VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3

BEING IN PART A REPLAT OF TRACT "CA6", VERANO SOUTH P.U.D. 1 - POD C - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 78. PAGES 24 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

DESCRIPTION:

BEING IN PART A REPLAT OF TRACT "CA6", VERANO SOUTH P.U.D. 1 - POD C - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 78, PAGES 24 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, 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 S. 43°08'38" E., ALONG SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 9231.74 FEET; THENCE S. 46°51'23" W., A DISTANCE OF 222.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF VERANO SOUTH POD C, PLAT NO. 2, AS RECORDED IN PLAT BOOK 84, PAGE 26 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S. 46°51'23" W., ALONG SAID NORTHEASTERLY LINE OF VERANO SOUTH POD C, PLAT NO. 2, A DISTANCE OF 1036.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING RADIUS OF 849.00 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°41'15", A DISTANCE OF 143.55 FEET TO THE POINT OF TANGENCY, THENCE S. 56°32'39" W., A DISTANCE OF 48.71 FEET TO THE POINT OF BEGINNING. THENCE S. 33°27'21" E., A DISTANCE OF 121.00 FEET; THENCE S. 56°32'39" W., A DISTANCE OF 76.77 FEET; THENCE S. 33°27'21" E., A DISTANCE OF 60.00 FEET; THENCE S. 56°32'39" W., A DISTANCE OF 54.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE THE SOUTHEAST, HAVING A RADIUS OF 970.00 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'43", A DISTANCE OF 144.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO NORTHWEST, HAVING A RADIUS OF 1530.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'26", A DISTANCE OF 86.98 FEET; THENCE S. 51°16'22" W., A DISTANCE OF 113.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 550.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.56°08'57"E., THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'17", A DISTANCE OF 97.16 FEET TO THE POINT OF TANGENCY; THENCE S. 43°58'20" E., A DISTANCE OF 24.08 FEET; THENCE S. 51°16'25" W., A DISTANCE OF 171.76 FEET; THENCE S. 43°58'17" E., A DISTANCE OF 274.38 FEET; THENCE S. 28°25'59" W., A DISTANCE OF 126.94 FEET; THENCE S. 46°07'51" W., A DISTANCE OF 60.00 FEET; THENCE S. 46°01'40" W., A DISTANCE OF 315.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1049.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.30°13'14"W., THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'27", A DISTANCE OF 33.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 953.50 FEET, THE RADIUS POINT BEARS S. 30°13'15"W., THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°15'04", A DISTANCE OF 237.16 FEET TO THE POINT OF TANGENCY; THENCE S. 44°28'23" W., A DISTANCE OF 121.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 832.50, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'28", A DISTANCE OF 33.53 FEET TO THE POINT OF NON-TANGENT INTERSECTION; THENCE S. 42°09'52" W., A DISTANCE OF 191.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST. HAVING A RADIUS OF 641.50 FEET. THE RADIUS POINT OF SAID CURVE BEARS S. 42°09'52"W.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°11'32". A DISTANCE OF 136.51 FEET TO A POINT REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 336.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°37'51, A DISTANCE OF 466.98 FEET TO A POINT OF TANGENCY; THENCE N 64°43'35" E, A DISTANCE OF 319.72 FEET; THENCE S 25°16'25" E, A DISTANCE OF 113.86 FEET; THENCE S 62°44'35" W, A DISTANCE OF 692.18 FEET; THENCE S 76°11'52" w, A DISTANCE OF 108.04 FEET; THENCE N 04°37'46" W, A DISTANCE OF 88.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE THE SOUTHWEST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 043°12'24", A DISTANCE OF 414.75 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N 42°09'52" E, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S. 42°09'52" W., THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°59'50", A DISTANCE OF 125.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST. HAVING A RADIUS OF 1400.00 FEET. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06, A DISTANCE OF 515.61 FEET TO A POINT OF TANGENCY; THENCE N 38°43'51" W, A DISTANCE OF 131.46 FEET; THENCE S 51°16'22" W, A DISTANCE OF 25.00 FEET; THENCE N 38°43'51" W, A DISTANCE OF 60.00 FEET; THENCE N. 51°16'22" E., A DISTANCE OF 25.00 FEET; THENCE N 38°43'51" W, A DISTANCE OF 121.00 FEET; THENCE N. 51°16'22" E., A DISTANCE OF 1160.41' FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1349.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'26", A DISTANCE OF 76.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1151.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'43", A DISTANCE OF 171.33 FEET TO THE POINT OF TANGENCY; THENCE N. 56°32'33" E., A DISTANCE OF 131.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 953,553 SQUARE FEET OF 21.890 ACRES, MORE OR 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. 3, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS

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 HAVE THE RIGHT BUT NOT THE OBLIGATION 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.

8. COMMON AREA TRACT "CA-1" THROUGH "CA-2", TRACT "CA-4", AND TRACT "CA-E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS 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. COMMON AREA TRACT "CA-3" AND "CA-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO 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. AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-3" AND "CA-5", AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5.

10. 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

11. THE WATER STORMWATER MANAGEMENT TRACT WMT "C-1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. AN ACCESS AND MAINTENANCE EASEMENT OVER STORM WATER MANAGEMENT TRACTS WMT "C-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT #5.

12. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORM WATER MAINTENANCE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

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

WITNESS	KLP CROSSTOWN LLC., A FLORIDA LIMITED LIABILITY COMPANY
(PRINT NAME OF WITNESS)	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER
WITNESS	BY:
WITNESS	NAME:
(PRINT NAME OF WITNESS)	TITLE:

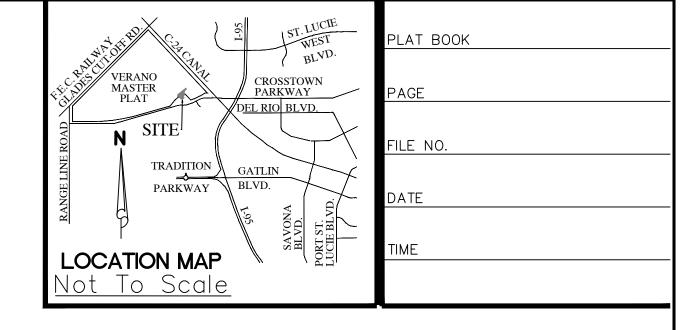
DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR \square MANAGER OF THE KOLTER ONLINE NOTARIZATION THIS DAY OF , 2020, BY GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF KLP CROSSTOWN 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:	 	· · · · · · · · · · · · · · · · · · ·



NOTE

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.

SURVEYOR'S NOTES:

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

2. NOTICE: THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM. IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

SURVEYOR & MAPPER'S CERTIFICATE

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

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

Suite 105

Riviera Beach, FL 33404



THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M. LS4828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105,



SHEET 1 OF 6 SHEETS

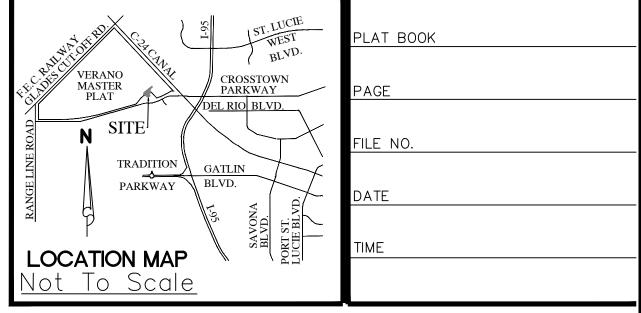
www.geopointsurvey.com

Licensed Business Number LB 7768

RIVIERA BEACH, FLORIDA 33404. CERTIFICATE OF AUTHORIZATION NO. LB7768

VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3

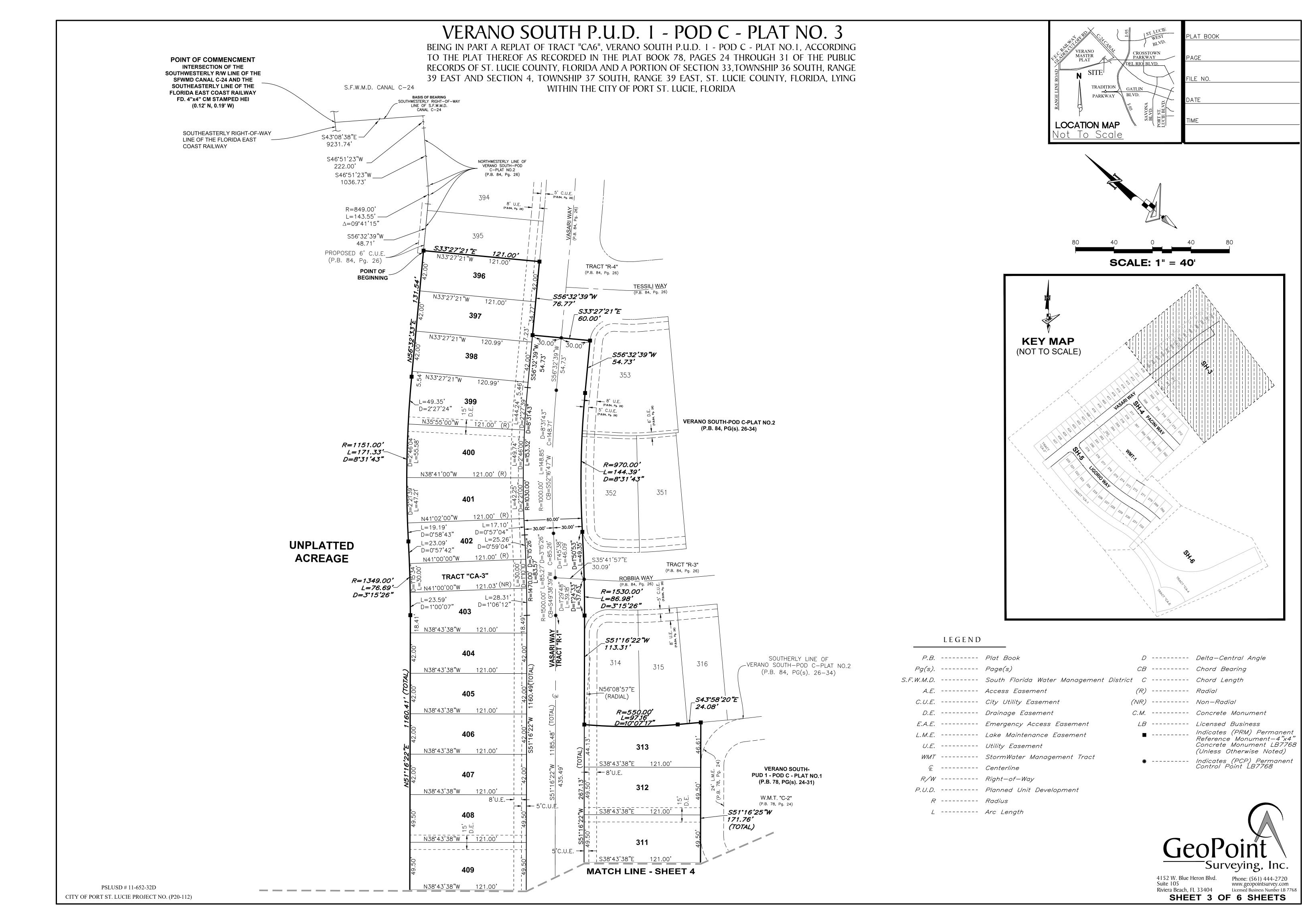
BEING IN PART A REPLAT OF TRACT "CA6", VERANO SOUTH P.U.D. 1 - POD C - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 78, PAGES 24 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA



						140 0 10 0 0 0 0	-
ACCEPTANCE OF DEDICATION		ACKNOWLEDGEMENT TO ACCEPTANCE STATE OF FLORIDA	OF DEDICATIONS	MORTGAGEE'S CONSENT		TITLE CERTIFICATION	
STATE OF FLORIDA		COUNTY:		STATE OF TEXAS COUNTY OF HARRIS		STATE OF FLORIDA	
COUNTY: CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "R-1", WATER MANAGEMENT TRACT WMT "C-1", AND COMMON AREA TRACT "CA-3", "CA-5", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF, 2020.		THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY OF, 2020, BY,OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE ASSOCIATION, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO BERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.		THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3754, PAGE 1167, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE		THE UNDERSIGNED,, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2020: (A.) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS THIS VERANO SOUTH P.U.D. 1-POE C - PLAT NO. 3 IS IN THE NAMES OF KLP CROSSTOWN, LLC.	
	CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT		NOTARY PUBLIC PRINT NAME:	ITS BOARD OF DIRECTORS THIS DAY OF	TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF	(C.) PURSUANT TO FLORIDA STATUTE 197.192. (D.) ALL ASSESSMENTS AND OTHER ITEMS HE	ENCUMBERING THE LAND DESCRIBED HEREIN. , ALL TAXES HAVE BEEN PAID THROUGH THE YEAR ELD AGAINST SAID LAND HAVE BEEN SATISFIED. BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF T.
WITNESS	BY:			WITNESS		DATED: THIS DAY OF,	2020. BY:
(PRINT NAME OF WITNESS)	NAME:			(PRINT NAME OF WITNESS)	NAME:		NAME:
WITNESS				(PRINT NAME OF WITNESS)	TITLE:		
(PRINT NAME OF WITNESS)							
ACKNOWLEDGEMENT TO ACCEPT	PTANCE OF DEDICATIONS	ACCEPTANCE OF DEDICATION STATE OF FLORIDA		ACKNOWLEDGMENT STATE OF TEXAS		APPROVAL OF CITY COUNCIL STATE OF FLORIDA	
STATE OF FLORIDA COUNTY:		COUNTY:	OT FORMERLY KNIONIN AS MONTAGE RESERVE #5	COUNTY OF HARRIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED.		COUNTY OF ST. LUCIE	IE DEDICATIONS TO THE SITY AS SHOWN HEDEON AND SERTIFIES
THE FOREGOING INSTRUMENT WAS ACKNOWLE ONLINE NOTARIZATION THIS DAY OF OF CROSSTOWN COMMONS COMMUNITY ASSOC	LEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR	THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICOMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEWITH CHAPTER 190, FLORIDA STATUTES (DISTRICT #5), AND RECEIVING SUCH DEDICATION FOR THE USE AND (AS DEFINED IN THE ABOVE DESCRIBED DISTRICT INTELIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AND ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS	EVÉLOPMENT DISTRICT ESTABLISHED IN ACCORDANCE ACTING BY AND UNDER DELEGATED AUTHORITY FROM, BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS ERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS GREEMENT.	ONLINE NOTARIZATION THIS DAY O	DF, 2020, BY, IONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ICATION.		HE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES C - PLAT NO. 3 HAS BEEN OFFICIALLY APPROVED FOR RECORDING A, THIS, 2020. ATTEST:
WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES:		AND INGRESS, AND EGRESS EASEMENTS SHOWN OR D DISTRICT #5 FOR THE PURPOSE OF PROVIDING UTILITIES DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEME OTHERWISE DEDICATED TO THE PUBLIC.	S, DRAINAGE AND SURFACE WATER MANAGEMENT BUT		PRINT NAME:	GREGORY J. ORAVEC, MAYOR THIS PLAT HAS BEEN REVIEWED FOR CONFO	KAREN A. PHILLIPS, CITY CLERK RMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A
WIT GOWNIGOTOTY EXTINCES.	NOTARY PUBLIC	2. ACCEPTS A NON-EXCLUSIVE, INGRESS, EGRESS, DRA ALL WATER MANAGEMENT TRACTS AND COMMON AREA					YED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE,
	PRINT NAME:	3. CONSENTS TO THE PLATTING OF THE LANDS DESC	RIBED HEREON.			CERTIFICATION OF APPROVAL CLE	RK OF THE CIRCUIT COURT
ACCEPTANCE OF DEDICATION STATE OF FLORIDA COUNTY:		THE RECORDING IN THE OFFICE OF THE COUNTY CLERF SHALL TERMINATE, WITH RESPECT TO THE LANDS EN BUT NOT THE OBLIGATION OF COMPLETION SET FOR COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF J BOOK 3762, PAGE 2389 OF THE PUBLIC RECORDS OF ST. DATED THIS DAY OF, 2020.	MBRACED, HEREBY, ALL OBLIGATIONS OF DEDICATION, TH IN THAT CERTAIN AGREEMENT TO DEDICATE AND UNE 30, 2015, AND RECORDED IN OFFICIAL RECORDS			STATE OF FLORIDA COUNTY OF ST. LUCIE I, JOSEPH E. SMITH, CLERK OF CIRCUIT COURT OPLAT HAS BEEN EXAMINED, AND THAT IT COMPLETORIDA PERTAINING TO MAPS AND PLATS, AND	OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS LIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK
VERANO PROPERTY OWNERS ASSOCIATION, INC	IC., HEREBY ACCEPTS THE DEDICATIONS OF COMMON AREA TRACT TED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE PATED THIS DAY OF, 2020.	ATTEST:	VERANO #5 COMMUNITY DEVELOPMENT DISTRICT			, PAGE(S) OF THE PUBLI	IC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS DAY
	VERANO PROPERTY OWNERS ASSOCIATION, INC.	BY:	BY:			JOSEPH E. SMITH CLERK OF CIRCUIT CLERK	
	A FLORIDA CORPORATION NOT FOR PROFIT	NAME:	NAME:			ST. LUCIE COUNTY, FLORIDA	
WITNESS	BY:	TITLE:	TITLE:				
(PRINT NAME OF WITNESS)	NAME:	ACKNOWLEDGMENT TO ACCEPTANCE	OF DEDICATIONS				
WITNESS		STATE OF FLORIDA COUNTY:					
(PRINT NAME OF WITNESS)		THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BE	20, BY OF BEHALF OF THE DISTRICT, WHO EXECUTED THE				
		MY COMMISSION EXPIRES:	NOTARY PUBLIC PRINT NAME:		CITY OF PORT ST. LUCIE	CLERK OF THE COURT	

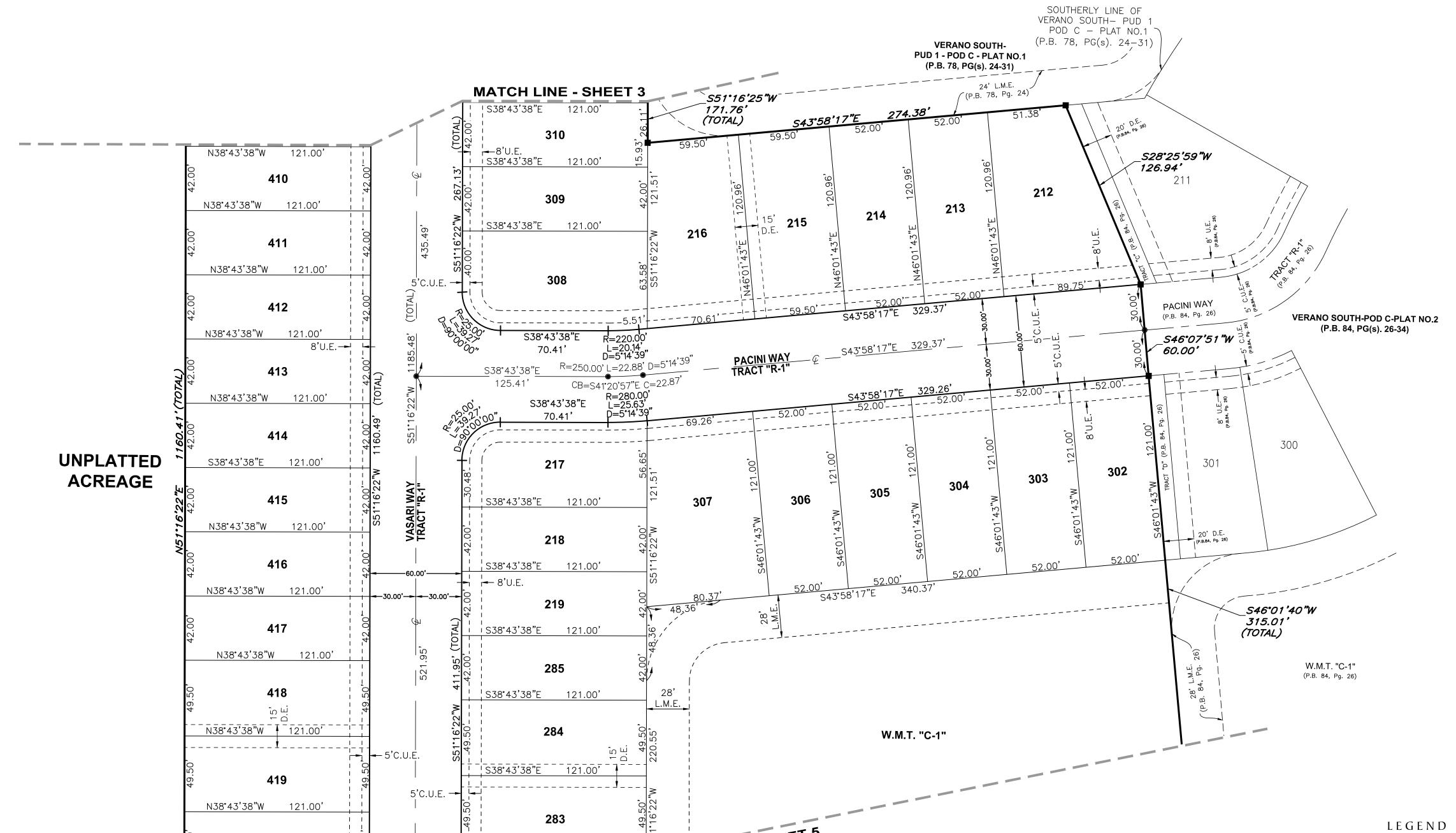
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
SHEET 2 OF 6 SHEETS



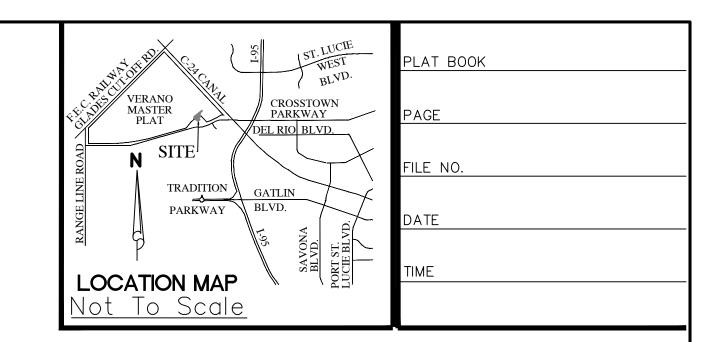
VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3

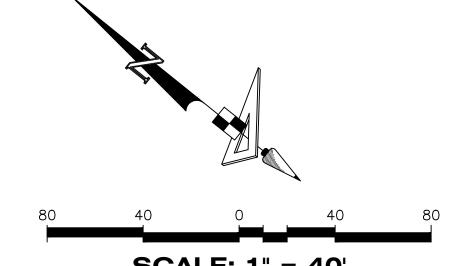
BEING IN PART A REPLAT OF TRACT "CA6", VERANO SOUTH P.U.D. 1 - POD C - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 78, PAGES 24 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA



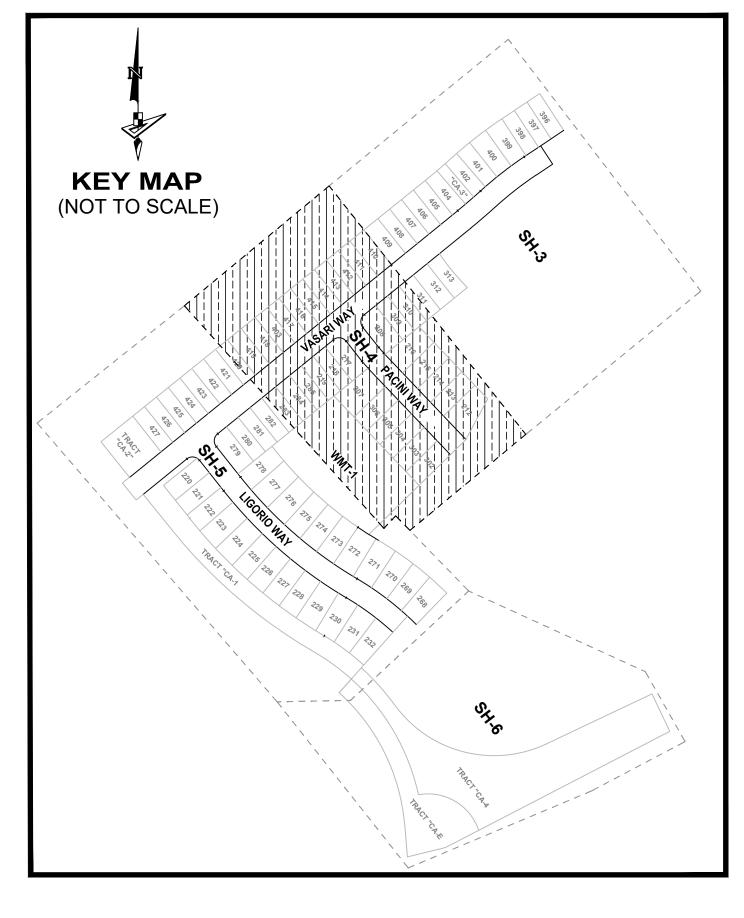
! S38°43'38"E

121.00





SCALE: 1" = 40'



P.U.D. ----- Planned Unit Development

R ----- Radius

L ----- Arc Length

<i>P.B.</i>	 Plat Book	D	 Delta-Central Angle
Pg(s).	 Page(s)	CB	 Chord Bearing
S.F.W.M.D.	 South Florida Water Management	District C	 Chord Length
A.E.	 Access Easement	(R)	 Radial
C.U.E.	 City Utility Easement	(NR)	 Non-Radial
D.E.	 Drainage Easement	C.M.	 Concrete Monument
E.A.E.	 Emergency Access Easement	LB	 Licensed Business
L.M.E.	 Lake Maintenance Easement	•	 Indicates (PRM) Permanen Reference Monument-4"x4
U.E.	 Utility Easement		Concrete Monument LB776
WMT	 StormWater Management Tract		(Unless Otherwise Noted)
\mathcal{Q}	 Centerline	•	 Indicates (PCP) Permanen Control Point LB7768
R/W	 Right-of-Way		



4152 W. Blue Heron Blvd. Phone: (561) 444-2720 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768 SHEET 4 OF 6 SHEETS

N38°43'38"W 121.00'

