

VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3

BEING A REPLAT OF TRACT-A, ACCORDING TO VERANDA PLAT NO. 8 VERANDA GARDENS EAST PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 27, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

BEING ALL OF TRACT-A, ACCORDING TO VERANDA PLAT NO. 8, VERANDA GARDENS EAST PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 27, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA;

CONTAINING 114.033 ACRES TOTAL, 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 PLAT NO. 9 VERANDA GARDENS EAST PHASE 3, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- THE PRIVATE RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA GARDENS 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 GARDENS 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.
- 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 PURPOSES, 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.
- 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.
- THE DRAINAGE ACCESS EASEMENTS (DAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.
- THE LANDSCAPE EASEMENTS (LE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- TRACT A, AS SHOWN HEREON, IS RESERVED TO VERANDA ST. LUCIE LAND HOLDINGS, LLC, AS A FUTURE DEVELOPMENT TRACT.
- THE OPEN SPACE TRACT (OST-6), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID ASSOCIATION.
- THE WATER MANAGEMENT TRACT (WMT-4) AND THE WATER MANAGEMENT EASEMENT (WME), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.
- EXCLUSIVE UTILITY EASEMENT (EUE NO. 1) IS 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 AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- THE UPLAND PRESERVE TRACT (UPT-1) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR UPLAND PRESERVE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.

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 _____ THIS _____ DAY OF _____, 2021.

VERANDA ST. LUCIE LAND HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
JOHN T. LYNCH, III
VICE PRESIDENT

WITNESS: _____
SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

ACKNOWLEDGMENT

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 JOHN T. LYNCH, III, VICE PRESIDENT 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 _____, 2021.

COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA COMMUNITY DEVELOPMENT DISTRICT II, HEREBY:

- ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENTS, DRAINAGE ACCESS EASEMENTS, WATER MANAGEMENT TRACT AND UPLAND PRESERVE TRACT 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.
- CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2021.

WITNESS: _____
SIGNATURE

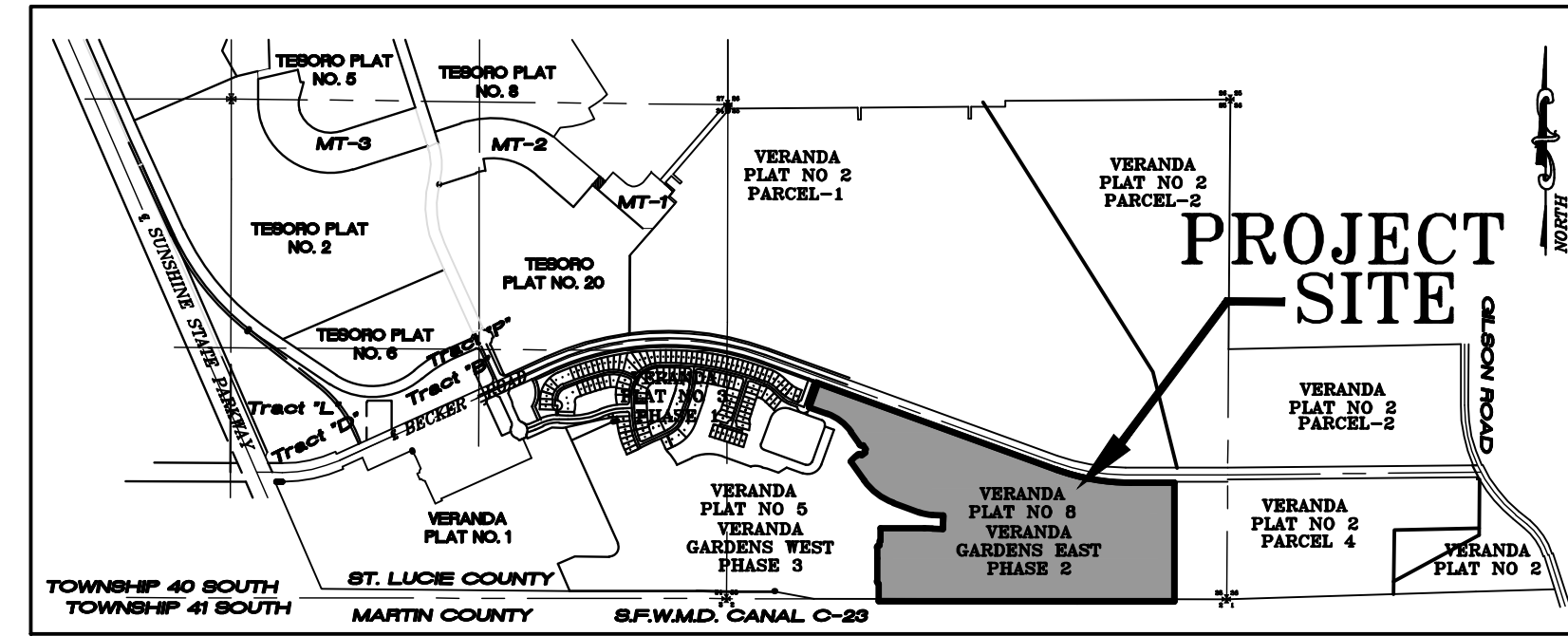
CHAIRMAN: _____

SECRETARY: _____

PRINTED NAME

SIGNATURE

PRINTED NAME



LOCATION MAP

NOT TO SCALE

ACKNOWLEDGMENT

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 _____ DAY OF _____, 2021.

COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC. HEREBY:

- ACCEPTS THE DEDICATIONS OF THE ROAD RIGHTS-OF-WAY, THE LANDSCAPE EASEMENTS AND THE OPEN SPACE TRACT SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC. VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.
- CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2021.

WITNESS: _____
SIGNATURE

DAVID KANAREK, PRESIDENT

SECRETARY:

PRINTED NAME

SIGNATURE

PRINTED NAME

ACKNOWLEDGMENT

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 DAVID KANAREK, PRESIDENT OF VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC. 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 _____, 2021.

COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBROUGH

THE UNDERSIGNED, DAN WIERZGACZ OF CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2021:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANDA ST. LUCIE LAND HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DAN WIERZGACZ
TITLE: _____
COMPANY NAME: CHICAGO TITLE INSURANCE COMPANY

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 _____ DAY OF _____, 2021.

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

CLERK OF
THE COURT

APPROVAL OF CITY

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON VERANDA PLAT NO. 8 VERANDA GARDENS EAST PHASE 2) LYING WITHIN THIS REPLAT, AND NOT PREVIOUSLY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II. FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL DEDICATIONS HEREIN ARE ACCEPTED. THIS _____ DAY OF _____, 2021.

ATTEST:

CITY OF PORT ST. LUCIE

KAREN A. PHILLIPS, CITY CLERK

GREGORY J. ORAVEC, MAYOR

CITY OF
PORT ST. LUCIE

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY OF BECKER ROAD HAVING A BEARING OF S70°03'18"E.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 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.
- 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.
- 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.
- AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 8 VERANDA GARDENS EAST PHASE 2, RECORDED IN PLAT BOOK 85, PAGES 27-34, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THIS REPLAT, SUCH AS LOTS, RIGHTS-OF-WAYS, TRACTS, DEDICATIONS, AND EASEMENTS WILL BE VACATED BY VIRTUE OF THIS REPLAT, EXCEPT THOSE EASEMENTS DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

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

SURVEYOR

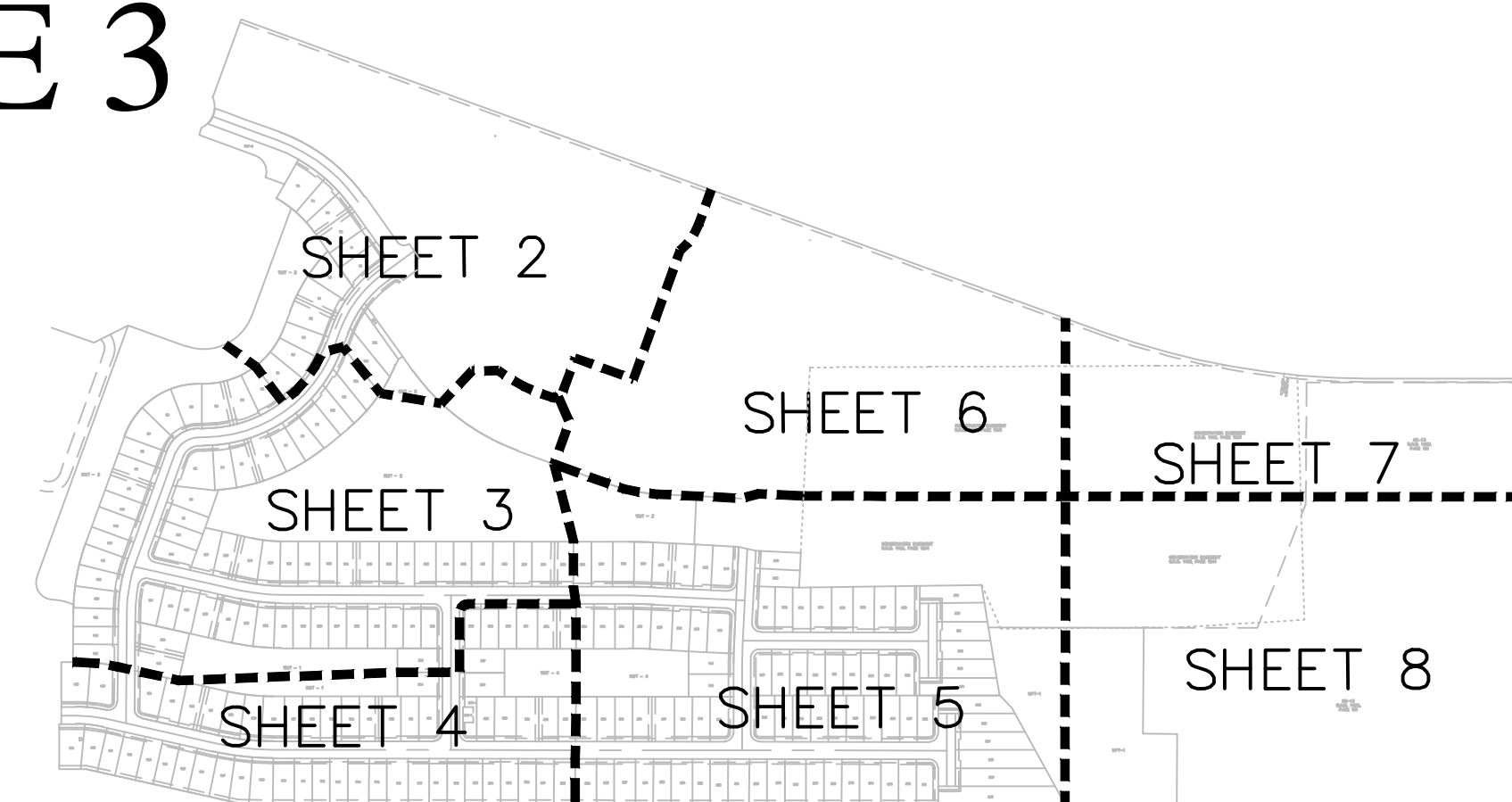
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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

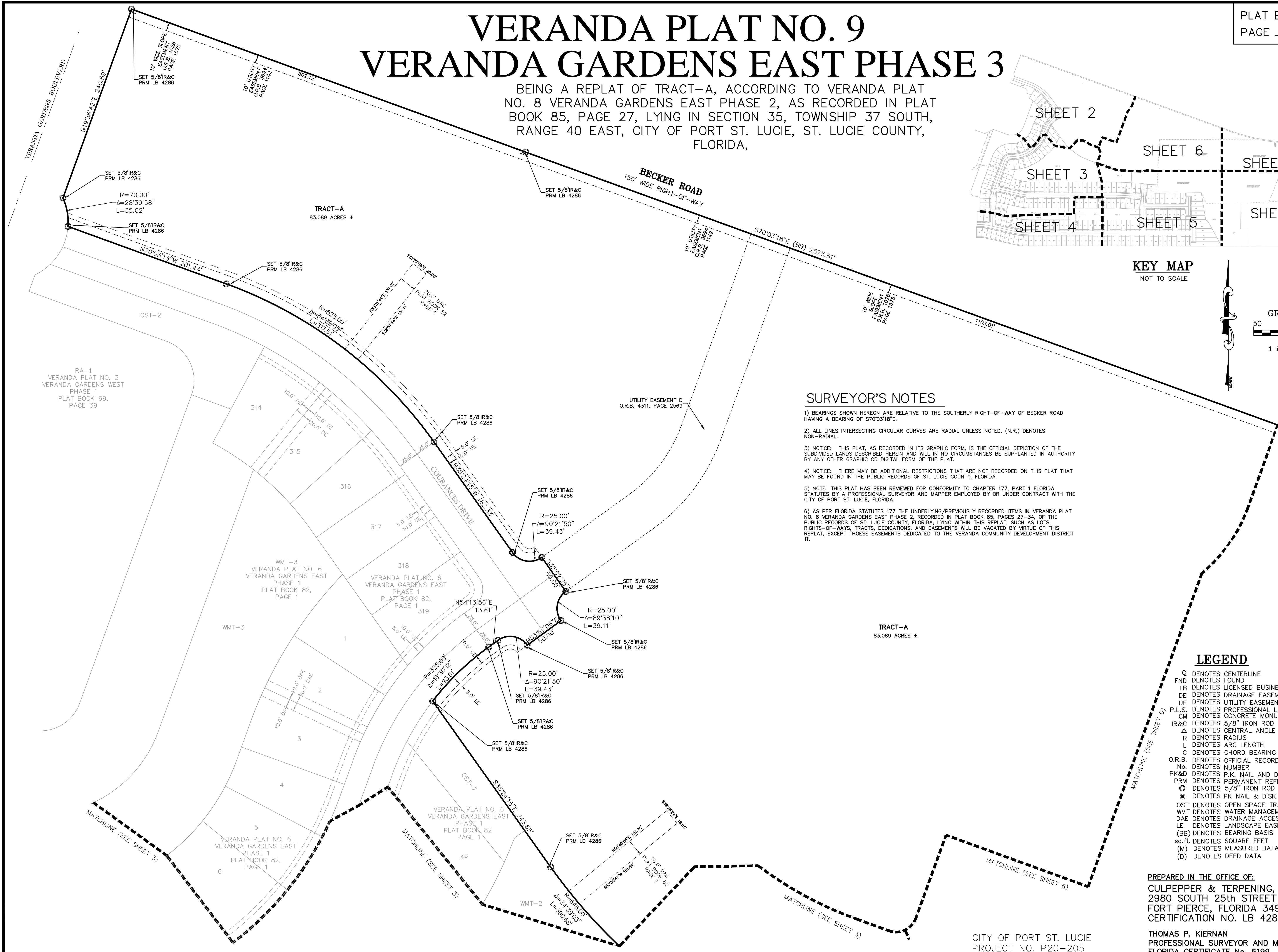
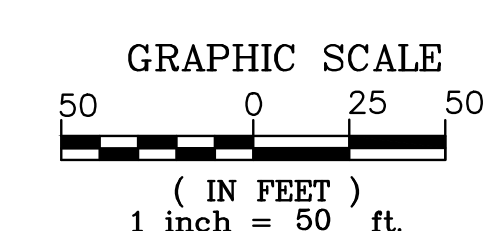
CITY OF PORT ST. LUCIE
PROJECT NO. P20-205

VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3

BEING A REPLAT OF TRACT-A, ACCORDING TO VERANDA PLAT NO. 8 VERANDA GARDENS EAST PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 27, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,



KEY MAP
NOT TO SCALE



SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY OF BECKER ROAD HAVING A BEARING OF S70°03'18"E.
- 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) AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 8 VERANDA GARDENS EAST PHASE 2, RECORDED IN PLAT BOOK 85, PAGES 27-34, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THIS REPLAT, SUCH AS LOTS, RIGHTS-OF-WAYS, TRACTS, DEDICATIONS, AND EASEMENTS WILL BE VACATED BY VIRTUE OF THIS REPLAT, EXCEPT THOSE EASEMENTS DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

LEGEND

- ⊙ DENOTES CENTERLINE
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- DE DENOTES DRAINAGE EASEMENT
- UE DENOTES UTILITY EASEMENT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ 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
- PK&D DENOTES P.K. NAIL AND DISK
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- ⊙ DENOTES 5/8" IRON ROD & CAP PRM LB 4286
- ⊙ DENOTES PK NAIL & DISK PCP LB 4286
- OST DENOTES OPEN SPACE TRACT
- WMT DENOTES WATER MANAGEMENT TRACT
- DAE DENOTES DRAINAGE ACCESS EASEMENT
- LE DENOTES LANDSCAPE EASEMENT
- (BB) DENOTES BEARING BASIS
- sq.ft. DENOTES SQUARE FEET
- (M) DENOTES MEASURED DATA
- (D) DENOTES DEED DATA

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

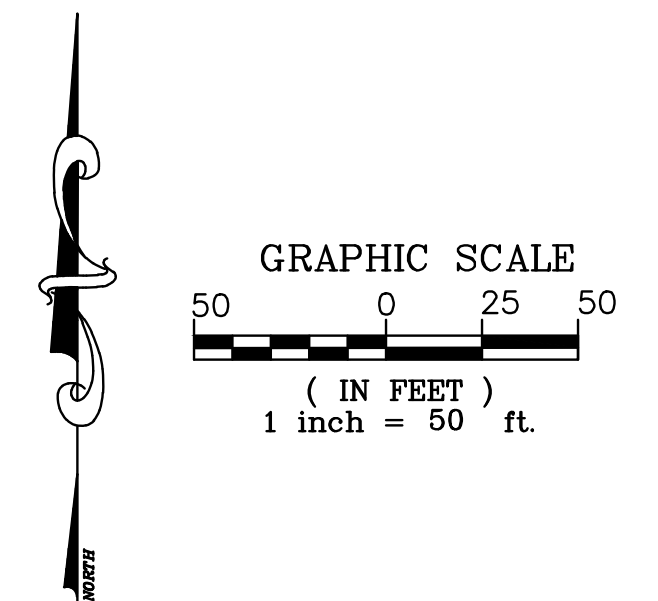
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199 SHEET 2 OF 8

CITY OF PORT ST. LUCIE
PROJECT NO. P20-205

VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3

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PLAT BOOK _____
PAGE _____



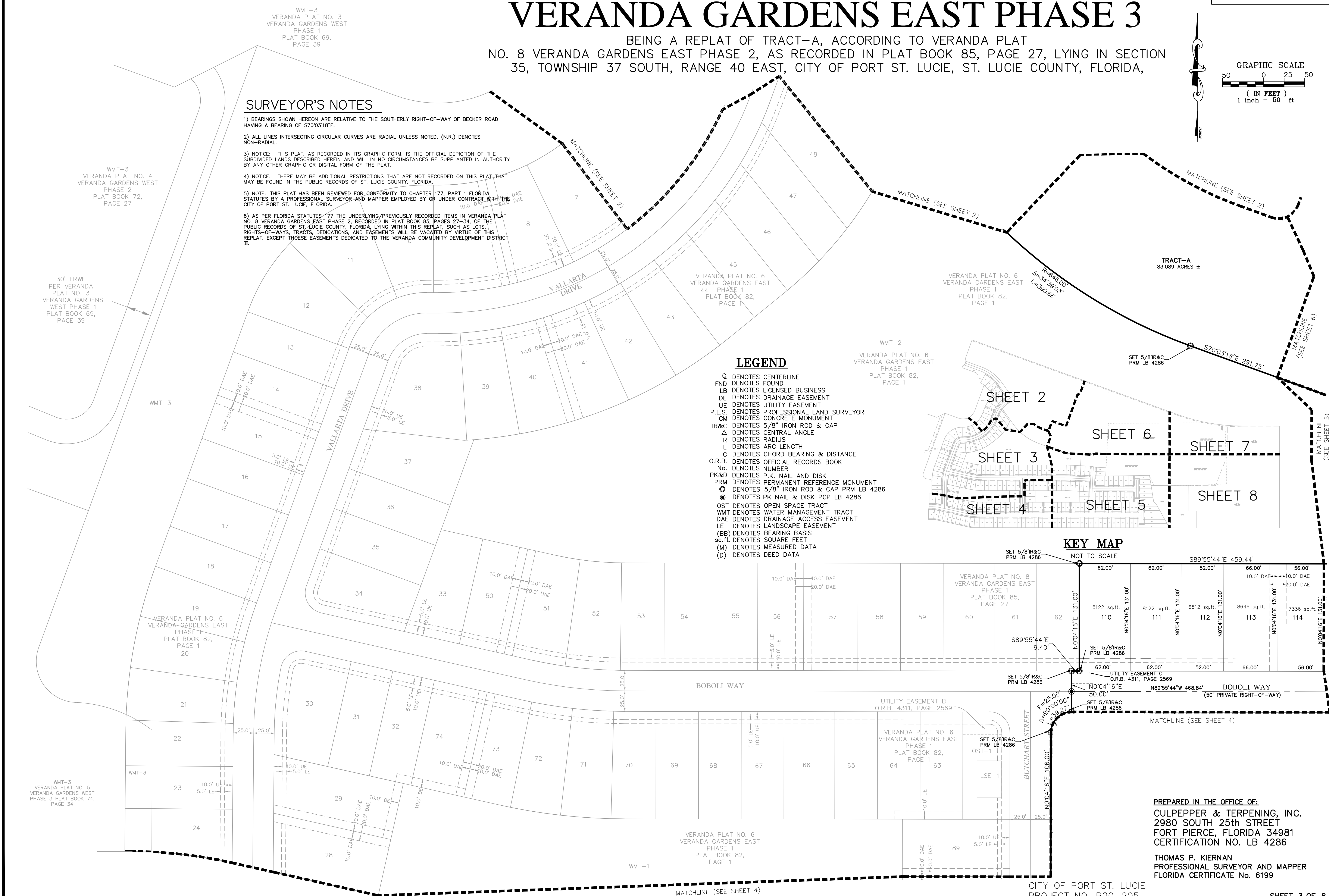
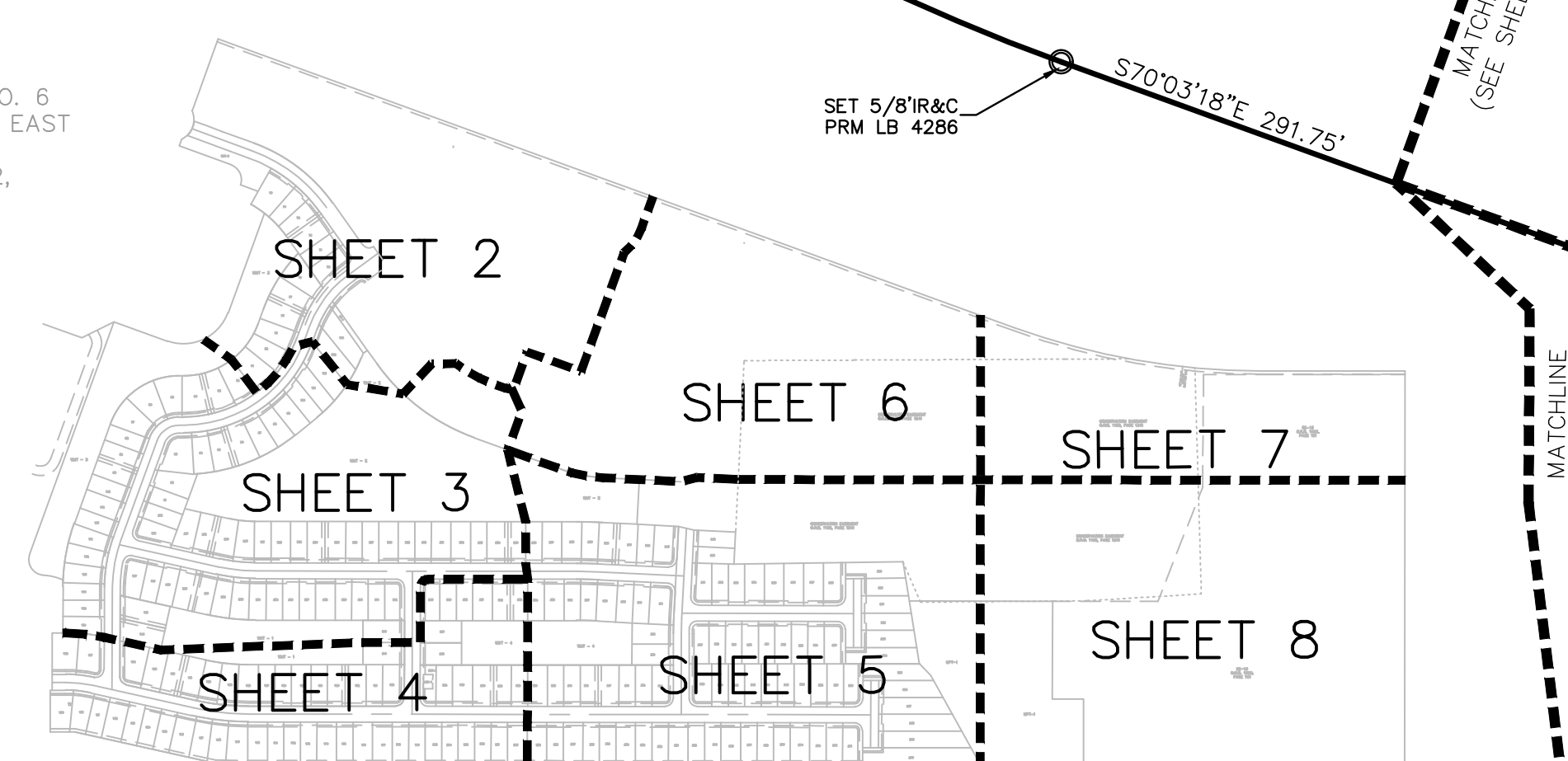
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LEGEND

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KEY MAP



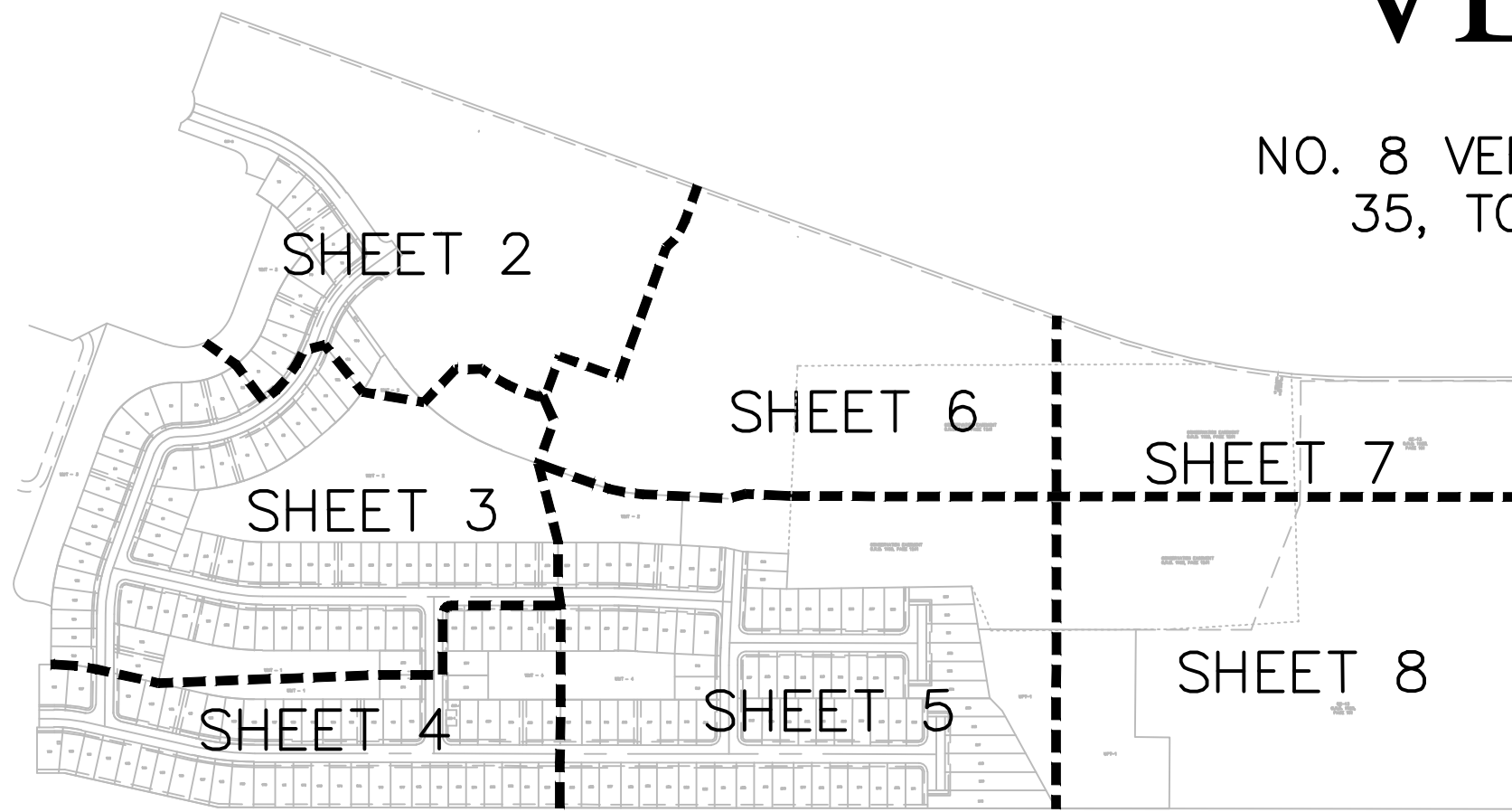
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THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
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CITY OF PORT ST. LUCIE
PROJECT NO. P20-205

VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3

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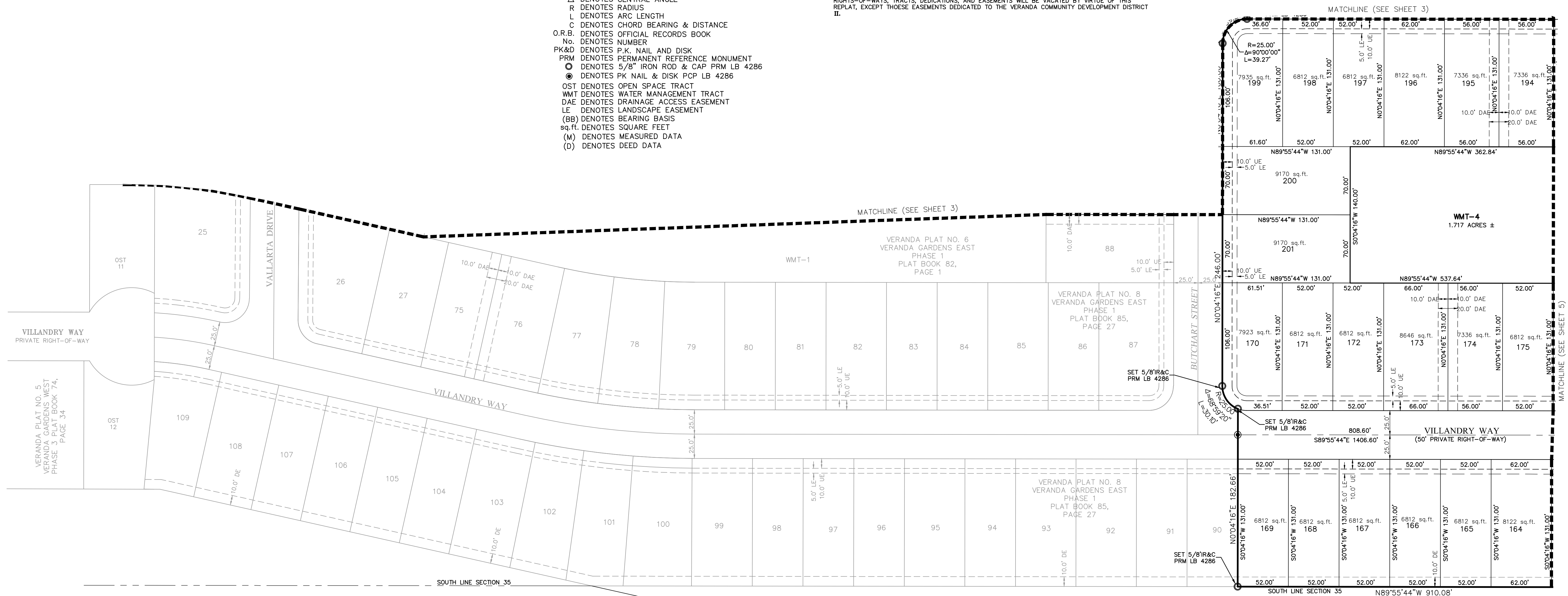
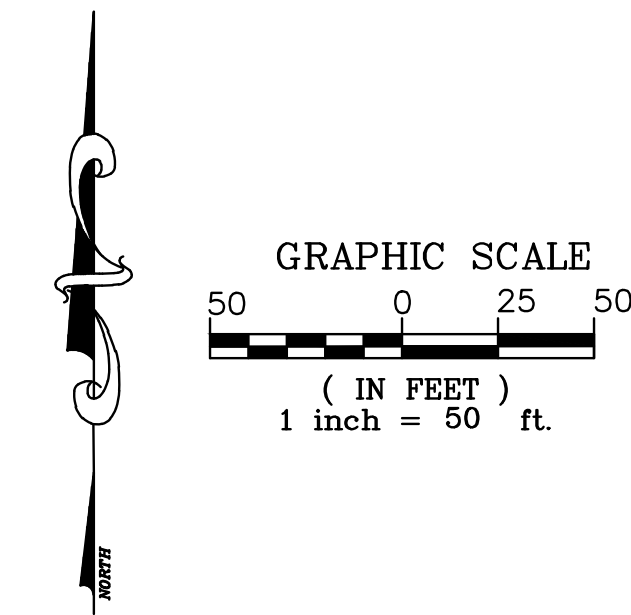
KEY MAP
NOT TO SCALE

LEGEND

- ☉ DENOTES CENTERLINE
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- DE DENOTES DRAINAGE EASEMENT
- 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
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- No. DENOTES NUMBER
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- DENOTES PK NAIL & DISK PCP LB 4286
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- DAE DENOTES DRAINAGE ACCESS EASEMENT
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- (BB) DENOTES BEARING BASIS
- sq.ft. DENOTES SQUARE FEET
- (M) DENOTES MEASURED DATA
- (D) DENOTES DEED DATA

SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY OF BECKER ROAD HAVING A BEARING OF S70°03'18"E.
- 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) AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 8 VERANDA GARDENS EAST PHASE 2, RECORDED IN PLAT BOOK 85, PAGES 27-34, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THIS REPLAT, SUCH AS LOTS, RIGHTS-OF-WAYS, TRACTS, DEDICATIONS, AND EASEMENTS WILL BE VACATED BY VIRTUE OF THIS REPLAT, EXCEPT THOSE EASEMENTS DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.



RIVERS END
PLAT BOOK 12, PAGE 13
PUBLIC RECORDS OF
MARTIN COUNTY, FLORIDA

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. P20-205

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

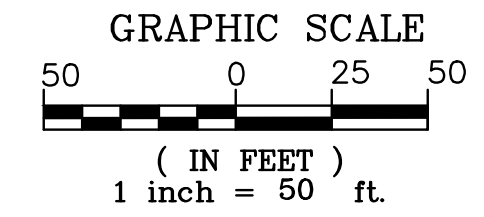
S.F.W.M.D. CANAL C-23
(300' WIDE RIGHT-OF-WAY)

VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3

BEING A REPLAT OF TRACT-A, ACCORDING TO VERANDA PLAT NO. 8 VERANDA GARDENS EAST PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 27, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY OF BECKER ROAD HAVING A BEARING OF S70°31'18"E.
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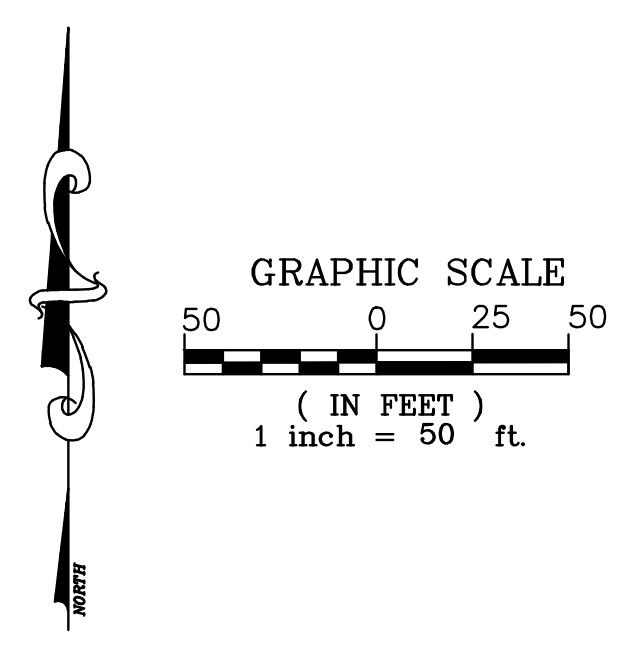
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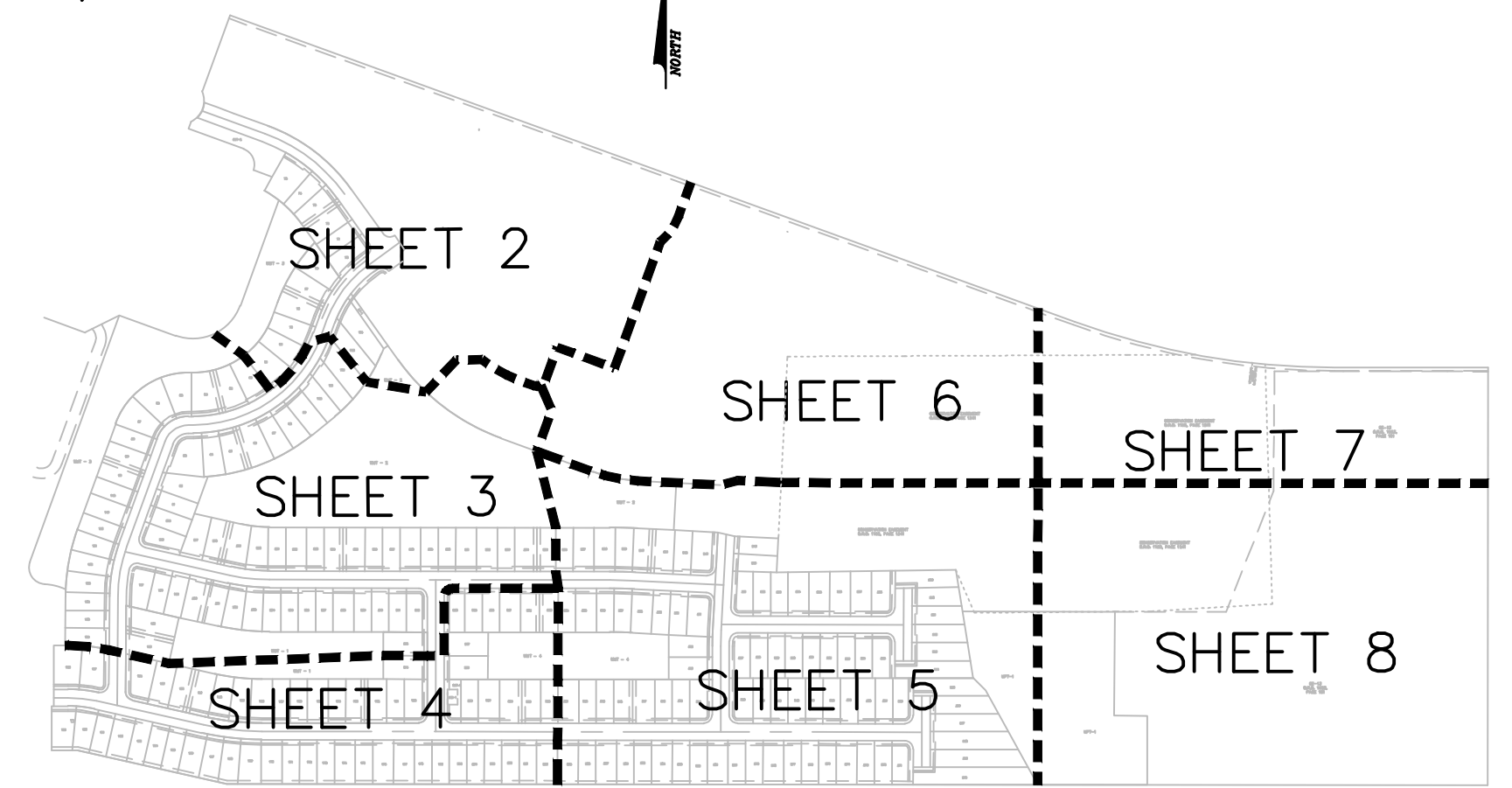
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PLAT BOOK _____
PAGE _____

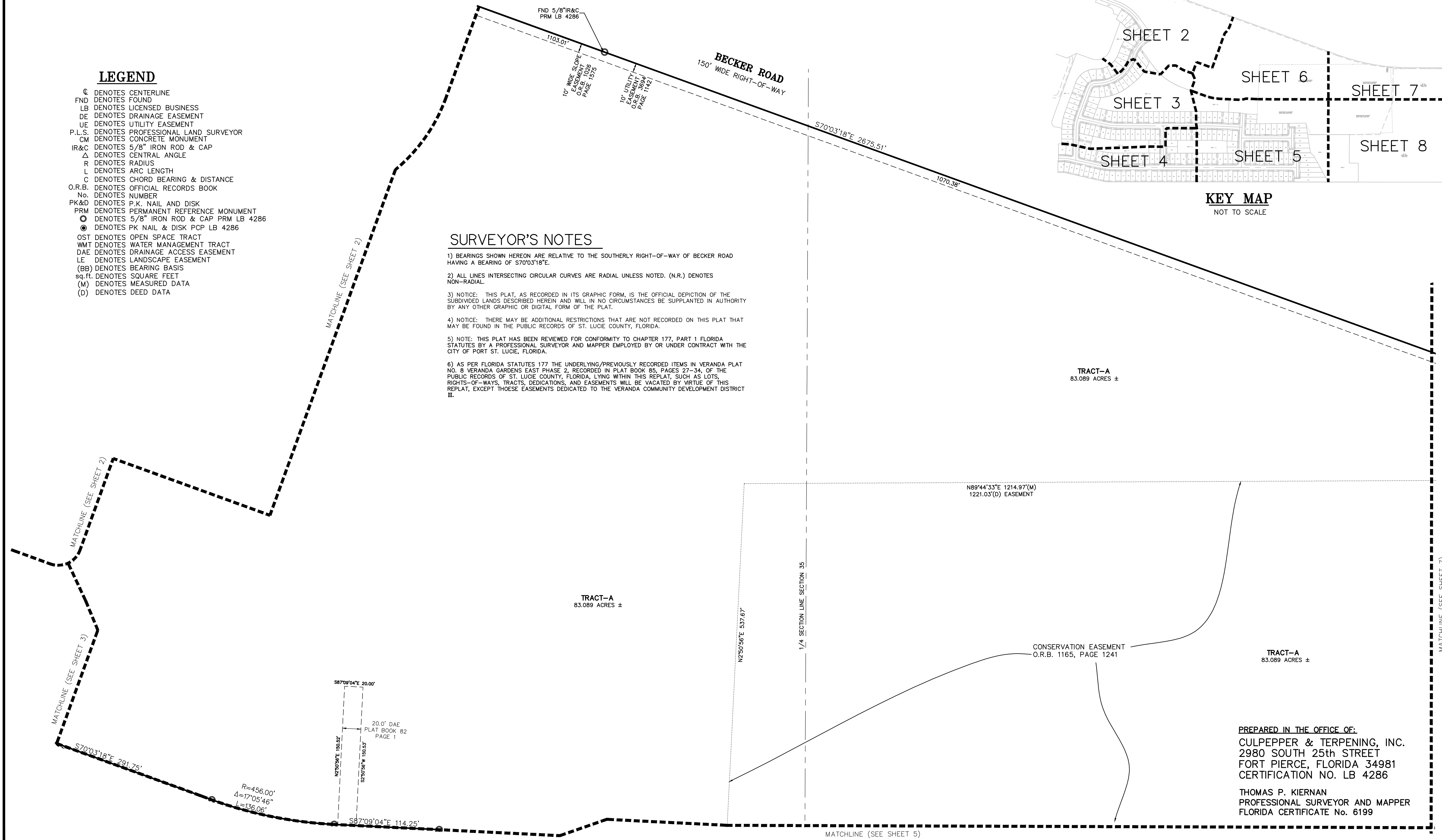


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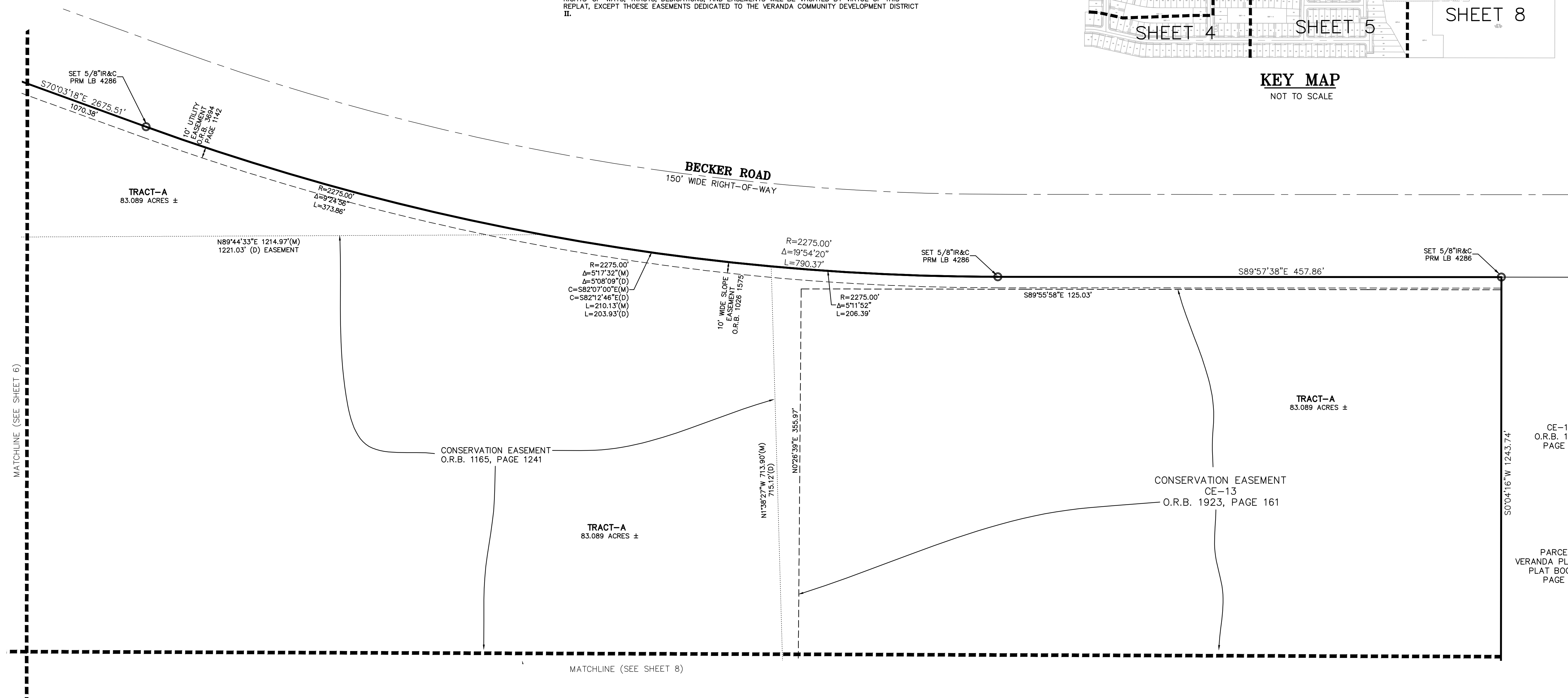
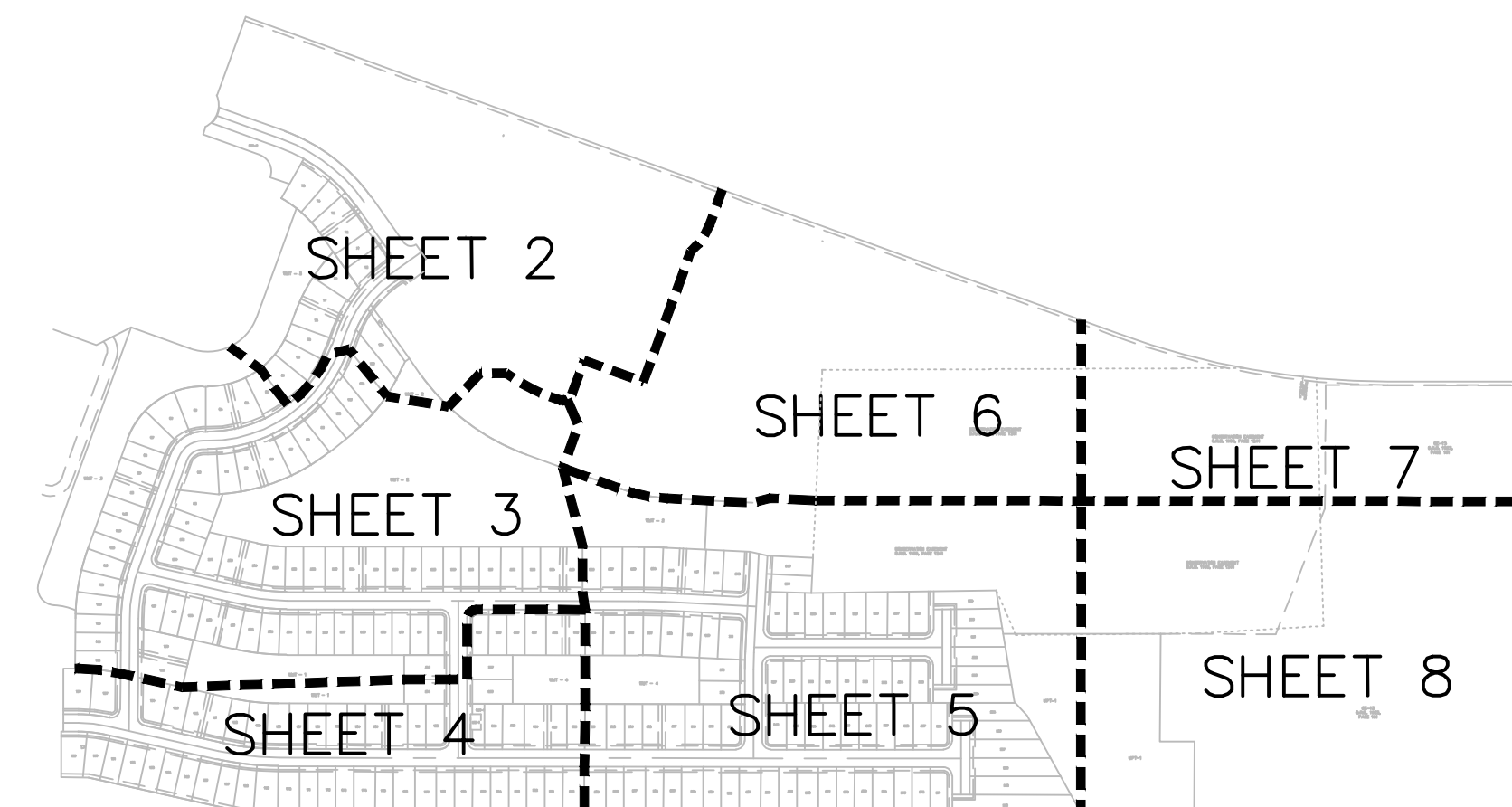
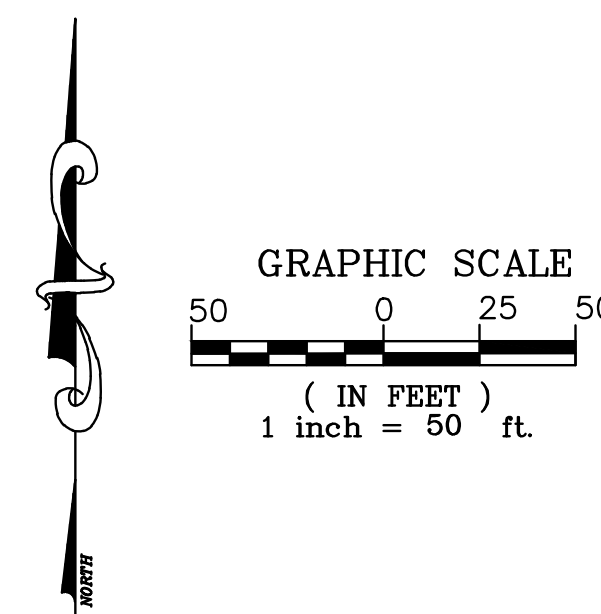
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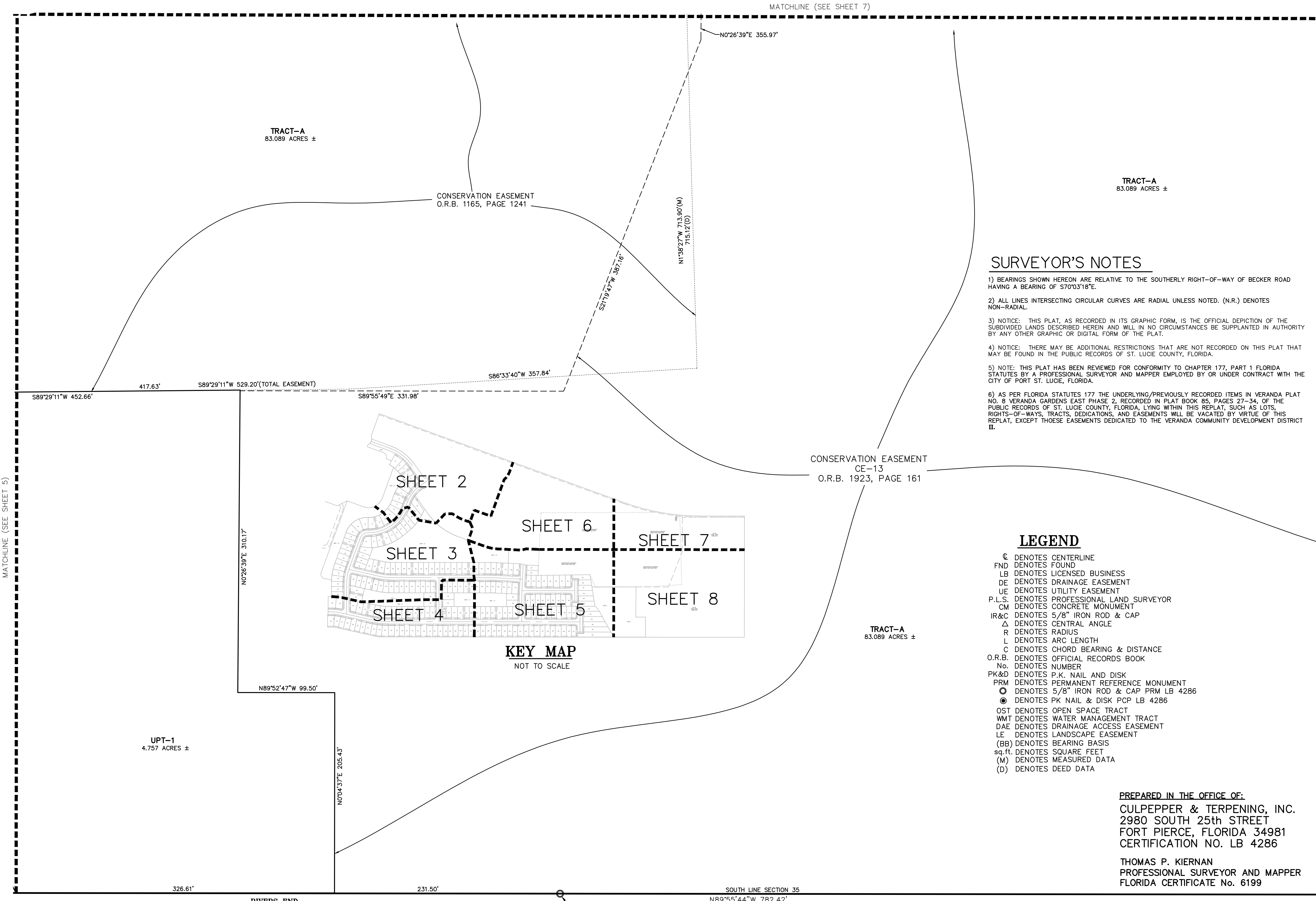
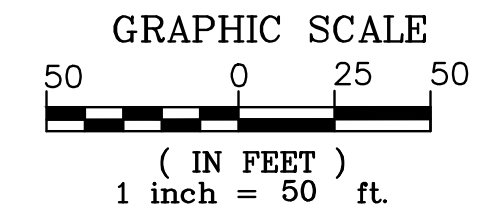
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