

VERANDA PLAT NO. 8

BEING A REPLAT OF TRACT-2, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 7 , AS RECORDED IN PLAT BOOK 86, PAGE 14, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

BEING ALL OF TRACT-2, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 7, AS RECORDED IN PLAT BOOK 86, PAGE 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 68.028 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF ST. LUCIE
STATE OF FLORIDA

VF II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE PLAT OF VERANDA PLAT NO. 8, BEING IN ST. LUCIE COUNTY, FLORIDA, AND HEREBY DEDICATE AS FOLLOWS:

1) TRACT R-1, AND TRACT R-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF THE ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC.; ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS ARE PUBLIC STREETS OR ROADS AND ARE HEREBY SPECIFICALLY SET ASIDE FOR PUBLIC USE AND BENEFIT. AN EASEMENT OVER AND UNDER SAID ROAD RIGHTS-OF-WAY IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDED BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. SAID EASEMENTS TO INCLUDE SERVICE BY CITY OF PORT ST. LUCIE EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES), THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

3) THE PEDESTRIAN ACCESS EASEMENT (PAE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC.

4) THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC.

5) TRACTS 1, 2, 3, 3A, 4, 5, 6 AND 7 ARE RESERVED FOR THE PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT.

6) THE TEMPORARY ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO AT&T, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF SAID AT&T

7) THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN FAVOR OF TRACT 3-A AS A ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE AND IS THE MAINTENANCE OBLIGATION OF THE ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. IT IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY SERVICE AND EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

SIGNED THIS _____ DAY OF _____, 2021, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE VICE PRESIDENT OF ITS GENERAL PARTNER.

VF II, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ALEX MUXO, VICE PRESIDENT OF HUIZENGA HOLDINGS, INC.

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

PRINTED NAME _____

PRINTED NAME _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

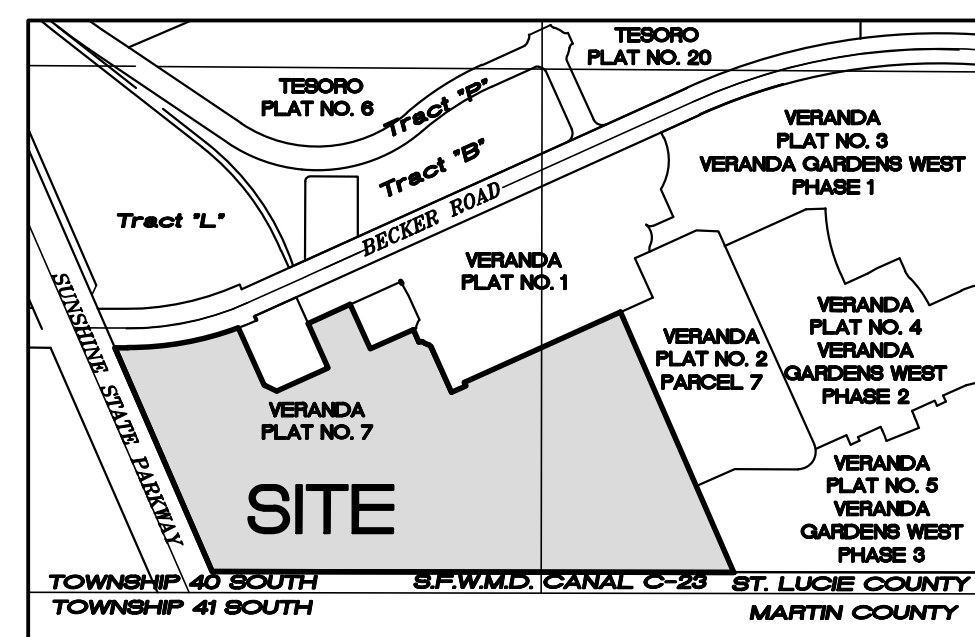
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY ALEX MUXO, AS VICE PRESIDENT OF VF II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2021.

COMMISSION NO. &
EXPIRATION DATE _____

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____



LOCATION MAP
NOT TO SCALE

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., HEREBY:

1) ACCEPTS THE DEDICATIONS OF THE ROAD RIGHTS-OF-WAY, THE PEDESTRIAN ACCESS EASEMENT (PAE), THE DRAINAGE EASEMENT (DE), AND THE ACCESS EASEMENT SHOWN ON TRACT 3-A AS SET FORTH UPON AND WITHIN THE PLAT, AS SPECIFICALLY DEDICATED TO THE ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., AND HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2021.

PRESIDENT _____

SECRETARY: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ OF ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2021.

COMMISSION NO. &
EXPIRATION DATE _____

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED, JOEL P. KOEPEL, A MEMBER OF THE FLORIDA BAR AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2021:

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VF II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- (B) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2021.
- (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.

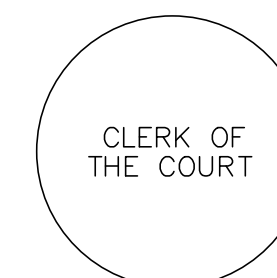
JOEL P. KOEPEL, ESQUIRE
FLORIDA BAR NO. 137756
KOEPEL LAW GROUP, P.A.
1515 N FLAGLER DRIVE, SUITE 220
WEST PALM BEACH, FL 33401

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021.

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



APPROVAL OF CITY

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT VERANDA 8 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE THIS _____ DAY OF _____ OF 2021. THE CITY OF PORT ST LUCIE ACCEPTS ALL DEDICATIONS ASSIGNED TO IT ON THE PLAT.

ATTEST: _____ CITY OF PORT ST. LUCIE

SALLY WALSH, CMC
CITY CLERK

SHANNON M. MARTIN, MAYOR

SURVEYOR'S NOTES:

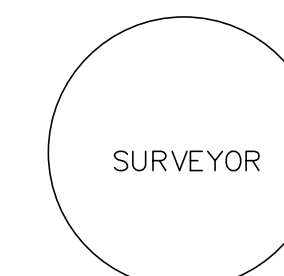
- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD HAVING A BEARING OF N65°41'42"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.
- 6) AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 7, PLAT BOOK 86, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RECORDS SUCH AS LOTS, RIGHTS-OF-WAYS, TRACTS, DEDICATIONS, AND EASEMENTS UNLESS OTHERWISE SHOWN WILL BE VACATED BY VIRTUE OF THIS RE-PLAT.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND 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 COMPLES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2021.

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



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

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

CITY OF PORT ST. LUCIE PROJECT NO. P21-140
(PSLUSD PROJECT NO. 11-824-13)

VERANDA PLAT NO. 8

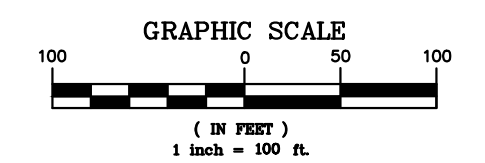
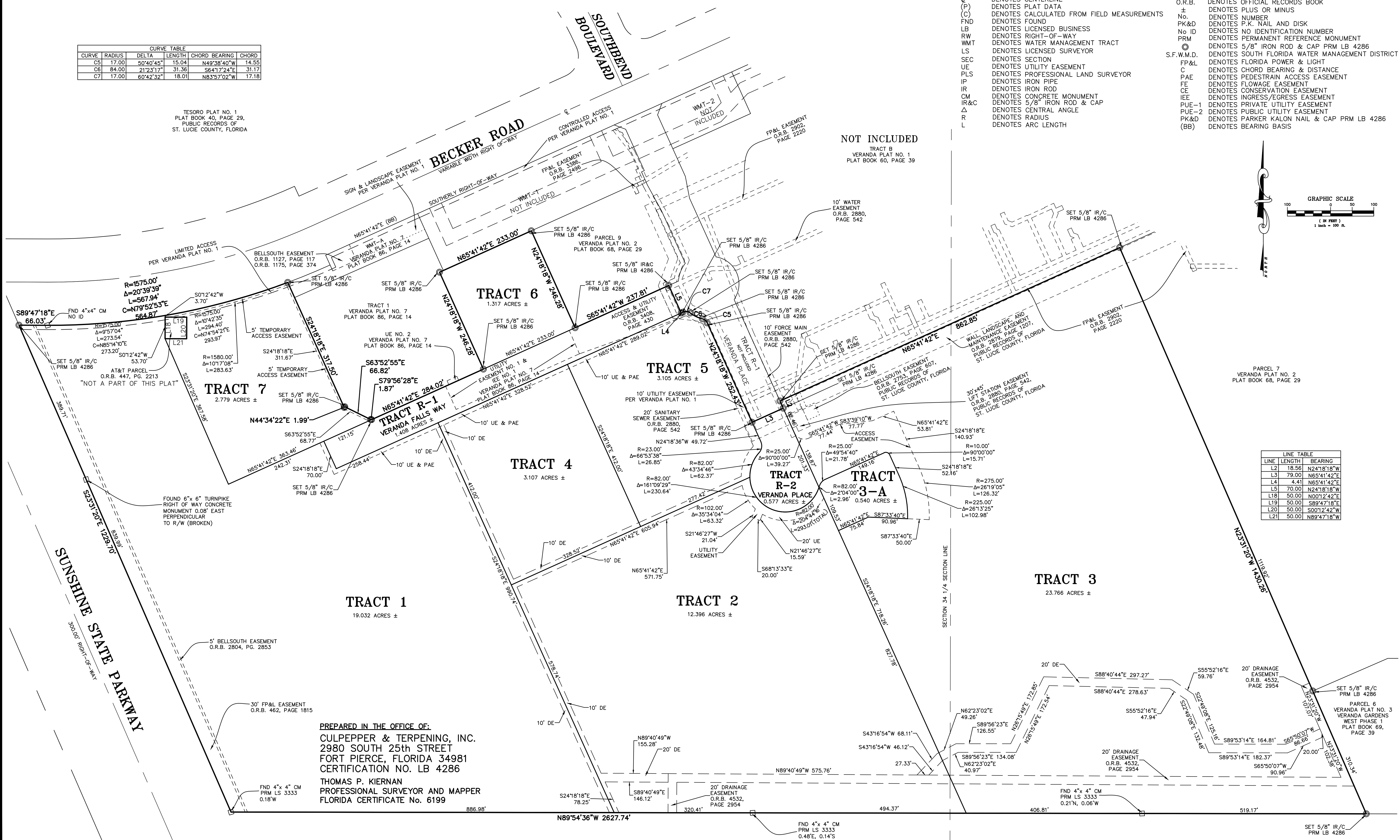
BEING A REPLAT OF TRACT-2, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 7, AS RECORDED IN PLAT BOOK 86, PAGE 14, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGEND

- ⊙ DENOTES CENTERLINE
- (P) DENOTES PLAT DATA
- (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- RW DENOTES RIGHT-OF-WAY
- WMT DENOTES WATER MANAGEMENT TRACT
- LS DENOTES LICENSED SURVEYOR
- SEC DENOTES SECTION
- UE DENOTES UTILITY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- ⊙ DENOTES 5/8" IRON ROD & CAP PRM LB 4286
- S.F.W.M.D. DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- FP&L DENOTES FLORIDA POWER & LIGHT
- C DENOTES CHORD BEARING & DISTANCE
- P&E DENOTES PEDESTRAIN ACCESS EASEMENT
- FE DENOTES FLOWAGE EASEMENT
- CE DENOTES CONSERVATION EASEMENT
- IEE DENOTES INGRESS/EGRESS EASEMENT
- PUE-1 DENOTES PRIVATE UTILITY EASEMENT
- PUE-2 DENOTES PUBLIC UTILITY EASEMENT
- PK&D DENOTES PARKER KALON NAIL & CAP PRM LB 4286
- (BB) DENOTES BEARING BASIS

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C5	17.00	50°40'45"	15.04	N49°38'40"W	14.55
C6	84.00	21°23'17"	31.36	S64°17'24"E	31.17
C7	17.00	60°42'32"	18.01	N83°57'02"W	17.18

TESORO PLAT NO. 1
PLAT BOOK 40, PAGE 29,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L2	18.56	N24°18'18"W
L3	79.00	N65°41'42"E
L4	4.41	N65°41'42"E
L5	70.00	N24°18'18"W
L18	50.00	N00°12'42"E
L19	50.00	S89°47'18"E
L20	50.00	S00°17'42"W
L21	50.00	N89°47'18"W

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
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