## DESCRIPTION

BEING ALL OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO.5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, 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 1031.43 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH P.U.D.1- POD D - PLAT NO.5, AS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES HEREON BEING ALONG THE BOUNDARY LINES OF VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.45°25'03"E., A DISTANCE OF 997.22 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 120.00 FEET AND A RADIAL BEARING OF S.66°33'38"E., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°38'39", A DISTANCE OF 34.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°14'53", A DISTANCE OF 35.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 892.44 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°29'19", A DISTANCE OF 54.34 FEET; THENCE S.05°03'29"E., A DISTANCE OF 70.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 822.44 FEET AND A RADIAL BEARING OF S.04°23'35"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°44'35", A DISTANCE OF 369.52 FEET TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 95°20'34". A DISTANCE OF 41.60 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.63°38'26"E., A DISTANCE OF 92.50 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF S.63°18'26"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°54'35", A DISTANCE OF 41.41 FEET TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 822.44 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°27'09", A DISTANCE OF 193.10 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.59°37'28"W., A DISTANCE OF 24.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1501.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°13'05", A DISTANCE OF 84.30 FEET TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 85.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°42'03", A DISTANCE OF 26.26 FEET TO A POINT OF TANGENCY; THENCE S.38°42'20"W., A DISTANCE OF 36.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 65.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'38", A DISTANCE OF 16.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1485.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°52'44", A DISTANCE OF 541.14 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.57°25'46"W., A DISTANCE OF 47.21 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 776.00 FEET AND A RADIAL BEARING OF N.28°23'57"W., AT SAID INTERSECTION; THENCE WESTERLY, 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 TO THE SOUTHEAST, WITH A RADIUS OF 30.00 FEET; 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 OF TANGENCY; 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; 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 A NON-TANGENT INTERSECTION; THENCE S.43°08'38"E., A DISTANCE OF 1231.21 FEET TO A POINT OF A 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; 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; THENCE S.63°48'38"W., A DISTANCE OF 14.63 FEET; THENCE N.26°11'22"W., A DISTANCE OF 19.24 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 414.00 FEET AND A RADIAL BEARING OF N.39°22'23"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°43'02", A DISTANCE OF 879.49 FEET TO A POINT OF TANGENCY; THENCE N.71°05'24"W., A DISTANCE OF 241.72 FEET; 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; THENCE NORTHWESTERLY, 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; THENCE S.29°50'04"W., A DISTANCE OF 50.59 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 870.00 FEET AND A RADIAL BEARING OF N.41°33'07"E., AT SAID INTERSECTION; THENCE NORTHWESTERLY, 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; 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; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'57", A DISTANCE OF 242.94 FEET TO A POINT OF TANGENCY: THENCE N.29°20'58"W., A DISTANCE OF 56.09 FEET; THENCE N.65°54'24"E., A DISTANCE OF 75.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1135.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°33'20", A DISTANCE OF 129.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 81.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°56'42", A DISTANCE OF 5.58 FEET TO A NON-TANGENT INTERSECTION; THENCE N.30°55'49"W., A DISTANCE OF 130.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1005.00 FEET AND A RADIAL BEARING OF N.30°55'49"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'09", A DISTANCE OF 31.61 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.29°07'40"W., A DISTANCE OF 190.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 815.00 FEET AND A RADIAL BEARING OF N.29°07'40"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°02'04", A DISTANCE OF 71.61 FEET TO A POINT OF TANGENCY; THENCE S.65°54'24"W., A DISTANCE OF 241.92 FEET; THENCE N.37°48'52"W., A DISTANCE OF 105.56 FEET; THENCE N.47°37'48"E., A DISTANCE OF 8.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 535.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'25", A DISTANCE OF 75.54 FEET; THENCE N.39°32'23"E., A DISTANCE OF 161.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°39'10", A DISTANCE OF 66.30 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.02°25'17"E., A DISTANCE OF 205.76 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 22.00 FEET AND A RADIAL BEARING OF S.12°16'58"E., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°14'22", A DISTANCE OF 10.08 FEET TO A POINT OF TANGENCY; THENCE S.51°28'39"W., A DISTANCE OF 42.89 FEET; THENCE N.38°31'21"W., A DISTANCE OF 86.00 FEET; THENCE N.51°28'39"E., A DISTANCE OF 55.65 FEET; THENCE N.38°31'21"W., A DISTANCE OF 149.30 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 SAID PUBLIC RECORDS; THENCE N.44°46'02"E., ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 900.73 FEET TO THE POINT OF BEGINNING. CONTAINING: 2,399,389 SQUARE FEET OR 55.082 ACRES MORE OR LESS.

CREW #1 PARTY CHIEF: ED G.		Revisions			Surveyor's Certification	This survey is valid o	
FIELD BOOK: 2023-47W/75	DATE	DESCRIPTION	DRA	AWN	P.CHIEF	I do hereby certify that this survey was made under my	COPY FORM, OR A DIGIT
DATA FILE: US 88_8_02-01-2024						supervision and meets the "Standards of Practice" set forth	3, 17.0007110 3, 17.002,
CREW #2 PARTY CHIEF:						stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida	
FIELD BOOK:						Administrative Code, pursuant to section 427.027 of the	
DATA FILE:						Florida Statutes.	
CREW #3 PARTY CHIEF:							
FIELD BOOK:						FIELD SURVEY DATE: February 01, 2024	Luiz J. Ortiz
DATA FILE:	FILE P	ATH: W:\VERANO\PLATTING\VERANO SOUTH-POE	D-5_PLAT\REPLAT PER	R CH_12	2-11-23\D5	REPLAT BOUNDARY SURVEY FOR PLAT/VERANO SOUTH	_ POD D PLAT 5 REPLAT

## Surveyor's Notes:

- 1. THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTERS), UTILITIES, ETC.
- 2. ALL DIMENSIONS SHOWN HEREON ARE AS DESCRIBED AND SURVEYED UNLESS OTHERWISE NOTED.
- 3. BEARINGS SHOWN HEREON 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 HAVING A GRID BEARING OF S.43°08'38"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '90) FOR THE EAST ZONE OF FLORIDA.
- 4. ALL TRACTS, LOTS, EASEMENTS AND ROADS SHOWN HEREON ARE PER THE PLAT OF VERANO SOUTH P.U.D. 1 POD D - PLAT NO. 4, AS RECORDED IN PLAT BOOK 102, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 5. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- 6. THIS BOUNDARY SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 100' OR SMALLER.



LS7006

BFP.DWG PLOTTED BY: DENNIS SCHOLL ON: 2/12/2024 4:35 PM LAST SAVED BY: DSCHOLL ON



GeoPoint

Surveying, Inc.





## LEGEND

S.F.W.M.D.	 South Florida Water Management District
NAVD	 North American Vertical Datum
<i>C.U.E</i> .	 City Utility Easement
D.E.	 Drainage Easement
L. <i>M.E</i> .	 Lake Maintenance Easement
U.E.	 Utility Easement
A.E.	 Access Easement
W.M.T.	 Water Management Tract
Ę	 Centerline
R/W	 Right-of-Way
<i>P.U.D</i> .	 Planned Unit Development
0.R.B.	 Official Record Book
R	 Radius
L	 Arc Length
D	 Delta-Central Angle
<i>P.B</i> .	 Plat Book
Pg(s)	 Page
С.М.	 Concrete Monument
LB	 Licensed Business
	 Indicates (PRM) Permanent Reference Monument–4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)

entral Florida 28 Northlake Blvd, Suite 1040 Itamonte Springs, Florida 32701 none: (321) 270-0440
East Florida 4152 West Blue Heron Blvd Suite 106
Riviera Beach, Florida 33404 Phone: (561) 444-2720

Phone: (5

## Boundary Survey

PREPARED FOR:

KOLTER HOMES

LOCATED IN:

JOB #: POD D5 Replat BFS
DRAWN BY: SWM DATE: 02/01/24
LIDAR CREW: XXX DATE: XX/XX/XX
SURFACE BY: XXX
H.DATUM: FL-East NAD(83)-2011
V.DATUM: NAVD (1988)
OFC CHECK: DJS FLD CHECK: GR3
SHEET: <b>01</b> of <b>02</b>

SectionS 29 & 32, Township 36 S., Range 39 E., St. Lucie County, Florida

