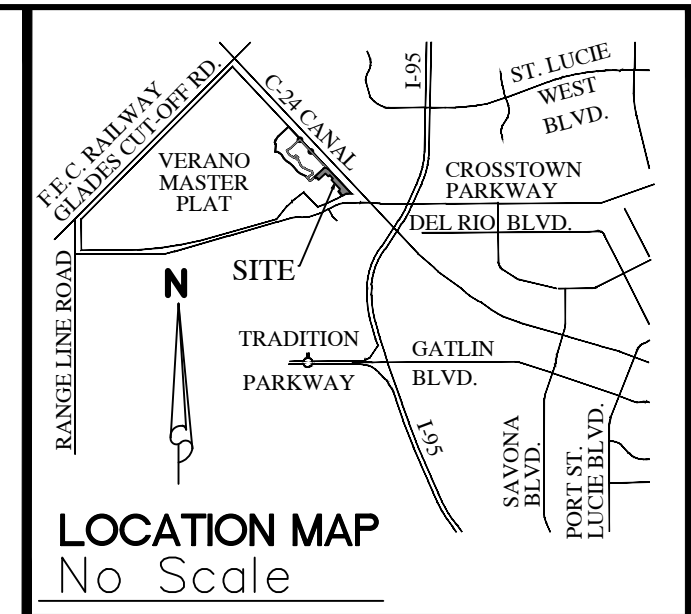


VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4

BEING A REPLAT OF TRACTS "I" AND "J", VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AND TRACTS "A" AND "B", VERANO SOUTH - POD C - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF IN SECTION 33 AND SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY: _____

KNOW ALL MEN BY THESE PRESENTS THAT KLP CROSSTOWN, LLC, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4, 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 CROSSTOWN COMMONS COMMUNITY 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 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 AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. CROSSTOWN COMMONS COMMUNITY 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, DESIGNEE 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, DESIGNEE 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 CROSSTOWN COMMONS COMMUNITY 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 STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY 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 STREETS RIGHTS-OF-WAY IS DEDICATED TO THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, (DISTRICT #5), 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 AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535-2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), ITS SUCCESSORS AND ASSIGNS, 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.

A NON EXCLUSIVE ACCESS EASEMENTS OVER TRACT "R-1" IS HEREBY DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC.

8. COMMON AREA TRACT "CA-1" "CA-2", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY 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 DISTRICT #5 THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

DISTRICT #5 ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SUCH OF THE DISTRICTS IN WHICH THE PLATTED LANDS LIE, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING LAKES, DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

10. THE EMERGENCY ACCESS EASEMENT (E.A.E.) SHOWN HEREON, IS HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., FOR EMERGENCY ACCESS PURPOSES BY EMERGENCY AND SERVICE VEHICLES, PUBLIC OR OTHERWISE, INCLUDING THE CITY OF PORT ST. LUCIE SERVICE VEHICLES AND OTHER EMERGENCY VEHICLES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE CITY RESERVES THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE EASEMENT.

IN WITNESS WHEREOF, KLP CROSSTOWN, LLC, A FLORIDA LIMITED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY ___ OF _____, 2021.

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

(PRINT NAME OF WITNESS)

KLP CROSSTOWN LLC,
A FLORIDA LIMITED COMPANY

BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: _____

NAME: _____

TITLE: _____

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ___ DAY OF _____, 2021, BY _____, MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF KLP CROSSTOWN LLC, A FLORIDA LIMITED COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS ___ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

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.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP OF CANAL C-24, CHECKED DATE 11-25-58 AND REVISED 2-23-59, WHICH BEARS SOUTH 43°08'38" EAST. ALL BEARINGS BEING RELATIVE 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 AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

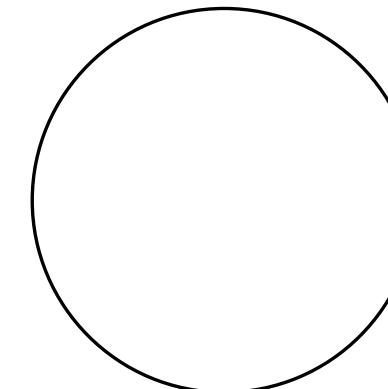
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2021.

GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

SURVEYOR'S SEAL



THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

SHEET 1 OF 6 SHEETS

VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4

BEING A REPLAT OF TRACTS "I" AND "J", VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AND TRACTS "A" AND "B", VERANO SOUTH - POD C - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF IN SECTION 33 AND SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

PLAT BOOK _____

PAGE _____

FILE NO. _____

DATE _____

TIME _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), EMERGENCY ACCESS EASEMENT (E.A.E.), TRACTS "R-1", AND COMMON AREA TRACT "CA-1", AND "CA-2", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2021.

CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS

BY: _____

(PRINT NAME OF WITNESS)

NAME: _____

WITNESS

TITLE: _____

(PRINT NAME OF WITNESS)

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2021, BY _____ OF CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE ASSOCIATION, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF EASEMENTS OVER TRACT "R-1", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2021.

VERANO PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS

BY: _____

(PRINT NAME OF WITNESS)

NAME: _____

WITNESS

TITLE: _____

(PRINT NAME OF WITNESS)

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2021, BY _____ OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ON BEHALF OF THE ASSOCIATION, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), 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 ABOVE DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT.

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO DISTRICT #5 FOR THE PURPOSE OF PROVIDING ROADWAYS, 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 PORTIONS OF THE DRAINAGE SYSTEM AS SHOWN OR DESCRIBED HEREON, INCLUDING LAKES, DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

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 JUNE 30, 2015, AND RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DATED THIS ____ DAY OF _____, 2021.

ATTEST: _____ VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2021, BY _____ OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

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, DOSE HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE ____ DAY OF _____, 2021:

- (A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 4 IS IN THE NAME OF KLP CROSSTOWN, LLC.
- (B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: THERE ARE NO MORTGAGES OF RECORD.
- (C.) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- (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.

DATED: THIS ____ DAY OF _____, 2021. BY: _____

ROBERT M. GRAHAM
WEST PALM BEACH, FLORIDA 33401
FLORIDA BAR NUMBER 273562

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 SOUTH P.U.D. 1 - POD C - PLAT NO. 4 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

GREGORY J. ORAVEC, MAYOR

KAREN A. PHILLIPS, CITY CLERK

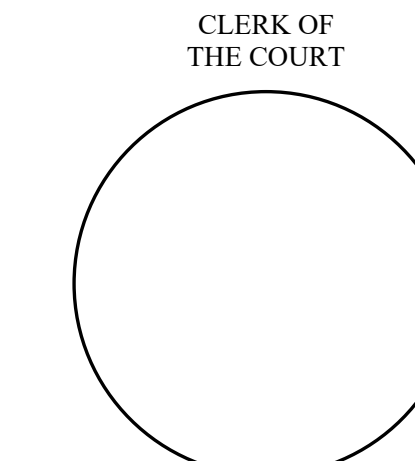
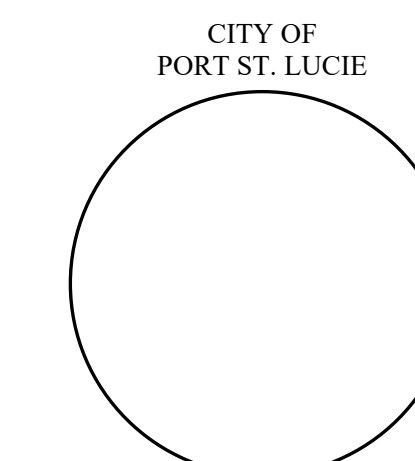
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, 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(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2021.

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



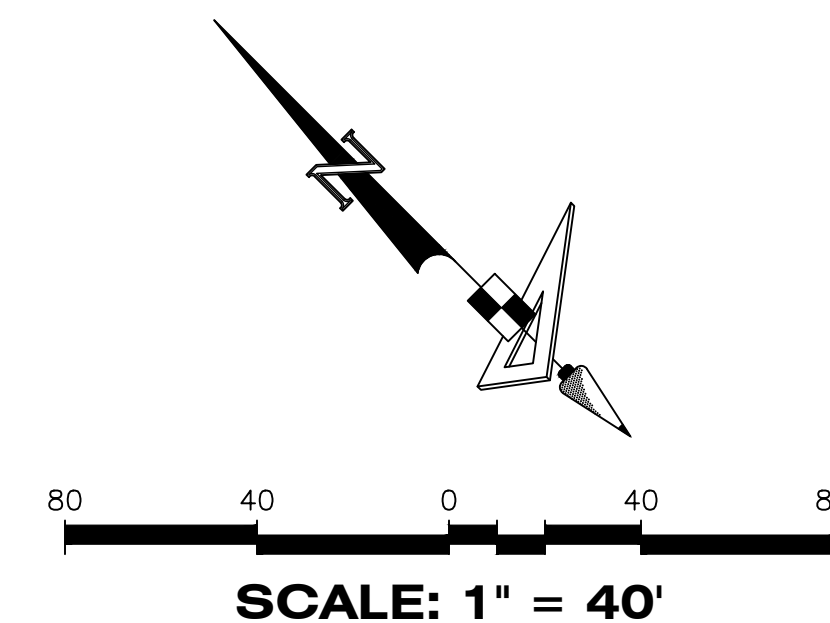
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurveying.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

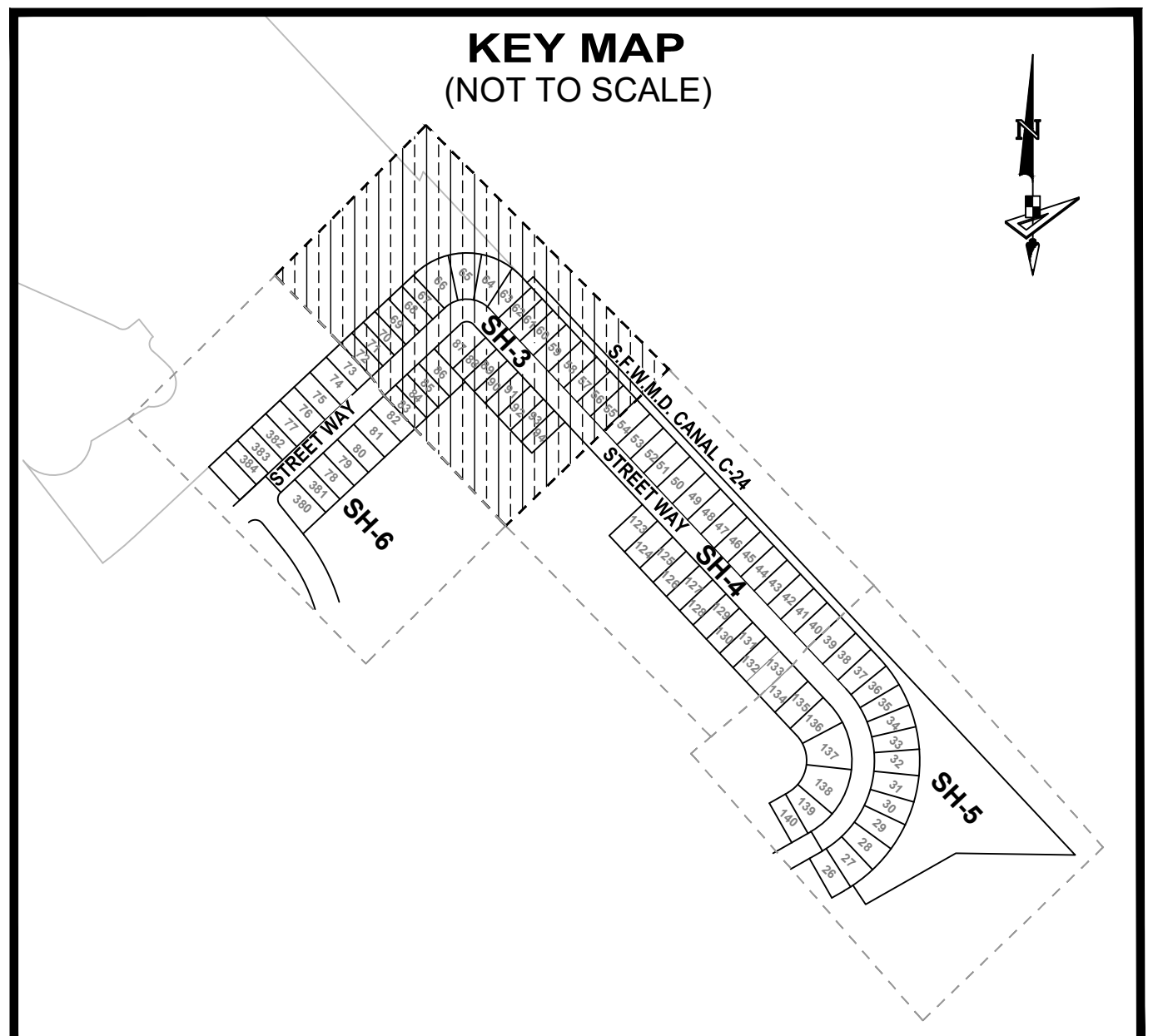
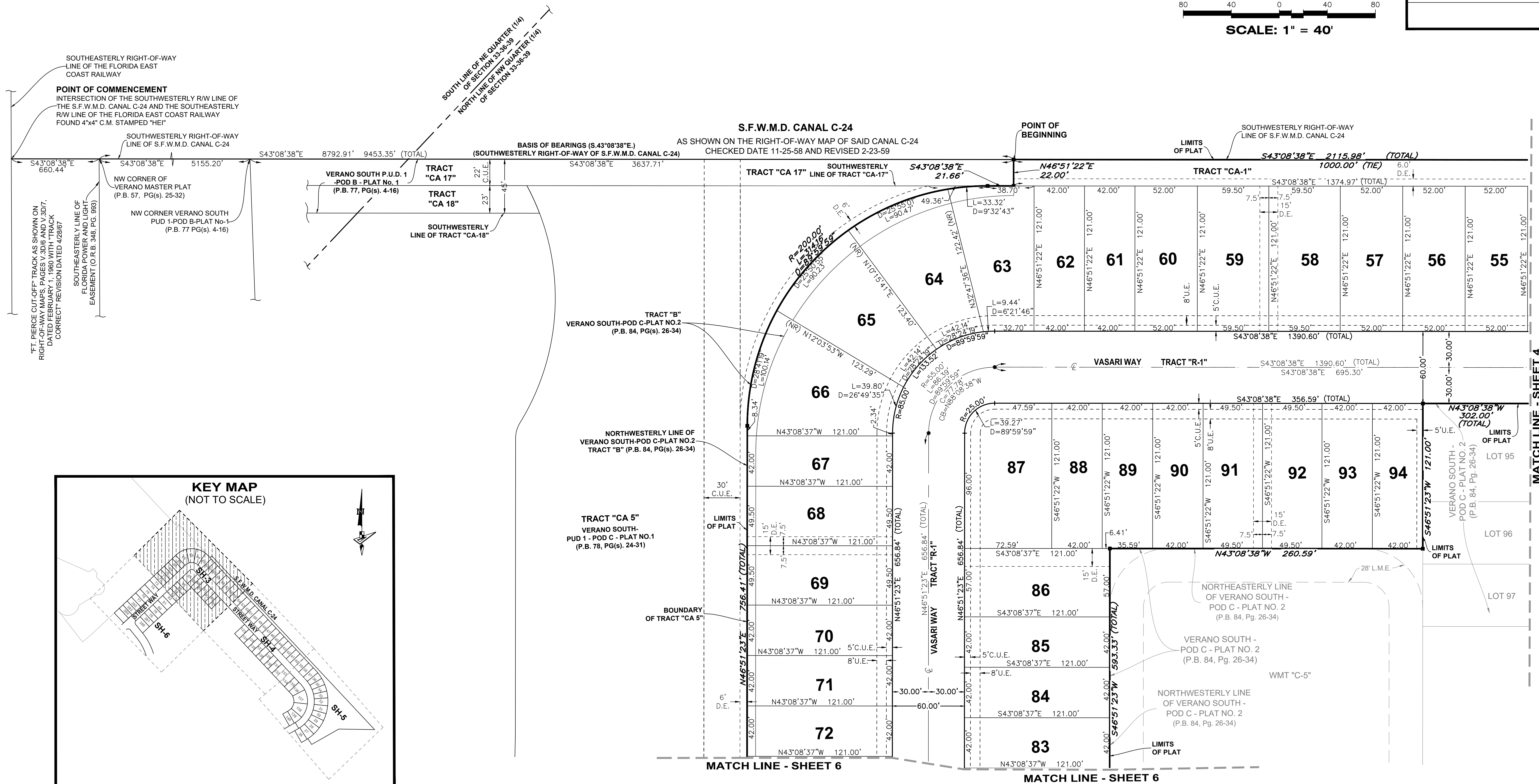
SHEET 2 OF 6 SHEETS

VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4

BEING A REPLAT OF TRACTS "I" AND "J", VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AND TRACTS "A" AND "B", VERANO SOUTH - POD C - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF IN SECTION 33 AND SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK
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|--|--|-----------------------------|--|
| P.B. ----- Plat Book | L.M.E. ----- Lake Maintenance Easement | R ----- Radius | C.M. ----- Concrete Monument |
| Pg(s). ----- Page(s) | U.E. ----- Utility Easement | L ----- Arc Length | LB ----- Licensed Business |
| S.F.W.M.D. ----- South Florida Water Management District | L.E. ----- Landscape Easement | D ----- Delta-Central Angle | ■ ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) |
| A.E. ----- Access Easement | WMT ----- Stormwater Management Tract | CB ----- Chord Bearing | ● ----- Indicates (PCP) Permanent Control Point LB7768 |
| C.U.E. ----- City Utility Easement | ⊕ ----- Centerline | C ----- Chord Length | |
| D.E. ----- Drainage Easement | R/W ----- Right-of-Way | (R) ----- Radial | |
| E.A.E. ----- Emergency Access Easement | P.U.D. ----- Planned Unit Development | (NR) ----- Non-Radial | |

GeoPoint
Surveying, Inc.

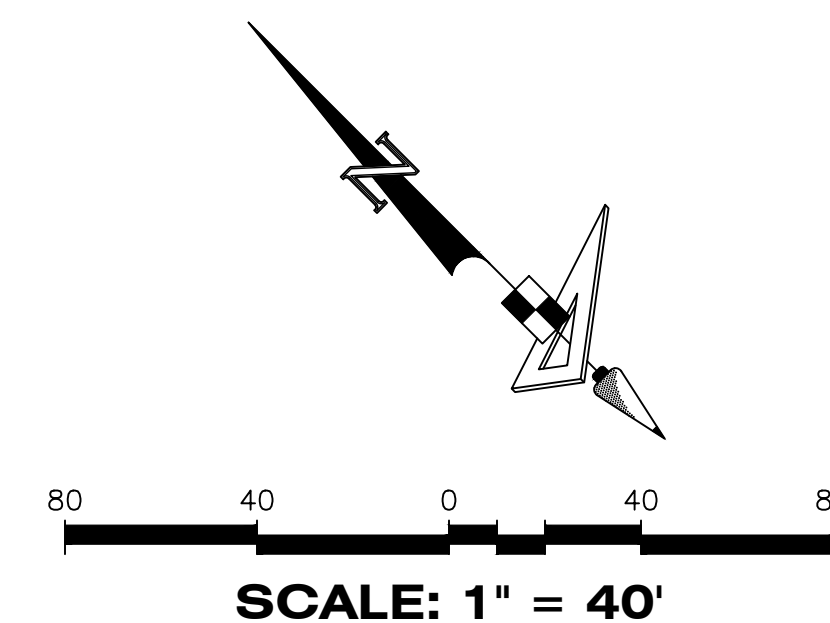
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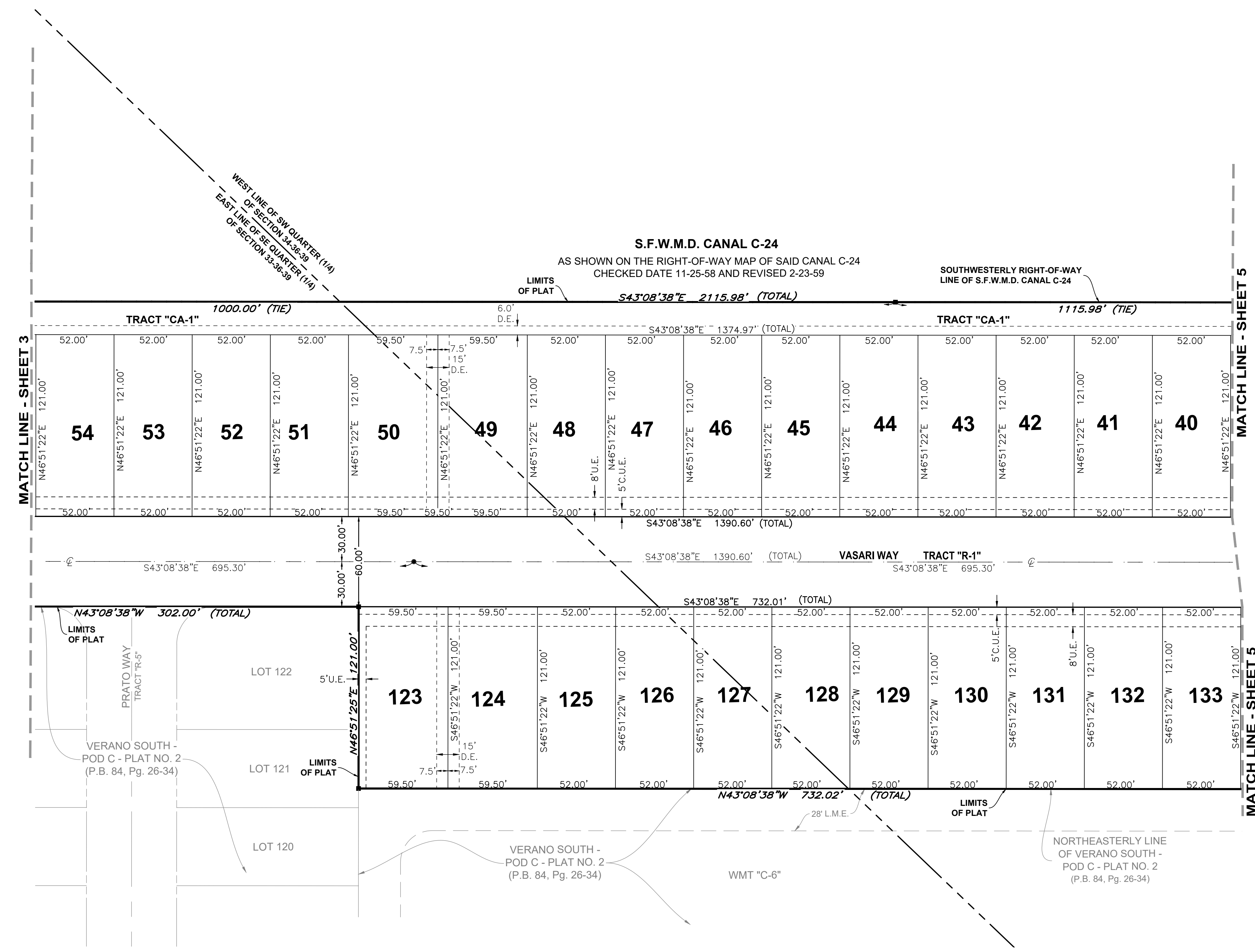
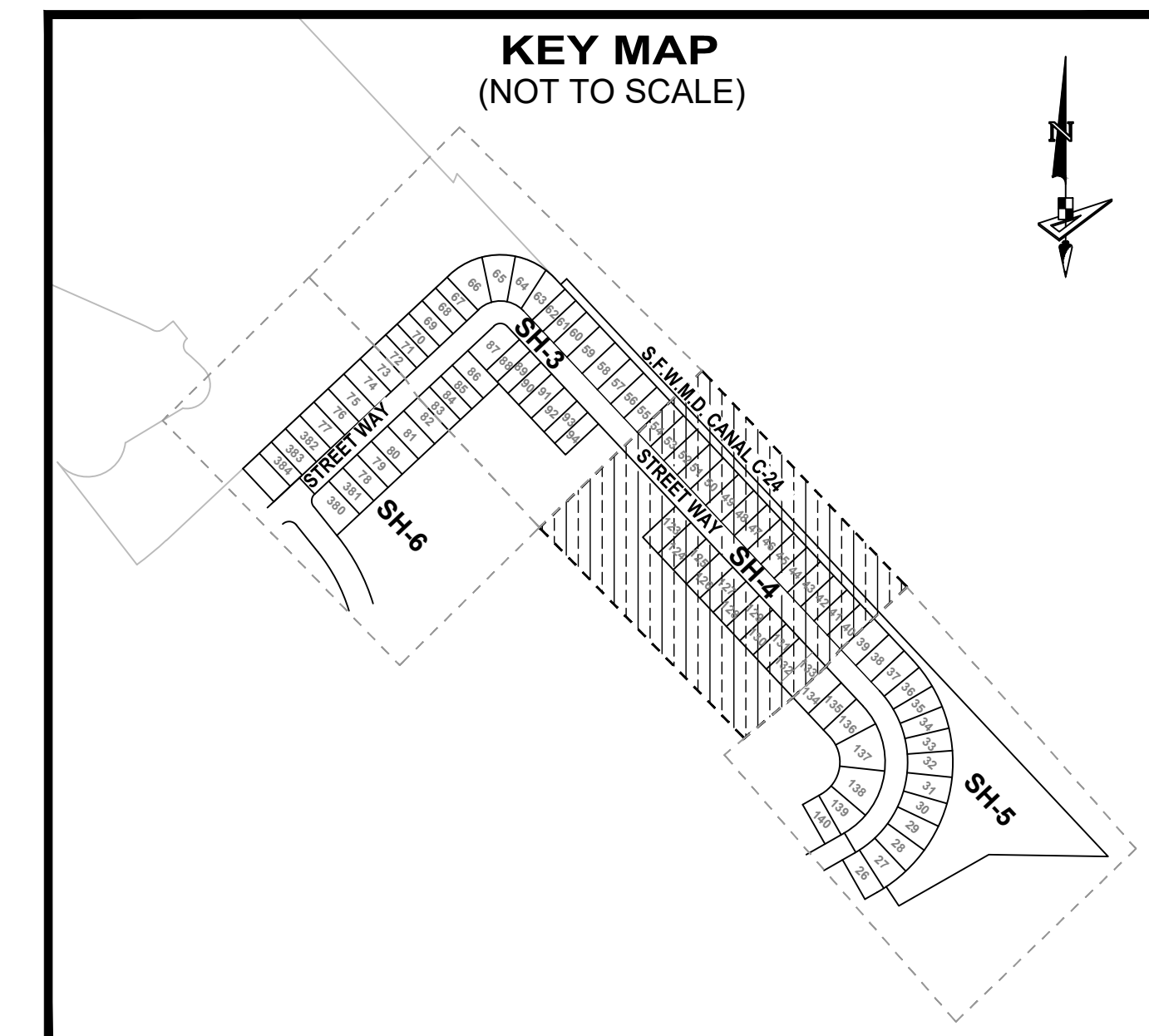
SHEET 3 OF 6 SHEETS

VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4

BEING A REPLAT OF TRACTS "I" AND "J", VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AND TRACTS "A" AND "B", VERANO SOUTH - POD C - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF IN SECTION 33 AND SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

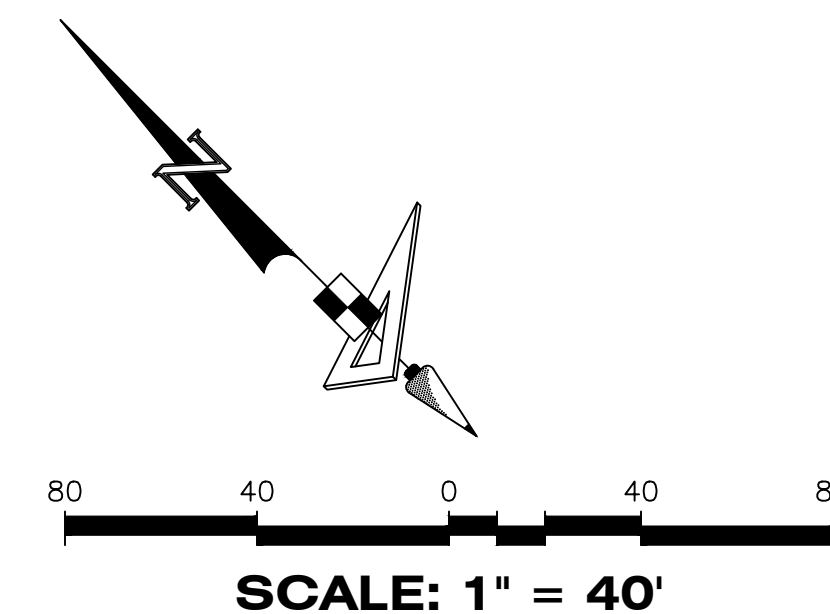


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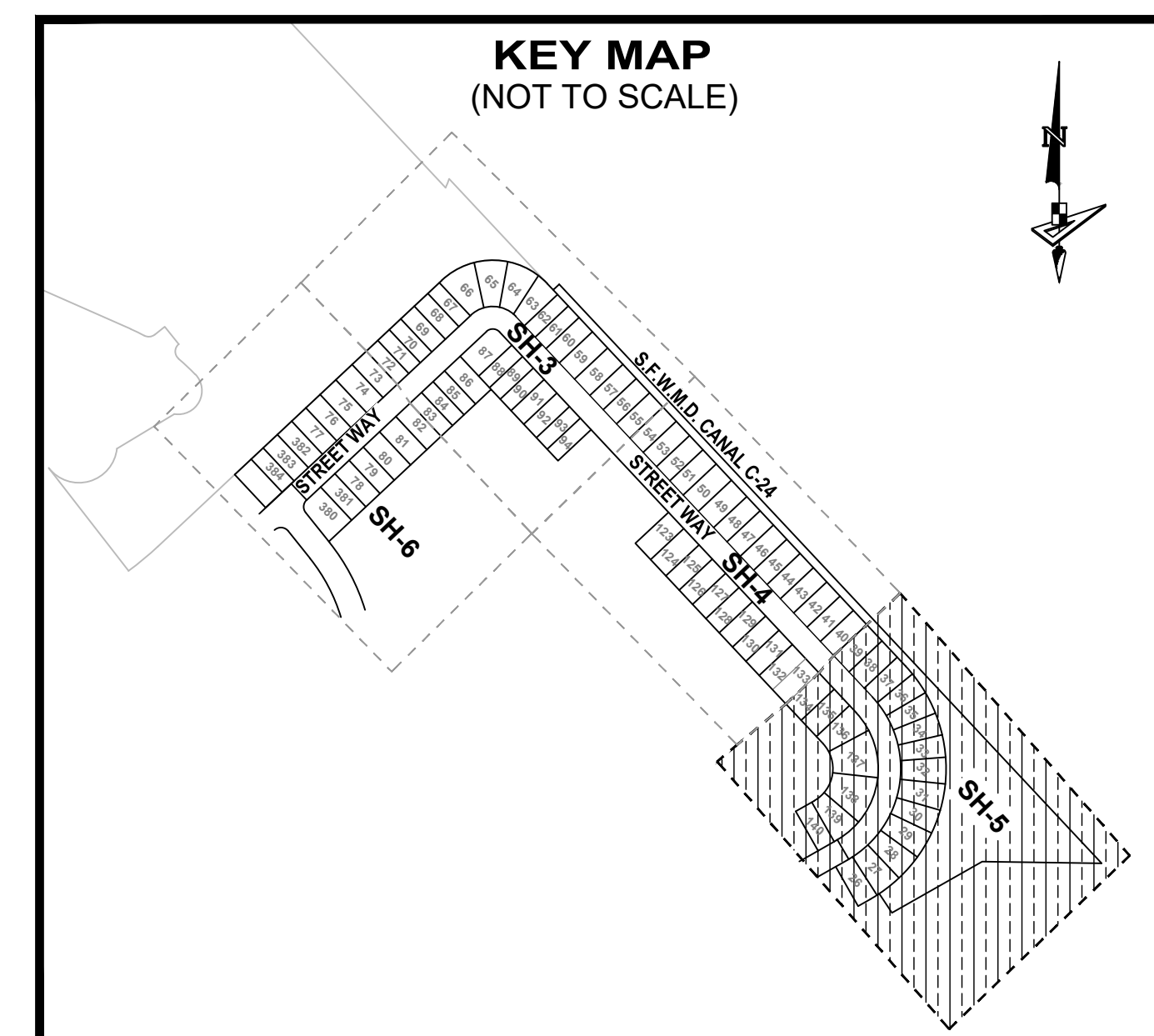
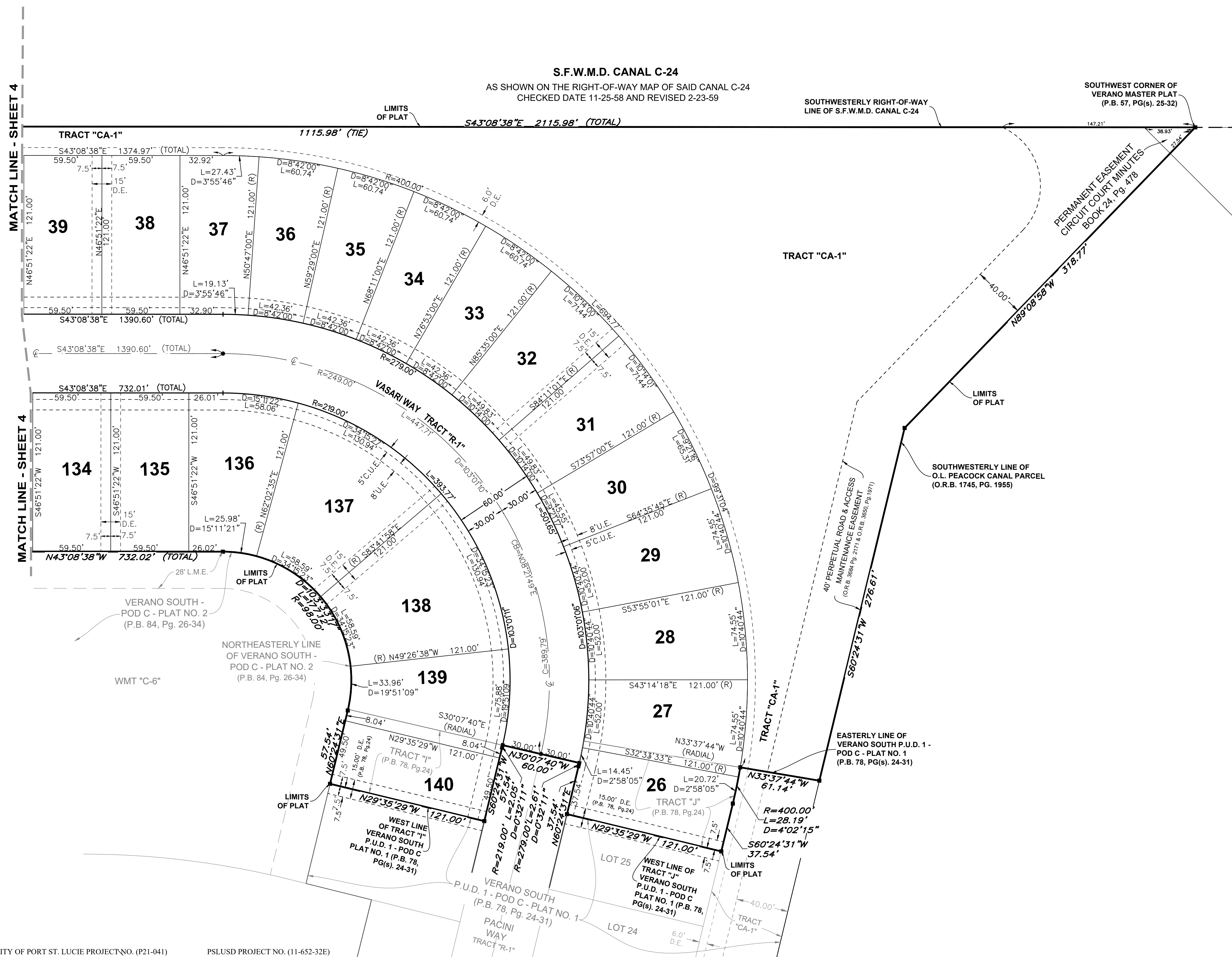
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- A.E. ----- Access Easement
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- E.A.E. ----- Emergency Access Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- L.E. ----- Landscape Easement
- WMT ----- Stormwater Management Tract
- Ⓢ ----- Centerline
- R/W ----- Right-of-Way
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
- D ----- Delta—Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4

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L	Arc Length
D	Delta-Central Angle
CB	Chord Bearing
C	Chord Length
(R)	Radial
(NR)	Non-Radial
C.M.	Concrete Monument
LB	Licensed Business
■	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768

GeoPoint
Surveying, Inc.

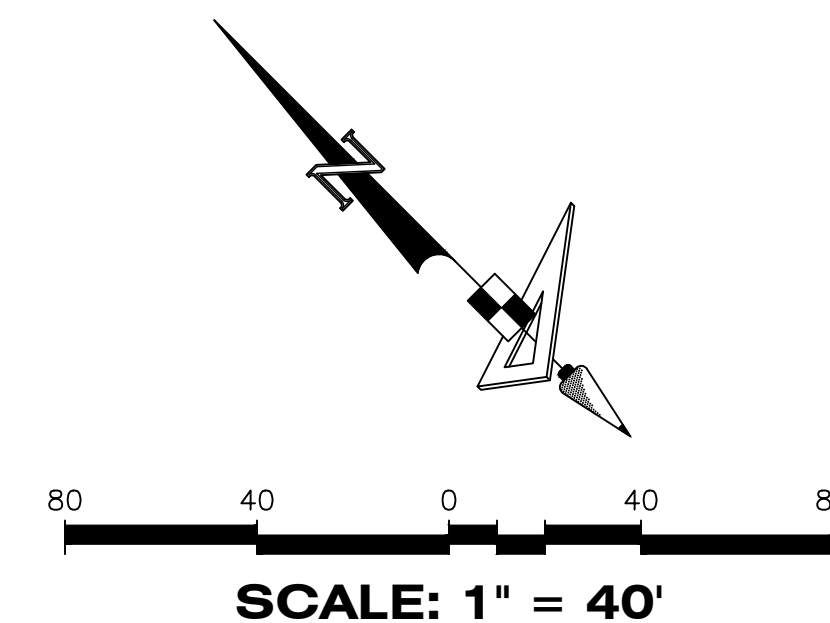
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

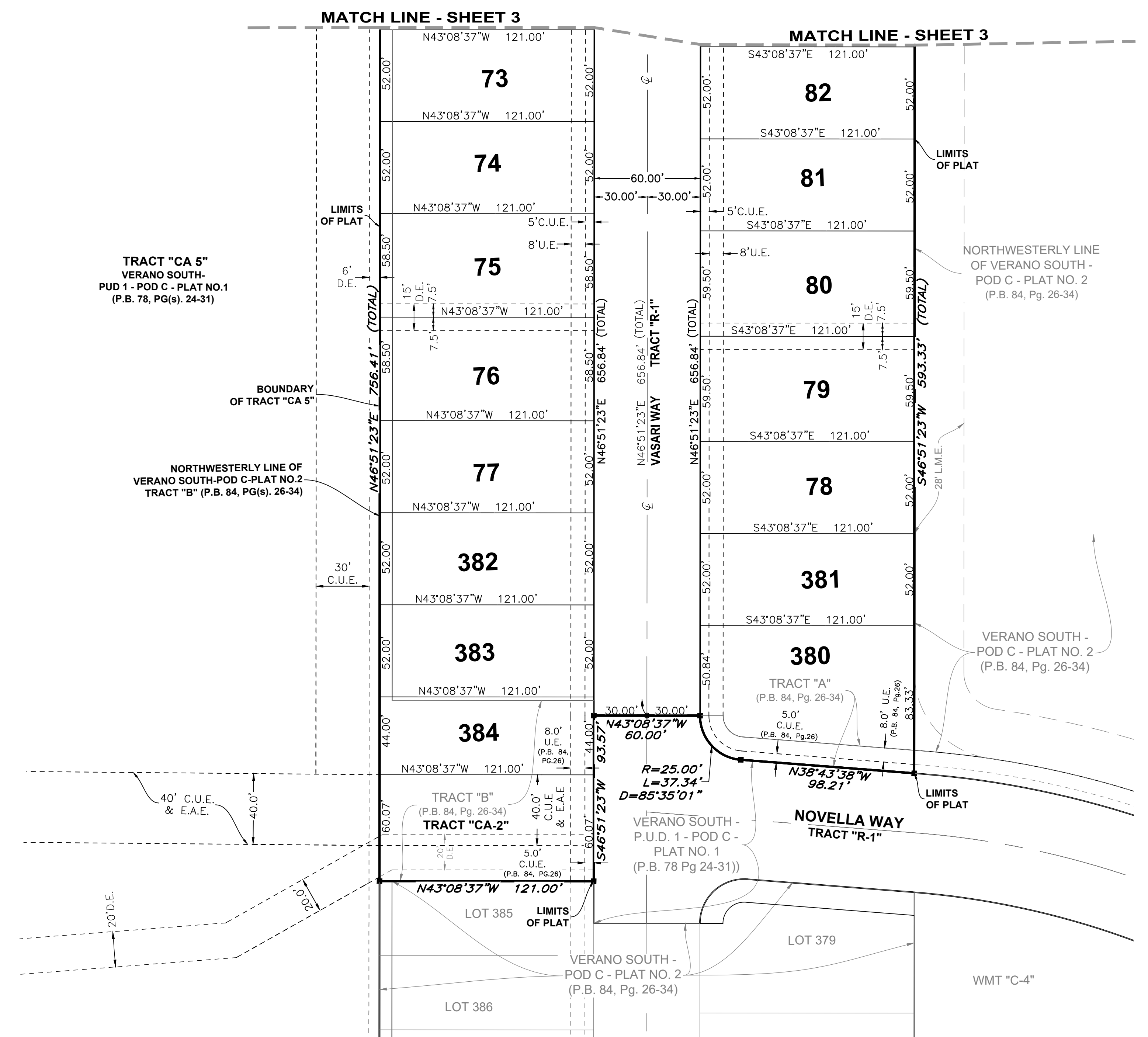
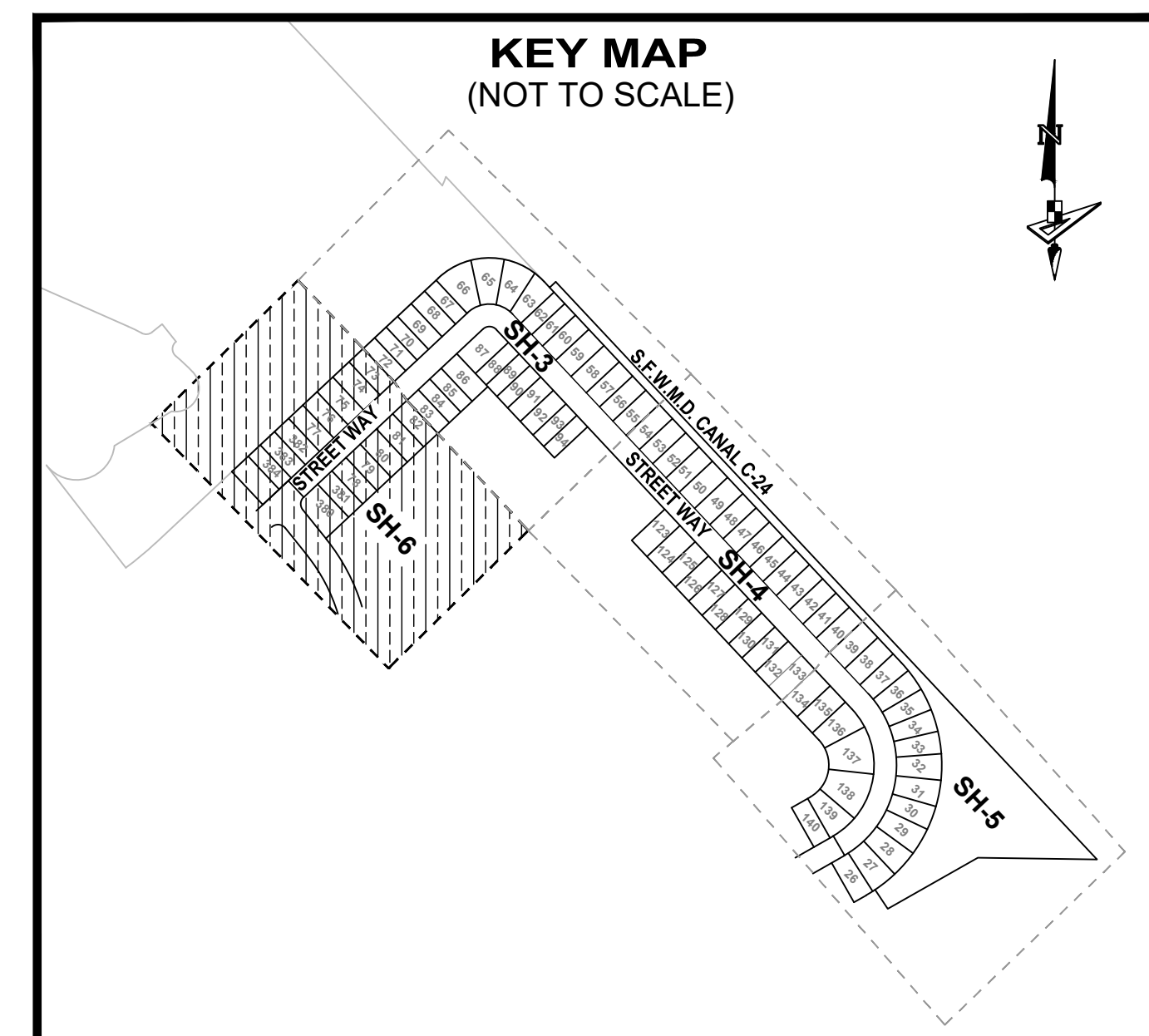
SHEET 5 OF 6 SHEETS

VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4

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- ----- Indicates (PCP) Permanent Control Point LB7768