

VERANDA PRESERVE WEST - PHASE 3

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 _____

PAGE _____

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 _____, 2021:

(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:
COMPANY:

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 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 R. 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 OF VERANDA PRESERVE WEST-PHASE 3, HAS BEEN OFFICIALLY APPROVED, AND THE EASEMENT OVER ROAD RIGHTS-OF-WAYS (TRACT R1 & TRACT R2), UTILITY EASEMENTS (UE), AND CITY OF PORT ST. LUCIE UTILITY EASEMENTS (PSLUE) ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2022.

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 _____, 2021.

E. C. DEMETER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5179

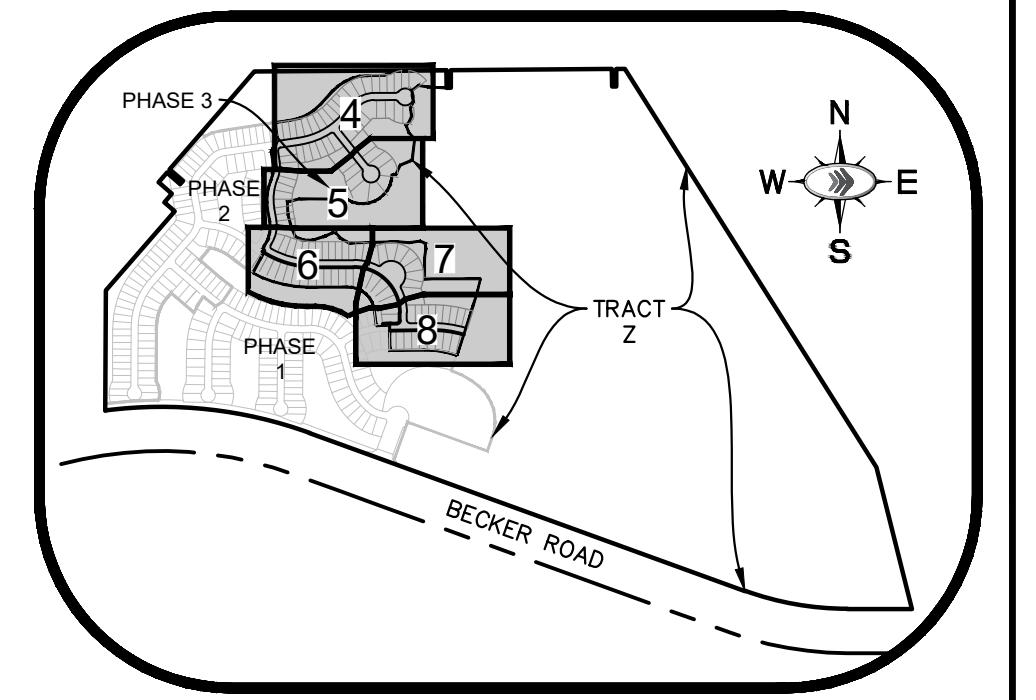
PREPARED IN THE OFFICE OF:
KIMLEY-HORN AND ASSOCIATES
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
CERTIFICATION NO. LB 696

VERANDA PRESERVE WEST - PHASE 3

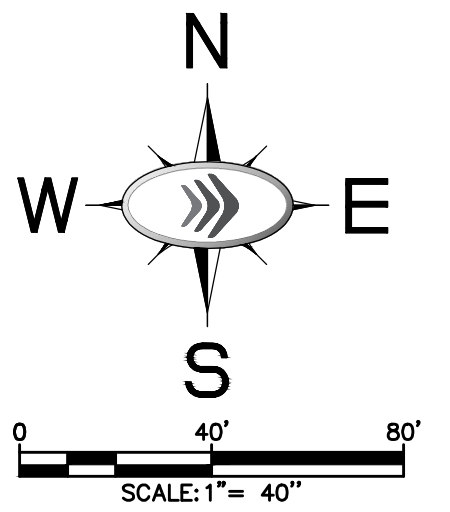
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PLAT BOOK _____

PAGE _____



KEY MAP



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - 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
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- - 5/8" IRON ROD W/ CAP STAMPED "KHA LB 696 PRM" OR AS NOTED
- - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 696"

VERANDA PRESERVE WEST - PHASE 1
PB 82, PG 9
PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA
(NOT A PART OF THIS PLAT)

VERANDA PRESERVE WEST - PHASE 2
PB 92, PG 36
PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA
(NOT A PART OF THIS PLAT)

TESORO PLAT NO. 15
PLAT BOOK 50, PAGE 02,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA
(NOT A PART OF THIS PLAT)

TESORO PLAT NO. 1
PLAT BOOK 40, PAGE 29,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA
(NOT A PART OF THIS PLAT)

TESORO PLAT NO. 20
PLAT BOOK 50, PAGE 28,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA
(NOT A PART OF THIS PLAT)

WMT-7
91,400.39 SQ. FT.
2.10 ACRES

OST-7
34,035 SQ. FT.
0.78 ACRES

WMT-8
90,777.01 SQ. FT.
2.08 ACRES

R2
85,979.49 SQ. FT.
1.97 ACRES

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

OST-8
53,657.27 SQ. FT.
1.23 ACRES

R1
104,866.81 SQ. FT.
2.41 ACRES

WMT-9
92,252.65 SQ. FT.
2.12 ACRES

PARCEL-2
VERANDA PLAT NO. 2
PLAT BOOK 68, PAGE 29,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA
(NOT A PART OF THIS PLAT)

VERANDA PRESERVE
WEST - PHASE 2
(NOT A PART OF THIS
PLAT)

VERANDA PRESERVE WEST - PHASE 1
(NOT A PART OF THIS PLAT)

BECKER ROAD

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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

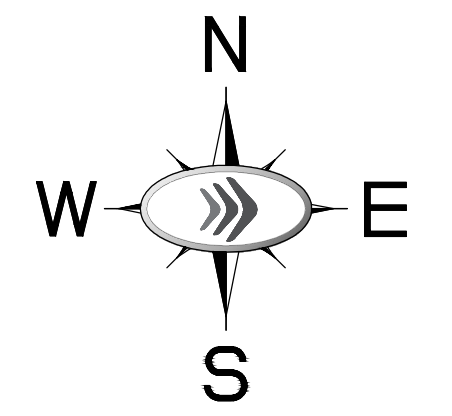
CITY OF PORT ST. LUCIE
PROJECT NO. P21-212
PSLUSD #11-824-05E

SHEET 3 OF 8

VERANDA PRESERVE WEST - PHASE 3

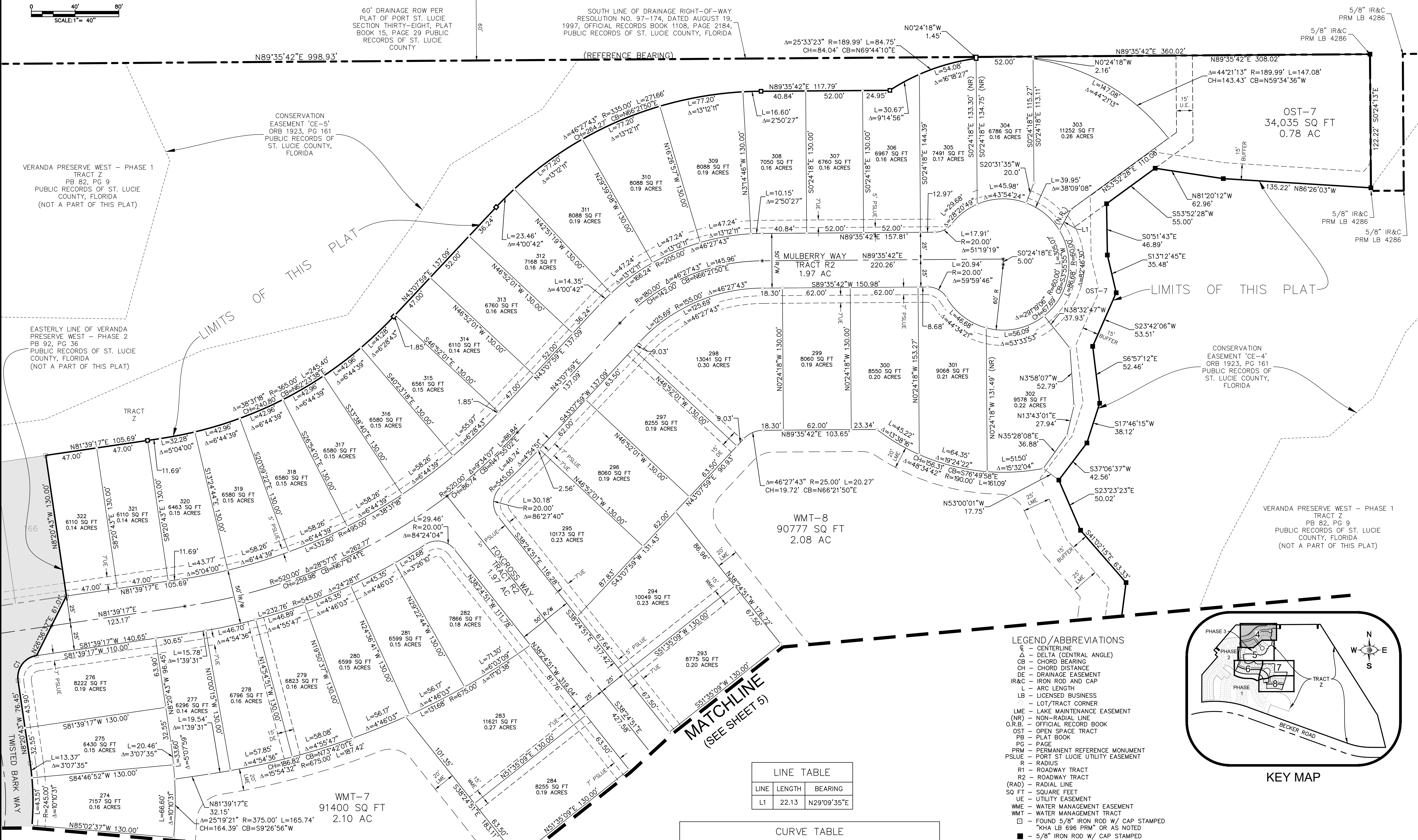
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TRACT U-2
HARBOR RIDGE PLAT NO. 2
PLAT BOOK 24, PAGE 5, 5A-5D



SCALE: 1" = 40'

SOUTH LINE OF SW 1/4 SECTION 26
NORTH LINE OF NW 1/4 SECTION 35



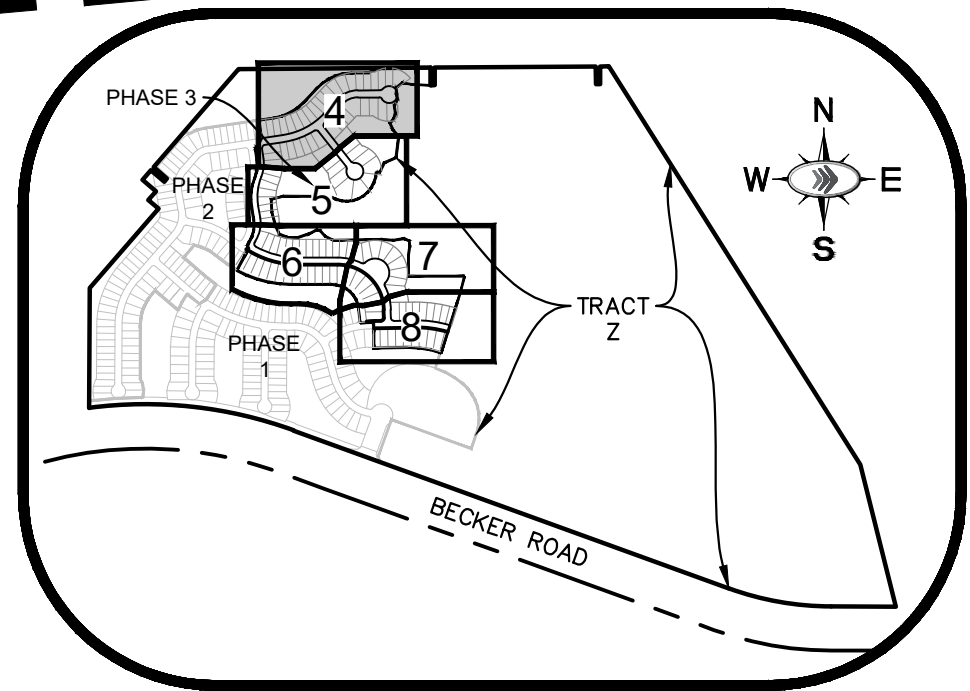
LINE TABLE

LINE	LENGTH	BEARING
L1	22.13	N29°09'35"E

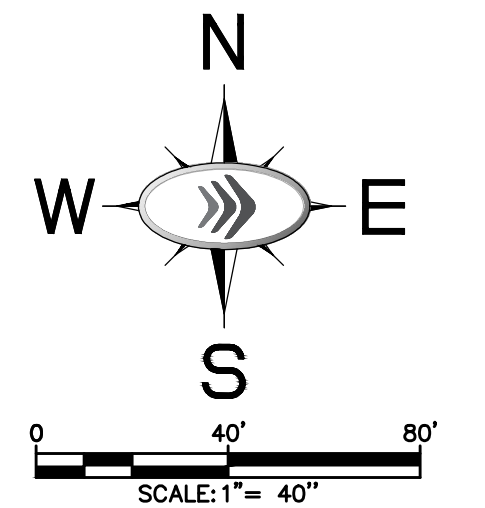
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.42'	S36°39'17"W	28.28'	90°00'00"	20.00'

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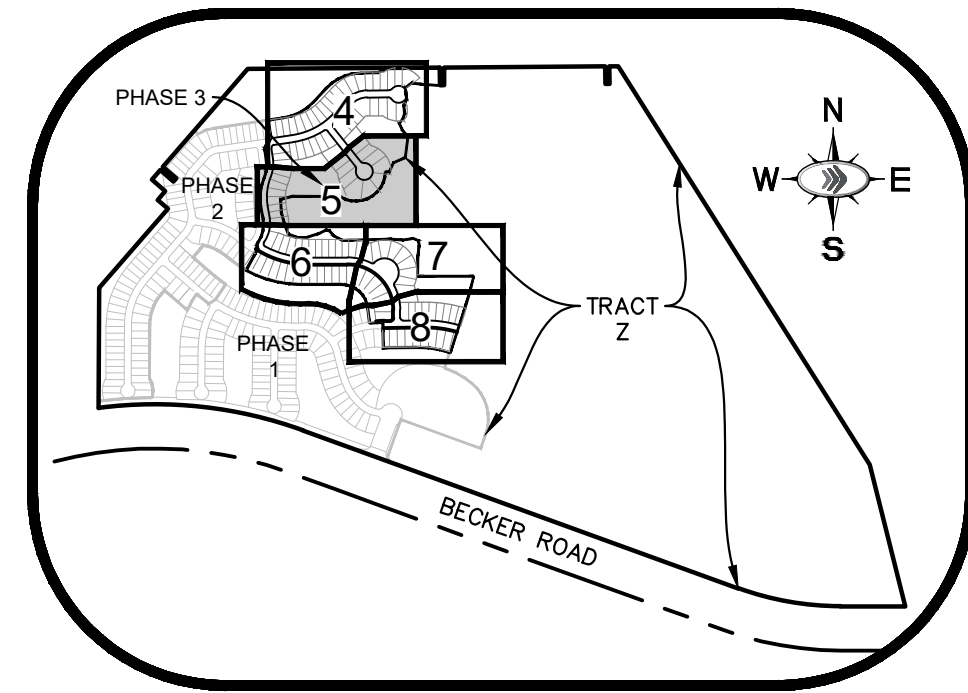


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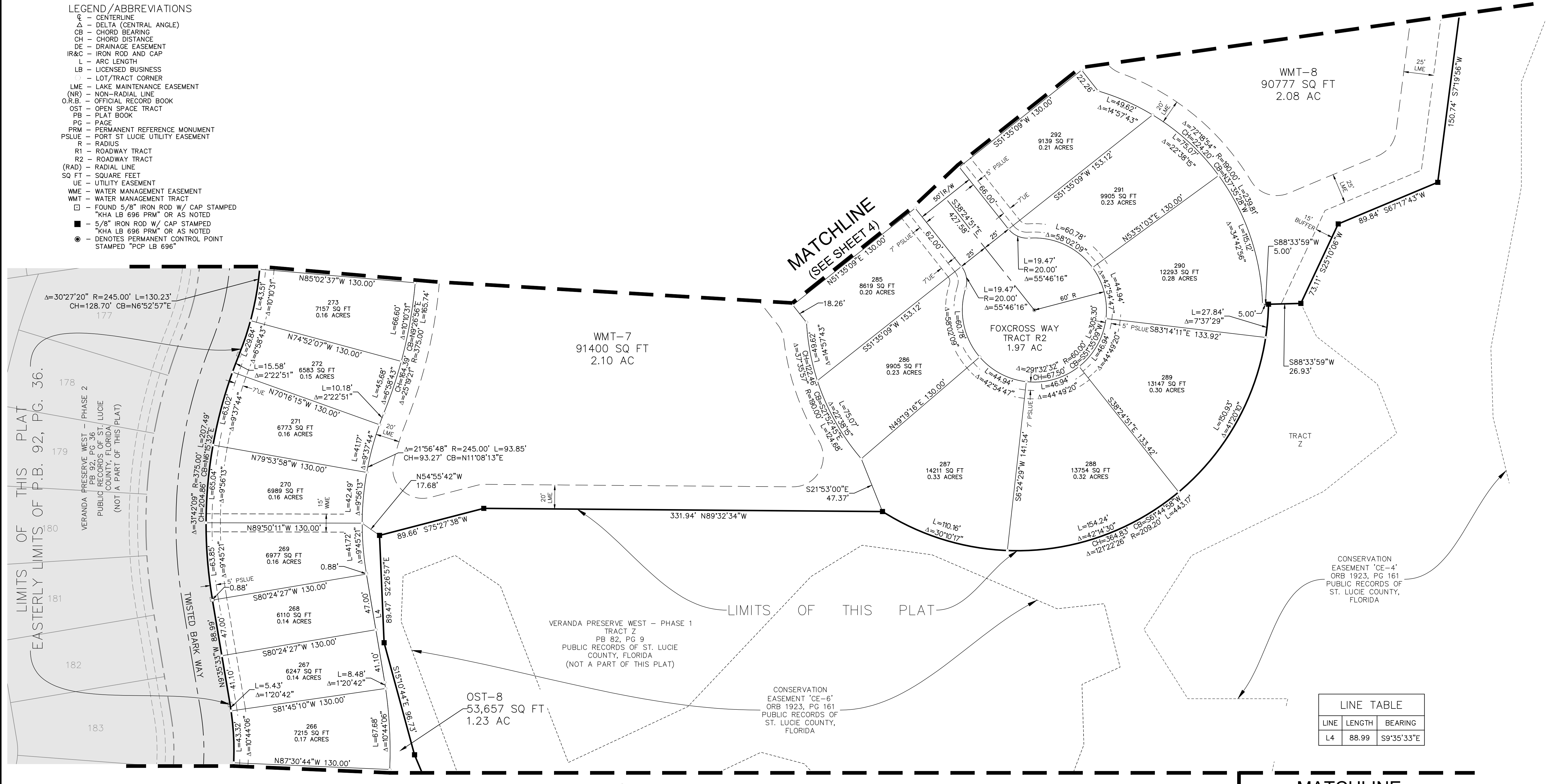
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LINE TABLE

LINE	LENGTH	BEARING
L4	88.99	S9°35'33"E

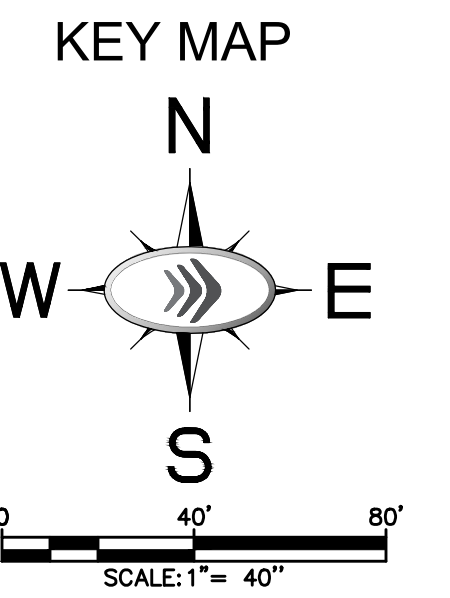
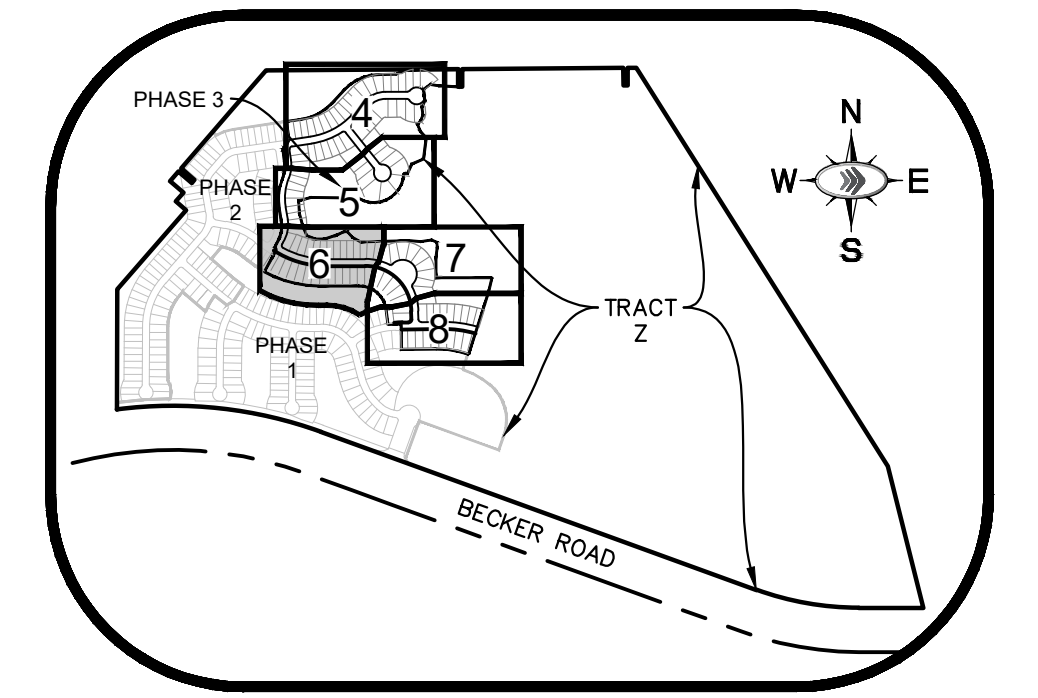
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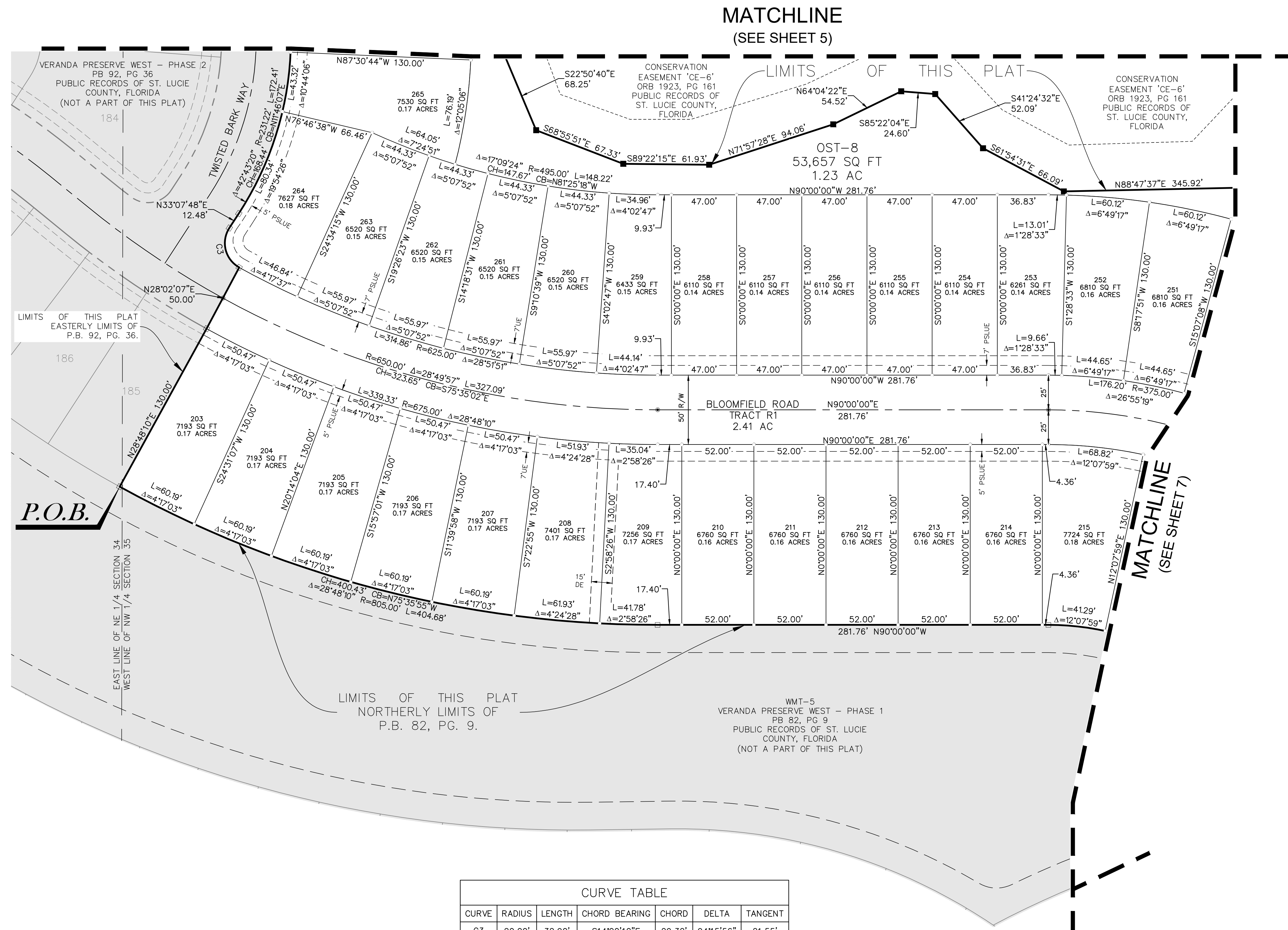
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CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	20.00'	32.90'	S14°00'10"E	29.32'	94°15'56"	21.55'

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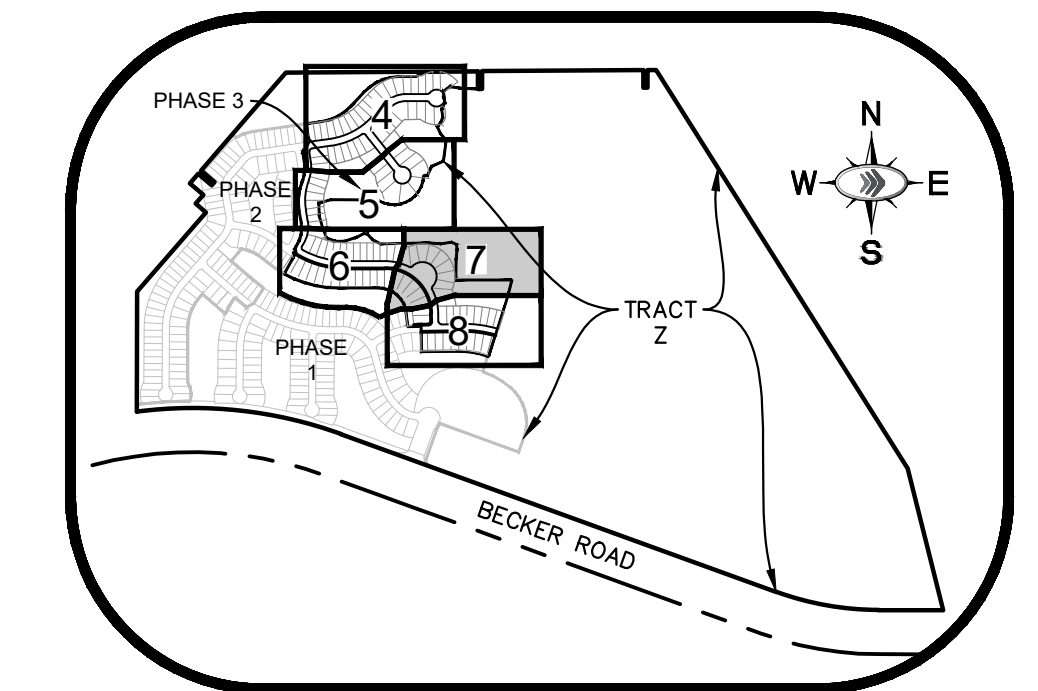
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CERTIFICATE OF AUTHORIZATION NO. LB 696

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

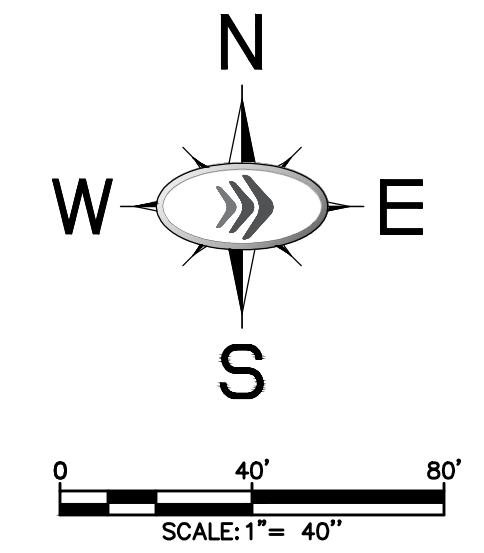
SHEET 6 OF 8

VERANDA PRESERVE WEST - PHASE 3

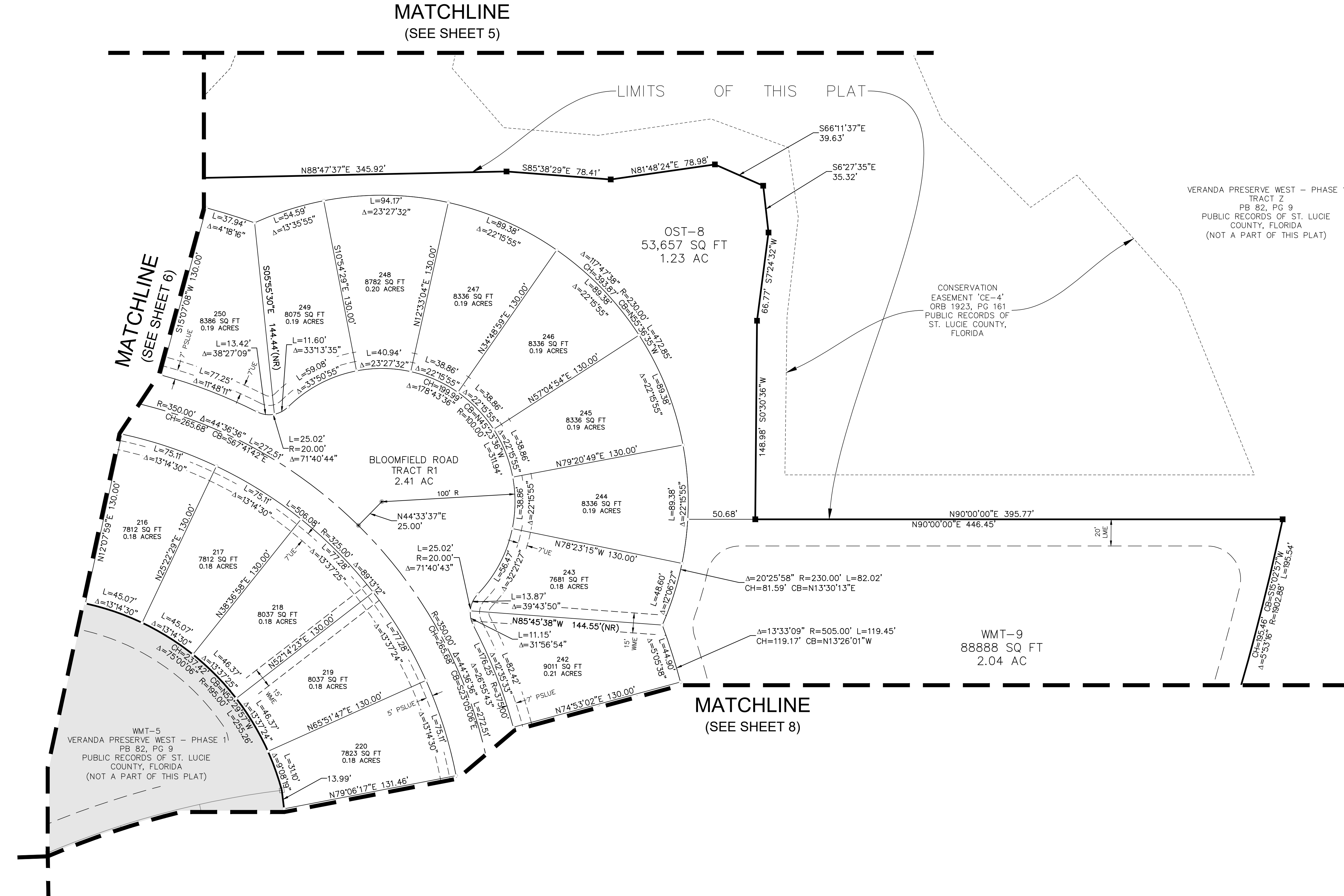
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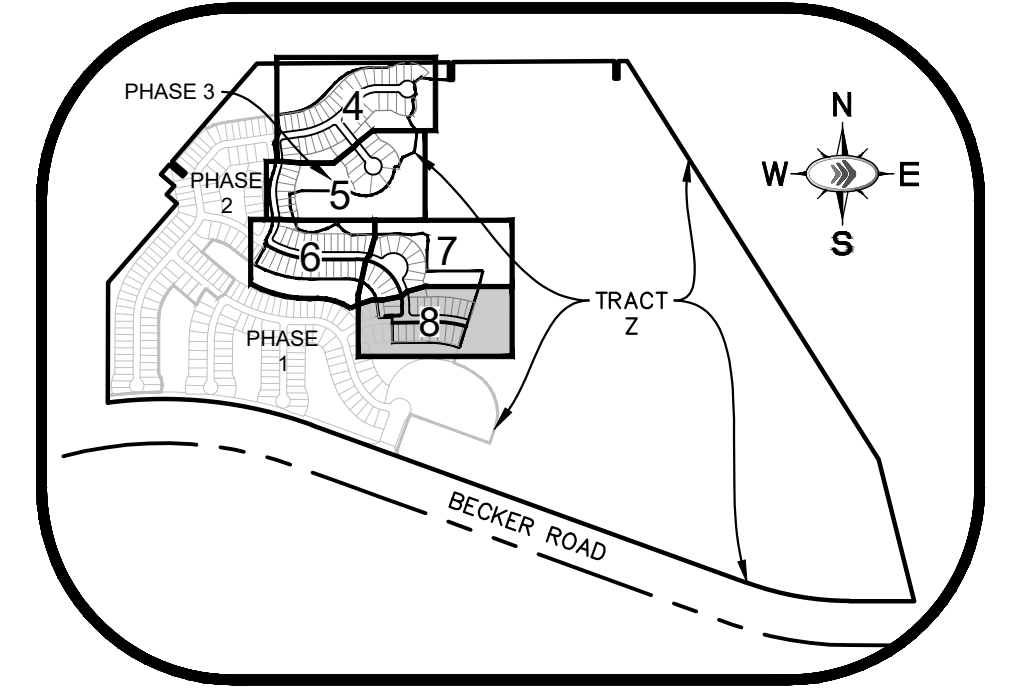


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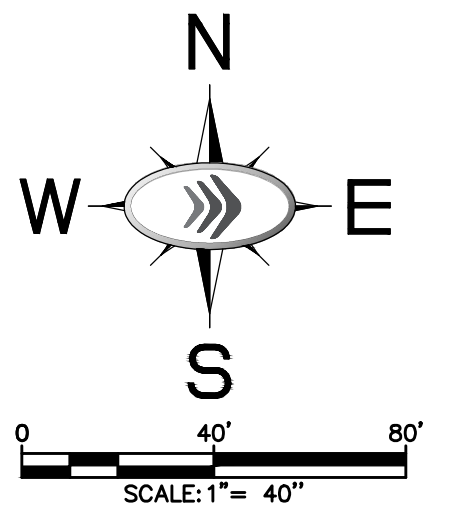
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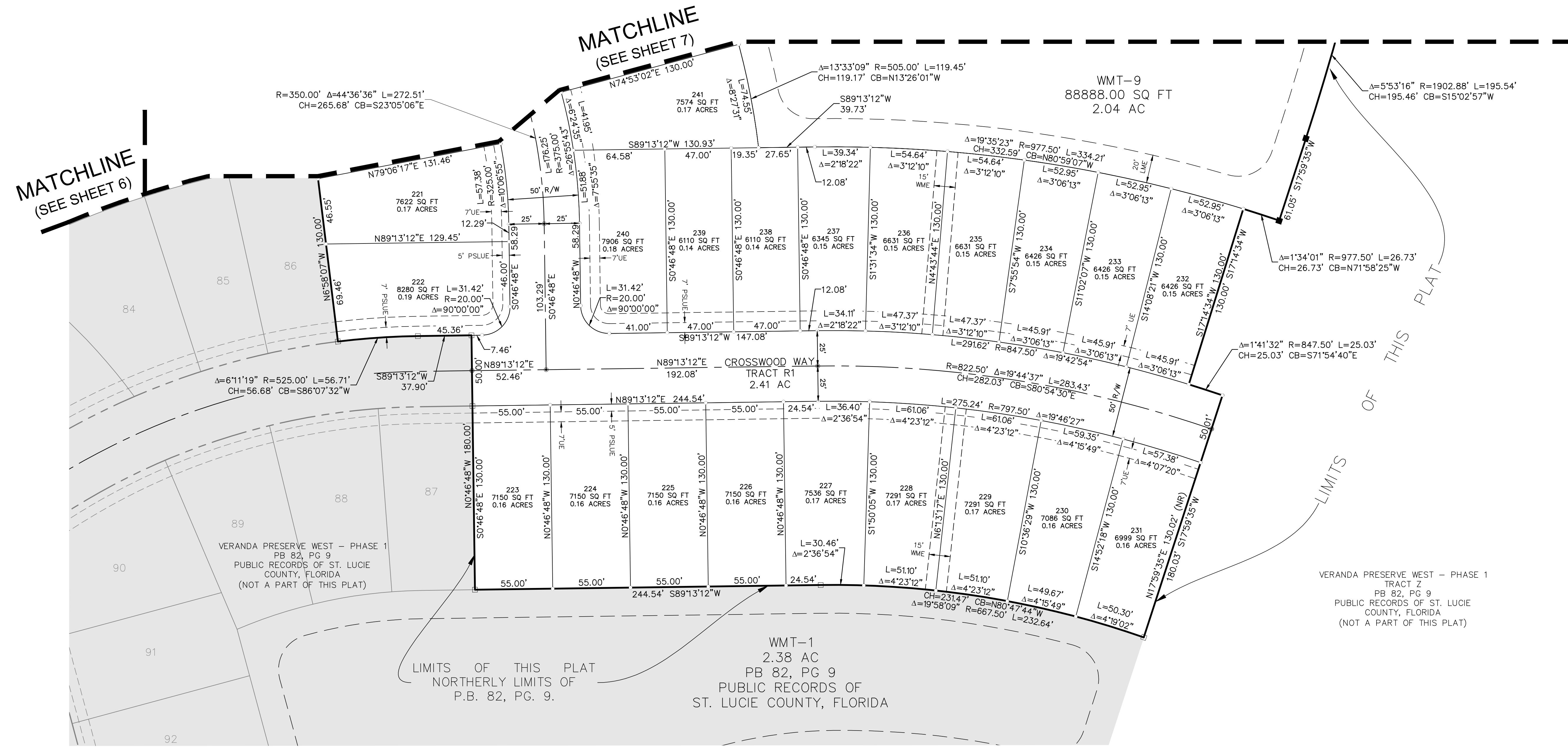
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 - - FOUND 5/8" IRON ROD W/ CAP STAMPED
 - - "KHA LB 696 PRM" OR AS NOTED
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 - - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 696"



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CERTIFICATE OF AUTHORIZATION NO. LB 696