

VERANDA ESTATES

BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

LEGAL DESCRIPTION:

PARCEL-2 OF VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANDA ESTATES, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE ROAD RIGHTS-OF-WAY (TRACT R), AS SHOWN HEREON, ARE RESERVED FOR CONVEYANCE BY THE OWNER TO THE VERANDA ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, BY SEPARATE INSTRUMENT AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ADJUTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA (THE "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 ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY, 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, 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. ALL UTILITY EASEMENTS (UE) ARE DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY 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. ALL PLATTED UTILITY EASEMENTS (UE) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. THE OPEN SPACE TRACTS (OST-1, OST-2, OST-3, OST-4, OST-5, OST-6, OST-7, AND OST-8) AS SHOWN HEREON, ARE RESERVED FOR CONVEYANCE BY THE OWNER TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY SEPARATE INSTRUMENT FOR OPEN SPACE PURPOSES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION.

5. THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2, WMT-3 AND WMT-4), AND THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II (THE "DISTRICT"), ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE DISTRICT. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. THE LIFT STATION EASEMENT AND IRRIGATION QUALITY EASEMENT (LSE, AND IQE), AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND 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 AREAS 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 AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. 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.

7. THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), AS SHOWN HEREON, ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY ITS SUCCESSORS AND 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 AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. 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.

8. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORM WATER FLOWAGE OVER TRACTS WMT-1, WMT-2, WMT-3, WMT 4, OST-1, OST-5 AND OST-6, THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS.

9. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.

10. THE EMERGENCY INGRESS/EGRESS EASEMENT (EIEE) SHOWN ON TRACT OST-1 IS HEREBY GRANTED TO THE CITY AND ST. LUCIE COUNTY, FLORIDA FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS THAT PORTION OF TRACT OST-1 AND OST-2 AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY ACCESS EASEMENT.

11. TRACT-Y IS A NATIVE HABITAT PRESERVATION AS SHOWN HEREON, HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II (THE "DISTRICT"), ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE DISTRICT

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THERE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 202__.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202__.

BY _____ WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202__.

NOTARY SEAL

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES AS DEFINED IN THE INTERLOCAL AGREEMENT DATED AS OF JULY 17, 2018, AND RECORDED AT OFFICIAL RECORDS BOOK 4158, PAGES 1661-1666, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF, WATER MANAGEMENT TRACTS AND WATER MANAGEMENT EASEMENTS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES. VERANDA COMMUNITY DEVELOPMENT DISTRICT II DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC AND NOT DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

DATED THIS _____ DAY OF _____, 202__.

CHAIRMAN: _____

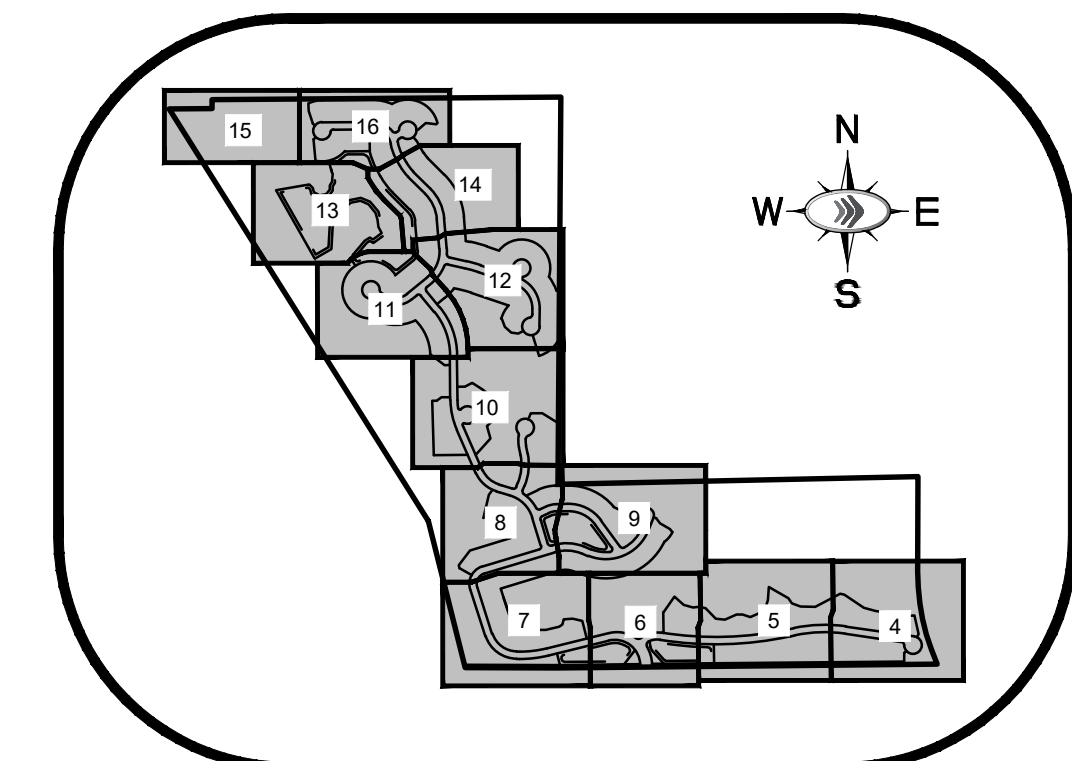
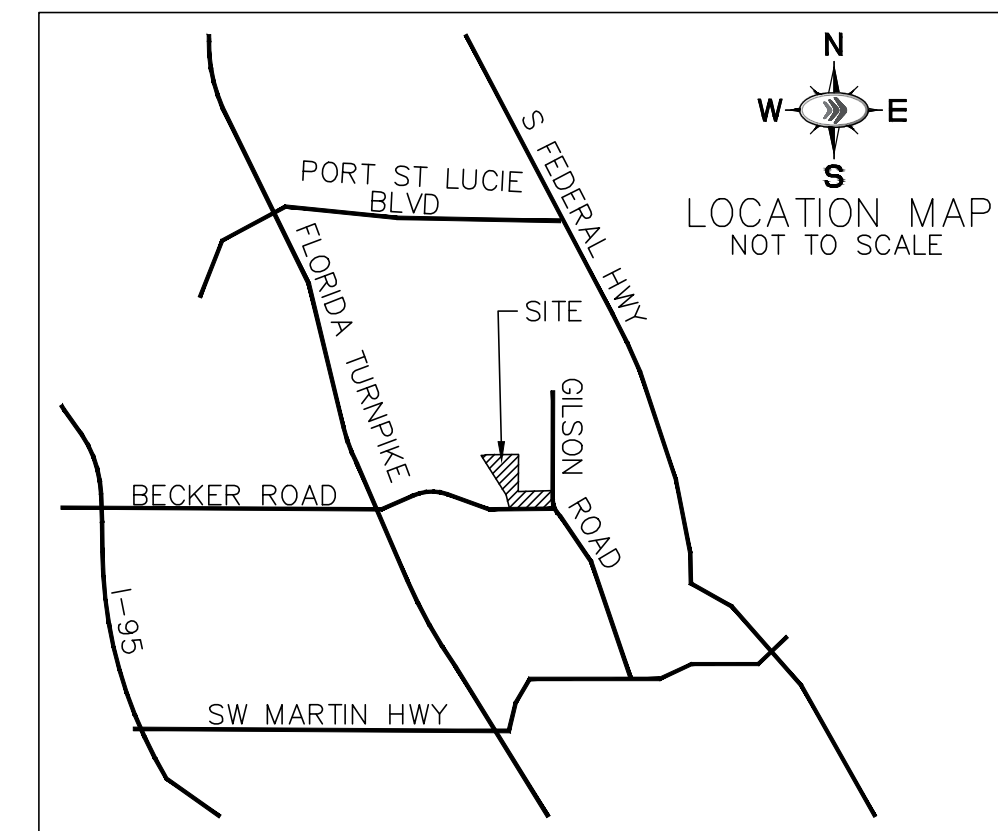
SECRETARY: _____

WITNESS: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____



KEY MAP

ACKNOWLEDGEMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202__.

BY _____ WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202__.

NOTARY SEAL

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 202__.

VERANDA ESTATES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: _____

BY: _____

PRINT NAME: _____

PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202__.

BY _____ WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202__.

NOTARY SEAL

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

Plotted By: Kendall, Jeff Sheet Set: Veranda Preserve - GreenPointe Layout: 1 PLAT December 10, 2020 04:47:37pm K:\VRB_LDEV\Veranda Estates\CAD\PlanSheets\C-150 PRELIMINARY PLAT.dwg

VERANDA ESTATES

BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 68, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE,
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE UNDERSIGNED, _____, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DOES
HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2020:

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF _____
THE ENTITY EXECUTING THE DEDICATION.
- (B) THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C) PURSUANT TO FLORIDA STATUE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR OF 2019.
- (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.

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, 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 _____,
202__.

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

APPROVAL OF CITY:

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA ESTATES, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE
RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON THE PLAT OF VERANDA PLAT NO. 2) APPLICABLE TO THE LANDS
BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL
OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 202__.

ATTEST: _____ CITY OF PORT ST. LUCIE

KAREN A. PHILLIPS, CITY CLERK

GREGORY J. ORAVEC, MAYOR

SURVEYOR'S NOTES:

- 1) THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH AND ALL BEARINGS HAVE BEEN REFERENCED TO
THE NORTH LINE OF THE N.W. 1/4 SECTION 35-37-40 BEING N89°35'12"E.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- 3) 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.
- 4) AS PER FLORIDA STATUTES 177, THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 2 PER PLAT
BOOK 68, PAGE 29 OF THE ST. LUCIE COUNTY RECORDS, LYING WITHIN THIS REPLAT, SUCH AS EASEMENTS, TRACTS,
PARCELS AND RIGHTS-OF-WAYS WILL BE VACATED BY VIRTUE OF THIS RE-PLAT.
- 5) 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN
THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO
SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE
WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A
CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE
DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A
PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE,
AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC
SERVICE COMMISSION.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

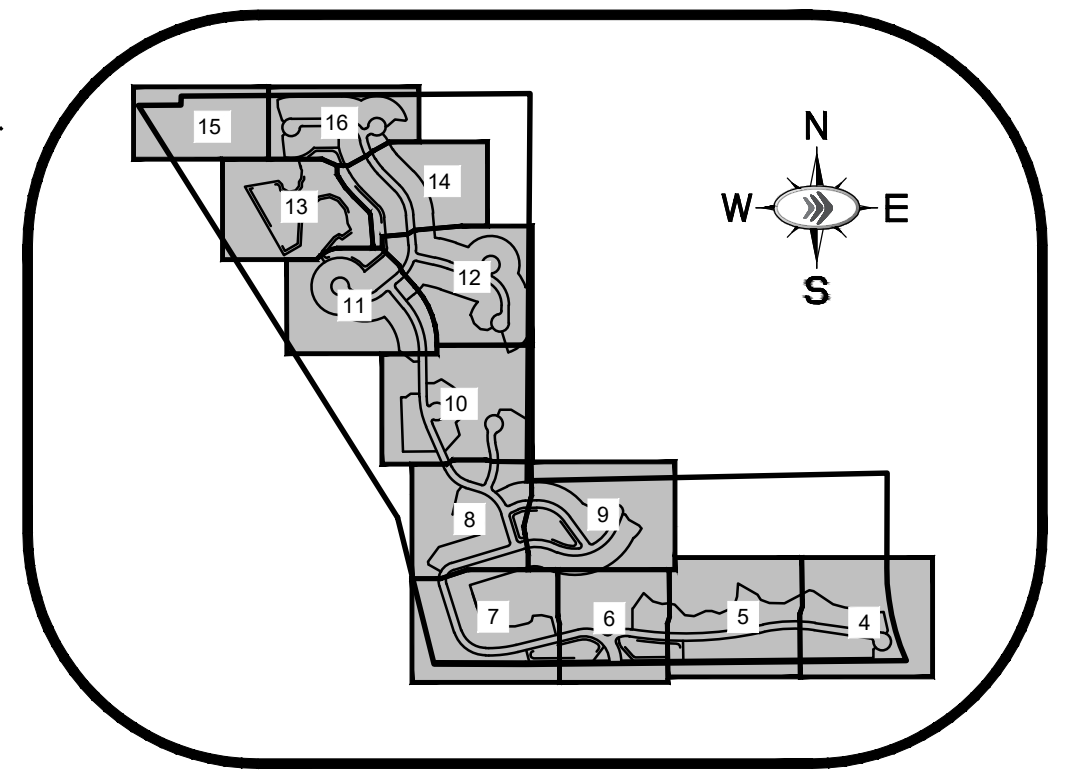
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE
UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT
PERMANENT CONTROL POINTS (P.C.P.'S) 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 _____, 202__.

E. C. DEMETER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5179

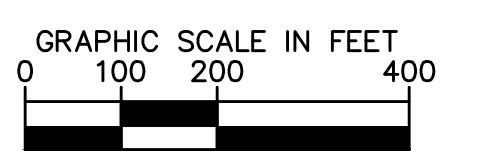
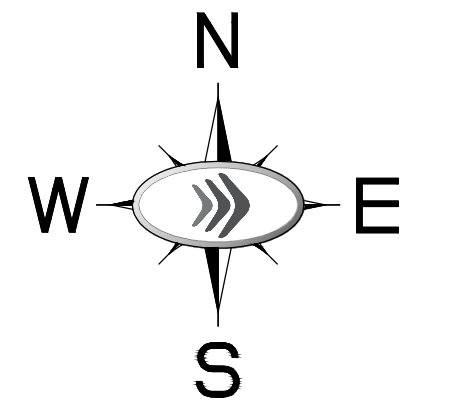
PREPARED IN THE OFFICE OF:
KIMLEY-HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
CERTIFICATION NO. LB 696

VERANDA ESTATES

BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

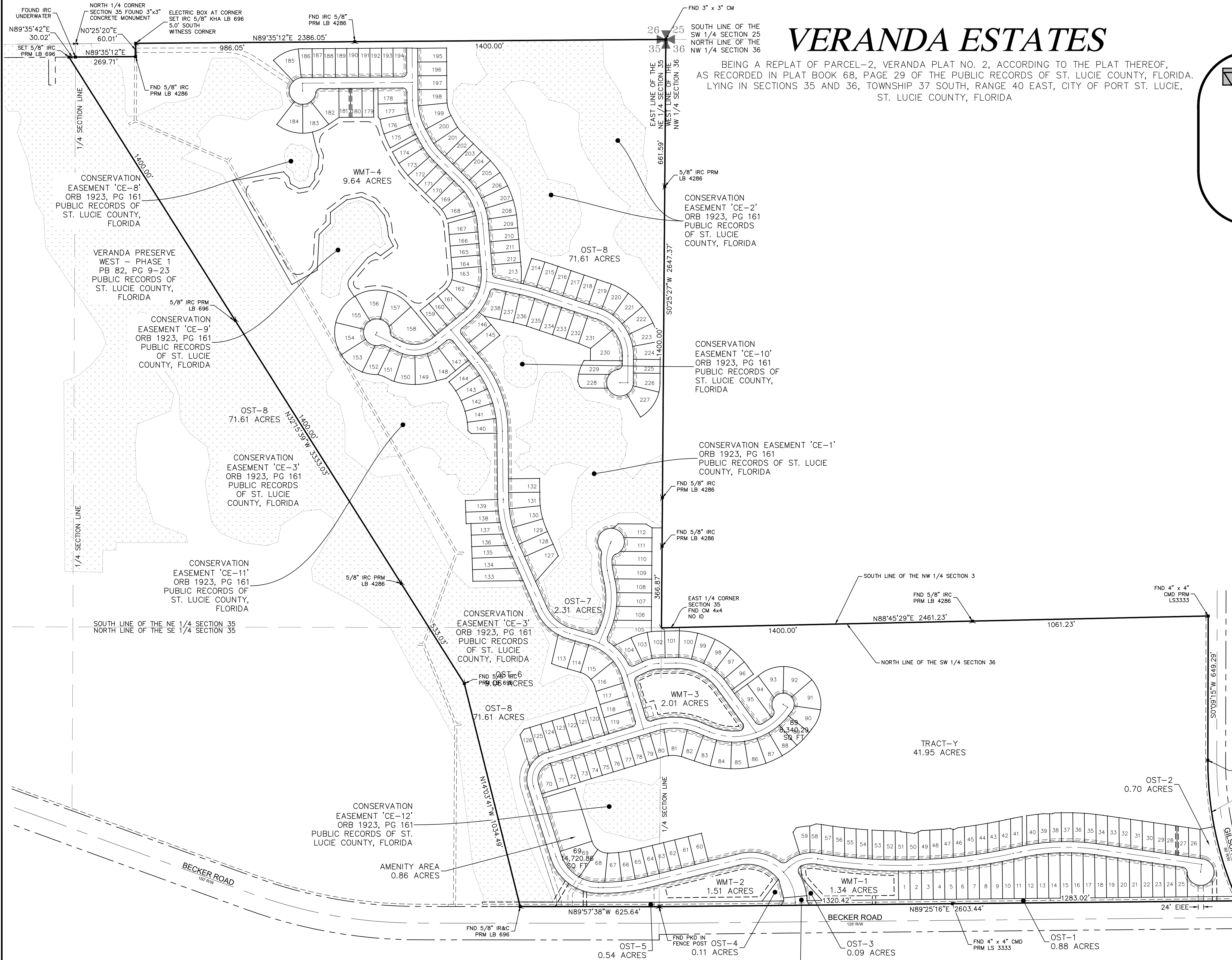


KEY MAP



LEGEND / ABBREVIATIONS

- AC - ACRES
- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS/EGRESS EASEMENT
- IOE - IRRIGATION QUALITY EASEMENT
- IR&C - IRON ROD AND CAP
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- O - LOT/TRACT CORNER
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- PB - PLAT BOOK
- PG - PAGE
- PRM - PERMANENT REFERENCE MONUMENT
- O.R.B. - OFFICIAL RECORD BOOK
- OST - OPEN SPACE TRACT
- PSLUE - PORT ST. LUCIE UTILITY EASEMENT
- R - RADIUS
- (RAD) - RADIAL LINE
- (NR) - NON-RADIAL LINE
- UE - UTILITY EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- WMT - WATER MANAGEMENT TRACT
- - 5/8" IRON ROD W/ CAP STAMPED "KHA LB 696 PRM" OR AS NOTED
- - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 696"
- BOUNDARY LINE
- - - SECTION LINE
- · - RIGHT-OF-WAY LINE
- · - RIGHT-OF-WAY CENTER LINE
- · - LOT LINE
- · - EASEMENT LINE
- · - CONSERVATION EASEMENT LINE



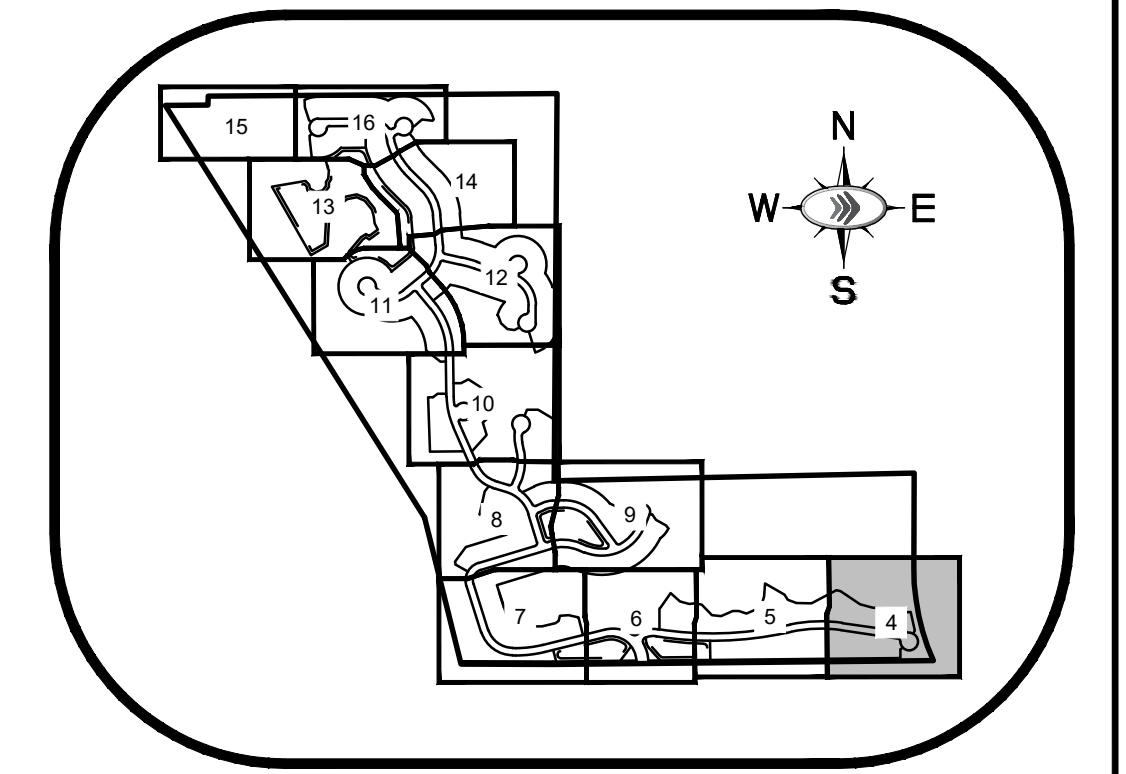
THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

Plotted By: Kendall, Jeff Sheet Set: Veranda Preserve - GreenPointe Layout: 3 PLAT December 10, 2020 04:47:42pm K:\VRB_LDE\Veranda Estates\CAD\PlanSheets\C-150 PRELIMINARY PLAT.dwg

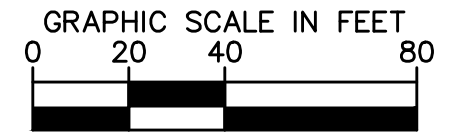
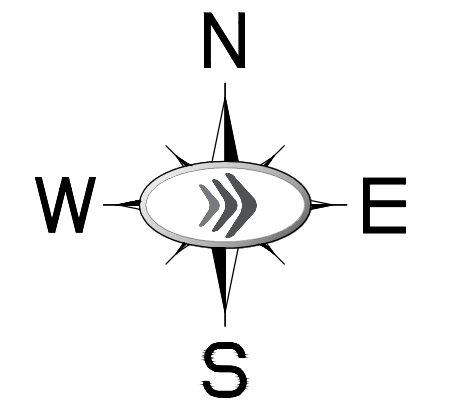
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LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE,
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

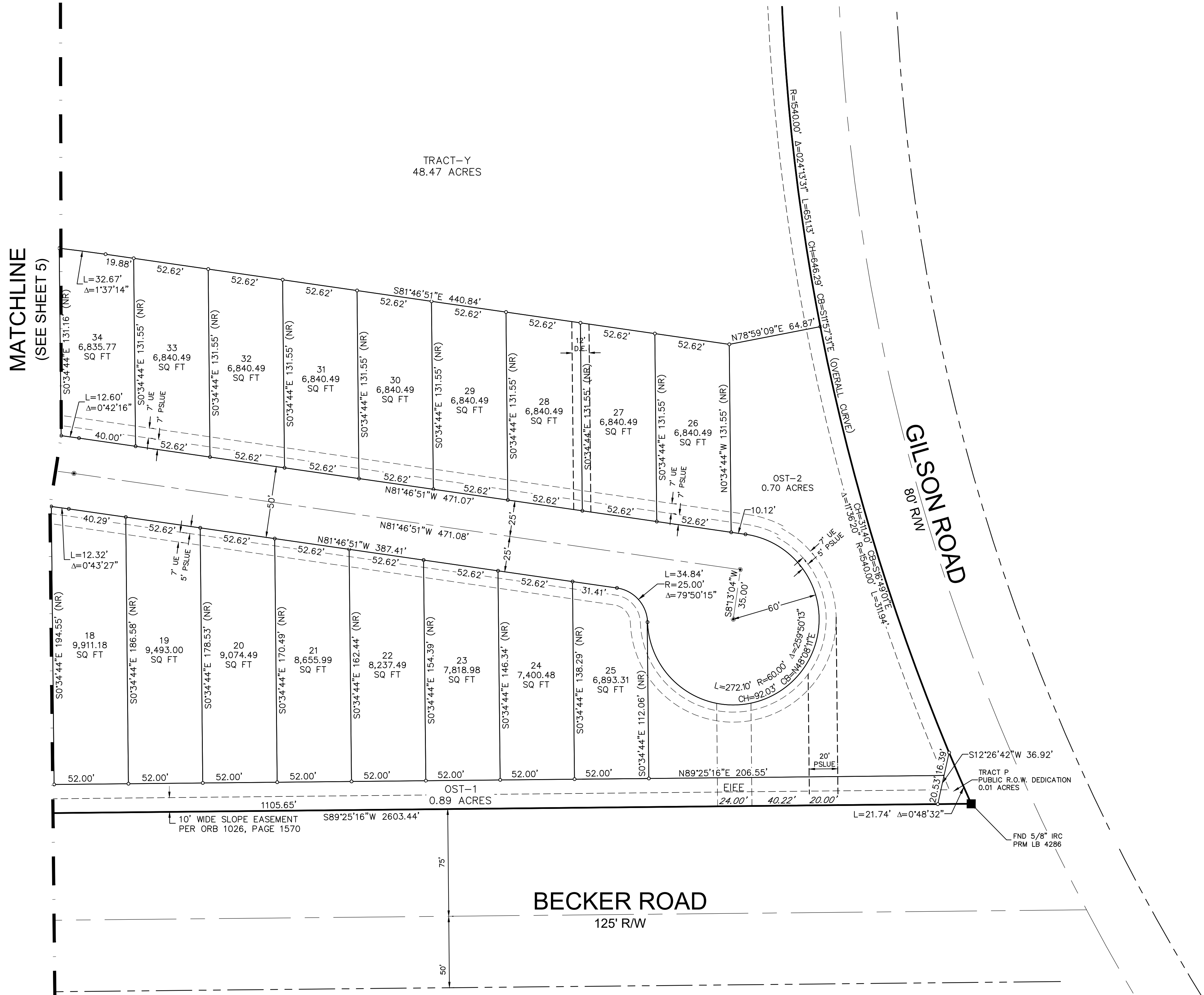


KEY MAP



LEGEND / ABBREVIATIONS

- AC - ACRES
- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS/EGRESS EASEMENT
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- - - RIGHT-OF-WAY LINE
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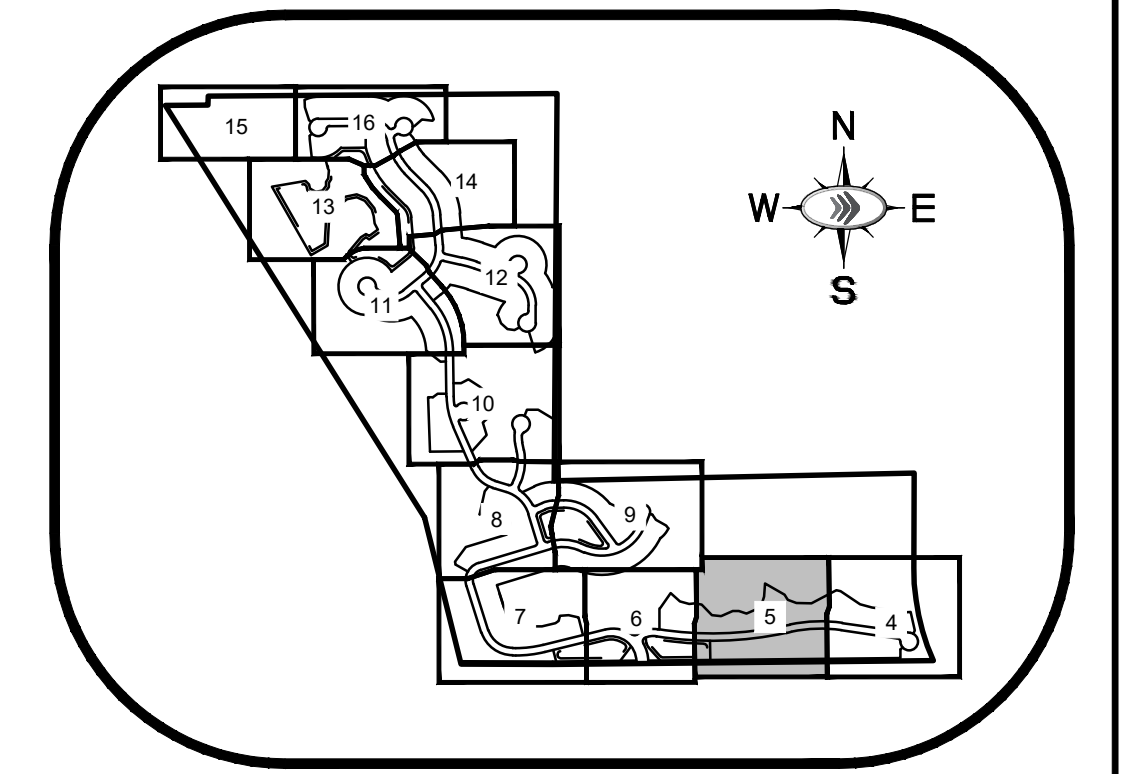
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THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

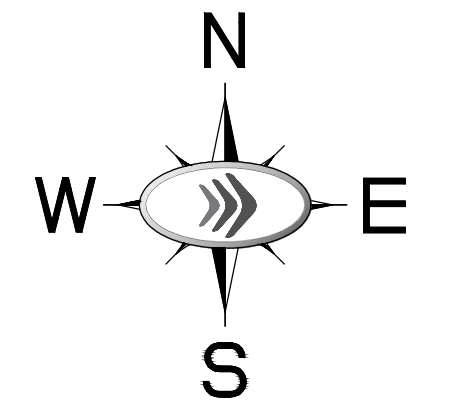
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PAGE _____



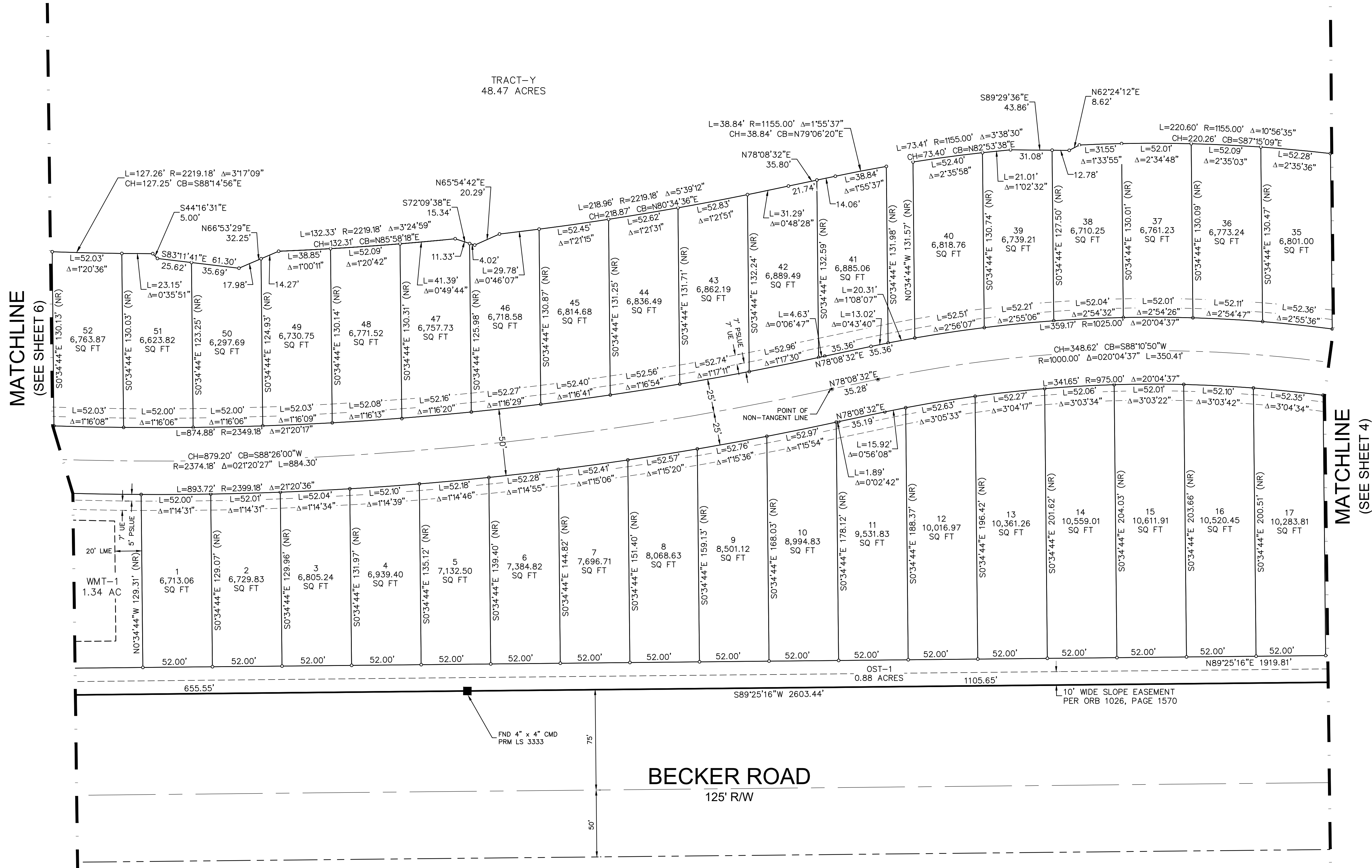
KEY MAP



GRAPHIC SCALE IN FEET
0 20 40 80

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MATCHLINE
(SEE SHEET 6)

MATCHLINE
(SEE SHEET 4)

BECKER ROAD
125' R/W

THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

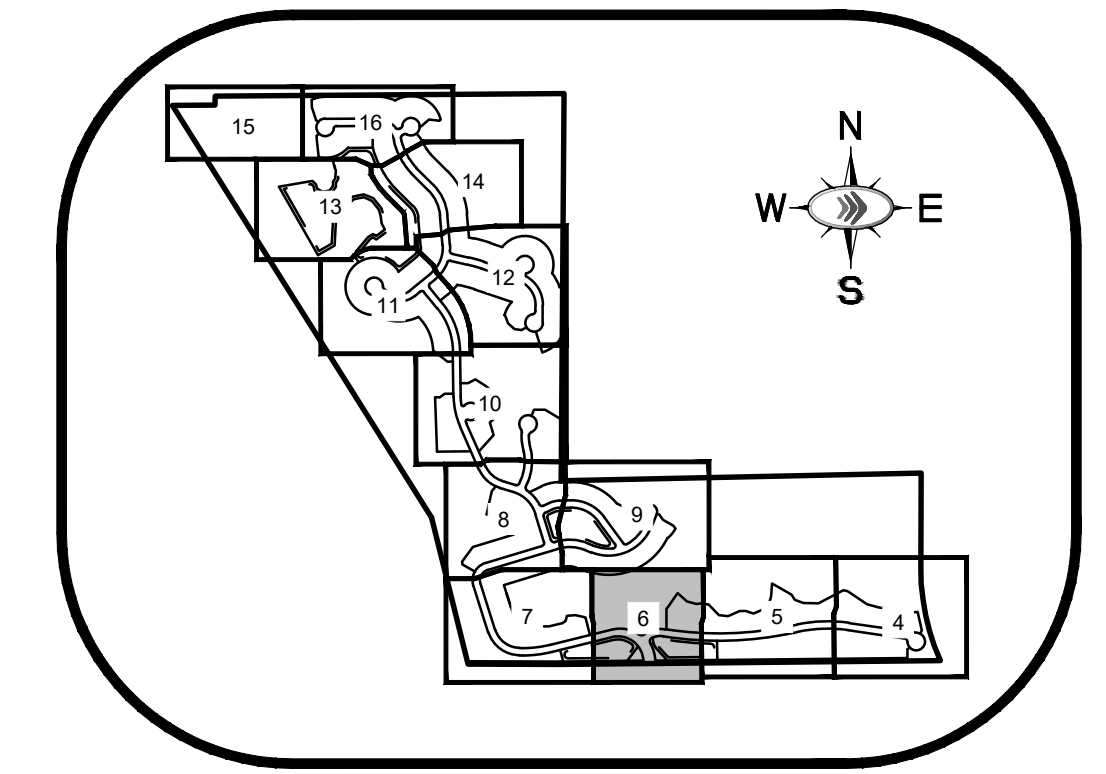
CITY OF PORT ST. LUCIE
PROJECT NO. P20-221
PSLUSD PROJECT NO. 11-824-06 SHEET 5 OF 16

Plotted By: Kendall, Jeff Sheet Set: Veranda Preserve - GreenPointe Layout: 5 PLAT December 10, 2020 04:47:49pm K:\VRB_LDE\Veranda Estates\CAD\PlanSheets\C-150 PRELIMINARY PLAT.dwg

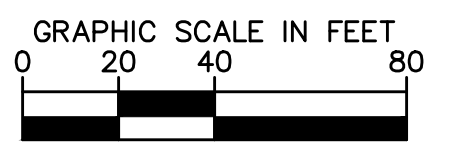
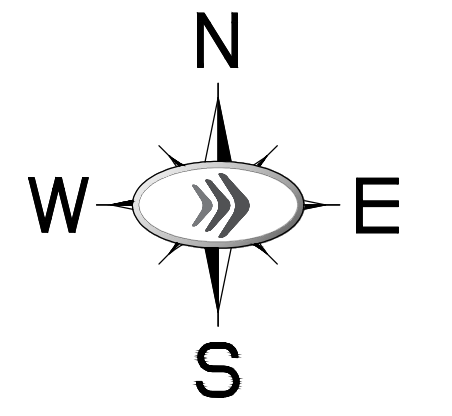
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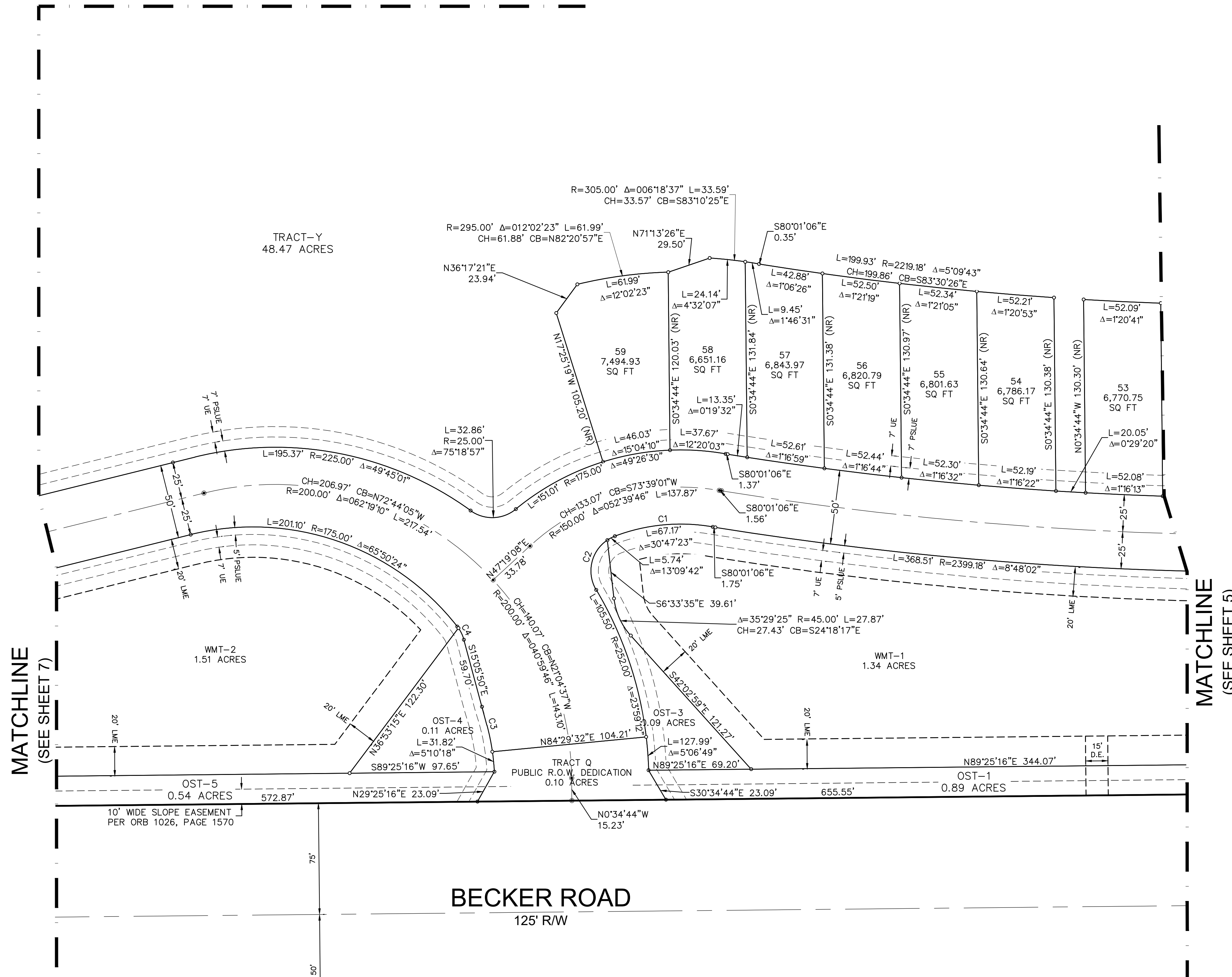
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MATCHLINE
(SEE SHEET 9)



MATCHLINE
(SEE SHEET 7)

MATCHLINE
(SEE SHEET 5)

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	125.00'	67.17'	N84°35'12"E	66.37'	30°47'23"
C2	25.00'	43.61'	N19°12'50"E	38.29'	99°57'22"
C3	150.00'	18.28'	S11°36'22"E	18.27'	6°58'56"
C4	25.00'	10.02'	S26°34'33"E	9.95'	22°57'25"

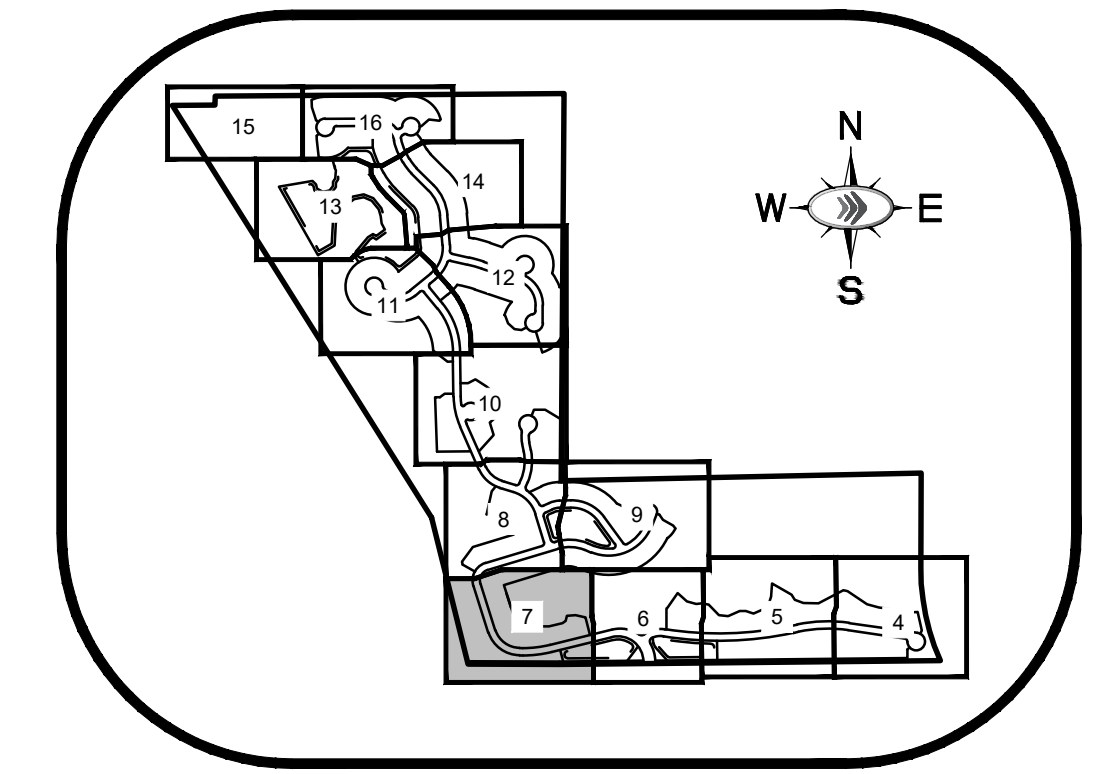
THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

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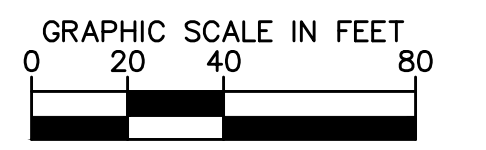
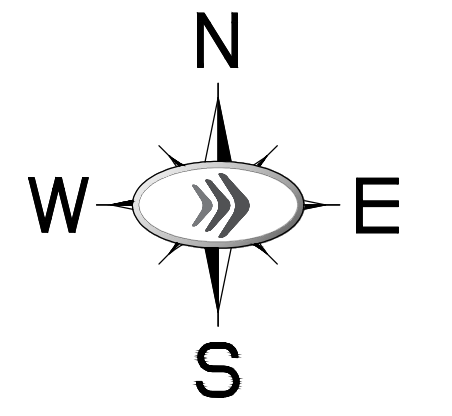
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KEY MAP



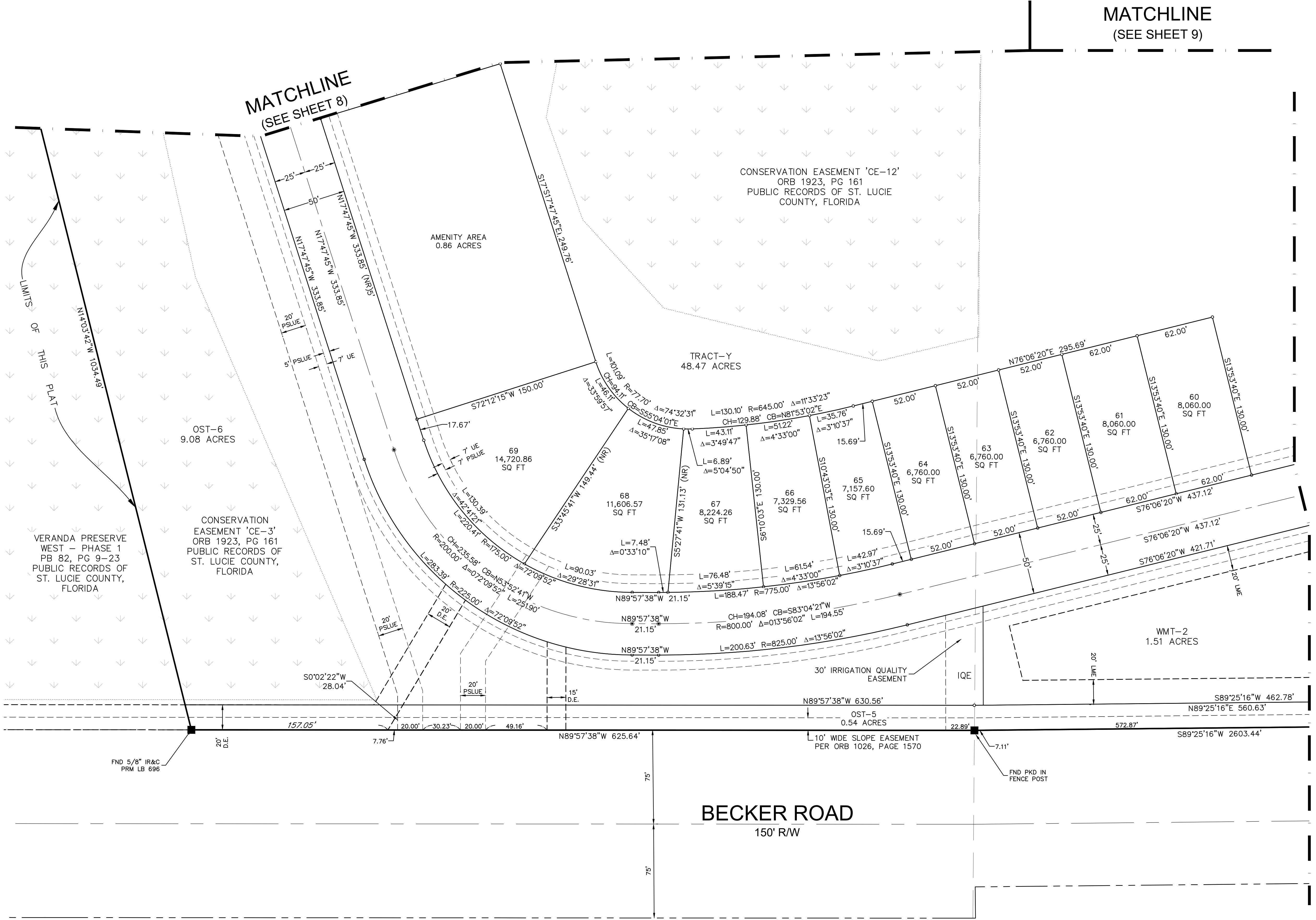
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MATCHLINE
(SEE SHEET 9)

MATCHLINE
(SEE SHEET 8)

MATCHLINE
(SEE SHEET 6)



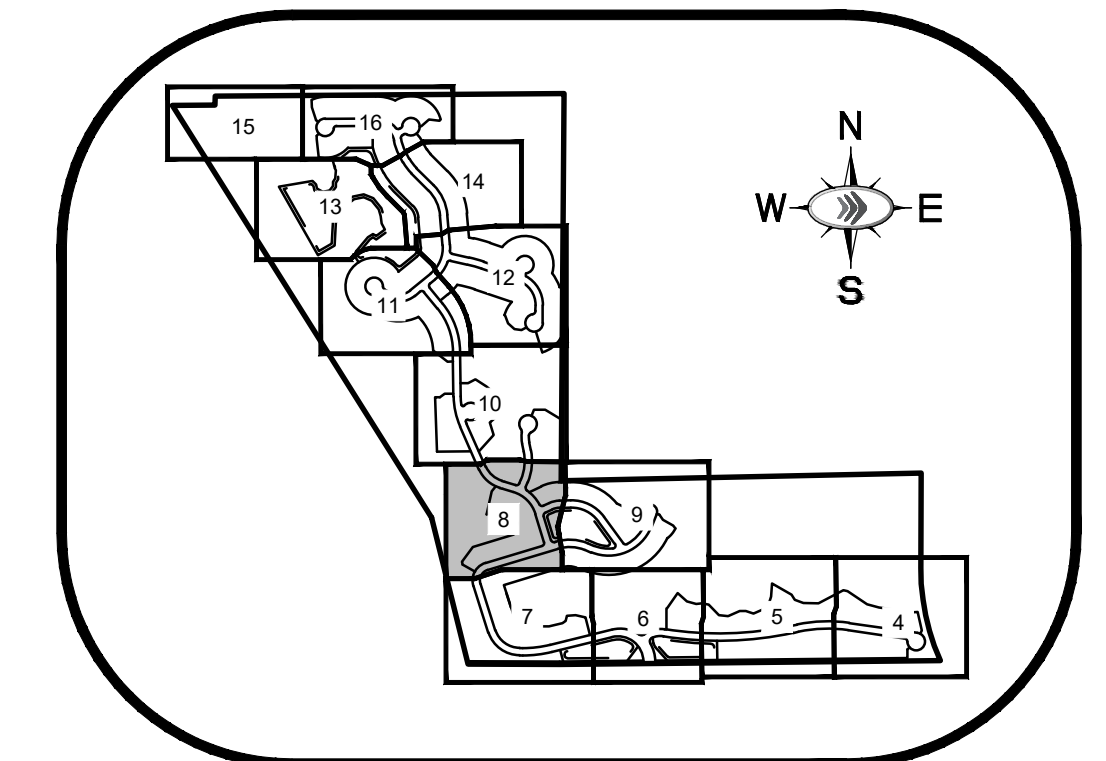
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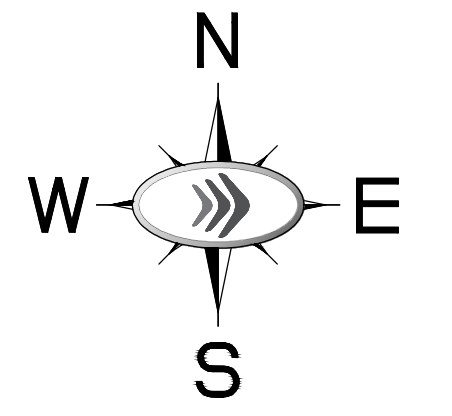
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PLAT BOOK _____
PAGE _____



KEY MAP



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CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C5	150.00'	62.71'	S76°46'54"W	62.25'	23°57'09"
C6	175.00'	73.16'	S76°46'54"W	72.63'	23°57'09"
C7	125.00'	52.26'	N76°46'54"E	51.88'	23°57'09"
C10	250.00'	44.09'	N68°41'44"W	44.04'	10°06'19"
C11	275.00'	3.80'	N73°21'08"W	3.80'	0°47'30"

MATCHLINE
(SEE SHEET 10)

MATCHLINE
(SEE SHEET 9)

MATCHLINE
(SEE SHEET 7)

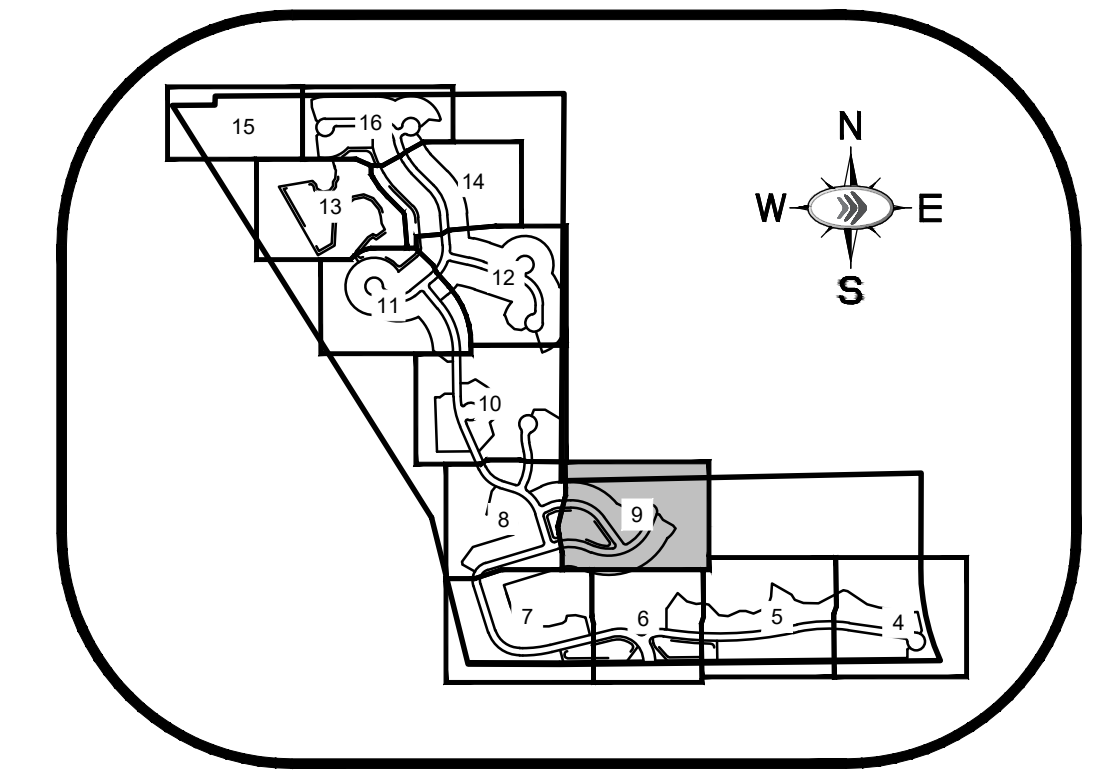
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CERTIFICATE OF AUTHORIZATION NO. LB 696

Plotted By: Kendall, Jeff Sheet Set: Veranda Preserve - GreenPointe Layout: 8 PLAT December 10, 2020 04:48:00pm K:\VRB_LDE\Veranda Estates\CAD\PlanSheets\C-150 PRELIMINARY PLAT.dwg

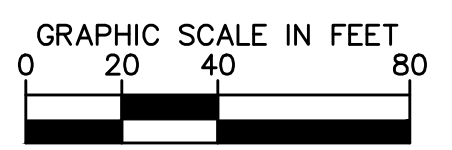
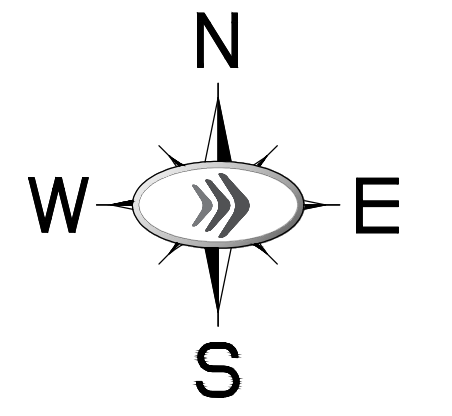
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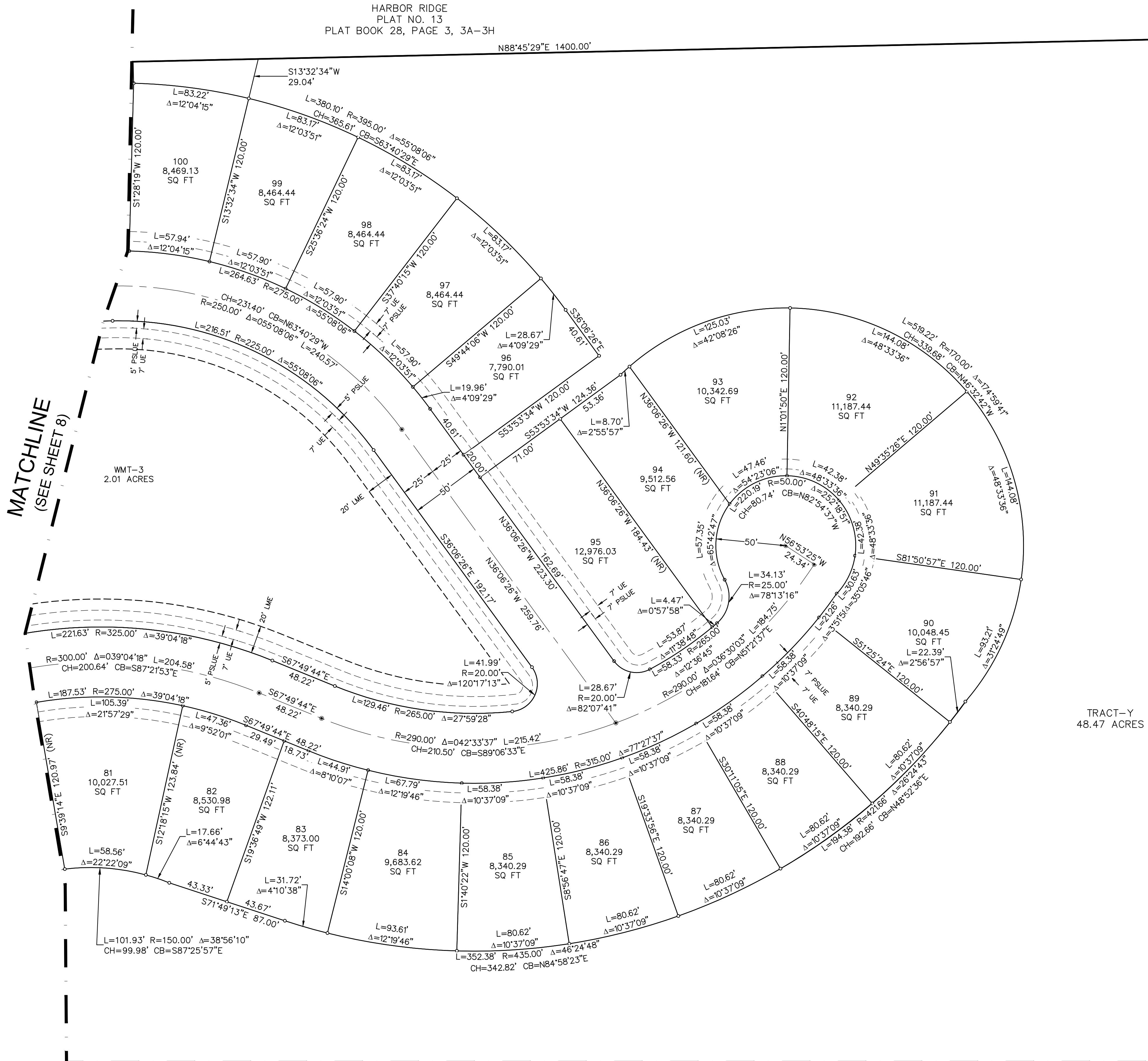


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HARBOR RIDGE
PLAT NO. 13
PLAT BOOK 28, PAGE 3, 3A-3H

N88°45'29"E 1400.00'



MATCHLINE
(SEE SHEET 8)

MATCHLINE
(SEE SHEET 7)

MATCHLINE
(SEE SHEET 6)

THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
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CERTIFICATE OF AUTHORIZATION NO. LB 696

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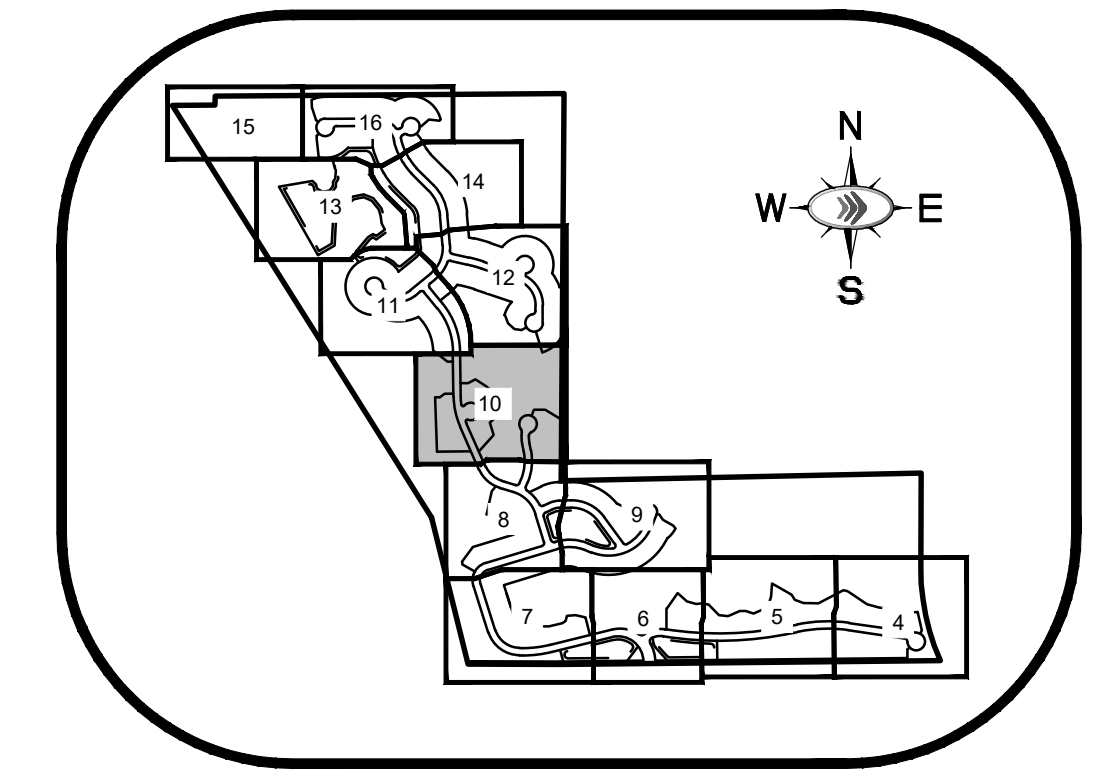
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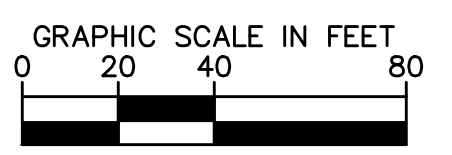
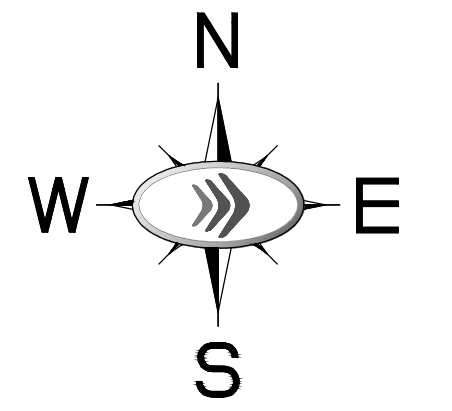
PLAT BOOK _____
PAGE _____

MATCHLINE
(SEE SHEET 12)

MATCHLINE
(SEE SHEET 11)



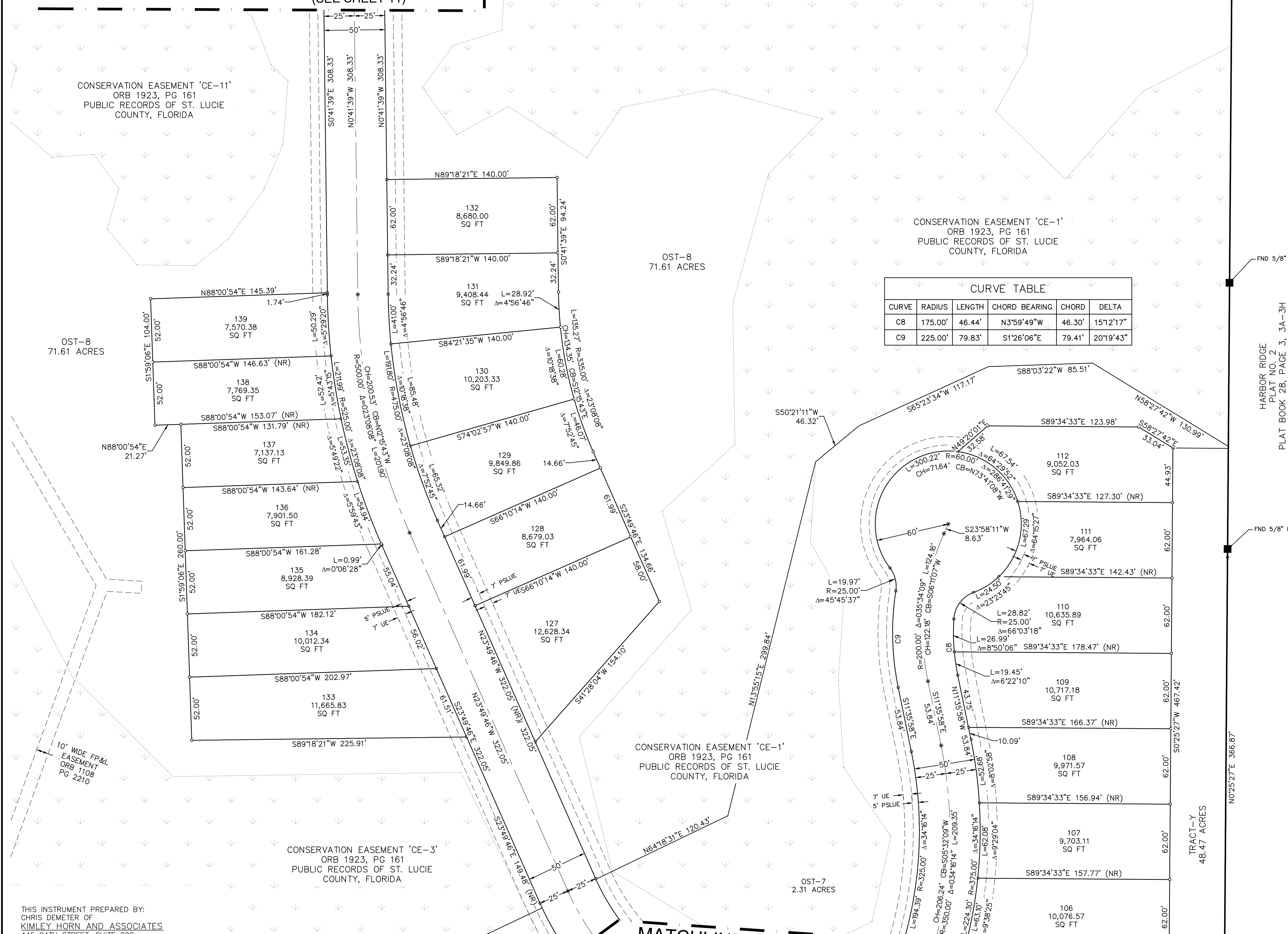
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
CB	175.00'	46.44'	N3°59'49"W	46.30'	15°12'17"
C9	225.00'	79.83'	S1°26'06"E	79.41'	20°19'43"



FND 5/8" IRC PRM LB 4286

FND 5/8" IRC PRM LB 4286

N0°25'27"E 366.87'

TRACT-Y
48.47 ACRES

HARBOR RIDGE
PLAT NO. 2
PLAT BOOK 28, PAGE 3, 3A-3H

THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
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CERTIFICATE OF AUTHORIZATION NO. LB 696

MATCHLINE
(SEE SHEET 8)

CITY OF PORT ST. LUCIE
PROJECT NO. P20-221
PSLUSD PROJECT NO. 11-824-06
SHEET 10 OF 16

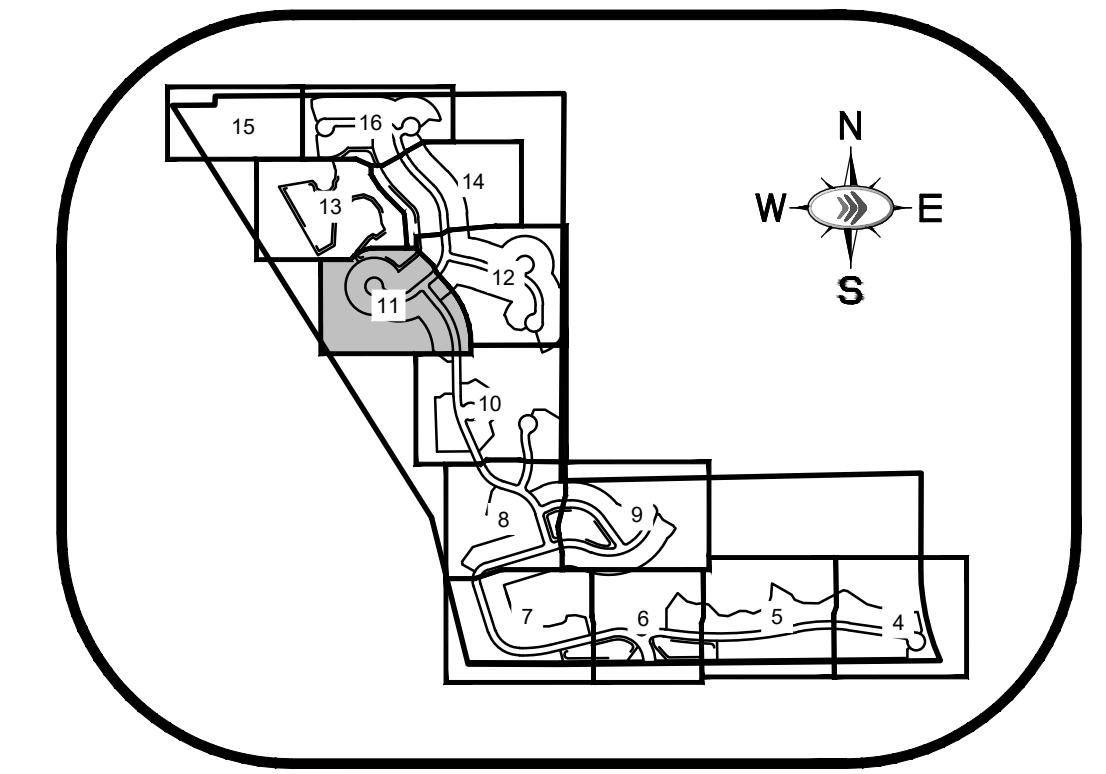
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VERANDA ESTATES

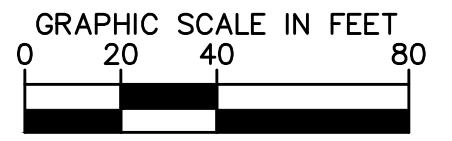
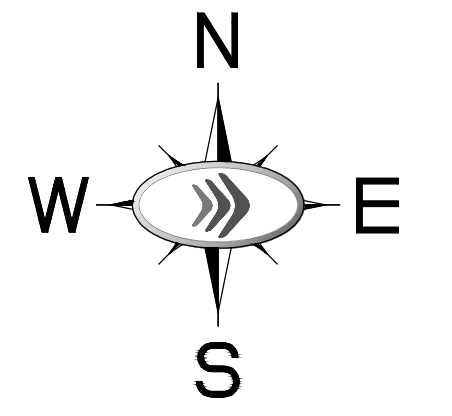
BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF,
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ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

MATCHLINE
(SEE SHEET 13)



KEY MAP

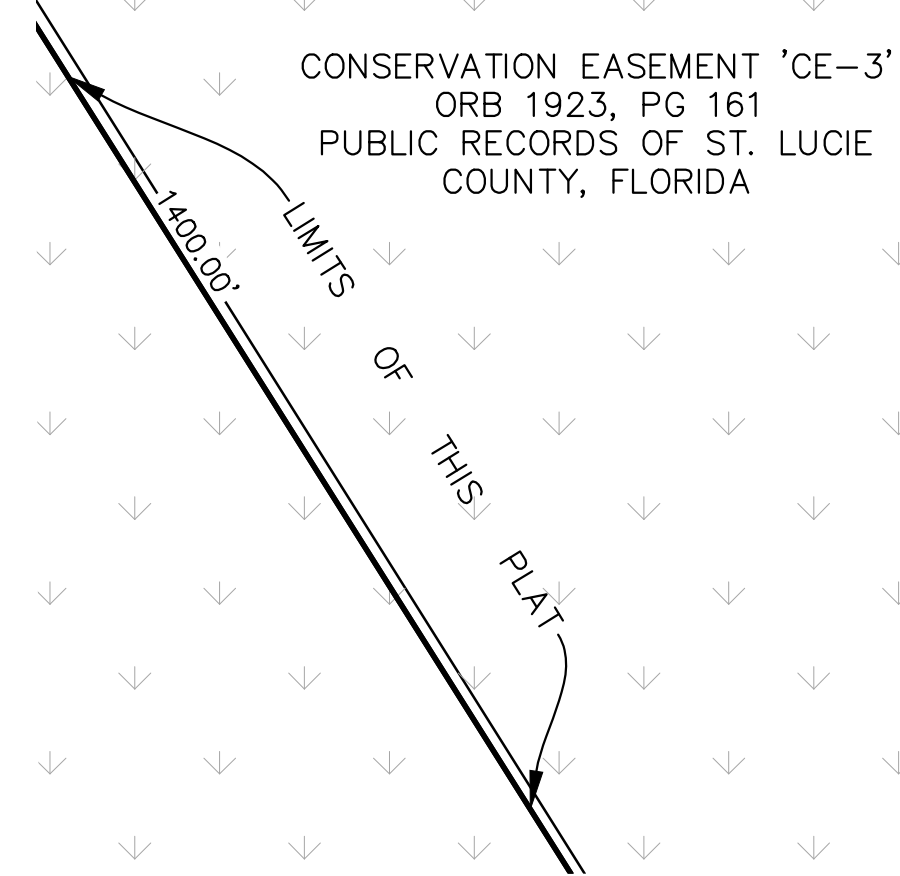
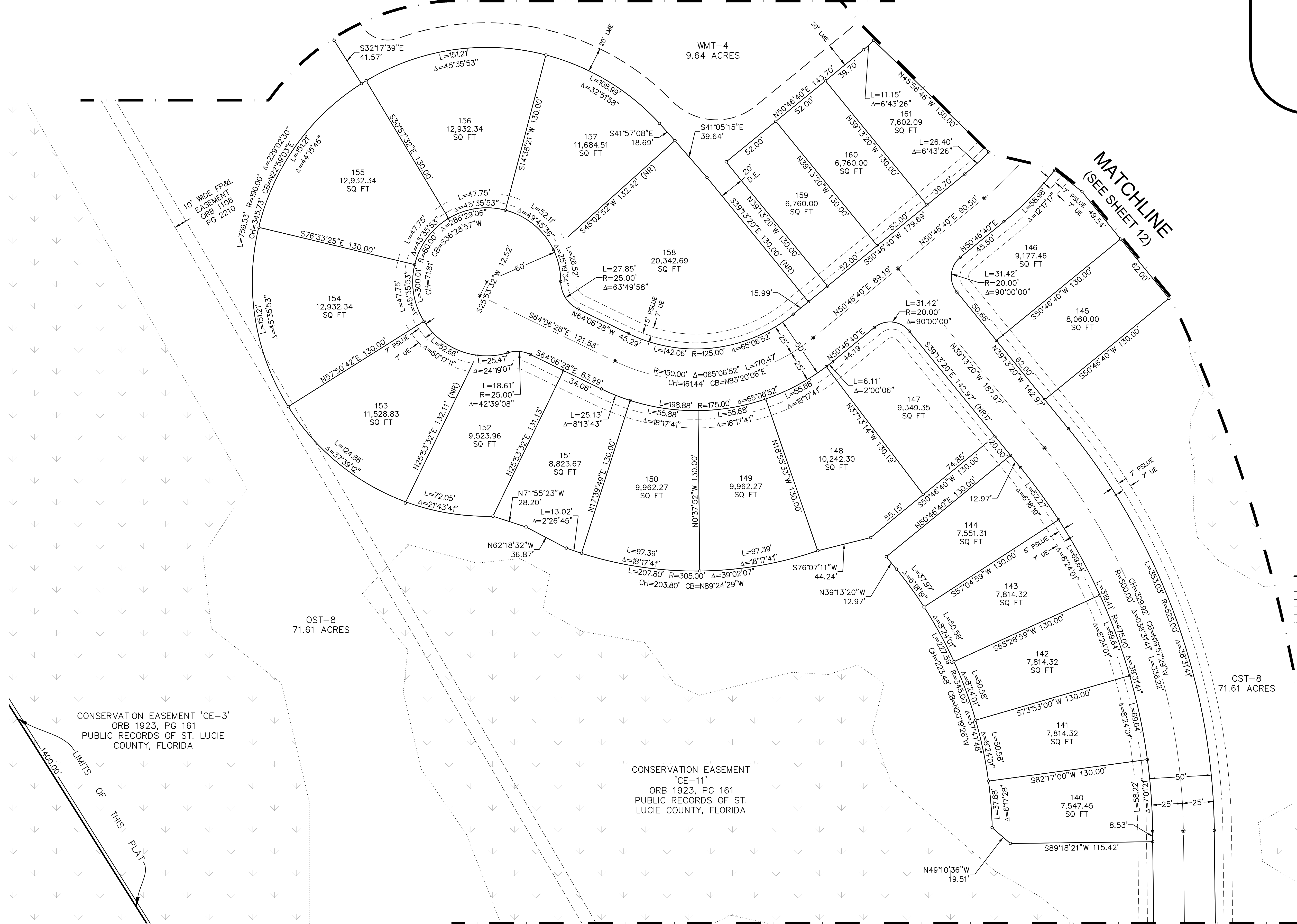


LEGEND / ABBREVIATIONS

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- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - RIGHT-OF-WAY CENTER LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - CONSERVATION EASEMENT LINE

MATCHLINE
(SEE SHEET 12)

MATCHLINE
(SEE SHEET 10)



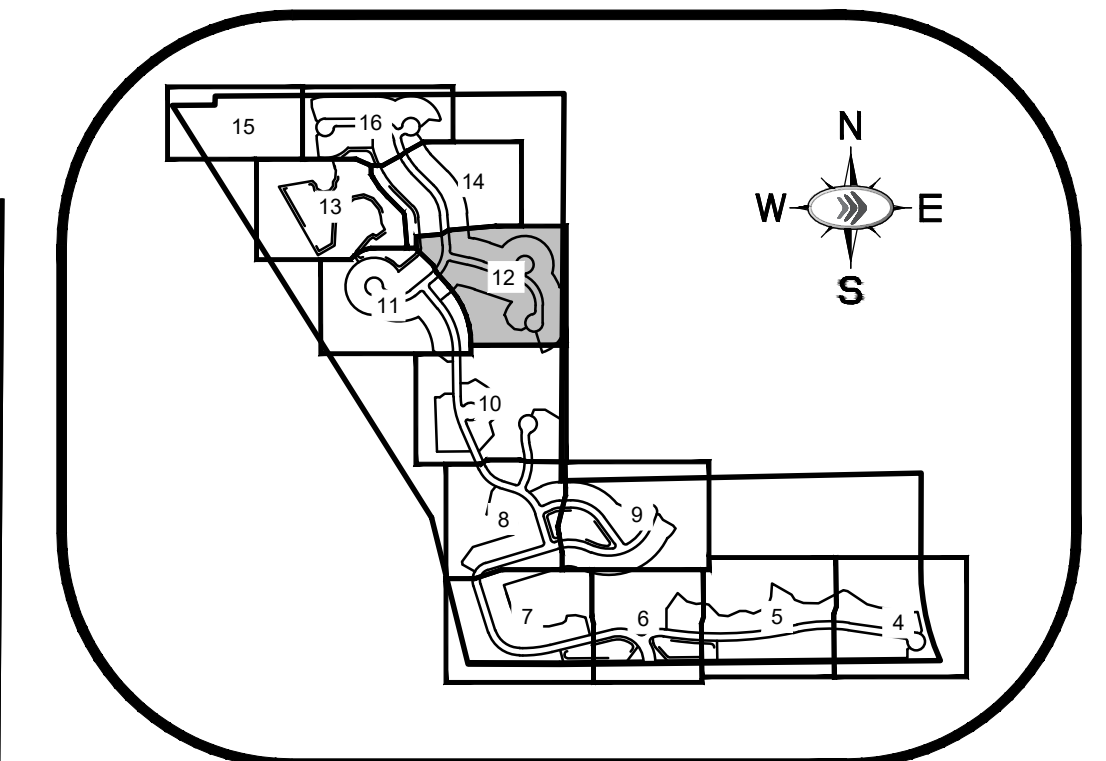
THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

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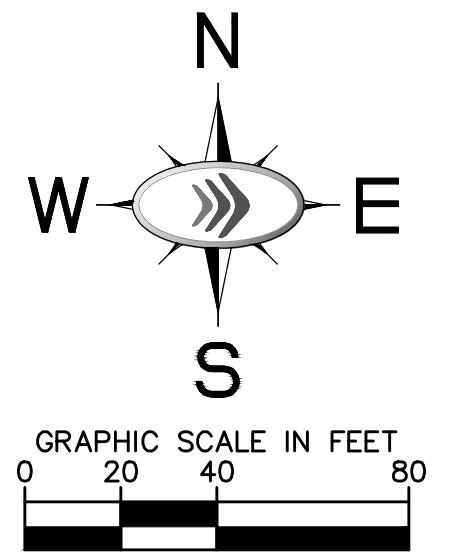
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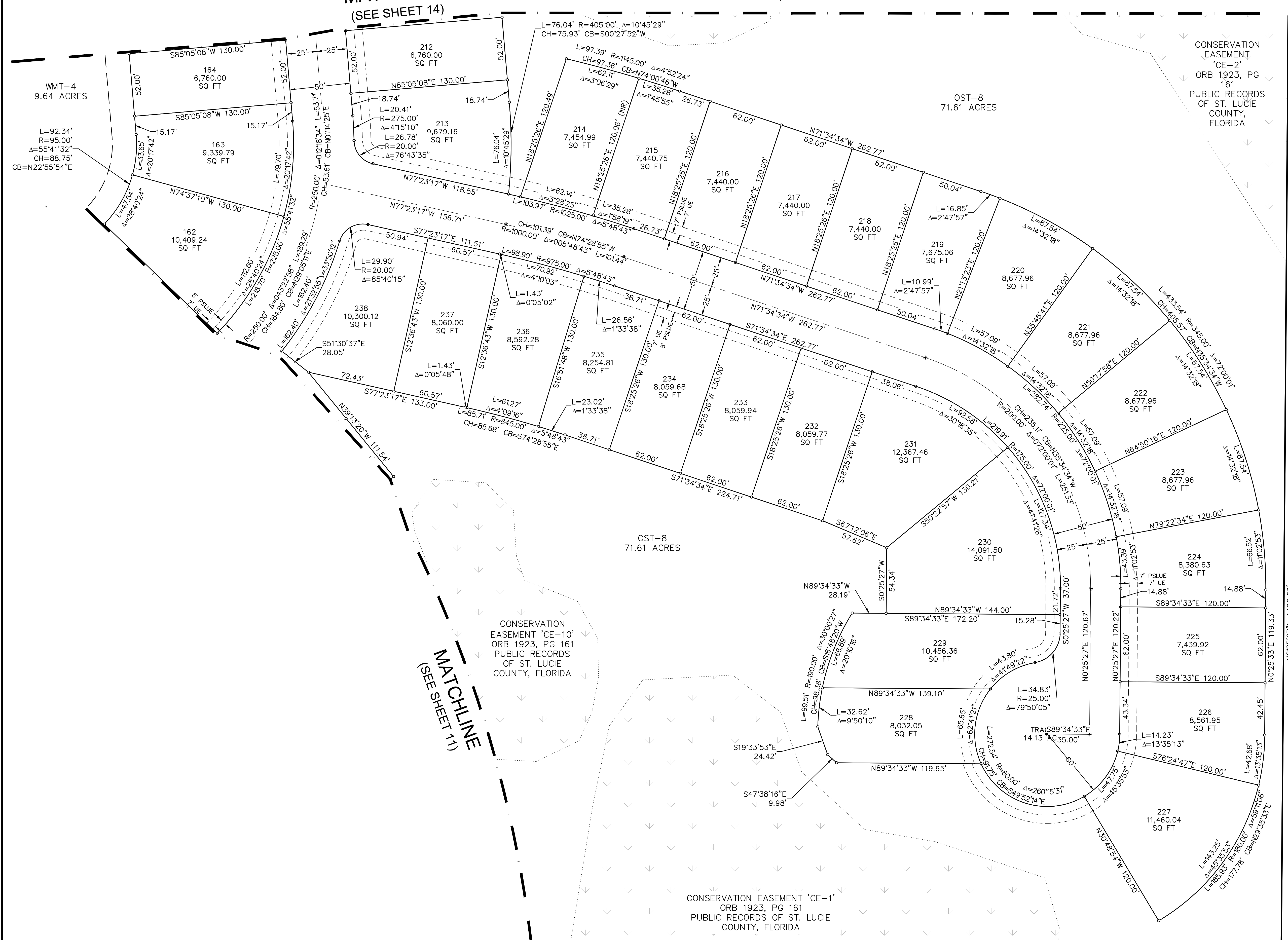
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HARBOR RIDGE
PLAT NO. 2
PLAT BOOK 28, PAGE 3, 3A-3H



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CERTIFICATE OF AUTHORIZATION NO. LB 696

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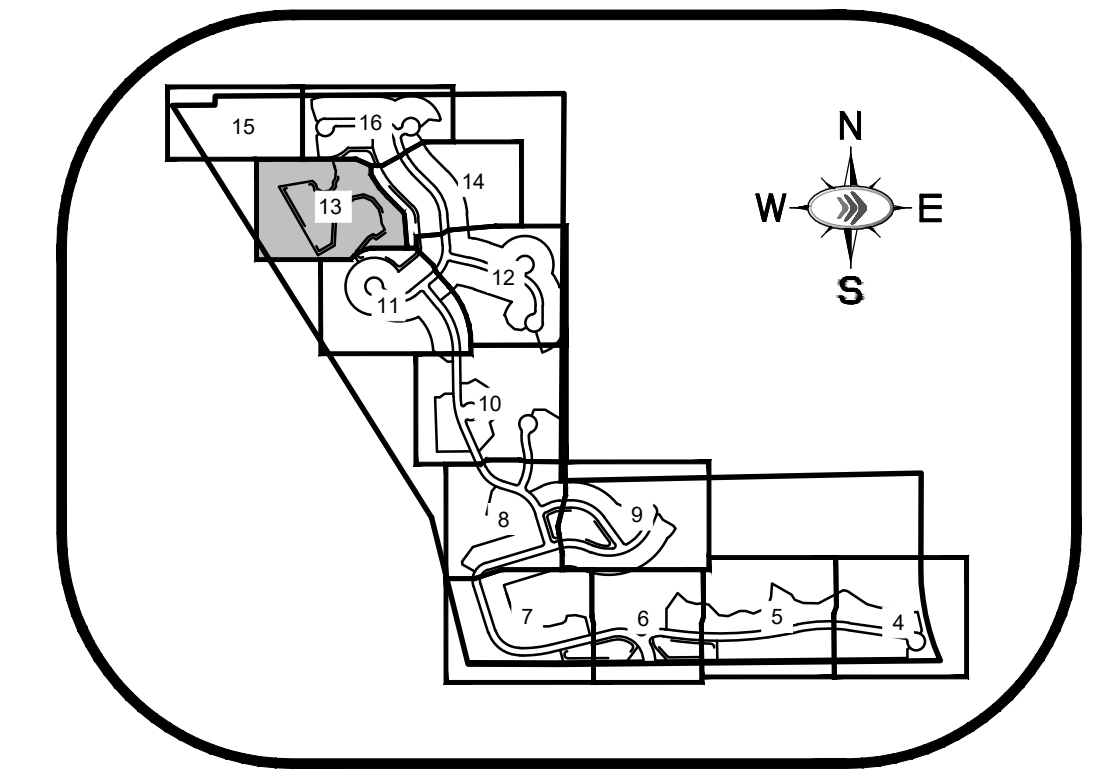
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PAGE _____

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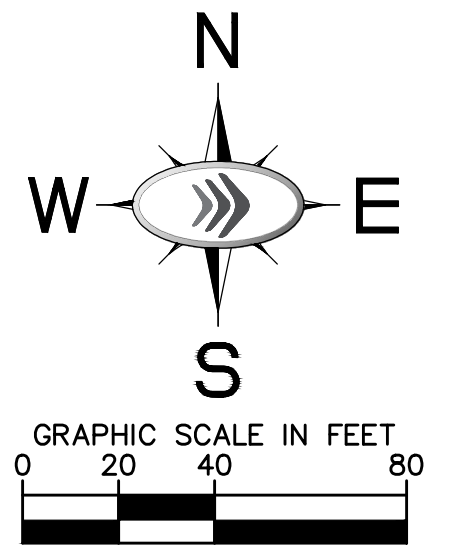
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MATCHLINE
(SEE SHEET 14)

MATCHLINE
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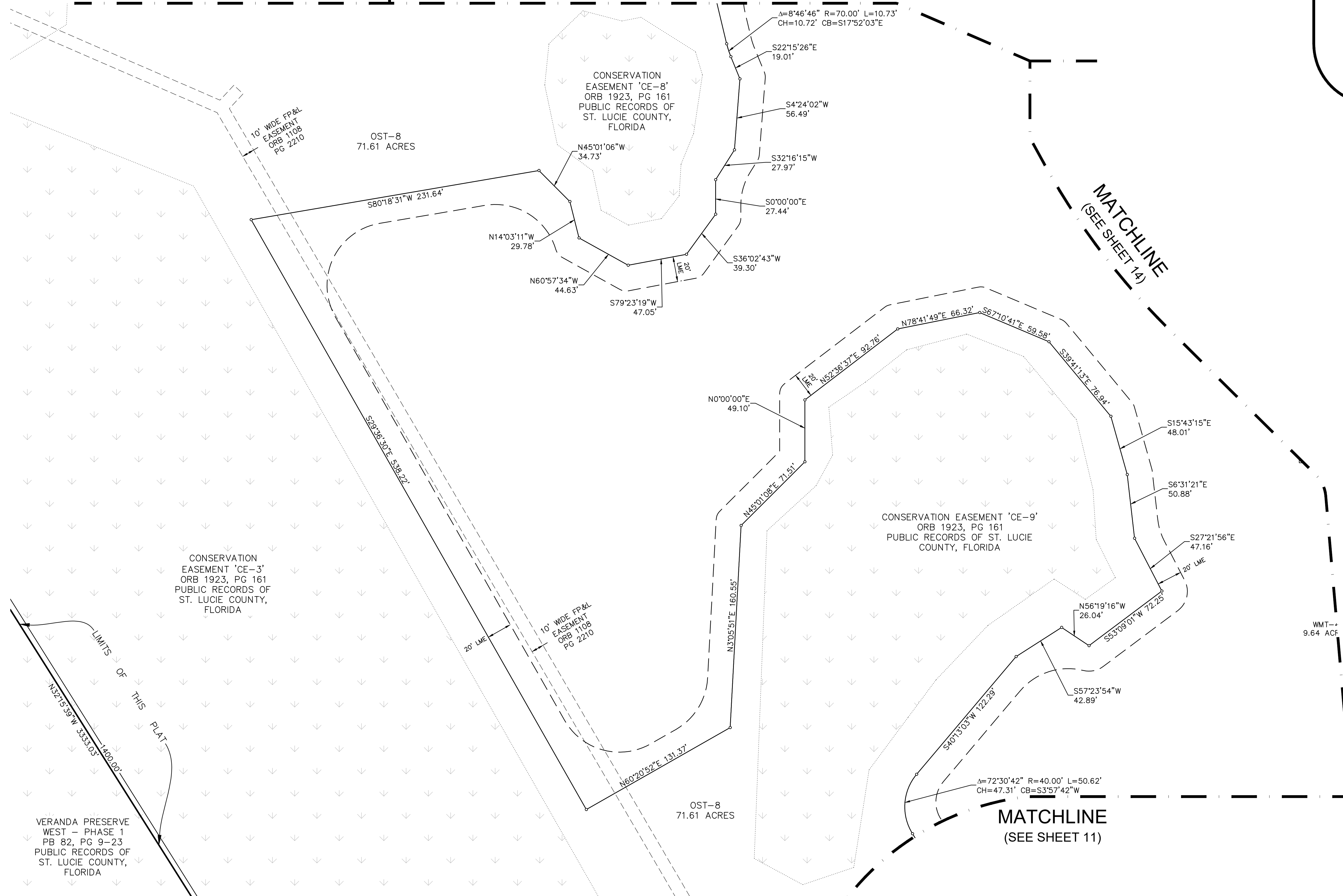


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VERANDA PRESERVE
WEST - PHASE 1
PB 82, PG 9-23
PUBLIC RECORDS OF
ST. LUCIE COUNTY,
FLORIDA

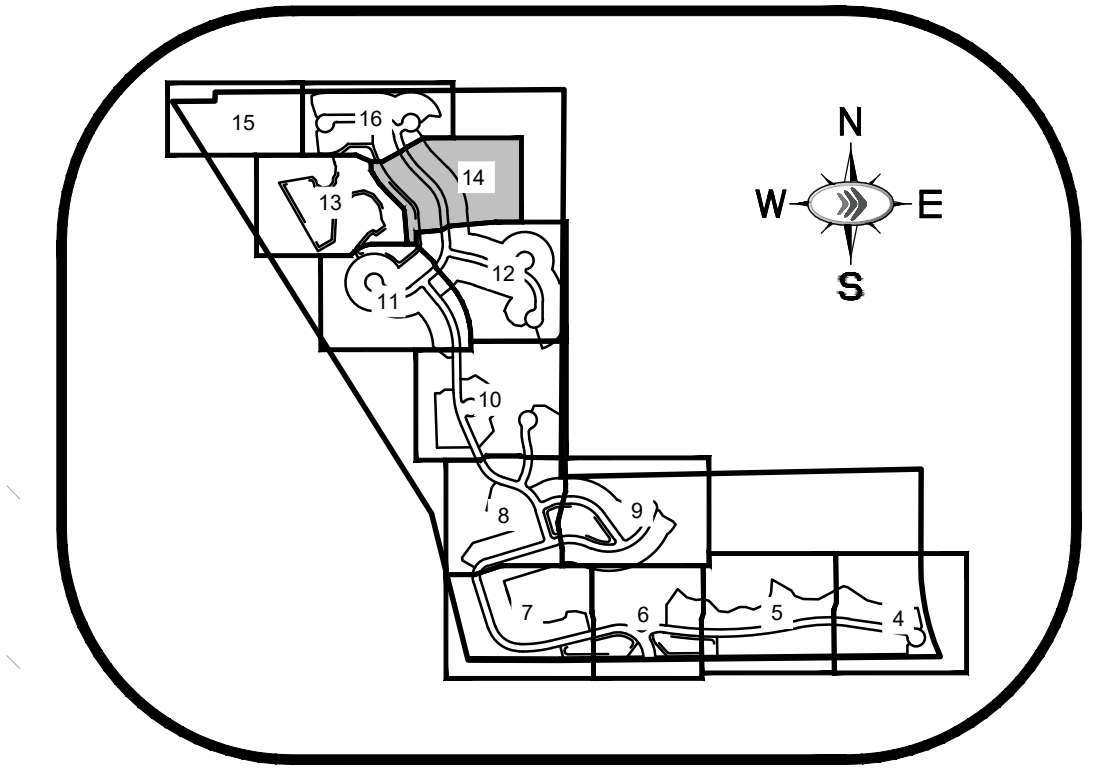
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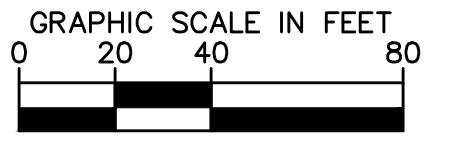
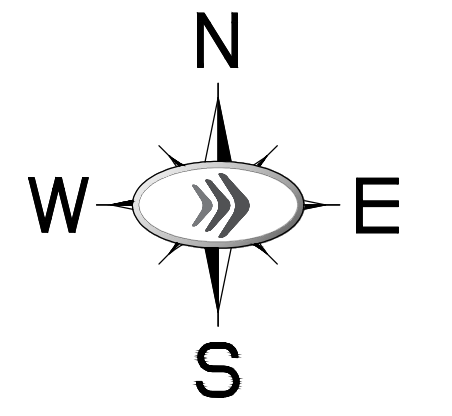
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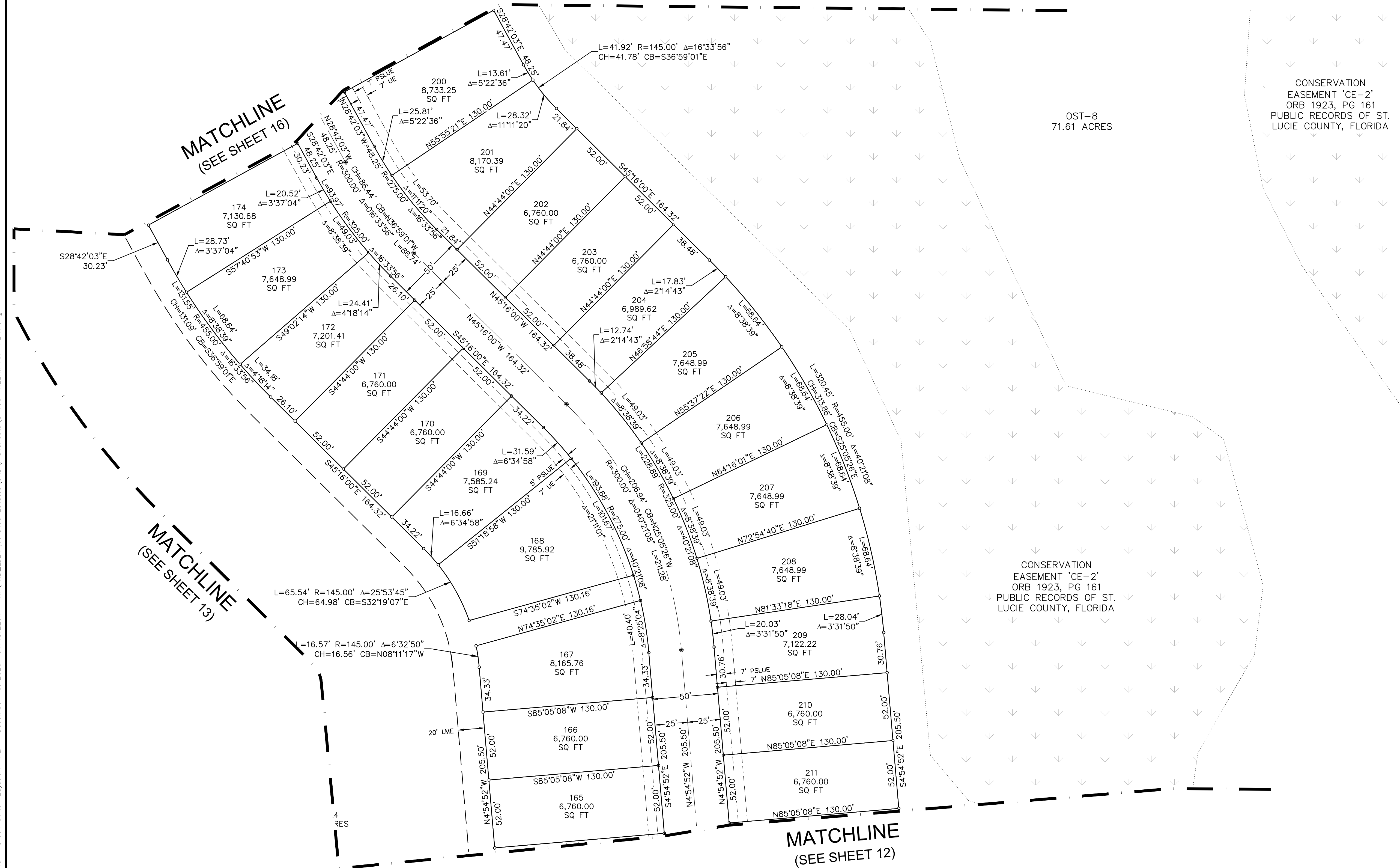


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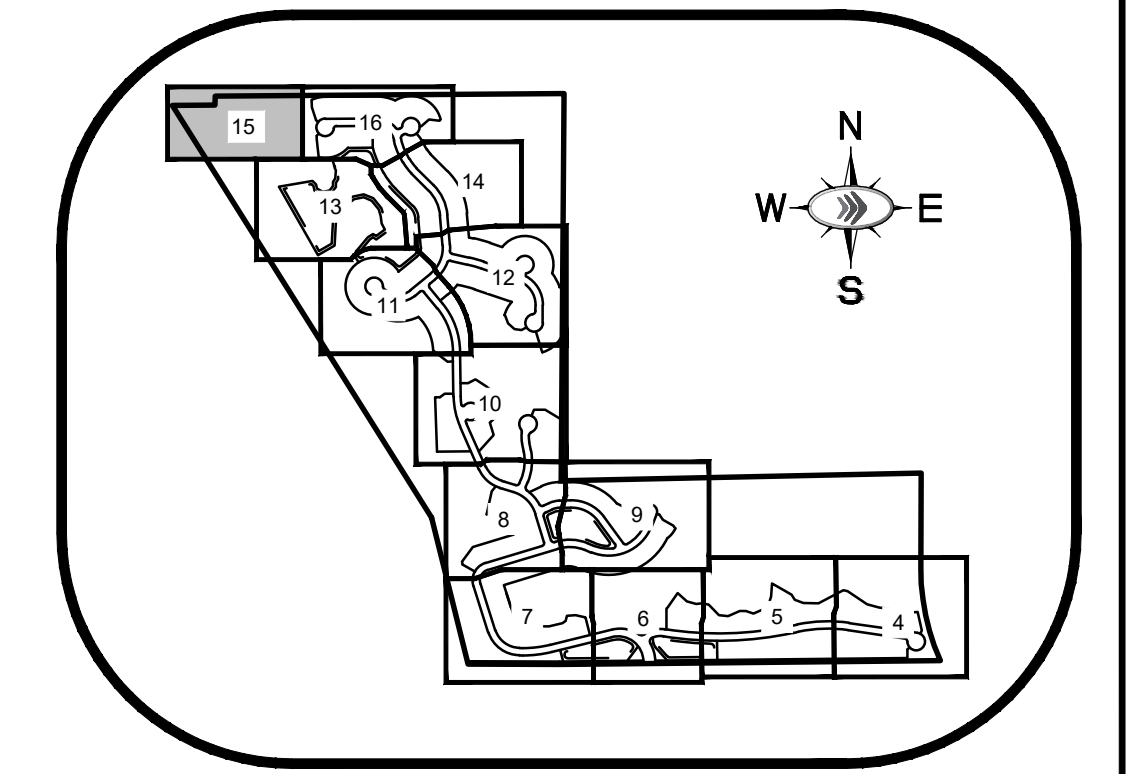
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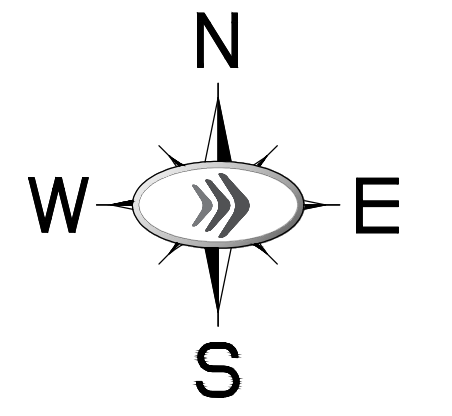
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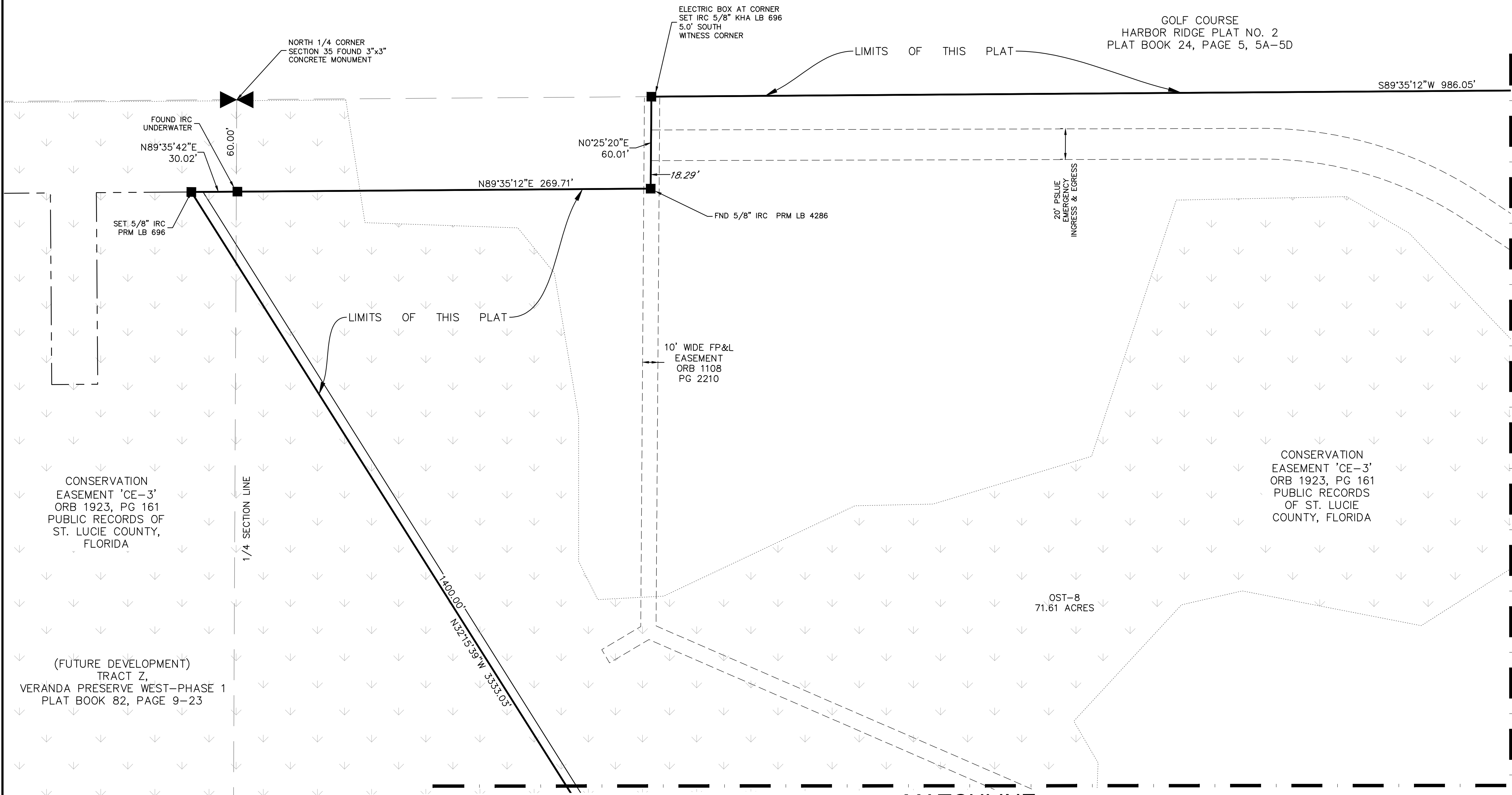


GRAPHIC SCALE IN FEET
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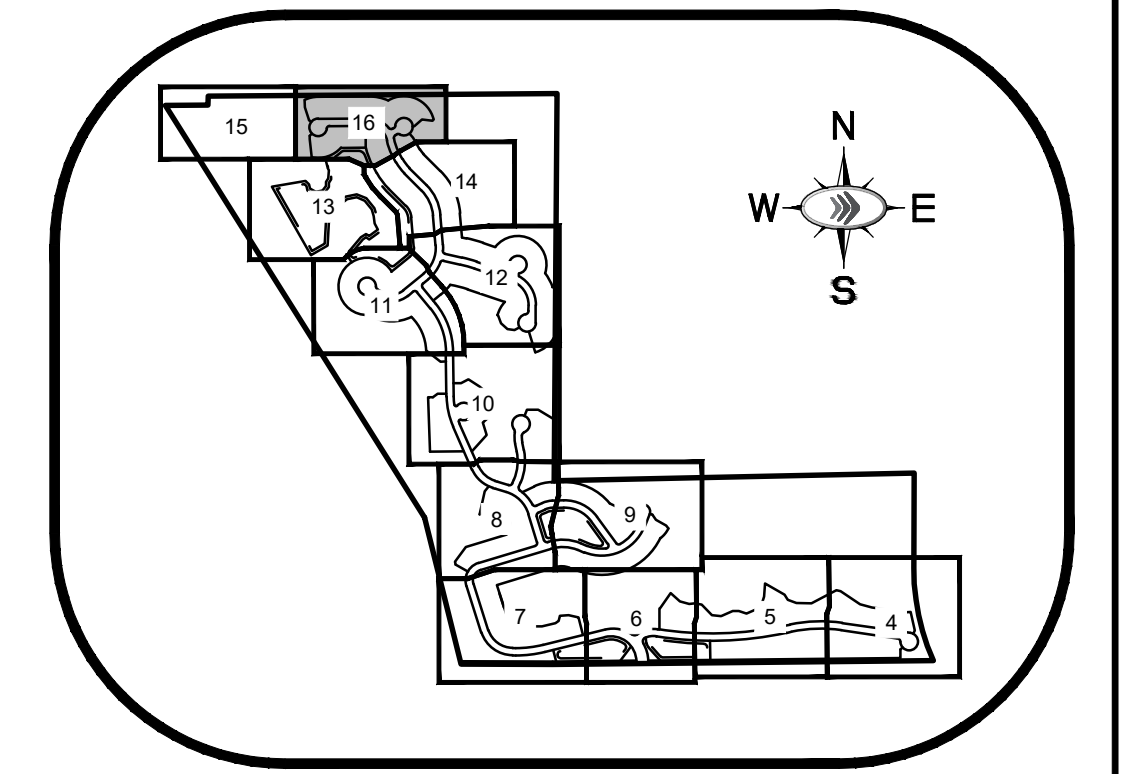
MATCHLINE
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VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

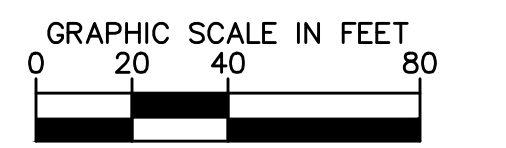
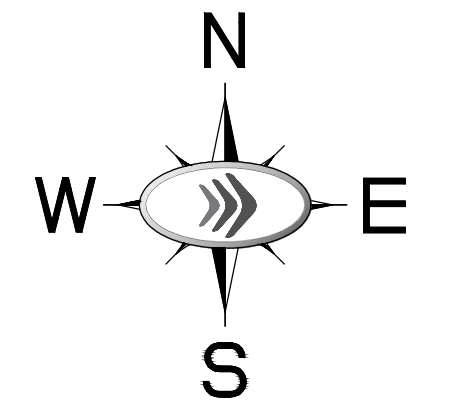
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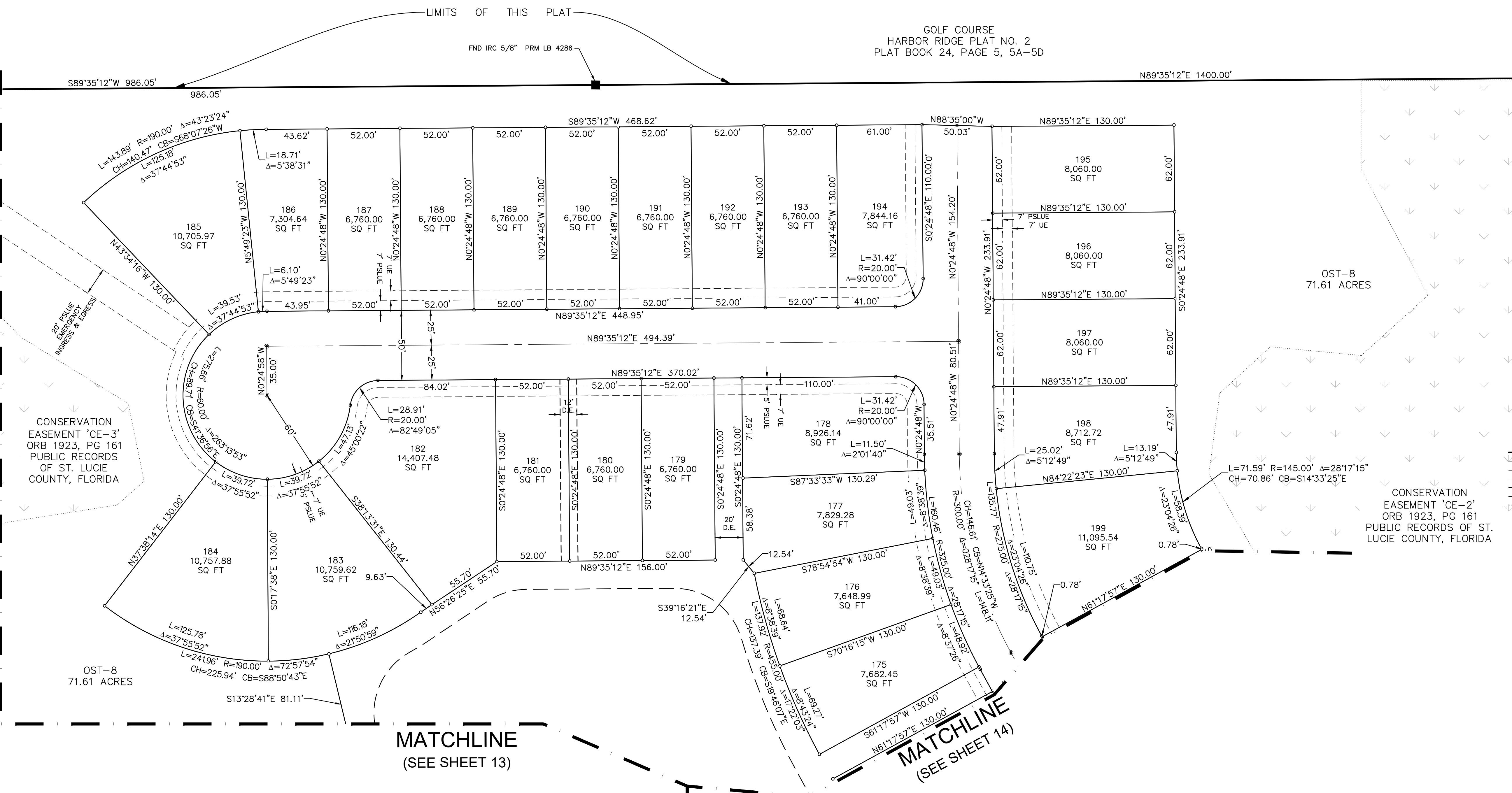


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CITY OF PORT ST. LUCIE
PROJECT NO. P20-221
PSLUSD PROJECT NO. 11-824-06 SHEET 16 OF 16