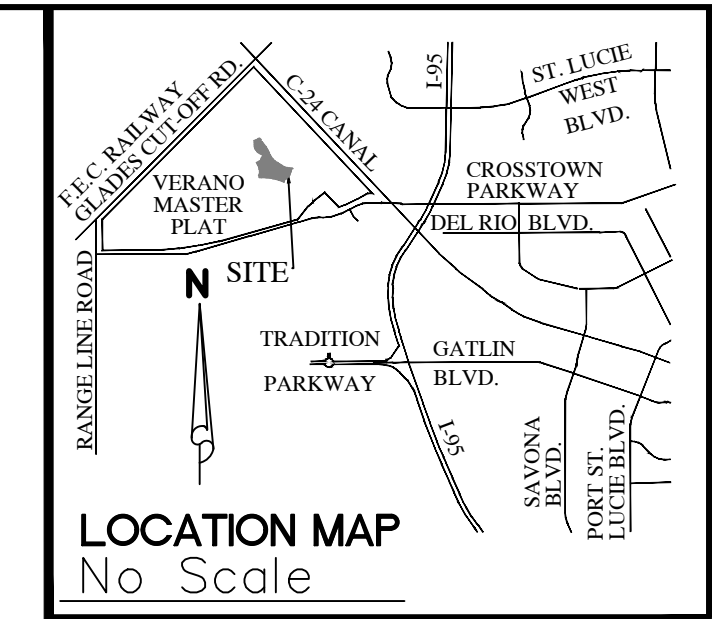




# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), LANDSCAPE EASEMENTS (L.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACTS "R-1" THROUGH "R-5", WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-3, AND COMMON AREA TRACTS "CA-1" THROUGH "CA-17" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

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

WITNESS \_\_\_\_\_

BY: \_\_\_\_\_

(PRINT NAME OF WITNESS)

NAME: \_\_\_\_\_

WITNESS \_\_\_\_\_

TITLE: \_\_\_\_\_

(PRINT NAME OF WITNESS)

## 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 NOTARIZATION THIS DAY \_\_\_ OF \_\_\_\_\_, 2021.

BY \_\_\_\_\_ OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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 CITY UTILITY EASEMENTS (C.U.E.), UTILITY EASEMENTS, MAINTENANCE 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 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 \_\_\_\_\_, 2021.

ATTEST:

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

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 NOTARIZATION THIS DAY \_\_\_ OF \_\_\_\_\_, 2021.  
BY \_\_\_\_\_ OF DISTRICT # 5, 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, AS AMENDED 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 \_\_\_\_\_, 2021.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

WITNESS \_\_\_\_\_

BY: \_\_\_\_\_

(PRINT NAME OF WITNESS)

NAME: \_\_\_\_\_

WITNESS \_\_\_\_\_

TITLE: \_\_\_\_\_

(PRINT NAME OF WITNESS)

## ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS DAY \_\_\_ OF \_\_\_\_\_, 2021.

BY \_\_\_\_\_, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PRINT NAME: \_\_\_\_\_

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 1177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY \_\_\_\_\_, DATED AS OF THE \_\_\_ DAY OF \_\_\_\_\_, 2021:

- (A.) THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANO DEVELOPMENT, LLC, THE ENTITY EXECUTING THE DEDICATION.
- (B.) ALL MORTGAGES ARE NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167, AS AMENDED
- (C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- (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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_

ROBERT M. GRAHAM  
WEST PALM BEACH, FLORIDA 33401  
FLORIDA BAR NUMBER 273562

## 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 D - PLAT NO. 2 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

ATTEST:

GREGORY J. ORAVEC, MAYOR

KAREN A. PHILLIPS, CITY CLERK

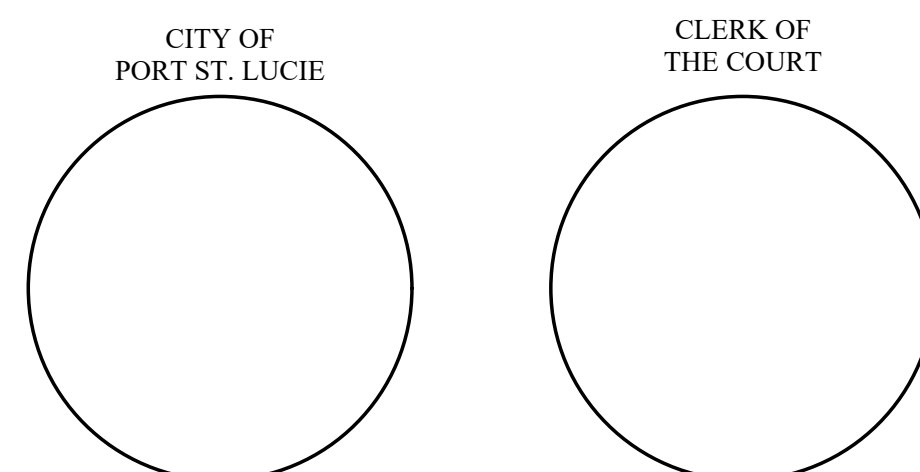
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

## CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

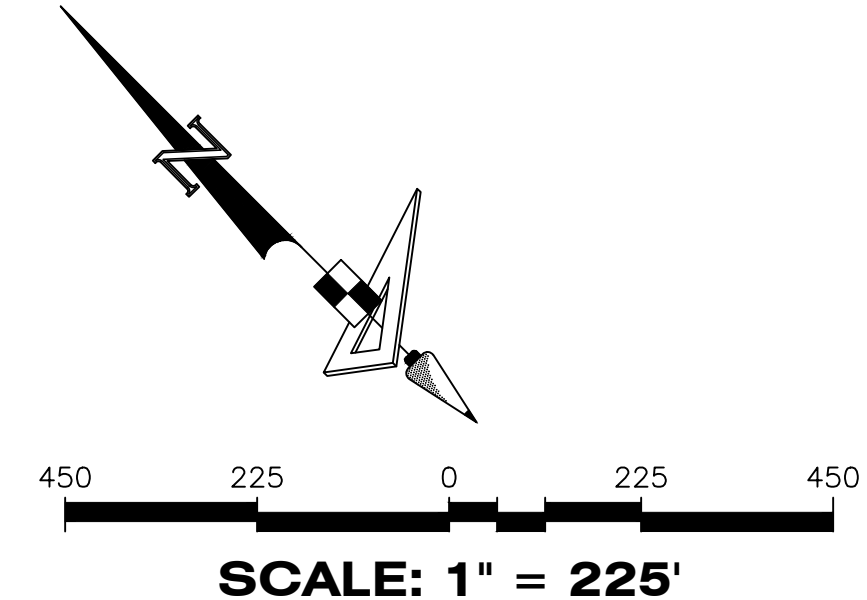
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

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

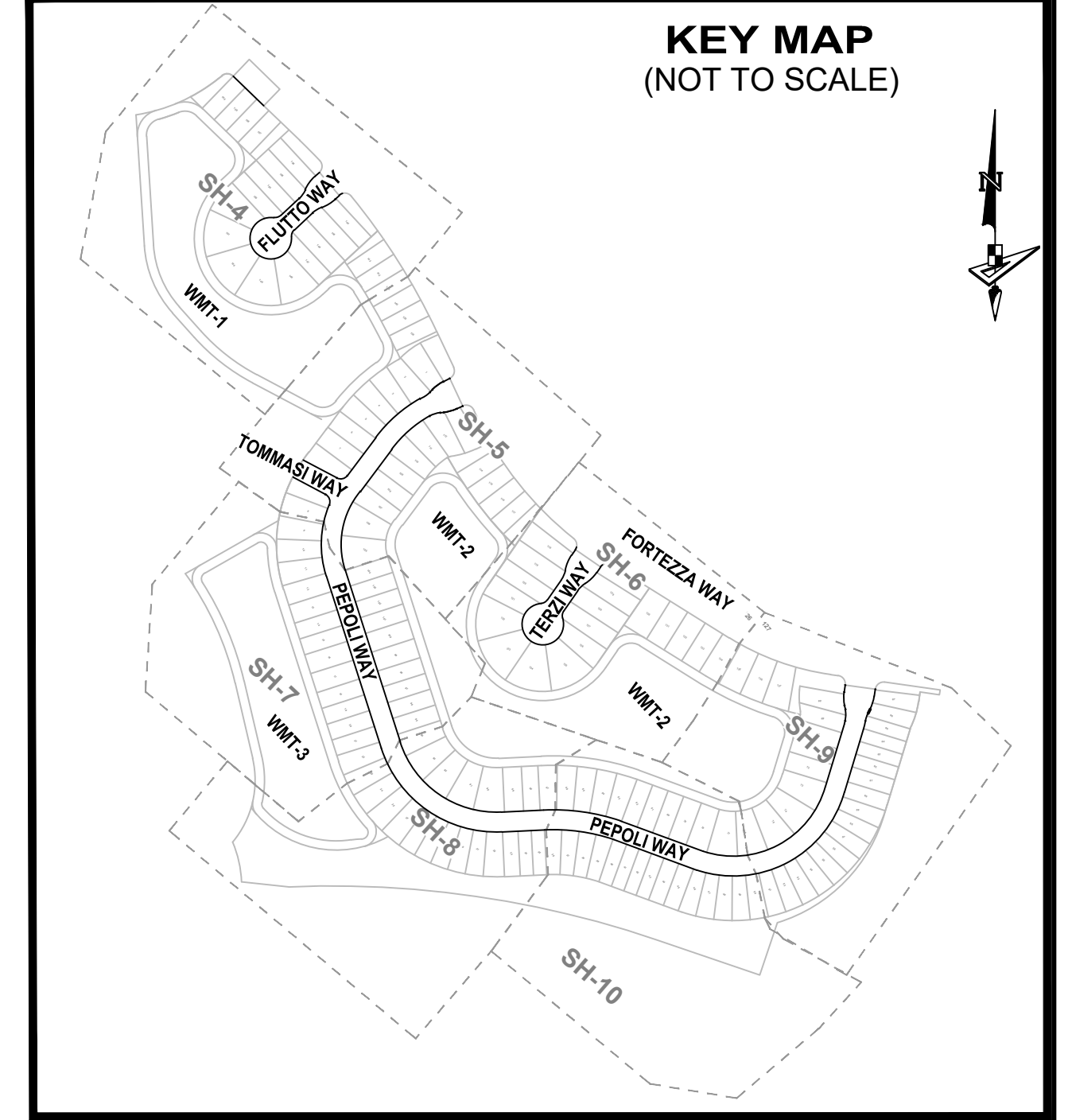


# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

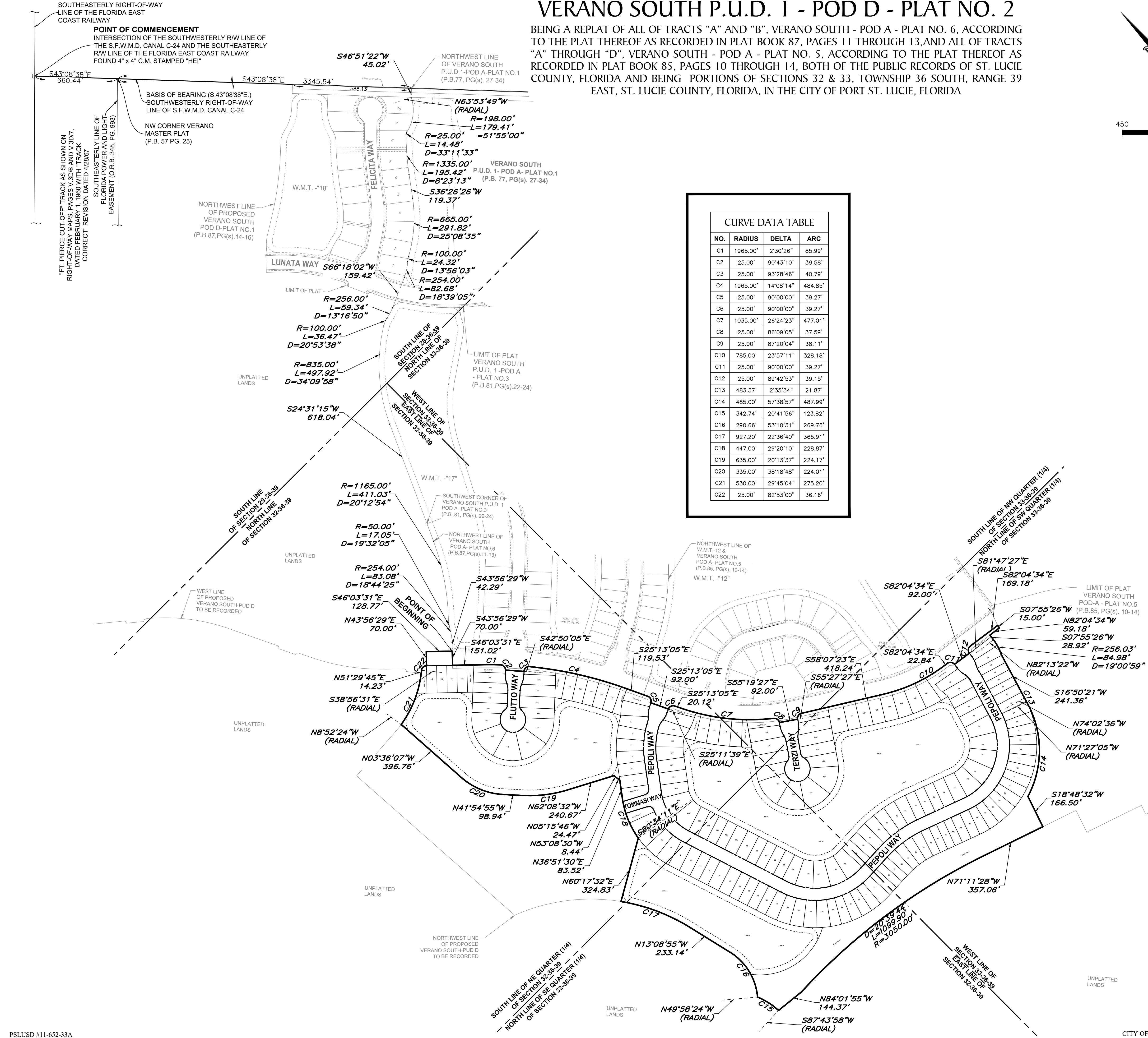
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PLAT BOOK
PAGE
FILE NO.
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TIME



NO.	RADIUS	DELTA	ARC
C1	1965.00'	2°30'26"	85.99'
C2	25.00'	90°43'10"	39.58'
C3	25.00'	93°28'46"	40.79'
C4	1965.00'	14°08'14"	484.85'
C5	25.00'	90°00'00"	39.27'
C6	25.00'	90°00'00"	39.27'
C7	1035.00'	26°24'23"	477.01'
C8	25.00'	86°09'05"	37.59'
C9	25.00'	87°20'04"	38.11'
C10	785.00'	23°57'11"	328.18'
C11	25.00'	90°00'00"	39.27'
C12	25.00'	89°42'53"	39.15'
C13	483.37'	2°35'34"	21.87'
C14	485.00'	57°38'57"	487.99'
C15	342.74'	20°41'56"	123.82'
C16	290.66'	53°10'31"	269.76'
C17	927.20'	22°36'40"	365.91'
C18	447.00'	29°20'10"	228.87'
C19	635.00'	20°13'37"	224.17'
C20	335.00'	38°18'48"	224.01'
C21	530.00'	29°45'04"	275.20'
C22	25.00'	82°53'00"	36.16'



- LEGEND**
- P.B. ----- Plat Book
  - Pg(s). ----- Page(s)
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  - 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

**GeoPoint**  
Surveying, Inc.

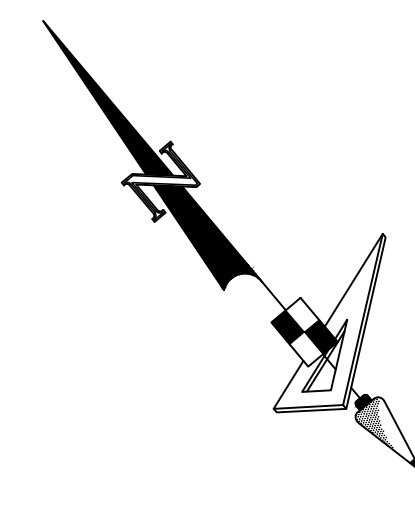
4152 W. Blue Heron Blvd. Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurveying.com  
Licensed Business Number LB 7768

**SHEET 3 OF 10 SHEETS**

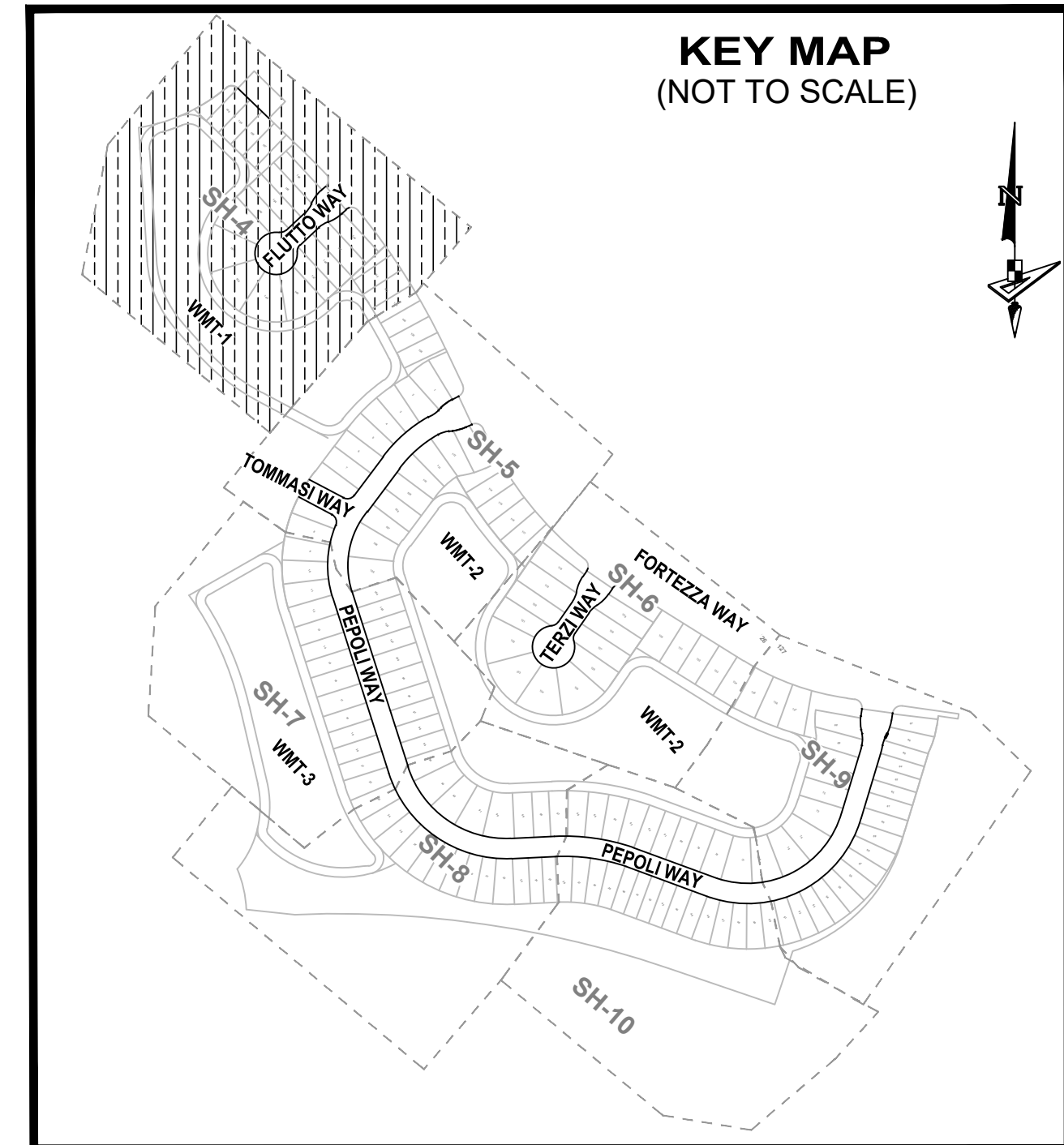
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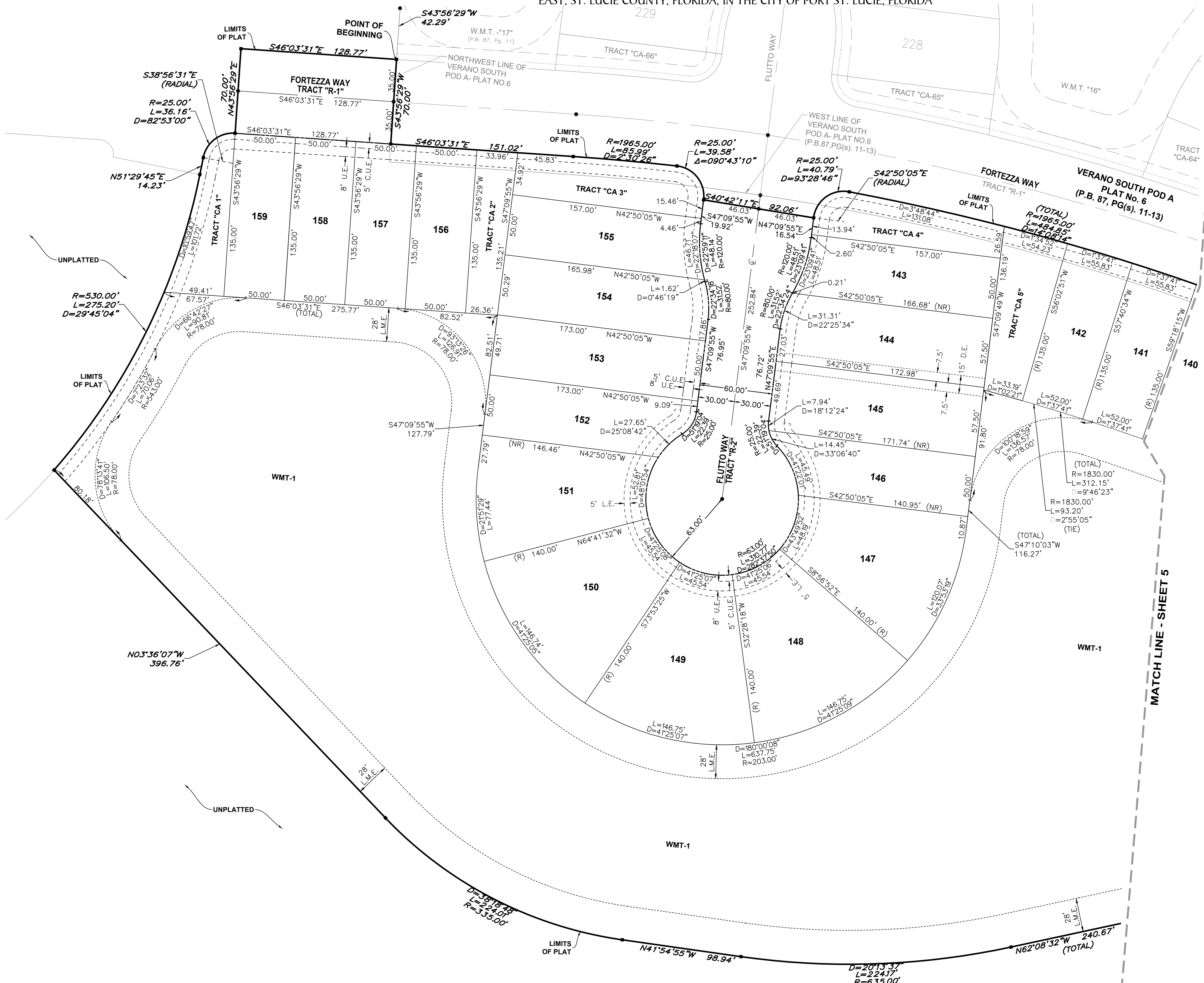


SCALE: 1" = 40'



### LEGEND

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MATCH LINE - SHEET 5

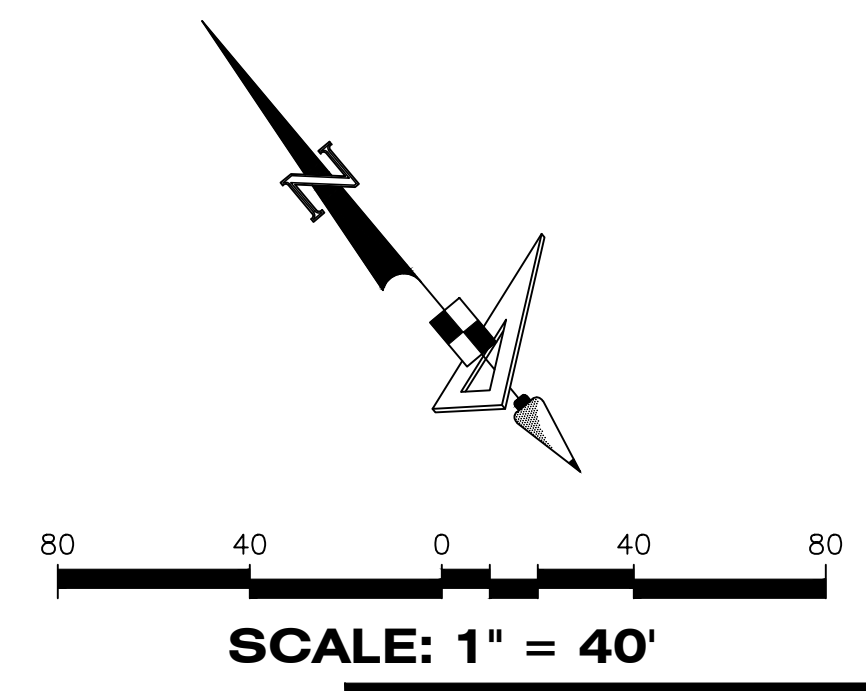
**GeoPoint**  
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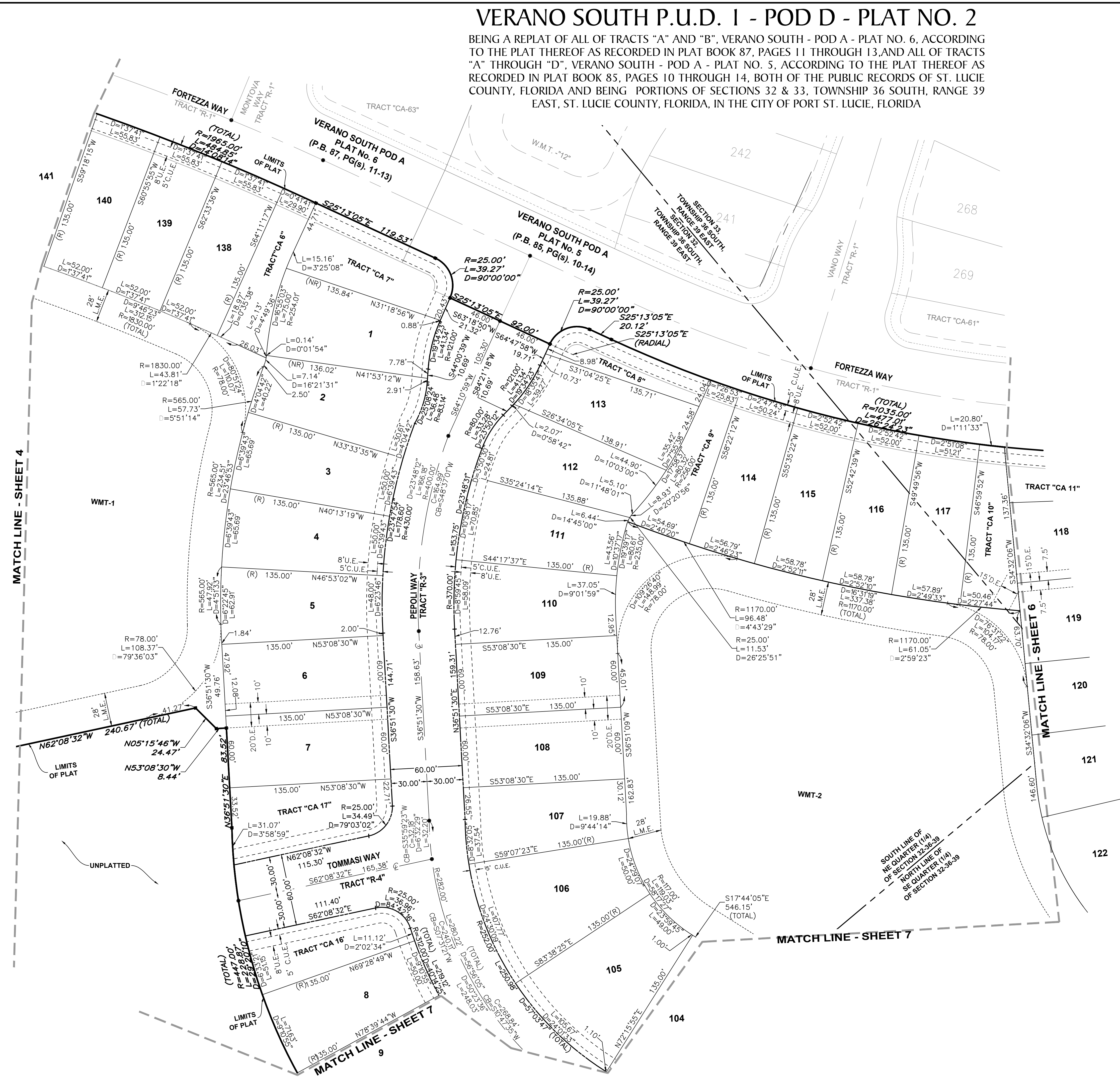
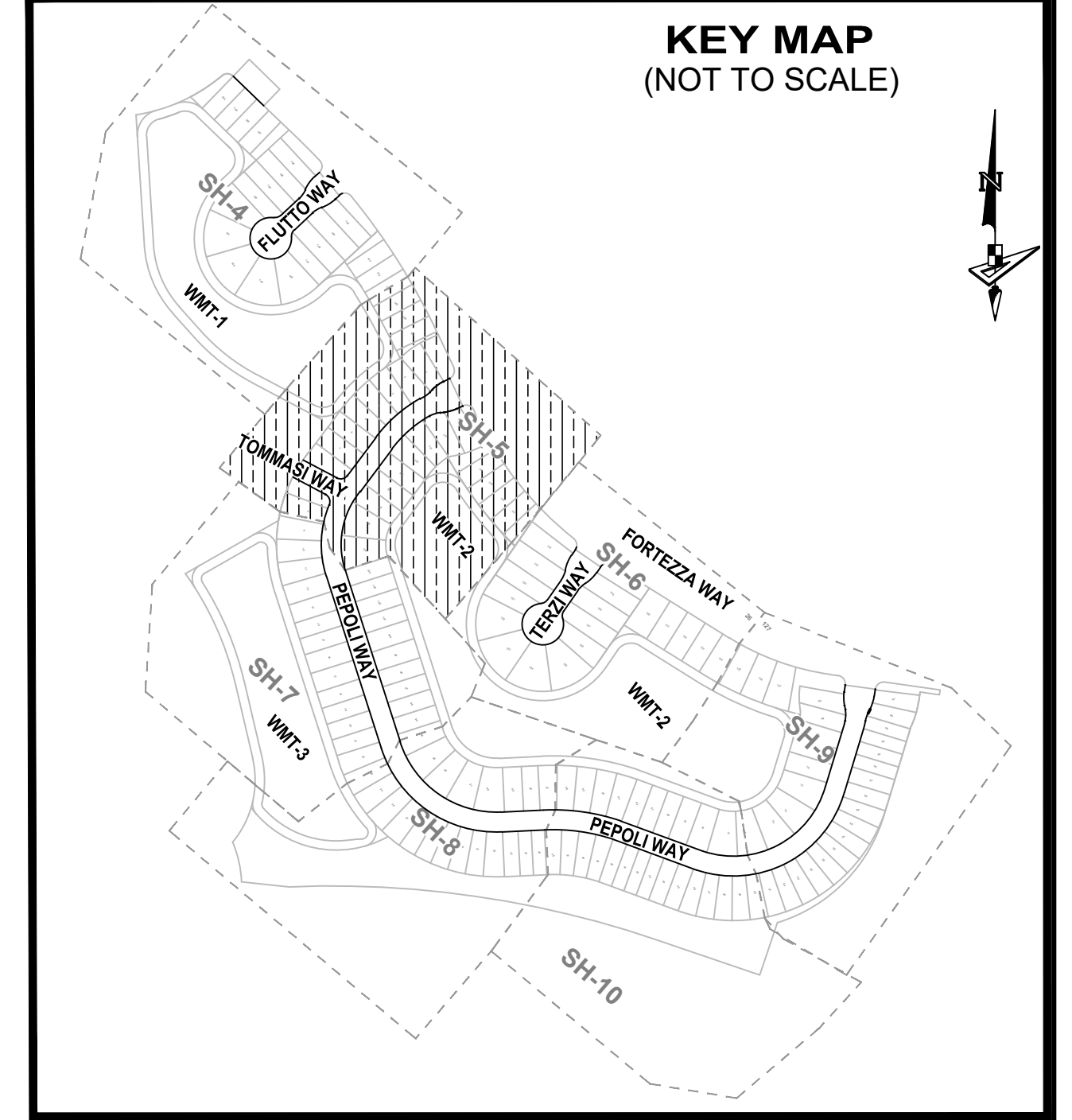
**SHEET 4 OF 10 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

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CB -----	Chord Bearing
C -----	Chord Length
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(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
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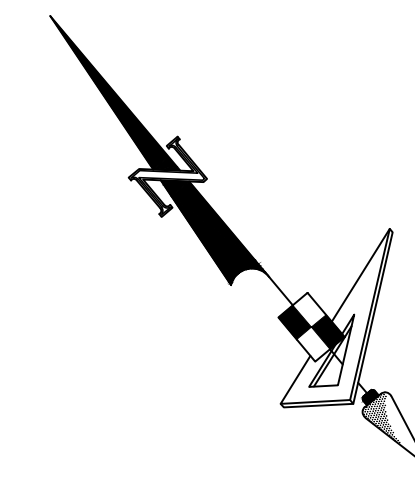
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**SHEET 5 OF 10 SHEETS**

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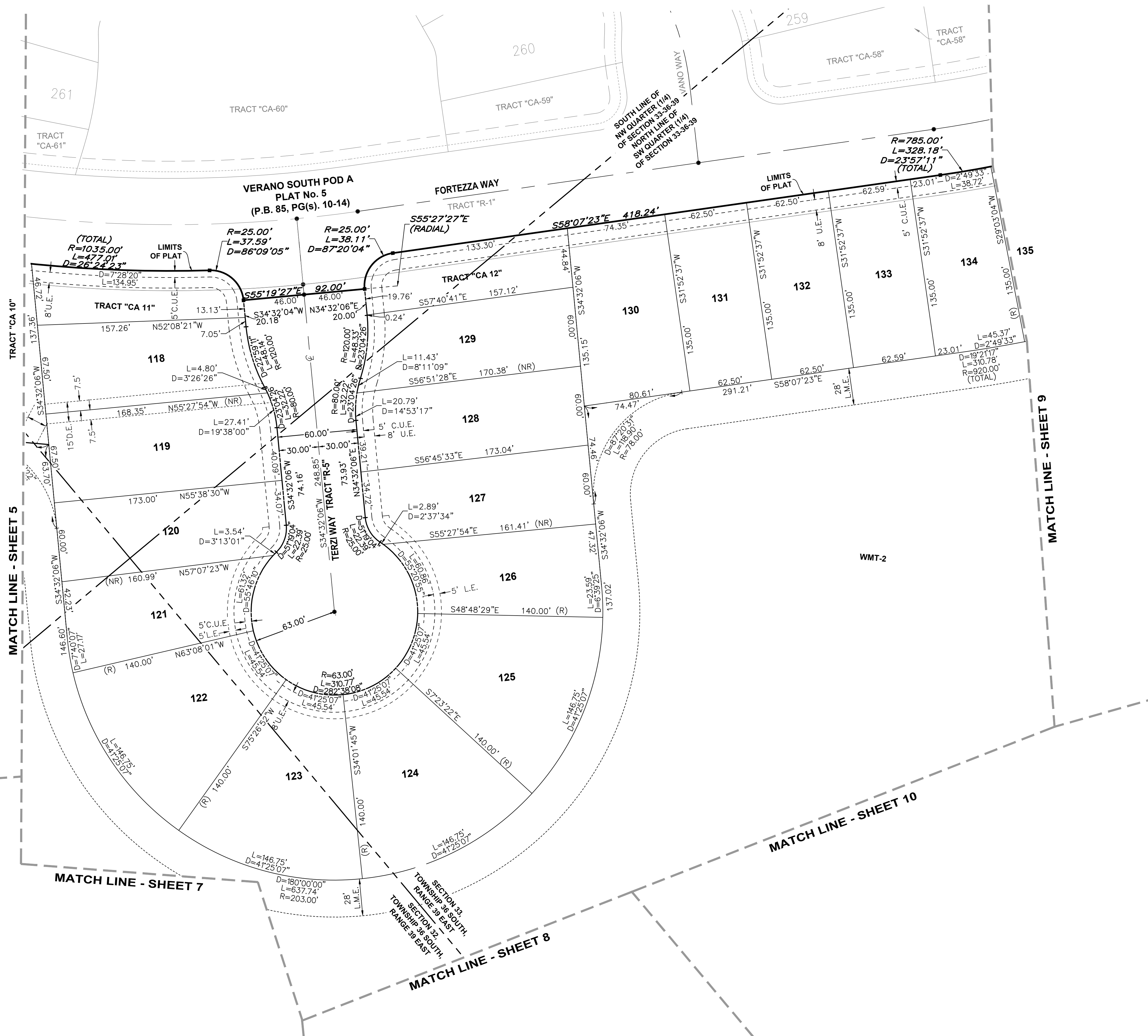
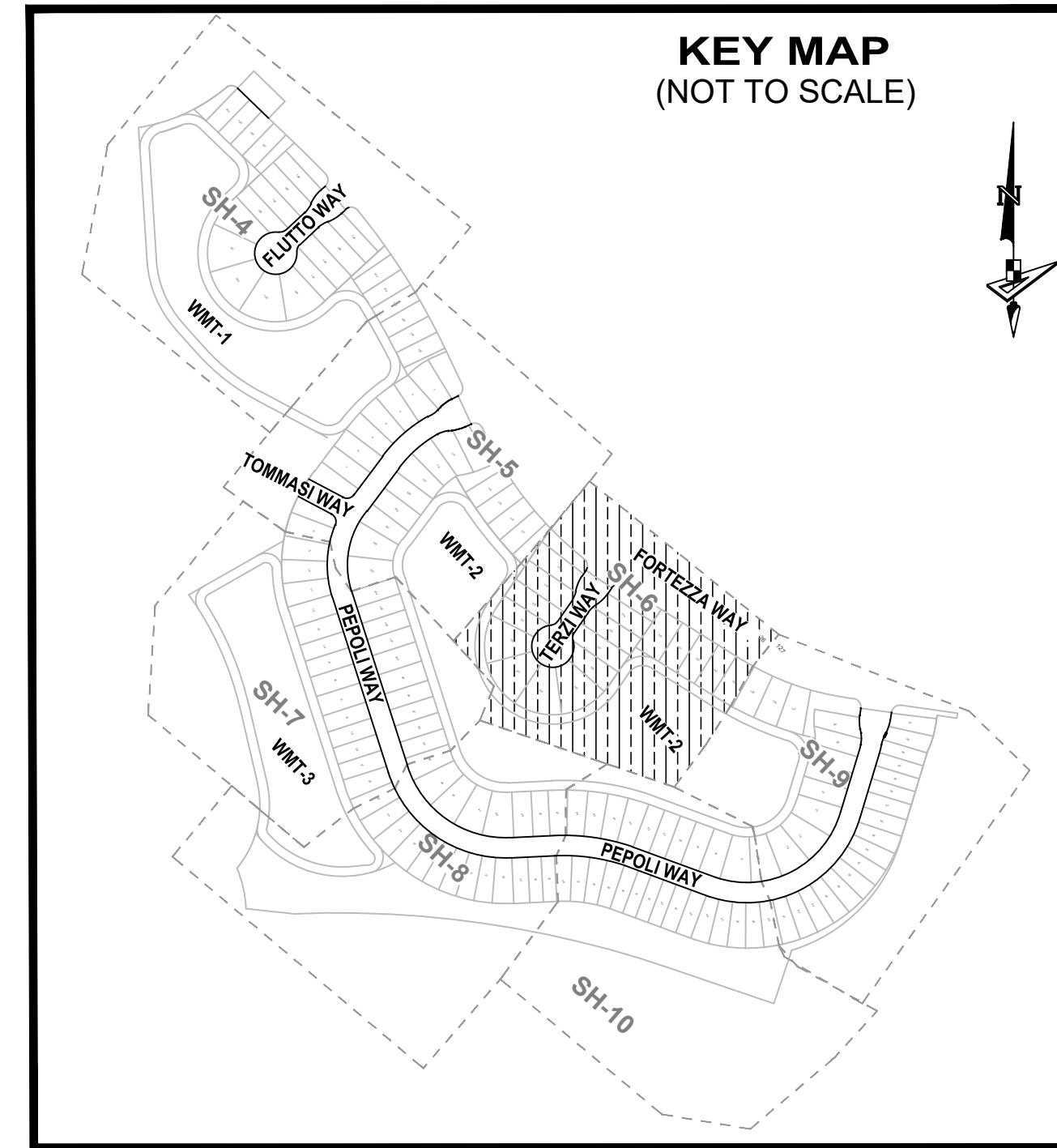
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SCALE: 1" = 40'

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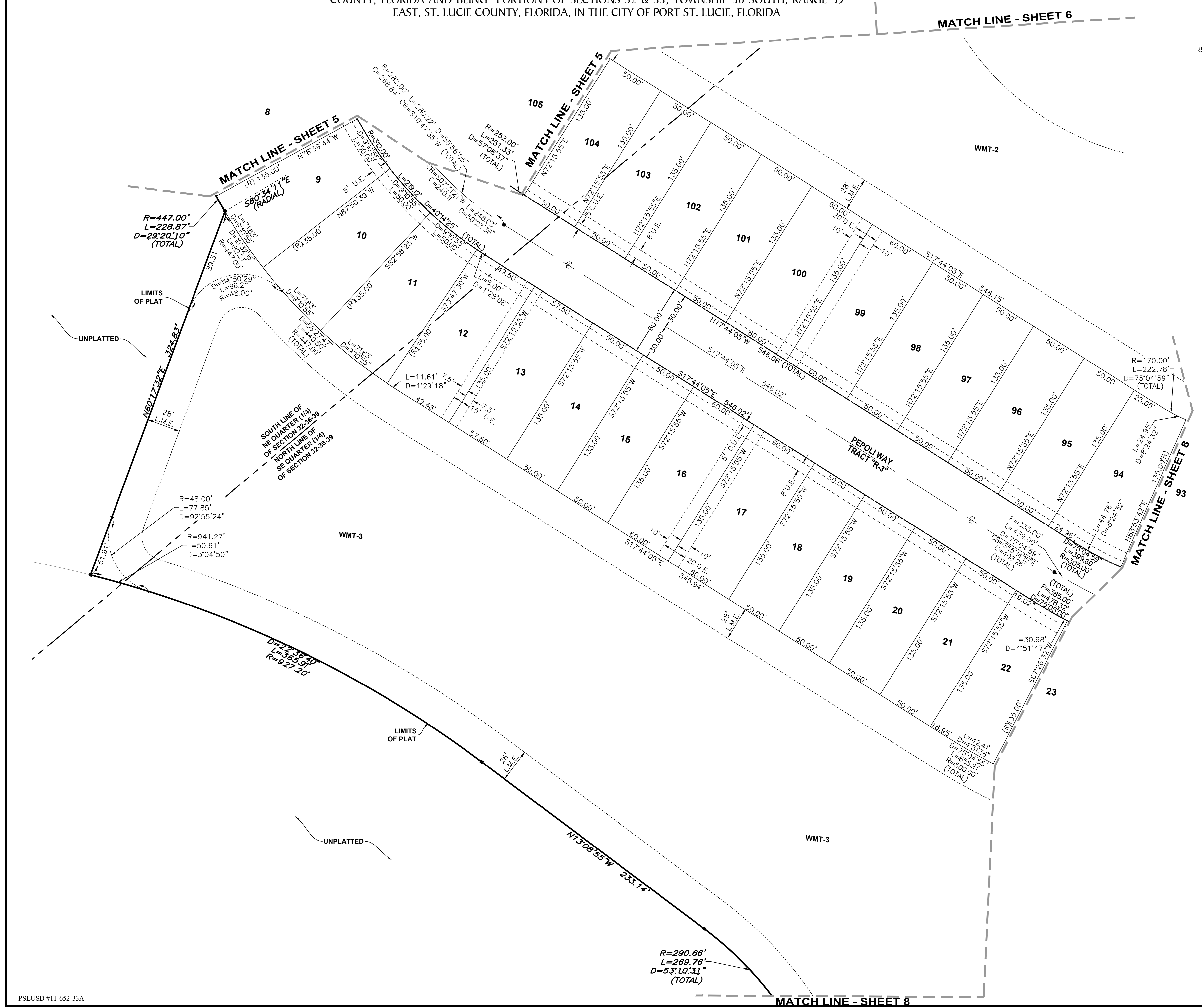
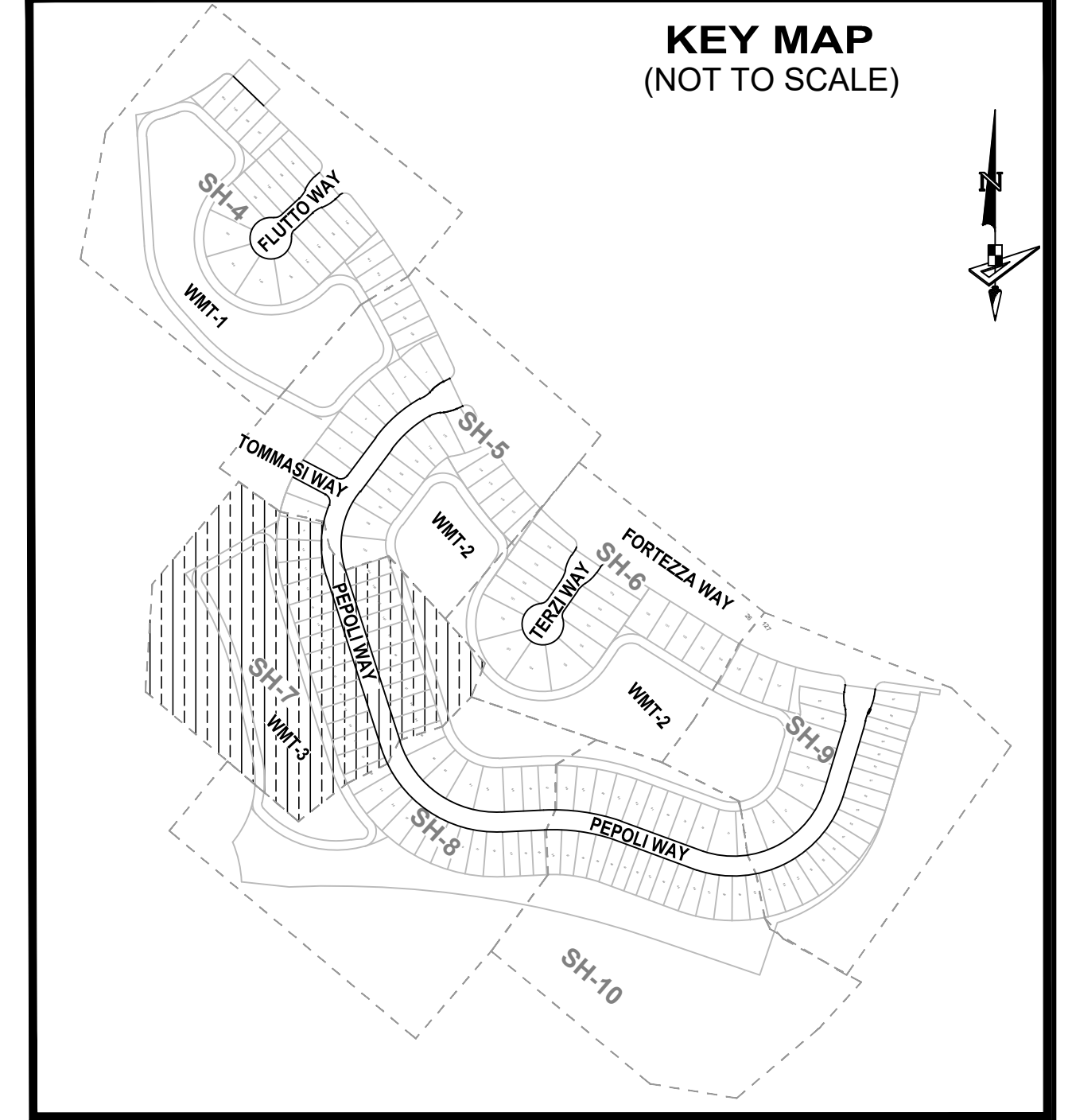
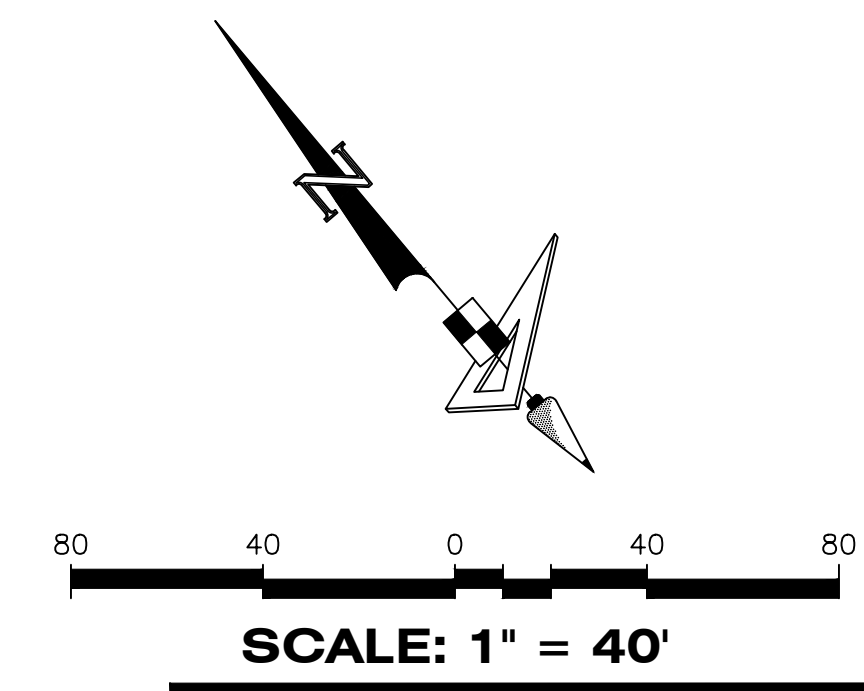
4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurvey.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

SHEET 6 OF 10 SHEETS

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

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Surveying, Inc.

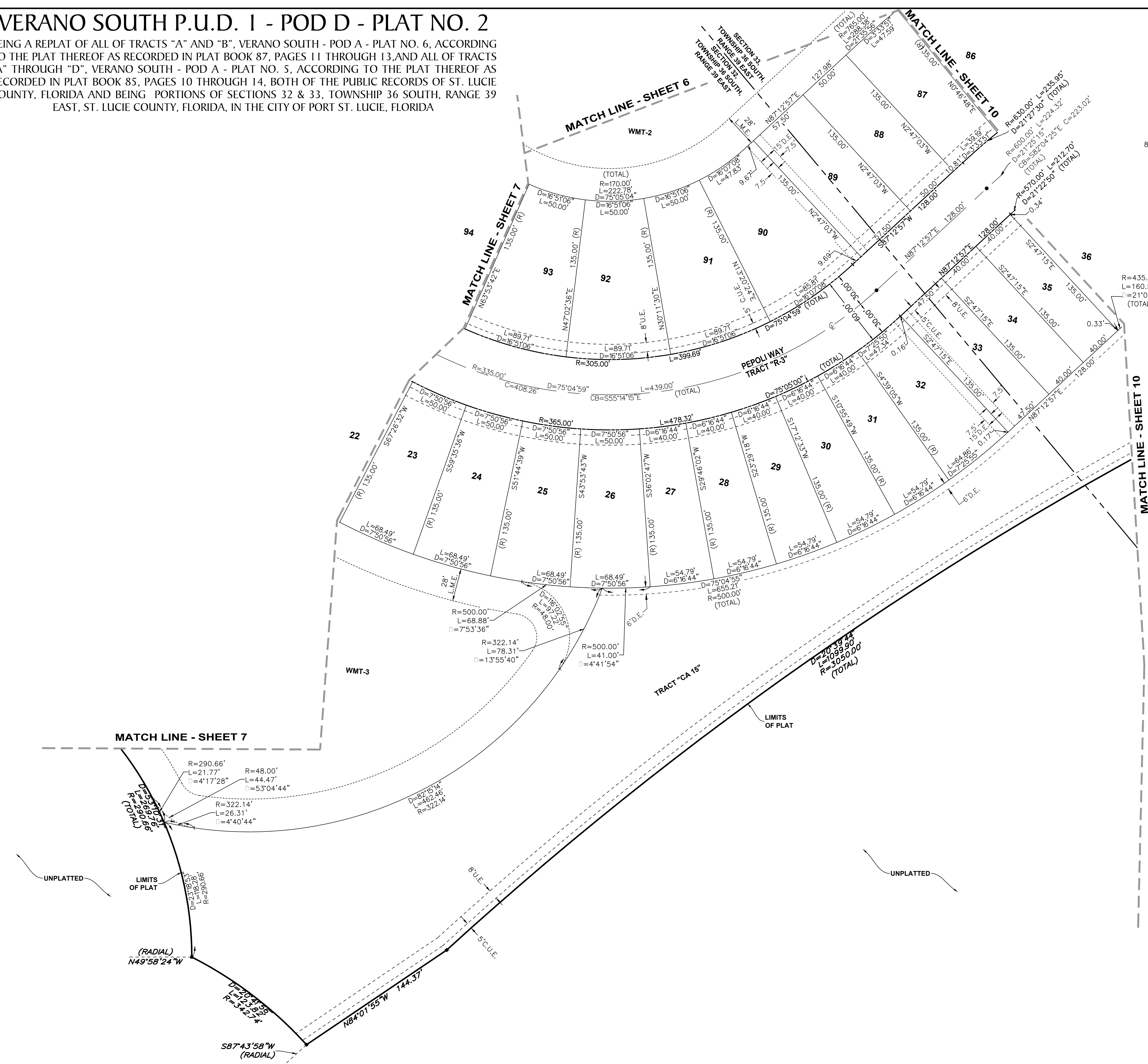
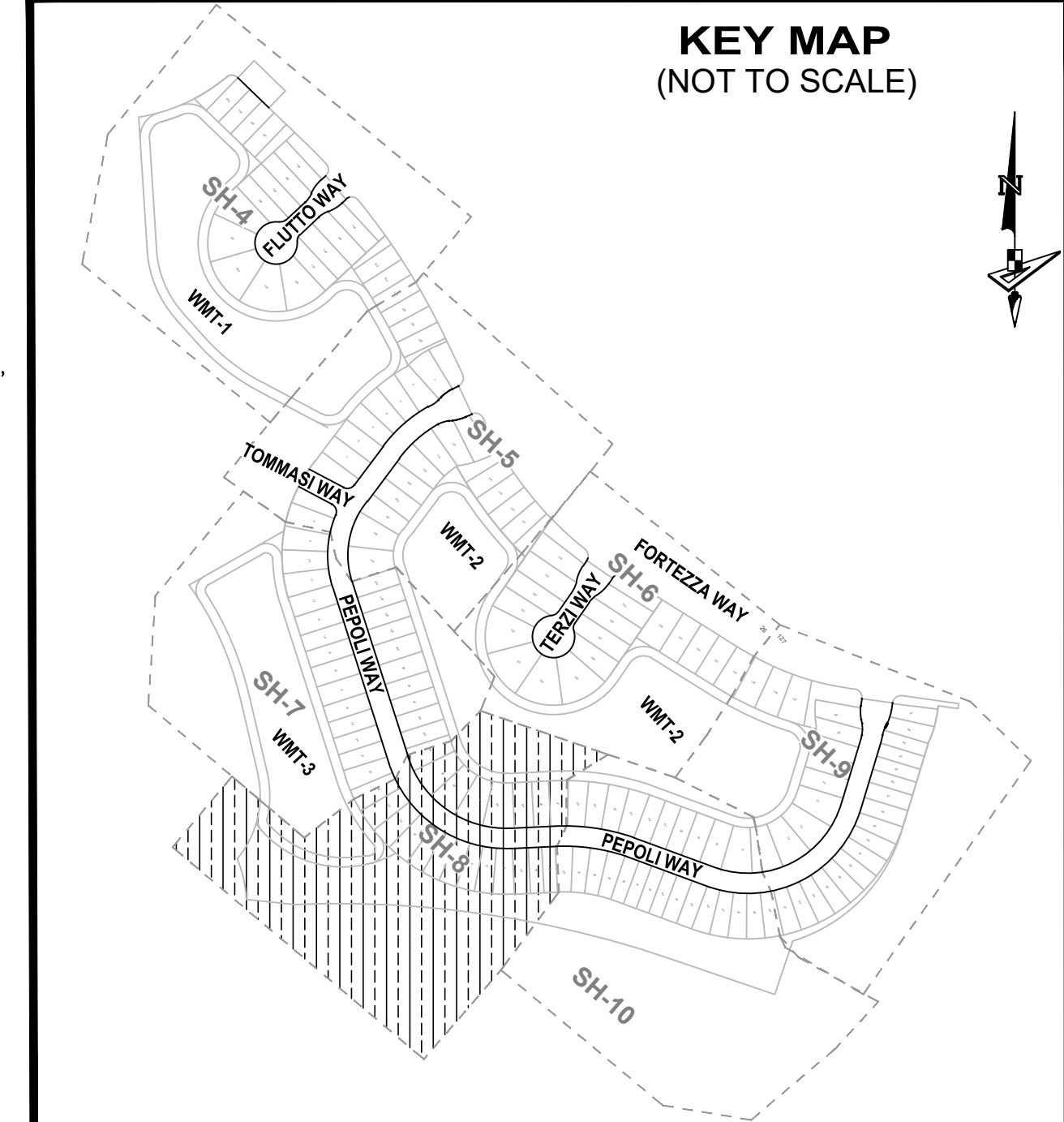
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Riviera Beach, FL 33404 Licensed Business Number 197768

**SHEET 7 OF 10 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

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
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
L.E. -----	Landscape Easement
WMT -----	Stormwater Management Tract
⊕ -----	Centerline
R/W -----	Right-of-Way
P.U.D. -----	Planned Unit Development
R -----	Radius
L -----	Arc Length
D -----	Delta-Central Angle
CB -----	Chord Bearing
C -----	Chord Length
(R) -----	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

**GeoPoint**  
Surveying, Inc.

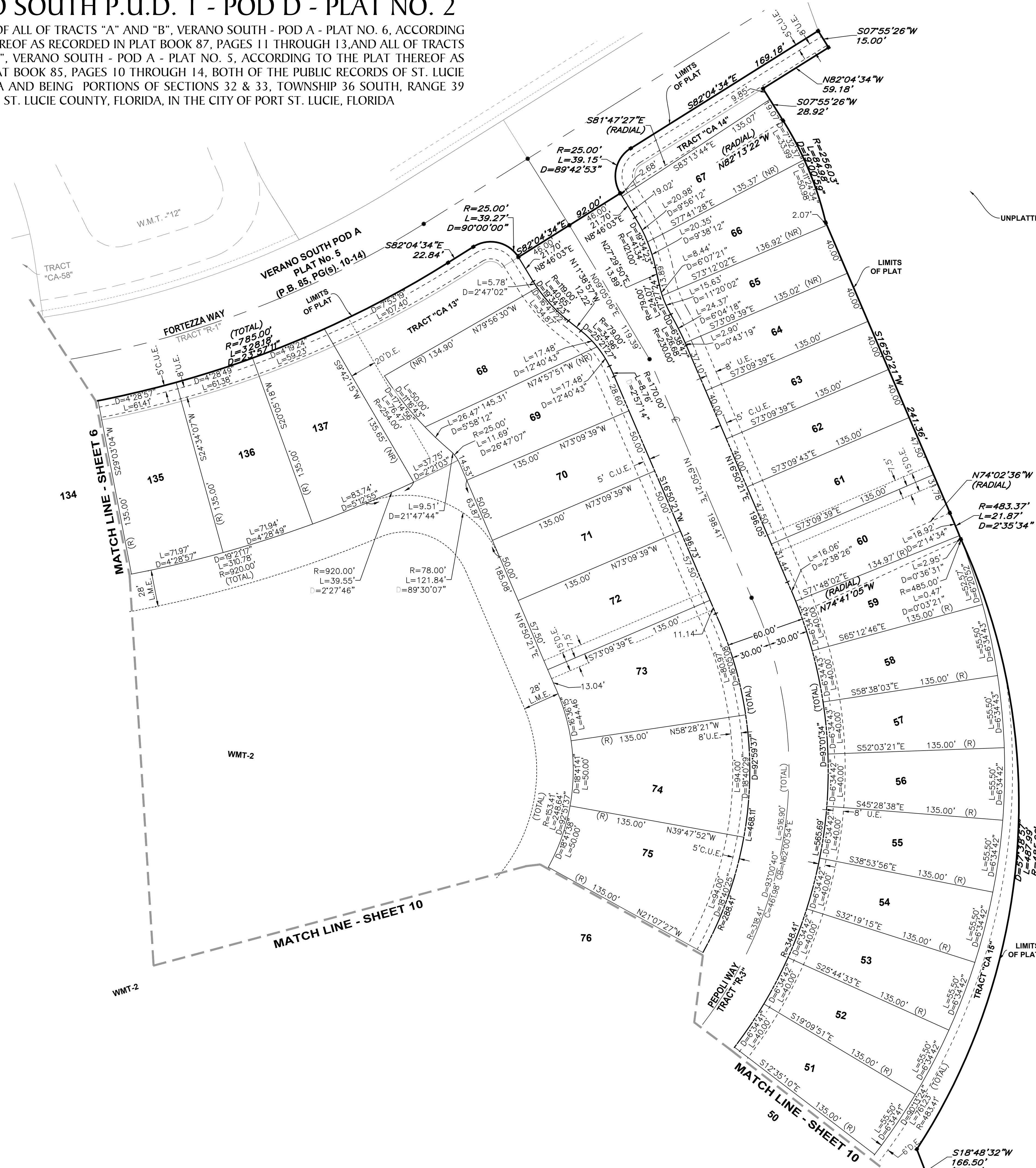
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Riviera Beach, FL 33404 Licensed Business Number LB 7768

**SHEET 8 OF 10 SHEETS**



# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK

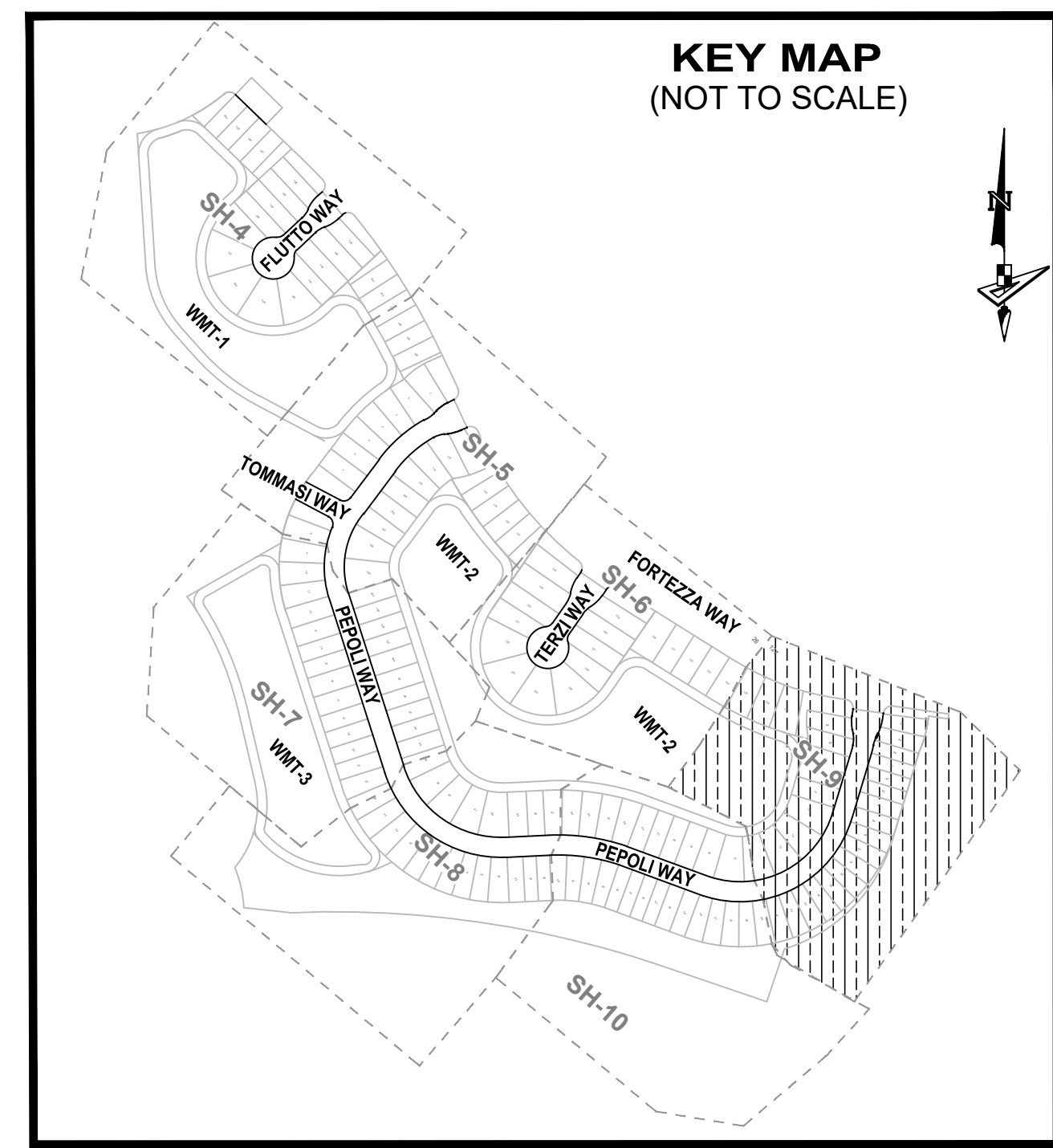
PAGE

FILE NO.

DATE

TIME

SCALE: 1" = 40'



**LEGEND**

P.B. -----	Plat Book
Pg(s) -----	Page(s)
S.F.W.M.D. -----	South Florida Water Management District
C.U.E. -----	City Utility Easement
D.E. -----	Drainage Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
L.E. -----	Landscape Easement
WMT -----	Stormwater Management Tract
⊙ -----	Centerline
R/W -----	Right-of-Way
P.U.D. -----	Planned Unit Development
R -----	Radius
L -----	Arc Length
D -----	Delta-Central Angle
CB -----	Chord Bearing
C -----	Chord Length
(R) -----	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

**GeoPoint**  
Surveying, Inc.

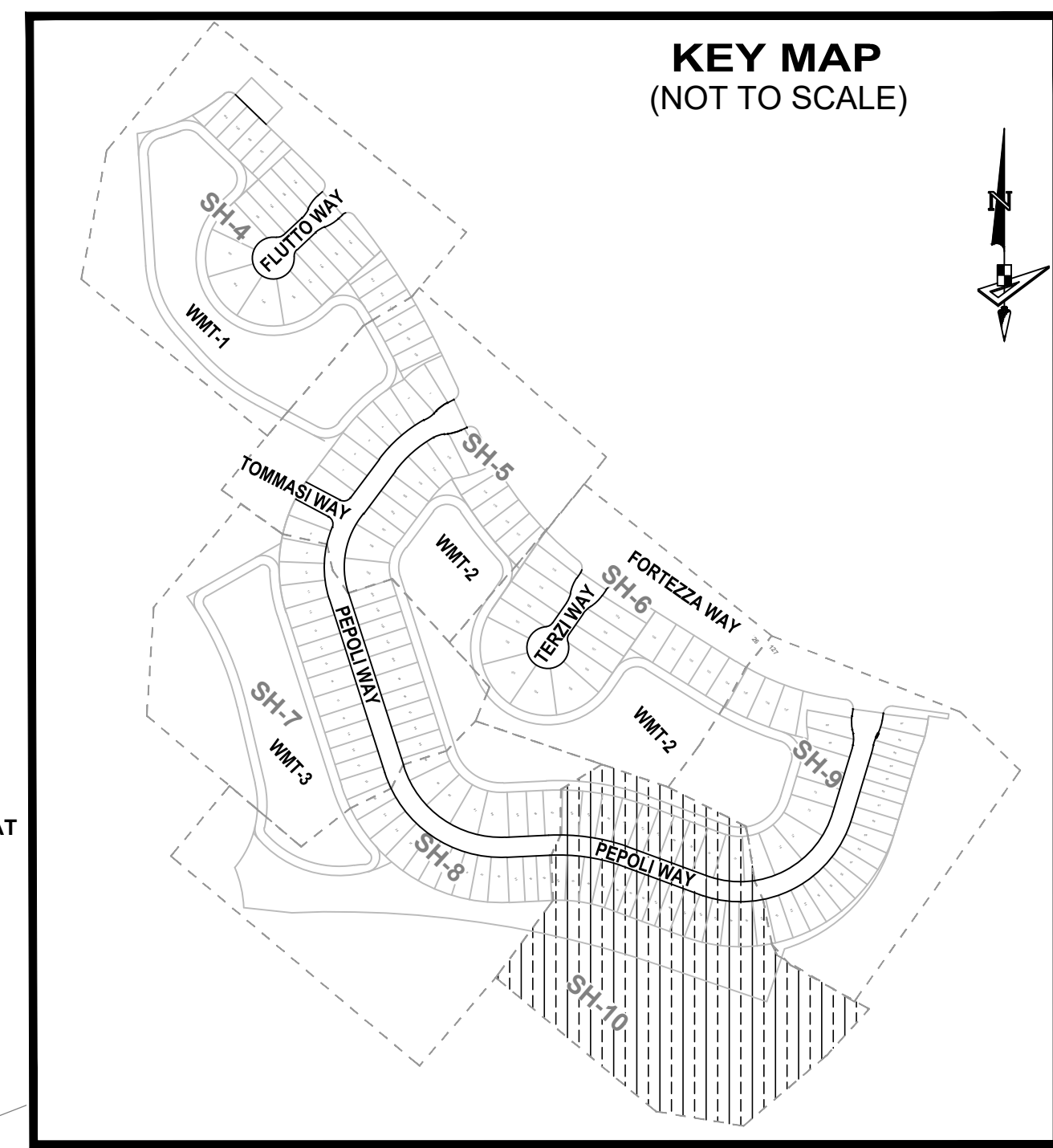
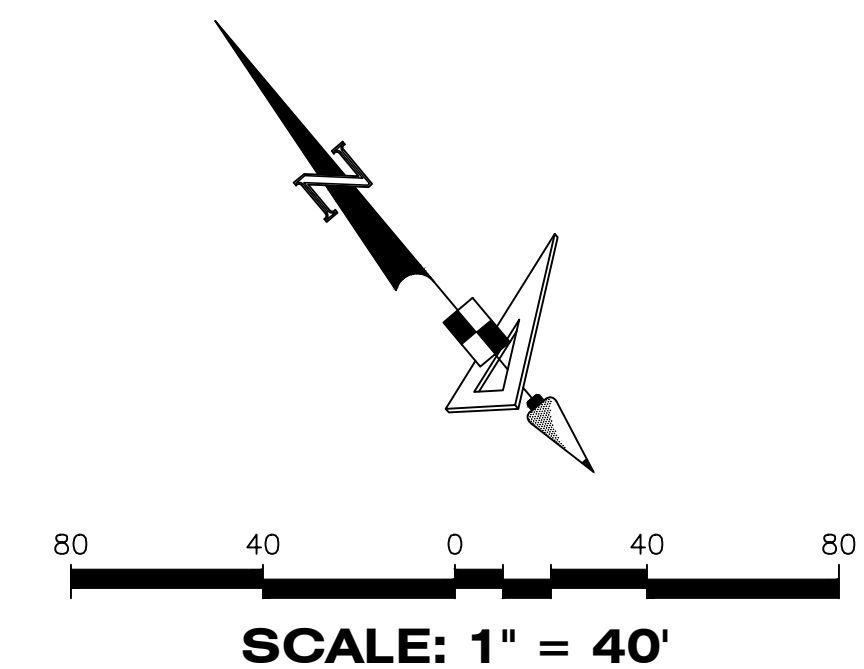
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**SHEET 9 OF 10 SHEETS**

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

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
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- L.E. ----- Landscape Easement
- WMT ----- Stormwater Management Tract
- Ⓞ ----- Centerline
- R/W ----- Right-of-Way
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- 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

  
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**SHEET 10 OF 10 SHEETS**