

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

VERANO SOUTH - POD E - PLAT NO. 1

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 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

SHEET 1 OF 6

DESCRIPTION:

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT WMT-10 OF VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 85°36'15" WEST, ALONG THE SOUTH LINE OF SAID TRACT WMT-10, A DISTANCE OF 75.15 FEET; THENCE SOUTH 34°23'05" WEST, A DISTANCE OF 61.96 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,110.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'31", A DISTANCE OF 43.74 FEET; THENCE SOUTH 07°49'54" WEST, A DISTANCE OF 365.90 FEET; THENCE SOUTH 32°04'34" EAST, A DISTANCE OF 14.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,125.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°07'40" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°27'49", A DISTANCE OF 412.81 FEET; THENCE SOUTH 18°00'09" WEST, A DISTANCE OF 160.16 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°05'15", A DISTANCE OF 70.89 FEET; THENCE SOUTH 12°05'05" EAST, A DISTANCE OF 89.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2,150.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°05'15", A DISTANCE OF 144.41 FEET; THENCE SOUTH 18°00'09" WEST, A DISTANCE OF 139.64 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°49'54", A DISTANCE OF 37.89 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,500.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°05'54", A DISTANCE OF 131.28 FEET; THENCE SOUTH 38°43'38" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°15'31", A DISTANCE OF 39.27 FEET; THENCE SOUTH 38°43'38" EAST, A DISTANCE OF 106.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,450.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'21", A DISTANCE OF 68.06 FEET; THENCE NORTH 48°34'48" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,400.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 48°34'48" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°24'45", A DISTANCE OF 449.90 FEET, THENCE TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°12'12", A DISTANCE OF 578.09 FEET; THENCE SOUTH 04°37'46" EAST, A DISTANCE OF 80.06 FEET TO A POINT ON THE NORTH LINE OF THE O.L. PEACOCK CANAL PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 76°11'52" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 222.85 FEET; THENCE NORTH 04°37'46" WEST, A DISTANCE OF 115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,620.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET; THENCE NORTH 38°43'38" WEST, A DISTANCE OF 362.67 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,280.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1,291.71 FEET; THENCE NORTH 71°11'12" WEST, A DISTANCE OF 20.31 FEET; THENCE NORTH 18°48'32" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 71°11'12" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 18°48'32" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 71°11'12" WEST, A DISTANCE OF 45.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2,072.30 FEET; THENCE NORTH 71°11'12" WEST, A DISTANCE OF 456.33 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 485.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'52", A DISTANCE OF 124.55 FEET; THENCE NORTH 16°50'11" EAST, A DISTANCE OF 276.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 256.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°12'49" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°51'46", A DISTANCE OF 84.28 FEET; THENCE NORTH 07°55'26" EAST, A DISTANCE OF 44.71 FEET; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 59.35 FEET; THENCE NORTH 19°59'08" EAST, A DISTANCE OF 71.58 FEET, TO A POINT ON THE EAST LINE OF VERANO SOUTH P.U.D. 1 - POD A - PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 27 THROUGH 34, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°55'26" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°05'32", A DISTANCE OF 39.31 FEET; THENCE NORTH 07°49'54" EAST, A DISTANCE OF 305.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 965.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°15'31", A DISTANCE OF 38.04 FEET THENCE, ALONG SAID EAST LINE AND ITS SOUTHWESTERLY PROLONGATION THROUGH THE FOLLOWING TWO (2) COURSES NORTH 05°34'23" EAST, A DISTANCE OF 968.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,035.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°39'54", A DISTANCE OF 120.40 FEET TO A POINT ON THE SOUTH LINE OF TRACT "R-1" OF SAID VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 1; THENCE SOUTH 77°45'43" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 965.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°45'43" EAST; THENCE SOUTHERLY ALONG SAID WEST LINE THROUGH THE FOLLOWING TWO (2) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°39'54", A DISTANCE OF 112.26 FEET; THENCE SOUTH 05°34'23" WEST, A DISTANCE OF 369.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.919 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH - POD E - PLAT NO. 1, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

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 COMMUNICATION OR OTHER PURPOSES.

2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO HOME 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 VERANO PROPERTY OWNERS 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 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 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, 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

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

THE CITY'S FACILITIES, VERANO PROPERTY OWNERS 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 AND/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 THEREFOR. THE CITY OF PORT ST. LUCIE, SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT 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 VERANO PROPERTY OWNERS 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 STREET RIGHT-OF-WAY (TRACT "R-1"), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, STREAMWATER 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 DESCRIBED AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STREAMWATER 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 NOT BE RESPONSIBLE 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. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), 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 PLATED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2006, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGE, AND SURFACE WATER MANAGEMENT.

THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT 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.

8. COMMON AREA TRACTS "C54", "C55", "C56", "C57" AND "C58" 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.

WITNESS _____

VERANO DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: THE KOTLER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

WITNESS _____

BY: WILLIAM JOHNSON
MANAGER

WITNESS _____

BY: WILLIAM JOHNSON
MANAGER

WITNESS _____

BY: WILLIAM JOHNSON
MANAGER

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS ____ DAY OF _____, 2019

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM JOHNSON, MANAGER OF THE KOTLER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

BEFORE ME PERSONALLY APPEARED JOHN CSAPO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
PRINT NAME: _____

WITNESS _____

BY: DEBI ENGLAND
SENIOR VICE PRESIDENT

WITNESS _____

BY: DEBI ENGLAND
SENIOR VICE PRESIDENT

WITNESS _____

NOTARY PUBLIC
PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY DEBI ENGLAND AS SENIOR VICE PRESIDENT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION.

HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
PRINT NAME: _____

WITNESS _____

NOTARY PUBLIC
PRINT NAME: _____

ACCEPTED:

VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

ASST. SECRETARY

BY: JOHN CSAPO
CHAIRMAN

VERANO SOUTH - POD E - PLAT NO. 1

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 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

SHEET 2 OF 6

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

SCALE: 1" = 40'

<u>LEGEND:</u>	
■	= SET PERMANENT REFERENCE MONUMENT PRM LB 7062
□	= FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
◎	= PERMANENT CONTROL POINT LB 7062
Δ	= DELTA ANGLE
L	= ARC LENGTH
R	= RADIUS
¢	= CENTERLINE
CB	= CHORD BEARING
CH	= CHORD DISTANCE
C.U.E.	= CITY UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
LB	= LICENSED SURVEY BUSINESS
L.M.E.	= LAKE MAINTENANCE EASEMENT
(N.R.)	= NON RADIAL
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P.O.B.	= POINT OF BEGINNING
P.O.C.C.	= POINT ON COMPOUND CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
P.T.	= POINT OF TANGENCY
(RAD.)	= RADIAL
RGE.	= RANGE
RP	= RADIUS POINT
R/W	= RIGHT-OF-WAY
SEC.	= SECTION
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
WMT	= WATER MANAGEMENT TRACT
(11)	= EXISTING LOT NUMBER

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

This map illustrates the layout of Verano P.U.D. 1, specifically Plat No. 1 and Plat No. 4. The map shows various streets including Appian Way, Perou Way, and Verano Parkway, along with unplatted acreage areas. The map is divided into six sheets, labeled Sheet 2, Sheet 3, Sheet 4, Sheet 5, Sheet 56, and a main area. A north arrow is located in the bottom left corner. The map is titled "KEY MAP" and "NOT TO SCALE".

VERANO P.U.D. 1 -
POD A - PLAT NO. 1
(P.B. 77, PGS. 27-34)

VERANO P.U.D. 1 -
POD B -
PLAT NO. 1
(P.B. 77, PGS.
2-16)

VERANO P.U.D. 1 -
POD A - PLAT
NO. 4 (P.B. __,
PGS. __-__)

APPIAN WAY

PEROU WAY

VERANO WAY

UNPLATTED ACREAGE

UNPLATTED ACREAGE

UNPLATTED ACREAGE

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 56

VERANO PARKWAY

CROSSTOWN PARKWAY

KEY MAP
NOT TO SCALE

VERANO SOUTH - POD E - PLAT NO. 1

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 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

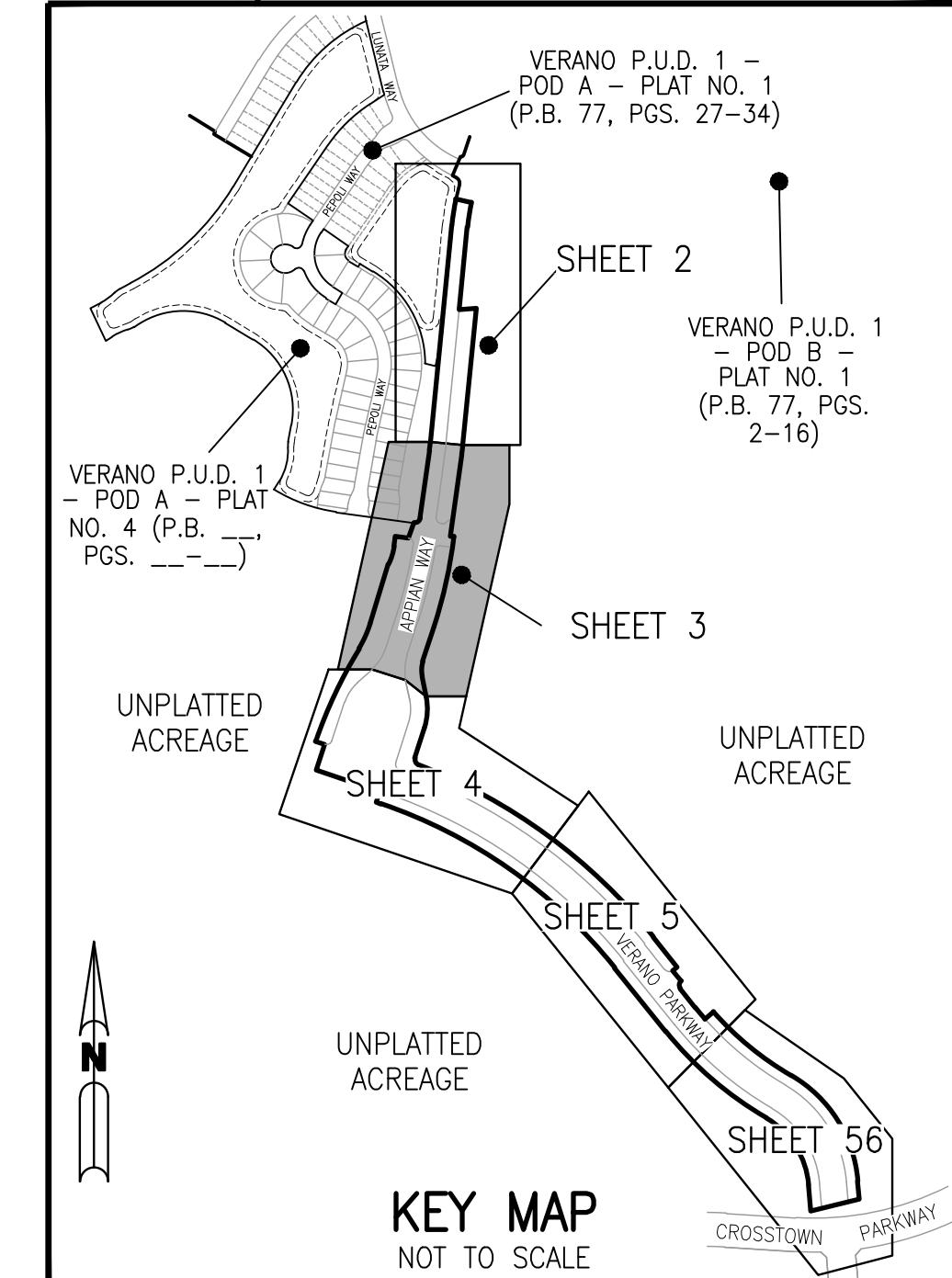
SHEET 3 OF 6

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

<u>LEGEND:</u>	
■	= SET PERMANENT REFERENCE MONUMENT PRM LB 7062
□	= FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
○	= PERMANENT CONTROL POINT LB 7062
Δ	= DELTA ANGLE
L	= ARC LENGTH
R	= RADIUS
¢	= CENTERLINE
CB	= CHORD BEARING
CH	= CHORD DISTANCE
C.U.E.	= CITY UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
LB	= LICENSED SURVEY BUSINESS
L.M.E.	= LAKE MAINTENANCE EASEMENT
(N.R.)	= NON RADIAL
O.R.B.	= OFFICIAL RECORDS BOOK
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R/W	= RIGHT-OF-WAY
SEC.	= SECTION
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
WMT	= WATER MANAGEMENT TRACT
(11)	= EXISTING LOT NUMBER

MATCH LINE SEE SHEET 2 OF 6

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



CITY OF PORT ST. LUCIE PROJECT NO. P19-01

SHEET 3 OF 6

VERANO SOUTH - POD E - PLAT NO. 1

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 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

SHEET 4 OF 6

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

PLAT BOOK

PAGE

FILE NO.

DATE

TIME

SHEET 4 OF 6

CITY OF PORT ST. LUCIE PROJECT NO. P19-01

VERANO SOUTH - POD E - PLAT NO. 1

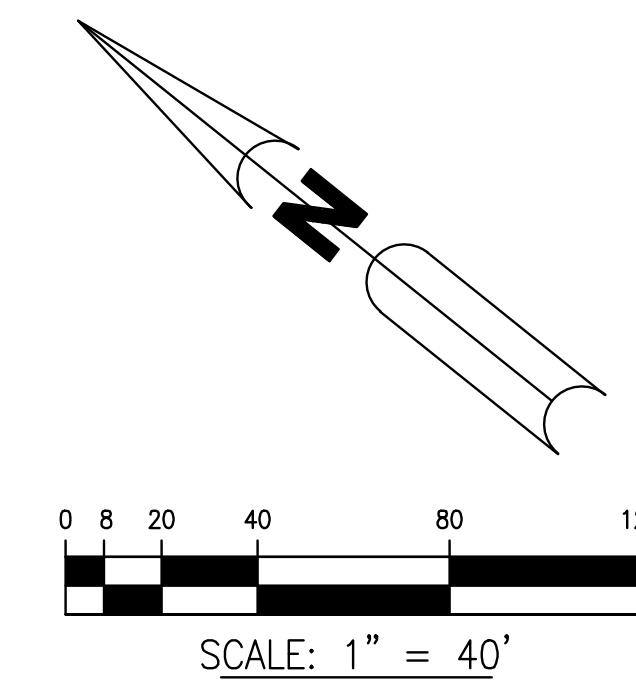
BEING A PARCEL OF LAND LYING WITHIN SECTIONS 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37
SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

LEGEND:

■	= SET PERMANENT REFERENCE MONUMENT PRM LB 7062
□	= FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
◎	= PERMANENT CONTROL POINT LB 7062
Δ	= DELTA ANGLE
L	= ARC LENGTH
R	= RADIUS
¢	= CENTERLINE
CB	= CHORD BEARING
CH	= CHORD DISTANCE
C.U.E.	= CITY UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
LB	= LICENSED SURVEY BUSINESS
L.M.E.	= LAKE MAINTENANCE EASEMENT
(N.R.)	= NON RADIAL
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P.O.B.	= POINT OF BEGINNING
P.O.C.C.	= POINT ON COMPOUND CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
P.T.	= POINT OF TANGENCY
(RAD.)	= RADIAL
RGE.	= RANGE
RP	= RADIUS POINT
R/W	= RIGHT-OF-WAY
SEC.	= SECTION
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
WMT	= WATER MANAGEMENT TRACT
(11)	= EXISTING LOT NUMBER

SHEET 6 OF 6

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426



SCALE: 1" = 40'

PLAT BOOK

PAGE

FILE NO.

DATE

TIME

LUNATA W

Key Map showing five sheets of a map and surrounding areas:

- SHEET 2:** Located at the top, showing a rectangular area with a dashed line boundary. Labels include "PEPOL WAY" and "APPIAN WAY".
- SHEET 3:** Located in the middle, showing a rectangular area with a dashed line boundary. Labels include "APPIAN WAY".
- SHEET 4:** Located on the left, showing a rectangular area with a dashed line boundary.
- SHEET 5:** Located on the right, showing a rectangular area with a dashed line boundary. Labels include "VERANO PARKWAY".
- UNPLATTED ACREAGE:** A large area to the left of Sheet 4 and below Sheet 5.
- UNPLATTED ACREAGE:** A large area to the right of Sheet 5.
- CROSSTOWN:** A shaded area at the bottom right.
- KEY MAP:** A large title at the bottom left.
- NOT TO SCALE:** A subtitle below the title.

SHEET 6 OF 6