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 ABUTTING 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

VERANDA ST. LUCIE LAND HOLDINGS, LLC,

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\_.

	A DELAWARE LIMITED LIABILTY COMPANY		
WITNESS:	BY:		
PRINT NAME:	PRINT NAME: _		
		VICE PRESIDENT	
WITNESS:			
PRINT NAME:			

#### **ACKNOWLEDGEMENT:**

STATE OF FLORIDA COUNTY OF ST. LUCIE

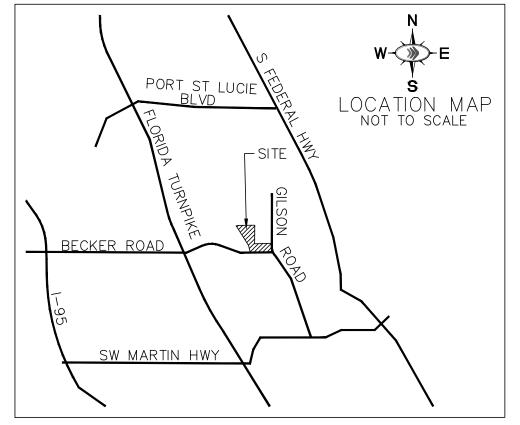
	T WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR THIS DAY OF, 202_,
	WHO IS [ ] PERSONALLY KNOW TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATI DAY OF, 202
 NOTARY SEAL	

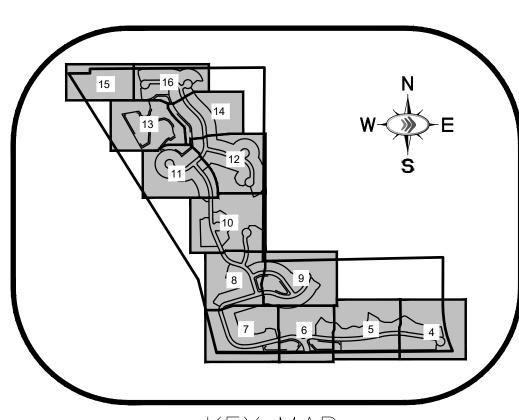
#### ACCEPTANCE OF DEDICATION:

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

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. LOCIL	
	WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR IS, 202_,
	WHO IS [ ] PERSONALLY KNOW TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE DAY OF, 202
NOTARY SEAL	NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME:	

#### ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA COUNTY OF ST. LUCIE

VERANDA ESTATES HOMEOWNIERS ASSOCIATION INC. A FLORIDA NOT FOR DROET CORRORATION HERED

VERANDA ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HERI	∟BY
ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON	۱, AND
HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS	
DAY OF, 202	

D/(1 O),	<u> 202</u>
	VERANDA ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION
WITNESS:	BY: PRESIDENT
PRINT NAME:	TRESIDENT
WITNESS:	

#### ACKNOWLEDGEMENT:

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

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	WH	0 IS [ ]	PERSONAL	LY KNO	OW TO	ME OR [	] HA	S PROD	UCED	
	AS IDENTIFICATION.	WITNESS	MY HAND	AND C	DFFICIAL	SEAL IÑ	THE C	COUNTY	AND	STATE
LAST AFORESAID THIS	DAY OF			, 202_	_•					

ARY SEAL	NOTARY PUBLIC, STATE OF FLORIDA
NT NAME:	

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

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

#### 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 \_\_\_\_\_\_ 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

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

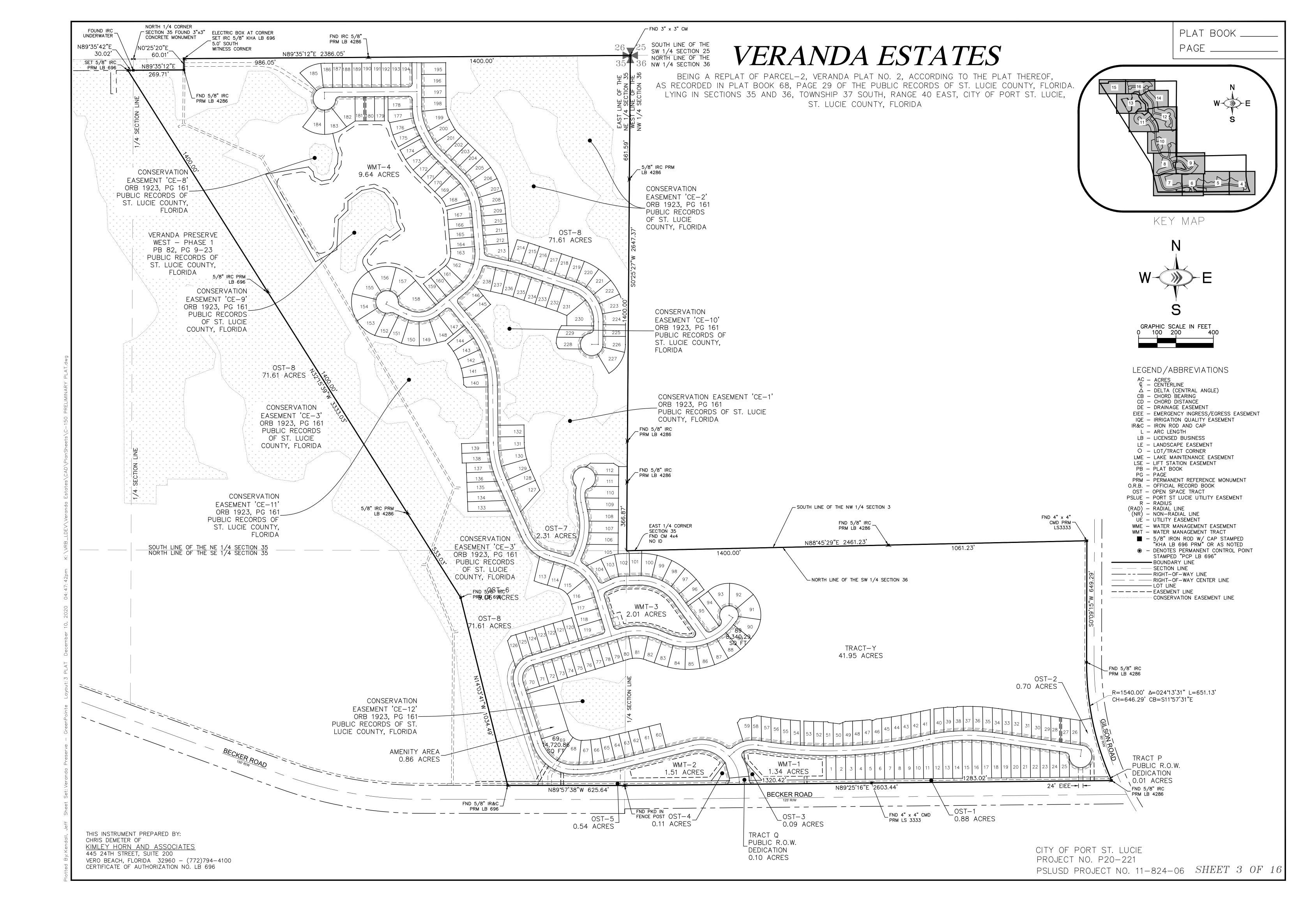
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT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

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

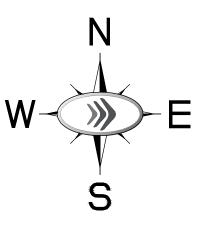
FLORIDA REGISTRATION NO. 5179

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



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





#### LEGEND/ABBREVIATIONS

AC - ACRES

Q - CENTERLINE

\( \Delta \) - DELTA (CENTRAL ANGLE)

CB - CHORD BEARING

CD - CHORD DISTANCE

DE - DRAINAGE EASEMENT

EIEE — EMERGENCY INGRESS/EGRESS EASEMENT
IQE — 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

`UÉ - UTILITY EASEMENT

WME - WATER MANAGEMENT EASEMENT

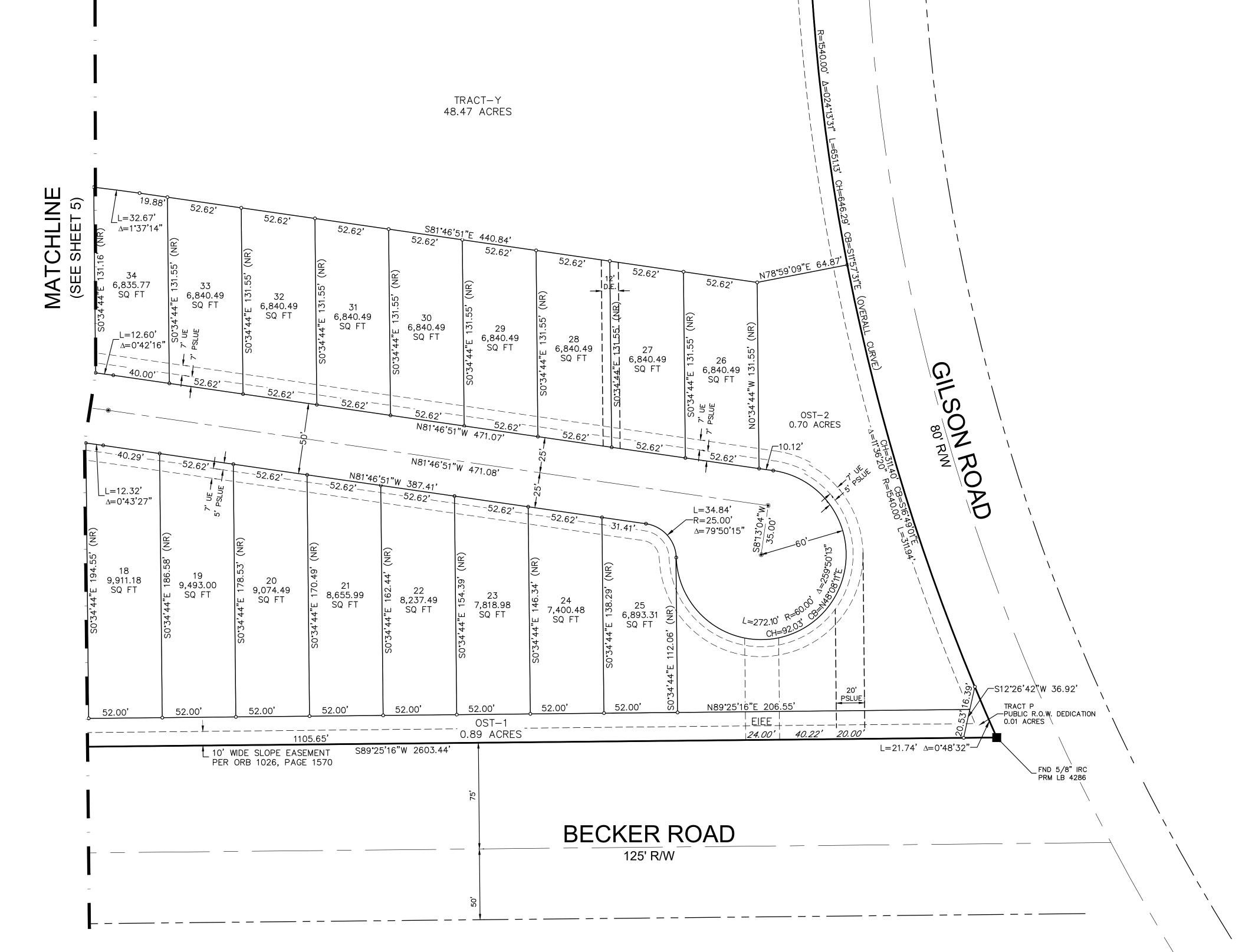
WMT - WATER MANAGEMENT TRACT ■ - 5/8" IRON ROD W/ CAP STAMPED

"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



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

TRACT-Y 48.47 ACRES \_N62°24'12"E S89°29'36"E 「8.62' 43.86' L=38.84' R=1155.00' ∆=1\*55'37" L=220.60' R=1155.00' Δ=10°56'35" L=73.41' R=1155.00' ∆=3°38'30" CH=38.84' CB=N79°06'20"E CH=220.26' CB=S87'15'09"E CH=73.40' CB=N82.53'38"E L=52.01' L=31.55' L=52.09' N78°08'32"E 31.08 Δ=2°34'48" △=1°33′55″ ∆=2°35'03" Δ=2°35'36" 35.80'  $\Delta = 2^{\circ}35'58''$ L=127.26' R=2219.18' △=3°17'09" L=21.01'<sub>Δ=1</sub>.55,37,1 N65°54'42"E\_ L=218.96' R=2219.18'  $\Delta$ =5.39'12" ∆=1°02'32" 20.29 CH=218.87' CB=N80.34'36"E S72°09'38"E <sup>∟</sup>14.06' S44°16'31"E L=31.295.00' L=132.33' R=2219.18'  $\Delta$ =3°24'59" CH=132.31' CB=N85°58'18"E ∆=0°48'28" N66°53'29"E 6,710.25 SQ FT 6,761.23 6,773.24  $\Delta = 1^{\circ} 21' 15''$ 6,739.21 SQ FT 32.25' SQ FT SQ FT 6,801.00 6,818.76 SQ FT L=52.09 L=38.85' SQ FT 11.33'— L=52.03 $\Delta = 1^{\circ}20'42''$  $\Delta = 1^{\circ}00'11''$ Δ=1°20'36" 6,885.06 35.69' SQ FT 6,889.49 Δ=0°46'07"  $\triangle$  | L=41.39' L=23.15'SQ FT 6,862.19 ∆=0°49′44″ < ∆=0°35'51" SQ FT ∆=1°08'07" L=52.046,836.49 L=52.11' L=52.36' SQ FT 6,814.68  $\Delta = 2^{\circ}54'26''$ Δ=2°54'47" \_ <sub>Δ=2</sub>°55'06" L=4.63'L=13.02'\_ 6,718.58 L=359.17' R=1025.00  $\Delta=20^{\circ}04'37''$ SQ FT 6,757.73 ∆=0°06'47"  $\Delta = 0.43'40''$ SQ FT 50 С 6,297.69 ы SQ FT 6,771.52 SQ FT 6,730.75 SQ FT SQ FT 6,763.87 6,623.82 CH=348.62' CB=S88°10'50"W SQ FT SQ FT R=1000.00' Δ=020°04'37" L=350.41' L=341.65' R=975.00' Δ=20°04'37" \_ L=52.10' \_ - L=52.16' --- -Δ=3°03'34" - - Δ=3°03'22" - -- L=52.35' \_ - Δ=3°03'42"- --Δ=3°04'17" −├ POINT OF \_/ NON-TANGENT LINE † — L=52.00' <sup>—</sup> † L=52.03' L=52.00' \_\_ ∆=1°16'09" \_ Δ=1°16'08" Δ=1°16'06" — L=874.88' R=2349.18 Δ=21°20'17 L=15.92'\_ CH=879.20' CB=S88'26'00"W ∆=0°56'08"  $R=2374.18' \Delta=021^{\circ}20'27'' L=884.30''$ - -Δ=1°15'20" - , \ L=1.89' ' \_ \_Δ=1°15'06"-- $\Delta = 0^{\circ}02'42''$ L=893.72' R=2399.18' Δ=21°20'36'  $-\Delta = 1^{\circ}14'55"$ -∆=1°14'46"- -\_ L=52.04' — \_ L=52.01' — - -∆=1°14'39"- -\_, \_ L=52.00' — --∆=1°14′34"·--∆=1°14'31"- ---∆=1°14′31"- од 10,611.91 ш SQ FT 10,520.45 √ 10,559.01 10,361.26 10,016.97 SQ FT ы SQ FT SQ FT SQ FT 9,531.83 SQ FT SQ FT 8,994.83 8,501.12 20' LME -8,068.63 SQ FT 7,696.71 SQ FT <u>∞</u> 7,384.82 SQ FT 7,132.50  $\stackrel{\frown}{=}$  6,939.40 SQ FT € 6,805.24 6,729.83 SQ FT 6,713.06 SQ FT WMT−1 ਨ 」 SQ FT ы SQ FT ы SQ FT 1.34 AC 52.00' 52.00' 52.00' 52.00 52.00' 52.00' 52.00' 52.00' 52.00' 52.00' 52.00' 52.00' 52.00' 52.00' N89°25'16"E 1919.81' OST-1 \_0.88 ACRES 10' WIDE SLOPE EASEMENT S89°25'16"W 2603.44' PER ORB 1026, PAGE 1570 \_FND 4" x 4" CMD PRM LS 3333 BECKER ROAD 125' R/W

CRAPHIC SCALE IN FEET

O 20 40 80

LEGEND/ABBREVIATIONS

AC = ACRES

Q = CENTERLINE

A DELTA (CENTRAL ANGLE)

CB = CHORD DISTANCE

DE = DARINAGE EASEMENT

EIEE = EMERGENCY INGRESS/EGRESS EASEMENT

IGE = IRRIGATION QUALITY EASEMENT

IRRC 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

O.R.B. — OFFICIAL RECORD BOOK OST — OPEN SPACE TRACT

PRM - PERMANENT REFERENCE MONUMENT

PSLUE - PORT ST LUCIE UTILITY EASEMENT

WME - WATER MANAGEMENT EASEMENT

STAMPED "PCP LB 696"

■ - 5/8" IRON ROD W/ CAP STAMPED

"KHA LB 696 PRM" OR AS NOTED

DENOTES PERMANENT CONTROL POINT

--- CONSERVATION EASEMENT LINE

WMT - WATER MANAGEMENT TRACT

- BOUNDARY LINE

----- RIGHT-OF-WAY CENTER LINE

PB - PLAT BOOK

PG - PAGE

R - RADIUS

--- SECTION LINE

——— LOT LINE

----EASEMENT LINE

(RAD) - RADIAL LINE (NR) - NON-RADIAL LINE

ÛUÉ — UTILITY EASEMENT

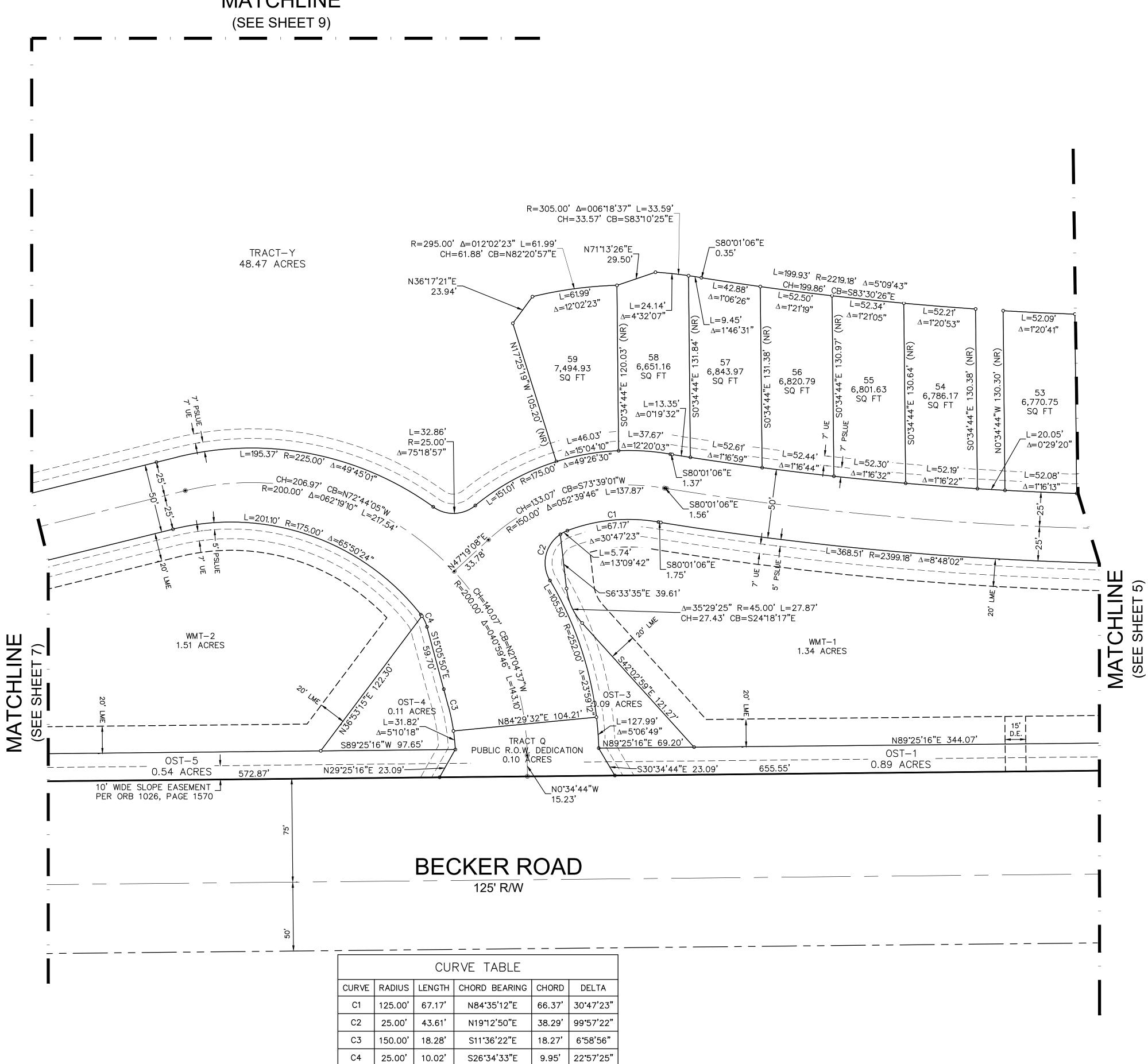
PLAT BOOK

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  $SHEET\ 5\ OF\ 16$ 

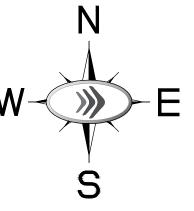
BEING A REPLAT OF PARCEL-2, VERANDA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

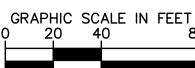
### MATCHLINE



PLAT BOOK

KEY MAP





#### LEGEND/ABBREVIATIONS

CD - CHORD DISTANCE DE - DRAINAGE EASEMENT

EIEE — EMERGENCY INGRESS/EGRESS EASEMENT IQE — 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

UÉ - 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

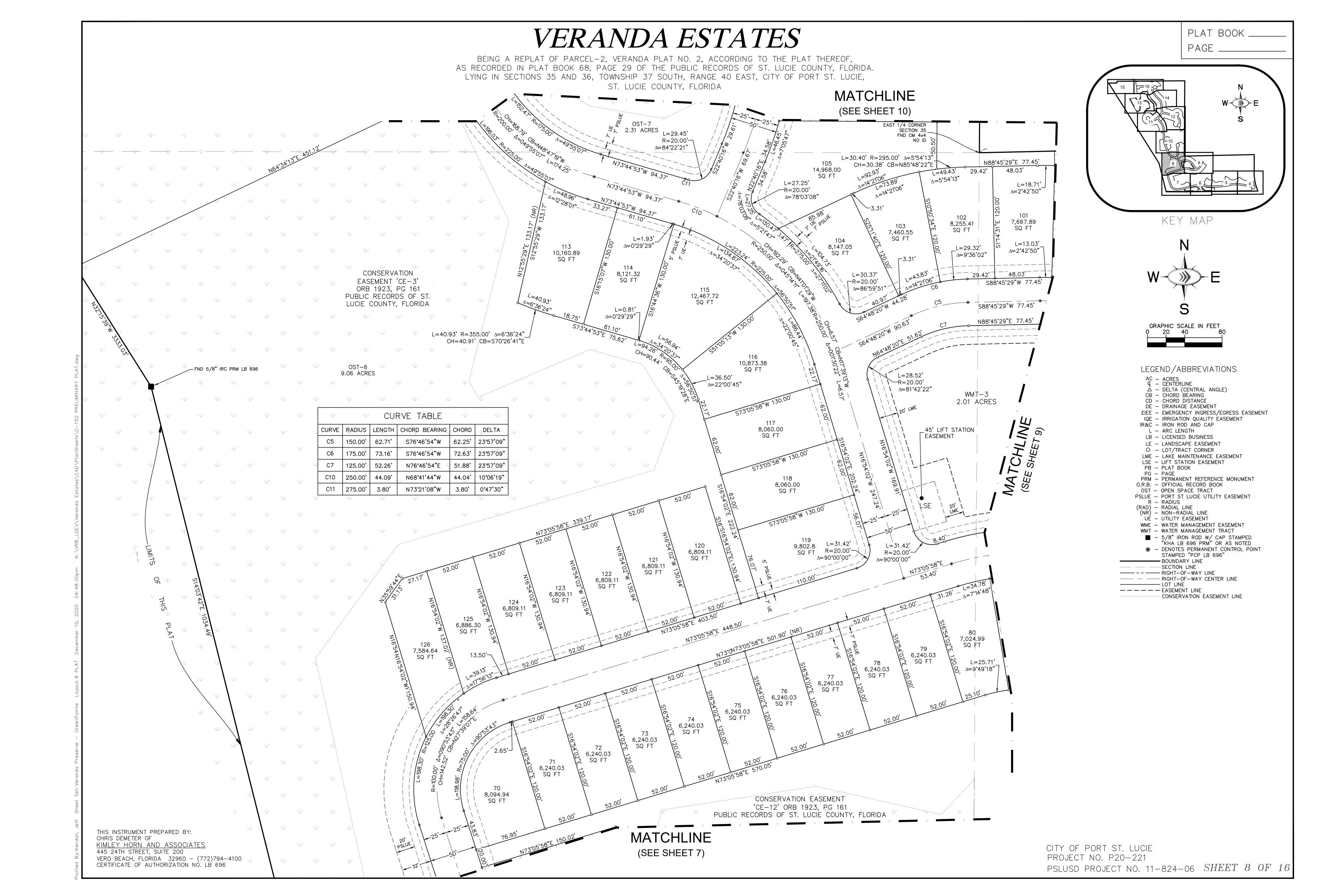
--- SECTION LINE

--- LOT LINE

— — — — EASEMENT LINE --- CONSERVATION EASEMENT LINE

CITY OF PORT ST. LUCIE PROJECT NO. P20-221 PSLUSD PROJECT NO. 11-824-06  $SHEET\ 6\ OF\ 16$ 

#### VERANDA ESTATES PLAT BOOK . 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 MATCHLINE (SEE SHEET 9) MATCHLINE (SEE SHEET 8) KEY MAP CONSERVATION EASEMENT 'CE-12' ORB 1923, PG 161 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AMENITY AREA 0.86 ACRES LEGEND/ABBREVIATIONS AC - ACRES Q - CENTERLINE A - DELTA (CENTRAL ANGLE) CB - CHORD BEARING CD - CHORD DISTANCE DE - DRAINAGE EASEMENT TRACT-Y 48.47 ACRES 1=>4°32'31" L=130.10' R=645.00' Δ=11°33'23" ''01"-EIEE — EMERGENCY INGRESS/EGRESS EASEMENT IQE — IRRIGATION QUALITY EASEMENT IR&C — IRON ROD AND CAP CH=129.88' CB=N81'53'02"E 8,060.00 SQ FT 8,060.00 L - ARC LENGTH OST-6 L=43.11 $\Delta = 4.33'00''$ SQ FT LB - LICENSED BUSINESS 9.08 ACRES ∆=3°49'47" 6,760.00 LE - LANDSCAPE EASEMENT O - LOT/TRACT CORNER SQ FT 6,760.00 LME - LAKE MAINTENANCE EASEMENT LSE - LIFT STATION EASEMENT \ L=6.89' ∆=5°04'50" \ 65 7,157.60 SQ FT PB - PLAT BOOK SQ FT PG - PAGE PRM - PERMANENT REFERENCE MONUMENT 7,329.56 SQ FT O.R.B. - OFFICIAL RECORD BOOK 11,606.57 OST - OPEN SPACE TRACT SQ FT 8,224.26 PSLUE - PORT ST LUCIE UTILITY EASEMENT CONSERVATION R - RADIUS EASEMENT 'CE-3' (RAD) - RADIAL LINE (NR) - NON-RADIAL LINE 15.69'-VERANDA PRESERVE ORB 1923, PG 161 L=7.48' WEST - PHASE 1 UÉ - UTILITY EASEMENT PUBLIC RECORDS OF ∆=0°33′10″ \ WME - WATER MANAGEMENT EASEMENT PB 82, PG 9-23 ST. LUCIE COUNTY, WMT - WATER MANAGEMENT TRACT PUBLIC RECORDS OF FLORIDA ■ - 5/8" IRON ROD W/ CAP STAMPED ST. LUCIE COUNTY, "KHA LB 696 PRM" OR AS NOTED L=188.47' R=775.00' Δ=13°56 \_ Δ=5°39'15"\_ DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 696" FLORIDA N89°57'38"W 21.15' $\frac{\text{CH=194.08' CB=S83*04'21"W}}{\text{R=800.00'}}$ $\Delta$ =013\*56'02" L=194.55' - BOUNDARY LINE ---- SECTION LINE WMT-2- LOT LINE 1.51 ACRES — — — — EASEMENT LINE N89°57'38"W ··· CONSERVATION EASEMENT LINE 30' IRRIGATION QUALITY IQE S0°02'22"W\_ EASEMENT S89°25'16"W 462.78' N89°57'38"W 630.56' \_\_\_\_\_\_\_ N89°25'16"E 560.63' \_\_\_OST-5 \_\_0.54\_ACRES 157.05 | 20.00' | -30.23' | 20.00' | 49.16' | S89°25'16"W 2603.44' N89°57'38"W 625.64' L10' WIDE SLOPE EASEMENT PER ORB 1026, PAGE 1570 FND 5/8" IR&C \_ PRM LB 696 FND PKD IN FENCE POST BECKER ROAD 150' R/W THIS INSTRUMENT PREPARED BY: CHRIS DEMETER OF KIMLEY HORN AND ASSOCIATES CITY OF PORT ST. LUCIE 445 24TH STREET, SUITE 200 PROJECT NO. P20-221 VERO BEACH, FLORIDA 32960 - (772)794-4100 CERTIFICATE OF AUTHORIZATION NO. LB 696 PSLUSD PROJECT NO. 11-824-06 SHEET 7 OF 16



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

HARBOR RIDGE PLAT NO. 13 PLAT BOOK 28, PAGE 3, 3A-3H N88°45'29"E 1400.00' \_\_S13°32'34"W \_ 29.04' L=83.22'  $\Delta = 12^{\circ}04'15"$ KEY MAP 100 8,469.13 SQ FT 99 8,464.44 SQ FT 98 8,464.44 SQ FT \_L=57.94° Δ=12°04'15" 8,464.44 SQ FT L=28.67 Δ=4°09'29" 96 7,790.01 SQ FT LEGEND/ABBREVIATIONS 93 10,342.69 SQ FT AC - ACRES

Q - CENTERLINE

A - DELTA (CENTRAL ANGLE)

CB - CHORD BEARING

CD - CHORD DISTANCE

DE - DRAINAGE EASEMENT 92 11,187.44 SQ FT EIEE — EMERGENCY INGRESS/EGRESS EASEMENT
IQE — IRRIGATION QUALITY EASEMENT
IR&C — IRON ROD AND CAP 94 9,512.56 SQ FT L - ARC LENGTH 2.01 ACRES LB - LICENSED BUSINESS LE - LANDSCAPE EASEMENT O - LOT/TRACT CORNER 11,187.44 SQ FT LME - LAKE MAINTENANCE EASEMENT LSE - LIFT STATION EASEMENT PB - PLAT BOOK PG — PAGE PRM — PERMANENT REFERENCE MONUMENT O.R.B. — OFFICIAL RECORD BOOK 95 12,976.03 SQ FT S81°50'57"E 120.00' OST - OPEN SPACE TRACT PSLUE - PORT ST LUCIE UTILITY EASEMENT R - RADIUS /-R=25.00' Δ=78°13'16" (RAD) - RADIAL LINE (NR) - NON-RADIAL LINE UÉ - UTILITY EASEMENT ∆=0°57′58″ WME - WATER MANAGEMENT EASEMENT 90 10,048.45 SQ FT L=22.39' \( \text{\Delta} = 2.56'57'' \) WMT - WATER MANAGEMENT TRACT L=221.63' R=325.00'  $\Delta=39^{\circ}04'1$ ■ - 5/8" IRON ROD W/ CAP STAMPED "KHA LB 696 PRM" OR AS NOTED DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 696" R=300.00'  $\Delta$ =039°04'18" L=204.58' CH=200.64' CB=S87°21'53"E L=41.99' - BOUNDARY LINE R=20.00' ---- SECTION LINE L=28.67' R=20.00' Δ=82'07'41" L=187.53' R=275.00'  $\Delta=39^{\circ}04'18''$ \_\_ L=105.39' - LOT LINE -129.46' R=265.00' Δ=27°59'28" 8,340.29 SQ FT \_ \_ Δ=21°57'29"\_ \_ \_ \_ — — — — EASEMENT LINE TRACT-Y ··· CONSERVATION EASEMENT LINE 48.47 ACRES R=290.00'  $\Delta=042°33'37$ " L=215.42' CH=210.50' CB=S89°06'33"E 1=8.10.07" 8,340.29 SQ FT 81 10,027.51 Δ=10°37'09" - -82 8,530.98 SQ FT SQ FT 8,340.29 SQ FT \_L=17.66' 8,373.00 \_ ∆=6°44'43" SQ FT 8,340.29 SQ FT L=58.56' 85 8,340.29 SQ FT Δ=22°22'09" 9,683.62 SQ FT  $L=31.72'_{-}$ Δ=4°10'38" L=93.61' L=80.62' <u>∆=12°19'46"</u> \_L=101.93' R=150.00' △=38°56'10"  $\Delta = 10^{\circ}37'09''$ L=352.38' R=435.00' Δ=46°24'48' CH=99.98' CB=S87°25'57"E CH=342.82' CB=N84°58'23"E

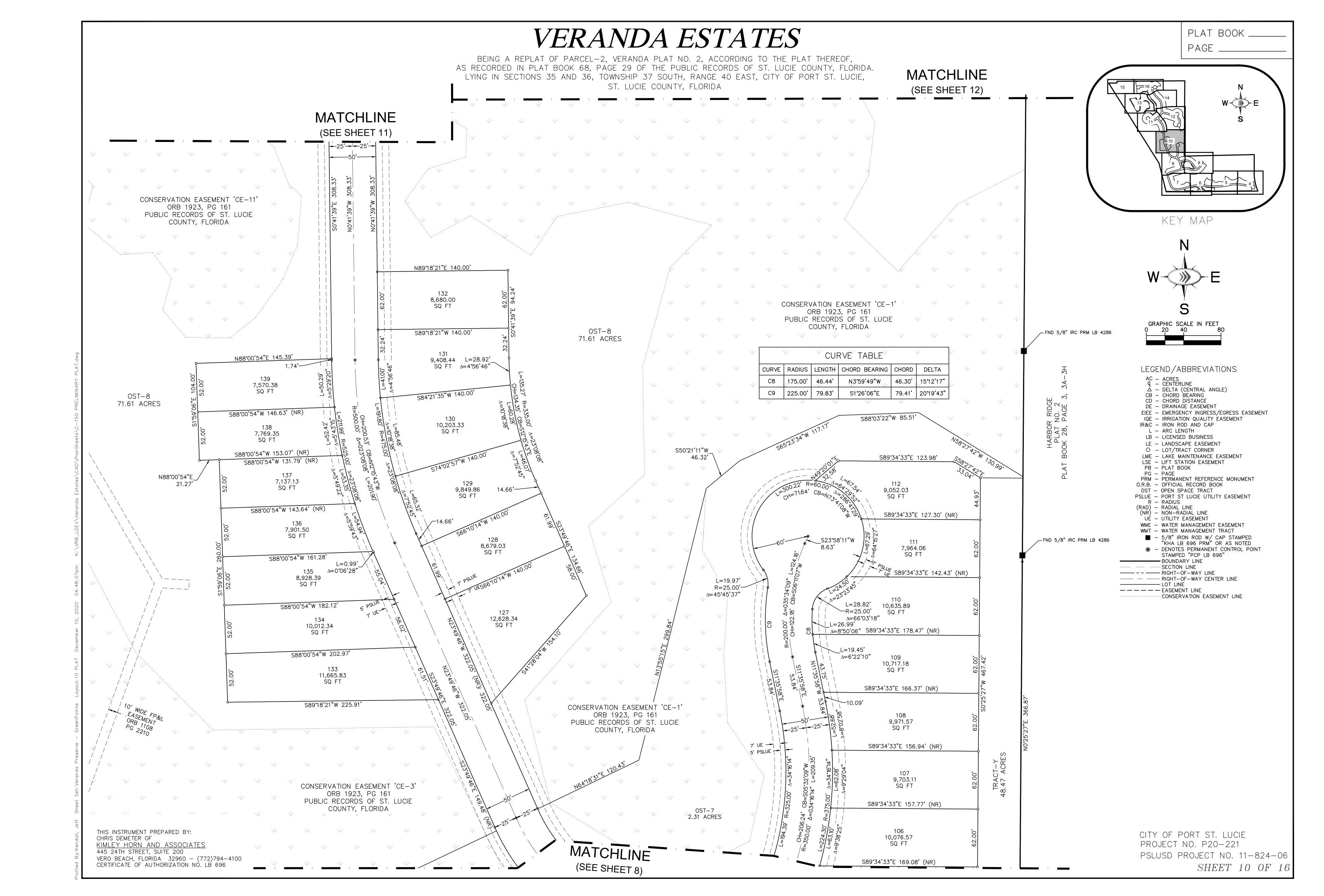
THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

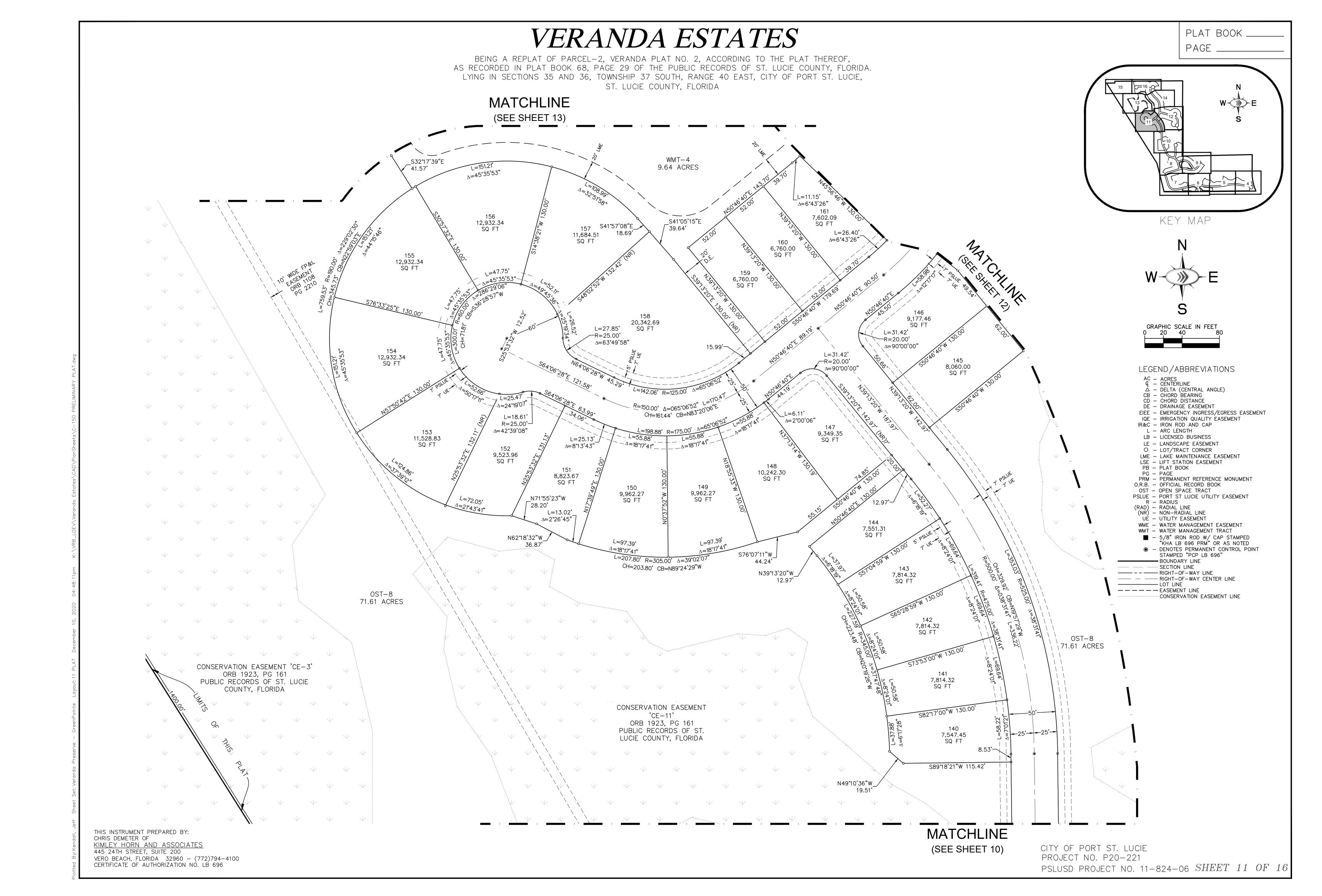
MATCHLINE (SEE SHEET 7)

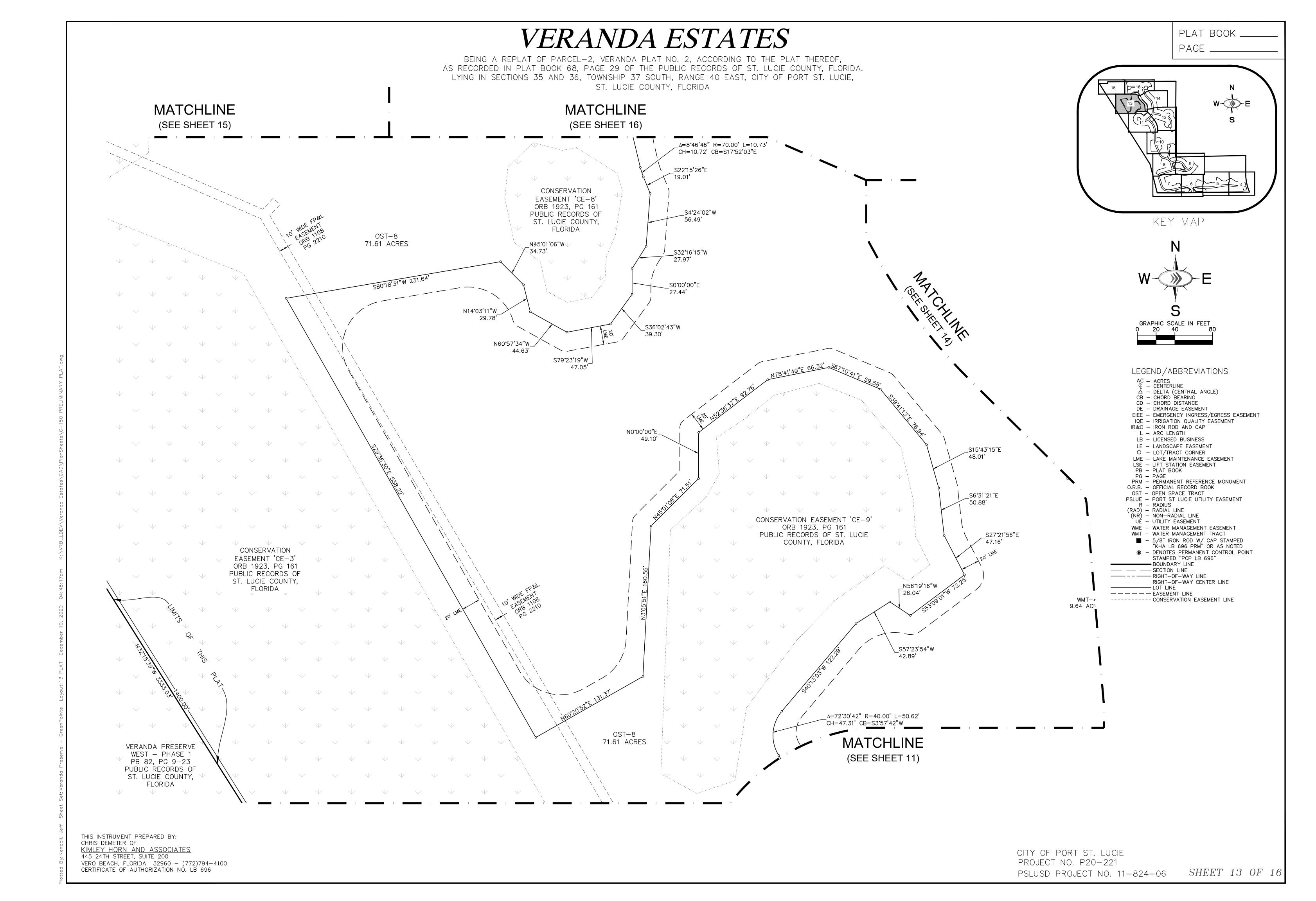
MATCHLINE (SEE SHEET 6)

CITY OF PORT ST. LUCIE PROJECT NO. P20-221 PSLUSD PROJECT NO. 11-824-06 SHEET 9 OF 16

PLAT BOOK .







#### VERANDA ESTATES PLAT BOOK . 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 \_L=41.92' R=145.00' △=16°33'56" CH=41.78' CB=S36°59'01"E L=13.61' 200 8,733.25 SQ FT Δ=5°22'36" CONSERVATION EASEMENT 'CE-2' ORB 1923, PG 161 \_L=25.81' \_Δ=5°22'36" L=28.32' OST-8 PUBLIC RECORDS OF ST. Δ=11°11'20" KEY MAP 71.61 ACRES LUCIE COUNTY, FLORIDA 201 8,170.39 SQ FT 202 6,760.00 SQ FT \_L=28.73' Δ=3°37'04" 203 6,760.00 SQ FT S28°42'03"E 30.23 173 7,648.99 SQ FT GRAPHIC SCALE IN FEET L=17.83' Δ=2°14'43" 204 6,989.62 SQ FT L=24.41'\_ Δ=4°18'14" 172 7,201.41 SQ FT L=12.74' \_L=12.74' △=2°14'43" LEGEND/ABBREVIATIONS 205 7,648.99 SQ FT 171 6,760.00 SQ FT EIEE — EMERGENCY INGRESS/EGRESS EASEMENT IQE — IRRIGATION QUALITY EASEMENT IR&C — IRON ROD AND CAP 206 7,648.99 SQ FT 170 6,760.00 L - ARC LENGTH LB - LICENSED BUSINESS SQ FT LE - LANDSCAPE EASEMENT O - LOT/TRACT CORNER LME - LAKE MAINTENANCE EASEMENT LSE - LIFT STATION EASEMENT PB - PLAT BOOK 7,585.24 SQ FT PG - PAGE 207 7,648.99 PRM - PERMANENT REFERENCE MONUMENT O.R.B. - OFFICIAL RECORD BOOK SQ FT OST - OPEN SPACE TRACT \_L=16.66' PSLUE - PORT ST LUCIE UTILITY EASEMENT Δ=6°34′58″ R - RADIUS (RAD) — RADIAL LINE (NR) — NON—RADIAL LINE UÉ - UTILITY EASEMENT 9,785.92 SQ FT WME — WATER MANAGEMENT EASEMENT WMT — WATER MANAGEMENT TRACT CONSERVATION 7,648.99 ■ - 5/8" IRON ROD W/ CAP STAMPED EASEMENT 'CE-2' SQ FT "KHA LB 696 PRM" OR AS NOTED • DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 696" ORB 1923, PG 161 L=65.54' R=145.00' Δ=25°53'45"\_ PUBLIC RECORDS OF ST. $\vee$ CH=64.98' CB=S32°19'07"E - BOUNDARY LINE LUCIE COUNTY, FLORIDA ---- SECTION LINE L=28.04'\_\_ Δ=3'31'50" \_\_L=20.03' $\downarrow$ ————LOT LINE <sub>s</sub>=16.57' R=145.00' Δ=6°32'50"\_ — — — — EASEMENT LINE CH=16.56' CB=N08'11'17"W --- CONSERVATION EASEMENT LINE 8,165.76 SQ FT 7' PSLUE 7' N85'05'08"E 130.00' 210 6,760.00 SQ FT S85°05'08"W 130.00' 20' LME N85°05'08"E 130.00' 6,760.00 SQ FT S85°05'08"W 130.00 6,760.00 SQ FT 6,760.00 SQ FT MATCHLINE (SEE SHEET 12) MATCHLINE (SEE SHEET 11) THIS INSTRUMENT PREPARED BY: CHRIS DEMETER OF KIMLEY HORN AND ASSOCIATES CITY OF PORT ST. LUCIE 445 24TH STREET, SUITE 200 PROJECT NO. P20-221 VERO BEACH, FLORIDA 32960 - (772)794-4100 CERTIFICATE OF AUTHORIZATION NO. LB 696

PSLUSD PROJECT NO. 11-824-06 SHEET 14 OF 16

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

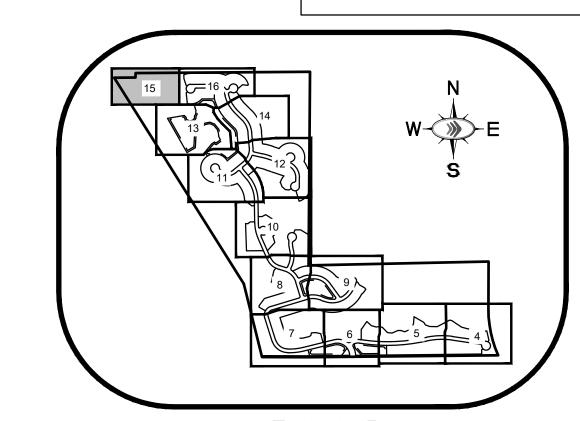
-LIMITS OF THIS PLAT ----

GOLF COURSE

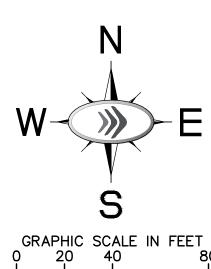
HARBOR RIDGE PLAT NO. 2

PLAT BOOK 24, PAGE 5, 5A-5D

S89°35'12"W 986.05'



PLAT BOOK



LEGEND/ABBREVIATIONS

CD - CHORD DISTANCE DE - DRAINAGE EASEMENT

EIEE - EMERGENCY INGRESS/EGRESS EASEMENT IQE - IRRIGATION QUALITY EASEMENT

L - ARC LENGTH LB - LICENSED BUSINESS

IR&C - IRON ROD AND CAP

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

UÉ - 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 

————LOT LINE — — — — EASEMENT LINE --- CONSERVATION EASEMENT LINE

FOUND IRC UNDERWATER -N0°25'20"E\_ N89°35'42"E 60.01' 30.02 N89°35'12"E 269.71' FND 5/8" IRC PRM LB 4286 SET 5/8" IRC / PRM LB 696  $\downarrow$   $\downarrow$   $\downarrow$   $\downarrow$   $\downarrow$ LIMITS OF THIS PLAT-10' WIDE FP&L EASEMENT ORB 1108 PG 2210 CONSERVATION EASEMENT 'CE-3' ORB 1923, PG 161 PUBLIC RECORDS CONSERVATION EASEMENT 'CE-3' OF ST. LUCIE ORB 1923, PG 161 COUNTY, FLORIDA PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA OST-8 71.61 ACRES (FUTURE DEVELOPMENT) ŢRACT Z, VERANDA PRÈSERVE WEST-PHASE 1 PLAT BOOK 82, PAGE 9-23 MATCHLINE (SEE SHEET 13)

ELECTRIC BOX AT CORNER
\_SET IRC 5/8" KHA LB 696

5.0' SOUTH

WITNESS CORNER

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

NORTH 1/4 CORNER

SECTION 35 FOUND 3"x3"
CONCRETE MONUMENT

CITY OF PORT ST. LUCIE PROJECT NO. P20-221 PSLUSD PROJECT NO. 11-824-06 SHEET 15 OF 16

