

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK 122
PAGE 19

INSTR # 5301085
PAGE 19-24
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SAINT LUCIE COUNTY
DEPUTY CLERK INGRAMJ

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT C, VERANDA OAKS PLAT NO. 2, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 117, PAGES 1 THROUGH 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 29.53 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE ("OWNER") OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANDA OAKS, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- THE PRIVATE RIGHTS-OF-WAY (TRACT R-1), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROADS RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE PROPERTY OWNERS WITHIN THE VERANDA OAKS SUBDIVISION ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE ("CITY"). IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE STREETS AND ROADS IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY SERVICE AND EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY.
- THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, AT&T AND ALL OTHER PUBLIC UTILITIES, FOR UTILITY PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT AREA. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SAID UTILITY EASEMENTS AS SHOWN HEREON ARE ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY.
- THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT"), ITS SUCCESSORS AND ASSIGNS, AS DISTRICT DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.
- THE LANDSCAPE EASEMENTS (LE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- THE WATER MANAGEMENT TRACT (WMT-2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.
- THE OPEN SPACE TRACT (OST-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- THE EMERGENCY ACCESS EASEMENTS, NO. 1 & NO. 2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CITY FOR ACCESS FOR EMERGENCY VEHICLES AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA.
- THE WATER MAIN EASEMENT, AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS SUCH 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 SUCH 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 ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED IN SUCH EASEMENT AREA BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS THAT MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS 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, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF UTILITIES AND FACILITIES OF THE CITY.

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE NOTES TO BE SIGNED BY ITS VICE PRESIDENT THIS 12th DAY OF DECEMBER, 2023.

VERANDA ST. LUCIE LAND HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: R. Austin Burr
NAME: R. Austin Burr
TITLE: Vice President

WITNESS: Edgar S. Coompan
SIGNATURE: Edgar Coompan
PRINTED NAME: Edgar Coompan
COMMISSION NO. & EXPIRATION DATE: 2190 S 25th St. St. Lucie, FL
ADDRESS: 844 SE Becker Rd. Port St. Lucie, FL

WITNESS: Benjamin Meyer
SIGNATURE: Benjamin Meyer
PRINTED NAME: Benjamin Meyer
COMMISSION NO. & EXPIRATION DATE: 2190 S 25th St. St. Lucie, FL
ADDRESS: 844 SE Becker Rd. Port St. Lucie, FL

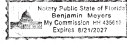
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

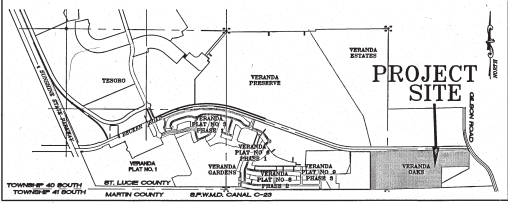
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF PH PHYSICAL PRESENCE OR ONLINE NOTIFICATION BY R. Austin Burr, VICE PRESIDENT OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS [X] PERSONALLY KNOWN TO ME OR [] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 12th DAY OF DECEMBER, 2023.

Benjamin Meyer
COMMISSION NO. & EXPIRATION DATE: 2190 S 25th St. St. Lucie, FL
PRINT NAME: Benjamin Meyer



FILE NAME: 22-155-VERANDA-OAKS-PLAT-NO.-3-PHASES-3&4-COVER



LOCATION MAP

NOT TO SCALE

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA COMMUNITY DEVELOPMENT DISTRICT II HEREBY:

- ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.
- CONSENTS TO THE PLATTING OF THE LANDS HEREON.

DATED THIS 12th DAY OF DECEMBER, 2023.

R. Austin Burr
VICE CHAIRMAN: R. Austin Burr

WITNESS: Edgar S. Coompan
SIGNATURE: Edgar Coompan
PRINTED NAME: Edgar Coompan
COMMISSION NO. & EXPIRATION DATE: 2190 S 25th St. St. Lucie, FL
ADDRESS: 844 SE Becker Rd. Port St. Lucie, FL

WITNESS: Benjamin Meyer
SIGNATURE: Benjamin Meyer
PRINTED NAME: Benjamin Meyer
COMMISSION NO. & EXPIRATION DATE: 2190 S 25th St. St. Lucie, FL
ADDRESS: 844 SE Becker Rd. Port St. Lucie, FL

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 PH PHYSICAL PRESENCE OR ONLINE NOTIFICATION BY R. Austin Burr, VICE PRESIDENT OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II, ON BEHALF OF THE COMPANY. HE IS [X] PERSONALLY KNOWN TO ME OR [] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 12th DAY OF DECEMBER, 2023.

Benjamin Meyer
COMMISSION NO. & EXPIRATION DATE: 2190 S 25th St. St. Lucie, FL
PRINT NAME: Benjamin Meyer



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. HEREBY:

- ACCEPTS THE DEDICATIONS OR RESERVATIONS TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATE HEREON.
- CONSENTS TO THE PLATTING OF THE LANDS HEREON.

DATED THIS 19th DAY OF DECEMBER, 2023.

Jim Willard
PRESIDENT

WITNESS: Alan Zalk
SIGNATURE: Alan Zalk
PRINTED NAME: Alan Zalk
COMMISSION NO. & EXPIRATION DATE: 5551 N. Catherine Rd Suite 200 Sarasota, FL 34232

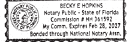
ACKNOWLEDGMENT

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 PH PHYSICAL PRESENCE OR ONLINE NOTIFICATION BY Benjamin Meyer, VICE PRESIDENT OF VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE COMPANY. HE IS [X] PERSONALLY KNOWN TO ME OR [] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 19th DAY OF DECEMBER, 2023.

Benjamin Meyer
COMMISSION NO. & EXPIRATION DATE: 5551 N. Catherine Rd Suite 200 Sarasota, FL 34232
PRINT NAME: Benjamin Meyer



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE UNDERSIGNED DAN WIERZGASZ OF CHICAGO TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2023.
(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 MORTGAGES OF RECORD, ENCUMBRANCES OR OTHER INTERESTS IN THE LAND DESCRIBED HEREON, EXCEPT THAT CERTAIN DEPOSIT RELEASE MORTGAGES RECORDED IN OFFICIAL RECORD BOOK 4615, PAGE 2967 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(C) PURSUANT TO FLORIDA STATUTE 197.195, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
(D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
(E) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THIS IS THE 27th DAY OF DECEMBER, 2023.

Dan Wierzgasz
NAME: DAN WIERZGASZ
TITLE: SE, COMMERCIAL TITLE EXAMINER
COMPANY NAME: CHICAGO TITLE INSURANCE COMPANY
ADDRESS: 2203 NORTH LOMB AVE., STE. 400, TAMPA, FLORIDA 33607

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLES 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 122 PAGE(S) 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 16th DAY OF DECEMBER, 2024.

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

APPROVAL OF CITY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA OAKS, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON VERANDA PLAT NO. 2) LYING WITHIN THIS REPLAT AND NOT PREVIOUSLY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS THE DEDICATIONS OF THE EASEMENT OVER AND UNDER THE PRIVATE ROAD RIGHTS-OF-WAY AND THE UTILITY EASEMENTS, APPLICABLE TO THE LANDS BEING PLATTED HEREON, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 12th DAY OF DECEMBER, 2024.

ATTEST: Shannon Martin
CITY OF PORT ST. LUCIE
DAILY WALSH, INC. SHANNON M. MARTIN, MAYOR

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- NOTED: THIS PLAT, AS RECORDED IN ITS GRADING FORM, IS THE OFFICIAL OPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRADING OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.
- THE TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3145 AT PAGE 2284 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WILL TERMINATE UPON RECORDEATION OF THIS 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 ARE PERMANENTLY CONVEYED TO THE CITY OF PORT ST. LUCIE, FLORIDA, AND THAT THE SURVEY DATA WILL BE SET UPON 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 THAT THE SURVEY DATA COMPLIES WITH CHAPTER 217.11, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 470.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 16th DAY OF JANUARY, 2025.

Thomas P. Kieran
THOMAS P. KIERAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 8199



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

THOMAS P. KIERAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8199

CITY OF PORT ST. LUCIE
PROJECT NO. P23-146
PLSUSD PROJECT NO. 11-824-10D

SHEET 1 OF 6

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK 117
PAGE 10

DEPOSIT RELEASE MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A DEPOSIT RELEASE MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS DEPOSIT RELEASE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4615, AT PAGE 2987 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF December, 2023.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

BY: [Signature]
NAME: John Willard
TITLE: Vice President

WITNESS: [Signature]
SIGNATURE
PRINTED NAME: Matthew Strauss
ADDRESS: 551 N Cattlemen Rd Suite 200
Sarasota, FL 34232

WITNESS: [Signature]
SIGNATURE
PRINTED NAME: Alan Zab
ADDRESS: 551 N Cattlemen Rd Suite 200
Sarasota, FL 34232

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 TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY. HE IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 19th DAY OF December, 2023.

11/26/2021 2/23/2027
COMMISSION NO. & EXPIRATION DATE
NOTARY PUBLIC, STATE OF FLORIDA

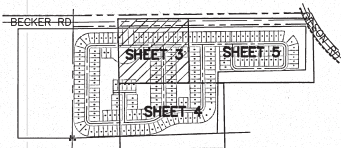
PRINT NAME: Becky Hope



VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

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PAGE 21



SHEET INDEX

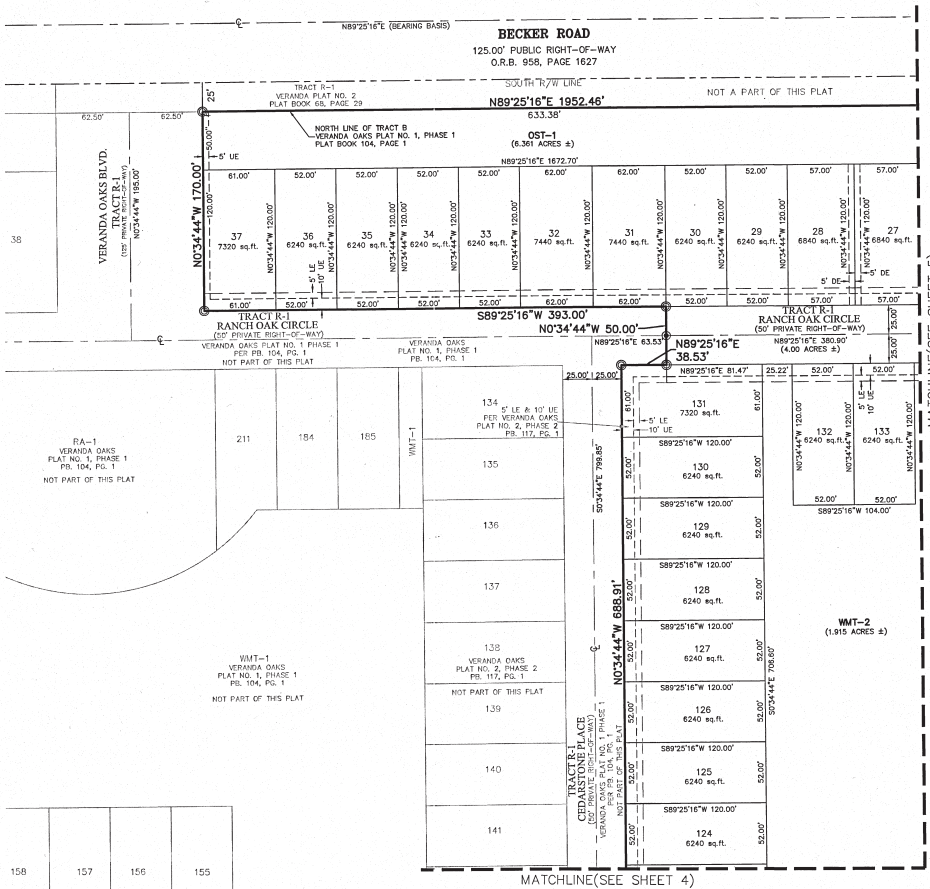
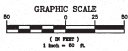
NOT TO SCALE

SURVEYOR'S NOTES

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N89°25'16"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 SUPERSEDEN IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.
- 6) THE TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3145 AT PAGE 2264 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WILL TERMINATE UPON RECORDED OF THIS PLAT.

LEGEND

- CL DENOTES CENTERLINE
- CA DENOTES CENTRAL ANGLE
- C DENOTES CHORD BEARING & DISTANCE
- CM DENOTES CONCRETE MONUMENT
- DE DENOTES DRAINAGE EASEMENT
- FT DENOTES FEET
- IRAO DENOTES 5/8" IRON ROD & CAP
- L DENOTES ARC LENGTH
- LB DENOTES LICENSED BUSINESS
- LE DENOTES LANDSCAPE EASEMENT
- No. DENOTES NUMBER
- No ID DENOTES NO IDENTIFICATION NUMBER
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- OST DENOTES OPEN SPACE TRACT
- PS. DENOTES PLAT BOOK
- PCP DENOTES PERMANENT CONTROL POINT
- PD. DENOTES PAGE
- PK&D DENOTES PARKER KALON NAIL & DISK
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R DENOTES RADIUS
- RA DENOTES RECREATION AREA
- SOFT. DENOTES SQUARE FEET
- UE DENOTES UTILITY EASEMENT
- WMT DENOTES WATER MANAGEMENT TRACT
- ⊙ DENOTES PK NAIL & DISK PCP LB 4286
- DENOTES SET 5/8" IR PRM LB. 4286 OR OTHERWISE NOTED



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

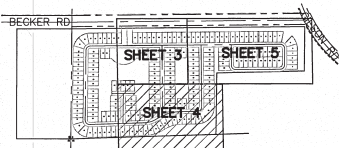
FILE NAME: 22-155-VERANDA-OAKS-PLAT-NO.-3-PHASES-3&4-SHT-3

CITY OF PORT ST. LUCIE
PROJECT NO. P23-146
PLUSD PROJECT NO. 11-824-10D

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK 122
PAGE 22



SHEET INDEX

NOT TO SCALE



SURVEYOR'S NOTES

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THEREOF.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL, UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.
- 6) THE TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3145 AT PAGE 2284 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WILL TERMINATE UPON REDEVELOPMENT OF THIS PLAT.

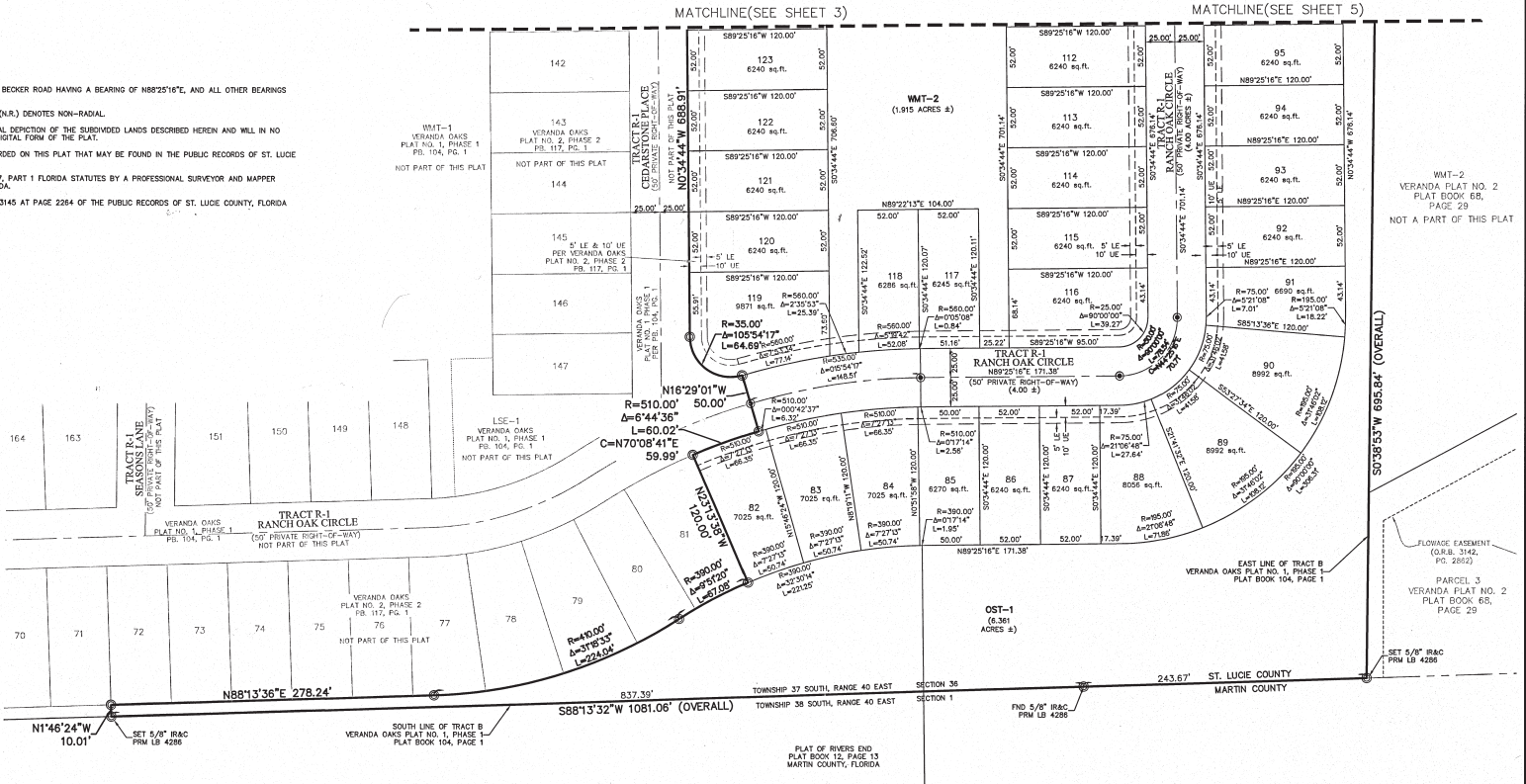
LEGEND

- CL DENOTES CENTERLINE
- CA DENOTES CENTRAL ANGLE
- CB DENOTES CHORD BEARING & DISTANCE
- CM DENOTES CONCRETE MONUMENT
- DE DENOTES DRAINAGE EASEMENT
- FE DENOTES FEET
- IR&C DENOTES 5/8" IRON ROD & CAP
- L DENOTES ARC LENGTH
- LB DENOTES LICENSED BUSINESS
- LE DENOTES LANDSCAPE EASEMENT
- Ns DENOTES NUMBER
- No ID DENOTES NO IDENTIFICATION NUMBER
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- OST DENOTES OPEN SPACE TRACT
- PB DENOTES PLAT BOOK
- PCP DENOTES PERMANENT CONTROL POINT
- PG DENOTES PAGE
- PK&D DENOTES PARKER KALON NAIL & DISK
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R DENOTES RADII
- RA DENOTES RECREATION AREA
- SQ.FT. DENOTES SQUARE FEET
- UE DENOTES UTILITY EASEMENT
- WMT DENOTES WATER MANAGEMENT TRACT
- ⊙ DENOTES PK NAIL & DISK PCP LB 4286
- DENOTES SET 5/8" IRON L.B. 4286 OR OTHERWISE NOTED

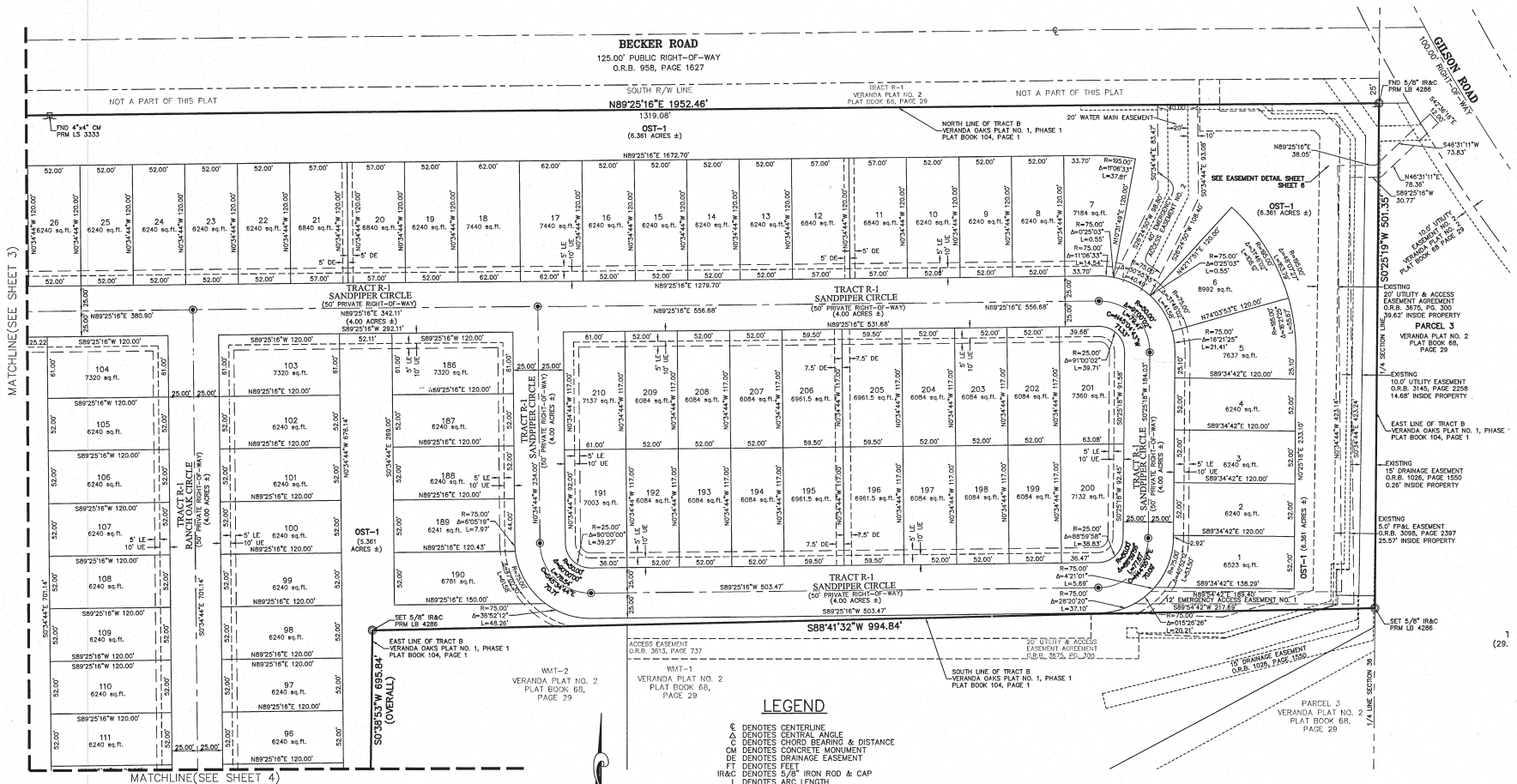
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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

FILE NAME: 22-155-VERANDA-OAKS-PLAT-NO-3-PHASES-3&4-SIT-4



BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,



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

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

SHEET INDEX

NOT TO SCALE

LEGEND

@ DENOTES CENTRAL ANGLE
 C DENOTES CHORD BEARING & DISTANCE
 CM DENOTES CONCRETE MONUMENT
 DE DENOTES DEWMANAGE EASEMENT
 FT DENOTES FEET
 IRAC DENOTES 5/8" IRON ROD & CAP
 L DENOTES LENGTH
 LB DENOTES LICENSED BUSINESS
 LN DENOTES LANDSCAPE EASEMENT
 N DENOTES NORTH
 NO ID DENOTES NO IDENTIFICATION NUMBER
 O DENOTES OPEN RECORD BOOK
 OST DENOTES OPEN SPACE TRACT
 PB DENOTES PLAT BOOK
 PCP DENOTES PERMANENT CONTROL POINT
 PG DENOTES PAGE
 PKAD DENOTES PARKER KALON LAND & SURV
 S DENOTES SECTION
 PRM DENOTES PERMANENT REFERENCE MONUMENT
 R DENOTES RADIUS
 RE DENOTES RECREATION AREA
 Q.F.T. DENOTES SQUARE FEET
 U DENOTES UTILITY EASEMENT
 W DENOTES WATER MANAGEMENT TRACT
 W DENOTES WK NALON & DISK PCM LB 4286
 @ DENOTES SET 5/8" IR PCM LB 4286

SURVEYOR'S NOTES

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N82°21'6"E, AND ALL OTHER BEARINGS ARE RELATIVE THERE.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.G.) DENOTES NON-RADIAL.

3) THIS PLAT, AS RECORDED IN THE PUBLIC RECORDS OF ST. LOUIS COUNTY, IS THE TOTAL PLAT OF THE ABOVE DESCRIBED LANDS DESCRIBED HEREON 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. LOUIS COUNTY, MISSOURI.

5) NOTICE: THIS PLAT HAS BEEN REVISED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY AND UNDER CONTRACT WITH THE CITY OF ST. LOUIS, FLORIDA.

6) THE TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3145 AT PAGE 2264 OF THE PUBLIC RECORDS OF ST. LOUIS COUNTY, FLORIDA IS A PART OF THIS PLAT.

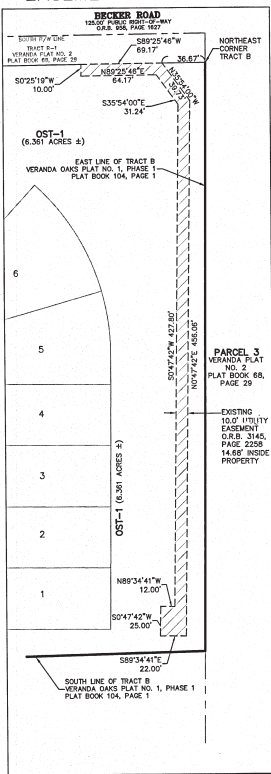
CITY OF PORT ST. LUCIE
PROJECT NO. P23-146
PSLUSD PROJECT NO. 11-824-10D

VERANDA OAKS PLAT NO. 3, PHASES 3 & 4

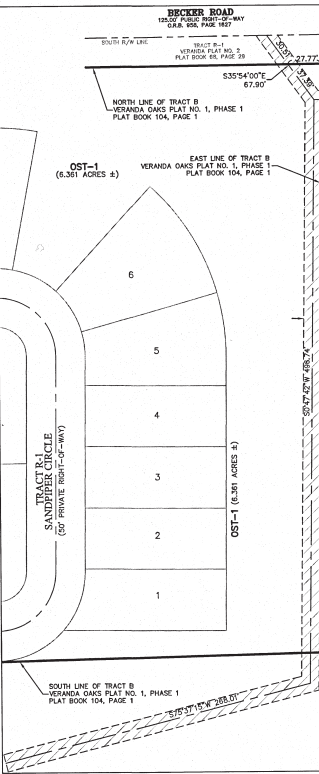
PLAT BOOK 177
PAGE 24

BEING A REPLAT OF TRACT C, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 2, PHASE 2, AS RECORDED IN PLAT BOOK 117 PAGES 1 THROUGH 6,
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

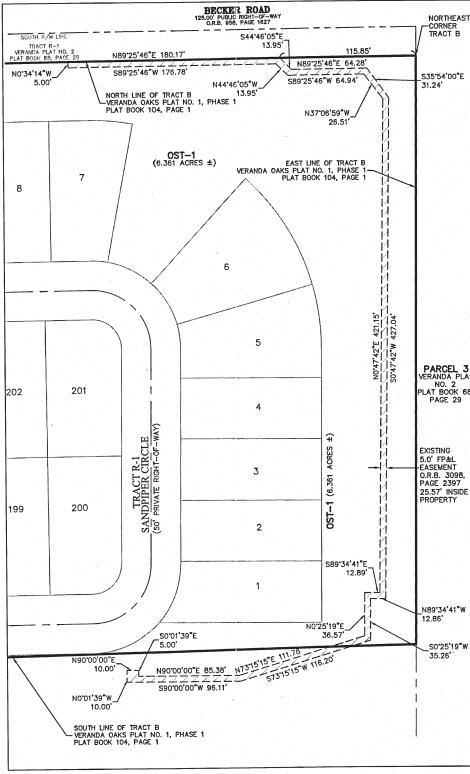
EASEMENT DETAIL A



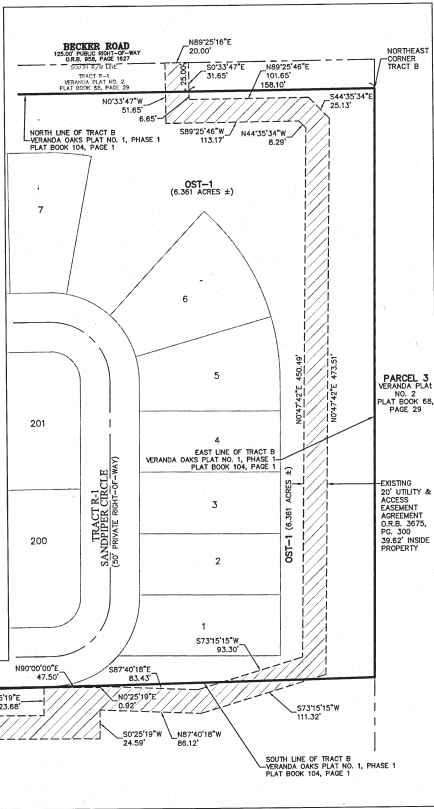
EASEMENT DETAIL B



EASEMENT DETAIL C

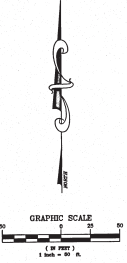


EASEMENT DETAIL D



SURVEYOR'S NOTES

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N89°25'16\"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.
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- 6) THE TEMPORARY ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3145 AT PAGE 2284 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WILL TERMINATE UPON RECORDATION OF THIS PLAT.



EASEMENT DETAIL SHEET

CITY OF PORT ST. LUCIE
PROJECT NO. P23-146
PSLUSD PROJECT NO. 11-824-10D

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199 SHEET 6 OF 6