

VERANDA OAKS PLAT NO. 2, PHASE 2

PLAT BOOK _____
PAGE _____

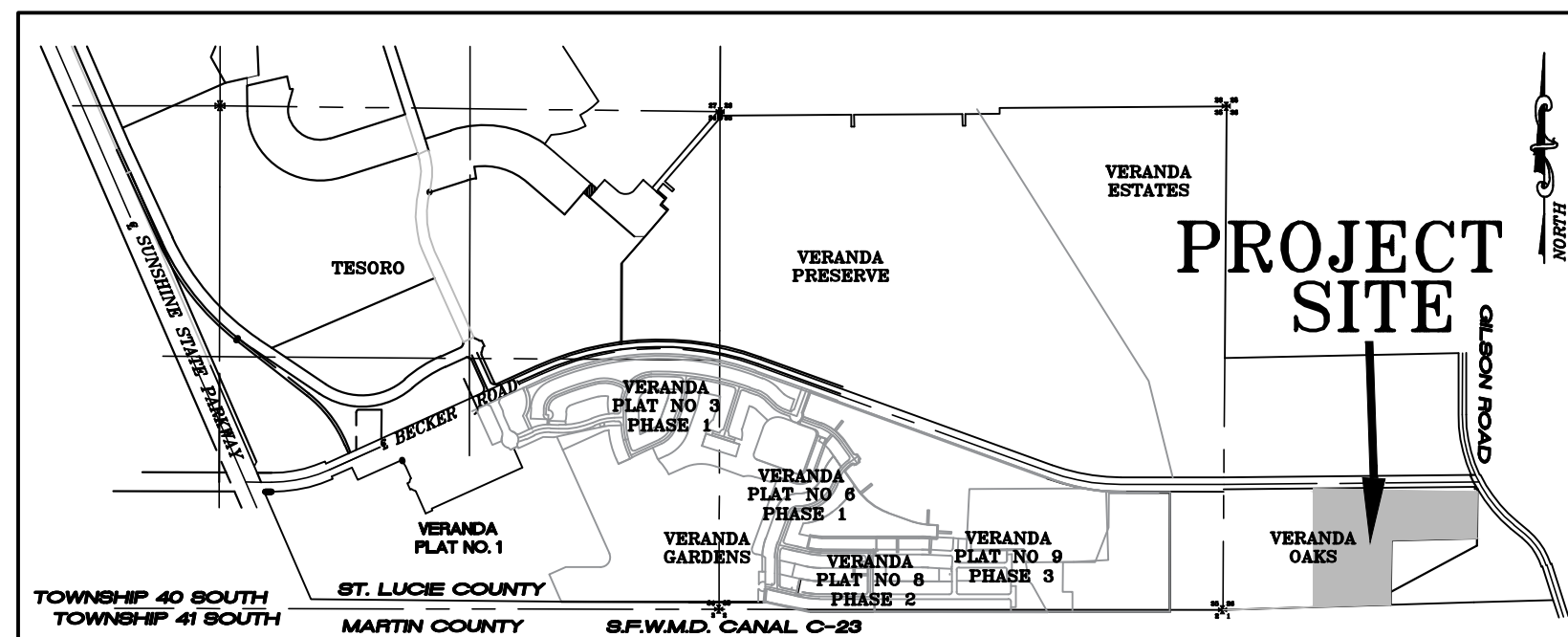
BEING A REPLAT OF TRACTS A AND B, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 1, PHASE 1, AS RECORDED IN PLAT BOOK 104, PAGES 1 THROUGH 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A & B, VERANDA OAKS PLAT NO. 1, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 104, PAGES 1 THROUGH 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 33.563 ACRES OF LAND, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBROUGH
THE UNDERSIGNED, _____ OF CHICAGO TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2023:
(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 MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT THAT CERTAIN DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4615, PAGE 2967 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
(D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
(E) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THIS THE _____ DAY OF _____, 2023.

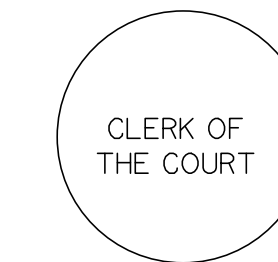
NAME: _____
TITLE: _____
COMPANY NAME: CHICAGO TITLE INSURANCE COMPANY
ADDRESS: 2203 NORTH LOIS AVE., STE 450, TAMPA, FLORIDA 33607

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 _____, 2023.

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 OAKS, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON VERANDA PLAT NO. 2) LYING WITHIN THIS REPLAT AND NOT PREVIOUSLY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS THE DEDICATIONS OF THE EASEMENT OVER AND UNDER THE PRIVATE ROAD RIGHTS-OF-WAY AND THE UTILITY EASEMENTS, APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2023.

ATTEST: _____ CITY OF PORT ST. LUCIE

SALLY WALSH, CMC SHANNON M. MARTIN, MAYOR
CITY CLERK



SURVEYOR'S NOTES

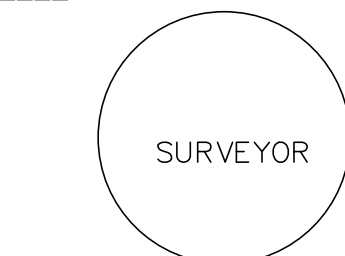
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, 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.
- 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, FLORIDA.
- 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, FLORIDA.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 _____, 2023.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199



CITY OF PORT ST. LUCIE
PROJECT NO. P22-316
PLSUSD PROJECT NO. 11-824-10C

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

- THE PRIVATE RIGHTS-OF-WAY (TRACT R-1), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROADS RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE PROPERTY OWNERS WITHIN THE VERANDA OAKS SUBDIVISION ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE ("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 STREETS AND ROADS 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.
- THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, AT&T AND ALL OTHER PUBLIC UTILITIES, FOR UTILITY PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT AREA. ALL PLATTED UTILITY 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, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SAID UTILITY EASEMENTS AS SHOWN HEREON ARE ALSO 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 EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT"), ITS SUCCESSORS AND ASSIGNS, AS DISTRICT DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.
- THE LANDSCAPE EASEMENTS (LE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- THE WATER MANAGEMENT TRACT (WMT-1), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.
- TRACT C IS FOR FUTURE DEVELOPMENT AND IS RESERVED FOR OWNER.

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 2023.

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

BY: _____
NAME: R. Austin Burr
TITLE: Vice President

WITNESS: _____
SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY R. AUSTIN BURR, VICE PRESIDENT _____ OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
VERANDA COMMUNITY DEVELOPMENT DISTRICT II, HEREBY:

1) ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2023.

WITNESS: _____
SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

CHAIRMAN: _____ SECRETARY: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. HEREBY:

1) ACCEPTS THE DEDICATIONS OR RESERVATIONS TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATE HEREON
2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS _____ DAY OF _____, 2023.

WITNESS: _____
SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

PRESIDENT _____ SECRETARY: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ OF VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

VERANDA OAKS PLAT NO. 2, PHASE 2

BEING A REPLAT OF TRACTS A AND B, ACCORDING TO THE PLAT OF VERANDA OAKS PLAT NO. 1, PHASE 1, AS RECORDED IN PLAT BOOK 104, PAGES 1 THROUGH 7,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

DEPOSIT RELEASE MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A DEPOSIT RELEASE MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS DEPOSIT RELEASE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4615, AT PAGE 2967 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2023.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION	WITNESS: _____
BY: _____	SIGNATURE _____
NAME: _____	PRINTED NAME _____
TITLE: _____	SIGNATURE _____
	PRINTED NAME _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

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

PRINT NAME: _____

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

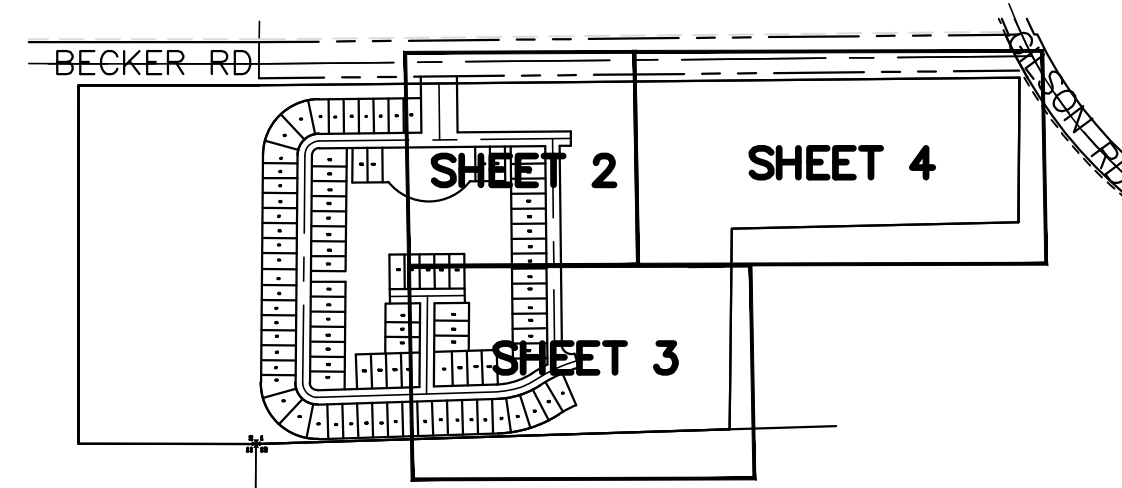
CITY OF PORT ST. LUCIE
PROJECT NO. P22-316
PSLUSD PROJECT NO. 11-824-10C

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

VERANDA OAKS PLAT NO. 2, PHASE 2

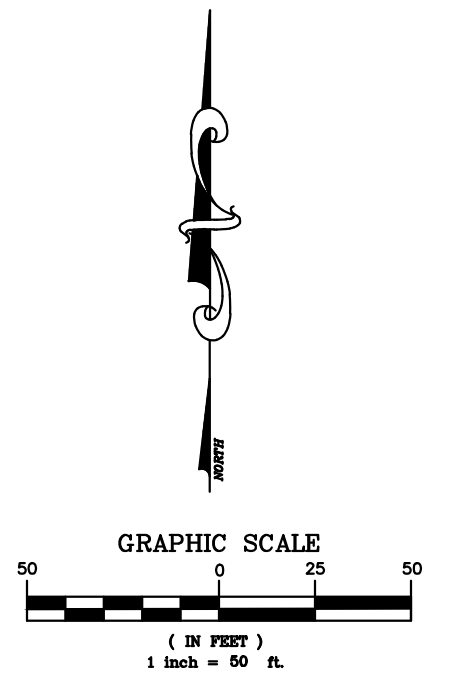
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PLAT BOOK _____
PAGE _____



SHEET INDEX

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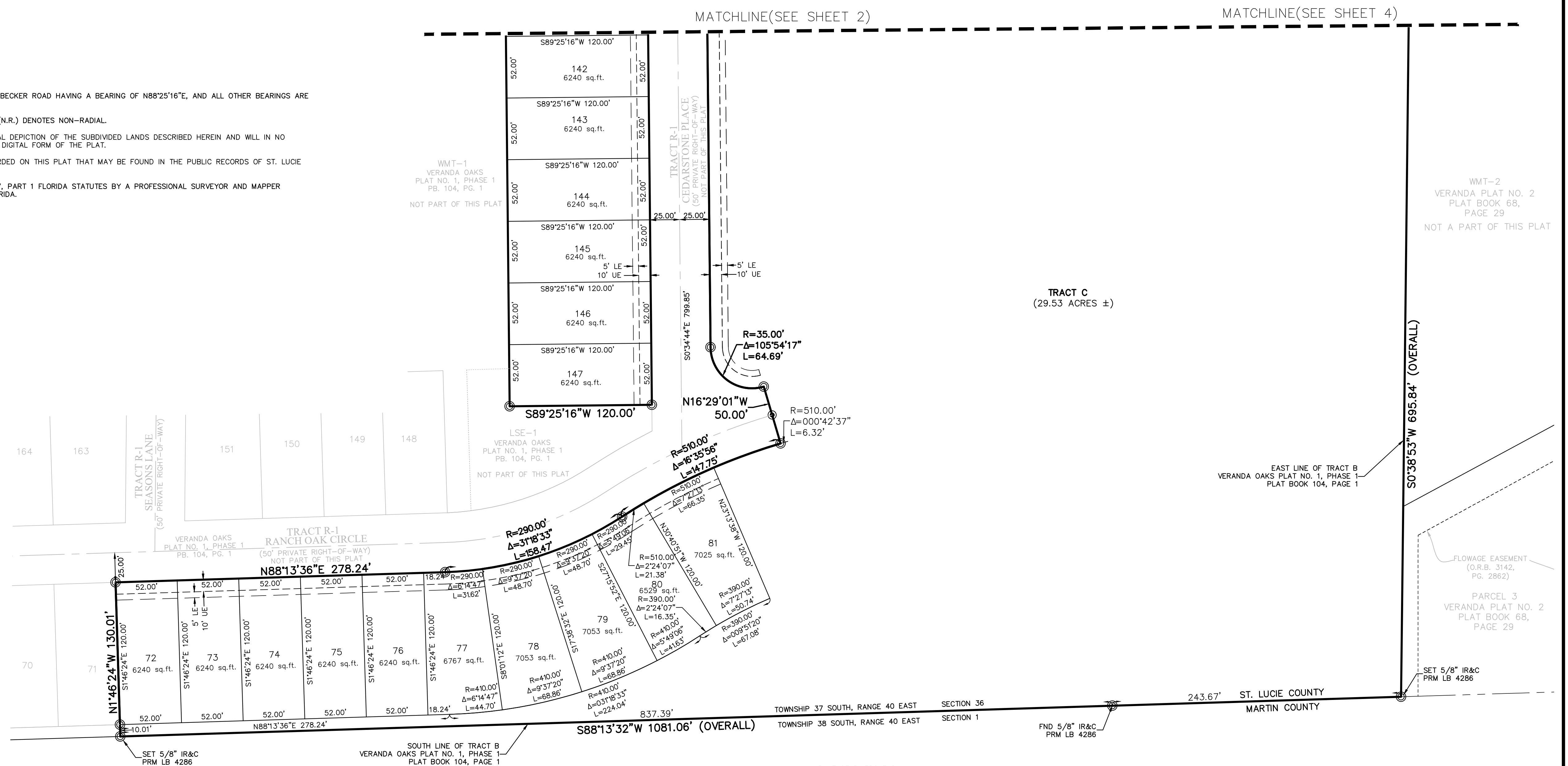


SURVEYOR'S NOTES

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) 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.
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LEGEND

- ⊕ DENOTES CENTERLINE
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- DE DENOTES DRAINAGE EASEMENT
- LB DENOTES LICENSED BUSINESS
- RA DENOTES RECREATION AREA
- UE DENOTES UTILITY EASEMENT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- C DENOTES CHORD BEARING & DISTANCE
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- No. DENOTES NUMBER
- WMT DENOTES WATER MANAGEMENT TRACT
- PCP DENOTES PERMANENT CONTROL POINT
- O.S.T. DENOTES OPEN SPACE TRACT
- PK&D DENOTES PARKER KALON NAIL & DISK
- LE DENOTES LANDSCAPE EASEMENT
- ⊙ DENOTES PK NAIL & DISK PCP LB 4286
- sq.ft. DENOTES SQUARE FEET
- ⊙ DENOTES SET 5/8" IR PRM L.B. 4286 OR OTHERWISE NOTED



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
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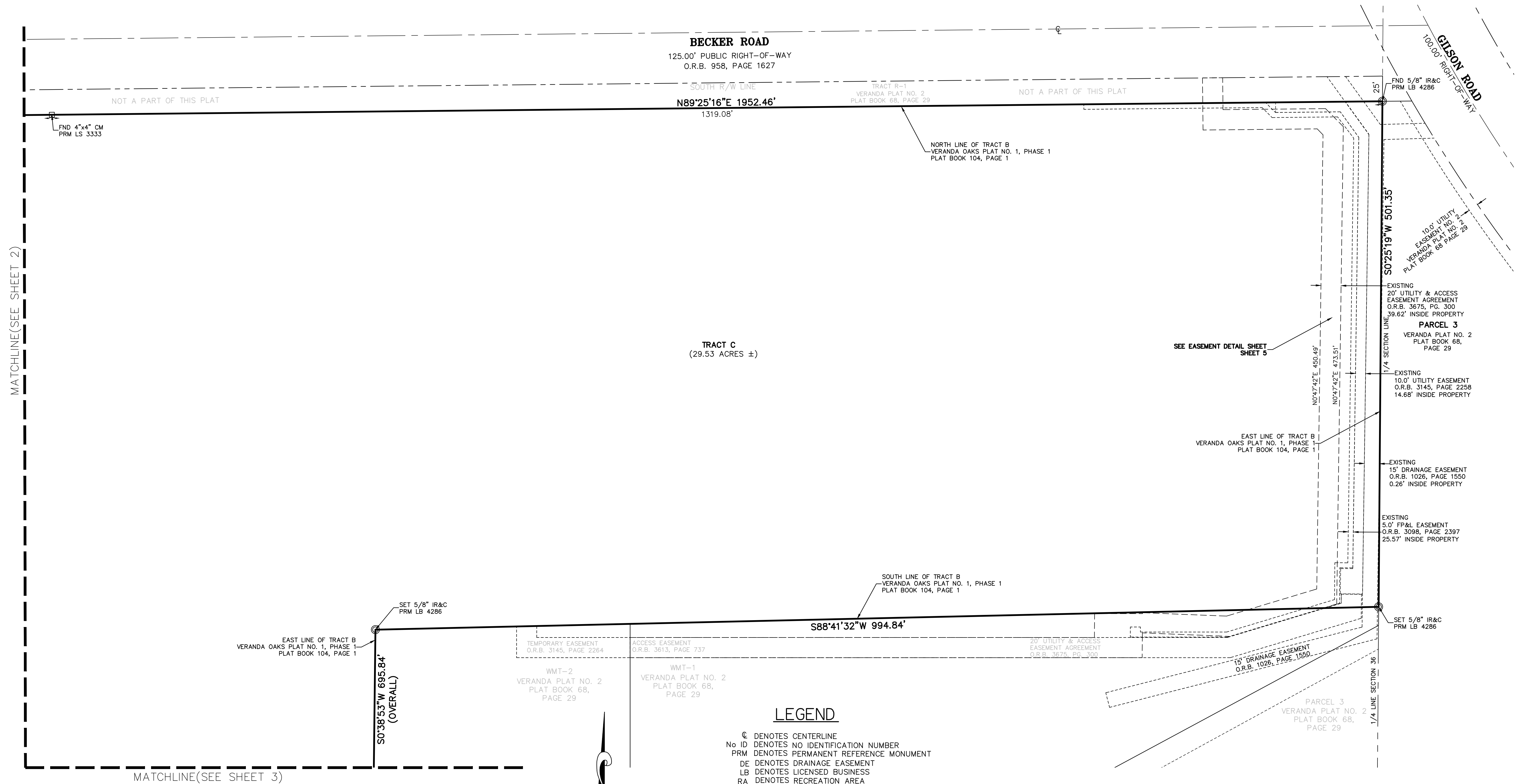
PLAT OF RIVERS END
PLAT BOOK 12, PAGE 13
MARTIN COUNTY, FLORIDA

CITY OF PORT ST. LUCIE
PROJECT NO. P22-316
PSLUSD PROJECT NO. 11-824-10C

VERANDA OAKS PLAT NO. 2, PHASE 2

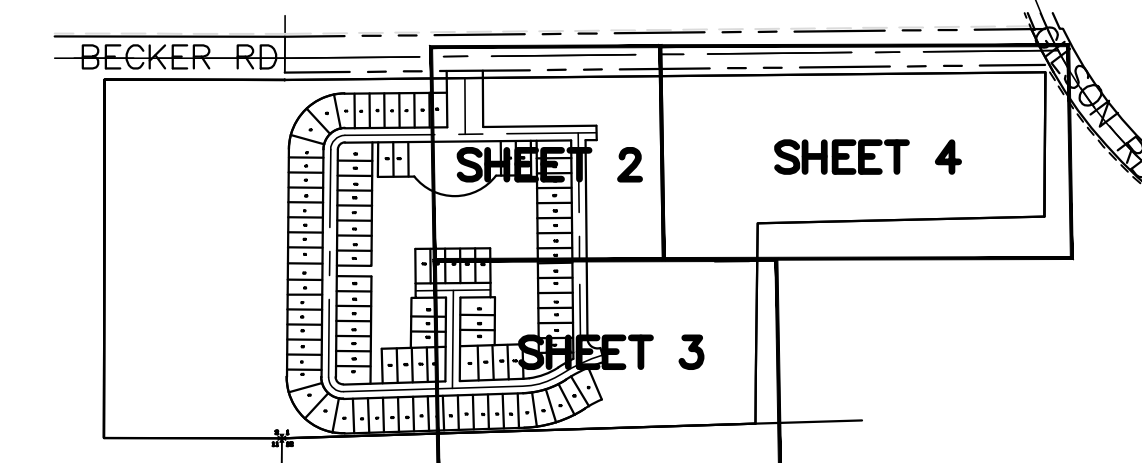
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PLAT BOOK _____
PAGE _____



MATCHLINE(SEE SHEET 2)

MATCHLINE(SEE SHEET 3)



SHEET INDEX

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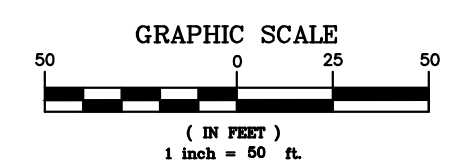
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SURVEYOR'S NOTES

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