DESCRIPTION

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY MOST CORNER, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE SOUTHERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; 1) THENCE S.76°11'52"W., A DISTANCE OF 119.74 FEET; 2) THENCE N.86°26'39"W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET: 3) THENCE SOUTHWESTERLY. ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55". A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; 4) THENCE S.74°00'26"W., A DISTANCE OF 17.00 FEET; THENCE N.15°59'34"W. DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 199.31 FEET; THENCE N.57°38'00"E., A DISTANCE OF 742.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET AND A RADIAL BEARING OF N.36°40'00"E. AT SAID INTERSECTION. THE FOLLOWING THREE (3) COURSES BEING ALONG THE SAID EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°29'57", A DISTANCE OF 183.76 FEET TO A POINT REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; 3) THENCE S.04°37'46"E., A DISTANCE OF 115.59 FEET TO THE POINT OF BEGINNING.

TOTAL LANDS CONTAINING: 349,965 SQUARE FEET OR 8.034 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

COUNTY:___

KNOW ALL MEN BY THESE PRESENTS THAT DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS CENTRAL PARK COMMERCIAL PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. PARCEL 1 THROUGH 4 ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS, AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES.
- 2. 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.
- 3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO BLUE STREAM COMMUNICATIONS, LLC, 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 ON A NON-EXCLUSIVE BASIS TO DK CENTRAL PARK, LLC. ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
- 5. 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.
- 6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO DK CENTRAL PARK LLC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
- 7. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO 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, THE DISTRICT (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 THROUGH 2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS. DRAINAGE AND STORMWATER FACILITIES ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.
- 8. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO DK CENTRAL PARK, LLC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
- 9. THE LANDSCAPE EASEMENTS, (L.E.) SHOWN HEREON IS DEDICATED TO DK CENTRAL PARK, LLC., ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS ____ DAY OF _____, 2025.

WITNESS	DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME OF WITNESS)	BY: THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS	BY:
	NAME:
WITNESS	TITLE:
(PRINT NAME OF WITNESS)	
ADDRESS	

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS DAY OF , 2025, BY , MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILTY COMPANY, SOLE MANAGER OF DK CENTRAL PARK LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, 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:

CENTRAL PARK COMMERCIAL PLAT

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 -POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY:

ATTEST:

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, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT #5 FOR THE PURPOSE OF PROVIDING 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

2. 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 _____

BY:	BY:
NAME:	NAME:
TITLE:	TITLE:
ACKNOWLEDGMENT TO	ACCEPTANCE OF DEDICATIONS
STATE OF FLORIDA	
COUNTY:	
THE FOREGOING ACCEPTANCE OF	DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL
PRESENCE OR □ ONLINE NOTARIZ	ZATION THIS DAY OF, 20, BY, STRICT # 5. WHO \(\square\$ IS PERSONALLY KNOWN TO ME OR \square\$ HAS PRODUCED
PRESENCE OR □ ONLINE NOTARIZ	STRICT # 5. WHO □ IS PERSONALLY KNOWN TO ME OR □ HAS PRODUCED
PRESENCE OR □ ONLINE NOTARIZ	STRICT # 5. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N.
PRESENCE OR ONLINE NOTARIZ OF DIS AS IDENTIFICATION	STRICT # 5. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N.

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

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 CENTRAL PARK COMMERCIAL PLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ______ , 2025.

ATTEST: CITY COUNCIL CITY OF PORT ST. LUCIE

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.

SALLY WALSH, CITY CLERK

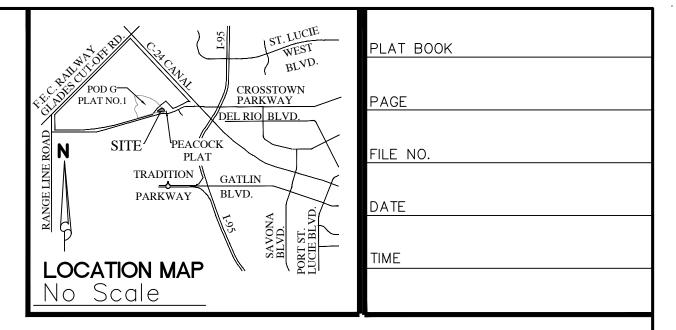
CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

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, _____, PAGE(S) ______ OF THE PUBLIC RECORDS OF ST. AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK LUCIE COUNTY, FLORIDA, THIS_____ DAY OF______, 2025.

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

SHANNON M. MARTIN, MAYOR



TITLE CERTIFICATION

STATE	OF	FLORIDA	
TIMLIO	٧.		

THE UNDERSIGNED, ROBERT M. GRAHAM, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY ATTORNEY'S TITLE FUND SERVICES, INC., DATED AS OF THE _____

(A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF DK CENTRAL PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION. (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 THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.

(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.

ATED: THIS	DAY_OF	,	2025.	BY:	
				NAME: _	
				TITLE:	
				_	

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO.1 AS RECORDED IN PLAT BOOK 92. PAGES 11 THROUGH 30. INCLUSIVE. OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. HAVING A GRID BEARING OF N86°26'39"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

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.

4. 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. LUCIE.

SURVEYOR & MAPPER'S CERTIFICATE

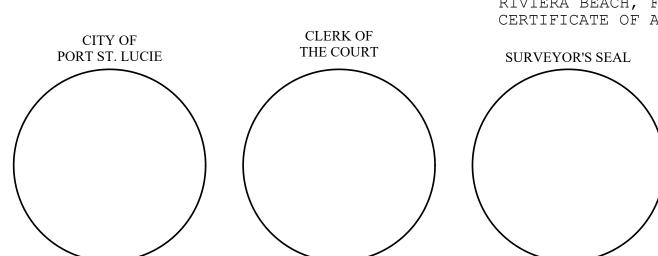
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION: THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, 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, FLORIDA, THIS DAY OF , 2025.

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

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

Suite 105

Riviera Beach, FL 33404





SHEET 01 OF 03 SHEETS

Licensed Business Number LB 7768

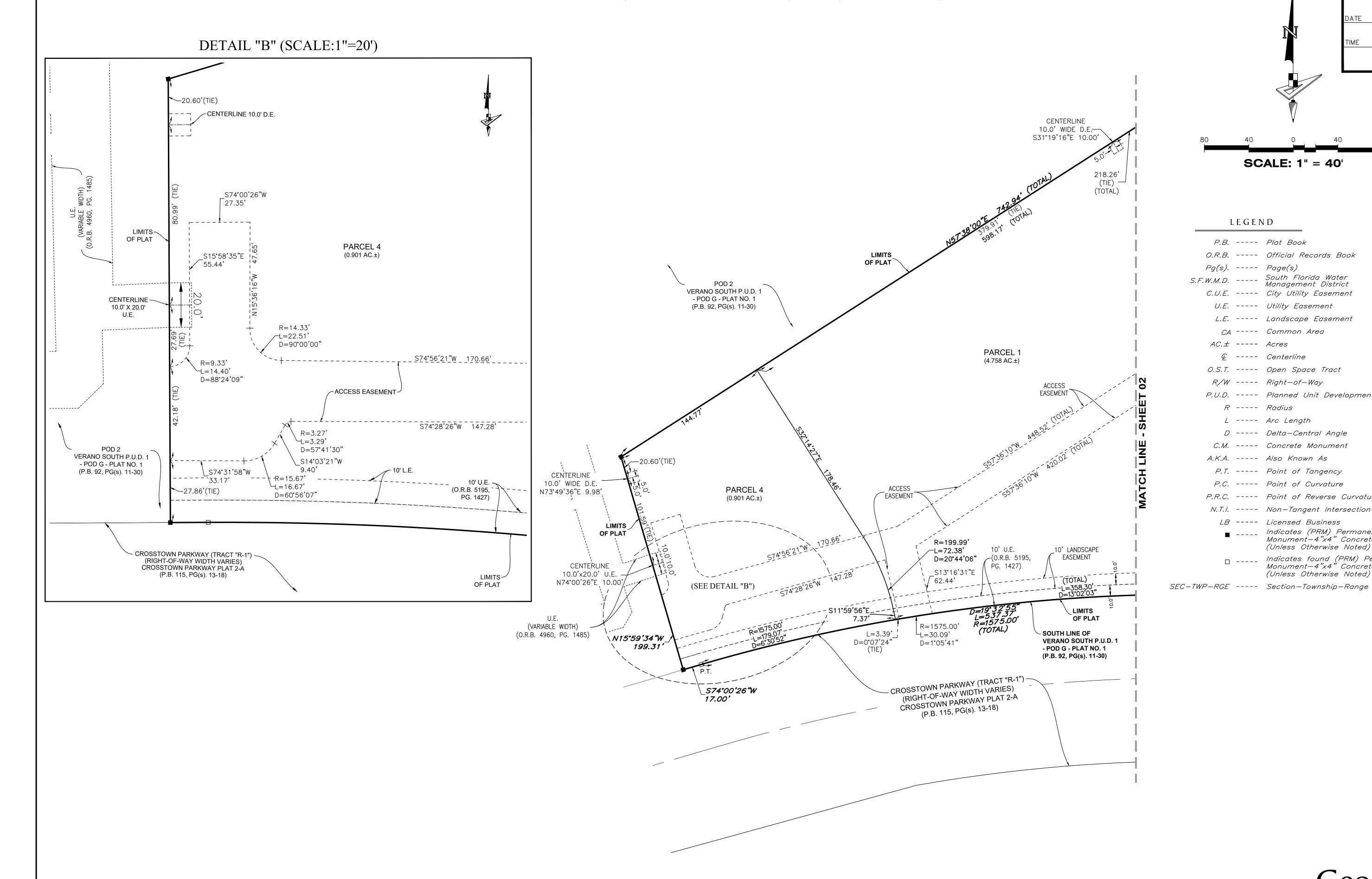
CITY OF PORT ST. LUCIE PROJECT NO. (P24 -223)

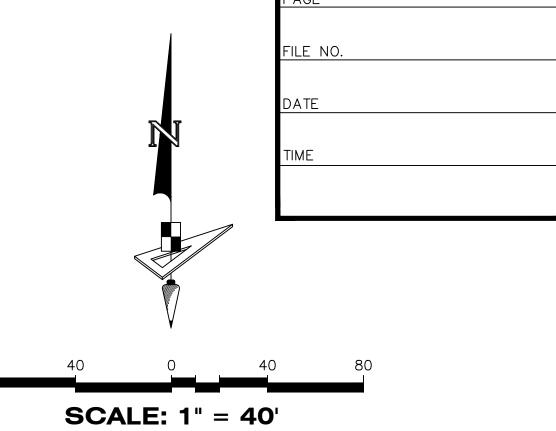
PSLUSD # 11-652-36M

CENTRAL PARK COMMERCIAL PLAT LAT BOOK BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 -POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA. ILE NO. N36'40'00"E POD 2 VERANO SOUTH P.U.D. 1 - EASTERLY LINE OF **SCALE:** 1" = 40' - POD G - PLAT NO. 1 VERANO SOUTH - P.U.D. 1 -(P.B. 92, PG(s). 11-30) POD G-PLAT NO. 1 (P.B. 92, PG(s). 11-30) – TRACT "R-2" VERANO SOUTH - POD E -PLAT NO. 1 REPLAT 1 DETAIL "A" (SCALE:1"=30') (P.B. 96, PG(s). 23-26) _EASTERLY LINE OF SOUTHWESTERLY LINE OF VERANO SOUTH - POD E-VERANO SOUTH - P.U.D. 1 PLAT NO. 1 REPLAT 1 POD G-PLAT NO. 1 VERANO SOUTH P.U.D. 1 (P.B. 96, PG(s). 23-26) (P.B. 92, PG(s). 11-30) - POD G - PLAT NO. 1 OF PLAT SOUTHWESTERLY LINE OF (SEE DETAIL "A") (P.B. 92, PG(s). 11-30) VERANO SOUTH - POD E-24.88 PLAT NO. 1 REPLAT 1 NORTHEASTERLY LINE OF VERANO SOUTH - POD E -PLAT NO. 1 REPLAT 1 R = 35.00'(P.B. 96, PG(s). 23-26) P.R.C. LIMITS-L=28.95' OF PLAT (P.B. 96, PG(s). 23-26) D=47°23'37" WESTERLY LINE OF TRACT "CA-6" (P.B. 78, PG(s). 24-31) S10°13'55"W__ 43.50' `L=28.95 D=47°23'37" TRACT "CA-56 A" **VERANO SOUTH - POD E -**N10°13'55"E PLAT NO. 1 REPLAT 1 ___24.81' (P.B. 96, PG(s). 23-26) ACCESS EASEMENT -PARCEL 2 S50°25'19"W OF PLAT PARCEL 3 PARCEL 1 (0.775 AC.±) (4.758 AC.±) PARCEL 3 R=8.00' D=0°26'33" -L=12.56 (TIE) D=89°58'10" TRACT "CA-56 A"-(P.B. 96, PG(s). 23-26) S32°23'24"E OF PLAT LEGEND _20' C.U.E. (P.B. 96, PG(s). 23-26) P.B. ---- Plat Book TRACT "CA-6" O.R.B. ---- Official Records Book R=8.00' **VERANO SOUTH-**L=5.15'-Pg(s). ---- Page(s)P.U.D. 1 D=36°52'10" POD C - PLAT NO.1 S.F.W.M.D. ---- South Florida Water Management District S54°14'33"W N12'01'59"W (P.B. 78, PG(s). 24-31) 2.74' C.U.E. ---- City Utility Easement 5.0' C.U.E. S87°15'42"W N21°33'42"W (P.B. 96, U.E. ---- Utility Easement PG(s). 23-26) TRACT "CA-E" VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3 L.E. ---- Landscape Easement PARCEL 2 CA ---- Common Area S02°39'21"E (P.B. 91, PG(s). 15-20) (1.600 AC.±) SOUTHERLY LINE — OF TRACT "R-1" *AC.*± ---- *Acres* (P.B. 91, PG(s). 9-14) NORTHERLY LINE OF ACCESS ACCESS, INGRESS/EGRESS O.S.T. ---- Open Space Tract EASEMENT __ ** UTILITY EASEMENT R/W ---- Right-of-Way SOUTHEAST CORNER OF TRACT "CA-56 A" (P.B. 96, PG(s). 23-26 AND SOUTHWEST CORNER OF TRACT "R-1" (O.R.B. 3156, PG. 1262) - SOUTH LINE OF S03°27'15"W P.U.D. ---- Planned Unit Development **VERANO SOUTH P.U.D. 1** 44.87' R ---- Radius - POD G - PLAT NO. 1 (P.B. 91, PG(s). 9-14) (P.B. 92, PG(s). 11-30) 24.00'-POINT OF BEGINNINGSOUTHEASTERLY MOST CORNER OF VERANO SOUTH L ---- Arc Length & UTILITY EASEMENT (TIE) PEACOCK PLAT - (P.B. 115, PG(s). 9-12) (O.R.B. 3156, PG. 1262) D ---- Delta-Central Angle S86°26'39"E 10' LANDSCAPE - P.U.D. 1 - POD G - PLAT NO. 1 (P.B. 92, PG(s). 11-30) (O.R.B. 5195, PG. 1427) EASEMENT C.M. ---- Concrete Monument A.K.A. ---- Also Known As TRACT "R-1 A" (P.B. 115, PG(s). 9-12) P.T. ---- Point of Tangency D=19<u>*32′55</u>* L=537.37' R=1575.00' TRACT "CA-56 A" P.C. ---- Point of Curvature N86°26'39"W 259.29' (P.B. 115, PG(s). 9-12) LIMITS -BASIS OF BEARING P.R.C. ---- Point of Reverse Curvature (TOTAL) SOUTHERLY LINE OF TRACT 3 TRADITION - PLAT No. 32 OF PLAT (N 86°26'39" W) SOUTHERLY LINE OF NORTH LINE OF N.T.I. ---- Non-Tangent Intersection TRACT "CA-58 A"~ (P.B. 62, PG. 5) VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO. 1 (P.B. 92, PG(s). 11-30) (P.B. 115, PG(s). 9-12) LB ---- Licensed Business CROSSTOWN NORTH LINE OF CROSSTOWN Indicates (PRM) Permanent Reference PARKWAY PARKWAY 150' R/W Monument-4"x4" Concrete Monument LB7768 (150' R/W) ----TRACT"CA-58 A".) (P.B. 62, PG. 5) AND - CROSSTOWN PARKWAY (TRACT "R-1") (Unless Otherwise Noted) -SOUTHERLY LINE OF (RIGHT-OF-WAY WIDTH VARIES) □ ---- Indicates found (PRM) Permanent Reference Monument−4"x4" Concrete Monument LB7768 ACCESS, INGRESS/EGRESS & CROSSTOWN PARKWAY PLAT 2-A UTILITY EASEMENT (Unless Otherwise Noted) - (O.R.B. 3156, PG. 1262) (P.B. 115, PG(s). 13-18) SEC-TWP-RGE ---- Section-Township-Range O.S.T. #2 TRADITION - PLAT No. 32 (P.B. 62, PG. 5) 3333-800-0001-000-5 -MATTAMY PALM BEACH LLC O.S.T. 2, P.B. 62, PG. 5 (O.R.B. 4153, PG.1012) TRACT "R-1" VILLAGE PARKWAY (130' PUBLIC R/W) (P.B. 62, PG. 5) O.S.T. #1 TRADITION -4152 W. Blue Heron Blvd. Phone: (561) 444-2720 PLAT No. 32 www.geopointsurvey.com Licensed Business Number LB 7768 (P.B. 62, PG. 5) Riviera Beach, FL 33404 CITY OF PORT ST. LUCIE PROJECT NO. (P24 -223) SHEET 02 OF 03 SHEETS PSLUSD # 11-652-36M

CENTRAL PARK COMMERCIAL PLAT

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 -POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA.





LAT BOOK

LEGEND

P.B. ---- Plat Book O.R.B. ---- Official Records Book Pg(s). ---- Page(s)S.F.W.M.D. ---- South Florida Water Management District C.U.E. ---- City Utility Easement U.E. ---- Utility Easement L.E. ---- Landscape Easement CA ---- Common Area *AC.*± ---- *Acres* € ---- Centerline O.S.T. ---- Open Space Tract R/W ---- Right-of-Way P.U.D. ---- Planned Unit Development R ---- Radius L ---- Arc Length D ---- Delta-Central Angle C.M. ---- Concrete Monument A.K.A. ---- Also Known As P.T. ---- Point of Tangency P.C. ---- Point of Curvature P.R.C. ---- Point of Reverse Curvature N.T.I. ---- Non-Tangent Intersection LB ---- Licensed Business

Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768

□ ---- Indicates found (PRM) Permanent Reference
Monument−4"x4" Concrete Monument LB7768

(Unless Otherwise Noted)

(Unless Otherwise Noted)



4152 W. Blue Heron Blvd.
Suite 105

Phone: (561) 444-2720
www.geopointsurvey.com www.geopointsurvey.com Licensed Business Number LB 7768 Riviera Beach, FL 33404 SHEET 03 OF 03 SHEETS