

VERANO SOUTH POD G - PLAT NO. 2 - POD NO. 2 - REPLAT NO. 1

BEING A REPLAT OF ALL OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 1 THROUGH 19, INCLUSIVE OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

CENTRAL PARK ST. LUCIE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENTS (C.U.E.), DRAINAGE EASEMENTS (D.E.), ACCESS EASEMENTS (A.E.), LAKE MAINTENANCE EASEMENT (L.M.E.), TRACT "R-1" (PUBLIC STREET RIGHTS-OF-WAY), WATER MANAGEMENT TRACT 11 (WMT 11) AND COMMON AREA TRACTS "CA 1" THROUGH "CA 7" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2023.

CENTRAL PARK ST. LUCIE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS
BY: _____
(PRINT NAME OF WITNESS)

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 CENTRAL PARK ST. LUCIE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS (AS DEFINED IN THE ABOVE DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT.

- ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, LAKE 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, INGRESS, EGRESS, AND SURFACE WATER MANAGEMENT.
- DISTRICT # 5 ACCEPTS THE DEDICATION OF TRACTS "R-1," TRACTS "CA 1" THROUGH "CA 6", INCLUSIVE, AND TRACT WMT-11, AS SHOWN HEREON.
- 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 (CONTINUED)

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: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

- (A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS VERANO SOUTH POD G - PLAT NO. 2 - POD 2 - REPLAT NO. 1 IS IN THE NAME OF DK CENTRAL PARK, LLC.
- (B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD.
- (C.) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 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: _____

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

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF VERANO SOUTH POD G - PLAT NO. 2 - POD NO. 2 - REPLAT NO. 1 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2023.

CITY COUNCIL ATTEST:
CITY 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.

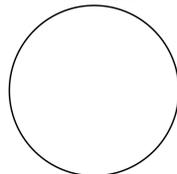
CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

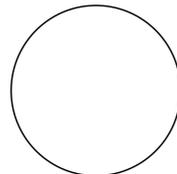
I, MICHELLE R. MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE(S)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

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

CITY OF
PORT ST. LUCIE



CLERK OF
THE COURT

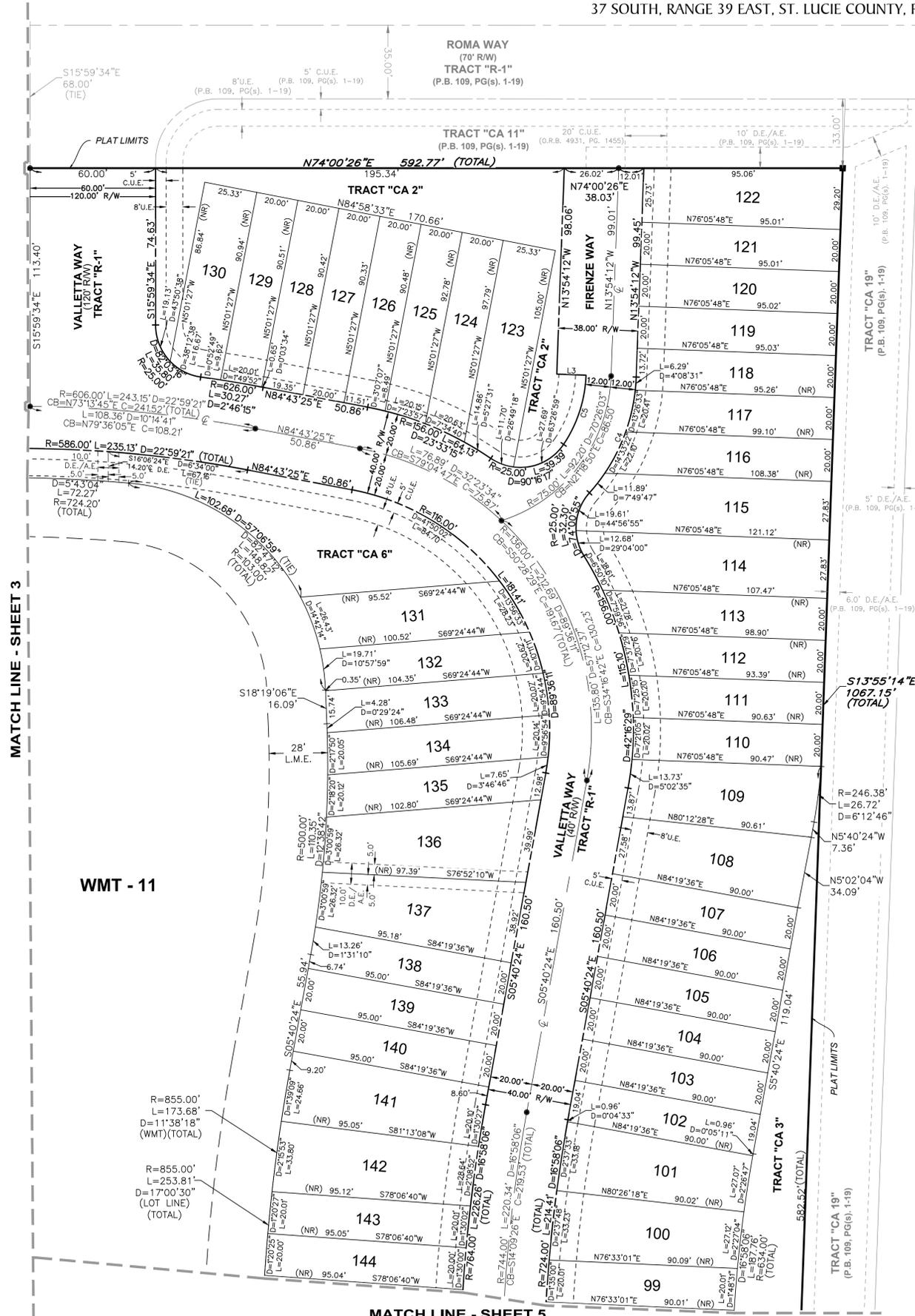
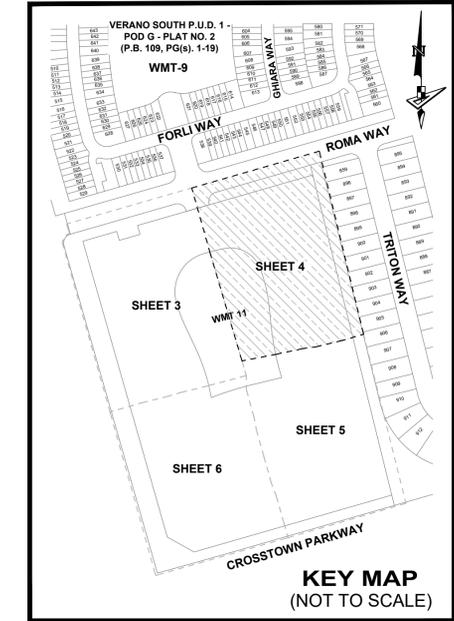


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PLAT BOOK
PAGE
FILE NO.
DATE
TIME

0 30 60
SCALE: 1" = 30'



RIGHT-OF-WAY LINES

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	S 76°05'48" W	14.00'

RIGHT-OF-WAY CURVES

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
C4	87.00'	39°58'14"	60.69'
C5	63.00'	31°54'36"	35.09'

LOT ACREAGE TABLE (ACRES)

LOT #	ACREAGE	LOT #	ACREAGE
99	0.041	132	0.047
100	0.062	133	0.049
101	0.062	134	0.049
102	0.041	135	0.048
103	0.041	136	0.075
104	0.041	137	0.072
105	0.041	138	0.044
106	0.041	139	0.044
107	0.041	140	0.044
108	0.064	141	0.068
109	0.064	142	0.068
110	0.041	143	0.044
111	0.042	144	0.044
112	0.044		
113	0.047		
114	0.074		
115	0.075		
116	0.047		
117	0.044		
118	0.044		
119	0.044		
120	0.044		
121	0.044		
122	0.060		
123	0.059		
124	0.044		
125	0.042		
126	0.041		
127	0.041		
128	0.042		
129	0.042		
130	0.053		
131	0.057		

LEGEND

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



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

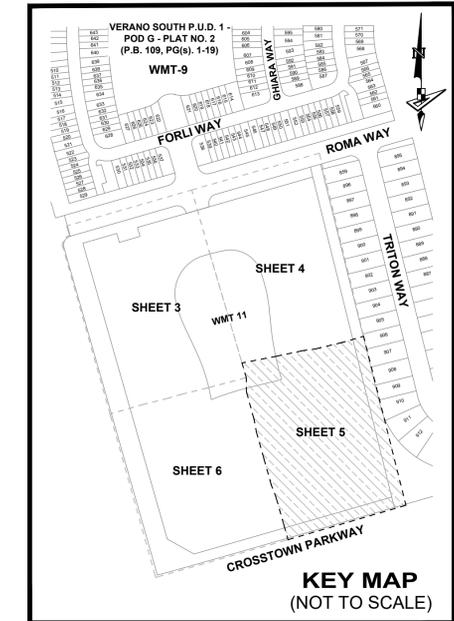
DRAWN BY: WALTERSON/PLATTING/VERANO_SOUTH_POD_G_PLAT_2_POD_2_REPLAT_NO_1_PLAT_BOOK_109_PGS_1-19_PLOTTED BY: DENNIS SCHOLZ ON: 11/02/2023 8:38 AM LAST SAVED BY: GREGORY ON: 11/02/2023 8:38 AM

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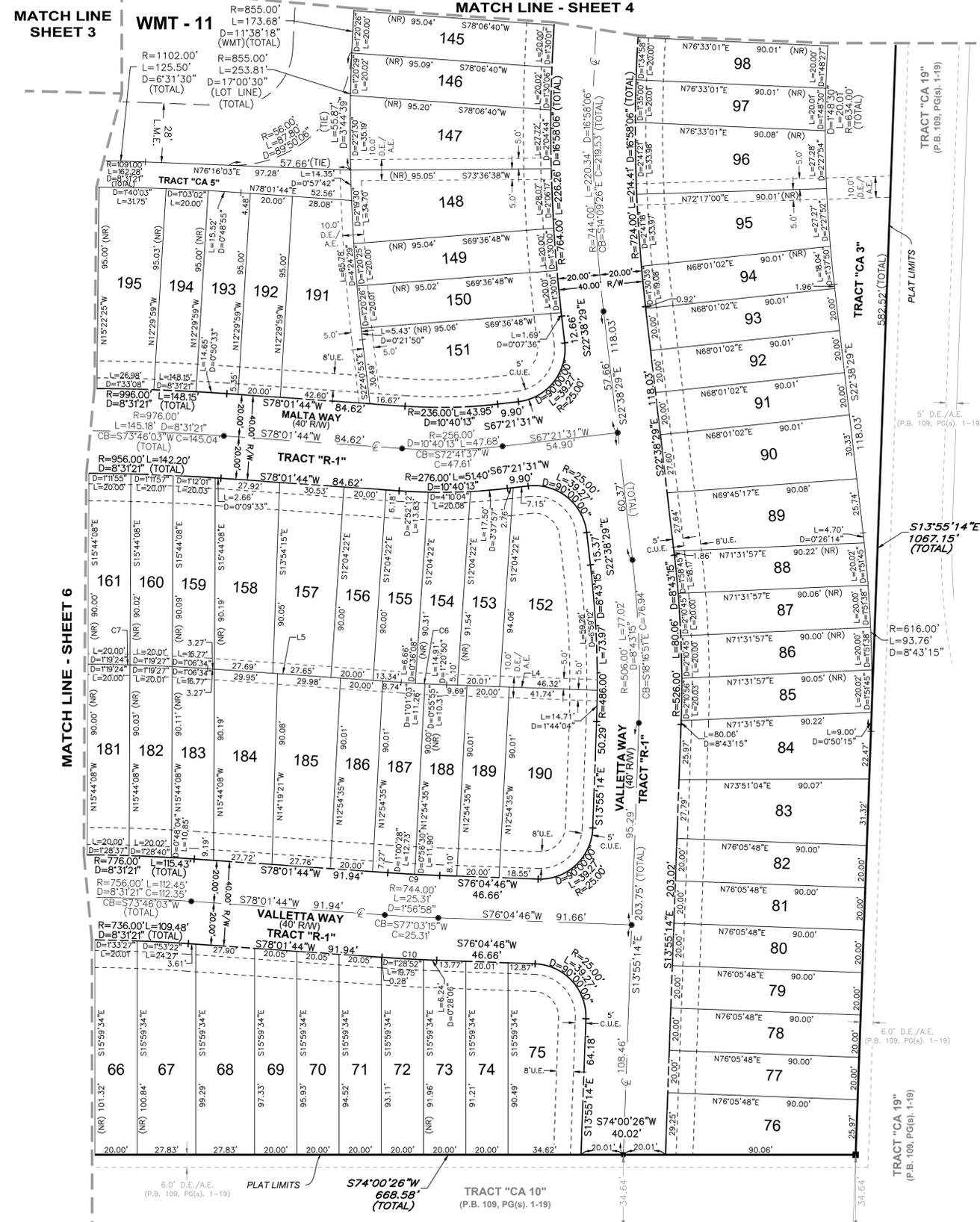


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LOT LINES

LINE DATA TABLE

NO.	BEARING	LENGTH
L4	S 76°04'46" W	71.43'
L5	S 78°01'44" W	91.94'

LOT CURVES (TOTAL)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C6	634.00'	1°56'58"	21.57'
C7	866.00'	8°31'21"	128.82'

RIGHT OF WAY CURVES

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C9	724.00'	1°56'58"	24.63'
C10	764.00'	1°56'58"	25.99'

LOT ACREAGE TABLE (ACRES)

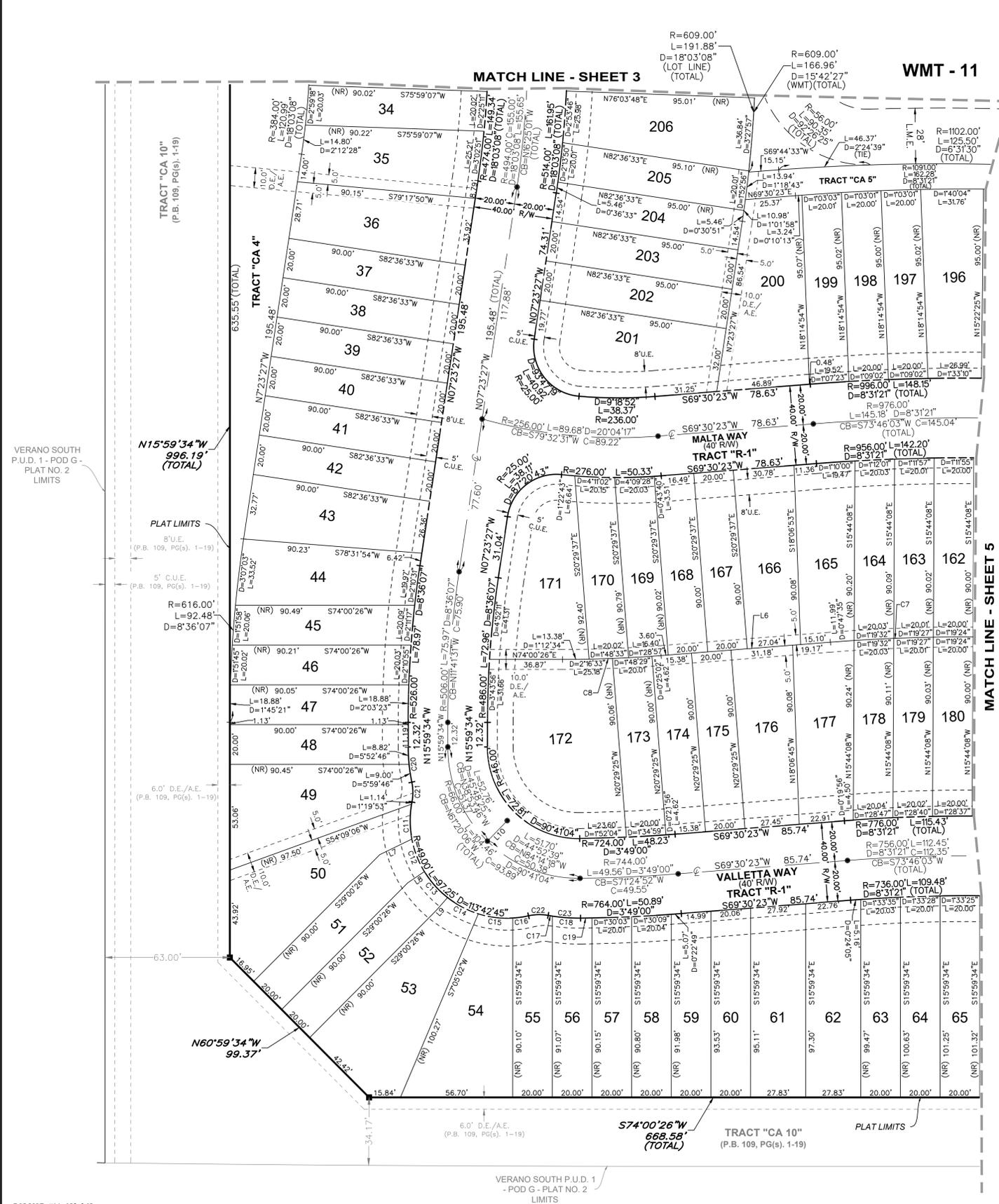
LOT #	ACREAGE	LOT #	ACREAGE	LOT #	ACREAGE
66	0.046	145	0.044	181	0.041
67	0.064	146	0.044	182	0.041
68	0.063	147	0.069	183	0.041
69	0.044	148	0.068	184	0.060
70	0.044	149	0.044	185	0.060
71	0.043	150	0.044	186	0.041
72	0.042	151	0.083	187	0.041
73	0.042	152	0.086	188	0.041
74	0.042	153	0.043	189	0.041
75	0.072	154	0.042	190	0.085
76	0.057	155	0.041	191	0.076
77	0.041	156	0.041	192	0.044
78	0.041	157	0.060	193	0.044
79	0.041	158	0.060	194	0.044
80	0.041	159	0.041	195	0.064
81	0.041	160	0.041		
82	0.041	161	0.041		
83	0.061				
84	0.061				
85	0.041				
86	0.041				
87	0.041				
88	0.041				
89	0.060				
90	0.060				
91	0.041				
92	0.041				
93	0.041				
94	0.041				
95	0.063				
96	0.063				
97	0.041				
98	0.041				

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0 30 60
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LOT LINES

LINE DATA TABLE

NO.	BEARING	LENGTH
L6	S 69°30'23" W	85.74'
L7	S 48°12'46" W	18.06'
L8	S 40°09'57" W	10.17'
L9	S 25°34'26" W	9.01'

LOT CURVES (TOTAL)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C7	866.00'	8°31'21"	128.82'
C8	634.00'	4°30'03"	49.80'

LOT CURVES

CURVE DATA TABLE

NO.	DELTA	ARC
C11	20°35'49"	17.61'
C12	20°35'49"	17.61'
C13	20°35'49"	17.61'
C14	20°35'49"	17.61'
C15	20°36'15"	17.62'
C16	9°23'21"	8.03'
C17	1°26'03"	2.15'
C18	9°30'43"	14.28'
C19	0°26'00"	5.78'

RIGHT OF WAY CURVES

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC
C20	86.00'	11°52'32"	17.82'
C21	25.00'	22°55'29"	10.00'
C22	25.00'	22°55'29"	10.00'
C23	86.00'	10°56'46"	16.43'

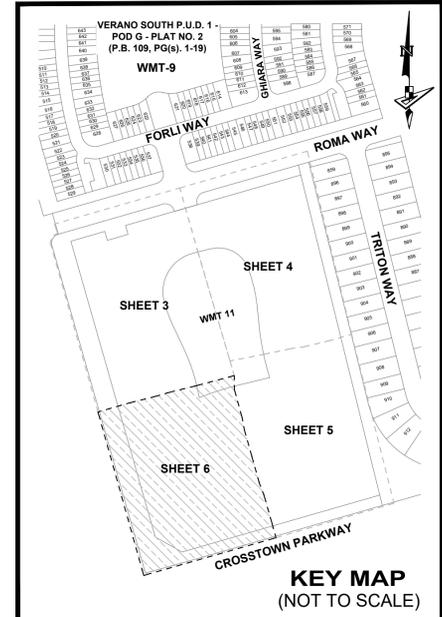
CENTERLINE RIGHT-OF-WAY LINES

LINE DATA TABLE

NO.	BEARING	LENGTH
L10	N 28°12'01" E	14.36'

LOT ACREAGE TABLE (ACRES)

LOT #	ACREAGE	LOT #	ACREAGE	LOT #	ACREAGE
34	0.041	162	0.041	196	0.064
35	0.065	163	0.041	197	0.044
36	0.065	164	0.041	198	0.044
37	0.041	165	0.060	199	0.044
38	0.041	166	0.060	200	0.082
39	0.041	167	0.041	201	0.086
40	0.041	168	0.041	202	0.044
41	0.041	169	0.041	203	0.044
42	0.041	170	0.042	204	0.044
43	0.061	171	0.085	205	0.044
44	0.062	172	0.127	206	0.069
45	0.041	173	0.041		
46	0.041	174	0.041		
47	0.041	175	0.041		
48	0.041	176	0.061		
49	0.077	177	0.060		
50	0.079	178	0.041		
51	0.047	179	0.041		
52	0.045	180	0.041		
53	0.086				
54	0.078				
55	0.042				
56	0.041				
57	0.042				
58	0.042				
59	0.043				
60	0.043				
61	0.061				
62	0.063				
63	0.046				
64	0.046				
65	0.047				



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