

VERANDA GARDENS EAST PHASE 4

BEING A REPLAT OF A PORTION OF TRACT--A, VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3, AS RECORDED IN PLAT BOOK 93, PAGE 14 AND A PORTION OF TRACT--B, VERANDA PLAT NO. 6 VERANDA GARDENS EAST PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 1 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

SHEET 1 OF 7

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

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P. A FOREIGN LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "VERANDA GARDENS EAST PHASE 4", BEING A REPLAT OF A PORTION OF TRACT-A, VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3, AS RECORDED IN PLAT BOOK 93, PAGE 14 AND A PORTION OF TRACT-B, VERANDA PLAT NO. 6 VERANDA GARDENS EAST PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 1 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT-A; THENCE SOUTH 70°03'18" EAST ALONG THE NORTH LINE OF SAID TRACT-A, A DISTANCE OF 2,675.51 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,275.00 FEET AND A CENTRAL ANGLE OF 09°24'50"; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT-A, ALONG THE ARC A DISTANCE OF 373.86 FEET; THENCE SOUTH 89°44'33" WEST, A DISTANCE OF 1,214.97 FEET; THENCE SOUTH 02°50'56" WEST, A DISTANCE OF 537.67 FEET; THENCE NORTH 87°09'04" WEST, A DISTANCE OF 131.00 FEET, AS SHOWN ON SAID PLAT; THENCE NORTH 82°08'34" WEST, A DISTANCE OF 50.19 FEET; THENCE NORTH 87°09'04" WEST, A DISTANCE OF 131.00 FEET TO THE SOUTHEAST CORNER OF TRACT WMT-2; THENCE NORTH 02°50'56" EAST ALONG THE EAST LINE OF SAID TRACT WMT-2, A DISTANCE OF 141.36 FEET TO THE NORTHEAST CORNER OF SAID TRACT WMT-2; THENCE NORTH 87°09'04" WEST ALONG THE NORTH LINE OF SAID TRACT WMT-2, A DISTANCE OF 114.25 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 456.00 FEET AND A CENTRAL ANGLE OF 17°05'46"; THENCE WESTERLY ALONG SAID NORTH LINE OF TRACT WMT-2, ALONG THE ARC A DISTANCE OF 138.06 FEET; THENCE NORTH 70°03'18" WEST ALONG SAID NORTH LINE OF TRACT WMT-2, A DISTANCE OF 291.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 646.00 FEET AND A CENTRAL ANGLE OF 34°39'03"; THENCE NORTHWESTERLY ALONG SAID NORTH LINE OF TRACT WMT-2, ALONG THE ARC A DISTANCE OF 390.68 FEET; THENCE NORTH 35°24'15" WEST ALONG SAID NORTH LINE OF TRACT WMT-2 AND THE NORTH LINE OF TRACT OST-7, AS SHOWN ON SAID PLAT, A DISTANCE OF 243.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF VALLARTA DRIVE, AS SHOWN ON SAID PLAT AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 52°16'15" EAST, A RADIAL DISTANCE OF 325.00 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°30'12", A DISTANCE OF 83.61 FEET; THENCE NORTH 54°13'56" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 13.61 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°21'50"; THENCE EASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC A DISTANCE OF 39.43 FEET; THENCE NORTH 53°52'06" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 54°35'45" EAST, A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°38'10", A DISTANCE OF 39.11 FEET; THENCE NORTH 35°02'25" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT-A, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 35°46'04" WEST, A RADIAL DISTANCE OF 25.00 FEET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT-A AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°21'50", A DISTANCE OF 39.43 FEET; THENCE NORTH 35°24'15" WEST, A DISTANCE OF 162.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 524.97 FEET AND A CENTRAL ANGLE OF 34°39'03"; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT-A AND ALONG THE ARC A DISTANCE OF 317.49 FEET; THENCE NORTH 70°03'18" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT-A, A DISTANCE OF 201.43 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 65°48'22" WEST, A RADIAL DISTANCE OF 70.01 FEET; THENCE NORTHERLY ALONG THE SOUTHERLY LINE OF SAID TRACT-A AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°39'48", A DISTANCE OF 35.02 FEET; THENCE NORTH 19°56'42" EAST ALONG THE WEST LINE OF SAID TRACT-A, A DISTANCE OF 240.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING THE SOUTHEAST CORNER OF AFORESAID TRACT-B; THENCE NORTH 35°24'15" WEST, A DISTANCE OF 200.10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 344.00 FEET AND A CENTRAL ANGLE OF 26°20'19"; THENCE NORTHWESTERLY A DISTANCE OF 158.14 FEET; THENCE NORTH 28°15'26" EAST, A DISTANCE OF 131.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 28°15'26" WEST, A RADIAL DISTANCE OF 475.00 FEET; THENCE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 26°20'19", A DISTANCE OF 218.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°21'50"; THENCE SOUTHERLY A DISTANCE OF 39.11 FEET; THENCE SOUTH 54°13'56" WEST, A DISTANCE OF 14.24 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 14°12'00"; THENCE SOUTHWESTERLY A DISTANCE OF 92.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.973 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:

DIVOSTA HOMES, L.P. A FOREIGN LIMITED PARTNERSHIP OWNER OF THE LAND DESCRIBED AND PLATTED HEREON AS HEREIN AS "VERANDA GARDENS EAST PHASE 4", 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 AND TRACT R1 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF SAID VERANDA GARDENS PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS. 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 THE CITY OF PORT ST. LUCIE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER ANY EASEMENTED PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, 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, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2. THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, AT&T AND ALL OTHER PUBLIC UTILITIES, FOR UTILITY PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. ALL PLATTED 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 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. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, 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 OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, 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 SAID VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

4. THE OPEN SPACE TRACTS (OST--3, OST--4, OST--5 AND OST--6) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC.

5. THE WATER MANAGEMENT TRACTS (WMT--5, WMT--6 AND WMT--7) AND THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

6. THE DRAINAGE ACCESS EASEMENTS (DAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

7. THE LANDSCAPE EASEMENTS (LE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC.

8. LIFT STATION EASEMENT (LSE), SAID EASEMENT AS SHOWN HEREON IS UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, 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 AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, 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 OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF UTILITIES BY THE CITY OF PORT ST. LUCIE.

CERTIFICATE OF OWNERSHIP:

IN WITNESS WHEREOF, THE ABOVE NAMED FOREIGN LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____, THIS _____ DAY OF _____, 2022.

DIVOSTA HOMES, L.P. A FOREIGN LIMITED PARTNERSHIP

WITNESS: _____
PRINT NAME

WITNESS: _____
PRINT NAME

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 _____, ON BEHALF OF DIVOSTA HOMES, L.P. A FOREIGN LIMITED PARTNERSHIP, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

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 REGULATED 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:

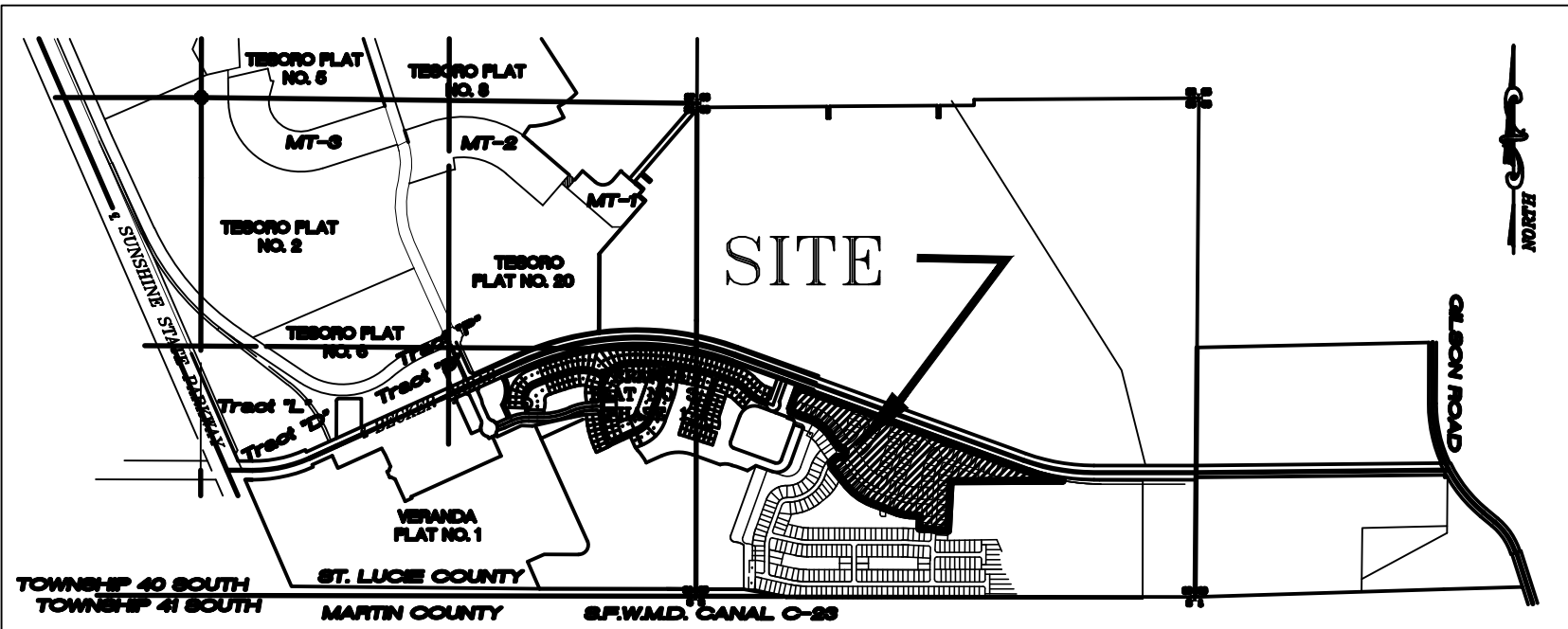
STATE OF FLORIDA)
COUNTY OF ST LUCIE)

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. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE

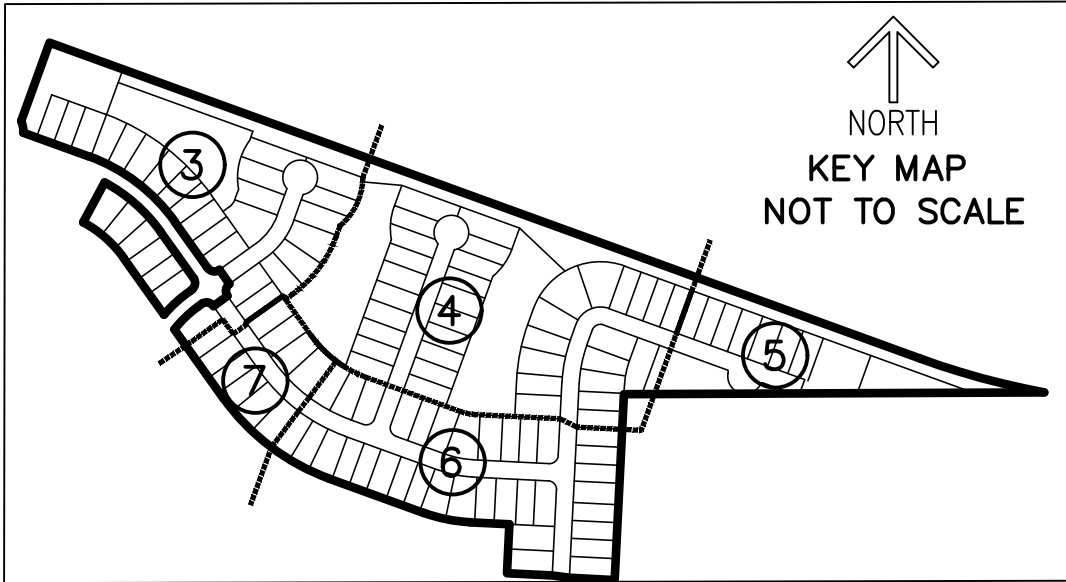
PRINT NAME: _____



VERANDA GARDENS EAST PHASE 4

BEING A REPLAT OF A PORTION OF TRACT-A, VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3, AS RECORDED IN PLAT BOOK 93, PAGE 14 AND A PORTION OF TRACT-B, VERANDA PLAT NO. 6 VERANDA GARDENS EAST PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 1 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 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



VERANDA GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.
STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA GARDENS 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 GARDENS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.
WITNESS: _____
WITNESS: _____
PRINT NAME: PRESIDENT

VERANDA GARDENS 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 GARDENS 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: _____

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 DIVOSTA HOMES, L.P. A FOREIGN LIMITED PARTNERSHIP, 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 _____

CITY OF PORT ST LUCIE APPROVAL OF PLAT:
STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA GARDENS EAST PHASE 4, 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



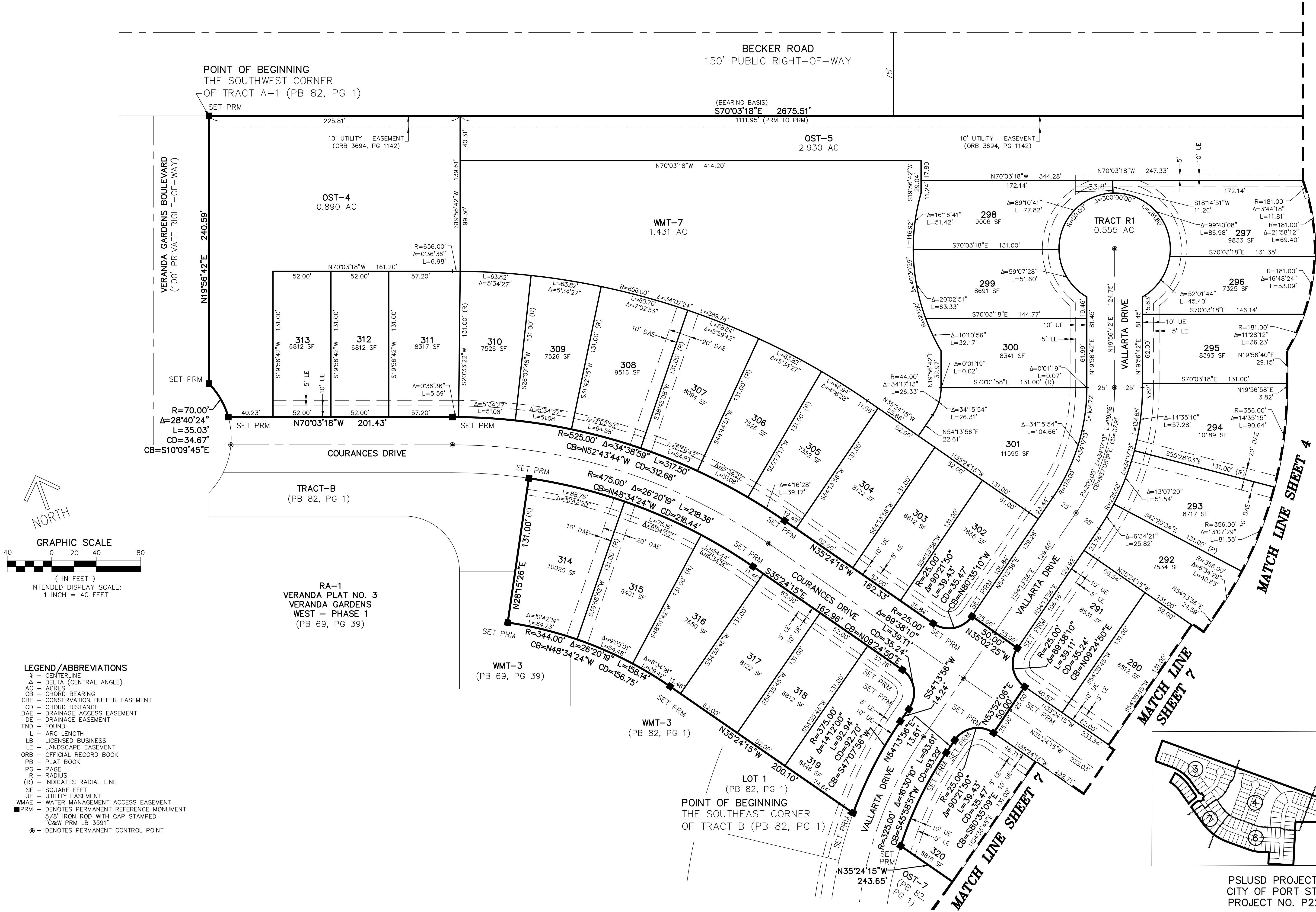
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
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PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

SHEET 3 OF 7



PSLUSD PROJECT NO. 11-824-11D
CITY OF PORT ST. LUCIE
PROJECT NO. P22-159

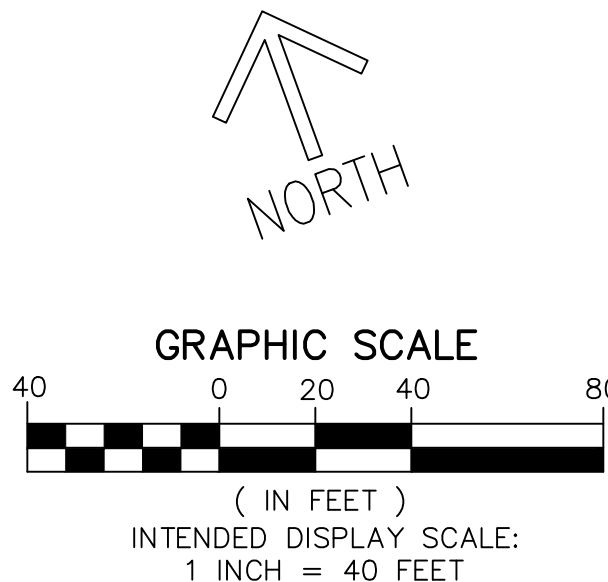
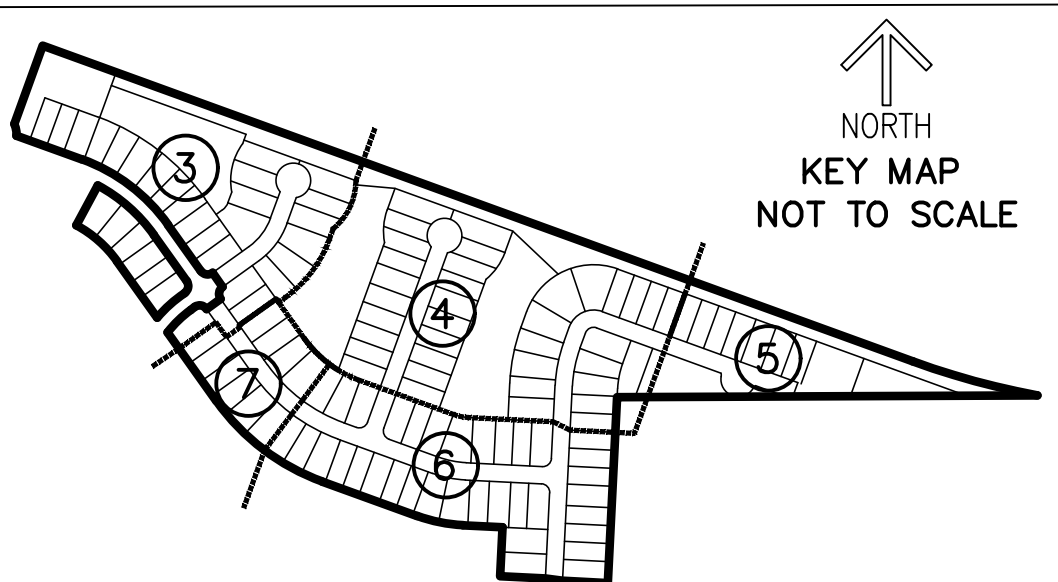
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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS

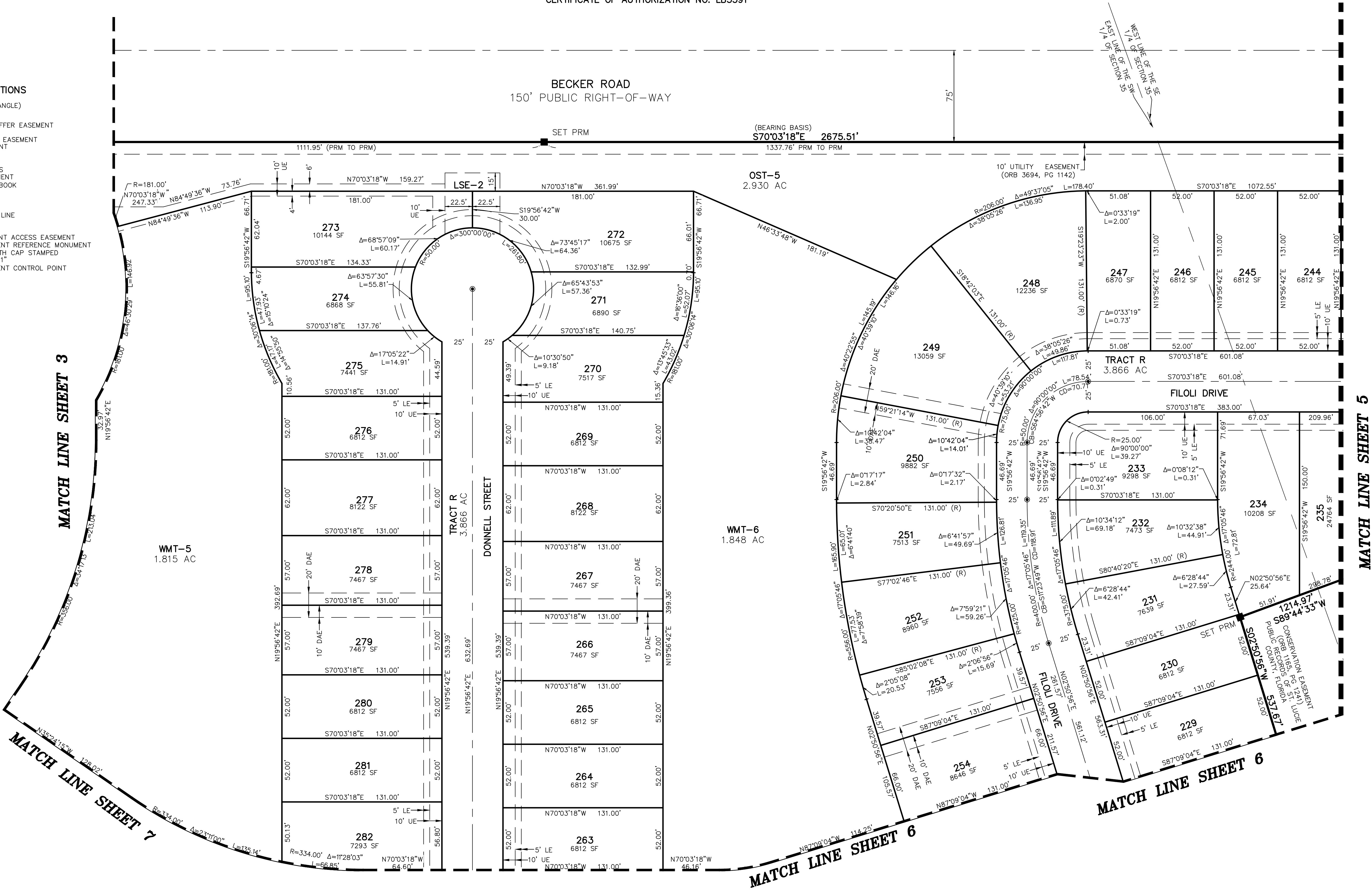
OF
CAULFIELD and WHEELER, INC.

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



LEGEND/ABBREVIATIONS

- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- AC — ACRES
- CB — CHORD BEARING
- CBE — CONSERVATION BUFFER EASEMENT
- CD — CHORD DISTANCE
- DAE — DRAINAGE ACCESS EASEMENT
- DE — DRAINAGE EASEMENT
- FND — FOUND
- — ARC LENGTH
- LB — LICENSED BUSINESS
- LE — LANDSCAPE EASEMENT
- ORB — OFFICIAL RECORD BOOK
- PB — PLAT BOOK
- PG — PAGE
- 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



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

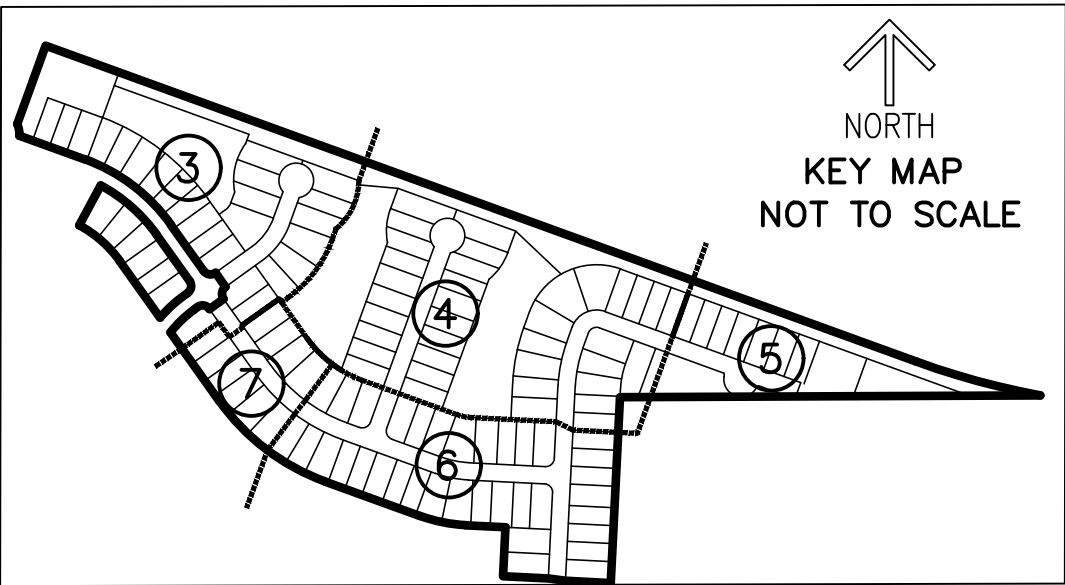
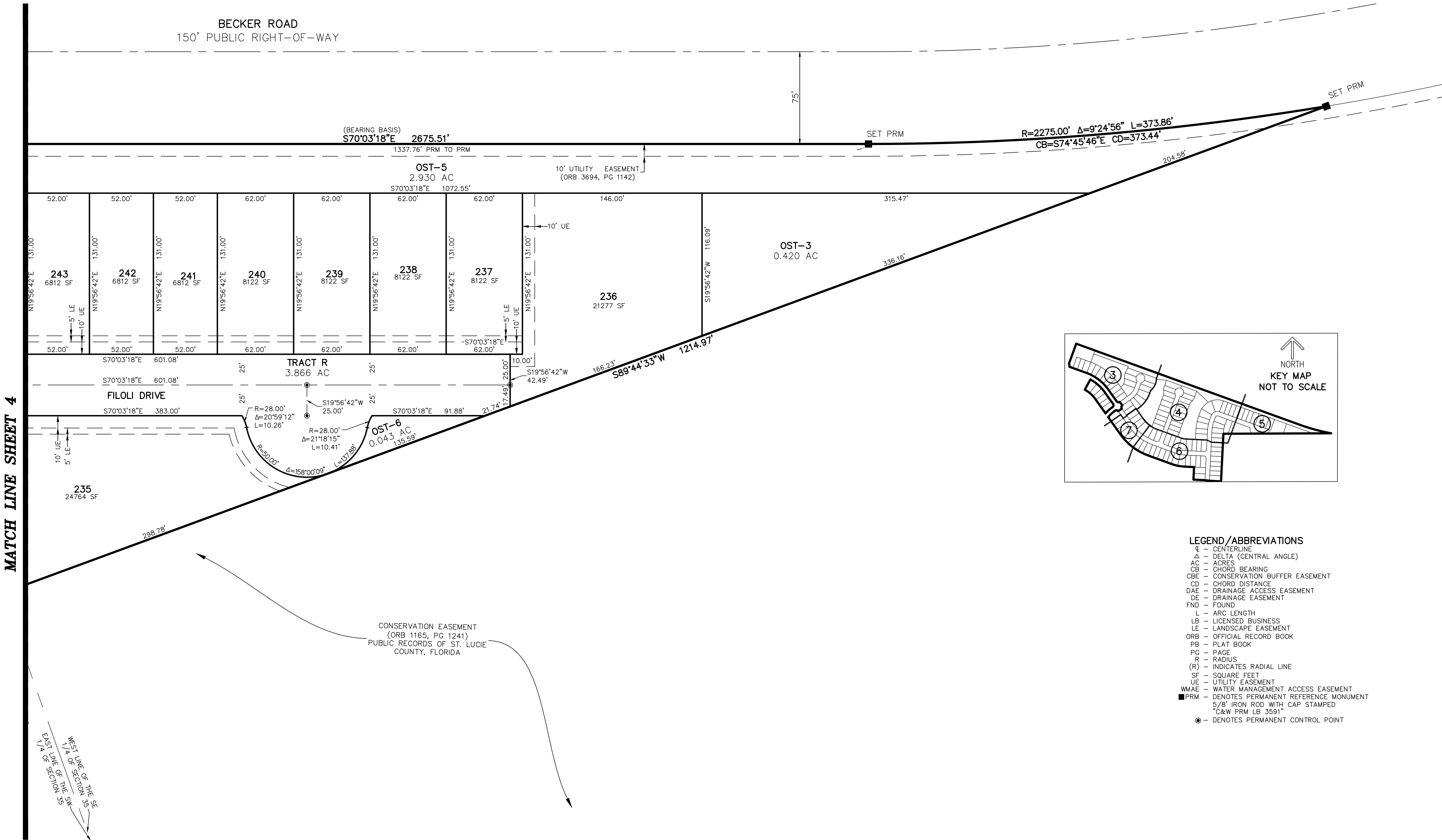
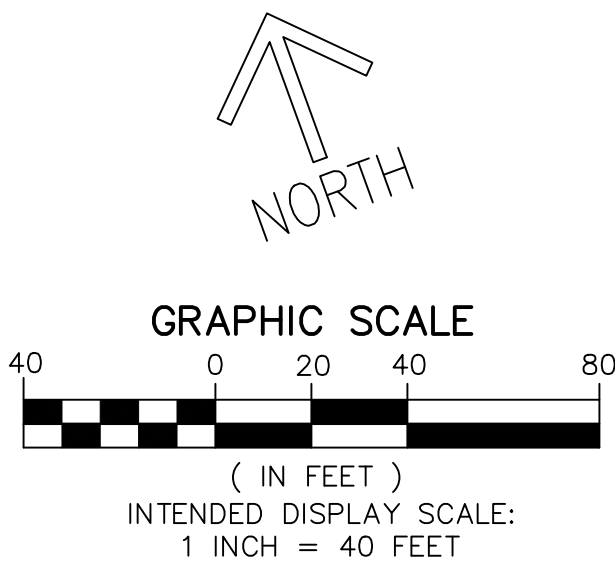
VERANDA GARDENS EAST PHASE 4

BEING A REPLAT OF A PORTION OF TRACT-A, VERANDA PLAT NO. 9 VERANDA GARDENS EAST PHASE 3, AS RECORDED IN PLAT BOOK 93, PAGE 14 AND A PORTION OF TRACT-B, VERANDA PLAT NO. 6 VERANDA GARDENS EAST PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 1 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

SHEET 5 OF 7



LEGEND / ABBREVIATIONS

- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- AC — ACRES
- CB — CHORD BEARING
- CBE — CONSERVATION BUFFER EASEMENT
- CD — CHORD DISTANCE
- DAE — DRAINAGE ACCESS EASEMENT
- DE — DRAINAGE EASEMENT
- FND — FOUND
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- LE — LANDSCAPE EASEMENT
- ORB — OFFICIAL RECORD BOOK
- PB — PLAT BOOK
- PG — PAGE
- R — RADIUS
- (R) — INDICATES RADIAL LINE
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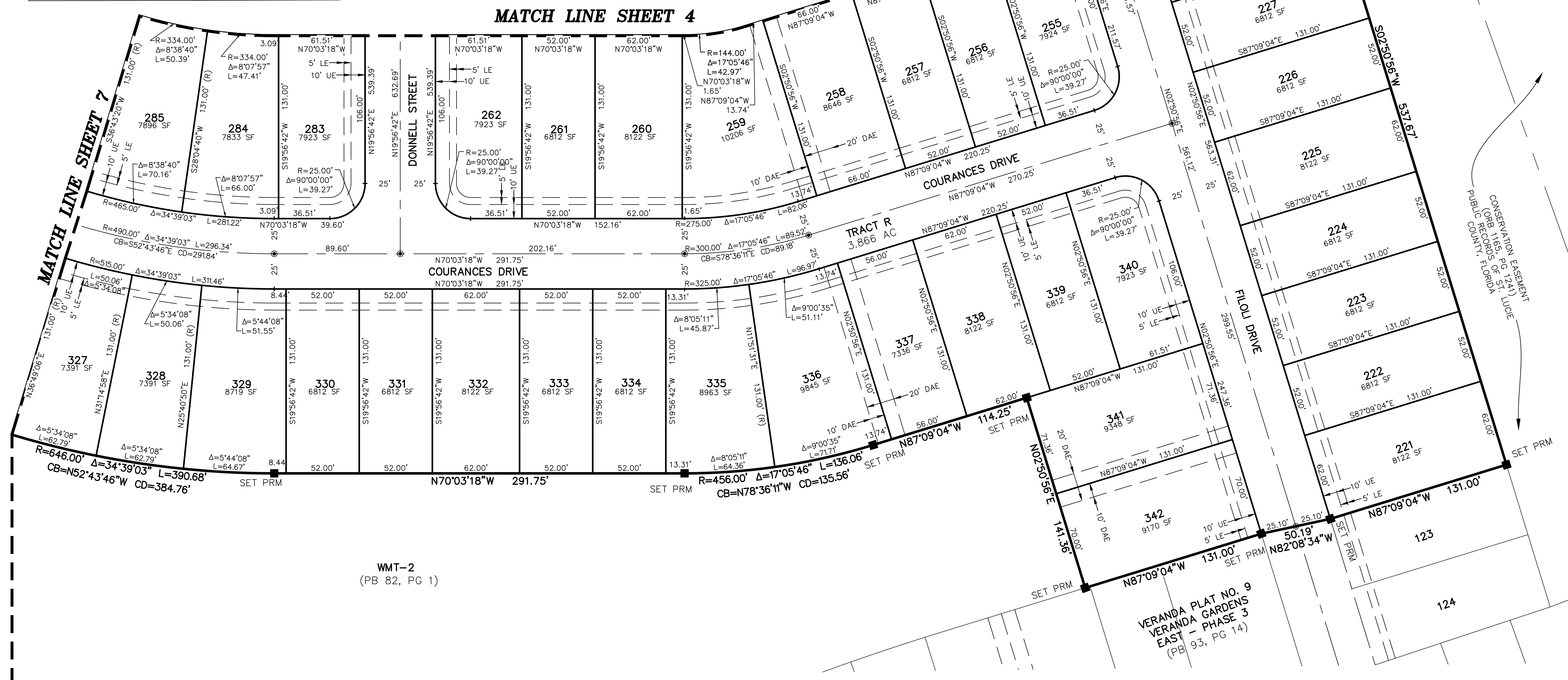
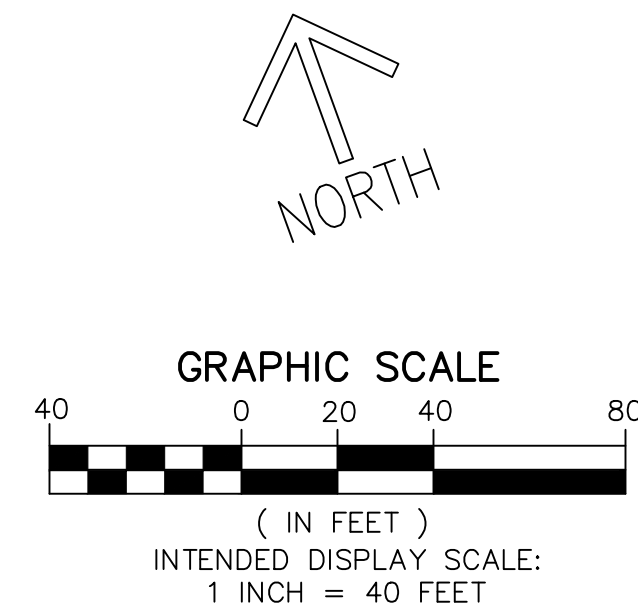
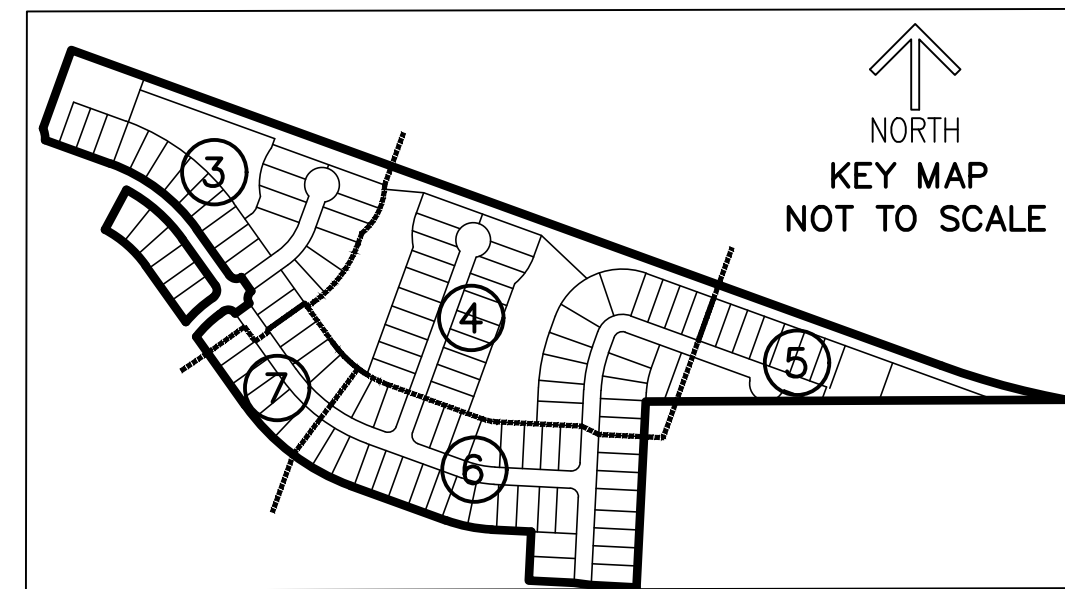
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PLAT BOOK _____

PAGE _____

SHEET 6 OF 7



WMT-2
(PB 82, PG 1)

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PSLUSD PROJECT NO. 11-824-11D
CITY OF PORT ST. LUCIE
PROJECT NO. P22-159

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