THIS INSTRUMENT PREPARED BY
GARRY C. VANPOOL, P.S.M. 6575, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

VERANO SOUTH - POD E - PLAT NO. 1

A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND A PORTION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE, FLORIDA

SHEET 1 OF 6

#### DESCRIPTION:

A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND A PORTION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT WMT-10 OF VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 1. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF SAID TRACT WMT-10, NORTH 85'36'15" EAST, A DISTANCE OF 76.15 FEET; THENCE SOUTH 05'34'23" WEST, A DISTANCE OF 611.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,110.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'31", A DISTANCE OF 43.76 FEET; THENCE SOUTH 07°49'54" WEST, A DISTANCE OF 365.90 FEET; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 14.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,125.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83'07'40" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°57'13", A DISTANCE OF 406.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 652.14 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°04'03", A DISTANCE OF 831.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST. HAVING A RADIUS OF 3,867.83 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07'10'30" A DISTANCE OF 484.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39'54'14" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11'21'54", A DISTANCE OF 495.90 FEET: THENCE SOUTH 38'43'51" EAST. A DISTANCE OF 171.20 FEET: THENCE SOUTH 51'16'22" WEST. A DISTANCE OF 25.00 FEET; THENCE SOUTH 38'44'01" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 51'16'22" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 38'43'51" EAST, A DISTANCE OF 131.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,400.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21'06'06", A DISTANCE OF 515.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET: THENCE SOUTHEASTERLY. ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°59'49". A DISTANCE OF 125.63 FEET TO POINT ON THE NORTHWEST LINE OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE ALONG SAID NORTHWEST LINE, SOUTH 42'09'52" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 550.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°09'52" WEST; THENCE ALONG SAID SOUTHWEST LINE THROUGH THE FOLLOWING TWO (2) COURSES, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43'12'23", A DISTANCE OF 414.75 FEET; THENCE SOUTH 04'37'46" EAST, A DISTANCE OF 88.14 FEET TO A POINT ON THE NORTH LINE OF THE O.L. PEACOCK CANAL PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 76'11'52" WEST, A DISTANCE OF 172.20 FEET; THENCE NORTH 04'37'46" WEST, A DISTANCE OF 115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,620.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21'06'06", A DISTANCE OF 596.64 FEET; THENCE NORTH 38'43'51" WEST, A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,280.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32'27'37", A DISTANCE OF 1,291.71 FEET; THENCE NORTH 71°11'28" WEST, A DISTANCE OF 20.40 FEET; THENCE NORTH 18°48'32" EAST, A DISTANCE OF 50.00 FEET: THENCE NORTH 71'11'28" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 18'48'32" EAST. A DISTANCE OF 120.00 FEET: THENCE NORTH 71'11'28" WEST, A DISTANCE OF 182.79 FEET; THENCE NORTH 18'48'32" EAST, A DISTANCE OF 166.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 485.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 17'02'08" WEST: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°38'57". A DISTANCE OF 487.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 483.37 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71'27'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02'35'34", A DISTANCE OF 21.87 FEET; THENCE NORTH 16'50'17" EAST, A DISTANCE OF 241.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 256.03 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63'12'23" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19'00'59", A DISTANCE OF 84.98 FEET; THENCE NORTH 07'55'26" EAST, A DISTANCE OF 28.92 FEET TO A POINT ON THE SOUTH LINE OF VERANO SOUTH - POD A - PLAT NO. 5 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35. PAGES 10 THROUGH 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA: THENCE ALONG THE SOUTH LINE OF SAID VERANO SOUTH - POD A - PLAT NO. 5, SOUTH 82°04'34" EAST, A DISTANCE OF 59.18 FEET TO A POINT ON THE EAST LINE OF SAID VERANO SOUTH - POD A - PLAT NO. 5; THENCE ALONG THE EAST LINE OF SAID VERANO SOUTH - POD A - PLAT NO. 5 THROUGH THE FOLLOWING TWO (2) COURSES, NORTH 07'55'26" EAST, A DISTANCE OF 15.00 FEET: NORTH 19'59'08" EAST. A DISTANCE OF 71.58 FEET TO A POINT ON THE EAST LINE OF VERANO SOUTH P.U.D. 1 - POD A - PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 25 THROUGH 29 AND VERANO SOUTH P.U.D. 1 - POD A - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77. PAGES 27 THROUGH 34 ALL OF THE PUBLIC RECORDS OF ST. LUCIE. COUNTY, FLORIDA AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET. THE RADIUS POINT OF SAID CURVE BEARS NORTH 07'55'26" EAST: THENCE NORTHEASTERLY ALONG SAID EAST LINE THROUGH THE FOLLOWING FIVE (5) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°05'32", A DISTANCE OF 39.31 FEET; THENCE NORTH 07°49'54" EAST, A DISTANCE OF 305.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 965.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'31", A DISTANCE OF 38.04 FEET; THENCE NORTH 05'34'23" EAST, A DISTANCE OF 968.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,035.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06'39'54", A DISTANCE OF 120.40 FEET TO A POINT ON THE SOUTH LINE OF TRACT "R-1" OF SAID VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 1: THENCE ALONG THE SOUTH LINE OF SAID TRACT "R-1", SOUTH 77'45'43" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT WMT-10 OF SAID VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 1 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 965.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77'45'43" EAST; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID TRACT WMT-10 THROUGH THE FOLLOWING TWO (2) COURSES AND ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 06'39'54". A DISTANCE OF 112.26 FEET; THENCE SOUTH 05'34'23" WEST, A DISTANCE OF 369.33 FEET TO THE POINT OF

CONTAINING 28.570 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT LLC. OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH — POD E — PLAT NO. 1, 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, DESIGNES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO.

#### CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

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. LUCIE.

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 STREET RIGHT-OF-WAY (TRACT "R-1), AS SHOWN HEREON, IS 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 STREET RIGHTS-OF-WAY IS DEDICATED TO THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, 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 NOT BE RESPONSIBLE 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. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER 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 BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AND RECORDED APRIL 9, 2015, IN OFFICIAL RECORDS BOOK 3733, PAGES 2535-2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (DISTRICT INTERLOCAL AGREEMENT), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGE, AND SURFACE WATER MANAGEMENT.

THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

9. COMMON AREA TRACTS "CA54", "CA55", "CA56", "CA57" AND "CA58" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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.

WITNESS	VERANO DEVELOPMENT LLC.,  A DELAWARE LIMITED LIABILITY COMPANY
WINESS	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER
(PRINT NAME OF WITNESS)	_
WITNESS	— BY:
(PRINT NAME OF WITNESS)	MANAGER

### DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 

PHYSICAL PRESENCE OR 

ONLINE NOTARIZATION THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2020, \_\_\_\_\_\_, MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY 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 \_\_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

WITNESS MY HAND	AND OFFICIAL	SEAL AT PALI	M BEACH COU	NTY, FLORIDA,	THIS	DAY OF	 2020.
MY COMMISSION	EXPIRES:						

3733, PAGES 2535-2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY:

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 BELOW
DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED
AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AND RECORDED APRIL 9, 2015 IN OFFICIAL RECORDS BOOK

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, ACCESS AND MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS AND ACCESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT 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 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, 2016, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF

	ND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF DA. DATED THIS DAY OF, 2020.
ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DISTRICT
ASST. SECRETARY	BY: JOHN CSAPO CHAIRMAN
WITNESS	WITNESS
(PRINT NAME OF WITNESS)	(PRINT NAME OF WITNESS)
ACKNOWLEDGEMENT TO ACCEPTA STATE OF FLORIDA COUNTY OF PALM BEACH	ANCE OF DEDICATIONS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 

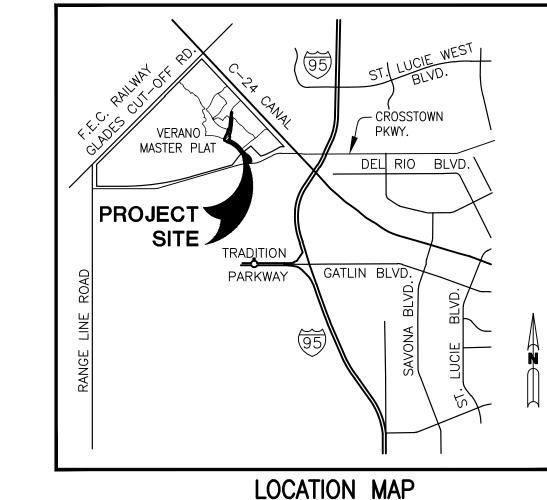
PHYSICAL PRESENCE OR 

ONLINE NOTARIZATION THIS \_\_\_ DAY OF \_\_\_\_\_\_, 2020, BY JOHN CSAPO, CHAIRMAN OF VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_

IDENTIFICATION.		
COMMISSION EXPIRES:		
	NOTARY PUBLIC	
	DDINT NAME.	

### TE.

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.



# ACCEPTANCE OF DEDICATION STATE OF FLORIDA COUNTY OF PALM BEACH

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), DRAINAGE EASEMENTS (D.E.), TRACT "R-1" AND COMMON AREA TRACTS "CA54", "CA55", "CA56", "CA57" AND "CA58" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON,

DATED THIS,	2020.	, , , , , , , , , , , , , , , , , , ,
		VERANO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS		
(PRINT NAME OF WITNESS)		BY: JOHN CSAPO, PRESIDENT
WITNESS		
(PRINT NAME OF WITNESS)		

# ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS \_\_\_ DAY OF \_\_\_\_\_\_, 2020, BY JOHN CSAPO, PRESIDENT OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MITI	NESS	MY F	HAND	AND	OFFICIA	L SEAL	THIS	 DAY	OF.	 		2020.			
ΜY	COM	MISS	SION	EXPI	RES: .			 _			TARY	PUBLIC	 	 	_

PRINT NAME:

### MORTGAGEE'S CONSENT

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, AS AMENDED, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS	TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
(PRINT NAME OF WITNESS)	BY: DEBI_ENGLAND
WITNESS	SENIOR VICE PRESIDENT

### (PRINT NAME OF WITNESS)

ACKNOWLEDGMENT STATE OF TEXAS

COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 
PHYSICAL PRESENCE OR 
ONLINE NOTARIZATION THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2020, BY DEBI ENGLAND AS SENIOR VICE 
PRESIDENT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS 
PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES:		NOTARY	PUBLIC			
TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH		PRINT 1	NAME:			
THE UNDERSIGNED, ROBERT M. (	GRAHAM, ATTORNE	Y, DULY LICENSED I	N THE S	STATE (	OF FLORID	A, PURSUAN
SECTION 177.041(2), FLORIDA	STATUTES, HER	·	BASED	ON	THE TITI	E REPORT

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANO DEVELOPMENT LLC, THE ENTITY EXECUTING THE DEDICATION.
- (B) THERE IS A MORTGAGE ON THE PROPERTY HELD BY TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
- RECORDED IN OFFICIAL RECORDS BOOK 3754, PAGE 1167, AS AMENDED.

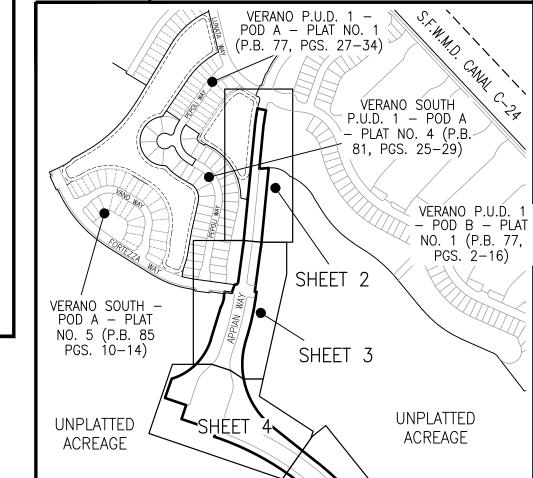
  (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.
- (D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

  (E) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE

ATED:	THIS	 DAY	OF	,	2020.	_

CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ROBERT M. GRAHAM WEST PALM BEACH, FLORIDA 33401 FLORIDA BAR NUMBER 273562



UNPLATTED

**ACREAGE** 

NOT TO SCALE

PLAT BOOK

PAGE

DATE

TIME

FILE NO.

### 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 — POD E — PLAT NO. 1, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY

HE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS	DAY OF	, 2020.
CITY COUNCIL CITY OF PORT ST. LUCIE	ATTEST:	
GREGORY J. ORAVEC, MAYOR	KAREN A. PHILLIPS, CITY CLERK	CITY OF PORT ST. LUCIE SEAL

## CERTIFICATE OF APPROVAL CLERK OF CIRCUIT COURT STATE OF FLORIDA

I, JOSEPH E. SMITH, CLERK OF 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 \_\_\_\_\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS\_\_\_\_\_\_\_ DAY OF

PAGE,	OF THE	PUBLIC 2020.	RECORDS	OF	ST.	LUCIE	COUNTY,	FLORIDA,	THIS	DAY OF	
	<b>,</b>	2020.							/		
JOSEPH E. SMITH CLERK OF CIRCUIT COURT	т									CLERK OF THE COURT	\
ST. LUCIE COUNTY, FLORI											

### SURVEYOR'S NOTES:

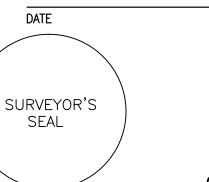
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT WMT-10, VERANO SOUTH P.U.D. 1 POD B PLAT NO. 1, WHICH BEARS S05'34'23"W ALL BEARINGS ARE RELATIVE THERETO.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS
  DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR
  DIGITAL FORM OF THE PLAT.
   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.

  4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH

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 HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS 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.



GARRY C. VANPOOL, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6575
STATE OF FLORIDA
ARCADIS, U.S., INC. LB 7062
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 6

CITY OF PORT ST. LUCIE PROJECT NO. P20-025 JOB NO. WF858001

