

**DESCRIPTION**

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, 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 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 43°08'38"EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 7063.58 FEET; THENCE SOUTH 46°51'22" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24, A DISTANCE OF 3425.16 FEET TO THE POINT ON THE NORTHWESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF SAID PUBLIC RECORDS; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 839.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°15'27" WEST; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1885.95 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°49'37" EAST; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 348.46 FEET TO THE **POINT OF BEGINNING**;

ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE SOUTH 09°49'05" EAST, A DISTANCE OF 176.54 FEET; (2) THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 21.61 FEET; (3) THENCE SOUTH 05°21'21" EAST, A DISTANCE OF 60.00 FEET TO A POINT INTERSECTION WITH THE EASTERLY TRACT LINE OF TRACT "CA-12" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID TRACT LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; SAID POINT OF INTERSECTION ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°21'21" EAST; (1) THENCE SOUTHEASTERLY, DEPARTING SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°25'32", A DISTANCE OF 44.21 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 10°55'48" EAST, A DISTANCE OF 239.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1530.00 FEET; (3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°14'36", A DISTANCE OF 593.97 FEET TO A POINT OF TANGENCY; (4) THENCE SOUTH 33°10'24" EAST, A DISTANCE OF 65.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°23'06", A DISTANCE OF 51.51 FEET TO A POINT OF TANGENCY; (6) THENCE SOUTH 65°12'42" WEST, A DISTANCE OF 4.28 FEET TO A POINT INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THENCE SOUTH 25°29'49" EAST, DEPARTING SAID TRACT LINE OF TRACT "CA-12" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, A DISTANCE OF 60.00 FEET TO A POINT INTERSECTION WITH THE EASTERLY TRACT LINE OF TRACT "CA-9" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID TRACT LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE NORTH 65°12'42" EAST, DEPARTING SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, A DISTANCE OF 21.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; (2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°36'54", A DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 33°10'24" EAST, A DISTANCE OF 105.84 FEET; (4) THENCE SOUTH 56°49'36" WEST, A DISTANCE OF 13.00 FEET TO A POINT INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; SAID POINT OF INTERSECTION ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 636.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°08'20" EAST; (1) THENCE SOUTHWESTERLY, DEPARTING SAID TRACT LINE OF TRACT "CA-9" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 125°42'18", A DISTANCE OF 1395.36 FEET TO A POINT OF NON-TANGENCY; (2) THENCE SOUTH 15°59'34" EAST, A DISTANCE OF 762.51 FEET TO A POINT INTERSECTION ON THE WESTERLY BOUNDARY LINE OF THE PROPOSED WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG WESTERLY BOUNDARY LINE OF THE PROPOSED WEST VIRGINIA EXTENSION OF SAID OFFICIAL RECORDS BOOK; (1) THENCE SOUTH 74°00'26" WEST, DEPARTING SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 15°59'34" WEST, DEPARTING SAID WESTERLY BOUNDARY LINE OF THE PROPOSED WEST VIRGINIA EXTENSION OF SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 1102.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 15°59'34" WEST, A DISTANCE OF 70.00 FEET TO A POINT INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°59'34" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°59'34" WEST, A DISTANCE OF 177.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°37'10" EAST, A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1381.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°38'39" EAST, A DISTANCE OF 384.85 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 5,539,569 SQUARE FEET OR 127.1710 ACRES, MORE OR LESS.

**VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2**

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA  
COUNTY \_\_\_\_\_

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 G - PLAT NO. 2, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATION OR OTHER PURPOSES.

2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO HOME TOWN CABLE TV, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND /OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 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, 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, 2015, AND RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY, AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8. COMMON AREA TRACTS "CA-1" THROUGH "CA-11", AS SHOWN HEREON, 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/OR ASSIGNS, AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-1" THROUGH "CA-11" 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 OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

9. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT #5, 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 #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.

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.

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

11. THE STORMWATER MANAGEMENT TRACTS WMT-8 THROUGH WMT-10 AS SHOWN HEREON 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/OR ASSIGNS, AN ACCESS AND MAINTENANCE EASEMENT OVER STORM WATER MANAGEMENT TRACTS WMT-8 THROUGH WMT-10, 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 OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

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

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VERANO DEVELOPMENT LLC.,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS \_\_\_\_\_

(PRINT NAME OF WITNESS)

WITNESS \_\_\_\_\_

(PRINT NAME OF WITNESS)

BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**DEDICATION ACKNOWLEDGMENT**

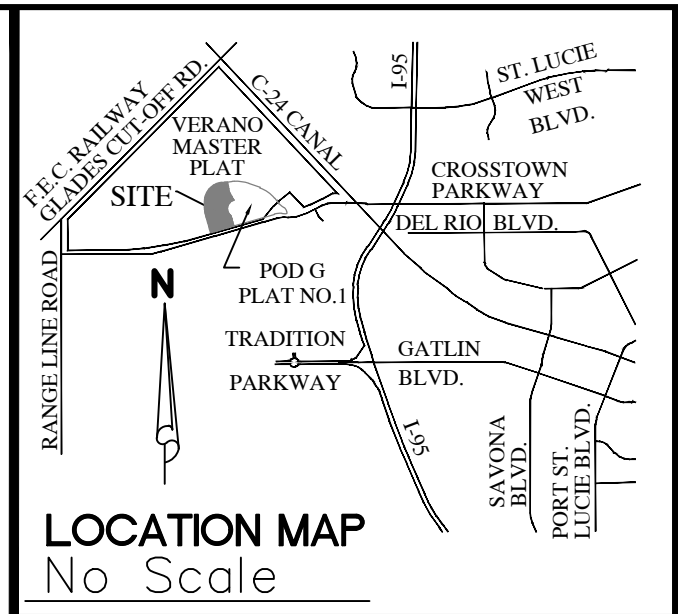
STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2021, 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  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PRINT NAME: \_\_\_\_\_



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

**NOTE**

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:**

- 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 11-25-58 AND REVISED 2-23-59, WHICH BEARS SOUTH 43°08'38" EAST. ALL BEARINGS BEING RELATIVE THERE TO.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

**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 COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA



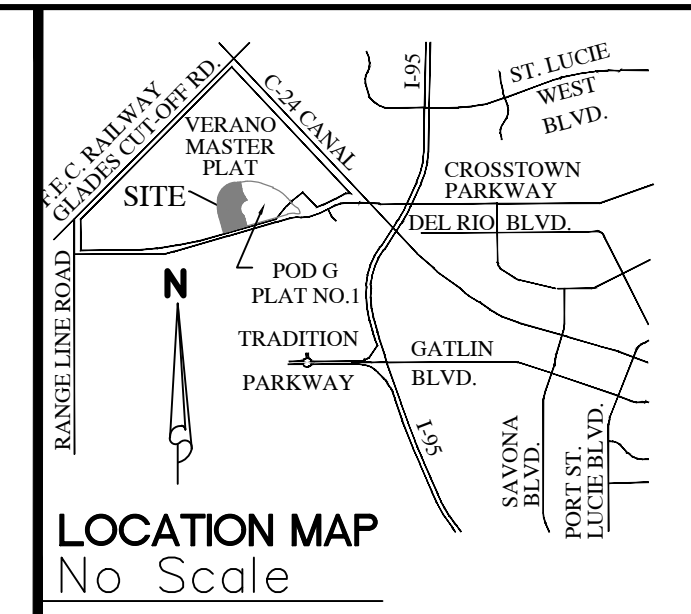
THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

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 19 SHEETS**

DRAWN BY: WALTER/DP/PLATTING/VERANO SOUTH/POD G PLAT NO. 2; CHECKED BY: GARY A. RAGER, P.S.M.; DATE: 02/20/2021 1:25 PM; LAYOUT BY: GARY A. RAGER, P.S.M.; DATE: 02/20/2021 1:25 PM

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 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 EASEMENTS (C.U.E.), DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "R-1" WATER MANAGEMENT TRACTS WMT-8 THROUGH WMT-10, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-11" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021, 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 CITY UTILITY EASEMENTS (C.U.E.), 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 3782, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME:

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, HEREBY OPINES THAT, BASED ON TITLE REPORT BY \_\_\_\_\_, DATED \_\_\_\_\_:

- (A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS VERANO SOUTH P.U.D. 1-POD G - PLAT NO. 2 IS IN THE NAME OF VERANO DEVELOPMENT, LLC.
- (B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD.
- (C.) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- (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 \_\_\_\_\_, 2021. BY: \_\_\_\_\_

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

### 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 G - PLAT NO. 2 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

ATTEST:

\_\_\_\_\_  
GREGORY J. ORAVEC, 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.

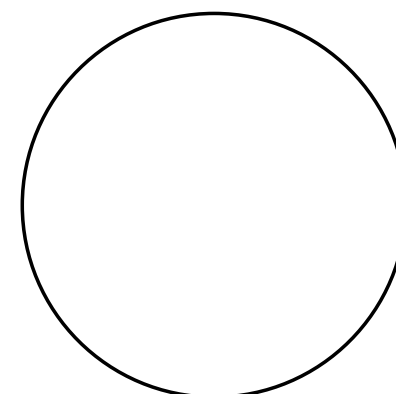
### CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

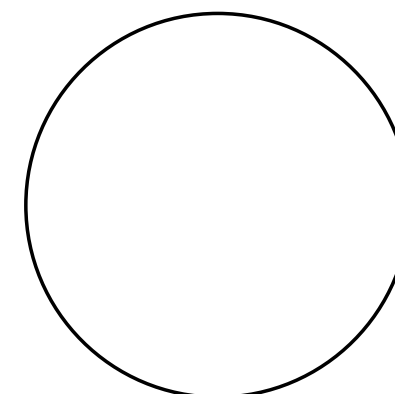
I, MICHELLE R. MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

CITY OF  
PORT ST. LUCIE



CLERK OF  
THE COURT



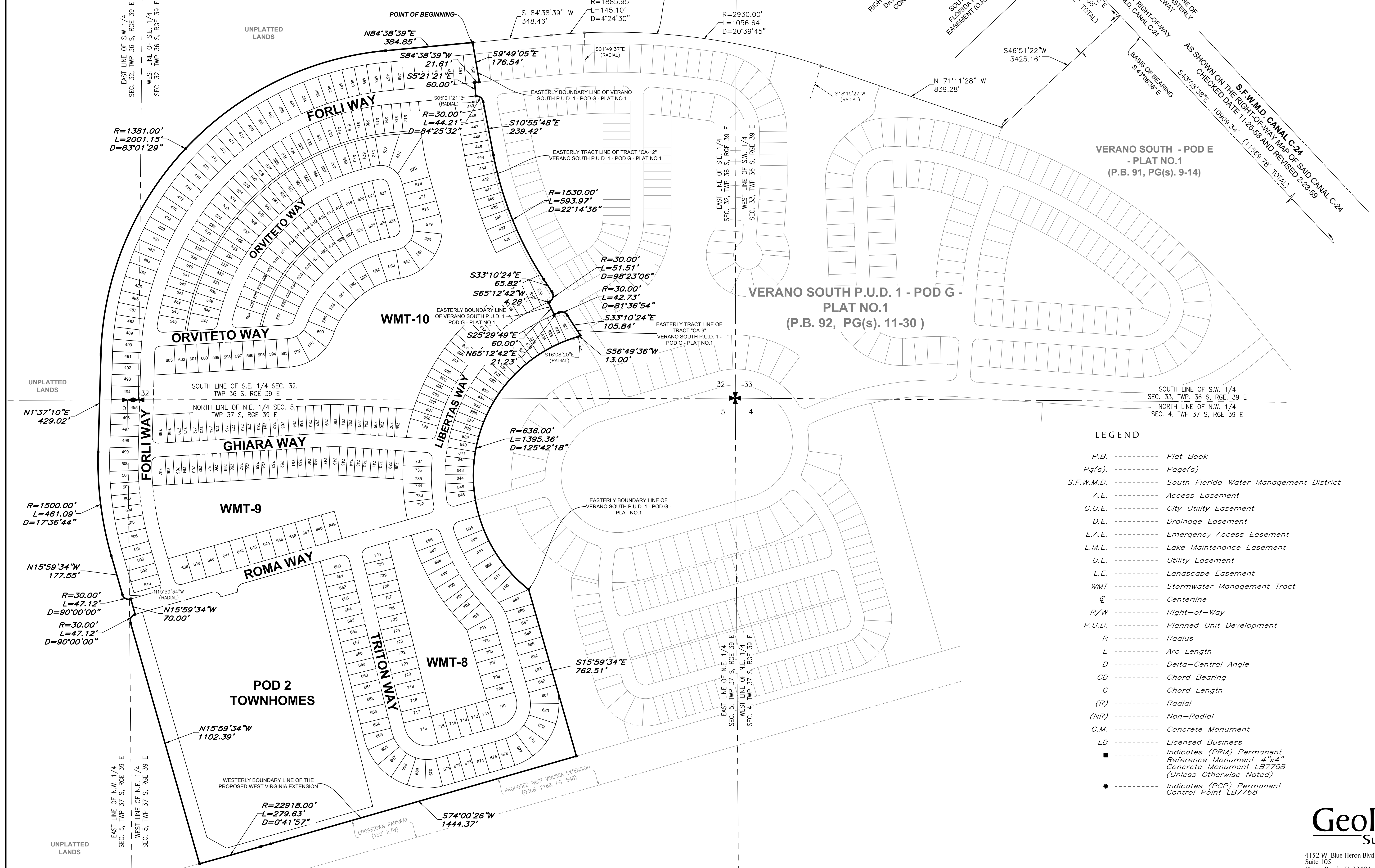
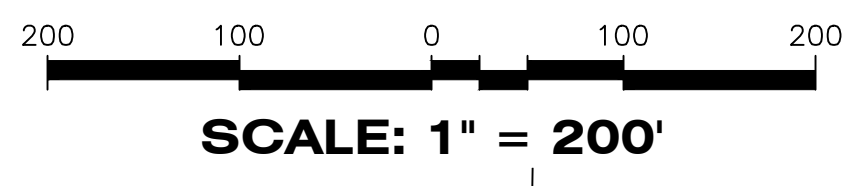
4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 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)
- S.F.W.M.D. ----- South Florida Water Management District
- A.E. ----- Access Easement
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- P.U.D. ----- Planned Unit Development
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- CB ----- Chord Bearing
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- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

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**SHEET 3 OF 19 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

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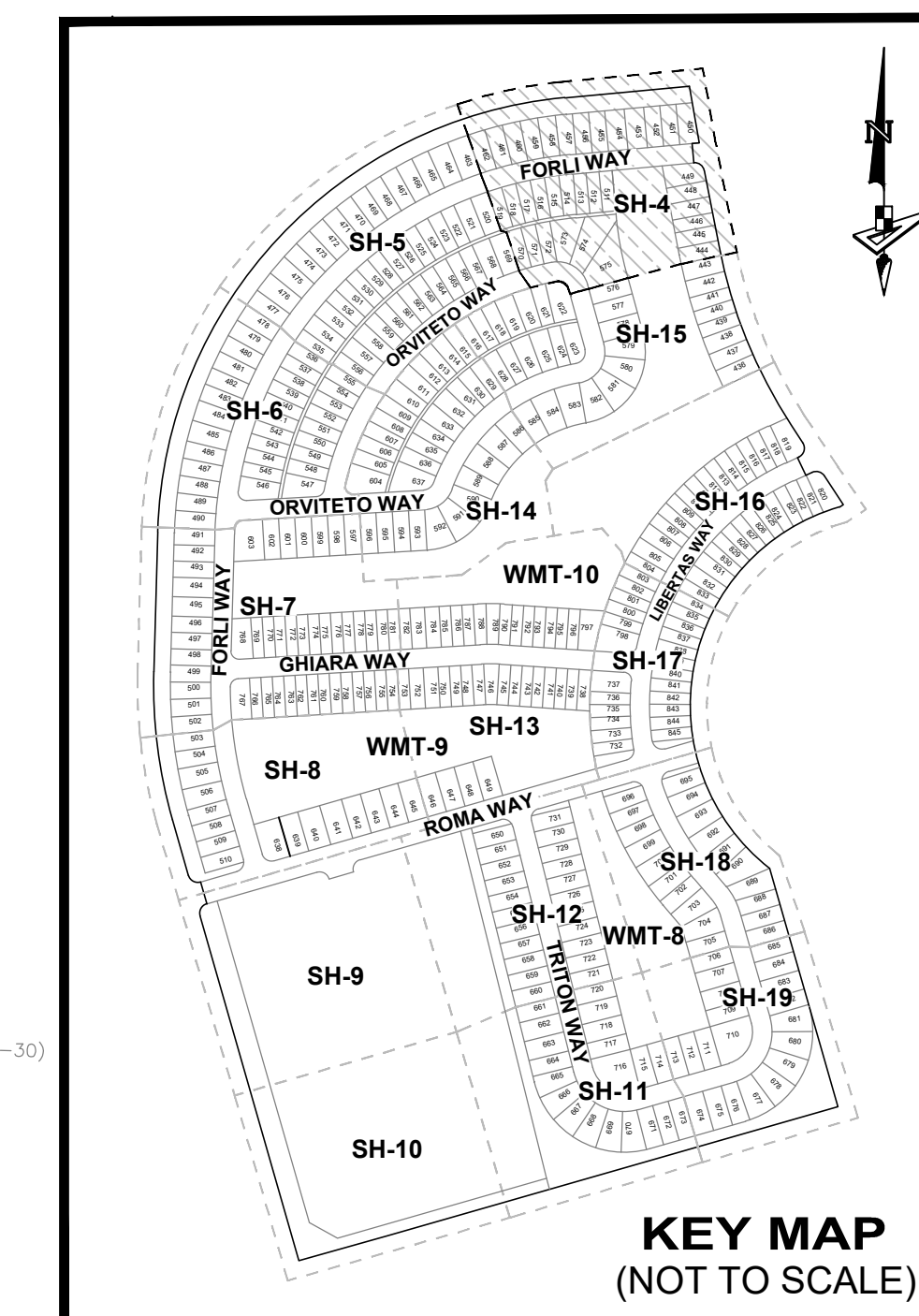
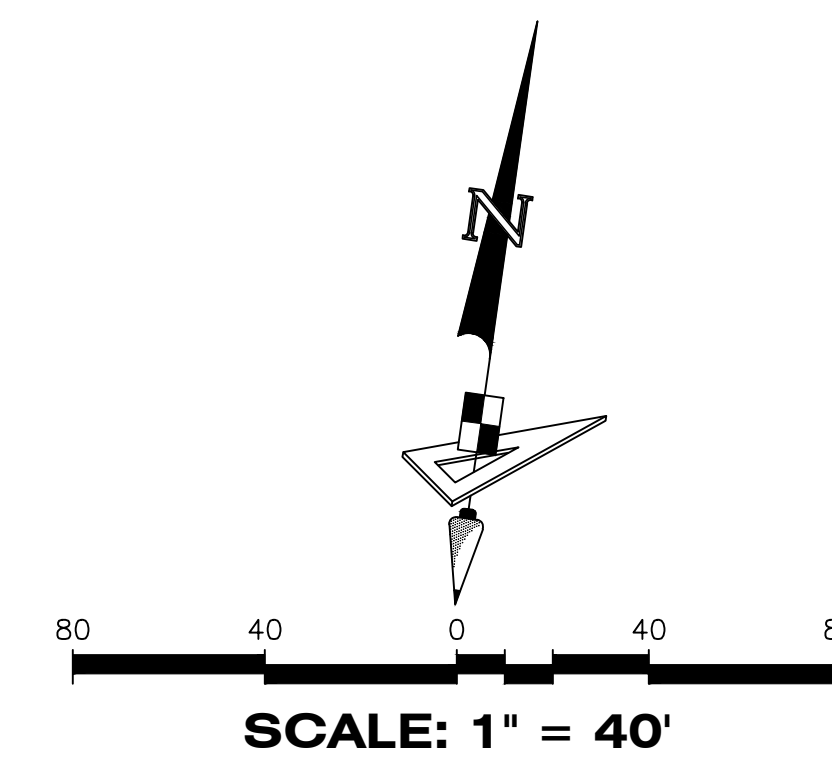
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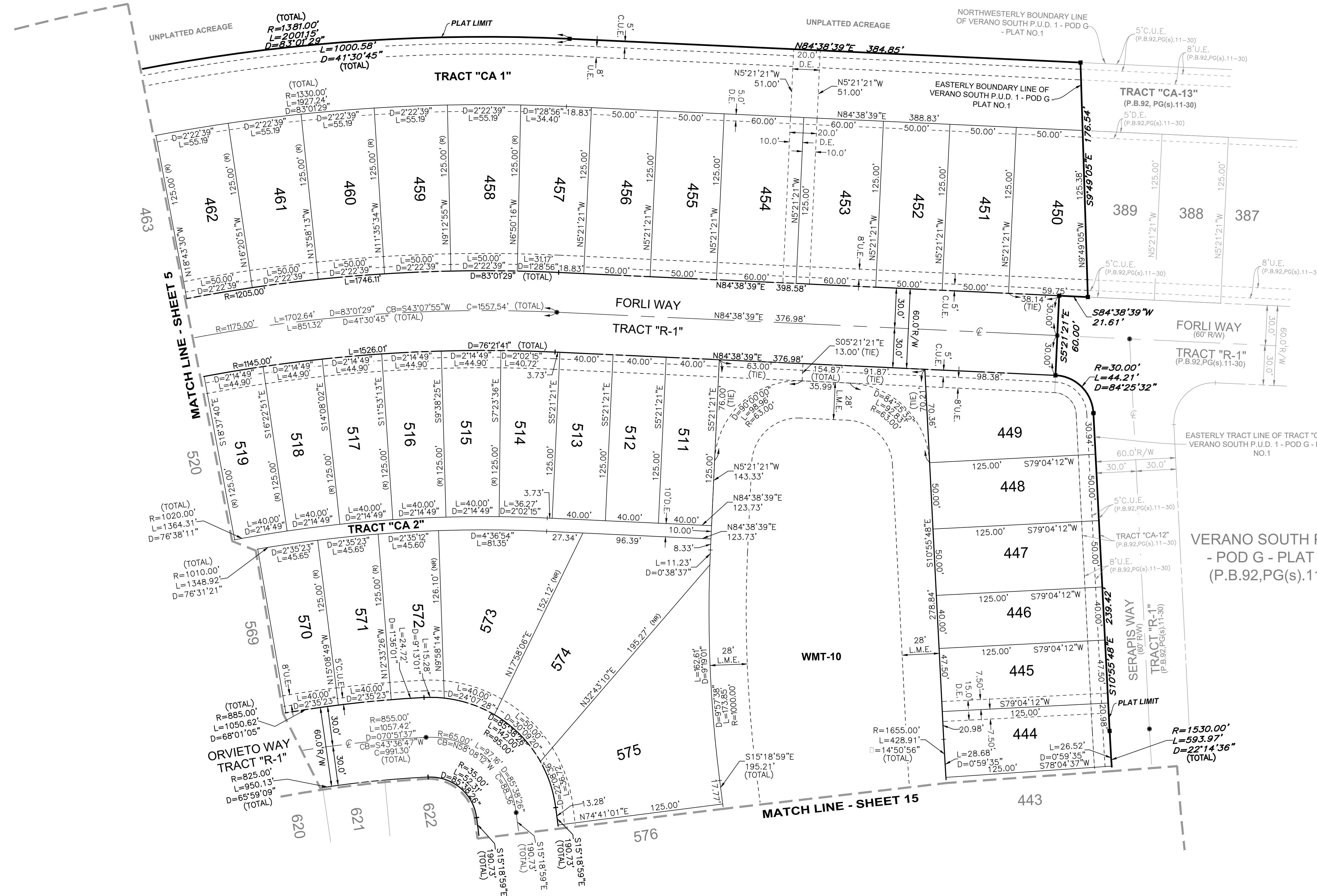
TIME



KEY MAP  
(NOT TO SCALE)

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VERANO SOUTH P.U.D. 1  
- POD G - PLAT NO. 1  
(P.B.92,PG(s).11-30)

4152 W. Blue Heron Blvd.  
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**SHEET 4 OF 19 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

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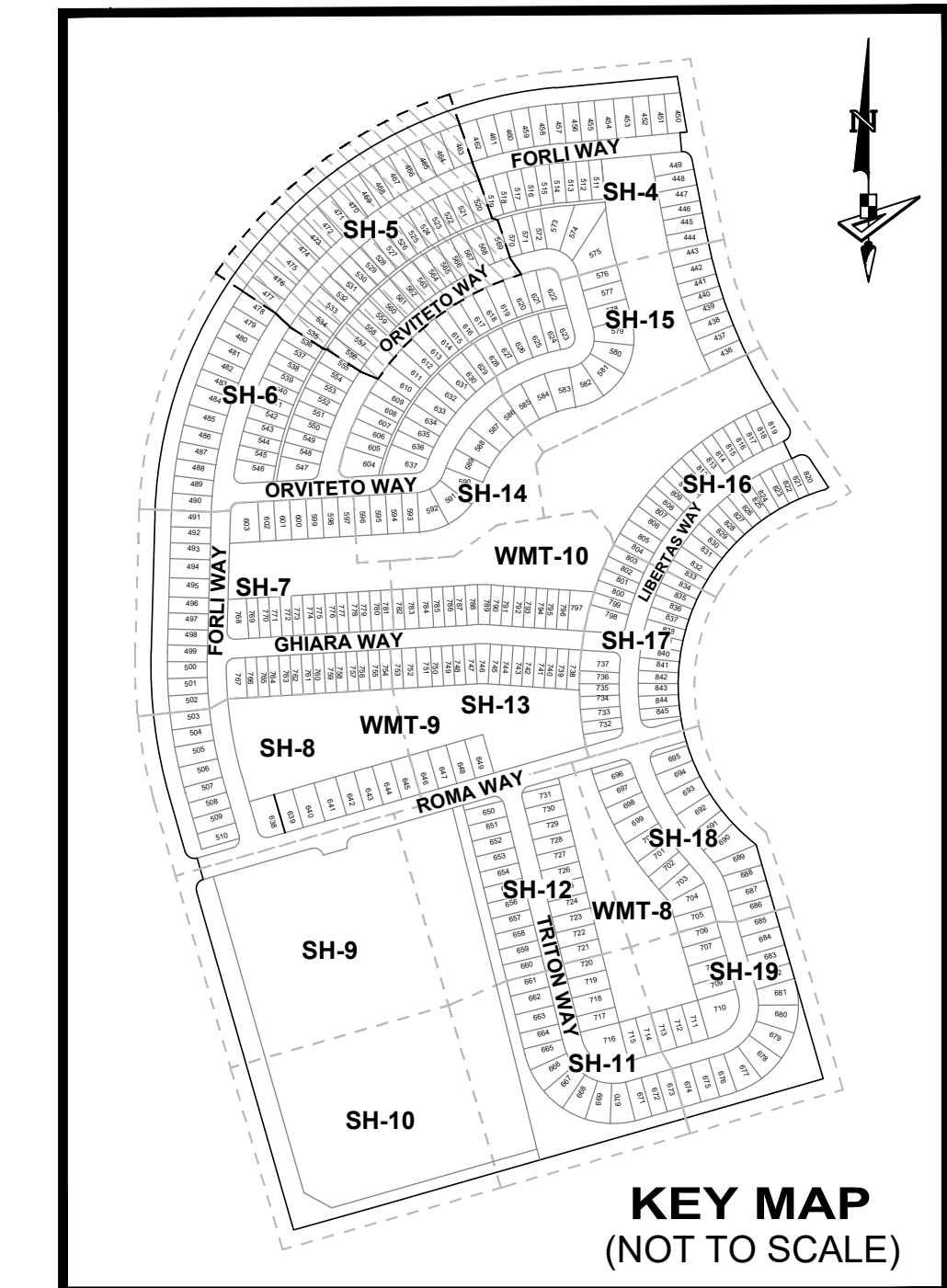
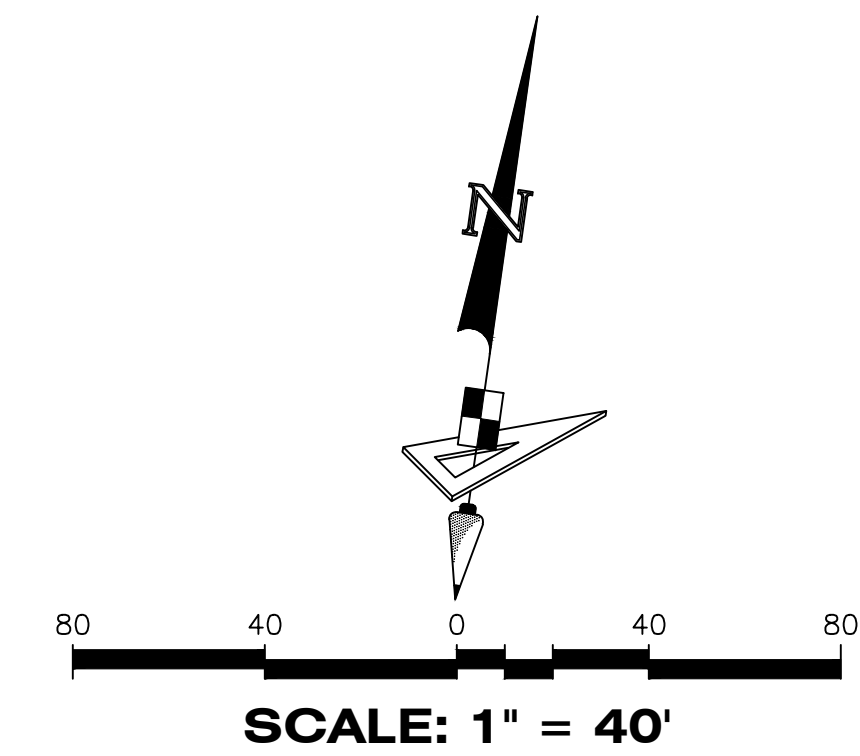
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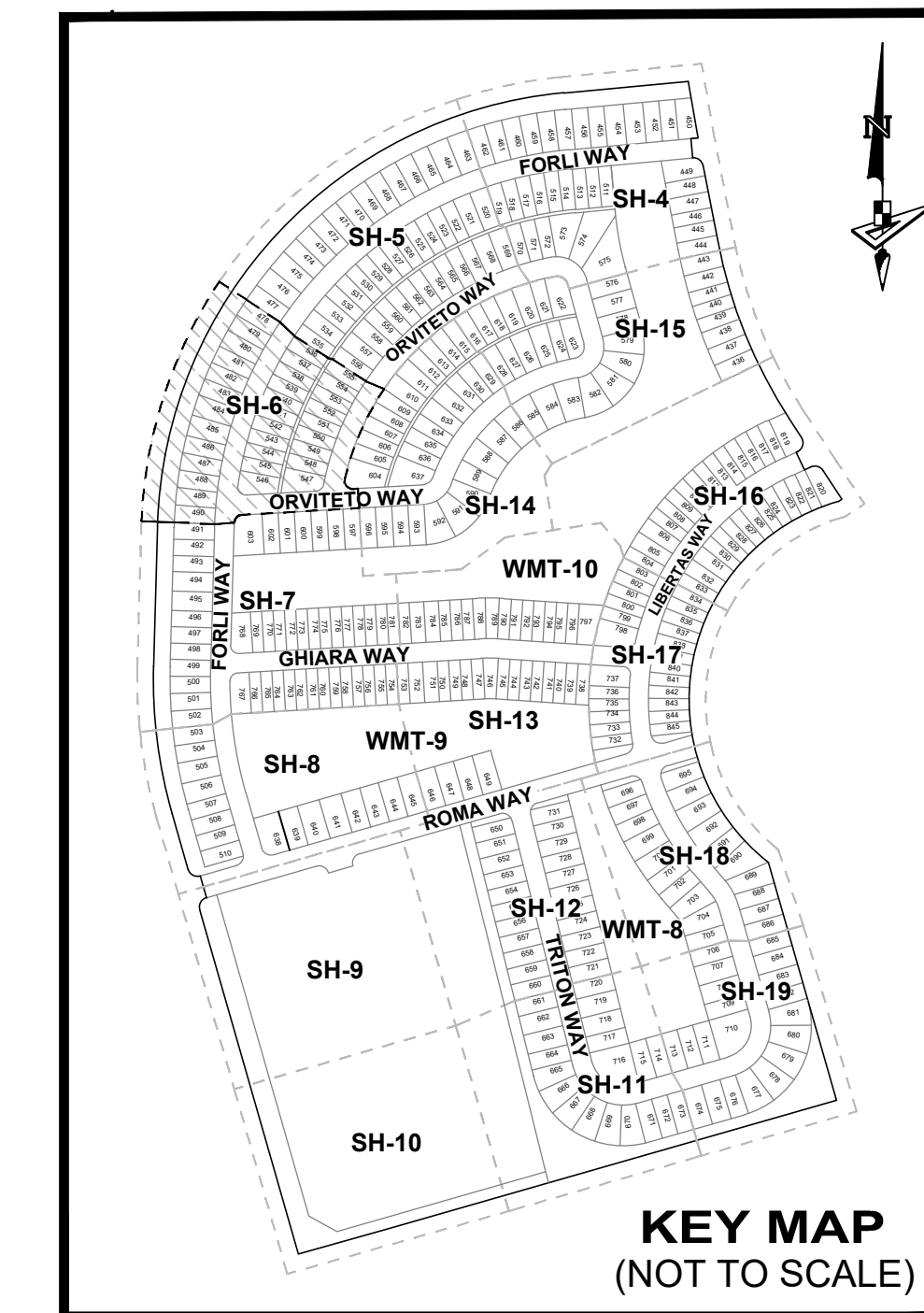
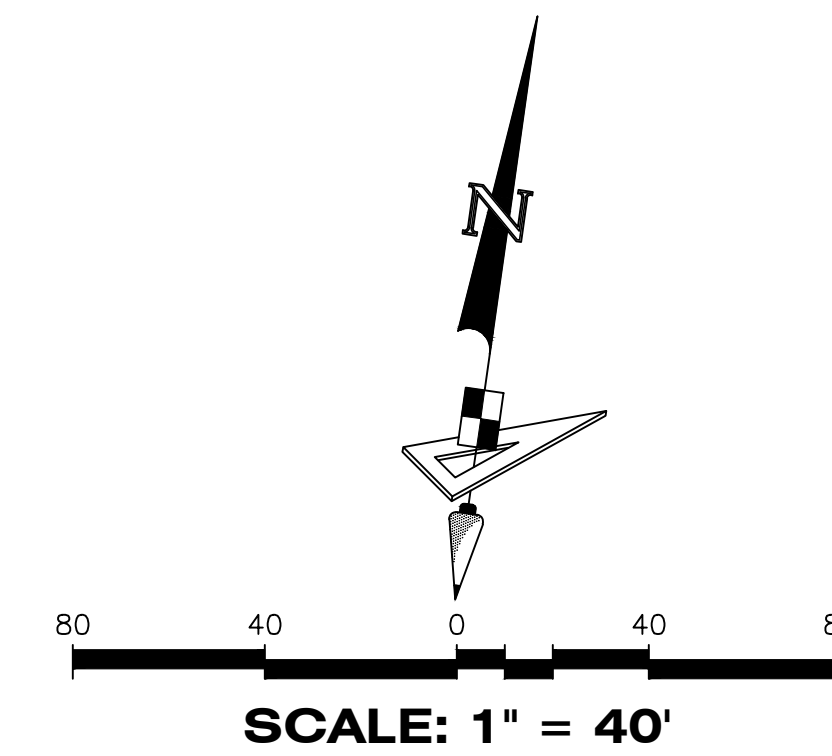
4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurvey.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

**SHEET 5 OF 19 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

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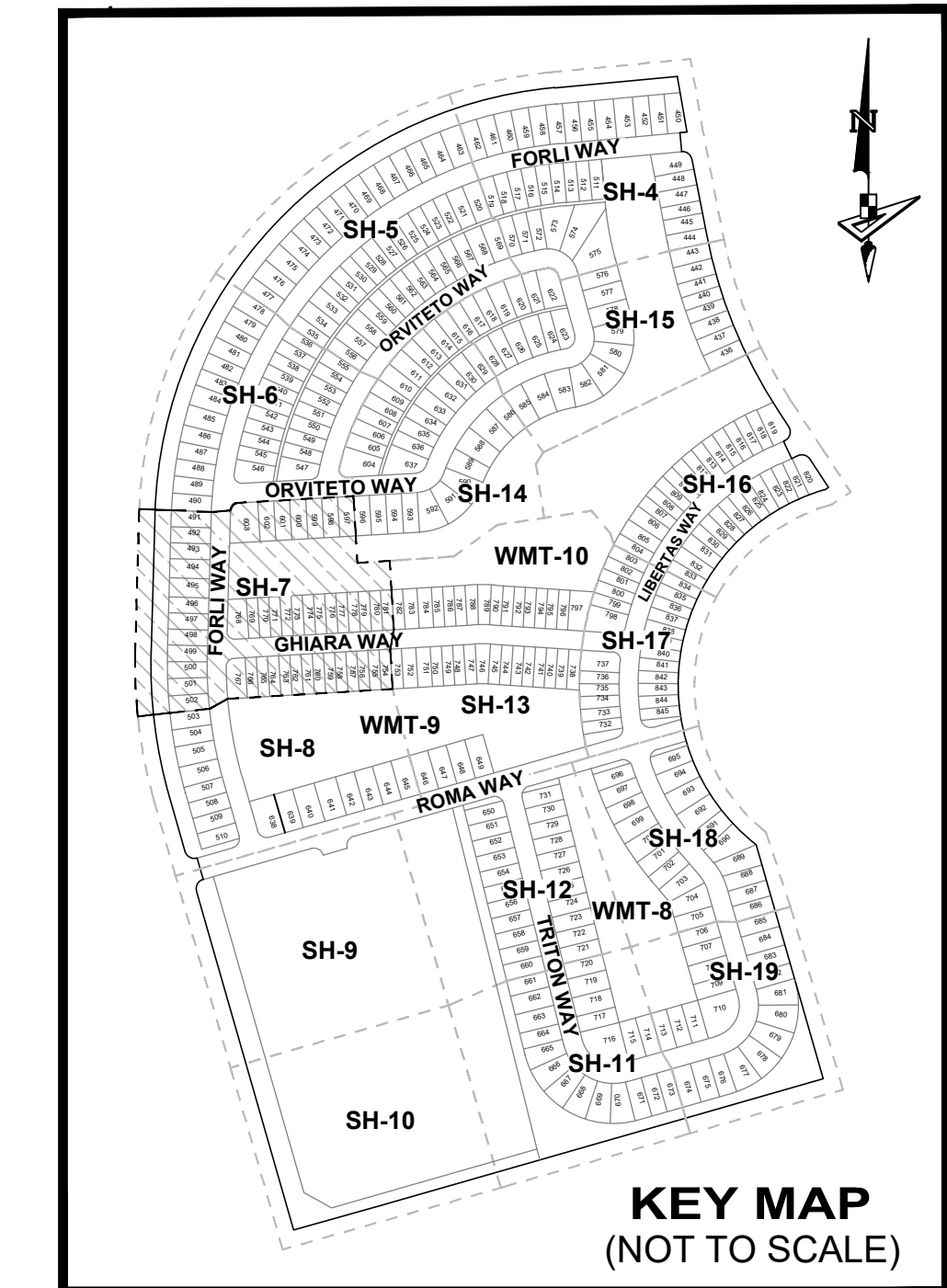
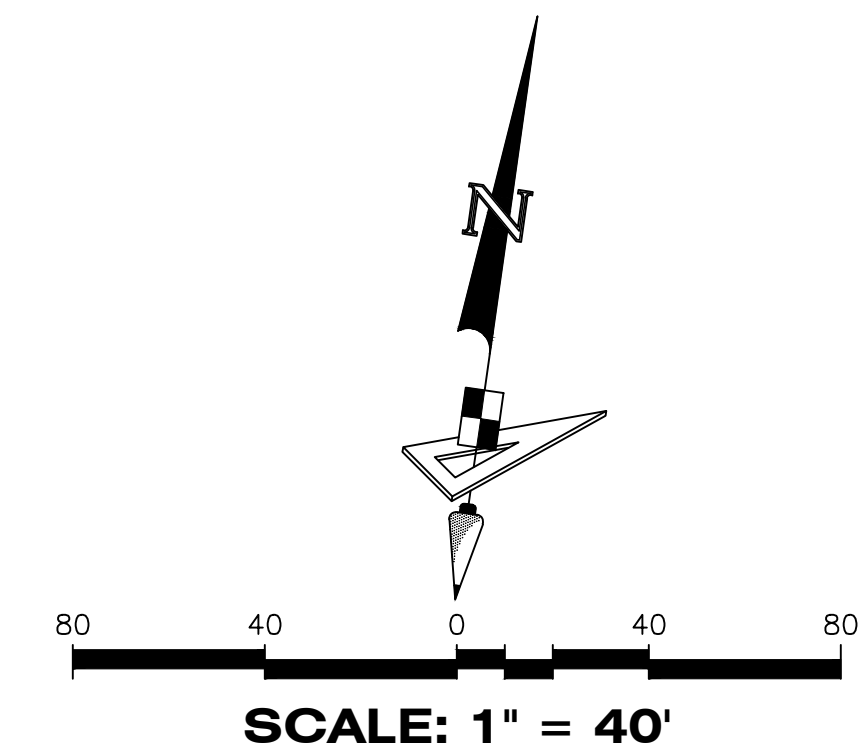
**SHEET 6 OF 19 SHEETS**



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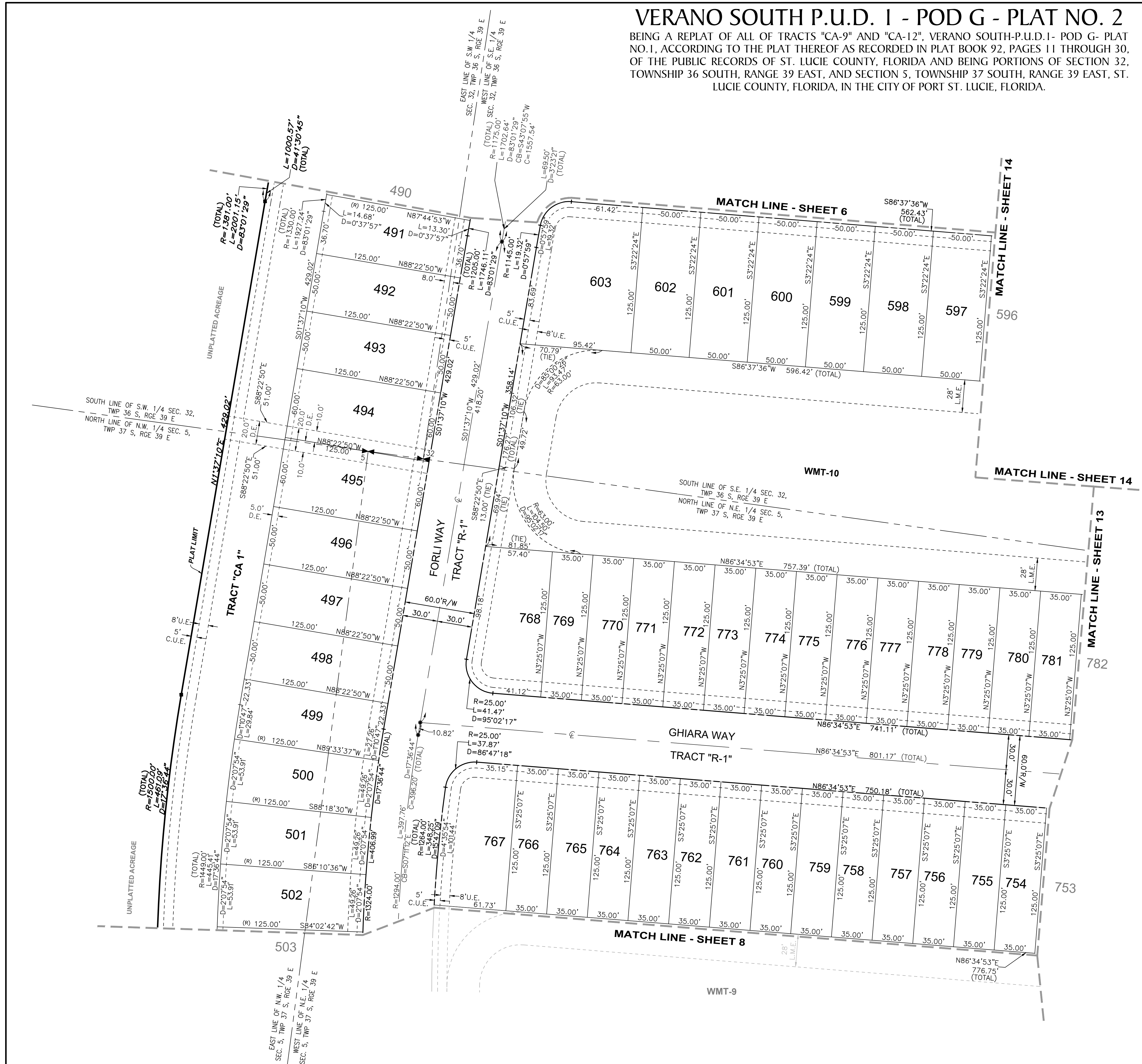
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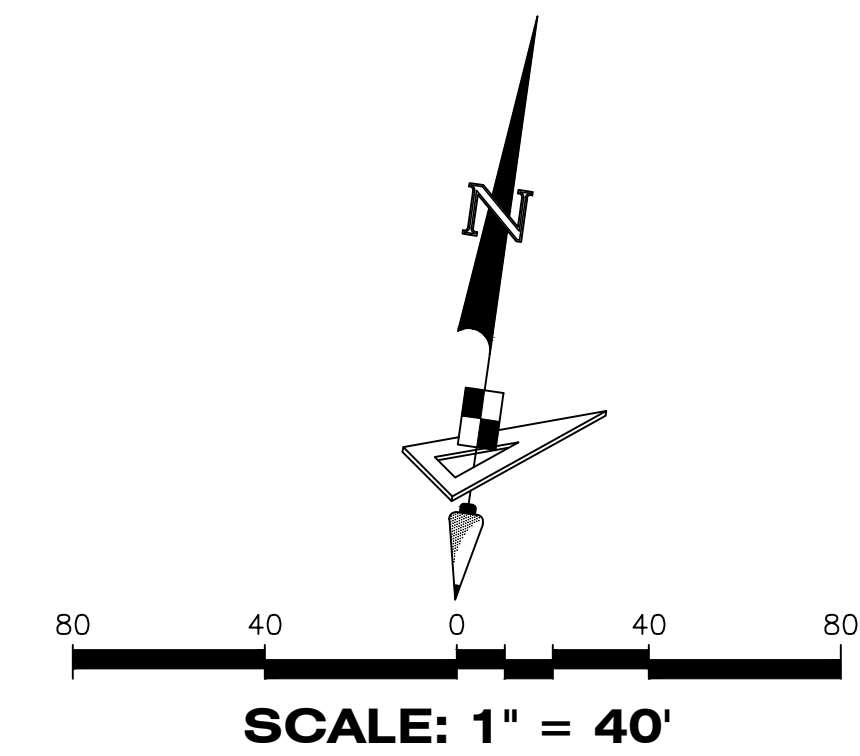
**SHEET 7 OF 19 SHEETS**



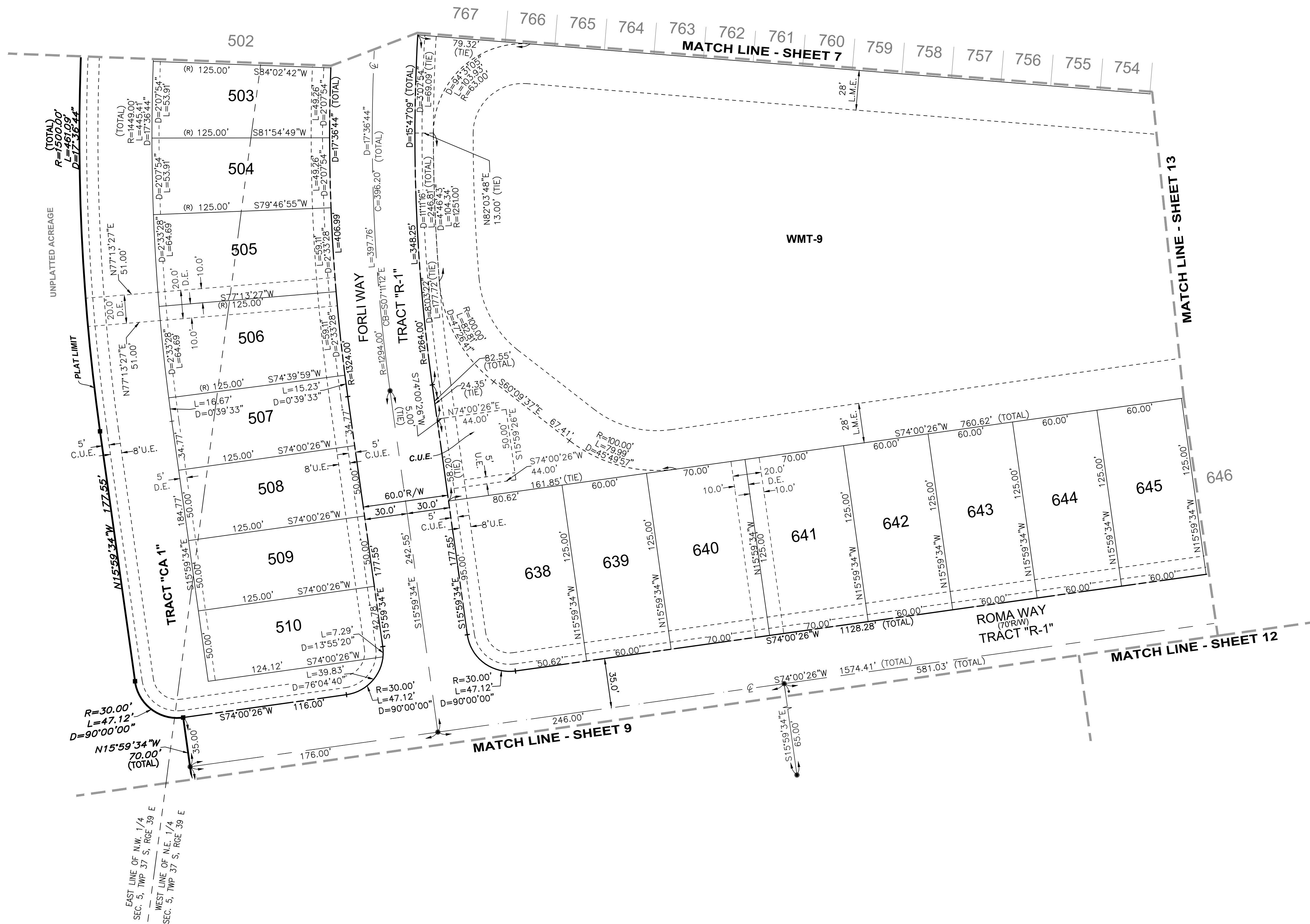
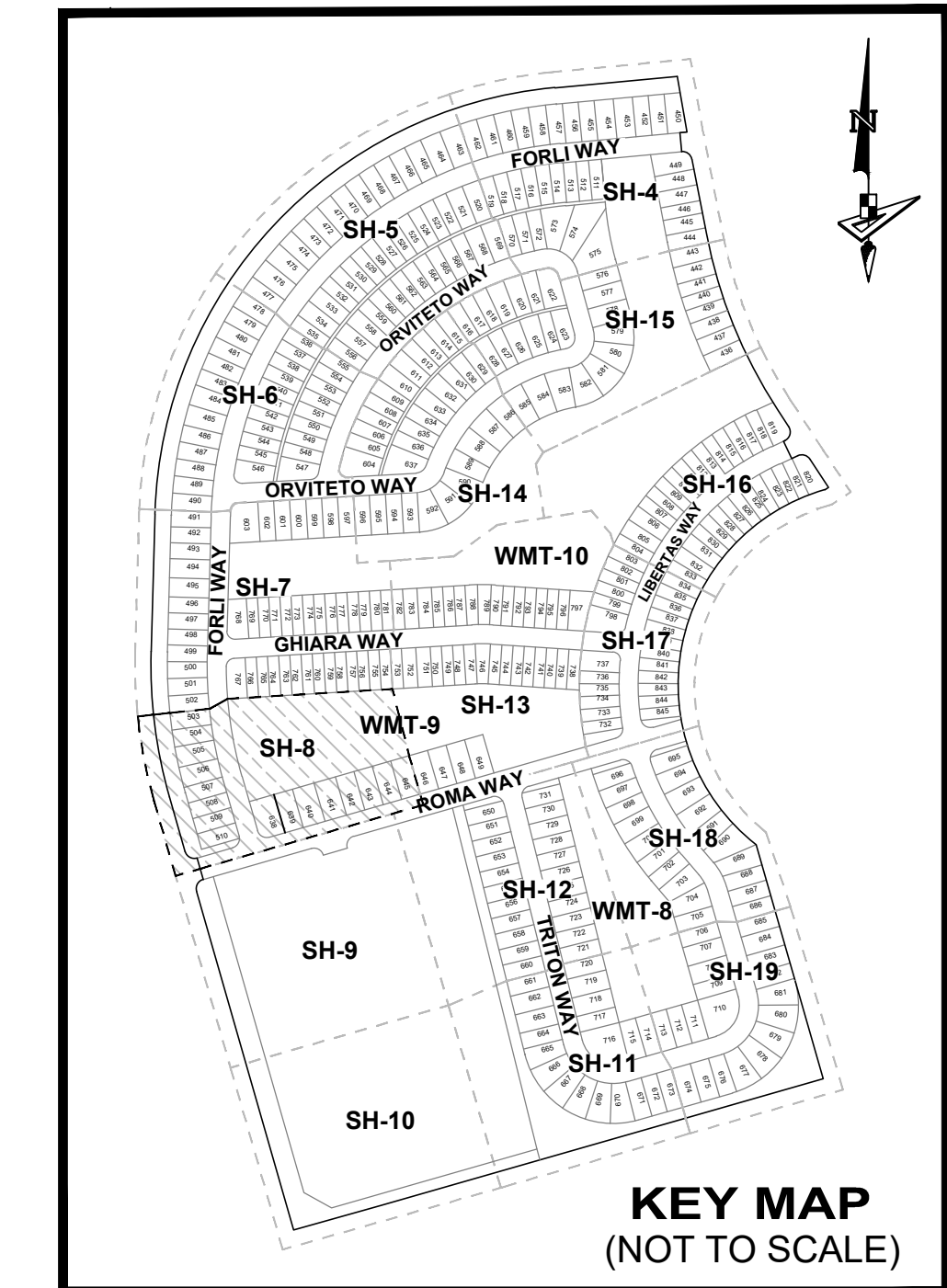
DRAWN BY: WALTER/PLATTING/VERANO SOUTH-POD G-PLAT NO. 2; PLOTTED BY: SCOTT BARR; ON: 4/20/2011 1:30 PM; LAST SAVED BY: SBARR; ON: 4/20/2011 1:28 PM

# VERANO SOUTH P.U.D. I - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D. I- POD G- PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.



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 Suite 105  
 Riviera Beach, FL 33404  
 www.geopointsurveying.com  
 Licensed Business Number LB 7768

DRAWN BY: WALTER PATTERSON/VERANO SOUTH P.U.D. I- POD G- PLAT NO. 2 DATE: 02/20/2013 1:30 PM LAYOUT BY: SBAHR ON: 02/20/2013 1:28 PM



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

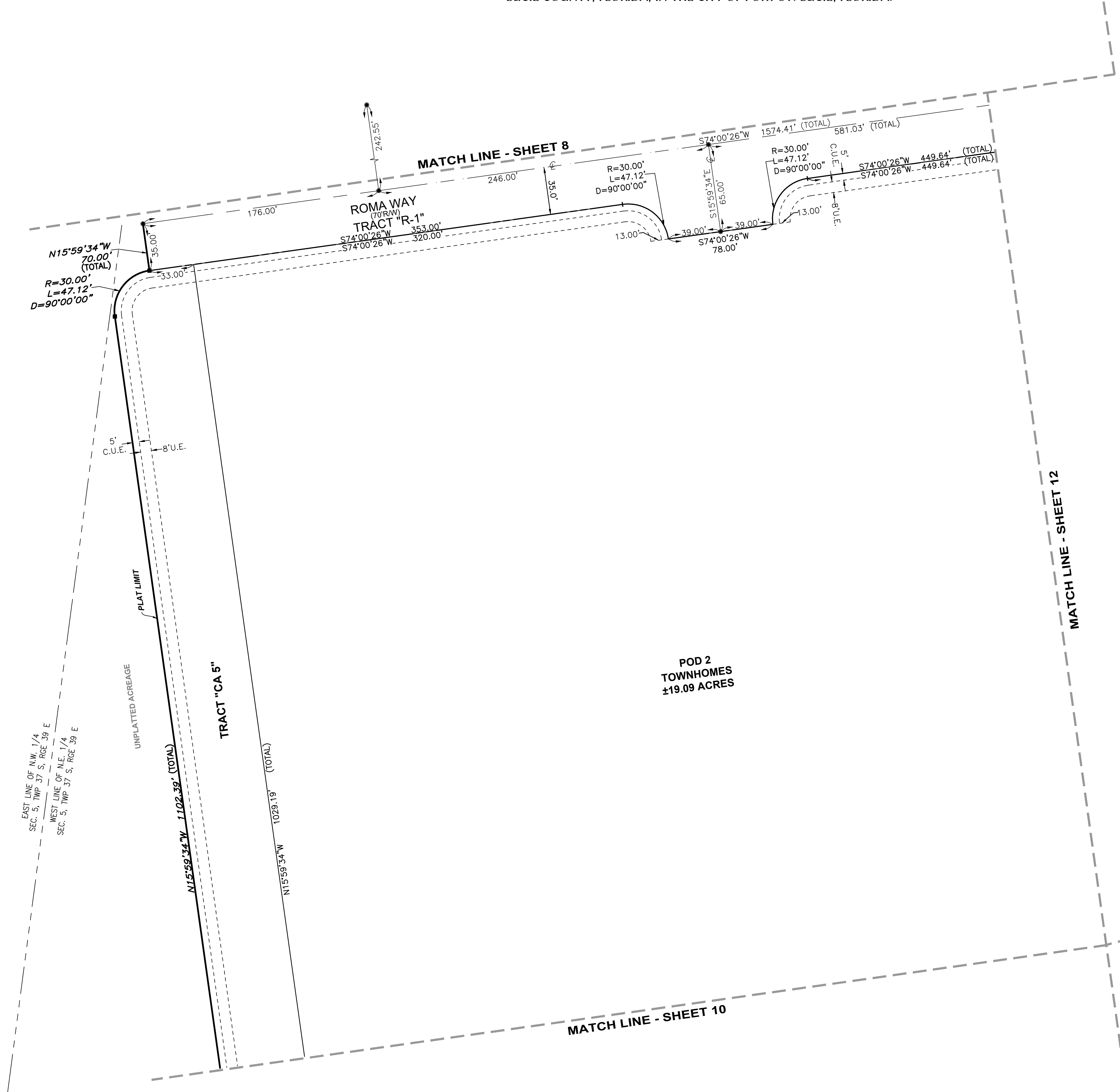
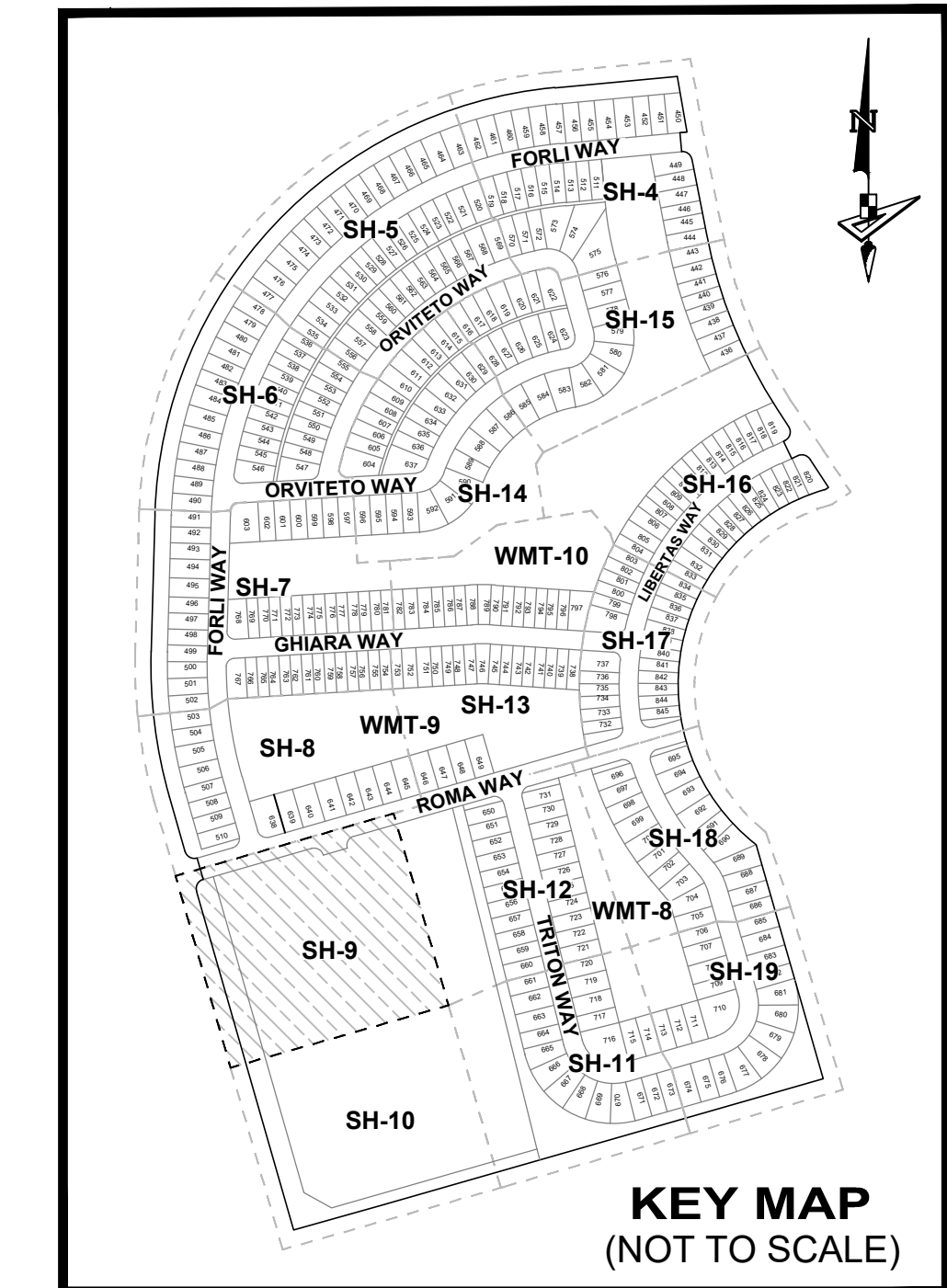
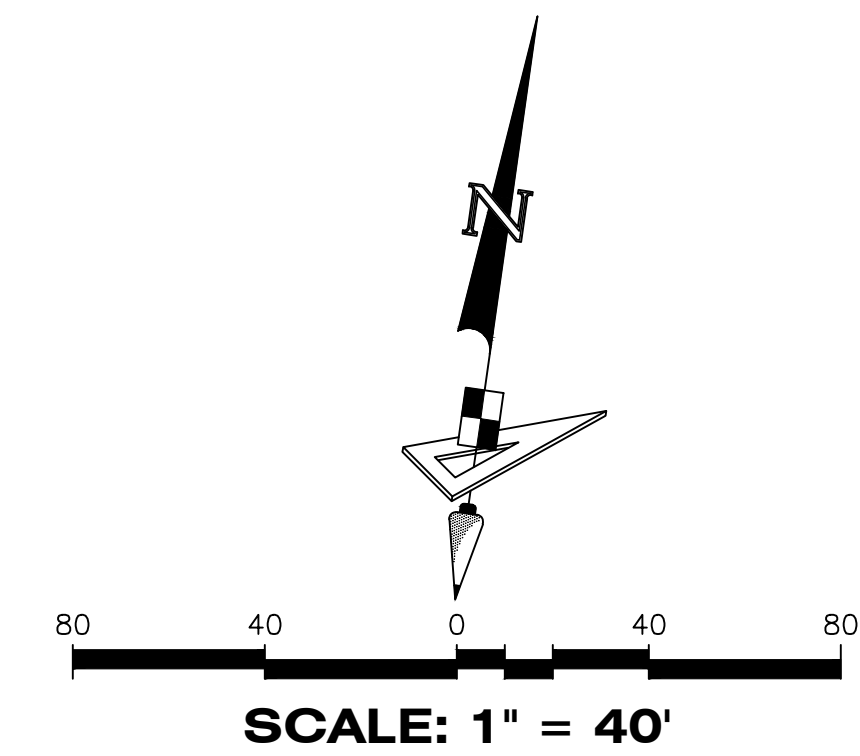
PLAT BOOK

PAGE

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TIME



POD 2  
TOWNHOMES  
±19.09 ACRES

**LEGEND**

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



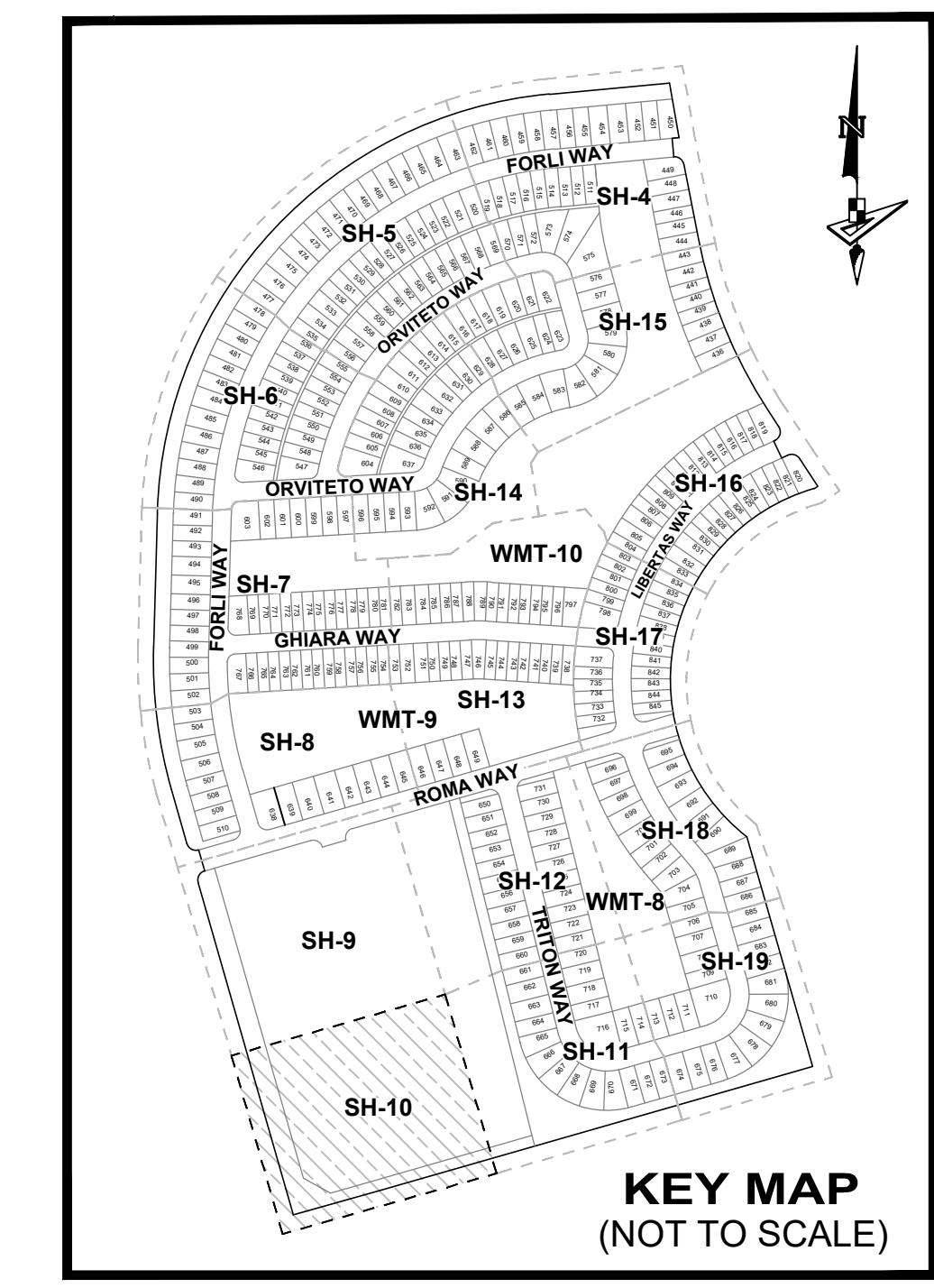
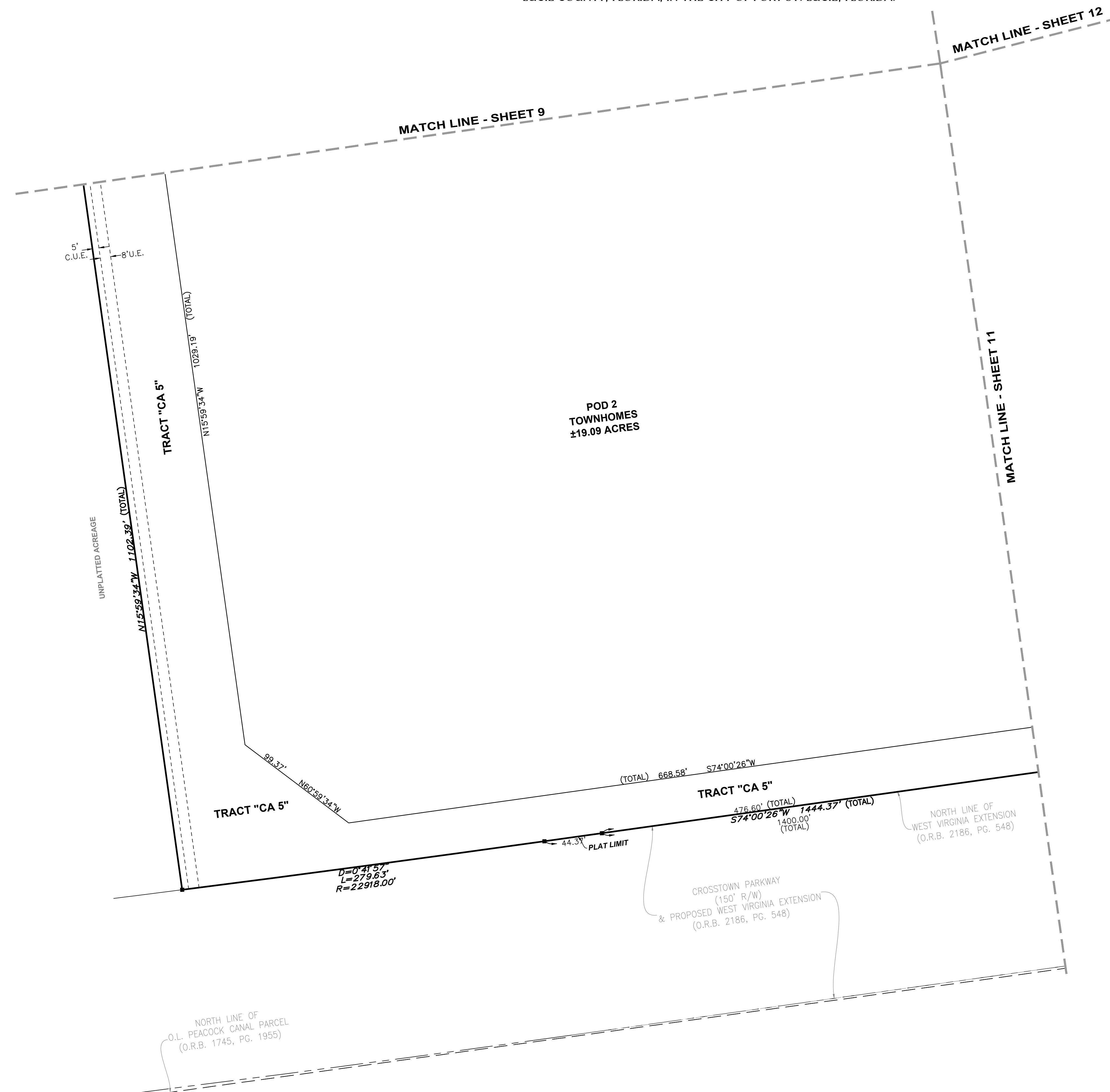
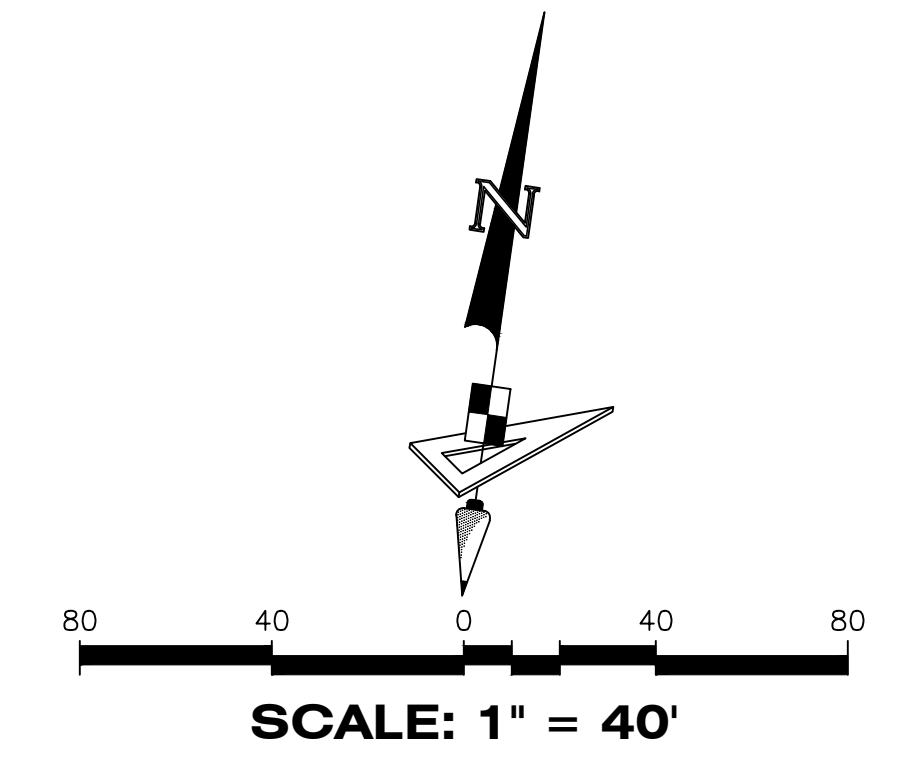
4152 W. Blue Heron Blvd. Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

DRAWN BY: WATSON/PLATTING/VERANO SOUTH/POD G-2; PLAT VERANO SOUTH/POD G-2; PLAN/MS/DWG; PLOTTED BY: SCOTT BARR; ON: 4/20/2011 1:30 PM; LAST SAVED BY: SBARR; ON: 4/20/2011 1:28 PM

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 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)
- S.F.W.M.D. ----- South Florida Water Management District
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- 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
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



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# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

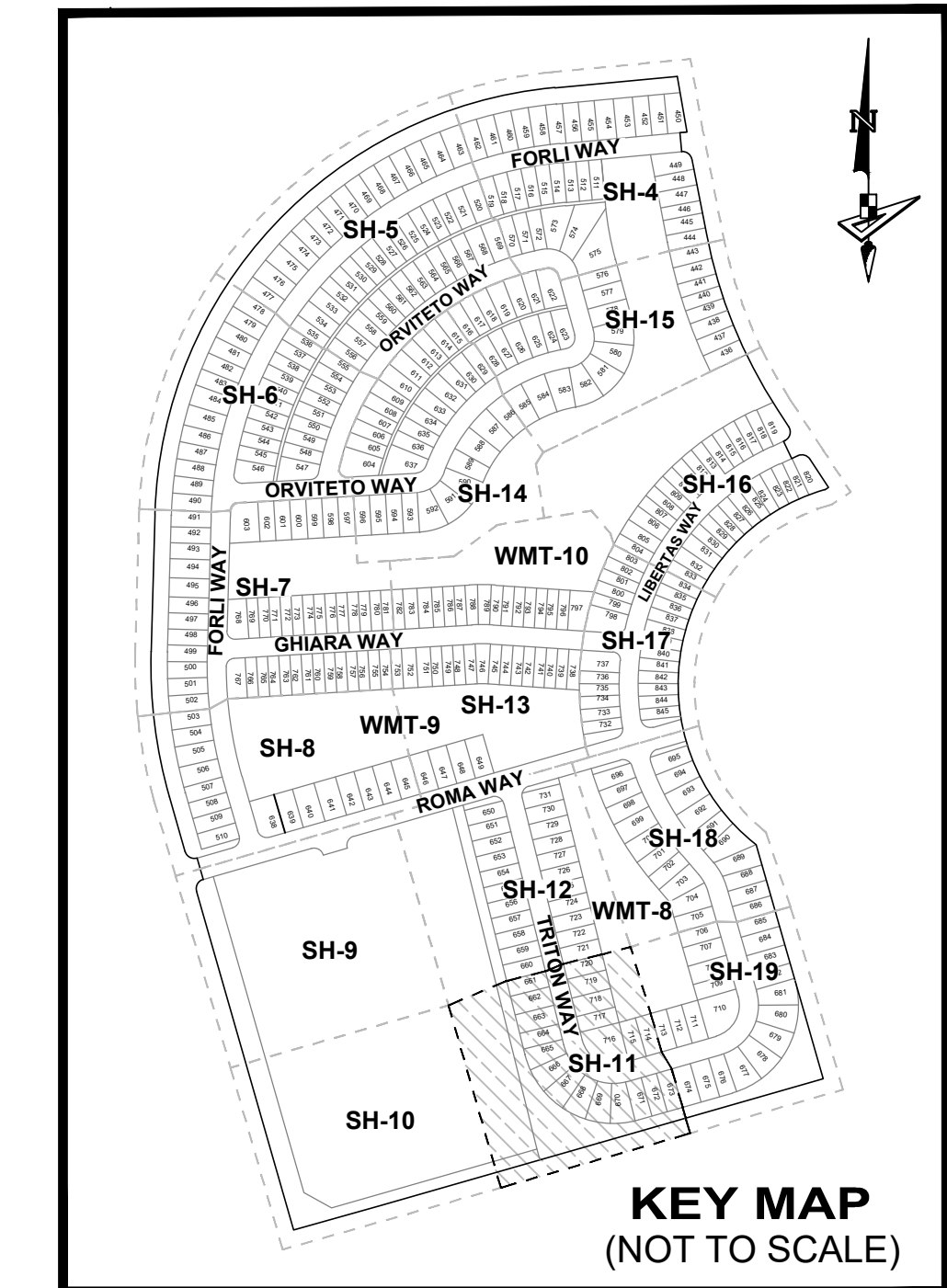
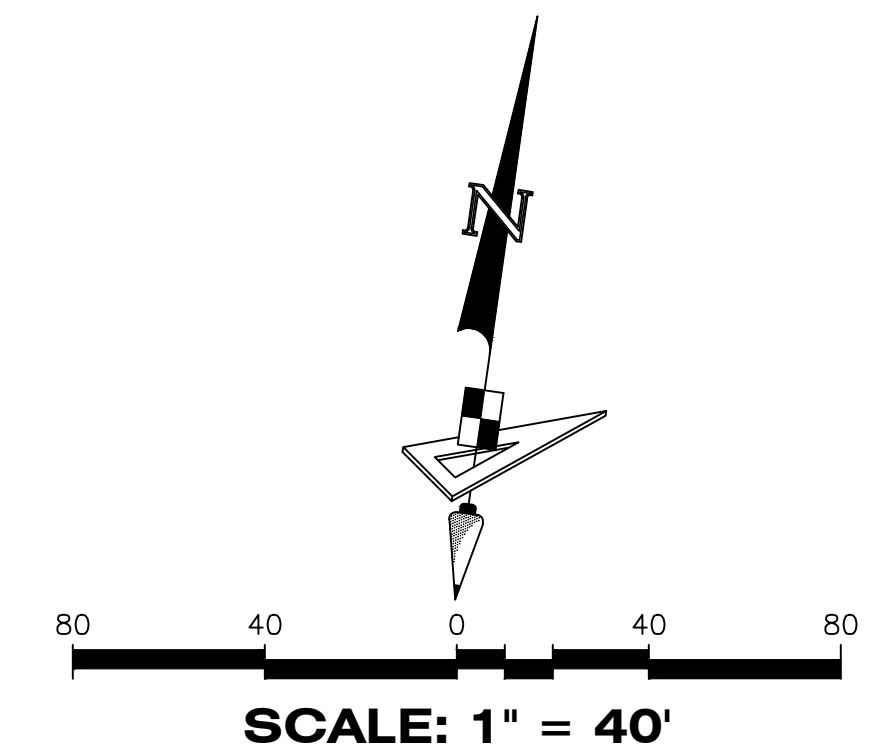
PLAT BOOK

PAGE

FILE NO.

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- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



POD 2  
TOWNHOMES  
±19.09 ACRES



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

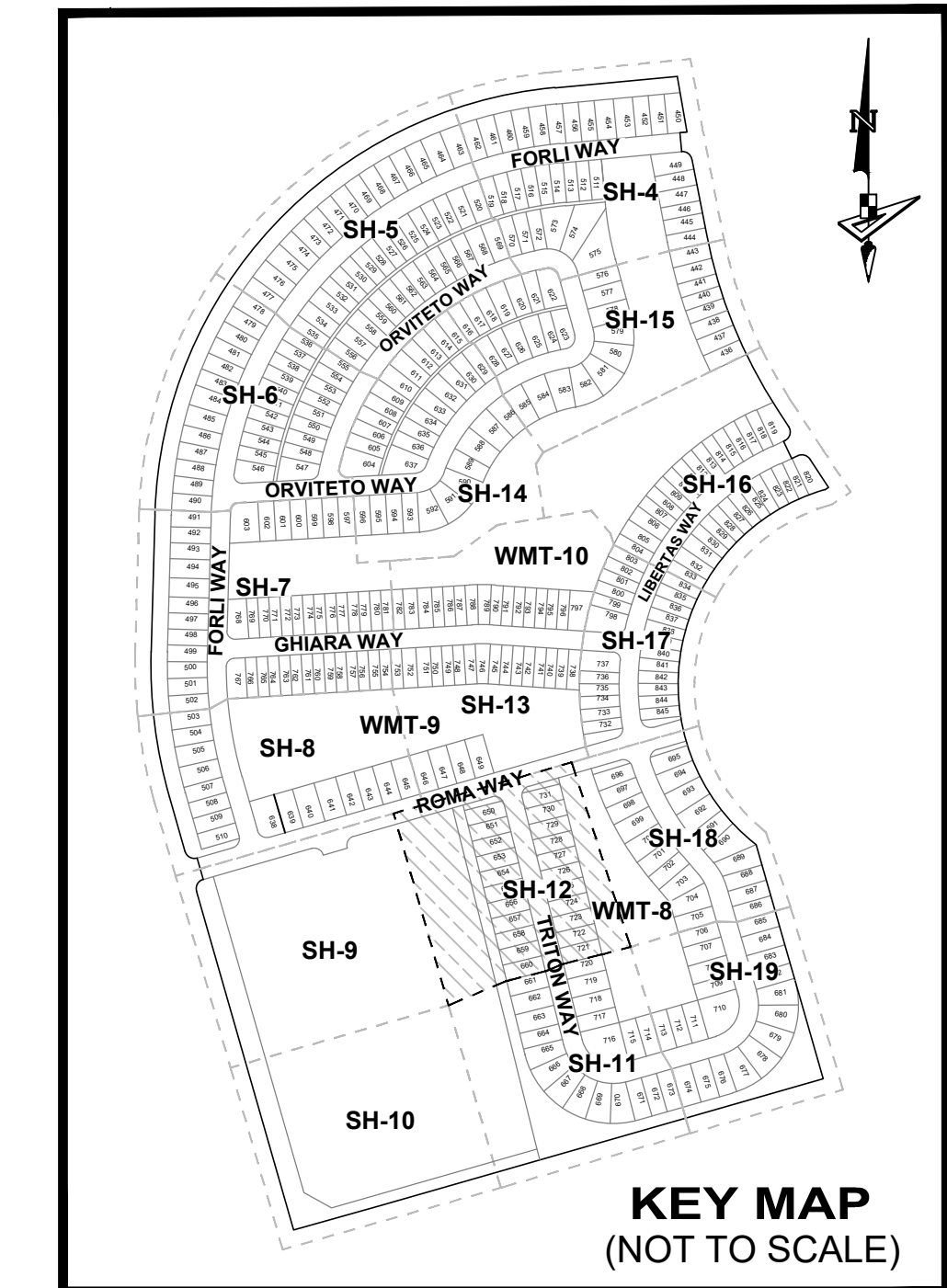
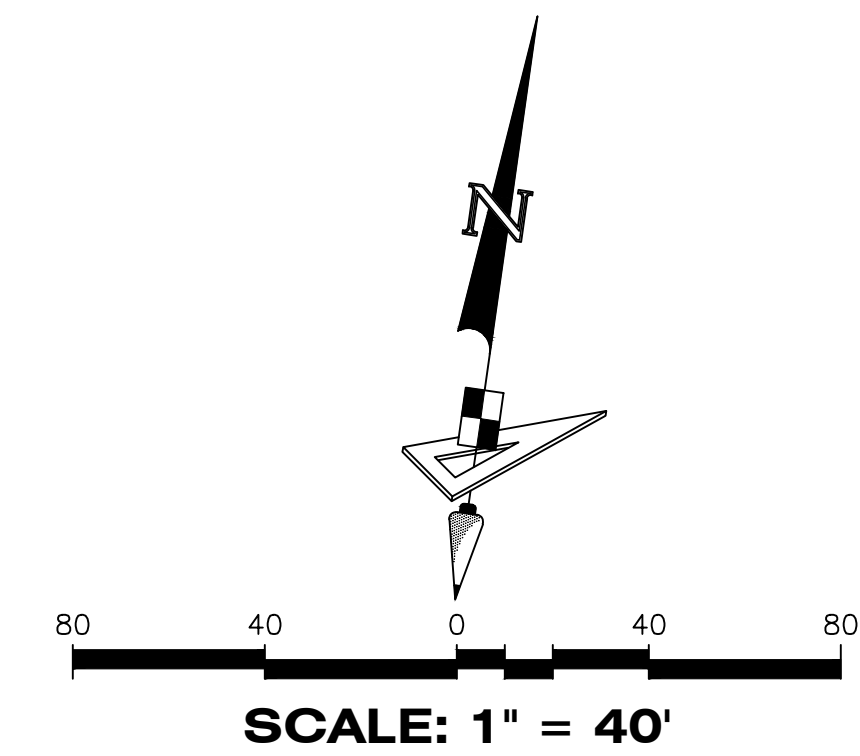
PLAT BOOK

PAGE

FILE NO.

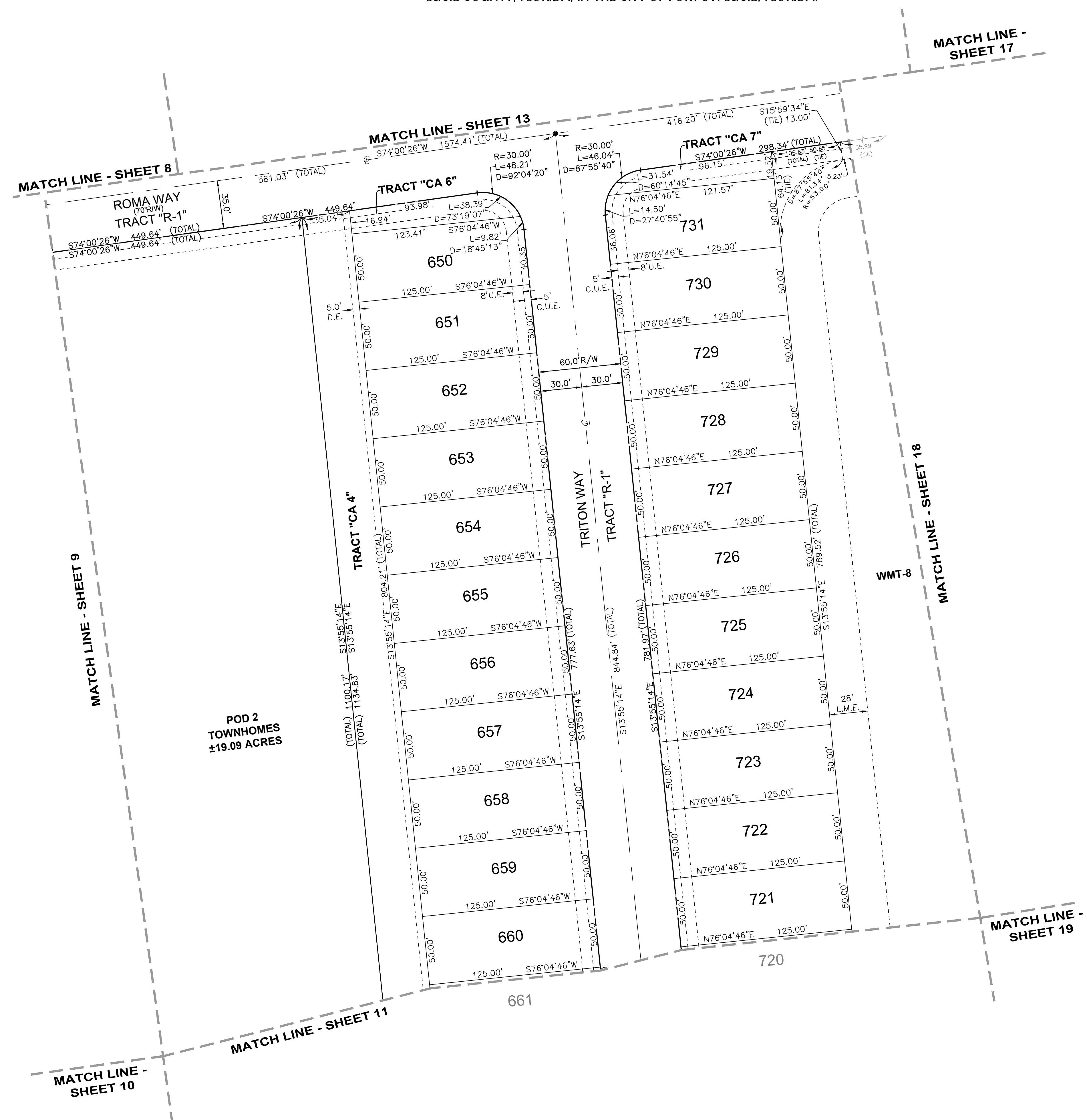
DATE

TIME



### LEGEND

- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- A.E. ----- Access Easement
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- 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
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
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 Riviera Beach, FL 33404  
 Licensed Business Number LB 7768

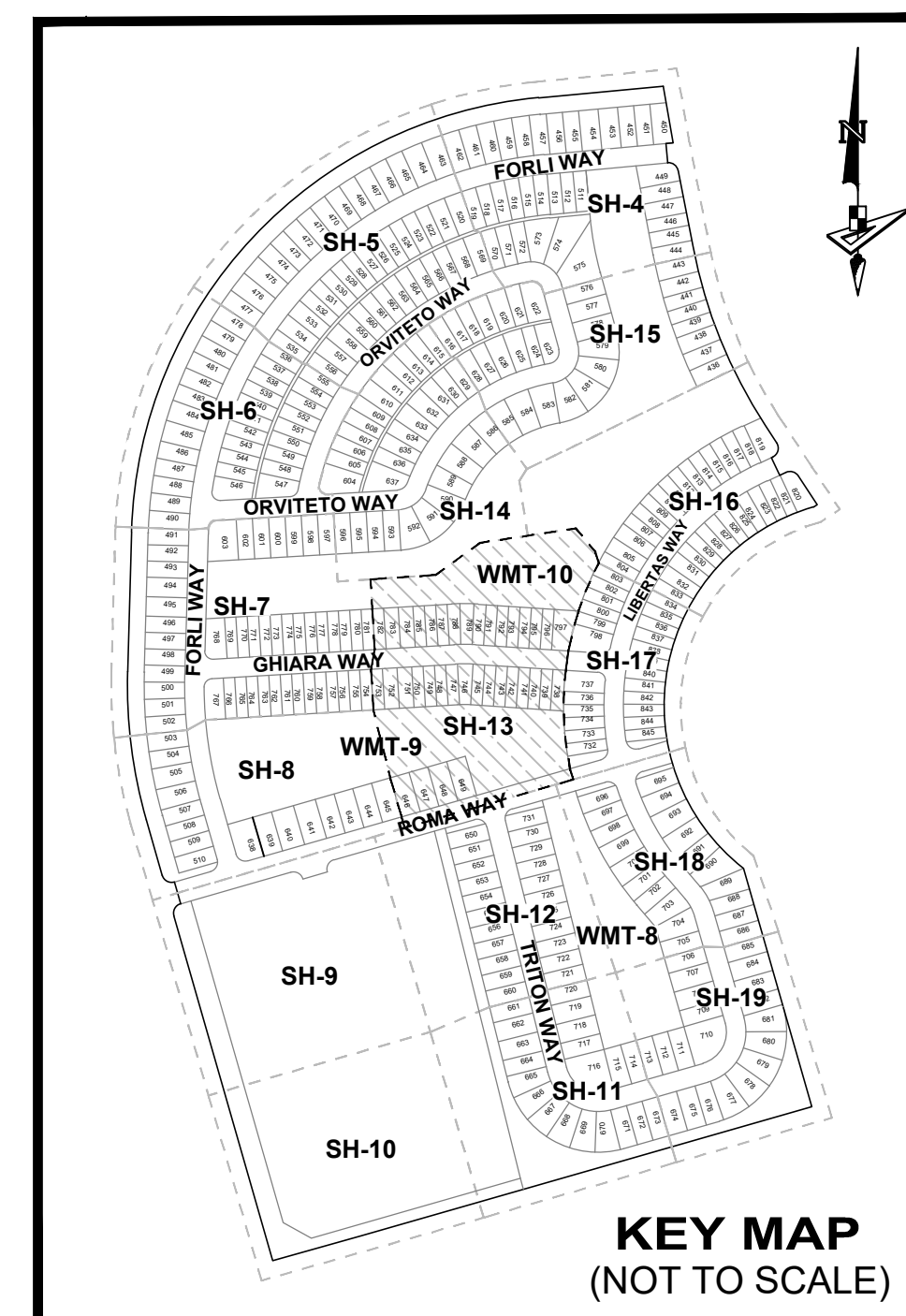
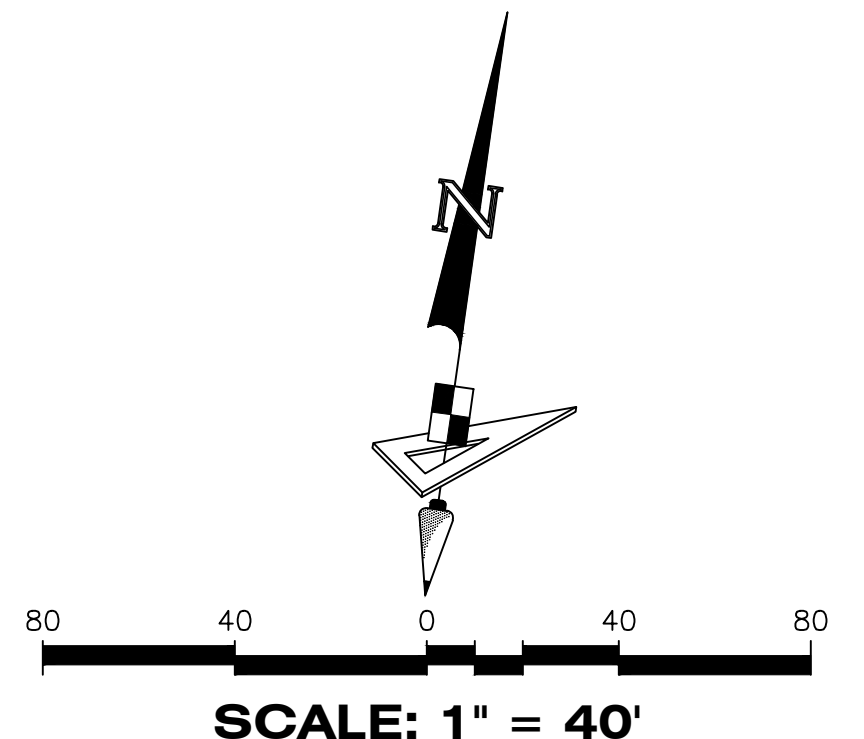
**SHEET 12 OF 19 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 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)
- S.F.W.M.D. ----- South Florida Water Management District
- 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
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



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Licensed Business Number LB 7768

**SHEET 13 OF 19 SHEETS**

DRAWN BY: WALTER PATTERSON/VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2 DATE: 02/20/2013 1:31 PM LAST SAVED BY: SBARR ON: 02/20/2013 12:33 PM

# VERANO SOUTH P.U.D. I - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D. I- POD G- PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

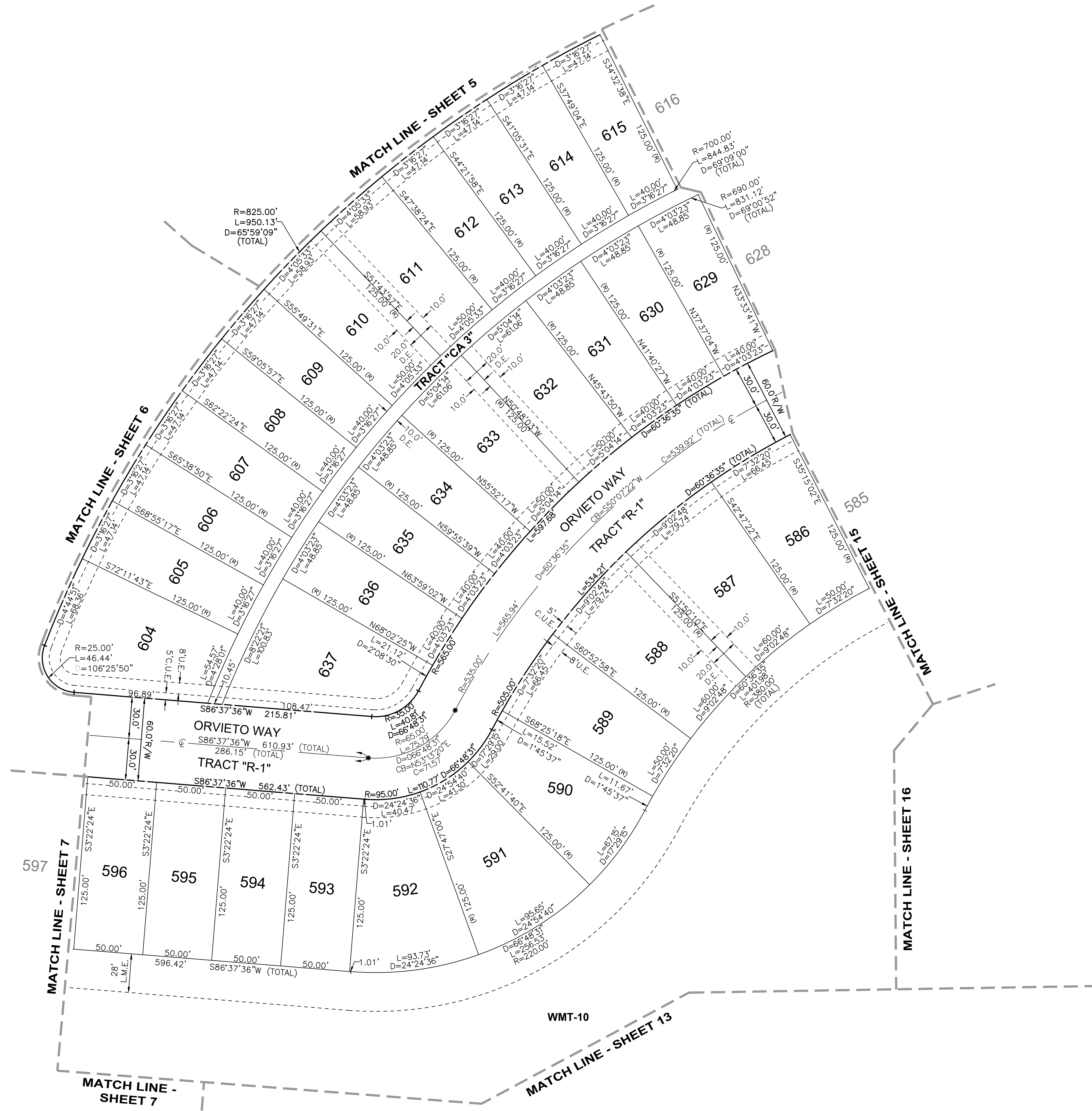
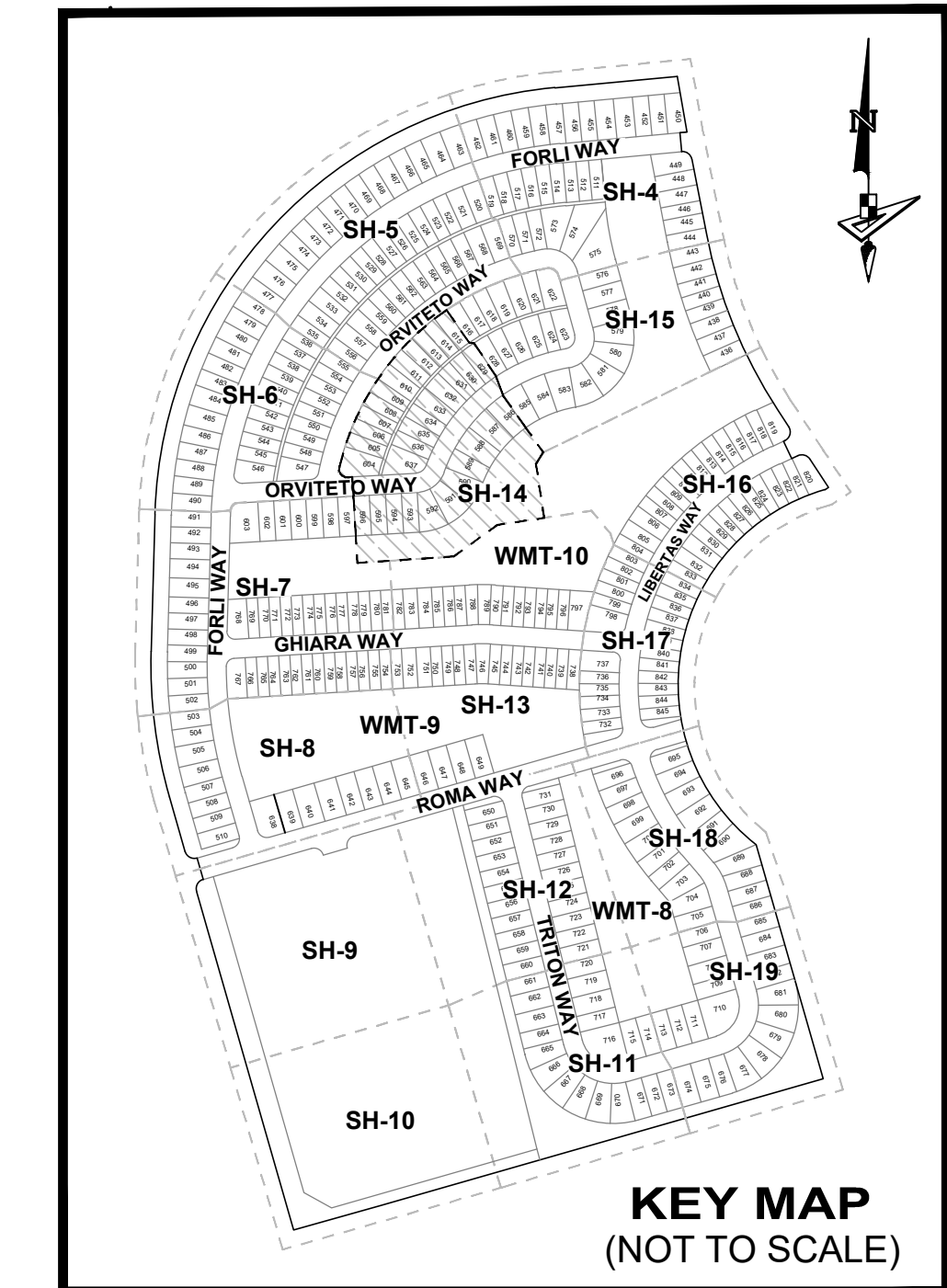
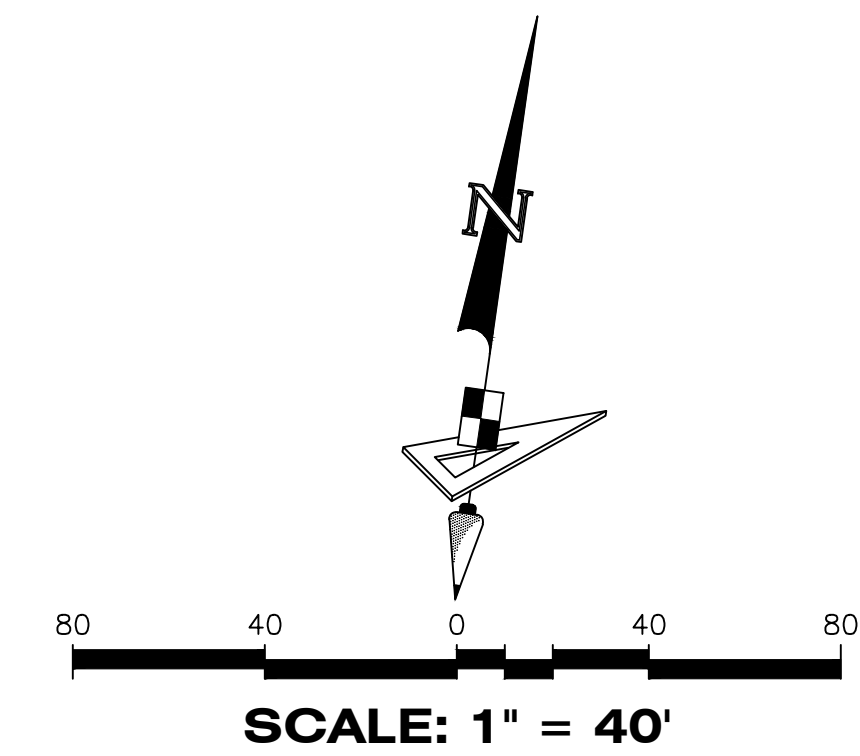
PLAT BOOK

PAGE

FILE NO.

DATE

TIME



### LEGEND

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



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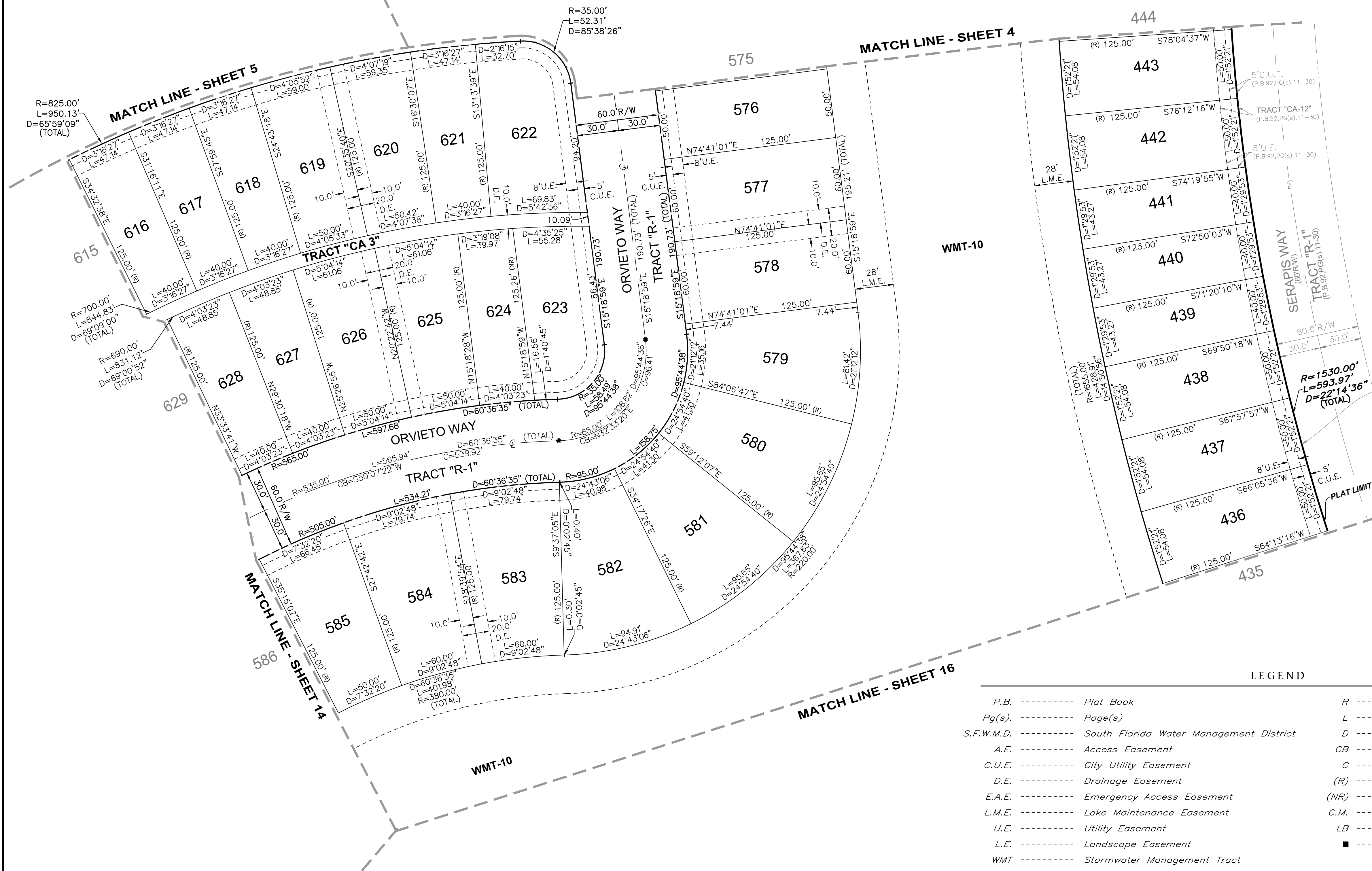
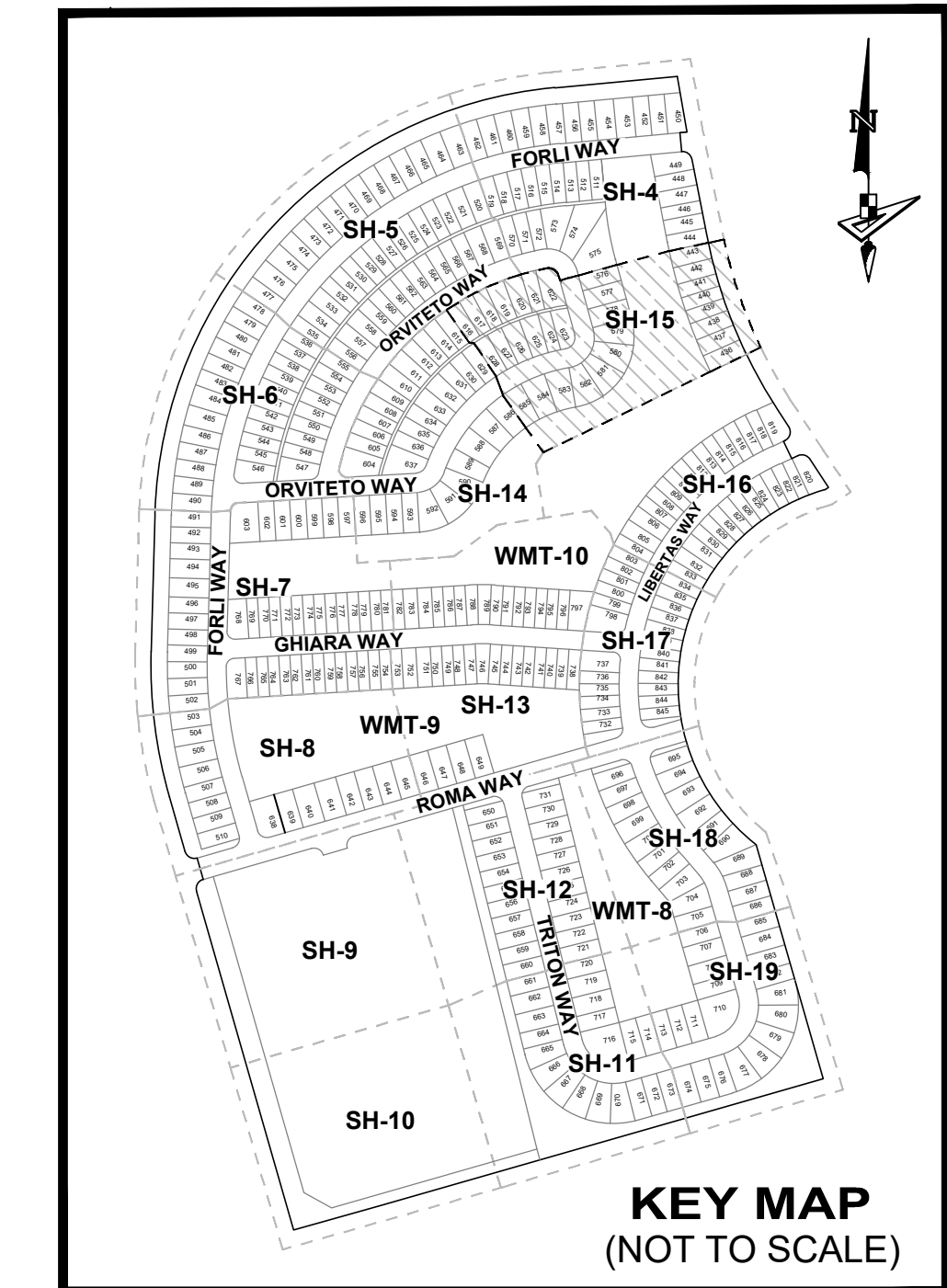
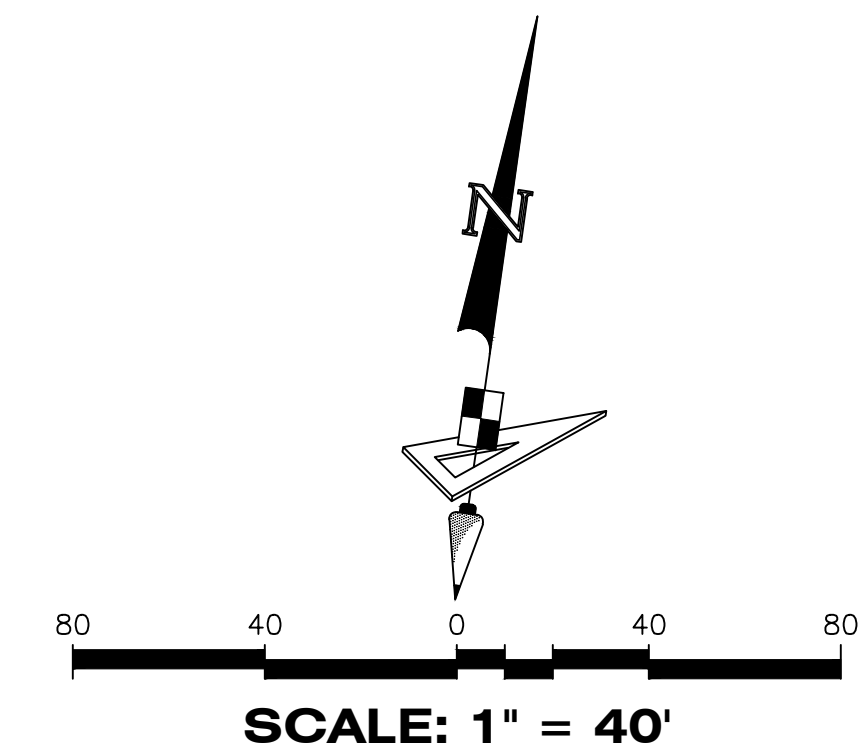
**SHEET 14 OF 19 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



VERANO SOUTH P.U.D. 1 - POD G - PLAT NO.1 (P.B.92,PG(s).11-30)

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



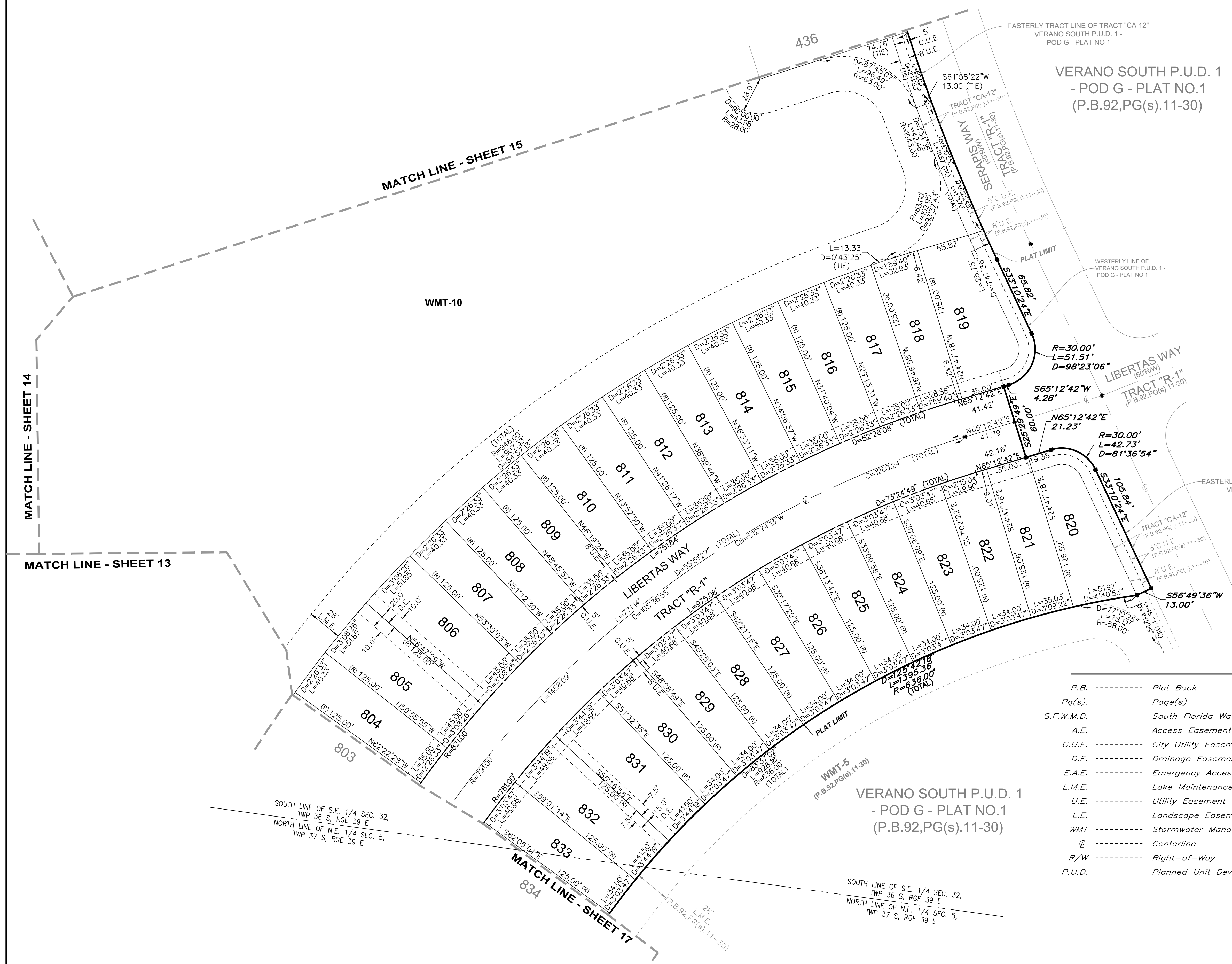
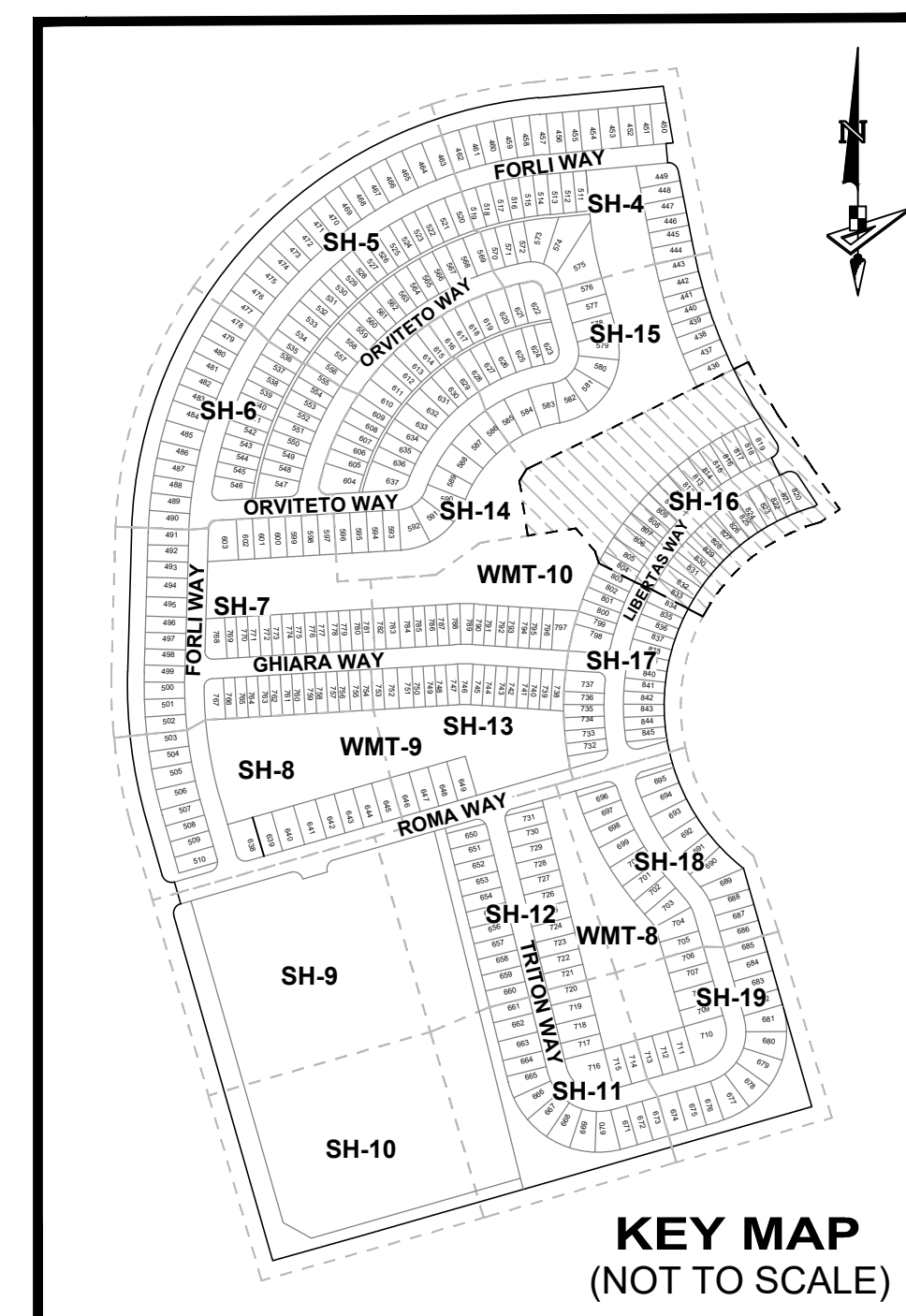
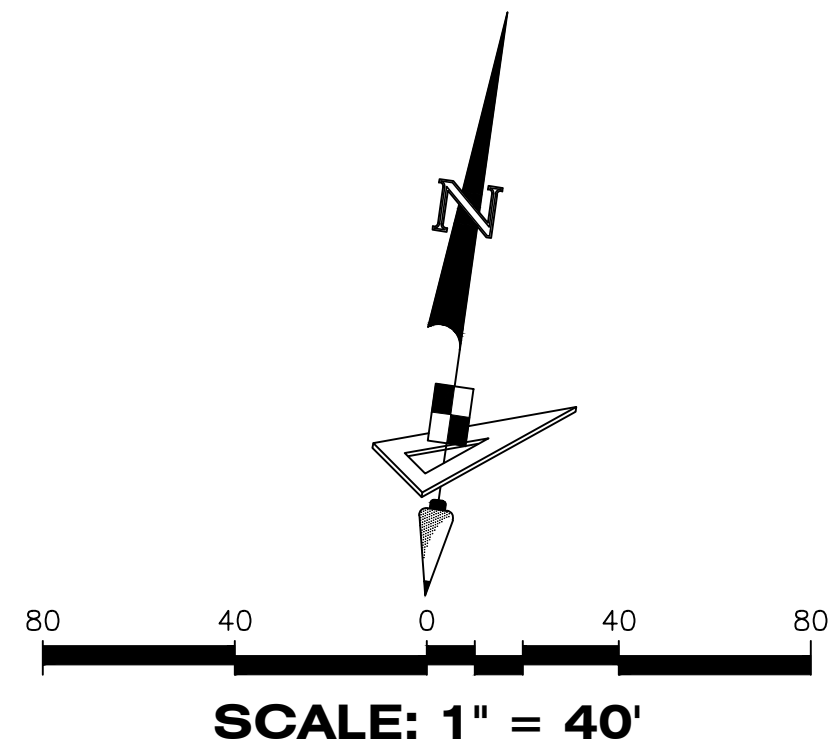
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Phone: (561) 444-2720  
www.geopointsurveying.com  
Licensed Business Number: LB 7768

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# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



VERANO SOUTH P.U.D. 1  
- POD G - PLAT NO.1  
(P.B.92,PG(s).11-30)

VERANO SOUTH P.U.D. 1  
- POD G - PLAT NO.1  
(P.B.92,PG(s).11-30)

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

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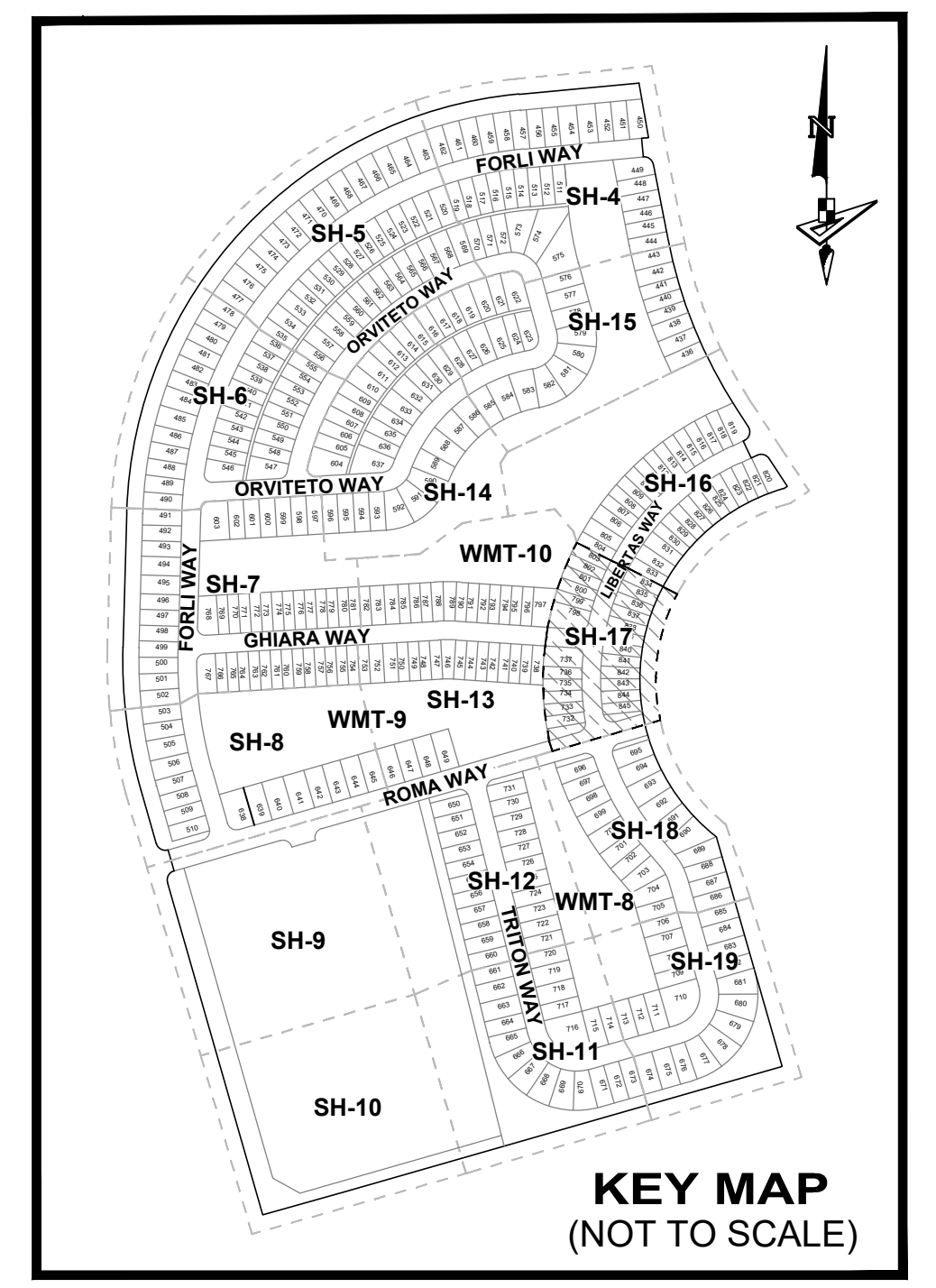
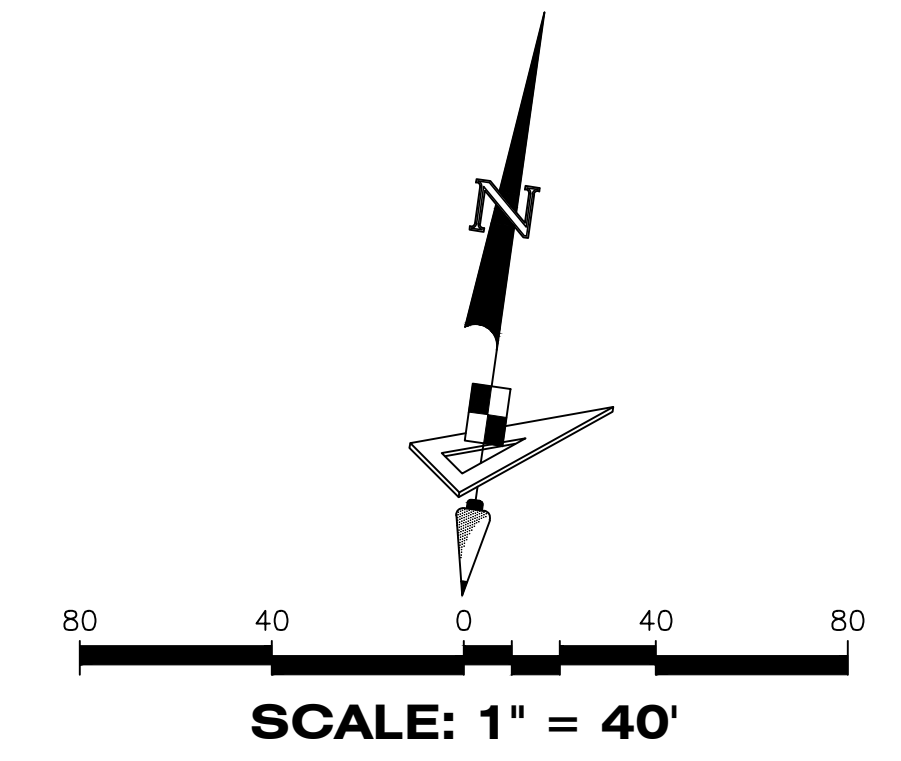
**SHEET 16 OF 19 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

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- P.B. ----- Plat Book
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- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

DRAWN BY: WATSON/PAT/VERANO SOUTH POD G - PLAT NO. 2; CHECKED BY: SCOTT BARR; DATE: 02/20/2014 1:31 PM; LAST SAVED BY: SBARR; ON: 02/20/2014 1:28 PM

# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

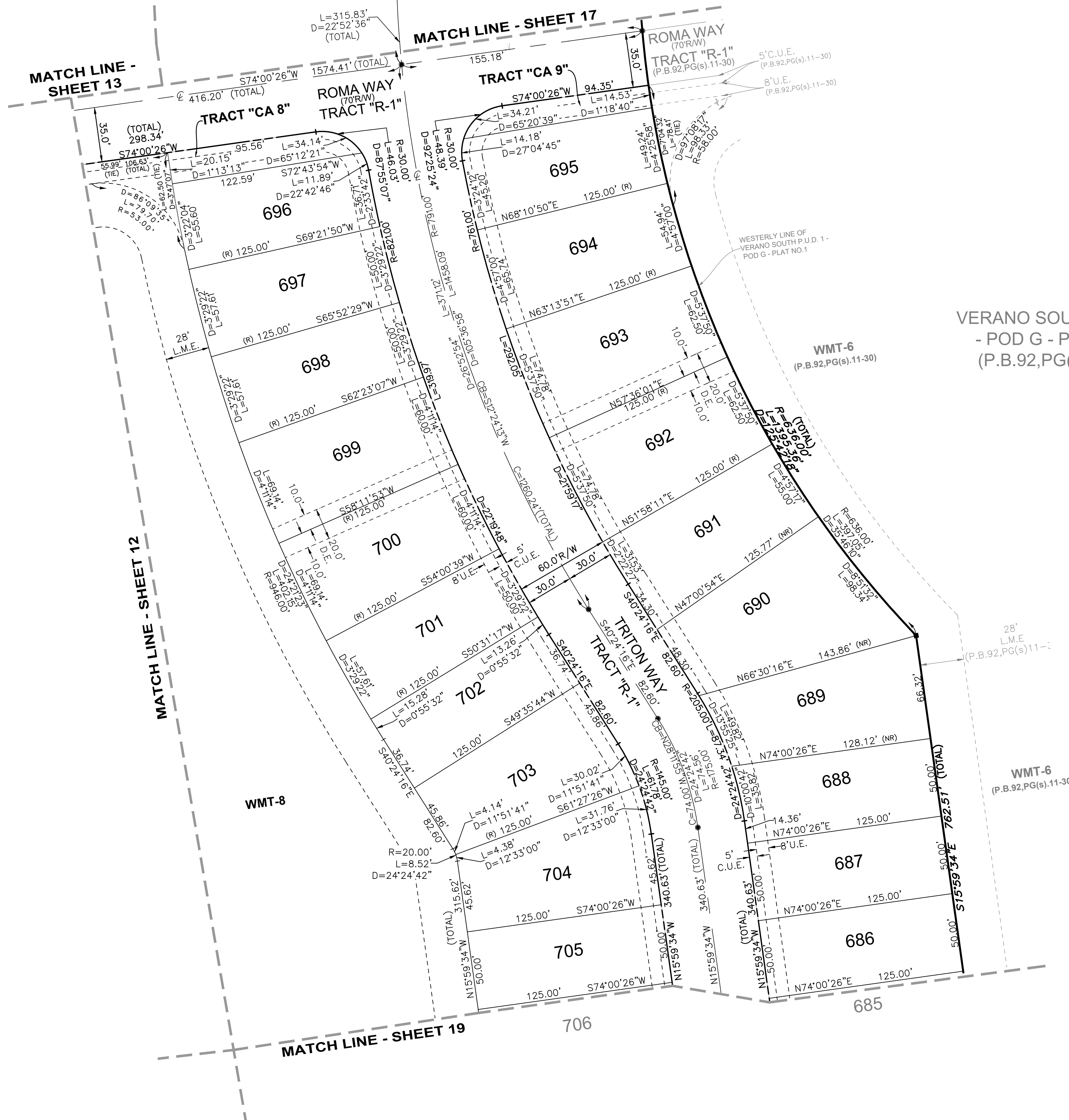
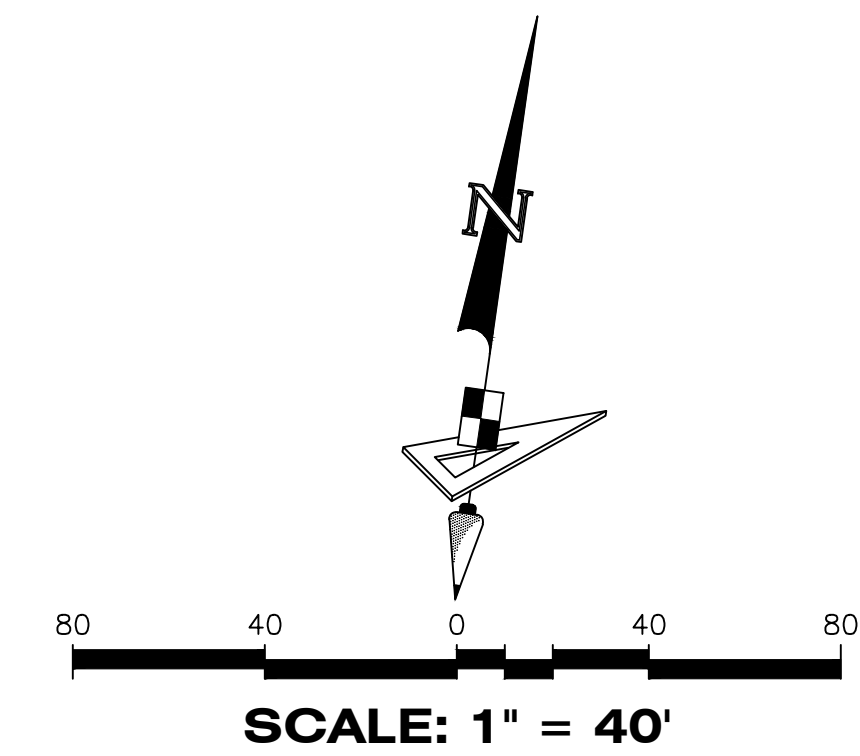
PLAT BOOK

PAGE

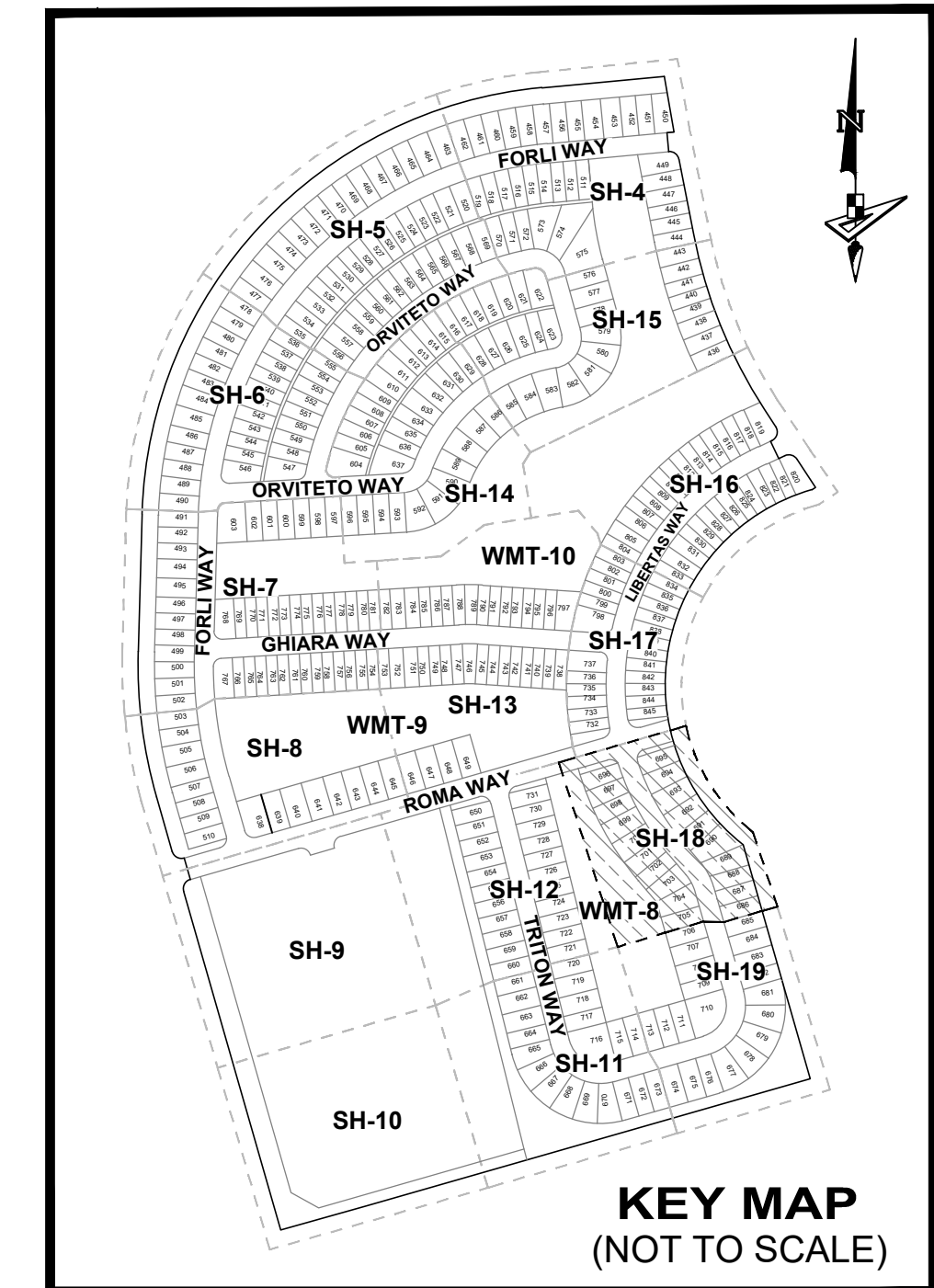
FILE NO.

DATE

TIME



VERANO SOUTH P.U.D. 1  
- POD G - PLAT NO.1  
(P.B.92,PG(s).11-30)



### LEGEND

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



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**SHEET 18 OF 19 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH-P.U.D.1- POD G- PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

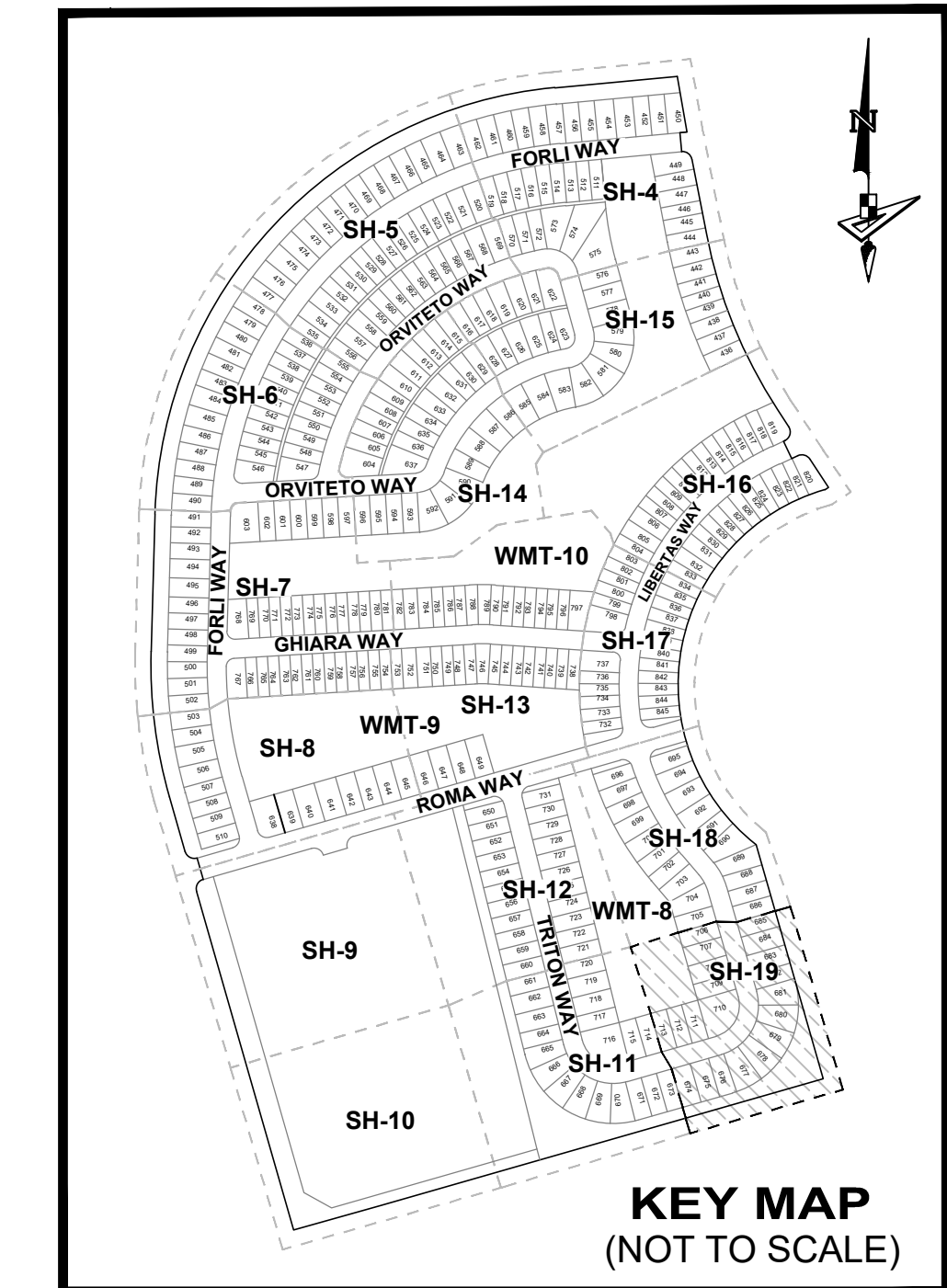
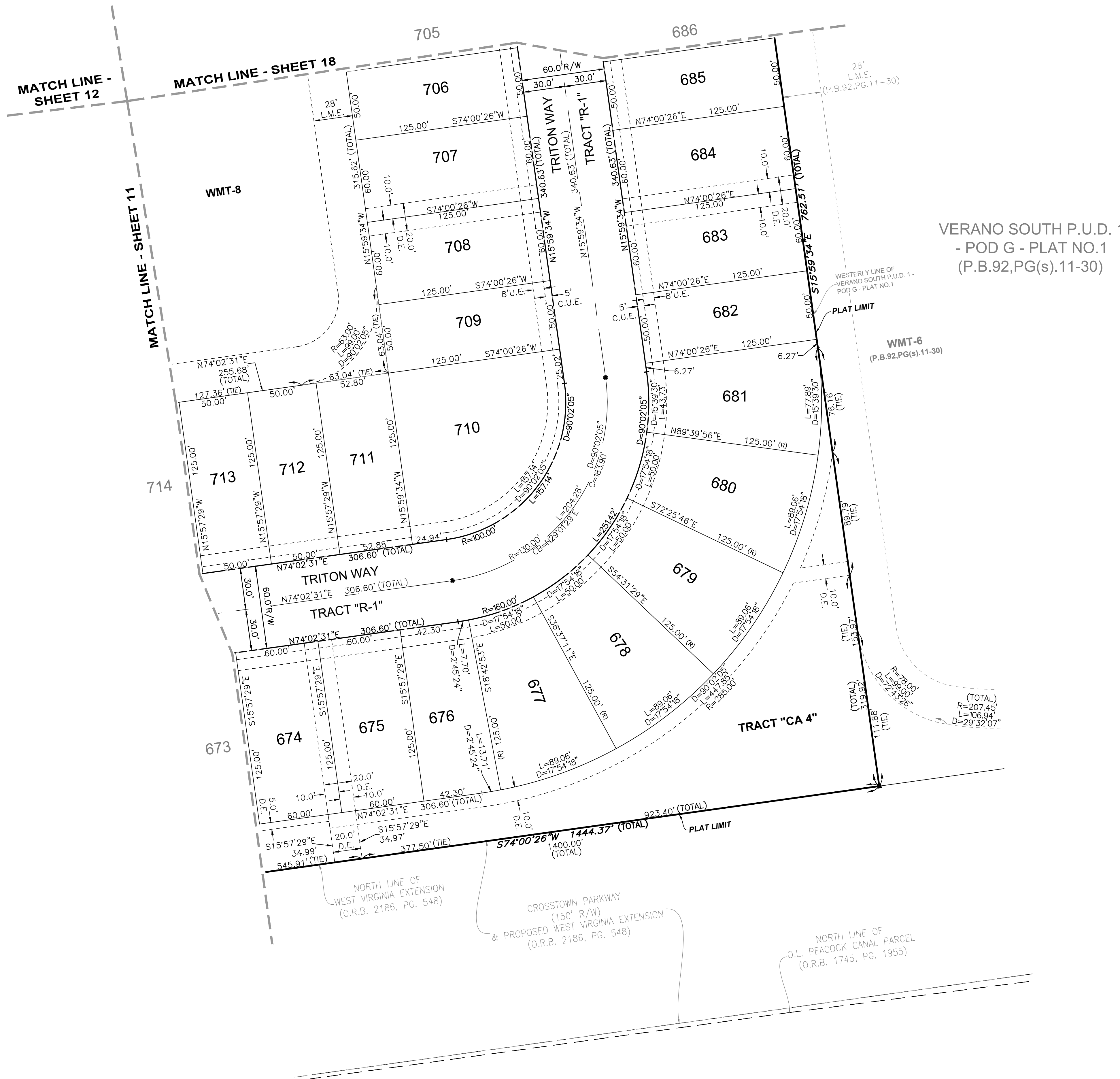
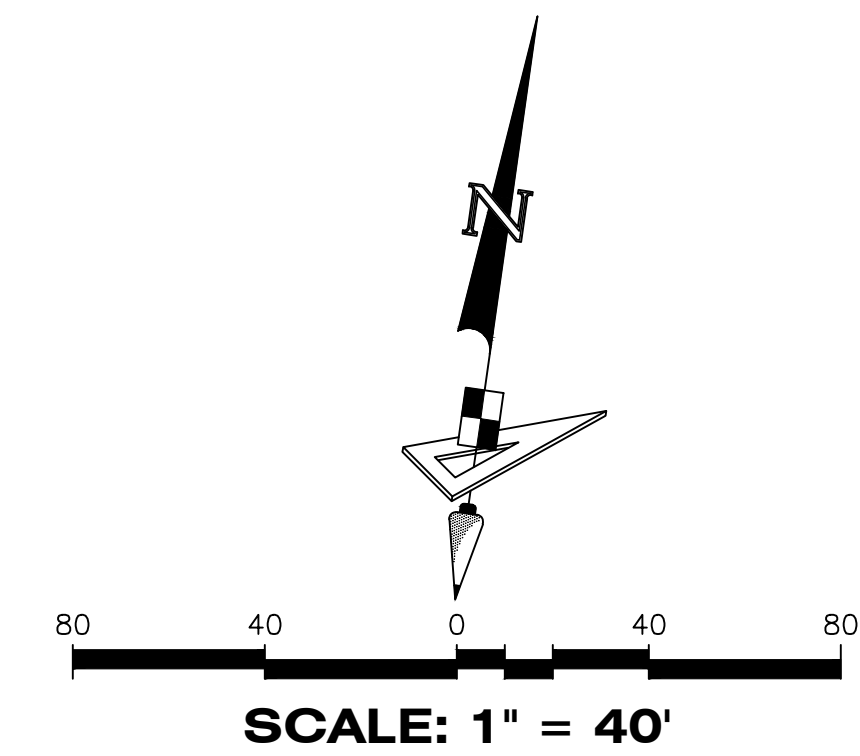
PLAT BOOK

PAGE

FILE NO.

DATE

TIME



### LEGEND

- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- 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
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
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