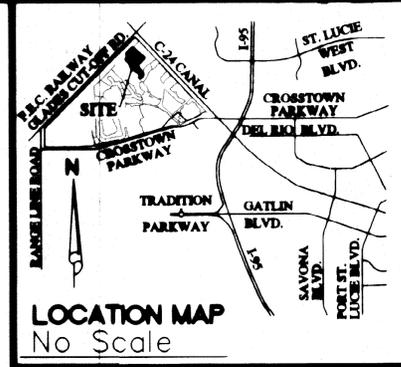


VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5

BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



PLAT BOOK	112
PAGE	19
FILE NO.	5148280
DATE	1/31/2023
TIME	9:01

BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/28/99 AND REVISED ON 08/28/99 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "T. FIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.204 AND V.207, DATED FEBRUARY 1, 1989 WITH "TRACK CORRECT" REVISION DATED 04/28/97; THENCE SOUTH 43°52'32" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 886.48 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT SUBSTATION, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 989 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 44°49'02" WEST, ALONG SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT SUBSTATION, A DISTANCE OF 1891.45 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 4, AS RECORDED IN OFFICIAL RECORDS BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING; A DISTANCE OF 897.22 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANDREA WAY AND THE SOUTHEASTERLY CORNER OF TRACT "CA-49", AS SHOWN ON SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT 4, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 128.99 FEET AND A RADIAL BEARING OF 8.62°39'59"E, AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "CA-49", THROUGH A CENTRAL ANGLE OF 16°39'23", A DISTANCE OF 34.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 25.89 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "CA-49", THROUGH A CENTRAL ANGLE OF 86°14'53", A DISTANCE OF 35.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 882.44 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "CA-49", THROUGH A CENTRAL ANGLE OF 66°29'19", A DISTANCE OF 84.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "CA-49"; THENCE 8.66°59'23"E, A DISTANCE OF 76.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LUNATA WAY AND THE SOUTHWESTERLY CORNER OF TRACT "CA-20", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT 4 AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 822.44 FEET AND A RADIAL BEARING OF 8.67°39'59"E, AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 29°44'38", A DISTANCE OF 388.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 35.89 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 82°39'29", A DISTANCE OF 41.89 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 88.89 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 35.89 FEET AND A RADIAL BEARING OF 8.62°19'26"E, AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 94°54'28", A DISTANCE OF 41.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 822.44 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°27'09", A DISTANCE OF 188.19 FEET TO THE NORTHEASTERLY CORNER OF TRACT "CA-27", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT 4; THENCE 8.89°37'28"W, ALONG THE NORTHWESTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT 4, A DISTANCE OF 24.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1891.99 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 66°12'08", A DISTANCE OF 84.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 88.89 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 17°42'09", A DISTANCE OF 38.89 FEET TO A POINT OF TANGENCY; THENCE 8.29°42'09"W, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 24.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 88.89 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 14°54'49", A DISTANCE OF 167.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 148.89 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 23°52'54", A DISTANCE OF 84.14 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 47.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 776.89 FEET AND A RADIAL BEARING OF 8.52°39'59"E, AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°14'53", A DISTANCE OF 194.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 38.89 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°59'59", A DISTANCE OF 38.28 FEET TO A POINT OF TANGENCY; THENCE 8.89°37'28"W, A DISTANCE OF 88.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 221.89 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°17'28", A DISTANCE OF 348.28 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT 4; THENCE 8.48°59'29"E, ALONG SAID SOUTHERLY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT 4, A DISTANCE OF 1291.21 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, AS RECORDED IN PLAT BOOK 82, PAGES 31 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 97.89 FEET AND A RADIAL BEARING OF 8.17°59'29"W, AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 87°44'04", A DISTANCE OF 816.28 FEET TO A POINT OF TANGENCY; THENCE 8.29°42'09"W, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 14.88 FEET TO THE NORTHEAST CORNER OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PORTIZZA WAY, AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3; THENCE N.28°11'22"W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.26 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 414.89 FEET AND A RADIAL BEARING OF N.39°22'23"W, AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°42'08", A DISTANCE OF 676.49 FEET TO A POINT OF TANGENCY; THENCE N.71°09'24"W, A DISTANCE OF 241.72 FEET; THENCE N.29°59'49"E, A DISTANCE OF 44.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 168.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'09", A DISTANCE OF 698.33 FEET TO A POINT OF TANGENCY; THENCE 8.29°59'49"W, A DISTANCE OF 88.89 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 876.89 FEET AND A RADIAL BEARING OF N.41°23'37"E, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°33'11", A DISTANCE OF 498.81 FEET TO A POINT OF TANGENCY; THENCE N.16°59'26"W, A DISTANCE OF 128.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1336.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'07", A DISTANCE OF 282.89 FEET TO A POINT OF TANGENCY; THENCE N.29°59'49"W, A DISTANCE OF 88.89 FEET; THENCE N.66°54'24"E, A DISTANCE OF 76.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1128.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°29'28", A DISTANCE OF 128.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 81.89 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°59'44", A DISTANCE OF 5.89 FEET TO A NON-TANGENT INTERSECTION; THENCE N.39°59'49"W, A DISTANCE OF 128.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 168.89 FEET AND A RADIAL BEARING OF N.39°59'49"W, AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'09", A DISTANCE OF 31.81 FEET TO A NON-TANGENT INTERSECTION; THENCE N.29°07'49"W, A DISTANCE OF 188.89 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 818.89 FEET AND A RADIAL BEARING OF N.29°07'49"W, AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°02'04", A DISTANCE OF 71.81 FEET TO A POINT OF TANGENCY; THENCE 8.89°37'28"W, A DISTANCE OF 241.82 FEET; THENCE N.37°49'26"W, A DISTANCE OF 168.89 FEET; THENCE N.47°39'46"E, A DISTANCE OF 8.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 888.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°09'28", A DISTANCE OF 78.84 FEET; THENCE N.36°52'25"E, A DISTANCE OF 161.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 78.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°39'16", A DISTANCE OF 88.89 FEET TO A NON-TANGENT INTERSECTION; THENCE N.82°28'17"E, A DISTANCE OF 206.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 22.89 FEET AND A RADIAL BEARING OF 8.12°49'09"E, AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°14'22", A DISTANCE OF 18.89 FEET TO A POINT OF TANGENCY; THENCE 8.81°29'29"W, A DISTANCE OF 48.89 FEET; THENCE N.39°31'21"W, A DISTANCE OF 88.89 FEET; THENCE N.51°29'29"E, A DISTANCE OF 88.89 FEET; THENCE N.39°31'21"W, A DISTANCE OF 148.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT SUBSTATION, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 989, OF SAID PUBLIC RECORDS; THENCE N.44°49'02"E, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 88.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,388,389 SQUARE FEET OR 54.62 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: ST. LUCIE

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. 5, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS (U.E.), AS SHOWN HERON, 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.
- THE UTILITY EASEMENTS (U.E.), AS SHOWN HERON, 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.
- THE UTILITY EASEMENTS (U.E.), AS SHOWN HERON, 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.
- THE UTILITY EASEMENTS (U.E.), AS SHOWN HERON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND 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.
- THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HERON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY 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 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 ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES, THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO REMOVE 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 ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR, 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.
- THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HERON, 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 ASSIGNS.
- THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "N-1", AS SHOWN HERON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS 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 EGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO 8 (C) COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 189, FLORIDA STATUTES (DISTRICT 8), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT (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 APRIL 9, 2016, AND RECORDED AT OFFICIAL RECORDS BOOK 3738, PAGES 2888 THROUGH 2898, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT OF CREATION 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 HERON 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 HAVE THE RIGHT BUT NOT THE RESPONSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHTS-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- COMMON AREA TRACTS "CA-1" THROUGH "CA-37", AS SHOWN HERON, ARE HEREBY DEDICATED TO 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 ASSIGNS, AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-1" THROUGH "CA-37" AS SHOWN HERON, IS HEREBY DEDICATED TO DISTRICT 8, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.
- THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HERON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT 8, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

DISTRICT 8 SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING LANS, DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

18. THE LANDSCAPE EASEMENTS (L.E.) SHOWN HERON 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 ASSIGNS.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

11. THE STORMWATER MANAGEMENT TRACTS WMT-1, WMT-2, AND WMT-4, AS SHOWN HERON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AN ACCESS AND MAINTENANCE EASEMENT OVER STORM WATER MANAGEMENT TRACTS WMT-1, WMT-2, AND WMT-4, AS SHOWN HERON, IS HEREBY DEDICATED TO DISTRICT 8, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

12. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HERON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

13. THE ACCESS EASEMENTS (A.E.) SHOWN HERON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS RIGHTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 31 DAY OF JANUARY, 2023.

VERANO DEVELOPMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: William Johnson
NAME: William Johnson
TITLE: Manager

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 31st day of January, 2023.

James M. Conway
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/23/2024
PRINT NAME: James M. Conway

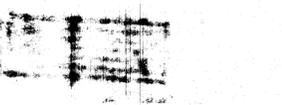
DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY: ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY 31 OF JANUARY, 2023, BY William Johnson, 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 I WAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/23/2024

James M. Conway
NOTARY PUBLIC
PRINT NAME: James M. Conway



SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP OF CANAL C-24, CHECKED DATE 11-28-99 AND REVISED 2-23-08, WHICH BEARS SOUTH 43°52'32" 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 HERON 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 ("C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.69(1)(b), 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 16 DAY OF SEPTEMBER, 2022.

GARY A. RAGER, P.S.M.
LICENSE NO. 184828
STATE OF FLORIDA

SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
514828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

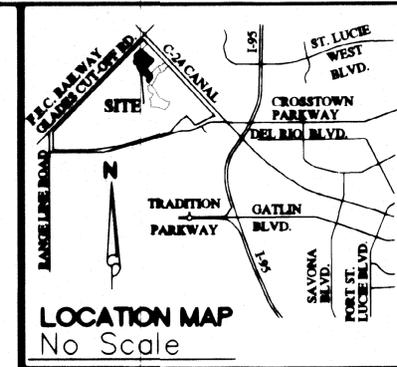
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurveying.com
Licensee Number LB 7768

GeoPoint
Surveying, Inc.

SHEET 1 OF 10 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5

BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



PLAT BOOK	112
PAGE	20
FILE NO.	5148280
DATE	1/31/2023
TIME	9:01

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: St. Lucie
VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), ACCESS EASEMENTS (A.E.), LANDSCAPE EASEMENTS (L.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "B-1", WATER MANAGEMENT TRACTS WMT-1, WMT-2, WMT-3, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-37" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15 DAY OF December, 2022.

VERANO PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: [Signature]
NAME: Doreen Walker
TITLE: Vice Sec.
WITNESSES:
[Signature]
[Signature]
PRINT NAME OF WITNESSES:

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: St. Lucie
THE VERANO IS COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE IS COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 199, FLORIDA STATUTES (DISTRICT 89), 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 CITY UTILITY EASEMENTS (C.U.E.), UTILITY EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND ACCESS, AND BORROW EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT 89 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, INTEREST, BORROW, 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 RECORDS IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS DESCRIBED, 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 28, 2014, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2299 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DATED THIS 15 DAY OF December, 2022.

ATTEST:
BY: [Signature] VERANO IS COMMUNITY DEVELOPMENT DISTRICT
NAME: Sue M. Martin BY: [Signature]
TITLE: Asst. Secretary NAME: John CSAPU
TITLE: Chairman

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: St. Lucie
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY 15 OF December, 2022, BY John CSAPU OF DISTRICT # 8, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Identification AS IDENTIFICATION.
BY COMMISSION EXPIRES: 01/31/2025 [Signature]
NOTARY PUBLIC
PRINT NAME: Manuel McCortney

MORTGAGEE'S CONSENT

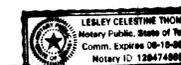
STATE OF TEXAS
COUNTY OF HARRIS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3764, PAGE 1197, 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 John CSAPU AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF December, 2022.

WITNESSES:
[Signature]
[Signature]
[Signature]
Yvette Perez
PRINT NAME OF WITNESSES:
TEXAS CAPITAL BANK & TEXAS SURE BANK
BY: [Signature]
NAME: Tom Miller
TITLE: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HARRIS
THE FOREGOING MORTGAGE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY 15 OF December, 2022, BY Tom Miller VICE PRESIDENT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Identification AS IDENTIFICATION.

MY COMMISSION EXPIRES: 08-08-2025 [Signature]
NOTARY PUBLIC
PRINT NAME: Ledy G. Thomas - Thomas



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: St. Lucie
THE UNDERSIGNED, Robert M. Graham, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 117 PART 1, FLORIDA STATUTES, DOES HEREBY CERTIFY, BASED ON TITLE REPORT BY [Signature], DATED AS OF THE 15 DAY OF December, 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, ENCUMBRING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3764, PAGE 1197
(C) PURSUANT TO THE FLORIDA STATUTE SECTION 197.102, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 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.

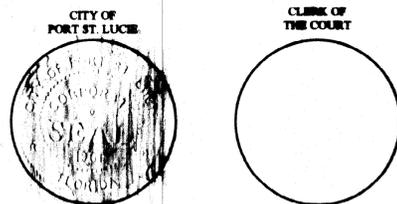
DATED: THIS 15 DAY OF December, 2022. BY: [Signature]
NAME: Robert M. Graham
TITLE: Lawyer

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. 5 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS 23 DAY OF January, 2023.
CITY COUNCIL
CITY OF PORT ST. LUCIE
ATTEST:
[Signature]
SHARON B. SMITH, MAYOR
[Signature]
R. B. 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 112, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 30 DAY OF January, 2023.
[Signature]
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

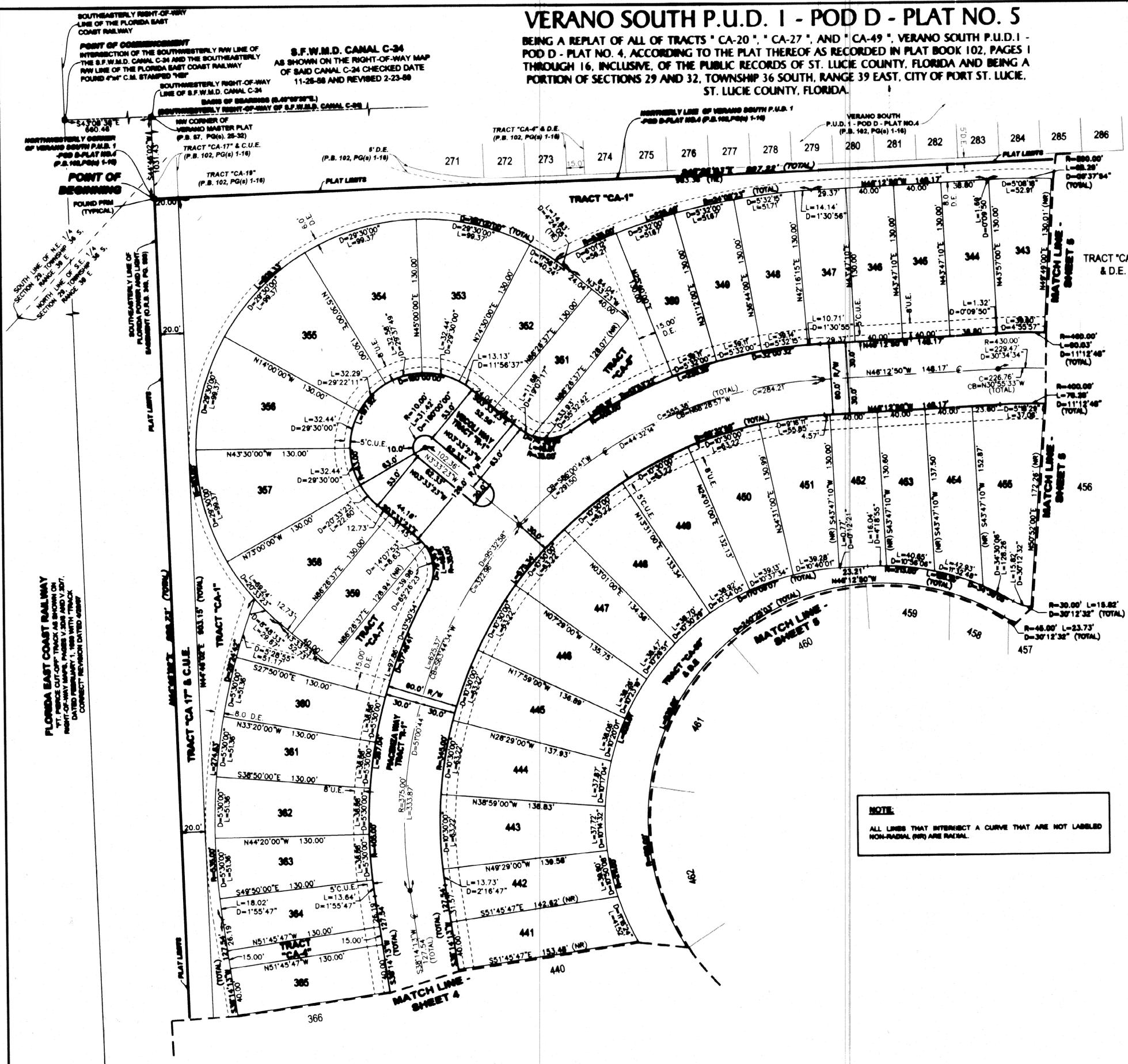
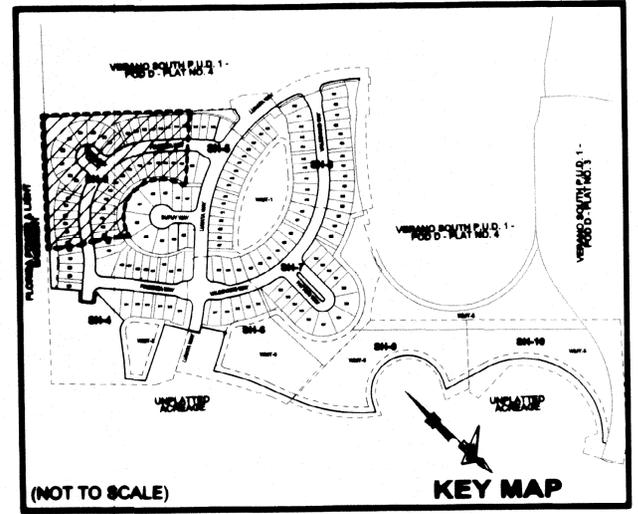
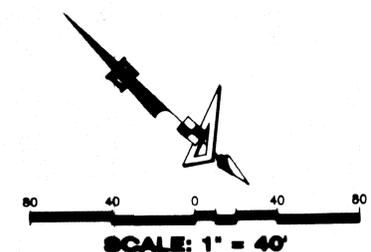


VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5

BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, FLORIDA.

S.F.W.M.D. CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-24 CHECKED DATE 11-25-88 AND REVISED 2-23-88

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LEGEND

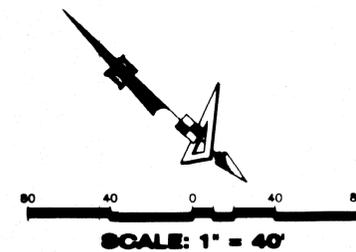
- P.B. ----- Plot Book
- Pg(s) ----- Page(s)
- A.E. ----- Access Easement
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- E.A.E. ----- Emergency Access Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- L.E. ----- Landscape Easement
- WMT ----- Stormwater Management Tract
- ⊕ ----- Centerline
- R/W ----- Right-of-Way
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
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- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- S.F.W.M.D. ----- South Florida Water Management District
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

NOTE
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

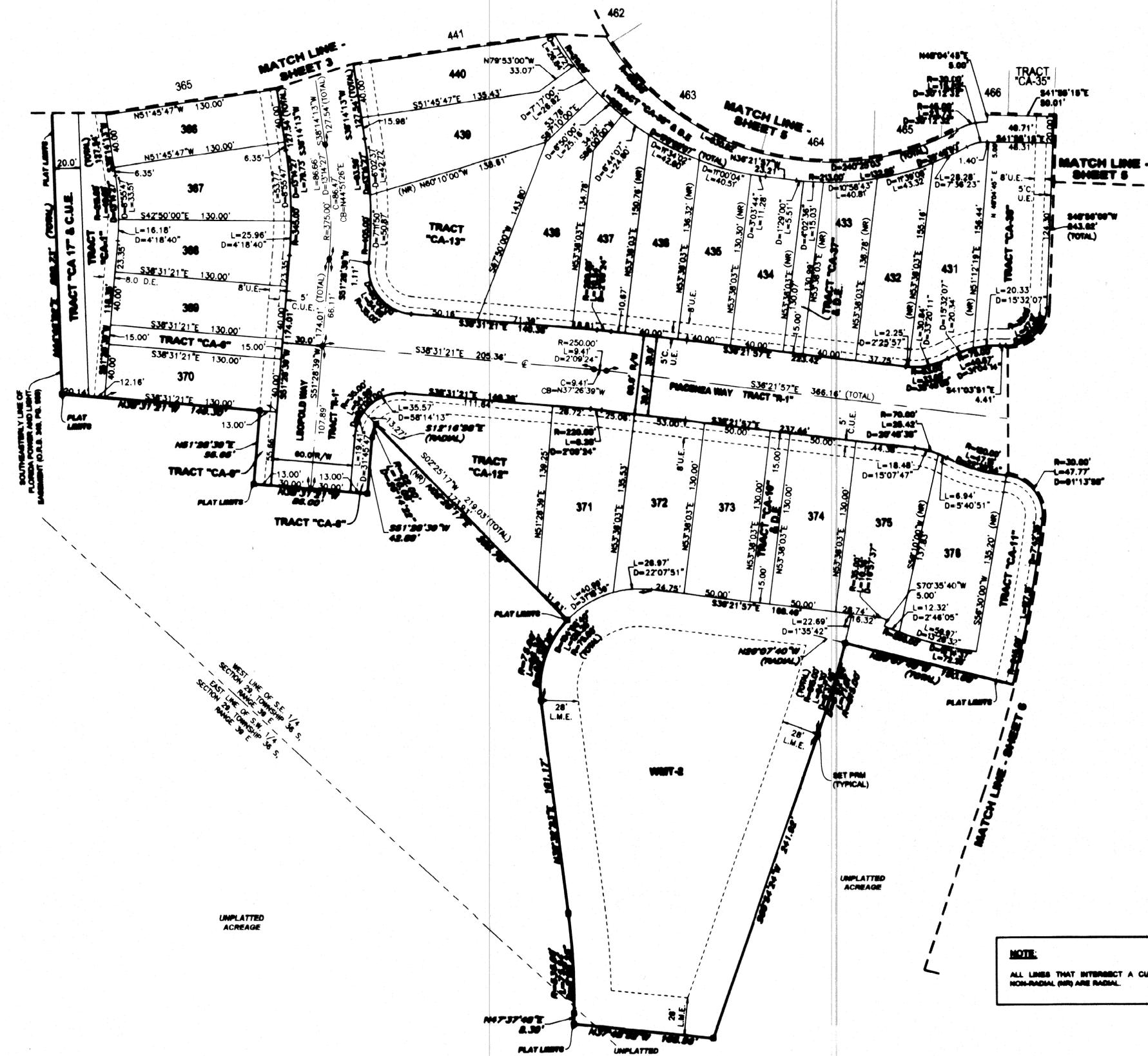
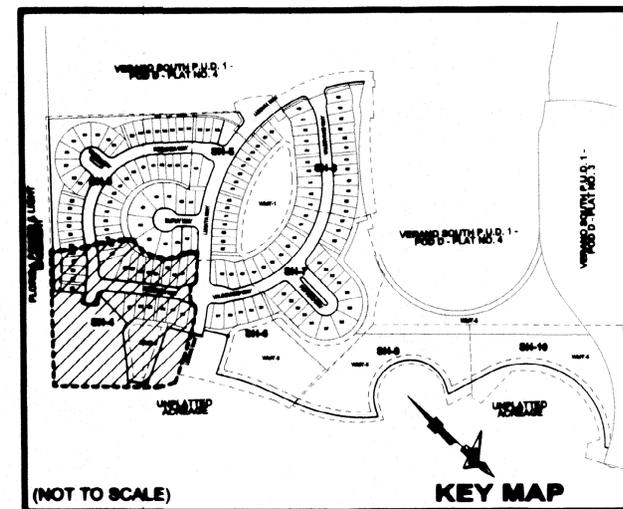
FLORIDA EAST COAST RAILWAY
THE PLAT LINES TRACK AS SHOWN ON THE PLAT CANNOT BE USED AS A RIGHT-OF-WAY FOR THE TRACKS OF THE FLORIDA EAST COAST RAILWAY. THE TRACKS OF THE FLORIDA EAST COAST RAILWAY ARE SHOWN ON THE PLAT AS BEING UNDER THE CONTROL OF THE FLORIDA EAST COAST RAILWAY.

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5

BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



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FLORIDA EAST COAST RAILWAY
ST. PENCE CUT-OFF TRACK AS SHOWN ON
PLAT OF WAY MAP, PHASES V AND VI, DATED
FEBRUARY 1, 1988 WITH TRACK
CORRECTIVE REVISION DATED 02/01/01

UNPLATTED
ACREAGE

UNPLATTED
ACREAGE

NOTE:
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED
NON-RADIAL (NR) ARE RADIAL.

LEGEND

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
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- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- S.F.W.M.D. ----- South Florida Water Management District
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

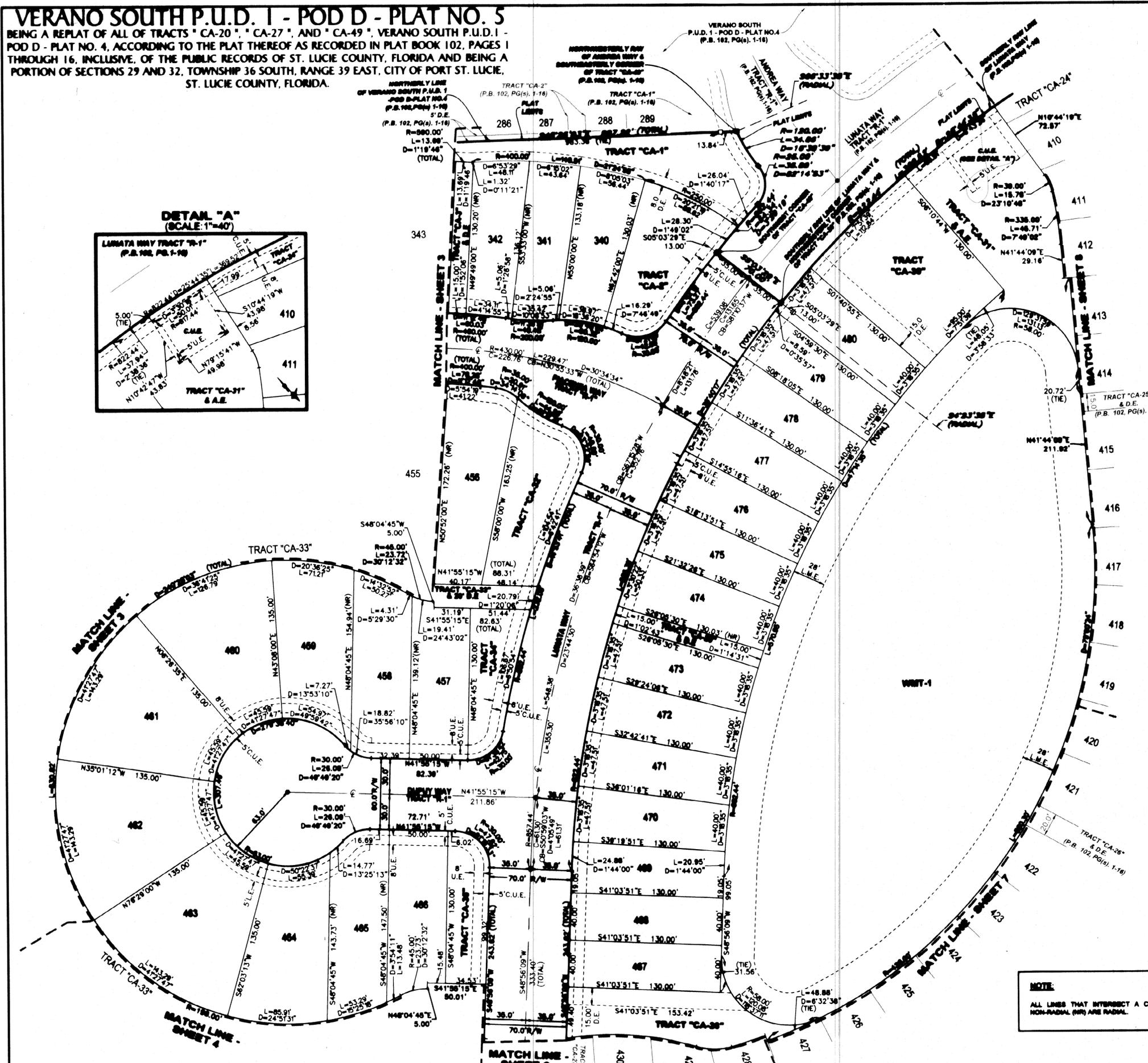
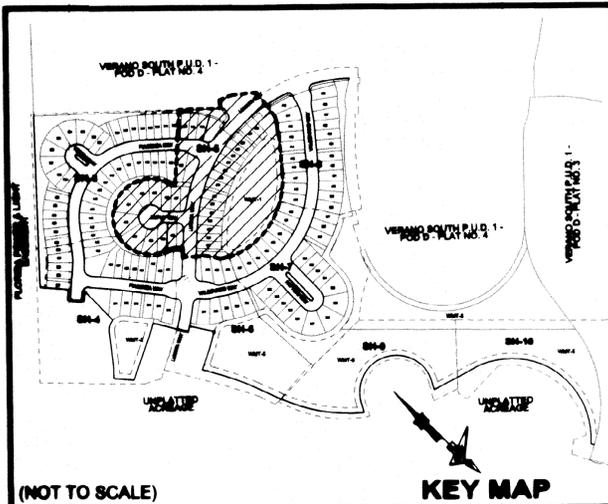
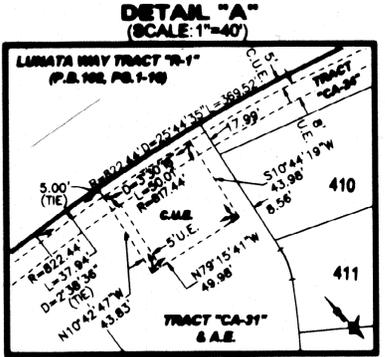
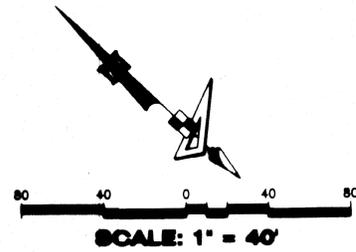
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Rivers Beach, FL 33404 Licensed Business Number LB 7768

SHEET 4 OF 18 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5
 BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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- LEGEND**
- P.B. ----- Plat Book
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 - A.E. ----- Access Easement
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 - C.M. ----- Concrete Monument
 - LB ----- Licensed Business
 - S.F.W.M.D. ----- South Florida Water Management District
 - ----- Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
 - ----- Indicates found (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
 - ----- Indicates (PCP) Permanent Control Point LB7768

NOTE:
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GeoPoint
 Surveying, Inc.

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

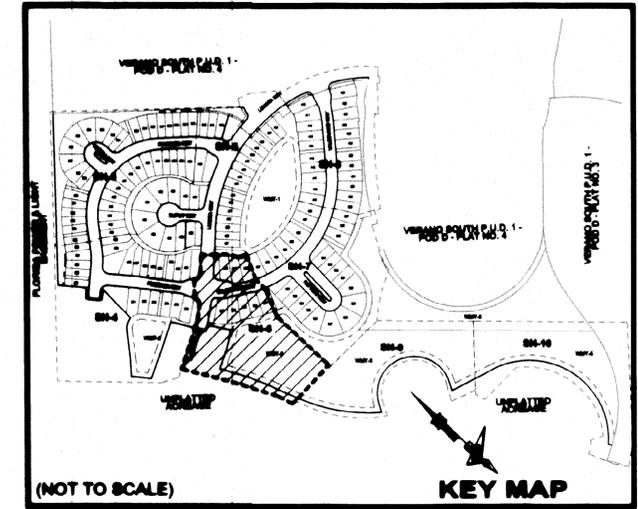
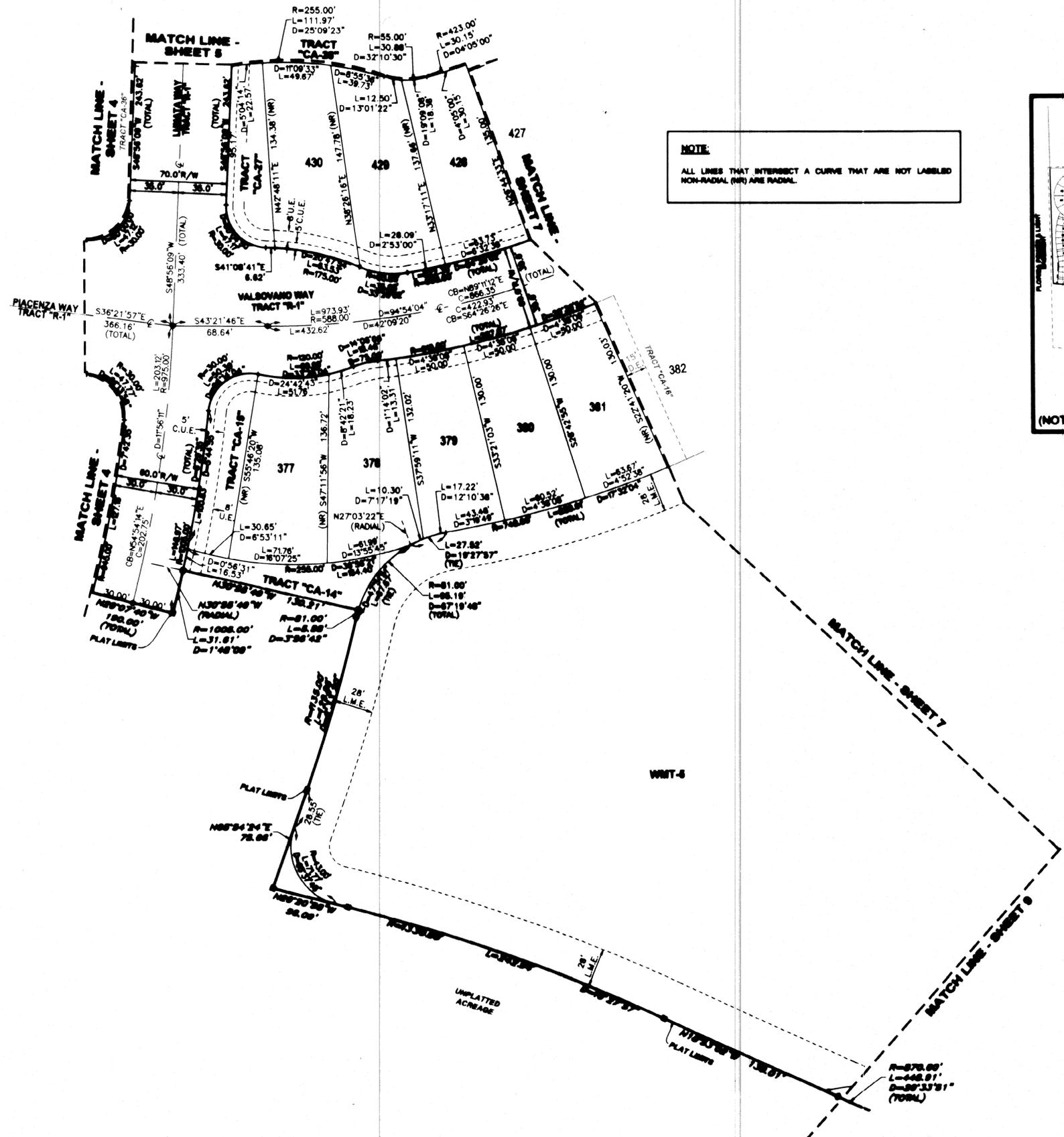
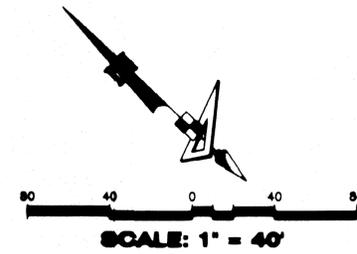
Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

SHEET 5 OF 10 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5

BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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LEGEND

P.B. -----	Plat Book
Pg(s) -----	Page(s)
A.E. -----	Access Easement
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
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C.M. -----	Concrete Monument
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S.F.W.M.D. -----	South Florida Water Management District
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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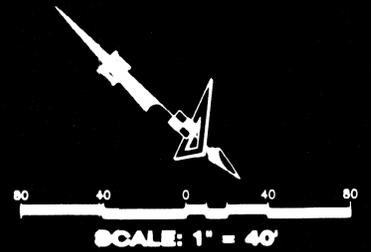
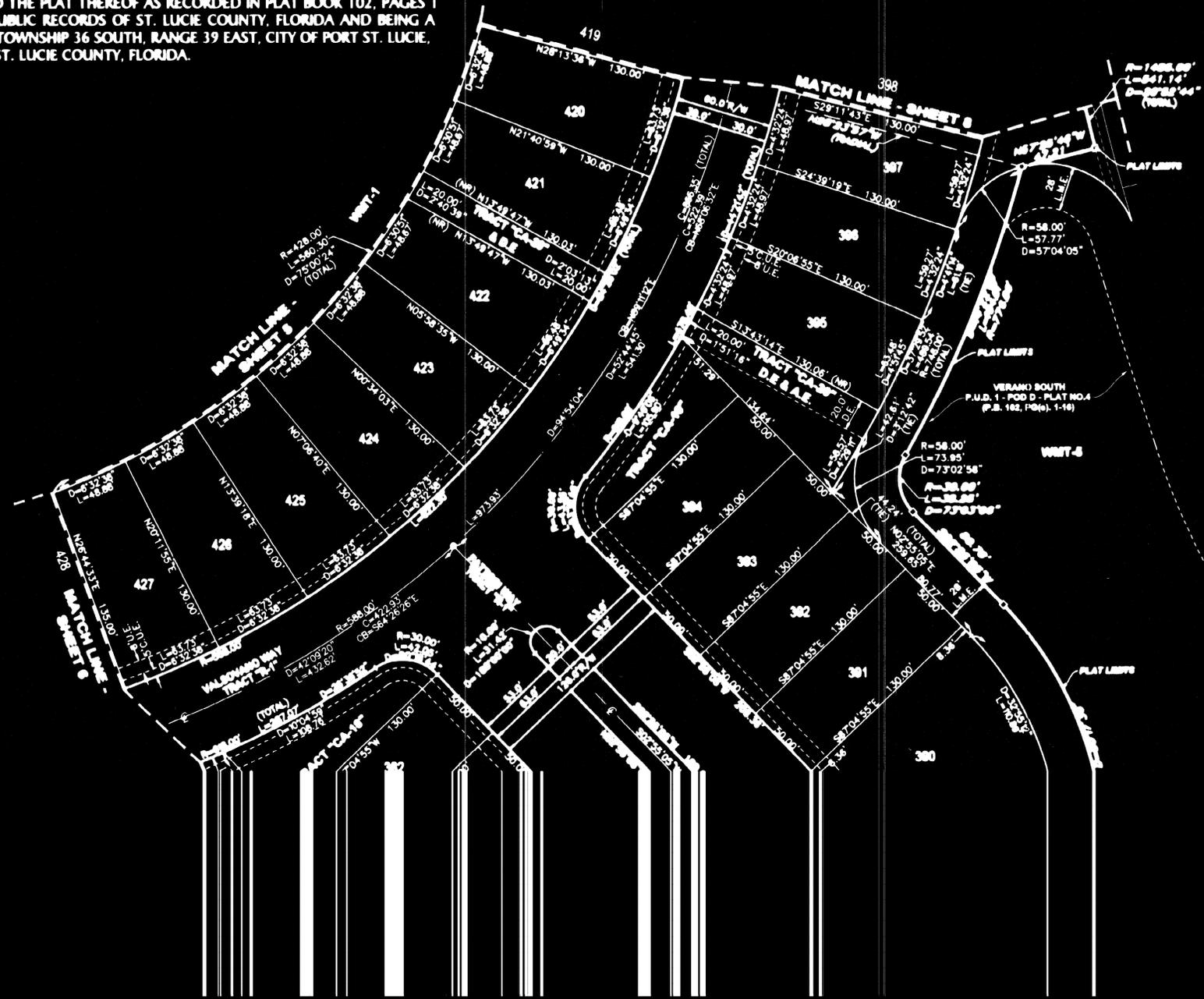
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Suite 103 www.geopointsurvey.com
Waters Beach, FL 33404 Licensee Number LB 7768

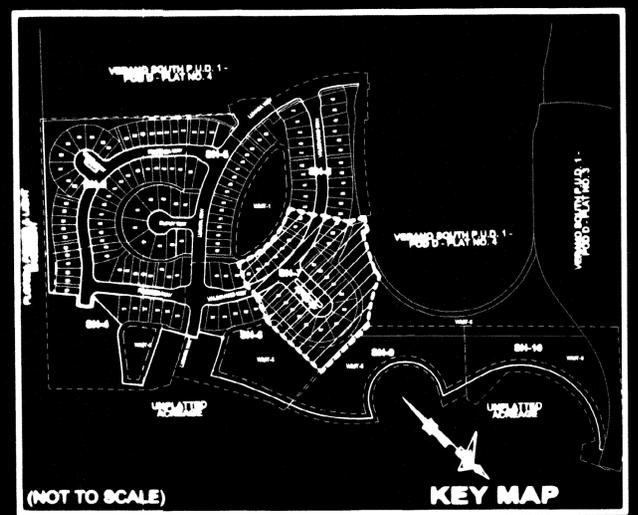
SHEET 6 OF 10 SHEETS

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5

BEING A REPLAT OF ALL OF TRACTS "CA-20", "CA-27", AND "CA-49", 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, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



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