

# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7

BEING A REPLAT OF ALL OF TRACTS "CA-30" THROUGH "CA-32", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, INCLUSIVE, AND ALL OF TRACT "CA-9", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

## DESCRIPTION

BEING A REPLAT OF ALL OF TRACTS "CA-30" THROUGH "CA-32", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, INCLUSIVE, AND ALL OF TRACT "CA-9", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**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.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67, ALSO SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENGINEERING DEPARTMENT - SURVEY SECTION FOR A PORTION OF C-24 CANAL, AS RECORDED IN PLAT BOOK 62, PAGE 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S.43°08'38"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S.44°46'02"W., ALONG SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 2461.47 FEET; THENCE S.45°13'35"E., DEPARTING SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1048.04 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1335.00 FEET AND A RADIAL BEARING OF S.68°01'07"W., AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF TRACT "CA-31" OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING, THENCE THE FOLLOWING EIGHT (8) COURSES BEING ALONG THE NORTHEASTERLY LINE OF SAID TRACT "CA-31": 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'51", A DISTANCE OF 72.17 FEET TO A POINT OF TANGENCY; 2) THENCE S.18°53'02"E., A DISTANCE OF 138.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 865.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°09'25", A DISTANCE OF 440.19 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 4) THENCE N.29°50'04"E., A DISTANCE OF 44.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 198.00 FEET; 5) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 622.04 FEET TO A POINT OF TANGENCY; 6) THENCE S.29°50'04"W., A DISTANCE OF 38.32 FEET; 7) THENCE S.71°05'24"E., A DISTANCE OF 235.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 419.00 FEET; 8) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 121°52'38", A DISTANCE OF 891.28 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND THE SOUTHEAST CORNER OF SAID TRACT "CA-31"; THENCE S.26°11'22"E., A DISTANCE OF 14.11 FEET TO THE NORTHEAST CORNER OF FORTZEZA WAY (TRACT "R-1"), VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, AS RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.63°48'38"W., ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FORTZEZA WAY (TRACT "R-1"), A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF TRACT "CA-9" OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3 AND TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 530.00 FEET AND A RADIAL BEARING OF N.63°48'38"E., AT SAID INTERSECTION, THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG THE NORTHEASTERLY LINE OF SAID TRACT "CA-9": 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'09", A DISTANCE OF 358.92 FEET TO A POINT OF TANGENCY; 2) THENCE S.46°03'31"E., A DISTANCE OF 50.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 26.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°14'02", A DISTANCE OF 42.76 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GORETTI WAY (TRACT "R-1"), AS SHOWN ON SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3; THENCE S.41°36'44"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GORETTI WAY (TRACT "R-1"), A DISTANCE OF 104.21 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 530.00 FEET AND A RADIAL BEARING OF N.38°37'28"W., AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2: 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°45'04", A DISTANCE OF 275.20 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 2) THENCE S.03°36'07"E., A DISTANCE OF 396.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET; 3) THENCE SOUTHEASTERLY, 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; 4) THENCE S.41°54'55"E., A DISTANCE OF 98.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 635.00 FEET; 5) THENCE SOUTHEASTERLY, 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; 6) THENCE S.62°08'32"E., A DISTANCE OF 240.67 FEET; 7) THENCE S.05°15'46"E., A DISTANCE OF 24.47 FEET; 8) THENCE S.53°08'30"E., A DISTANCE OF 8.44 FEET; 9) THENCE S.36°51'30"W., A DISTANCE OF 83.52 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 447.00 FEET AND A RADIAL BEARING OF S.51°14'01"E., AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°20'10", A DISTANCE OF 228.87 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 11) THENCE S.60°17'32"W., A DISTANCE OF 324.83 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 927.20 FEET AND A RADIAL BEARING OF S.54°14'25"W., AT SAID INTERSECTION, ALSO BEING THE NORTHWEST CORNER OF WATER MANAGEMENT TRACT -3, AS SHOWN ON SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 2; THENCE NORTHWESTERLY, DEPARTING SAID WESTERLY BOUNDARY LINE OF SAID PLAT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°12'23", A DISTANCE OF 537.37 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.03°36'07"W., A DISTANCE OF 837.27 FEET; THENCE N.84°25'35"W., A DISTANCE OF 446.22 FEET; THENCE N.46°45'48"W., A DISTANCE OF 1035.02 FEET; THENCE N.40°22'55"W., A DISTANCE OF 897.80 FEET TO THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, OF SAID PUBLIC RECORDS; THENCE N.50°03'56"E., ALONG THE SOUTHEASTERLY LINE OF TRACT "CA-13" AND WATER MANAGEMENT TRACT -1 OF SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, A DISTANCE OF 297.79 FEET TO THE NORTHWEST CORNER OF TRACT "CA-32", AS SHOWN ON SAID PLAT AND TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 160.00 FEET AND A RADIAL BEARING OF S.50°03'56"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "CA-32" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'05", A DISTANCE OF 41.70 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.50°49'00"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEOPOLD WAY (TRACT "R-1"), AS SHOWN ON SAID PLAT, A DISTANCE OF 73.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3253.00 FEET AND A RADIAL BEARING OF S.50°49'00"W., AT SAID INTERSECTION; THENCE THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHEASTERLY LINE OF TRACT "CA-29", AS SHOWN ON SAID VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6; 1) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°14'22", A DISTANCE OF 13.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 17.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°59'39", A DISTANCE OF 24.33 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 3) THENCE N.42°34'18"E., A DISTANCE OF 18.27 FEET; 4) THENCE S.47°25'42"E., A DISTANCE OF 40.00 FEET; 5) THENCE N.42°34'18"E., A DISTANCE OF 70.00 FEET; 6) THENCE N.47°25'42"W., A DISTANCE OF 40.00 FEET; 7) THENCE N.42°34'17"E., A DISTANCE OF 344.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17.00 FEET; 8) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 116°27'51", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; 9) THENCE S.20°57'52"E., A DISTANCE OF 9.19 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "CA-29"; THENCE N.69°02'08"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FORTZEZA WAY (TRACT "R-1"), AS SHOWN ON SAID PLAT A DISTANCE OF 83.00 FEET TO THE SOUTHWEST CORNER OF TRACT "CA-30", AS SHOWN VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6; THENCE THE FOLLOWING SIX (6) COURSES BEING ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "CA-30" OF SAID PLAT: 1) THENCE N.20°57'52"W., A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 385.00 FEET; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°32'19", A DISTANCE OF 57.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°04'28", A DISTANCE OF 37.74 FEET TO A POINT OF TANGENCY; 4) THENCE N.42°34'18"E., A DISTANCE OF 68.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 766.90 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°12'59", A DISTANCE OF 190.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 103°02'48", A DISTANCE OF 53.95 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "CA-30" AND TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.37°15'08"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VESUVIUS WAY (TRACT "R-1"), AS SHOWN ON SAID PLAT, A DISTANCE OF 70.49 FEET TO THE SOUTHWEST CORNER OF TRACT "CA-25", AS SHOWN VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6; THENCE N.68°01'07"E., ALONG THE SOUTHEASTERLY LINE OF TRACT "CA-25", A DISTANCE OF 135.00 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 3,681,137 SQUARE FEET OR 84.507 ACRES MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY:

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. 7, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR 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 VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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 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. IN THE EVENT THAT A LAW, STANDARD, CODE, OR CITY CODE REQUIREMENT, RELATING TO THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR DRAINAGE FACILITIES, AS REFERENCED IN THIS PROVISION, CONFLICTS, THE MORE STRINGENT REQUIREMENT REGULATION PREVAILS. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

5. THE PRIVATE UTILITY EASEMENTS (U.E. PRIVATE), 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 OF OTHER PURPOSES.

6. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON ARE A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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 AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, 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. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. 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 DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

8. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS, A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREETS RIGHTS-OF-WAY IS DEDICATED TO VERANO # 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 THE DISTRICT (AS DEFINED IN THE BELOW DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED APRIL 9, 2015, AND RECORDED AT OFFICIAL RECORDS BOOK 3733, PAGES 2535 THROUGH 2556, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED (DISTRICT INTERLOCAL AGREEMENT), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE RESPONSIBILITY FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

9. COMMON AREA TRACTS "CA-1" THROUGH "CA-19", 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-19" AS SHOWN HEREON, IS HEREBY DEDICATED TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, 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.

## CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

10. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, 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, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING LAKES, DRAINAGE EASEMENTS AND THE DRAINAGE FACILITIES LOCATED THEREIN.

THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

11. THE LANDSCAPE EASEMENTS. (L.E.) SHOWN HEREON ARE DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS.

12. THE STORMWATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-3, AS SHOWN HEREON ARE HEREBY DEDICATED TO 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 VERANO # 5 COMMUNITY DEVELOPMENT DISTRICT, 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.

13. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO 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.

14. THE ACCESS EASEMENTS (A.E) SHOWN HEREON ARE HEREBY DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS RIGHTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

## DEDICATION ACKNOWLEDGMENT

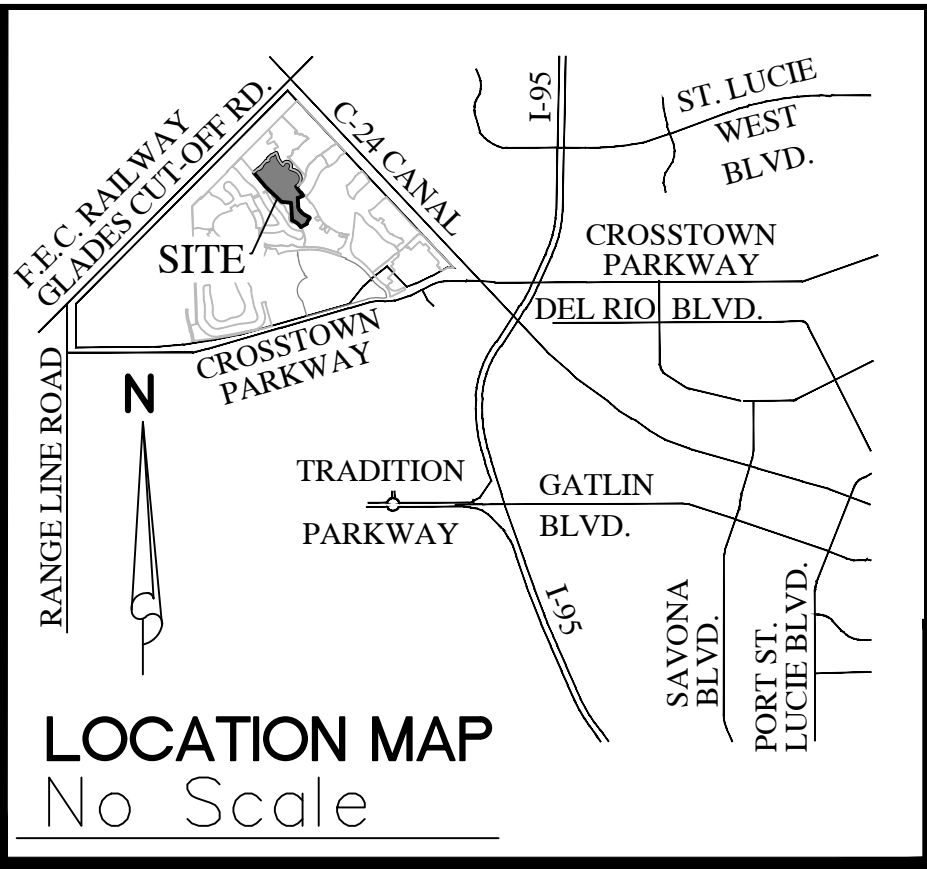
STATE OF FLORIDA  
COUNTY:

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2025, BY \_\_\_\_\_ MANAGER OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

NOTARY PUBLIC

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



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

## 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.

BEARINGS AND COORDINATES AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

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.

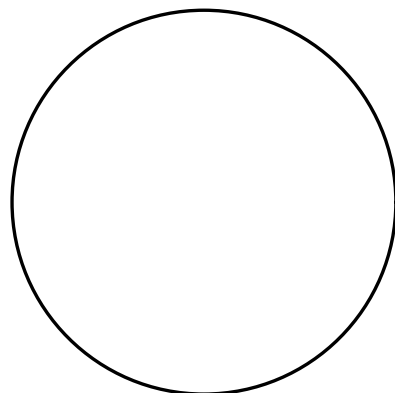
## SURVEYOR & MAPPER'S CERTIFICATE

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, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 106,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

SURVEYOR'S SEAL



**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 106  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

**SHEET 1 OF 11 SHEETS**



VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7  
BEING A REPLAT OF ALL OF TRACTS "CA-30" THROUGH "CA-32", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, INCLUSIVE, AND ALL OF TRACT "CA-9", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_  
VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESPONSIBILITIES OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENT (C.U.E.), DRAINAGE EASEMENTS (D.E.), ACCESS EASEMENTS (A.E.), LANDSCAPE EASEMENTS (L.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), TRACT "R-1", WATER MANAGEMENT TRACTS WMT-1 THROUGH WMT-3, AND COMMON AREA TRACTS TRACTS "CA-1" THROUGH "CA-19" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

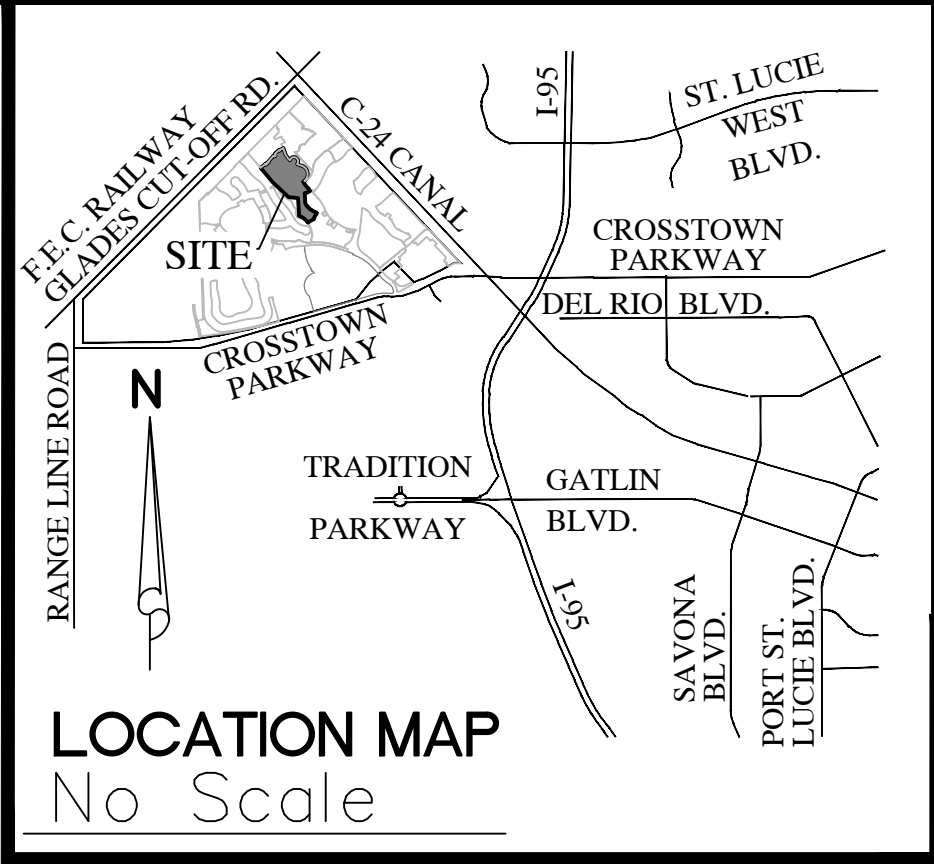
ATTEST: VERANO #5 COMMUNITY DEVELOPMENT DISTRICT  
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

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 \_\_\_\_\_, 2025, 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, 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 \_\_\_\_\_, 2025.  
WITNESS TEXAS CAPITAL BANK, A TEXAS STATE BANK  
(PRINT NAME OF WITNESS)  
BY: \_\_\_\_\_  
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 \_\_\_\_\_, 2025, BY \_\_\_\_\_, TEXAS CAPITAL BANK, A TEXAS STATE BANK, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_  
THE UNDERSIGNED, \_\_\_\_\_, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 117.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY \_\_\_\_\_, DATED AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025:  
(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.  
(C.) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR \_\_\_\_\_.  
(D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.  
(E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

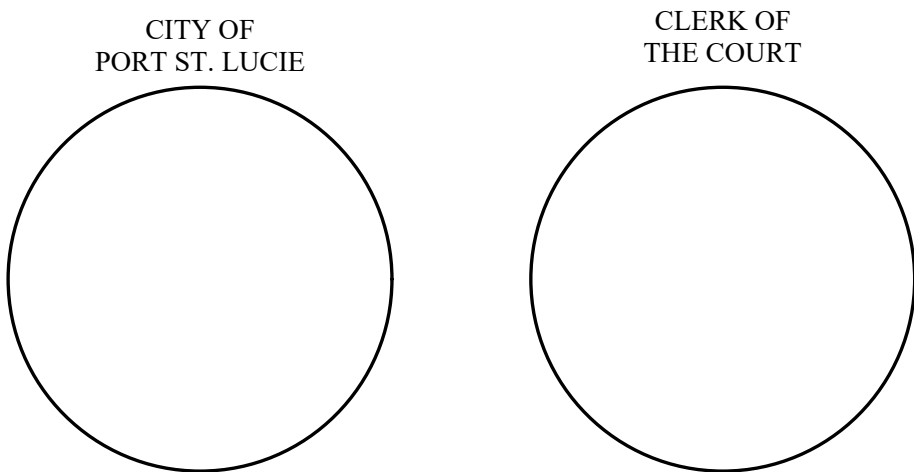
DATED: THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025. BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

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. 7 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
CITY COUNCIL ATTEST:  
CITY OF PORT ST. LUCIE  
SHANNON M. MARTIN, MAYOR SALLY WALSH, 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 \_\_\_\_\_, 2025.  
MICHELLE R. MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



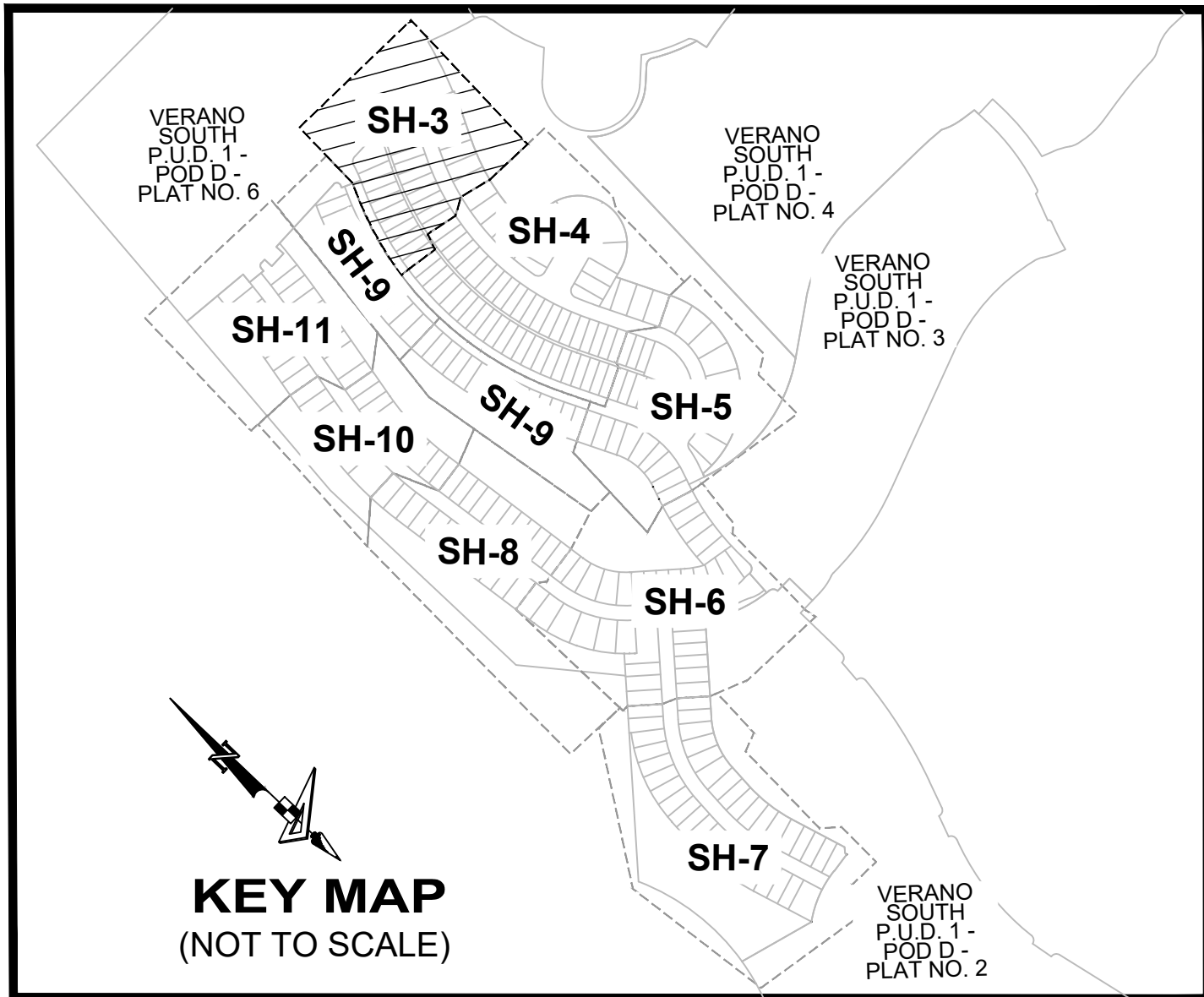
VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7

BEING A REPLAT OF ALL OF TRACTS "CA-30" THROUGH "CA-32", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, INCLUSIVE, AND ALL OF TRACT "CA-9", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK

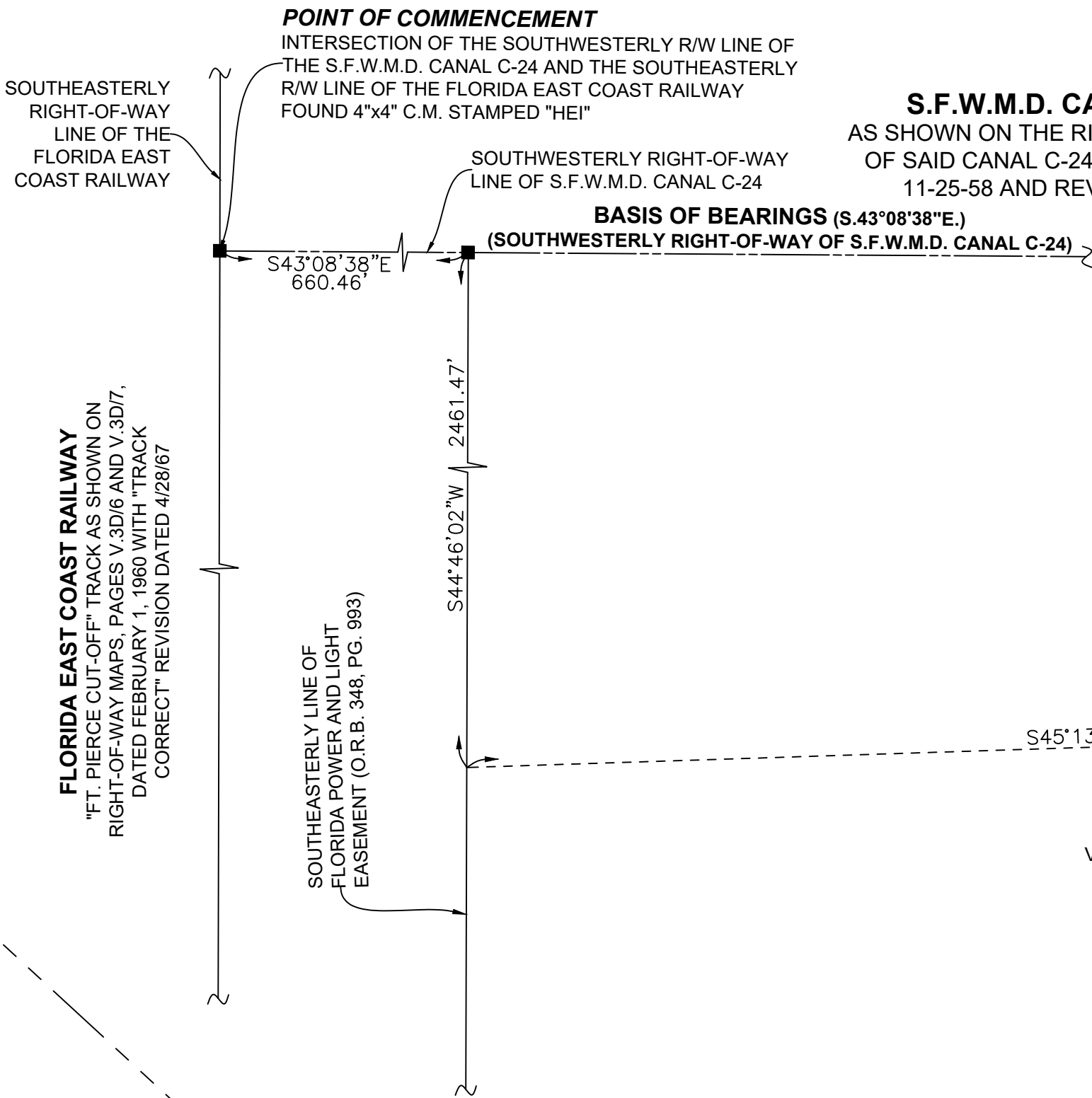
PAGE

SCALE: 1" = 40'



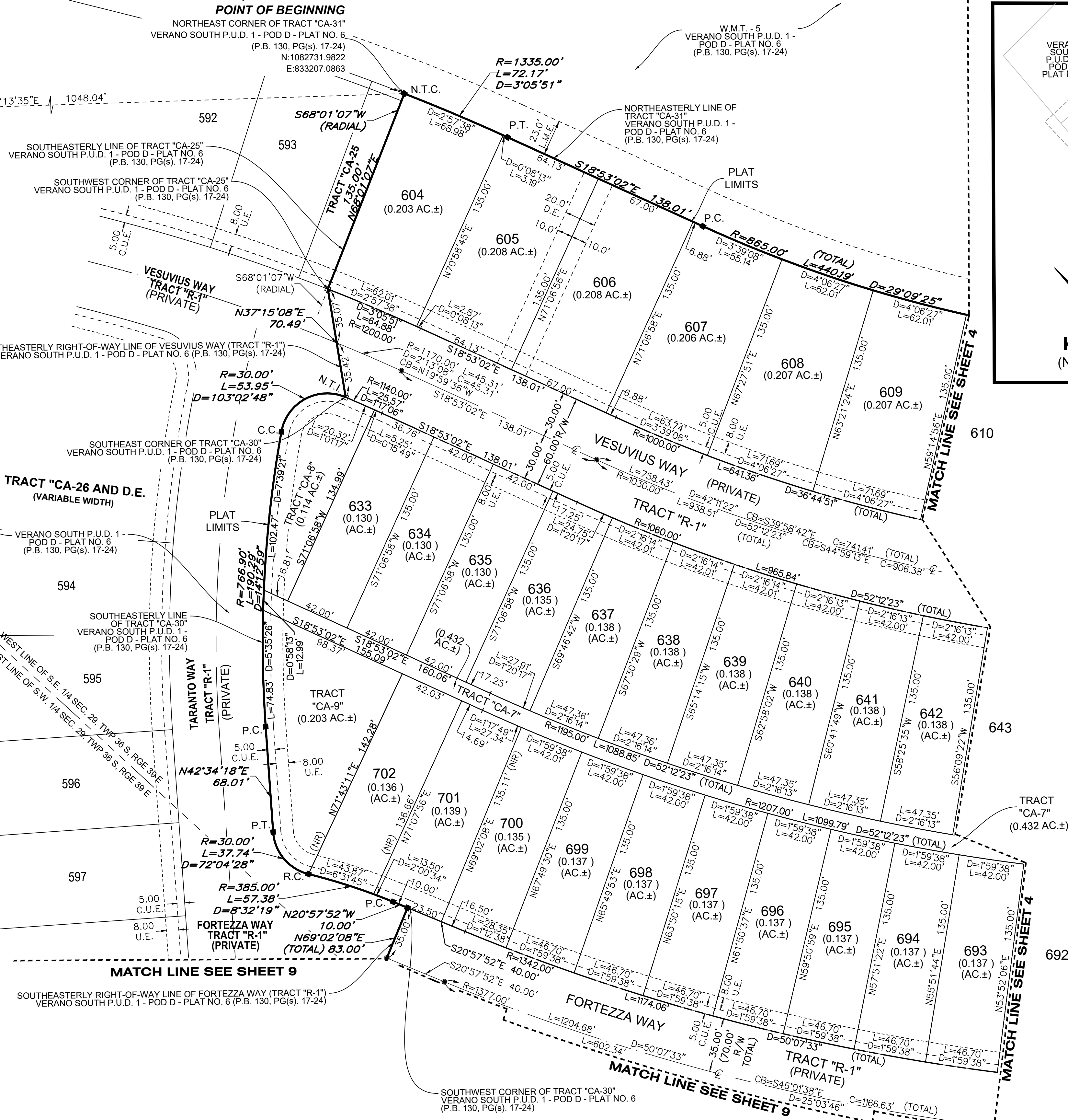
NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.



LEGEND

- P.O.B. ----- Point of Beginning  
P.B. ----- Plat Book  
PG/PG(s). ----- Page(s)  
O.R.B./O.R. ----- Official Records Book  
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  
CA ----- Common Area  
WMT ----- Stormwater Management Tract  
CL ----- 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  
N.T.C. ----- Non-Tangent Curvature  
N.T.I. ----- Non-Tangent Intersection  
P.C. ----- Point of Curvature  
P.T. ----- Point of Tangency  
C.C. ----- Compound Curvature  
R.C. ----- Reverse Curvature  
(R) ----- Radial  
(NR) ----- Non-Radial  
C.M. ----- Concrete Monument  
LB ----- Licensed Business  
SEC, TWP, RGE ----- Section, Township, Range  
30 29 ----- Section Corner  
31 32 ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)  
● ----- Indicates (PCP) Permanent Control Point LB7768



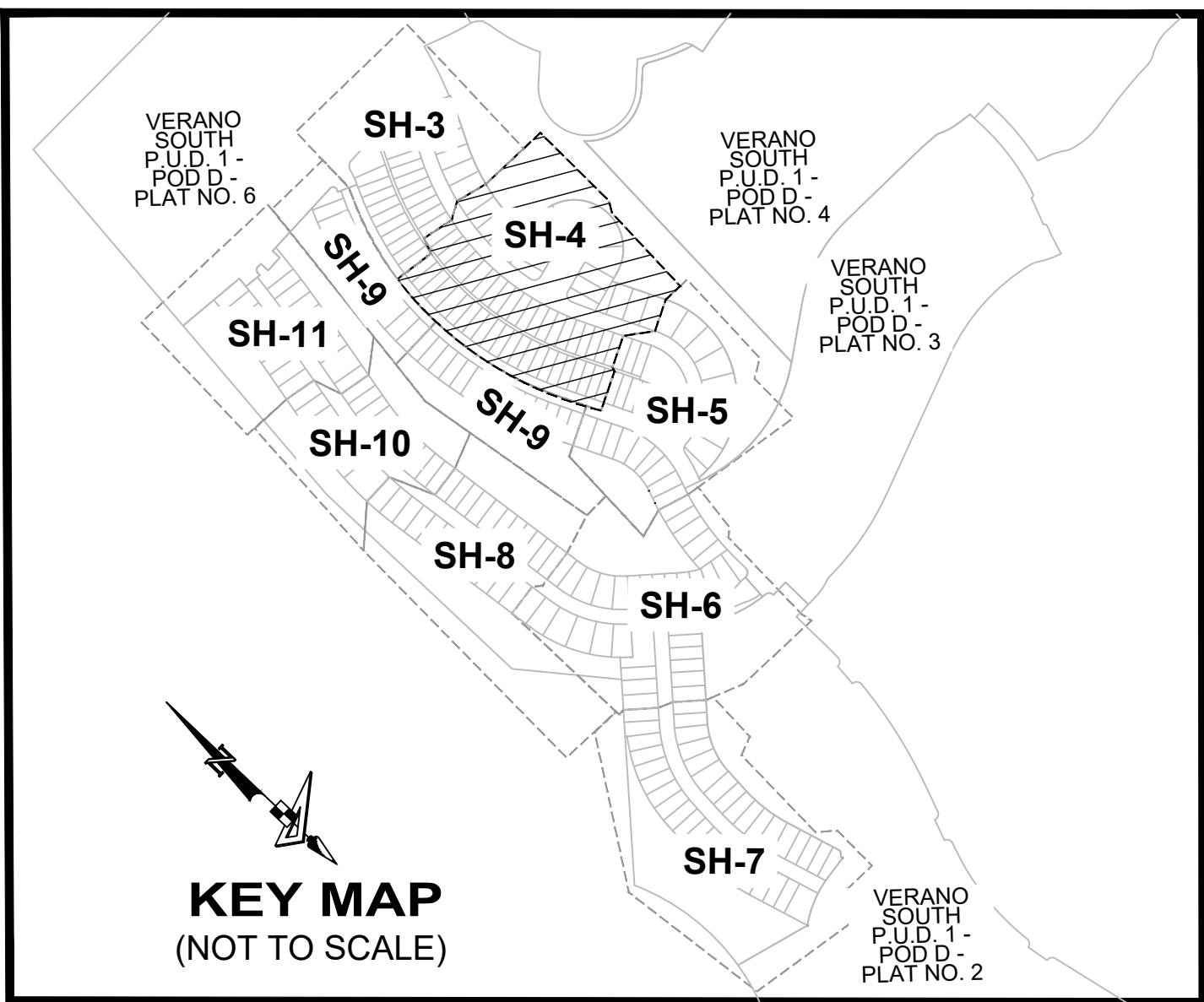
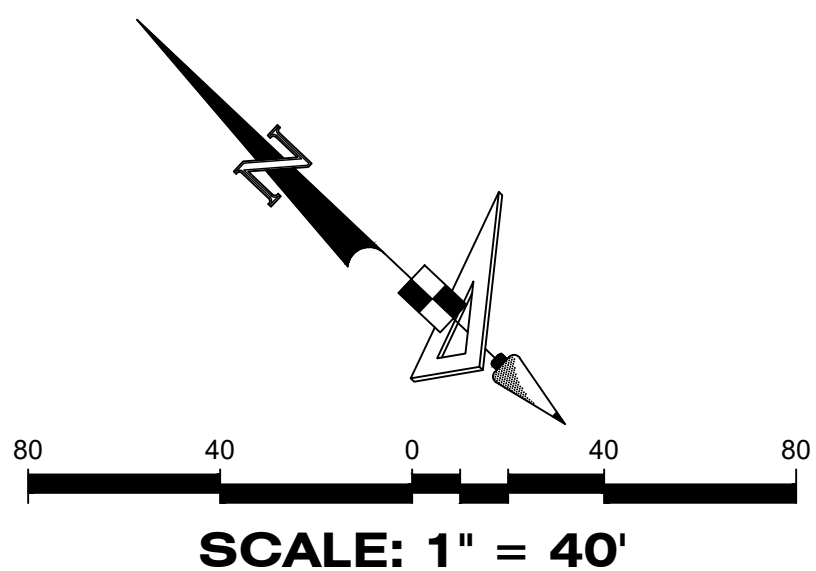


VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7

BEING A REPLAT OF ALL OF TRACTS "CA-30" THROUGH "CA-32", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, INCLUSIVE, AND ALL OF TRACT "CA-9", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK

PAGE



LEGEND

P.O.B.	Point of Beginning
P.B.	Plat Book
PG/P.G.(s).	Page(s)
O.R.B./O.R.	Official Records Book
S.F.W.M.D.	South Florida Water Management District
C.U.E.	City Utility Easement
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U.E.	Utility Easement
CA	Common Area
WMT	Stormwater Management Tract
CL	Centerline
R/W	Right-of-Way
P.U.D.	Planned Unit Development
R	Radius
L	Arc Length
D	Delta-Central Angle
CB	Chord Bearing
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N.T.C.	Non-Tangent Curvature
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(R)	Radial
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C.M.	Concrete Monument
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SEC, TWP, RGE	Section, Township, Range
30, 29, 31, 32	Section Corner
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NOTE:

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**GeoPoint**  
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4152 W. Blue Heron Blvd.  
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Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

CITY OF PORT ST. LUCIE PROJECT NO. (P24-146)

SHEET 4 OF 11 SHEETS

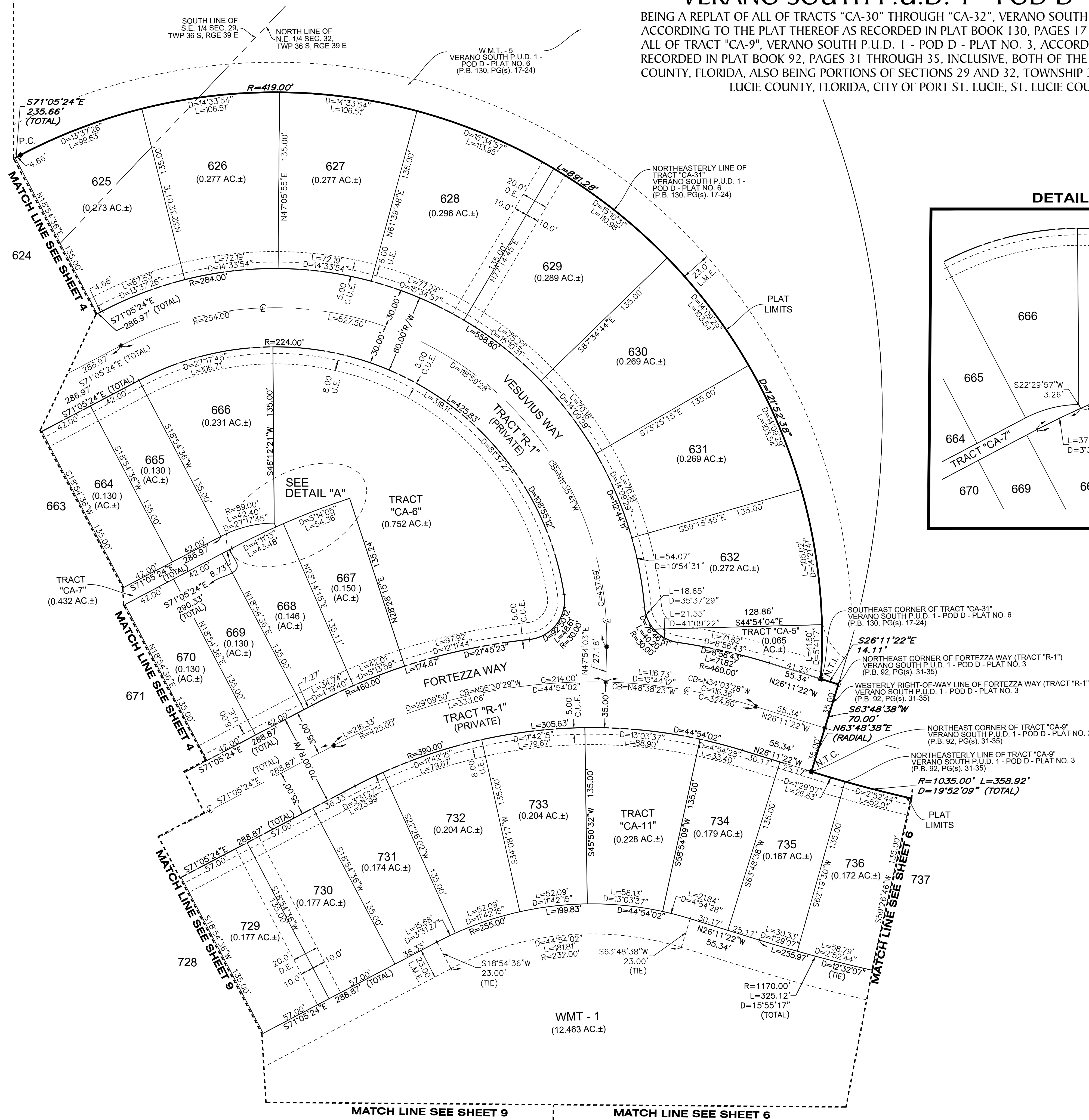
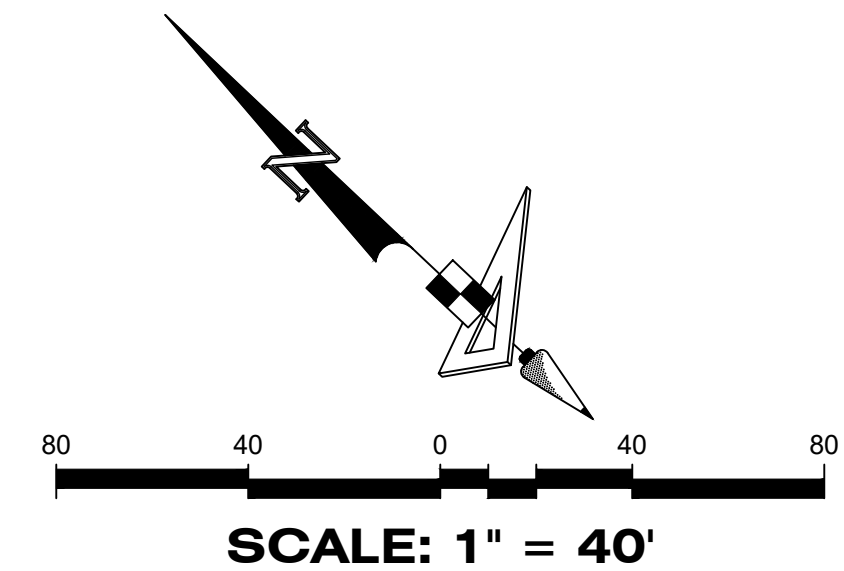


# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7

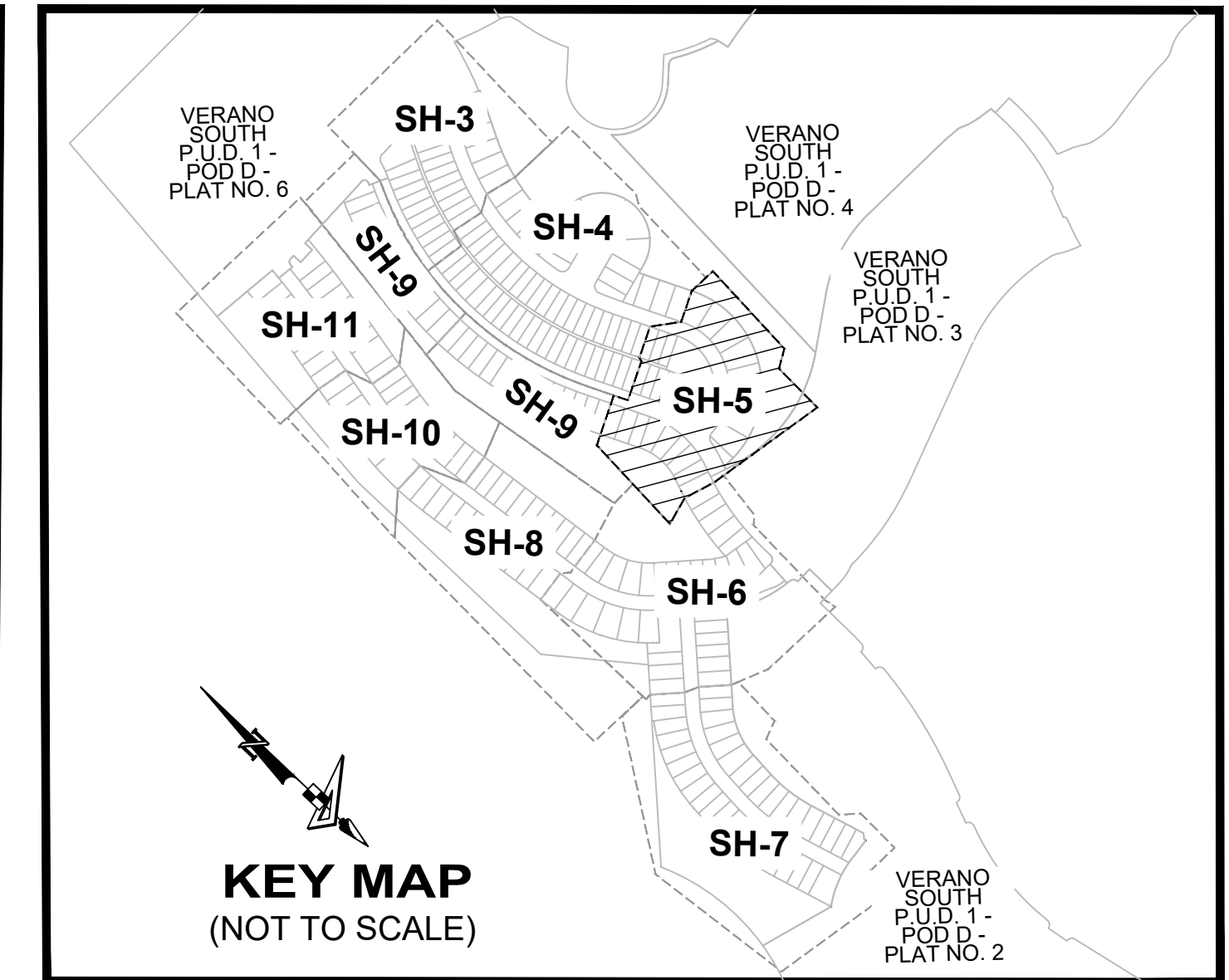
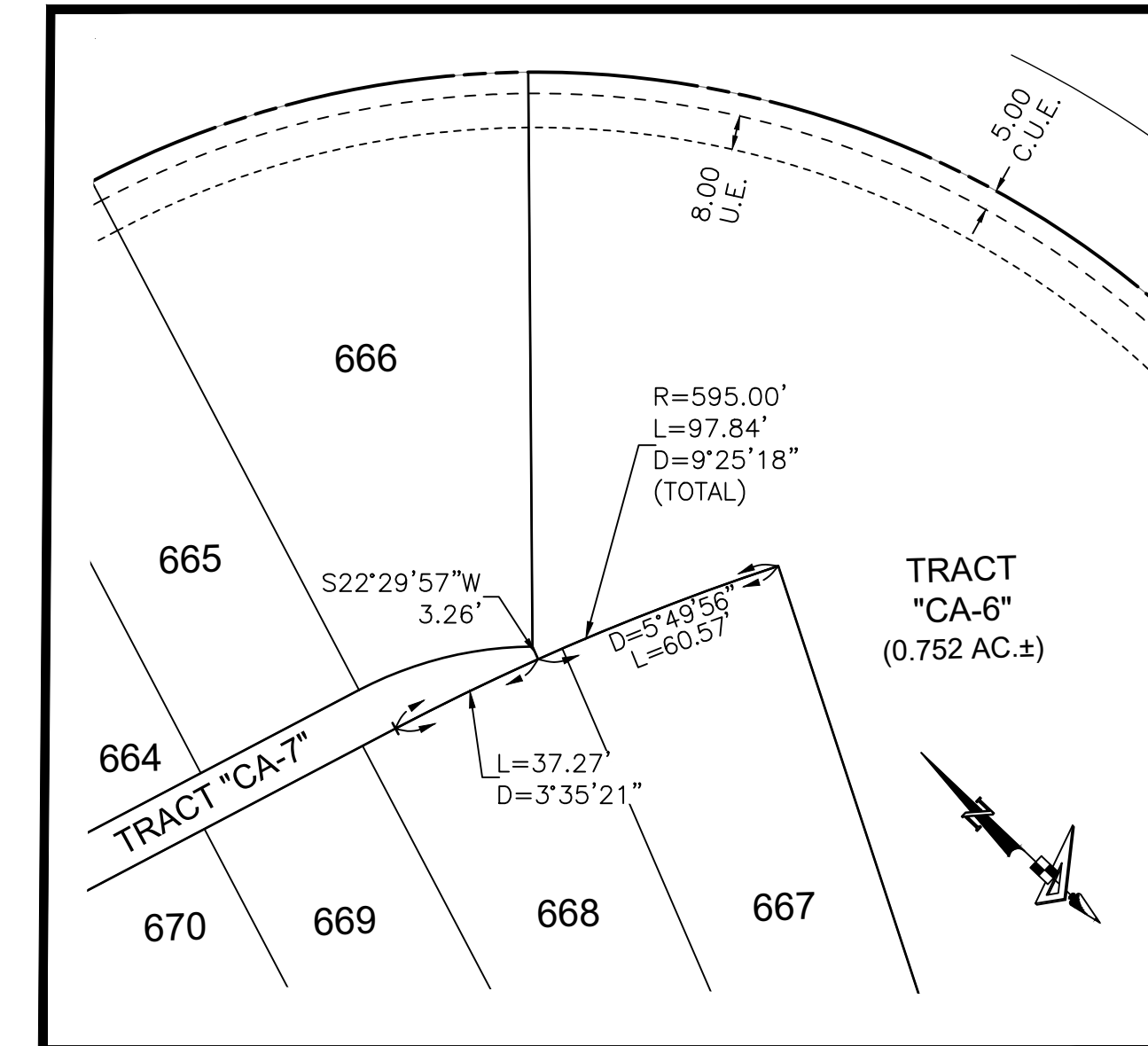
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PLAT BOOK

PAGE



DETAIL "A" (SCALE: 1"=40')



## NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

## LEGEND

P.O.B. -----	Point of Beginning	CB -----	Chord Bearing
P.B. -----	Plat Book	C -----	Chord Length
PG/PG(s). -----	Page(s)	N.T.C. -----	Non-Tangent Curvature
O.R.B./O.R. -----	Official Records Book	N.T.I. -----	Non-Tangent Intersection
S.F.W.M.D. -----	South Florida Water Management District	P.C. -----	Point of Curvature
C.U.E. -----	City Utility Easement	P.T. -----	Point of Tangency
D.E. -----	Drainage Easement	C.C. -----	Compound Curvature
L.M.E. -----	Lake Maintenance Easement	R.C. -----	Reverse Curvature
U.E. -----	Utility Easement	(R) -----	Radial
CA -----	Common Area	(NR) -----	Non-Radial
WMT -----	Stormwater Management Tract	C.M. -----	Concrete Monument
☉ -----	Centerline	LB -----	Licensed Business
R/W -----	Right-of-Way	SEC, TWP, RGE -----	Section, Township, Range
P.U.D. -----	Planned Unit Development	30, 29, 31, 32 -----	Section Corner
R -----	Radius	■ -----	Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
L -----	Arc Length	● -----	Indicates (PCP) Permanent Control Point LB7768
D -----	Delta-Central Angle		

**GeoPoint**  
Surveying, Inc.

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

SHEET 5 OF 11 SHEETS

CITY OF PORT ST. LUCIE PROJECT NO. (P24-146)

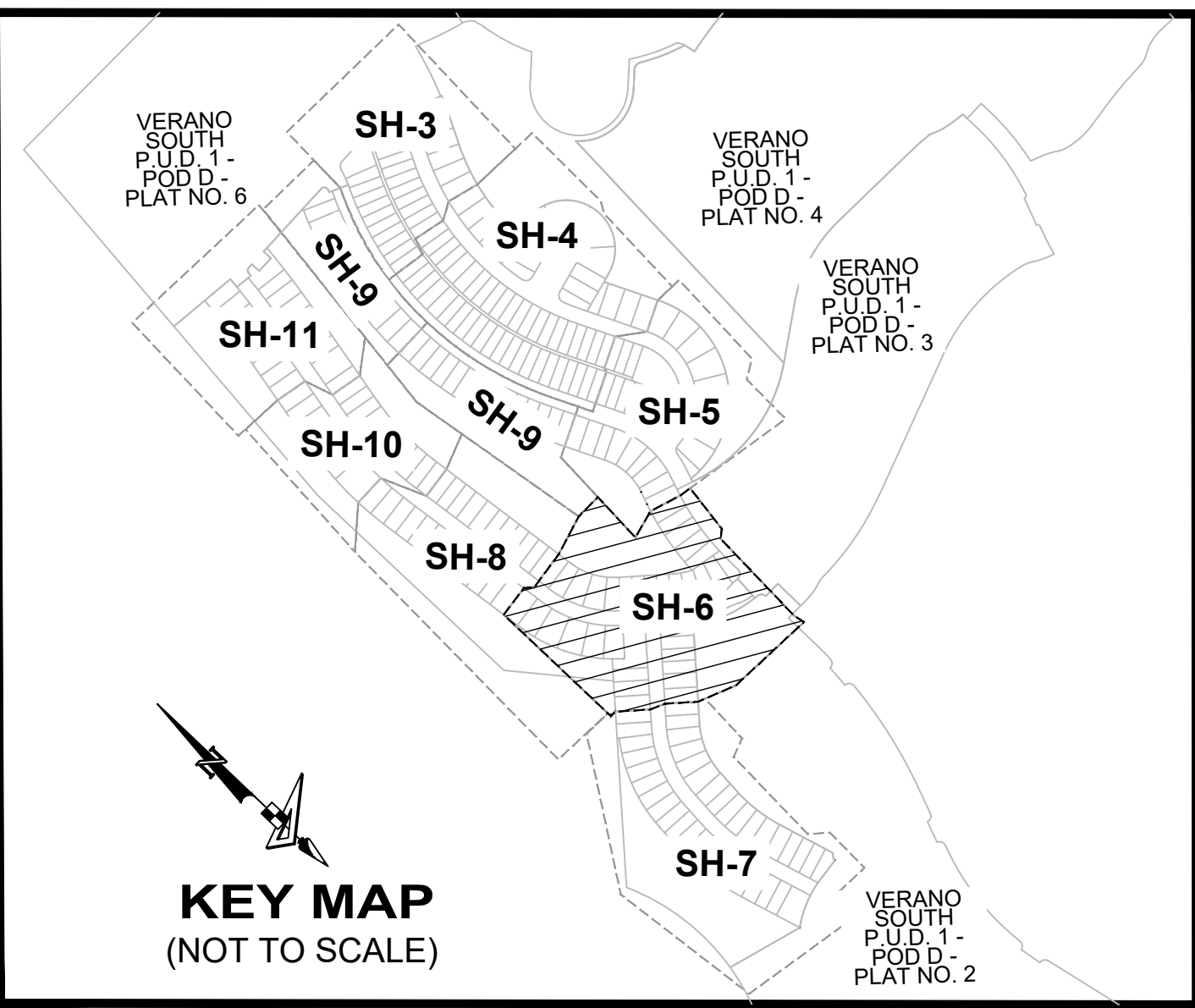
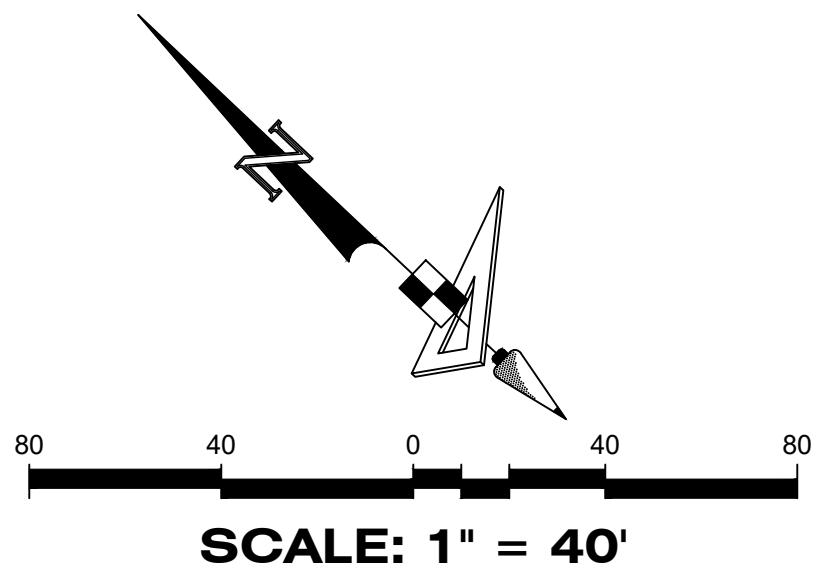
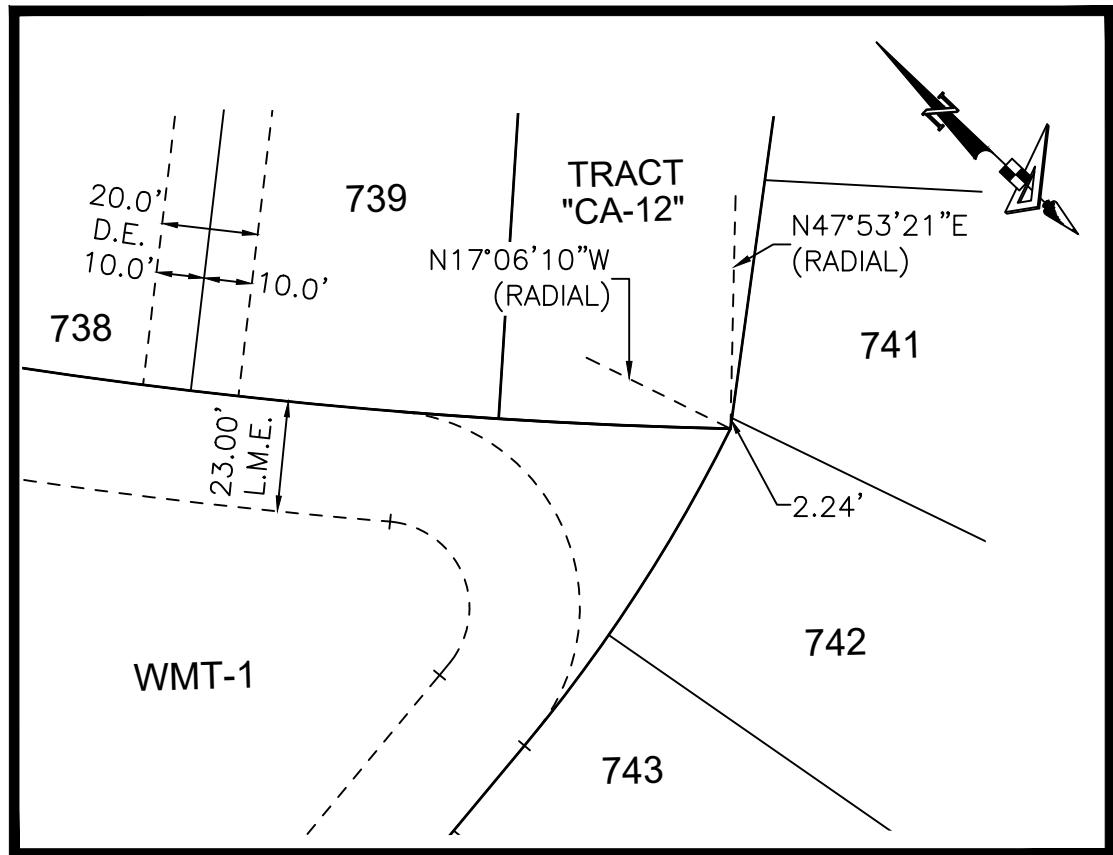
VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7

BEING A REPLAT OF ALL OF TRACTS "CA-30" THROUGH "CA-32", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 17 THROUGH 24, INCLUSIVE, AND ALL OF TRACT "CA-9", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING PORTIONS OF SECTIONS 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK

PAGE

DETAIL "B" (SCALE: 1"=40')



NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

LEGEND

- P.O.B. ----- Point of Beginning  
P.B. ----- Plat Book  
PG/PG(s). ----- Page(s)  
O.R.B./O.R. ----- Official Records Book  
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  
CA ----- Common Area  
WMT ----- Stormwater Management Tract  
C ----- 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  
N.T.C. ----- Non-Tangent Curvature  
N.T.I. ----- Non-Tangent Intersection  
P.C. ----- Point of Curvature  
P.T. ----- Point of Tangency  
C.C. ----- Compound Curvature  
R.C. ----- Reverse Curvature  
(R) ----- Radial  
(NR) ----- Non-Radial  
C.M. ----- Concrete Monument  
LB ----- Licensed Business  
SEC, TWP, RGE ----- Section, Township, Range  
30, 29 ----- Section Corner  
31, 32 ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)  
• ----- Indicates (PCP) Permanent Control Point LB7768

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CITY OF PORT ST. LUCIE PROJECT NO. (P24-146)

SHEET 6 OF 11 SHEETS

PSLUSD #11-652-33F



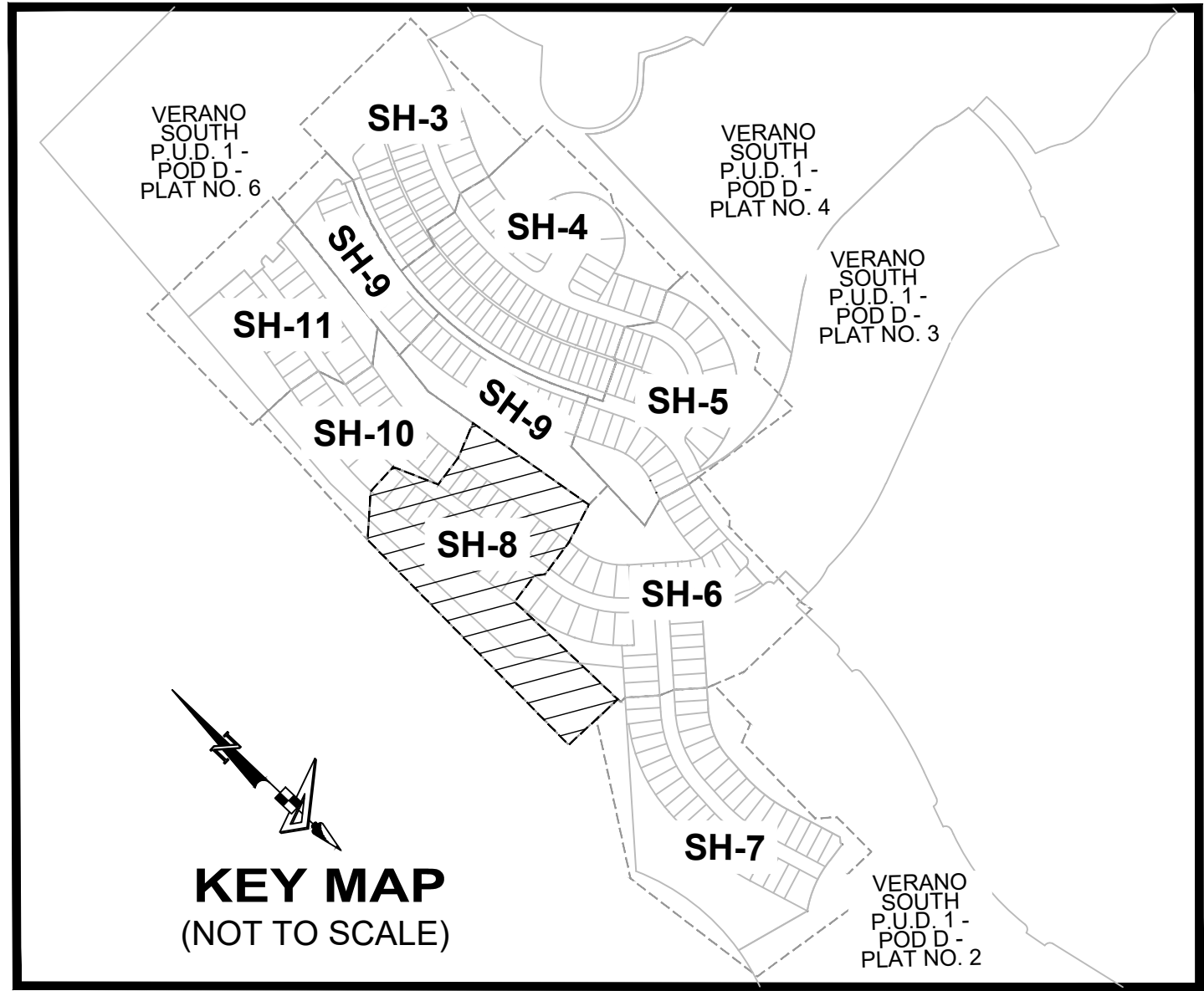
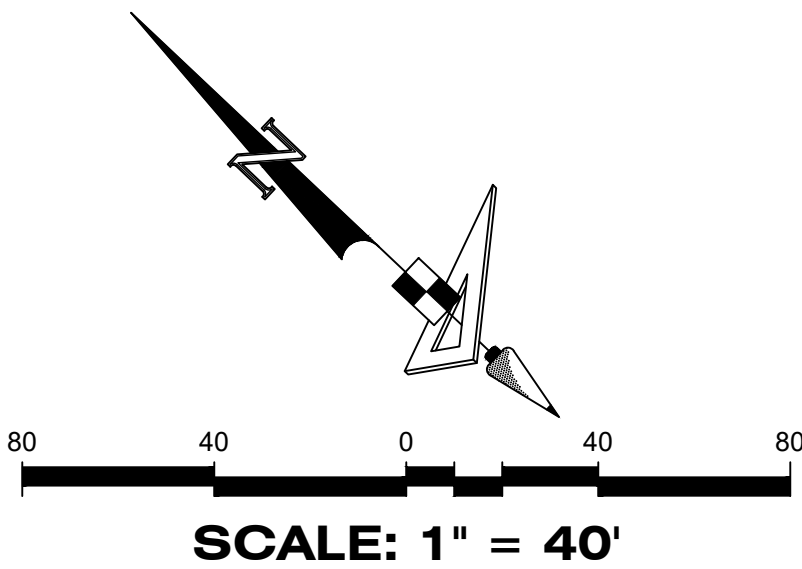
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PAGE



VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7

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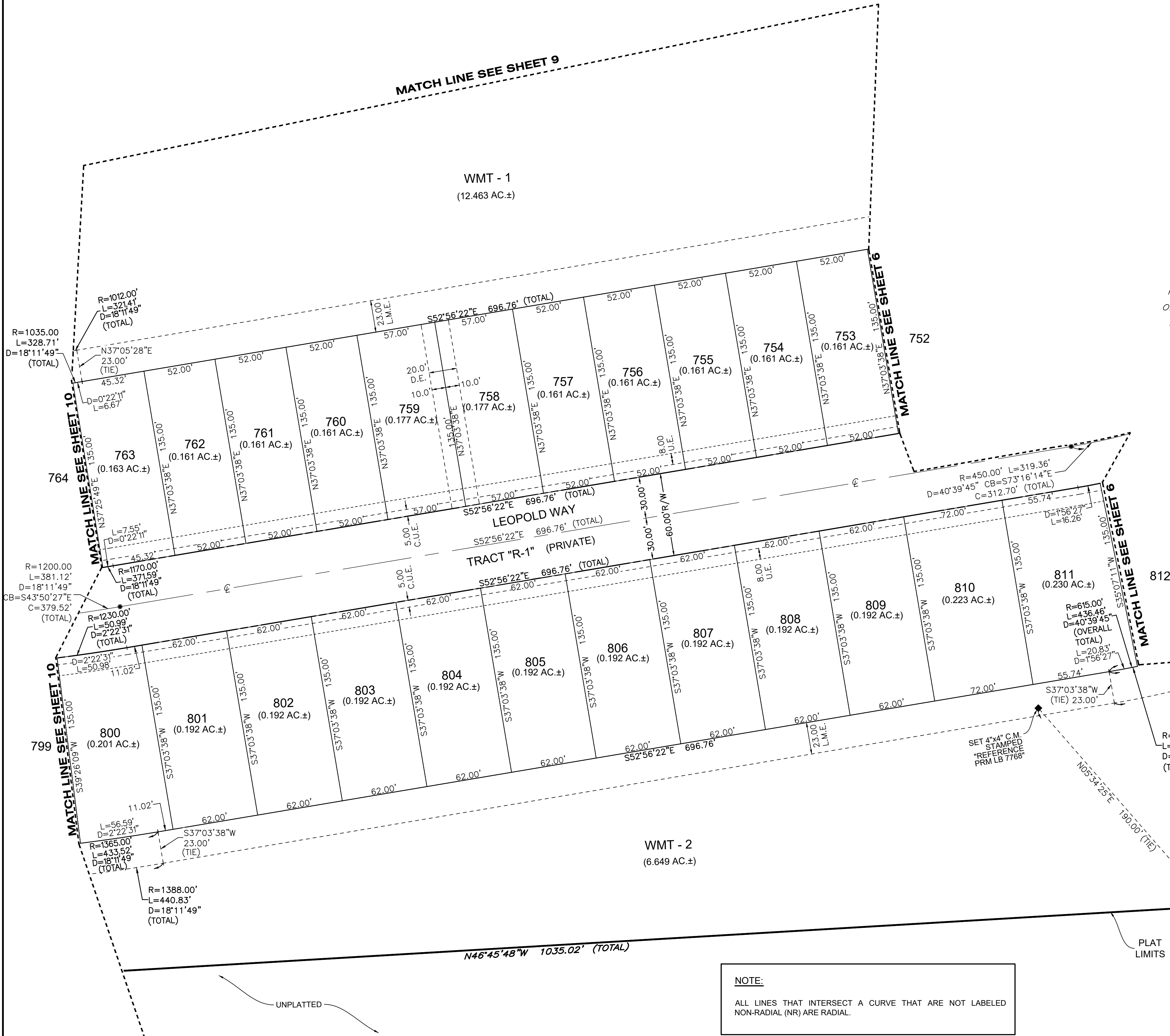


PLAT BOOK

PAGE

LEGEND

P.O.B. -----	Point of Beginning	CB -----	Chord Bearing
P.B. -----	Plat Book	C -----	Chord Length
PG/PG(s). -----	Page(s)	N.T.C. -----	Non-Tangent Curvature
O.R.B./O.R. -----	Official Records Book	N.T.I. -----	Non-Tangent Intersection
S.F.W.M.D. -----	South Florida Water Management District	P.C. -----	Point of Curvature
C.U.E. -----	City Utility Easement	P.T. -----	Point of Tangency
D.E. -----	Drainage Easement	C.C. -----	Compound Curvature
L.M.E. -----	Lake Maintenance Easement	R.C. -----	Reverse Curvature
U.E. -----	Utility Easement	(R) -----	Radial
CA -----	Common Area	(NR) -----	Non-Radial
WMT -----	Stormwater Management Tract	C.M. -----	Concrete Monument
CL -----	Centerline	LB -----	Licensed Business
R/W -----	Right-of-Way	SEC, TWP, RGE -----	Section, Township, Range
P.U.D. -----	Planned Unit Development	30, 29 -----	Section Corner
R -----	Radius	■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
L -----	Arc Length	● -----	Indicates (PCP) Permanent Control Point LB7768
D -----	Delta-Central Angle		





# VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 7

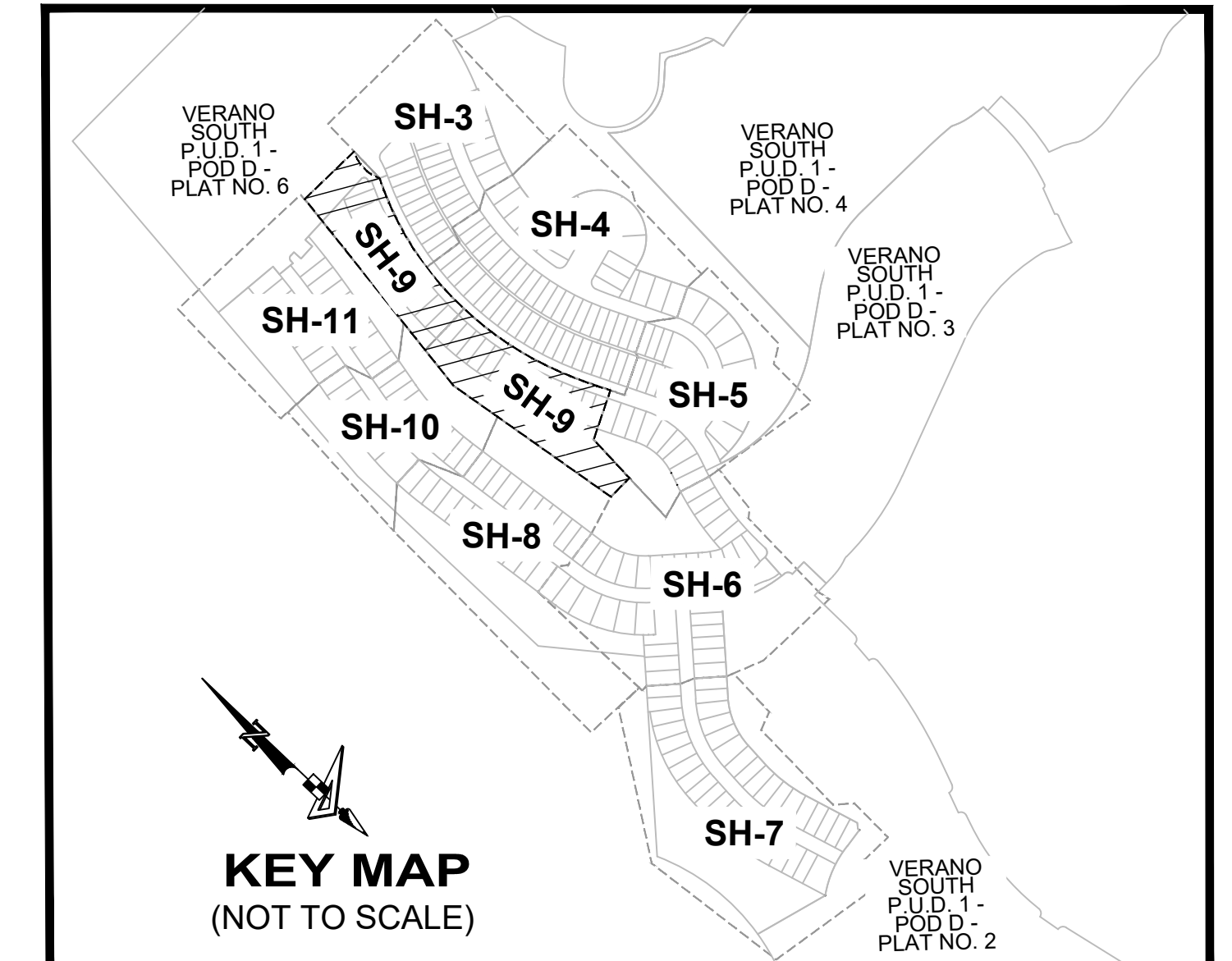
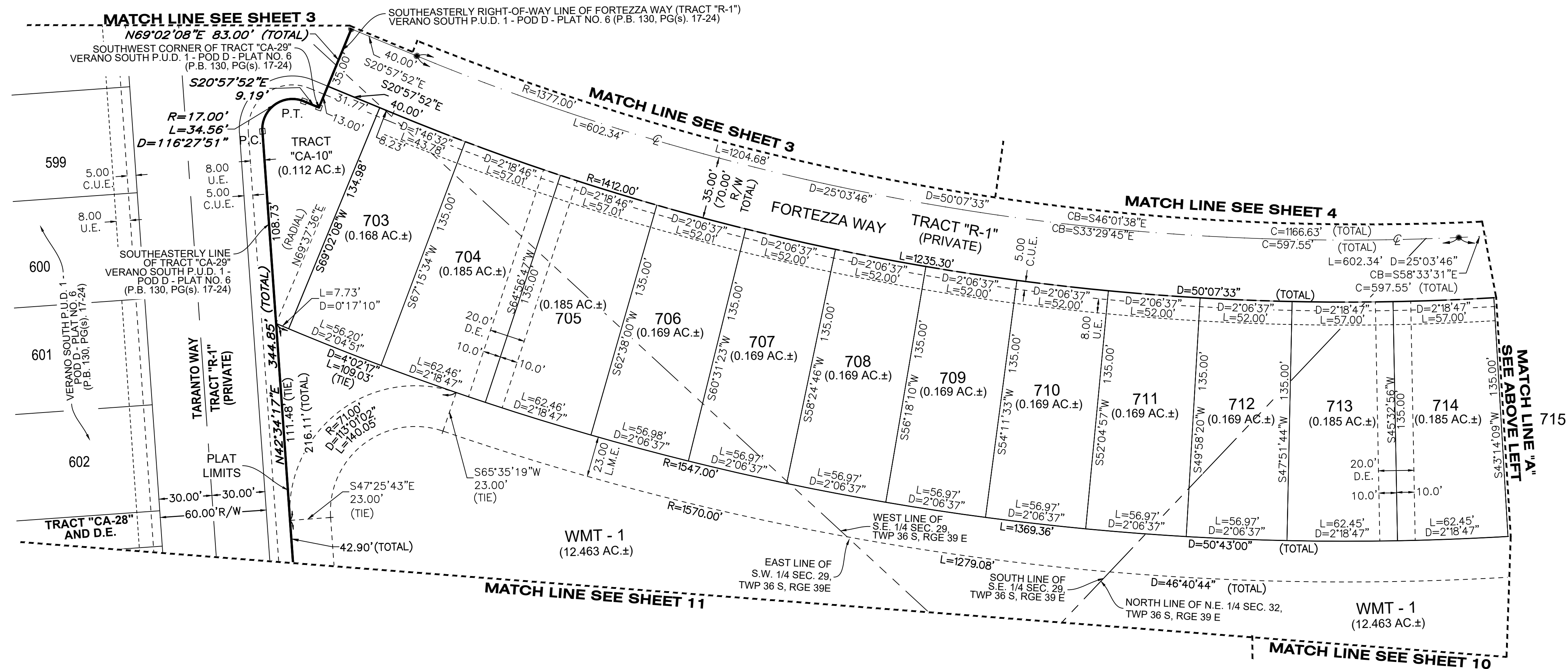
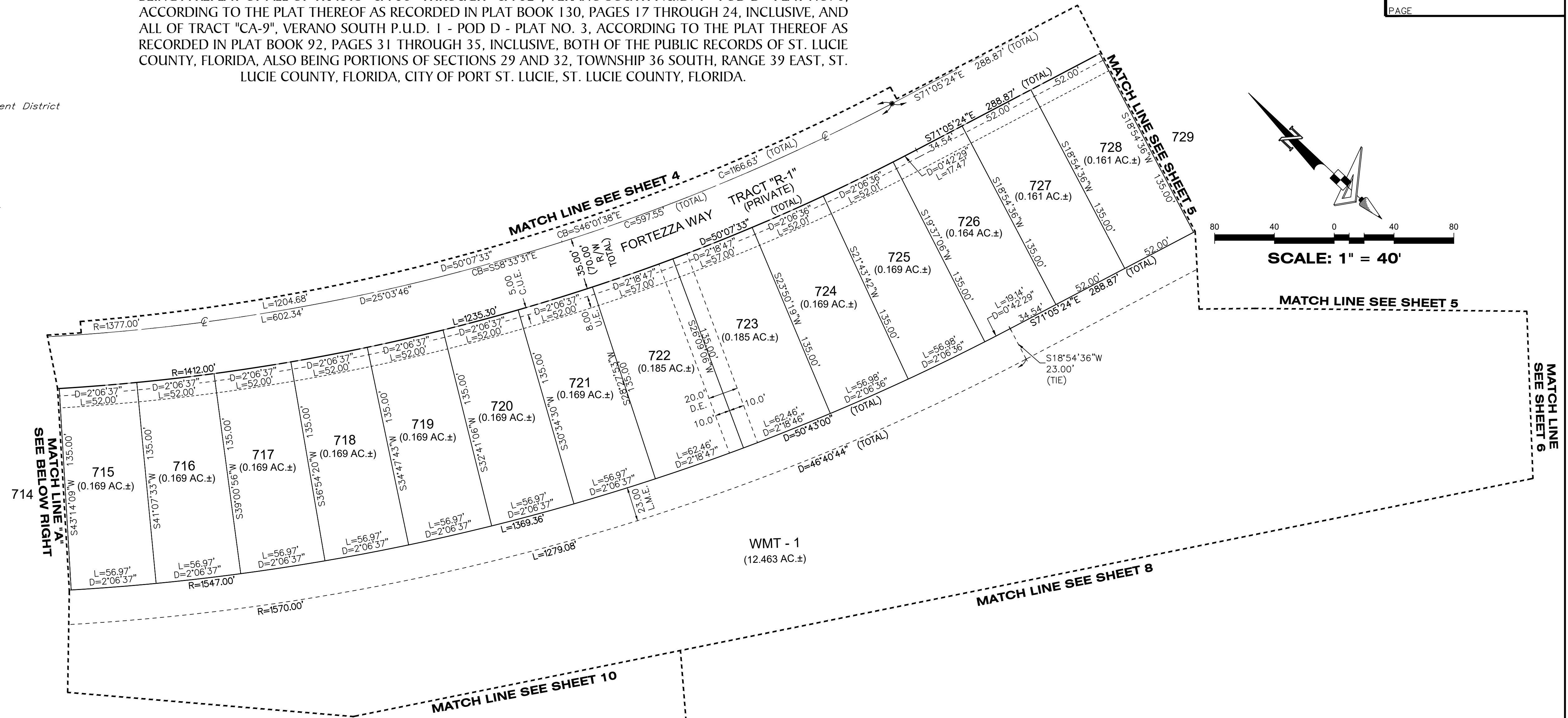
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PLAT BOOK

PAGE

## LEGEND

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P.B.	Plat Book
PG/PG(s).	Page(s)
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CL	Centerline
R/W	Right-of-Way
P.U.D.	Planned Unit Development
R	Radius
L	Arc Length
D	Delta-Central Angle
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N.T.I.	Non-Tangent Intersection
P.C.	Point of Curvature
P.T.	Point of Tangency
C.C.	Compound Curvature
R.C.	Reverse Curvature
(R)	Radial
(NR)	Non-Radius
C.M.	Concrete Monument
LB	Licensed Business
SEC, TWP, RGE	Section, Township, Range
30, 29, 31, 32	Section Corner
■	Indicates (PRM) Permanent Reference Monument - 4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
●	Indicates (PCP) Permanent Control Point LB7768



NOTE:  
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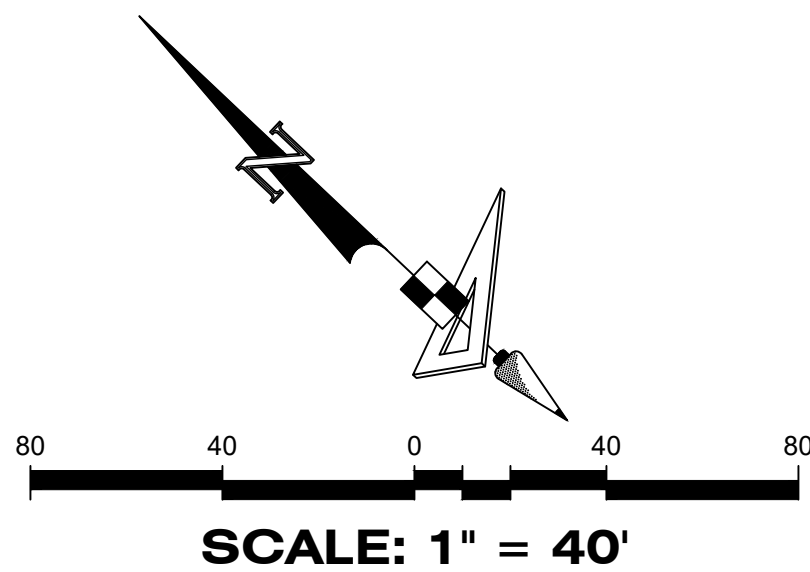
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SHEET 9 OF 11 SHEETS



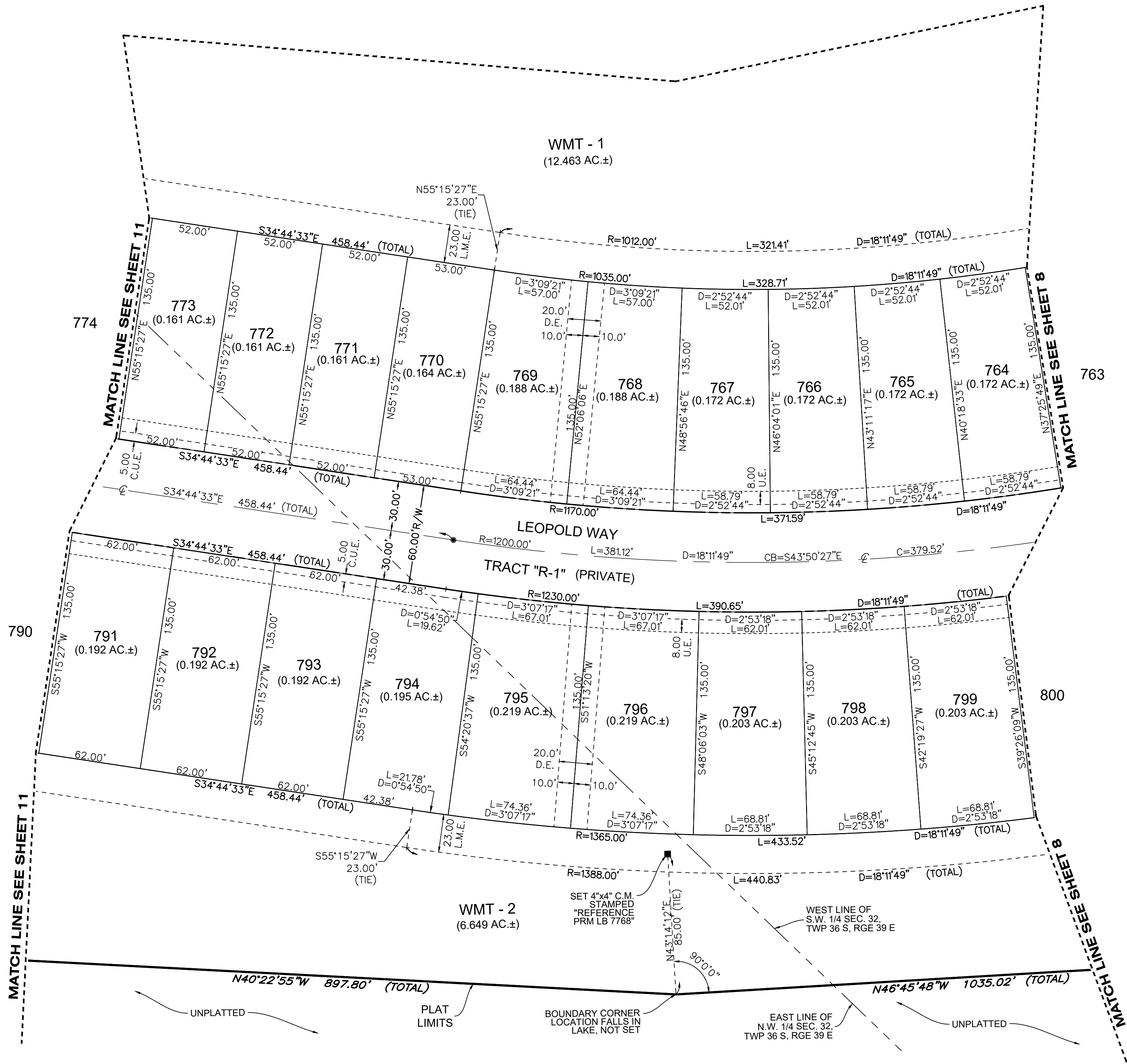
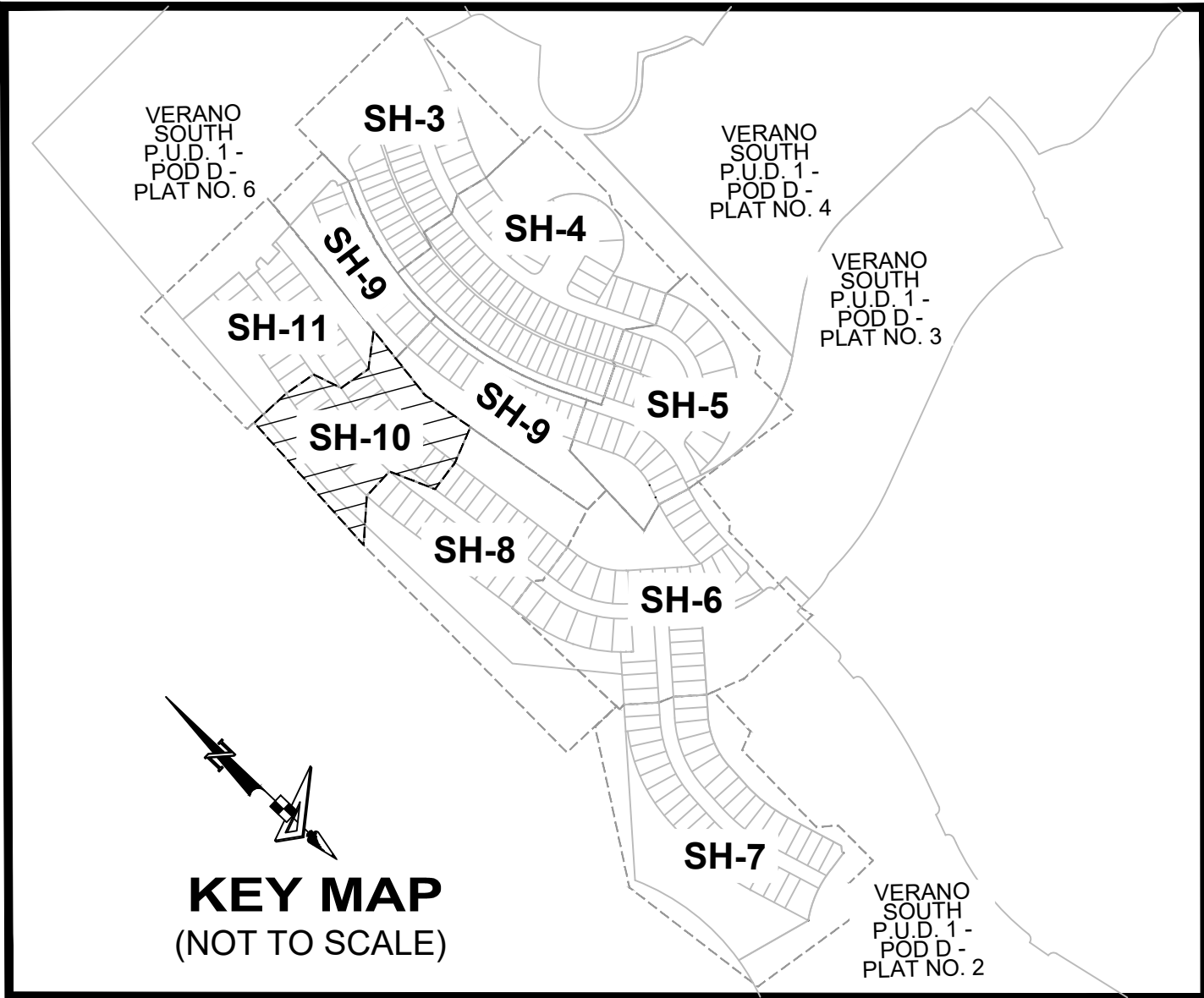
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PLAT BOOK

PAGE



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C.M. ----- Concrete Monument  
LB ----- Licensed Business  
SEC, TWP, RGE ----- Section, Township, Range  
30, 29, 31, 32 ----- Section Corner  
Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)  
Indicates (PCP) Permanent Control Point LB7768

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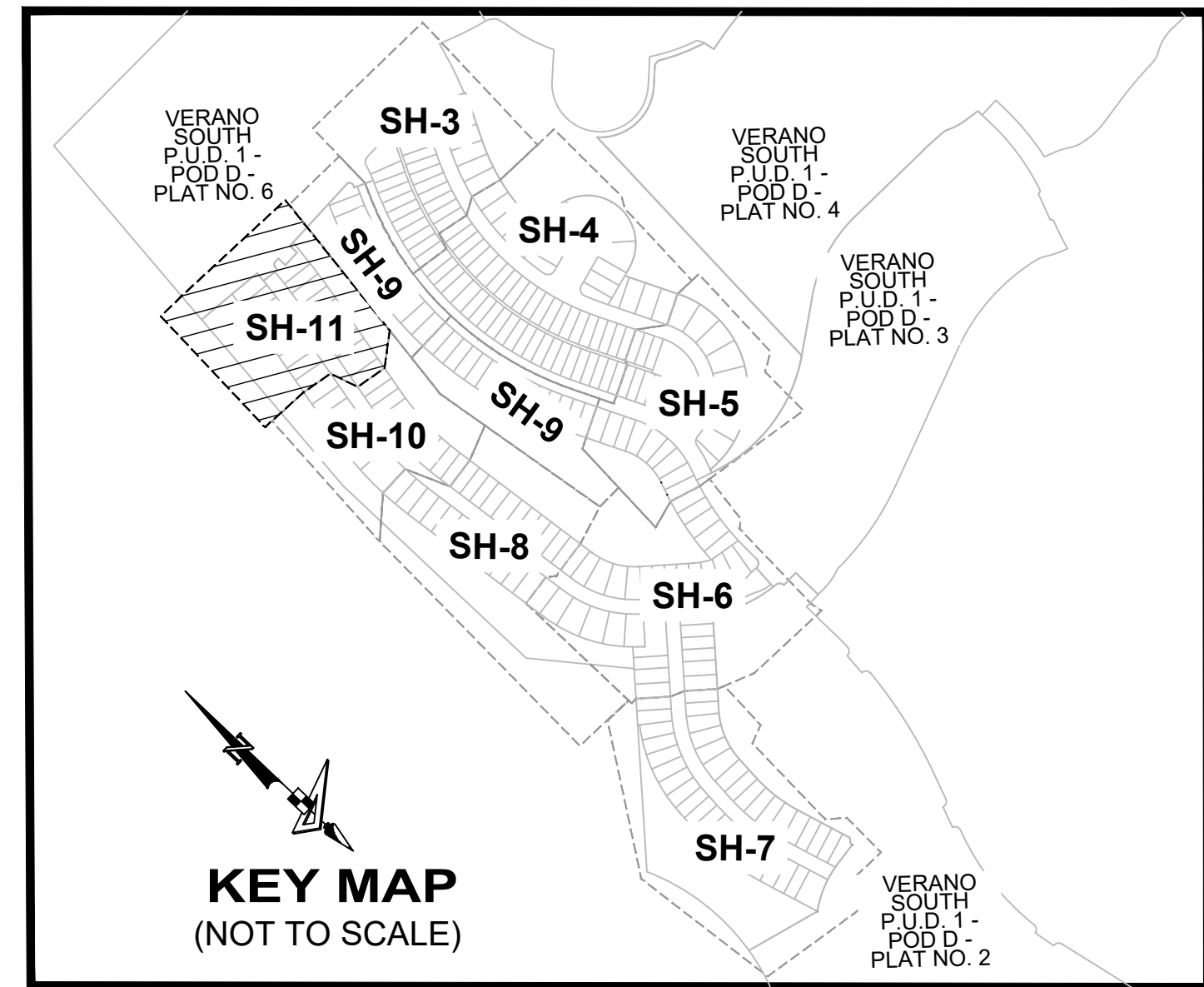
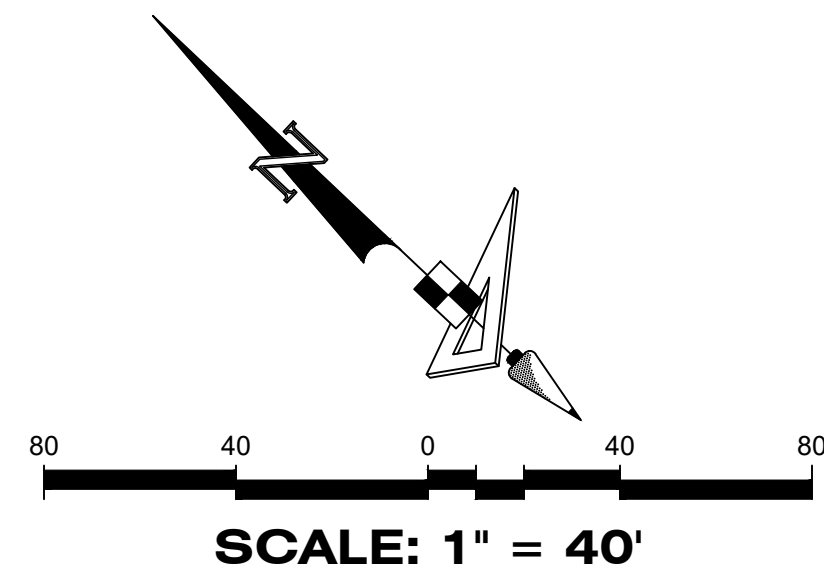


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PLAT BOOK

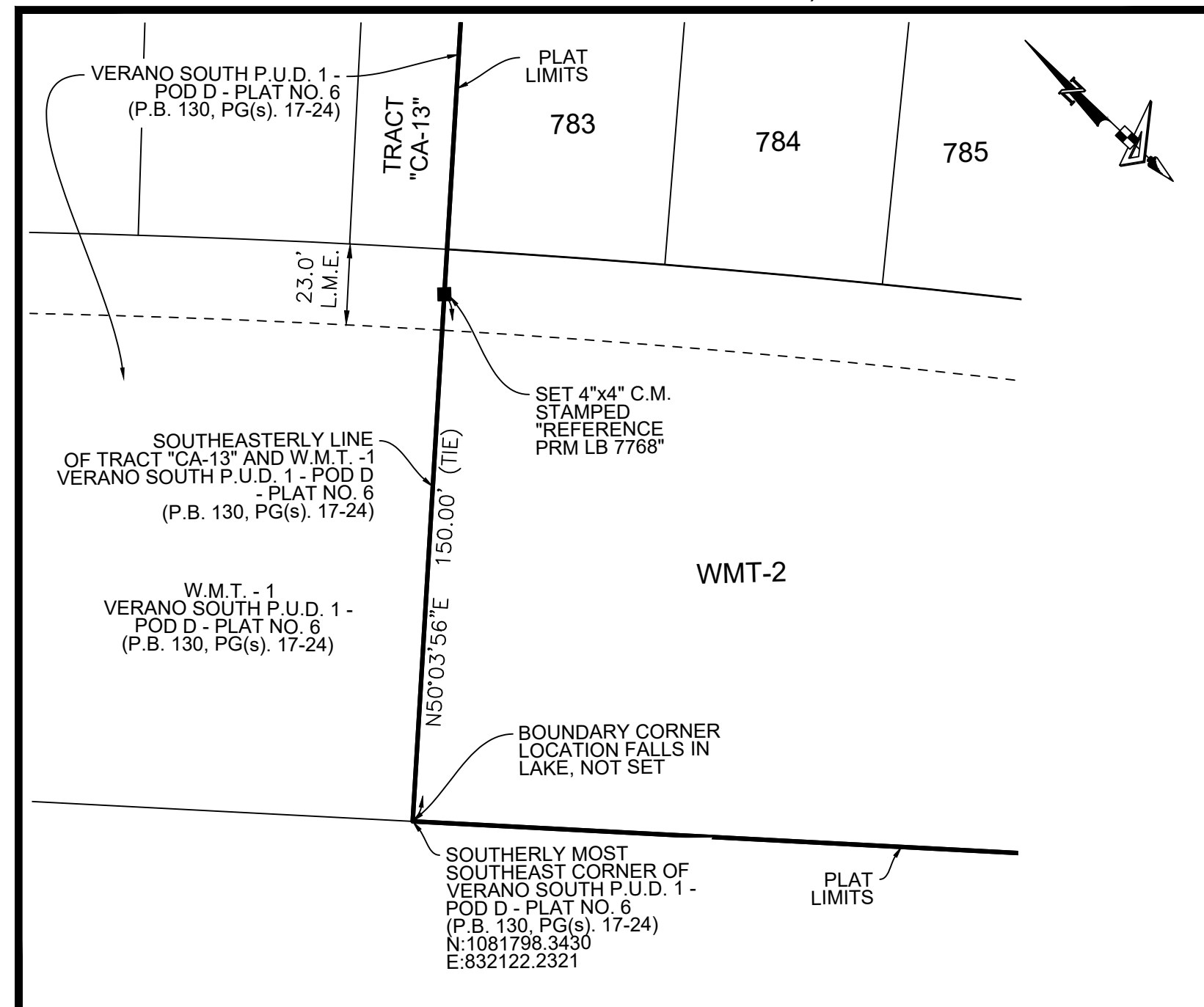
PAGE



NOTE:

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DETAIL "D" SCALE: 1"=40'



LEGEND

P.O.B. -----	Point of Beginning	R/W -----	Right-of-Way	R.C. -----	Reverse Curvature
P.B. -----	Plat Book	P.U.D. -----	Planned Unit Development	(R) -----	Radial
PG/PG(s). -----	Page(s)	R -----	Radius	(NR) -----	Non-Radial
O.R.B./O.R. -----	Official Records Book	L -----	Arc Length	C.M. -----	Concrete Monument
S.F.W.M.D. -----	South Florida Water Management District	D -----	Delta-Central Angle	LB -----	Licensed Business
C.U.E. -----	City Utility Easement	CB -----	Chord Bearing	SEC, TWP, RGE -----	Section, Township, Range
D.E. -----	Drainage Easement	C -----	Chord Length	30, 29, 31, 32 -----	Section Corner
L.M.E. -----	Lake Maintenance Easement	N.T.C. -----	Non-Tangent Curvature	■ -----	Indicates (PRM) Permanent, Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
U.E. -----	Utility Easement	N.T.I. -----	Non-Tangent Intersection	● -----	Indicates (PCP) Permanent Control Point LB7768
CA -----	Common Area	P.C. -----	Point of Curvature		
WMT -----	Stormwater Management Tract	P.T. -----	Point of Tangency		
CL -----	Centerline	C.C. -----	Compound Curvature		