

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

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

PLAT BOOK
PAGE
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DESCRIPTION:

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

BEGIN AT NORTHWEST CORNER OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 1 THROUGH 19, INCLUSIVE OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG THE SAID BOUNDARY LIMITS OF POD 2: 1) THENCE N.74°00'26"E., A DISTANCE OF 114.66 FEET; 2) THENCE S.15°59'34"E., A DISTANCE OF 30.00 FEET; 3) THENCE N.74°00'26"E., A DISTANCE OF 70.00 FEET; 4) THENCE N.15°59'34"W., A DISTANCE OF 30.00 FEET; 5) THENCE N.74°00'26"E., A DISTANCE OF 592.77 FEET; 6) THENCE S.13°55'14"E., A DISTANCE OF 1067.15 FEET; 7) THENCE S.74°00'26"W., A DISTANCE OF 668.58 FEET; 8) THENCE N.60°59'34"W., A DISTANCE OF 99.37 FEET; 9) THENCE N.15°59'34" W., A DISTANCE OF 996.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 803,950 SQUARE FEET OR 18.456 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY _____

KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL PARK OWNER, LLC., A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH POD G - PLAT NO. 2 - POD NO. 2 - REPLAT NO. 1, 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 TREDICI HOMEOWNERS 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. 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 TREDICI HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. ALL DRAINAGE FACILITIES LOCATED WITHIN SUCH DRAINAGE EASEMENT ARE HEREBY DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO TREDICI HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE 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 HAVE THE RIGHT BUT NOT THE RESPONSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8. TRACTS "CA 1" THROUGH "CA 7" (COMMON AREA), AS SHOWN HEREON, ARE HEREBY DEDICATED TO TREDICI HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, 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 1" THROUGH "CA 7" AS SHOWN HEREON, IS HEREBY DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

9. THE DRAINAGE EASEMENTS (D.E.) AND UTILITY EASEMENTS (U.E.) SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, 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.

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ALL DRAINAGE FACILITIES WITHIN THIS PLAT AND CONNECTED TO THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT DRAINAGE SYSTEM BUT NOT SPECIFICALLY DEDICATED VERANO #5 COMMUNITY DEVELOPMENT DISTRICT.

THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

10. THE STORMWATER MANAGEMENT TRACT WMT-11 AS SHOWN HEREON IS HEREBY DEDICATED TO VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS. TREDICI HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE RESPONSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID STORMWATER MANAGEMENT TRACT.

11. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR STORM WATER MAINTENANCE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS. TREDICI HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE RESPONSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID LAKE MAINTENANCE EASEMENTS.

12. THE ACCESS EASEMENTS (A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE TREDICI HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS RIGHTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, CENTRAL PARK OWNER, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS ____ DAY OF _____, 2023.

WITNESS _____ CENTRAL PARK OWNER, LLC
A FLORIDA LIMITED LIABILITY COMPANY

(PRINT NAME OF WITNESS) BY: _____

NAME: _____

WITNESS _____ TITLE: _____

(PRINT NAME OF WITNESS)

OWNERSHIP AND DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY OF _____, 2023, BY _____, MANAGER OF CENTRAL PARK OWNER, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF 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 COMFORMITY 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.

TRACT ACREAGE TABLE (ACRES)

COMMON AREA TRACT #1:	0.083
COMMON AREA TRACT #2:	0.158
COMMON AREA TRACT #3:	0.230
COMMON AREA TRACT #4:	0.294
COMMON AREA TRACT #5:	0.071
COMMON AREA TRACT #6:	0.438
COMMON AREA TRACT #7:	0.055
WATER MANAGEMENT TRACT #11:	2.650

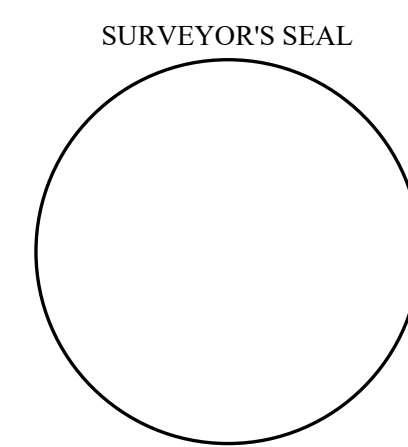
SURVEYOR'S NOTES:

- BEARINGS SHOWN ARE BASED ON THE WESTERLY BOUNDARY LIMITS OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 1 THROUGH 19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH BEARS NORTH 15°59'34" WEST. ALL BEARINGS BEING RELATIVE THERETO.
- 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.

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, FLORIDA, THIS ____ DAY OF _____, 2023.

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. 1B7768



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number 1B 7768
SHEET 01 OF 06 SHEETS

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

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

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ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
 COUNTY: _____

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

TREDICI HOMEOWNERS 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 _____, 2023, BY _____ OF TREDICI HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

 PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
 COUNTY: _____

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

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, LAKE MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT #5 FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE, INGRESS, EGRESS, AND SURFACE WATER MANAGEMENT.

2. DISTRICT # 5 ACCEPTS THE DEDICATION OF AN INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER TRACTS "R-1, THE DEDICATION OF AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA 1" THROUGH "CA 7", INCLUSIVE, AND THE DEDICATION OF TRACT WMT-11, AS SHOWN 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 _____, 2023.

ATTEST: _____ VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS (CONTINUED)

STATE OF FLORIDA
 COUNTY: _____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2023, BY _____ OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

 PRINT NAME: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY: _____

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 4977, PAGE 1398, 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 _____, 2023.

 WITNESS

 FIRST HORIZON BANK, NATIONAL CORPORATION

 WITNESS

BY: _____

 (PRINT NAME OF WITNESS)

NAME: _____

 WITNESS

TITLE: _____

 (PRINT NAME OF WITNESS)

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY: _____

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2023, BY _____, FIRST HORIZON BANK, NATIONAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

 PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY: MIAMI-DADE

THE UNDERSIGNED, RANDY BARCELO, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, HEREBY OPINES THAT, BASED ON TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 15, 2023.

- (A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS VERANO SOUTH POD G - PLAT NO. 2 - POD 2 - REPLAT NO. 1 IS IN THE NAME OF CENTRAL PARK OWNER, LLC..
- (B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING FROM CENTRAL PARK OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY, TO FIRST HORIZON BANK, DATED APRIL 14, 2023, AND RECORDED APRIL 18, 2023 IN OFFICIAL RECORDS BOOK 4977, PAGE 1398 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.
- (C.) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- (D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS ____ DAY OF JUNE, 2023. BY: _____

 STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
 CORAL GABLES, FLORIDA 33134

FLORIDA BAR NUMBER: 113520

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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

CITY COUNCIL
 CITY OF PORT ST. LUCIE

ATTEST:

 SHANNON M. MARTIN, MAYOR

 SALLY WALSH, CITY CLERK

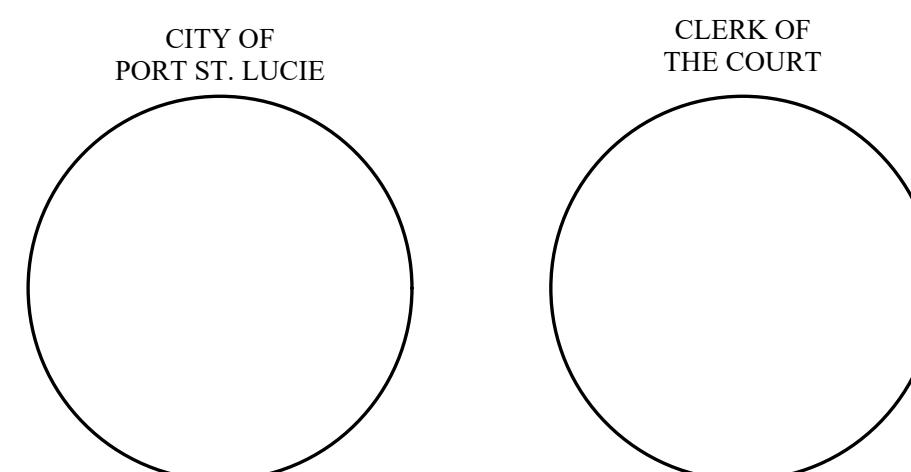
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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

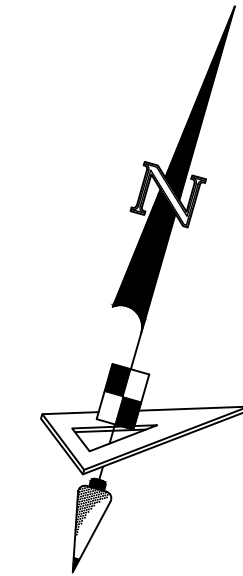
 MICHELLE R. MILLER
 CLERK OF CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA



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

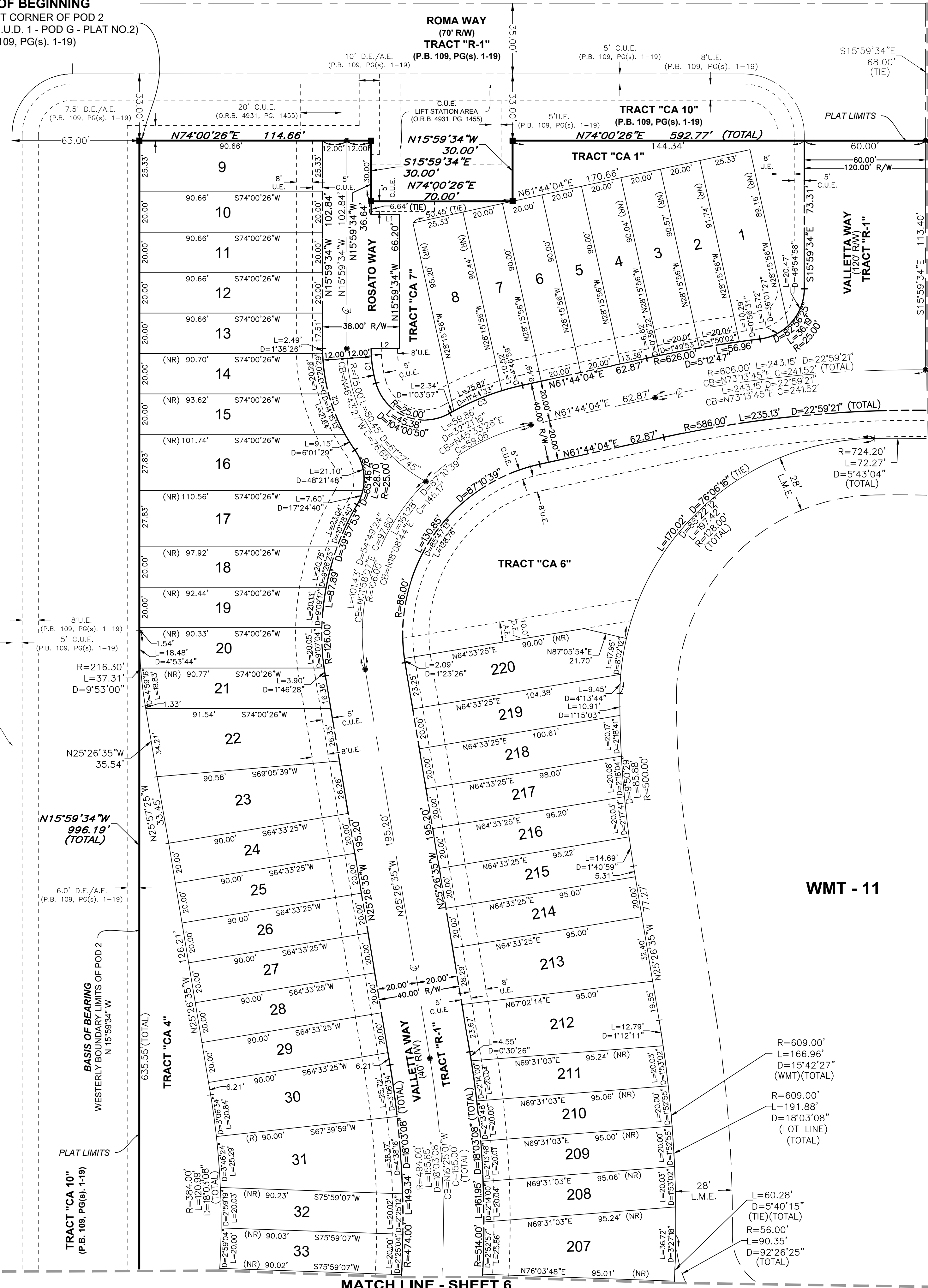
BEING A REPLAT OF ALL OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 1 THROUGH 19, INCLUSIVE OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY,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

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



0 30 60
SCALE: 1" = 30'

POINT OF BEGINNING
NORTHWEST CORNER OF POD 2
(VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2)
(P.B. 109, PG(s). 1-19)



RIGHT-OF-WAY LINES

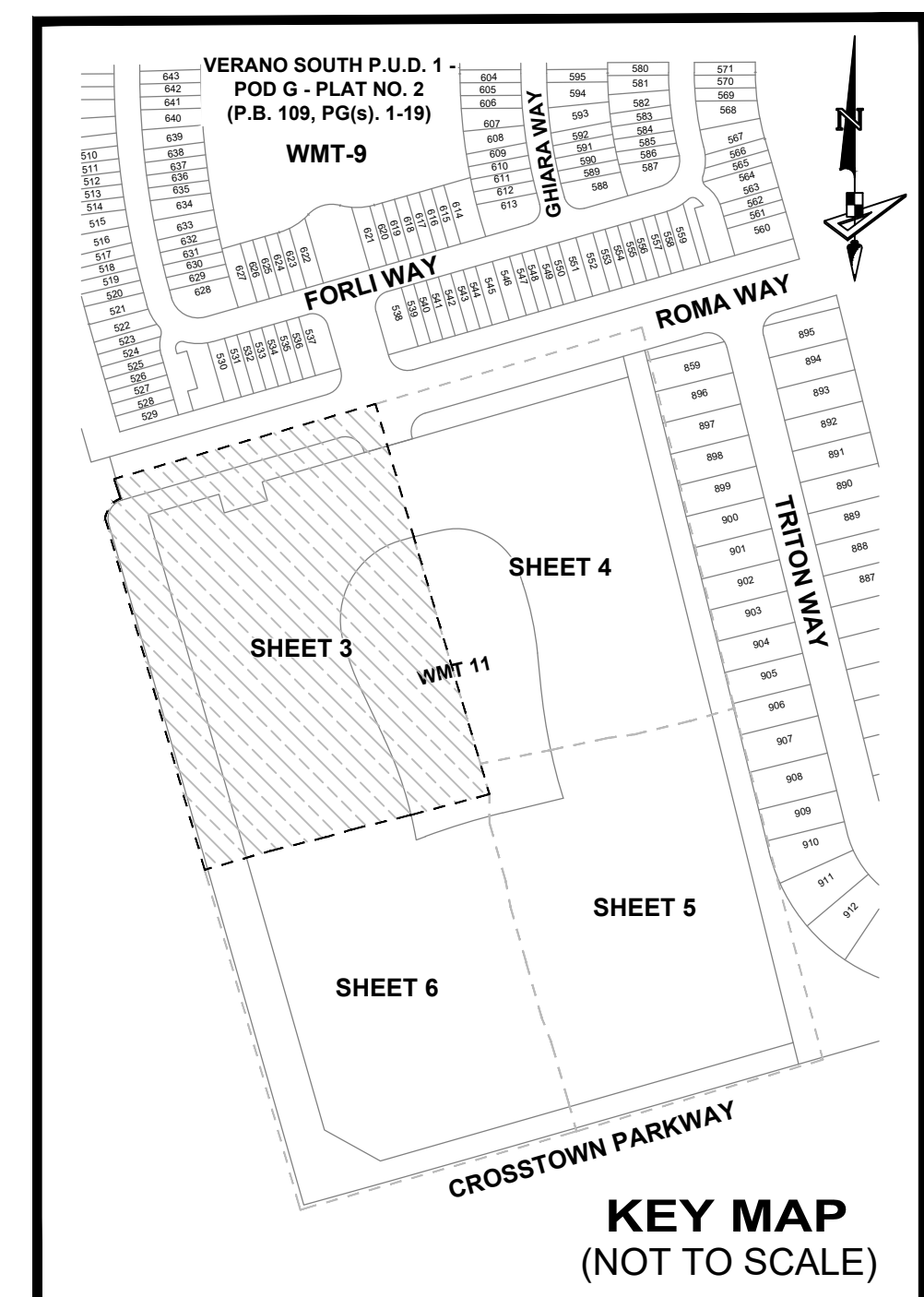
LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 74°00'26" W	14.00'
L2	N 74°00'26" E	14.00'

RIGHT-OF-WAY CURVES

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
C1	63.00'	15°51'00"	17.43'
C2	87.00'	35°15'36"	53.54'
C3	126.00'	17°35'28"	38.68'

LOT SQUARE FOOTAGE TABLE

LOT #	SQUARE FOOT	LOT #	SQUARE FOOT
1	2,309	207	2,962
2	1,830	208	1,917
3	1,786	209	1,917
4	1,786	210	1,917
5	1,786	211	1,917
6	1,786	212	2,875
7	1,786	213	2,875
8	2,352	214	1,917
9	2,309	215	1,917
10	1,830	216	1,917
11	1,830	217	1,960
12	1,830	218	2,004
13	1,830	219	2,047
14	1,830	220	2,657
15	1,960		
16	3,006		
17	2,919		
18	1,917		
19	1,830		
20	1,830		
21	1,830		
22	2,744		
23	2,701		
24	1,786		
25	1,786		
26	1,786		
27	1,786		
28	1,786		
29	1,786		
30	2,657		
31	2,875		
32	1,786		
33	1,786		



LEGEND

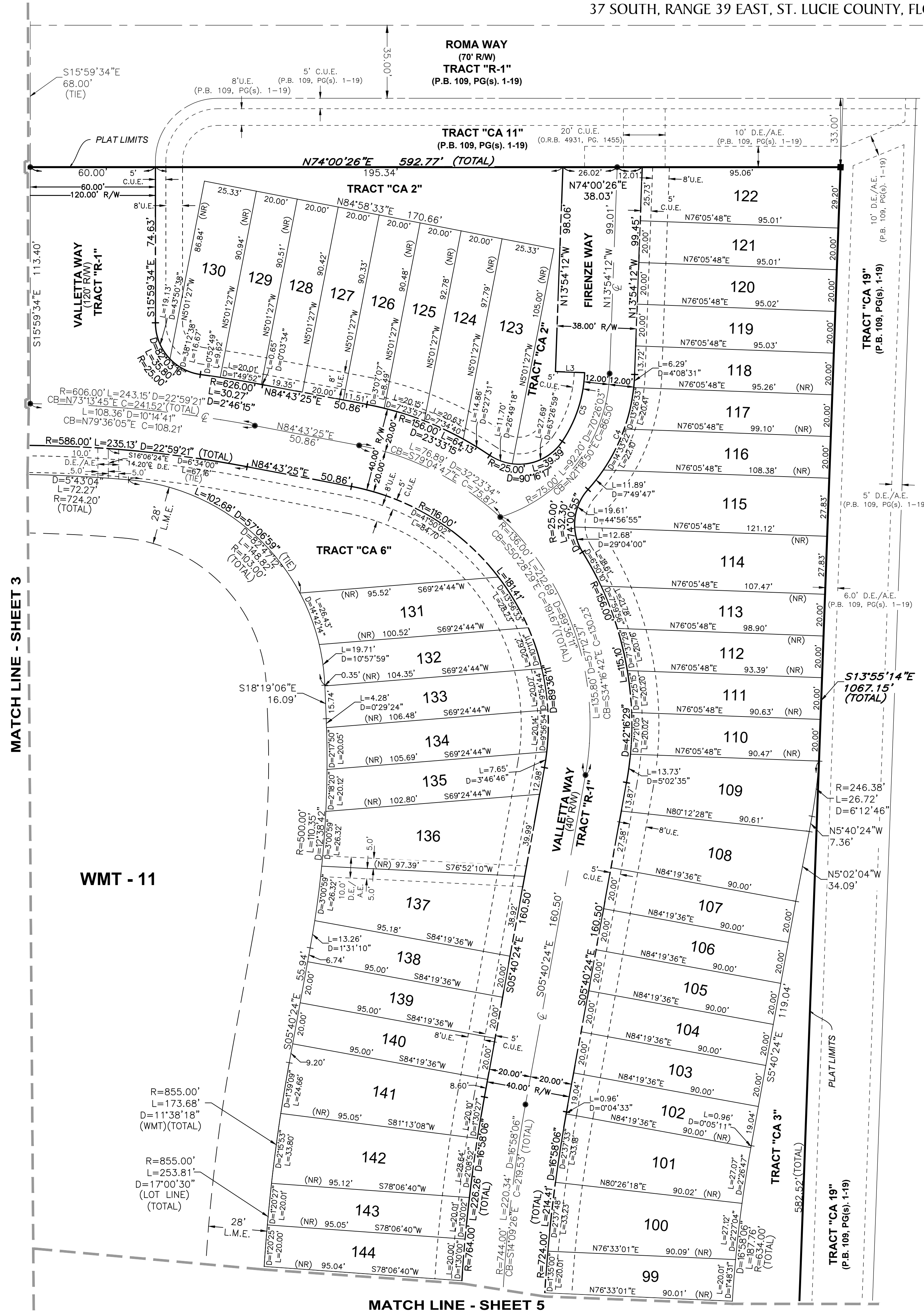
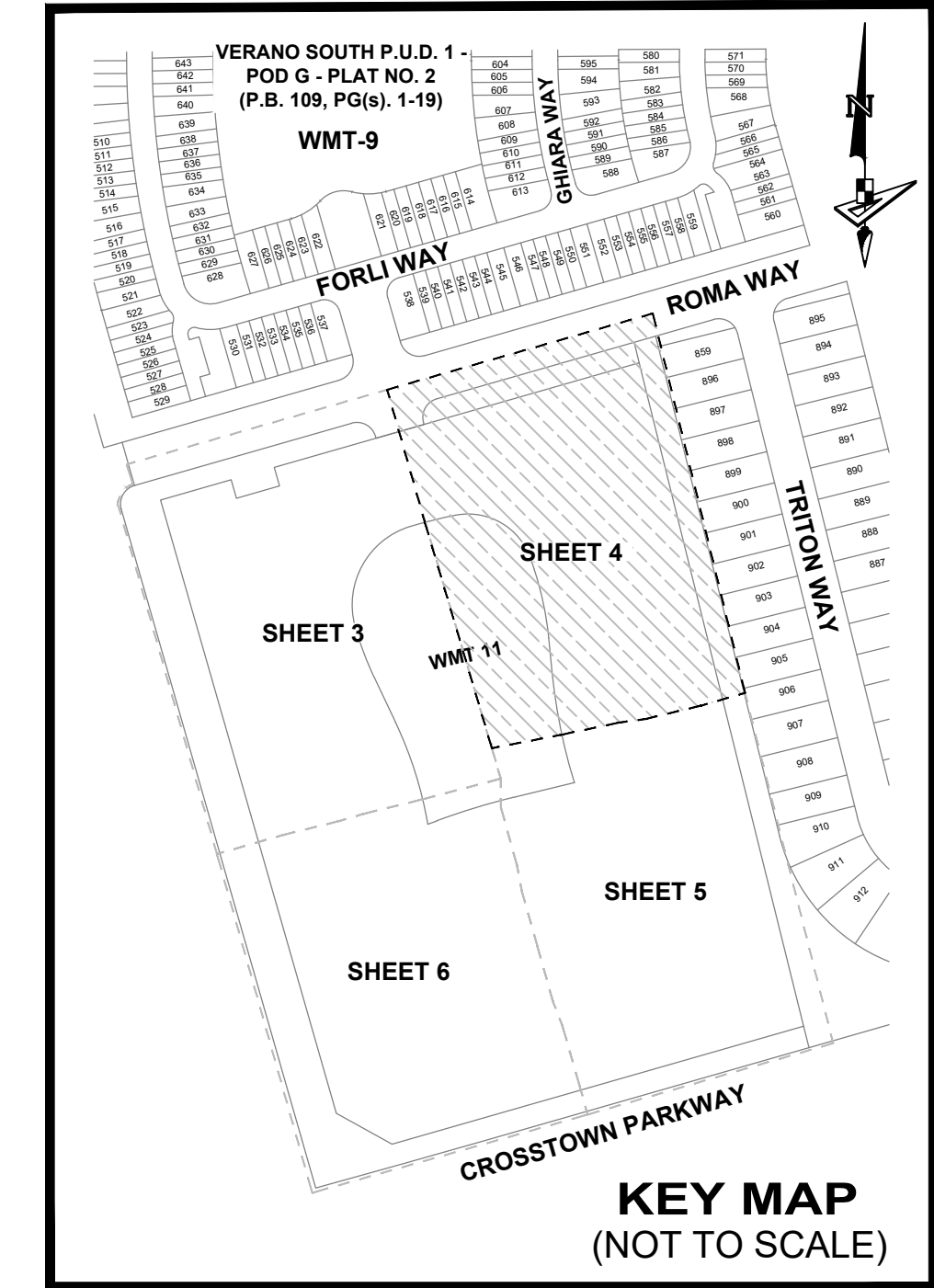
- P.B. ----- Plat Book
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- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

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

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

PLAT BOOK
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SCALE: 1" = 30'



RIGHT-OF-WAY LINES

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

RIGHT-OF-WAY CURVES

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

LOT SQUARE FOOTAGE TABLE

LOT #	SQUARE FOOT	LOT #	SQUARE FOOT
99	1,786	132	2,047
100	2,701	133	2,134
101	2,701	134	2,134
102	1,786	135	2,091
103	1,786	136	3,267
104	1,786	137	3,136
105	1,786	138	1,917
106	1,786	139	1,917
107	1,786	140	1,917
108	2,788	141	2,962
109	2,788	142	2,962
110	1,786	143	1,917
111	1,830	144	1,917
112	1,917		
113	2,047		
114	3,223		
115	3,267		
116	2,047		
117	1,917		
118	1,917		
119	1,917		
120	1,917		
121	1,917		
122	2,614		
123	2,570		
124	1,917		
125	1,830		
126	1,786		
127	1,786		
128	1,830		
129	2,309		
130	2,483		
131	2,483		

LEGEND

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- (NR) ----- Non-Radial
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- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



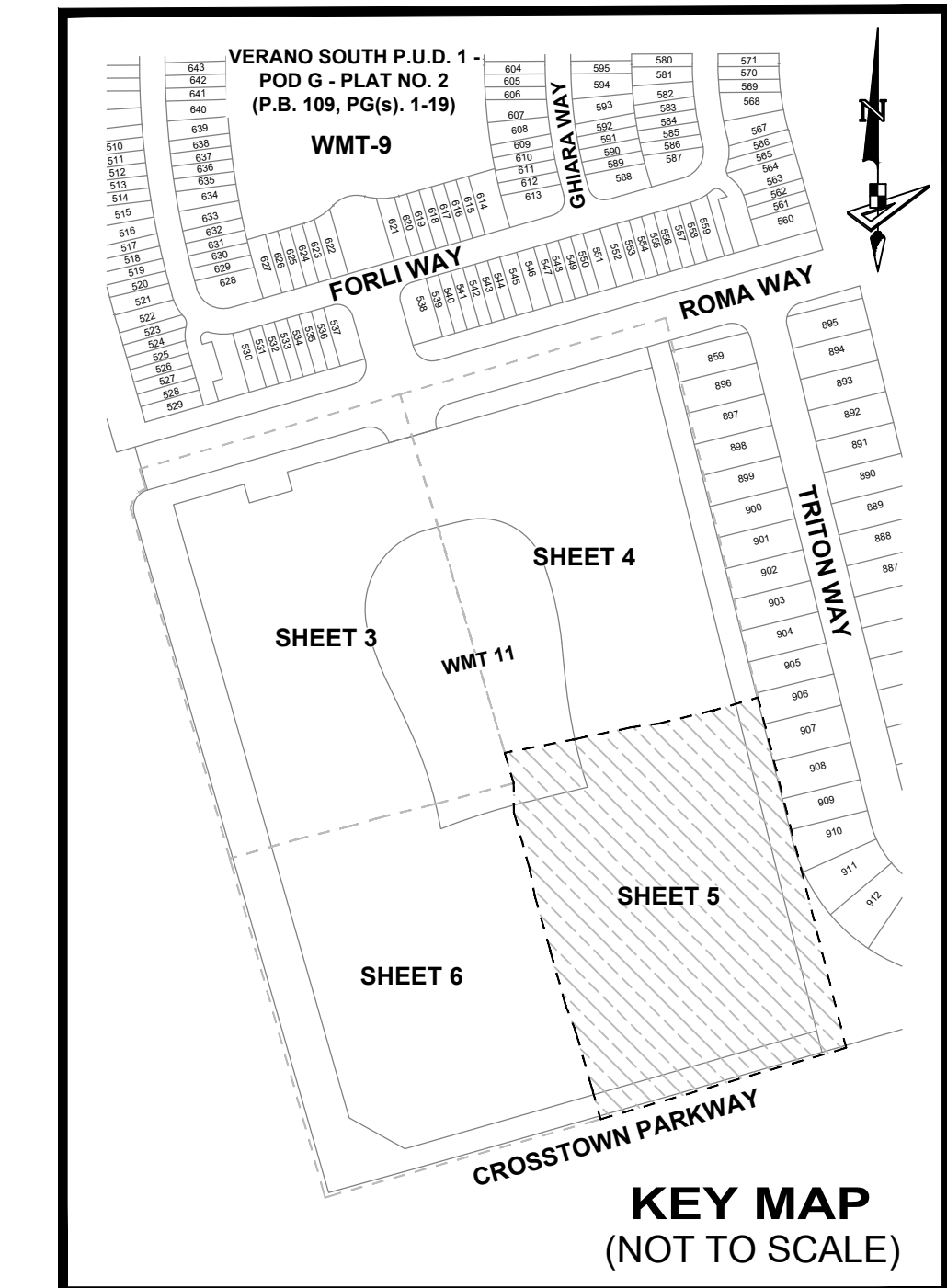
4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

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

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

PLAT BOOK
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FILE NO.
DATE
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SCALE: 1" = 30'

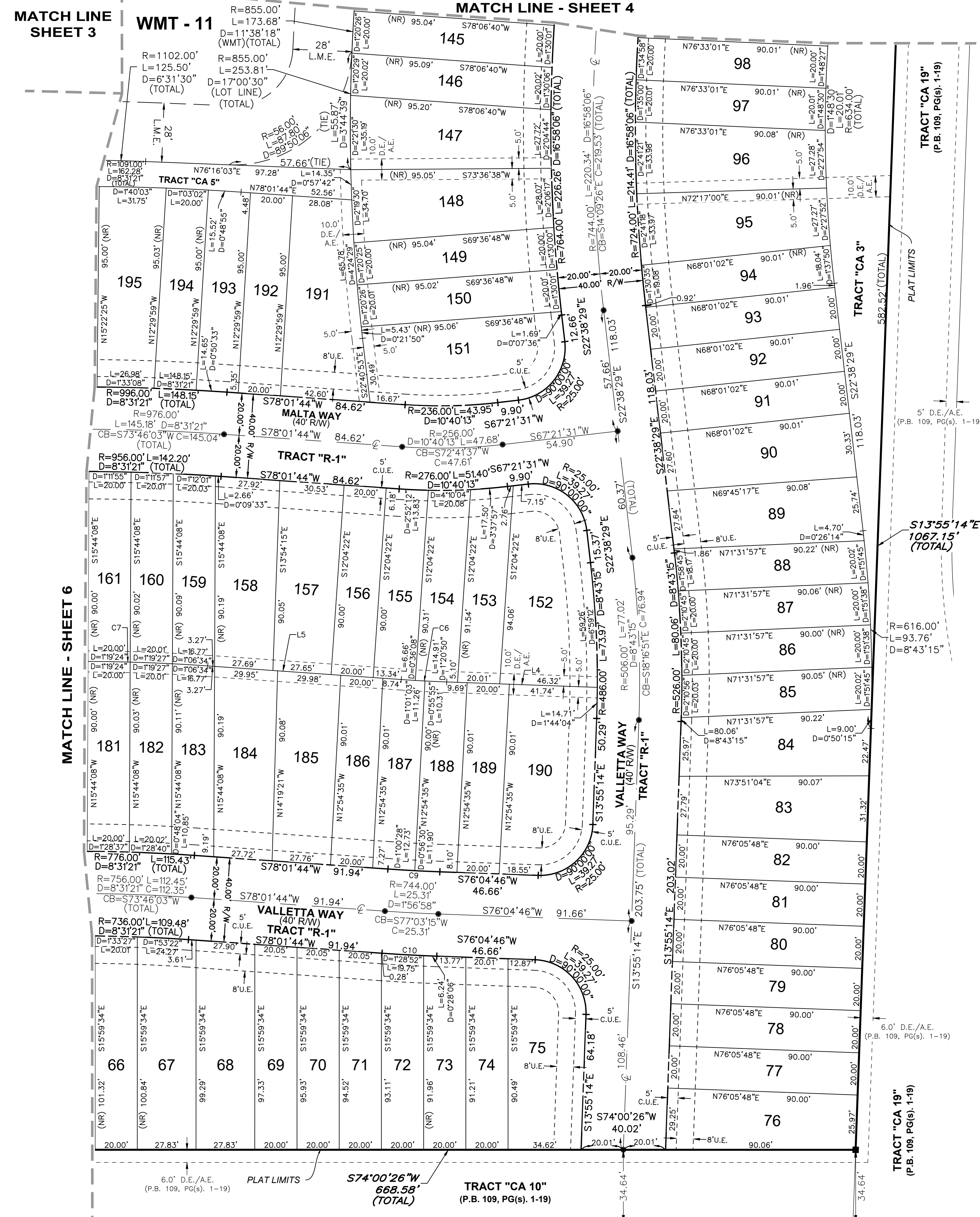


LEGEND

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- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768



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Riviera Beach, FL 33404
Phone: (561) 444-2720
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LOT LINES

LINE DATA TABLE

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

LOT CURVES (TOTAL)

CURVE DATA TABLE

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

RIGHT OF WAY CURVES

CURVE DATA TABLE

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

LOT SQUARE FOOTAGE TABLE

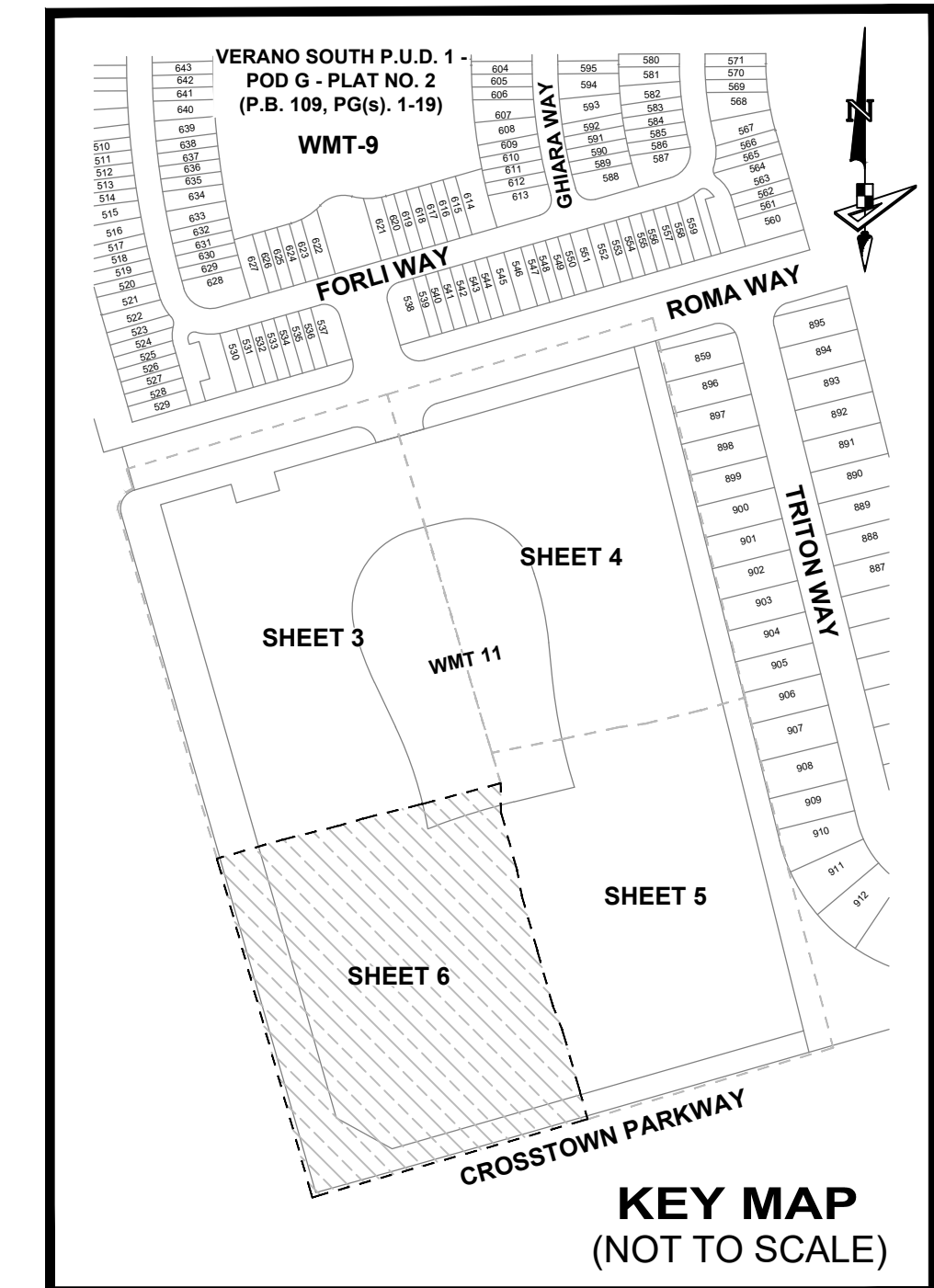
LOT #	SQUARE FOOT	LOT #	SQUARE FOOT	LOT #	SQUARE FOOT
66	2,004	145	1,917	181	1,786
67	2,788	146	1,917	182	1,786
68	2,744	147	3,006	183	1,786
69	1,917	148	2,962	184	2,614
70	1,917	149	1,917	185	2,614
71	1,873	150	1,917	186	1,786
72	1,830	151	3,615	187	1,786
73	1,830	152	3,746	188	1,786
74	1,830	153	1,873	189	1,786
75	3,136	154	1,830	190	3,703
76	2,483	155	1,786	191	3,311
77	1,786	156	1,786	192	1,917
78	1,786	157	2,614	193	1,917
79	1,786	158	2,614	194	1,917
80	1,786	159	1,786	195	2,788
81	1,786	160	1,786		
82	1,786	161	1,786		

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

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PLAT BOOK
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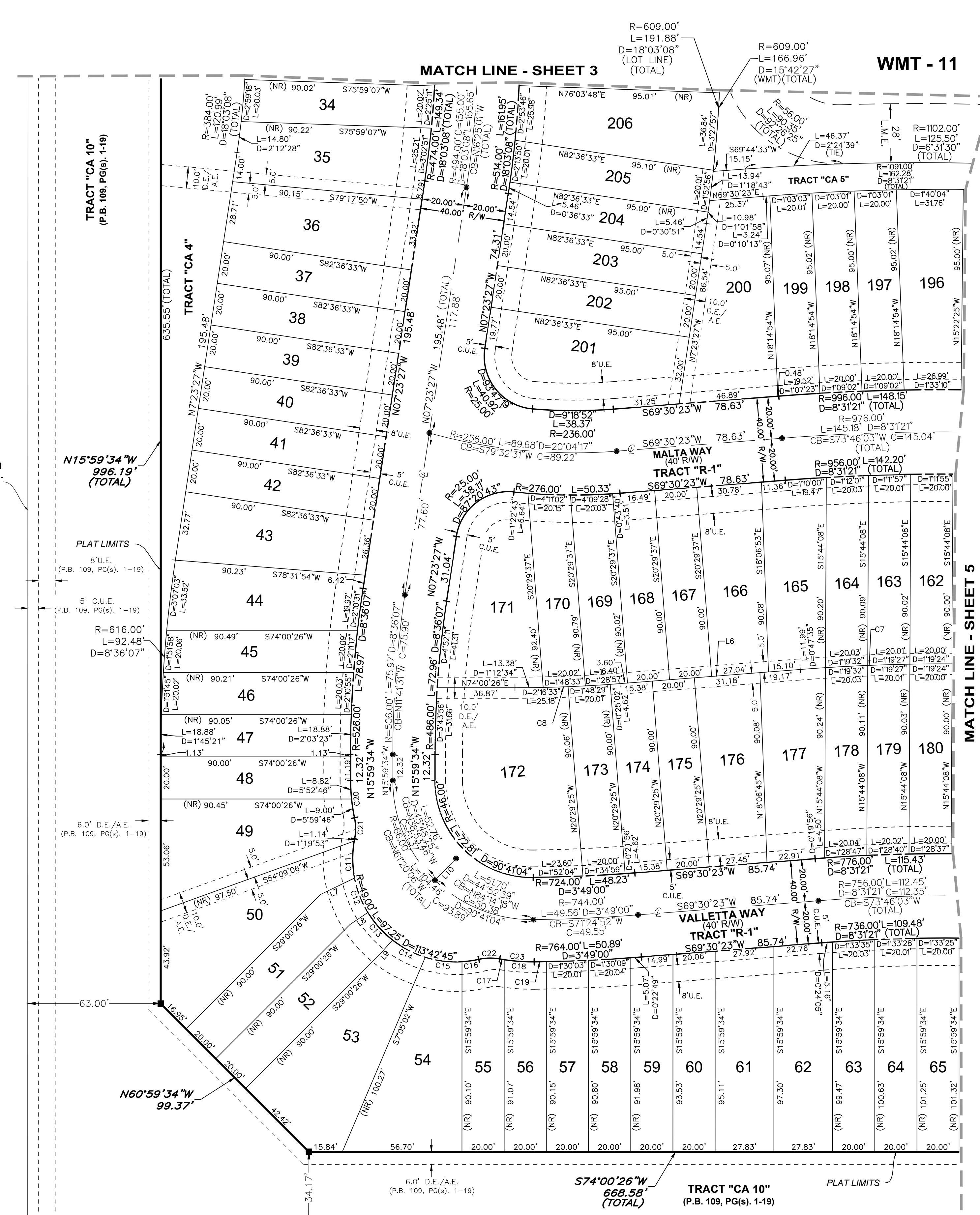
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- ----- Indicates (PCP) Permanent Control Point LB7768

LOT LINES			LOT CURVES (TOTAL)			
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	ARC
L6	S 69°30'23" W	85.74'	C7	866.00'	8°31'21"	128.82'
L7	S 48°12'46" W	18.06'	C8	634.00'	4°30'03"	49.80'
L8	S 40°09'57" W	10.17'				
L9	S 25°34'26" W	9.01'				

LOT CURVES			RIGHT OF WAY CURVES			
NO.	DELTA	ARC	NO.	RADIUS	DELTA	ARC
C11	20°35'49"	17.61'	C20	86.00'	11°52'32"	17.82'
C12	20°35'49"	17.61'	C21	25.00'	22°55'29"	10.00'
C13	20°35'49"	17.61'	C22	25.00'	22°55'29"	10.00'
C14	20°35'49"	17.61'	C23	86.00'	10°56'46"	16.43'
C15	20°36'15"	17.62'				
C16	9°23'21"	8.03'				
C17	1°26'03"	2.15'				
C18	9°30'43"	14.28'				
C19	0°26'00"	5.78'				

CENTERLINE RIGHT-OF-WAY LINES		
NO.	BEARING	LENGTH
L10	N 28°12'01" E	14.36'

LOT SQUARE FOOTAGE TABLE					
LOT #	SQUARE FOOT	LOT #	SQUARE FOOT	LOT #	SQUARE FOOT
34	1,786	162	1,786	196	2,788
35	2,831	163	1,786	197	1,917
36	2,831	164	1,786	198	1,917
37	1,786	165	2,614	199	1,917
38	1,786	166	2,614	200	3,572
39	1,786	167	1,786	201	3,746
40	1,786	168	1,786	202	1,917
41	1,786	169	1,786	203	1,917
42	1,786	170	1,830	204	1,917
43	2,657	171	3,703	205	1,917
44	2,701	172	5,532	206	3,006
45	1,786	173	1,786		
46	1,786	174	1,786		
47	1,786	175	1,786		
48	1,786	176	2,657		
49	3,354	177	2,614		
50	3,441	178	1,786		
51	2,047	179	1,786		
52	1,960	180	1,786		
53	3,746				
54	3,398				
55	1,830				
56	1,786				
57	1,830				
58	1,830				
59	1,873				
60	1,873				
61	2,657				
62	2,744				
63	2,004				
64	2,004				
65	2,047				



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

TRACT "CA 10" (P.B. 109, PG(s). 1-19)

TRACT "CA 4"

TRACT "CA 5"

TRACT "R-1"

TRACT "R-10"

TRACT "CA 10" (P.B. 109, PG(s). 1-19)

PLAT LIMITS

8' U.E. (P.B. 109, PG(s). 1-19)

5' C.U.E. (P.B. 109, PG(s). 1-19)

R=616.00' L=92.48' D=8°36'07"

6.0' D.E./A.E. (P.B. 109, PG(s). 1-19)

63.00'

34.17'

6.0' D.E./A.E. (P.B. 109, PG(s). 1-19)

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