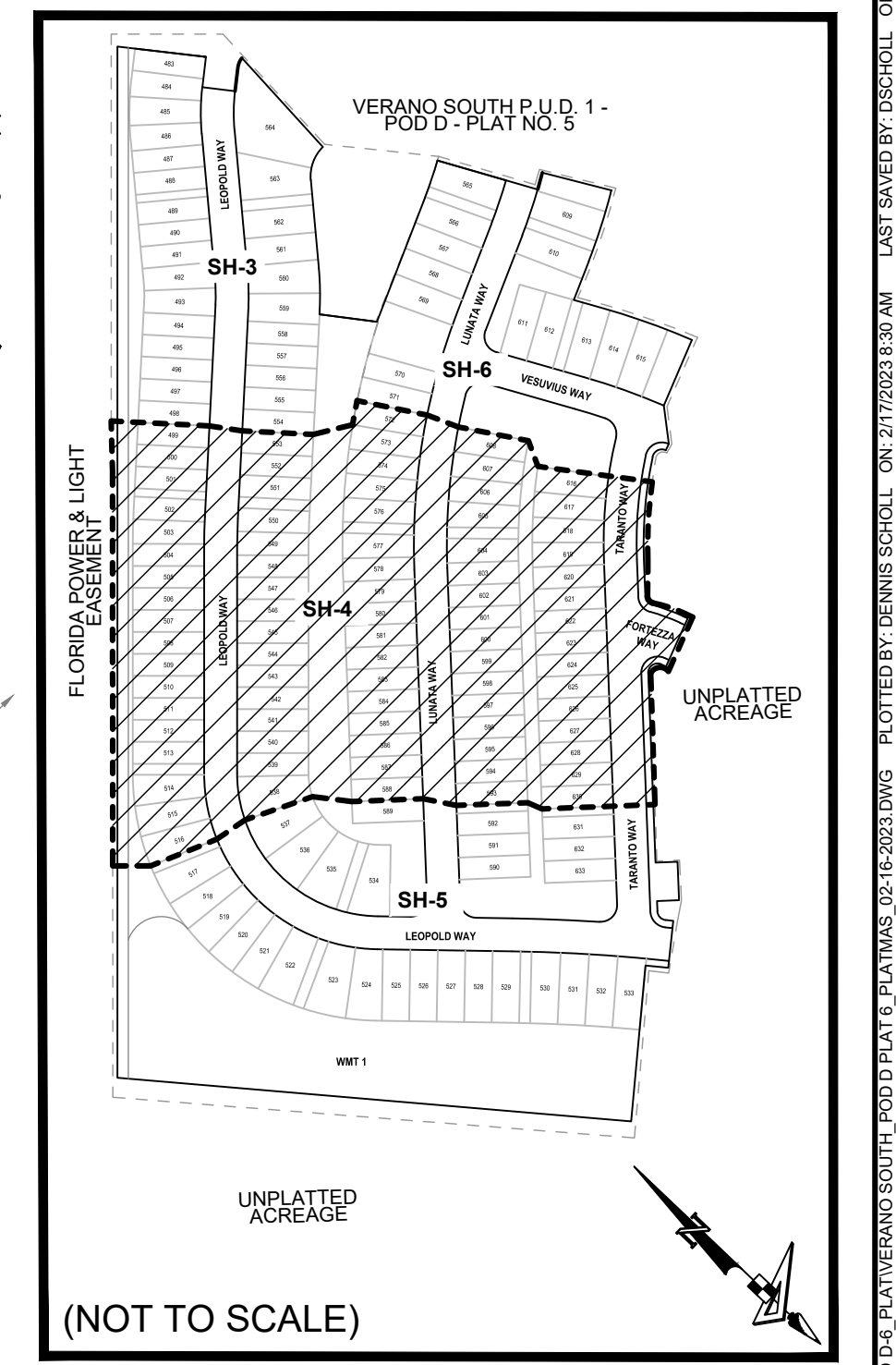
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- LEGEND**
- Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
 - Indicates found (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
 - Indicates (PCP) Permanent Control Point LB7768

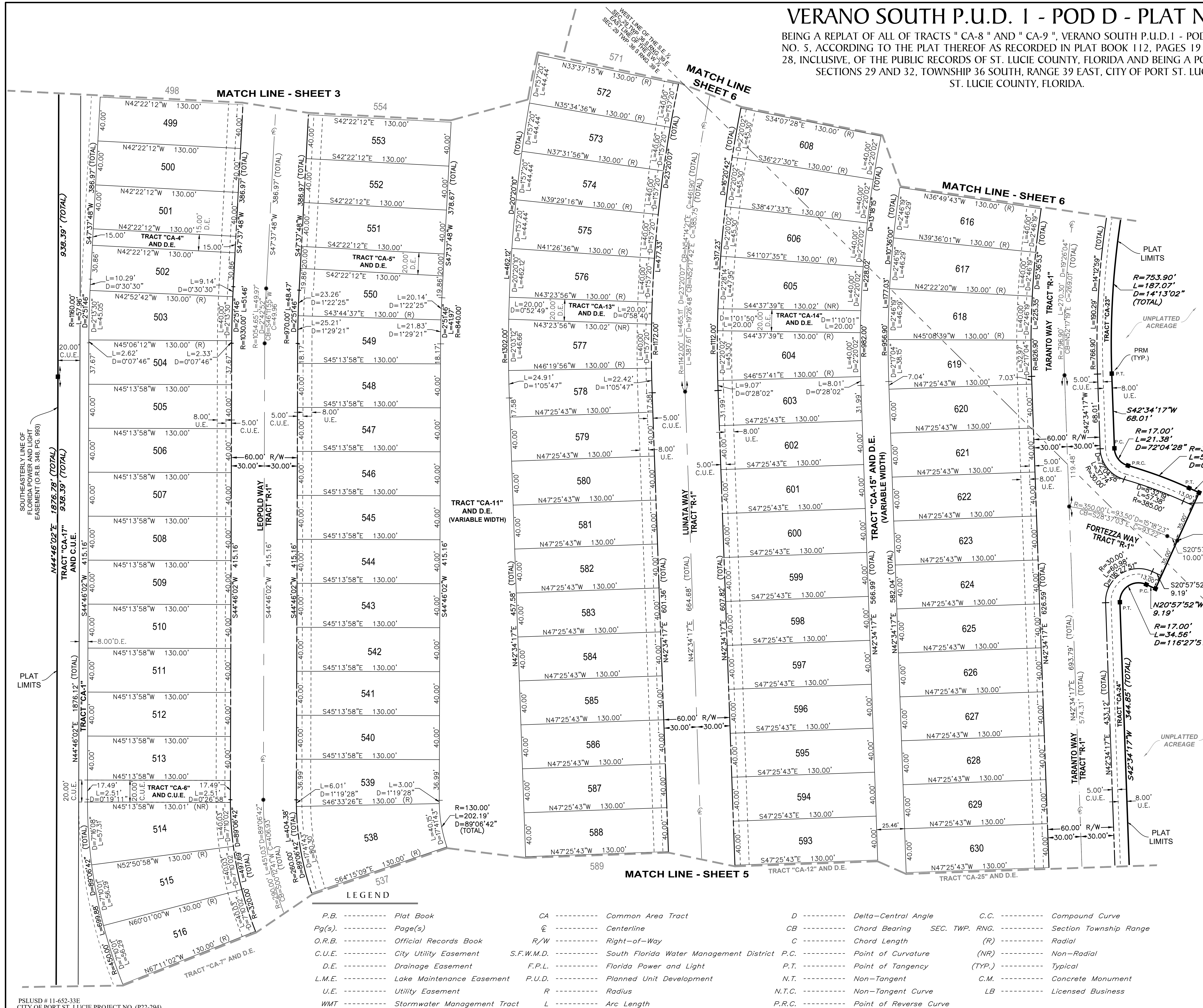


KEY MAP

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
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SHEET 04 OF 06 SHEETS



LEGEND

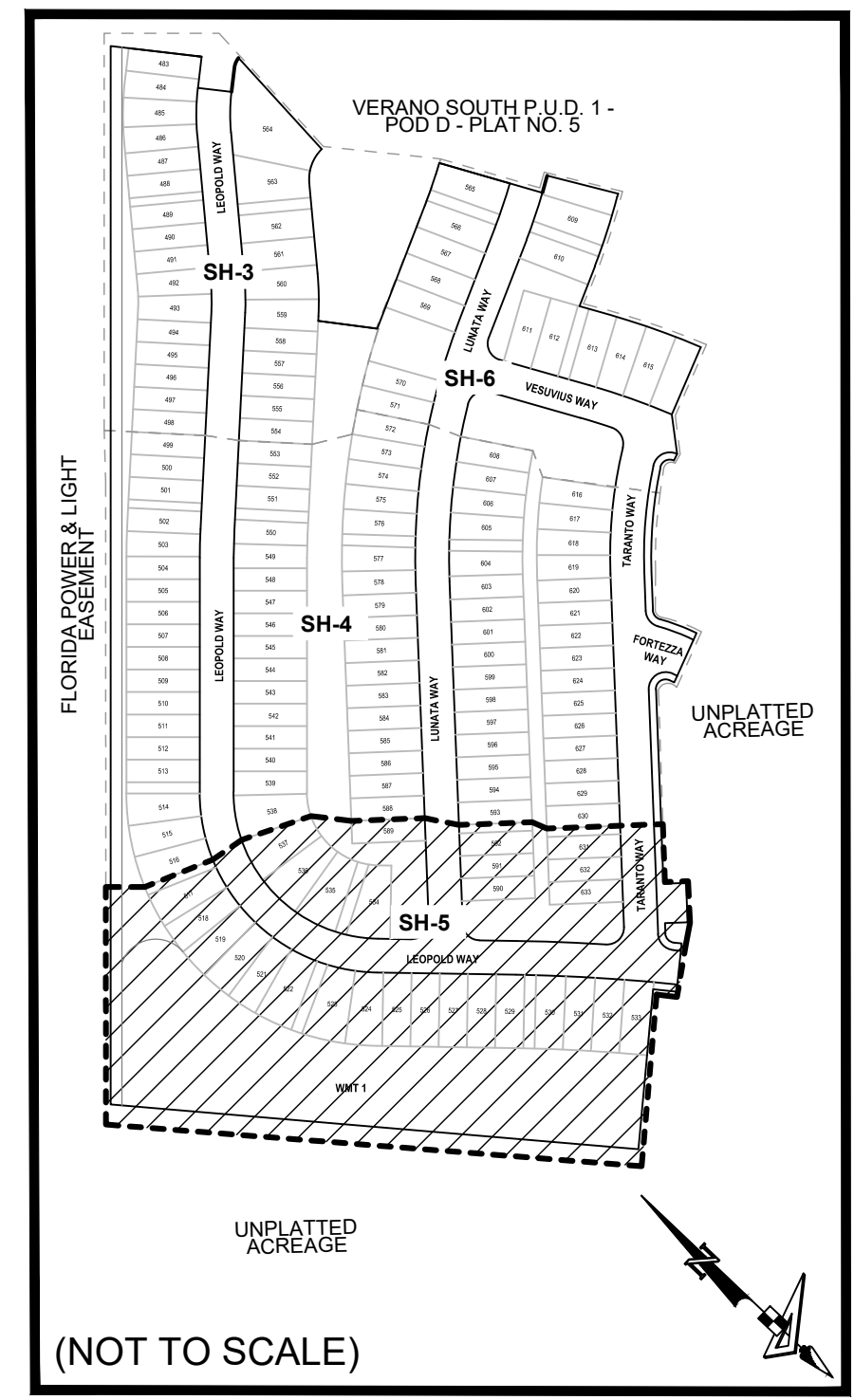
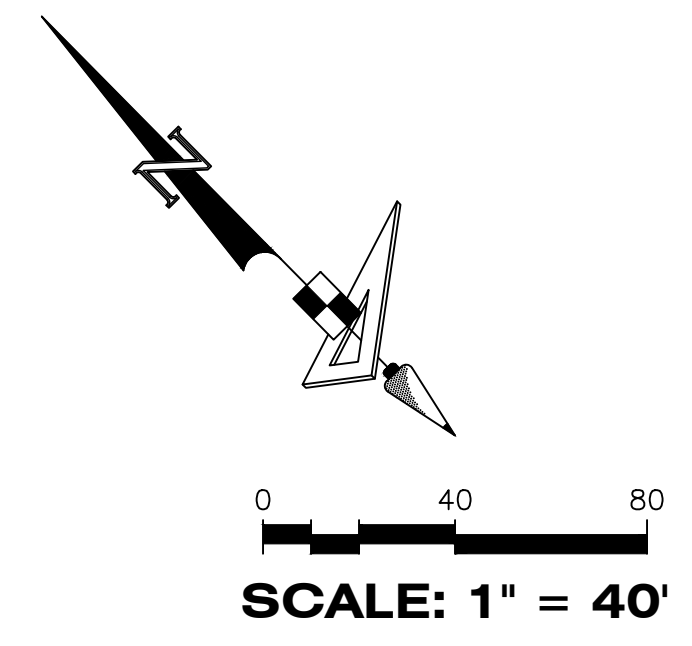
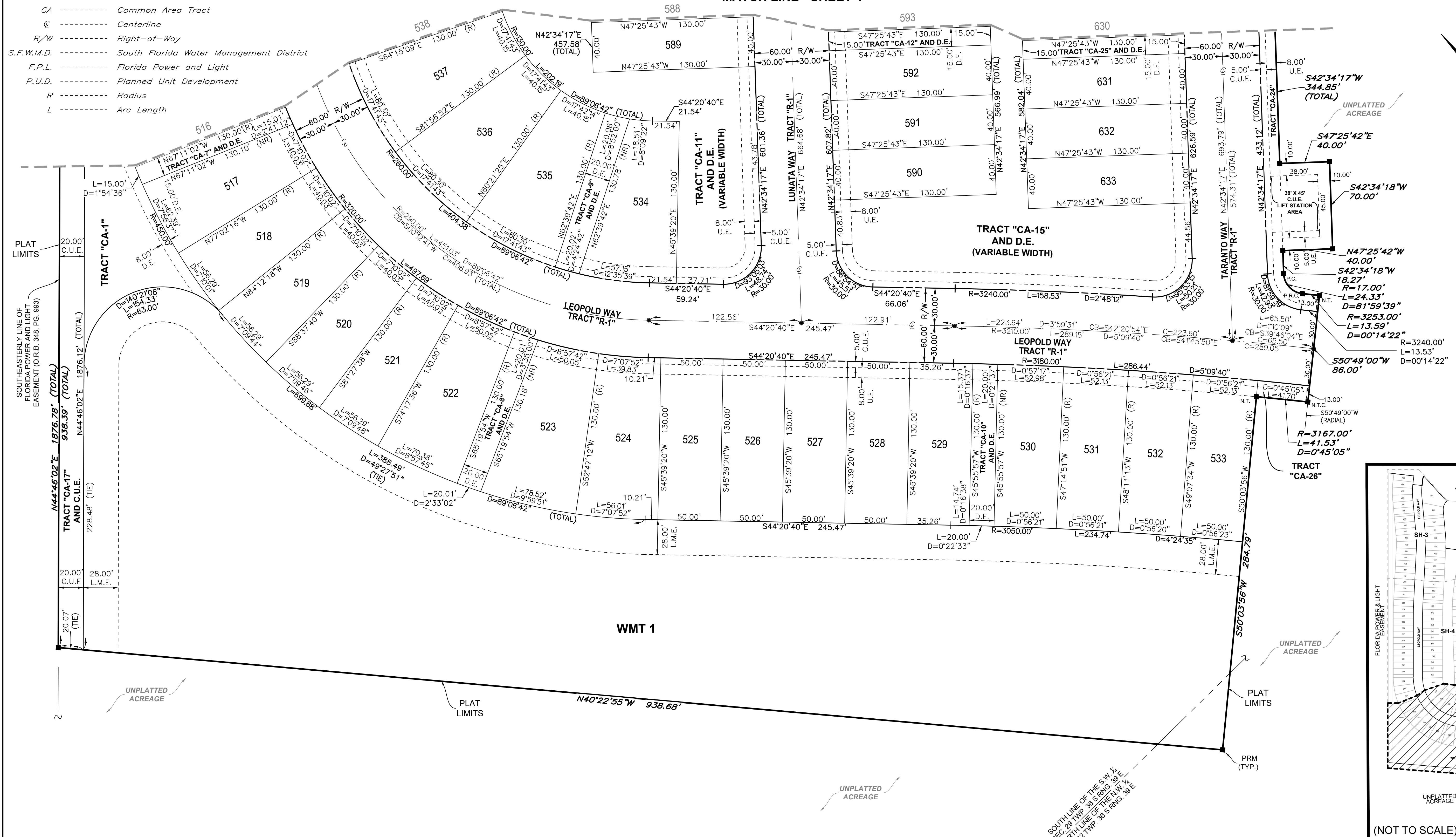
P.B. ----- Plat Book	D ----- Delta-Central Angle	C.C. ----- Compound Curve	■ ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
Pg(s) ----- Page(s)	CB ----- Chord Bearing SEC. TWP. RNG. ----- Section Township Range		□ ----- Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
O.R.B. ----- Official Records Book	C ----- Chord Length	(R) ----- Radial	● ----- Indicates (PCP) Permanent Control Point LB7768
C.U.E. ----- City Utility Easement	P.C. ----- Point of Curvature	(NR) ----- Non-Radial	
D.E. ----- Drainage Easement	P.T. ----- Point of Tangency	(TYP.) ----- Typical	
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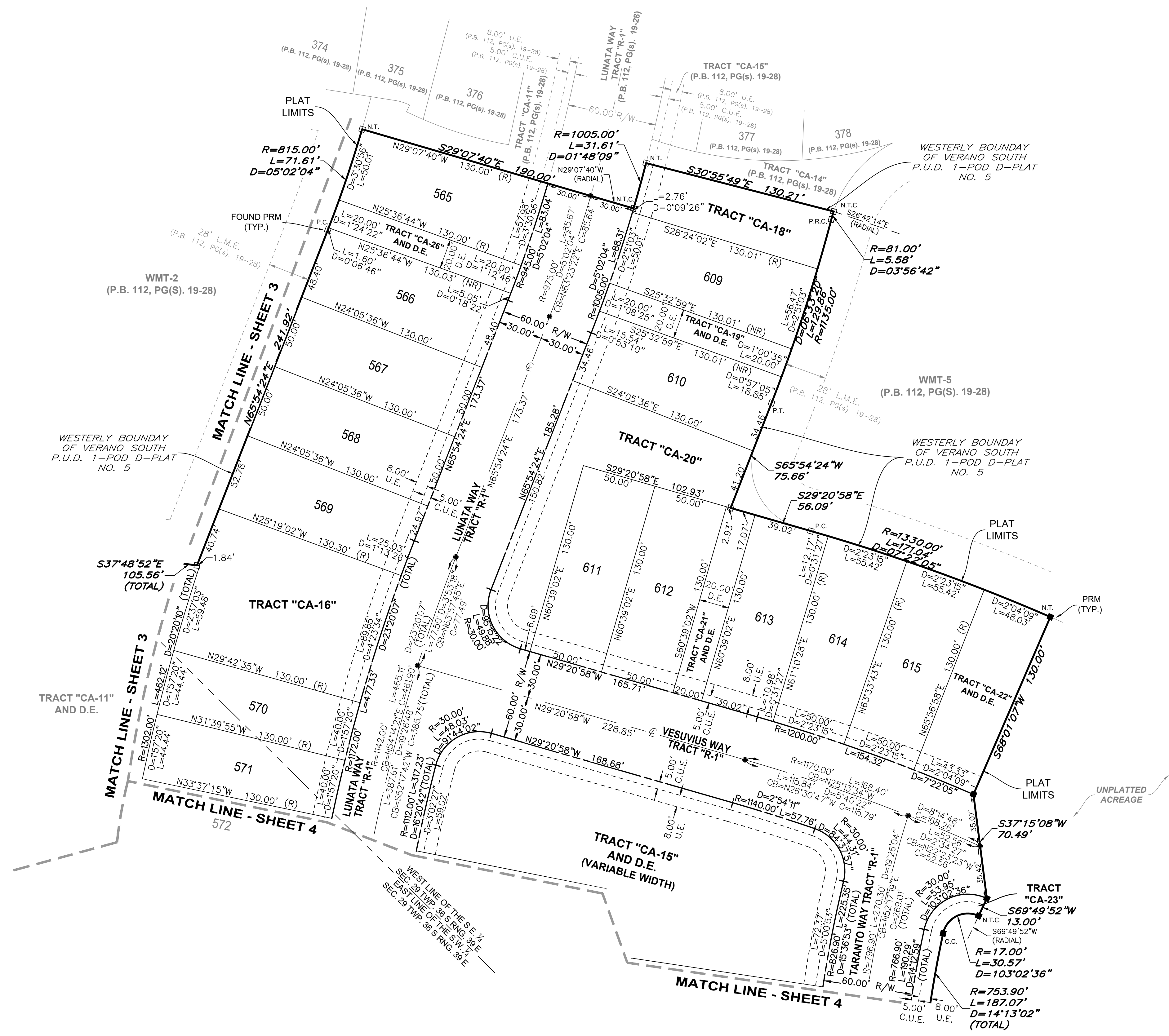
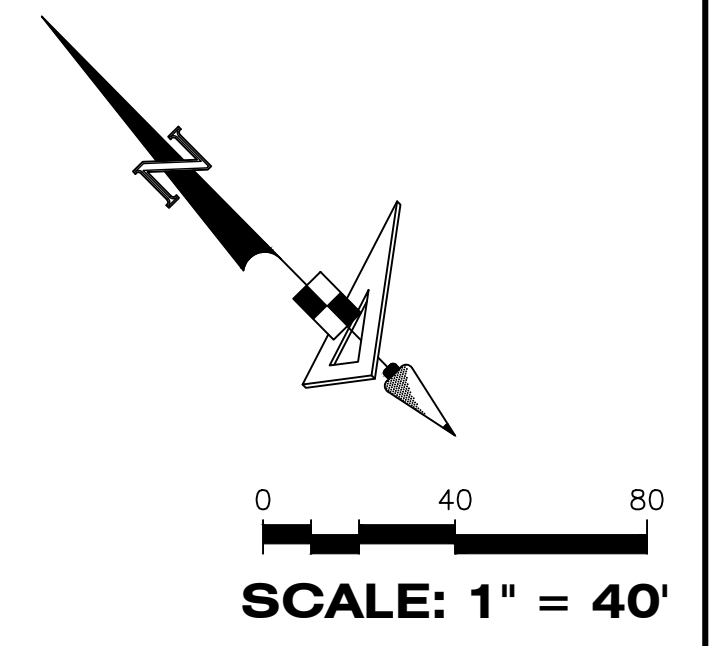
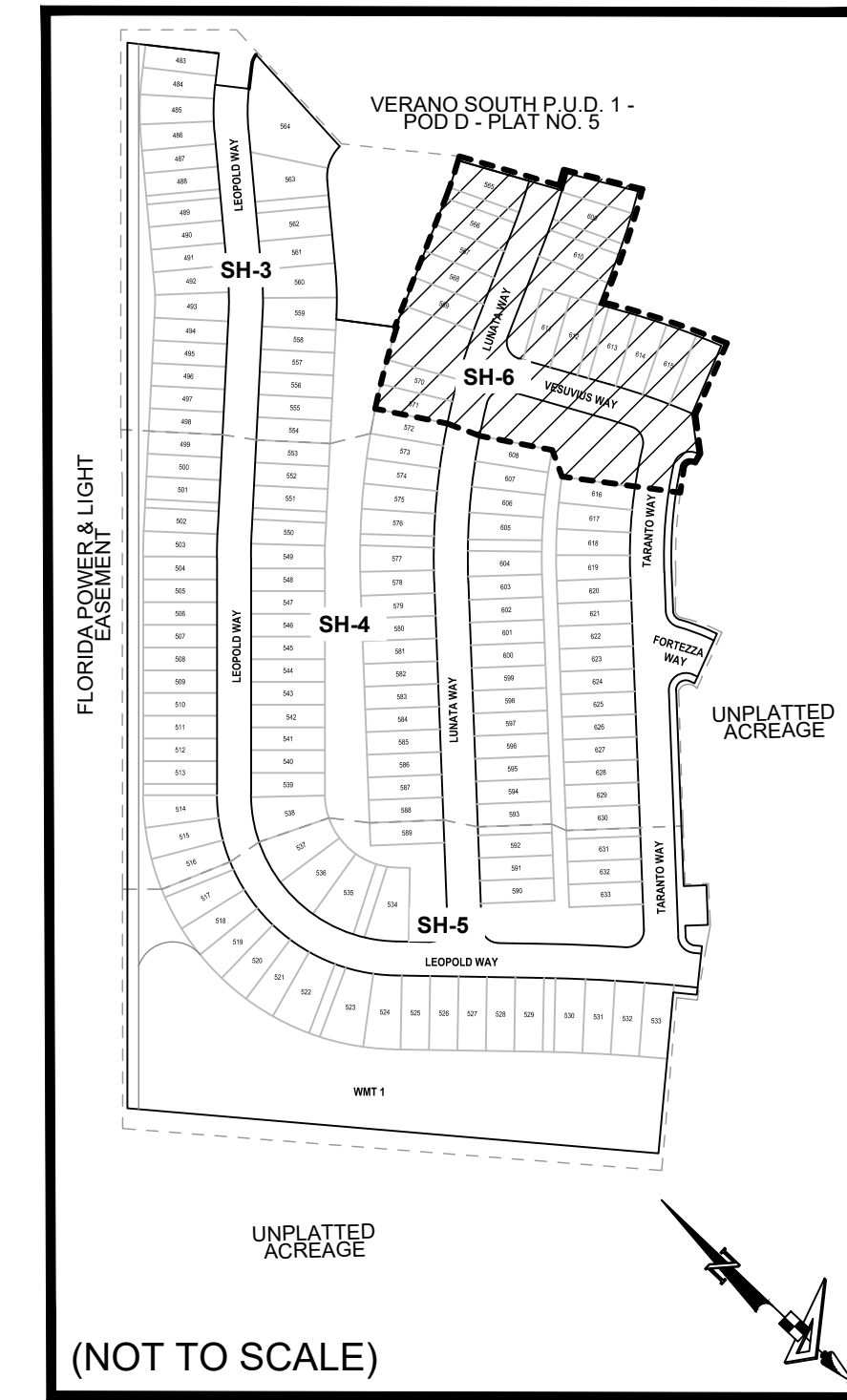
MATCH LINE - SHEET 4



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DRAWN BY: WALTERSON/PLATTING/VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6; PLOTTED BY: BENJAMIN SCHULZ; ON: 07/02/2018 12:30 PM; LAST SAVED BY: BENJAMIN SCHULZ; ON: 07/02/2018 3:30 PM