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

| ST. LUCIE WEST BLVD. | PLAT BOOK |
|----------------------------------------------------|-----------|
| VERANO MASTER PLAT DEL RIO BLVD. | PAGE |
| N SITE TRADITION GATLIN | FILE NO. |
| TRADITION GATLIN PARKWAY BLVD. | DATE |
| FOCATION MAP Savona BLVD. PORT ST. LUCIE BLVT. | TIME |

THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A

PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST.

DESCRIPTION:

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. LUICE COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 33 AND 34 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 9453.35 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 43°08'38" EAST. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 2115.98 FEET TO A POINT ALSO BEING ON THE NORTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA; THENCE NORTH 89°08'58" WEST, ALONG SAID NORTHERLY LINE OF O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 318.77 FEET; THENCE SOUTH 60°24'31" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 276.61 FEET TO A POINT ON THE EASTERLY BOUNDARY OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 33°37'44" WEST, A DISTANCE OF 61.14 FEET TO A POINT ON THE BOUNDARY OF TRACT "J", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1 AND A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF N.33°37'44"W., AT SAID INTERSECTION; THE FOLLOWING FIVE (5) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT "J": 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°02'15", A DISTANCE OF 28.19 FEET TO A POINT OF TANGENCY; 2) THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 37.54 FEET; 3) THENCE NORTH 29°35'29" WEST, A DISTANCE OF 121.00 FEET; 4) THENCE NORTH 60°24'31" EAST, A DISTANCE OF 37.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 279.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'11", A DISTANCE OF 2.61 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1; THENCE NORTH 30°07'40" WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF TRACT "I", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD C -PLAT NO. 1 AND A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 219.00 FEET AND A RADIAL BEARING OF NORTH 30°07'40" WEST, AT SAID INTERSECTION; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT "I": 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'11", A DISTANCE OF 2.05 FEET TO A POINT OF TANGENCY; 2) THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 57.54 FEET; 3) THENCE NORTH 29°35'29" WEST, A DISTANCE OF 121.00 FEET; 4) THENCE NORTH 60°24'31" EAST, A DISTANCE OF 57.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 98.00 FEET AND A POINT ON THE NORTHEASTERLY LINE OF VERANO SOUTH -POD C - PLAT NO. 2. AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103°33'17". A DISTANCE OF 177.12 FEET TO A POINT OF TANGENCY: 2) NORTH 43°08'38" WEST, A DISTANCE OF 732.02 FEET: 3) THENCE NORTH 46°51'25" EAST, A DISTANCE OF 121.00 FEET: 4) THENCE NORTH 43°08'38" WEST, A DISTANCE OF 302.00 FEET; 5) THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 121.00 FEET; 6) THENCE NORTH 43°08'38" WEST, A DISTANCE OF 260.59 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID VERANO SOUTH - POD C - PLAT NO. 2; THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 593.33 FEET A POINT ON THE SOUTHWESTERLY LINE OF TRACT "A", AS SHOWN ON VERANO SOUTH - POD C - PLAT NO. 2, AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE OF TRACT "A", FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 38°43'38" WEST, A DISTANCE OF 98.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 25.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°35'01, A DISTANCE OF 37.34 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE NORTH 43°08'37" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "B", AS SHOWN ON SAID VERANO SOUTH - POD C - PLAT NO. 2; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "B", FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 93.57 FEET; 2) THENCE NORTH 43°08'37" WEST, A DISTANCE OF 121.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PLAT OF VERANO SOUTH - POD C - PLAT NO. 2; THENCE ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 46°51'23" EAST, A DISTANCE OF 756.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59, A DISTANCE OF 314.16 FEET TO A POINT OF TANGENCY AND A POINT ON THE SOUTHESTERLY LINE OF TRACT "CA-17", AS SHOWN ON VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHEASTERLY LINE OF OF TRACT "CA-17", A DISTANCE OF 21.66 FEET; THENCE NORTH 46°51'22" EAST, A DISTANCE OF 22.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 917,803.2139 SQUARE FEET OR 21.070 ACRES MORE OF LESS.

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, DESIGNEES 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. DESIGNEES 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, PRESENTS TO BE SIGNED BY ITS MANAGER TH | A FLORIDA LIMITED COMPANY, HAS CAUSED THESE IIS DAY OF, 2021. |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| WITNESS | KLP CROSSTOWN LLC., A FLORIDA LIMITED COMPANY |
| (PRINT NAME OF WITNESS) | BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER |
| WITNESS | BY: |
| (PRINT NAME OF WITNESS) | TITLE: |

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR \square 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.

| TNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS DAY OF | , 2021 |
|----------------------------------------------------------------------------|--------|
| COMMISSION EXPIRES: | |

NOTARY PUBLIC

PRINT NAME:

| SI | IR\ | /FY | 2'S | NOTE |
|----|-----|-----|-----|------|

NOTE

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 _

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

SURVEYOR'S SEAL

Phone: (561) 444-2720

www.geopointsurvey.com

Licensed Business Number LB 7768

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

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

| ST. LUCIE WEST BLVD. | PLAT BOOK |
|-----------------------------------------------------------------|-----------|
| VERANO MASTER PLAT DEL RIO BLVD. | PAGE |
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| N SITE TRADITION GATLIN PARKWAY BLVD. | DATE |
| LOCATION MAP Savona BLVD. LUCE BLVD. LUCE BLVD. LUCE BLVD. | TIME |

ACCEPTANCE OF DEDICATION ACCEPTANCE OF DEDICATION STATE OF FLORIDA STATE OF FLORIDA COUNTY:___ COUNTY: THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE #5 CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), EMERGENCY ACCESS ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), ACTING BY AND UNDER DELEGATED EASEMENT (E.A.E.), TRACTS "R-1", AND COMMON AREA TRACT "CA-1", AND "CA-2", DEDICATED AS SHOWN AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS SUCH OF THE DISTRICTS (AS DEFINED IN THE ABOVE DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN ____ DAY OF ______, 2021. 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 CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC. SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT. TRACT A FLORIDA CORPORATION NOT FOR PROFIT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC. 2. ACCEPTS A NON-EXCLUSIVE, INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT WITNESS 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. (PRINT NAME OF WITNESS) 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. WITNESS DATED THIS ___ DAY OF ______, 2021. ATTEST: VERANO #5 COMMUNITY DEVELOPMENT DISTRICT (PRINT NAME OF WITNESS) ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS STATE OF FLORIDA COUNTY: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY OF 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 ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS IS PERSONALLY KNOWN TO ME OR \square HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF _____ STATE OF FLORIDA MY COMMISSION EXPIRES: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR NOTARY PUBLIC □ ONLINE NOTARIZATION THIS ___ DAY OF ______, 2021, BY ______, ____, VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO EXECUTED THE PRINT NAME: FOREGOING CERTIFICATE OF DEDICATION, WHO \square IS PERSONALLY KNOWN TO ME OR \square HAS PRODUCED _____ AS IDENTIFICATION. **ACCEPTANCE OF DEDICATION** MY COMMISSION EXPIRES: _____ STATE OF FLORIDA VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF EASEMENTS OVER NOTARY PUBLIC TRACT "R-1", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ______ DAY OF _______, 2021. PRINT NAME: _____ VERANO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT WITNESS (PRINT NAME OF WITNESS) WITNESS (PRINT NAME OF WITNESS) **ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS** STATE OF FLORIDA COUNTY: __ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \Box PHYSICAL PRESENCE OR \Box ONLINE NOTARIZATION THIS DAY OF ______, 2021, BY _____, 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 $\ \square$ HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ______, 2021. MY COMMISSION EXPIRES: NOTARY PUBLIC

PRINT NAME:

PSLUSD PROJECT NO. (11-652-32E)

CITY OF PORT ST. LUCIE PROJECT NO. (P21-041)

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED. ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA. PURSUANT TO SECTION177.041(2), FLORIDA STATUTES, DOSE HEREBY CERTIFY THAT, BASED ON TITLE ___, DATED AS OF THE _____ DAY OF_____

- (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.

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 ____

ATTEST:

CITY COUNCIL

CITY OF PORT ST. LUCIE

KAREN A. PHILLIPS, CITY CLERK

GREGORY J. ORAVEC. MAYOR

DATED: THIS ______, 2021. BY: _

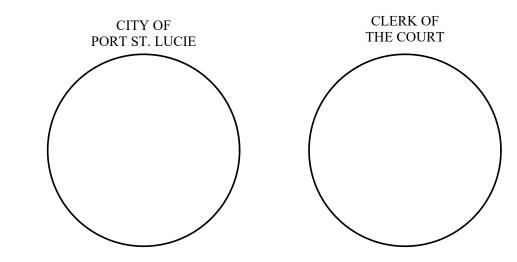
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177. PART 1. FLORIDA STATUTES. BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

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 _____, 2021.

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





4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 Riviera Beach, FL 33404

Licensed Business Number LB 7768 SHEET 2 OF 6 SHEETS

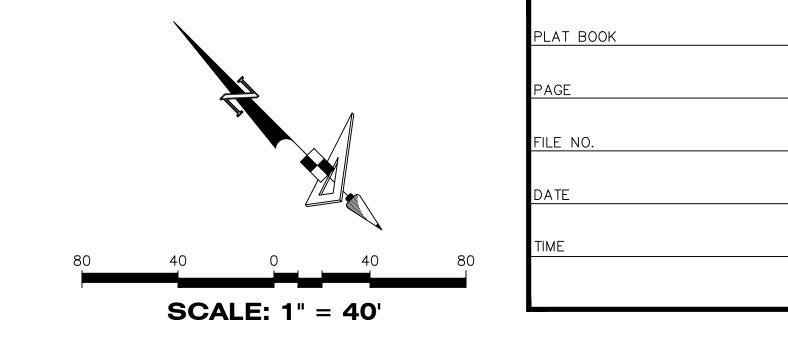
VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 4 LAT BOOK BEING A REPLAT OF TRACTS "I" AND "J", VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AND TRACTS "A" AND "B", VERANO SOUTH - POD C - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF 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, ILE NO. ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA **SCALE:** 1" = 40' SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY **POINT OF COMMENCEMENT** INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI" **POINT OF** S.F.W.M.D. CANAL C-24 SOUTHWESTERLY RIGHT-OF-WAY BEGINNING SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-24 LIMITS OF PLAT LINE OF S.F.W.M.D. CANAL C-24 BASIS OF BEARINGS (S.43°08'38"E.) CHECKED DATE 11-25-58 AND REVISED 2-23-59 (SOUTHWESTERLY RIGHT-OF-WAY OF S.F.W.M.D. CANAL C-24) S43°08'38"E 8792.91' 9453.35' (TOTAL) S43°08'38"E__2115.98'_ S43°08'38"E \ 5155.20' 1000.00' (TIE) S43°08'38"E 3637.71 SOUTHWESTERLY TRACT "CA 17" LINE OF TRACT "CA-17" S43°08'38"E N46°51'22"E **TRACT** TRACT "CA-1" **VERANO SOUTH P.U.D. 1** 21.66 "CA 17" NW CORNER OF -POD B - PLAT No. 1 ∼VERANO MASTER PLAT (P.B. 77, PG(s). 4-16) 42.00' TRACT (P.B. 57, PG(s). 25-32) "CA 18" NW CORNER VERANO SOUTH PUD 1-POD B-PLAT No-1 SOUTHWESTERLY (P.B. 77 PG(s). 4-16) LINE OF TRACT "CA-18" 56 63 TRACT "B" **VERANO SOUTH-POD C-PLAT NO.2-**(P.B. 84, PG(s). 26-34) S43°08'38"E 1390.60' (TOTAL) S43°08'38"E 1390.60' (TOTAL) S43°08'38"E 695.30' L=39.80'/ D=26'49'35" S43°08'38"E 356.59' (TOTAL) 302.00' (TOTAL) N43°08'37"W 121.00' D=89°59'59" LIMITS NORTHWESTERLY LINE OF OF PLAT **VERANO SOUTH-POD C-PLAT NO.2** TRACT "B" (P.B. 84, PG(s). 26-34) 87 N43°08'37"W 121.00' **KEY MAP** (NOT TO SCALE) TRACT "CA 5" **VERANO SOUTH-**PUD 1 - POD C - PLAT NO.1 (P.B. 78, PG(s). 24-31) N43°08'38"W 260.59' S43°08'37"E 121.00' ∠28' L.M.E. — NORTHEASTERLY LINE LOT 97 OF VERANO SOUTH -N43°08'37"W 121.00 POD C - PLAT NO. 2 BOUNDARY (P.B. 84, Pg. 26-34) OF TRACT "CA 5" **VERANO SOUTH -**143°08'37"W 121.00' 5'C.U.E. -POD C - PLAT NO. 2 (P.B. 84, Pg. 26-34) S43°08'37"E 121.00' ├--8'U.E. WMT "C-5" -30.00'-'-30.00' NORTHWESTERLY LINE OF VERANO SOUTH -POD C - PLAT NO. 2 (P.B. 84, Pg. 26-34) OF PLAT N43°08'37"W 121.00' **MATCH LINE - SHEET 6 MATCH LINE - SHEET 6** LEGEND P.B. ----- Plat Book L.M.E. ----- Lake Maintenance Easement R ----- Radius C.M. ----- Concrete Monument *Pg(s).* ----- *Page(s)* L ----- Arc Length LB ----- Licensed Business U.E. ----- Utility Easement ■ ------ Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 L.E. ----- Landscape Easement S.F.W.M.D. ----- South Florida Water Management District D ----- Delta-Central Angle CB ----- Chord Bearing A.E. ----- Access Easement WMT ----- Stormwater Management Tract (Unless Otherwise Noted) C.U.E. ----- City Utility Easement arphi ----- Centerline C ----- Chord Length ----- Indicates (PCP) Permanent Control Point LB7768 Surveying, Inc. D.E. ----- Drainage Easement R/W ----- Right-of-Way (R) ----- Radial 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 E.A.E. ----- Emergency Access Easement (NR) ----- Non-Radial P.U.D. ----- Planned Unit Development

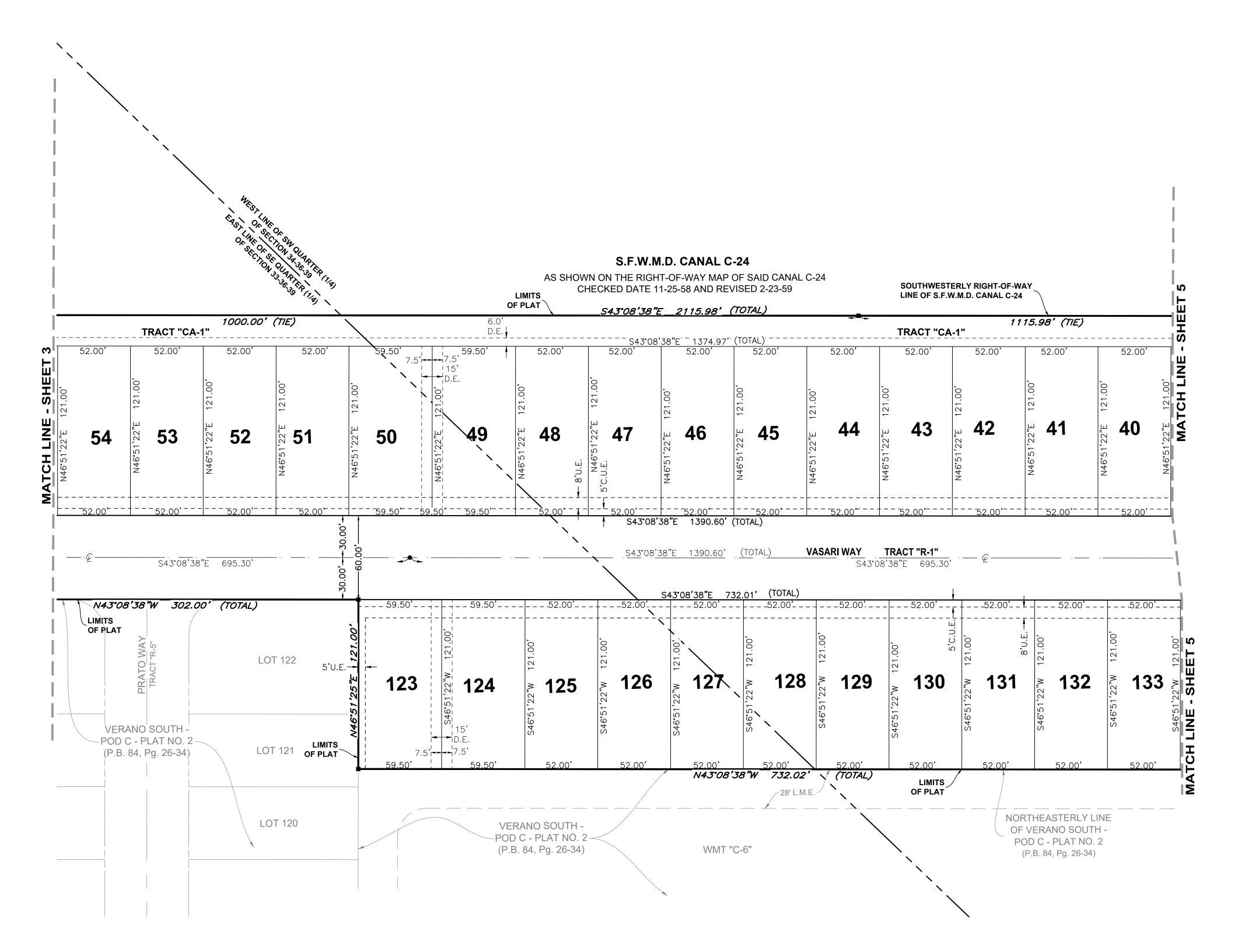
CITY OF PORT ST. LUCIE PROJECT NO. (P21-041)

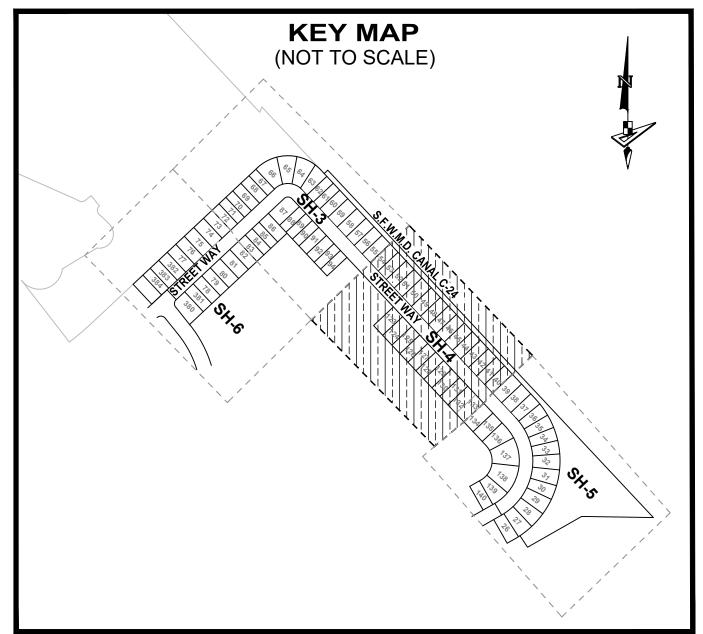
PSLUSD PROJECT NO. (11-652-32E)

SHEET 3 OF 6 SHEETS

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





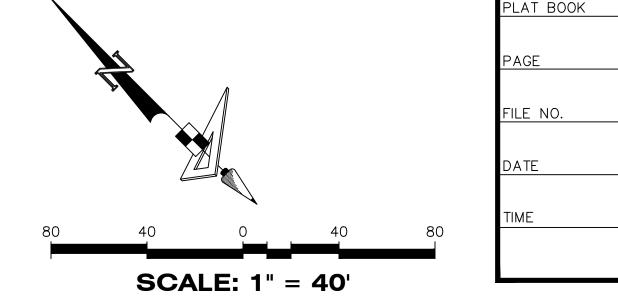


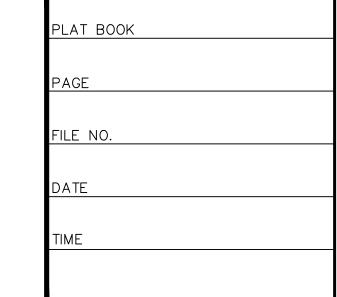
LEGEND P.B. ----- Plat Book Pg(s). ----- Page(s)S.F.W.M.D. ----- South Florida Water Management District A.E. ----- Access Easement C.U.E. ----- City Utility Easement D.E. ----- Drainage Easement E.A.E. ----- Emergency Access Easement L.M.E. ----- Lake Maintenance Easement U.E. ----- Utility Easement L.E. ----- Landscape Easement WMT ----- Stormwater Management Tract \mathcal{Q} ----- 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

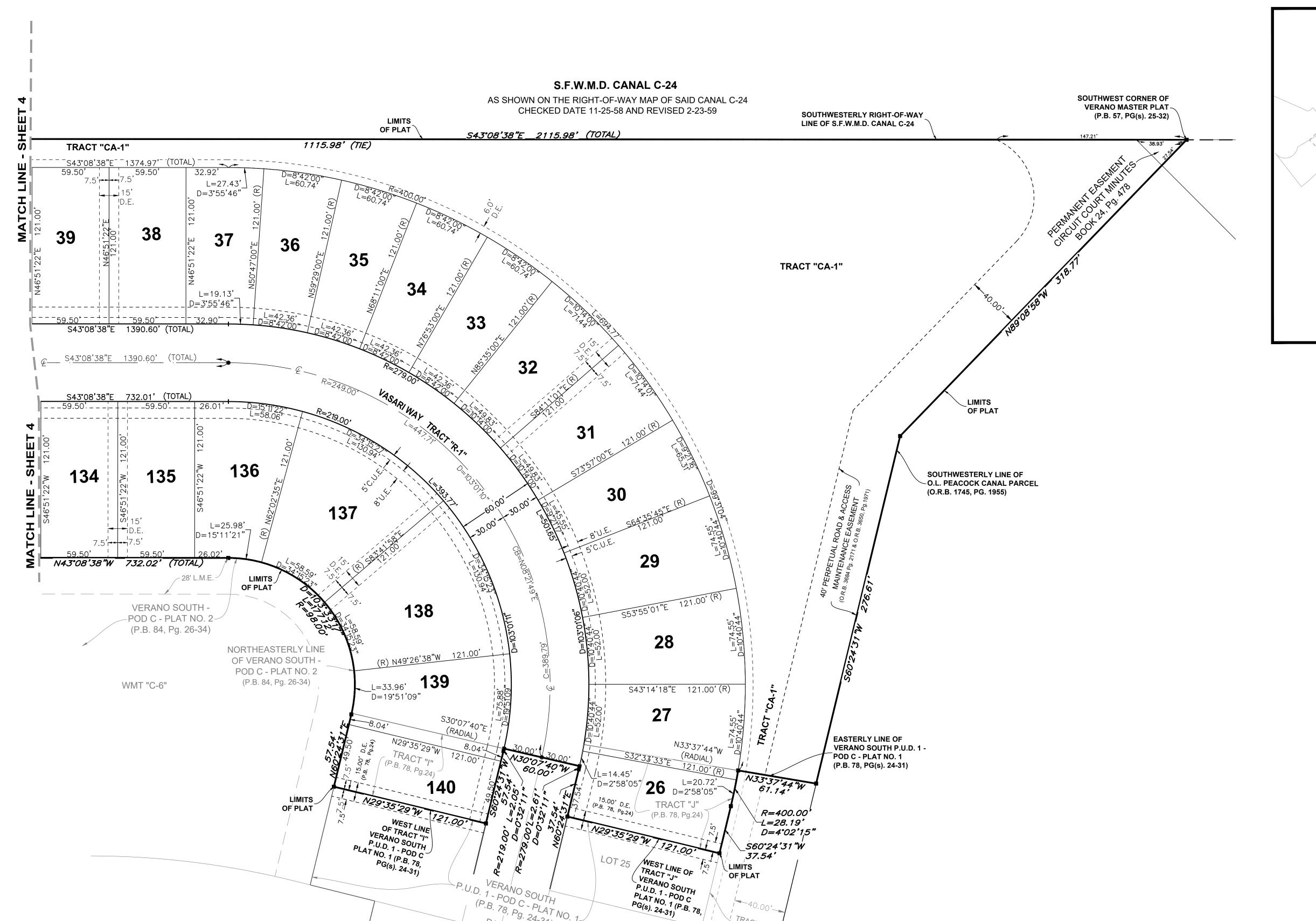


4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 4 OF 6 SHEETS

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



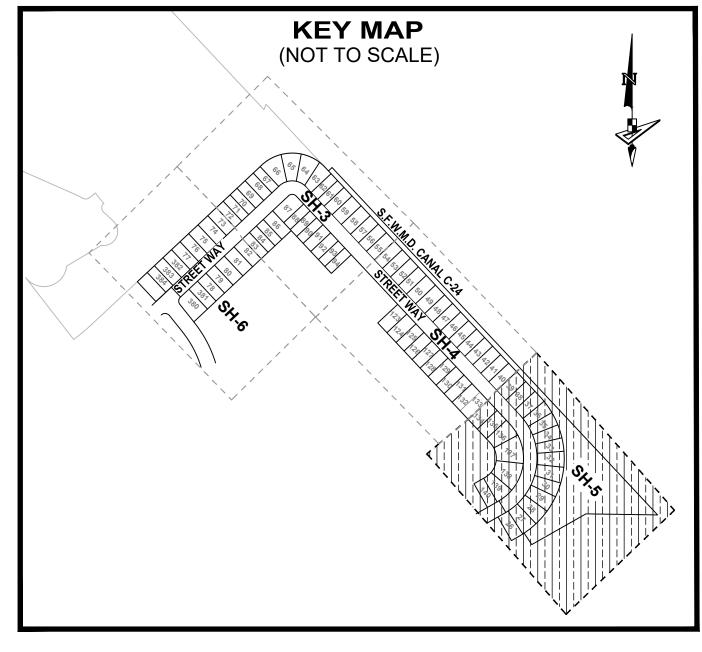




TRACT "R-1"

CITY OF PORT ST. LUCIE PROJECT NO. (P21-041)

PSLUSD PROJECT NO. (11-652-32E)



LEGEND

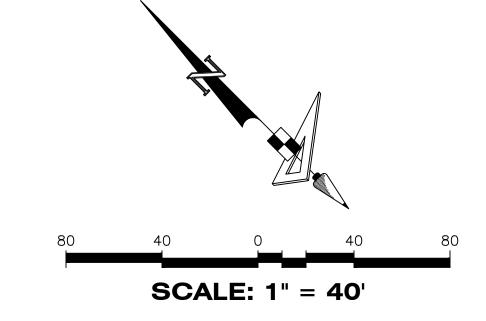
| P.B. | Plat Book |
|---------------|-------------------------------------------------------------------------------------------------------------------|
| Pg(s). | Page(s) |
| S.F.W.M.D. | South Florida Water Management District |
| A.E. | Access Easement |
| C.U.E. | City Utility Easement |
| D.E. | 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 |
| \mathcal{Q} | 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 |

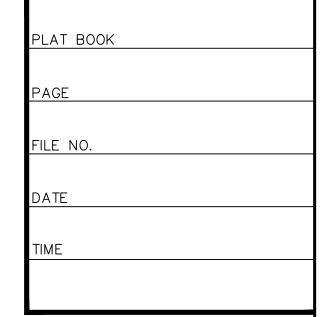


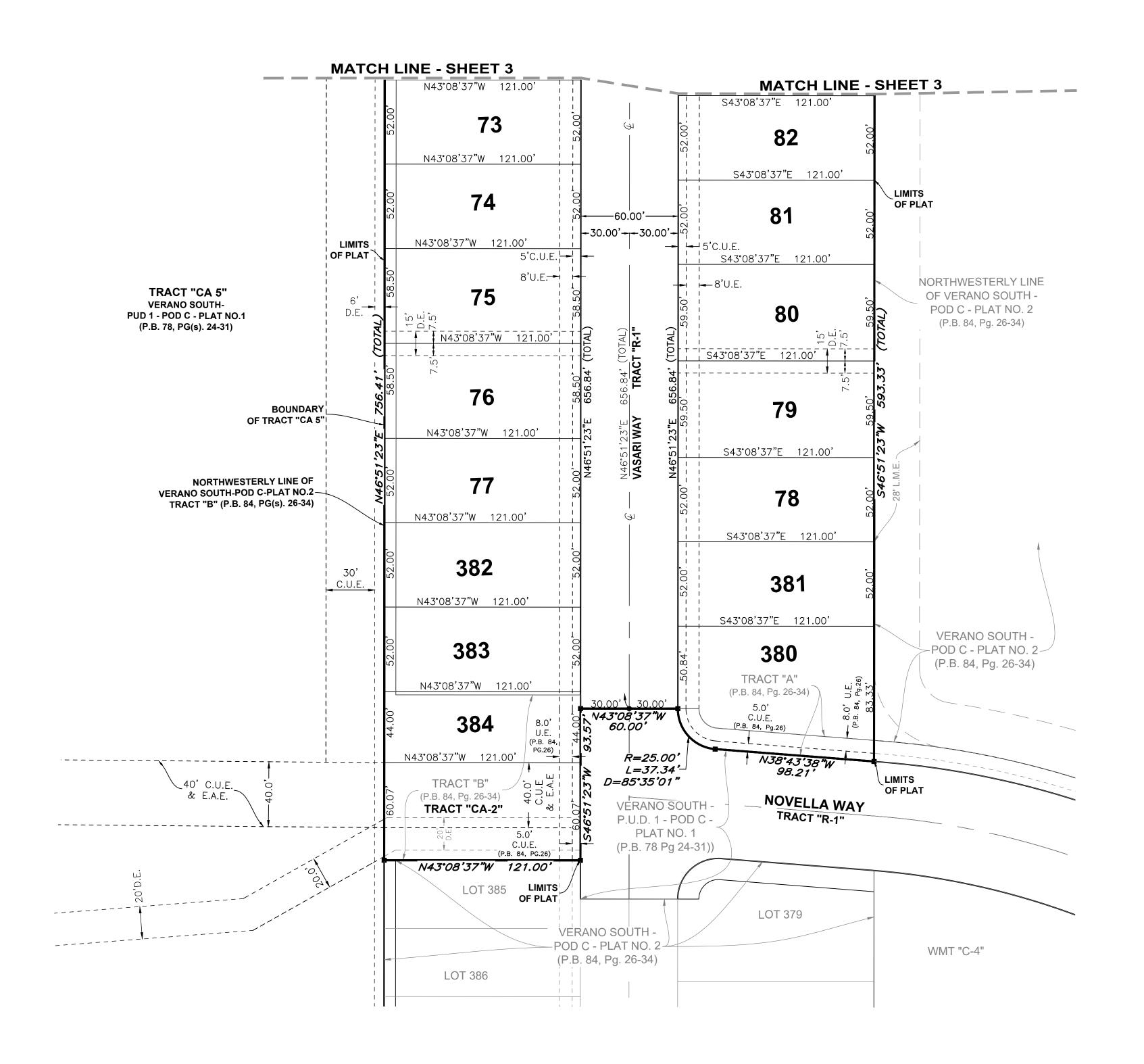
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 5 OF 6 SHEETS

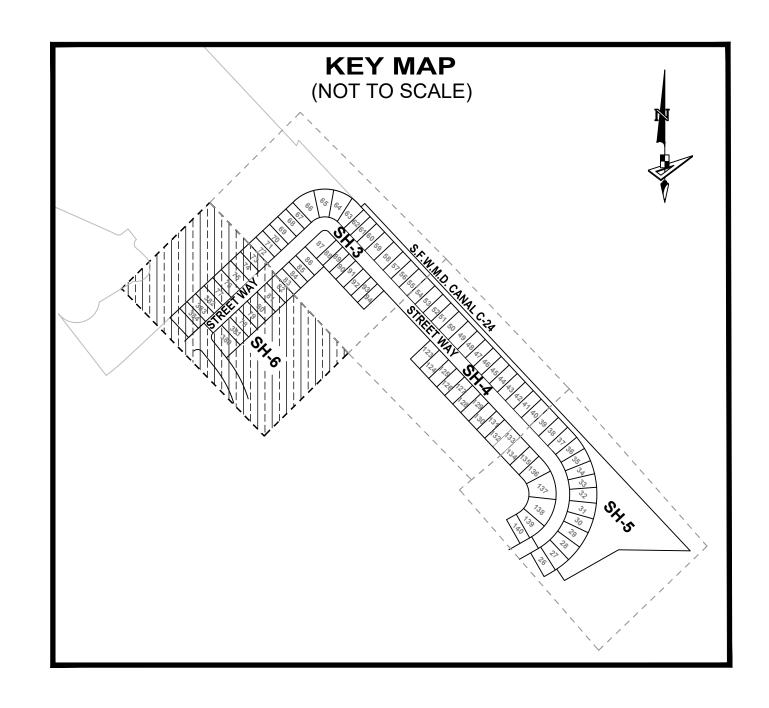
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

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









| | LEGEND | |
|---------------|--------|---------------------------------------------------------------------------------------------------------------|
| ——— Р.В. | | ——— Plat Book |
| Pq(s). | | Page(s) |
| | | |
| A.E. | | |
| 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 |
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| \mathcal{Q} | | Centerline |
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| P.U.D. | | Planned Unit Development |
| R | | Radius |
| L | | Arc Length |
| D | | Delta-Central Angle |
| CB | | Chord Bearing |
| С | | Chord Length |
| (R) | | Radial |
| (NR) | | Non-Radial |
| C.M. | | Concrete Monument |
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| • | | Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) |
| • | | Indicates (PCP) Permanent Control Point LB7768 |



SHEET 6 OF 6 SHEETS