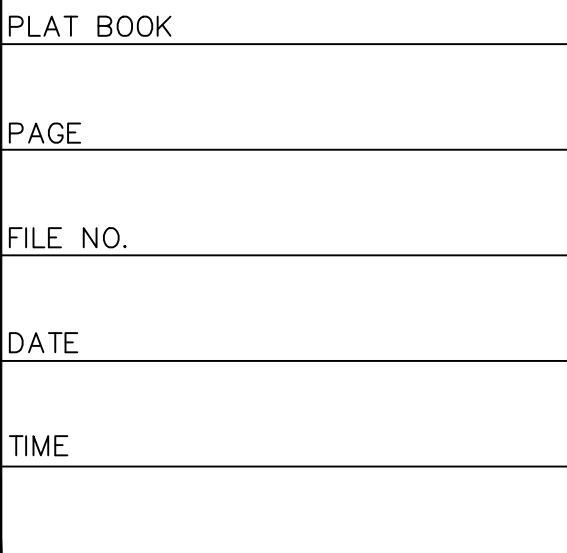


BEING A REPLAT OF ALL OF TRACTS "CA-26" AND "CA-43" AND ALL OF LOTS 139 THROUGH 142, 154, 155 AND 185, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS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



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 01 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWEST CORNER OF LOT 185, VERANO SOUTH P.U.D. 1 - P.O.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.59°58'49"E, ALONG THE NORTHERLY LINE OF SAID LOT 185, A DISTANCE OF 113.00 FEET, TO A POINT OF BEGINNING, THENCE S.10°02'24"E, ALONG THE SOUTHEAST CORNER OF TRACT "CA-1", A DISTANCE OF 105.35 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT "CA-1", A DISTANCE OF 105.35 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT "CA-28" AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VALSOVANO WAY, TRACT "R-1", AS SHOWN ON THE SAID PLAT OF VERANO SOUTH P.U.D. 1 - P.O.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 RIGHT-OF-WAY LINE OF SAID VALSOVANO WAY, TRACT "R-1": 1) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET, A DISTANCE OF 23.36 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**.

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"W., A DISTANCE OF 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 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 CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 75.00 FEET; 4) THENCE S.45°54'31"W., ALONG THE SOUTHERLY LINE OF SAID TRACT 4, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF TRACT "CA-43" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LUNATA 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 NORTHEAST WITH A RADIUS OF 1035.00 FEET, AND A RADIAL BEARING OF N.54°26'15"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY 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 SOUTHWEST, WITH A RADIUS OF 28.00 FEET; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID 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 SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°04'12", A DISTANCE OF 15.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, 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 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 TANGENCY; 5) THENCE S.45°54'31"W., A DISTANCE OF 170.53 FEET TO THE SOUTHEAST CORNER OF LOT 139, AS 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 SOUTHERLY LINE OF SAID LOT 139, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

BEGIN AT NORTHWEST CORNER OF LOT 154, 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.43°08'33"N., ALONG THE NORTHERLY LINE OF SAID LOT 154, A DISTANCE OF 133.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 154 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PUCCHINI 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 PUCCHINI 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 48°49'32", A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; 3) THENCE E.86°12'7"W, A DISTANCE OF 86.12 FEET TO THE SOUTHWEST 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°50'04"E, A DISTANCE OF 82.46 FEET TO THE **POINT OF BEGINNING**.

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

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.

PRINT NAME: _____

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.

SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

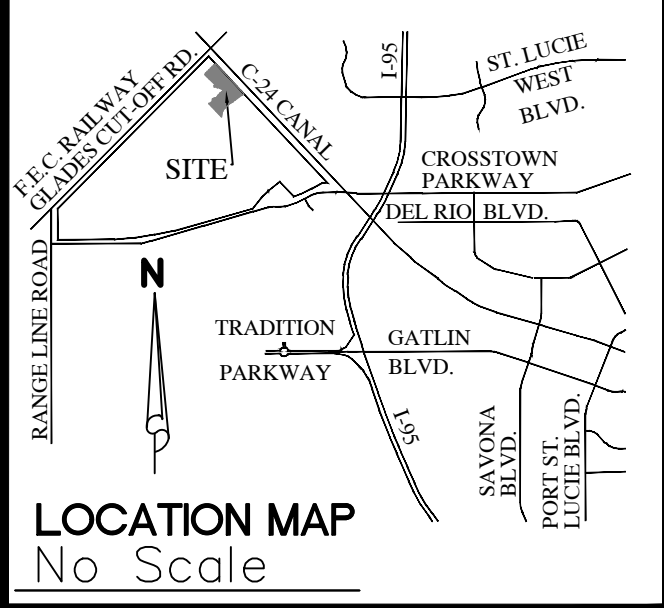
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

SHEET 1 OF 5 SHEETS

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), LANDSCAPE EASEMENTS (L.E.) AND COMMON AREA TRACTS "CA-26" AND "CA-43" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2022.

VERANO PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS _____

(PRINT NAME OF WITNESS)

WITNESS _____

(PRINT NAME OF WITNESS)

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY ____ OF _____, 2022, BY _____ OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

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

BY: _____

BY: _____

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 ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY ____ OF _____, 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 _____

(PRINT NAME OF WITNESS)

BY: _____

NAME: _____

TITLE: _____

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 ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: _____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE ____ DAY OF _____, 2022:

- (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 _____.
(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

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 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.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

SHANNON M. MARTIN, MAYOR

SALLY WALSH, CITY CLERK

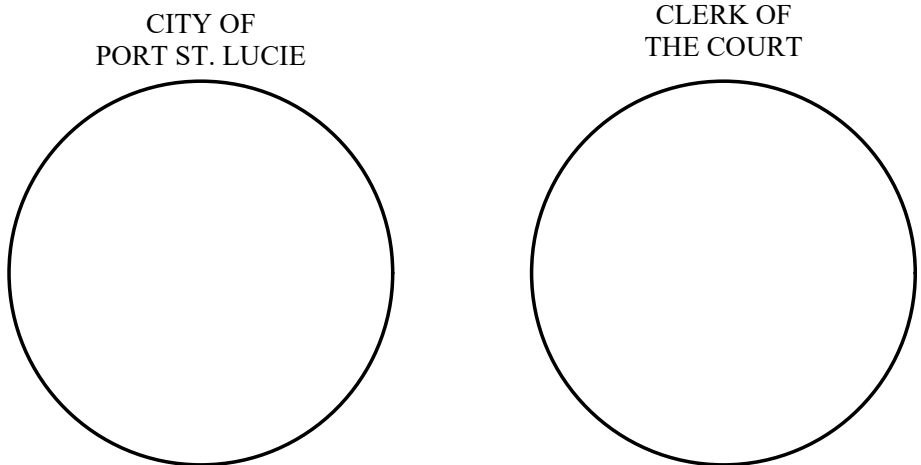
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

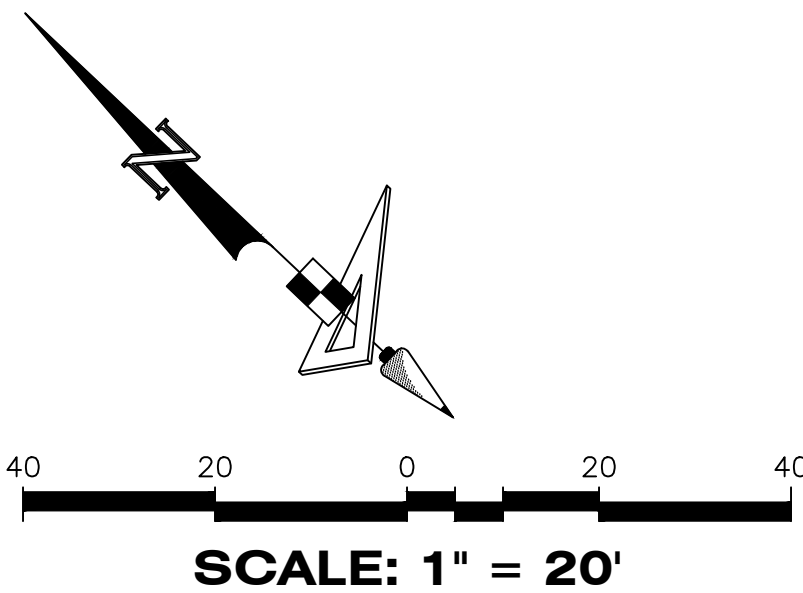
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2022.

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

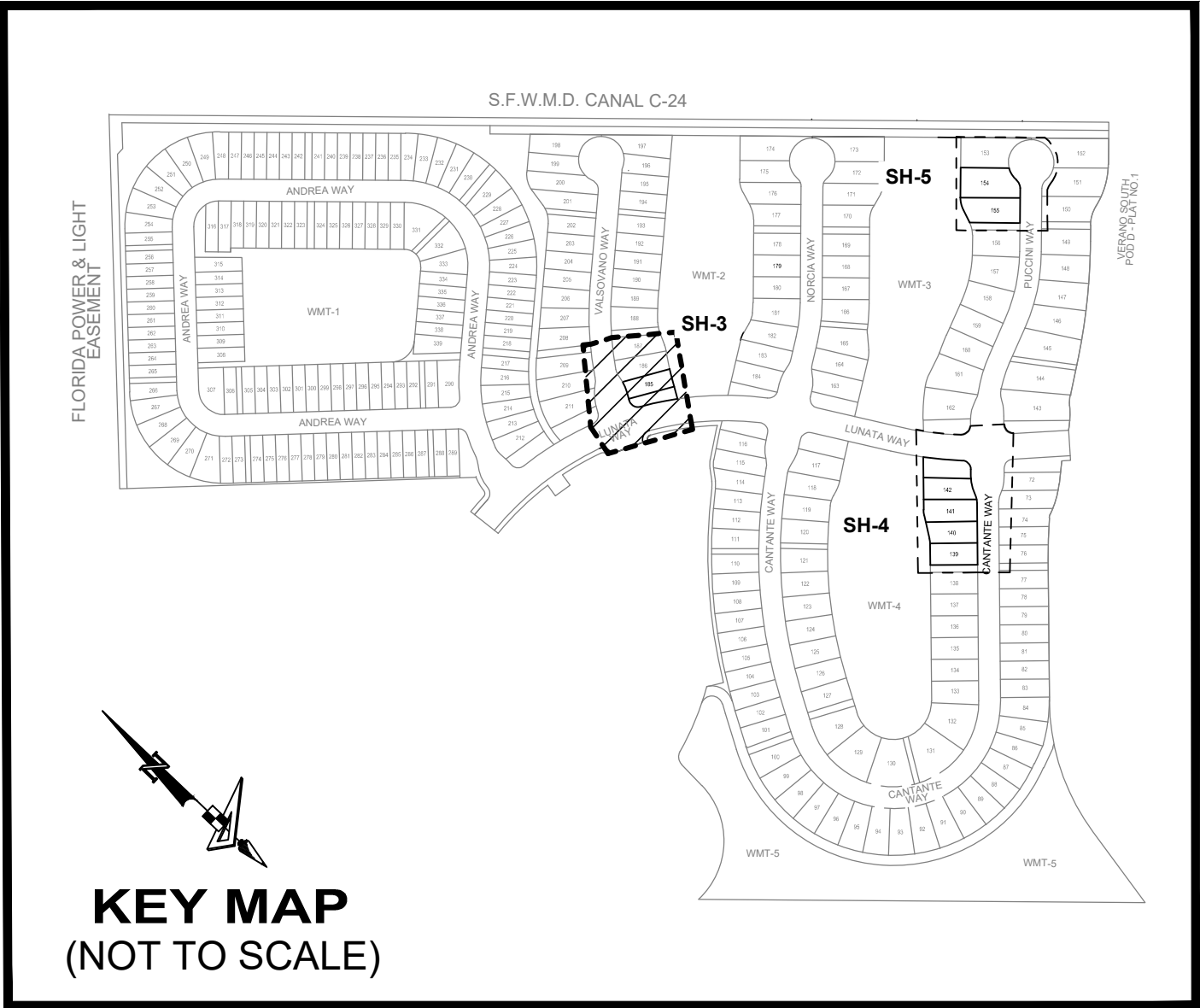


VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4 - REPLAT

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME



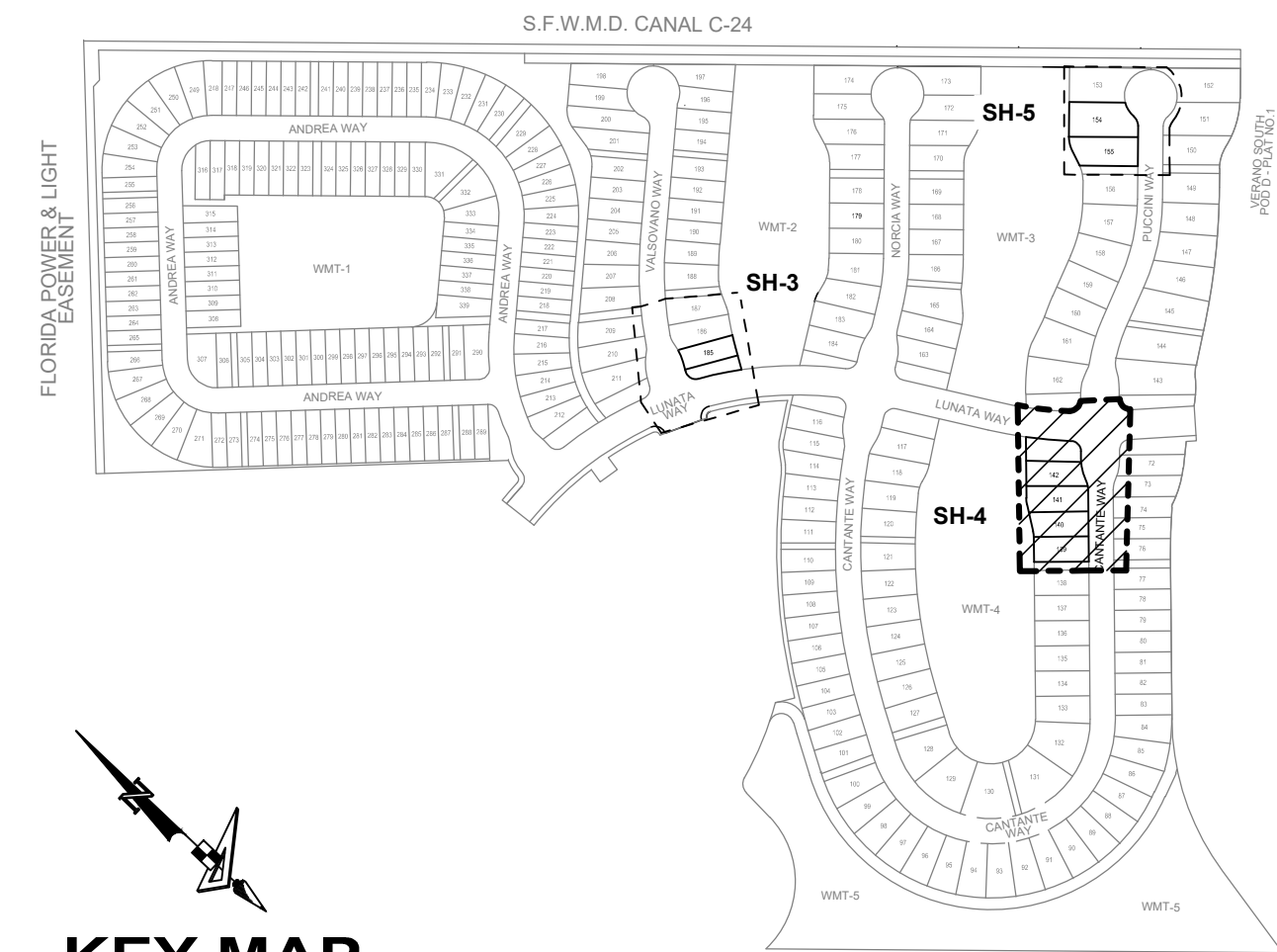
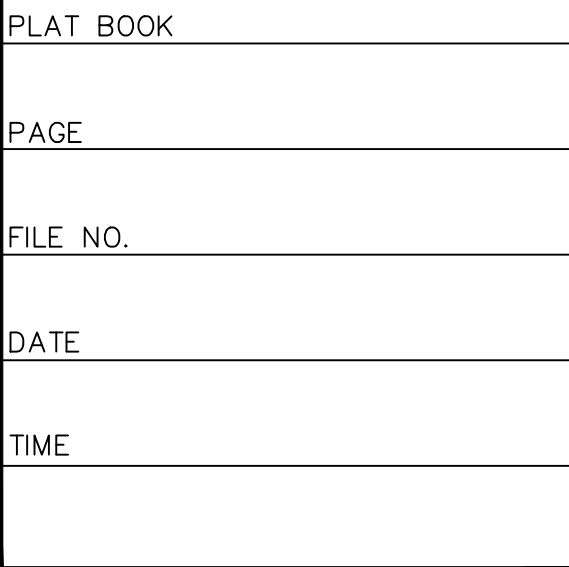
LEGEND

- P.B. ----- Plat Book
Pg(s). ----- Page(s)
C.U.E. ----- City Utility Easement
D.E. ----- Drainage Easement
L.M.E. ----- Lake Maintenance Easement
U.E. ----- Utility Easement
L.E. ----- Landscape Easement
"CA-26" ----- Common Area
WMT ----- Stormwater Management Tract
CL ----- 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)
● ----- Indicates (PCP) Permanent Control Point LB7768

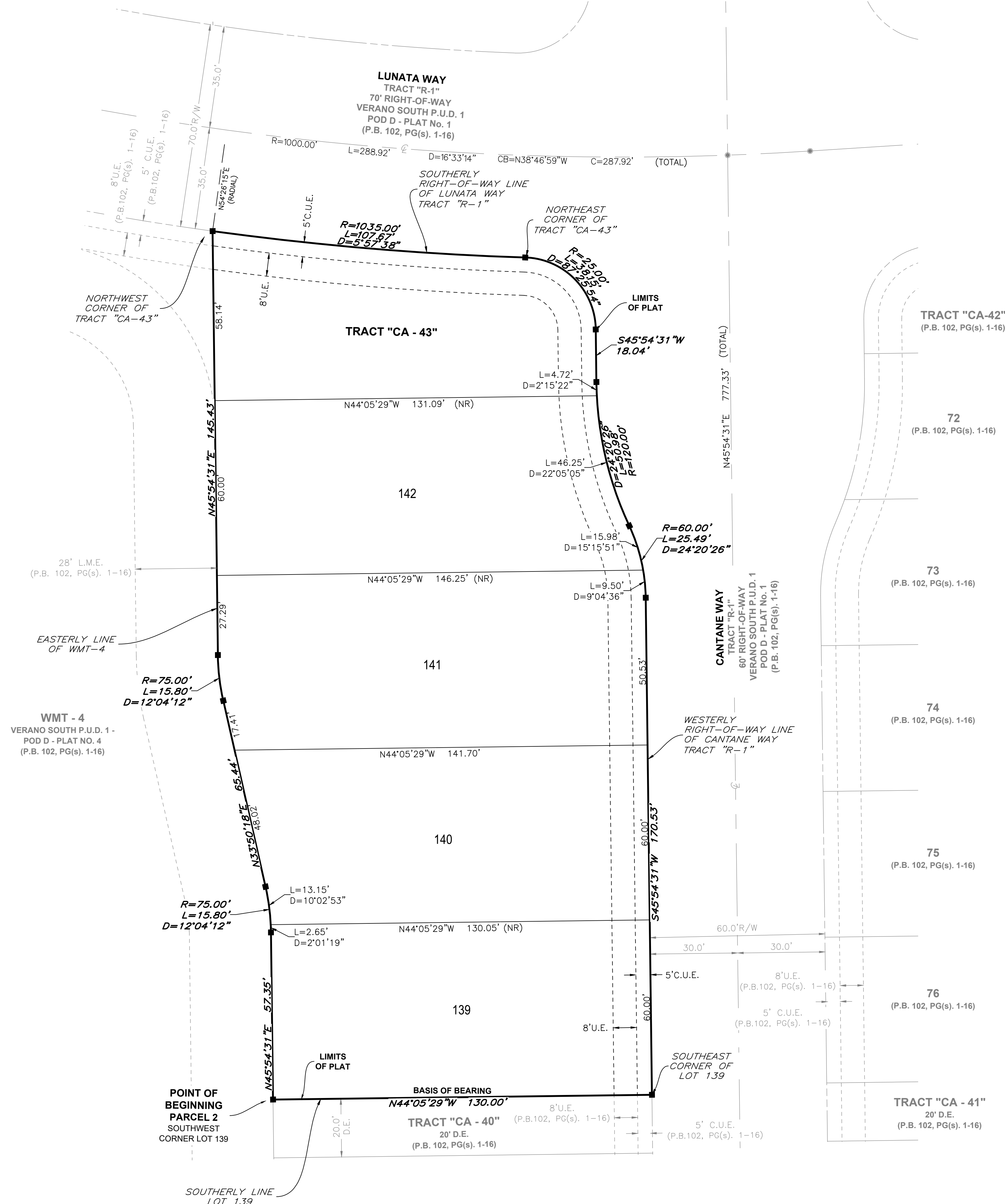
AREA TABULATION (IN ACRES)

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

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



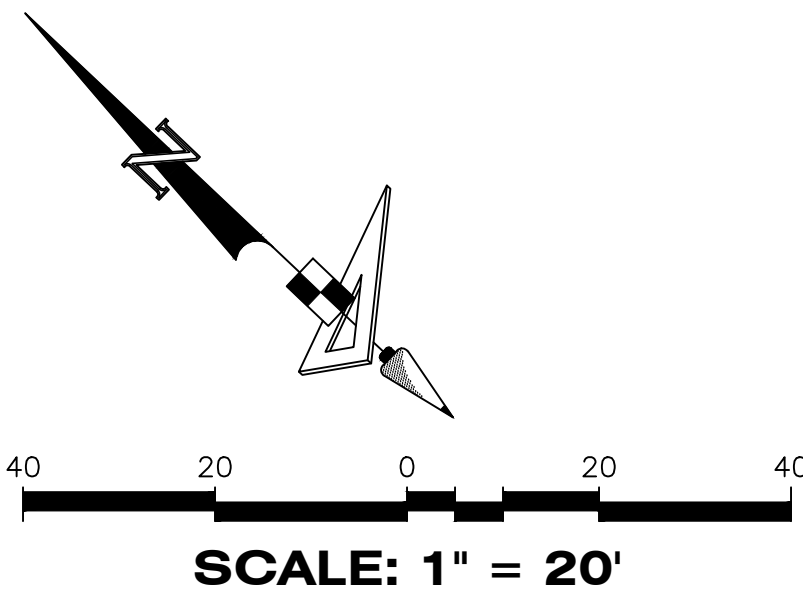
PARCEL 2	
LOTS 139 - 142:	0.755
TRACT "CA-43":	0.151
TOTAL ACRES, MORE OR LESS:	0.906



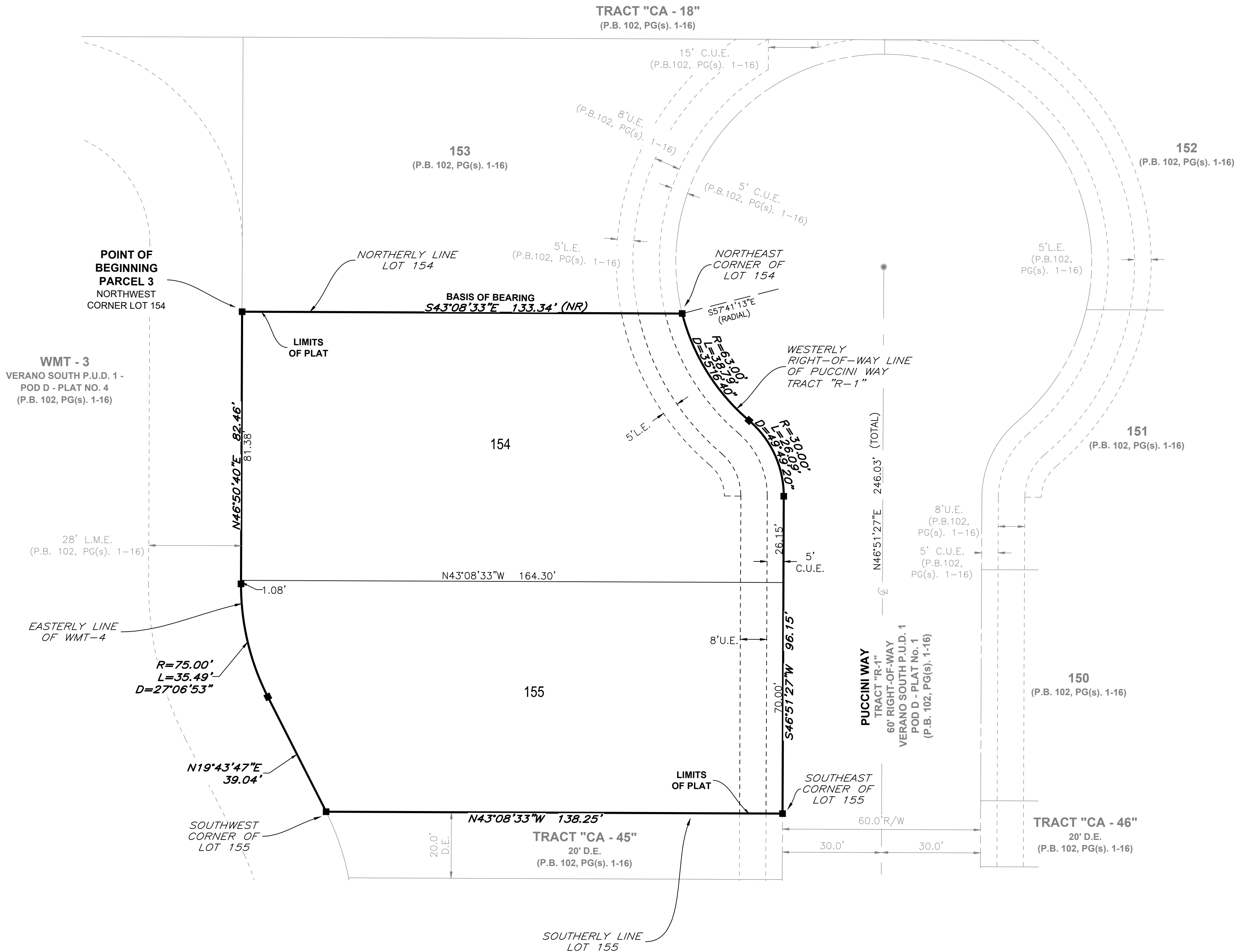
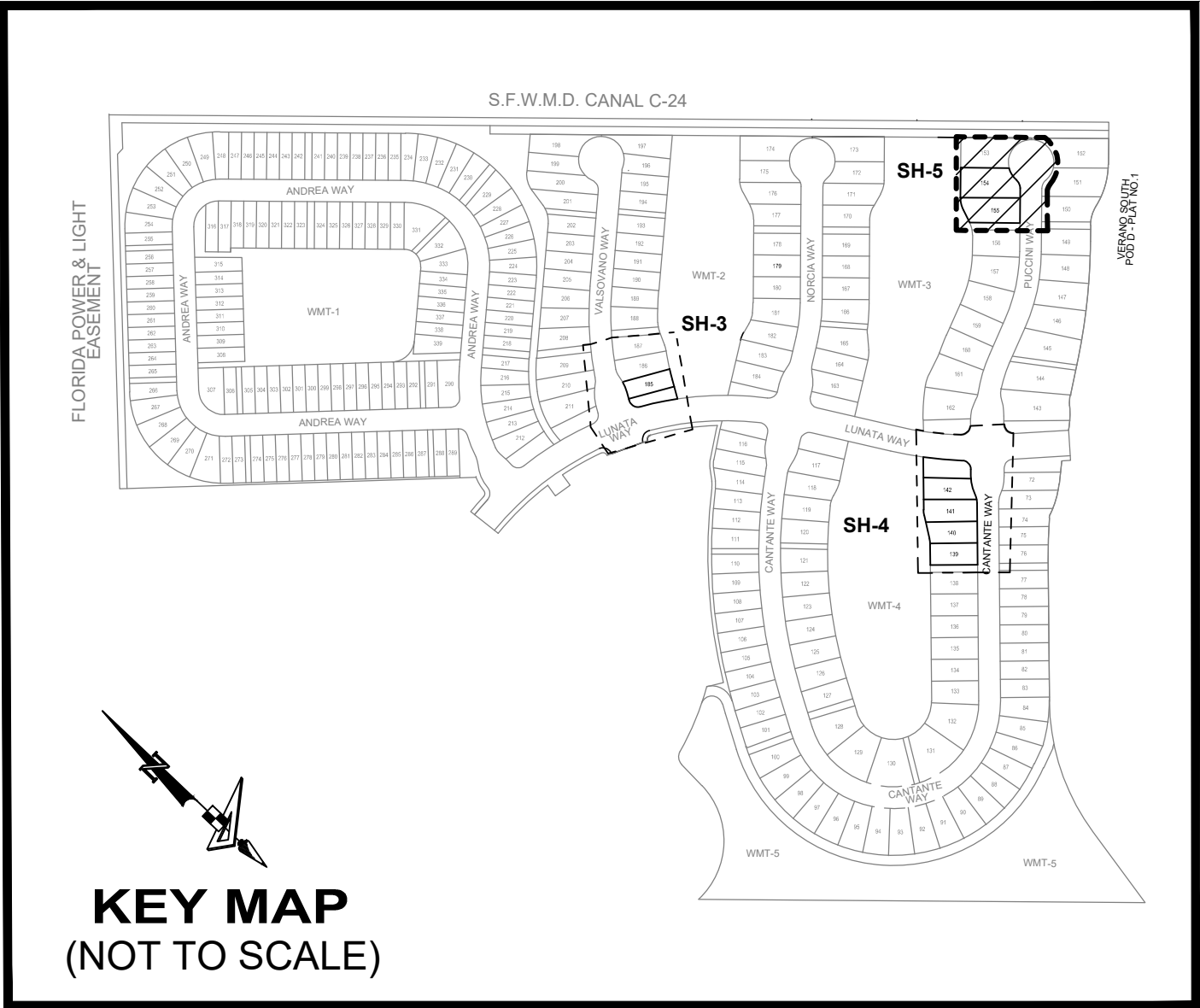
- | LEGEND | |
|----------------------|--|
| <i>P.B.</i> ----- | <i>Plat Book</i> |
| <i>Pg(s).</i> ----- | <i>Page(s)</i> |
| <i>C.U.E.</i> ----- | <i>City Utility Easement</i> |
| <i>D.E.</i> ----- | <i>Drainage Easement</i> |
| <i>L.M.E.</i> ----- | <i>Lake Maintenance Easement</i> |
| <i>U.E.</i>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

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME



AREA TABULATION (IN ACRES)

PARCEL 3	
LOTS 154 - 155:	0.536
TOTAL ACRES, MORE OR LESS:	0.536

- LEGEND
- P.B. ----- Plat Book
 - Pg(s). ----- Page(s)
 - C.U.E. ----- City Utility Easement
 - D.E. ----- Drainage Easement
 - L.M.E. ----- Lake Maintenance Easement
 - U.E. ----- Utility Easement
 - L.E. ----- Landscape Easement
 - "CA-26" ----- Common Area
 - WMT ----- Stormwater Management Tract
 - CL ----- 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)
 - ----- Indicates (PCP) Permanent Control Point LB7768