

CITY OF PORT ST LUCIE

Date Checked:

1/6/2025

Checked by: Recorded:

Dennis Murphy

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P24-048
Proposed Plat Name:	Verano South POD D - Plat 6 - Replat 1
Legal Description:	

Current Tax Roll Year: 2024

Parcel #			Current and prior years' SLC	
Parcer#	Original Parent ID #(s)	Acreage	Property Taxes Paid: (Y/N)	Additional Comments
1	3328-322-0001-000-2	94.91	Υ	N/A
2	3329-331-0001-000-3	738.41	Υ	N/A
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Administration Rolls Real Estate Tangible Central Cashiering

Bills Certificates Special Assessments Reports Administration Accounts

Account History 3328-322-0001-000/2					
Roll	Status	Due			
2024	Acct: Paid-in-full		View		
2023	Acct: Paid-in-full		View		
2022	Acct: Paid-in-full		View		
2021	Acct: Paid-in-full		View		
2020	Acct: Paid-in-full		View		
2019	Acct: Paid-in-full		View		
2018	Acct: Paid-in-full		View		
	Total Due:	\$0.00			

Account Information

Roll Year: Tax Year: 2024

Account Number: 3328-322-0001-000/2

« Prev Next » 0041 -

Millage Code: Certified Verano Development LLC Roll Owner(s):

105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »

0 RANGE LINE RD. Situs Address:

Port Saint Lucie Property Appraiser, Public Site Market Value 6,277,900 Class Value: Just Value: 6,277,900

Total Tax:

6.277.900 School Assessed Value: Assessed Value: 5,986,310 \$134,888.55 Non-ad Valorem:

\$0.00 \$134,888.55

Port S. ② 📋 🕩

Location Details

View a different due date

Book-Page-Item: **Property Class:** Range: 39E Township: 365 28 Section Neighborhood: Value Code: 00 Use Code 9900 Total Acres: 94.91

Legal Description:

THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF RR, TH S 43 08 38 E ALG SWLY LL 660.44 FT TO POB: TH CONT S 43 08 38 E 8771.30 FT, TH S 46 51 22 W 22 FT TO CURVE CONC S, R OF 200 FT, TH WLY ALG ARC 314.16 FT, TH S 46 51 23 W 1036.73 FT TO CURVE CONC NE, R OF 849 FT, TH SWLY ALG ARC 143.55 FT, TH S 56 32 39 E 180.21 FT TO CURVE CONC SE, R OF 1151 FT, TH SWLY ALG ARC 171.33 FT TO CURVE CONC NW, R OF 1349 FT, TH SWLY ALG ARC 76.69 FT. TH S 51 16 22 W 1058.68 FT, TH S 38 43 38 E 317 FT, TH S 51 16 22 W 150.72 FT, TH CONT S 51 16 22 W 36.87 FT, TH S 45 15 13 W 400 FT, TH S 38 44 44 W 1074.70 FT, TH S 74 00 26 W 3831.01 FT TO CURVE CONC N, R OF 22,198 FT, TH SWLY AND WLY 6405.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF SR 609, TH N 00 01 15 E ALG R/W LI 1975.87 FT, TH N 44 46 01 E 7027.80 FT. TH S 04 13 00 E 66.11 FT. TH N 44 46 12 E 1795.70 FT, TH S 89 40 25 W 35 41 FT TH N 44 46 02 F 4748 92 FT TO POB- LESS THAT PART IN SECS 6/6 37 39 MPDAF: BEG INT OF E LI FPL ESMT AS REC IN OR 767-2676 AND N LI OF PARCEL AS IN OR 2186-0548 RUN N 14 45 25 W 789.36 FT.TH N 01 58 48W 235.96 FT.TH N 74 05 51 E 1124.39 FT,TH S 15 54 09 E 1181.91 FT TO N LI OF PARCEL AS IN OR 2186-548; SAID POINT BEING ON A CURVE CONCAVE TO TH NW,R OF 22,918 FT,TH SWLY ALG SAID N LI ALG ARC,CA OF 03 01 14 1208.23 FT TO POB AND LESS THAT PART ASSESSED INTO VERANO SOLITH PLID 1 POD A PLAT NO. 1 (PB 77-27) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 2 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 3 (PB 80-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 5 (PB 85-10) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 6 (PB 87-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD D PLAT NO. 1 (PB 87-14) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD E PLAT NO. 1 (PB 91-9) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 + POD D - PLAT NO. 3 (PB 92-31) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 2 (PB 95-17) AND LESS AS IN OR 4558-1957 AND LESS AS IN OR 4579-2982 AND LESS THAT PART ASSESSED INTO VERANO SOUTH -POD G - PLAT NO. 3 (PB 101-25) AND LESS THAT PART ASSESSED INTO VERANO

SOUTH - POD G - PLAT NO. 5 (PB 101 -34) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD I - POD D - PLAT NO. 4 (PB 102-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1-POD E - PLAT NO. 2 (PB 103-13) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 6 (PB 104-12)

28/29/31/32/33 36 39 AND 4/5/6 37 39

Ad Valorem Details

Links:

Code	District	Millage	Assessed	Exempt	Taxable	Tax	
CT06	Co Public Transit MSTU	0.2500	5,986,310	0	5,986,310	\$1,496.58	
EE19	Erosion District E	0.1000	5,986,310	0	5,986,310	\$598.63	
FF02	Law Enf,Jail,Judicial Sys	2.7294	5,986,310	0	5,986,310	\$16,339.03	
GF01	Co General Revenue Fund	4.2222	5,986,310	0	5,986,310	\$25,275.40	
CS64	Childrens Service Council	0.3650	5,986,310	0	5,986,310	\$2,185.00	
FD21	St Lucie Co Fire District	3.0000	5,986,310	0	5,986,310	\$17,958.93	
FI40	FL Inland Navigation Dist	0.0288	5,986,310	0	5,986,310	\$172.41	
PS25	City of Port St Lucie	4.6807	5,986,310	0	5,986,310	\$28,020.12	
PS26	City of PSL Voted Debt	0.3743	5,986,310	0	5,986,310	\$2,240.68	
SD09	School Discretionary	0.7480	6,277,900	0	6,277,900	\$4,695.87	
SN39	School Capital Improvemnt	1.5000	6,277,900	0	6,277,900	\$9,416.85	
SR08	School Req Local Effort	3.0000	6,277,900	0	6,277,900	\$18,833.70	
SR09	School Voter Referendum	1.0000	6,277,900	0	6,277,900	\$6,277.90	
	S FL Wtr Mgmt District	0.2301	5,986,310	0	5,986,310	\$1,377.45	
Total:		22.2285				\$134,888.55	

Non-ad Valorem Details Receives Discount Units Tax Code District PS68 PSI 0.000 \$0.00 Stormwater Verano VCCD Verano #5 Yes 0.000 \$0.00 Total: \$0.00

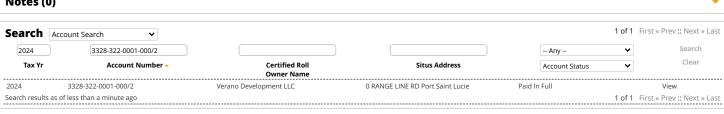
1/6/25, 8:53 AM TaxSys

Location Details

AND LESS AS IN OR 4838-2206 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 5 (PB 112-19)- (94.908 AC – 4,134,192 SF) (OR 4045-2079)

Last Updated: 10/03/2024 01:11PM Last Updated By: Mary Brown

Notes (0)





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Current Version: December 2024

1/6/25, 8:53 AM TaxSys

Administration Rolls Real Estate Tangible Central Cashiering

Accounts Certificates Special Assessments Administration

Account History 3329-331-0001-000/3

Account mistory 3323-331-0001-0007						
Roll	Status	Due				
2024	Acct: Paid-in-full		View			
2023	Acct: Paid-in-full	i	View			
2022	Acct: Paid-in-full	į	View			
	Total Due:	\$0.00	İ			
View a c	lifferent due date					

Account Information

Roll Year: 2024 Tax Year: 2024 3329-331-0001-000/3 Account Number:

« Prev Next » Millage Code: 0041 -

Certified Astor Creek Development LLC 105 NE 1st ST Roll Owner(s):

Delray Beach, FL 33444-3807 « Prev Next » 0 RANGE LINE RD,

Port Saint Lucie Links: Property Appraiser, Public Site

Market Value: Class Value: Just Value: School Assessed Value: Assessed Value: Ad Valorem:

Non-ad Valorem:

Total Tax:

17,736,000 17,736,000 17,736,000

17,736,000 \$394,244.68 \$152,206,59

\$546,451.27

Port S. 🕘 📋 📦

Location Details

Book-Page-Item:	4910-0619-
Property Class:	99
Range:	39E
Township:	36S
Section:	28
Neighborhood:	TR20
Value Code:	00
Use Code:	9900
Total Acres:	660.04

Legal Description: 29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT. TH S 03 36 07 F 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, THSLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, THSLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT. TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT. TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT. TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT. TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR. TH N 44 4601 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12 AND LESS VERANO SOUTH POD G PLAT 4

(PB 113-11)- (660.042 AC - 28,751,429 SF)

10/03/2024 01:11PM Last Updated:

Last Updated By: Mary Brown

(OR 4838-2206)

Ad Valorem Details

Situs Address:

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	17,736,000	0	17,736,000	\$4,434.00
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FF02	Law Enf,Jail,Judicial Sys	2.7294	17,736,000	0	17,736,000	\$48,408.64
GF01	Co General Revenue Fund	4.2222	17,736,000	0	17,736,000	\$74,884.94
CS64	Childrens Service Council	0.3650	17,736,000	0	17,736,000	\$6,473.64
FD21	St Lucie Co Fire District	3.0000	17,736,000	0	17,736,000	\$53,208.00
FI40	FL Inland Navigation Dist	0.0288	17,736,000	0	17,736,000	\$510.80
PS25	City of Port St Lucie	4.6807	17,736,000	0	17,736,000	\$83,016.90
PS26	City of PSL Voted Debt	0.3743	17,736,000	0	17,736,000	\$6,638.58
SD09	School Discretionary	0.7480	17,736,000	0	17,736,000	\$13,266.53
SN39	School Capital Improvemnt	1.5000	17,736,000	0	17,736,000	\$26,604.00
SR08	School Req Local Effort	3.0000	17,736,000	0	17,736,000	\$53,208.00
SR09	School Voter Referendum	1.0000	17,736,000	0	17,736,000	\$17,736.00
	S FL Wtr Mgmt District	0.2301	17,736,000	0	17,736,000	\$4,081.05
Total:		22.2285				\$394,244.68

Non-ad Valorem Details						
Code	District	Receives Discount	Units	Tax		
PS68	PSL Stormwater Verano	Yes	831.730	\$152,206.59		
VCCD	Verano #5	Yes	0.000	\$0.00		
	Total:			\$152,206.59		

Notes (0)





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STREET Current Version: December 2024



CITY OF PORT ST LUCIE

Date Checked:

4/19/2024

Checked by:

Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P24-048
Proposed Plat Name:	Verano South POD D - Plat 6 - Replat 1
Legal Description:	

Current Tax Roll Year: 2023

Parcel #			Current and prior years' SLC	
raicei #	Original Parent ID #(s)	Acreage	Property Taxes Paid: (Y/N)	Additional Comments
1	3328-322-0001-000-2	94.91	Υ	N/A
2	3329-331-0001-000-3	738.41	Υ	N/A
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CITY OF PORT ST. LUCIE <u>SITE PLAN REVIEW COMMITTEE AGENDA</u> <u>WEDNESDAY, MAY 8, 2024 – 1:30 P.M.</u>

VIRTUAL MEETING

- Meeting Called to Order
- 2. Roll Call
- 3. Approval of Minutes ????, 2024
- 4. Addition and Deletions
- 5. Public to be Heard
- 6. Review of Development Projects:

PROJ	IECT
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Minor Site Plan Amendment

Bridget	P00-103-A2	Tamlite Lighting @ SLW – Lot I-38 Revised Construction Plans
Bridget	P20-091-A2	SLW – Lot I-37 Revised Construction Plans
Bridget	P23-106	Southern Grove-SG-8 - Shoppes @ S.G Commercial Detail Plans
Dan	P24-047	Verano South POD "G", Plat 7 Preliminary & Final Plat Construction Plans
Dan	P24-048	Verano South POD "D", Plat 6 - Replat 1 Preliminary Plat Construction Plans
Bethany	P17-004-A2	City of PSL-Riverwalk/Westmoreland Park Construction Plans
Marissa	P19-128-A1	FLP Midway Service Center Minor Site Plan Amendment
	P87-145-A1	Victoria Square - Electric Vehicle Charging Station

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F. S. 286.0105)

NOTICE: <u>Public and Press</u> are invited to review all the backup for meetings. Copies are available in the City Clerk's Office.

NOTICE: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN ALL CELL PHONES TO SILENT.

NOTE: Representatives must be familiar with the project, or the item will be tabled. If the applicant or representative is not present when their item is reviewed, the item will be tabled until the next SPRC Meeting.

Note: Projects for this meeting are subject to change daily and there may be additions or deletions prior to the scheduled SPRC meeting date.

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, 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 11/25/58 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.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE S.43°08'38"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.46 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 S.44°46'02"W., ALONG SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1932.16 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 5 REPLAT, AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING; THENCE S.38°31'21"E., A TRACT "R-1", ALSO KNOWN AS LEOPOLD WAY OF SAID PLAT, SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF TRACT "CA-9" OF SAID PLAT; THENCE S.51°28'39"W., ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 55.65 FEET; THENCE S.38°31'21"E., DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1", ALSO KNOWN AS LEOPOLD WAY, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF TRACT "CA-8" OF SAID PLAT; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1", LEOPOLD WAY, AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1" AS KNOW AS PIACENZA WAY; 1) THENCE N.51°28'39"E., A DISTANCE OF 42.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 35.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; 3) THENCE S.38°31'21"E., A DISTANCE OF 111.64 FEET TO THE MOST NORTHEASTERLY CORNER OF TRACT "CA-12" OF SAID PLAT, ALSO BEING THE MOST NORTHWESTERLY LINE OF LOT 371 OF SAID PLAT; THENCE S.51°28'39"W. DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1" AND ALONG THE MOST SOUTHEASTERLY LINE OF SAID TRACT "CA-12" AND SAID MOST NORTHWESTERLY LINE, A DISTANCE OF 139.25 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT "CA-12", ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 371; THENCE S.02°25'17"W. DEPARTING SAID MOST SOUTHEASTERLY LINE OF SAID TRACT "CA-12" AND SAID MOST NORTHWESTERLY LINE OF SAID LOT 371, AND ALONG THE SOUTHERLY LINE OF SAID LOT 371, A DISTANCE OF 31.83 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2 OF SAID PLAT; THENCE BY THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2; 1) THENCE S.74°44'07"E., A DISTANCE OF 40.80 FEET; 2) THENCE S.36°21'57"E., A DISTANCE OF 179.92 FEET TO MOST SOUTHEASTERLY CORNER OF SAID WATER MANAGEMENT TRACT - 2, ALSO BEING THE MOST NORTHEASTERLY CORNER OF TRACT "CA-11" OF SAID PLAT, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 815.00 FEET AND A RADIAL BEARING OF N.30°22'10"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, DEPARTING SAID NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2 AND ALONG THE MOST NORTHWESTERLY LINE OF SAID TRACT "CA-11" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°14'30", A DISTANCE OF 17.66 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT "CA-11"; THENCE S.29°07'40"E., DEPARTING SAID MOST NORTHWESTERLY LINE OF SAID TRACT "CA-11" AND ALONG THE MOST WESTERLY LINE OF SAID TRACT "CA-11" AND IT'S EXTENSION THEREOF, A DISTANCE OF 190.00 FEET A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TRACT "R-1", AS KNOW AS LUNATA WAY ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1005.00 FEET AND A RADIAL BEARING OF N.29°07'40"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF TRACT "R-1", AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'09", A DISTANCE OF 31.61 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING THE MOST NORTHWESTERLY CORNER OF TRACT "CA-14" OF SAID PLAT; THENCE S.30°55'49"E., DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID TRACT "CA-14", A DISTANCE OF 130.21 FEET TO A POINT ON THE NORTHERLY LINE OF WATER MANAGEMENT TRACT - 5, OF SAID PLAT; ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 81.00 FEET AND A RADIAL BEARING OF S.26°42'14"E., AT SAID INTERSECTION; THENCE BY THE FOLLOWING TWENTY-FIVE (25) COURSES BEING ALONG SAID WATER MANAGEMENT TRACT - 5; 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°07'20", A DISTANCE OF 51.07 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 305.00 FEET AND A RADIAL BEARING OF N.32°44'58"E., AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'30", A DISTANCE OF 20.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST. WITH A RADIUS OF 76.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF NORTHEAST, WITH A RADIUS OF 753.00 FEET; 4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°14'55", A DISTANCE OF 226.69 FEET TO A POINT OF NON-TANGENT INTERSECTION; 5) THENCE S.02°55'05"W., A DISTANCE 129.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 198.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 622.04 FEET TO A POINT OF TANGENCY; 7) THENCE N.02°55'05"E.. A DISTANCE OF 121.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 753.00 FEET AND A RADIAL BEARING OF N.11°03'55"W., AT SAID INTERSECTION: 8) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF NORTHWEST, WITH A RADIUS OF 776.00 FEET AND A RADIAL BEARING OF N.28°23'57"W., AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°22'09", A DISTANCE OF 194.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEAST, WITH A RADIUS OF 30.00 FEET; 11) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°03'06", A DISTANCE OF 38.25 FEET TO A POINT A OF TANGENCY; 12) THENCE S.02°55'05"W., A DISTANCE OF 80.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 221.00 FEET; 13) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°17'36" A DISTANCE OF 348.28 FEET TO A POINT OF NON-TANGENT INTERSECTION; 14) THENCE S.43°08'38"E., A DISTANCE OF 1231.21 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 657.00 FEET AND A RADIAL BEARING OF N.79°56'06"W., AT SAID INTERSECTION: 15) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°44'44", A DISTANCE OF 616.29 FEET TO A POINT OF TANGENCY; 16) THENCE S.63°48'38"W., A DISTANCE OF 14.63 FEET; 17) THENCE UTILITIES FACILITIES. INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT (PRINT NAME OF WITNESS) N.26°11'22" W.. A DISTANCE OF 19.24 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN TO THE SOUTHWEST, WITH A RADIUS OF 414.00 FEET AND A RADIAL BEARING OF N.39°22'23"W., AT SAID ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL INTERSECTION; 18) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE 121°43'02", A DISTANCE OF 879.49 FEET TO A POINT OF TANGENCY; 19) THENCE N.71°05'24"W., A DISTANCE OF 241.72 BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR FEET; 20) THENCE N.29°50'04"E., A DISTANCE OF 44.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 193.00 FEET; 21) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 606.33 FEET TO A POINT OF TANGENCY; 22) THENCE S.29°50'04"W., A DISTANCE OF 50.59 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 870.00 FEET AND A RADIAL BEARING OF N.41°33'06"E., AT SAID INTERSECTION; 23) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°33'51", A DISTANCE OF 448.91 FEET TO A POINT OF TANGENCY; 24) THENCE N.18°53'02"W., A DISTANCE OF 138.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1330.00 FEET; 25) CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'51", A CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID DISTANCE OF 71.90 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.68°01'07"W. DEPARTING THE EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. WESTERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT - 5, A DISTANCE OF 130.00 FEET; THENCE LUCIE. S.37°15'08"W., A DISTANCE OF 70.49 FEET; THENCE S.69°49'52"W., A DISTANCE OF 13.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET AND A 7. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS FOREGOING CERTIFICATE OF DEDICATION, WHO 🗆 IS PERSONALLY KNOWN TO ME OR 🗆 HAS PRODUCED RADIAL BEARING OF S.69°49'52"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE CURVE, THROUGH A CENTRAL ANGLE OF 103°02'36", A DISTANCE OF 30.57 FEET TO A POINT OF COMPOUND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND/OR ASSIGNS. CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 753.90 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'02", A DISTANCE OF

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129. PAGES 1 THROUGH 10. 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

DESCRIPTION (CONTINUED):

THENCE S.42°34'17"W., A DISTANCE OF 68.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED): NORTHEAST, WITH A RADIUS OF 17.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 72°04'28", A DISTANCE OF 21.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 398.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°32'19", A DISTANCE OF 59.31 FEET TO A POINT OF TANGENCY; THENCE S.20°57'52"E., A DISTANCE OF 10.00 FEET; THENCE S.69°02'08"W., A DISTANCE OF 96.00 FEET; THENCE N.20°57'52"W., A DISTANCE OF 9.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE DISTANCE OF 162.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF \$.42°34'17"W., A DISTANCE OF 344.85 FEET; THENCE \$.47°25'42"E., A DISTANCE OF 40.00 FEET; THENCE 17.00 FEET: THENCE SOUTHEASTERLY. ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 81°59'39". A DISTANCE OF 24.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST. INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°45'05", A DISTANCE OF 41.53 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.50°03'56"W., A DISTANCE OF 284.79 FEET; THENCE N.40°22'55"W., A DISTANCE OF 938.68 FEET TO A POINT ON THE SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT; THENCE N.44°46'02"E., ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1876.78 FEET TO THE POINT OF BEGINNING

LANDS CONTAINING: 2,291,187 SQUARE FEET OR 52.598 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

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

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 MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH TELECOMMUNICATION SERVICES.

3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO 11. THE STORMWATER MANAGEMENT TRACTS WMT-1, WMT-2, AND WMT-5, AS SHOWN HEREON ARE HEREBY

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 12. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO THE CITY OF PORT ST. LUCIE.

13°04'58", A DISTANCE OF 17.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE 5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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 15°28'10". A DISTANCE OF 203.30 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND THE SOUTHWEST, WITH A RADIUS OF 58.00 FEET AND A RADIAL BEARING OF S.01°41'57"E., AT SAID INTERSECTION; REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE 9) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°57'47". A FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS. DESIGNEES DISTANCE OF 34.38 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES THE CITY, 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. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST.

> 6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE CRESSWIND TREASURE COAST 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, 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. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR

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 **NOTE** LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST 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 HAVE THE RIGHT BUT NOT THE RESPOSIBILITY 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.

9. COMMON AREA TRACTS "CA-1" THROUGH "CA-32", 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-32" 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.

10. 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

HOME TOWN CABLE TV. LLC. ITS SUCCESSORS AND ASSIGNS. FOR THE PURPOSE OF INSTALLATION AND THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN DRAINAGE FROM CITY RIGHTS-OF-WAY.

THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER 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 TRACT WMT-1, WMT-2, AND WMT-5, 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.

OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY PROPERTY OWNERS ASSOCIATION, INC., IT'S 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.

	NAME THIS DAY OF, 2025.
WITNESS	VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY
	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER
(PRINT NAME OF WITNESS)	
ADDRESS	
WITNESS	BY:

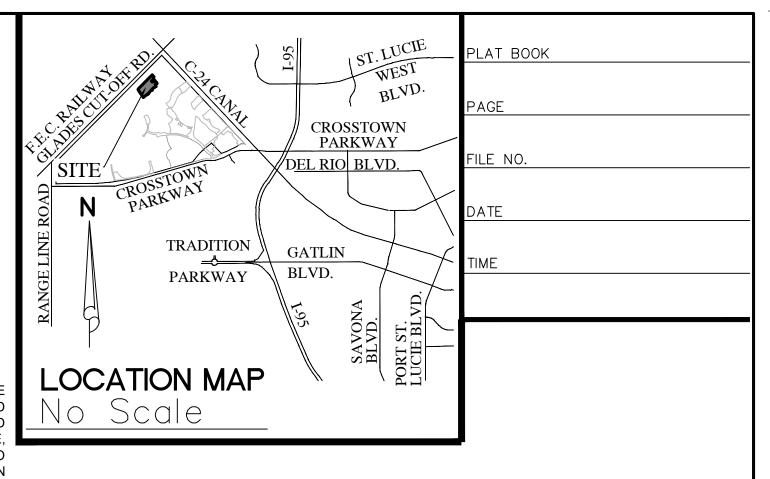
DEDICATION ACKNOWLEDGMENT

AS IDENTIFICATION

ГАТЕ	OF	FLORIDA	
ТИПС	v.		

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL , 2025, BY PRESENCE OR □ ONLINE NOTARIZATION THIS DAY OF MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILTY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE

MY COMMISSION EXPIRES:		
	NOTARY PUBLIC	
	PRINT NAME:	



THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A

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 11-25-58 AND REVISED 2-23-59, WHICH BEARS SOUTH 43°08'38" EAST. ALL BEARINGS BEING RELATIVE THERETO.

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

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

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION: THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S" HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS DAY OF

> 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 106, RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768





4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 Riviera Beach, FL 33404 Licensed Business Number LB 7768 SHEET 01 OF 08 SHEETS

187.07 FEET TO A POINT OF TANGENCY

VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. I - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES I THROUGH 10, 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.

ST.LUCIE ST.LUCIE	PLAT BOOK
WEST BLVD.	
CROSSTOWN	PAGE
PARKWAY DEL RIO BLVD.	FILE NO.
CROSSTOWN DEL RIO BLVD.	DATE
TRADITION	DATE
PARKWAY BLVD.	TIME
ONA S6.7	
Sel Fill	

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY:

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "R-1", WATER MANAGEMENT TRACTS WMT-1, WMT-2, AND WMT-5, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-32" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ___ DAY OF _______, 2025.

	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 ACCEPTA	NCE OF DEDICATIONS
STATE OF FLORIDA COUNTY:	
PRESENCE OR ☐ ONLINE NOTARIZATION THIS OF VERANO PROPERTY	WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL DAY OF, 2025, BY, OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR □ HAS PRODUCED AS IDENTIFICATION.
MY COMMISSION EXPIRES:	NOTARY PUBLIC
	DDINT NAME.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY:_____

STATE OF FLORIDA

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 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS ___ DAY OF _______, 2025.

ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DIST
BY:	BY:
NAME:	NAME:

TITLE:

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

COUNTY:	
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLE PRESENCE OR ONLINE NOTARIZATION THIS DAY OF OF DISTRICT # 5. WHO AS IDENTIFICATION.	
MY COMMISSION EXPIRES:	NOTARY PUBLIC
	PRINT NAME:
MORTGAGEE'S CONSENT	
STATE OF TEXAS COUNTY OF HARRIS	
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER	OF CERTAIN MORTGAGES UPON THE PROPERTY

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

_____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY

OF ITS BOARD OF DIRECTORS THIS ____ DAY OF ________, 2025.

	TEXAS CAPITAL BANK, A TEXAS STATE BANK
WITNESS	
	BY:
(PRINT NAME OF WITNESS)	NAME:
WITNESS	- TITLE:

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSE	NT WAS ACKNOWLEDGED	D BEFORE ME BY MEANS OF ☐ PHYSICA	L PRESENCE
OR ONLINE NOTARIZATION TH	IS DAY OF	, 2025, BY	
, TEX	AS CAPITAL BANK, A TEXA	AS STATE BANK, WHO ☐ IS PERSONALLY K	NOWN TO ME
OR ☐ HAS PRODUCED	AS IDENTIFICATION.		

MY COMMISSION EXPIRES:		
	NOTARY PUBLIC	
	PRINT NAME:	

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY:											
THE UNDERSIGNED	,			, DUL`	Y LICENSEI	O IN THE	STATE	OF F	LORIDA,	PURSUANT	ТО
SECTION177.041(2),	FLORIDA	STATUTES,	DOES	HEREBY	CERTIFY	THAT,	BASED	ON	TITLE	REPORT	BY

(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.

, DATED AS OF THE _____ DAY OF _____ 2025:

- (B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167
- (C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
- (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	 BY:
		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 VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _______, 2025.

TY COUNCIL	ATTEST:
TY OF PORT ST. LUCIE	

SHANNON M. MARTIN, MAYOR SALLY WALSH, CITY CLERK

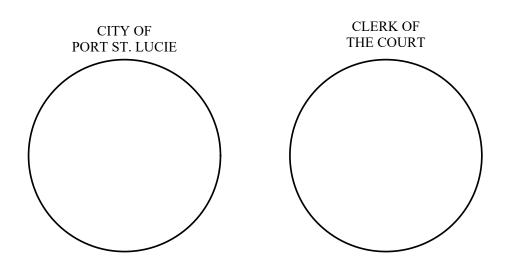
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF ST. LUCIE

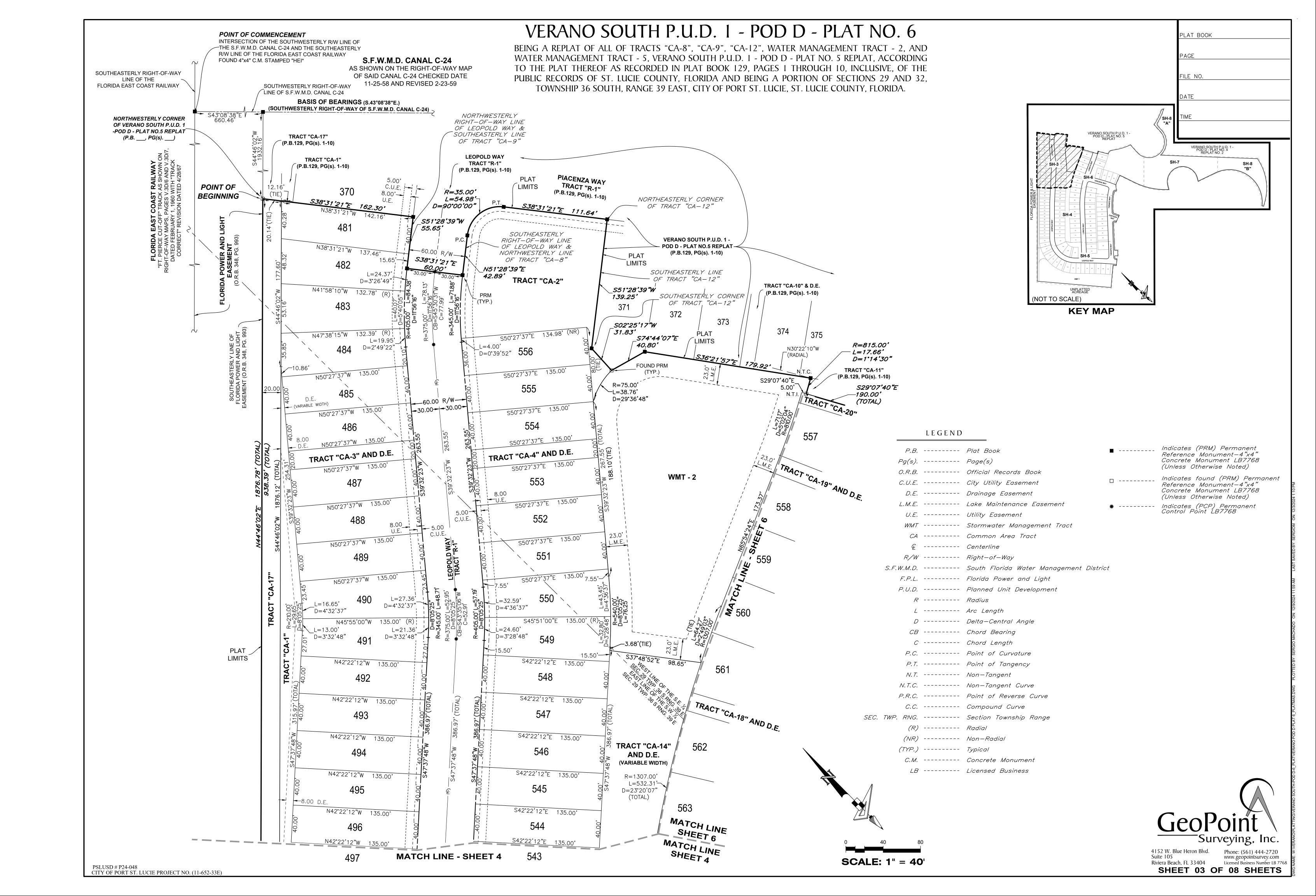
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ______, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS_____ DAY OF______, 2025.

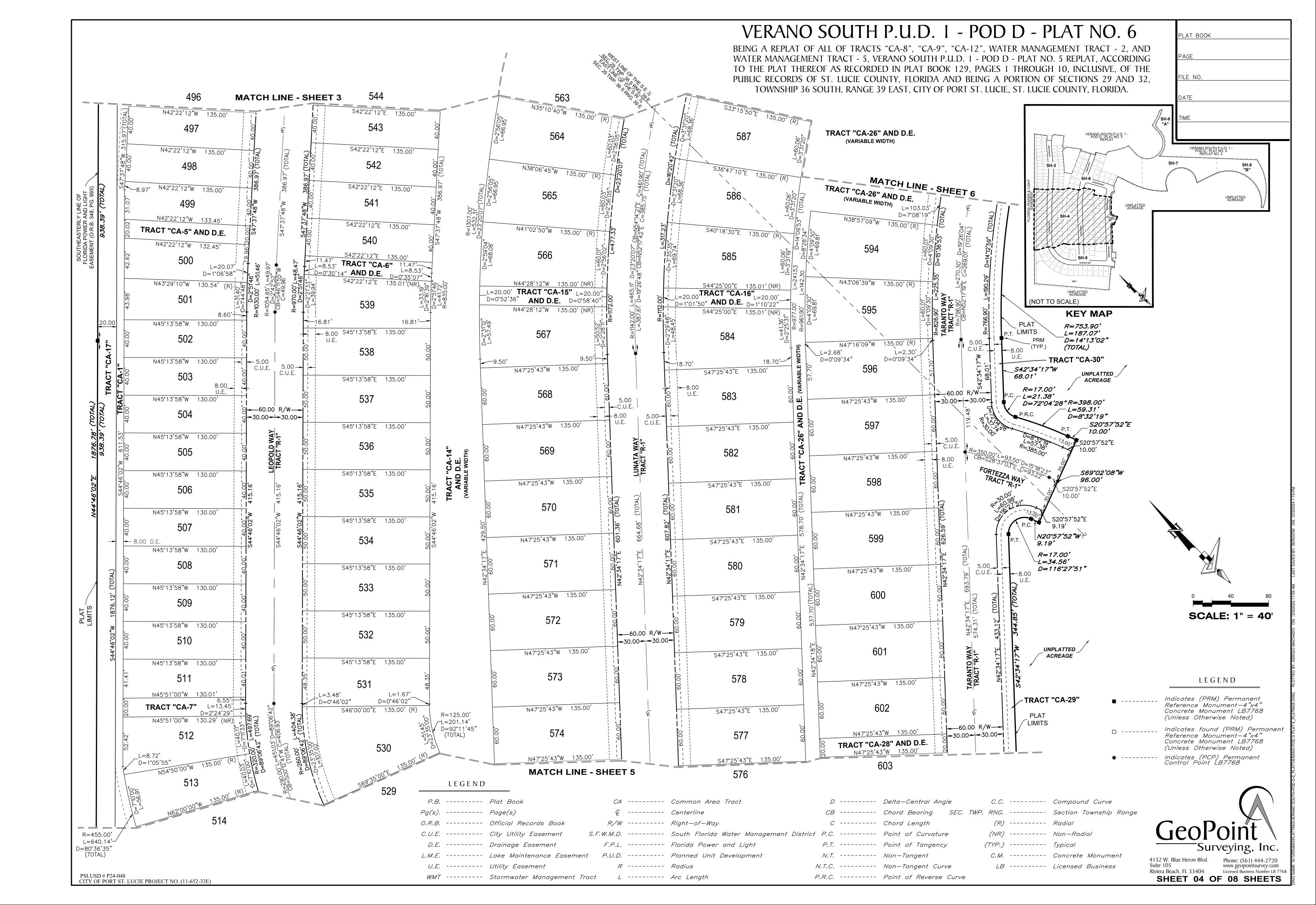
MICHELLE R. MILLER	
CLERK OF THE CIRCUIT COURT	•
ST LUCIE COLINITY ELOPIDA	

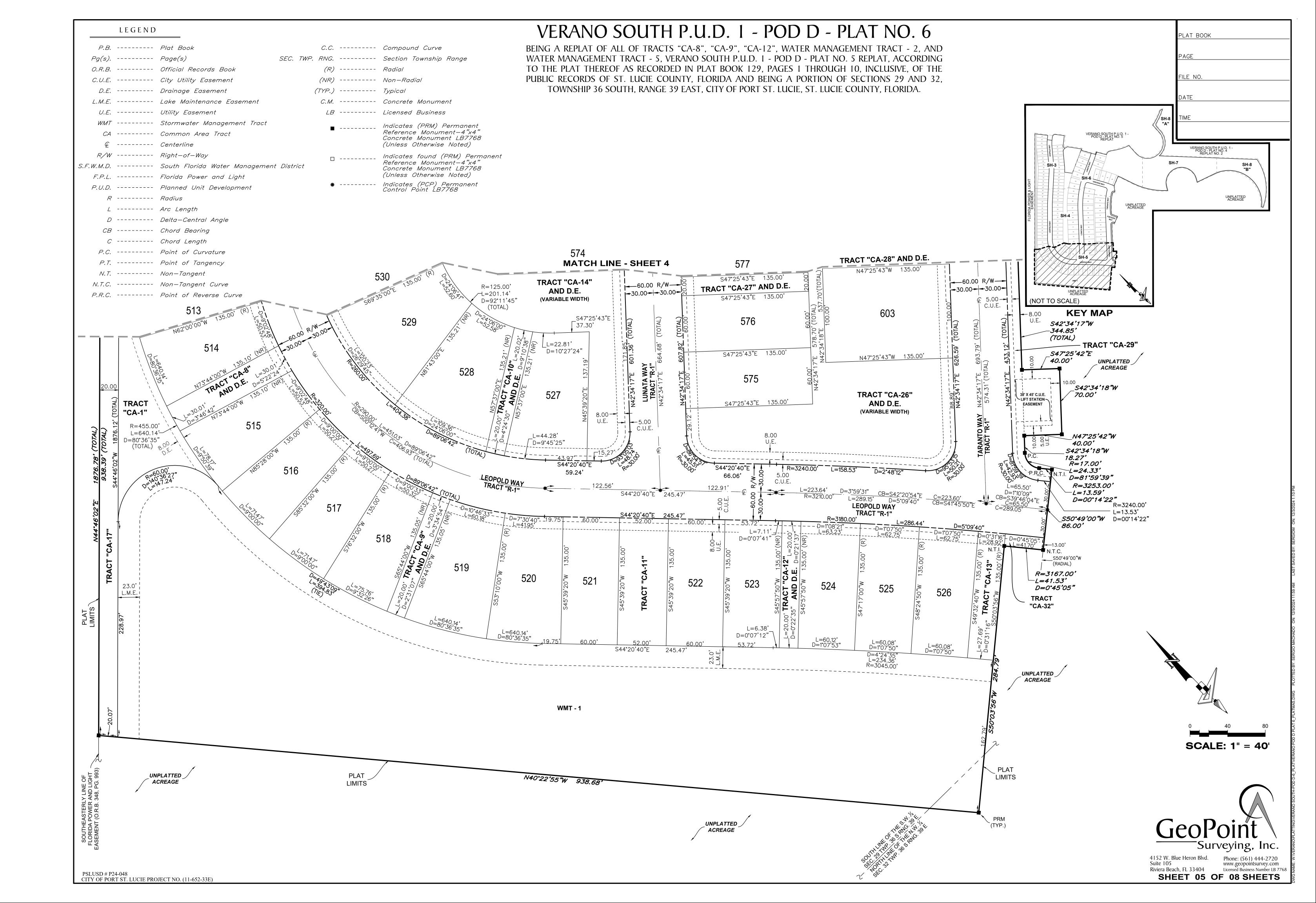


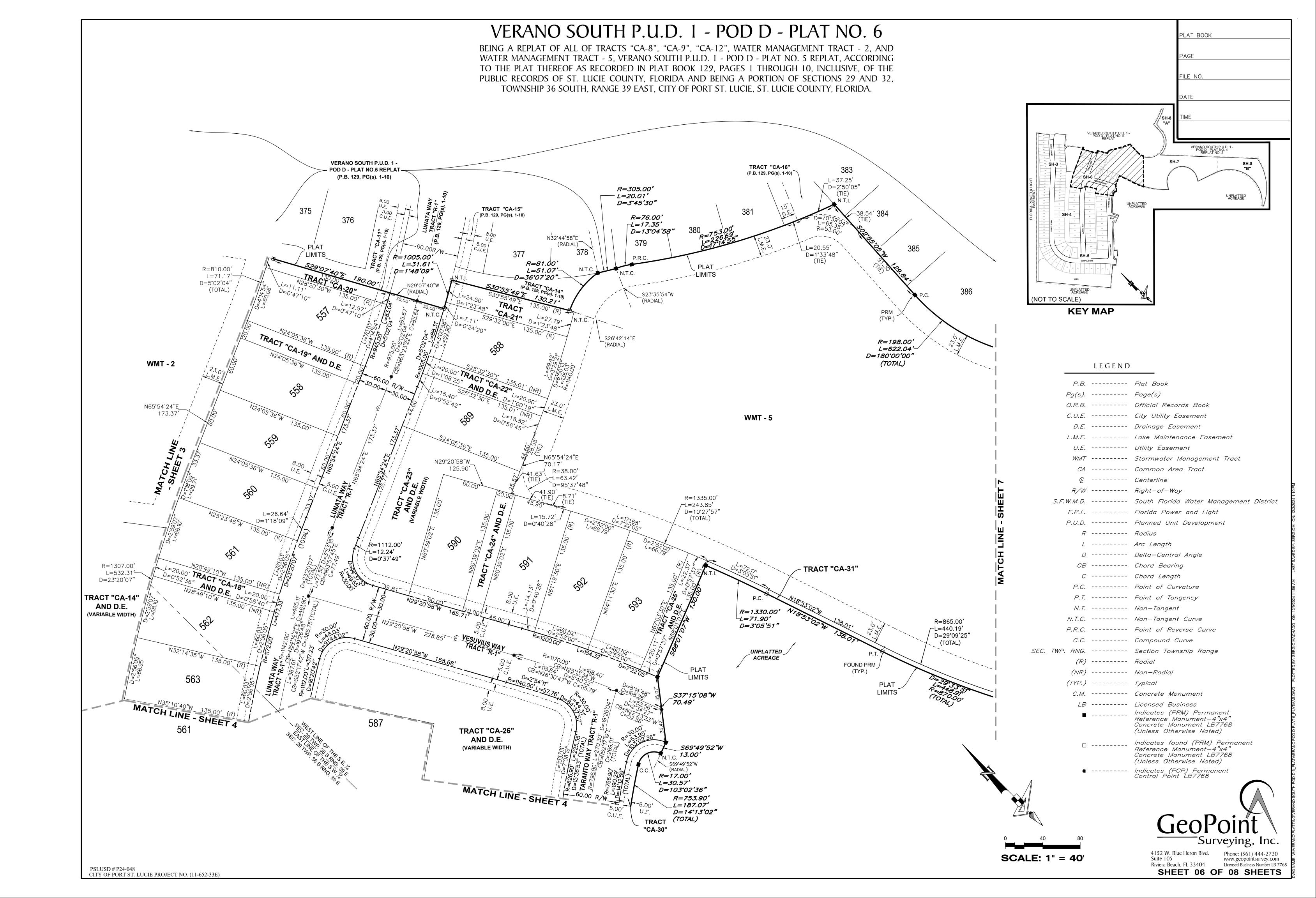
(PRINT NAME OF WITNESS)

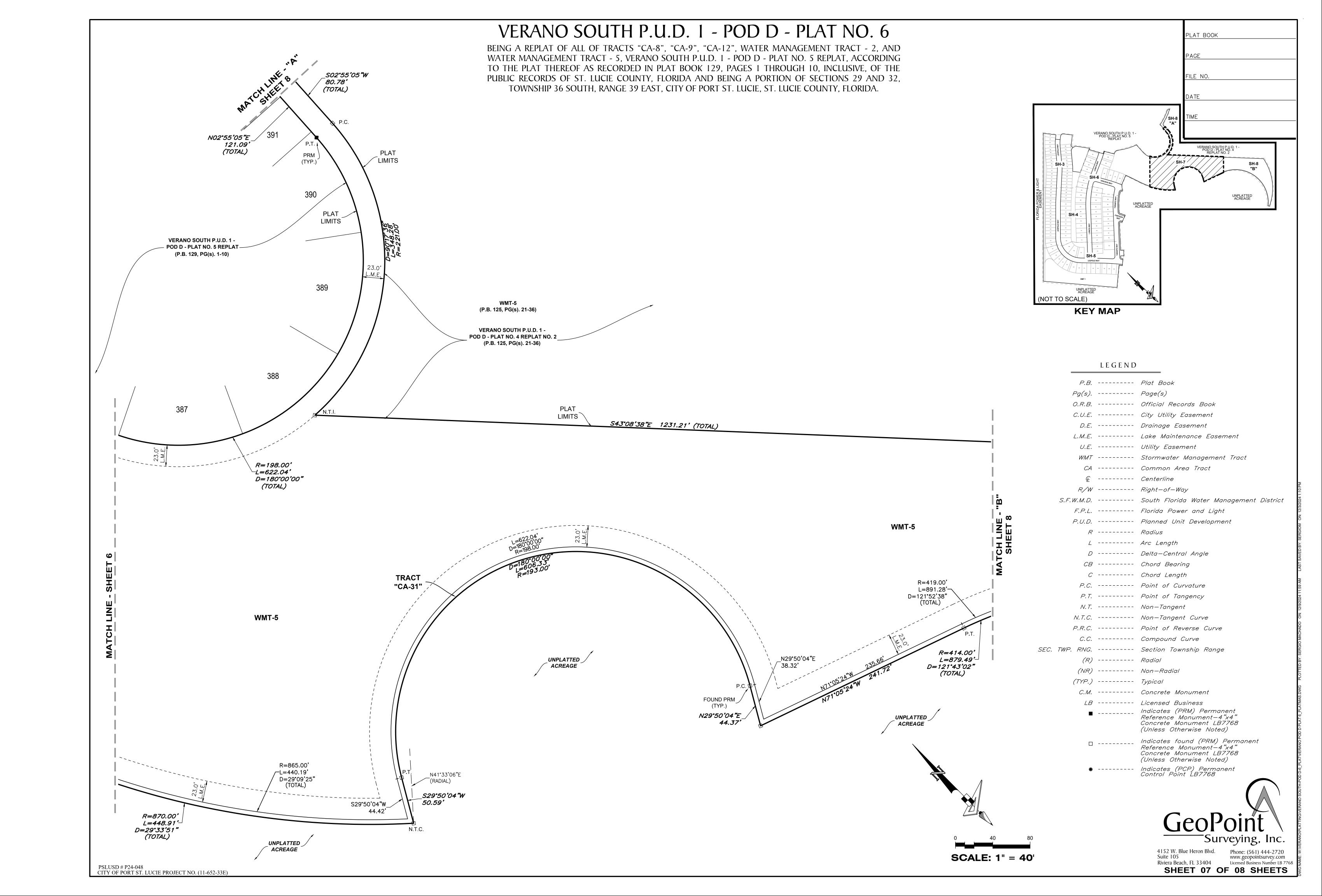












VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6 PLAT BOOK BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. I - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 10, 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. WMT-5 (P.B. 125, PG(s). 21-36) **VERANO SOUTH P.U.D. 1 -**POD D - PLAT NO. 4 REPLAT NO. 2 (P.B. 125, PG(s). 21-36) FOUND PRM S43°08'38"E 1231.21' (TOTAL) (TYP.) UNPLATTED ACREAGE N79°56'06"W (RADIAL) UNPLATTED ACREAGE WMT-5 TRACT "CA-31" UNPLATTED ACREAGE (NOT TO SCALE) **KEY MAP** R=419.00' ∕_L=891.28' D=121°52'38" UNPLATTED / ACREAGE LEGEND (P.B. 92, PG(s) 31-35) **VERANO SOUTH P.U.D. 1 -**P.B. ----- Plat Book POD D - PLAT NO. 3 (P.B. 92 PG(s). 31-35) R=414.00' *Pg(s).* ----- *Page(s)* L=879.49'-O.R.B. ----- Official Records Book D=121°43'02" (TOTAL) C.U.E. ----- City Utility Easement D.E. ----- Drainage Easement L.M.E. ----- Lake Maintenance Easement R=657.00' ~L=616.29° U.E. ----- Utility Easement D=53°44'44" WMT ----- Stormwater Management Tract R/W ----- Right-of-Way S.F.W.M.D. ----- South Florida Water Management District F.P.L. ----- Florida Power and Light TRACT "CA-21" (P.B. xx, PG(s). xx)~ P.U.D. ----- Planned Unit Development R=58.00' R ----- Radius L=34.38'-D=33°57'47" FOUND PRM L ----- Arc Length D ----- Delta-Central Angle (RADIAL) CB ----- Chord Bearing C ----- Chord Length P.C. ----- Point of Curvature P.T. ----- Point of Tangency (TYP.) N.T. ----- Non-Tangent 396 N.T.C. ----- Non-Tangent Curve _S1°41'57"E (RADIAL) P.R.C. ----- Point of Reverse Curve UNPLATTED / ACREAGE R=753.00' L=203.30'-C.C. ----- Compound Curve VERANO SOUTH P.U.D. 1 -D=15°28'10" POD D - PLAT NO.5 REPLAT -R=776.00' SEC. TWP. RNG. ----- Section Township Range L=194.61' (P.B. 129, PG(s). 1-10) (R) ----- Radial D=14°22'09" 395 (NR) ----- Non-Radial (P.B. 125, PG(s). 21-36) (TYP.) ----- Typical PLAT LIMITS VERANO SOUTH P.U.D. 1 -POD D - PLAT NO. 4 REPLAT NO. 2 C.M. ----- Concrete Monument TRACT "CA-20" D.E. & ACCESS EASEMENT (P.B. 125 PG(s). 21-36) LB ----- Licensed Business R=30.00' (P.B. 129, PG(s). 1-10) ■ ----- Indicates (PRM) Permanent ~L=38.25° Reference Monument-4"x4" Concrete Monument LB7768 D=73°03'06" N39°22'23"W_ R=53.00' (Unless Otherwise Noted) -L=67.57 (RADIAL) □ ----- Indicates found (PRM) Permanent D=73°03'06" N11°03′55"W 03'55"W 393_{N.T.C} Reference Monument-4"x4" ຼ*563°48'38"*W S2°55'05"W Concrete Monument LB7768 (Unless Otherwise Noted) N2°55'05"E 121.09'— (TOTAL) 392 ----- Indicates (PCP) Permanent Control Point LB7768 N26°11'22"W_ 19.24' (P.B. 92 PG(s). 31-35) **SCALE:** 1" = 40' 4152 W. Blue Heron Blvd. Phone: (561) 444-2720 www.geopointsurvey.com www.geopointsurvey.com Licensed Business Number LB 7768 Riviera Beach, FL 33404 PSLUSD # P24-048 CITY OF PORT ST. LUCIE PROJECT NO. (11-652-33E) SHEET 08 OF 08 SHEETS

Property Identification

Site Address: RANGE LINE RD Sec/Town/Range: 28/36S/39E Parcel ID: 3328-322-0001-000-2 Jurisdiction: Port Saint Lucie Use Type: 9900 Account #: 182585 Map ID: 33/28S Zoning: Planned Un

Ownership

Verano Development LLC 105 NE 1st ST Delray Beach, FL 33444-3807

Legal Description

 $28/29/31/32/33\ 36\ 39\ AND\ 4/5/6\ 37\ 39\ THAT\ PART\ OF\ SECS\ MPDAF:$ FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF RR, TH S 43 08 38 E ALG SWLY LI 660.44 FT TO POB; TH CONT S 43 08 38 É 8771.30 FT, TH S 46 51 22 W 22 FT TO CURVE CONC S, R OF 200 FT, TH WLY ALG ARC 314.16 FT, TH S 46 51 23 W 1036.73 FT TO CURVE CONC NE, R OF 849 FT, TH SWLY ALG ARC 143.55 FT, TH S 56 32 39 E 180.21 FT TO CURVE CONC SE, R OF 1151 FT, TH SWLY ALC ARC 171.33 FT TO CURVE CONC NW, R OF 1349 FT, TH SWLY ALG ARC 76.69 FT, TH S 51 16 22 W 1058.68 FT, TH S 38 43 38 E 317 FT, TH S 51 16 22 W 150.72 FT, TH CONT S 51 16 22 W 36.87 FT, TH S 45 15 13 W 400 FT, TH S 38 44 44 W 1074.70 FT, TH S 74 00 26 W 3831.01 FT TO CURVE CONC N, R OF 22,198 FT, TH SWLY AND WLY 6405.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF SR 609, TH N 00 01 15 E ALG R/W LI 1975.87 FT, TH N 44 46 01 E 7027.80 FT, TH S 04 13 00 E 66.11 FT, TH N 44 46 12 E 1795.70 FT, TH S 89 40 25 W 35.41 FT, TH N 44 46 02 E 4748.92 FT TO POB- LESS THAT PART IN SECS 6/6 37 39 MPDAF: BEG INT OF E LI FPL ESMT AS REC IN OR 767-2676 AND N LI OF PARCEL AS IN OR 2186-0548 RUN N 14 45 25 W 789.36 FT,TH N 01 58 48W 235.96 FT,TH N 74 05 51 E 1124.39 FT,TH S 15 54 09 E 1181.91 FT TO N LI OF PARCEL AS IN OR 2186-548; SAID POINT BEING ON A CURVE CONCAVE TO TH NW,R OF 22,918 FT,TH SWLY ALG SAID N LI ALG ARC,CA OF 03 01 14 1208.23 FT TO POB AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 1 (PB 77-27) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 2 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 3 (PB 80-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 5 (PB 85-10) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 6 (PB 87-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD D PLAT NO. 1 (PB 87-14) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD E PLAT NO. 1 (PB 91-9) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PÙD 1 - PÓD G - PLAT NO. 1 (PB 92-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 + POD D - PLAT NO. 3 (PB 92-31) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 2 (PB 95-17) AND LESS AS IN OR 4558-1957 AND LESS AS IN OR 4579-2982 AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 3 (PB 101-25) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G -PLAT NO. 5 (PB 101 -34) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD I - POD D - PLAT NO. 4 (PB 102-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1- POD E - PLAT NO. 2 (PB 103-13) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 6 (PB 104-12) AND LESS AS IN OR 4838-2206 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 -POD D - PLAT NO. 5 (PB 112-19)- (94.908 AC - 4,134,192 SF) (OR 4045-

Current Values

 Just/Market Value:
 \$6,277,900

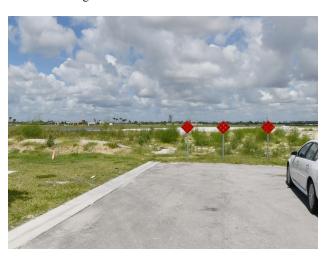
 Assessed Value:
 \$5,986,310

 Exemptions:
 \$0

 Taxable Value:
 \$5,986,310

Property taxes are subject to change upon change of ownership.

· Past taxes are not a reliable projection of future taxes.



Total Areas

Finished/Under Air (SF): 0

Gross Sketched Area (SF): 0

Land Size (acres): 94.91

Land Size (SF): 4,134,192

Building Design Wind Speed

Occupancy Category	I	II	Ш
Speed	140	150	160

Sources/links:

 The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office Download TRIM for this parcel: Download PDF 2

Sale History

Date Book/Page Sale Deed Grantor Price Code

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown Current Year Exemption Value Breakdown

Building and SFYI: \$0

Land: \$6,277,900

Just/Market: \$6,277,900

Ag Credit: \$0

Save Our Homes or 10% Cap:

Assessed: \$5,986,310

Assessed: Exemption(s):

Taxable: \$5,986,310

Current Year Special Assessment Breakdown

Start Year AssessCode Units Description Amount 2018 0068 0 \$0.00 PSL Stormwater in Verano Start Year AssessCode Units Description Amount 2018 0 0083 Verano Center CDD \$0.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024 2023	\$6,277,900 \$5,442,100	\$5,986,310 \$5,442,100	\$0 \$0	\$5,986,310 \$5,442,100
2022	\$6,195,879	\$41,177	\$0	\$41,177
2021	\$19,988,523	\$996,543	\$0	\$996,543

Permits

Number Issue Date Description Amount Fee

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Port Saint Lucie

Property Identification

Site Address: RANGE LINE RDUse Type: 9900Sec/Town/Range: 28/36S/39EAccount #: 195983Parcel ID: 3329-331-0001-000-3Map ID: 33/28SJurisdiction: Port Saint LucieZoning: Planned Un

Ownership

Astor Creek Development LLC 105 NE 1st ST Delray Beach, FL 33444-3807

Legal Description

29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT, TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, THSLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, THSLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT, TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 432.85 F1, 111 NU1 36 46 W 2626.10 F1 TO SELY R/W OF FEC RR, TH N 44 4601 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12 AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)

Current Values

 Just/Market Value:
 \$17,736,000

 Assessed Value:
 \$17,736,000

 Exemptions:
 \$0

 Taxable Value:
 \$17,736,000

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office Download TRIM for this parcel: Download PDF 2



Total Areas

Finished/Under Air (SF): 0

Gross Sketched Area (SF): 0

Land Size (acres): 660.04

Land Size (SF): 28,751,429

Building Design Wind Speed

Occupancy Category	I	II	III	
Speed	140	150	160	
Sources/links				

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 24, 2022	4910 / 0619	0111	C- Deed	Astor Creek Development LLC	\$100
Jun 2, 2022	4838 / 2206	0330	SPWD	Verano Development LLC	\$100

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

\$0

\$0

Current Year Exemption Value Breakdown

Building and SFYI:

Land: \$17,736,000 Just/Market: \$17,736,000 Ag Credit: \$0

Save Our Homes or

10% Cap: Assessed:

\$17,736,000

Exemption(s): \$0

Taxable: \$17,736,000

Current Year Special Assessment Breakdown

Start Year AssessCode Units Description Amount 2018 0083 0 Verano Center CDD \$0.00

Start Year AssessCode Units Description Amount 2018 0068 831.73 PSL Stormwater in Verano \$152,206.59

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office 2.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$17,736,000	\$17,736,000	\$0	\$17,736,000
2023	\$17,229,000	\$17,229,000	\$0	\$17,229,000
2022	\$25,975,481	\$3,693,363	\$0	\$3,693,363

Permits

Number Issue Date Description Amount Fee

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

1/6/25, 9:35 AM TaxSys

View

\$0.00

28/29/31/32/33 36 39 AND 4/5/6 37 39

Administration Rolls Real Estate Tangible Central Cashiering

Bills Certificates Special Assessments Reports Administration Accounts

Account History 3328-322-0001-000/2 Status Roll Due 2024 Acct: Paid-in-full View 2023 Acct: Paid-in-full Acct: Paid-in-full 2022 View 2021 Acct: Paid-in-full View 2020 Acct: Paid-in-full View 2019 Acct: Paid-in-full View

View a different due date

2018

Account Information

Tax Year: 2023

Account Number: 3328-322-0001-000/2

« Prev Next » 0041 -

Millage Code: Verano Development LLC Certified Roll Owner(s):

105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »

Situs Address: 0 Range Line RD. Port Saint Lucie

Links: Property Appraiser, Public Site Market Value 5,442,100 Class Value:

5,442,100 Just Value: School Assessed Value: 5.442.100 Assessed Value: 5,442,100

\$122,999.63 Non-ad Valorem: \$0.00 **Total Tax:** \$122,999.63

Port S. ② 📋 🕩

Location Details

Acct: Paid-in-full

Total Due:

Book-Page-Item: **Property Class:** 39E Range: Township: 365 28 Section Neighborhood: Value Code: 00 Use Code 9900 Total Acres: 94.91

Legal Description:

THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF RR, TH S 43 08 38 E ALG SWLY LL 660.44 FT TO POB: TH CONT S 43 08 38 E 8771.30 FT, TH S 46 51 22 W 22 FT TO CURVE CONC S, R OF 200 FT, TH WLY ALG ARC 314.16 FT, TH S 46 51 23 W 1036.73 FT TO CURVE CONC NE, R OF 849 FT, TH SWLY ALG ARC 143.55 FT, TH S 56 32 39 E 180.21 FT TO CURVE CONC SE, R OF 1151 FT. TH SWLY ALG ARC 171.33 FT TO CURVE CONC NW, R OF 1349 FT, TH SWLY ALG ARC 76.69 FT. TH S 51 16 22 W 1058.68 FT, TH S 38 43 38 E 317 FT, TH S 51 16 22 W 150.72 FT, TH CONT S 51 16 22 W 36.87 FT, TH S 45 15 13 W 400 FT, TH S 38 44 44 W 1074.70 FT, TH S 74 00 26 W 3831.01 FT TO CURVE CONC N, R OF 22,198 FT, TH SWLY AND WLY 6405.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF SR 609, TH N 00 01 15 E ALG R/W LI 1975.87 FT, TH N 44 46 01 E 7027.80 FT. TH S 04 13 00 E 66.11 FT. TH N 44 46 12 E 1795.70 FT, TH S 89 40 25 W 35 41 FT TH N 44 46 02 F 4748 92 FT TO POB- LESS THAT PART IN SECS 6/6 37 39 MPDAF: BEG INT OF E LI FPL ESMT AS REC IN OR 767-2676 AND N LI OF PARCEL AS IN OR 2186-0548 RUN N 14 45 25 W 789.36 FT.TH N 01 58 48W 235.96 FT.TH N 74 05 51 E 1124.39 FT,TH S 15 54 09 E 1181.91 FT TO N LI OF PARCEL AS IN OR 2186-548; SAID POINT BEING ON A CURVE CONCAVE TO TH NW,R OF 22,918 FT,TH SWLY ALG SAID N LI ALG ARC,CA OF 03 01 14 1208.23 FT TO POB AND LESS THAT PART ASSESSED INTO VERANO SOUTH PLID 1 POD A PLAT NO. 1 (PB 77-27) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 2 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 POD A PLAT NO. 3 (PB 80-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 5 (PB 85-10) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD A PLAT NO. 6 (PB 87-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD D PLAT NO. 1 (PB 87-14) AND LESS THAT PART ASSESSED INTO VERANO SOUTH POD E PLAT NO. 1 (PB 91-9) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD G - PLAT NO. 1 (PB 92-11) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 + POD D - PLAT NO. 3 (PB 92-31) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 2 (PB 95-17) AND LESS AS IN OR 4558-1957 AND LESS AS IN OR 4579-2982 AND LESS THAT PART ASSESSED INTO VERANO SOUTH -POD G - PLAT NO. 3 (PB 101-25) AND LESS THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 5 (PB 101 -34) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD I - POD D - PLAT NO. 4 (PB 102-1) AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1-POD E - PLAT NO. 2 (PB 103-13) AND LESS

Ad Valorem Details

	anor on a count						
Code	District	Millage	Assessed	Exempt	Taxable	Tax	
CP05	County Parks MSTU	0.0000	5,442,100	0	5,442,100	\$0.00	
CT06	Co Public Transit MSTU	0.2500	5,442,100	0	5,442,100	\$1,360.53	
EE19	Erosion District E	0.1000	5,442,100	0	5,442,100	\$544.21	
FF02	Law Enf,Jail,Judicial Sys	2.7294	5,442,100	0	5,442,100	\$14,853.67	
GF01	Co General Revenue Fund	4.2722	5,442,100	0	5,442,100	\$23,249.74	
CS64	Childrens Service Council	0.3790	5,442,100	0	5,442,100	\$2,062.56	
FD21	St Lucie Co Fire District	3.0000	5,442,100	0	5,442,100	\$16,326.30	
FI40	FL Inland Navigation Dist	0.0288	5,442,100	0	5,442,100	\$156.73	
PS25	City of Port St Lucie	4.7057	5,442,100	0	5,442,100	\$25,608.89	
PS26	City of PSL Voted Debt	0.4943	5,442,100	0	5,442,100	\$2,690.03	
SD09	School Discretionary	0.7480	5,442,100	0	5,442,100	\$4,070.69	
SN39	School Capital Improvemnt	1.5000	5,442,100	0	5,442,100	\$8,163.15	
SR08	School Req Local Effort	3.1640	5,442,100	0	5,442,100	\$17,218.80	
SR09	School Voter Referendum	1.0000	5,442,100	0	5,442,100	\$5,442.10	
	S FL Wtr Mgmt District	0.2301	5,442,100	0	5,442,100	\$1,252.23	
Total:		22.6015				\$122,999.63	

Non-ad Valorem Details

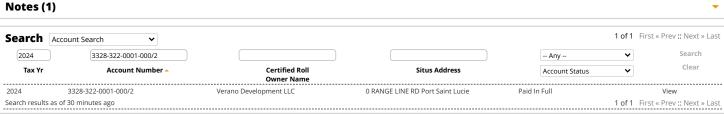
Receives Discount Units Tax Code District PS68 PSI 0.000 \$0.00 Stormwater Verano VCCD Verano #5 Yes 0.000 \$0.00 Total: \$0.00

THAT PART ASSESSED INTO VERANO SOUTH - POD G - PLAT NO. 6 (PB 104-12) 1/6/25, 9:35 AM TaxSys

Location Details

AND LESS AS IN OR 4838-2206 AND LESS THAT PART ASSESSED INTO VERANO SOUTH PUD 1 - POD D - PLAT NO. 5 (PB 112-19)- (94.908 AC – 4,134,192 SF) (OR 4045-2079)

Last Updated: 10/04/2023 03:03PM Last Updated By: Mary Brown





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Current Version: December 2024

1/6/25, 9:35 AM TaxSys

Administration Rolls Real Estate Tangible Central Cashiering

Accounts Certificates Special Assessments Administration

Account History 3329-331-0001-000/3

Account history 3329-331-0001-000/.					
Roll	Status	Due			
2024	Acct: Paid-in-full		View		
2023	Acct: Paid-in-full		View		
2022	Acct: Paid-in-full	İ	View		
	Total Due:	\$0.00			
View a different due date					

Account Information

Roll Year: 2023 Tax Year: 2023 Account Number

3329-331-0001-000/3 « Prev Next » Millage Code: 0041 -

Certified Astor Creek Development LLC 105 NE 1st ST Roll Owner(s): Delray Beach, FL 33444-3807 « Prev Next »

Situs Address: 0 Range Line RD, Port Saint Lucie

Links: Property Appraiser, Public Site

Flags: Corrected

Market Value: 17,229,000 Class Value: Just Value: 17,229,000 17,229,000 School Assessed Value: 17,229,000 Assessed Value: Ad Valorem:

\$389,401.25 \$148.047.94 Non-ad Valorem: Total Tax: \$537,449.19

Port S. ② 🗎 🕩

Location Details

Book-Page-Item: 4910-0619 Property Class: 39E Range Township: 365 Section: 28 Neighborhood: TR20 Value Code: 00 Use Code: 9900 Total Acres: 738.41

Legal Description:

29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT. TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, THSLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, THSLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT. TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT TH WLY ALG ARC 3788 39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT THINLY ALG ARC 983 39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR, TH N 44 4601 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12 AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)

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Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	17,229,000	0	17,229,000	\$0.00
CT06	Co Public Transit MSTU	0.2500	17,229,000	0	17,229,000	\$4,307.25
EE19	Erosion District E	0.1000	17,229,000	0	17,229,000	\$1,722.90
FF02	Law Enf, Jail, Judicial Sys	2.7294	17,229,000	0	17,229,000	\$47,024.83
GF01	Co General Revenue Fund	4.2722	17,229,000	0	17,229,000	\$73,605.73
CS64	Childrens Service Council	0.3790	17,229,000	0	17,229,000	\$6,529.79
FD21	St Lucie Co Fire District	3.0000	17,229,000	0	17,229,000	\$51,687.00
FI40	FL Inland Navigation Dist	0.0288	17,229,000	0	17,229,000	\$496.20
PS25	City of Port St Lucie	4.7057	17,229,000	0	17,229,000	\$81,074.51
PS26	City of PSL Voted Debt	0.4943	17,229,000	0	17,229,000	\$8,516.29
SD09	School Discretionary	0.7480	17,229,000	0	17,229,000	\$12,887.29
SN39	School Capital Improvemnt	1.5000	17,229,000	0	17,229,000	\$25,843.50
SR08	School Req Local Effort	3.1640	17,229,000	0	17,229,000	\$54,512.56
SR09	School Voter Referendum	1.0000	17,229,000	0	17,229,000	\$17,229.00
	S FL Wtr Mgmt District	0.2301	17,229,000	0	17,229,000	\$3,964.40
Total:		22.6015				\$389,401.25

Non-ad Valorem Details Code District Receives Discount Units Tax PS68 PSI 831.730 \$148,047.94 Verano

0.000

\$0.00

\$148,047.94

VCCD Verano #5

Total:

Notes (4)

Last Updated:

Last Updated By:





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03/11/2024 07:59AM

Wendy Browning