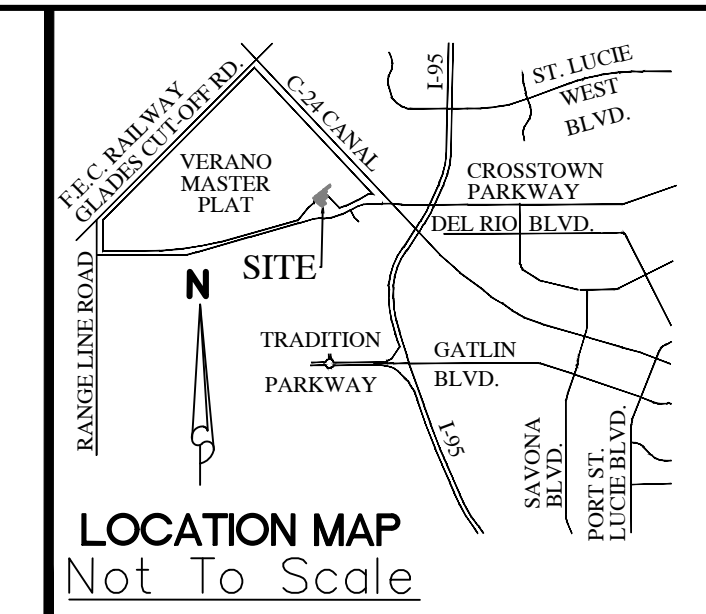


VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

ACCEPTANCE OF DEDICATION

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.

CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS _____

BY: _____

(PRINT NAME OF WITNESS)

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME OF WITNESS)

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2020, BY _____ OF CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE ASSOCIATION, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF COMMON AREA TRACT "CA-1", "CA-2", "CA-4" AND TRACT "CA-E", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2020.

VERANO PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS _____

BY: _____

(PRINT NAME OF WITNESS)

NAME: _____

TITLE: _____

WITNESS _____

(PRINT NAME OF WITNESS)

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

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 IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

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, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO 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 THE PUBLIC.

2. ACCEPTS A NON-EXCLUSIVE, INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.

3. 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 _____, 2020.

ATTEST:

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2020, BY _____ OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, 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: _____

MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF HARRIS

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 SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2020.

WITNESS _____

(PRINT NAME OF WITNESS)

WITNESS _____

(PRINT NAME OF WITNESS)

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____

NAME: _____

TITLE: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY: _____

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-POD C - PLAT NO. 3 IS IN THE NAMES OF KLP CROSSTOWN, LLC.
- (B.) THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C.) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR _____.
- (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.

DATED: THIS ____ DAY OF _____, 2020.

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2020, BY _____ OF _____, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2020.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

GREGORY J. ORAVEC, MAYOR

KAREN A. PHILLIPS, CITY CLERK

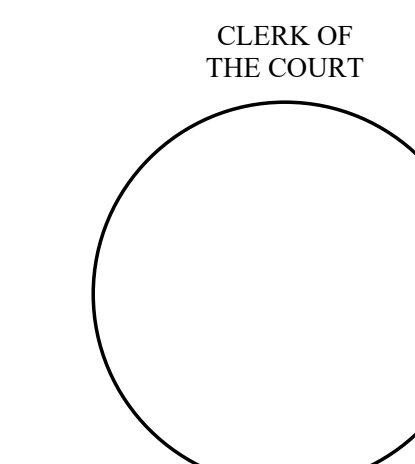
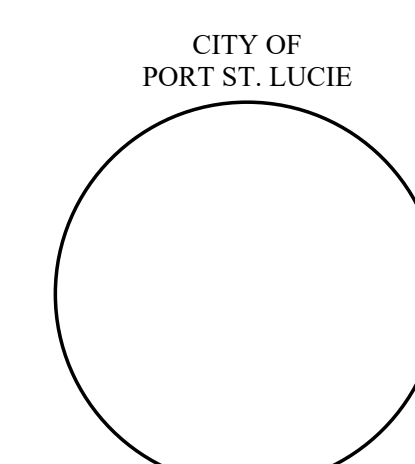
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2020.

JOSEPH E. SMITH
CLERK OF CIRCUIT CLERK
ST. LUCIE COUNTY, FLORIDA



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

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

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

POINT OF COMMENCEMENT
INTERSECTION OF THE
SOUTHWESTERLY RIGHT-OF-WAY
LINE OF THE FLORIDA EAST
COAST RAILWAY
FD. 4"x4" CM STAMPED HEI
(0.12' N, 0.19' W)

SOUTHEASTERLY RIGHT-OF-WAY
LINE OF THE FLORIDA EAST
COAST RAILWAY

S.F.W.M.D. CANAL C-24

BASE OF BEARING
SOUTHWESTERLY RIGHT-OF-WAY
LINE OF S.F.W.M.D.
CANAL C-24

S43°08'38"E
9231.74'

S46°51'23"W
222.00'

S46°51'23"W
1036.73'

R=849.00'
L=143.55'
Δ=09°41'15"

S56°32'39"W
48.71'

PROPOSED 6' C.U.E.
(P.B. 84, Pg. 26)

POINT OF
BEGINNING

N33°27'21"E
121.00'

N33°27'21"W
121.00'

N33°27'21"W
120.99'

N33°27'21"W
120.99'

N33°27'21"W
120.99'

N35°55'00"W
121.00' (R)

N38°41'00"W
121.00' (R)

N41°02'00"W
121.00' (R)

N41°00'00"W
121.00' (R)

N41°00'00"W
121.00' (R)

N41°00'00"W
121.00' (R)

N41°00'00"W
121.00' (R)

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

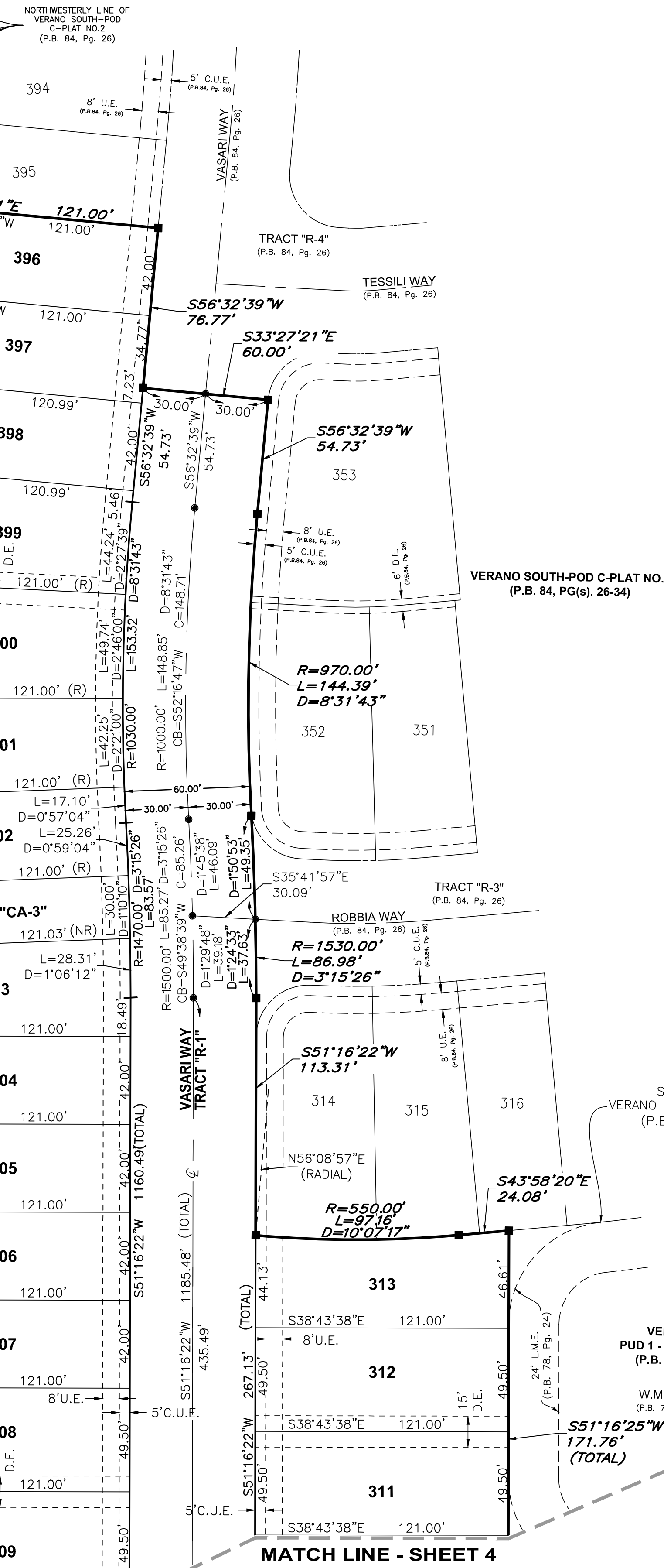
N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'

N38°43'38"W
121.00'



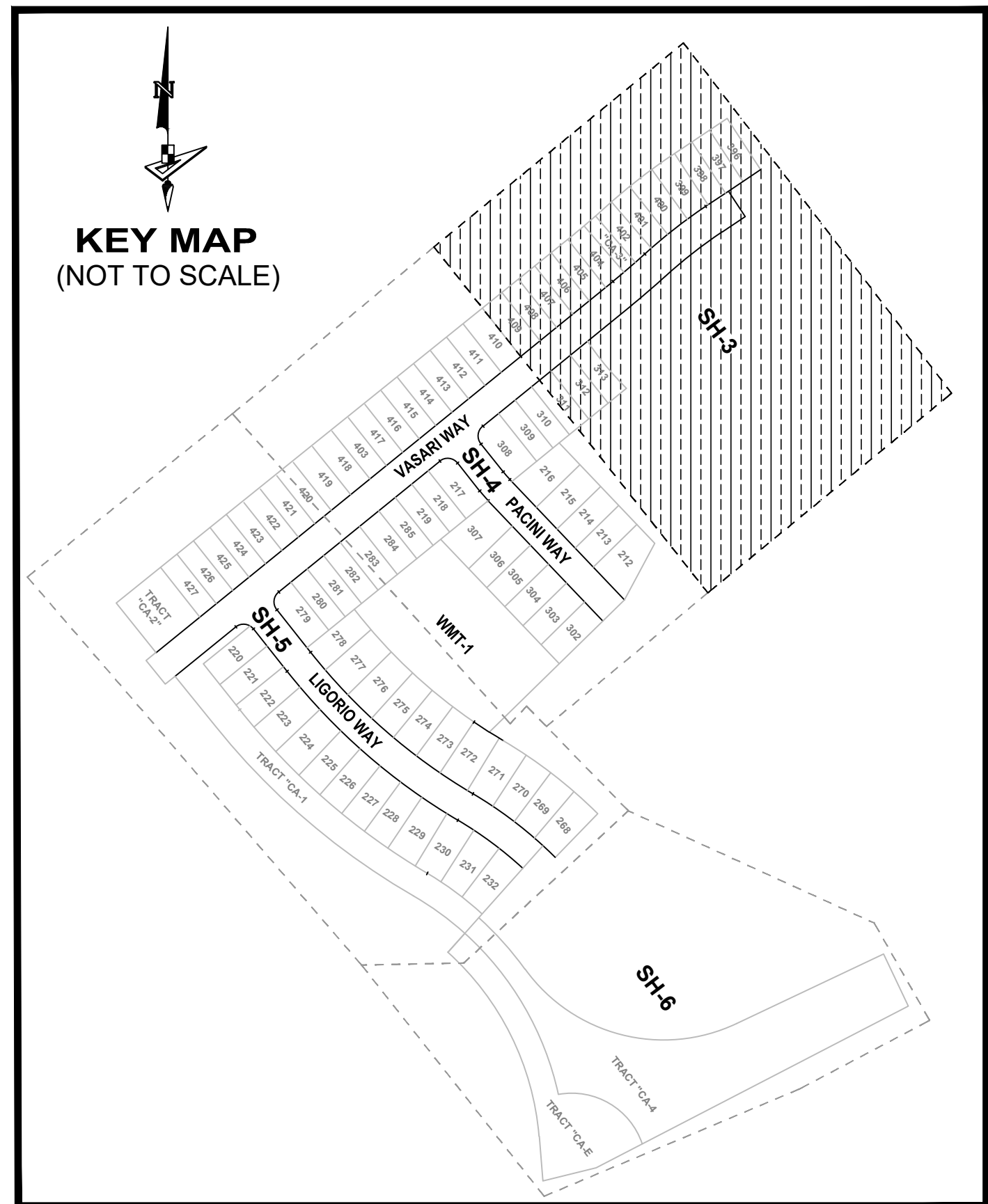
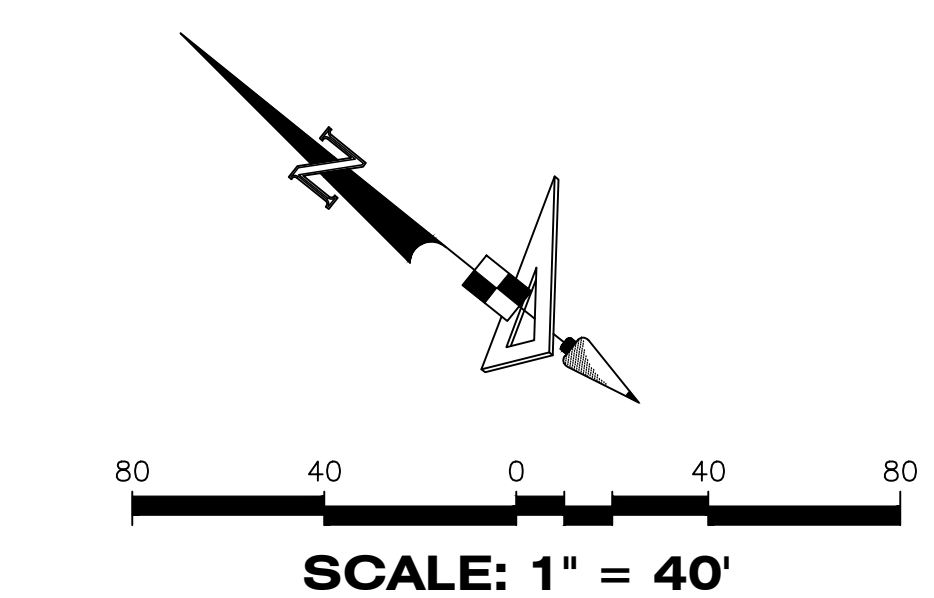
UNPLATTED
ACREAGE

R=1151.00'
L=171.33'
D=8°31'43"

R=1349.00'
L=76.69'
D=3°15'26"

MATCH LINE - SHEET 4

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	



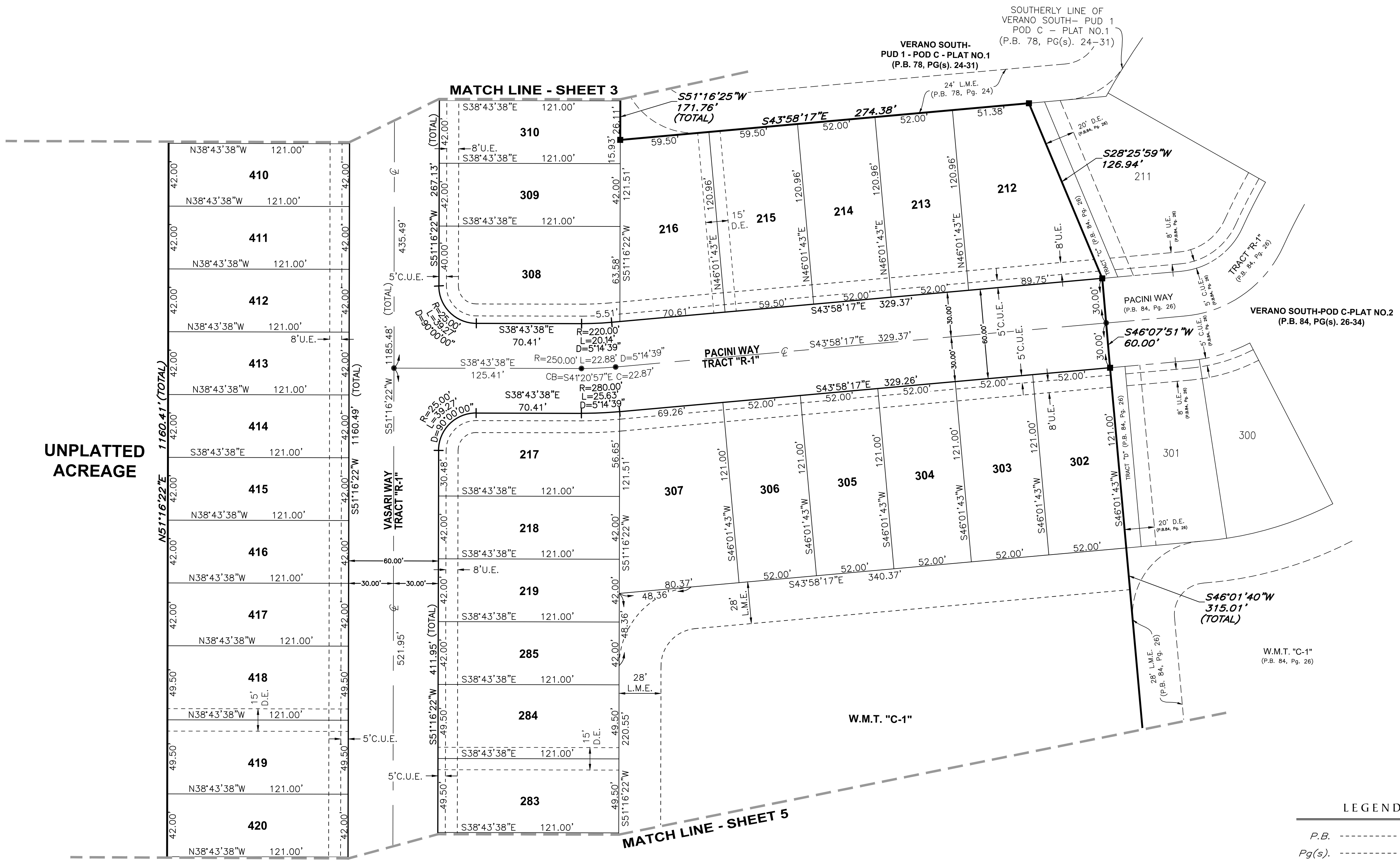
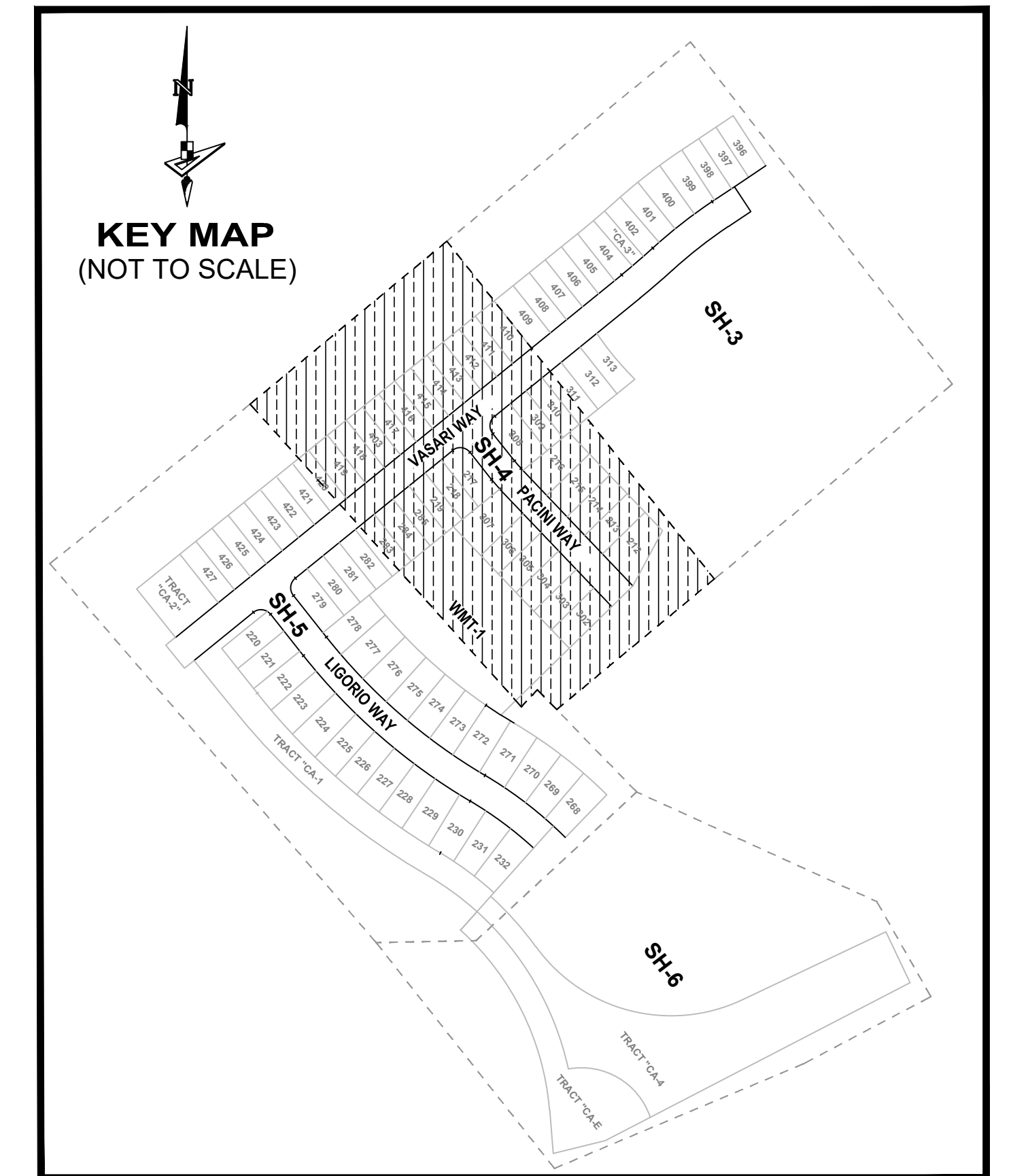
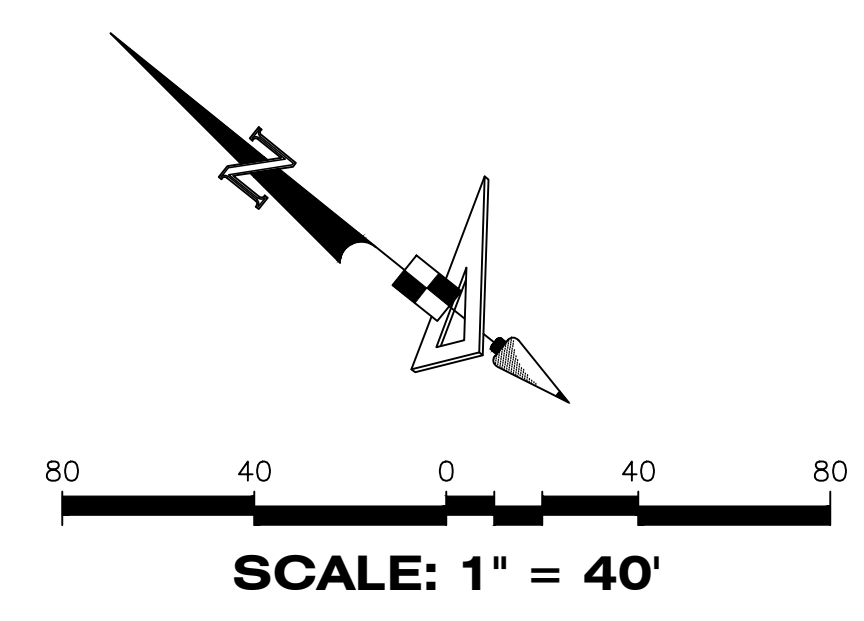
LEGEND	
P.B. -----	Plat Book
Pg(s). -----	Page(s)
S.F.W.M.D. -----	South Florida Water Management District
A.E. -----	Access Easement
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
E.A.E. -----	Emergency Access Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
WMT -----	StormWater Management Tract
⊖ -----	Centerline
R/W -----	Right-of-Way
P.U.D. -----	Planned Unit Development
R -----	Radius
L -----	Arc Length
Δ -----	Delta-Central Angle
CB -----	Chord Bearing
C -----	Chord Length
A.E. -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● -----	Indicates (PCP) Permanent Control Point LB7768

DRAWN BY: WHERON/PA/TING/VERANO SOUTH POD C PLAT 3 PLAT WAS REVISED 08-30-2016 PLOTTED BY: DENNIS SCHALL ON: 03/20/2017 1:55 PM LAST SAVED BY: DSCHALL ON: 03/20/2017 1:44 PM

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

PLAT BOOK
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TIME



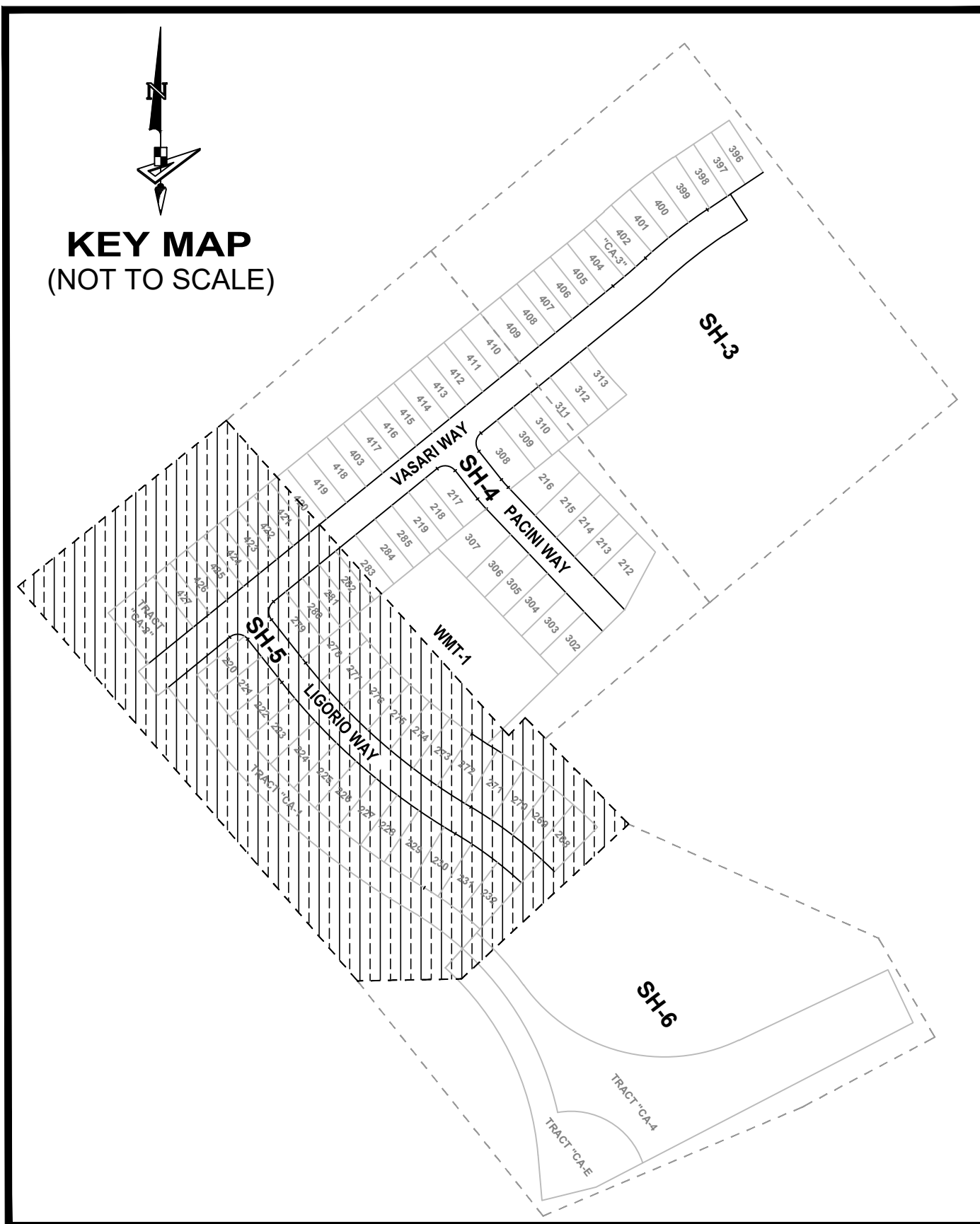
LEGEND	
P.B. -----	Plat Book
Pg(s). -----	Page(s)
S.F.W.M.D. -----	South Florida Water Management District
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A.E. -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● -----	Indicates (PCP) Permanent Control Point LB7768

DRAWN BY: WHERON/PA/T/ING/VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3; PLOTTER: J. B. BRYAN; REVISED: 08-30-2010; PLOTTED BY: DENNIS SCHULZ; ON: 03/02/2011 1:52 PM; LAST SAVED BY: DSCHULZ; ON: 03/02/2011 1:44 PM

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

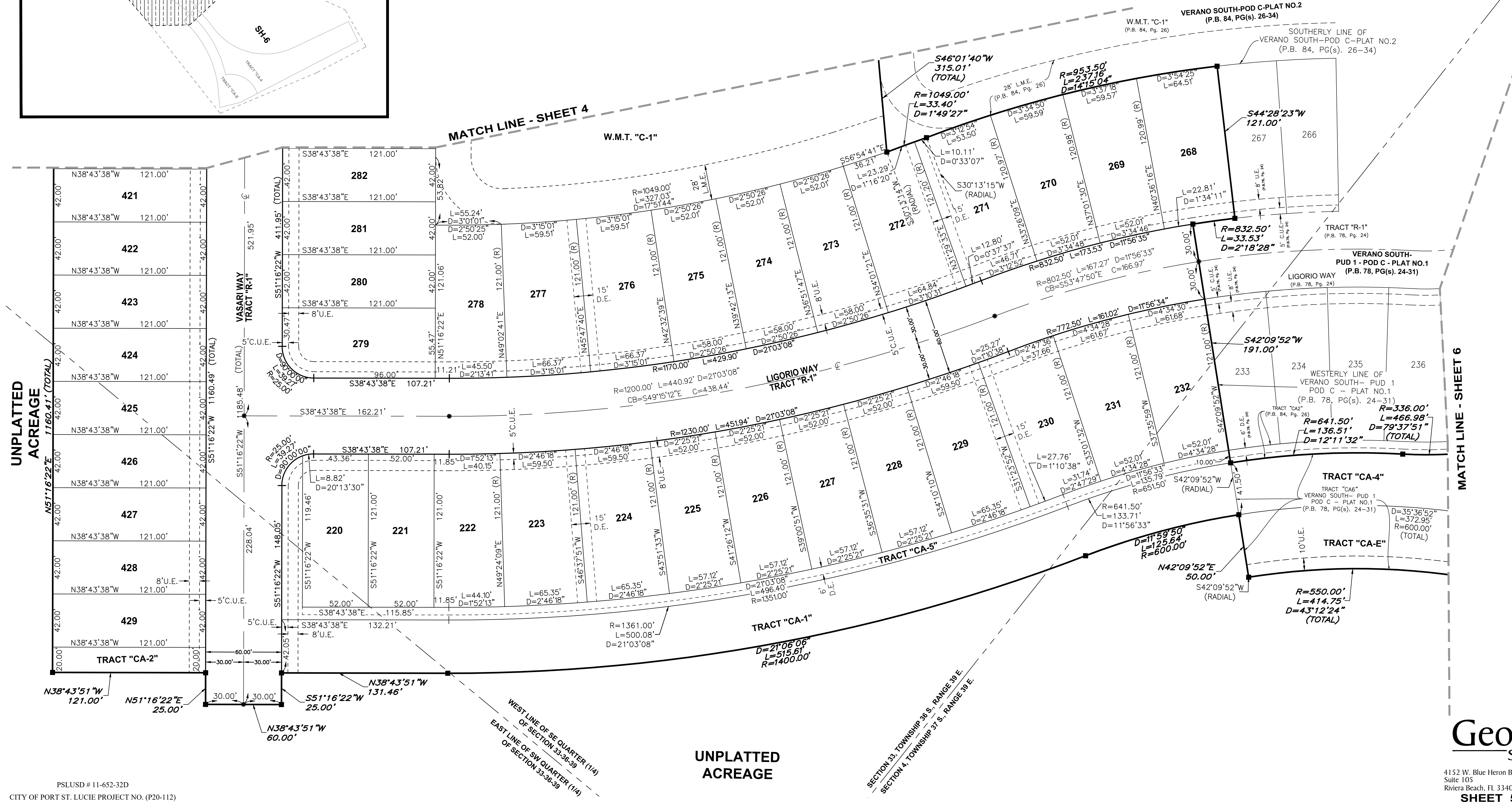
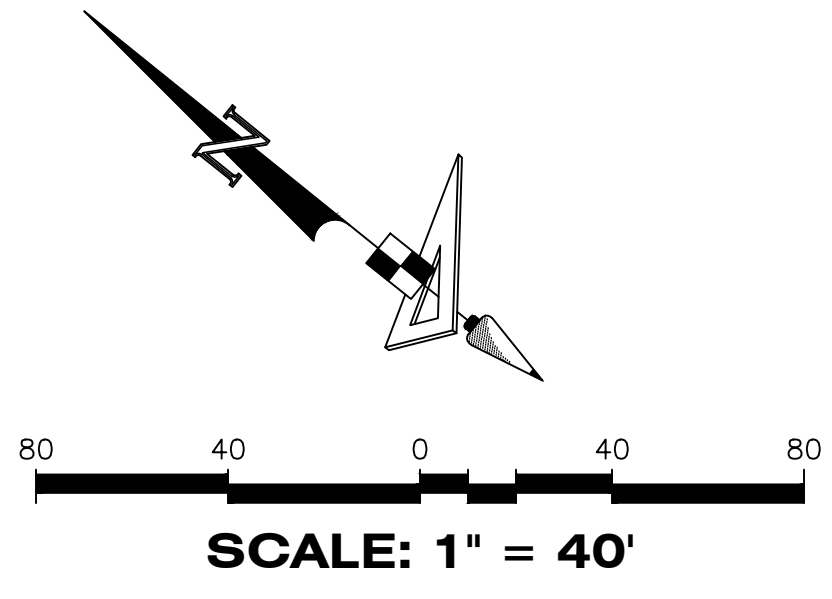
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PLAT BOOK
PAGE
FILE NO.
DATE
TIME



LEGEND

P.B. ----- 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) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
U.E. ----- Utility Easement	● ----- Indicates (PCP) Permanent Control Point LB7768
WMT ----- StormWater Management Tract	
℄ ----- Centerline	
R/W ----- Right-of-Way	
P.U.D. ----- Planned Unit Development	
R ----- Radius	
L ----- Arc Length	



PSLUSD # 11-652-32D
CITY OF PORT ST. LUCIE PROJECT NO. (P20-112)

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

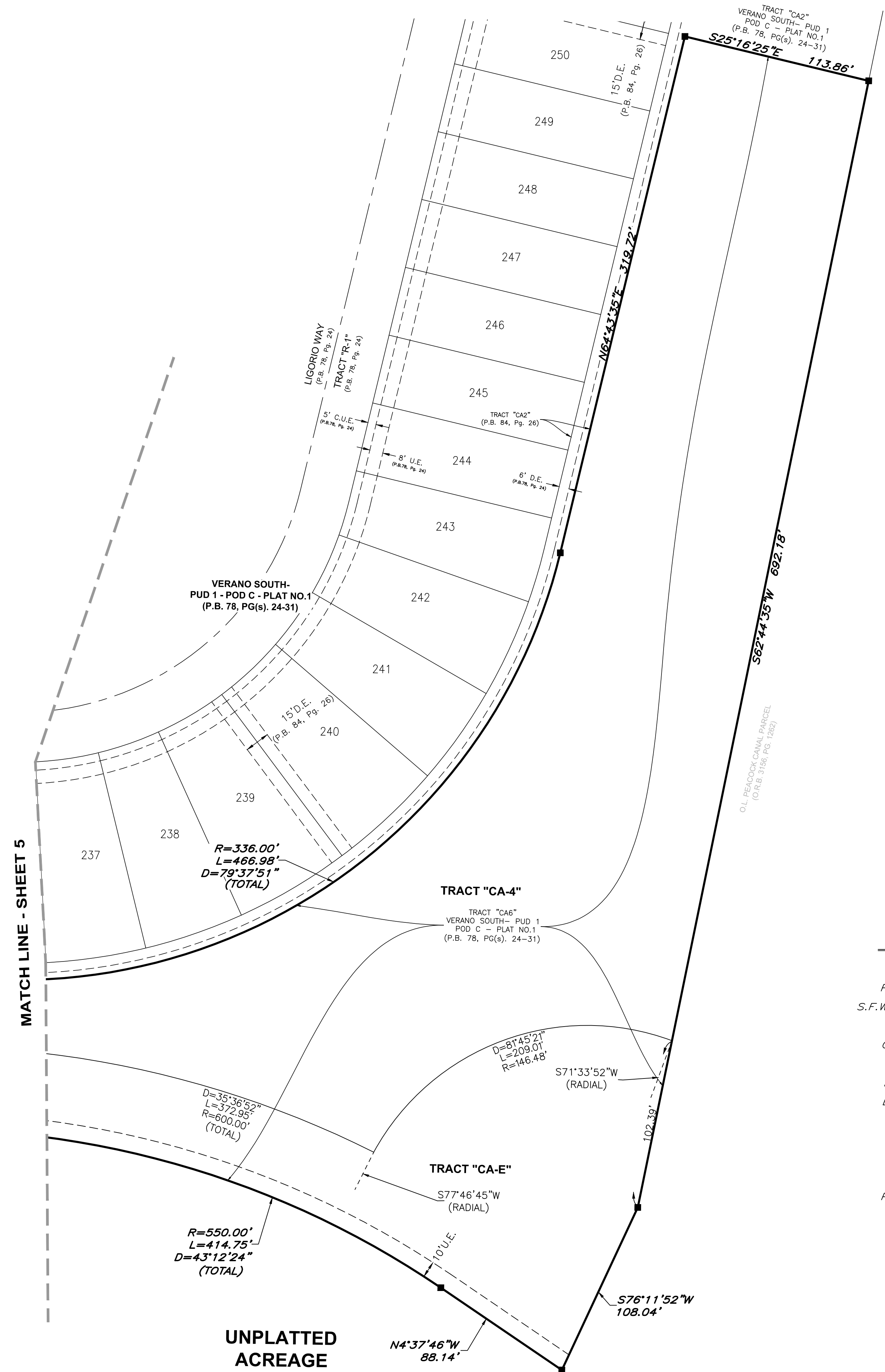
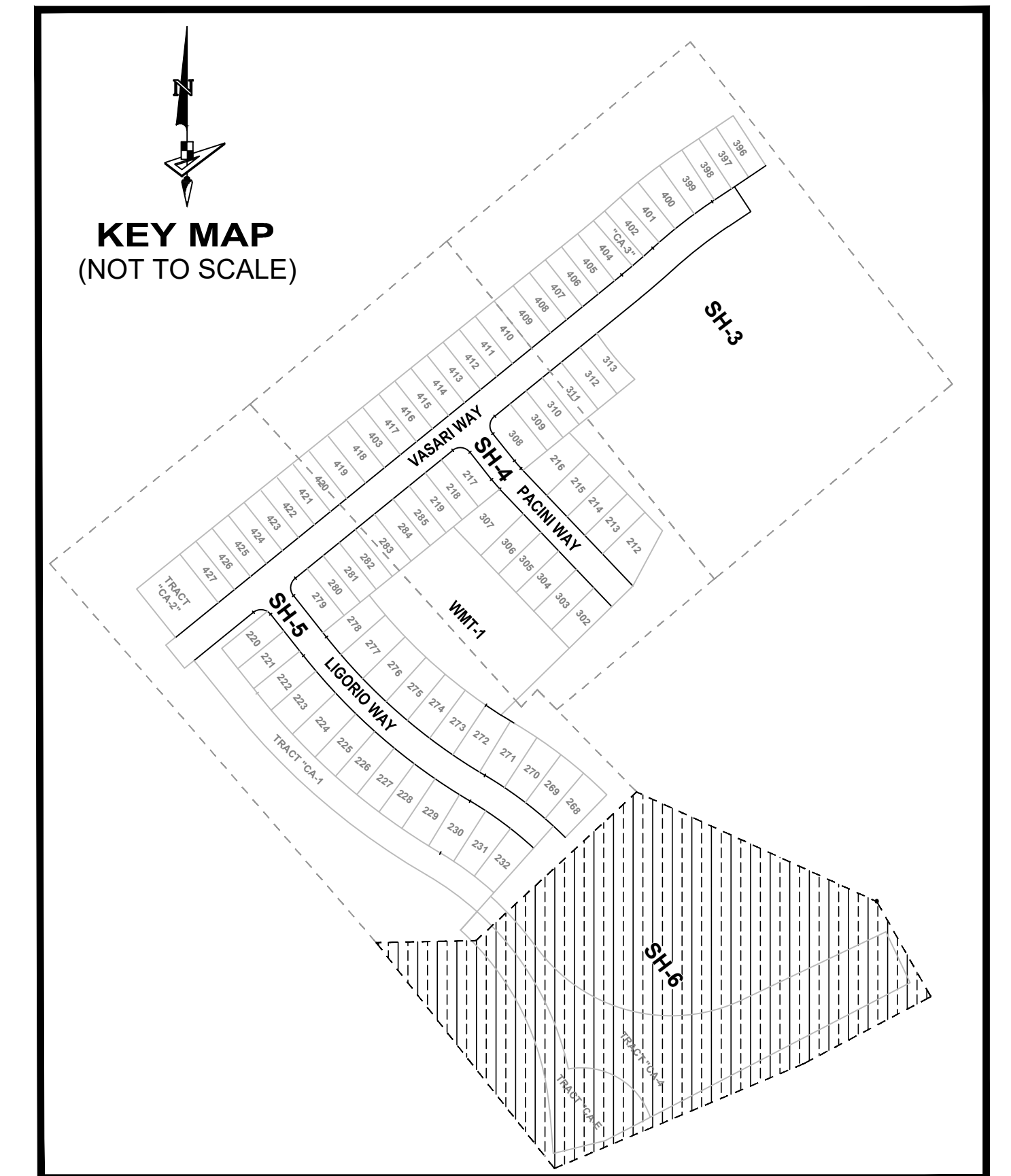
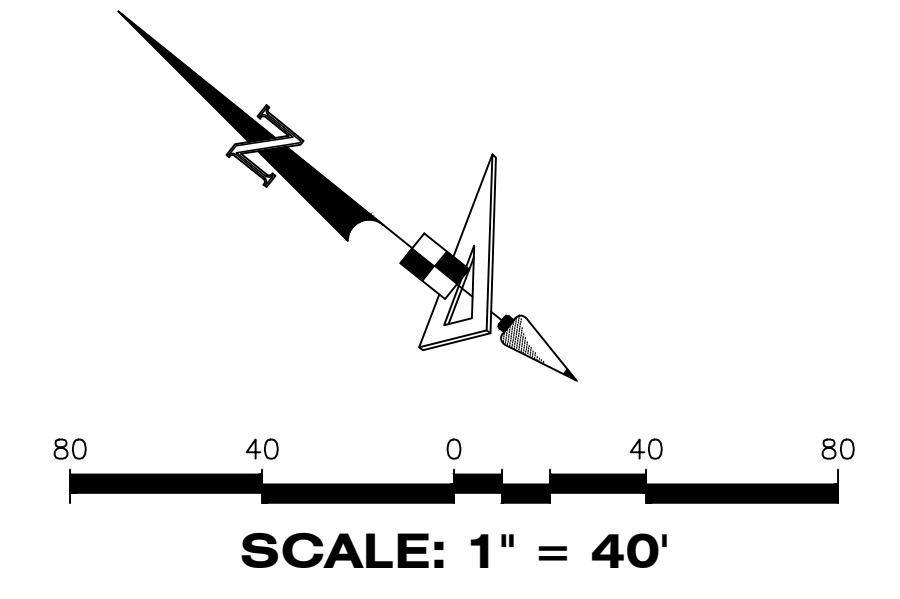
SHEET 5 OF 6 SHEETS

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

PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

LOCATION MAP
Not To Scale



MATCH LINE - SHEET 5

**UNPLATTED
ACREAGE**

LEGEND

- | | |
|--|--|
| P.B. ----- 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) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted) |
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| ⊕ ----- Centerline | |
| R/W ----- Right-of-Way | |
| P.U.D. ----- Planned Unit Development | |
| R ----- Radius | |
| L ----- Arc Length | |

DRAWN BY: WHERON/PA/AT/ING/VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3; PLOT DATE: 08/20/2024; PLOTTED BY: DENNIS SCHULL; ON: 8/20/2024 1:58 PM; LAST SAVED BY: DSCHULL; ON: 8/20/2024 1:47 PM