

VERANDA PRESERVE WEST - PHASE 2

BEING A REPLAT OF A PORTION OF TRACT Z AND A PORTION OF TRACT OST-1, 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 _____

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT Z AND A PORTION OF TRACT OST-1, 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 SOUTHWEST CORNER OF SAID TRACT Z; THENCE THE FOLLOWING 10 COURSES ALONG THE WESTERN BOUNDARY OF SAID TRACT Z:

- 1) NORTH 00°13'10" EAST, A DISTANCE OF 799.94 FEET;
- 2) NORTH 40°59'10" EAST, A DISTANCE OF 741.61 FEET;
- 3) NORTH 49°07'47" WEST, A DISTANCE OF 95.03 FEET;
- 4) NORTH 40°52'13" EAST, A DISTANCE OF 81.53 FEET;
- 5) NORTH 49°07'47" WEST, A DISTANCE OF 125.00 FEET;
- 6) NORTH 40°52'13" EAST, A DISTANCE OF 89.99 FEET;
- 7) SOUTH 49°07'47" EAST, A DISTANCE OF 125.00 FEET;
- 8) NORTH 40°52'13" EAST, A DISTANCE OF 30.00 FEET;
- 9) NORTH 49°07'47" WEST, A DISTANCE OF 125.00 FEET;
- 10) NORTH 40°52'13" EAST, A DISTANCE OF 348.58 FEET;

THENCE, LEAVING THE WESTERLY LINE OF SAID TRACT Z, BEARING SOUTH 33°48'43" EAST, A DISTANCE OF 34.17 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 24°01'32", A CHORD LENGTH OF 126.96 FEET, A CHORD BEARING OF NORTH 69°38'31" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.89 FEET TO A POINT; THENCE, BEARING NORTH 81°39'17" EAST, A DISTANCE OF 385.77 FEET TO A POINT; THENCE, BEARING SOUTH 08°20'43" EAST, A DISTANCE OF 130.00 FEET TO A POINT; THENCE, BEARING SOUTH 26°36'37" WEST, A DISTANCE OF 61.01 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 28.28 FEET, A CHORD BEARING OF SOUTH 36°39'17" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET TO A POINT; THENCE, BEARING SOUTH 08°20'43" EAST, A DISTANCE OF 76.45 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 30°27'20", A CHORD LENGTH OF 128.70 FEET, A CHORD BEARING OF SOUTH 06°52'57" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.23 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 31°42'09", A CHORD LENGTH OF 204.86 FEET, A CHORD BEARING OF SOUTH 06°15'32" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.49 FEET TO A POINT; THENCE, BEARING SOUTH 09°35'33" EAST, A DISTANCE OF 88.99 FEET TO A POINT; 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 LENGTH OF 168.44 FEET, A CHORD BEARING OF SOUTH 11°46'07" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.41 FEET TO A POINT; THENCE, BEARING SOUTH 33°07'48" WEST, A DISTANCE OF 12.48 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°15'56", A CHORD LENGTH OF 29.32 FEET, A CHORD BEARING OF SOUTH 14°00'10" EAST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.90 FEET TO A POINT; THENCE, BEARING SOUTH 28°02'07" WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE, BEARING SOUTH 28°48'10" WEST, A DISTANCE OF 130.00 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 805.00 FEET, A CENTRAL ANGLE OF 10°23'02", A CHORD LENGTH OF 145.69 FEET, A CHORD BEARING OF NORTH 56°00'19" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 145.89 FEET TO A POINT; THENCE, BEARING NORTH 50°48'48" WEST, A DISTANCE OF 35.52 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 28°30'41", A CHORD LENGTH OF 169.91 FEET, A CHORD BEARING OF NORTH 65°04'09" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.68 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 357.11 FEET, A CENTRAL ANGLE OF 04°45'18", A CHORD LENGTH OF 29.63 FEET, A CHORD BEARING OF SOUTH 38°36'31" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.64 FEET TO A POINT; THENCE, BEARING SOUTH 40°59'10" WEST, A DISTANCE OF 83.76 FEET TO A POINT; THENCE, BEARING SOUTH 49°00'50" EAST, A DISTANCE OF 197.50 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 845.00 FEET, A CENTRAL ANGLE OF 06°59'30", A CHORD LENGTH OF 103.05 FEET, A CHORD BEARING OF SOUTH 52°30'35" EAST; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.11 FEET TO A POINT; THENCE, BEARING SOUTH 33°59'40" WEST, A DISTANCE OF 130.00 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 01°18'36", A CHORD LENGTH OF 22.29 FEET, A CHORD BEARING OF NORTH 55°21'02" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.29 FEET TO A POINT; THENCE, BEARING SOUTH 35°18'16" WEST, A DISTANCE OF 50.00 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 05°40'54", A CHORD LENGTH OF 101.60 FEET, A CHORD BEARING OF NORTH 51°51'17" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.64 FEET TO A POINT; THENCE, BEARING NORTH 49°00'50" WEST, A DISTANCE OF 9.42 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 11°37'46", A CHORD LENGTH OF 132.72 FEET, A CHORD BEARING OF SOUTH 29°04'26" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 132.95 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,155.00 FEET, A CENTRAL ANGLE OF 00°53'30", A CHORD LENGTH OF 17.97 FEET, A CHORD BEARING OF NORTH 49°27'35" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.97 FEET TO A POINT; THENCE, BEARING NORTH 49°00'50" WEST, A DISTANCE OF 197.50 FEET TO A POINT; THENCE, BEARING SOUTH 40°59'10" WEST, A DISTANCE OF 31.73 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 40°46'00", A CHORD LENGTH OF 236.84 FEET, A CHORD BEARING OF SOUTH 20°36'10" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.91 FEET TO A POINT; THENCE, BEARING SOUTH 00°13'10" WEST, A DISTANCE OF 378.12 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 44°35'59", A CHORD LENGTH OF 136.60 FEET, A CHORD BEARING OF SOUTH 08°02'21" EAST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.11 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,125.00 FEET, A CENTRAL ANGLE OF 03°08'44", A CHORD LENGTH OF 171.54 FEET, A CHORD BEARING OF SOUTH 88°02'22" WEST; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.57 FEET TO A POINT; THENCE BEARING SOUTH 76°22'19" WEST, A DISTANCE OF 40.94 FEET TO A POINT; THENCE BEARING SOUTH 87°40'27" WEST, A DISTANCE OF 131.22 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,125.00 FEET, A CENTRAL ANGLE OF 0°41'25", A CHORD LENGTH OF 37.65 FEET, A CHORD BEARING OF SOUTH 83°04'32" WEST; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 1,146,126 SQUARE FEET OR 26.31 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

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 2, 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 R), 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 ADJUTING 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.

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

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-4 AND OST-5) 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 TRACT (WMT-6), 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 LIFT STATION EASEMENT (LSE-2), AS SHOWN HEREON IS AN UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER 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 AREAS 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.

7. 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.

8. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 20__.

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

WITNESS: _____ BY: _____

PRINT NAME: _____ JOHN T. LYNCH, III, VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

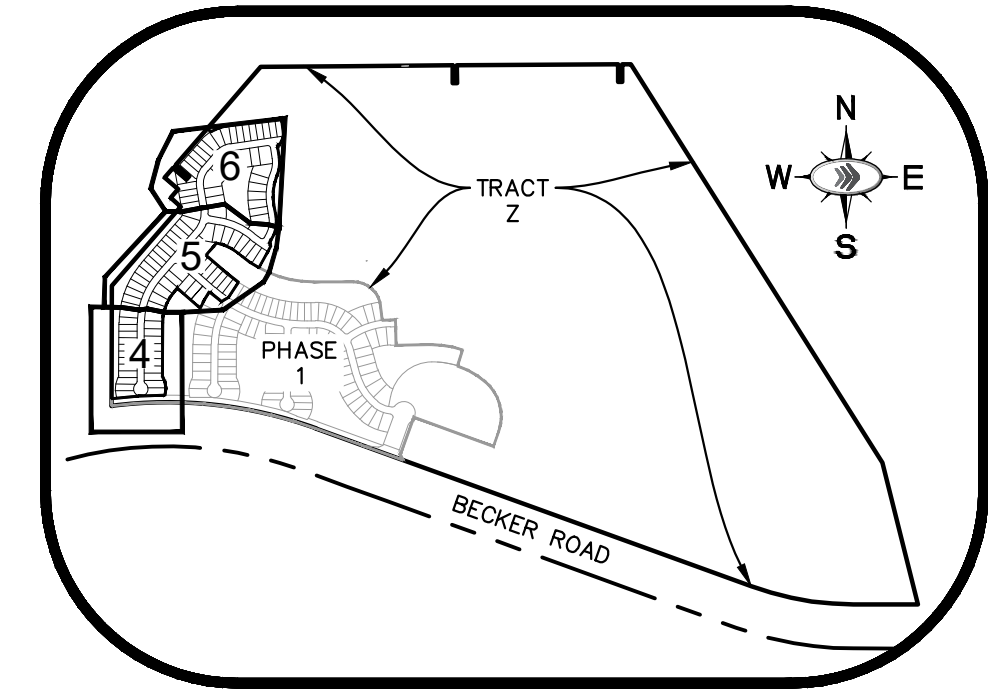
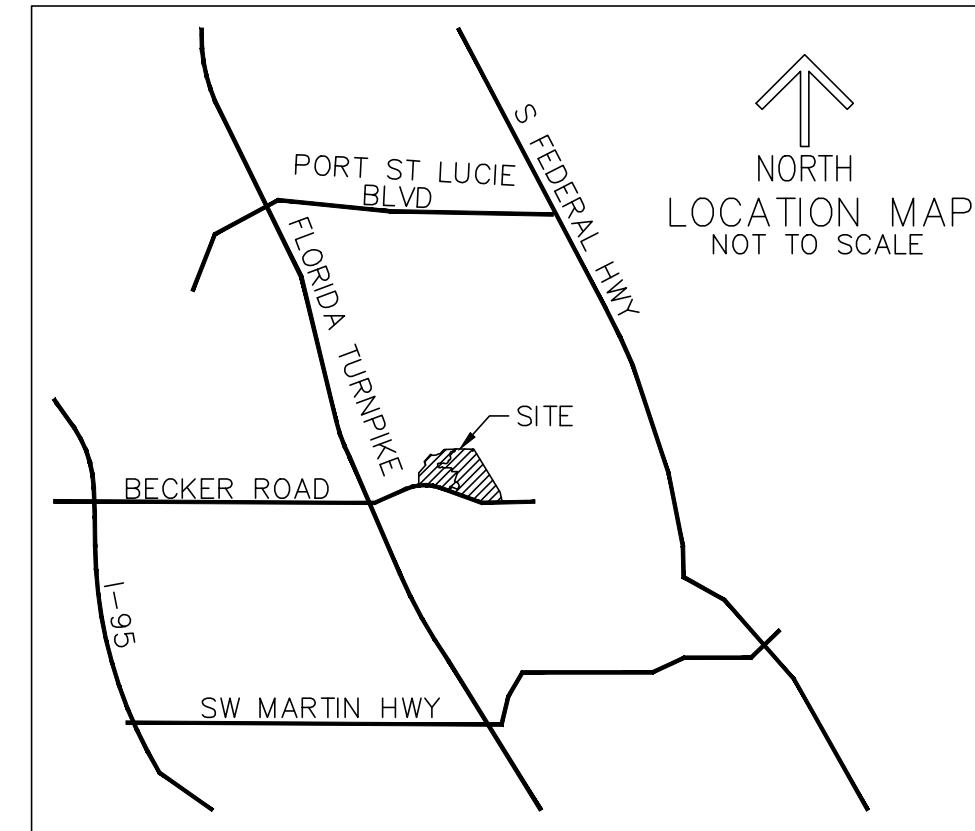
STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 20__.

BY JOHN T. LYNCH, III, AS VICE PRESIDENT OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOW TO ME OR [] AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 20__.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME: _____



ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 _____, 20__

CHAIRMAN: _____ SECRETARY: _____

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT:

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 _____, 20__.

BY _____ AS CHAIRMAN OF 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, WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 20__.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 20__.

VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: _____ BY: _____

PRINT NAME: _____ JOHN T. LYNCH, III, PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

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 _____, 20__ BY JOHN T. LYNCH, III, AS PRESIDENT OF VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 20__.

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

PRINT NAME: _____

CITY OF PORT ST. LUCIE
PROJECT NO. P20-202
PSLUSD #11-824-05D

VERANDA PRESERVE WEST - PHASE 2

BEING A REPLAT OF A PORTION OF TRACT Z AND A PORTION OF TRACT OST-1, 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 OF ST. LUCIE

THE UNDERSIGNED, _____, AN ATTORNEY 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 _____ THE ENTITY EXECUTING THE DEDICATION.

(B) THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.

(C) PURSUANT TO FLORIDA STATUE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR OF 2019.

(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.

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N00°13'10"E. ALONG THE WEST LINE OF TRACK-Z, VERANDA PRESERVE WEST - PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9 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

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 _____, 202__.

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 2, HAS BEEN OFFICIALLY APPROVED, AND THE EASEMENT OVER ROAD RIGHTS-OF-WAY (TRACT R), UTILITY EASEMENTS (UE), LIFT STATION EASEMENT (LSE-2) 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 _____, 202__.

ATTEST: _____ CITY OF PORT ST. LUCIE

KAREN A. PHILLIPS, CITY CLERK

GREGORY J. ORAVEC, MAYOR

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. P20-202
PSLUSD #11-824-05D

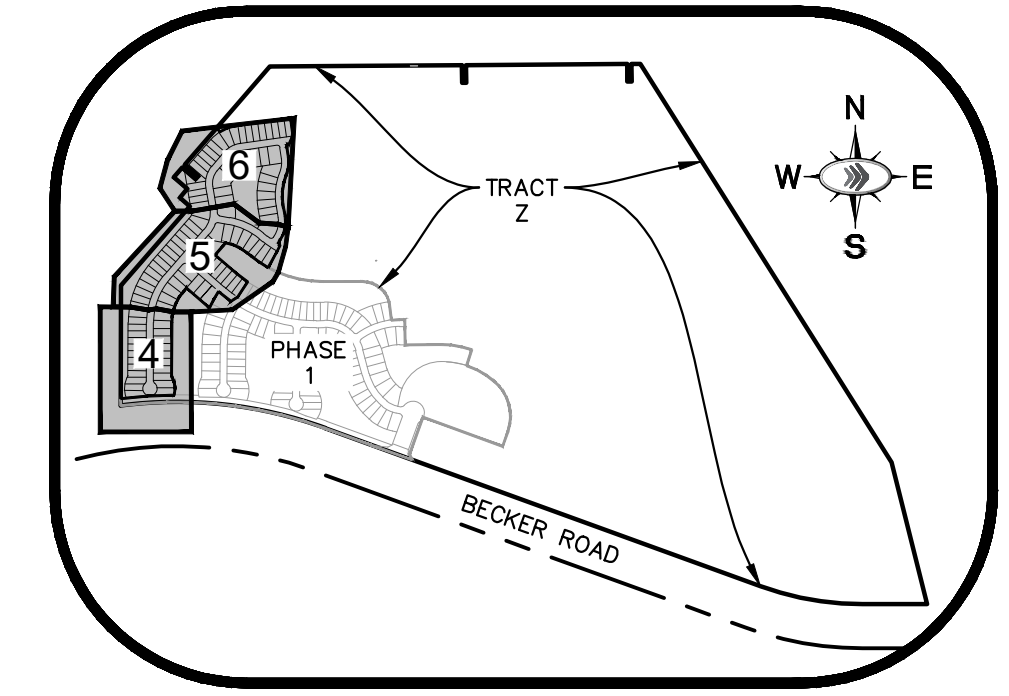
SHEET 2 OF 6

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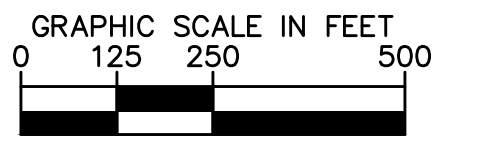
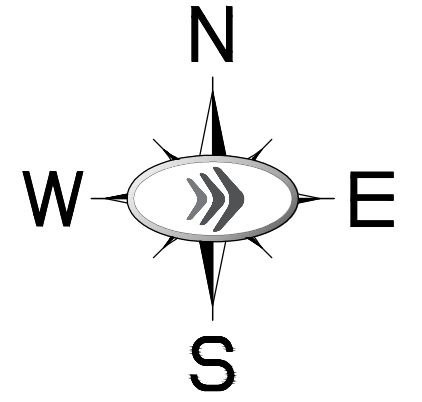
VERANDA PRESERVE WEST - PHASE 2

BEING A REPLAT OF A PORTION OF TRACT Z AND A PORTION OF TRACT OST-1, 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 _____



KEY MAP



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS/EGRESS EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- IR&C - IRON ROD AND CAP
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- O - LOT/TRACT CORNER
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION 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
- (RAD) - RADIAL LINE
- SQ FT - SQUARE FEET
- UE - UTILITY EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- WMT - WATER MANAGEMENT TRACT
- - 5/8" IRON ROD W/ CAP STAMPED "KHA LB 696 PRM" OR AS NOTED
- ⊙ - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 696"

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

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

VERANDA PRESERVE WEST - PHASE 1
PB 82, PG 9
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)

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

27 26
34 35

BECKER ROAD

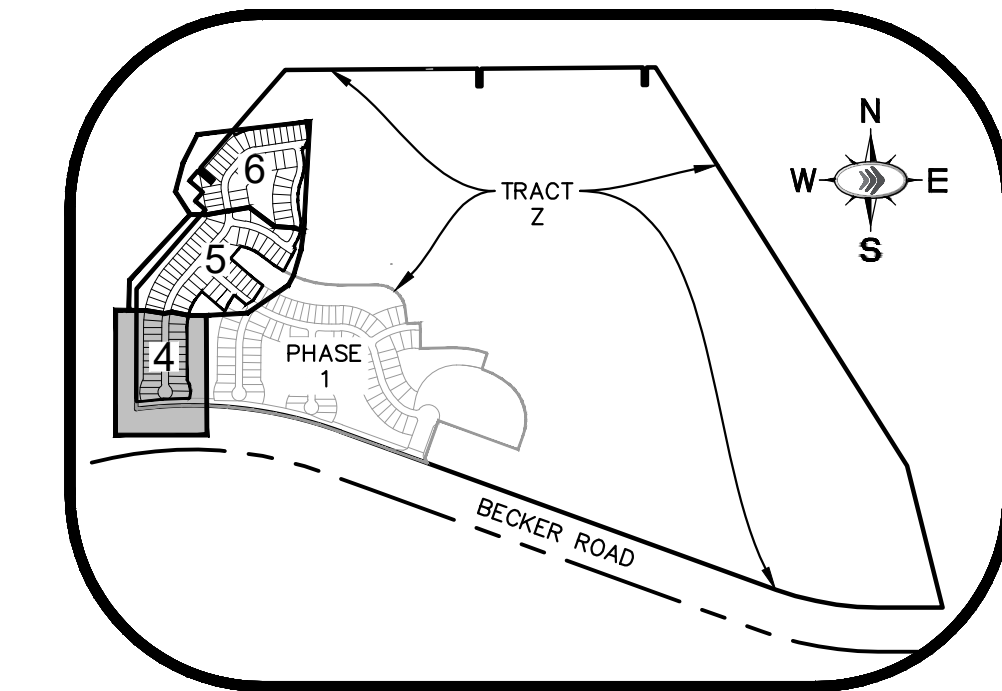
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THIS INSTRUMENT PREPARED BY:
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445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960 - (772)794-4100
CERTIFICATE OF AUTHORIZATION NO. LB 696

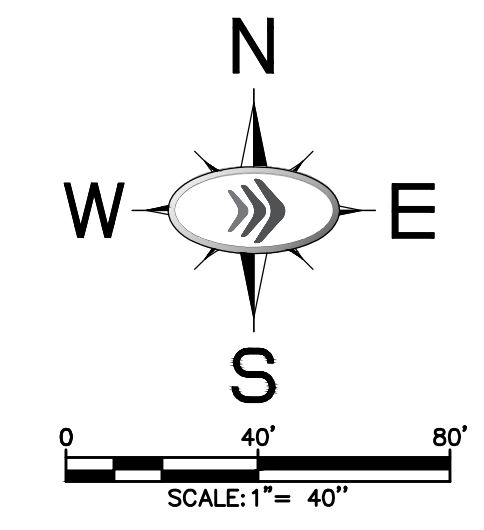
CITY OF PORT ST. LUCIE
PROJECT NO. P20-202
PSLUSD #11-824-05D

VERANDA PRESERVE WEST - PHASE 2

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KEY MAP



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MATCHLINE
(SEE SHEET 5)

LIMITS OF THIS PLAT

LIMITS OF THIS PLAT

LIMITS OF THIS PLAT

WESTERLY LINE
VERANDA PRESERVE WEST - PHASE 1
PB 82, PG 9 PUBLIC RECORDS
OF ST. LUCIE COUNTY, FLORIDA

TESORO PLAT NO. 20
PB 50, PG 28
PUBLIC RECORDS OF
ST. LUCIE COUNTY,
FLORIDA

WMT-4
3.44 AC
PB 82, PG 9
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA

VERANDA PRESERVE
WEST - PHASE 1
PB 82, PG 9
PUBLIC RECORDS OF
ST. LUCIE COUNTY,
FLORIDA

P.O.B.
S.W. CORNER OF TRACT-Z
VERANDA PRESERVE WEST
PHASE -1
PLAT BOOK 82, PAGE 9

BECKER ROAD
150' R/W

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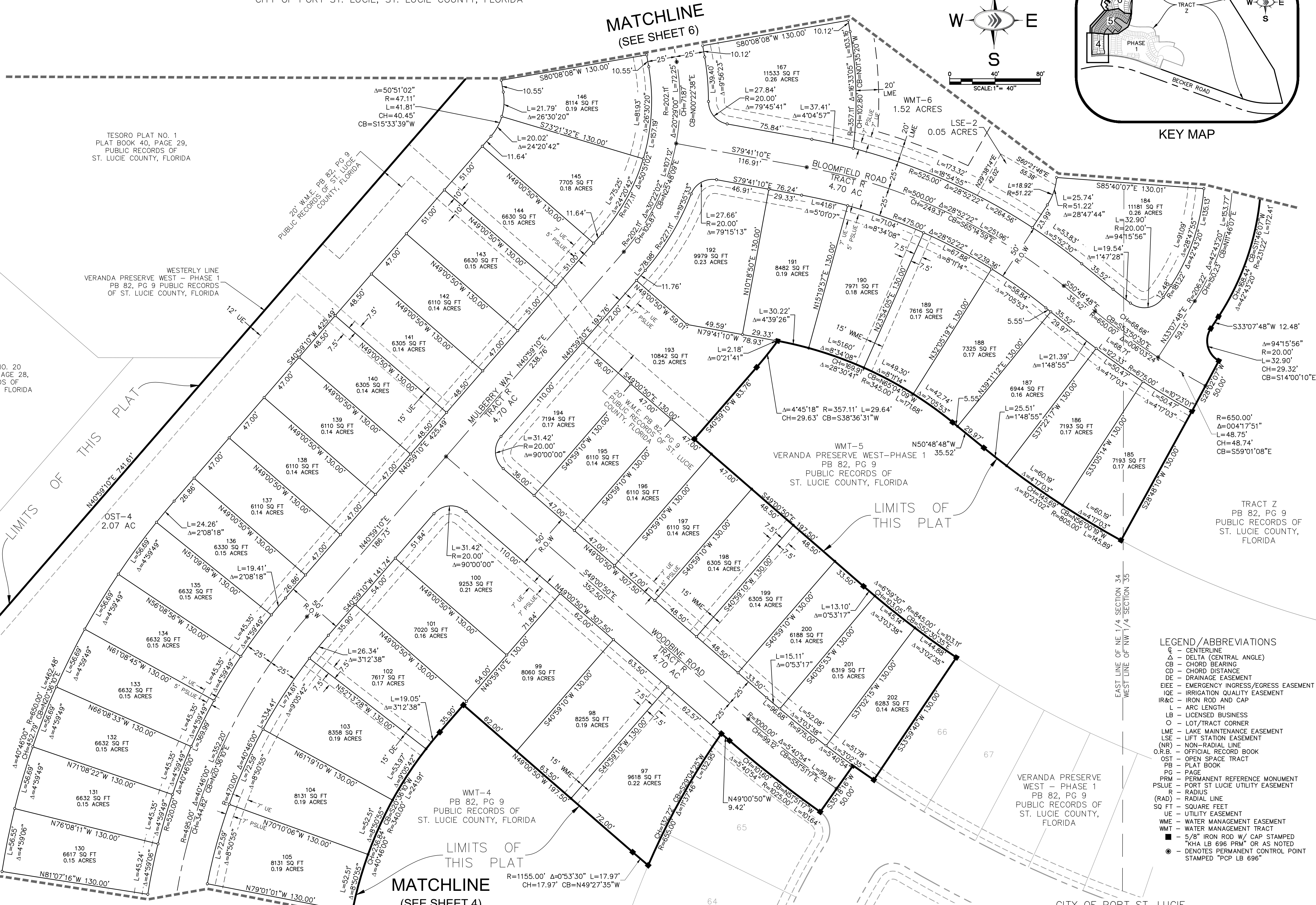
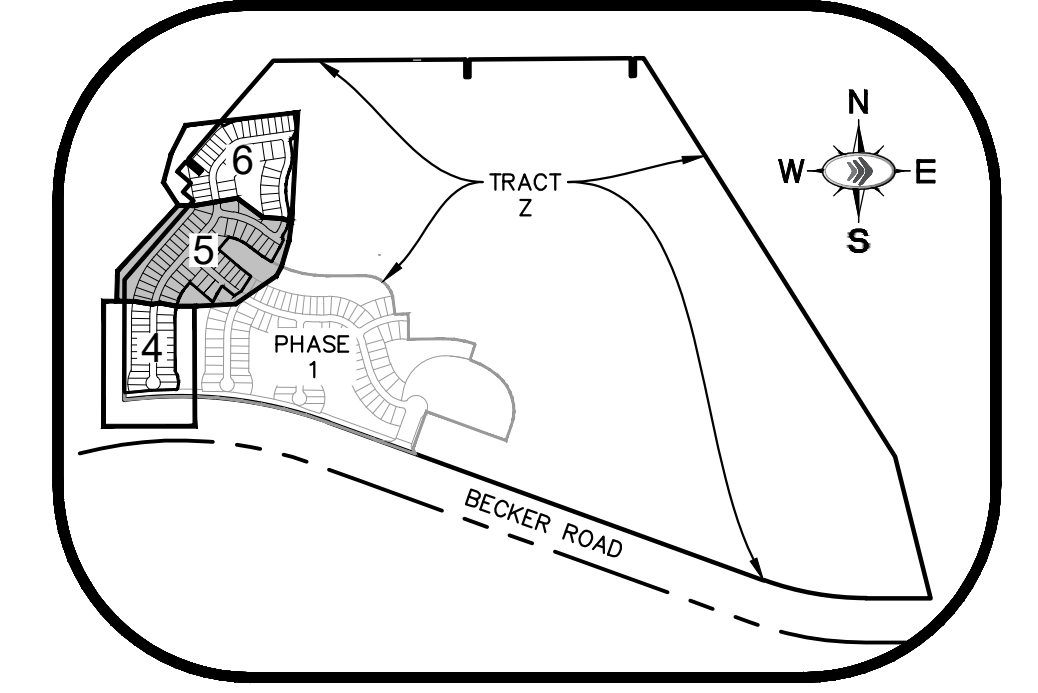
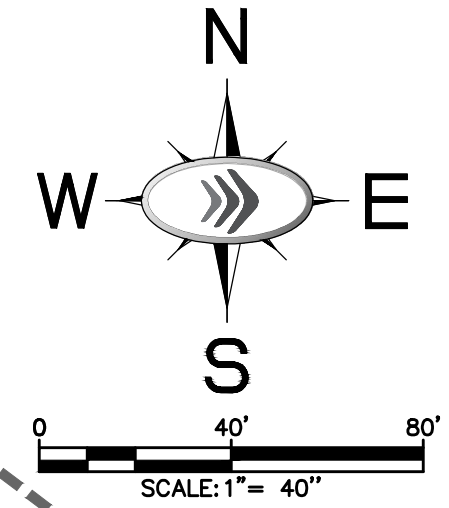
THIS INSTRUMENT PREPARED BY:
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SOUTH LINE OF NW 1/4 SECTION 35
NORTH LINE OF SW 1/4 SECTION 35

CITY OF PORT ST. LUCIE
PROJECT NO. P20-202
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VERANDA PRESERVE WEST - PHASE 2

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WESTERLY LINE
VERANDA PRESERVE WEST - PHASE 1
PB 82, PG 9 PUBLIC RECORDS
OF ST. LUCIE COUNTY, FLORIDA

TESORO PLAT NO. 20
PLAT BOOK 50, PAGE 28,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA

TESORO PLAT NO. 1
PLAT BOOK 40, PAGE 29,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA

MATCHLINE
(SEE SHEET 4)

MATCHLINE
(SEE SHEET 6)

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5/8" IR&C
PRM LB 4286
4"x4" CM
PRM LB 4286
(1.44'S/0.08'W)

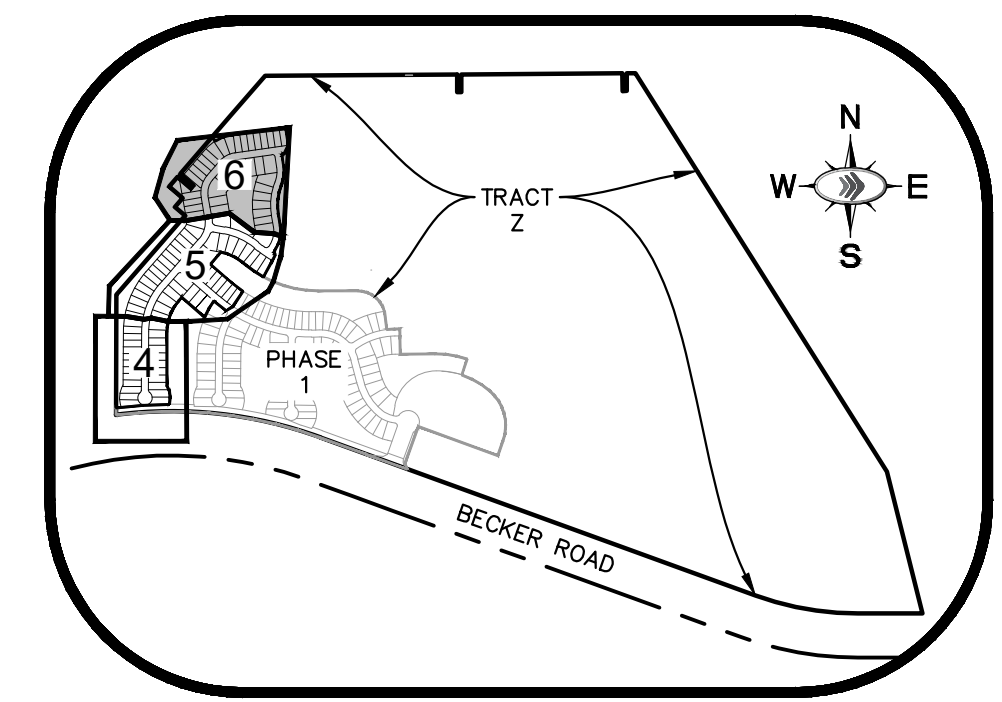
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CITY OF PORT ST. LUCIE
PROJECT NO. P20-202
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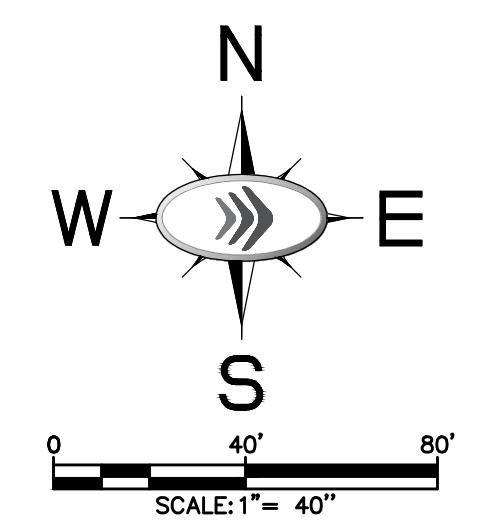
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VERANDA PRESERVE WEST - PHASE 2

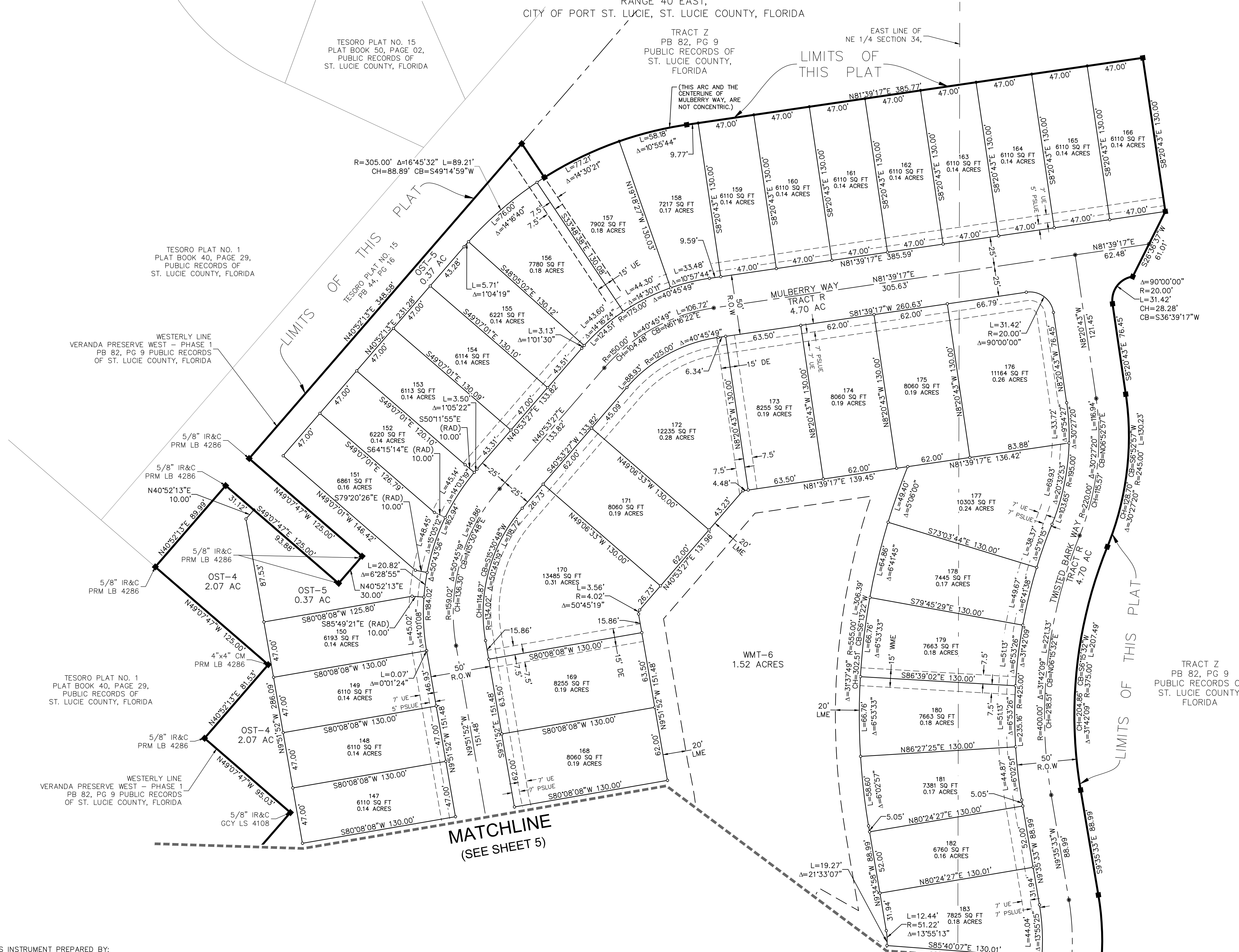
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MATCHLINE
(SEE SHEET 5)

TESORO PLAT NO. 15
PLAT BOOK 50, PAGE 02,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA

TRACT Z
PB 82, PG 9
PUBLIC RECORDS OF
ST. LUCIE COUNTY,
FLORIDA

TESORO PLAT NO. 1
PLAT BOOK 40, PAGE 29,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA

WESTERY LINE
VERANDA PRESERVE WEST - PHASE 1
PB 82, PG 9 PUBLIC RECORDS
OF ST. LUCIE COUNTY, FLORIDA

TESORO PLAT NO. 1
PLAT BOOK 40, PAGE 29,
PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA

WESTERY LINE
VERANDA PRESERVE WEST - PHASE 1
PB 82, PG 9 PUBLIC RECORDS
OF ST. LUCIE COUNTY, FLORIDA

TRACT Z
PB 82, PG 9
PUBLIC RECORDS OF
ST. LUCIE COUNTY,
FLORIDA

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