

VERANDA PRESERVE EAST

BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA RESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

SHEET 1 OF 18

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "VERANDA PRESERVE EAST", BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA PRESERVE WEST - PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "Z" THE PLAT OF VERANDA PRESERVE WEST - PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT "Z" NORTH 89°57'38" WEST, A DISTANCE OF 457.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 19° 54' 20"; FOR AN ARC LENGTH OF 738.26 FEET, HAVING A RADIUS OF 2125.00 FEET, AND WHOSE CHORD BEARS NORTH 80° 00' 28" WEST FOR A DISTANCE OF 734.56 FEET; THENCE, NORTH 70°03'18" WEST, A DISTANCE OF 2614.68 FEET; THENCE, NORTH 25°03'18" WEST, A DISTANCE OF 43.97 FEET; THENCE, NORTH 19°53'02" EAST, A DISTANCE OF 380.47 FEET; THENCE, SOUTH 70°06'02" EAST, A DISTANCE OF 1.25 FEET; THENCE, SOUTH 69°54'13" EAST, A DISTANCE OF 599.73 FEET; THENCE, NORTH 19°30'38" EAST, A DISTANCE OF 109.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 68° 14' 42"; FOR AN ARC LENGTH OF 387.86 FEET, HAVING A RADIUS OF 325.63 FEET, AND WHOSE CHORD BEARS NORTH 14° 36' 44" WEST FOR A DISTANCE OF 365.34 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT THROUGH AN ANGLE OF 23° 16' 19", FOR AN ARC LENGTH OF 231.71 FEET, HAVING A RADIUS OF 570.47 FEET, AND WHOSE CHORD BEARS NORTH 60° 22' 15" WEST FOR A DISTANCE OF 230.12 FEET; THENCE, NORTH 17° 59' 35" EAST A DISTANCE OF 118.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 80° 53' 48", FOR AN ARC LENGTH OF 10.45 FEET, HAVING A RADIUS OF 687.50 FEET, AND WHOSE CHORD BEARS NORTH 71° 19' 35" WEST FOR A DISTANCE OF 10.45 FEET; THENCE, NORTH 19° 42' 34" EAST A DISTANCE OF 288.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 08° 22' 12", FOR AN ARC LENGTH OF 277.80 FEET, HAVING A RADIUS OF 1901.67 FEET, AND WHOSE CHORD BEARS NORTH 16° 17' 15" EAST FOR A DISTANCE OF 277.55 FEET; THENCE, NORTH 90° 00' 00" WEST A DISTANCE OF 395.75 FEET; THENCE, NORTH 00° 30' 36" EAST A DISTANCE OF 148.96 FEET; THENCE, NORTH 07° 24' 32" EAST A DISTANCE OF 66.77 FEET; THENCE, NORTH 06° 27' 35" WEST A DISTANCE OF 35.32 FEET; THENCE, NORTH 66° 11' 37" WEST A DISTANCE OF 39.63 FEET; THENCE, SOUTH 81° 48' 24" WEST A DISTANCE OF 78.98 FEET; THENCE, NORTH 85° 38' 29" WEST A DISTANCE OF 78.41 FEET; THENCE, SOUTH 86° 47' 37" WEST A DISTANCE OF 345.92 FEET; THENCE, NORTH 61° 54' 31" WEST A DISTANCE OF 66.09 FEET; THENCE, NORTH 41° 24' 32" WEST A DISTANCE OF 52.09 FEET; THENCE, NORTH 85° 22' 04" WEST A DISTANCE OF 24.60 FEET; THENCE, SOUTH 64° 04' 22" WEST A DISTANCE OF 54.52 FEET; THENCE, SOUTH 71° 57' 28" WEST A DISTANCE OF 94.06 FEET; THENCE, NORTH 89° 22' 15" WEST A DISTANCE OF 61.93 FEET; THENCE, NORTH 68° 55' 51" WEST A DISTANCE OF 67.33 FEET; THENCE, NORTH 22° 50' 40" WEST A DISTANCE OF 88.25 FEET; THENCE, NORTH 15° 10' 44" WEST A DISTANCE OF 96.73 FEET; THENCE, NORTH 02° 26' 57" WEST A DISTANCE OF 89.47 FEET; THENCE, NORTH 75° 27' 38" EAST A DISTANCE OF 89.66 FEET; THENCE, SOUTH 89° 32' 34" EAST A DISTANCE OF 531.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 121° 22' 28", FOR AN ARC LENGTH OF 444.05 FEET, HAVING A RADIUS OF 209.62 FEET, AND WHOSE CHORD BEARS NORTH 61° 32' 41" EAST FOR A DISTANCE OF 385.56 FEET; THENCE, SOUTH 89° 00' 49" EAST A DISTANCE OF 27.05 FEET; THENCE, NORTH 25° 09' 57" EAST A DISTANCE OF 73.11 FEET; THENCE, NORTH 67° 17' 34" EAST A DISTANCE OF 89.84 FEET; THENCE, NORTH 07° 19' 47" EAST A DISTANCE OF 150.74 FEET; THENCE, NORTH 41° 02' 24" WEST A DISTANCE OF 63.33 FEET; THENCE, NORTH 23° 23' 42" WEST A DISTANCE OF 50.02 FEET; THENCE, NORTH 37° 06' 28" EAST A DISTANCE OF 42.56 FEET; THENCE, NORTH 17° 46' 08" EAST A DISTANCE OF 38.12 FEET; THENCE, NORTH 06° 57' 21" WEST A DISTANCE OF 52.46 FEET; THENCE, NORTH 23° 41' 57" EAST A DISTANCE OF 53.51 FEET; THENCE, NORTH 13° 12' 54" WEST A DISTANCE OF 35.48 FEET; THENCE, NORTH 00°51' 52" WEST A DISTANCE OF 46.88 FEET; THENCE, NORTH 53° 52' 19" EAST A DISTANCE OF 55.00 FEET; THENCE, SOUTH 81° 20' 21" EAST A DISTANCE OF 62.96 FEET; THENCE, SOUTH 86° 26' 12" EAST A DISTANCE OF 135.10 FEET; THENCE, SOUTH 00° 24' 13" EAST A DISTANCE OF 3.32 FEET; THENCE, NORTH 89° 35' 42" EAST A DISTANCE OF 30.00 FEET; THENCE, NORTH 00°24'13" WEST, A DISTANCE OF 125.00 FEET; THENCE, NORTH 89°35'42" EAST, A DISTANCE OF 1140.00 FEET; THENCE, SOUTH 00°24'13" EAST, A DISTANCE OF 125.00 FEET; THENCE, NORTH 89°35'42" EAST, A DISTANCE OF 30.00 FEET; THENCE, NORTH 00°24'13" WEST, A DISTANCE OF 125.00 FEET; THENCE, NORTH 89°35'42" EAST, A DISTANCE OF 62.01 FEET; THENCE, SOUTH 32°19'39" EAST, A DISTANCE OF 3333.03 FEET; THENCE, SOUTH 14°03'42" EAST, A DISTANCE OF 1034.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.821 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "VERANDA PRESERVE EAST", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE ROAD RIGHTS-OF-WAY (TRACT R), AS SHOWN HEREON, ARE RESERVED FOR CONVEYANCE BY THE OWNER TO THE VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, BY SEPARATE INSTRUMENT AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR TO THE CITY OF PORT ST. LUCIE, FLORIDA (THE "CITY"); IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS, AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACQUISITION AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND PUBLIC OR OTHER CABLE FACILITIES, AND ACCESS FOR THE CITY SERVICE AND EMERGENCY VEHICLES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

2. ALL UTILITY EASEMENTS (UE) ARE DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY. ALL PLATTED UTILITY EASEMENTS (UE) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.

4. THE OPEN SPACE TRACTS (OST-1 TRU OST-25) AS SHOWN HEREON, ARE RESERVED FOR CONVEYANCE BY THE OWNER TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY SEPARATE INSTRUMENT FOR OPEN SPACE PURPOSES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION.

5. THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9), AND THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

6. THE LIFT STATION EASEMENT AND IRRIGATION QUALITY EASEMENT (LSE, AND IQE), AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREAS 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 AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

7. THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), AS SHOWN HEREON, ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORM WATER FLOWAGE OVER TRACTS WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9 AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS.

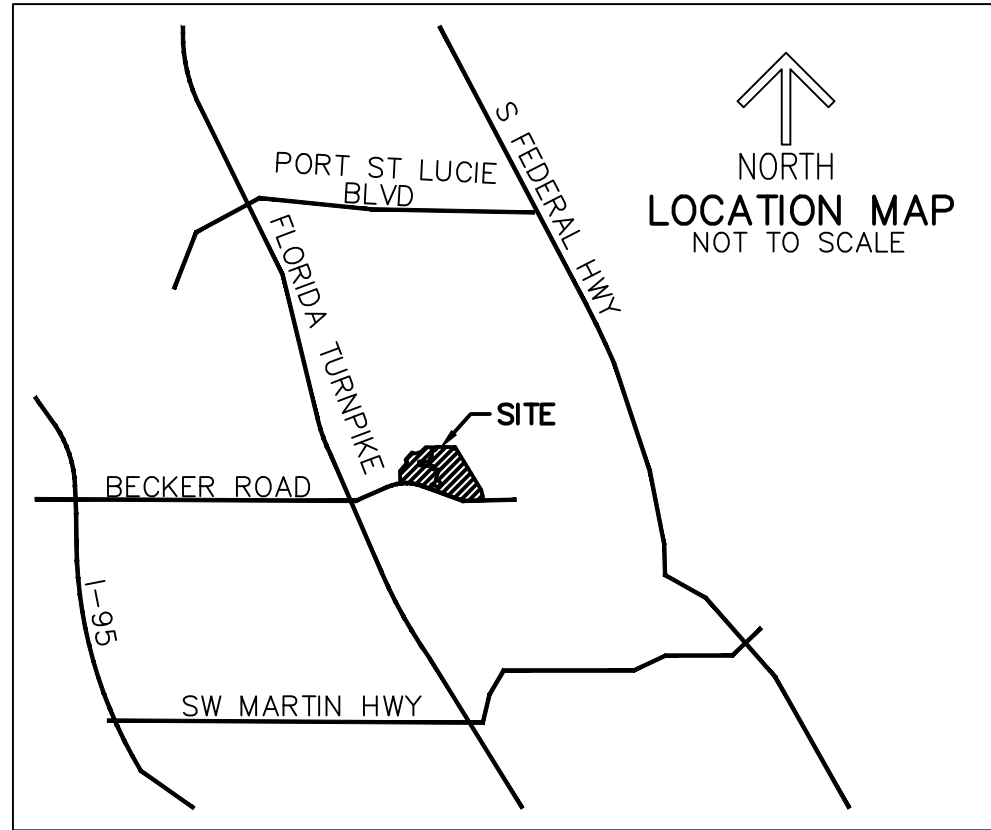
9. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.

10. TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

11. THE NATIVE HABITAT PRESERVATION AREA TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR NATIVE HABITAT PRESERVATION PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE DISTRICT.

12. CONSERVATION TRACTS CE-3, CE-4 AND CE-6 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVATION PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE DISTRICT, SUBJECT TO THE LIMITATIONS AND RESTRICTIONS SET FORTH IN THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 161, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED (THE "CONSERVATION EASEMENT"); THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE CONSERVATION TRACT IN ITS NATURAL STATE, EXCEPT FOR ACTIVITIES SUCH AS BRUSH CLEARING, PRESCRIBED BURNING, PLANTING OF NATIVE VEGETATION, REMOVAL OF EXOTIC VEGETATION OR OTHER ACTIVITIES ALLOWED FOR WATER MANAGEMENT, HABITAT PRESERVATION OR WETLAND MAINTENANCE OR AS OTHERWISE PERMITTED PURSUANT TO THE CONSERVATION EASEMENT AS WELL AS PASSIVE RECREATIONAL ACTIVITIES IN ACCORDANCE WITH THE CONSERVATION EASEMENT. EXCEPT AS REQUIRED TO MAINTAIN THE CONSERVATION TRACT IN ACCORDANCE WITH THE CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CONSERVATION TRACT AFTER THE INITIAL CONSTRUCTION OF THE PERMITTED FACILITIES: CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF SOIL, OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING FOR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION; ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION, PARTICULARLY THE RED-COCKADED WOODPECKER HABITAT; AND ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2022.

VERANDA ST. LUCIE LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____

BY: _____
PRINT NAME: _____ VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ VICE PRESIDENT, ON BEHALF OF VERANDA ST. LUCIE LAND HOLDINGS, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

COMMISSION NO. & _____ NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE _____

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES AS DEFINED IN THE INTERLOCAL AGREEMENT DATED AS OF JULY 17, 2018, AND RECORDED AT OFFICIAL RECORDS BOOK 4158, PAGES 1661-1666, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF, WATER MANAGEMENT TRACTS AND WATER MANAGEMENT EASEMENTS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES. VERANDA COMMUNITY DEVELOPMENT DISTRICT II DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC AND NOT DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

DATED THIS _____ DAY OF _____, 2022

CHAIRMAN: _____ SECRETARY: _____
PRINT NAME: _____ PRINT NAME: _____

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT:

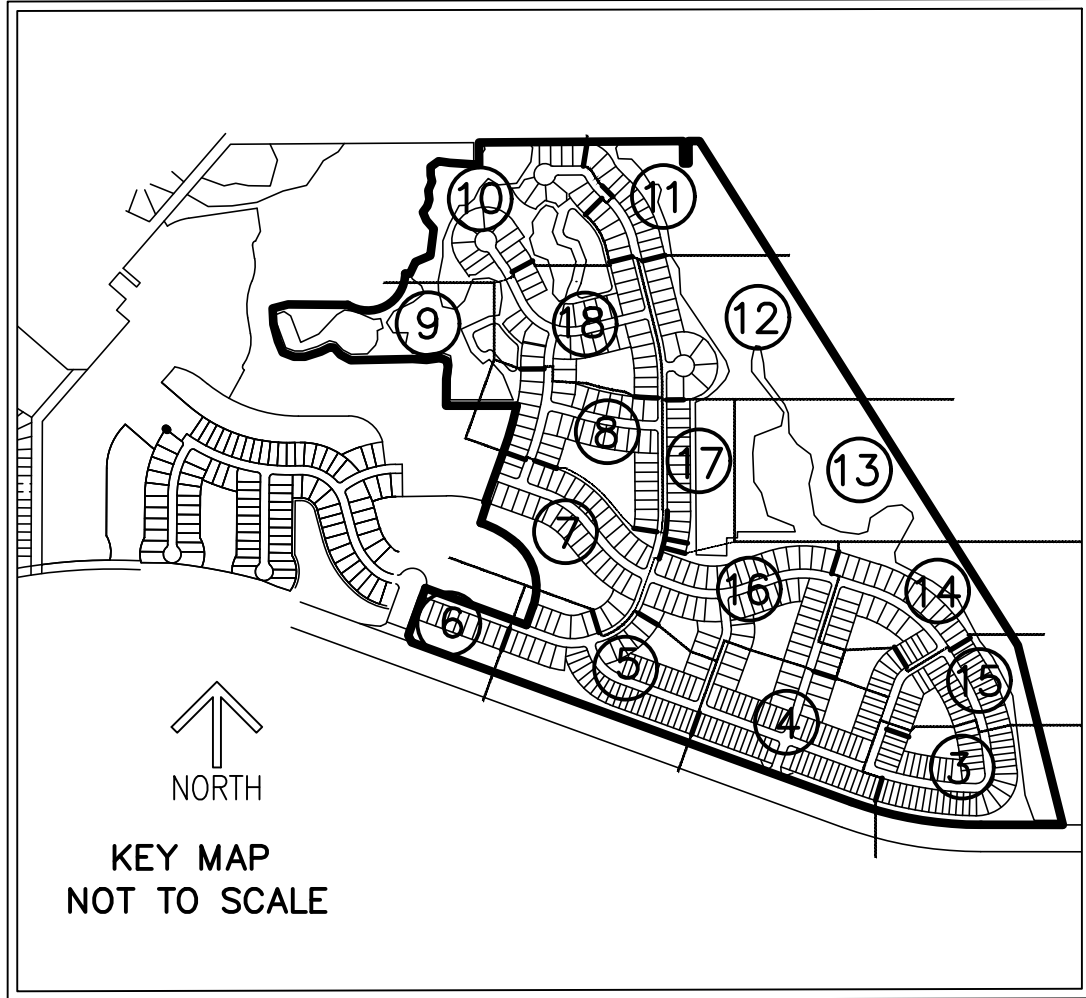
STATE OF FLORIDA)
COUNTY OF ST LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ S CHAIRMAN OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

COMMISSION NO. & _____ NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE _____

PRINT NAME: _____



CLERK'S RECORDING CERTIFICATE:

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 _____, 2022.

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

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°35'42"E. ALONG THE NORTH LINE OF TRACT Z, AS SHOWN ON THE PLAT OF VERANDA PRESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.

3. 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.

4. 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.

5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY 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 CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS 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 OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2022.

CLERK OF
THE COURT

SURVEYOR

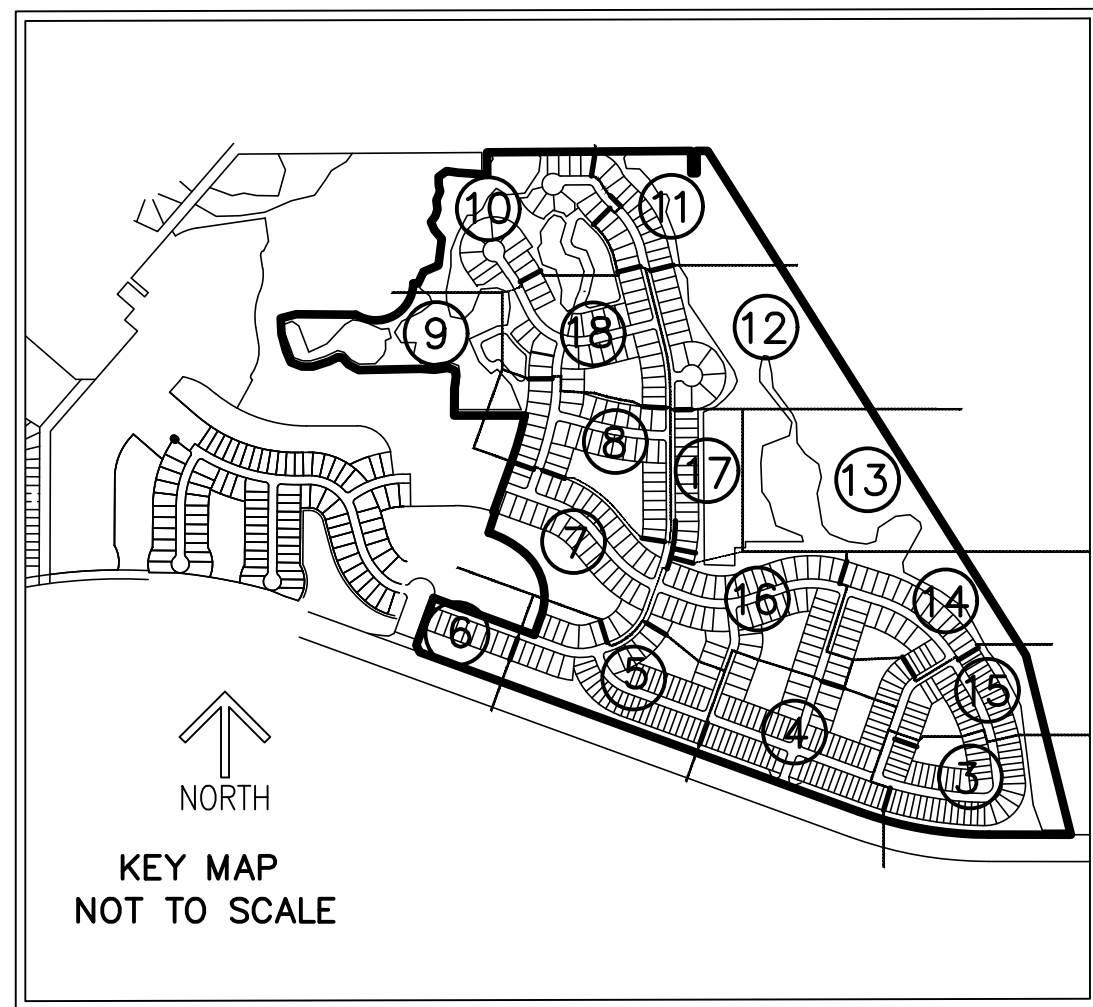
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA.
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241

VERANDA PRESERVE EAST

BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA RESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



PLAT BOOK _____

PAGE _____

SHEET 2 OF 18

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF _____)

THE UNDERSIGNED, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA,
DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2022, AT _____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2022

NAME _____

TITLE _____

ADDRESS _____

VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2022.

VERANDA PRESERVE
HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION
NOT FOR PROFIT.

WITNESS: _____
PRINT NAME:
PRESIDENT

WITNESS: _____

VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT:

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____, PRESIDENT, ON BEHALF OF VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATON NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES AS DEFINED IN THE INTERLOCAL AGREEMENT DATED AS OF JULY 17, 2018, AND RECORDED AT OFFICIAL RECORDS BOOK 4158, PAGES 1661-1666, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF, WATER MANAGEMENT TRACTS AND WATER MANAGEMENT EASEMENTS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES. VERANDA COMMUNITY DEVELOPMENT DISTRICT II DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC AND NOT DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

DATED THIS _____ DAY OF _____, 2022

CHAIRMAN: _____ SECRETARY: _____

PRINT NAME: _____ PRINT NAME: _____

WITNESS: _____ WITNESS: _____

PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____, AS CHAIRMAN OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA PRESERVE EAST, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2022.

CITY OF PORT ST LUCIE: _____
SHANNON M. MARTIN, MAYOR

ATTEST: _____
SALLY WALSH, CITY CLERK



PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241

VERANDA PRESERVE EAST

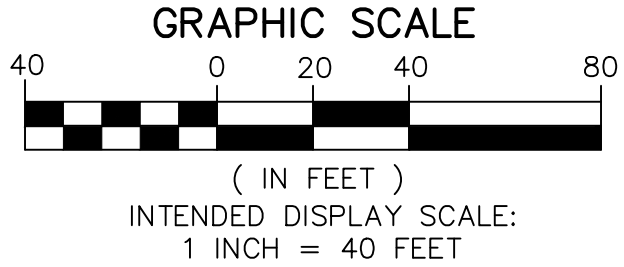
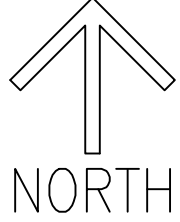
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RONNIE L. FURNISS
OF
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

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PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK

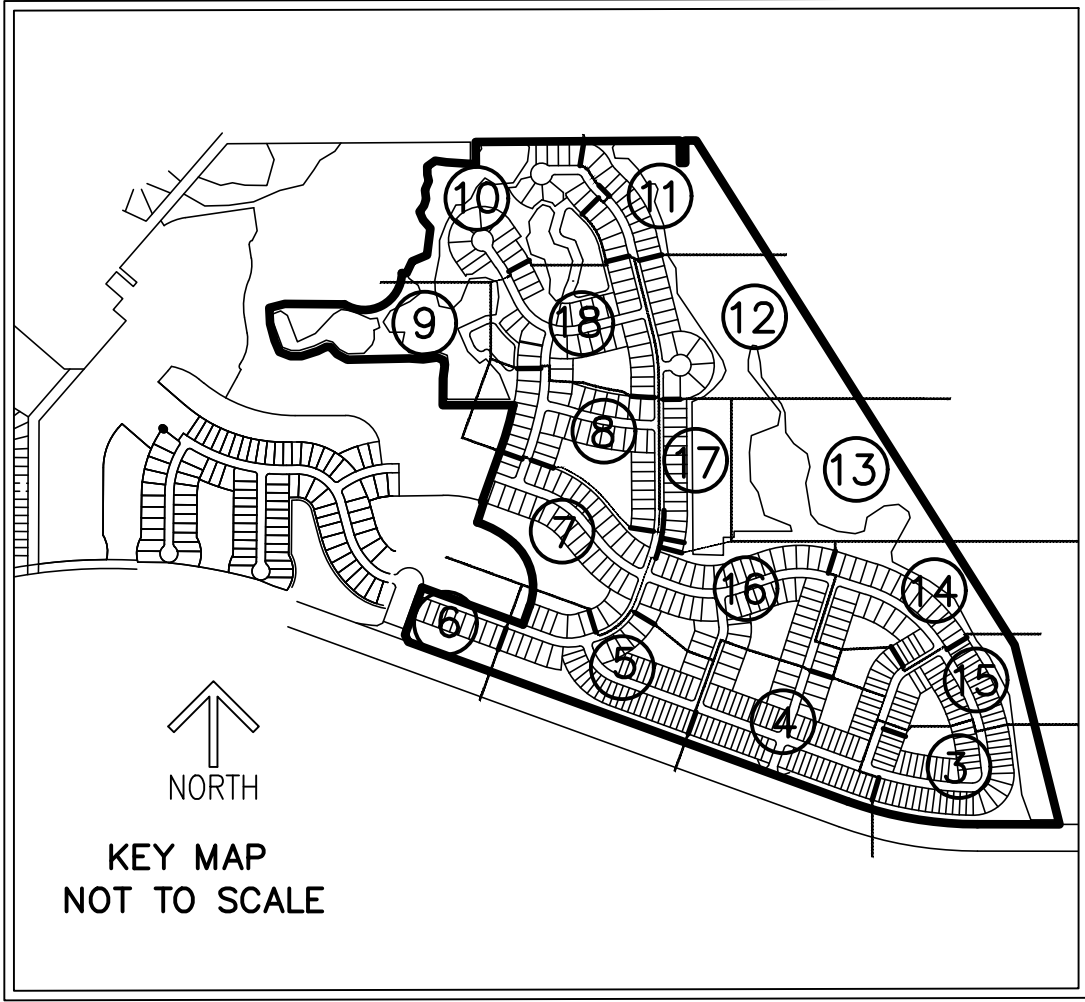
PAGE

SHEET 3 OF 18



MATCH LINE SHEET 15

MATCH LINE SHEET 15



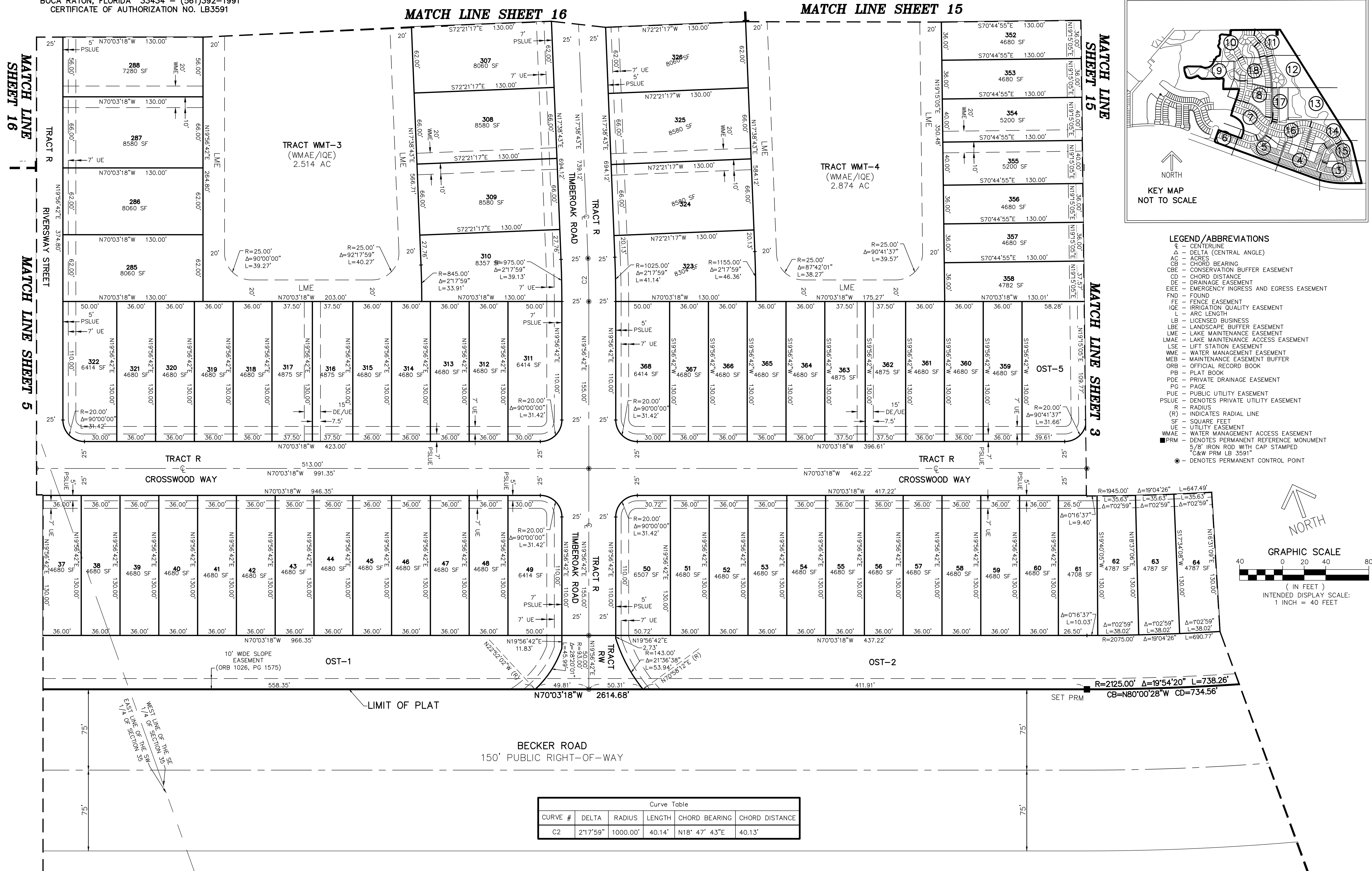
PARCEL-2
VERANDA PLAT NO. 2
(PB 68, PAGE 29)

LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FND - FOUND
- FE - FENCE EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE - LIFT STATION EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- MEB - MAINTENANCE EASEMENT BUFFER
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED
- C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	0°44'39"	1920.00'	24.93'	S70° 25' 37"E	24.93'

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241



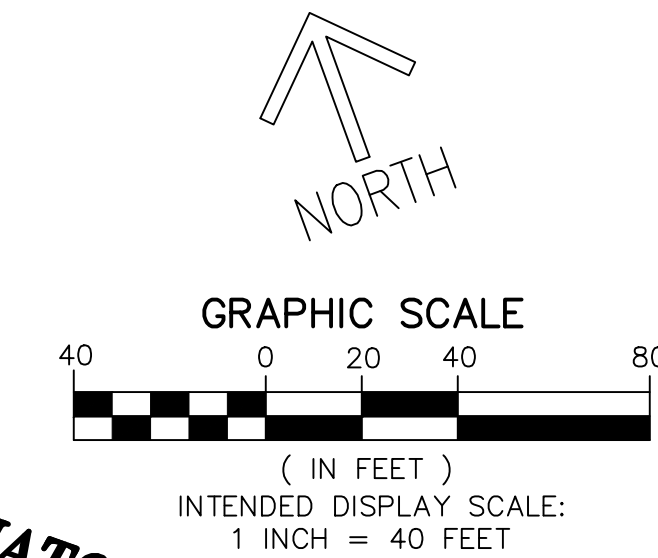
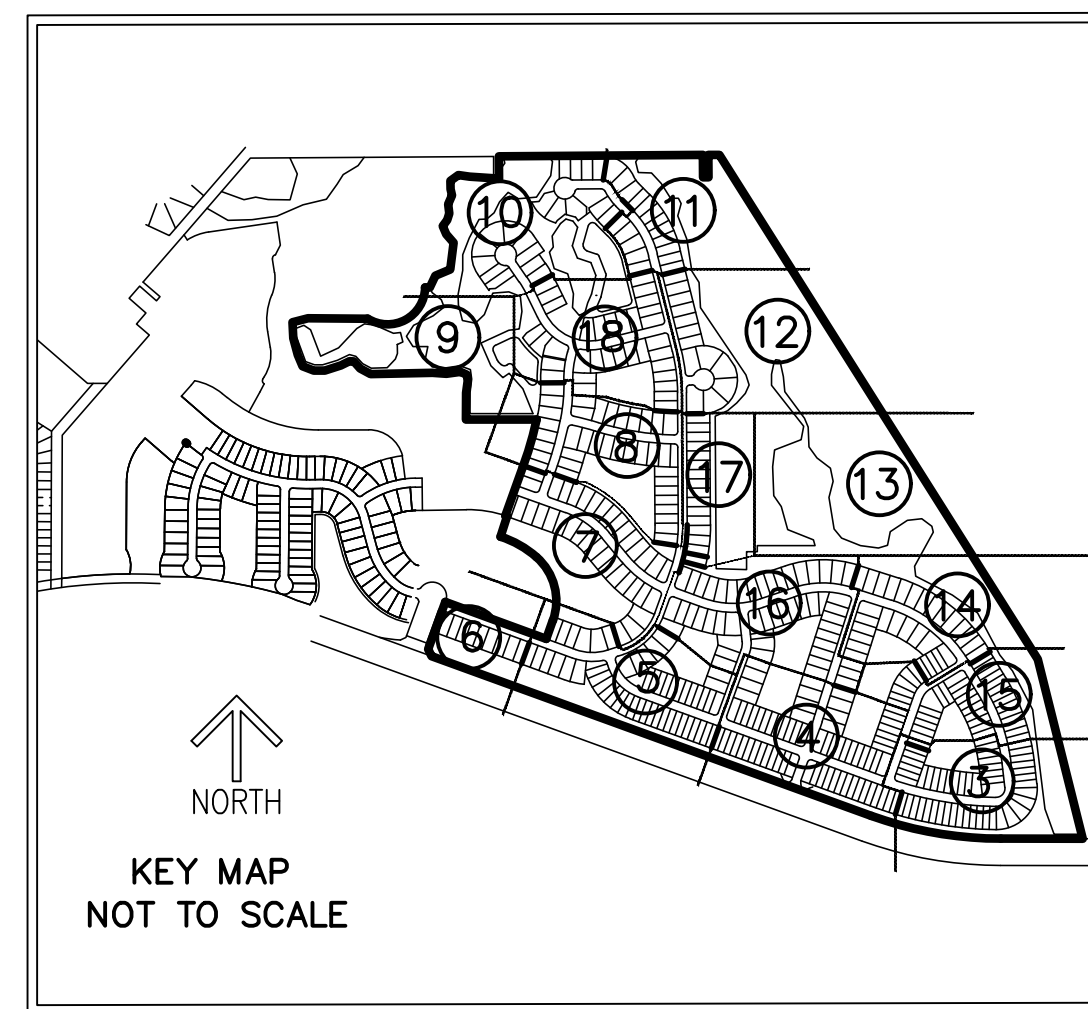
PLAT BOOK _____

PAGE _____

SHEET 5 OF 18

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THIS INSTRUMENT PREPARED BY
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



LEGEND/ABBREVIATIONS

- ⊙ = CENTERLINE
- △ = DELTA (CENTRAL ANGLE)
- AC = ACRES
- CB = CHORD BEARING
- CBE = CONSERVATION BUFFER EASEMENT
- CD = CHORD DISTANCE
- DE = DRAINAGE EASEMENT
- EIGE = EMERGENCY INGRESS AND EGRESS EASEMENT
- FND = FOUND
- FE = FENCE EASEMENT
- IQE = IRRIGATION QUALITY EASEMENT
- L = ARC LENGTH
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- LBE = LANDSCAPE BUFFER EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- LMAE = LAKE MAINTENANCE ACCESS EASEMENT
- LSE = LIFT STATION EASEMENT
- WME = WATER MANAGEMENT EASEMENT
- MEB = MAINTENANCE EASEMENT BUFFER
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- PRM = DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
- ⊙ = DENOTES PERMANENT CONTROL POINT

MATCH LINE SHEET 7

INTENDED DISPLAY SCALE:
1 INCH = 40 FEET

MATCH LINE SHEET 16



PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
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THIS INSTRUMENT PREPARED BY
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

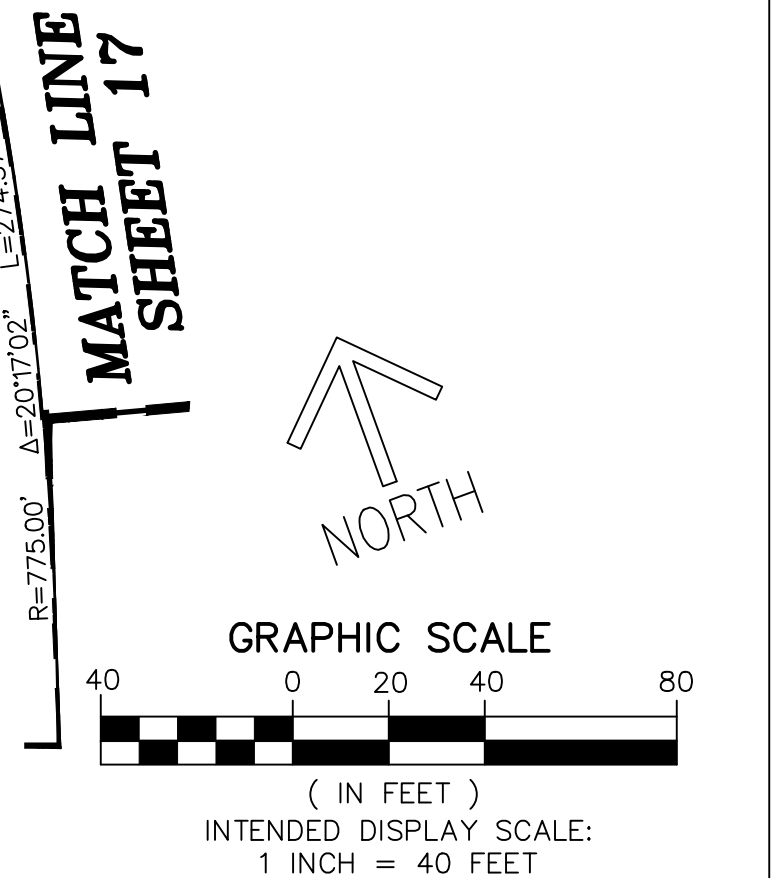
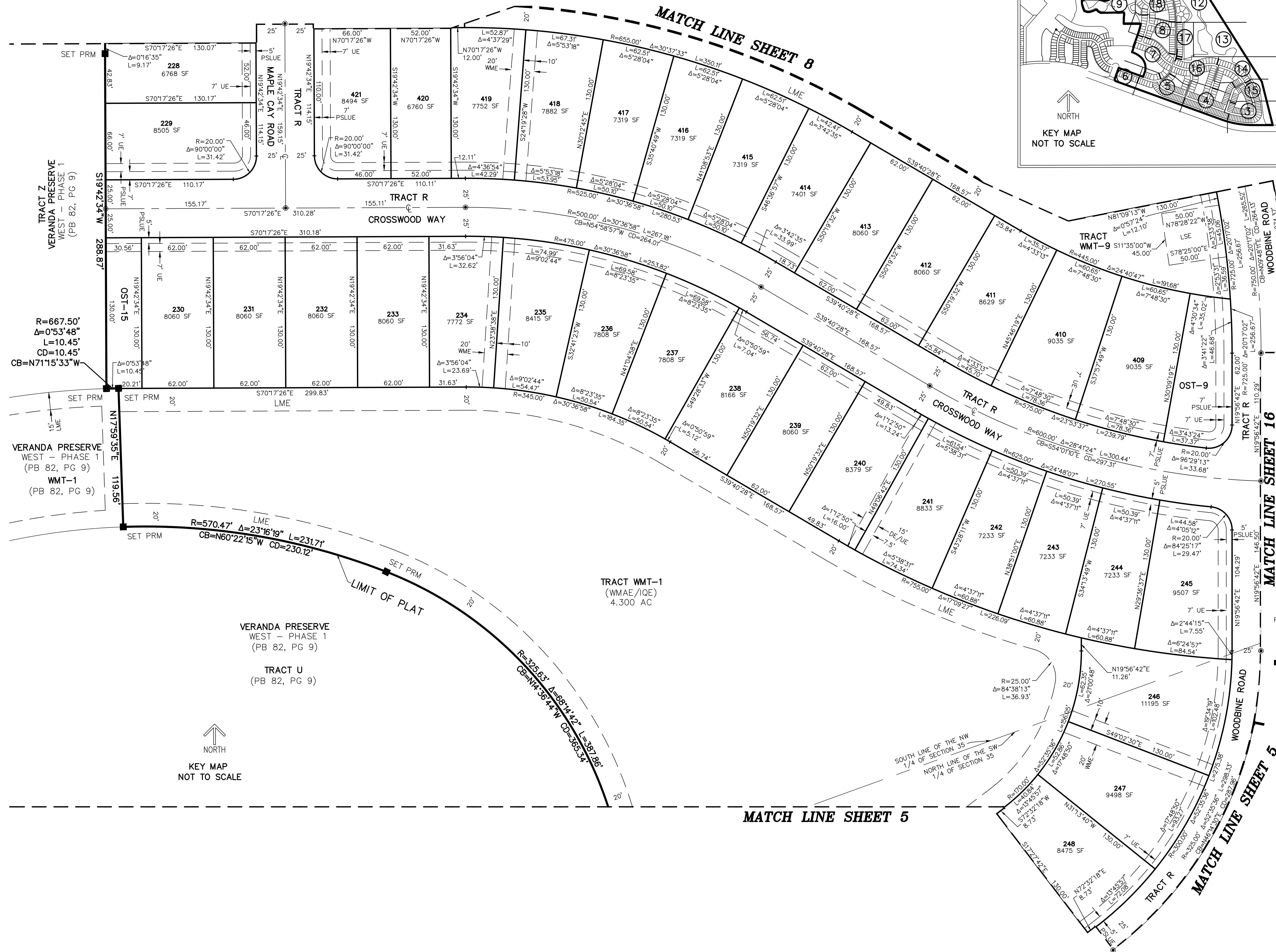
VERANDA PRESERVE EAST

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RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

SHEET 7 OF 18



LEGEND/ABBREVIATIONS	
CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
AC	ACRES
CB	CHORD BEARING
CBE	CONSERVATION BUFFER EASEMENT
CD	CHORD DISTANCE
DE	DRAINAGE EASEMENT
EIE	EMERGENCY INGRESS AND EGRESS EASEMENT
FND	FOUND
FE	FENCE EASEMENT
IQE	IRRIGATION QUALITY EASEMENT
LB	LANDSCAPE BUFFER EASEMENT
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LSE	LIFT STATION EASEMENT
WME	WATER MANAGEMENT EASEMENT
MEB	MAINTENANCE EASEMENT BUFFER
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PDE	PRIVATE DRAINAGE EASEMENT
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
PSLUE	PRIVATE UTILITY EASEMENT
R	RADIUS
(R)	INDICATES RADIAL LINE
SF	SQUARE FEET
UTL	UTILITY EASEMENT
WMAE	WATER MANAGEMENT ACCESS EASEMENT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED C&W PRM LB 3591	
●	DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
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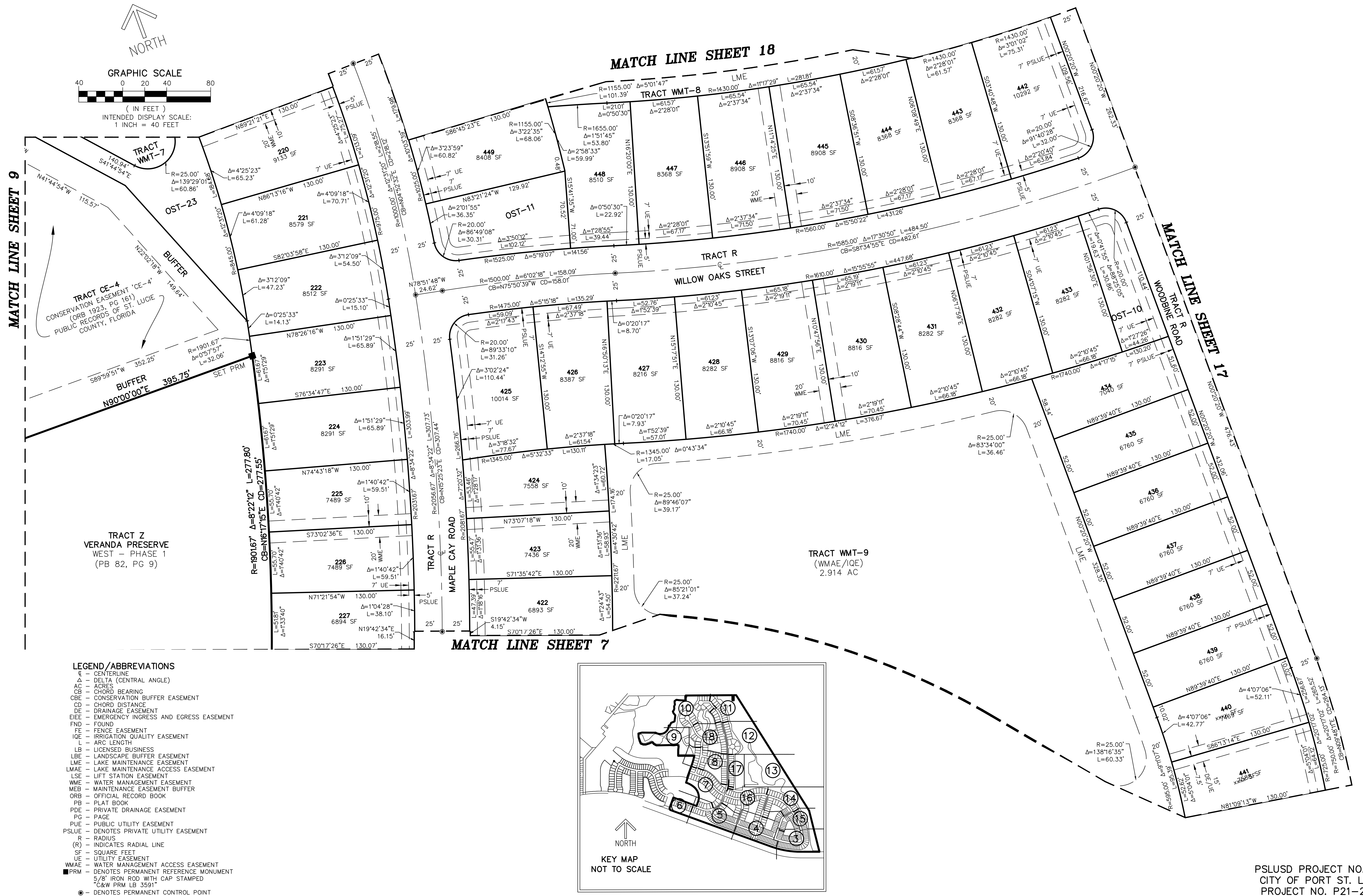
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PLAT BOOK _____

PAGE _____

SHEET 8 OF 18



THIS INSTRUMENT PREPARED BY
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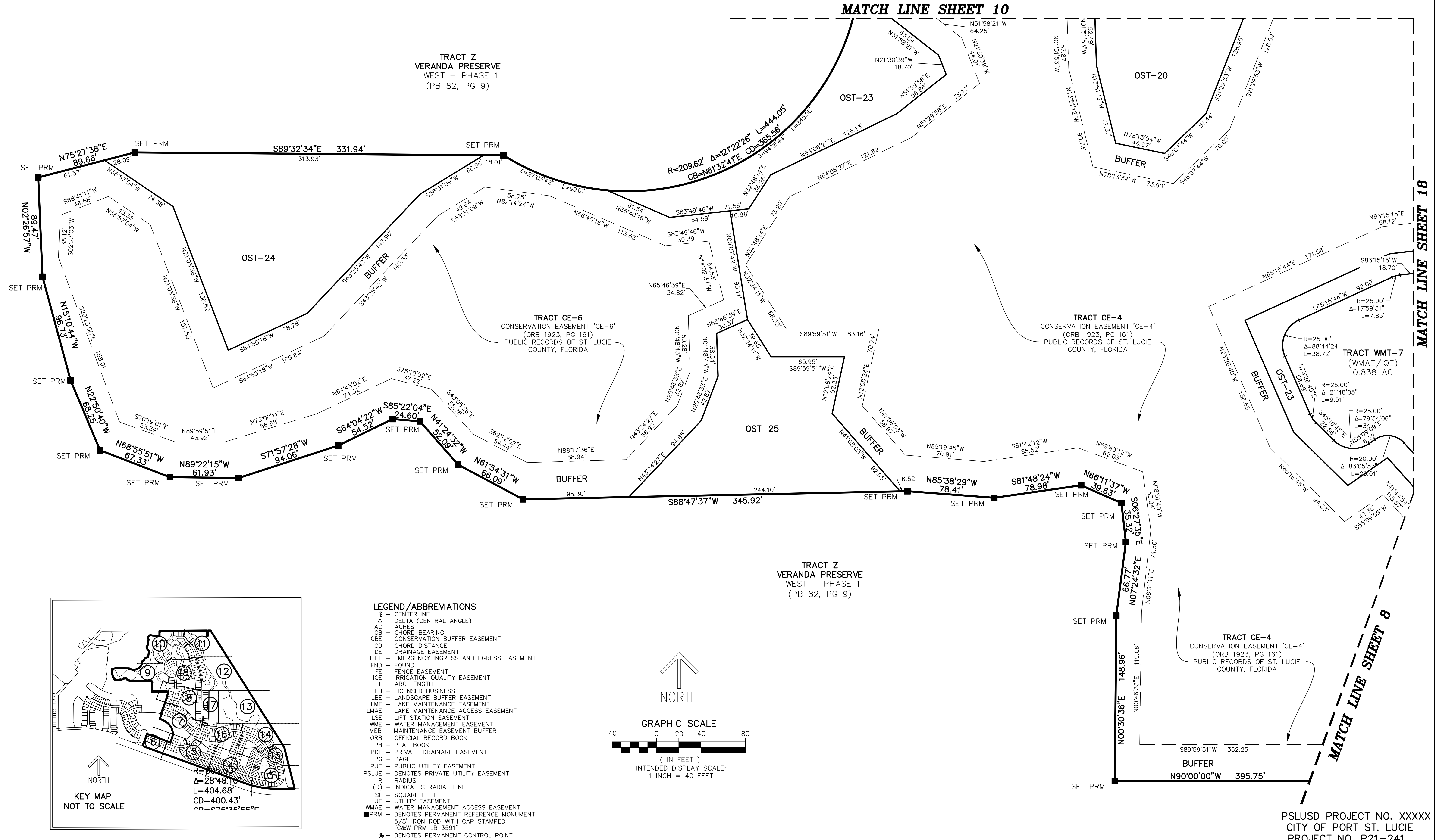
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PLAT BOOK _____

PAGE _____

SHEET 9 OF 18



THIS INSTRUMENT PREPARED BY
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
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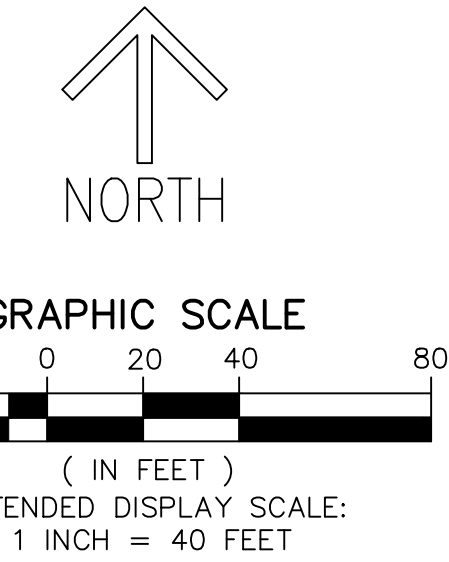
PLAT BOOK _____
PAGE _____

VERANDA PRESERVE EAST

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SOUTH LINE OF THE SW 1/4 OF SECTION 26
NORTH LINE OF THE NW 1/4 OF SECTION 35

60' DRAINAGE ROW PER PLAT OF PORT ST. LUCIE
SECTION THIRTY-EIGHT, PLAT BOOK 15, PAGE 29
PUBLIC RECORDS OF ST. LUCIE COUNTY



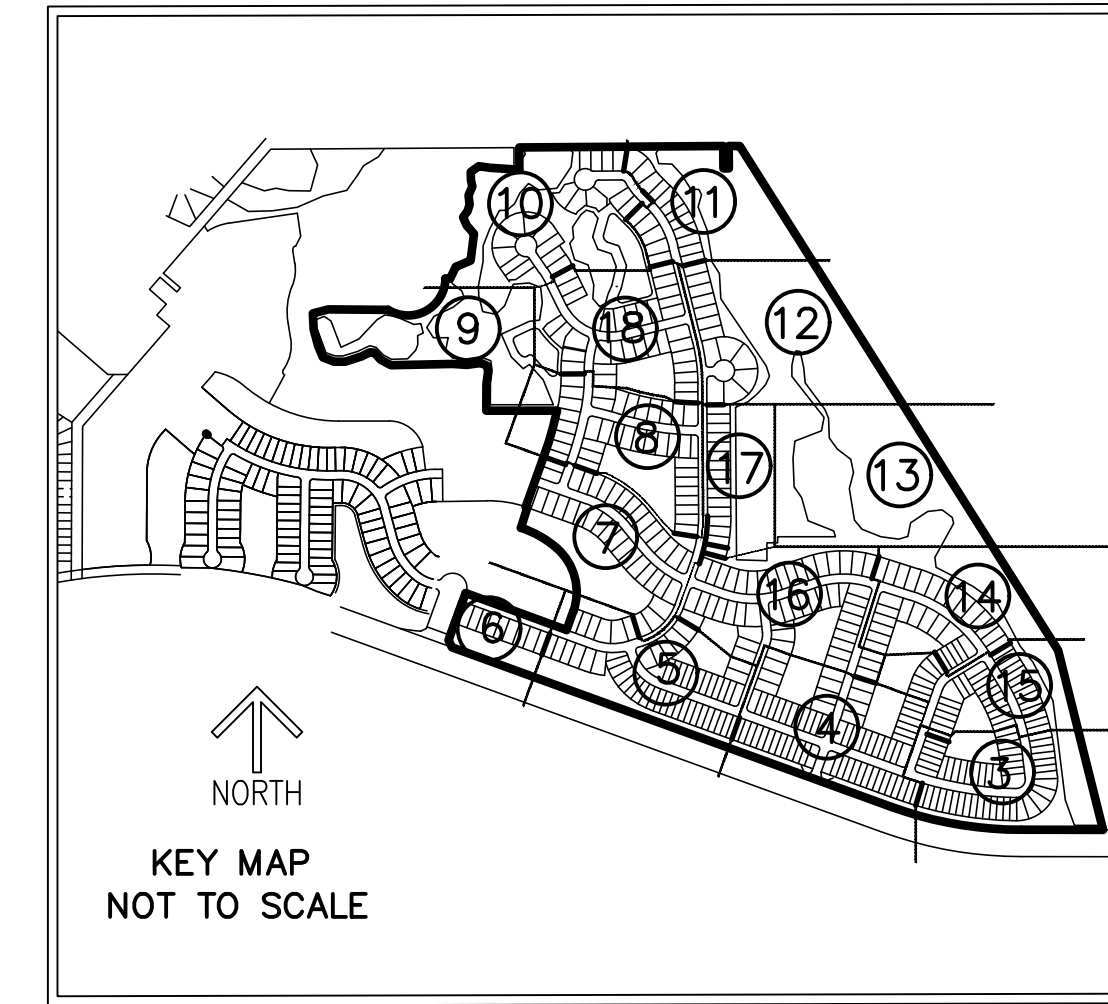
MATCH LINE SHEET 11

MATCH LINE SHEET 11

MATCH LINE SHEET 18

MATCH LINE SHEET 9

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241



- LEGEND / ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
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 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FND - FOUND
 - FE - FENCE EASEMENT
 - IQE - IRRIGATION QUALITY EASEMENT
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 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT

TRACT Z
VERANDA PRESERVE
WEST - PHASE 1
(PB 82, PG 9)

TRACT CE-4
CONSERVATION EASEMENT 'CE-4'
(ORB 1923, PG 161)
PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA

CONSERVATION EASEMENT 'CE-7'
(ORB 1923, PG 161)
PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA

TRACT WMT-6
(WMAE/IOE)
1.481 AC

Curve Table				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C3	9°05'30"	500.00'	79.34'	S30° 24' 05"E
C4	63°42'45"	50.00'	55.60'	N58° 32' 56"W

VERANDA PRESERVE EAST

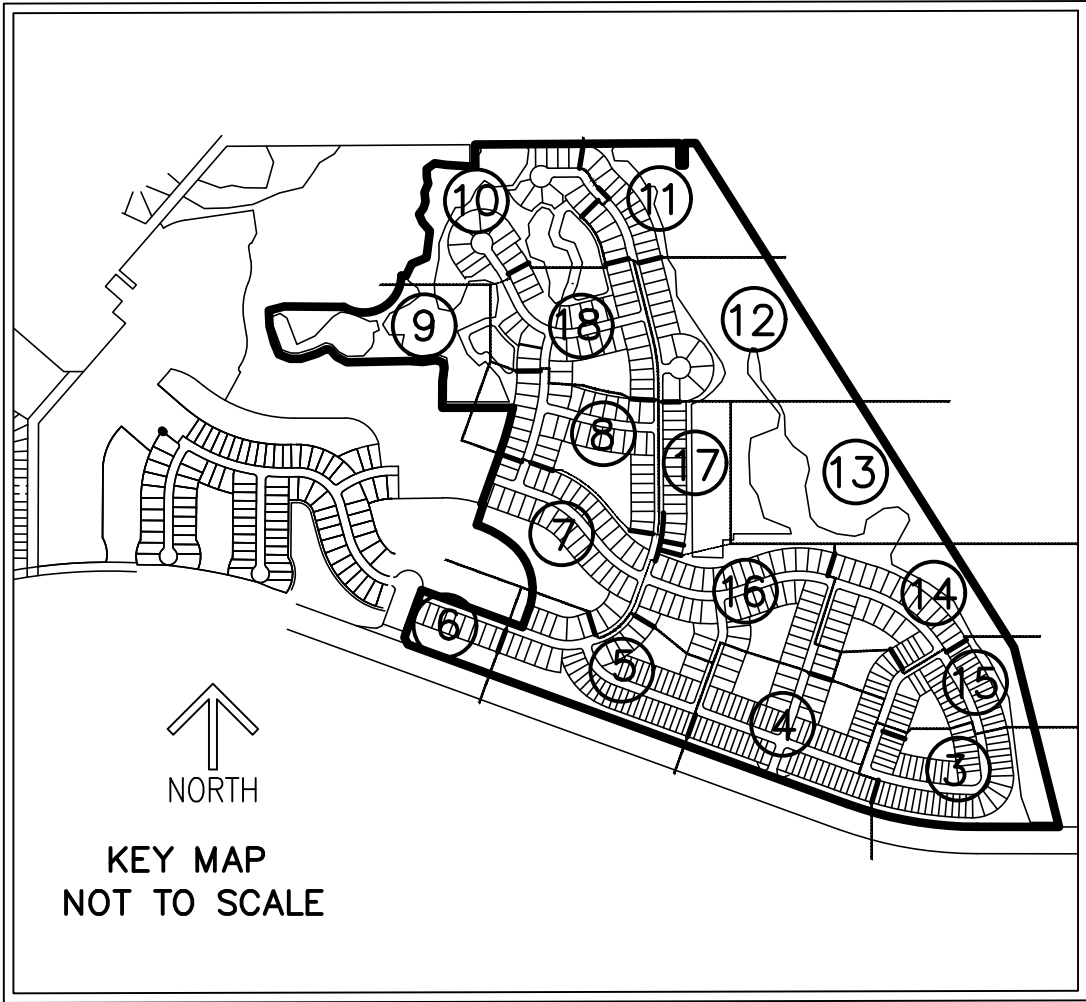
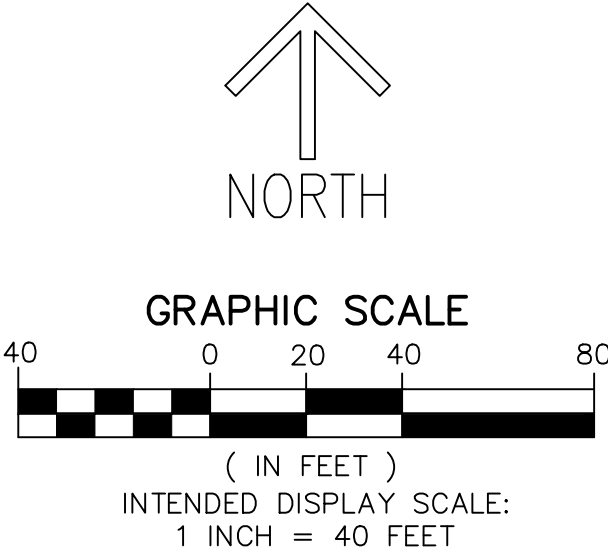
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PLAT BOOK

PAGE

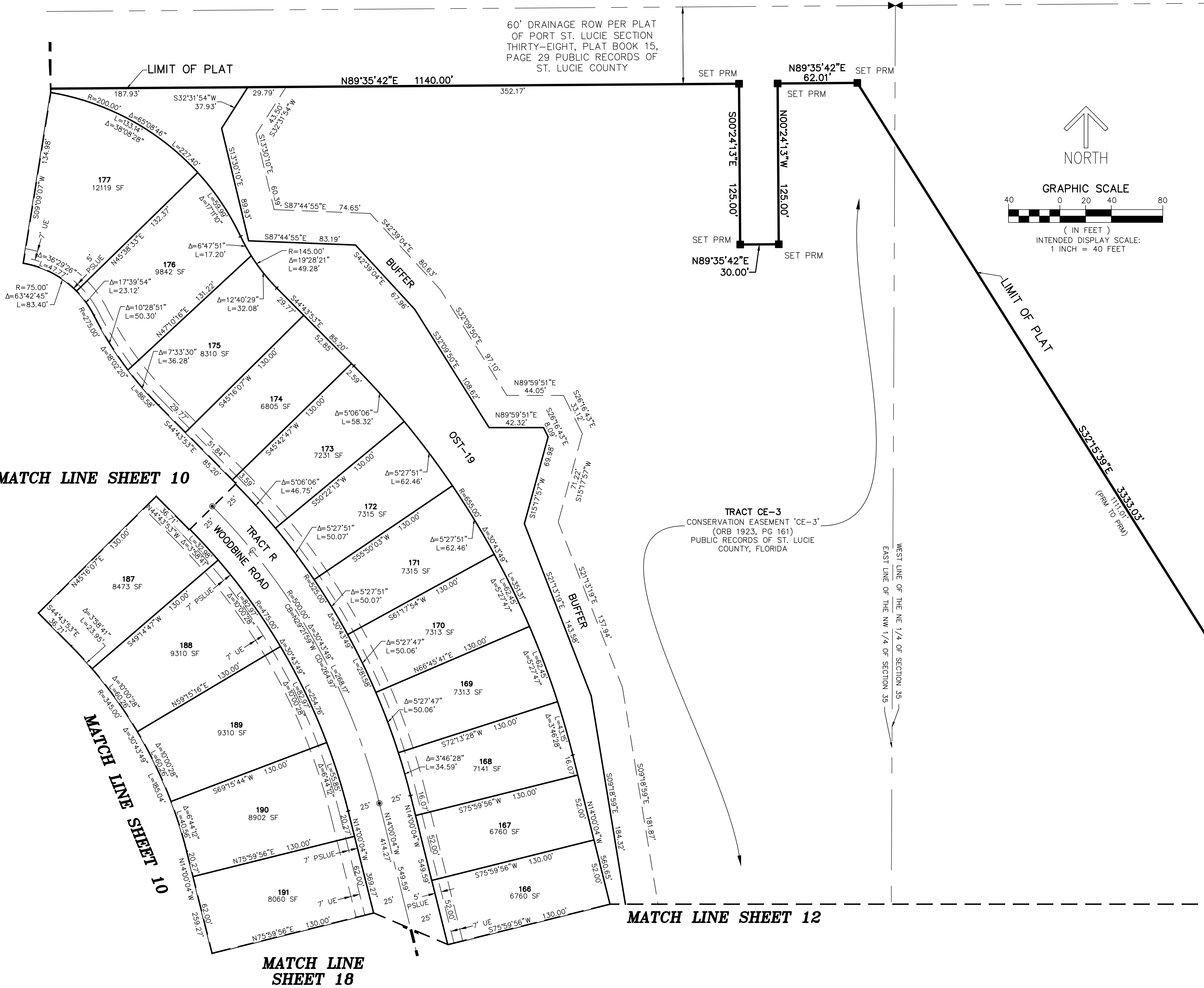
SHEET 11 OF 18

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
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SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
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 - PRM – DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - – DENOTES PERMANENT CONTROL POINT

PARCEL-2
VERANDA PLAT NO. 2
(PB 68, PAGE 29)



VERANDA PRESERVE EAST

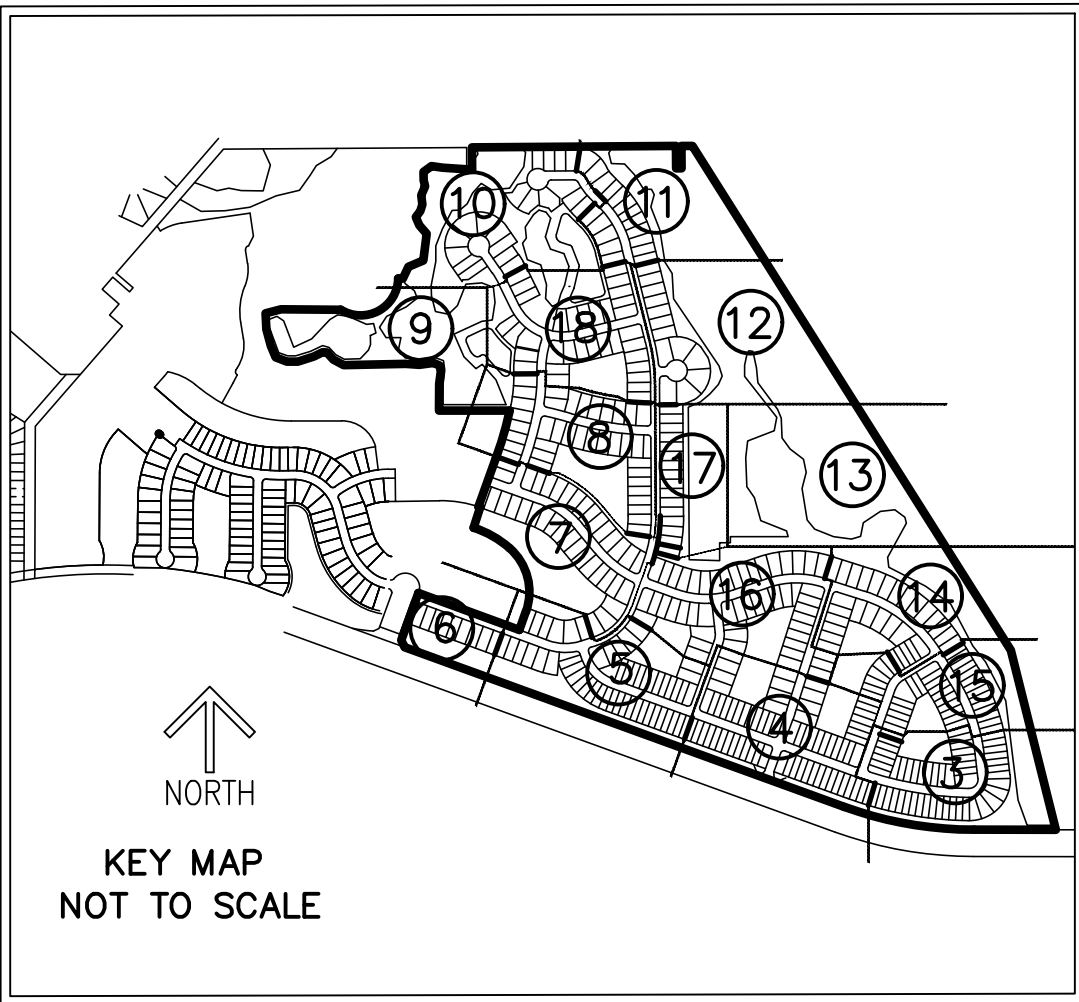
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PLAT BOOK _____

PAGE _____

SHEET 12 OF 18



LEGEND/ABBREVIATIONS

- C – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- CB – CHORD BEARING
- CBE – CONSERVATION BUFFER EASEMENT
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- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PDE – PRIVATE DRAINAGE EASEMENT
- PG – PAGE
- PUE – PUBLIC UTILITY EASEMENT
- PSLUE – DENOTES PRIVATE UTILITY EASEMENT
- R – RADIUS
- (R) – INDICATES RADIAL LINE
- SF – SQUARE FEET
- UE – UTILITY EASEMENT
- WMAE – WATER MANAGEMENT ACCESS EASEMENT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- – DENOTES PERMANENT CONTROL POINT

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C5	3°41'03"	1000.00'	64.30'	N2° 10' 51"W	64.29'

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241

VERANDA PRESERVE EAST

BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA RESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

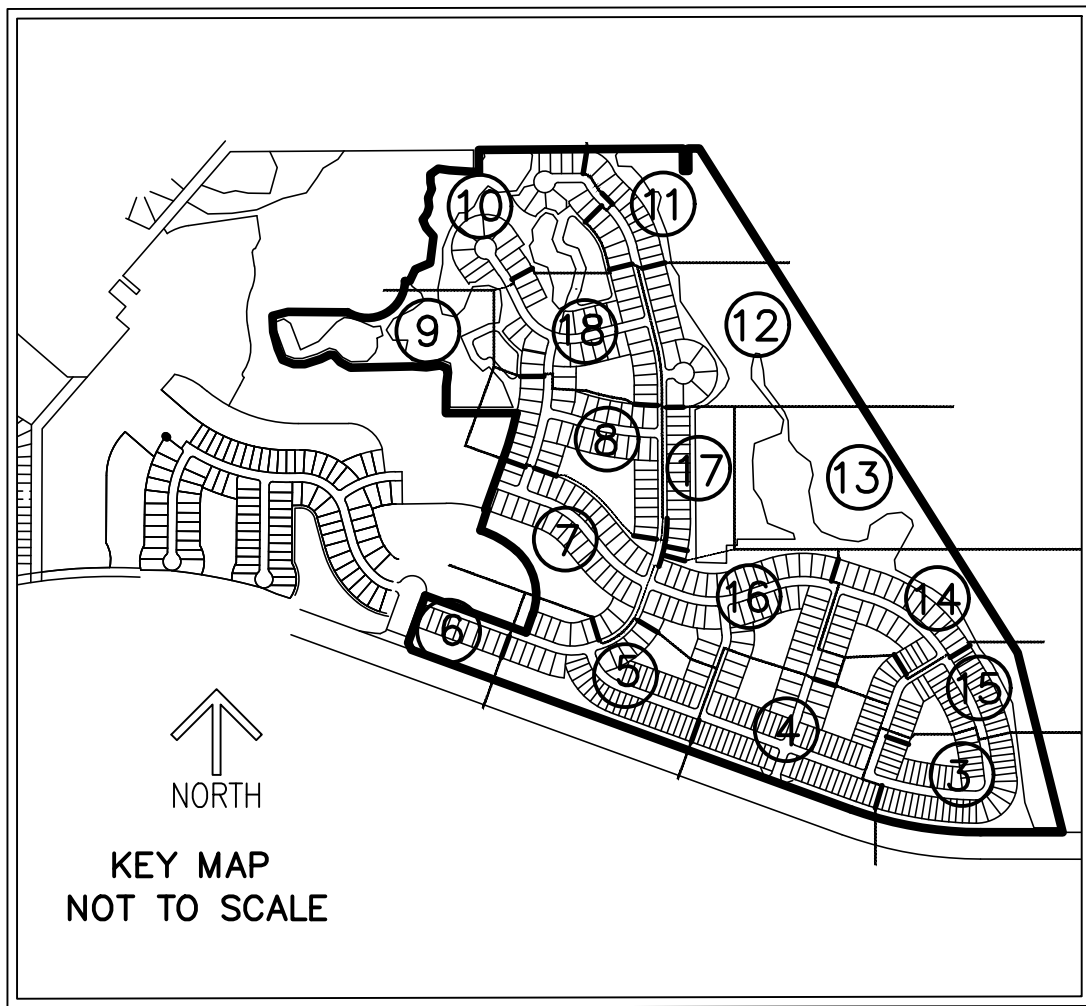
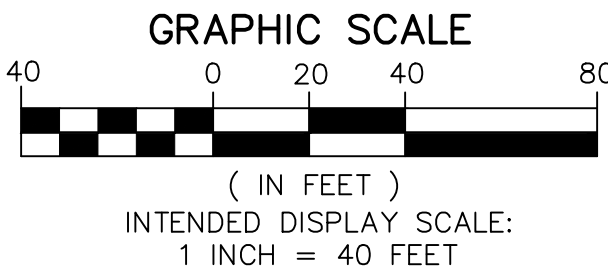
PLAT BOOK _____

PAGE _____

SHEET 13 OF 18

MATCH LINE SHEET 12

MATCH LINE SHEET 17



LEGEND / ABBREVIATIONS

- CL – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- CB – CHORD BEARING
- CBE – CONSERVATION BUFFER EASEMENT
- CD – CHORD DISTANCE
- DE – DRAINAGE EASEMENT
- EIEE – EMERGENCY INGRESS AND EGRESS EASEMENT
- FND – FOUND
- FE – FENCE EASEMENT
- IQE – IRRIGATION QUALITY EASEMENT
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- LB/E – LANDSCAPE BUFFER EASEMENT
- LME – LAKE MAINTENANCE EASEMENT
- LM/AE – LAKE MAINTENANCE ACCESS EASEMENT
- LSE – LIFT STATION EASEMENT
- WME – WATER MANAGEMENT EASEMENT
- MEB – MAINTENANCE EASEMENT BUFFER
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PDE – PRIVATE DRAINAGE EASEMENT
- PG – PAGE
- PUE – PUBLIC UTILITY EASEMENT
- PSLUE – DENOTES PRIVATE UTILITY EASEMENT
- R – RADIUS
- (R) – INDICATES RADIAL LINE
- SF – SQUARE FEET
- UE – UTILITY EASEMENT
- WMAE – WATER MANAGEMENT ACCESS EASEMENT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- – DENOTES PERMANENT CONTROL POINT

PARCEL-2
VERANDA PLAT NO. 2
(PB 68, PAGE 29)

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PROJECT NO. P21-241

VERANDA PRESERVE EAST

BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA RESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

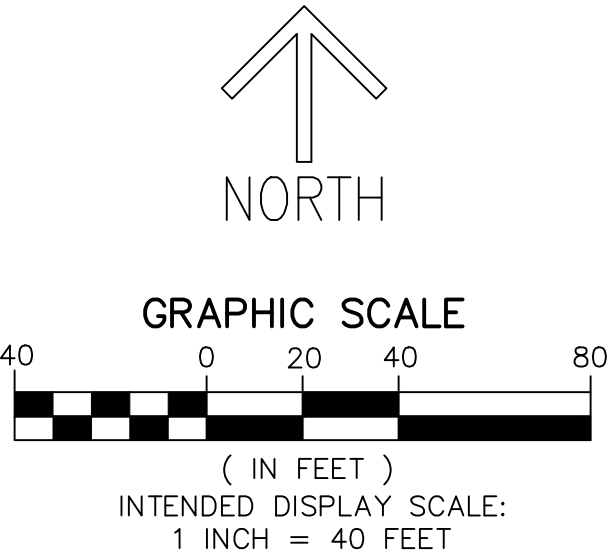
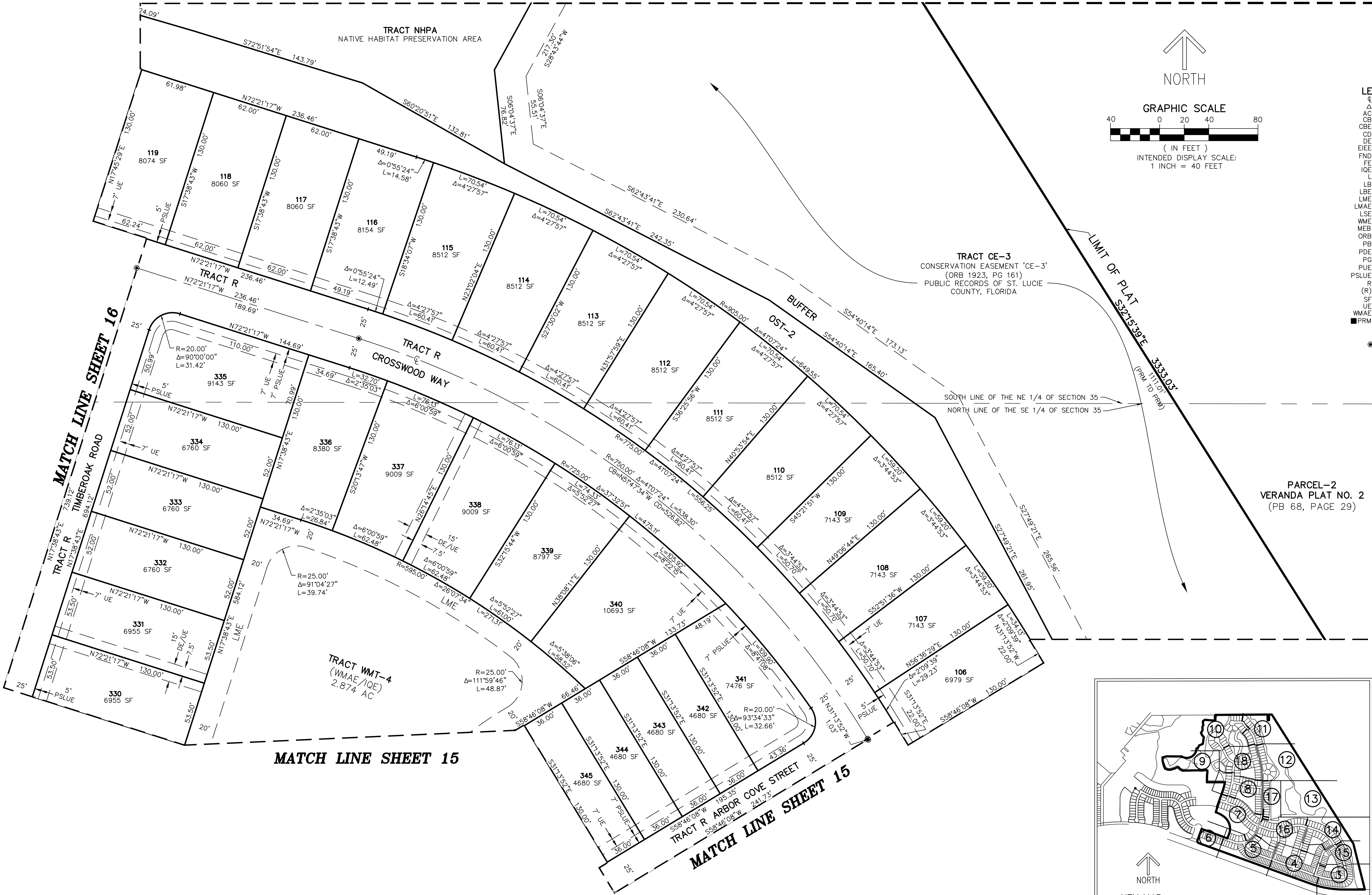
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CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____

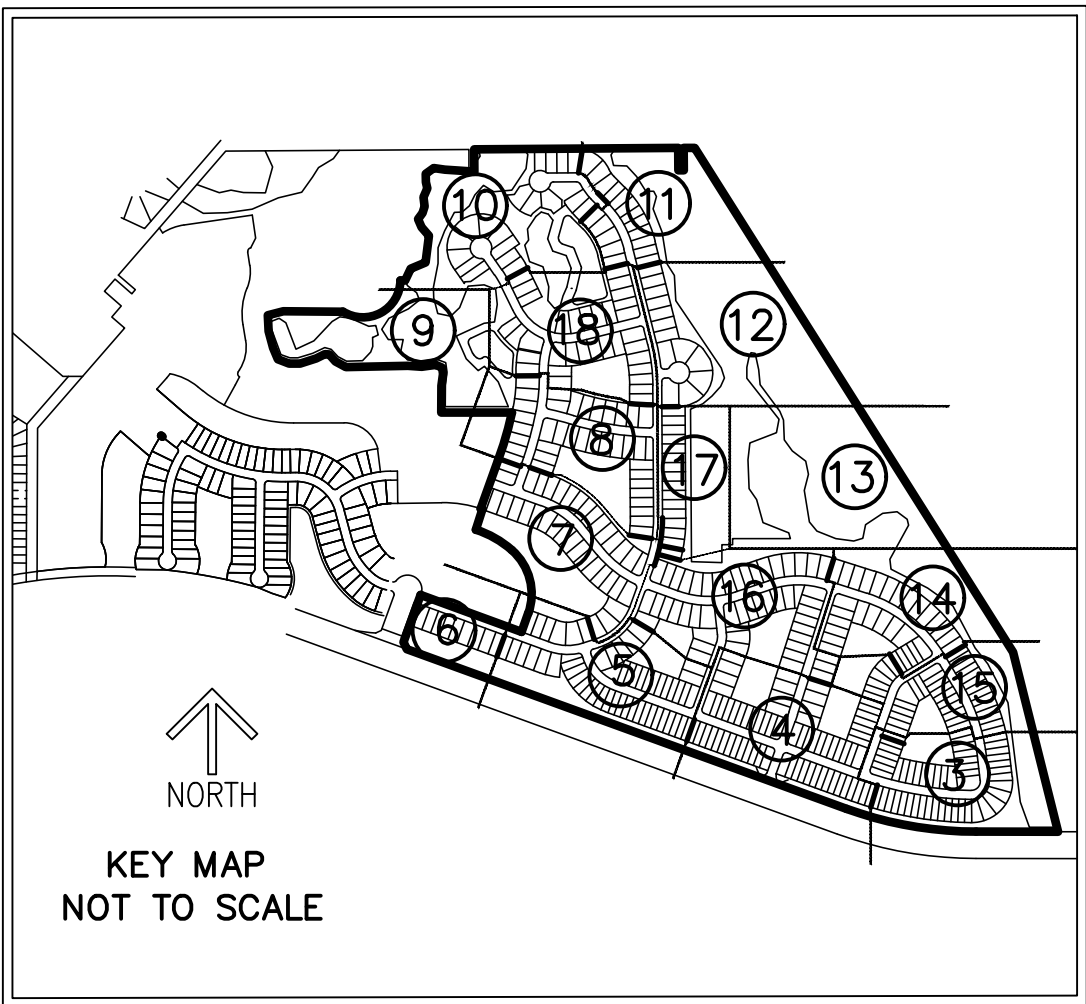
PAGE _____

SHEET 14 OF 18

MATCH LINE SHEET 13



- LEGEND/ABBREVIATIONS**
- CL – CENTERLINE
 - Δ – DELTA (CENTRAL ANGLE)
 - AC – ACRES
 - CB – CHORD BEARING
 - CBE – CONSERVATION BUFFER EASEMENT
 - CD – CHORD DISTANCE
 - DE – DRAINAGE EASEMENT
 - EIEE – EMERGENCY INGRESS AND EGRESS EASEMENT
 - FND – FOUND
 - FE – FENCE EASEMENT
 - IQE – IRRIGATION QUALITY EASEMENT
 - L – ARC LENGTH
 - LB – LICENSED BUSINESS
 - LBE – LANDSCAPE BUFFER EASEMENT
 - LME – LAKE MAINTENANCE EASEMENT
 - LMAE – LAKE MAINTENANCE ACCESS EASEMENT
 - LSE – LIFT STATION EASEMENT
 - WME – WATER MANAGEMENT EASEMENT
 - MEB – MAINTENANCE EASEMENT BUFFER
 - ORB – OFFICIAL RECORD BOOK
 - PB – PLAT BOOK
 - PDE – PRIVATE DRAINAGE EASEMENT
 - PG – PAGE
 - PUE – PUBLIC UTILITY EASEMENT
 - PSLUE – DENOTES PRIVATE UTILITY EASEMENT
 - R – RADIUS
 - (R) – INDICATES RADIAL LINE
 - SF – SQUARE FEET
 - UE – UTILITY EASEMENT
 - WMAE – WATER MANAGEMENT ACCESS EASEMENT
 - PRM – DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - – DENOTES PERMANENT CONTROL POINT



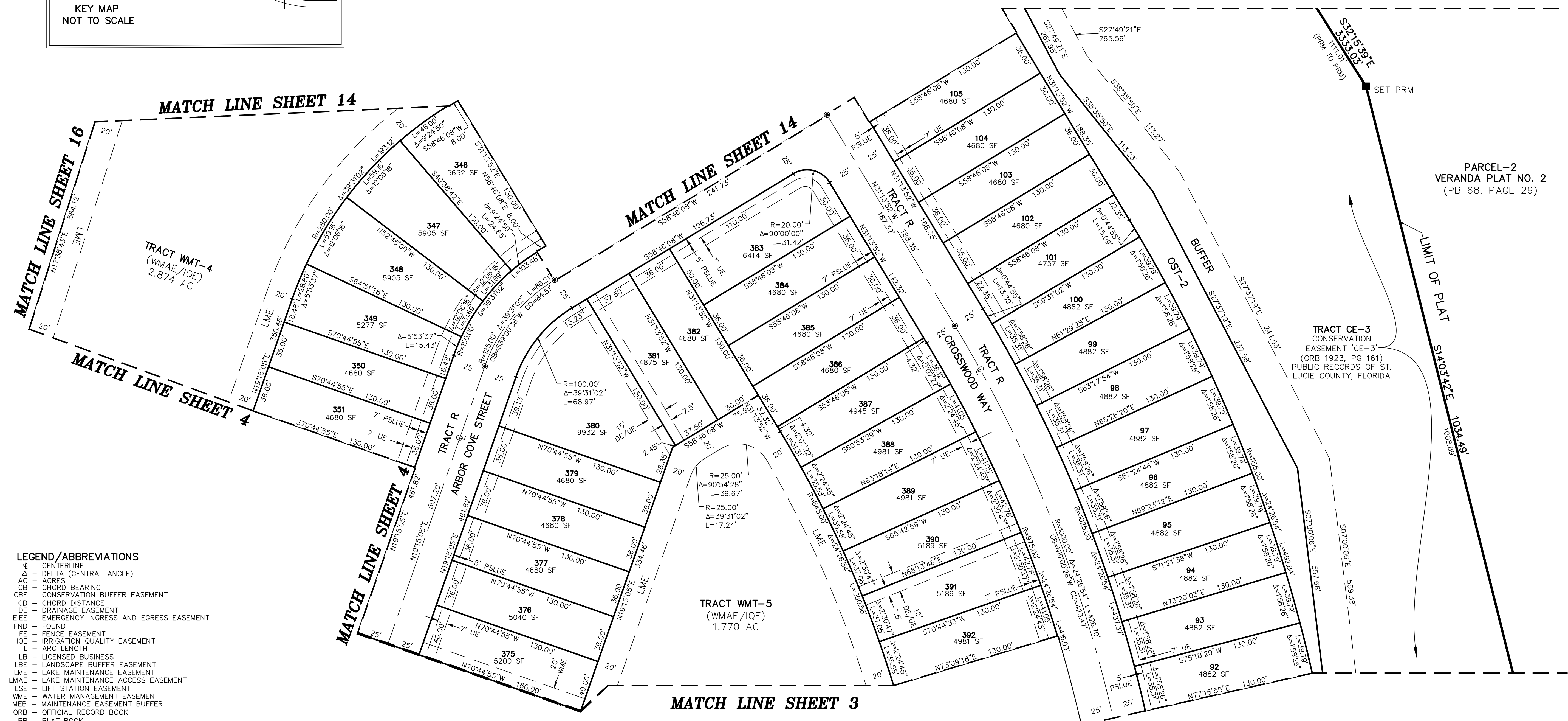
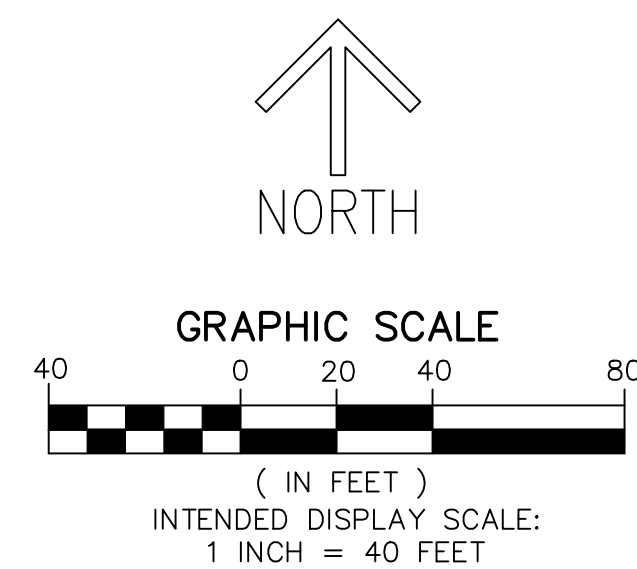
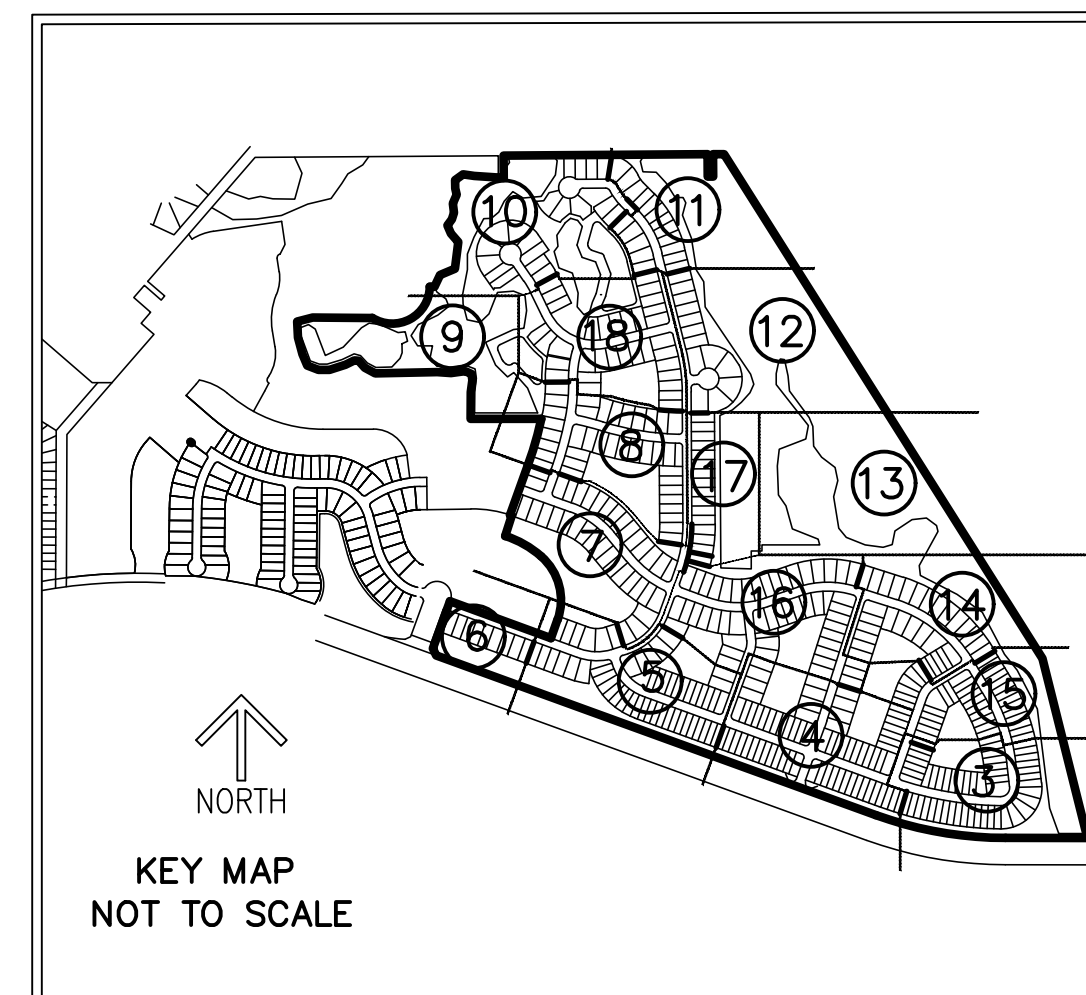
PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241

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CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____
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SHEET 15 OF 18

BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA RESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



LEGEND / ABBREVIATIONS

& = CENTERLINE
 Δ = DELTA (CENTRAL ANGLE)
 AC = ACRES
 CB = CHORD BEARING
 CBE = CONSERVATION BUFFER EASEMENT
 CD = CHORD DISTANCE
 DE = DRAINAGE EASEMENT
 E = EGRESS INGRESS AND EGRESS EASEMENT
 FND = FOUND
 FE = FENCE EASEMENT
 IOE = IRRIGATION QUALITY EASEMENT
 L = LOT
 LB = LICENSED BUSINESS
 LBE = LANDSCAPE BUFFER EASEMENT
 LME = LAKE MAINTENANCE EASEMENT
 LMAE = LAKE MAINTENANCE ACCESS EASEMENT
 LST = LOT STATUS
 WME = WATER MANAGEMENT EASEMENT
 MEB = MAINTENANCE EASEMENT BUFFER
 ORB = OFFICIAL RECORD BOOK
 PB = PLOT BOOK
 PDE = PRIVATE DRAINAGE EASEMENT
 PG = PAGE
 PUE = PUBLIC UTILITY EASEMENT
 PSLUE = DENOTES PRIVATE UTILITY EASEMENT
 R = RADIUS
 (R) = INDICATES RADIAL LINE
 SF = SQUARE FEET
 UE = UTILITY EASEMENT
 WMAE = WATER MANAGEMENT ACCESS EASEMENT
 *PRM = DENOTES PERMANENT REFERENCE MONUMENT
 S/IRON = SURFACE IRON CAP STAMPED
 Q&W PRM LB 3591


 NORTH

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CITY OF PORT ST. LUCIE
PROJECT NO. P21-241

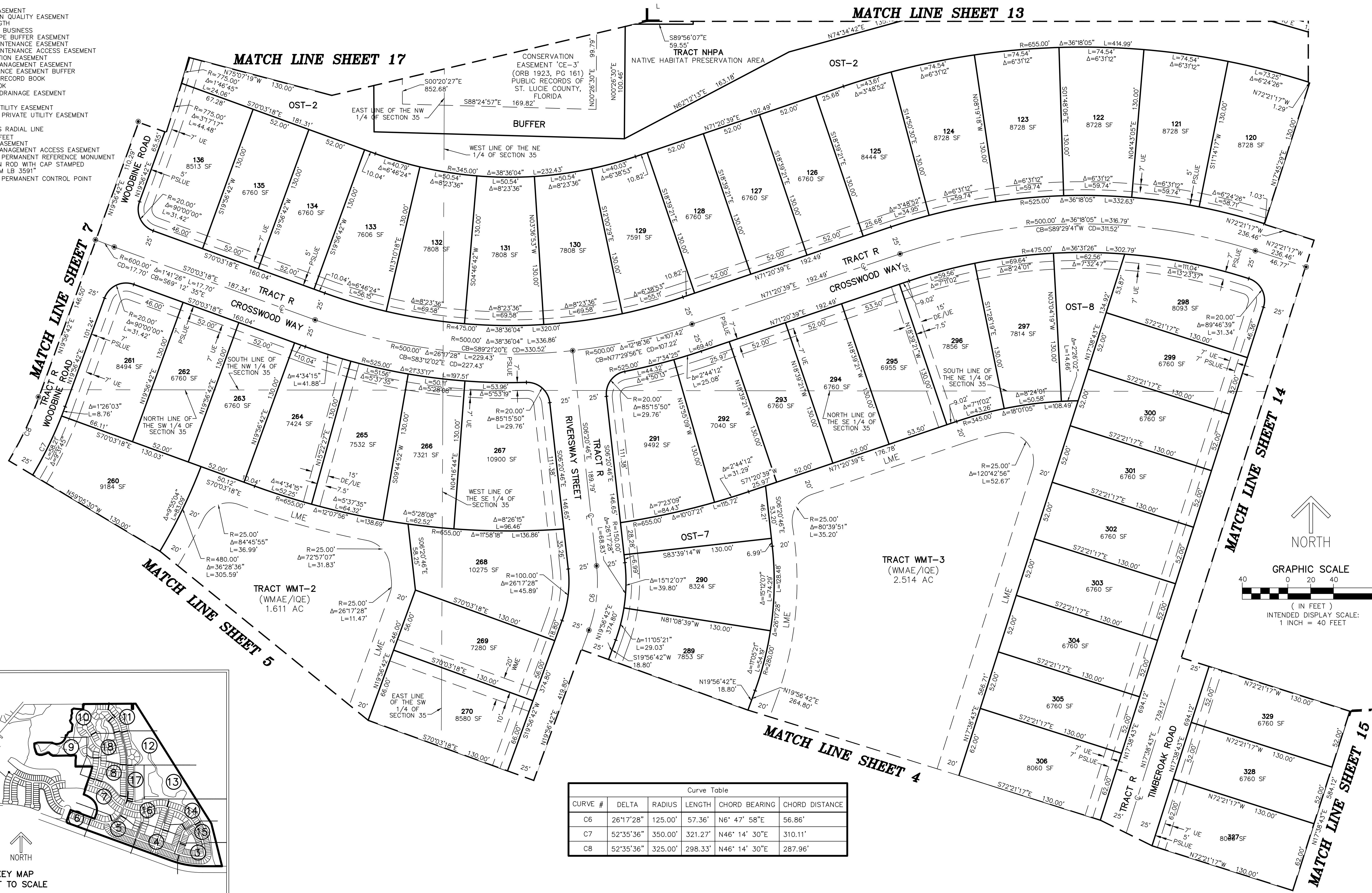
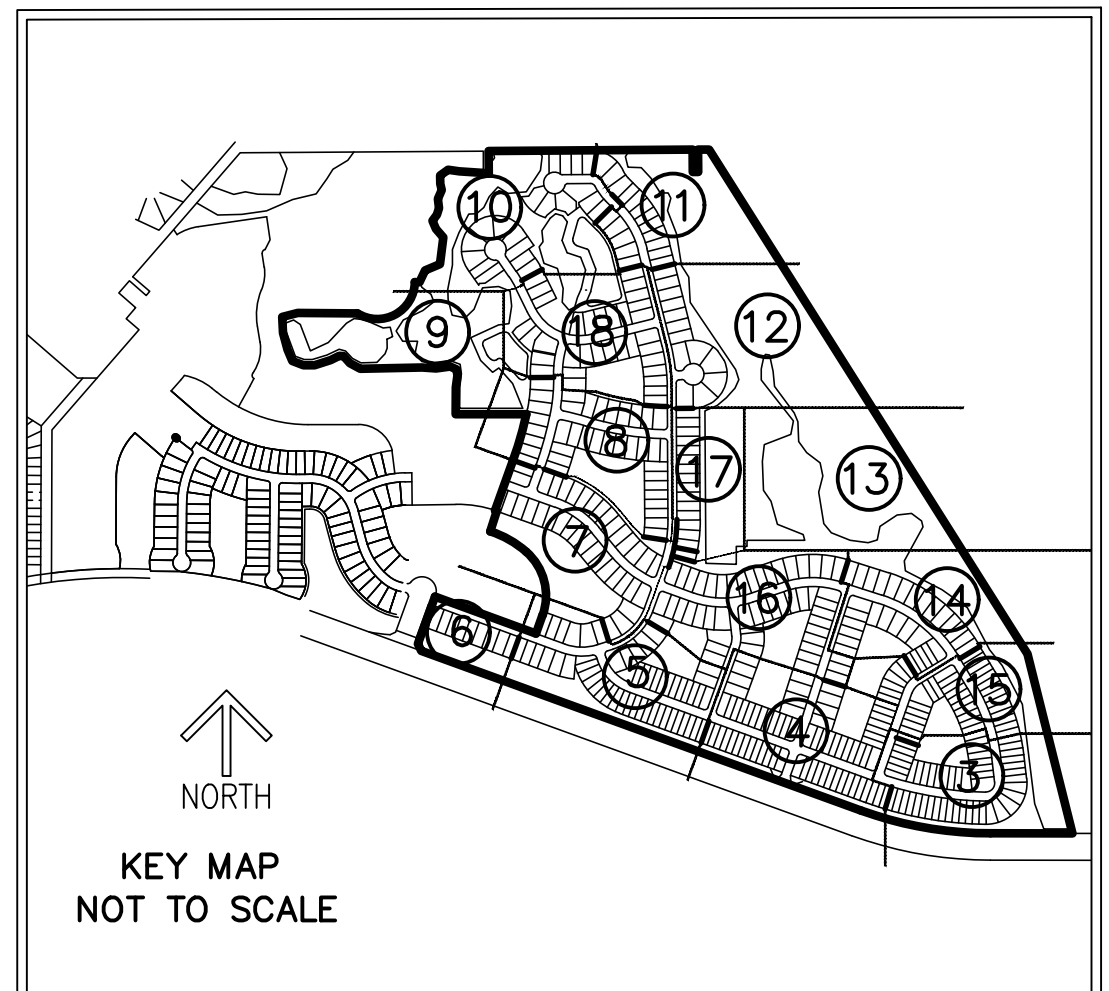
VERANDA PRESERVE EAST

BEING A REPLAT OF A PORTION OF THE PLAT OF VERANDA RESERVE WEST - PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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PLAT BOOK _____
PAGE _____
SHEET 16 OF 18

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
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 - CBE - CONSERVATION BUFFER EASEMENT
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 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT



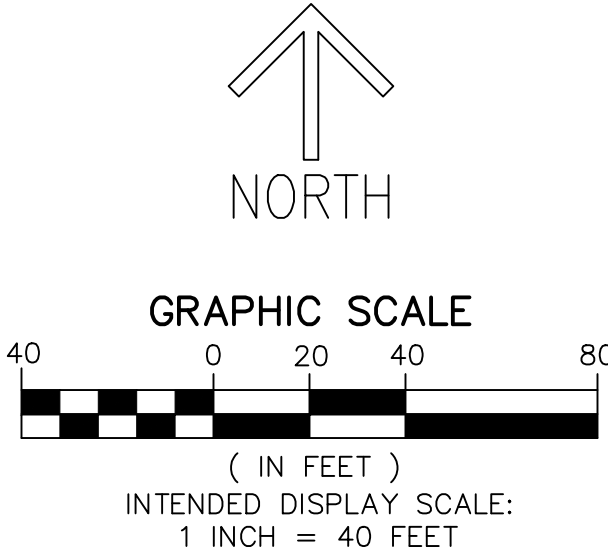
Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C6	26°17'28"	125.00'	57.36'	N6° 47' 58"E	56.86'
C7	52°35'36"	350.00'	321.27'	N46° 14' 30"E	310.11'
C8	52°35'36"	325.00'	298.33'	N46° 14' 30"E	287.96'

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
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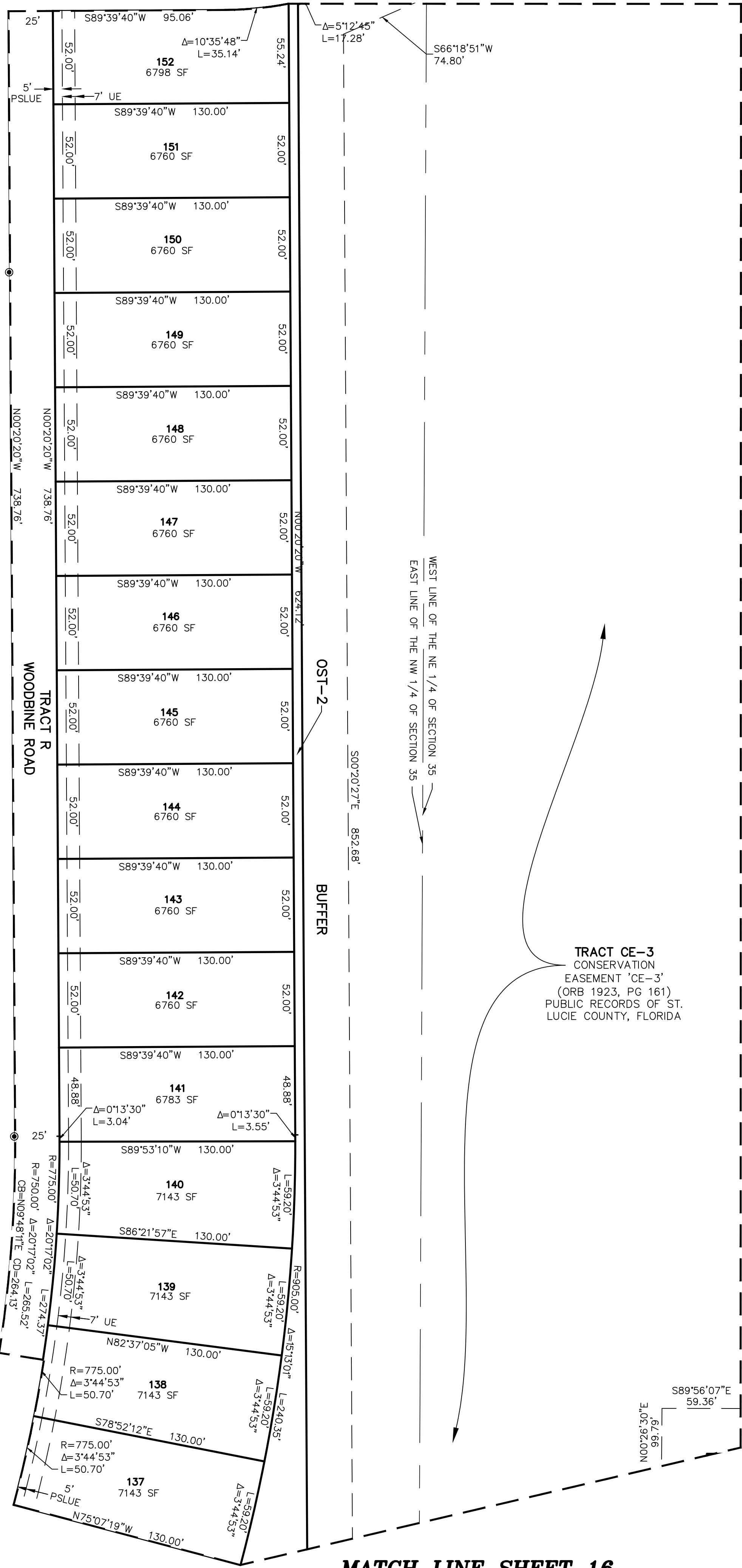
VERANDA PRESERVE EAST

MATCH LINE SHEET 12

BEING A REPLAT OF A PORTION OF TRACT Z OF THE
PLAT OF VERANDA RESERVE WEST – PHASE 1, AS
RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS
34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY
OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



MATCH LINE SHEET 8



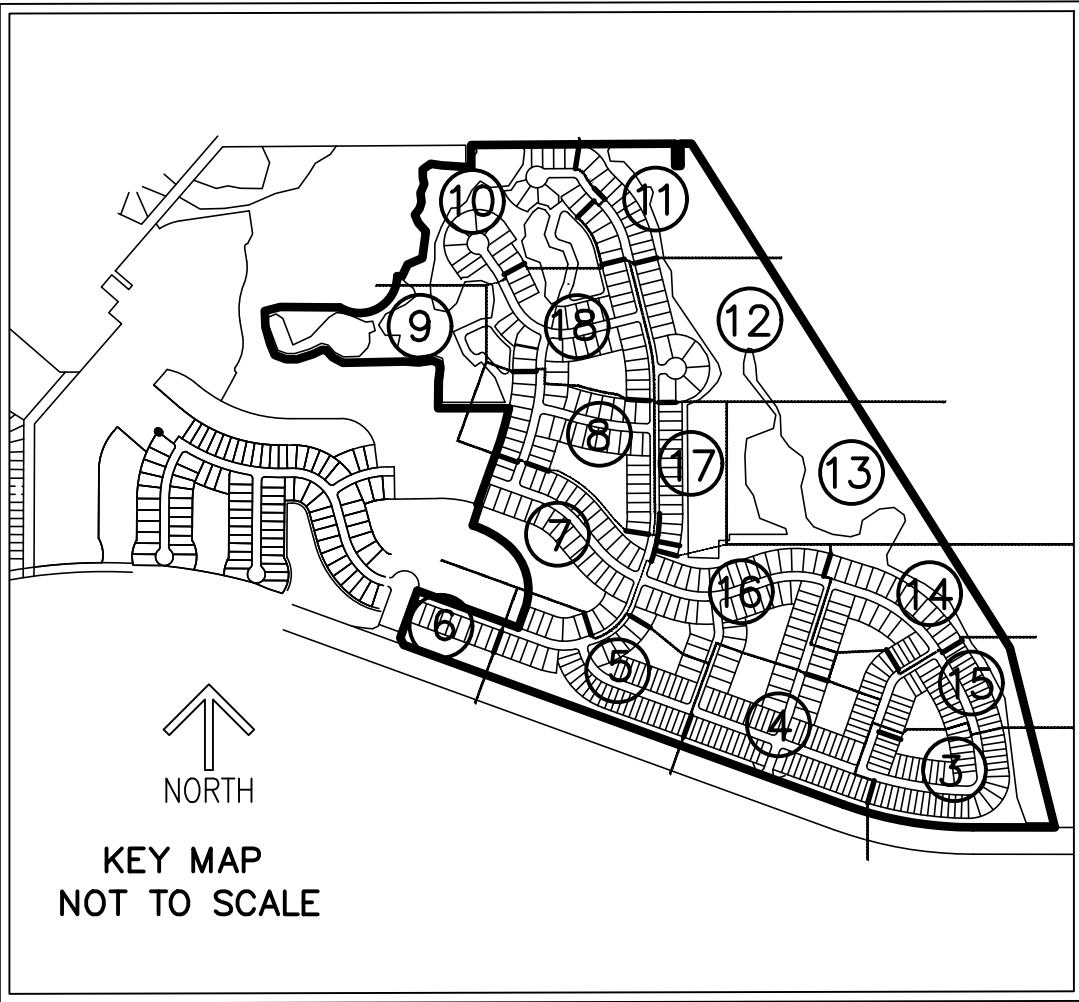
MATCH LINE SHEET 13

MATCH LINE SHEET 16

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
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PLAT BOOK _____
PAGE _____

SHEET 17 OF 18



- LEGEND/ABBREVIATIONS
- CL – CENTERLINE
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 - – DENOTES PERMANENT REFERENCE MONUMENT
 - PRM – 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - – DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. XXXXX
CITY OF PORT ST. LUCIE
PROJECT NO. P21-241

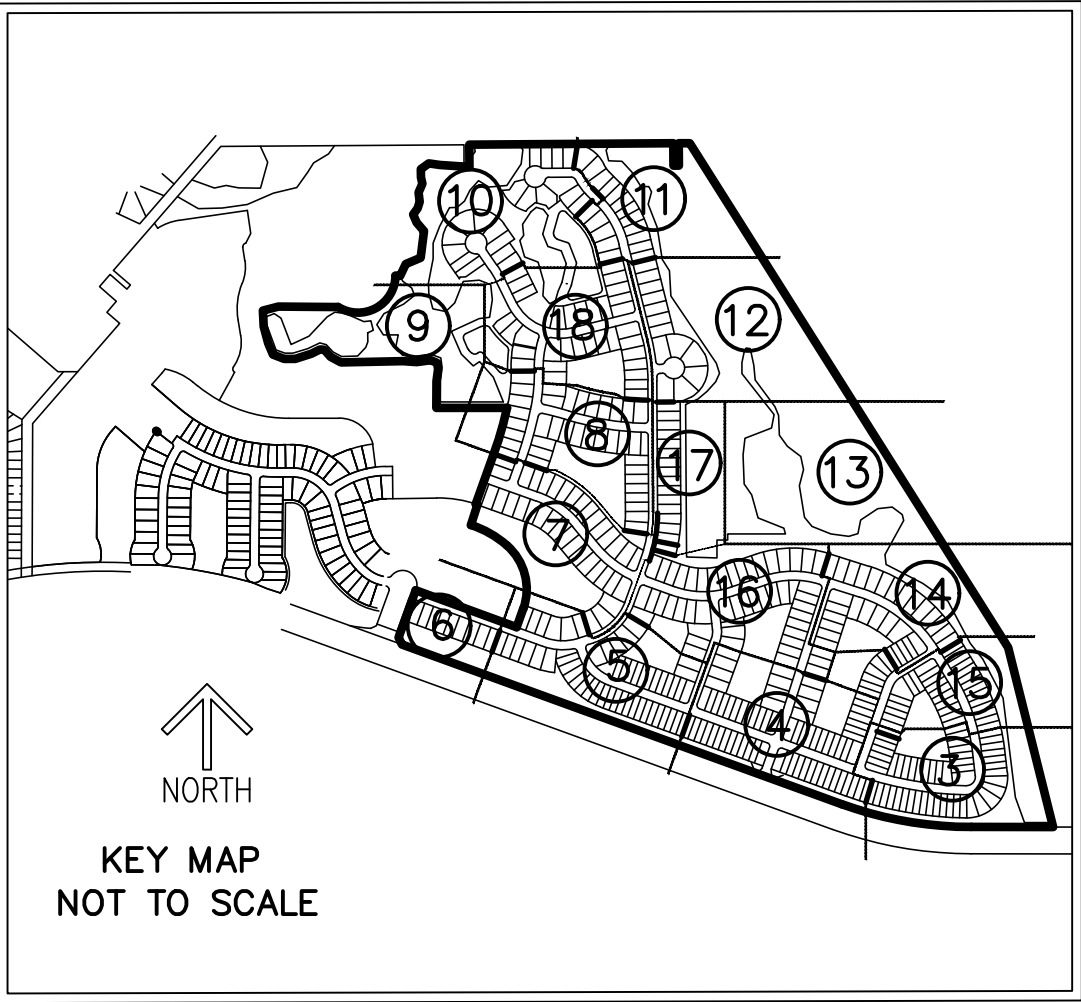
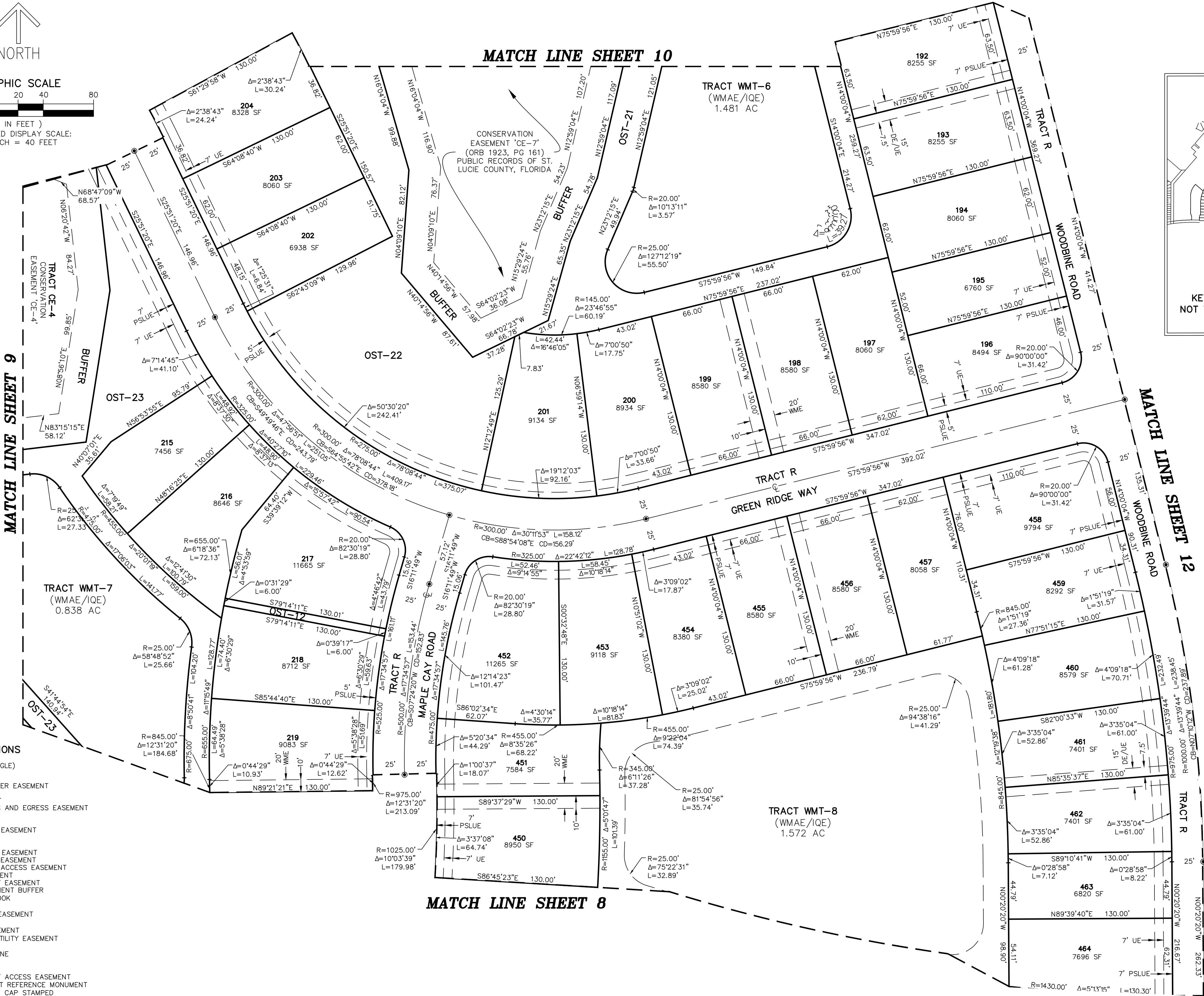
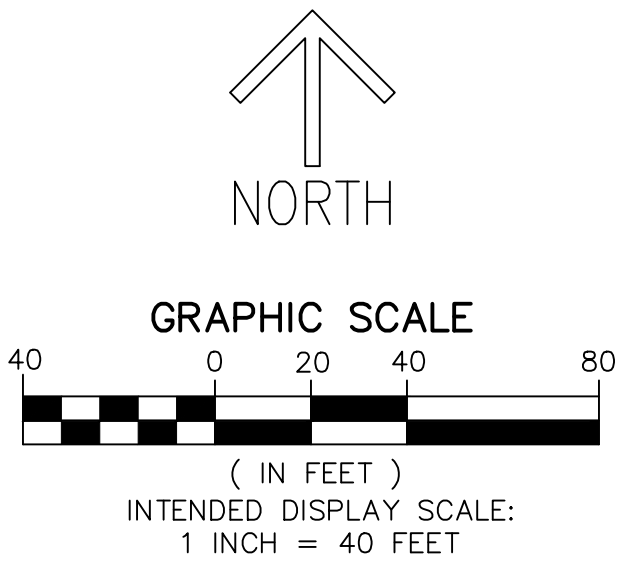
VERANDA PRESERVE EAST

BEING A REPLAT OF A PORTION OF TRACT Z OF THE PLAT OF VERANDA RESERVE WEST – PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE COUNTY, FLORIDA.

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PLAT BOOK _____
PAGE _____

SHEET 18 OF 18



- LEGEND/ABBREVIATIONS**
- CL – CENTERLINE
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