DESCRIPTION:

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 AND BEING MORE PARTICULARLY DESCRIBED AS

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 SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 FEET; THENCE CONTINUE SOUTH 43°08'38"EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24 A DISTANCE OF 3345.54 FEET; THENCE SOUTH 46°51'22"WEST, A DISTANCE OF 45.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 198.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°53'49" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°55'00", A DISTANCE OF 179.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°11'33", A DISTANCE OF 14.48 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,335.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'13", A DISTANCE OF 195.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36°26'26" WEST, A DISTANCE OF 119.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 665.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°08'35", A DISTANCE OF 291.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°56'03", A DISTANCE OF 24.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 254.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'04", A DISTANCE OF 82.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°18'02" WEST, A DISTANCE OF 159.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 256.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'50", A DISTANCE OF 59.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH. HAVING A RADIUS OF 100.00 FEET: THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°53'38", A DISTANCE OF 36.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 835.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'58", A DISTANCE OF 497.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°31'15" WEST, A DISTANCE OF 618.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,165.00 FEET; THENCE SOUTHWESTERLY.ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°12'54". A DISTANCE OF 411.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS 4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF OF PORT ST.LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION 19°32'05", A DISTANCE OF 17.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 254.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'25", A DISTANCE OF 83.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 42.29 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 46°03'31" EAST, A DISTANCE OF 151.02 5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1965.00 FEET; PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'26", A DISTANCE MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND OF 85.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°43'10". A UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE DISTANCE OF 39.58 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 40°42'11" EAST, A DISTANCE OF 92.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°50'05" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°28'46", A DISTANCE OF 40.79 FEET TO A POINT HARM TO, THE CITY'S FACILITIES. VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1965.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'14", A DISTANCE THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OF 484.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 119.53 FEET TO A POINT OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES, THE CITY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF NON-TANGENT INTERSECTION; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 92.00 FEET TO A POINT OF OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THE ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY RADIUS POINT OF SAID CURVE BEARS SOUTH 25°13'05" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE SOUTH 25°13'05" EAST, A DISTANCE DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT OF 20.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT 1035.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. 26°24'23". A DISTANCE OF 477.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, LUCIE. HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°09'05", A DISTANCE OF 37.59 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 55°19'27" EAST, A DISTANCE OF 92.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°'27'27" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°20'04", A DISTANCE OF 38.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58°07'23" EAST, A DISTANCE OF 418.24 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 785.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 23°57'11", A DISTANCE OF 328.18 FEET TO A POINT OF 7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1" THROUGH TRACT "R-5", AS SHOWN HEREON. ARE TANGENCY; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE OF A CURVE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHEASTERLY, ALONG THE ARC OF EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV). AND SHALL BE THE SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENT PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A INTERSECTION; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 92.00 FEET TO A POINT OF INTERSECTION OF A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT. CURVE BEARS SOUTH 81°47'27" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA CENTRAL ANGLE OF 89°42'53", A DISTANCE OF 39.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°04'34" STATUTES (DISTRICT # 5), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH EAST, A DISTANCE OF 169.18 FEET; THENCE SOUTH 07°55'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT (AS DEFINED IN THE BELOW -82°04'34" WEST, A DISTANCE OF 59.18 FEET; THENCE SOUTH 07°55'26" WEST, A DISTANCE OF 28.92 FEET TO A POINT DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 256.03 FEET, THE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND RADIUS POINT OF SAID CURVE BEARS NORTH 82°13'22" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF CURVE THROUGH A CENTRAL ANGLE OF 19°00'59", A DISTANCE OF 84.98 FEET TO A POINT OF NON-TANGENT ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH INTERSECTION; THENCE SOUTH 16°50'17" WEST, A DISTANCE OF 241.35 FEET TO A POINT OF INTERSECTION WITH A THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS. DRAINAGE AND STORMWATER NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 483.37 FEET, THE RADIUS POINT OF FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT SAID CURVE BEARS NORTH 74°02'36" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF A CENTRAL ANGLE OF 02°35'34", A DISTANCE OF 21.87 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 485.00 FEET, THE RADIUS POINT OF SAID CURVE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, BEARS NORTH 74°41'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°38'57", A DISTANCE OF 487.99 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH HAVE THE RIGHT BUT NOT THE RESPOSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID 18°48'32" WEST, A DISTANCE OF 166.50 FEET; THENCE NORTH 71°11'28" WEST, A DISTANCE OF 357.06 FEET TO A EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3050.00 FEET; THENCE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'44", A DISTANCE OF 1099.90 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 84°01'55" WEST, A DISTANCE OF 144.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 342.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°43'58" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 290.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°58'24" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A POINT OF TANGENCY, THENCE NORTH 13°08'55" WEST, A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 927.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'40", A DISTANCE OF 365.91 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 60°17'32" EAST, A DISTANCE OF 324.83 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE 9. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE TO THE SOUTHEAST, HAVING A RADIUS OF 447.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 80°34'11" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°20'10", A AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, DISTANCE OF 228.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 36°51'30" EAST, A DISTANCE OF 83.52 FEET; THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, THENCE NORTH 53°08'30" WEST, A DISTANCE OF 8.44 FEET; THENCE NORTH 05°15'46" WEST, A DISTANCE OF 24.57 UTILITIES, AND WATER MANAGEMENT. FEET; THENCE NORTH 62°08'32" WEST, A DISTANCE OF 240.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO NORTHEAST, HAVING A RADIUS OF 635.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'37", A DISTANCE OF 224.17 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°54'55" WEST, A DISTANCE OF 98.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°18'48", A DISTANCE OF 224.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°36'07" WEST, A DISTANCE OF 396.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 08°52′24" OWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 29°45'04", A DISTANCE OF 275.20 FEET TO A POINT OF TANGENCY: THENCE NORTH 51°29'45" EAST, A DISTANCE OF 14.23 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE.CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET.THE RADIUS POINT OF SAID CURVE BEARS SOUTH 38°56'31" EAST: THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°537'00", A DISTANCE OF 36.16 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 43°56'29" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 46°03'31" EAST, A DISTANCE OF 128.77 FEET TO THE **POINT OF BEGINNING**.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC. OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2, 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 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.

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.

WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE 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 AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER

3. 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

WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL

8. COMMON AREA TRACTS "CA-1" THROUGH "CA-17", AS SHOWN HEREON, ARE HEREBY DEDICATED TO 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. AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS "CA-1" THROUGH "CA-17" AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, 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.

DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT #5, ACTING BY AND UNDER DELEGATED

DISTRICT #5 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.

10. THE LANDSCAPE EASEMENTS, (L.E.) SHOWN HEREON ARE DEDICATED TO VERANO PROPERTY THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

11. THE STORMWATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS 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-1 THROUGH WMT-3, AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, 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.

12. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS 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, VERANO DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS ____ DAY OF ____

WITNESS	VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY
	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER
(PRINT NAME OF WITNESS)	
WITNESS	BY:
WIINESS	NAME:
	TITLE:
(PRINT NAME OF WITNESS)	

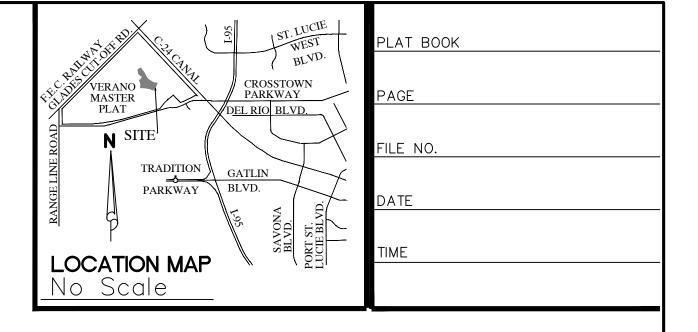
DEDICATION ACKNOWLEDGMENT

AS IDENTIFICATION.

STATE OF FLORIDA

COUNTY: THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY OF , 2021, BY MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILTY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED

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. LUCIE.

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.

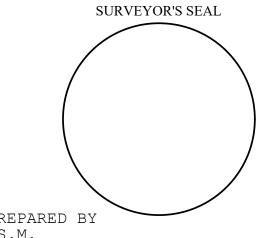
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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 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 COUNTY, FLORIDA, THIS _____ DAY OF _

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



4152 W. Blue Heron Blvd. Phone: (561) 444-2720 www.geopointsurvey.com

Licensed Business Number LB 7768

THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M. LS4828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105, Suite 105 RIVIERA BEACH, FLORIDA 33404. Riviera Beach, FL 33404

CONTAINING: 2,835,882 SQUARE FEET OR 65.10 ACRES, MORE OR LESS.

CITY OF PORT ST. LUCIE PROJECT NO. (P21-018) CERTIFICATE OF AUTHORIZATION NO. LB7768

SHEET 1 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

ST. LUCIE ST. LUCIE WEST BLVD.	PLAT BOOK
CROSSTOWN PARKWAY PLAT DEL RIO BLVD.	PAGE
N SITE TRADITION CATENA	FILE NO.
PARKWAY BLVD.	DATE
SAVONA SAVONA SAVONA PORT ST. LUCIE BLVI.	TIME
No Scale	

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, I 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, 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
	NOTAILT FODLIC

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

COUNTY:	
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACREPRESENCE OR ONLINE NOTARIZATION THIS DAY OF BY , AS IDENTIFICATION THIS DAY OR OR HAS PRODUCED AS IDENTIFICATION THIS DAY OR DESCRIPTION THIS DAY	=, 2021,
MY COMMISSION EXPIRES:	NOTARY PUBLIC
	PRINT NAME:
MORTGAGEE'S CONSENT	
STATE OF TEXAS	

COUNTY OF HARRIS

STATE OF FLORIDA

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
BY:
NAME:
- TITLE:

ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGE	D BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE
OR □ ONLINE NOTARIZATION THIS DAY OF	_, 2021,
BY	, TEXAS CAPITAL BANK,NATIONAL ASSOCIATION 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 SECTION177.041(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 P	3Y·

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	ATTEST:
CITY OF PORT ST. LUCIE	

GREGORY J. ORAVEC, MAYOR KAREN A. PHILLIPS, CITY CLERK

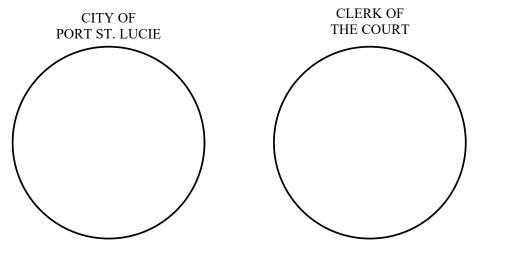
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

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 _____, 2021.

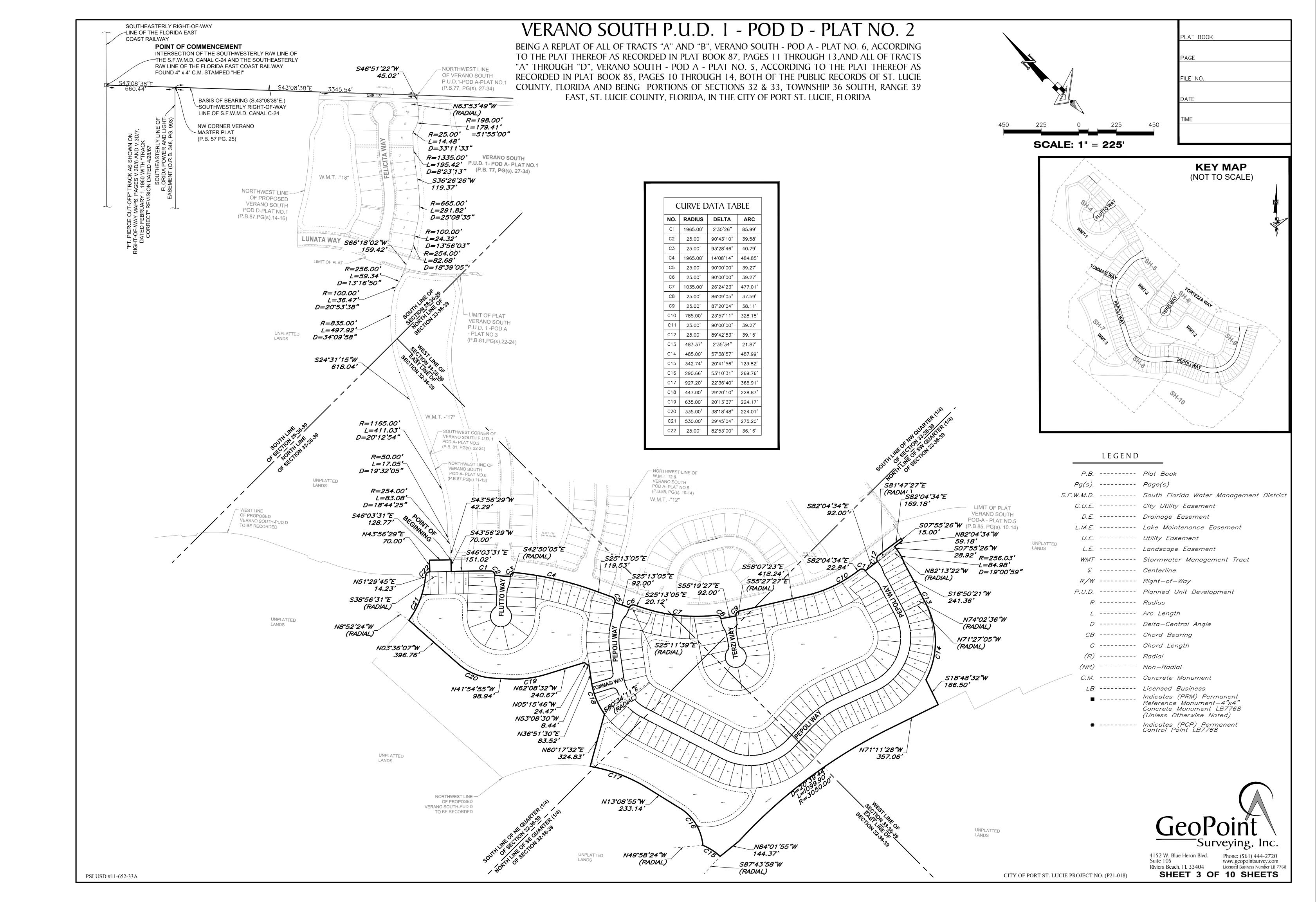
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

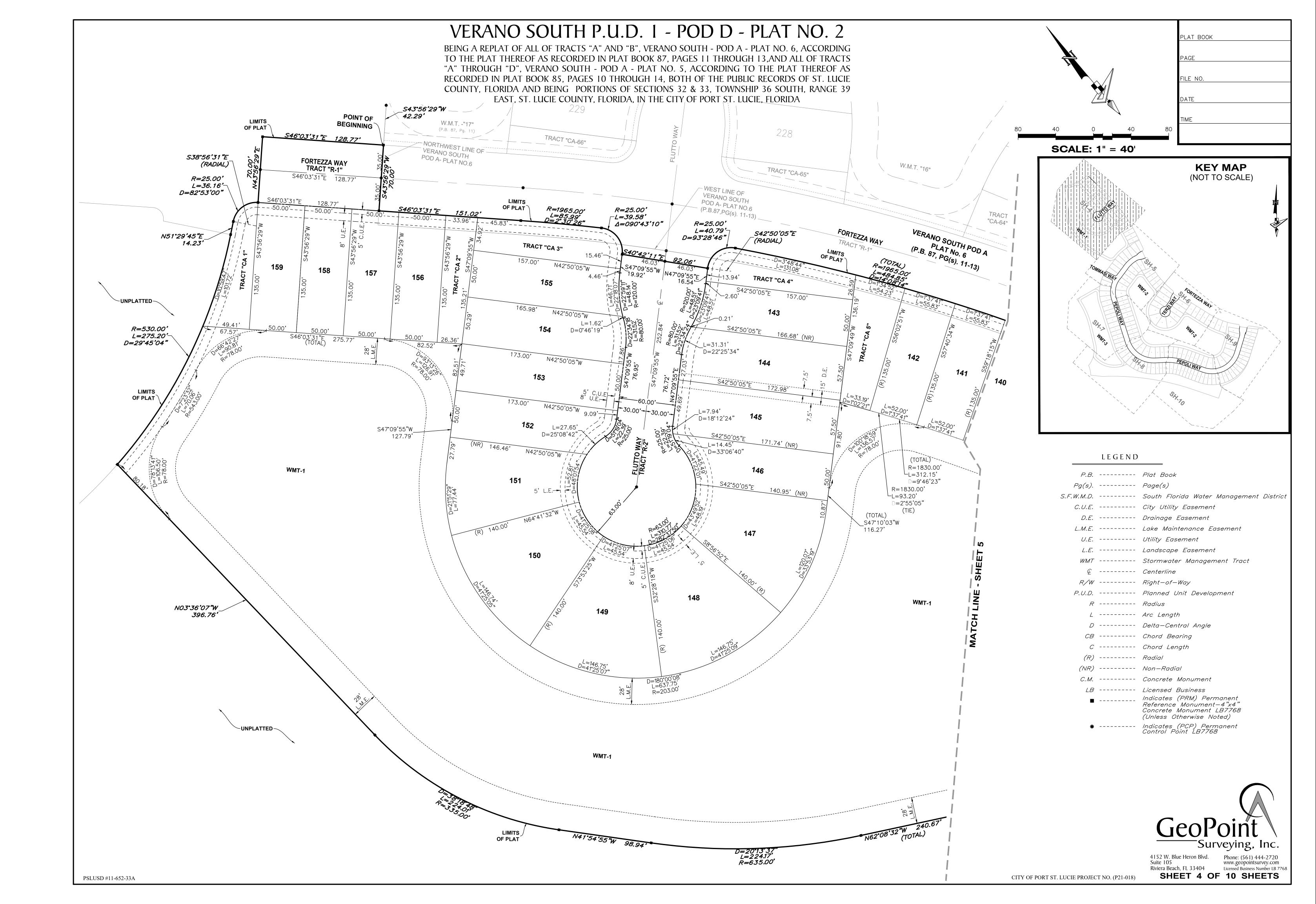


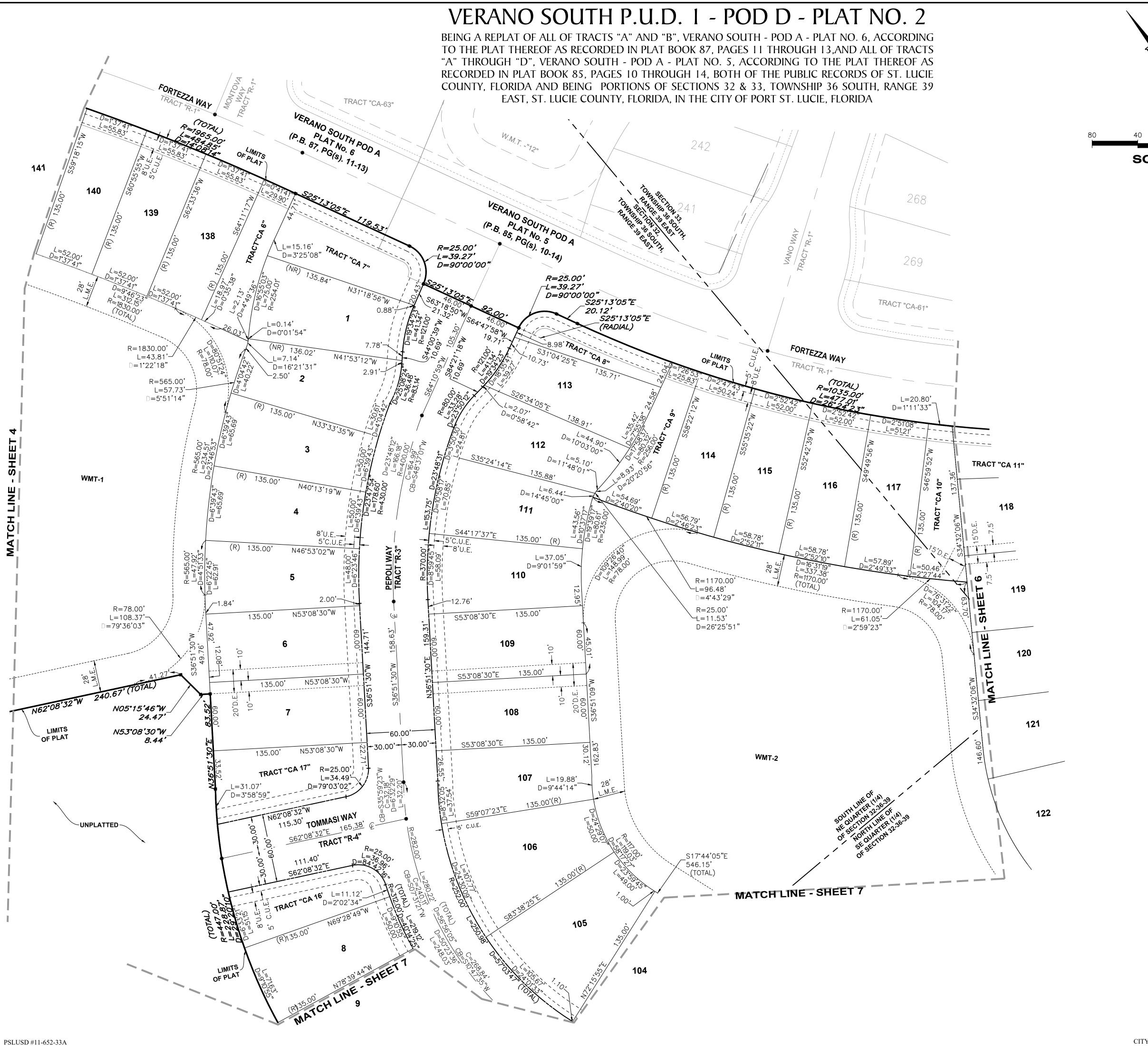


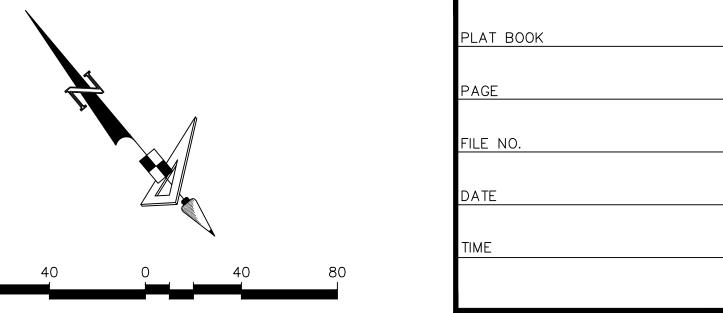
4152 W. Blue Heron Blvd. Phone: (561) 444-2720

www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768 SHEET 2 OF 10 SHEETS

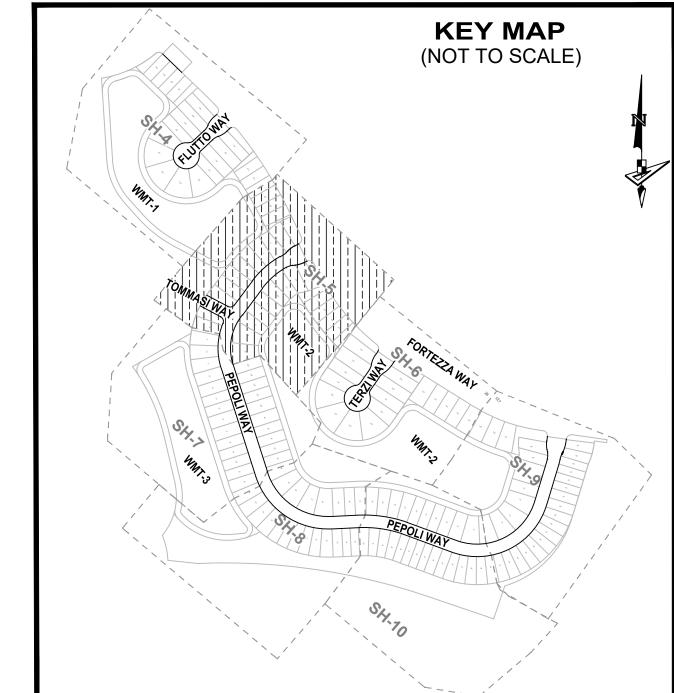








SCALE: 1" = 40'



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 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



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

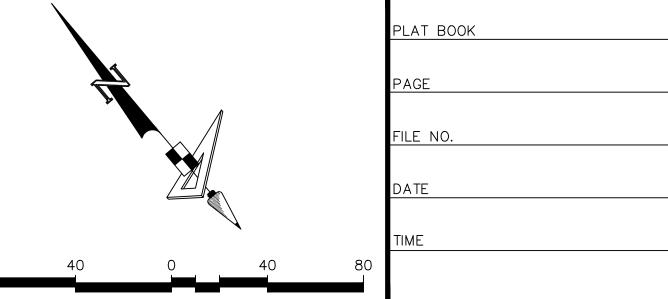
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CITY OF PORT ST. LUCIE PROJECT NO. (P21-018)

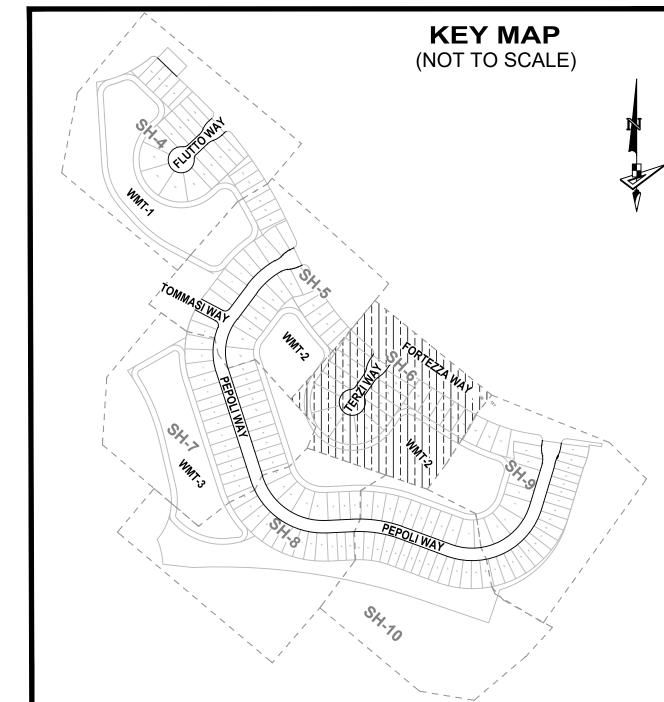
SHEET 5 OF 10 SHEETS

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 260 261 TRACT "CA-59" TRACT "CA-60" R=785.00' L=328.18'-D=23°57'11" (TOTAL) TRACT "CA-61" LIMITS OF PLAT VERANO SOUTH POD A FORTEZZA WAY PLAT No. 5 TRACT "R-1" *S55°27'27"E* 「(*RADIAL)* R=25.00' R=25.00' L=38.11' L=37.59' D=86'09'05" D=87°20'04" TRACT "CA 12" 131 TRACT "CA 11" 130 N52°08'21"W 157.26 D=3°26'26" 168.35' N55°27'54"W (NR) 173.00 D=2°37'34" S55°27'54"E 161.41' (NR) L=3.54' D=3°13'01" WMT-2 S48°48'29"E 140.00' (R) 122 MATCH LINE - SHEET 10 MATCH LINE - SHEET 7 D=180°00'00' L=637.74' R=203.00'

PSLUSD #11-652-33A



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 \mathcal{Q} ----- 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)

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CITY OF PORT ST. LUCIE PROJECT NO. (P21-018)

SHEET 6 OF 10 SHEETS

