

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2 - REPLAT

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-11", "CA-12" AND "CA-13", AND ALL OF LOTS 65, 66, 68, 69, 111, 112, 113, 118 THROUGH 121 AND 126 THROUGH 129, VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

## DESCRIPTION:

ALL OF TRACTS "CA-8", "CA-9", "CA-11", "CA-12" AND "CA-13", AND ALL OF LOTS 65, 66, 68, 69, 111, 112, 113, 118 THROUGH 121 AND 126 THROUGH 129, VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## PARCEL 1

**BEGIN** AT THE SOUTHEAST CORNER OF LOT 110, VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.44°17'40"W, ALONG THE EASTERLY LINE OF SAID LOT 110, A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 110 AND A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TRACT "R-3", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D – PLAT NO. 2, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 370.00 FEET AND A RADIAL BEARING OF S.44°17'40"E, AT SAID INTERSECTION; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF TRACT "R-3": 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°48'47", A DISTANCE OF 95.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 80.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°50'12", A DISTANCE OF 33.28 FEET TO A POINT OF TANGENCY; 3) THENCE N.84°21'18"E, A DISTANCE OF 10.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 121.00 FEET; 4) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°33'20", A DISTANCE OF 41.30 FEET TO A POINT OF TANGENCY; 5) THENCE N.64°47'58"E, A DISTANCE OF 19.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON VERANO SOUTH – POD A – PLAT NO. 5, RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF S.25°13'05"E, AT SAID INTERSECTION; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1": 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; 2) THENCE S.25°13'05"E, A DISTANCE OF 20.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1035.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°24'43", A DISTANCE OF 115.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 114, AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 2; THENCE S.58°22'12"W, ALONG NORTHWESTERLY LINE OF SAID LOT 114, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 114 AND A POINT ON THE NORTHWESTERLY LINE OF WATER MANAGEMENT TRACT 2, AS SHOWN ON SAID PLAT, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1170.00 FEET AND A RADIAL BEARING OF N.58°22'12"E, AT SAID INTERSECTION; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHWESTERLY LINE OF WATER MANAGEMENT TRACT 2: 1) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND, THROUGH A CENTRAL ANGLE OF 02°40'43", A DISTANCE OF 54.70 FEET TO THE NORTHWEST CORNER OF SAID WATER MANAGEMENT TRACT 2 AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF S.27°42'19"E, AT SAID INTERSECTION; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°58'00", A DISTANCE OF 2.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 235.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°37'21", A DISTANCE OF 43.57 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 32.354 SQUARE FEET OR 0.743 ACRES, MORE OR LESS.

## TOGETHER WITH: PARCEL 2

**BEGIN** AT THE NORTHEAST CORNER OF LOT 122, VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.63°08'01"W, ALONG THE NORTH LINE OF SAID LOT 122, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER SAID LOT 122 AND TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 203.00 FEET AND A RADIAL BEARING OF S.63°08'01"E, AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF WATER MANAGEMENT TRACT 2, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF 07°40'07", A DISTANCE OF 27.17 FEET TO A POINT OF TANGENCY; THENCE N.34°32'06"E, ALONG THE EASTERLY LINE OF SAID WATER MANAGEMENT TRACT 2 AND ALONG THE EASTERLY LINE OF TRACT "CA 10", OF SAID PLAT, A DISTANCE OF 283.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT "CA 10" AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1035.00 FEET AND A RADIAL BEARING OF N.45°50'46"E, AT SAID INTERSECTION; SAID INTERSECTION ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON VERANO SOUTH – POD A – PLAT NO. 5, RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", THROUGH A CENTRAL ANGLE OF 07°28'14", A DISTANCE OF 134.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", THROUGH A CENTRAL ANGLE OF 86°09'05", A DISTANCE OF 37.59 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-5", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D – PLAT NO. 2; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-5": 1) THENCE S.34°32'04"W, A DISTANCE OF 20.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 120.00 FEET AND A RADIAL BEARING OF S.55°33'09"E, AT SAID INTERSECTION; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°59'11", A DISTANCE OF 48.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 80.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'26", A DISTANCE OF 32.22 FEET TO A POINT OF TANGENCY; 4) THENCE S.34°32'06"W, A DISTANCE OF 74.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 120.00 FEET; 5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°19'04", A DISTANCE OF 22.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 63.00 FEET; 6) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°59'11", A DISTANCE OF 64.86 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 46.684 SQUARE FEET OR 1.072 ACRES, MORE OR LESS.

## TOGETHER WITH: PARCEL 3

**BEGIN** AT THE NORTHWEST CORNER OF LOT 130, VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.34°32'06"W, ALONG THE WESTERLY LINE OF SAID LOT 130 AND THE WESTERLY LINE OF WATER MANAGEMENT TRACT 2, OF SAID PLAT, A DISTANCE OF 272.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 203.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF WATER MANAGEMENT TRACT 2, THROUGH A CENTRAL ANGLE OF 08°39'25", A DISTANCE OF 23.59 FEET TO THE NORTHEAST CORNER OF LOT 125 OF SAID PLAT; THENCE N.48°48'29"W, ALONG THE NORTH LINE OF SAID LOT 125, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 125 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "R-5", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D – PLAT NO. 2, SAID CORNER ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 63.00 FEET AND A RADIAL BEARING OF N.48°48'29"W, AT SAID INTERSECTION; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "R-5": 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°58'29", A DISTANCE OF 63.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 25.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°19'04", A DISTANCE OF 22.39 FEET TO A POINT OF TANGENCY; 3) THENCE N.34°32'06"E, A DISTANCE OF 73.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 80.00 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'26", A DISTANCE OF 32.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 120.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND, THROUGH A CENTRAL ANGLE OF 23°04'26", A DISTANCE OF 48.33 FEET TO A POINT OF TANGENCY; 6) THENCE N.34°33'08"E, A DISTANCE OF 20.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF S.55°27'27"E, AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON VERANO SOUTH – POD A – PLAT NO. 5, RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", THROUGH A CENTRAL ANGLE OF 87°20'04", A DISTANCE OF 38.11 FEET TO A POINT OF TANGENCY; THENCE S.58°07'23"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", A DISTANCE OF 133.30 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 45.740 SQUARE FEET OR 1.050 ACRES, MORE OR LESS.

## DESCRIPTION (CONTINUED):

## TOGETHER WITH: PARCEL 4

**BEGIN** AT THE SOUTHEAST CORNER OF LOT 137, VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.09°42'15"E, ALONG THE EASTERLY LINE OF SAID LOT 137, A DISTANCE OF 135.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 137, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 785.00 FEET AND A RADIAL BEARING OF N.15°45'54"E, AT SAID INTERSECTION; SAID INTERSECTION ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON VERANO SOUTH – POD A – PLAT NO. 5, RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1": 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°50'28", A DISTANCE OF 107.43 FEET TO A POINT OF TANGENCY; 2) THENCE S.82°04'34"E, A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 25.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-3", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D – PLAT NO. 2; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRACT "R-3": 1) THENCE S.08°46'01"W, A DISTANCE OF 21.72 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 119.00 FEET AND A RADIAL BEARING OF S.82°04'34"E, AT SAID INTERSECTION; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°34'23", A DISTANCE OF 40.85 FEET TO A POINT OF TANGENCY; 3) THENCE S.11°38'57"E, A DISTANCE OF 12.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 79.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°21'27", A DISTANCE OF 34.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 170.00 FEET; 5) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'14", A DISTANCE OF 8.76 FEET TO A NON-TANGENT INTERSECTION; 6) THENCE S.16°50'21"W, A DISTANCE OF 28.60 FEET TO THE NORTHEAST CORNER OF LOT 70 OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D – PLAT NO. 2; THENCE N.73°09'39"W, ALONG THE NORTH LINE OF SAID LOT 70, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 70; THENCE N.16°50'21"E, ALONG THE EASTERLY LINE OF WATER MANAGEMENT TRACT 2, OF SAID PLAT, A DISTANCE OF 14.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 24.97 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY LINE OF SAID WATER MANAGEMENT TRACT 2, THROUGH A CENTRAL ANGLE OF 04°58'34", A DISTANCE OF 2.17 FEET TO THE NORTHEAST CORNER OF SAID WATER MANAGEMENT TRACT 2, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 920.00 FEET AND A RADIAL BEARING OF N.12°31'21"E, AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF WATER MANAGEMENT TRACT 2, THROUGH A CENTRAL ANGLE OF 02°21'03", A DISTANCE OF 37.75 FEET TO A NON-TANGENT INTERSECTION AND THE **POINT OF BEGINNING**.

**CONTAINING:** 25.155 SQUARE FEET OR 0.577 ACRES, MORE OR LESS.

## TOGETHER WITH: PARCEL 5

**BEGIN** AT THE NORTHEAST CORNER OF LOT 64, VERANO SOUTH P.U.D. 1 – POD D – PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.73°09'39"W, ALONG THE NORTH LINE OF SAID LOT 64, A DISTANCE OF 135.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 64 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "R-3", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D – PLAT NO. 2, SAID POINT ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 230.00 FEET AND A RADIAL BEARING OF N.73°53'16"W, AT SAID INTERSECTION; THENCE BY THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "R-3": 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'18", A DISTANCE OF 24.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 79.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°27'24", A DISTANCE OF 24.07 FEET TO A POINT OF TANGENCY; 3) THENCE N.27°29'50"E, A DISTANCE OF 13.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 121.00 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°38'12", A DISTANCE OF 20.35 FEET TO A NON-TANGENT INTERSECTION AND THE SOUTHWEST CORNER OF LOT 67; THENCE S.77°41'28"E, ALONG THE SOUTH LINE OF SAID LOT 67, A DISTANCE OF 135.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 67, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 256.03 FEET AND A RADIAL BEARING OF N.74°36'57"W, AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°24'34", A DISTANCE OF 50.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.16°50'21"W, A DISTANCE OF 42.08 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 11.899 SQUARE FEET OR 0.273 ACRES, MORE OR LESS.

**TOTAL OF PARCELS 1 THROUGH 5 CONTAINING:** 161.832 SQUARE FEET OR 3.715 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

COUNTY: \_\_\_\_\_

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

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO 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 HOME TOWN CABLE TV, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

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 OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES 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 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 PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR 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 OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, 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. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

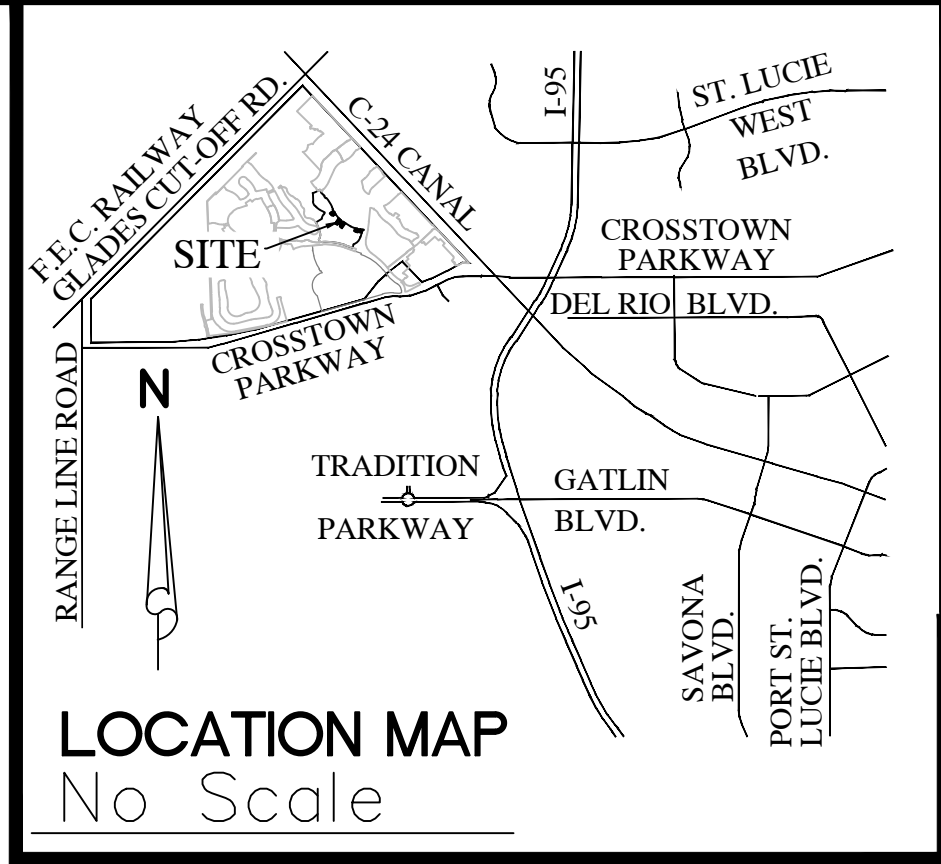
6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

7. COMMON AREA TRACTS "CA-8", "CA-9", "CA-11", "CA-12", AND "CA-13", 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-8", "CA-9", "CA-11", "CA-12", AND "CA-13" 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.

8. 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 THEREIN.

9. THE LANDSCAPE EASEMENTS, (L.E.) SHOWN HEREON ARE DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS.



IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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)

WITNESS

NAME: \_\_\_\_\_

(PRINT NAME OF WITNESS)

## DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY: \_\_\_\_\_

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2022, BY \_\_\_\_\_, MANAGER OF THE KOLTER GROUP LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PRINT NAME: \_\_\_\_\_

## 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.

## 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.

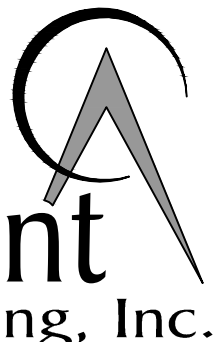
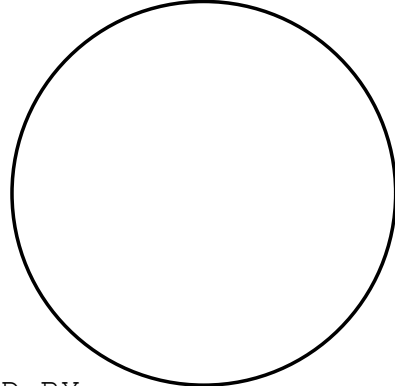
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

## 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 COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

SURVEYOR'S SEAL



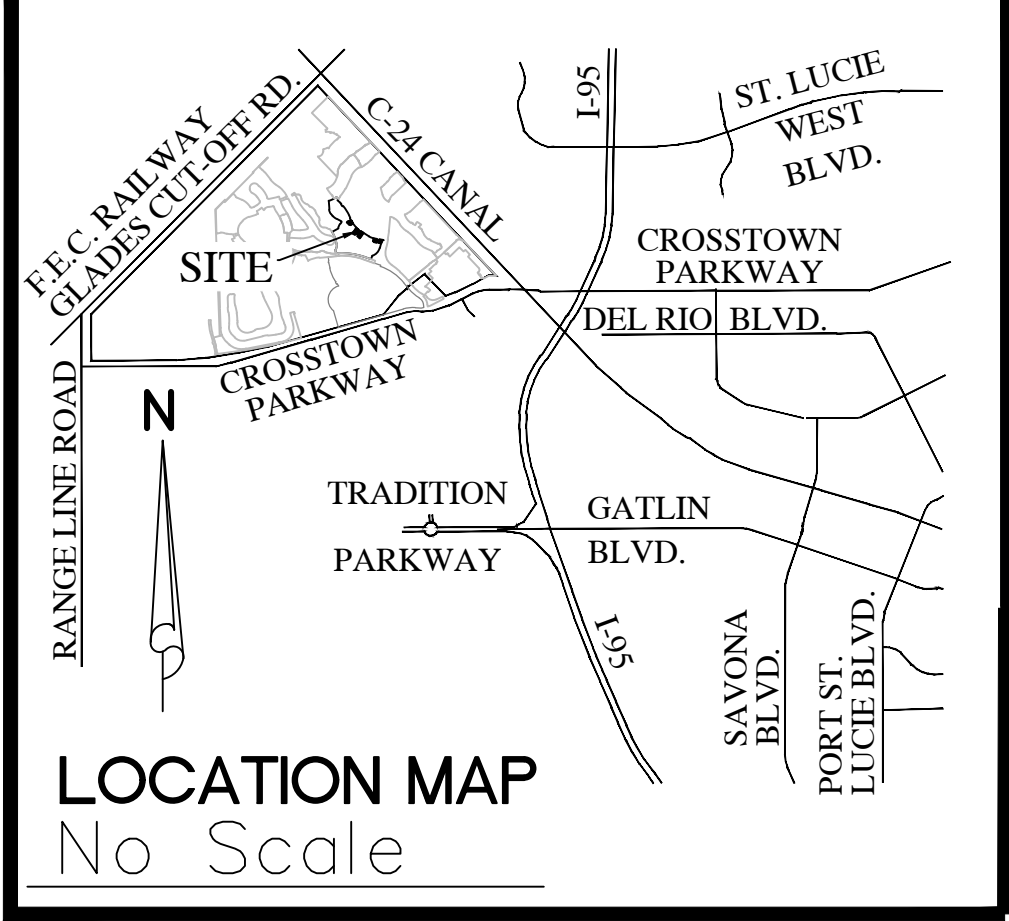
THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geo-pointsurvey.com  
Licensed Business Number LB 7768  
**SHEET 1 OF 6 SHEETS**

PLSUSD #11-652-33A  
CITY OF PORT ST. LUCIE PROJECT NO. (P22-153)

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2 - REPLAT

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-11", "CA-12" AND "CA-13", AND ALL OF LOTS 65, 66, 68, 69, 111, 112, 113, 118 THROUGH 121 AND 126 THROUGH 129, VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 32 & 33, TOWNSHIP 36 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: \_\_\_\_\_

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), LANDSCAPE EASEMENTS (L.E.), AND COMMON AREA TRACTS "CA-8", "CA-9", "CA-11", "CA-12", AND "CA-13" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 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 \_\_\_\_\_, 2022.  
BY \_\_\_\_\_ OF VERANO PROPERTY OWNERS 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.

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 \_\_\_\_\_, 2022.

ATTEST:

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

## 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 \_\_\_\_\_, 2022.  
BY \_\_\_\_\_ OF DISTRICT # 5. WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ 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 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, AS AMENDED 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 \_\_\_\_\_, 2022.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

(PRINT NAME OF WITNESS)

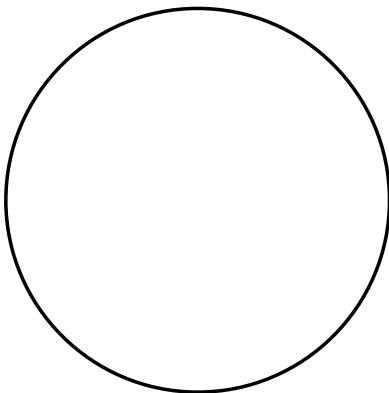
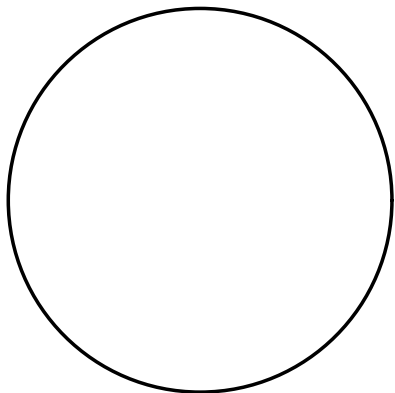
BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

CITY OF  
PORT ST. LUCIE

CLERK OF  
THE COURT



## ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION.  
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, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY \_\_\_\_\_, DATED AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022:

- (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.  
(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, AS AMENDED  
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR \_\_\_\_.  
(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 \_\_\_\_\_, 2022.

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 P.U.D. 1 - POD D - PLAT NO. 2 - REPLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

ATTEST:

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 \_\_\_\_\_, 2022.

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



VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2 - REPLAT

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-11", "CA-12" AND "CA-13", AND ALL OF LOTS 65, 66, 68, 69, 111, 112, 113, 118 THROUGH 121 AND 126 THROUGH 129, VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

PLAT BOOK

PAGE

FILE NO.

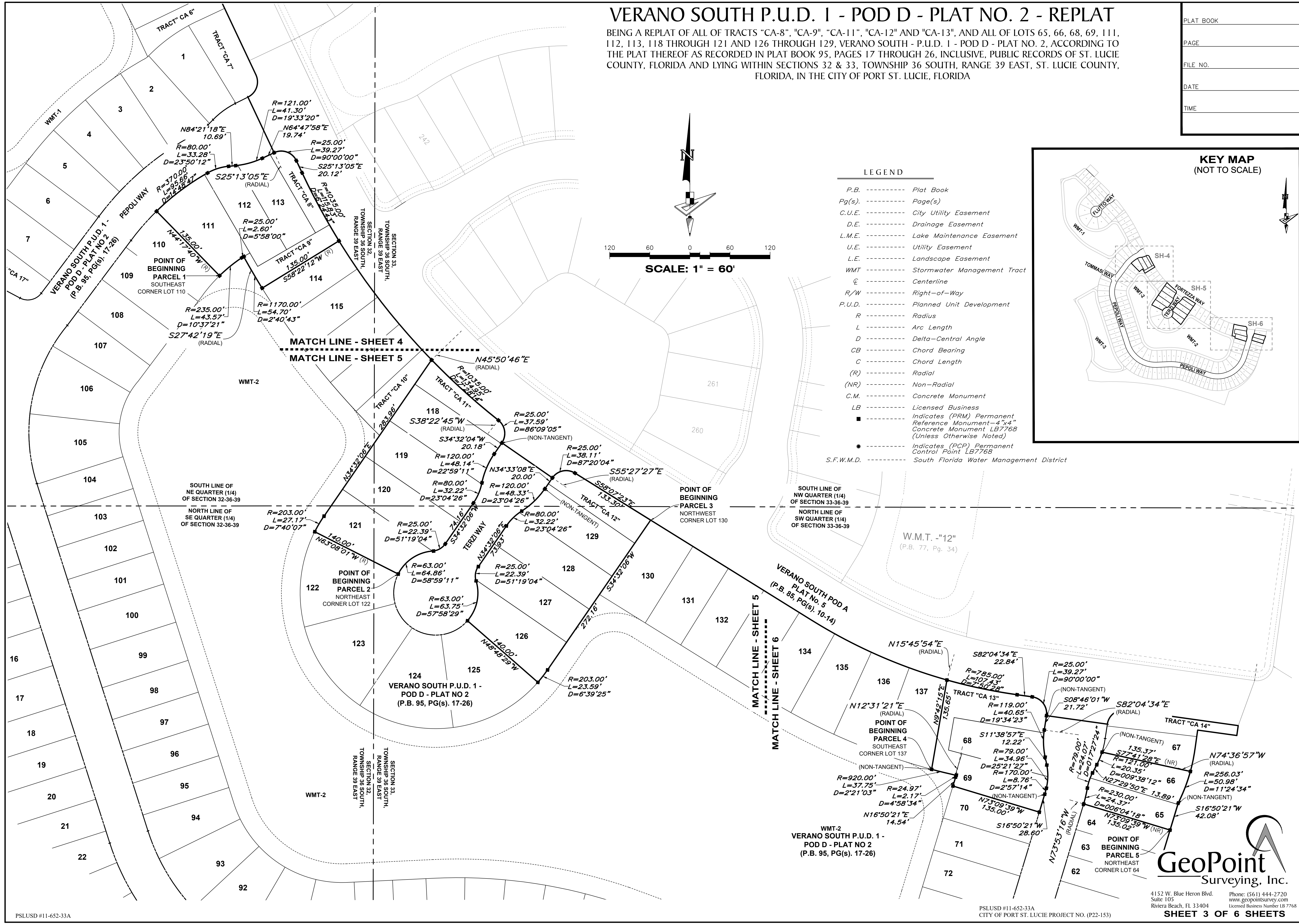
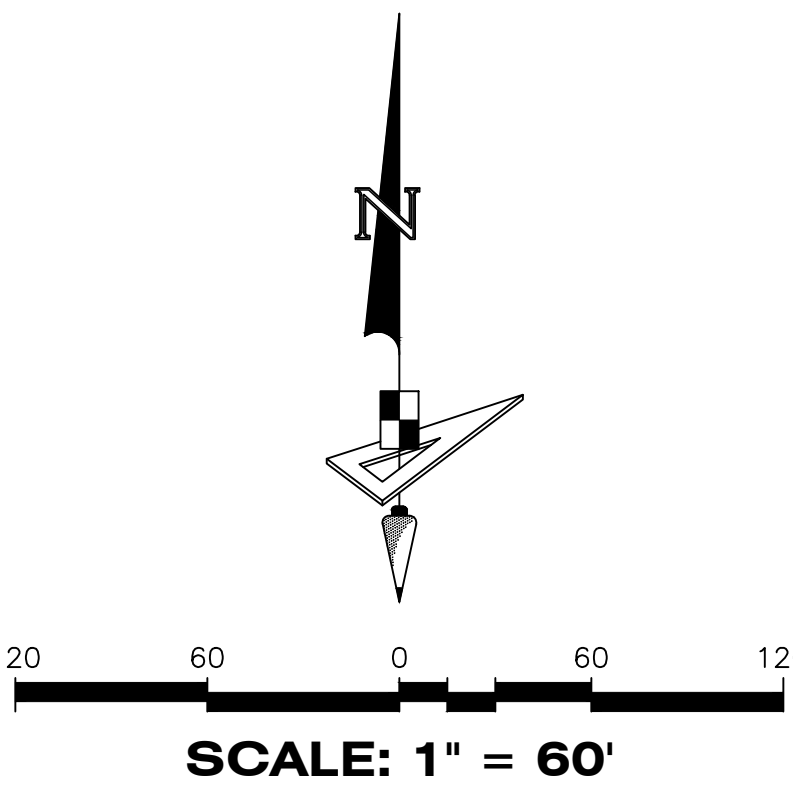
DATE

TIME

KEY MAP  
(NOT TO SCALE)

LEGEND

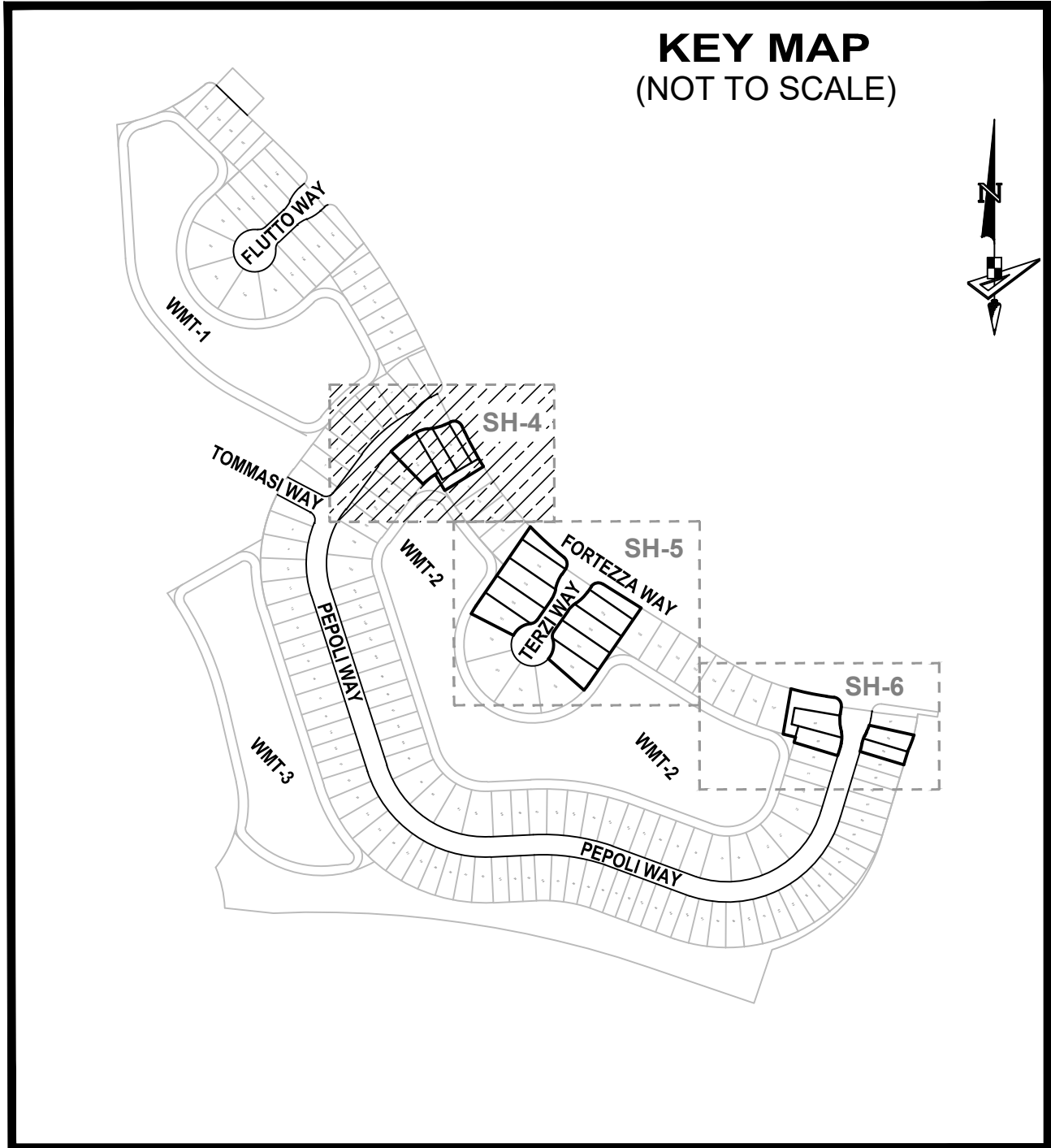
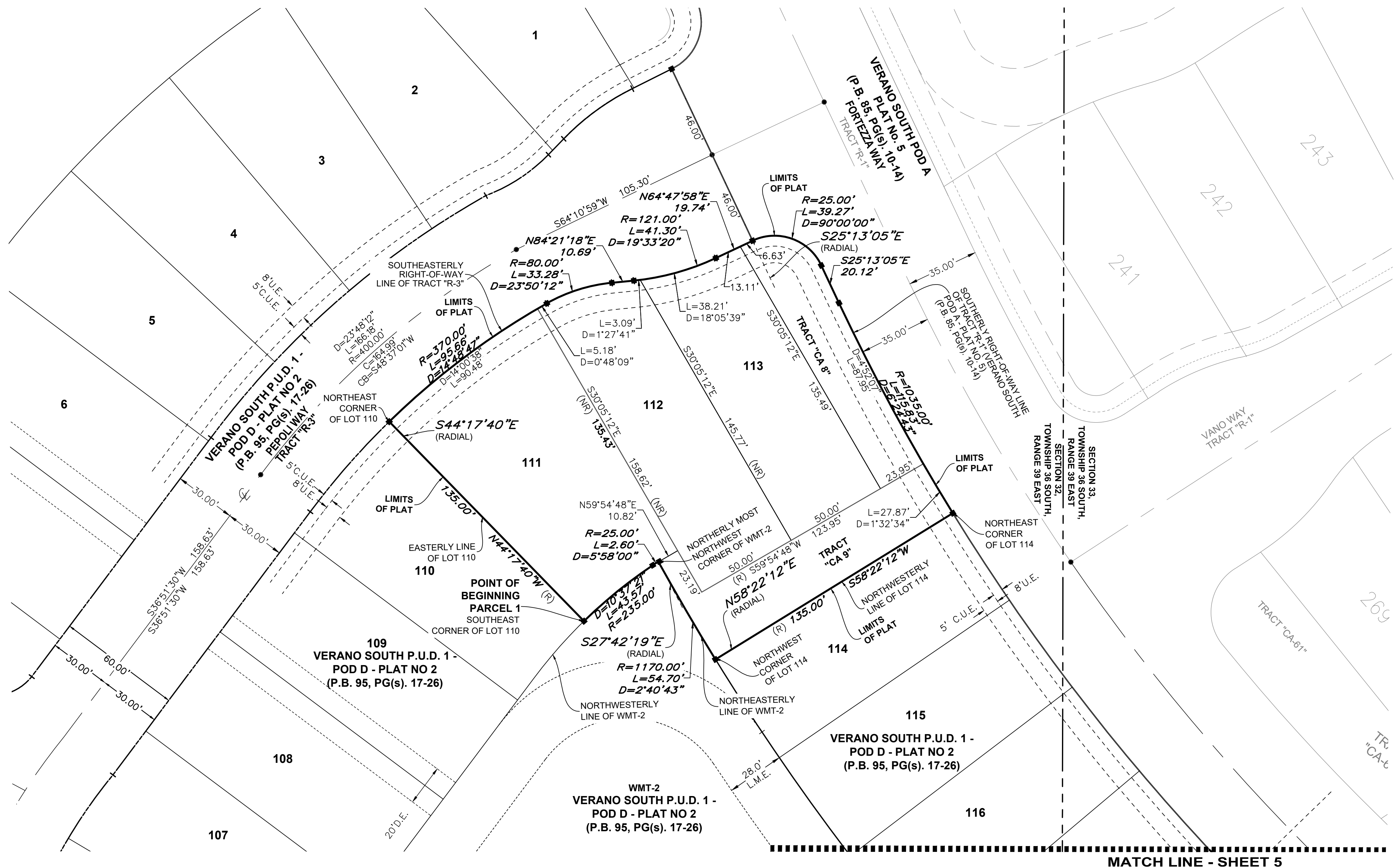
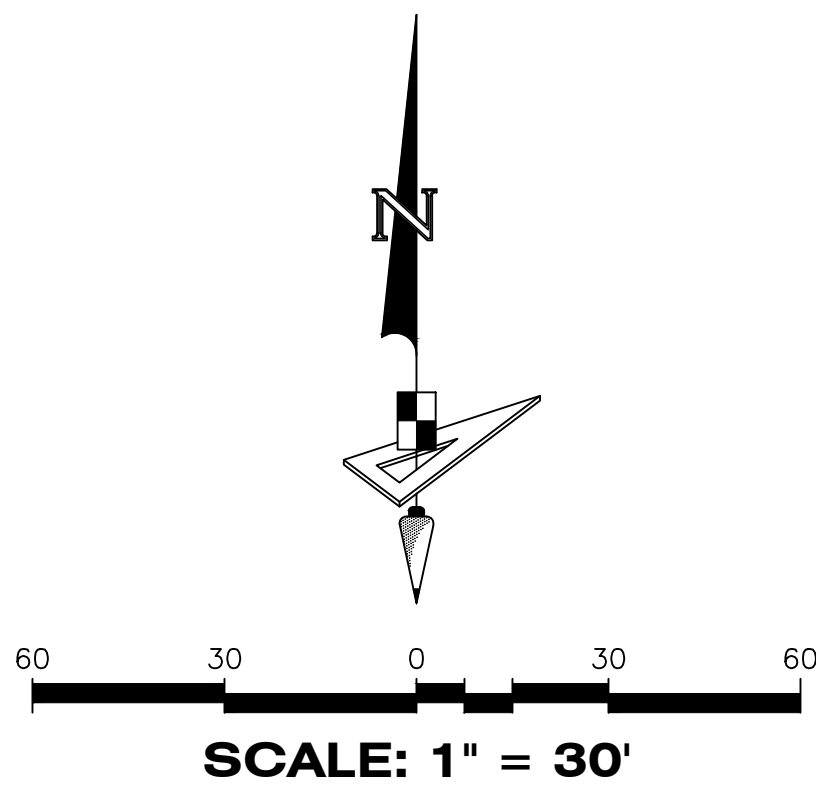
- P.B. ----- Plat Book  
Pg(s). ----- Page(s)  
C.U.E. ----- City Utility Easement  
D.E. ----- Drainage Easement  
L.M.E. ----- Lake Maintenance Easement  
U.E. ----- Utility Easement  
L.E. ----- Landscape Easement  
WMT ----- Stormwater Management Tract  
CL ----- Centerline  
R/W ----- Right-of-Way  
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  
S.F.W.M.D. ----- South Florida Water Management District



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

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2 - REPLAT

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-11", "CA-12" AND "CA-13", AND ALL OF LOTS 65, 66, 68, 69, 111, 112, 113, 118 THROUGH 121 AND 126 THROUGH 129, VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



LEGEND	
P.B.	Plat Book
Pg(s).	Page(s)
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
D.E.	Drainage Easement
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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



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PSLUSD #11-652-33A  
CITY OF PORT ST. LUCIE PROJECT NO. (P22-153)

SHEET 4 OF 6 SHEETS



# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2 - REPLAT

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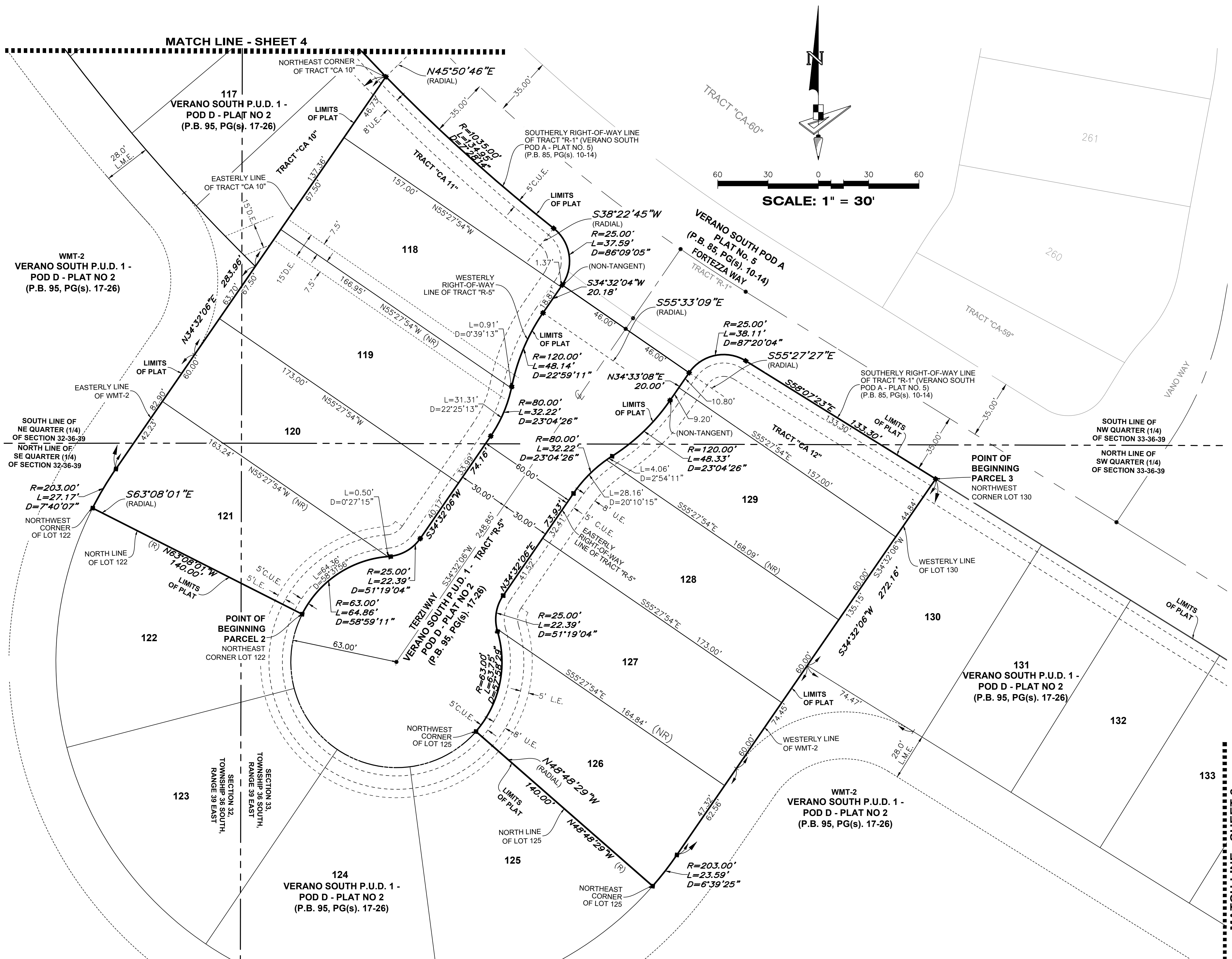
PLAT BOOK

PAGE

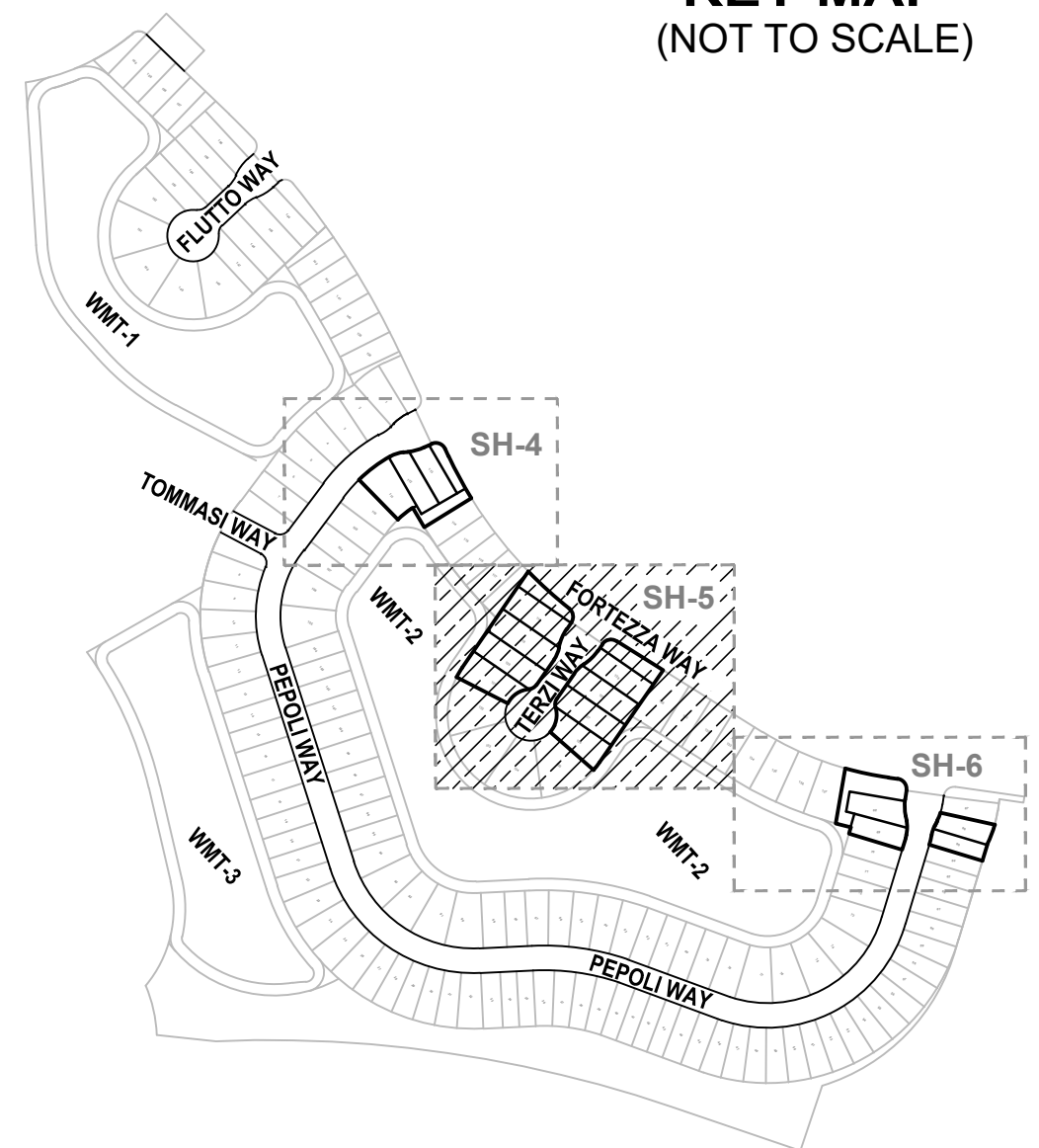
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DATE

TIME



## KEY MAP (NOT TO SCALE)



## LEGEND

- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
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- 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

**GeoPoint**  
Surveying, Inc.

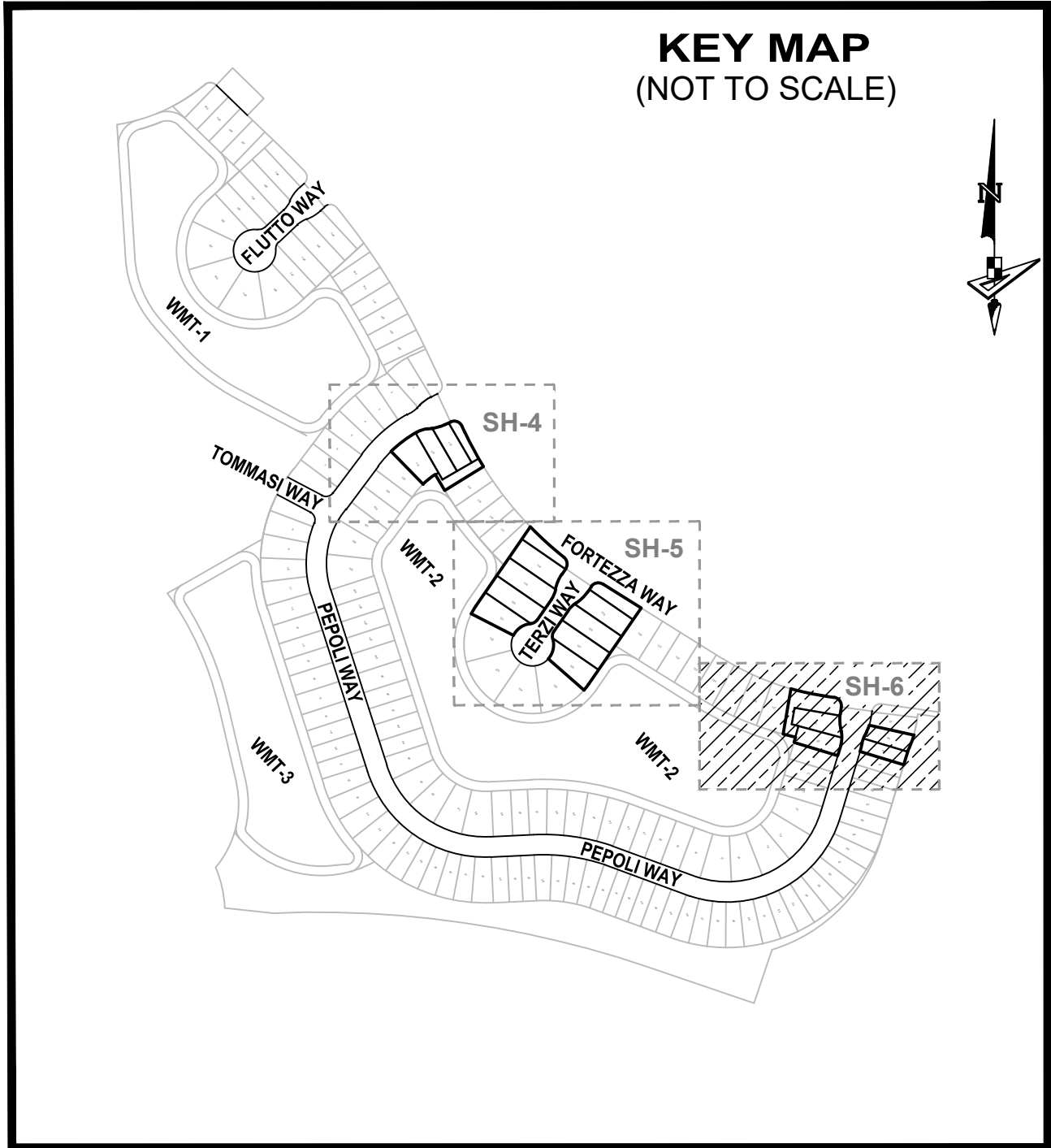
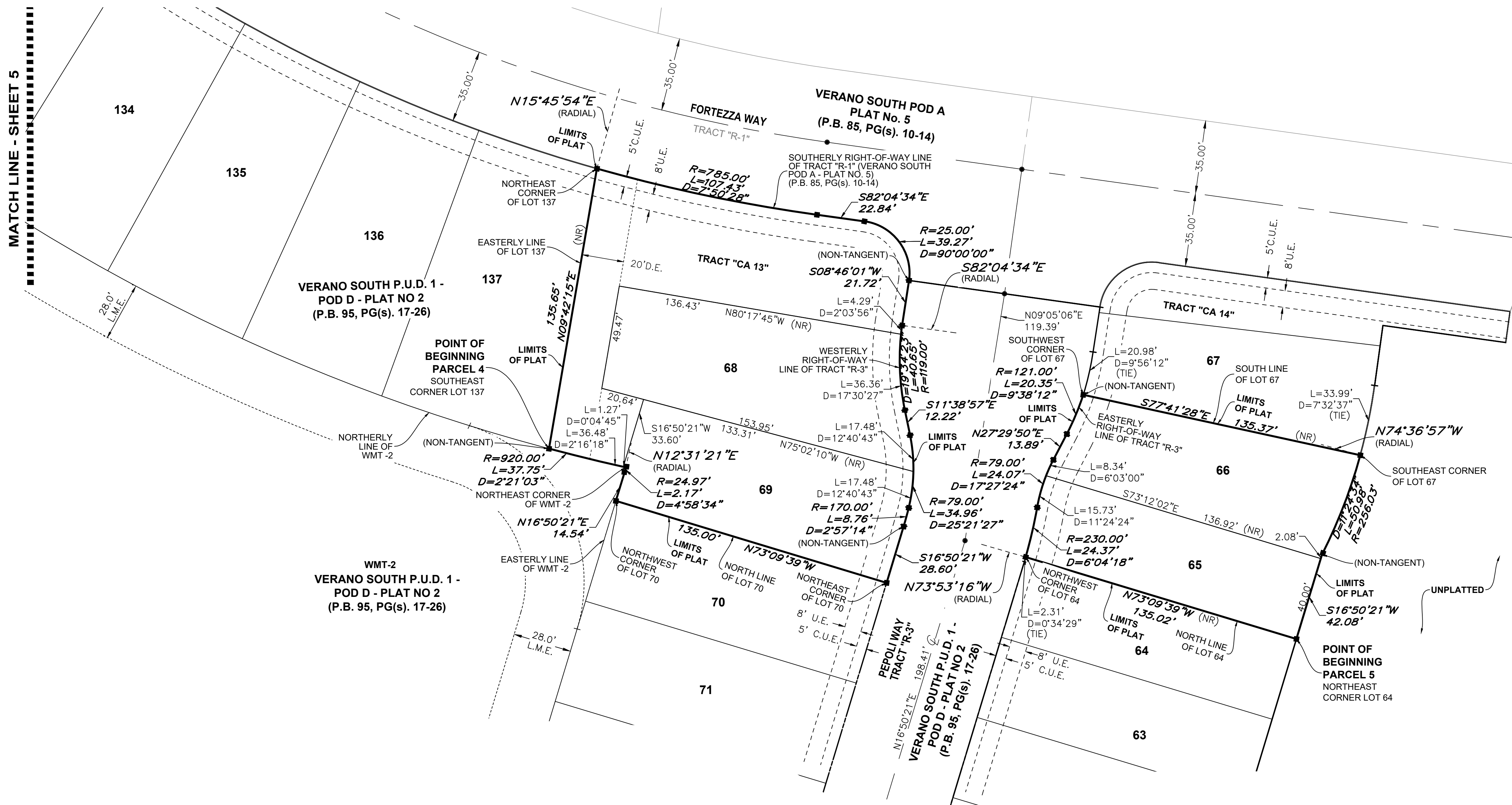
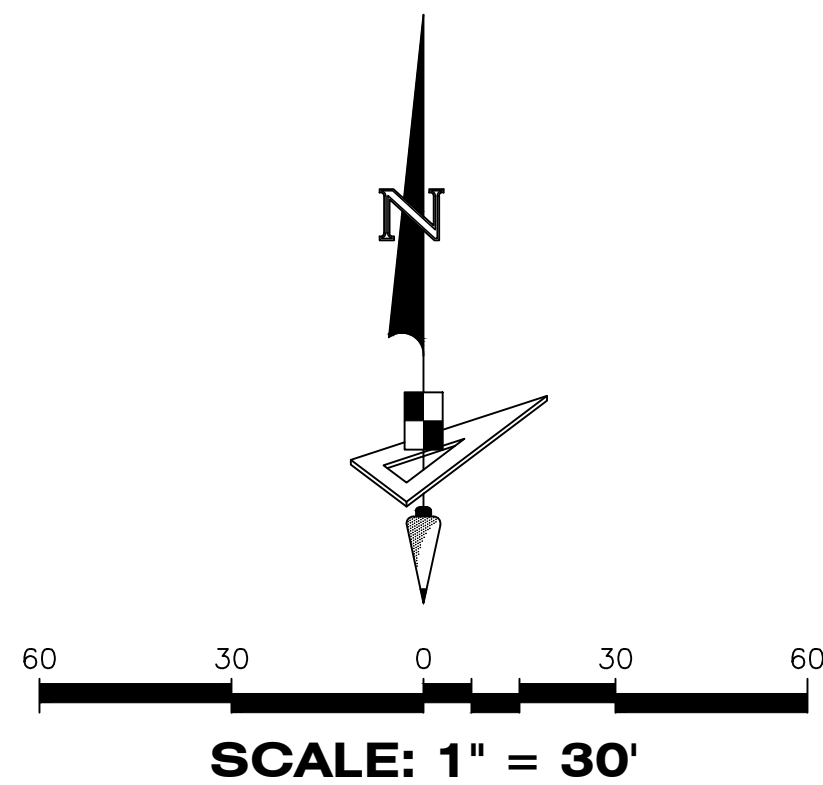
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PSLUSD #11-652-33A  
CITY OF PORT ST. LUCIE PROJECT NO. (P22-153)

SHEET 5 OF 6 SHEETS

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2 - REPLAT

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-11", "CA-12" AND "CA-13", AND ALL OF LOTS 65, 66, 68, 69, 111, 112, 113, 118 THROUGH 121 AND 126 THROUGH 129, VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



LEGEND	
P.B.	Plat Book
Pg(s).	Page(s)
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
D.E.	Drainage Easement
L.M.E.	Lake Maintenance Easement
U.E.	Utility Easement
L.E.	Landscape Easement
WMT	Stormwater Management Tract
CL	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



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CITY OF PORT ST. LUCIE PROJECT NO. (P22-153)

SHEET 6 OF 6 SHEETS