

DESCRIPTION:

BEING A REPLAT OF A PORTION OF TRACT 3, TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF O.L. CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST LUCIE, 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 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1524.66 FEET; THENCE S.45°13'59"E., A DISTANCE OF 8239.22 FEET TO THE SOUTHWEST CORNER OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.74°00'26"E., ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AND THE NORTH RIGHT-OF-WAY LINE OF THAT WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, ALSO THE NORTH RIGHT-OF-WAY LINE OF ADDITIONAL ACQUISITION PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 3569, PAGE 1177, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 3000.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1575.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AND SOUTH BOUNDARY LINE OF SAID PLAT, ALSO THE NORTH RIGHT-OF-WAY LINE OF SAID ADDITIONAL ACQUISITION PARCEL, THROUGH A CENTRAL ANGLE OF 19°32'59", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; THENCE S.86°26'39"E., ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT AND THE NORTH RIGHT-OF-WAY LINE OF SAID ADDITIONAL ACQUISITION PARCEL, A DISTANCE OF 259.28 FEET TO THE SOUTHERLY MOST SOUTHWEST CORNER OF COMMERCIAL PARCEL 1 OF SAID VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO. 1, AND THE POINT OF BEGINNING; THENCE N.76°11'52"E., ALONG THE SOUTH LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1 AND NORTH BOUNDARY LINE OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, OF SAID PUBLIC RECORDS, A DISTANCE OF 119.72 FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCEL 1, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1 AND THE SOUTHWEST CORNER OF TRACT "CA-56 A", VERANO SOUTH - POD E - PLAT NO. 1 REPLAT 1, AS RECORDED IN PLAT BOOK 96, PAGES 23 THROUGH 26, OF SAID PUBLIC RECORDS; THENCE CONTINUE N.76°11'52"E., ALONG THE NORTHERLY LINE OF ACCESS, INGRESS/EGRESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1262, OF SAID PUBLIC RECORDS, A DISTANCE OF 50.65 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "CA-56 A" AND SOUTHWEST CORNER OF TRACT "R-1", VERANO SOUTH - POD E - PLAT NO. 1, AS RECORDED IN PLAT BOOK 91, PAGES 9 THROUGH 14, OF SAID PUBLIC RECORDS; THENCE CONTINUE N.76°11'52"E., ALONG THE SOUTHERLY LINE OF SAID TRACT "R-1", AND THE NORTHERLY LINE OF SAID ACCESS, INGRESS/EGRESS AND UTILITY EASEMENT, A DISTANCE OF 121.55 FEET TO THE SOUTHWEST CORNER OF TRACT "CA-6", ALSO THE SOUTHWEST CORNER OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGE 24 THROUGH 31, OF SAID PUBLIC RECORDS; THENCE CONTINUE N.76°11'52"E., ALONG SAID NORTHERLY LINE OF ACCESS, INGRESS/EGRESS AND UTILITY EASEMENT, AND SAID NORTH LINE OF O.L. PEACOCK CANAL PARCEL, ALSO BEING THE SOUTHERLY LINE OF SAID VERANO SOUTH - P.U.D. 1 - POD C - PLAT NO. 1, A DISTANCE OF 108.04 FEET TO THE SOUTHERN MOST SOUTHEAST CORNER OF SAID VERANO SOUTH - P.U.D. 1 - POD C - PLAT NO. 1; THENCE N.62°44'35"E., ALONG THE SOUTHERLY LINE OF SAID VERANO SOUTH - P.U.D. 1 - POD C - PLAT NO. 1 AND NORTH LINE OF SAID O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 7.03 FEET; THENCE S.04°37'46"E., ALONG THE EAST LINE OF ACCESS, INGRESS/EGRESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1262, OF SAID PUBLIC RECORDS, A DISTANCE OF 76.95 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1325.00 FEET AND A RADIAL BEARING OF N.11°42'38"W., AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CROSSTOWN PARKWAY 150 FOOT RIGHT-OF-WAY AND SOUTHERLY LINE OF TRACT 3, AS SHOWN ON TRADITION PLAT NO. 32, RECORDED IN PLAT BOOK 62, PAGE 5, ALSO BEING THE SOUTHERLY LINE OF SAID ACCESS, INGRESS/EGRESS AND UTILITY EASEMENT, BOTH OF SAID PUBLIC RECORDS; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°50'27", A DISTANCE OF 158.20 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY LINE OF TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF SAID PUBLIC RECORDS, AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1325.00 FEET; THENCE WESTERLY, ALONG THE ARC SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°25'32", A DISTANCE OF 194.85 FEET TO A POINT OF TANGENCY; THENCE N.86°26'39"W., CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.85 FEET TO THE POINT OF BEGINNING.

CONTAINING: 19,038 SQUARE FEET OR 0.437 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: _____

KNOW ALL MEN BY THESE PRESENTS THAT MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS PEACOCK PLAT, 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 BLUE STREAM 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. TRACT "R-1A", AS SHOWN HEREON, IS HEREBY DEDICATED FOR ROADWAY, INGRESS AND EGRESS, ACCESS, MAINTENANCE, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV) TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, VERANO COMMUNITY DEVELOPMENT DISTRICT #5, 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, ALL OF THE DISTRICTS (AS DEFINED IN THE BELOW - DESCRIBED DISTRICT INTERLOCAL AGREEMENT), 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), 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.

7. COMMON AREA TRACTS "CA-56 A", "CA-57 A" AND "CA-58 A", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERANO COMMUNITY DEVELOPMENT DISTRICT #5, FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND / OR ASSIGNS.

PEACOCK PLAT

BEING A REPLAT OF A PORTION OF TRACT 3, TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF O.L. CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST LUCIE, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

IN WITNESS WHEREOF, MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS ____ DAY OF _____, 2023.

WITNESS _____

MATTAMY PALM BEACH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

(PRINT NAME OF WITNESS)

WITNESS _____

BY: _____

NAME: _____

TITLE: _____

(PRINT NAME OF WITNESS)

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY ____ OF _____, 2023, BY _____, ON BEHALF OF MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY 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: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: _____

THE UNDERSIGNED, _____, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE ____ DAY OF _____, 2023:

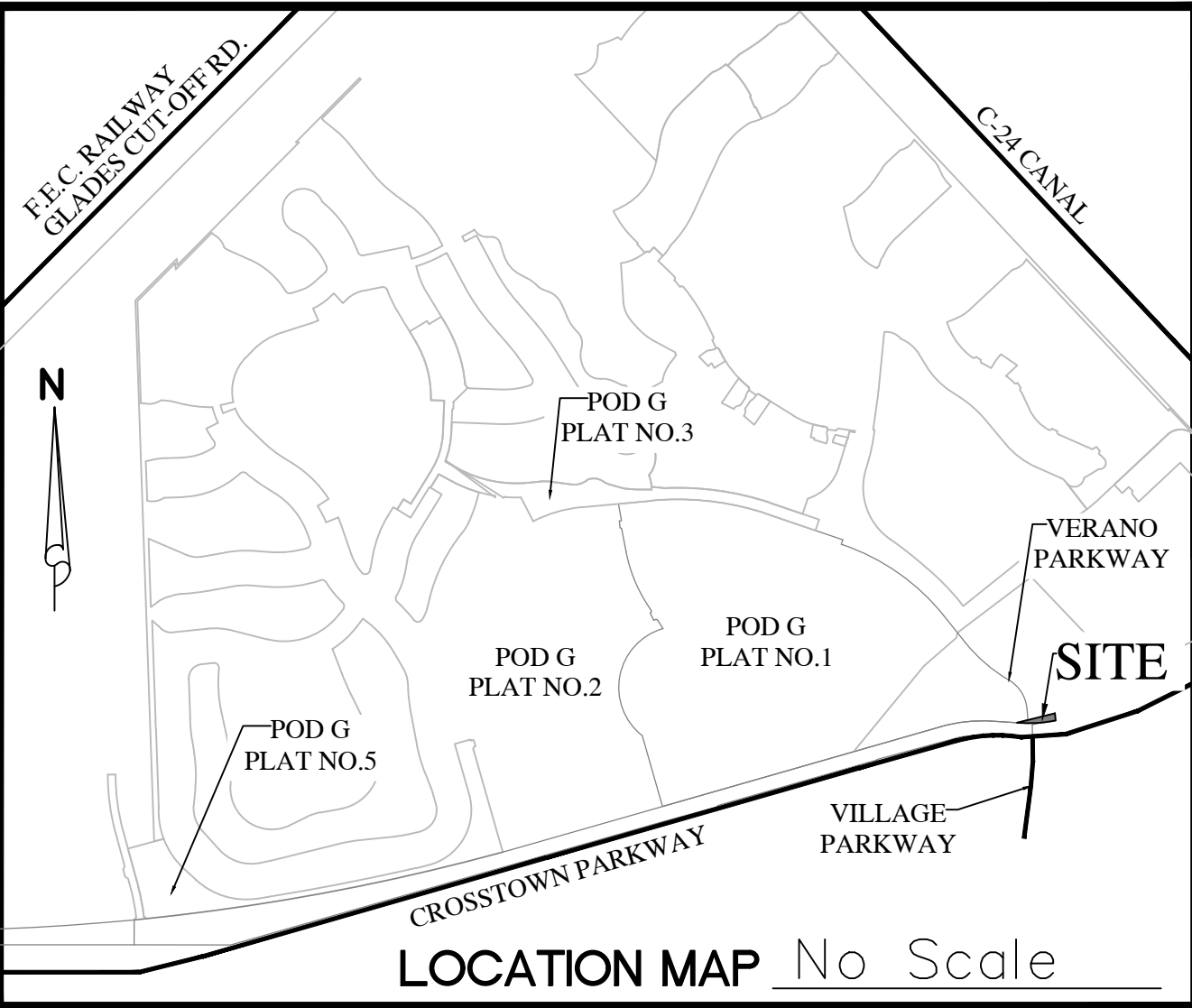
- (A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
(B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD.
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, 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 ____ DAY OF _____, 2023.

BY: _____

NAME: _____

TITLE: _____



PLAT BOOK

PAGE

FILE NO.

DATE

TIME

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAP, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/26/67, WHICH BEARS SOUTH 44°46'01" WEST. ALL BEARINGS BEING RELATIVE THERETO.

2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

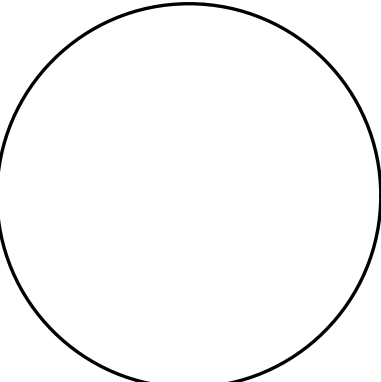
SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.061(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2023.

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

SURVEYOR'S SEAL



GeoPoint
Surveying, Inc.

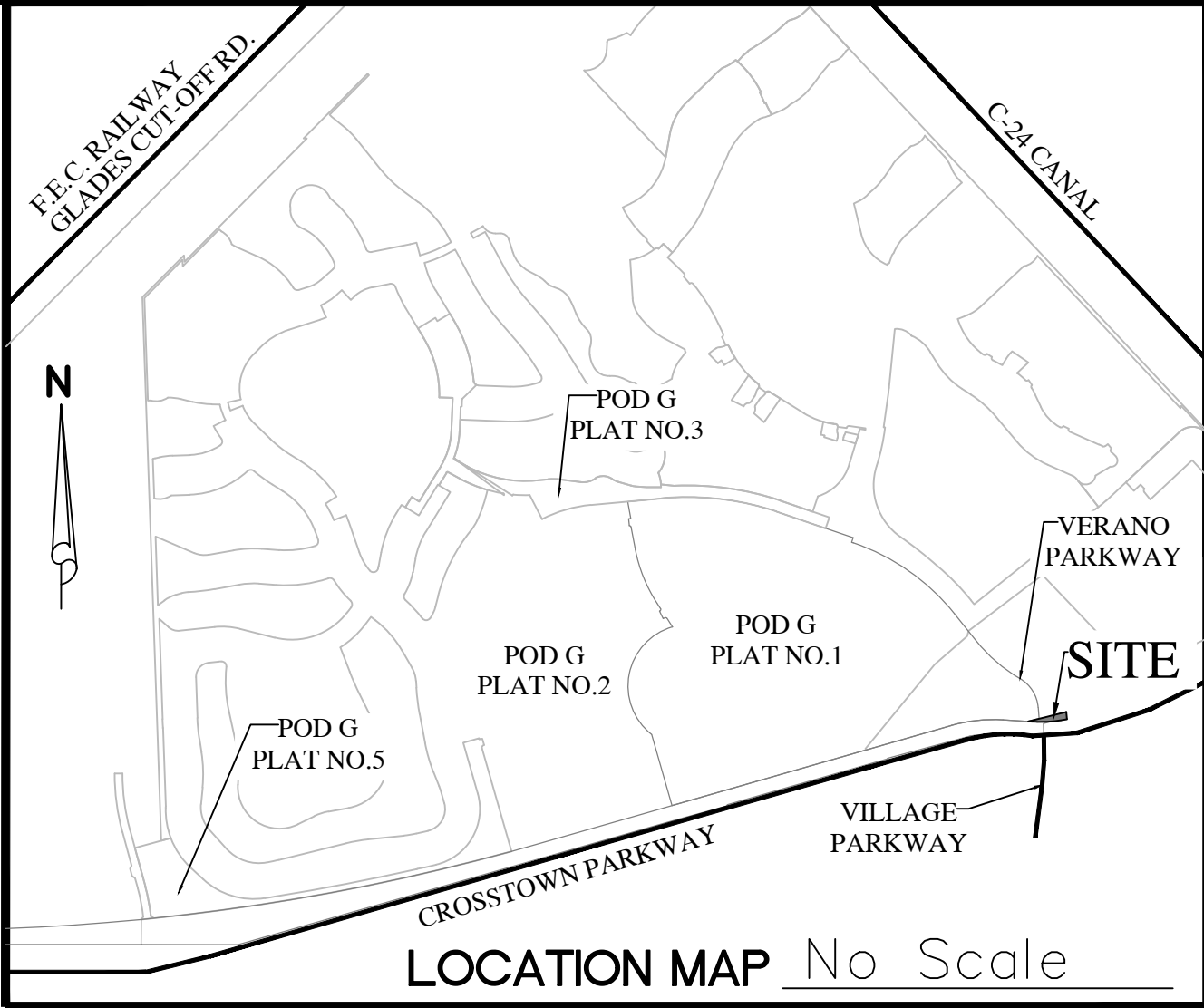
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

SHEET 01 OF 04 SHEETS

PEACOCK PLAT

BEING A REPLAT OF A PORTION OF TRACT 3, TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF O.L. CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTION 4, 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: _____

THE VERANO COMMUNITY DEVELOPMENT DISTRICT #5, 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 VERANO COMMUNITY DEVELOPMENT 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 COMMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.

3. VERANO COMMUNITY DEVELOPMENT DISTRICT #5, HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), TRACT "R-1A" AND COMMON AREAS TRACTS "CA-56 A", "CA-57 A" AND "CA-58 A", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

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

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED, HEREBY, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF JUNE 30, 2015, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
DATED THIS ____ DAY OF _____, 2023.

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 _____, 2023, 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: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2023.

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

WITNESS

BY: _____

(PRINT NAME OF WITNESS)

NAME: _____

WITNESS

TITLE: _____

(PRINT NAME OF WITNESS)

ACKNOWLEDGMENT TO 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 _____, 2023, 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: _____

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 PEACOCK PLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2023.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

SHANNON M. MARTIN, MAYOR

SALLY WALSH, CITY CLERK

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

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

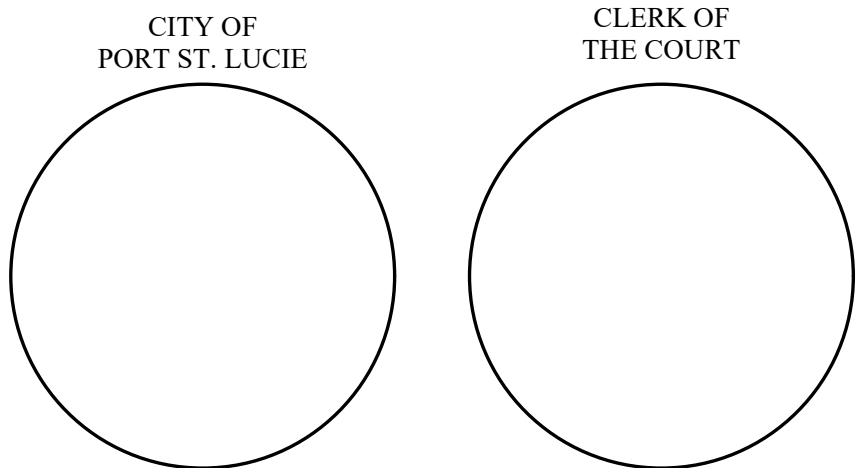
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023.

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

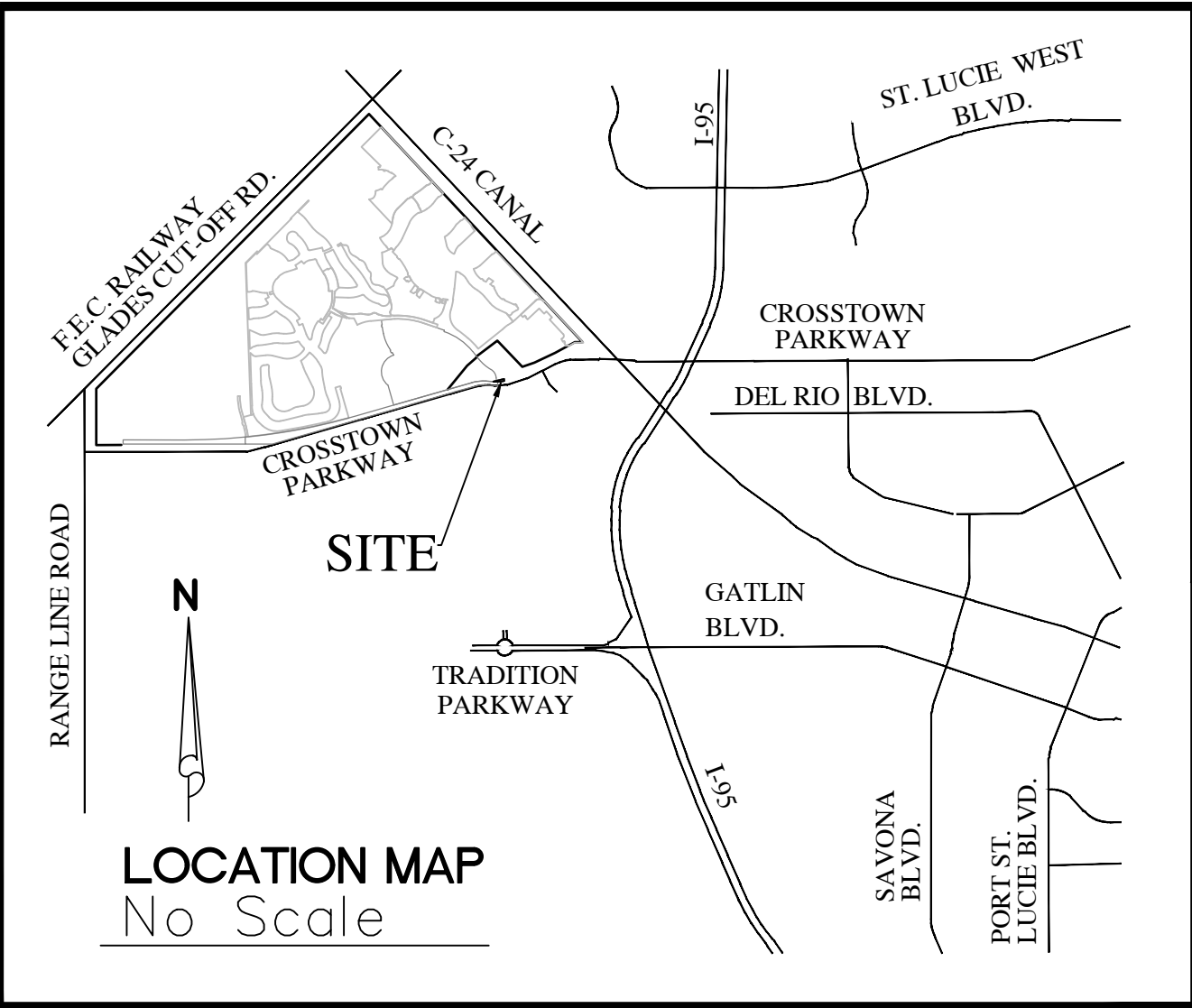
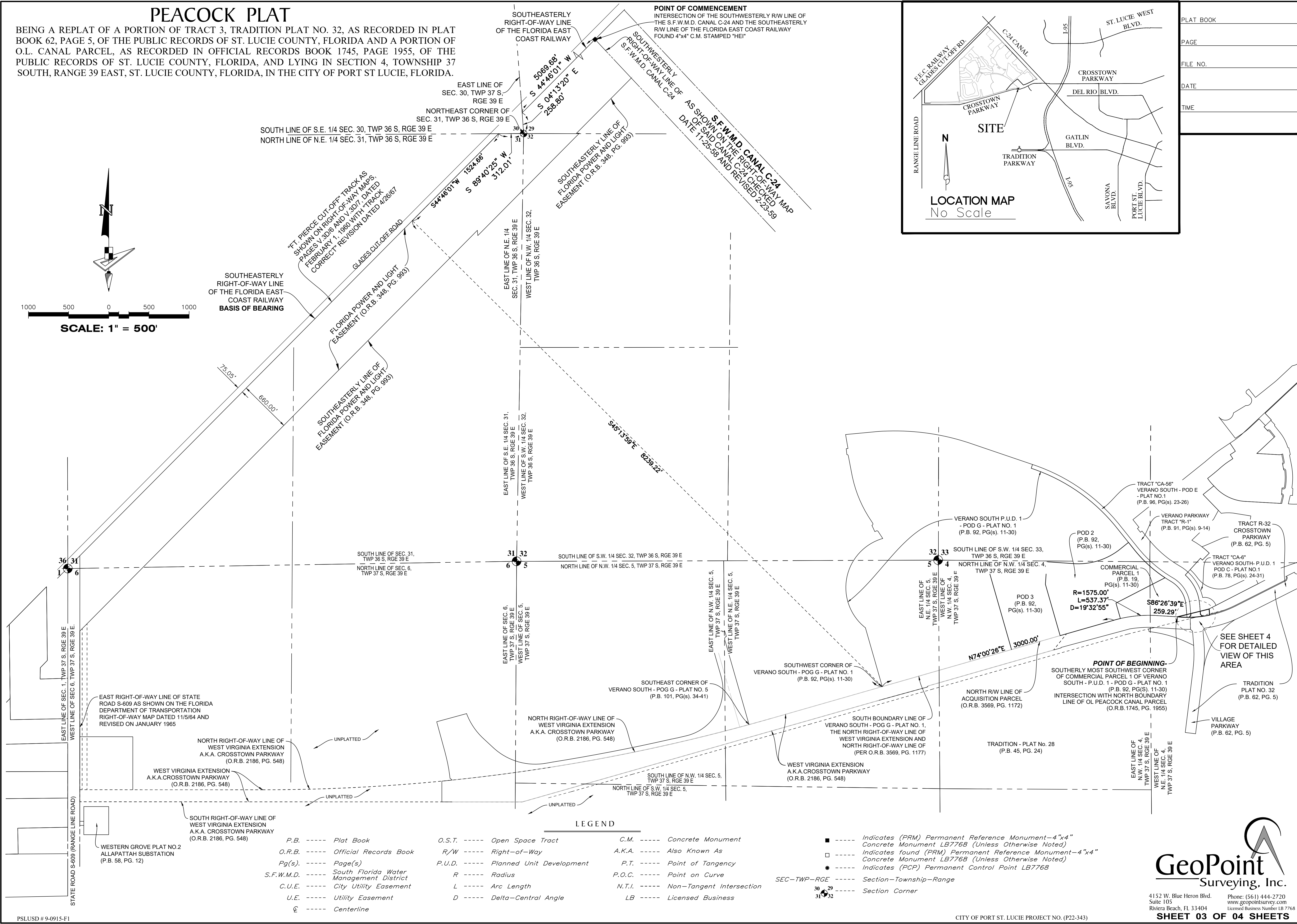
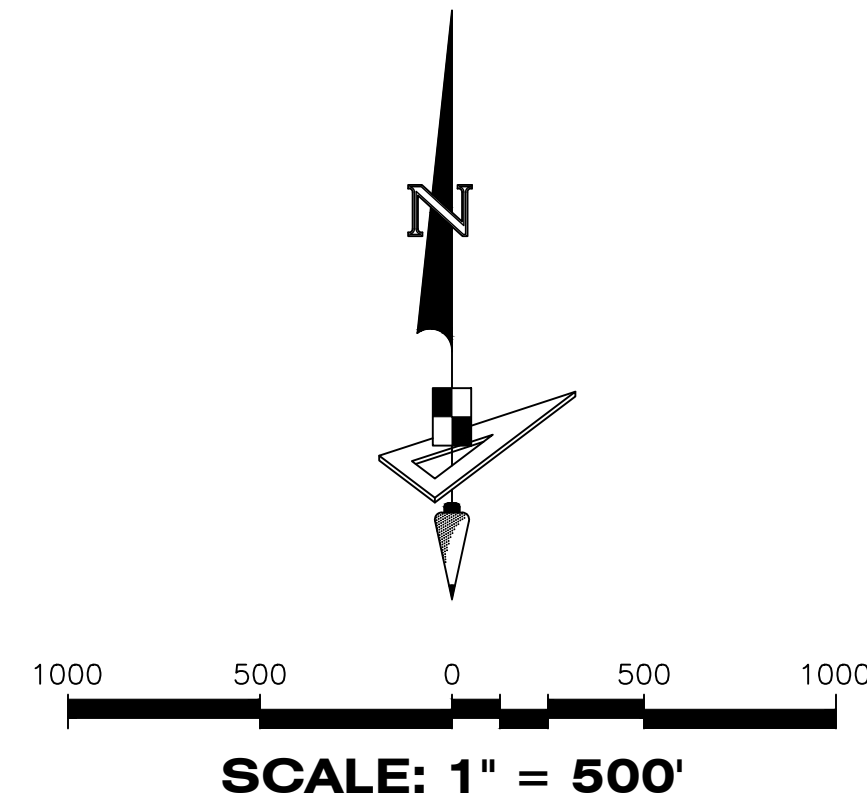
NOTE

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.



PEACOCK PLAT

BEING A REPLAT OF A PORTION OF TRACT 3, TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF O.L. CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTION 4, 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

SEE SHEET 4 FOR DETAILED VIEW OF THIS AREA

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 03 OF 04 SHEETS

CITY OF PORT ST. LUCIE PROJECT NO. (P22-343)

- P.B. ----- Plat Book
O.R.B. ----- Official Records Book
Pg(s). ----- Page(s)
S.F.W.M.D. ----- South Florida Water Management District
C.U.E. ----- City Utility Easement
U.E. ----- Utility Easement
CL ----- Centerline

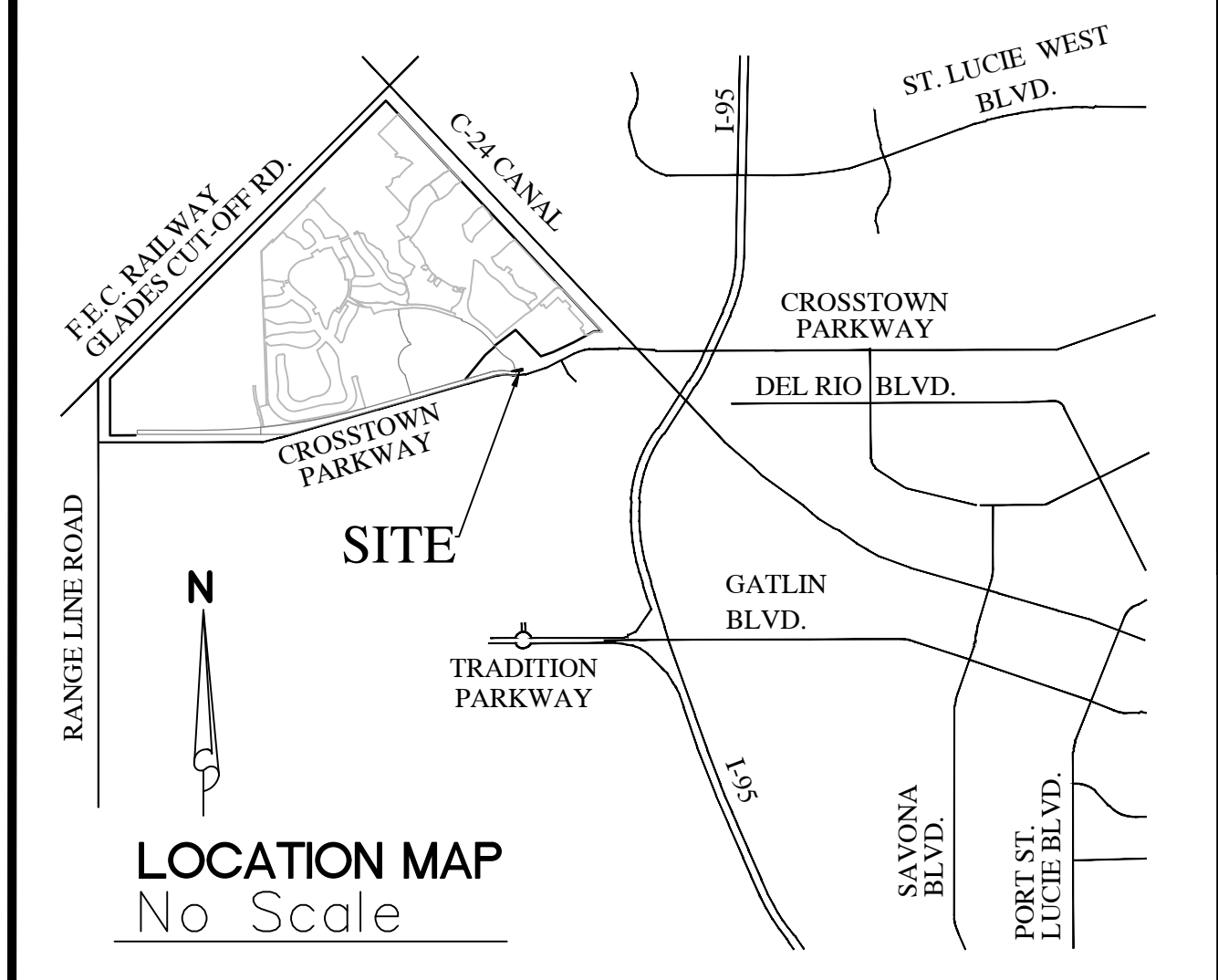
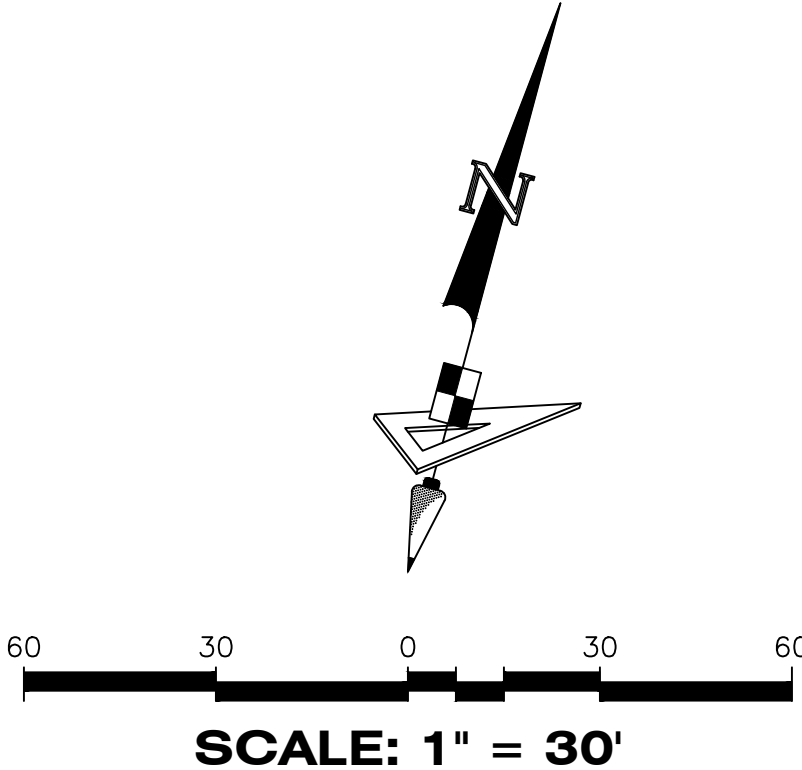
- O.S.T. ----- Open Space Tract
R/W ----- Right-of-Way
P.U.D. ----- Planned Unit Development
R ----- Radius
L ----- Arc Length
D ----- Delta-Central Angle

- C.M. ----- Concrete Monument
A.K.A. ----- Also Known As
P.T. ----- Point of Tangency
P.O.C. ----- Point on Curve
N.T.I. ----- Non-Tangent Intersection
LB ----- Licensed Business

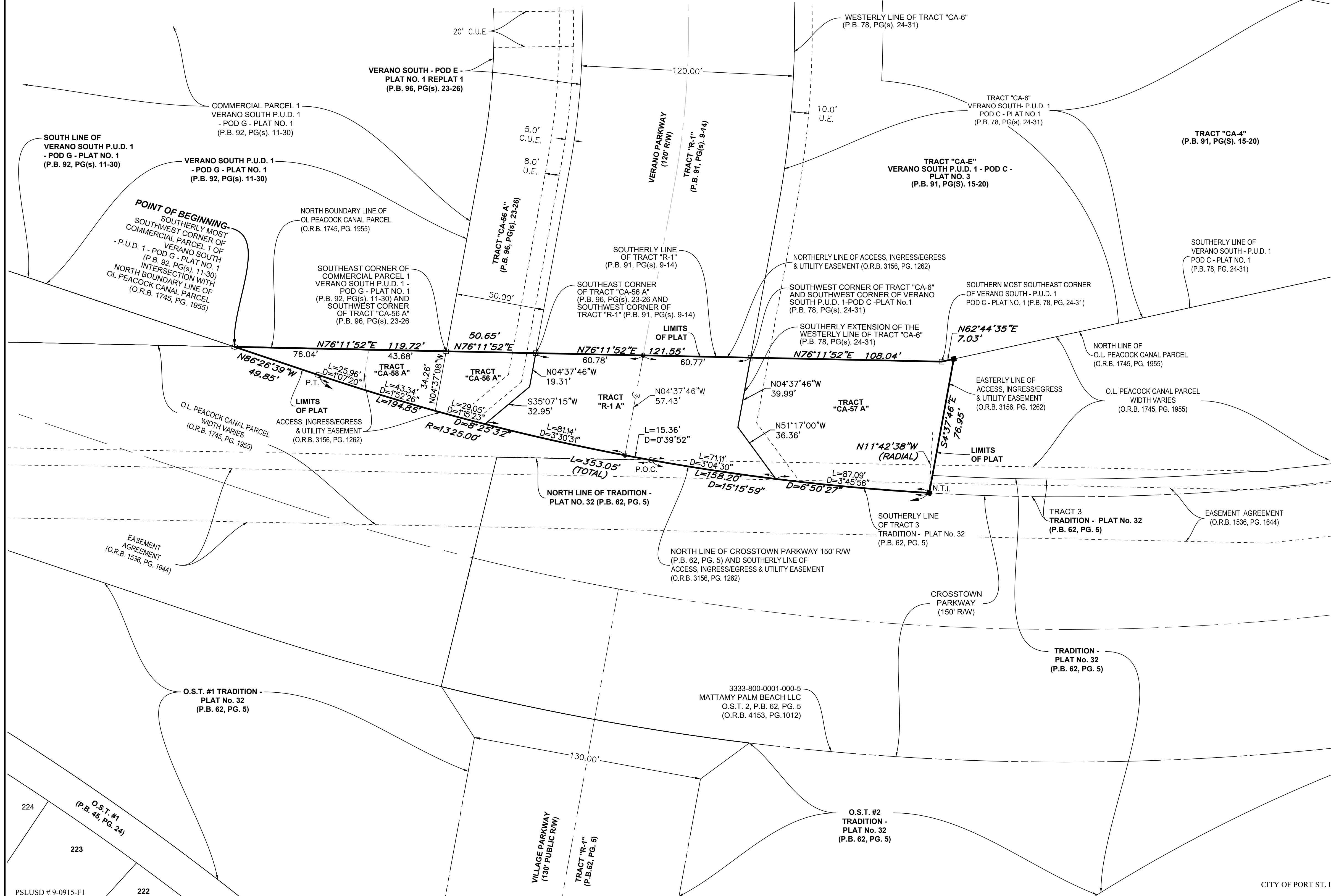
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
□ ----- Indicates found (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● ----- Indicates (PCP) Permanent Control Point LB7768
SEC-TWP-RGE ----- Section-Township-Range
30 29 31 32 ----- Section Corner

PEACOCK PLAT

BEING A REPLAT OF A PORTION OF TRACT 3, TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF O.L. CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTION 4, 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

- | | | |
|--------------------|-------|---|
| <i>P.B.</i> | ----- | <i>Plat Book</i> |
| <i>O.R.B.</i> | ----- | <i>Official Records Book</i> |
| <i>Pg(s).</i> | ----- | <i>Page(s)</i> |
| <i>S.F.W.M.D.</i> | ----- | <i>South Florida Water Management District</i> |
| <i>C.U.E.</i> | ----- | <i>City Utility Easement</i> |
| <i>U.E.</i> | ----- | <i>Utility Easement</i> |
| <i>℄</i> | ----- | <i>Centerline</i> |
| <i>O.S.T.</i> | ----- | <i>Open Space Tract</i> |
| <i>R/W</i> | ----- | <i>Right-of-Way</i> |
| <i>P.U.D.</i> | ----- | <i>Planned Unit Development</i> |
| <i>R</i> | ----- | <i>Radius</i> |
| <i>L</i> | ----- | <i>Arc Length</i> |
| <i>D</i> | ----- | <i>Delta—Central Angle</i> |
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| <i>P.T.</i> | ----- | <i>Point of Tangency</i> |
| <i>P.O.C.</i> | ----- | <i>Point on Curve</i> |
| <i>N.T.I.</i> | ----- | <i>Non—Tangent Intersection</i> |
| <i>LB</i> | ----- | <i>Licensed Business</i> |
| ■ | ----- | <i>Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)</i> |
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| <i>SEC—TWP—RGE</i> | ----- | <i>Section—Township—Range</i> |
| 30 20 | ----- | <i>Section Corner</i> |

AREA TABULATION

PARCEL CONTAINS: 19,038 SQUARE FEET OR
0.437 ACRES, MORE OR LESS



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SHEET 04 OF 04 SHEETS

CITY OF PORT ST. LUCIE PROJECT NO. (P22-343)