

PLAT BOOK _____
PAGE _____

SHEET 1 OF 18

KNOW ALL MEN BY THESE PRESENTS THAT AG HOLD (LEN) MULTI STATE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "VERANDA PPSERVE EAST", BEING A REPLAT OF A PORTION OF TRACT 2 OF THE PLAT OF VERANDA PRESERVE WEST - PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

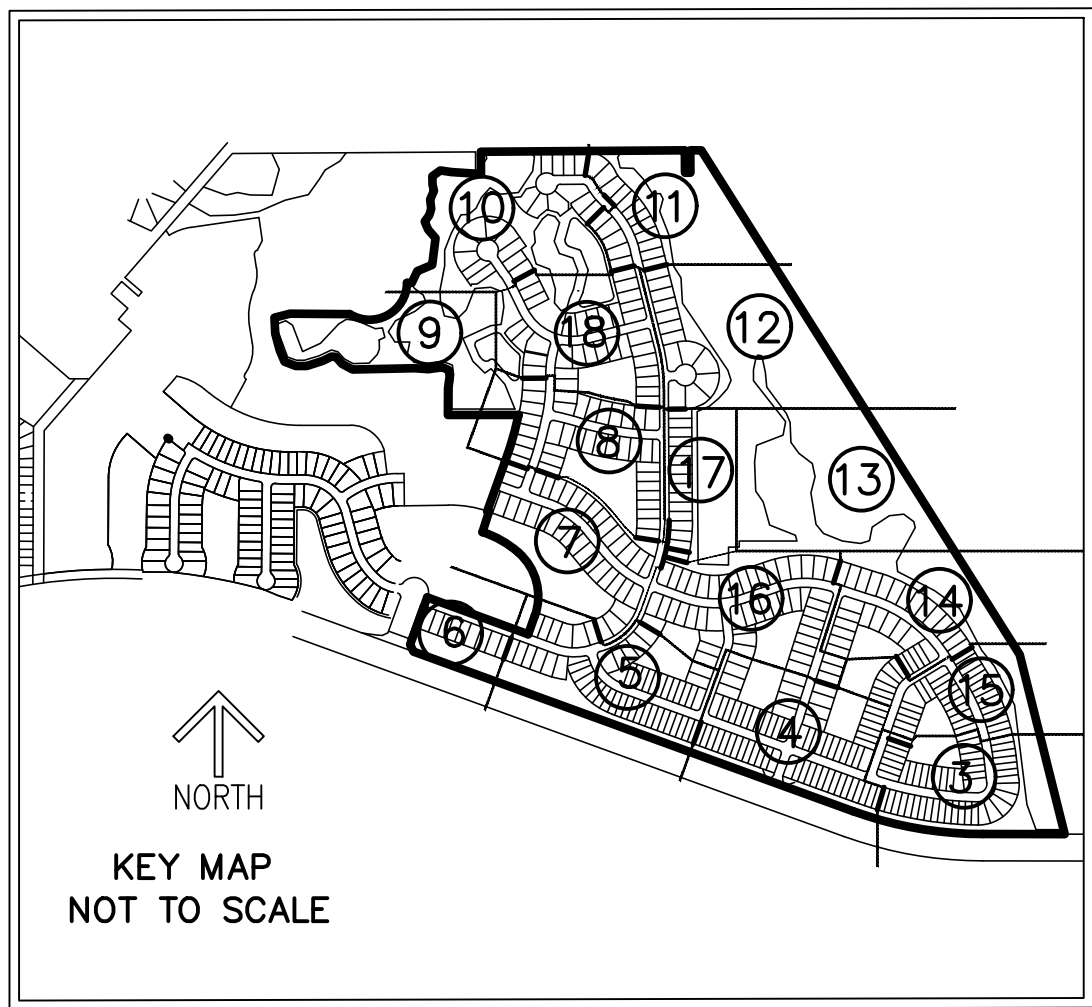
AG EHC II (LEN) MUTLI STATE 1 LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "VERANDA PRESERVE EAST", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

PSLUSD PROJECT NO. 11-824-15
CITY OF PORT ST. LUCIE
PROJECT NO. P22-329

VERANDA PRESERVE EAST

BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA PRESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



PLAT BOOK _____

PAGE _____

SHEET 2 OF 18

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF _____)

THE UNDERSIGNED, JILL A. BLANCO, ESQ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA,
DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2023, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF AG EHC II (LEN) MUTLI STATE 1 LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2023

JILL A. BLANCO
SENIOR VICE PRESIDENT
CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC
5505 BLUE LAGOON DRIVE, SUITE 503
MIAMI, FL 33126

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

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA PRESERVE 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 _____, 2023.

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

WITNESS: _____ PRINT NAME: T.R. BEER
PRESIDENT

WITNESS: _____

VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT: 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 _____, 2023, BY T.R. BEER, PRESIDENT, ON BEHALF OF VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATON NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER

PRINT NAME: _____

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA PRESERVE EAST, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2023.

CITY OF PORT ST LUCIE: _____
SHANNON M. MARTIN, MAYOR

ATTEST: _____
SALLY WALSH, CITY CLERK



PSLUSD PROJECT NO. 11-824-15
CITY OF PORT ST. LUCIE
PROJECT NO. P22-329

VERANDA PRESERVE EAST

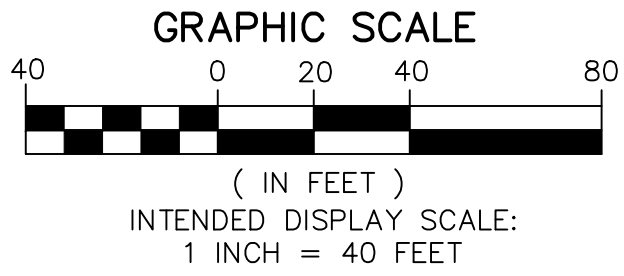
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PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK

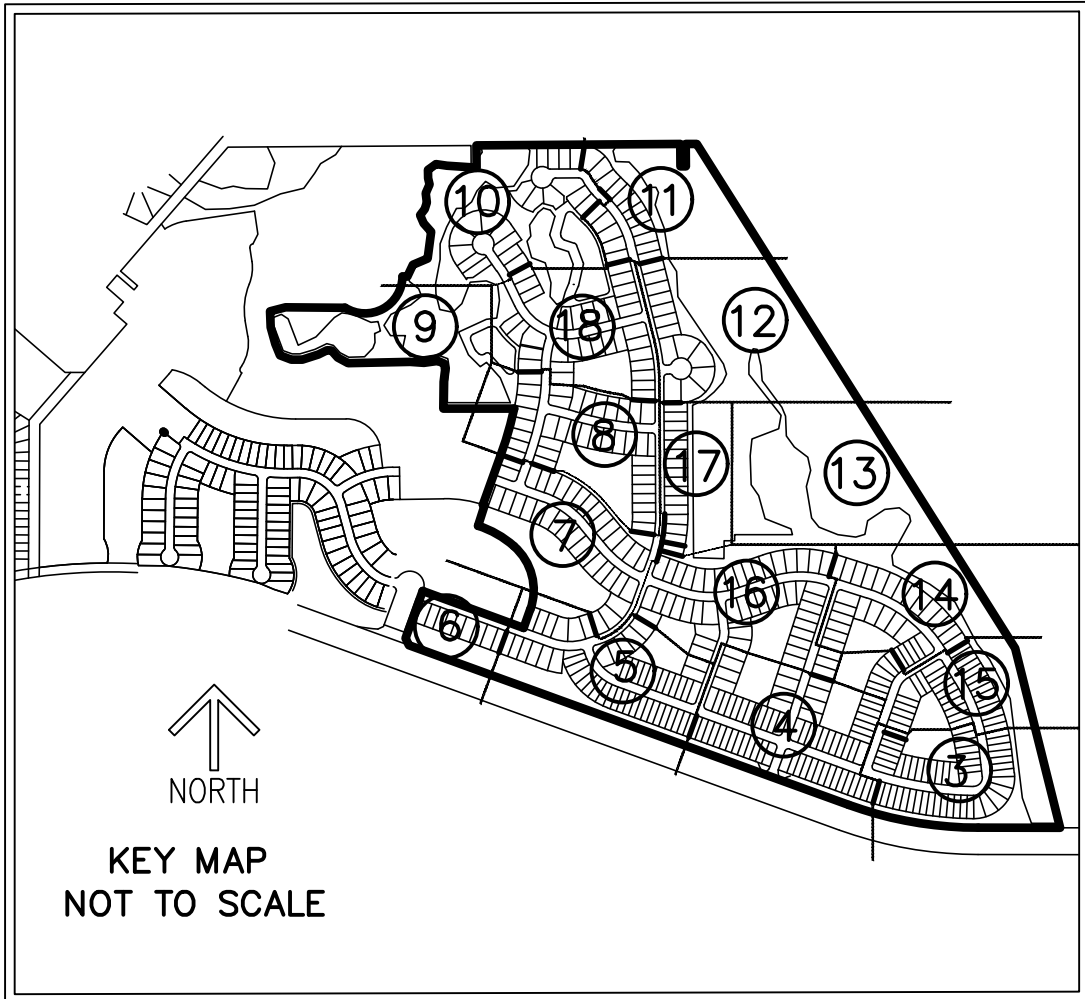
PAGE

SHEET 3 OF 18



MATCH LINE SHEET 15

MATCH LINE SHEET 15

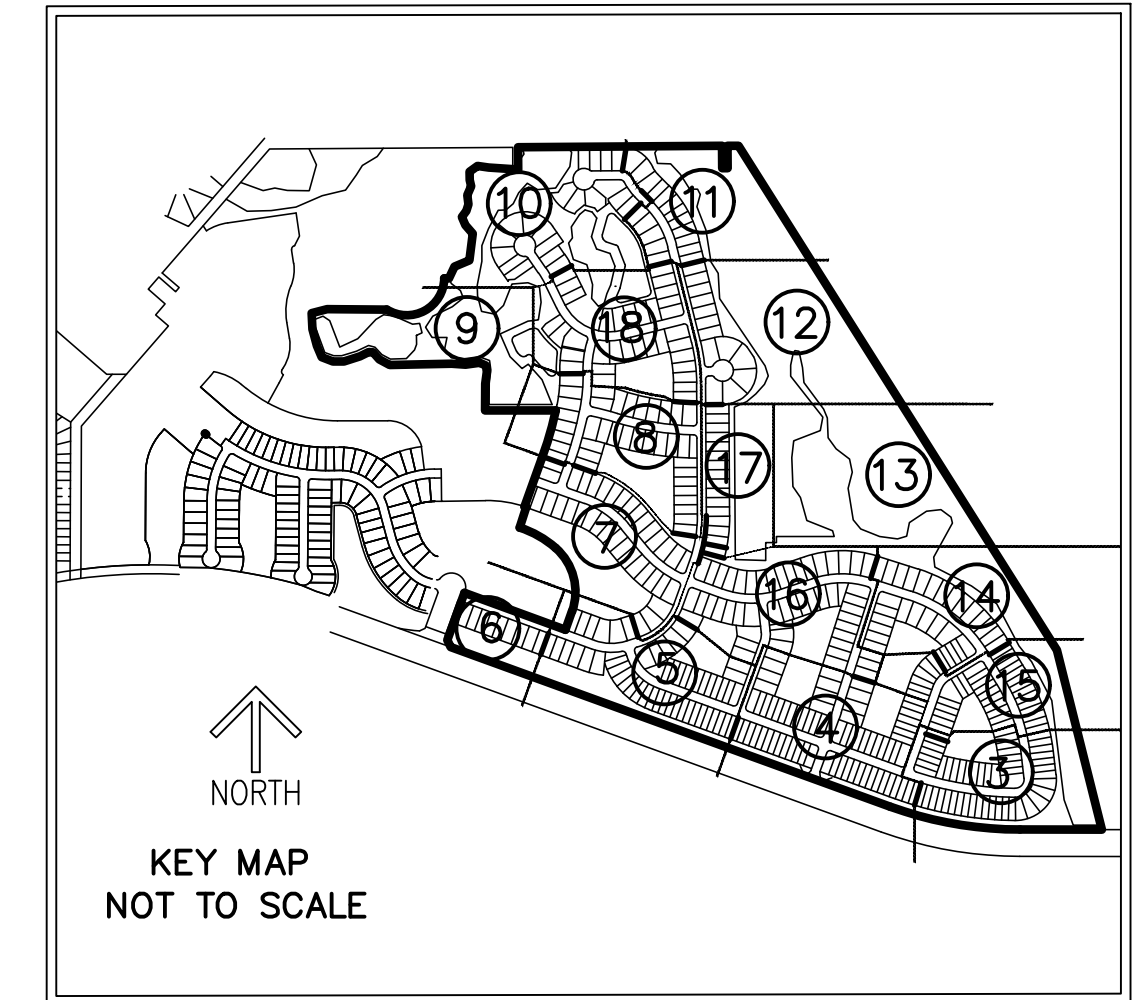


PARCEL-2
VERANDA PLAT NO. 2
(PB 68, PAGE 29)

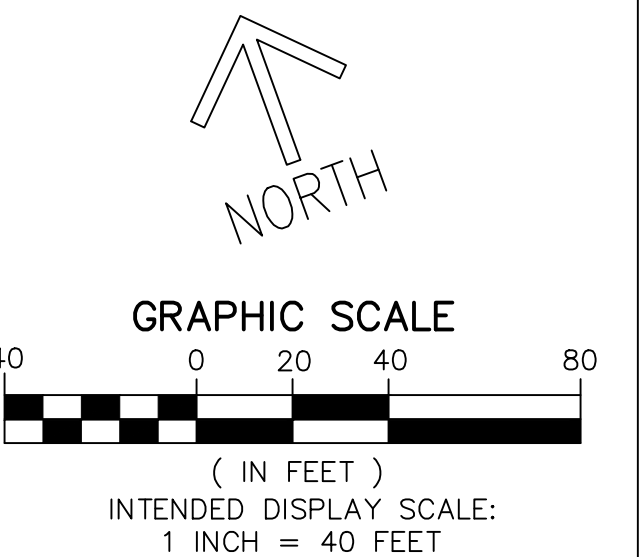
- LEGEND/ABBREVIATIONS
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FND - FOUND
 - FE - FENCE EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - MEB - MAINTENANCE EASEMENT BUFFER
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	0°44'39"	1920.00'	24.93'	S70° 25' 37"E	24.93'

PSLUSD PROJECT NO. 11-824-15
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- ## LEGEND / ABBREVIATIONS
- R – CENTERLINE
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 AC – ACROSS
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 CBE – CONSERVATION BUFFER EASEMENT
 CD – CHORD DISTANCE
 DE – DRAINAGE EASEMENT
 EIE – EMERGENCY INGRESS AND EGRESS EASEMENT
 FND – FOUND
 FE – FENCE EASEMENT
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 WMAE – WATER MANAGEMENT ACCESS EASEMENT
 WPM – DENOTES MAINTENANCE REFERENCE MONUMENT
 5" IRON ROD WITH CAP STAMPED
 "C&W PRM LB 3591"
 ● – DENOTES PERMANENT CONTROL POINT



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	2°17'59"	1000.00'	40.14'	N18° 47' 43"E	40.13'

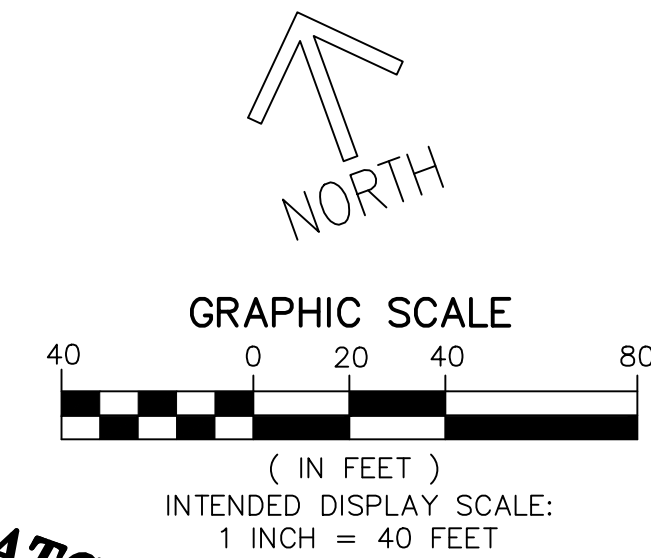
PLAT BOOK _____

PAGE _____

SHEET 5 OF 18

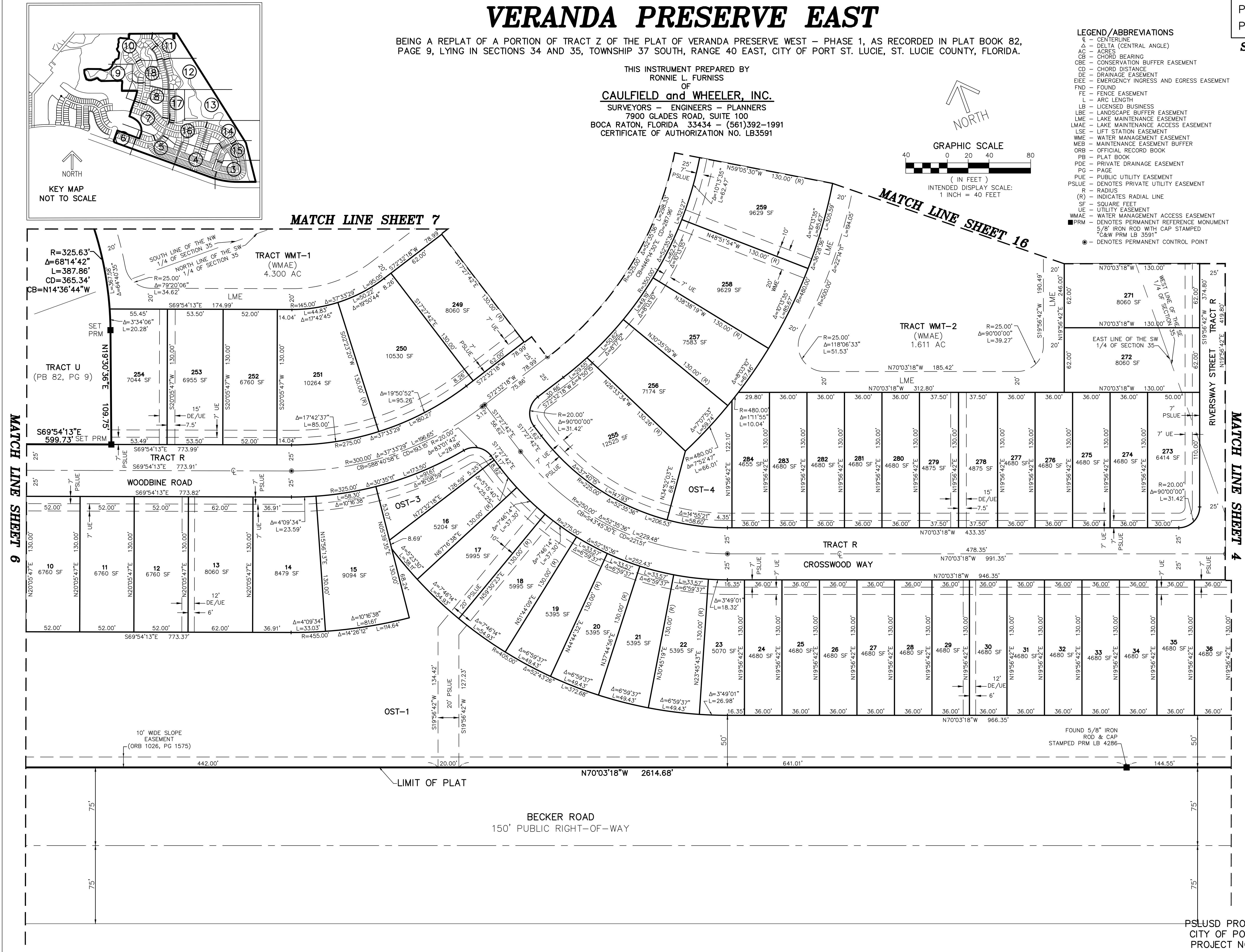
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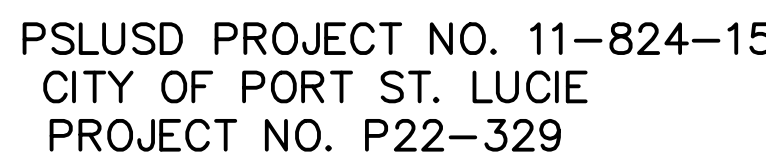
LEGEND/ABBREVIATIONS

- CENTERLINE
- △ - DELTA (CENTRAL ANGLE)
- AC - ACRES
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- LBE - LANDSCAPE BUFFER EASEMENT
- LKE - LAKE MAINTENANCE EASEMENT
- LMAC - LAKE MAINTENANCE ACCESS EASEMENT
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- WMAC - WATER MANAGEMENT ACCESS EASEMENT
- *DENOTES PERMANENT REFERENCE MONUMENT
6"/8" IRON ROD WITH CAP STAMPED
"C&W FRM LB 3591"
- ⊙ - DENOTES PERMANENT CONTROL POINT



PSLUSD PROJECT NO. 11-824-15
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PROJECT NO. P22-329

VERANDA PRESERVE EAST
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AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH,
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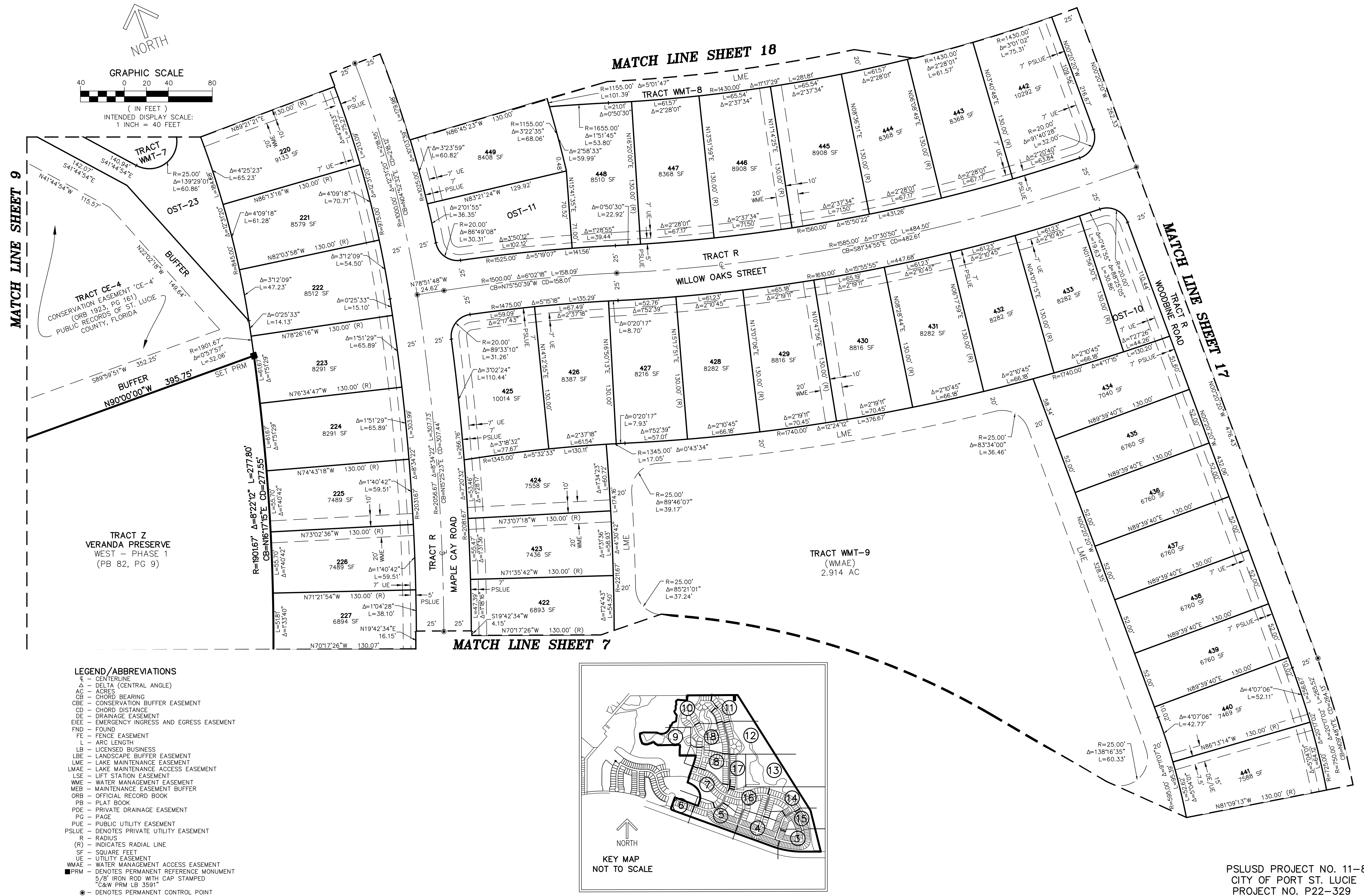
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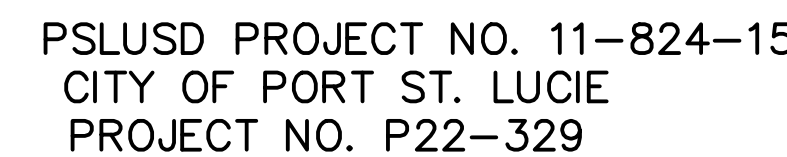
PAGE _____

SHEET 8 OF 18



PLAT BOOK _____
PAGE _____
SHEET 9 OF 18

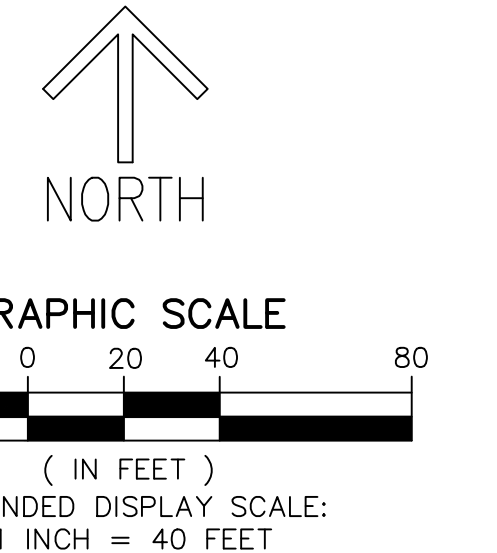
SHEET 9 OF 18



THIS INSTRUMENT PREPARED BY
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PLAT BOOK _____
PAGE _____

SHEET 10 OF 18



MATCH LINE SHEET 11

MATCH LINE SHEET 11

MATCH LINE SHEET 18

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CITY OF PORT ST. LUCIE
PROJECT NO. P22-329

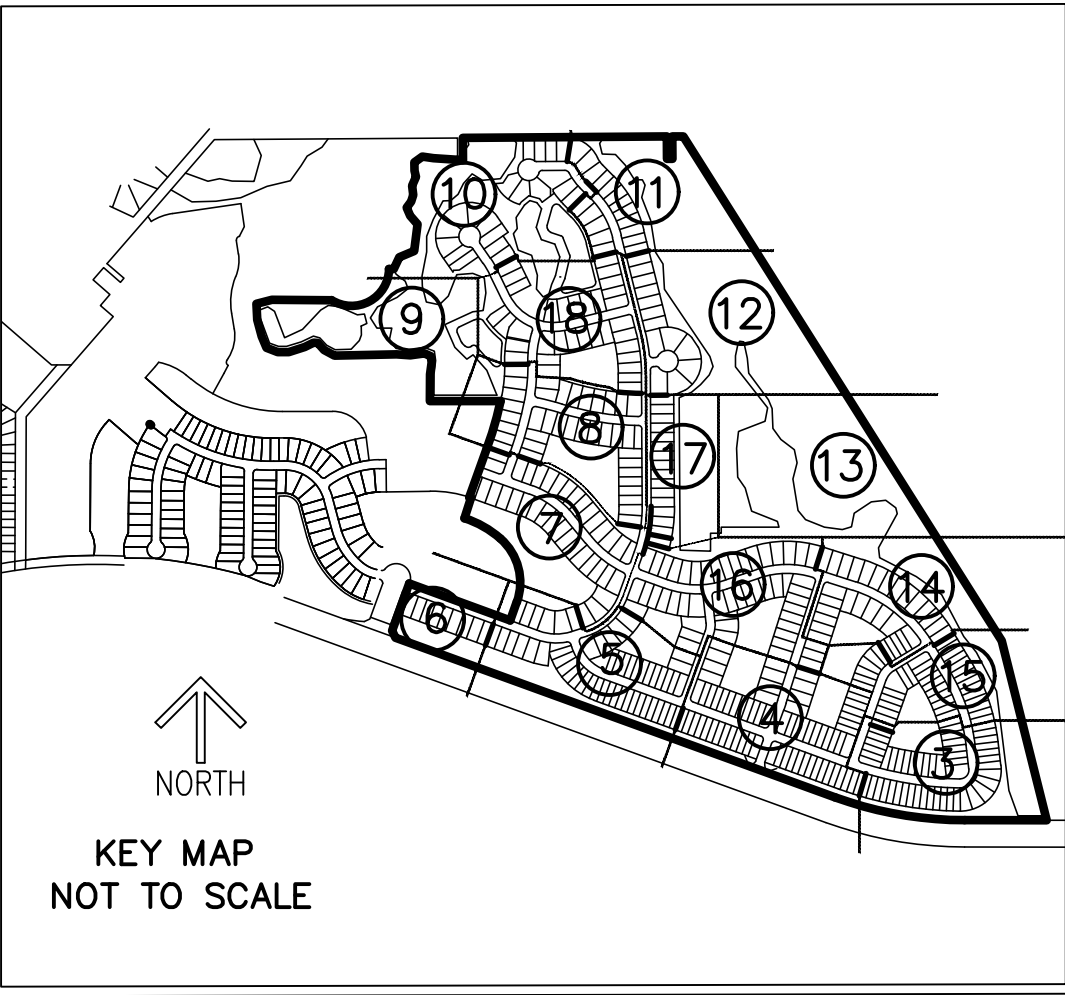
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SOUTH LINE OF THE SW 1/4 OF SECTION 26
NORTH LINE OF THE NW 1/4 OF SECTION 35

30' DRAINAGE ROW PER PLAT OF PORT ST. LUCIE
SECTION THIRTY-EIGHT, PLAT BOOK 15, PAGE 29
PUBLIC RECORDS OF ST. LUCIE COUNTY

60' DRAINAGE ROW PER PLAT OF PORT ST. LUCIE
SECTION THIRTY-EIGHT, PLAT BOOK 15, PAGE 29
PUBLIC RECORDS OF ST. LUCIE COUNTY



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 - - DENOTES PERMANENT CONTROL POINT

TRACT Z
VERANDA PRESERVE
WEST - PHASE 1
(PB 82, PG 9)

TRACT CE-4
CONSERVATION EASEMENT 'CE-4'
(ORB 1923, PG 161)
PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA

TRACT CE-7
CONSERVATION EASEMENT 'CE-7'
(ORB 1923, PG 161)
PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA

TRACT WMT-6
(WMAE)
1.481 AC

Curve Table				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C3	9°05'30"	500.00'	79.34'	S30° 24' 05"E
C4	63°42'45"	50.00'	55.60'	N58° 32' 56"W

MATCH LINE SHEET 9

VERANDA PRESERVE EAST

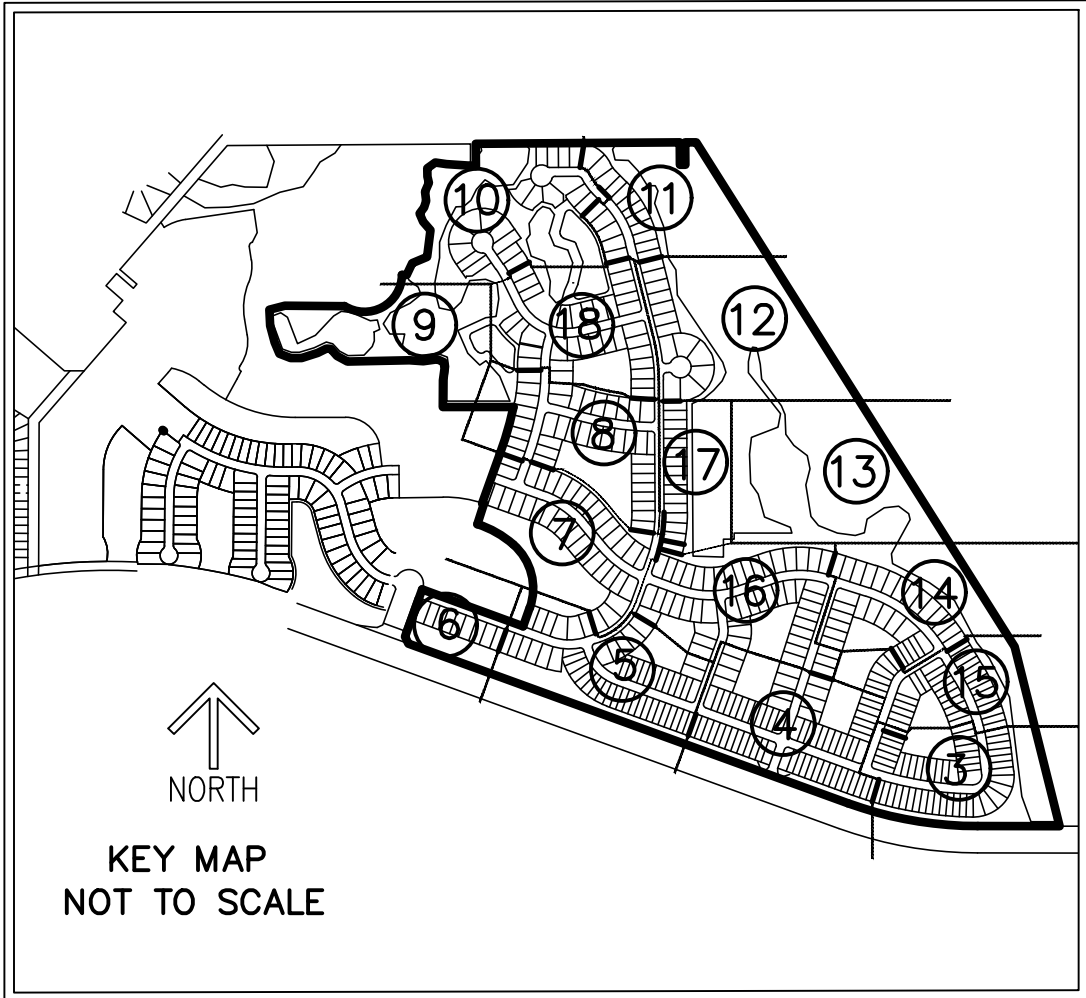
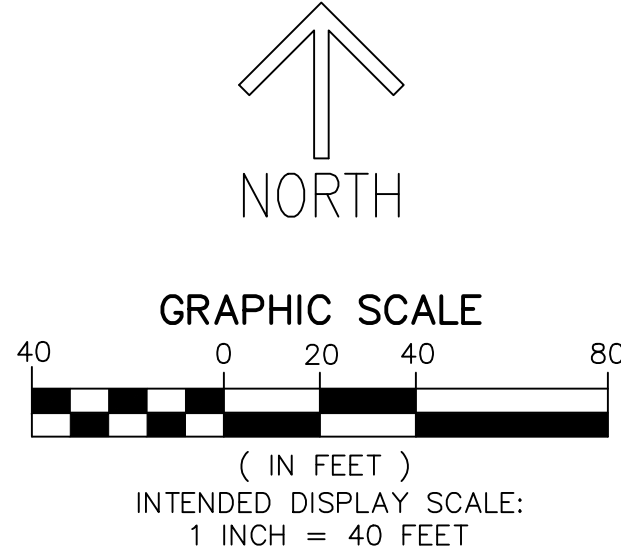
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PLAT BOOK

PAGE

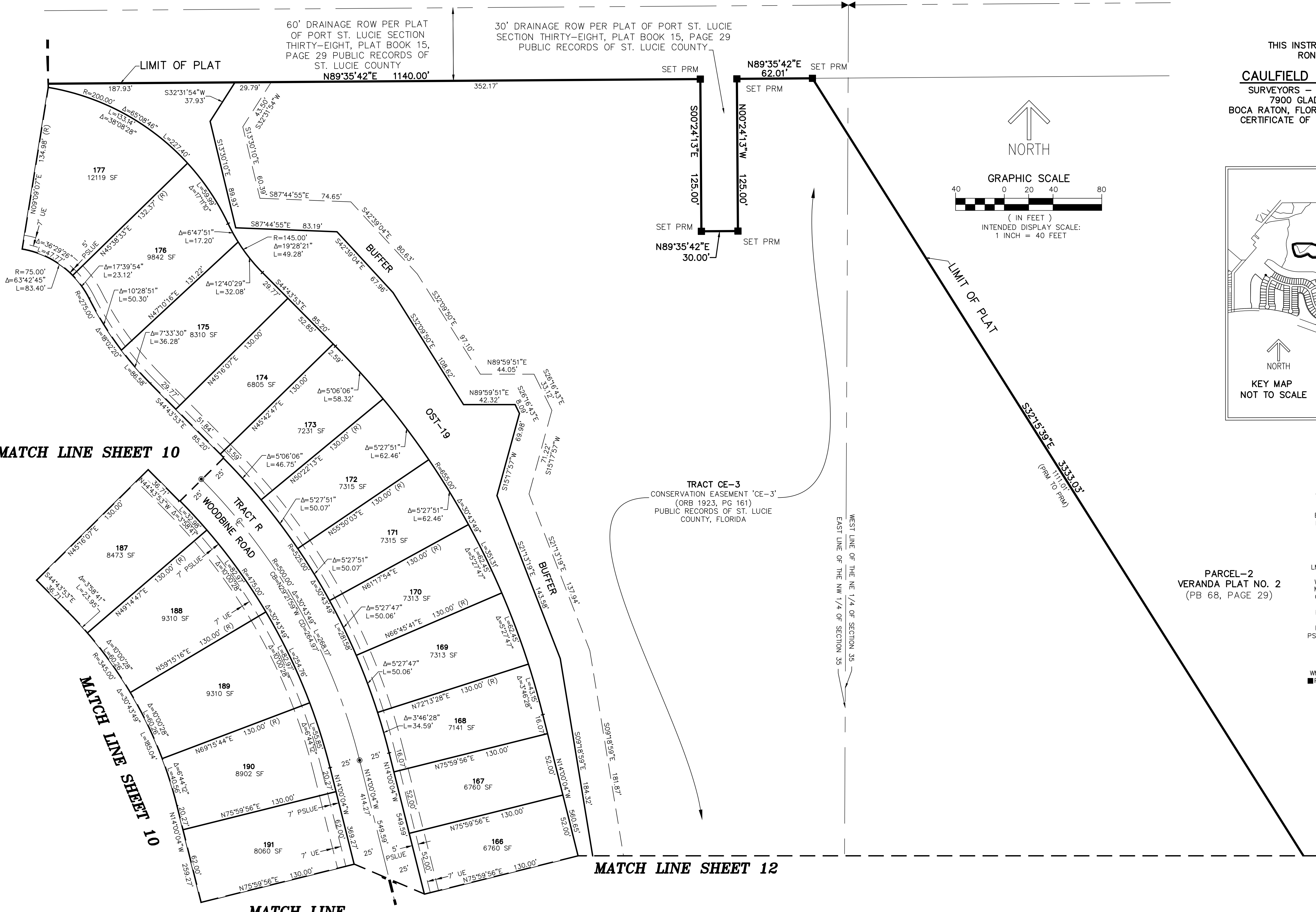
SHEET 11 OF 18

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PARCEL-2
VERANDA PLAT NO. 2
(PB 68, PAGE 29)



MATCH LINE SHEET 10

MATCH LINE SHEET 10

MATCH LINE SHEET 18

MATCH LINE SHEET 12

VERANDA PRESERVE EAST

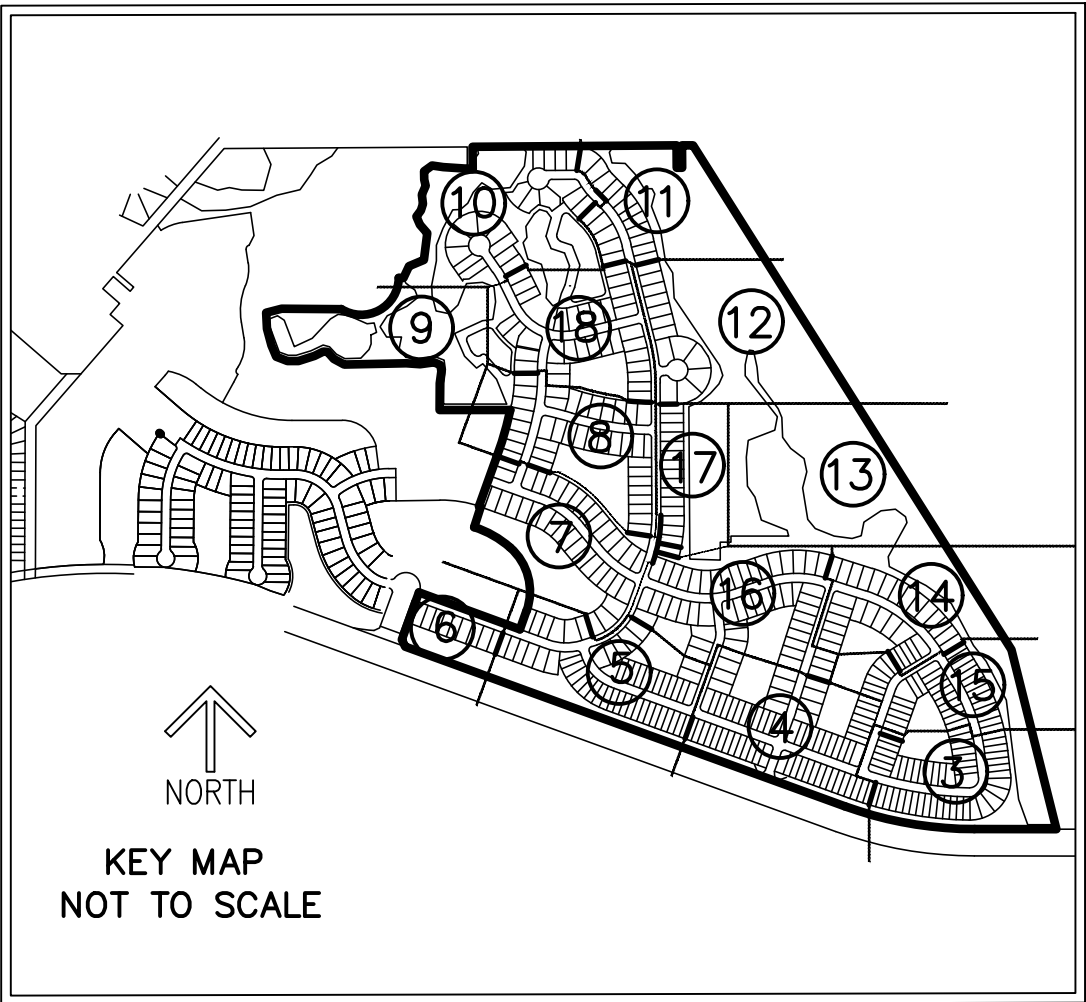
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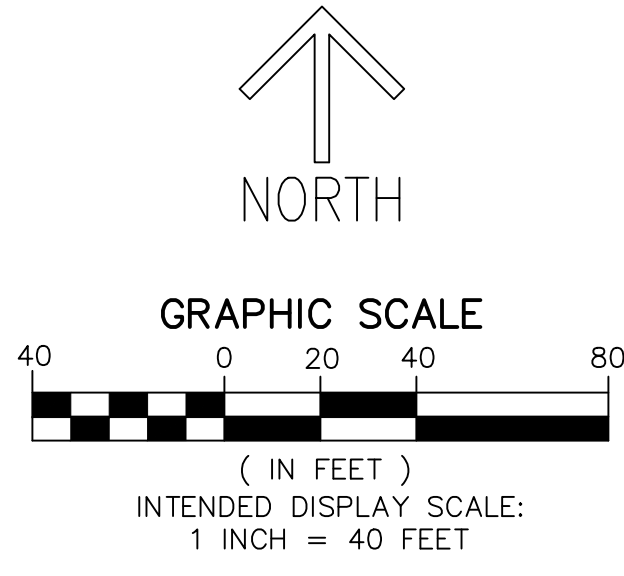
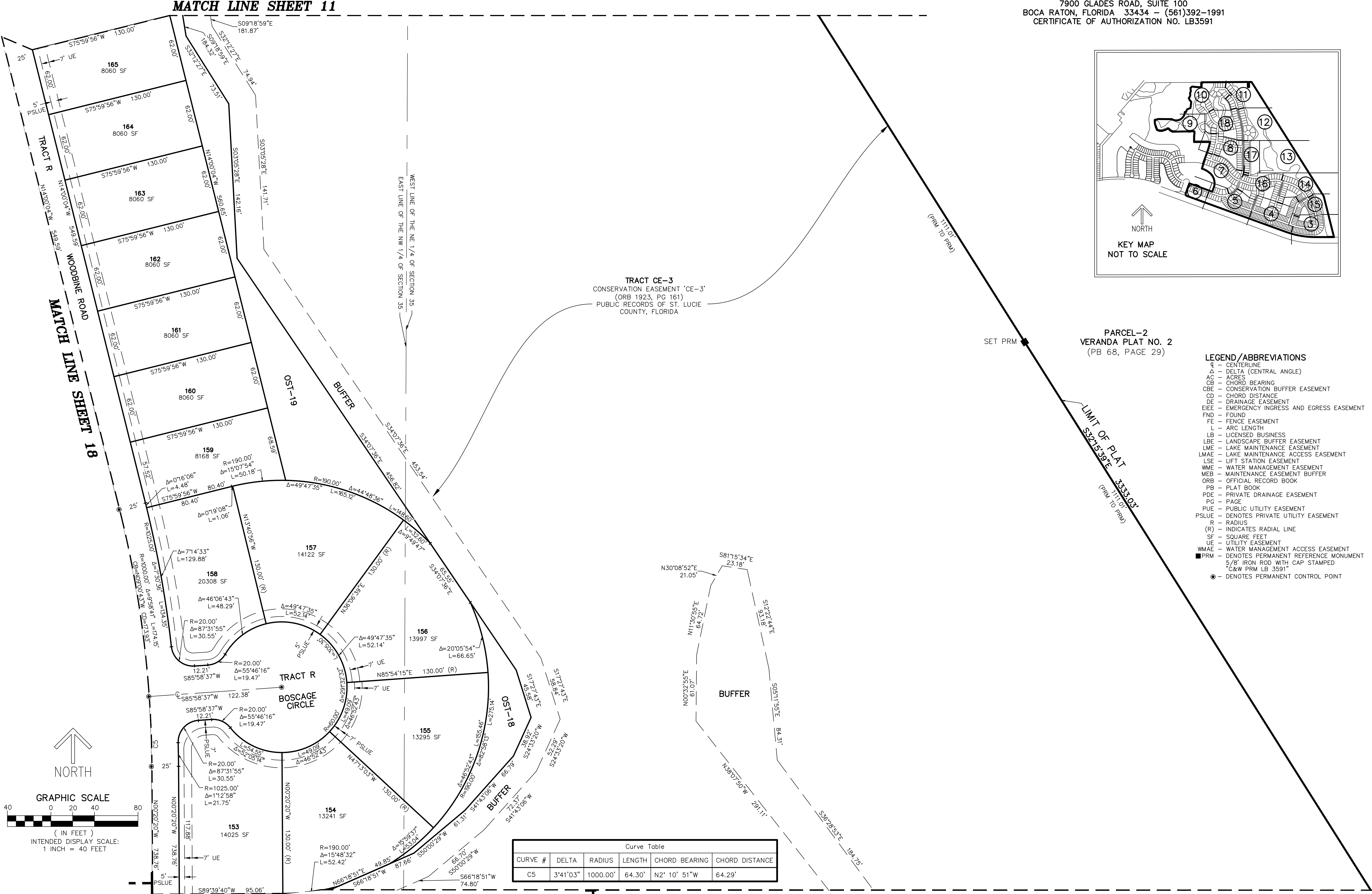
PLAT BOOK _____

PAGE _____

SHEET 12 OF 18



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 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - – DENOTES PERMANENT CONTROL POINT



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C5	3°41'03"	1000.00'	64.30'	N2° 10' 51"W	64.29'

PSLUSD PROJECT NO. 11-824-15
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VERANDA PRESERVE EAST

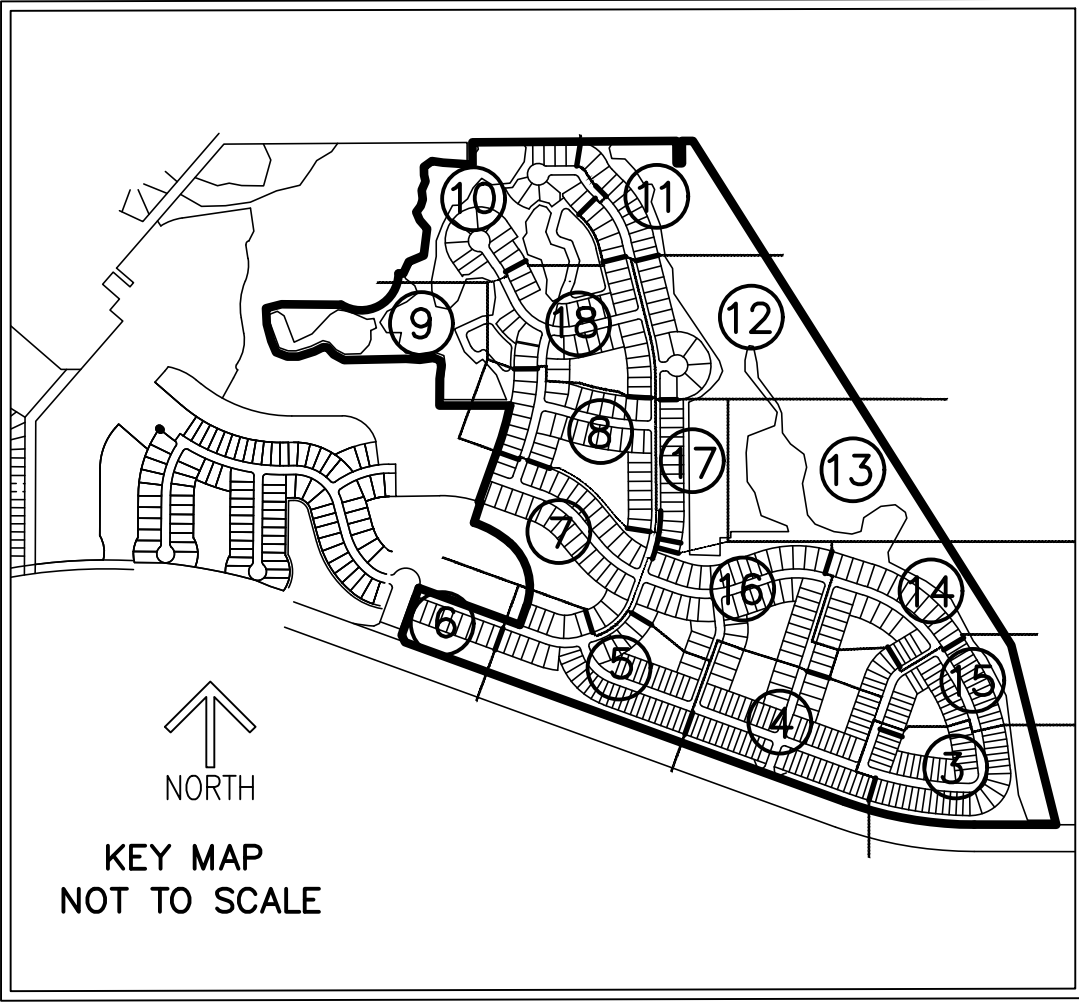
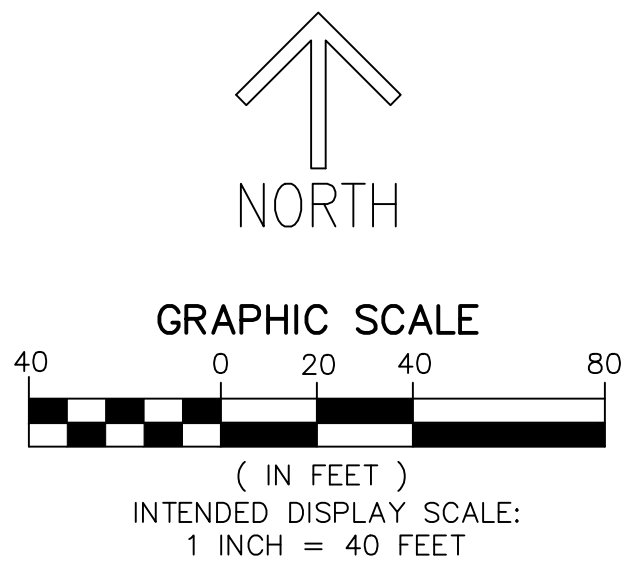
BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA PRESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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7900 GLADES ROAD, SUITE 100
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CERTIFICATE OF AUTHORIZATION NO. LB3591

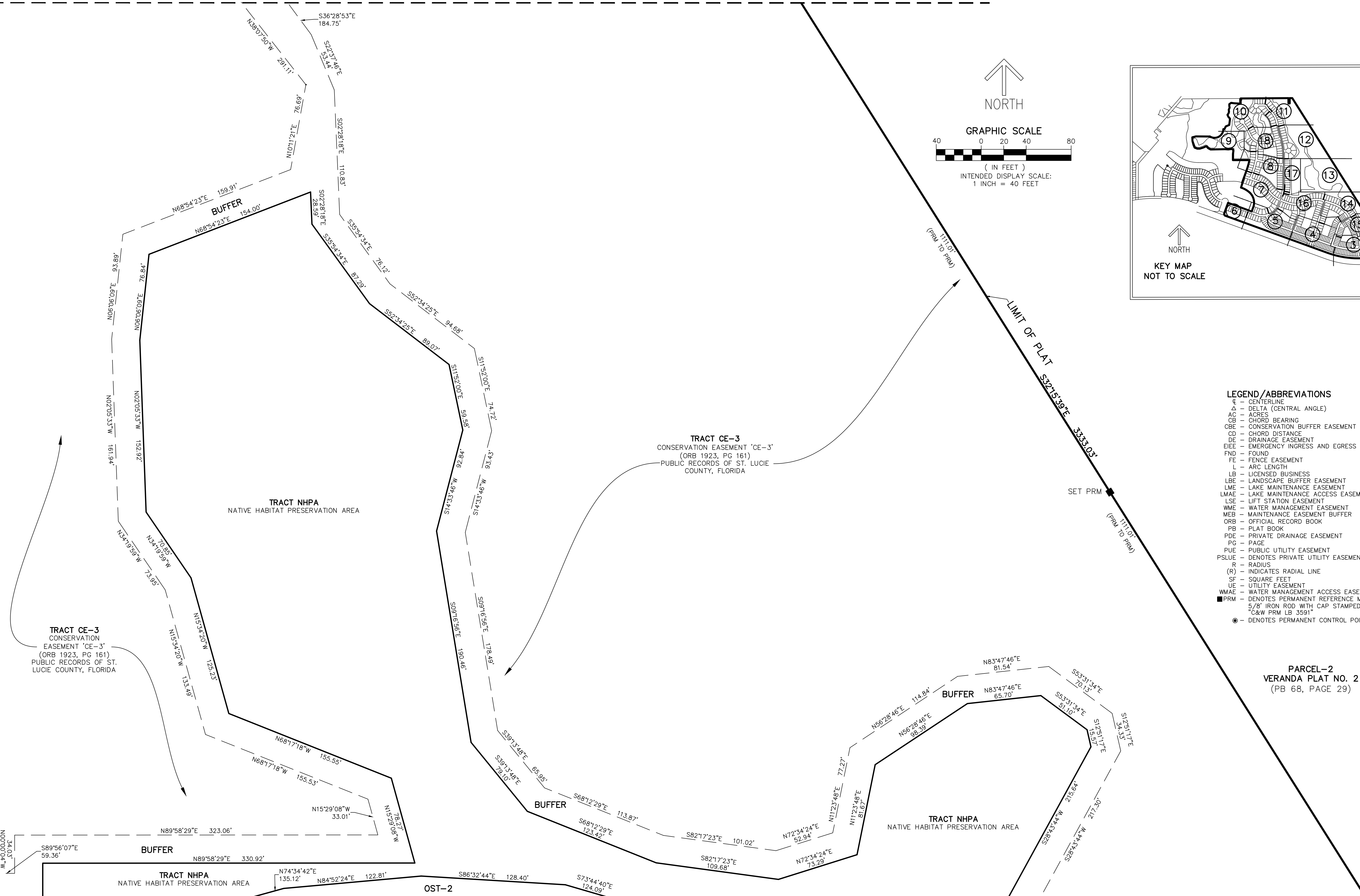
PLAT BOOK _____
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SHEET 13 OF 18

MATCH LINE SHEET 12



MATCH LINE SHEET 17



- LEGEND/ABBREVIATIONS**
- CL – CENTERLINE
 - Δ – DELTA (CENTRAL ANGLE)
 - AC – ACRES
 - CB – CHORD BEARING
 - CBE – CONSERVATION BUFFER EASEMENT
 - CD – CHORD DISTANCE
 - DE – DRAINAGE EASEMENT
 - EIEE – EMERGENCY INGRESS AND EGRESS EASEMENT
 - FND – FOUND
 - FE – FENCE EASEMENT
 - L – ARC LENGTH
 - LB – LICENSED BUSINESS
 - LBCE – LANDSCAPE BUFFER EASEMENT
 - LME – LAKE MAINTENANCE EASEMENT
 - LMCE – LAKE MAINTENANCE ACCESS EASEMENT
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 - WME – WATER MANAGEMENT EASEMENT
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 - ORB – OFFICIAL RECORD BOOK
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 - PDE – PRIVATE DRAINAGE EASEMENT
 - PG – PAGE
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 - PSLUE – DENOTES PRIVATE UTILITY EASEMENT
 - R – RADIUS
 - (R) – INDICATES RADIAL LINE
 - SF – SQUARE FEET
 - UE – UTILITY EASEMENT
 - WMAE – WATER MANAGEMENT ACCESS EASEMENT
 - PRM – DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - – DENOTES PERMANENT CONTROL POINT

PARCEL-2
VERANDA PLAT NO. 2
(PB 68, PAGE 29)

MATCH LINE SHEET 16

MATCH LINE SHEET 14

PSLUSD PROJECT NO. 11-824-15
CITY OF PORT ST. LUCIE
PROJECT NO. P22-329

VERANDA PRESERVE EAST

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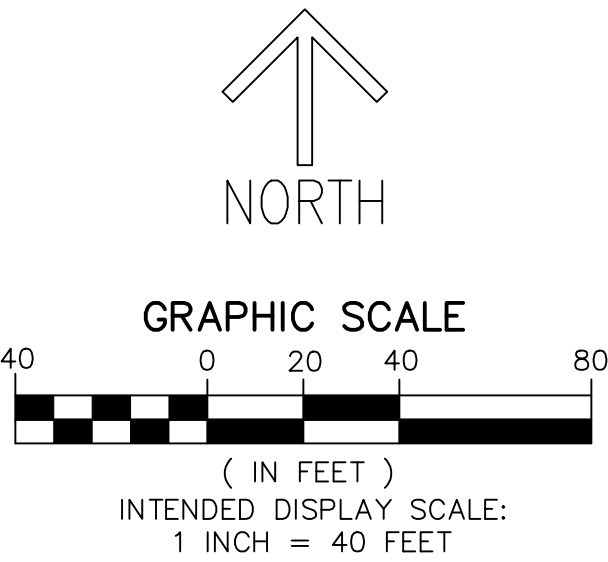
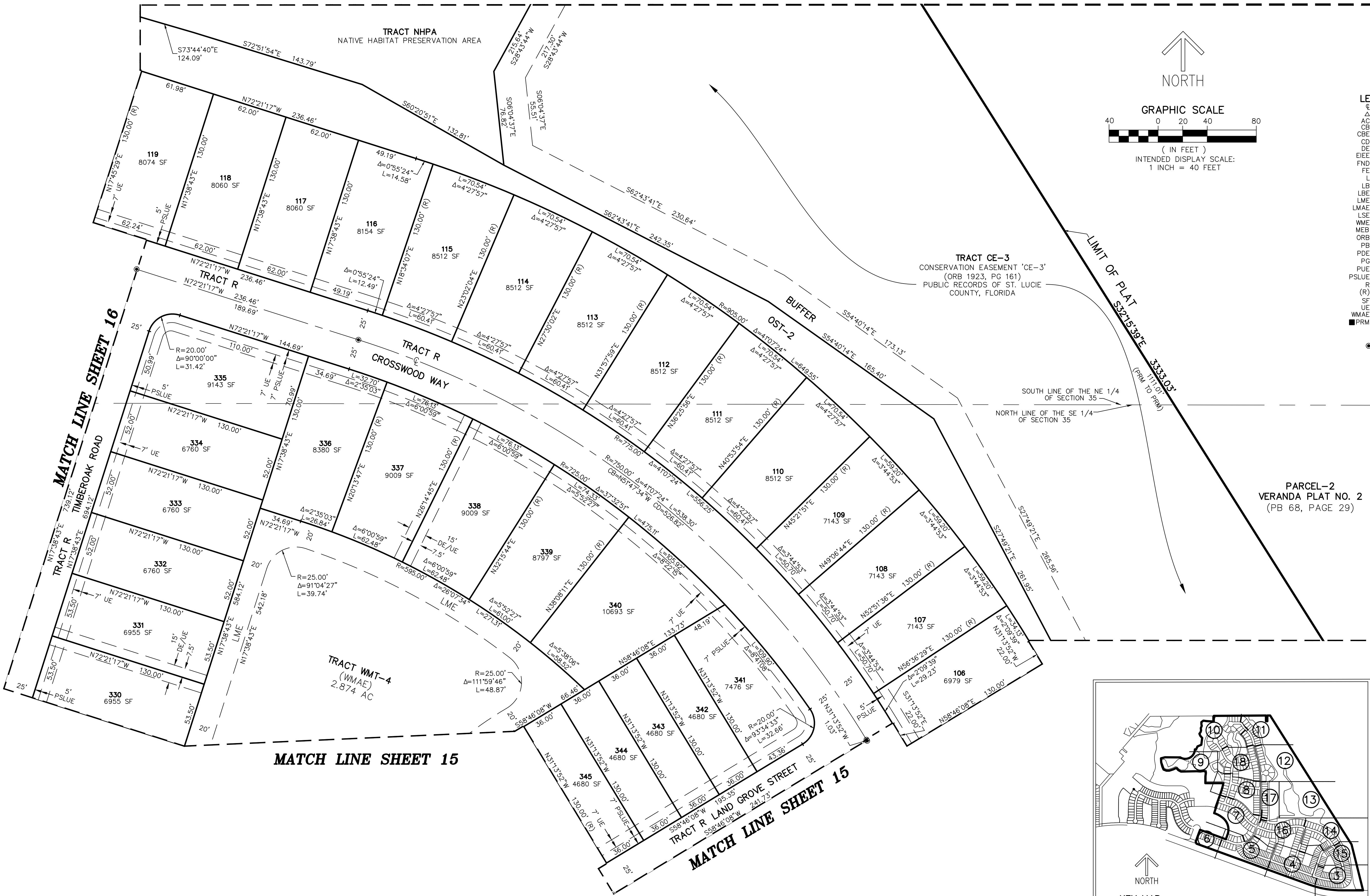
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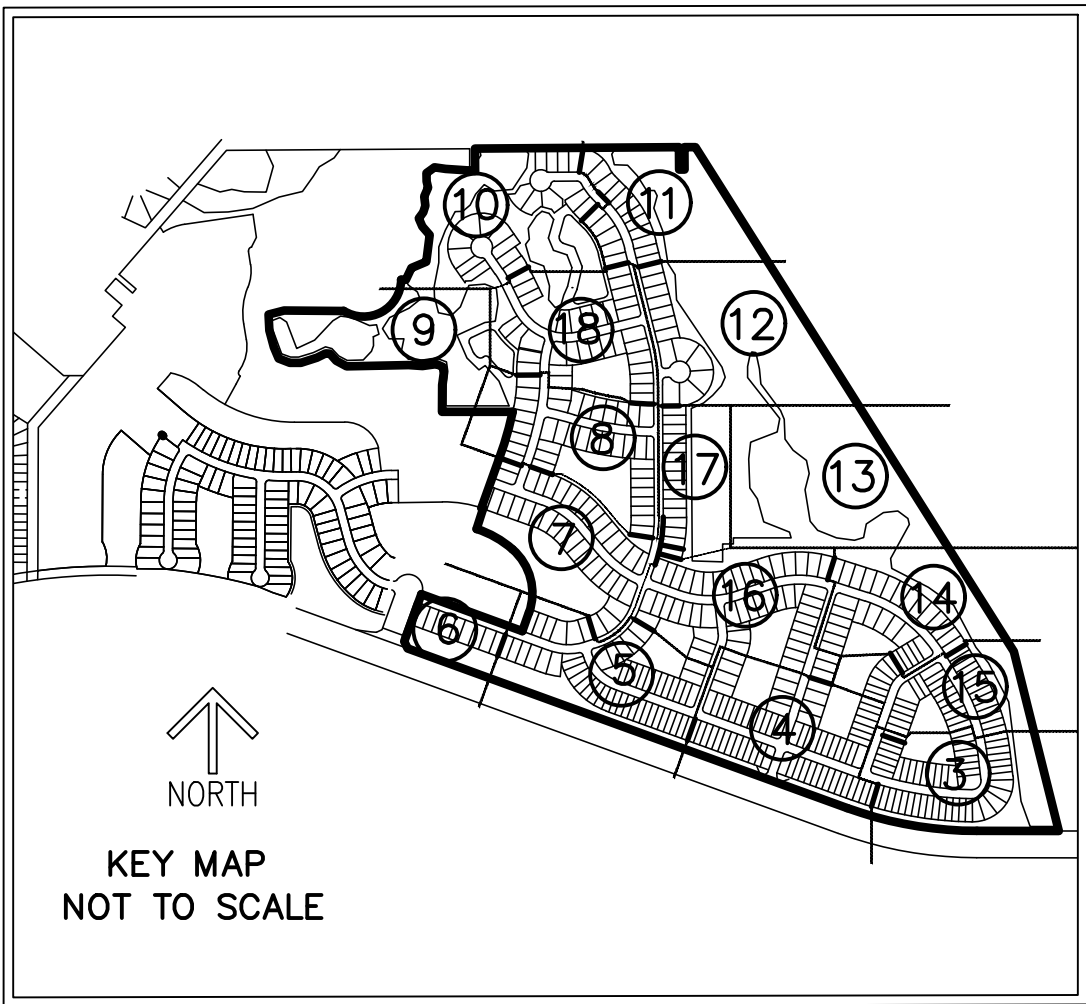
PAGE _____

SHEET 14 OF 18

MATCH LINE SHEET 13



- LEGEND/ABBREVIATIONS**
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 - – DENOTES PERMANENT CONTROL POINT



PSLUSD PROJECT NO. 11-824-15
CITY OF PORT ST. LUCIE
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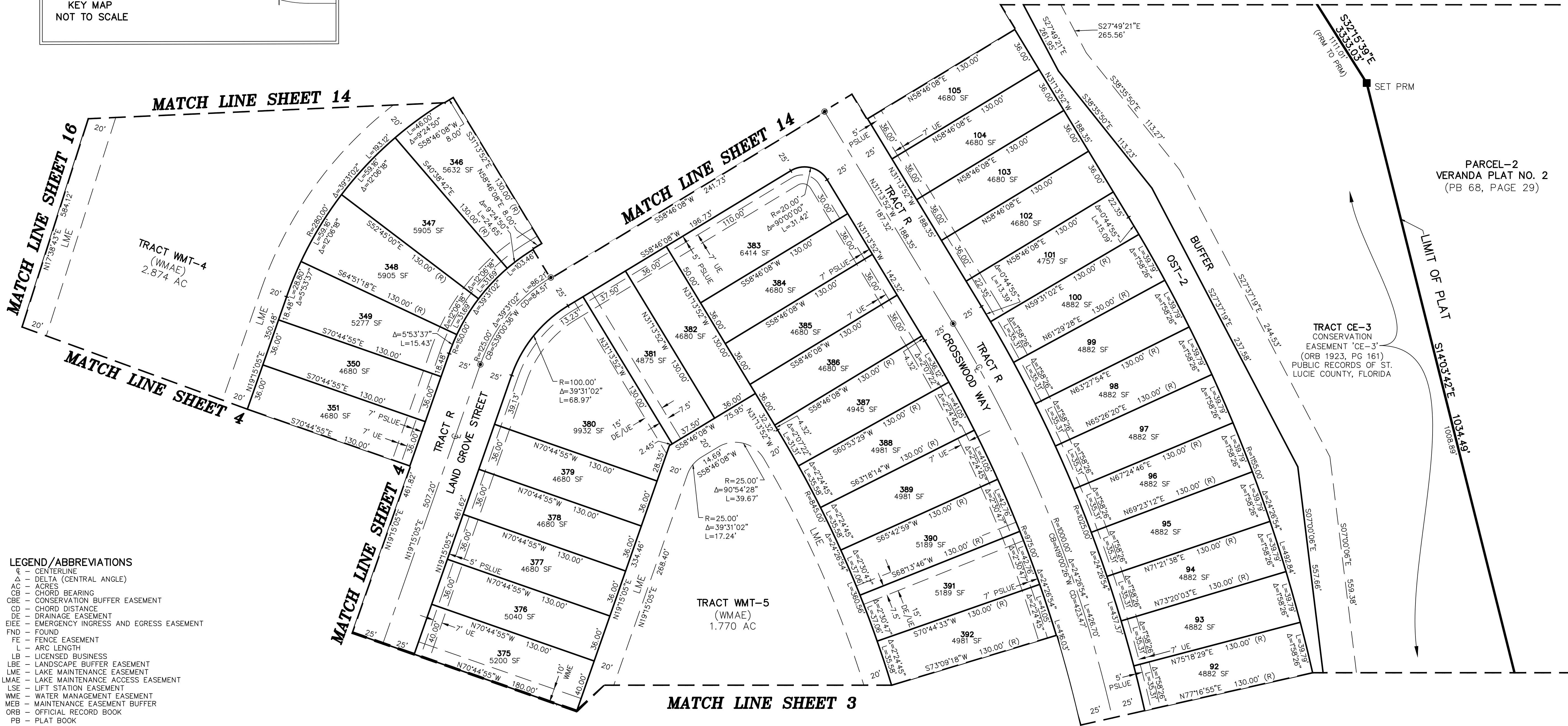
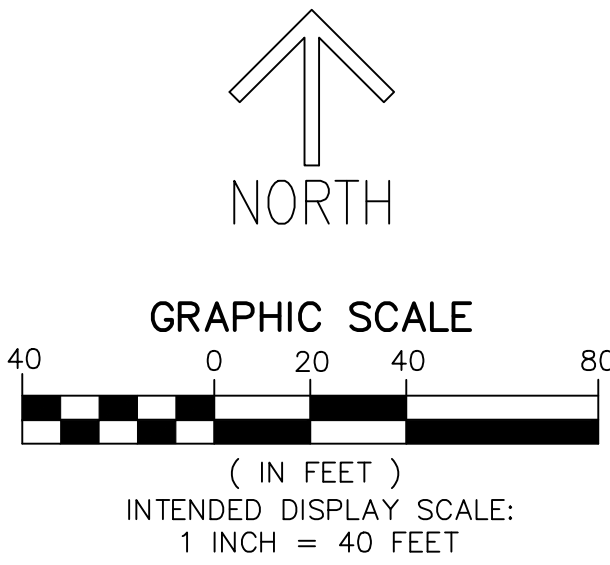
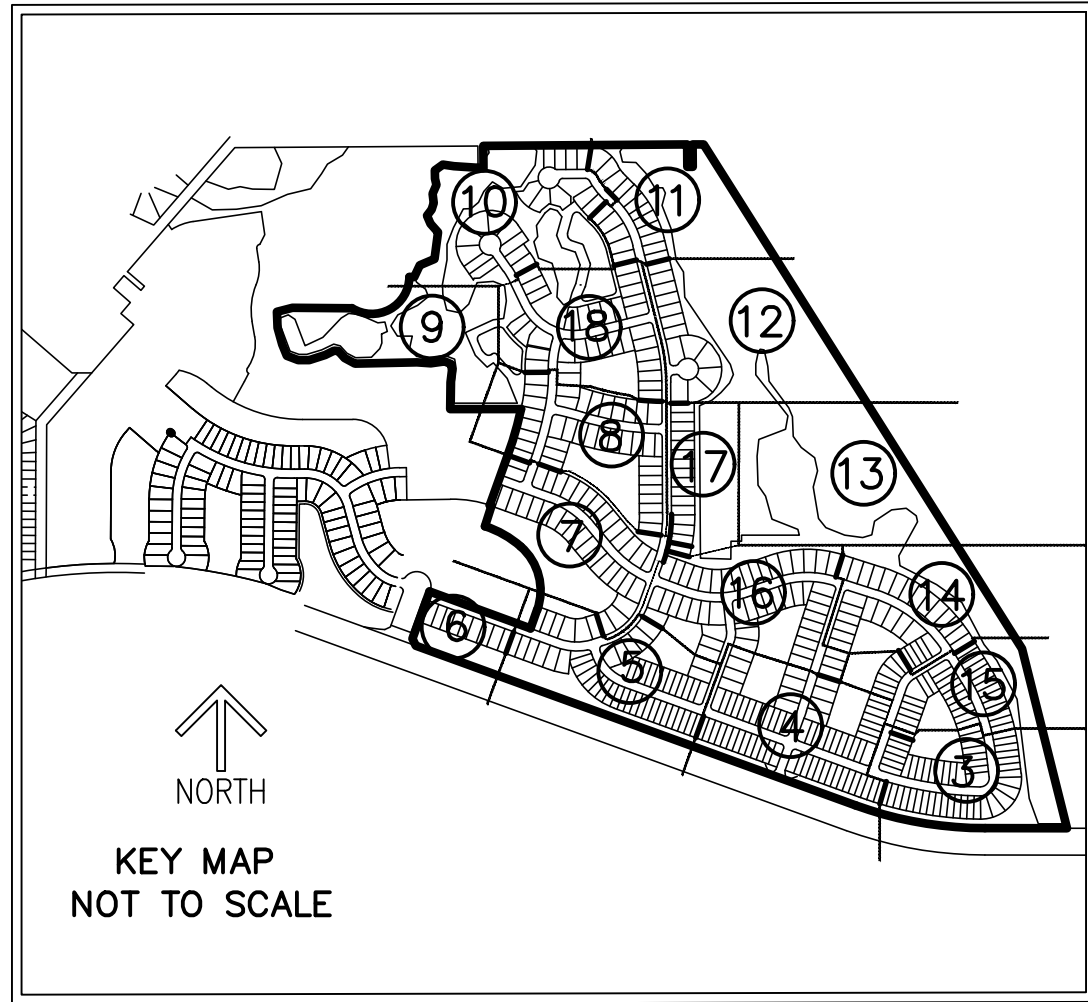
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PLAT BOOK _____
PAGE _____

SHEET 15 OF 18



- LEGEND/ABBREVIATIONS
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VERANDA PRESERVE EAST

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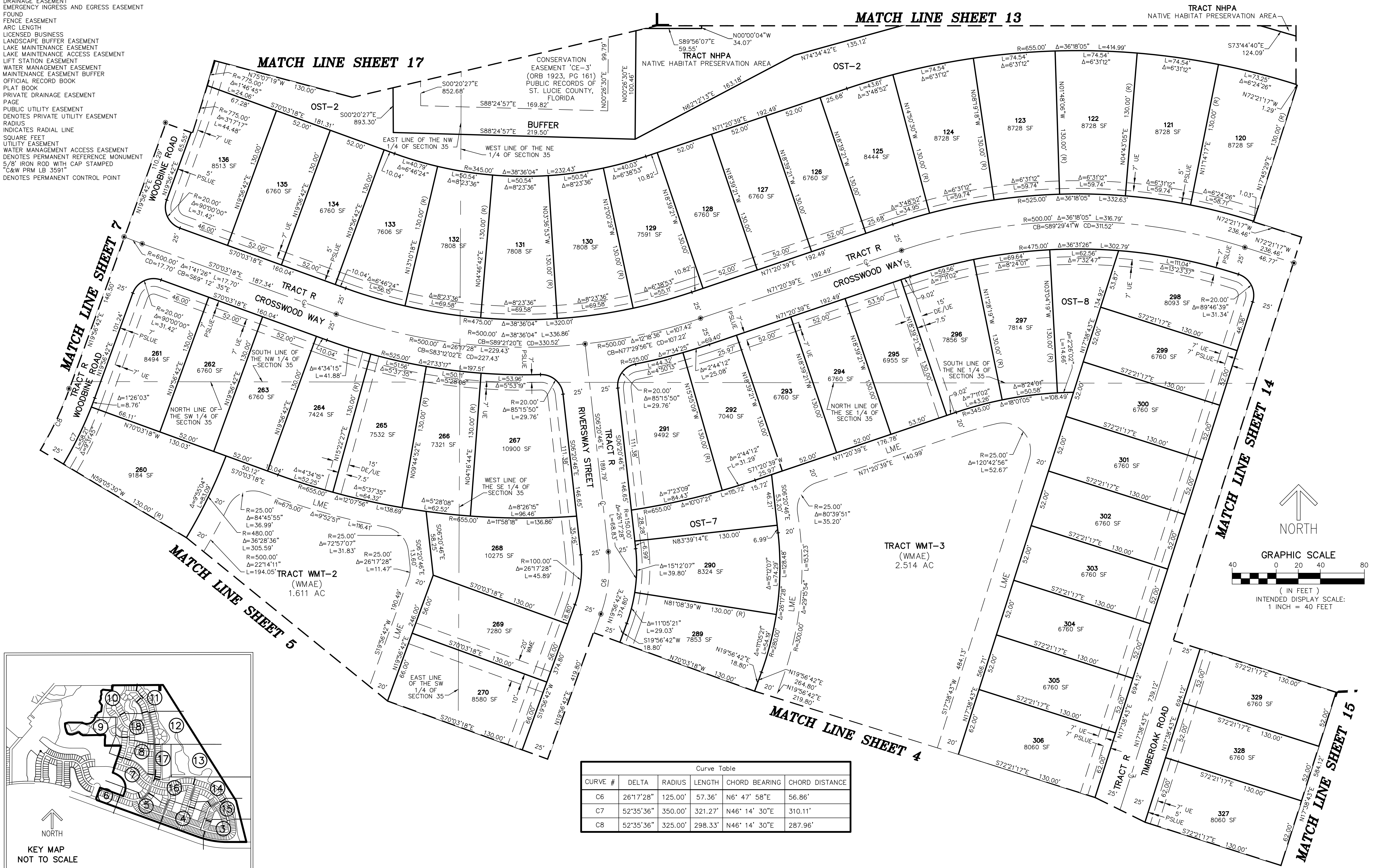
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PLAT BOOK _____
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SHEET 16 OF 18

LEGEND/ABBREVIATIONS

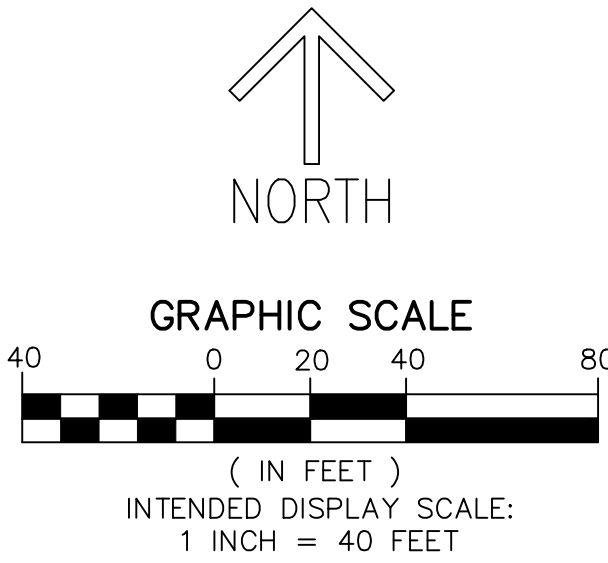
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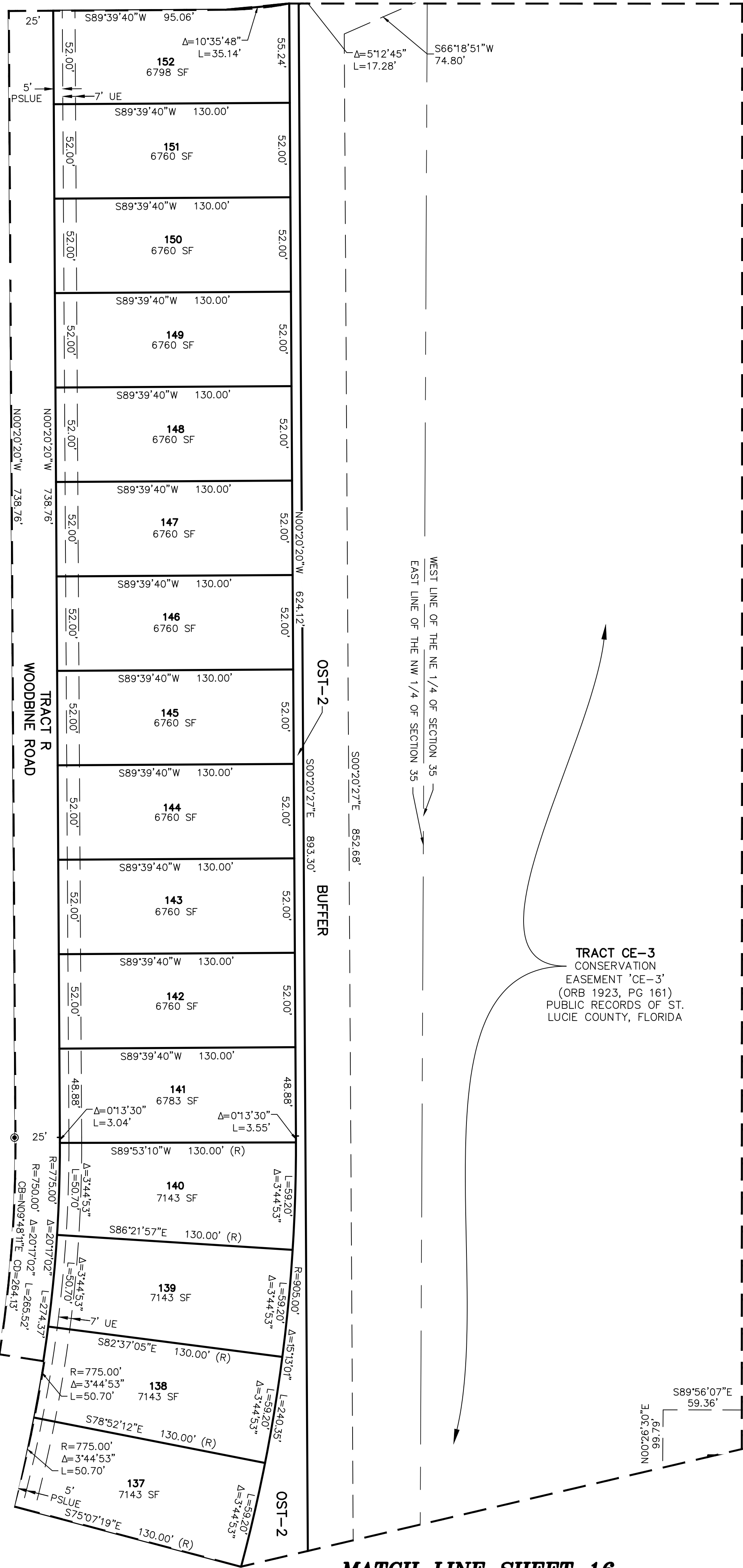
VERANDA PRESERVE EAST

MATCH LINE SHEET 12

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PLAT OF VERANDA PRESERVE WEST - PHASE 1, AS
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34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY
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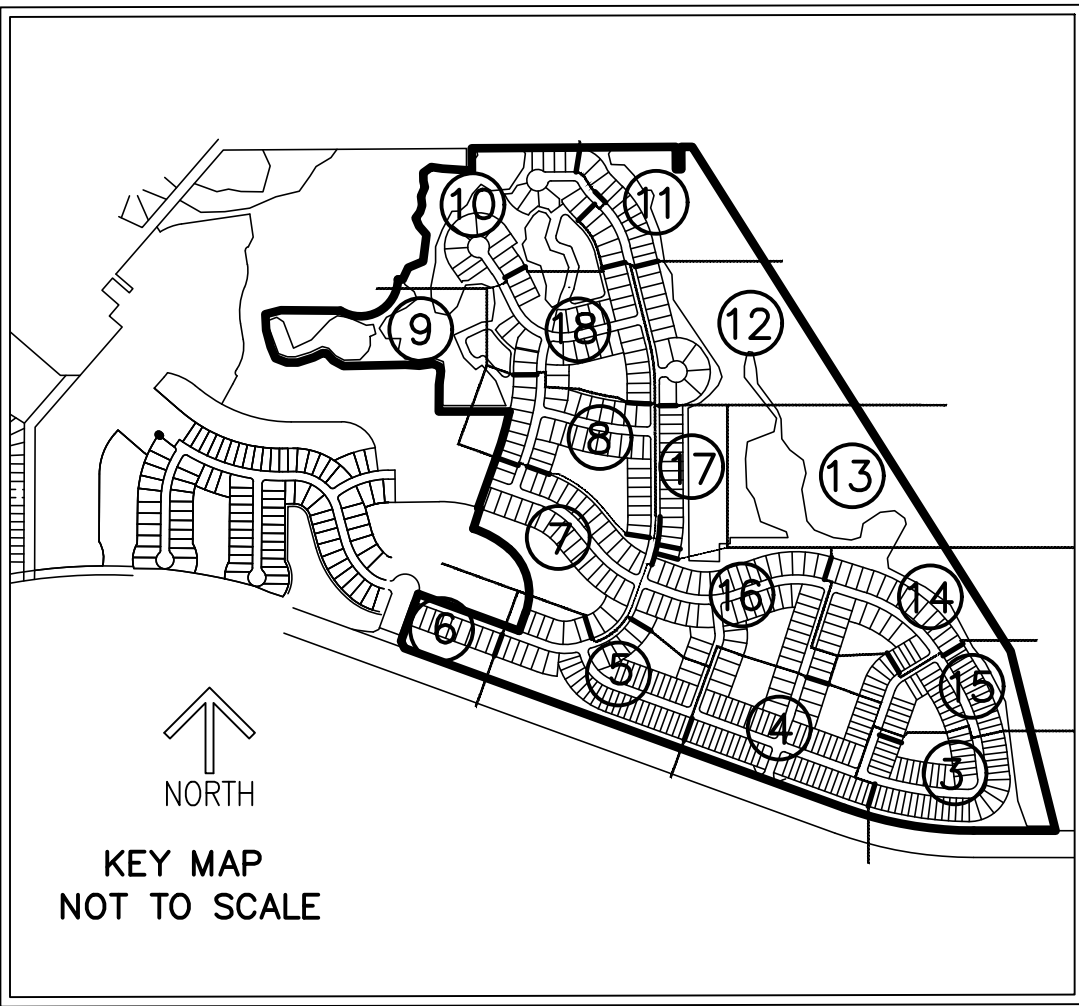
MATCH LINE SHEET 8



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PLAT BOOK _____
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SHEET 17 OF 18



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PLAT BOOK _____
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