VERANO, P.U.D. NO. 1, PLAT NO. 22

BEING A REPLAT OF ALL OF TRACT "CA46", VERANO P.U.D. NO. 1, PLAT NO. 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 9 THROUGH 13 AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 1 THROUGH 3 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNPLATTED LANDS LYING WITHIN SECTIONS 28 AND 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST OF ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE FLORIDA

DESCRIPTION:

REING A REPLAT OF ALL OF TRACT "CA46", VERANO P.U.D. NO. 1, PLAT NO. 19, ACCORDING TO THE PLAT THEREOF 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 1 THROUGH 3 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNPLATTED LANDS LYING WITHIN SECTIONS 28 AND 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST OF ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF STORMWATER MANAGEMENT TRACT "3G", AS SHOWN ON SAID VERANO P.U.D. NO. 1, PLAT NO. 19; THENCE ALONG THE NORTHWESTERLY LINE OF SAID VERANO P.U.D. NO. 1, PLAT NO. 19 AND VERANO P.U.D. NO. 1. PLAT NO. 21 THROUGH THE FOLLOWING FOUR (4) COURSES. SOUTH 46'51'24" WEST. A DISTANCE OF 608.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20'43'01", A DISTANCE OF 18.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH. HAVING A RADIUS OF 225.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93'34'15", A DISTANCE OF 367.45 FEET; THENCE SOUTH 46'51'24" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL: THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 43'08'37" WEST, A DISTANCE OF 1.371.11 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 44'45'29" EAST, A DISTANCE OF 1.221.77 FEET TO POINT ON THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SABAL CREEK PHASE II. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 1 AND 1A THROUGH 1C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID SABAL PALM, PHASE II, SOUTH 43'34'29" EAST, A DISTANCE OF 3,127.76 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID VERANO P.U.D. NO. 1 - PLAT NO. 19: THENCE ALONG SAID SOUTHEAST LINE, SOUTH 42°21'51" WEST. A DISTANCE OF 60.66 FEET TO A POINT ON THE NORTHEAST LINE OF LOTS 288 THROUGH 300 OF SAID VERANO P.U.D. NO. 1- PLAT NO. 19 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,033.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 42°21'51" EAST THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE THROUGH THE FOLLOWING TWO (2) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08'38'29", A DISTANCE OF 155.88 FEET; THENCE NORTH 38'59'40" WEST, A DISTANCE OF 400.54 FEET TO A POINT ON THE SOUTHEAST LINE OF TRACT "CA56" OF SAID VERANO P.U.D. NO. 1- PLAT NO. 21; THENCE ALONG SAID SOUTHEAST LINE, NORTH 51'00'20" EAST, A DISTANCE OF 2.82 FEET TO A POINT ON THE NORTHEAST LINE OF SAID TRACT "CA56"; THENCE ALONG SAID NORTHEAST LINE, NORTH 43'34'29" WEST, A DISTANCE OF 1,009.82 FEET TO A POINT ON THE NORTHWEST LINE OF SAID TRACT "CA56"; THENCE ALONG THE NORTHWEST LINE OF SAID TRACT "CA56" AND THE NORTHWEST LINE OF LOT 367 OF SAID VERANO P.U.D. NO. 1, PLAT NO. 21, SOUTH 47'21'20" WEST, A DISTANCE OF 178.86 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRACT "R-1" OF SAID VERANO P.U.D. NO. 1, PLAT NO. 21 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49'11'17" EAST; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°01'54", A DISTANCE OF 0.65 FEET TO POINT ON THE NORTHWESTERLY LINE OF SAID VERANO P.U.D. NO. 1, PLAT NO. 21; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 53'09'58" WEST, A DISTANCE OF 79.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.279 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT LLC. OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO, P.U.D. NO. 1, PLAT NO. 22, 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, WASTEWATER AND RECLAIMED 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. THE PRIVATE STREET RIGHT-OF-WAY (TRACT "R-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., 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 STREET RIGHTS-OF-WAY IS DEDICATED TO THE VERANO CENTER 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 NOT BE RESPONSIBLE 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. COMMON AREA TRACTS "CA61", "CA62", "CA63", "CA64", "CA65", "CA66", "CA67" AND "CA68" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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.

9. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), 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 BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2006, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (DISTRICT INTERLOCAL AGREEMENT), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGE, AND SURFACE WATER MANAGEMENT.

SHEET 1 OF 6

10. THE LAKE MAINTENANCE AND ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORMWATER MAINTENANCE AND

11. THE STORMWATER MANAGEMENT TRACT "3H" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

12. TRACT "OS-1" AS SHOWN HEREON IS HEREBY RESERVED BY VERANO DEVELOPMENT, LLC FOR OPEN SPACE AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VERANO DEVELOPMENT, LLC,

13. THE EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR EMERGENCY ACCESS PURPOSES BY EMERGENCY AND SERVICE VEHICLES, PUBLIC OR OTHERWISE, INCLUDING THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY ACCESS EASEMENT.

14. THE REUSE WATER EASEMENT (R.W.E.) AS SNOWN HEREON IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION FOR INSTALLATION, REPAIR, REPLACEMENT OF REUSE WATER FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A FLORIDA LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY OF ______, 2020.

WITNESS	VERANO DEVELOPMENT LLC., A FLORIDA LIMITED LIABILITY COMPANY
(PRINT NAME OF WITNESS)	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMI LIABILITY COMPANY, ITS SOLE MANAGER
WITNESS	BY: MANAGER

(PRINT NAME OF WITNESS) DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR \square ONLINE NOTARIZATION THIS ____ DAY OF ______, 2020, ______, MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS ___ DAY OF _____, 2020

NOTARY PUBLIC,	STATE OF F	LORIDA AT	LARGE

MY COMMISSION EXPIRES:

COUNTY OF PALM BEACH

PRINT NAME: _____

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.) DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENT (L.M.E.), TRACT "R-1", EMERGENCY ACCESS EASEMENT (EAE). RECLAIMED WATER EASEMENT (RWE). STORMWATER MANAGEMENT TRACT "3H" AND COMMON AREA TRACTS "CA61". "CA62". "CA63". "CA64". "CA65". "CA66", "CA67" AND "CA68" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF

,,	
WITNESS	VERANO PROPERTY OWNERS ASSOCIATION, IN A FLORIDA CORPORATION NOT FOR PROFIT
(PRINT NAME OF WITNESS)	BY:
WITNESS	

(PRINT NAME OF WITNESS)

COUNTY OF PALM BEACH

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
PHYSICAL PRESENCE OR
ONLINE _, 2020, BY JOHN CSAPO, PRESIDENT OF VERANO PROPERTY OWNERS NOTARIZATION THIS ____ DAY OF _ ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN ___ AS IDENTIFICATION. TO ME OR HAS PRODUCED _____

WITNESS	MY	HAND	AND	OFFICIAL	SEAL	THIS	 DAY	OF,	2020.

MY COMMISSION EXPIRES:	
	NOTARY PUBLIC
MODICACET'S CONSENT	PRINT NAME:

PRINT NAME: _____ MURIGAGEE 5 CONSENI

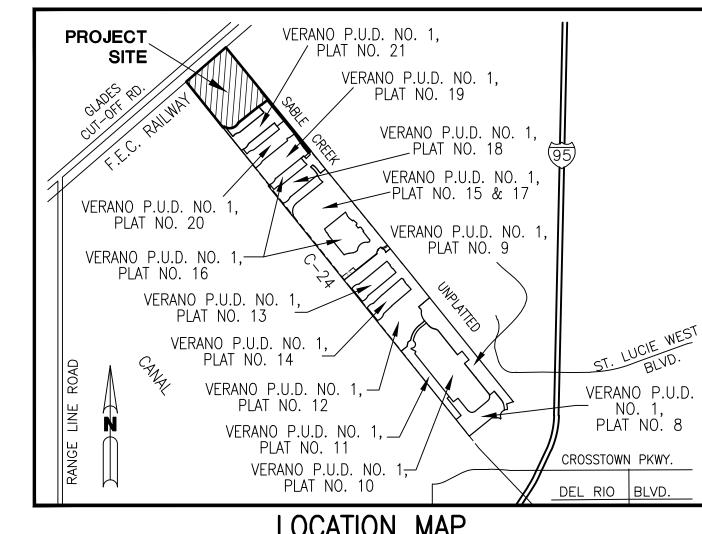
STATE OF TEXAS COUNTY OF HARRIS

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 ____, PAGE ___, 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS______, DAY OF ______, 2020.

	TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
T NAME OF WITNESS)	-
	BY:
	DEBI ENGLAND
ESS	SENIOR VICE PRESIDENT
	THIS INSTRUMENT PREPARED BY
T NAME OF WITHFOOL	PERRY C. WHITE, P.S.M. 4213,
T NAME OF WITNESS)	STATE OF FLORIDA
	SAND & HILLS SURVEYING, INC.
ESS	8461 LAKE WORTH ROAD, SUITE 410
	LAKE WORTH, FLORIDA 33467 LB-7741

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.



ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR \square ONLINE NOTARIZATION THIS ___ DAY OF _____, 2020, BY DEBI ENGLAND AS SENIOR VICE PRESIDENT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

MY COMMISSION	EXPIRES:	
		 NOTABY BUBI

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT. FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), 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 BELOW DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005 AND RECORDED JANUARY 9, 2007 IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY:

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, DRAINAGE EASEMENTS AND INGRESS AND ACCESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE CENTER DISTRICT 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.

4. ACCEPTS THE RESPONSIBILITIES OUTLINED IN THE CITY UTILITY EASEMENTS (C.U.E.) DEDICATION.

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 APRIL 12, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 2561, PAGE 1517 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS ____ DAY OF _____, 2020.

ATTEST:	VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT
ASST SECRETARY	BY: JOHN CSAPO

ACKNOWLEDGMEN

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR \square ONLINE NOTARIZATION THIS ____ DAY OF _____ ___, 2020, BY JOHN CSAPO, CHAIRMAN OF VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED . AS IDENTIFICATION.

CHAIRMAN

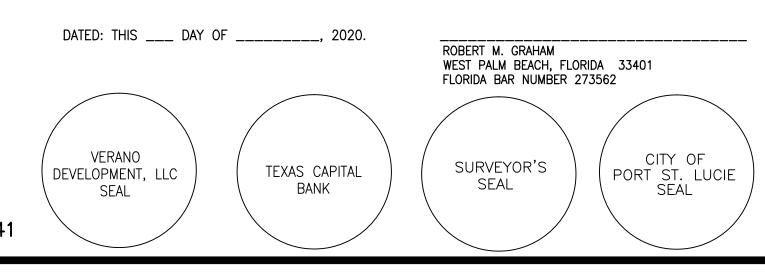
COMMISSION EXPIRES:	NOTARY PUBLIC
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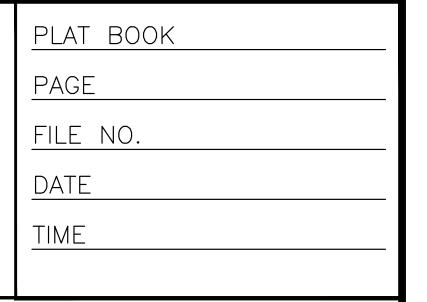
TITLE CERTIFICATION

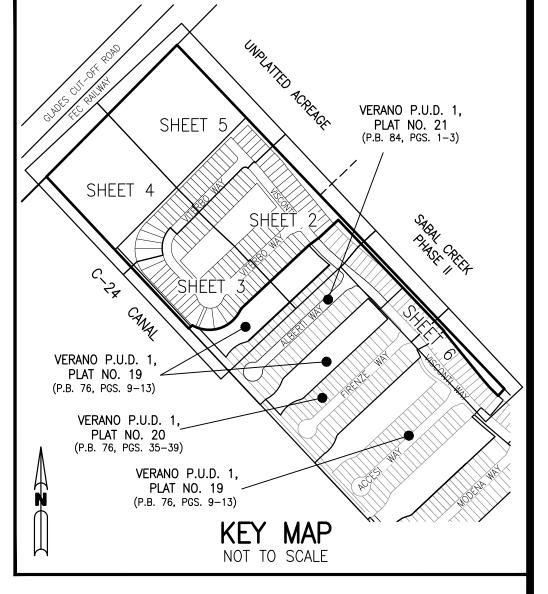
STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, HEREBY OPINES THAT, BASED ON TITLE REPORT BY _____, DATED _____

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF __, THE ENTITY EXECUTING THE DEDICATION.
- (B) THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019. (D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE
- CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.







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, P.U.D. NO. 1, PLAT NO. 22, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE

CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF ______, 2020. CITY OF PORT ST. LUCIE

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

CERTIFICATE OF APPROVAL CLERK OF CIRCUIT COURT COUNTY OF ST. LUCIE

I. JOSEPH E. SMITH, 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 ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS______, DAY OF ______, 2020.

-	
JOSEPH E. SMITH	
CLERK OF CIRCUIT COURT	
ST. LUCIE COUNTY, FLORIDA	

CLERK OF THE COURT

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL WHICH BEARS N43'08'36"W. ALL BEARINGS 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 THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. 5. 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. 6. ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTING CURVE UNLESS
- 7. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

CERTIFICATE OF SURVEYOR AND MAPPER

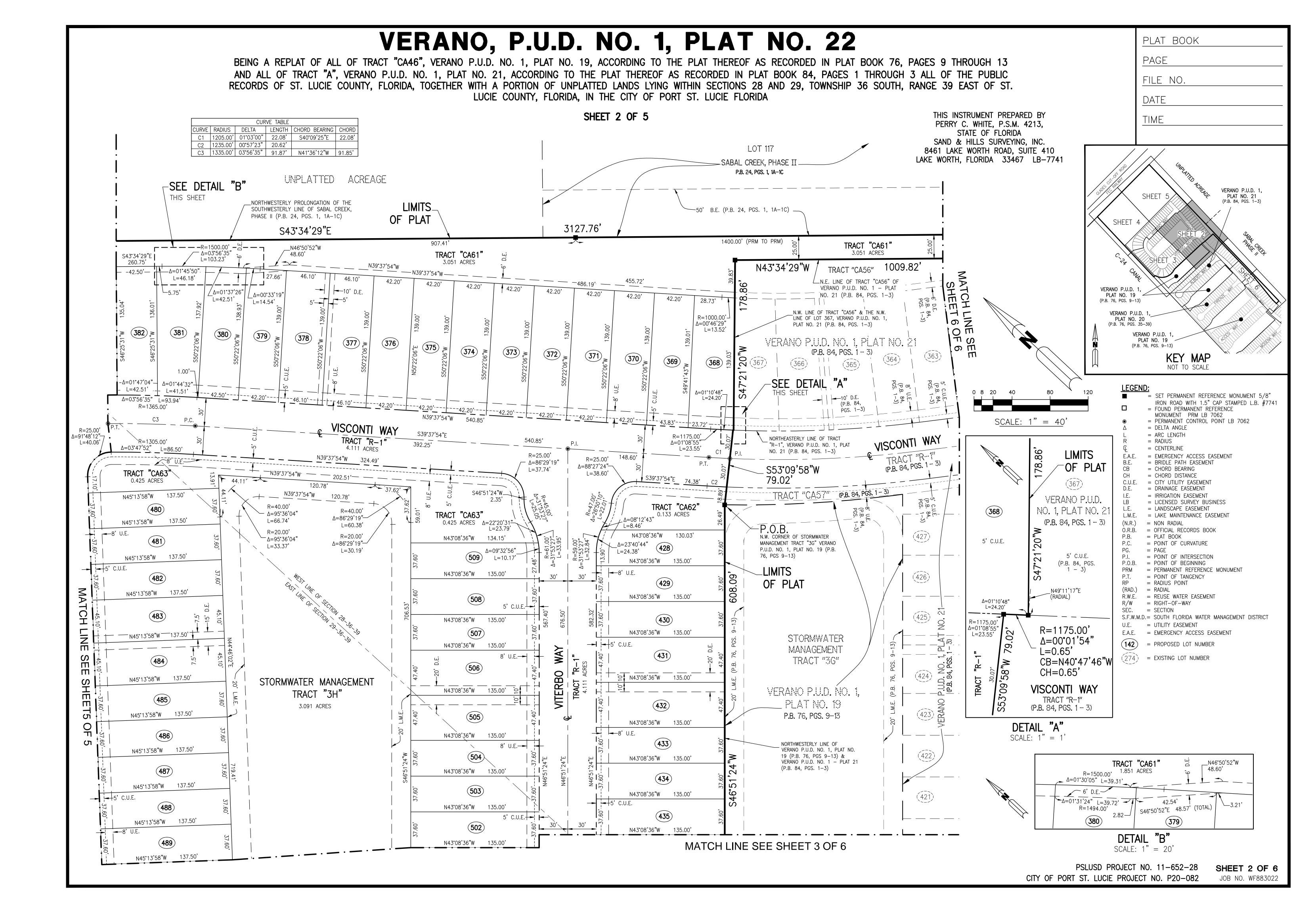
COUNTY OF PALM BEACH

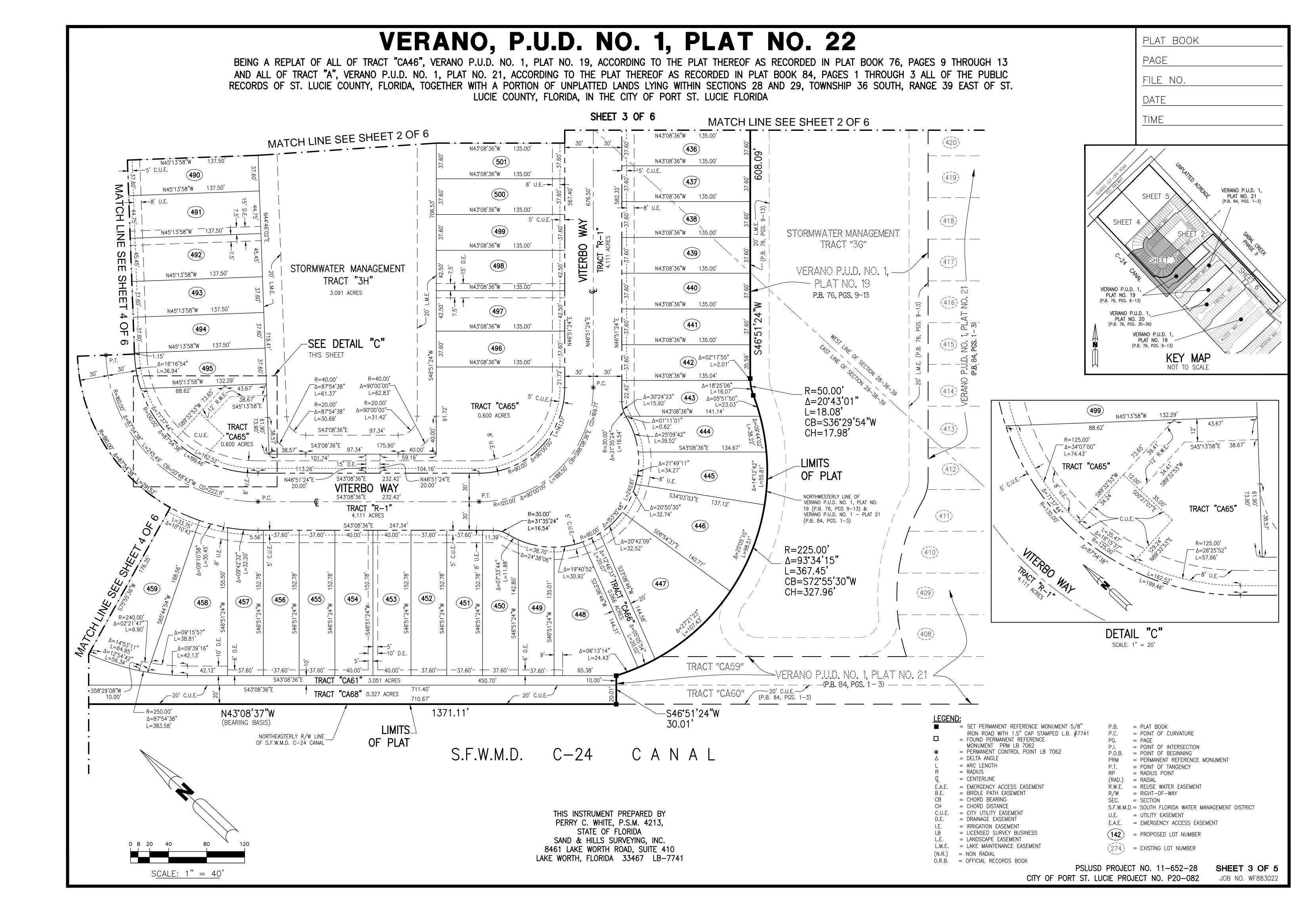
STATE OF FLORIDA

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; 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 6G17-6, 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 _____ 2020.

PERRY C. WHITE PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4213 SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467

PSLUSD PROJECT NO. 11-652-28 SHEET 1 OF 6 CITY OF PORT ST. LUCIE PROJECT NO. P20-082 JOB NO. WF883022





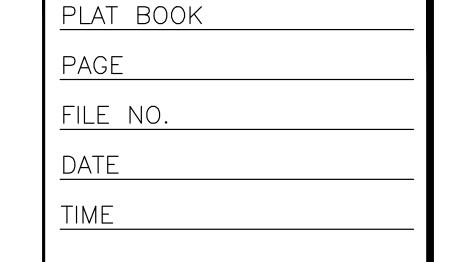
VERANO, P.U.D. NO. 1, PLAT NO. 22

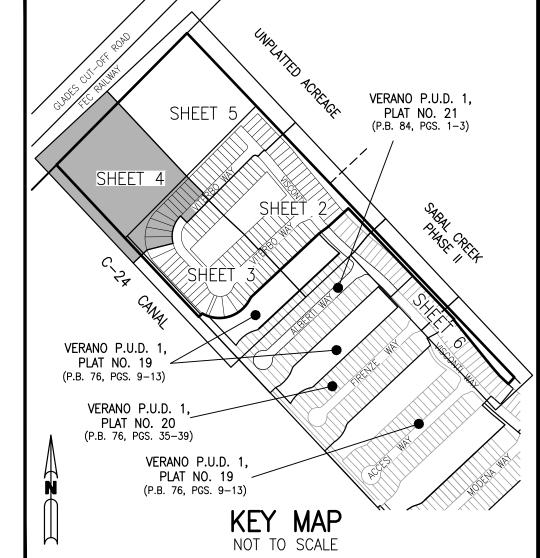
BEING A REPLAT OF ALL OF TRACT "CA46", VERANO P.U.D. NO. 1, PLAT NO. 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 9 THROUGH 13 AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 1 THROUGH 3 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNPLATTED LANDS LYING WITHIN SECTIONS 28 AND 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST OF ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE FLORIDA

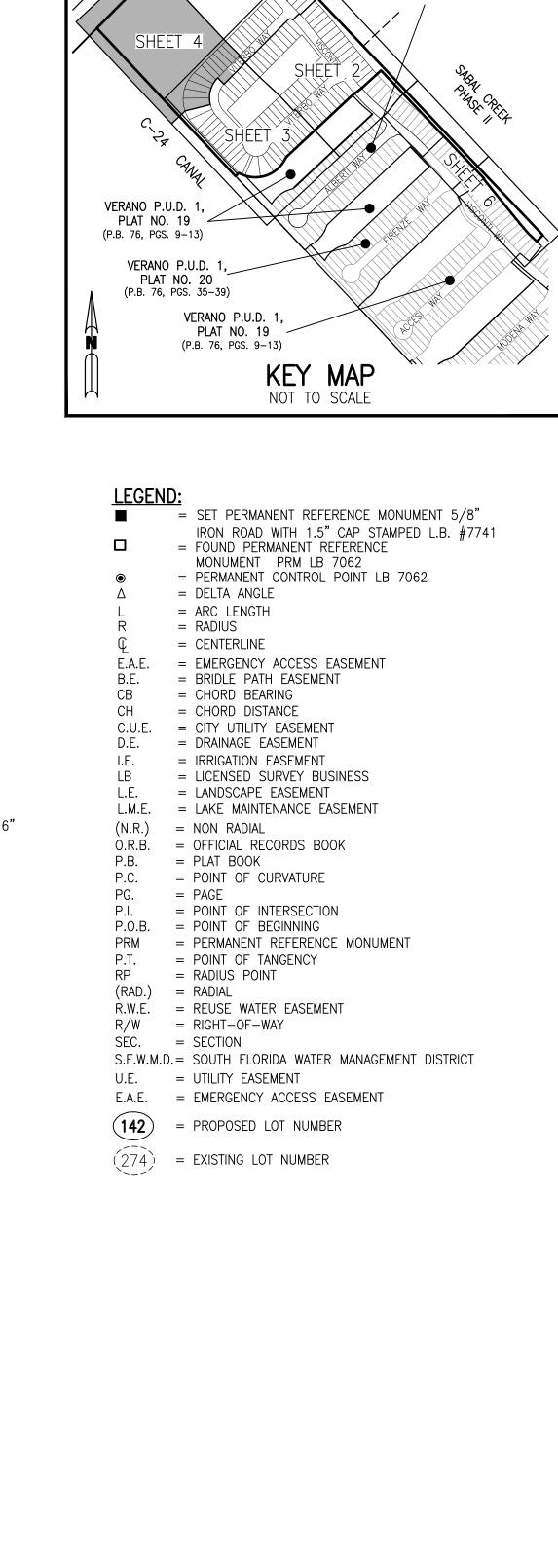
SHEET 4 OF 6

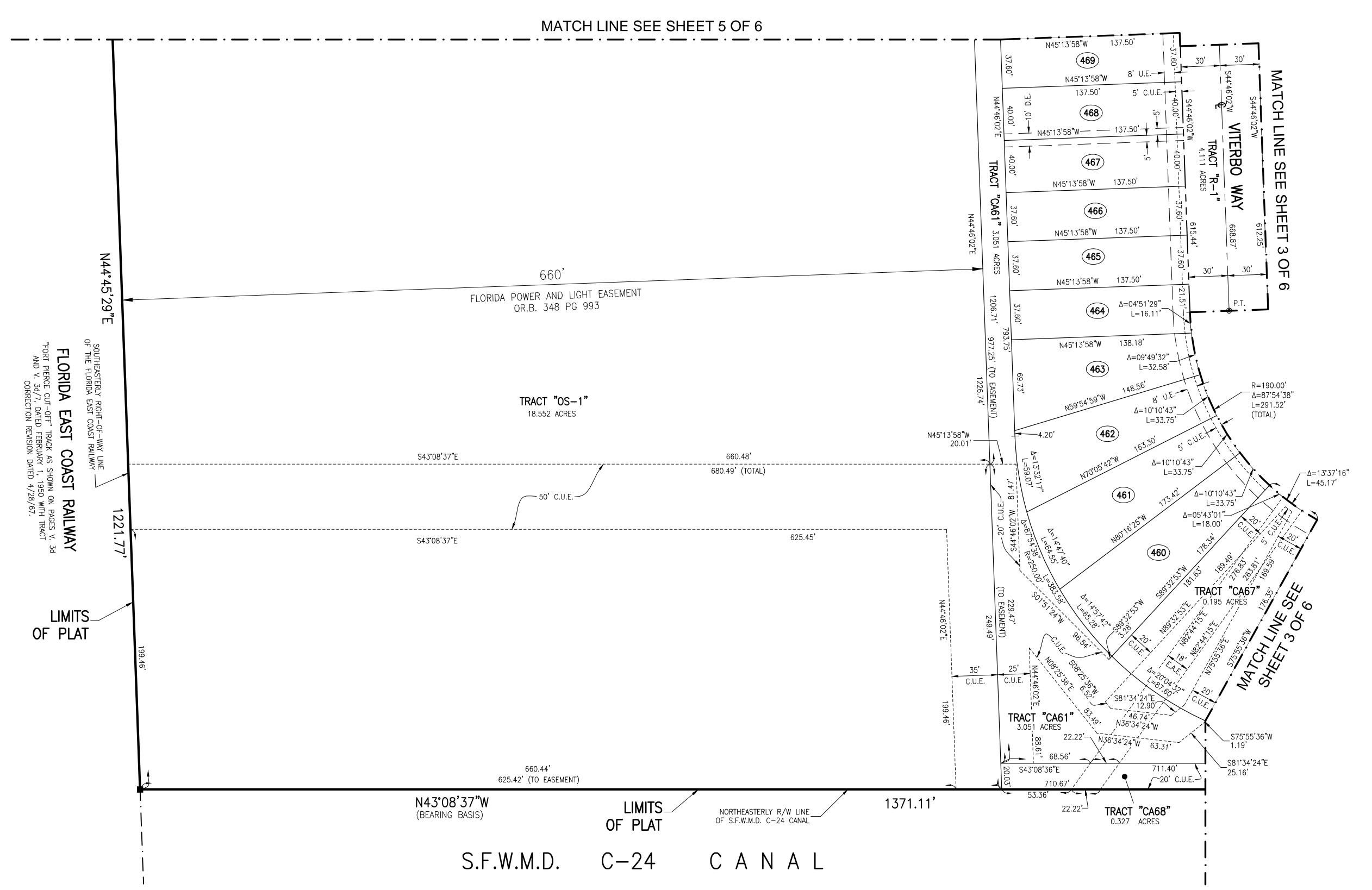
THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467 LB-7741

SCALE: 1" = 40









VERANO, P.U.D. NO. 1, PLAT NO. 22 PLAT BOOK PAGE BEING A REPLAT OF ALL OF TRACT "CA46", VERANO P.U.D. NO. 1, PLAT NO. 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 9 THROUGH 13 AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 1 THROUGH 3 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UNPLATTED LANDS LYING WITHIN SECTIONS 28 AND 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST OF ST. FILE NO. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE FLORIDA DATE SHEET 5 OF 6 TIME THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA UNPLATTED ACREAGE SAND & HILLS SURVEYING, INC. UNPLATTED ACREAGE 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467 LB-7741 LIMITS _NORTHWESTERLY PROLONGATION OF THE VERANO P.U.D. 1, PLAT NO. 21 (P.B. 84, PGS. 1-3) SOUTHWESTERLY LINE OF SABAL CREEK, OF PLAT PHASE II (P.B. 24, PGS. 1, 1A-1C) 3127.76 S43°34'29"E 660.47 TRACT "CA61" 1400.00' (PRM TO PRM) 3.051 ACRES S43°34'29"E 260.75 - 42.50'— 42.50'— 42.50'— — 42.50'-- 42.50'— — 42.50'-10' U.E.── VERANO P.U.D. 1, PLAT NO. 19 (P.B. 76, PGS. 9-13) "CA61," 387 3.051 ACRES 383 <u>386</u>) ≥ (384) > VERANO P.U.D. PLAT NO. 20 (P.B. 76, PGS. 35-39) VERANO P.U.D. 1, PLAT NO. 19 (P.B. 76, PGS. 9-13) Δ=00°24'59" L=9.92' - 19.23' ---- 42.50'---- --- 42.50'---- --- 42.50'---- --- 32.58'----VISCONTI WAY 221.81' SCALE: 1" = 40'S43°34'29"E 220.94' = SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROAD WITH 1.5" CAP STAMPED L.B. #7741 = FOUND PERMANENT REFERENCE TRACT "R-1" R=25.00' R=25.00' 4.111 ACRES Δ=91°48'12"¬ MONUMENT PRM LB 7062 S43°34'29"E 113.27' L=40.06' = PERMANENT CONTROL POINT LB 7062 = DELTA ANGLE = ARC LENGTH = RADIUS = CENTERLINE E.A.E. = EMERGENCY ACCESS EASEMENT 0.144 ACRES B.E. = BRIDLE PATH EASEMENT = CHORD BEARING = CHORD DISTANCE = CITY UTILITY EASEMENT N45°13'58"W = IRRIGATION EASEMENT N45°13'58"W 137.50' TRACT "OS-1" 18.552 ACRES = LICENSED SURVEY BUSINESS = LANDSCAPE EASEMENT 5' C.U.E. 1 → = LAKE MAINTENANCE EASEMENT = OFFICIAL RECORDS BOOK N45°13'58"W 137.50' = PLAT BOOK = POINT OF CURVATURE = PAGE **FLORIDA** = POINT OF INTERSECTION = POINT OF BEGINNING N45°13'58"W 137.50' = PERMANENT REFERENCE MONUMENT = POINT OF TANGENCY = RADIUS POINT = RADIAL = REUSE WATER EASEMENT R/W = RIGHT-OF-WAYSEC. = SECTION 660' S.F.W.M.D.= SOUTH FLORIDA WATER MANAGEMENT DISTRICT = UTILITY EASEMENT FLORIDA POWER AND LIGHT EASEMENT OR.B. 348 PG 993 E.A.E. = EMERGENCY ACCESS EASEMENT (142) = PROPOSED LOT NUMBER N45°13'58"W 137.50' (274) = EXISTING LOT NUMBER **(474)** N45°13'58"W 137.50' **473**) N45°13'58"W 137.50' **472**) LIMITS_ N45°13'58"W 137.50' OF PLAT 8' U.E.— 471) N45°13'58"W 137.50' 5' C.U.E.— **(470)** N45°13'58"W 137.50' MATCH LINE SEE SHEET 4 OF 6 PSLUSD PROJECT NO. 11-652-28 SHEET 5 OF 6

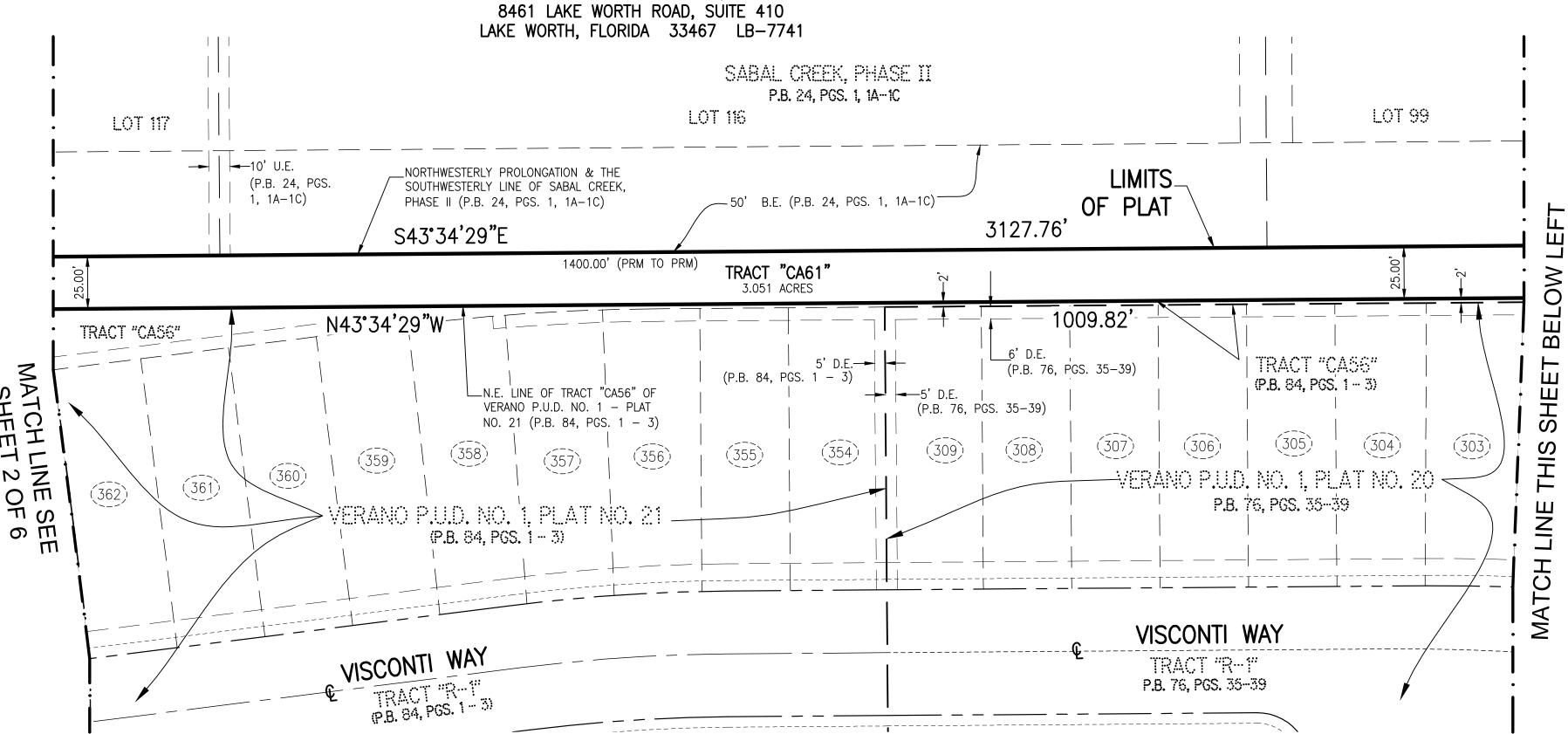
CITY OF PORT ST. LUCIE PROJECT NO. P20-082 JOB NO. WF883022

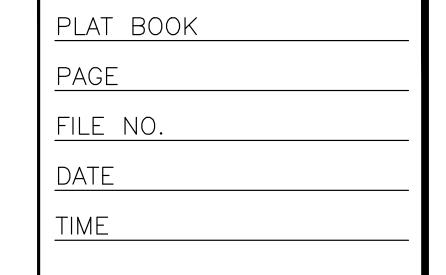
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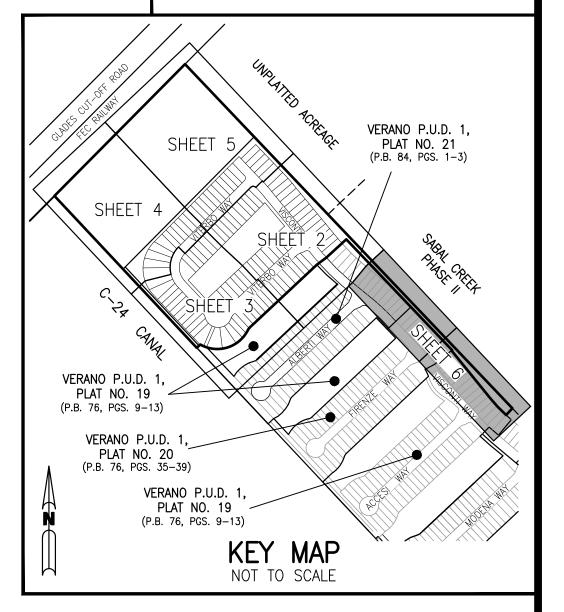
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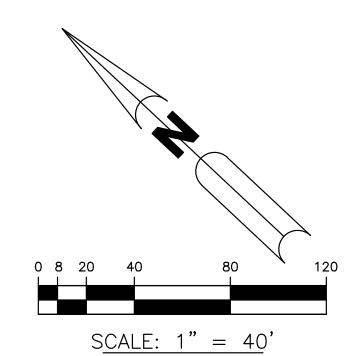
SHEET 6 OF 6

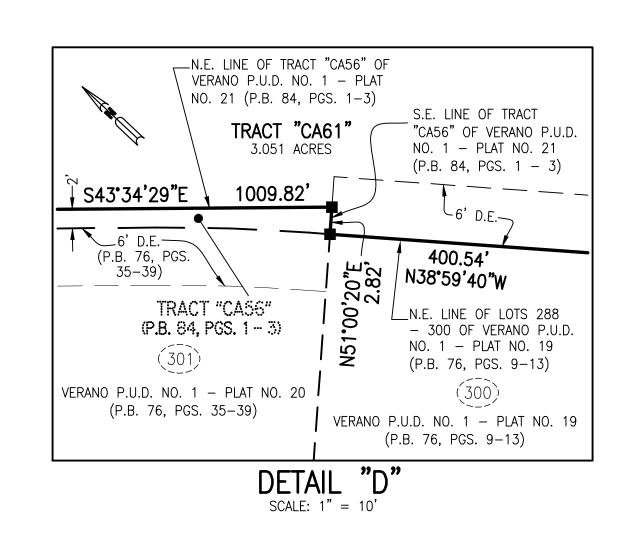
THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC.











= SET PERMANENT REFERENCE MONUMENT 5/8"

= FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062

= EMERGENCY ACCESS EASEMENT = BRIDLE PATH EASEMENT

= LICENSED SURVEY BUSINESS

= LAKE MAINTENANCE EASEMENT

= DELTA ANGLE

= ARC LENGTH

= CENTERLINE

= NON RADIAL

= PLAT BOOK

= PAGE

R/W = RIGHT-OF-WAY

U.E. = UTILITY EASEMENT

(274) = EXISTING LOT NUMBER

SEC. = SECTION

= CHORD BEARING

= CHORD DISTANCE

= CITY UTILITY EASEMENT

= LANDSCAPE EASEMENT

= OFFICIAL RECORDS BOOK

= POINT OF CURVATURE

= POINT OF TANGENCY

E.A.E. = EMERGENCY ACCESS EASEMENT

= PROPOSED LOT NUMBER

= RADIUS POINT

R.W.E. = REUSE WATER EASEMENT

= POINT OF INTERSECTION = POINT OF BEGINNING

= PERMANENT REFERENCE MONUMENT

S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DRAINAGE EASEMENTIRRIGATION EASEMENT

= RADIUS

= PERMANENT CONTROL POINT LB 7062

IRON ROAD WITH 1.5" CAP STAMPED L.B. #7741

