DESCRIPTION:

BEING A REPLAT OF ALL OF TRACTS "CA-26" AND "CA-43" AND ALL OF LOTS 139 THROUGH 142, 154, 155 AND 185, CERTIFICATE OF OWNERSHIP AND DEDICATION VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK STATE OF FLORIDA 102, PAGES 01 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN COUNTY: SECTIONS 28 AND 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN AT NORTHWEST CORNER OF LOT 185, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.58°59'37"E., ALONG THE NORTHERLY LINE OF SAID LOT 185, A DISTANCE OF 134.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 185 AND A POINT ON THE WESTERLY LINE OF WATER MANAGEMENT TRACT 2, AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 713.00 FEET, AND A RADIAL BEARING OF S.56°31'17"E. AT SAID INTERSECTION: THENCE BY THE FOLLOWING TWO (2) COURSES BEING ALONG SAID WESTERLY LINE OF WATER MANAGEMENT TRACT 2: 1) THENCE SOUTHWESTERLY, 2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'19", A DISTANCE OF 30.76 FEET TO A POINT BASIS TO HOME TOWN CABLE TV, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF OF TANGENCY; 2) THENCE S.31°00'24"W., DISTANCE OF 54.57 FEET TO THE SOUTHEAST CORNER OF TRACT "CA-26" INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LUNATA WAY, TRACT "R-1", AS SHOWN ON THE SAID AND OTHER TELECOMMUNICATION SERVICES. PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4. ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 892.44 FEET, AND A RADIAL BEARING OF 3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE S.37°53'51"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OF LUNATA WAY, TRACT "R-1", AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'54", A THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, DISTANCE OF 105.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "CA-26" AND A POINT ON THE EASTERLY SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES. RIGHT-OF-WAY LINE OF VALSOVANO WAY, TRACT "R-1", AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 -POD D - PLAT NO. 4. ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST. WITH A RADIUS OF 25.00 FEET; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID EASTERLY 4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY RIGHT-OF-WAY LINE OF SAID VALSOVANO WAY, TRACT "R-1": 1) THENCE NORTHWESTERLY, ALONG THE ARC OF OF PORT ST.LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'48", A DISTANCE OF 39.28 FEET TO A POINT OF TANGENCY; 2) AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND THENCE N.31°08'46"E., A DISTANCE OF 23.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 120.00 FEET; 3) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'13", A DISTANCE OF 30.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,396 SQUARE FEET OR 0.239 ACRES, MORE OR LESS.

TOGETHER WITH: PARCEL 2

BEGIN AT SOUTHWEST CORNER OF LOT 139, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND POINT ON THE EASTERLY LINE OF WATER MANAGEMENT TRACT - 4, AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE OF WATER MANAGEMENT TRACT 4: 1) THENCE N.45°54'31"E., A DISTANCE OF THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED 57.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. WITH A RADIUS OF 75.00 FEET: 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°04'12", A CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY DISTANCE OF 15.80 FEET TO A POINT OF TANGENCY; 3) THENCE N.33°50'18"E., A DISTANCE OF 65.44 TO A POINT OF OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 75.00 FEET; 4) THENCE OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°04'12", A DISTANCE OF 15.80 FEET TO POINT OF TANGENCY; 5) THENCE N.45°54'31"E., A DISTANCE OF 145.43 FEET TO THE NORTHWEST CORNER OF TRACT "CA-43" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LUNATA WAY, TRACT "R-1", DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ALSO BEING A POINT OF ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1035.00 FEET, AND EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. A RADIAL BEARING OF N.54°26'15"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY LUCIE. RIGHT-OF-WAY LINE OF LUNATA WAY, TRACT "R-1", AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'38". A DISTANCE OF 107.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT "CA-43" AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CANTANE WAY, TRACT "R-1", AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE 6. COMMON AREA TRACTS "CA-26" AND "CA-43", AS SHOWN HEREON, ARE HEREBY DEDICATED TO SOUTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPE, AND STORM WATER WESTERLY RIGHT-OF-WAY LINE OF CANTANE WAY, TRACT "R-1": 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°25'54", A DISTANCE OF 38.15 FEET TO A POINT OF TANGENCY; 2) THENCE S.45°54'31"W., A DISTANCE OF 18.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 120.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°20'26", A DISTANCE OF 50.98 FEET TO A POINT OF REVERSE CURVATURE OF A OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE. CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 60.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°20'26", A DISTANCE OF 25.49 FEET TO A POINT OF 7. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE TANGENCY: 5) THENCE S.45°54'31"W., A DISTANCE OF 170.53 FEET TO THE SOUTHEAST CORNER OF LOT 139, AS DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT #5, ACTING BY AND UNDER DELEGATED SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4; THENCE N.44°05'29"W., ALONG THE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF. SOUTHERLY LINE OF SAID LOT 139, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 39,485 SQUARE FEET OR 0,906 ACRES, MORE OR LESS.

TOGETHER WITH: PARCEL 3

BEGIN AT NORTHWEST CORNER OF LOT 154, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ACCORDING TO THE THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS LUCIE COUNTY, FLORIDA; THENCE S.43°08'33"E., ALONG THE NORTHERLY LINE OF SAID LOT 154, A DISTANCE OF ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY. 133.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 154 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PUCCINI WAY, TRACT "R-1", AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 63.00 FEET, AND A RADIAL BEARING OF S.57°41'13"E. AT SAID INTERSECTION; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY LINE OF PUCCINI WAY, TRACT "R-1": 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°16'40", A DISTANCE OF 38.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 30.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°49'20", A DISTANCE OF 26.09 FEET TO A POINT OF TANGENCY; 3) THENCE S.46°51'27"W., A DISTANCE OF 96.15 FEET TO THE SOUTHEAST CORNER OF LOT 155, AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4; THENCE N.43°08'33"W., ALONG THE SOUTHERLY LINE OF SAID LOT 155, A DISTANCE OF 138.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 155, AND A POINT ON THE EASTERLY LINE OF WATER MANAGEMENT TRACT 4, AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID EASTERLY LINE OF WATER MANAGEMENT TRACT 4: 1) THENCE N.19°43'47"E., A DISTANCE OF 39.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 75.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°06'53", A DISTANCE OF 35.49 FEET TO A POINT OF TANGENCY; 3) THENCE N.46°50'40"E., A DISTANCE OF 82.46 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 23,362 SQUARE FEET OR 0.536 ACRES, MORE OR LESS.

TOTAL OF PARCELS 1 THROUGH 3 CONTAINING: 73,243 SQUARE FEET OR 1.681 ACRES, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC. OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT, 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.

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 OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR 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

MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-26" AND "CA-43" AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL

THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

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

8. THE LANDSCAPE EASEMENTS, (L.E.) SHOWN HEREON ARE DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS.

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT

BEING A REPLAT OF ALL OF TRACTS "CA-26" AND "CA-43" AND ALL OF LOTS 139 THROUGH 142, 154 155 AND 185. VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 28 AND 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY. FLORIDA. IN THE CITY OF PORT ST. LUCIE. FLORIDA

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY OF

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

(PRINT NAME OF WITNESS)

DEDICATION ACKNOWLEDGMENT

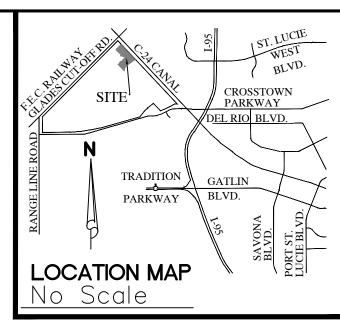
STATE OF FLORIDA COUNTY:

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF D PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS DAY OF 2022 BY 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 AS IDENTIFICATION.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

PRINT NAME:



PLAT BOOK

LE NO.

, 2022.

NOTE

VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED

LIABILITY COMPANY, ITS SOLE MANAGER

THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY 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.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED OFF THE FOLLOWING:

PARCEL 1: THE NORTHERLY LOT LINE OF LOT 185, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 AS RECORDED IN PLAT BOOK 102, PAGES 01 - 16, PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, WHICH BEARS SOUTH 58°59'37" EAST.

PARCEL 2: THE SOUTHERLY LOT LINE OF LOT 139, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 AS RECORDED IN PLAT BOOK 102, PAGES 01 - 16, PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, WHICH BEARS NORTH 44°05'29" WEST.

PARCEL 3: THE NORTHERLY LOT LINE OF LOT 154. VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 AS RECORDED IN PLAT BOOK 102, PAGES 01 - 16, PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA, WHICH BEARS SOUTH 43°08'33" EAST.

ALL BEARINGS BEING RELATIVE THERETO.

2. 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.

3. 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.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF __ , 2022.

	GARY A. RAGER, P.S.M. LICENSE NO. LS4828 STATE OF FLORIDA	
SURVEYOR'S SEAL		
	GeoPoint	
HIS INSTRUMENT PREPARED BY ARY A. RAGER, P.S.M. S4828 STATE OF FLORIDA.	Surveying, Ir	\ ۱C.
EOPOINT SURVEYING, INC. 152 WEST BLUE HERON BOULEVARD, SUITE 105, IVIERA BEACH, FLORIDA 33404. ERTIFICATE OF AUTHORIZATION NO. LB7768	4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 SHEET 1 OF 5 SHEET	y.com er LB 7

ACCEPTANCE OF DEDICATIO	N
STATE OF FLORIDA COUNTY:	
(U.E.), CITY UTILITY EASEMENT (C.U.E.), L	TION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EA ANDSCAPE EASEMENTS (L.E.) AND COMMON AREA TRACTS "C/ AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR
	VERANO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS	BY:
(PRINT NAME OF WITNESS)	NAME:
WITNESS	TITLE:
(PRINT NAME OF WITNESS)	
ACKNOWLEDGMENT TO ACC	EPTANCE OF DEDICATIONS
STATE OF FLORIDA	EFTANCE OF DEDICATIONS
PRESENCE OR ONLINE NOTARIZATIO OF VERANO PRO PROFIT, WHO IS PERSONALLY KNOWN T	CATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF N THIS DAY OF, 2022, BY PERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION O ME OR D HAS PRODUCED AS IDENTIFIC
MY COMMISSION EXPIRES:	NOTARY PUBLIC
	PRINT NAME:

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT

BEING A REPLAT OF ALL OF TRACTS "CA-26" AND "CA-43" AND ALL OF LOTS 139 THROUGH 142, 154, 155 AND 185, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 28 AND 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY:

THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS (AS DEFINED IN THE ABOVE DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT.

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT #5 FOR THE PURPOSE OF PROVIDING UTILITIES. DRAINAGE AND SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT, TRACT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

2. ACCEPTS A NON-EXCLUSIVE, INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.

3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED, HEREBY, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF JUNE 30, 2015, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS ____ DAY OF ______, 2022.

ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DISTRICT
ВҮ:	ВҮ:
NAME:	NAME:
TITLE:	TITLE:

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY:

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF D PHYSICAL PRESENCE OR
ONLINE NOTARIZATION THIS DAY OF , 2022, BY , 2022, BY OF DISTRICT # 5. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: _

NOTARY PUBLIC

PRINT NAME:

MORTGAGEE'S CONSENT

STATE OF TEXAS COUNTY OF HARRIS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3754, PAGE 1167, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2022.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

TITLE:

(PRINT NAME OF WITNESS)

CITY (PORT ST. I	CLER THE C	

ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR
ONLINE NOTARIZATION THIS DAY ____ OF ____ ____, 2022, BY , TEXAS CAPITAL BANK, NATIONAL ASSOCIATION. WHO AS IDENTIFICATION. ME OR 🗆 HAS PRODUCED

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY:_____

THE UNDERSIGNED,

(A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANO DEVELOPMENT, LLC., THE ENTITY EXECUTING THE DEDICATION. (B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167 (C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR

STATE OF FLORIDA COUNTY OF ST. LUCIE

CITY COUNCIL CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF ST. LUCIE

MICHELLE R. MILLER CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA

LOCATION MAP

PLAT BOOK

FILE NO.

NOTARY PUBLIC

PRINT NAME:

, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _ , DATED AS OF THE _____ DAY OF _____ 2022:

(D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED. (E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS ____ DAY OF ______, 2022. BY: _____ NAME: ____ TITLE:

APPROVAL OF CITY COUNCIL

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2022.

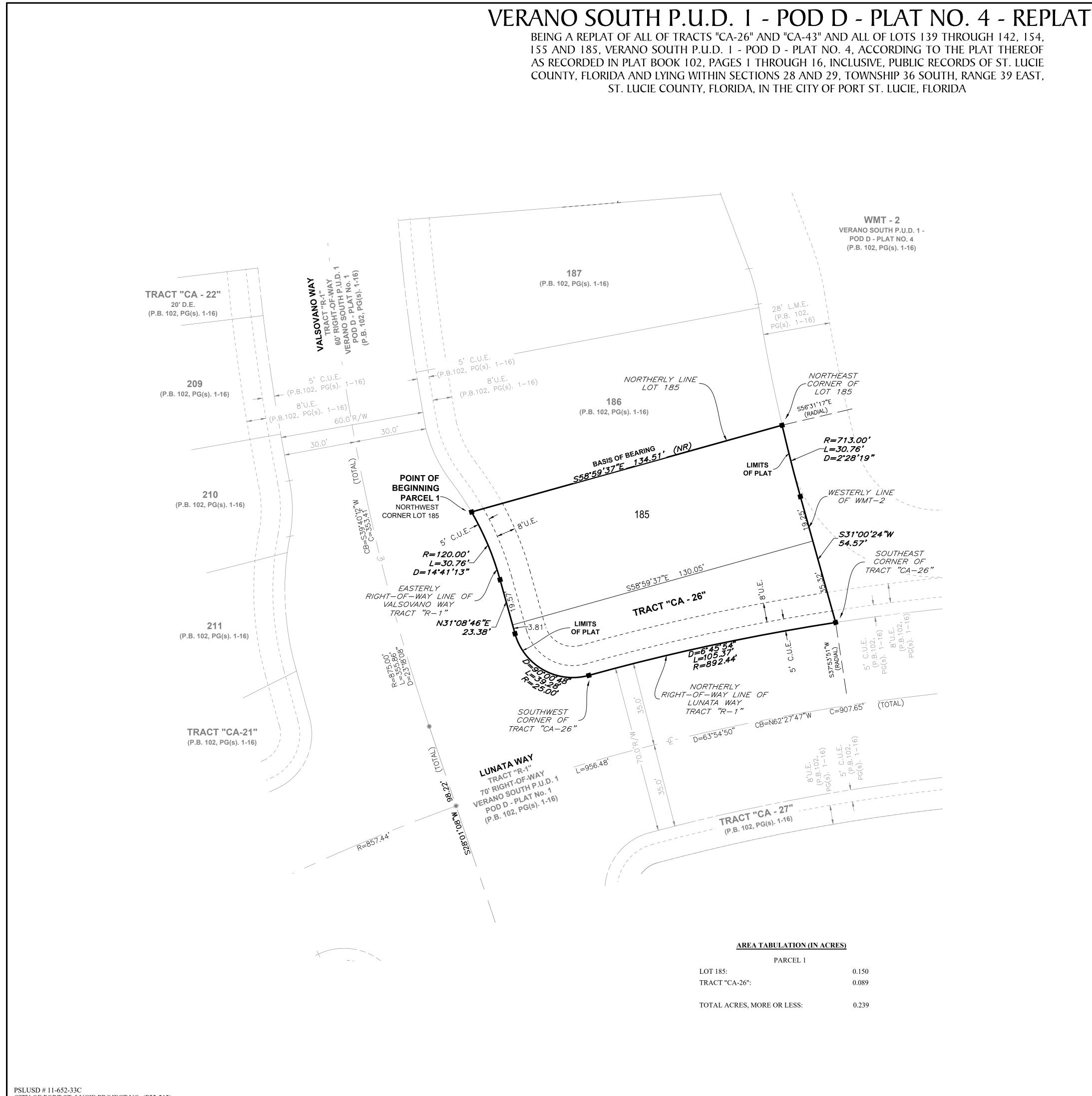
ATTEST:

SALLY WALSH, CITY CLERK

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

I, MICHELLE R. MILLER , CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) ______ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY





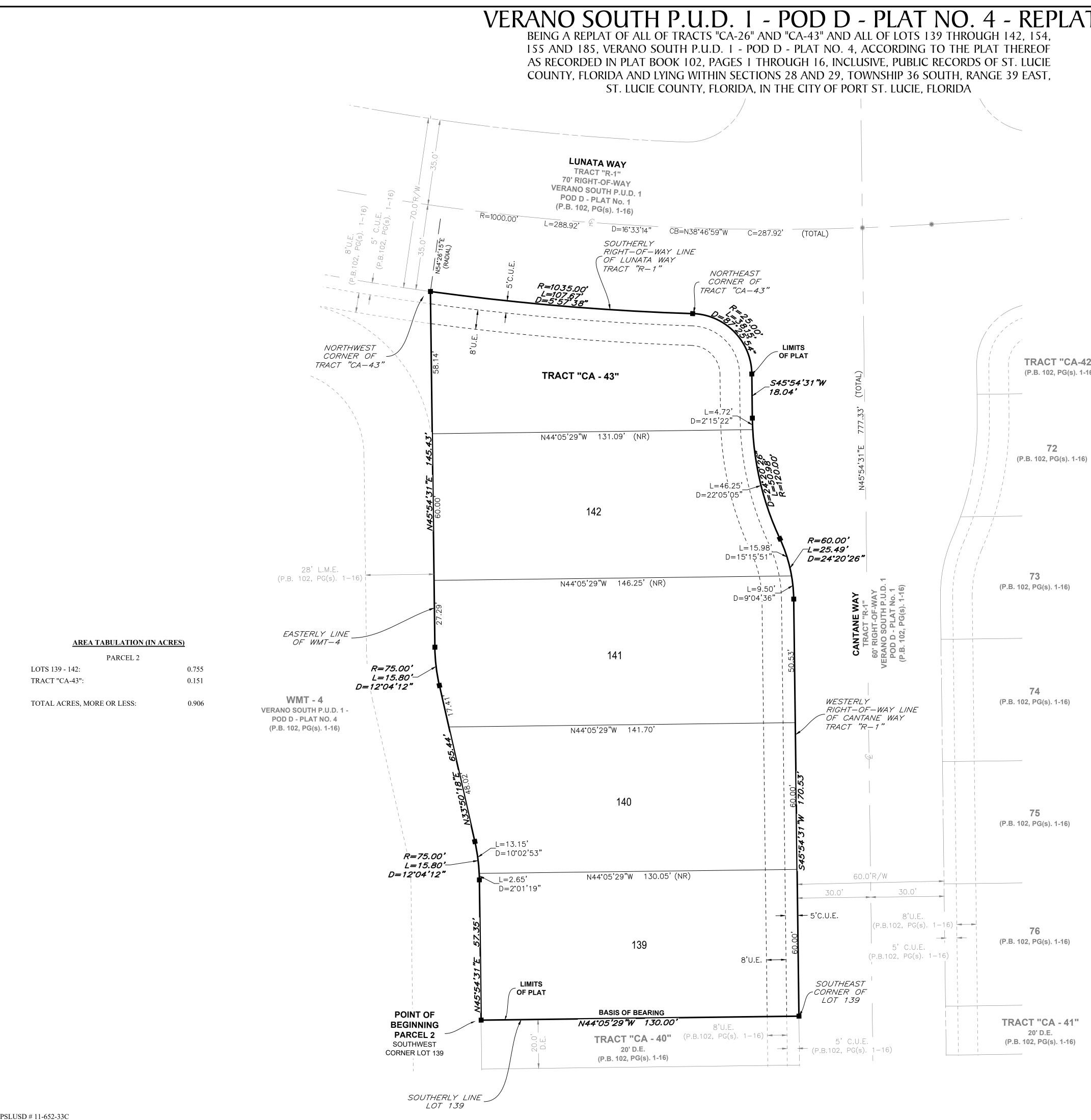
PARCEL 1	
LOT 185:	0.150
TRACT "CA-26":	0.089
TOTAL ACRES, MORE OR LESS:	0.239

	PLAT BOOK PAGE FILE NO.
40 20 0 20 40 SCALE: 1" = 20'	DATE TIME
	100 K 107 WMI-3

LEGEND

P.B.	 Plat Book
Pg(s).	 Page(s)
C.U.E.	 City Utility Easement
D.E.	 Drainage Easement
L. <i>M.E</i> .	 Lake Maintenance Easement
U.E.	 Utility Easement
L.E.	 Landscape Easement
"CA-26"	 Common Area
WMT	 Stormwater Management Tract
Ę	 Centerline
R/W	 Right—of—Way
P.U.D.	 Planned Unit Development
R	 Radius
L	 Arc Length
D	 Delta-Central Angle
(R)	 Radial
(NR)	 Non-Radial
LB	 Licensed Business
•	 Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
۲	 Indicates (PCP) Permanent Control Point LB7768





PSLUSD # 11-652-33C CITY OF PORT ST. LUCIE PROJECT NO. (P22-212)

T		PLAT BOOK PAGE
		FILE NO. DATE
	40 20 0 20 40 SCALE: 1" = 20'	TIME
		MT-2 H-3 12 12 12 12 12 12 12 12 12 12 12 12 12
	ANDREA WAY 300 200 201 201 201 201 201 201 2	10 LUNATA WAY

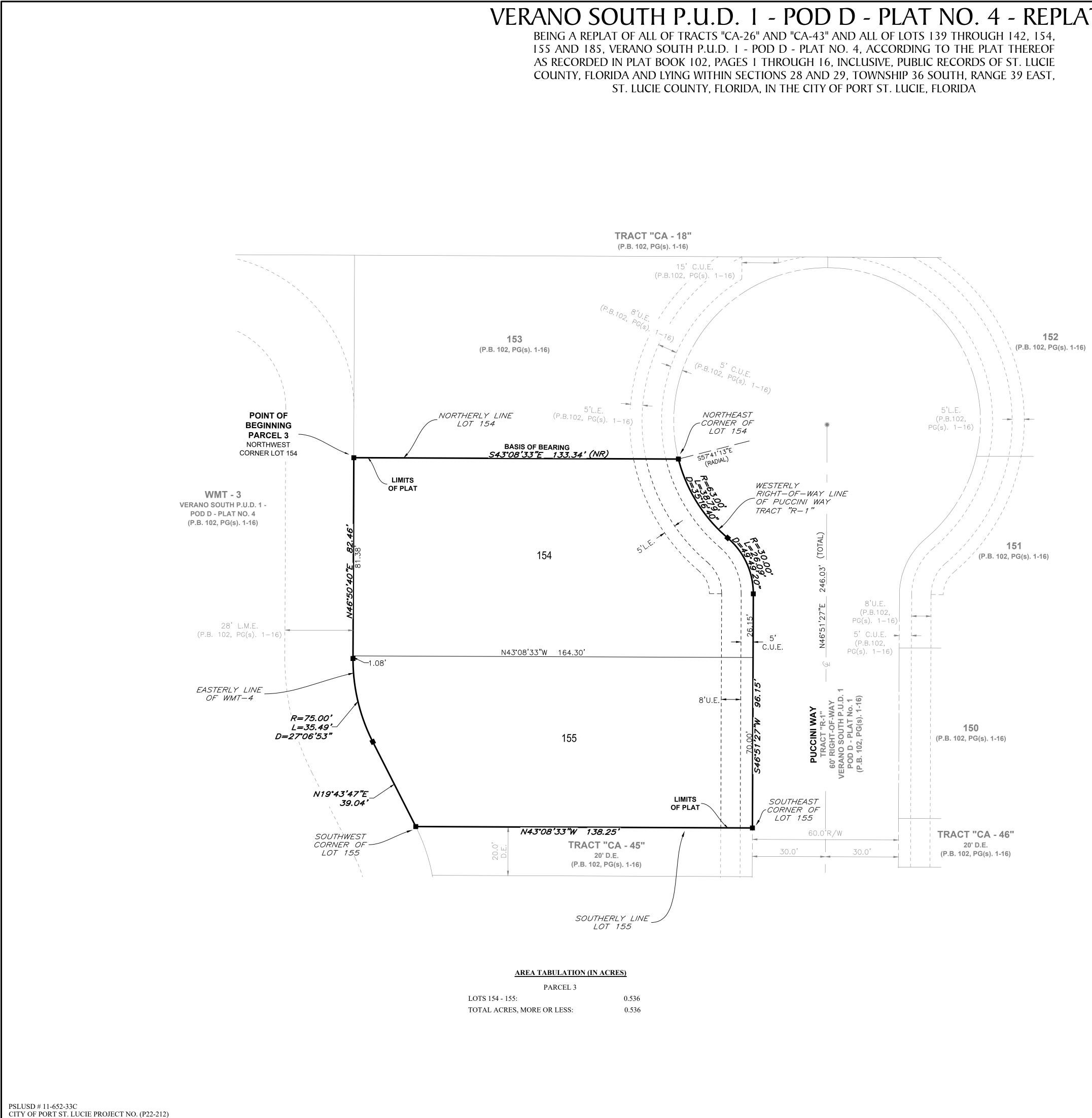
LEGEND

KEY MAP

(NOT TO SCALE)

<i>P.B</i> .	 Plat Book
Pg(s).	 Page(s)
<i>C.U.E</i> .	 City Utility Easement
<i>D.E</i> .	 Drainage Easement
L.M.E.	 Lake Maintenance Easement
<i>U.E</i> .	 Utility Easement
<i>L.E</i> .	 Landscape Easement
"CA-26"	 Common Area
WMT	 Stormwater Management Tract
Ę	 Centerline
R/W	 Right-of-Way
P.U.D.	 Planned Unit Development
R	 Radius
L	 Arc Length
D	 Delta-Central Angle
(R)	 Radial
(NR)	 Non-Radial
LB	 Licensed Business
•	 Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768
۲	 (Unless Otherwise Noted) Indicates (PCP) Permanent Control Point LB7768





	PLAT BOOK PAGE FILE NO.
40 20 0 20 40 SCALE: 1" = 20'	DATE TIME
	180 UVIII-3

LEGEND

KEY MAP

(NOT TO SCALE)

<i>P.B</i> .	 Plat Book
Pg(s).	 Page(s)
<i>C.U.E</i> .	 City Utility Easement
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