PLAT BOOK
PAGE

BEING A REPLAT OF PARCEL 4, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 4, VERANDA PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 29 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 75.651 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANDA OAKS, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE PRIVATE RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROADS RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE PROPERTY OWNERS WITHIN THE VERANDA OAKS SUBDIVISION ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE ("CITY"); IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE STREETS AND ROADS IS ALSO DEDICATED IN FAVOR OF THE CITY, 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, AND ACCESS FOR THE CITY SERVICE AND EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

2) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, AT&T AND ALL OTHER PUBLIC UTILITIES, FOR UTILITY PURPOSÉS, AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT AREA. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

3) THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT"), ITS SUCCESSORS AND ASSIGNS, AS CDD DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES. AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.

4) THE LANDSCAPE EASEMENTS (LE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., ITS SÚCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

5) THE RECREATIONAL AREA (RA—1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC, ITS SÚCCESSORS AND ASSIGNS. FOR RECREATION PURPOSES. AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

6) THE OPEN SPACE TRACT (OST-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT—1 AND WMT—2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DÍSTRICT II, ITS SUCCESSORS AND ASSÌGNS, FOR WATER MÂNAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.

8) THE LIFT STATION EASEMENT (LSE-1), AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS SUCH 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 SUCH EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION OR THE DISTRICT, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS IN SUCH EASEMENT AREA WHICH DO NOT CONSTITUTE CITY FACILITIES THAT MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE 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 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF UTILITIES AND FACILITIES OF THE CITY.

9) THE EXCLUSIVE UTILITY EASEMENTS (EUE) ARE HEREBY DEDICATED IN FAVOR OF THE CITY, 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 SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREAS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

10) THE EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY ACCESS PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. SAID EMERGENCY ACCESS EASEMENT IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS FOR EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA.

11) THE ACCESS EASEMENT (AE-1) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SECONDARY ACCESS PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. SAID ACCESS EASEMENT IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS FOR EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA.

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ______, 2021.

VERANDA	ST. L	LUCIE	LAND	HOLE	INGS,	LLC
A DEL A14/4	- C	MATER	11451	1.171/	AALID.	

A DELAWARE LIMITED LIABILITY COMPANY		
BY:	WITNESS:	
NAME TITLE		SIGNATURE
		PRINTED NAME
		SIGNATURE
<u>ACKNOWLEDGMENT</u>		PRINTED NAME
STATE OF FLORIDA COUNTY OF ST. LUCIE		
I HEDERY CERTIES THAT ON THIS DAY REFORE ME AN OFFICER DI	II Y ALITHODIZED IN T	THE STATE AFORESAID AND IN THE COUNTY AFORESAID

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY ______, ____, ________ OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED ______ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ______ DAY OF ______

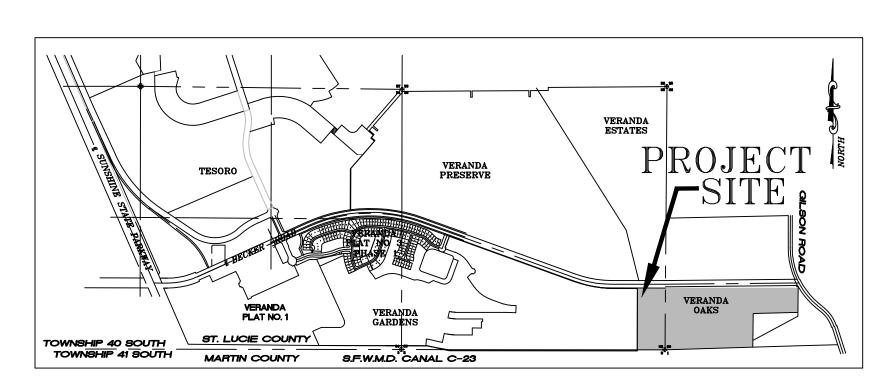
NOTARY PUBLIC, STATE OF FLORIDA

PRINT	NAME:	 	

FILE NAME: 17-185-VERANDA-OAKS-COVER

COMMISSION NO. &

EXPIRATION DATE



LOCATION MAP

NOT TO SCALE

ACCEPTANCE OF DEDICATION

COUNTY OF ST. LUCIE

VERANDA COMMUNITY DEVELOPMENT DISTRICT II, HEREBY:

1) ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II. VERANDA COMMUNITY DEVELOPMENT DISTRICT II HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.

2) CONSENTS TO THE PLATTING	G OF THE LANDS HEREIN.	WITNESS:		
DATED THIS DAY OF _	, 2021.		SIGNATURE	
CHAIRMAN:	SECRETARY:		PRINTED NAME	
			SIGNATURE	

STATE OF FLORIDA COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _____, _____, OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS

2021.		
COMMISSION NO. & EXPIRATION DATE	NOTARY PUBLIC, STATE OF FLORIDA	
PRINT NAME:		

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE

VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. HEREBY:

1) ACCEPTS THE DEDICATIONS OF THE ROAD RIGHTS-OF-WAY, THE OPEN SPACE TRACT, THE RECREATION AREA, THE LANDSCAPE EASEMENTS AND THE EMERGENCY ACCESS EASEMENTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. THE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.

2) CONSENTS TO THE PLATTING OF T	HE LANDS HEREIN.	WITNESS:	
DATED THIS DAY OF	, 2021.	Willess.	SIGNATURE
			PRINTED NAME
PRESIDENT	SECRETARY:		TIMITED NAME
			SIGNATURE

ACKNOWLEDGMENT

COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE _ OF VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED ______

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ______ DAY OF _______,

DMMISSION NO. & (PIRATION DATE	NOTARY PUBLIC, STATE OF FLORIDA	
RINT NAME:		

TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF HILLSBROUGH

__OF FIDELITY NATIONAL TITLE GROUP AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2021:

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE ENTITY EXECUTING THE DEDICATION.

(B) THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN. (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.

(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 THE ______, 2021

COMPANY NAME: FIDELITY NATIONAL TITLE GROUP 2203 NORTH LOIS AVE., STE 450, TAMPA, FLORIDA 33607

CLERK'S RECORDING CERTIFICATE

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 ___

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



APPROVAL OF CITY

STATE OF FLORIDA CITY OF PORT ST. LUCIE

PRINTED NAME

PRINTED NAME

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA OAKS, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON VERANDA PLAT NO. 2) LYING WITHIN THIS REPLAT AND NOT PREVIOUSLY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS THE DEDICATIONS OF THE EASEMENT OVER AND UNDER THE PRIVATE ROAD RIGHTS-OF-WAY AND THE UTILITY EASEMENTS, APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS ______ DAY OF

ATT	EST:	CITY OF PORT ST. LUCIE

KAREN A. PHILLIPS, CITY CLERK GREGORY J. ORAVEC, MAYOR



SURVEYOR'S NOTES

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.

3) 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.

4) 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, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY 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, FLORIDA.

6) CONSERVATION EASEMENT NUMBER 13 (CE-13), RECORDED IN O.R. BOOK 1923, PAGE 161, AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT, REMAINS IN FULL EFFECT AND IS NOT RELEASED AS PART OF THIS PLAT ACTION.

SURVEYOR'S CERTIFICATE

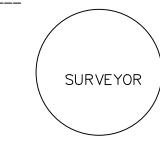
STATE OF FLORIDA

COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS 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 OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF ____ ____, 2021.

THOMAS P. KIERNAN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 6199

> CITY OF PORT ST. LUCIE PROJECT NO.20-128



PREPARED IN THE OFFICE OF: CULPEPPER & TERPENING, INC. 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 CERTIFICATION NO. LB 4286

THOMAS P. KIFRNAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 6199

SHEET 1 OF

PLAT	BOOK
PAGE	

BEING A REPLAT OF PARCEL 4, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, SURVEYOR'S NOTES 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL 3) 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. 4) 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, FLORIDA. 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY 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, FLORIDA. SHEET INDEX 6) CONSERVATION EASEMENT NUMBER 13 (CE-13), RECORDED IN O.R. BOOK 1923, PAGE 161, AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT, REMAINS IN FULL EFFECT AND IS NOT RELEASED AS PART OF THIS PLAT ACTION. NOT TO SCALE BECKER ROAD N89°25'16"E (BEARING BASIS) 125.00' RIGHT-OF-WAY _FND 5/8" IR&C ___PRM LB 4286 __SET 5/8" IR&C PRM LB 4286 TRACT R-1 VERANDA PLAT NO. 2 PLAT BOOK 68, PAGE 29 N89°25'16"E 2639.65' S89°57'38"E 625.56' _FND 4"x4" CM OST-1 $(7.945 \text{ ACRES } \pm)$ (7.945 ACRES ±) 10' SLOPE EASEMENT N89°25'16"E 1672.70' O.R.B. 1026, PAGE 1575 S89°25'16"W 355.36' 52.00' 52.00' 61.00' 52.00' R=195.00' <u></u>Δ=10°42'10" L=36.43' 6240 sq.ft. 4 6240 sq.ft. 4 41 7320 sq.ft. 6240 sq.ft. $\frac{40}{4}$ 6240 sq.ft. $\frac{40}{4}$ 6240 sq.ft. $\frac{40}{4}$ 6240 sq.ft. $\frac{40}{4}$ 6240 sq.ft. 4 7320 sq.ft. 8982 sq.ft. 61.00' 52.00' 10' UE 52.00' 52.00' 10' UE 52.00' 2" \=\frac{10.42.08"}{=\frac{14.01'}{34.36'}} = \frac{10.42.08"}{52.00'} = 52.00' 52.00' STREET 2 (50' PRIVATE RIGHT-OF-WAY) (9.140 ACRES ±) 8982 sq.ft. N89°25'16"E 391.97' N89°25'16"E 418.22' CE-13 O.R.B. 1923, PAGE 161 TRACT A $(17.750 ACRES \pm)$ VERANDA PLAT NO. 8 10' UE 52.00' 52.00' VERANDA GARDENS EAST 95.49' 10' UE 20.00' GRAPHIC SCALE 52.00' PHASE 2 R=75.00' R=25.00' -PLAT BOOK 85, Δ=14°40'29"− --∆=88°54'41" PAGE 27 L=19.21' LEGEND (IN FEET) 1 inch = 50 ft. L=38.79' 7490 sq.ft. 7429 sq.ft. © DENOTES CENTERLINE N89°29'25"W 120.00' 6240 sq.ft. 4 6240 sq.ft.4 No ID DENOTES NO IDENTIFICATION NUMBER RA-1 6240 sq.ft. 🖹 3 6376 sq.ft. N89°29'25"W 120.00' PRM DENOTES PERMANENT REFERENCE MONUMENT $(1.204 ACRES \pm)$ LS DENOTES LIFT STATION 48 6240 sq.ft. 180 6240 sq.ft. DE DENOTES DRAINAGE EASEMENT LB DENOTES LICENSED BUSINESS RA DENOTES RECREATION AREA N89°29'25"W 120.00' 54.27 52.00' UE DENOTES UTILITY EASEMENT S89°25'16"W 121.34' N89°29'25"W 120.00' S89°25'16"W 125.75' P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR 49 6240 sq.ft. CM DENOTES CONCRETE MONUMENT IR&C DENOTES 5/8" IRON ROD & CAP △ DENOTES CENTRAL ANGLE 6240 sq.ft. R DENOTES RADIUS N89°29'25"W 120.00' R=179.70° L DENOTES ARC LENGTH N89°29'25"W 120.00' Δ=104*40'51" C DENOTES CHORD BEARING & DISTANCE O.R.B. DENOTES OFFICIAL RECORDS BOOK 6240 sq.ft. No. DENOTES NUMBER 6240 sq.ft. WMT DENOTES WATER MANAGEMENT TRACT PCP DENOTES PERMANENT CONTROL POINT N89°29'25"W 120.00' O.S.T. DENOTES OPEN SPACE TRACT N89°29'25"W 120.00' PK&D DENOTES PARKER KALON NAIL & DISK LE DENOTES LANDSCAPE EASEMENT 6240 sq.ft. 6240 sq.ft. DENOTES CONSERVATION EASEMENT STRI IVATE (9.140 DENOTES EMERGENCY ACCESS EASEMENT N89°29'25"W 120.00' WMT-1DENOTES PK NAIL & DISK PCP LB 4286 N89°29'25"W 120.00' $(5.683 ACRES \pm)$ EUE DENOTES EXCLUSIVE UTILITY EASEMENT sq.ft. DENOTES SQUARE FEET 6240 sq.ft. 6240 sq.ft. MATCHLINE(SEE SHEET 3) PREPARED IN THE OFFICE OF:

CULPEPPER & TERPENING, INC.

PROFESSIONAL SURVEYOR AND MAPPER

CITY OF PORT ST. LUCIE

PROJECT NO.20-128

FORT PIERCE, FLORIDA 34981 CERTIFICATION NO. LB 4286

2980 SOUTH 25th STREET

FLORIDA CERTIFICATE No. 6199

THOMAS P. KIERNAN

PLAT BOOK _____ VERANDA OAKS BEING A REPLAT OF PARCEL 4, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 29, PUBLIC RECORDS OF ST. LÚCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, MATCHLINE(SEE SHEET 2) 6240 sq.ft. 6240 sq.ft. N89°29'25"W 120.00' 52.00' N89°29'25"W 120.00' 6720 sq.ft. 6240 sq.ft. N89°29'25"W 120.00' 157 ш 156 N89°29'25"W 120.00' 6240 sq.ft. $\frac{1}{4}$ 6240 sq.ft. $\frac{1}{4}$ 6240 sq.ft. $\frac{1}{4}$ 6240 sq.ft. $\frac{1}{4}$ 6240 sq.ft. 6720 sq.ft. N89°29'25"W 120.00' 52.00' 10' UE 52.00' 52.00' WMT-1N89*29'25"W 120.00 52.00' (5.683 ACRES ±) SHEET INDEX 6240 sq.ft. 56 6240 sq.ft. 130.77'(50' PRIVATE RIGHT-OF-WAY) NOT TO SCALE N89°29'25"W 120.00' $(9.140 \text{ ACRES } \pm)$ N89°29'25"W 120.00' CE-13 S89°25'16"W 120.02' 10' UE N89°25'16"E 120.32' 10' UE O.R.B. 1923, PAGE 161 6240 sq.ft. 57 6240 sq.ft. (17.750 ACRES ±) N89°29'25"W 120.00' SURVEYOR'S NOTES 7412 sq.ft. N89°29'25"W 120.00' WMT-17815 sq.ft. (5.683 ACRES ±) 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88'25'16"E, AND ALL OTHER BEARINGS ARE 6240 sq.ft. N89°29'25"W 120.00' N89°29'25"W 120.00' 6240 sq.ft. 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL. N89°29'25"W 120.00' 3) 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. 6240 sq.ft. 6240 sq.ft. N89°29'25"W 120.00' 59 6240 sq.ft. 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE 6240 sq.ft. N89°29'25"W 120.00' N89°29'25"W 120.00' 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER 162 N89°29'25"W 120.00' EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA. 6526 sq.ft. 6585 sq.ft. N89°29'25"W 120.00' 6) CONSERVATION EASEMENT NUMBER 13 (CE-13), RECORDED IN O.R. BOOK 1923, PAGE 161, AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT, REMAINS IN N88°13'36"E 96.80' FULL EFFECT AND IS NOT RELEASED AS PART OF THIS PLAT ACTION. N88°13'36"E 120.10' S88°13'36"W 120.39' 6240 sq.ft. S88°13'36"W 101.39' 52.00' 52.00' 65.78' 6240 sq.ft. 52.00' TRACT A VERANDA PLAT NO. N89°29'25"W 120.00' VERANDA GARDENS LEGEND N89°29'25"W 120.00' EAST PHASE 2 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. 6 PLAT BOOK 85, © DENOTES CENTERLINE 6240 sq.ft. 6240 sq.ft. PAGE 27 6240 sq.ft. 6240 sq.ft. 7 7607 sq.ft. 6240 sq.ft. No ID DENOTES NO IDENTIFICATION NUMBER 7594 sq.ft. 6240 sq.ft. PRM DENOTES PERMANENT REFERENCE MONUMENT N89°29'25"W 120.00' LS DENOTES LIFT STATION R=240.00' N89°29'25"W 120.00' ∆=0°48'36"-DE DENOTES DRAINAGE EASEMENT 7412 sq.ft. · L=3.39' LB DENOTES LICENSED BUSINESS R=25.00'52.00' 10' UE 52.00' 7606 sq.ft. ∕--∆=92**°**17'00" RA DENOTES RECREATION AREA 48.61 R = 75.00'L=40.27' — 65.68' 52.00' 10' UE 52.00' UE DENOTES UTILITY EASEMENT Δ=15°59'52"— 43.21' 52.00' P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR L=20.94' CM DENOTES CONCRETE MONUMENT N88°13'36"E 244.30' IR&C DENOTES 5/8" IRON ROD & CAP N88°13'36"E 378.31' N88°13'36"E 622.61' △ DENOTES CENTRAL ANGLE (50' PRIVATE RIGHT-OF-WAY) (9.140 ACRES ±) R DENOTES RADIUS 63 52.00' _ DENOTES ARC LENGTH 52.00' ____52.00' __ _ _ _ -C DENOTES CHORD BEARING & DISTANCE 8992 sq.ft. 52.00' 10' UE O.R.B. DENOTES OFFICIAL RECORDS BOOK No. DENOTES NUMBER WMT DENOTES WATER MANAGEMENT TRACT R=75.00' PCP DENOTES PERMANENT CONTROL POINT O.S.T. DENOTES OPEN SPACE TRACT L=16.69' 8992 sq.ft. PK&D DENOTES PARKER KALON NAIL & DISK $\frac{1}{2}$ 6240 sq.ft. $\frac{1}{2}$ 6240 sq.ft. $\frac{1}{2}$ 6240 sq.ft. LE DENOTES LANDSCAPE EASEMENT ₹ 6240 sq.ft. \$\frac{1}{2}\$ 6240 sq.ft. | \$\frac{1}{2}\$ 6240 sq.ft. | \$\frac{1}{2}\$ 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. CE DENOTES CONSERVATION EASEMENT 7490 sq.ft. い 6240 sq.ft. EAE DENOTES EMERGENCY ACCESS EASEMENT DENOTES PK NAIL & DISK PCP LB 4286 _FND 4"x4" CM / PRM GCY 52.00' 52.00' 52.00' EUE DENOTES EXCLUSIVE UTILITY EASEMENT R=195.00' 52.00' 52.00' 52.00' 52.00' Δ=12°45'03" sq.ft. DENOTES SQUARE FEET 52.00 __SET 5/8" IR&C PRM LB 4286 52.00' 52.00' OST-1 L=43.40' 32.37' N88°13'36"E 622.61' ST. LUCIE COUNT $(7.945 \text{ ACRES } \pm)$ S88°13'32"W 1643.68' SECTION LINE SECTION LINE MARTIN COUNTY N89°55'44"W 617.58' PLAT OF RIVERS END PLAT BOOK 12, PAGE 13 MARTIN COUNTY, FLORIDA PREPARED IN THE OFFICE OF: CULPEPPER & TERPENING, INC. 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 CERTIFICATION NO. LB 4286 THOMAS P. KIERNAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 6199 CITY OF PORT ST. LUCIE PROJECT NO.20-128

FILE NAME: 17-185-VERANDA-OAKS-SHT-3

SHEET 3 OF 6

PLAT BOOK ____ VERANDA OAKS BEING A REPLAT OF PARCEL 4, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 29, PUBLIC RECORDS OF ST. LÚCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, SURVEYOR'S NOTES 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL. 3) 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. 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY 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, FLORIDA. SHEET INDEX 6) CONSERVATION EASEMENT NUMBER 13 (CE-13), RECORDED IN O.R. BOOK 1923, PAGE 161, AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT, REMAINS IN FULL EFFECT AND IS NOT RELEASED AS PART OF THIS PLAT ACTION. MATCHLINE(SEE SHEET 5) S89°25'16"W 120.00' S89°25'16"W 120.00' 6240 sq.ft. 6240 sq.ft. 140 125 6240 sq.ft. 6240 sq.ft. N89°25'16"E 120.00' S89°25'16"W 120.00' S89°25'16"W 120.00' S89°25'16"W 120.00' 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. N89°25'16"E 120.00' S89°25'16"W 120.00' S89°25'16"W 120.00' S89*25'16"W 120.00' 6240 sq.ft. 6240 sq.ft. 142 6240 sq.ft. 6240 sq.ft. N89°25'16"E 120.00' S89°25'16"W 120.00' S89°25'16"W 120.00' S89°25'16"W 120.00' WMT-2 $(1.915 ACRES \pm)$ WMT-16240 sq.ft. 122 6240 sq.ft. VERANDA PLAT NO. 2 6240 sq.ft. 6240 sq.ft. PLAT BOOK 68, STREET 6 PRIVATE RIGHT— (9.140 ACRES ± WMT-2N89°25'16"E 120.00' PAGE 29 VERANDA PLAT NO. 2 S89°25'16"W 120.00' PLAT BOOK 68, S89°25'16"W 120.00' S89°25'16"W 120.00' PAGE 29 114 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. N89°25'16"E 120.00' N89°22'13"E 104.00' S89°25'16"W 120.00' 52.00' S89°25'16"W 120.00' S89°25'16"W 120.00' 145 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. 6240 sq.ft. N89°25'16"E 120.00' S89°25'16"W 120.00' 118 117 S89°25'16"W 120.00' S89°25'16"W 120.00' 6286 sq.ft. $\frac{1}{2}$ 6245 sq.ft. R=75.00' 6690 sq.ft. $-\Delta = 5^{2}1'08$ " R=195.00' 6240 sq.ft. R=560.00' LOWAGE EASEMENT Δ=5°21'08"− L=7.01'R=25.00'9871 sq.ft. L=25.39'. 6240 sq.ft. –∆=0°05'08" (O.R.B. 3142, L=18.22' S85°13'36"E 120.00' Δ=90'00'00"— L=0.84' PG. 2862) R=35.00'R=560.00' L=39.27' /--Δ=105°54'17" Δ=5°19′42″ __/ _ _ _ _ S89°25'16"W 120.00' 51.16' 25.22' 10' UE 95.00' L=64.69' R=56 L=52.08' LEGEND 35.95 147 N89°25'16"E 171.38' 6240 sq.ft. © DENOTES CENTERLINE 8992 sq.ft. STREET 2 No ID DENOTES NO IDENTIFICATION NUMBER (50' PRIVATE RIGHT-OF-WAY) S89°25'16"W 120.00' $(9.140 \text{ ACRES } \pm)$ PRM DENOTES PERMANENT REFERENCE MONUMENT 52.00' 10' UE 52.00' 17.39' LS DENOTES LIFT STATION R=510.00' $\Delta = 7^{\circ}27^{\circ}13^{\circ}$ L=66.35' DE DENOTES DRAINAGE EASEMENT LB DENOTES LICENSED BUSINESS R=510.00' PARCEL 3 R=75.00' _Δ=0°17′14" RA DENOTES RECREATION AREA ¬ Δ=21°06'48"— VERANDA PLAT NO. 2 R=240.00' Δ=4°47'01" L=2.56'UE DENOTES UTILITY EASEMENT L=27.64' PLAT BOOK 68, 8992 sq.ft. P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR CM DENOTES CONCRETE MONUMENT L=20.04' PAGE 29 IR&C DENOTES 5/8" IRON ROD & CAP △ DENOTES CENTRAL ANGLE 8056 sq.ft. 6270 sq.ft. 6240 sq.ft. | \$\frac{1}{27} 6240 sq.ft. \$\frac{1}{27} | 7025 sq.ft 7025 sq.ft. R DENOTES RADIUS 82 L DENOTES ARC LENGTH R=390.00' 7025 sq.ft. −Δ=0°17'14" $\Delta = 21^{\circ}06'48''$ C DENOTES CHORD BEARING & DISTANCE R=390.00' L=1.95' O.R.B. DENOTES OFFICIAL RECORDS BOOK R=510.00 2 Δ=2°24'07" 7025 sq.ft. No. DENOTES NUMBER N89°25'16"E 171.38' WMT DENOTES WATER MANAGEMENT TRACT L=21.38' 80 6529 sq.ft. - Λ=61447 - Λ=61447 PCP DENOTES PERMANENT CONTROL POINT O.S.T. DENOTES OPEN SPACE TRACT R=390.00' PK&D DENOTES PARKER KALON NAIL & DISK Δ=2*24'07" OST-1 LE DENOTES LANDSCAPE EASEMENT L=16.35 (7.945 ACRES ±) DENOTES CONSERVATION EASEMENT 7053 sq.ft. DENOTES EMERGENCY ACCESS EASEMENT DENOTES PK NAIL & DISK PCP LB 4286 7053 sq.ft. 6767 sq.ft. DENOTES EXCLUSIVE UTILITY EASEMENT <u>|</u>SET 5/8" IR&C SECTION LINE sq.ft. DENOTES SQUARE FEET TPRM LB 4286 __FND 5/8"IR&C __PRM LB 4286 R=410.00∆=6°14'47 243.67 ST. LUCIE COUNTY MARTIN COUNTY S88°13'32"W 1643.68' (BEARING BASIS) PREPARED IN THE OFFICE OF: CULPEPPER & TERPENING, INC. PLAT OF RIVERS END PLAT BOOK 12, PAGE 13 2980 SOUTH 25th STREET MARTIN COUNTY, FLORIDA FORT PIERCE, FLORIDA 34981 CERTIFICATION NO. LB 4286

FILE NAME: 17-185-VERANDA-OAKS-SHT-4

CITY OF PORT ST. LUCIE PROJECT NO.20-128

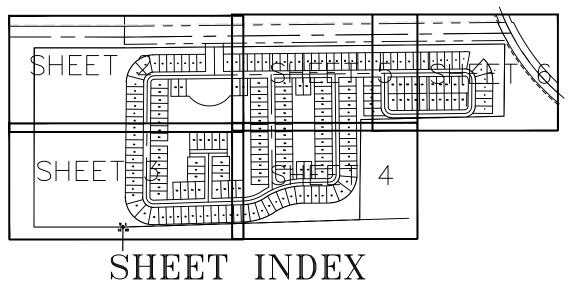
SHEET 4 OF 6

THOMAS P. KIERNAN

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE No. 6199

BEING A REPLAT OF PARCEL 4, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,



NOT TO SCALE

FILE NAME: 17-185-VERANDA-OAKS-SHT-5

SURVEYOR'S NOTES

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.

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6) CONSERVATION EASEMENT NUMBER 13 (CE-13), RECORDED IN O.R. BOOK 1923, PAGE 161, AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT, REMAINS IN FULL EFFECT AND IS NOT RELEASED AS PART OF THIS PLAT ACTION.

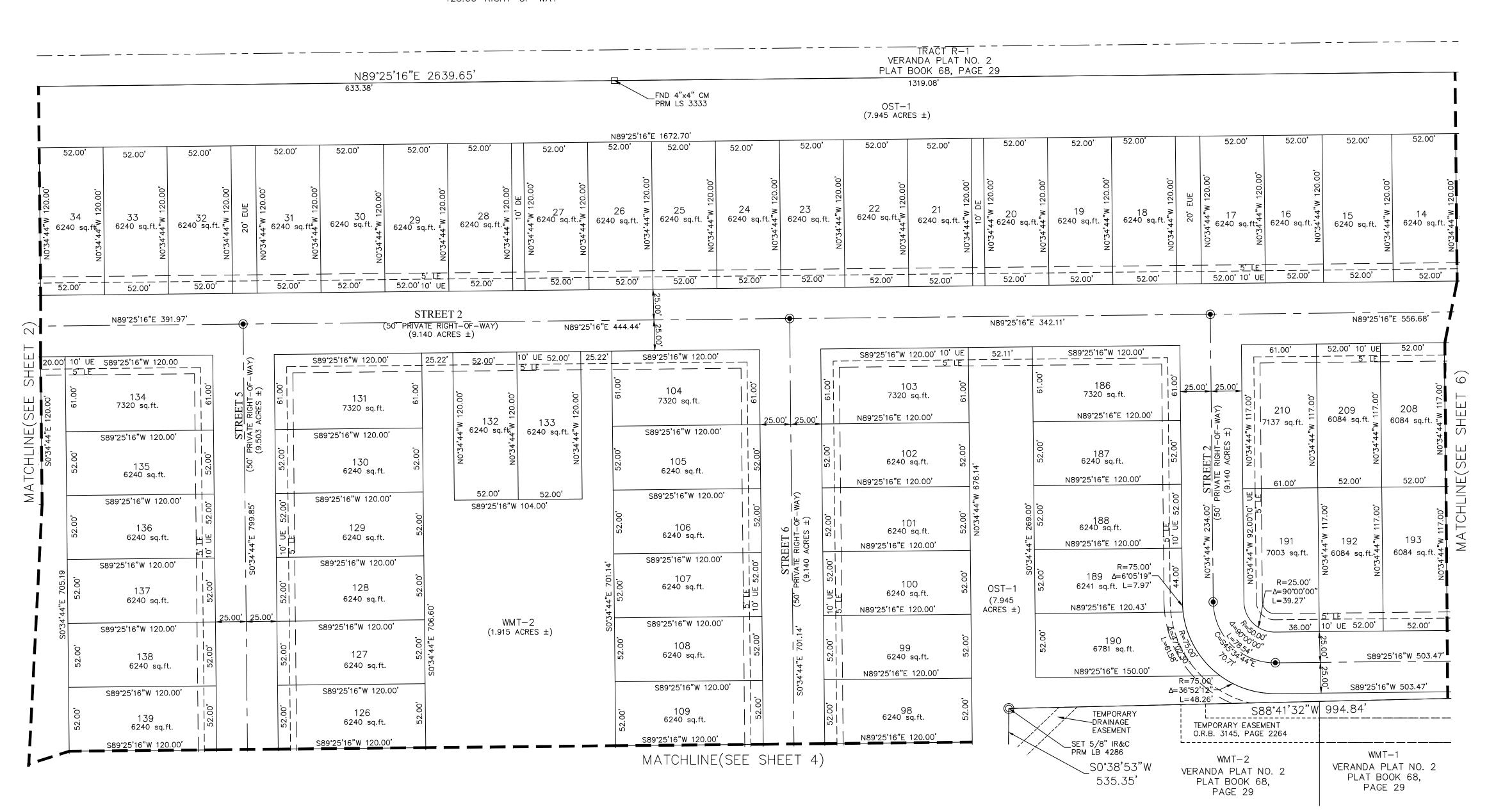
GRAPHIC SCALE
50 0 25 50

(IN FEET)
1 inch = 50 ft.

PLAT BOOK ____

BECKER ROAD

125.00' RIGHT-OF-WAY



CITY OF PORT ST. LUCIE PROJECT NO.20-128

LEGEND

♠ DENOTES CENTERLINE
No ID DENOTES NO IDENTIFICATION NUMBER
PRM DENOTES PERMANENT REFERENCE MONUMENT

LS DENOTES LIFT STATION
DE DENOTES DRAINAGE EASEMENT
LB DENOTES LICENSED BUSINESS

RA DENOTES RECREATION AREA
UE DENOTES UTILITY EASEMENT
P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
CM DENOTES CONCRETE MONUMENT

IR&C DENOTES 5/8" IRON ROD & CAP

△ DENOTES CENTRAL ANGLE

R DENOTES RADIUS

L DENOTES ARC LENGTH
C DENOTES CHORD BEARING & DISTANCE
O.R.B. DENOTES OFFICIAL RECORDS BOOK
No. DENOTES NUMBER

WMT DENOTES WATER MANAGEMENT TRACT
PCP DENOTES PERMANENT CONTROL POINT
O.S.T. DENOTES OPEN SPACE TRACT

PK&D DENOTES PARKER KALON NAIL & DISK
LE DENOTES LANDSCAPE EASEMENT
CE DENOTES CONSERVATION EASEMENT

EAE DENOTES EMERGENCY ACCESS EASEMENT

DENOTES PK NAIL & DISK PCP LB 4286

EUE DENOTES EXCLUSIVE UTILITY EASEMENT

sq.ft. DENOTES SQUARE FEET

sq.ft. DENOTES SQUARE FEE

PREPARED IN THE OFFICE OF:

CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET

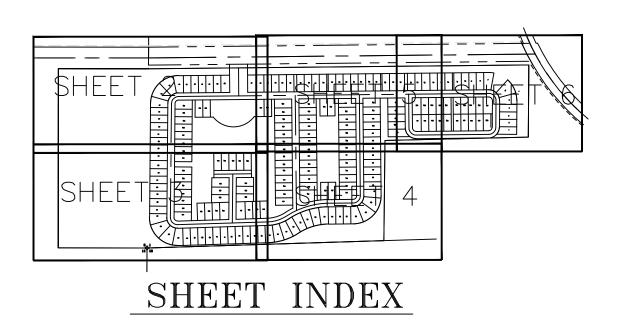
FORT PIERCE, FLORIDA 34981

CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 6199

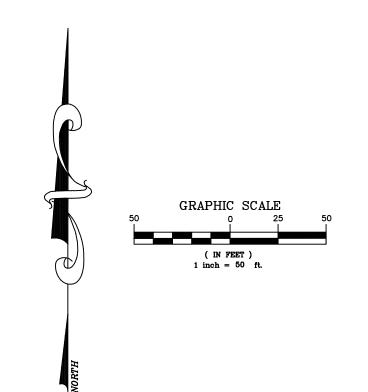
PLAT BOOK _____ PAGE ____

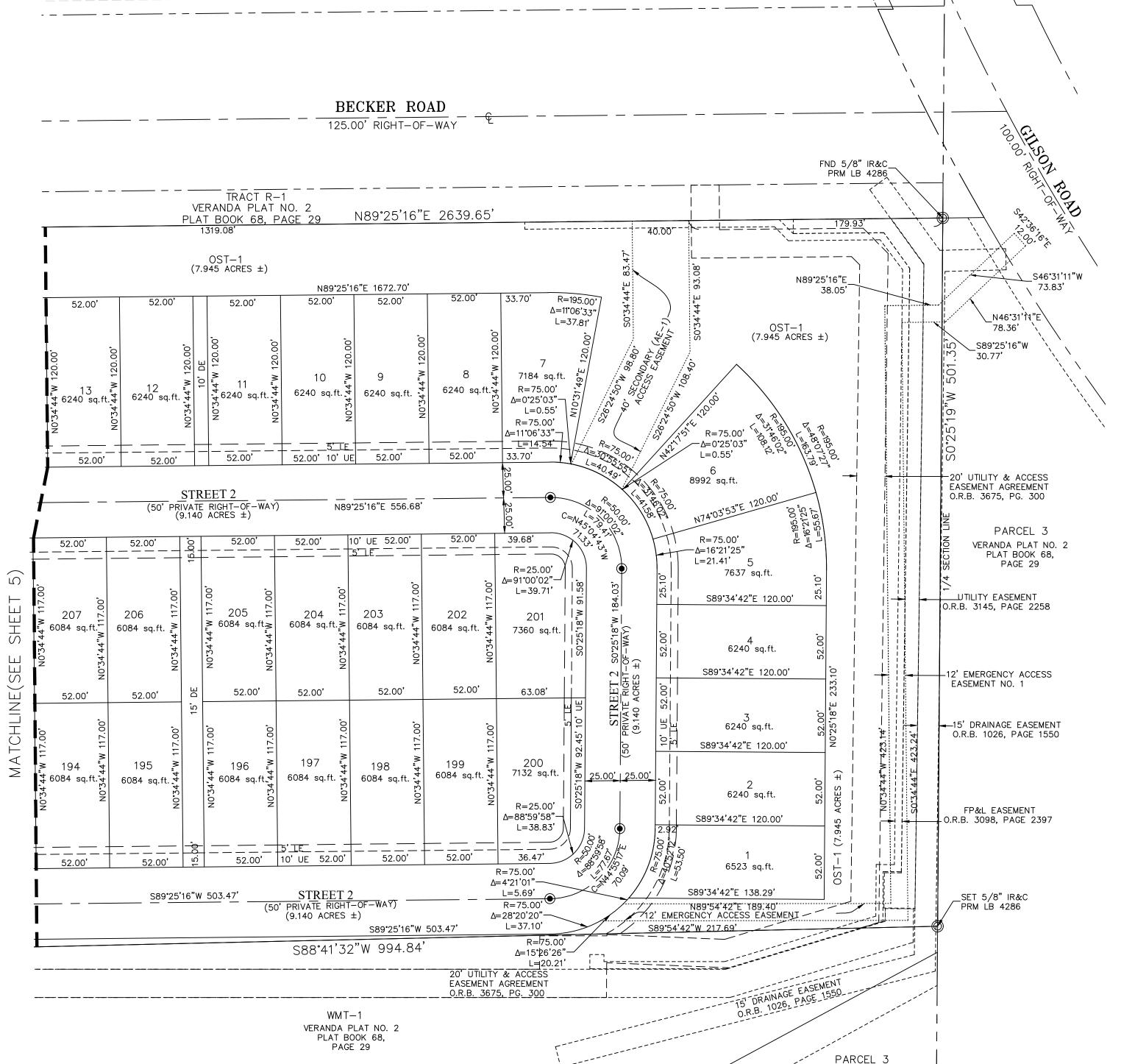
BEING A REPLAT OF PARCEL 4, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,



NOT TO SCALE

FILE NAME: 17-185-VERANDA-OAKS-SHT-6





VERANDA PLAT NO. 2

PLAT BOOK 68,

PAGE 29

SURVEYOR'S NOTES

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LEGEND

♠ DENOTES CENTERLINE
No ID DENOTES NO IDENTIFICATION NUMBER
PRM DENOTES PERMANENT REFERENCE MONUMENT

LS DENOTES LIFT STATION
DE DENOTES DRAINAGE EASEMENT
LB DENOTES LICENSED BUSINESS

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No. DENOTES NUMBER
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EAE DENOTES EMERGENCY ACCESS EASEMENT

DENOTES PK NAIL & DISK PCP LB 4286

EUE DENOTES EXCLUSIVE UTILITY EASEMENT

sq.ft. DENOTES SQUARE FEET

PREPARED IN THE OFFICE OF:

CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET

FORT PIERCE, FLORIDA 34981

CERTIFICATION NO. LB 4286

CITY OF PORT ST. LUCIE PROJECT NO.20-128 THOMAS P. KIERNAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 6199