BEING A REPLAT OF A PORTION OF TRACT Z, VERANDA PRESERVE WEST — PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82. PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION: VERANDA PRESERVE WEST-PHASE 3

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT Z, VERANDA PRESERVE WEST - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 185, VERANDA PRESERVE WEST - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 36 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THENCE THE FOLLOWING 12 COURSES ALONG THE EASTERLY LIMITS OF SAID VERANDA PRESERVE WEST - PHASE 2;

- 1) NORTH 28°48'10" EAST, A DISTANCE OF 130.00 FEET;
- 2) THENCE NORTH 28°02'07" EAST, A DISTANCE OF 50.00 FEET TO A POINT; 3) SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°15'56", A CHORD BEARING OF NORTH 14°00'10" WEST, A CHORD DISTANCE OF 29.32 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.90 FEET TO A POINT;
- 4) THENCE NORTH 33°07'48" EAST, A DISTANCE OF 12.48 FEET TO A POINT: 5) SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 231.22 FEET, A CENTRAL ANGLE OF 42°43'20", A CHORD BEARING OF NORTH 11°46'07" EAST, A CHORD DISTANCE OF 168.44 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.41 FEET; 6) THENCE NORTH 09°35'33" WEST, A DISTANCE OF 88.99 FEET TO A POINT;
- 7) SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 31°42'09", A CHORD BEARING OF NORTH 06°15'32" EAST, A CHORD DISTANCE OF 204.86 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.49 FEET TO A POINT;
- 8) SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 30°27'20", A CHORD BEARING OF NORTH 06°52'57" EAST, A CHORD DISTANCE OF 128.70 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.23 FEET TO A POINT;
- 9) THENCE NORTH 08°20'43" WEST, A DISTANCE OF 76.45 FEET TO A POINT;
- 10) SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 36°39'17" EAST, A CHORD DISTANCE OF 28.28 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET; 11) THENCE NORTH 26°36'37" EAST, A DISTANCE OF 61.01 FEET;
- 12) THENCE NORTH 08°20'43" WEST, A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF LOT 166, SAID VERANDA PRESERVE WEST - PHASE 2;

THENCE NORTH 81°39'17" EAST, A DISTANCE OF 105.69 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 38°31'18", A CHORD BEARING OF NORTH 62°23'38" EAST, A CHORD DISTANCE OF 240.80 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 245.40 FEET; THENCE NORTH 43°07'59" EAST, A DISTANCE OF 137.09 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 46°27'43", A CHORD BEARING OF NORTH 66°21'50" EAST, A CHORD DISTANCE OF 264.27 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 271.66 FEET; THENCE NORTH 89°35'42" EAST, A DISTANCE OF 117.79 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 189.99 FEET, A CENTRAL ANGLE OF 25°33'23", A CHORD BEARING OF NORTH 69°44'10" EAST, A CHORD DISTANCE OF 84.04 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.75 FEET TO A POINT; THENCE NORTH 00°24'18" WEST, A DISTANCE OF 1.45 FEET; THENCE NORTH 89°35'42" EAST, A DISTANCE OF 360.02 FEET; THENCE SOUTH 00°24'13" EAST, A DISTANCE OF 122.22 FEET; THENCE NORTH 86°26'03" WEST, A DISTANCE OF 135.22 FEET; THENCE NORTH 81°20'12" WEST, A DISTANCE OF 62.96 FEET; THENCE SOUTH 53°52'28" WEST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°51'43" EAST, A DISTANCE OF 46.89 FEET; THENCE SOUTH 13°12'45" EAST, A DISTANCE OF 35.48 FEET; THENCE SOUTH 23°42'06" WEST, A DISTANCE OF 53.51 FEET; THENCE SOUTH 06°57'12" EAST, A DISTANCE OF 52.46 FEET; THENCE SOUTH 17°46'15" WEST, A DISTANCE OF 38.12 FEET; THENCE SOUTH 37°06'37" WEST, A DISTANCE OF 42.56 FEET; THENCE SOUTH 23°23'23" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 41°02'15" EAST, A DISTANCE OF 63.33 FEET; THENCE SOUTH 07°19'56" WEST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 67°17'43" WEST, A DISTANCE OF 89.84 FEET; THENCE SOUTH 25°10'06" WEST, A DISTANCE OF 73.11 FEET; THENCE SOUTH 88°33'59" WEST, A DISTANCE OF 26.93 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 209.20 FEET, A CENTRAL ANGLE OF 121°22'26", A CHORD BEARING OF SOUTH 61°44'58" WEST, A CHORD DISTANCE OF 364.83 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 443.17 FEET TO A POINT; THENCE NORTH 89°32'34" WEST, A DISTANCE OF 331.94 FEET; THENCE SOUTH 75°27'38" WEST, A DISTANCE OF 89.66 FEET; THENCE SOUTH 02°26'57" EAST, A DISTANCE OF 89.47 FEET; THENCE SOUTH 15°10'44" EAST, A DISTANCE OF 96.73 FEET; THENCE SOUTH 22°50'40" EAST, A DISTANCE OF 68.25 FEET; THENCE SOUTH 68°55'51" EAST, A DISTANCE OF 67.33 FEET; THENCE SOUTH 89°22'15" EAST, A DISTANCE OF 61.93 FEET; THENCE NORTH 71°57'28" EAST, A DISTANCE OF 94.06 FEET; THENCE NORTH 64°04'22" EAST, A DISTANCE OF 54.52 FEET; THENCE SOUTH 85°22'04" EAST, A DISTANCE OF 24.60 FEET; THENCE SOUTH 41°24'32" EAST, A DISTANCE OF 52.09 FEET; THENCE SOUTH 61°54'31" EAST, A DISTANCE OF 66.09 FEET; THENCE NORTH 88°47'37" EAST, A DISTANCE OF 345.92 FEET; THENCE SOUTH 85°38'29" EAST, A DISTANCE OF 78.41 FEET; THENCE NORTH 81°48'24" EAST, A DISTANCE OF 78.98 FEET; THENCE SOUTH 66"11'37" EAST, A DISTANCE OF 39.63 FEET; THENCE SOUTH 06"27'35" EAST, A DISTANCE OF 35.32 FEET;

THENCE SOUTH 07°24'32" WEST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 00°30'36" WEST, A DISTANCE OF 148.98 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 395.77 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,902.88 FEET, A CENTRAL ANGLE OF 05°53'16", A CHORD BEARING OF SOUTH 15°02'57" WEST, A CHORD DISTANCE OF 195.46 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.54 FEET TO A POINT: THENCE SOUTH 17°59'35" WEST, A DISTANCE OF 61.05 FEET: SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 977.50 FEET. A CENTRAL ANGLE OF 01°34'01", A CHORD BEARING OF NORTH 71°58'25" WEST, A CHORD DISTANCE OF 26.73 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.73 FEET TO A POINT; THENCE SOUTH 17"14'34" WEST, A DISTANCE OF 130.00 FEET; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 847.50 FEET, A CENTRAL ANGLE OF 01°41'32", A CHORD BEARING OF SOUTH 71°54'40" EAST, A CHORD DISTANCE OF 25.03 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.03 FEET TO A POINT; THENCE SOUTH 17°59'35" WEST, A DISTANCE OF 180.03 FEET TO A POINT ON THE NORTHERLY LINE OF SAID VERANDA PRESERVE WEST - PHASE 1; THENCE ALONG SAID NORTHERLY LINE OF VERANDA PRESERVE WEST - PHASE 1 THE FOLLOWING 9 COURSES;

- 1) SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 667.50 FEET, A CENTRAL ANGLE OF 19°58'09", A CHORD BEARING OF NORTH 80°47'44" WEST, A CHORD DISTANCE OF 231.47 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 232.64 FEET TO A POINT;
- 2) THENCE SOUTH 89°13'12" WEST, A DISTANCE OF 244.54 FEET;
- 3) THENCE NORTH 00°46'48" WEST, A DISTANCE OF 180.00 FEET;
- 4) THENCE SOUTH 89°13'12" WEST, A DISTANCE OF 37.90 FEET TO A POINT:
- 5) SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 06°11'19", A CHORD BEARING OF SOUTH 86°07'32" WEST, A CHORD DISTANCE OF 56.68 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.71 FEET; 6) THENCE NORTH 06°58'07" WEST, A DISTANCE OF 130.00 FEET TO A POINT;
- 7) SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00

WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 404.68 FEET TO THE POINT OF BEGINNING.

- FEET, A CENTRAL ANGLE OF 75°00'06", A CHORD BEARING OF NORTH 52°29'57" WEST, A CHORD DISTANCE OF 237.42 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.26 FEET TO A POINT;
- 8) THENCE NORTH 90°00'00" WEST, A DISTANCE OF 281.76 FEET TO A POINT; 9) SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 805.00 FEET, A CENTRAL ANGLE OF 28°48'10", A CHORD BEARING OF NORTH 75°35'55" WEST, A CHORD DISTANCE OF 400.43 FEET, THENCE

CONTAINING 1,465,402 SQUARE FEET OR 33.64 ACRES, MORE OR LESS.

THIS INSTRUMENT PREPARED BY: CHRIS DEMETER OF KIMLEY HORN AND ASSOCIATES 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 - (772)794-4100 CERTIFICATE OF AUTHORIZATION NO. LB 696

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANDA PRESERVE WEST - PHASE 3, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE ROAD RIGHTS-OF-WAY (TRACT R1 AND TRACT R2), AS SHOWN HEREON, ARE RESERVED FOR CONVEYANCE BY THE OWNER TO THE VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, BY SEPARATE INSTRUMENT AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA (THE "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 ROAD RIGHTS-OF-WAY 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.

2. ALL UTILITY EASEMENTS (UE) ARE 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 EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY. ALL PLATTED UTILITY EASEMENTS (UE) 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, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.

4. THE OPEN SPACE TRACTS (OST-7 AND OST-8) AS SHOWN HEREON, ARE RESERVED FOR CONVEYANCE BY THE OWNER TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY SEPARATE INSTRUMENT FOR OPEN SPACE PURPOSES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION.

5. THE WATER MANAGEMENT TRACTS (WMT-7, WMT-8 AND WMT-9), AND THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN HEREON. ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II (THE "DISTRICT"), ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE DISTRICT.

6. THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), AS SHOWN HEREON, ARE UTILITY EASEMENTS WHICH ARE 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 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 AREAS 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 BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES 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. 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

7. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.

8. PERIMETER SEDIMENT AND EROSION CONTROL MEASURES AND TURBIDITY CONTROL, IF APPLICABLE, MUST BE IN PLACE PRIOR TO REQUESTING THE PRE-CONSTRUCTION MEETING, OR BEFORE CLEARING OR CONSTRUCTION OCCURS.

9. 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 RIGHT-OF-WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS ______ DAY OF _____, 202_.

WITNESS:	BY:
PRINT NAME:	GRAYDON E. MIARS, VICE PRESIDENT
WITNESS:	
PRINT NAME:	

ACKNOWLEDGEMENT:

PRINT NAME: _____

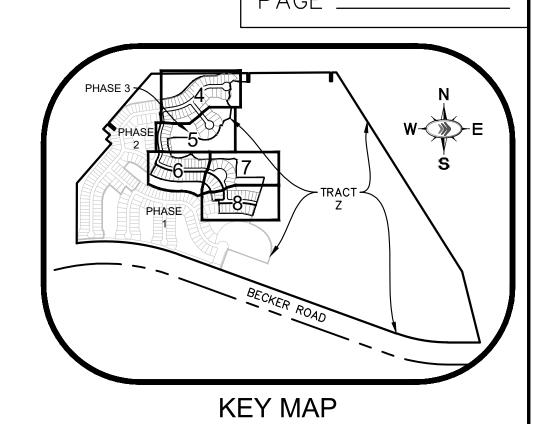
STATE OF FLORIDA COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202_,

BY GRAYDON E. MIARS, AS VICE PRESIDENT OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED __ IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ______ DAY OF _____, 202_.

NOTARY SEAL	NOTARY PUBLIC, STATE OF FLORIDA

PORT ST LUCIF LOCATION MAP NOT TO SCALE -PHASE 3 RECKER ROAD SW MARTIN HWY



PLAT BOOK _

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES AS DEFINED IN THE INTERLOCAL AGREEMENT DATED AS OF JULY 17, 2018, AND RECORDED AT OFFICIAL RECORDS BOOK 4158, PAGES 1661-1666, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF, WATER MANAGEMENT TRACTS AND WATER MANAGEMENT EASEMENTS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER. SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES. VERANDA COMMUNITY DEVELOPMENT DISTRICT II DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC AND NOT DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

DATED THIS DAY OF	, 202_
CHAIRMAN:	SECRETARY:
WITNESS:	
ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF ST. LUCIE	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED E [] ONLINE NOTARIZATION THIS DAY OF _	BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR, 202_,
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN THE INTERLOCAL AGREEMENT DATED AS OF JULY 17 1661-1666, OF THE PUBLIC RECORDS OF ST. LUCIE	CHAIRMAN OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A ACCORDANCE WITH CHAPTER 190, FLORIDA STATUES AS DEFINED IN 7, 2018, AND RECORDED AT OFFICIAL RECORDS BOOK 4158, PAGES COUNTY, FLORIDA, WHO IS [] PERSONALLY KNOW TO ME OR [] IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF, 202
NOTARY SEAL	NOTARY PUBLIC, STATE OF FLORIDA
ACCEPTS THE DEDICATIONS OR RESERVATIONS TO S	C., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY HAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HOR SAME AS STATED HEREON, DATED THIS
VE	ERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC. FLORIDA NOT FOR PROFIT CORPORATION
WITNESS:	Y: GRAYDON E. MIARS, PRESIDENT
WITNESS: PRINT NAME:	
ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF ST. LUCIE	
NOTARIZATION THIS DAY OF	BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE, 20 BY JOHN T. LYNCH, III, AS PRESIDENT OF C. A FLORIDA NOT FOR PROFIT CORPORATION. WHO IS [] AS IDENTIFICATION.
	NTY AND STATE LAST AFORESAID THIS DAY OF

PRINT NAME: _____

_____, 202_.

COMMISSION NO. &	NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE	

CITY OF PORT ST. LUCIE PROJECT NO. P21-212 PSLUSD #11-824-05E

SHEET 1 OF 8

PLAT BOOK _____ PAGE ____

BEING A REPLAT OF A PORTION OF TRACT Z, VERANDA PRESERVE WEST — PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY:

THE UNDERSIGNED, DAN WIERZGACZ, OF CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _______ DAY OF

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.

(B) THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT THAT CERTAIN DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4141, PAGE 1056, AS MODIFIED BY THAT CERTAIN MODIFICATION OF DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 180, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

- (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR OF 2021.
- (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.

DAN WIERZGACZ TITLE:

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA COUNTY OF ST. LUCIE

COMPANY:

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) ______ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ______, DAY OF ______, 202_.

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

APPROVAL OF CITY:

STATE OF FLORIDA CITY OF PORT ST. LUCIE

ATTEST: CITY OF PORT ST. LUCIE

SALLY WALSH, CITY CLERK

SHANNON M. MARTIN, MAYOR

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N89°35'42"E. ALONG THE NORTH PROPERTY LINE OF PARCEL-1, VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 34 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

3) 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.

4) 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. 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) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF INDIAN RIVER

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 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 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 _______, 202_.

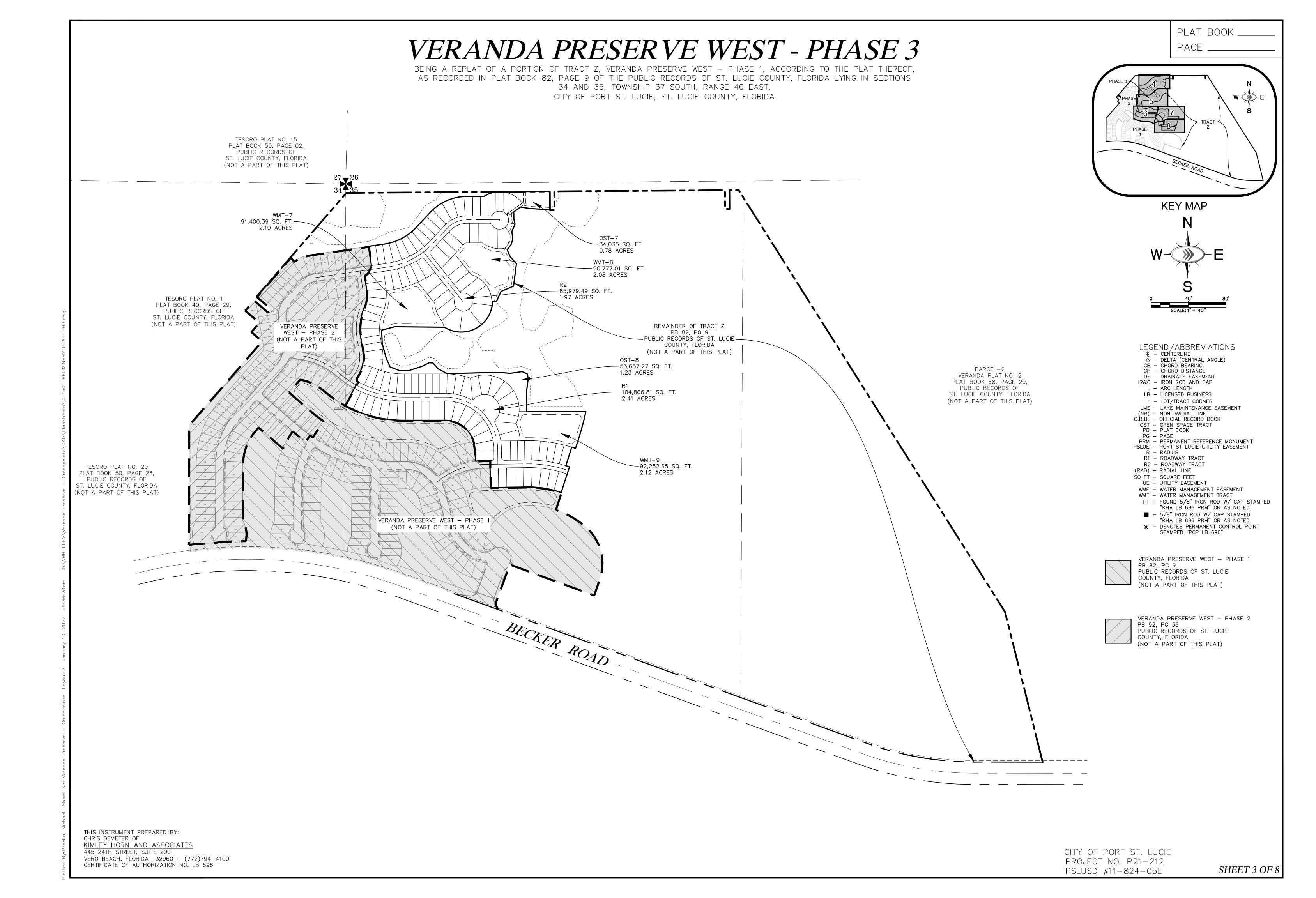
E. C. DEMETER

PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 5179

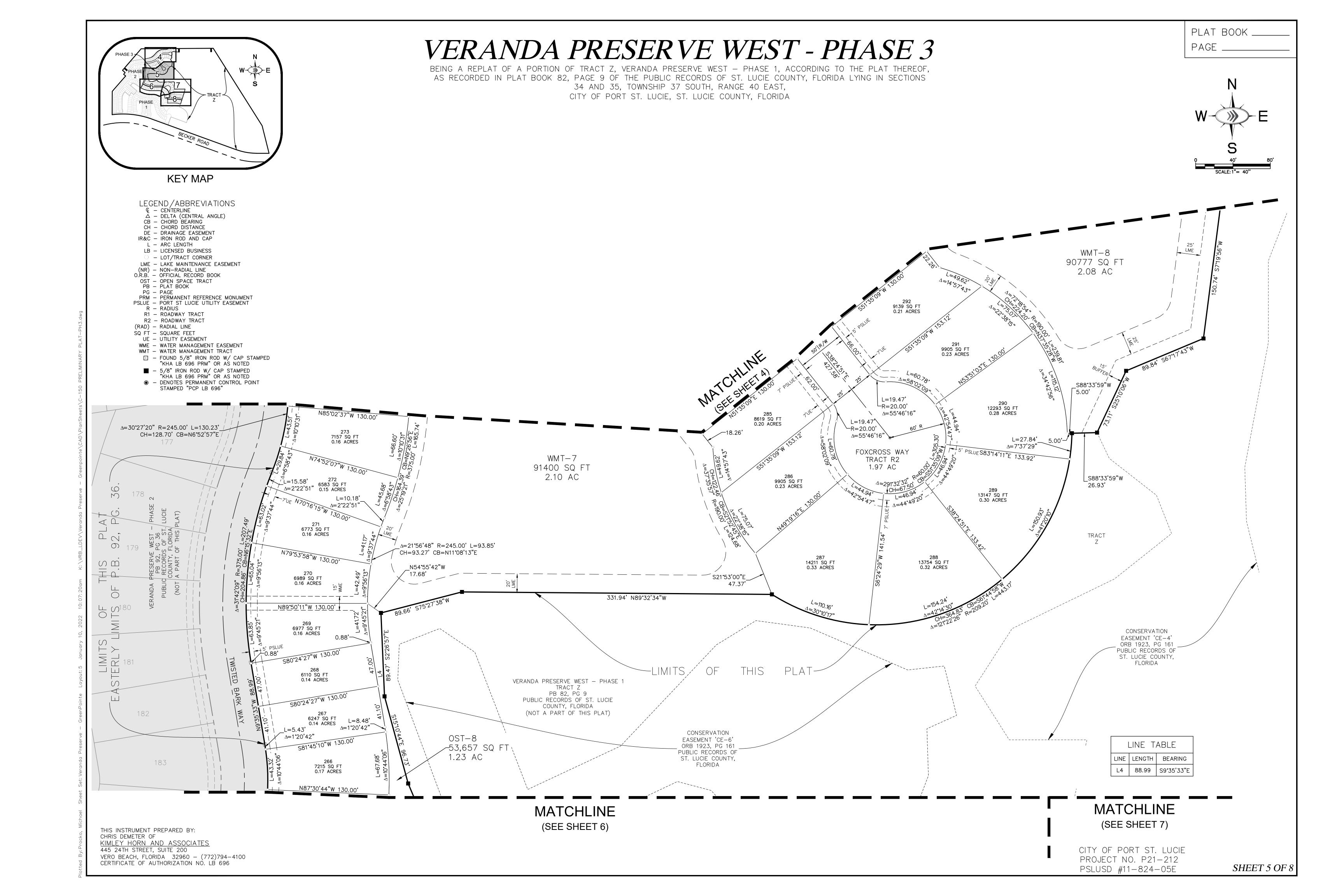
PREPARED IN THE OFFICE OF: KIMLEY-HORN AND ASSOCIATES 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 CERTIFICATION NO. LB 696

THIS INSTRUMENT PREPARED BY:
CHRIS DEMETER OF
KIMLEY HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

CITY OF PORT ST. LUCIE PROJECT NO. P21-212 PSLUSD #11-824-05E

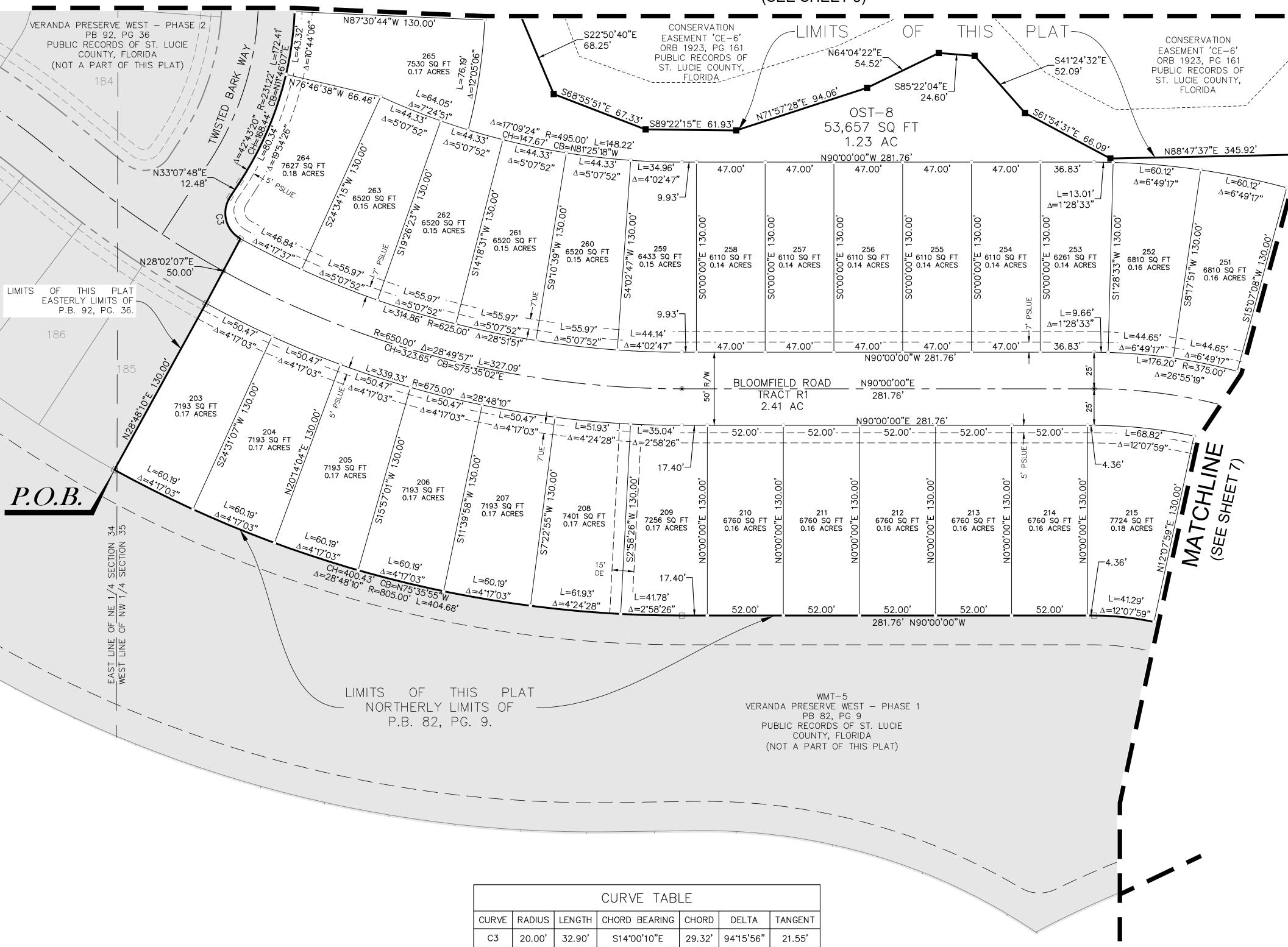


SECTION THITP-EIGHT, PLAT BOOK 15, PAGE 29 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BOOK 1108, PAGE 2184, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA COUNTY N89'35'42"E 998.93' N89'35'42"E 998.93' N89'35'42"E 177.79' CONSERVATION SECTION THITP-EIGHT, PLAT BOOK 15, PAGE 29 PUBLIC RECORDS BOOK 1108, PAGE 2184, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA PUBLIC RECOR	, = == ==	NDA PRESERVE WEST - PHASE 3	PLAT BOOK PAGE
60' DRAINAGE ROW PER PLAT OF PORT ST. LUCIE SECTION THEITY-LEIGHT, PLAT BOOK 15, PAGE 29 PUBLIC RECORDS OF ST. LUCIE COUNTY (REFERENCE BEARING) SCALET 40' SCAL	BEING A REPLAT OF	PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTIONS TRACT U-2 HARBOR RIDGE PLAT NO. 2	
No 35 42 E 308.02 No 35 42 E 117.79' L=30.67' No 35 42 E 308.02 No 35 42 E 308	SCALE:1"= 40" PLAT OF PORT ST. LUCIE SECTION THIRTY—EIGHT, PLAT BOOK 15, PAGE 29 PUBLIC RECORDS OF ST. LUCIE COUNTY	SOUTH LINE OF DRAINAGE RIGHT-OF-WAY RESOLUTION NO. 97-174, DATED AUGUST 19, 1997, OFFICIAL RECORDS BOOK 1108, PAGE 2184, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (REFERENCE BEARING) A=25'33'23" R=189.99' L=84.75' CH=84.04' CB=N69'44'10"E	N89°35'42"E 360.02'
The state of the s	100 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	March 1977	195'W 1982527127 Reliable 96' Lel 147.08' ONE 143.43' OB=N5934'38'W OST 7 34.0.35 SQ FT 0.78 AC 19

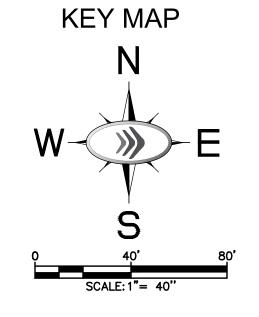


AS RECORDED IN PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

MATCHLINE (SEE SHEET 5)



PLAT BOOK _



CH - CHORD DISTANCE DE - DRAINAGE EASEMENT

IR&C - IRON ROD AND CAP L — ARC LENGTH

LB - LICENSED BUSINESS

○ - LOT/TRACT CORNER

LME - LAKE MAINTENANCE EASEMENT (NR) - NON-RADIAL LINE

O.R.B. — OFFICIAL RECORD BOOK OST — OPEN SPACE TRACT

PB - PLAT BOOK

PRM - PERMANENT REFERENCE MONUMENT

PSLUE - PORT ST LUCIE UTILITY EASEMENT R — RADIUS

R1 - ROADWAY TRACT

R2 — ROADWAY TRACT (RAD) — RADIAL LINE

SQ FT — SQUARE FEET
UE — UTILITY EASEMENT

WME - WATER MANAGEMENT EASEMENT WMT - WATER MANAGEMENT TRACT

☐ - FOUND 5/8" IRON ROD W/ CAP STAMPED

"KHA LB 696 PRM" OR AS NOTED

■ - 5/8" IRON ROD W/ CAP STAMPED
"KHA LB 696 PRM" OR AS NOTED

• DENOTES PERMANENT CONTROL POINT
STAMPED "PCP LB 696"

THIS INSTRUMENT PREPARED BY: CHRIS DEMETER OF KIMLEY HORN AND ASSOCIATES 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 - (772)794-4100 CERTIFICATE OF AUTHORIZATION NO. LB 696

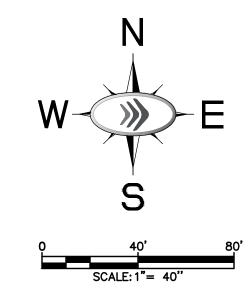
CITY OF PORT ST. LUCIE PROJECT NO. P21-212 PSLUSD #11-824-05E

SHEET 6 OF 8

BEING A REPLAT OF A PORTION OF TRACT Z, VERANDA PRESERVE WEST — PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _

KEY MAP



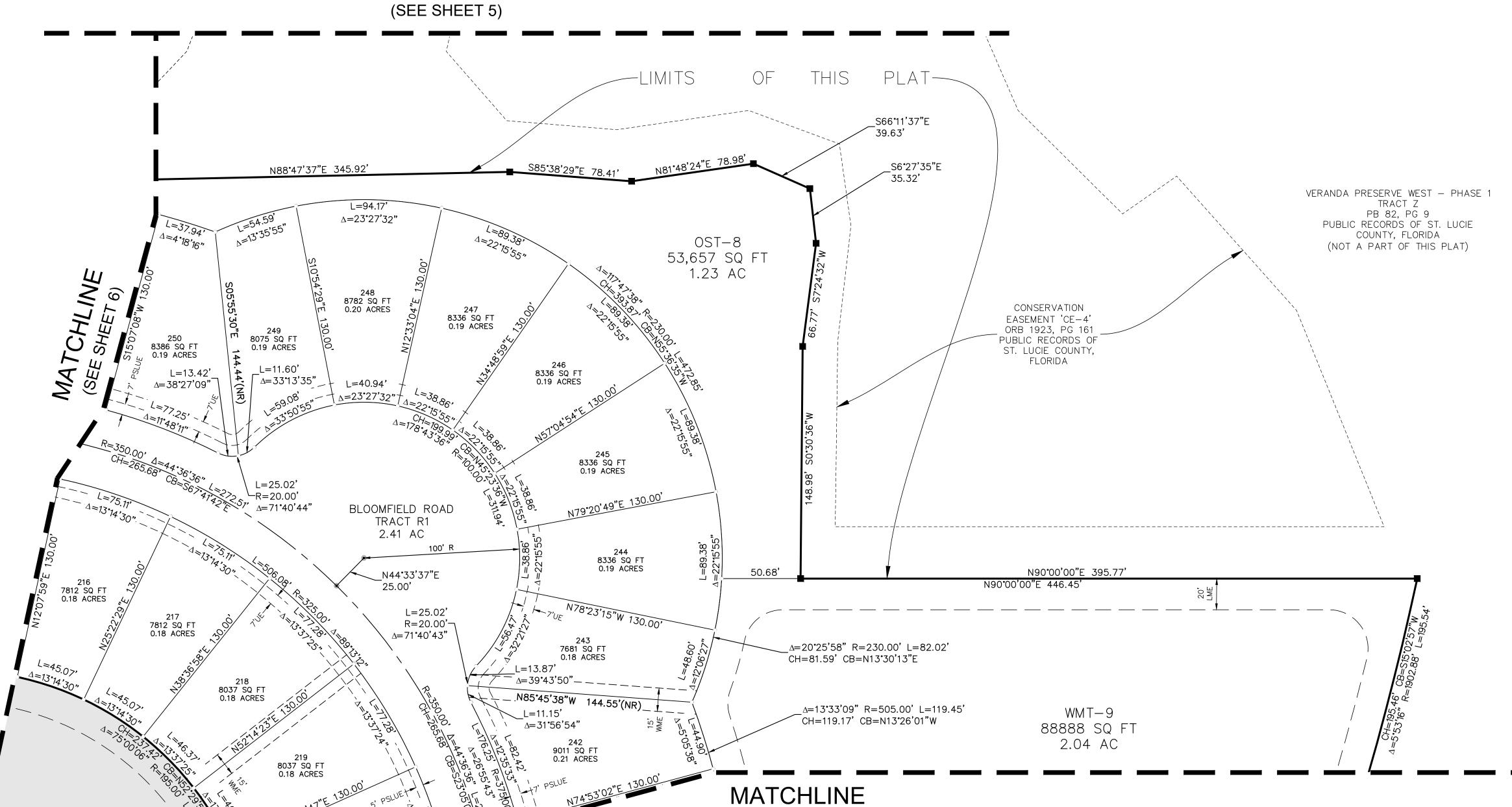
- LEGEND/ABBREVIATIONS

 Q CENTERLINE

 A DELTA (CENTRAL ANGLE)

 CB CHORD BEARING
- CH CHORD DISTANCE DE DRAINAGE EASEMENT
- IR&C IRON ROD AND CAP
- L ARC LENGTH LB - LICENSED BUSINESS
- - LOT/TRACT CORNER LME - LAKE MAINTENANCE EASEMENT (NR) - NON-RADIAL LINE
- O.R.B. OFFICIAL RECORD BOOK OST OPEN SPACE TRACT PB PLAT BOOK
- PG PAGE
- PRM PERMANENT REFERENCE MONUMENT PSLUE PORT ST LUCIE UTILITY EASEMENT R - RADIUS
- R1 ROADWAY TRACT R2 — ROADWAY TRACT
- (RAD) RADIAL LINE
- SQ FT SQUARE FEET UE - UTILITY EASEMENT
- WME WATER MANAGEMENT EASEMENT WMT - WATER MANAGEMENT TRACT
- ☐ FOUND 5/8" IRON ROD W/ CAP STAMPED
 "KHA LB 696 PRM" OR AS NOTED
- - 5/8" IRON ROD W/ CAP STAMPED
 "KHA LB 696 PRM" OR AS NOTED
 - DENOTES PERMANENT CONTROL POINT
 STAMPED "PCP LB 696"

MATCHLINE



(SEE SHEET 8)

THIS INSTRUMENT PREPARED BY: CHRIS DEMETER OF KIMLEY HORN AND ASSOCIATES 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 - (772)794-4100 CERTIFICATE OF AUTHORIZATION NO. LB 696

WMT-5 VERANDA PRESERVE WEST - PHASE 1

PB 82, PG 9 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (NOT A PART OF THIS PLAT)

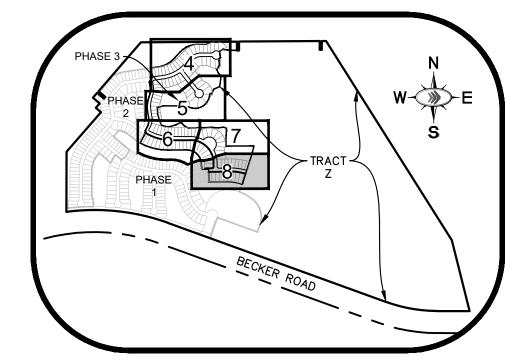
220 7823 SQ FT 0.18 ACRES

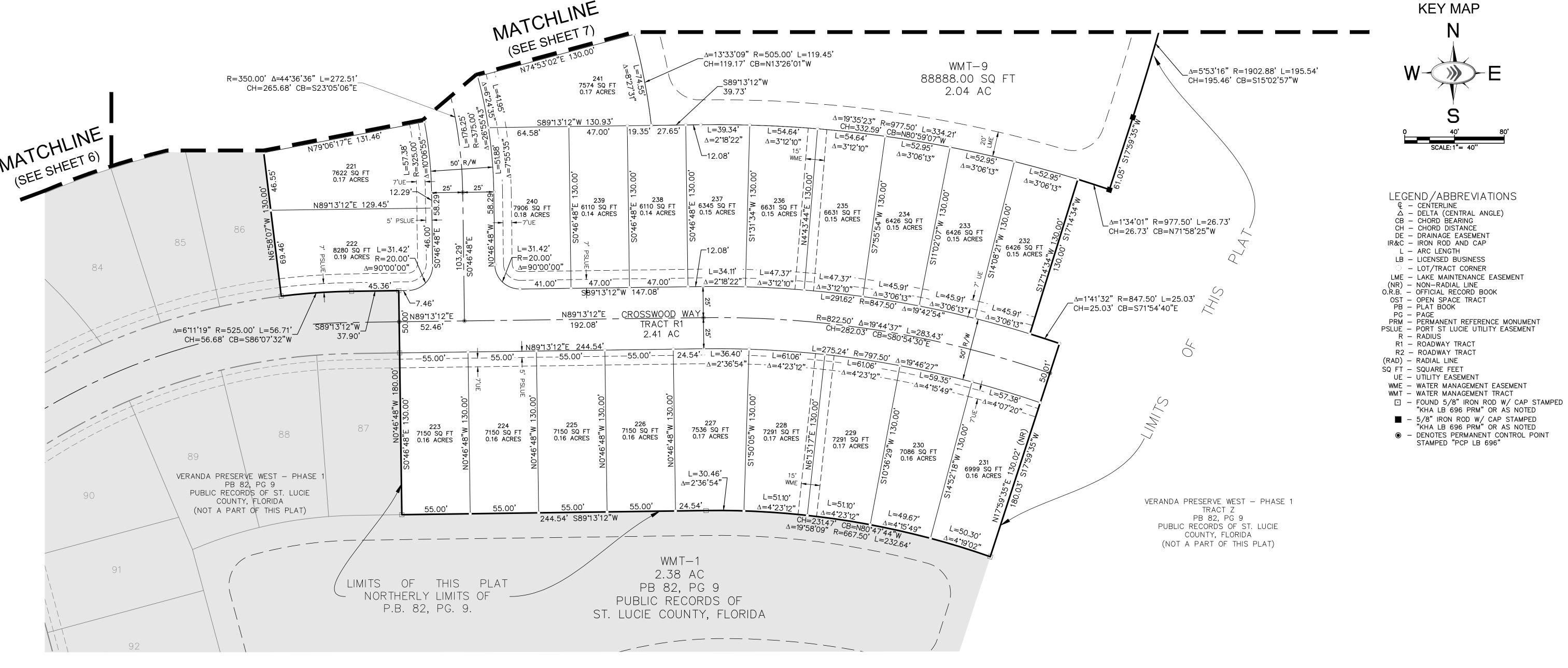
CITY OF PORT ST. LUCIE PROJECT NO. P21-212 PSLUSD #11-824-05E

SHEET 7 OF 8

BEING A REPLAT OF A PORTION OF TRACT Z, VERANDA PRESERVE WEST — PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA







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