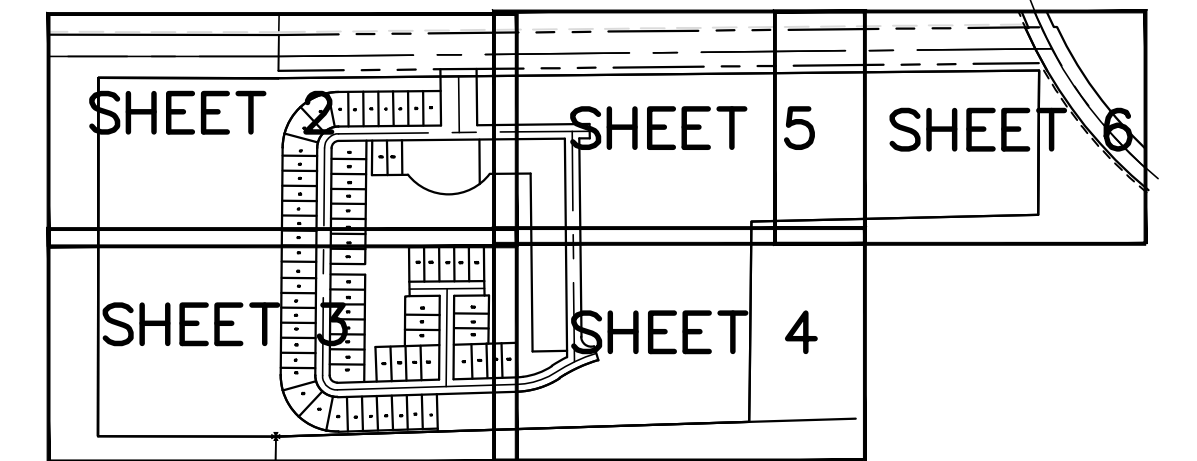


# VERANDA OAKS PLAT NO. 1, PHASE 1

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

BEING A REPLAT OF PARCEL 4, ACCORDING TO THE PLAT OF VERANDA PLAT NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,



## SHEET INDEX

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4, VERANDA PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 29 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 75.651 ACRES OF LAND, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

VERANDA ST. LUCIE LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANDA OAKS PLAT NO. 1, PHASE 1, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE PRIVATE RIGHTS-OF-WAY (TRACT R-1), AS SHOWN HEREON, ARE HEREBY DEDICATED BY THE OWNER TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROADS RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE AND ARE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, 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 PROPERTY OWNERS WITHIN THE VERANDA OAKS SUBDIVISION ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA (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 STREETS AND ROADS IS ALSO DEDICATED IN FAVOR OF THE CITY, 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 SERVICE AND EMERGENCY VEHICLES. THE CITY 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.

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 AREA. ALL PLATTED UTILITY 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, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SAID UTILITY EASEMENTS (UE) AS SHOWN HEREON IS ALSO 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 EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY.

3) THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES (DISTRICT), ITS SUCCESSORS AND ASSIGNS, AS DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.

4) THE LANDSCAPE EASEMENTS (LE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

5) THE RECREATIONAL AREA (RA-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

6) THE OPEN SPACE TRACT (OST-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACT (WMT-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID DISTRICT.

8) THE LIFT STATION EASEMENT (LSE-1), AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY 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 SUCH 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 SUCH EASEMENT AREA 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 IN SUCH EASEMENT AREA BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS THAT 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 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 SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVING OF UTILITIES AND FACILITIES OF THE CITY.

9) TRACTS A AND B ARE FOR FUTURE DEVELOPMENT AND ARE RESERVED FOR OWNER.

10) THE CONSERVATION TRACT (A PART OF CE-13, AS RECORDED IN O.R. BOOK 1923, PAGE 161, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT) IS 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 PREDOMINATELY 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.

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA ST. LUCIE LAND HOLDINGS, LLC, A 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:

SIGNATURE

SIGNATURE

By: \_\_\_\_\_  
R. AUSTIN BURR, VICE PRESIDENT

PRINTED NAME

PRINTED NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

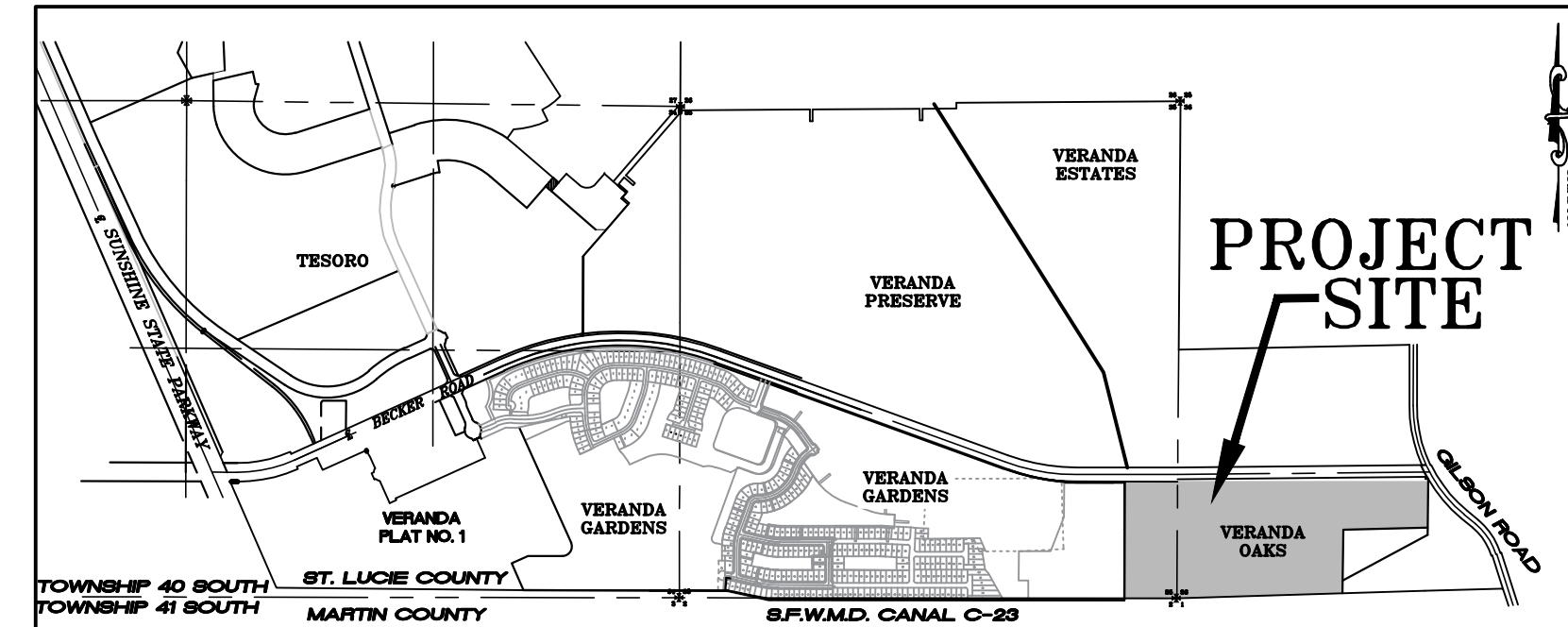
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_ OF VERANDA ST. LUCIE LAND HOLDINGS, LLC, ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COMMISSION NO. &  
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

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



### LOCATION MAP

NOT TO SCALE

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

VERANDA COMMUNITY DEVELOPMENT DISTRICT II, HEREBY:

1) ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACT SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II. VERANDA COMMUNITY DEVELOPMENT DISTRICT II HEREBY ACCEPTS ANY REFERENCED MAINTENANCE RESPONSIBILITIES.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_ OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II, ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COMMISSION NO. &  
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

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

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF SARASOTA

VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. HEREBY:

1) ACCEPTS THE DEDICATIONS OR RESERVATIONS TO THE VERANDA OAKS HOMEOWNERS ASSOCIATION, INC., AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

2) CONSENTS TO THE PLATTING OF THE LANDS HEREIN.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS:

SIGNATURE

PRINTED NAME

YOSVANI BARREIRO, PRESIDENT

SIGNATURE

PRINTED NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_ OF VERANDA OAKS HOMEOWNERS ASSOCIATION, INC. ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COMMISSION NO. &  
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

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

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE UNDERSIGNED, \_\_\_\_\_ OF CHICAGO TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2022:  
(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE ENTITY EXECUTING THE DEDICATION.  
(B) THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT FOR THAT CERTAIN DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4615, PAGE 2967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
(C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.  
(D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.  
(E) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NAME: \_\_\_\_\_ DAN WERZGACZ  
TITLE: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_ CHICAGO TITLE INSURANCE COMPANY  
ADDRESS: \_\_\_\_\_ 2203 NORTH LOIS AVE., STE 450, TAMPA, FLORIDA 33607

### 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

CLERK OF  
THE COURT

### APPROVAL OF CITY

STATE OF FLORIDA  
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF VERANDA OAKS PLAT NO. 1, PHASE 1, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON VERANDA PLAT NO. 2) LYING WITHIN THIS REPLAT AND NOT PREVIOUSLY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II AND HEREBY ACCEPTS THE DEDICATIONS OF THE EASEMENT OVER AND UNDER THE PRIVATE ROAD RIGHTS-OF-WAY AND THE UTILITY EASEMENTS, APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ATTEST: \_\_\_\_\_ CITY OF PORT ST. LUCIE

SALLY WALSH, CMC  
CITY CLERK

SHANNON M. MARTIN, MAYOR

CITY OF  
PORT ST. LUCIE

### SURVEYOR'S NOTES

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N88°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-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, FLORIDA.
- 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, FLORIDA.

### 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.

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6199

SURVEYOR

CITY OF PORT ST. LUCIE  
PROJECT NO. 22-018

PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199

SHEET 1 OF 7



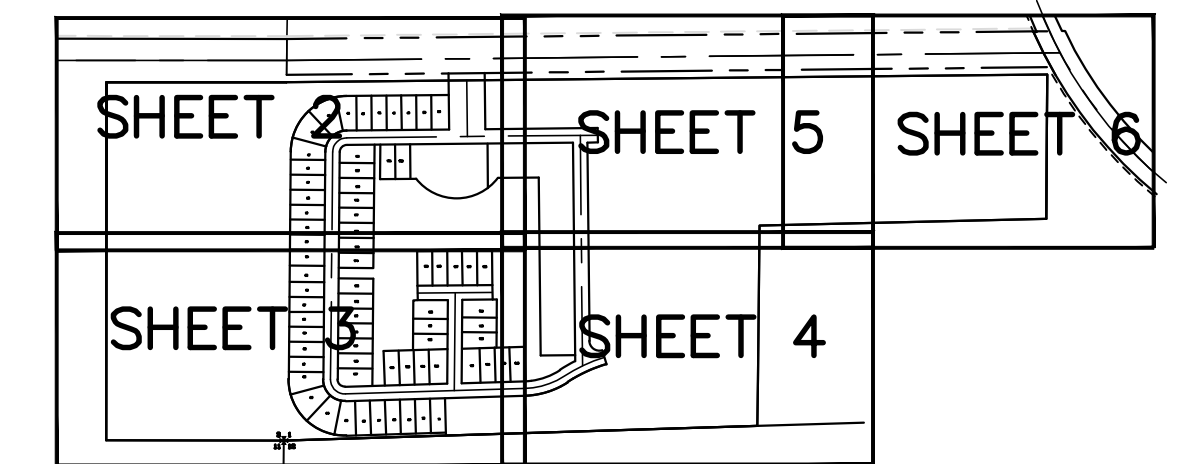
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PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

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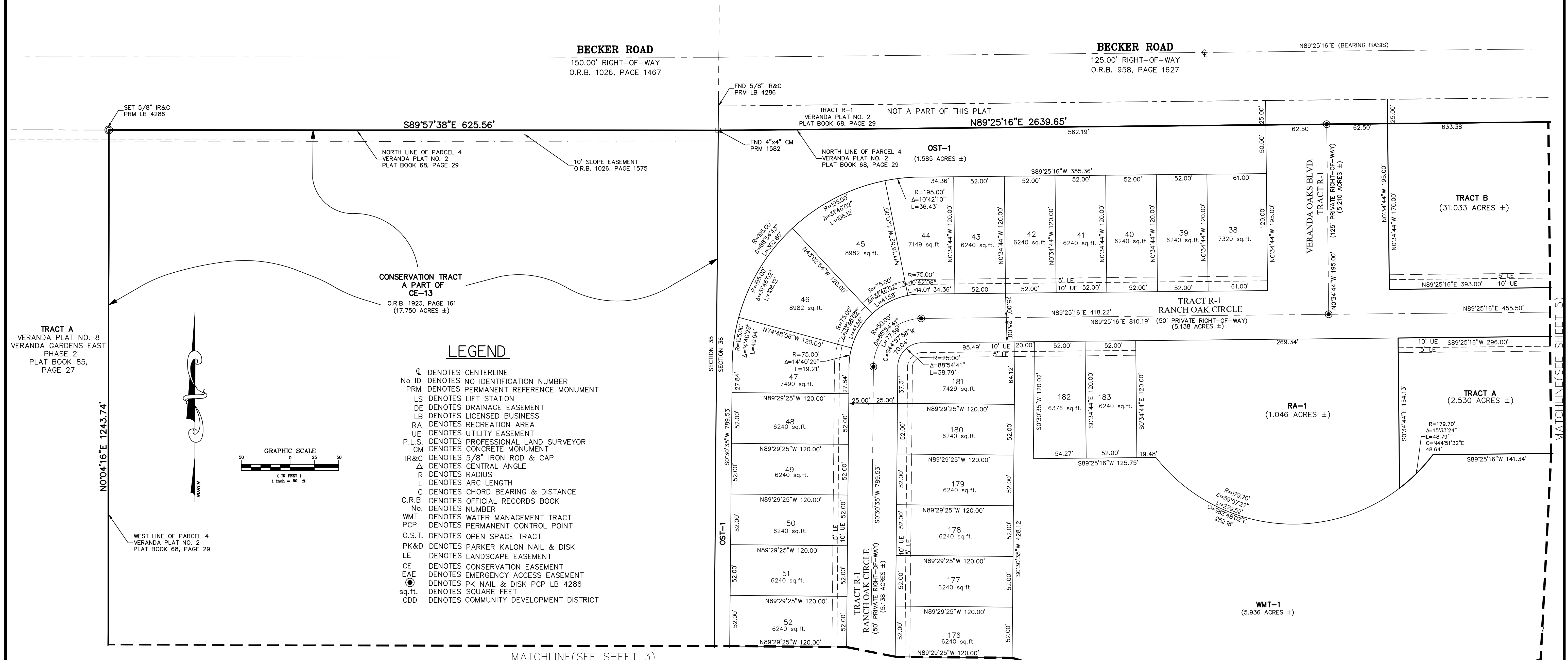
## SURVEYOR'S NOTES

- 1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF BECKER ROAD HAVING A BEARING OF N89°25'16"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
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- 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.
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## SHEET INDEX

NOT TO SCALE



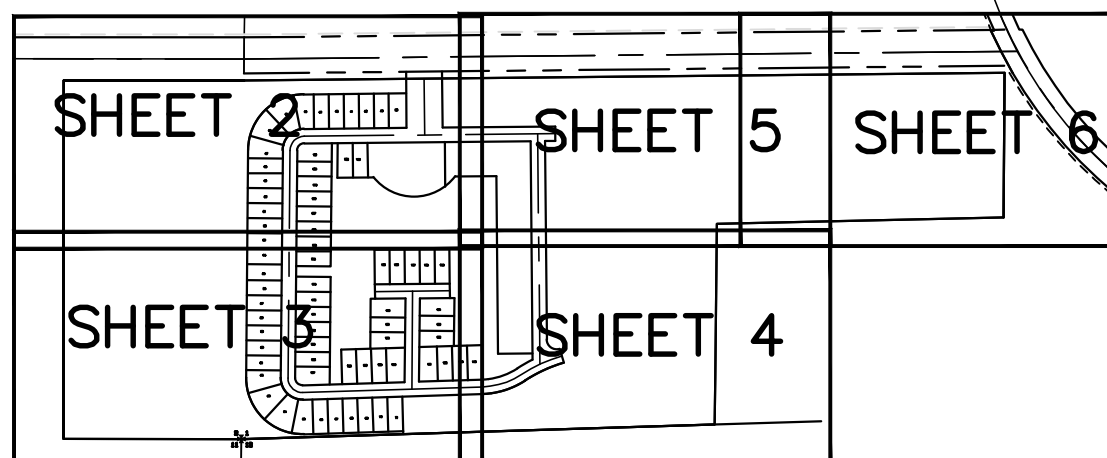
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CITY OF PORT ST. LUCIE  
PROJECT NO. 22-018

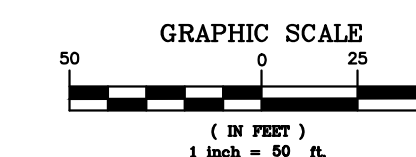
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## SHEET INDEX

NOT TO SCALE



MATCHLINE(SEE SHEET 2)

### SURVEYOR'S NOTES

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### LEGEND

- ⊕ DENOTES CENTERLINE
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- LS DENOTES LIFT STATION
- DE DENOTES DRAINAGE EASEMENT
- LB DENOTES LICENSED BUSINESS
- RA DENOTES RECREATION AREA
- UE DENOTES UTILITY EASEMENT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- C DENOTES CHORD BEARING & DISTANCE
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- No. DENOTES NUMBER
- WMT DENOTES WATER MANAGEMENT TRACT
- PCP DENOTES PERMANENT CONTROL POINT
- O.S.T. DENOTES OPEN SPACE TRACT
- PK&D DENOTES PARKER KALON NAIL & DISK
- LE DENOTES LANDSCAPE EASEMENT
- CE DENOTES CONSERVATION EASEMENT
- EAE DENOTES EMERGENCY ACCESS EASEMENT
- ⊙ DENOTES PK NAIL & DISK PCP LB 4286
- sq.ft. DENOTES SQUARE FEET
- CDD DENOTES COMMUNITY DEVELOPMENT DISTRICT

CONSERVATION TRACT  
A PART OF  
CE-13  
O.R.B. 1923, PAGE 161  
(17.750 ACRES ±)

CONSERVATION TRACT  
A PART OF  
CE-13  
O.R.B. 1923, PAGE 161  
(17.750 ACRES ±)

TRACT A  
VERANDA PLAT NO. 8  
VERANDA GARDENS  
EAST  
PHASE 2  
PLAT BOOK 85,  
PAGE 27

N0°04'16"E 1243.74'

WEST LINE OF PARCEL 4  
VERANDA PLAT NO. 2  
PLAT BOOK 68, PAGE 29

SET 5/8" IR&C  
PRM LB 4286

SOUTH LINE OF PARCEL 4  
VERANDA PLAT NO. 2  
PLAT BOOK 68, PAGE 29

N89°55'44"W 617.58'

TOWNSHIP 37 SOUTH, RANGE 40 EAST

SECTION 35 SECTION 36

35 36

OST-1

(1.585 ACRES ±)

SECTION 36

SECTION 2

SECTION 1

562.62'

ST. LUCIE COUNTY

MARTIN COUNTY

S88°13'32"W 1643.68'

PLAT OF RIVERS END  
PLAT BOOK 12, PAGE 13  
MARTIN COUNTY, FLORIDA

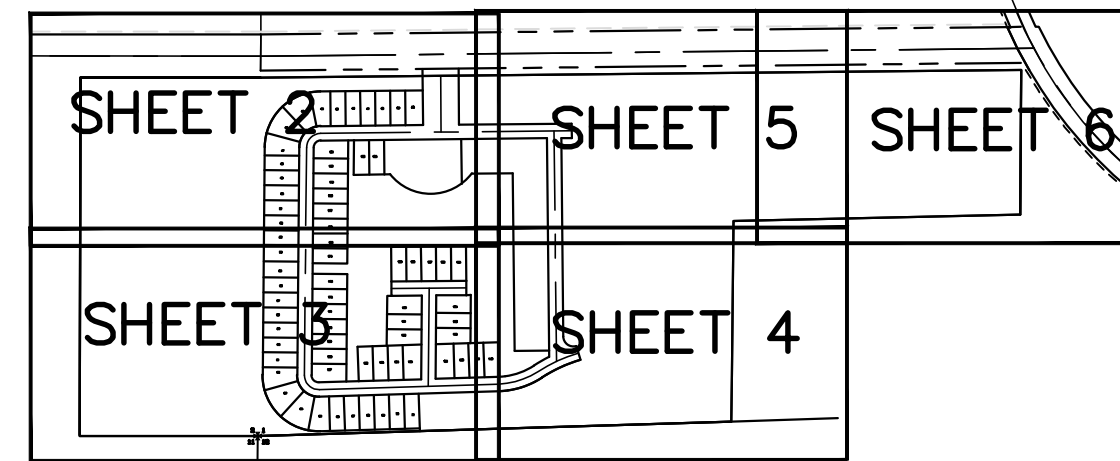
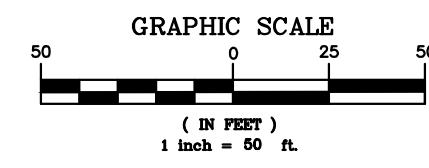
PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286  
THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199

CITY OF PORT ST. LUCIE  
PROJECT NO. 22-018

# VERANDA OAKS PLAT NO. 1, PHASE 1

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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



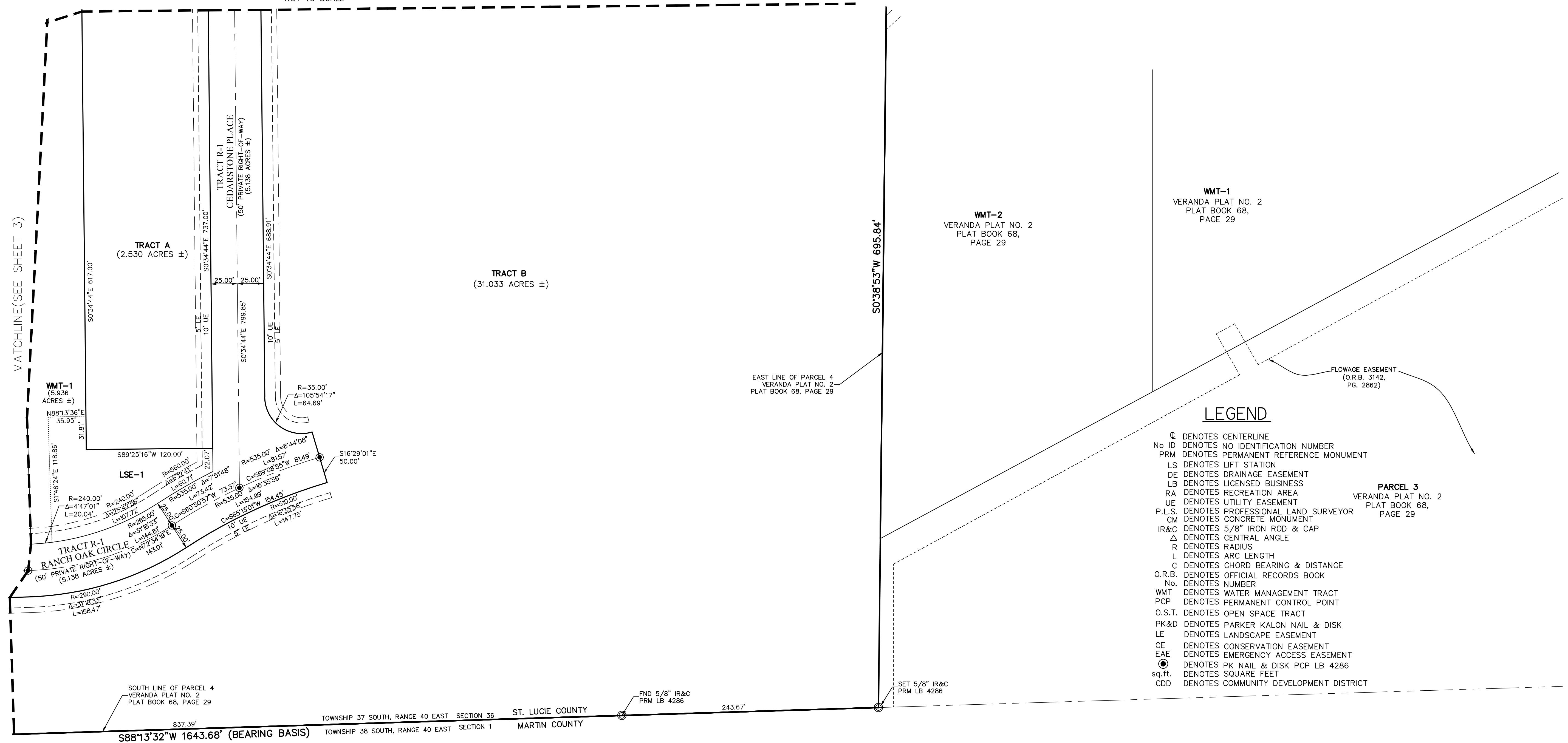
## SHEET INDEX

NOT TO SCALE

MATCHLINE(SEE SHEET 5)

## SURVEYOR'S NOTES

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**PARCEL 3**  
VERANDA PLAT NO. 2  
PLAT BOOK 68,  
PAGE 29

PLAT OF RIVERS END  
PLAT BOOK 12, PAGE 13  
MARTIN COUNTY, FLORIDA

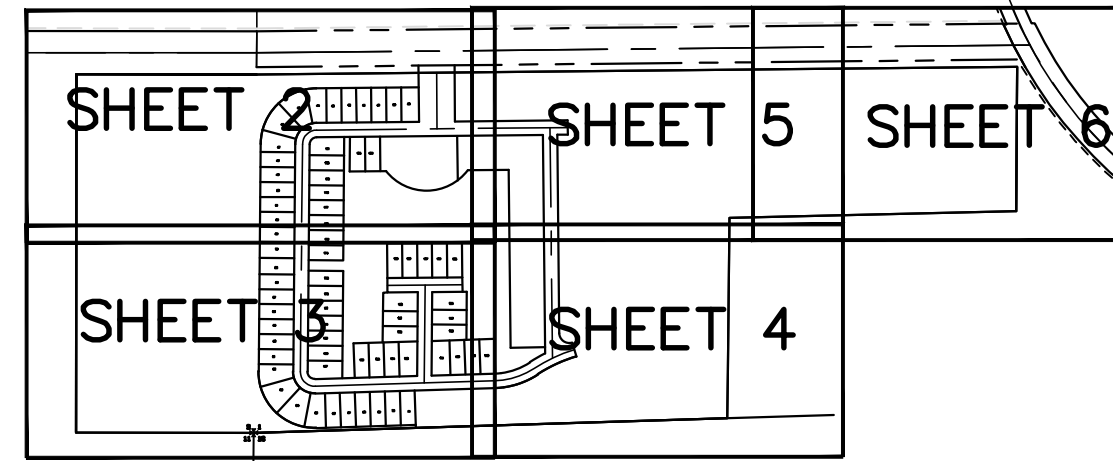
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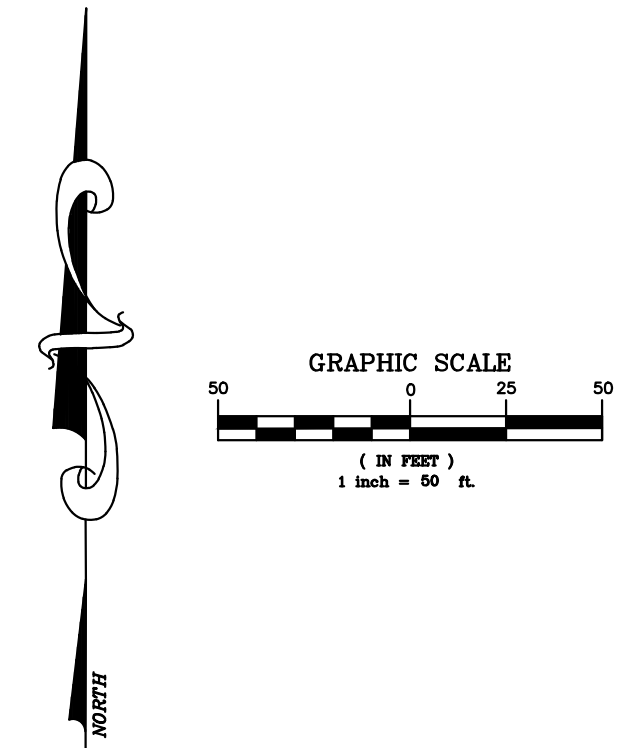
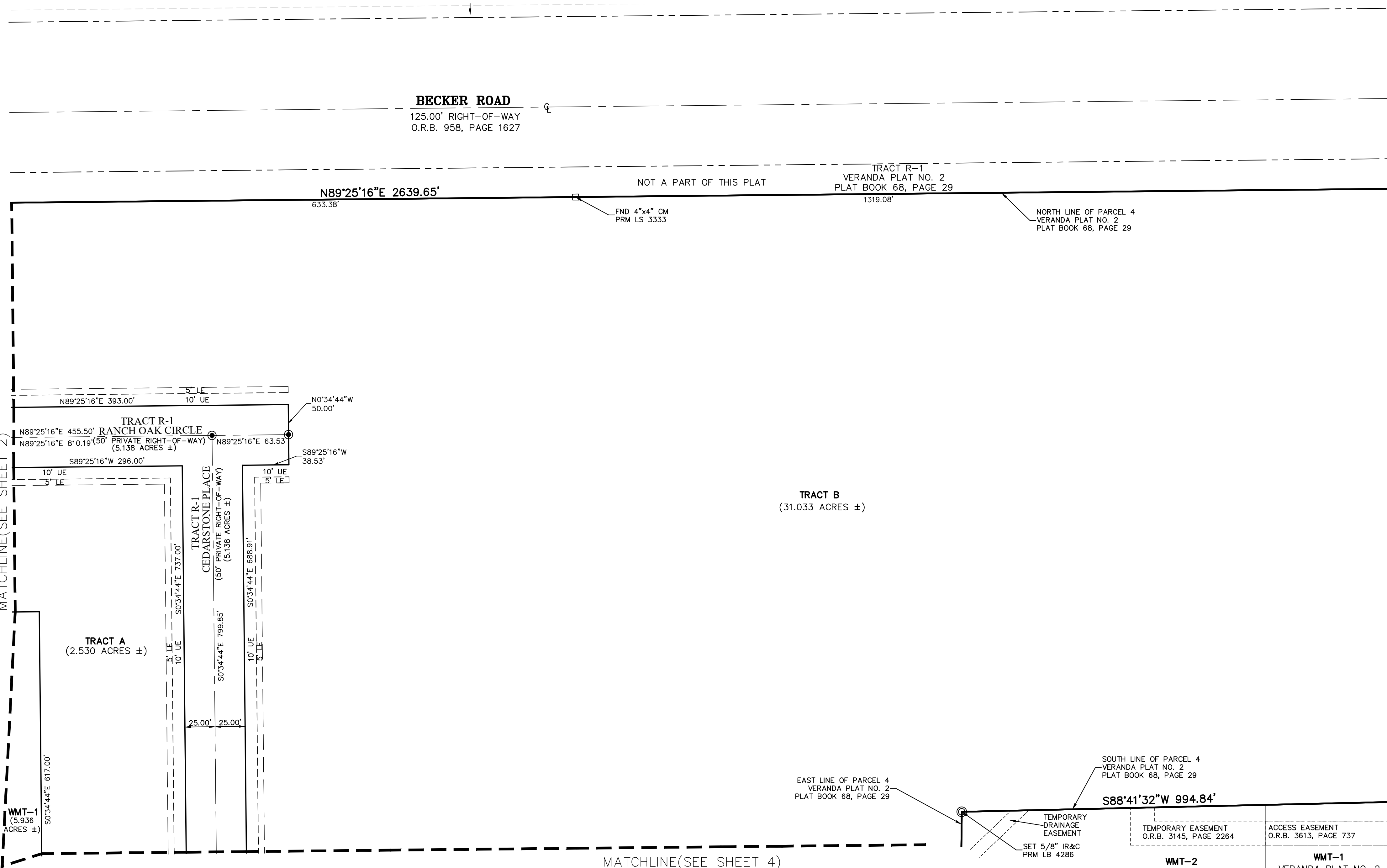


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WMT-2  
VERANDA PLAT NO. 2  
PLAT BOOK 68,  
PAGE 29

WMT-1  
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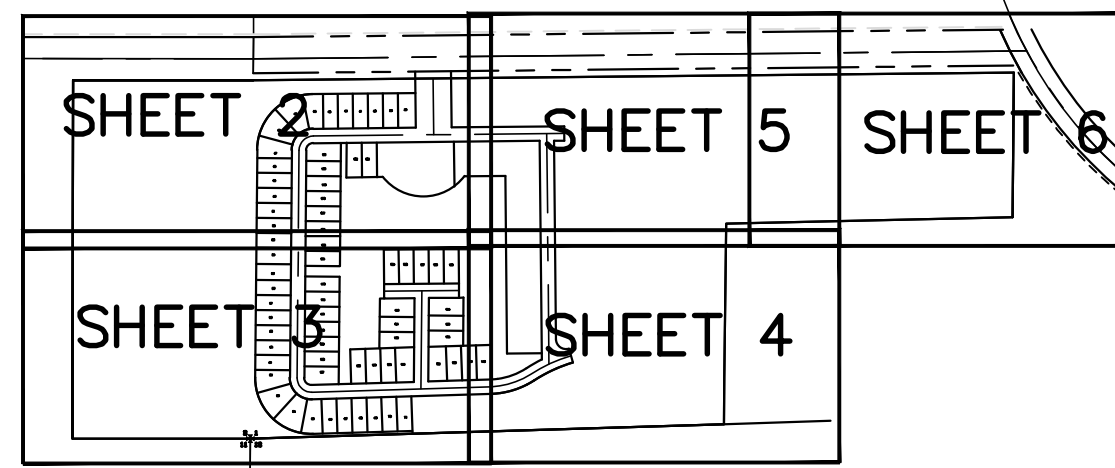
CITY OF PORT ST. LUCIE  
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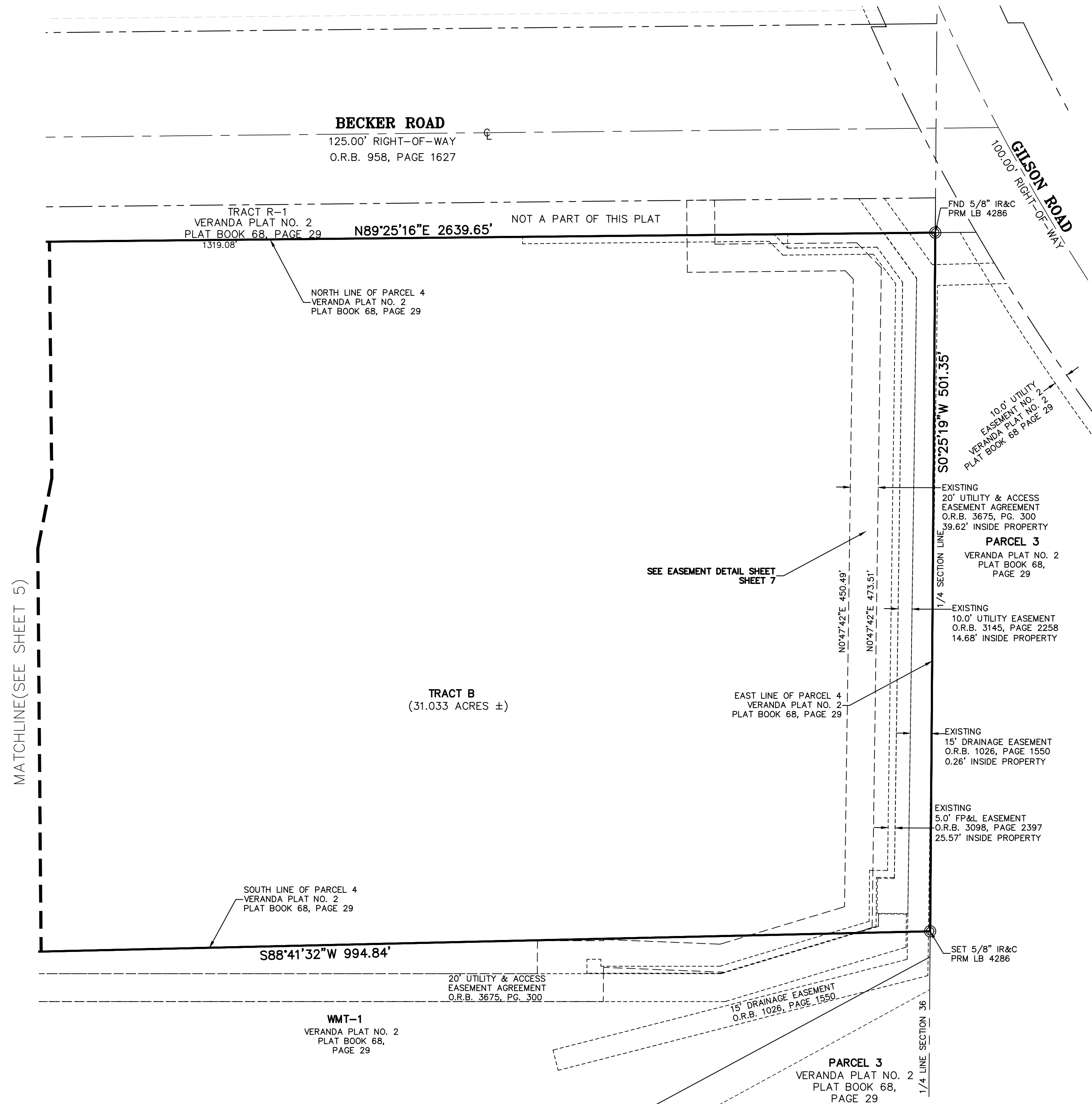
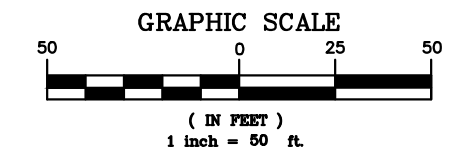
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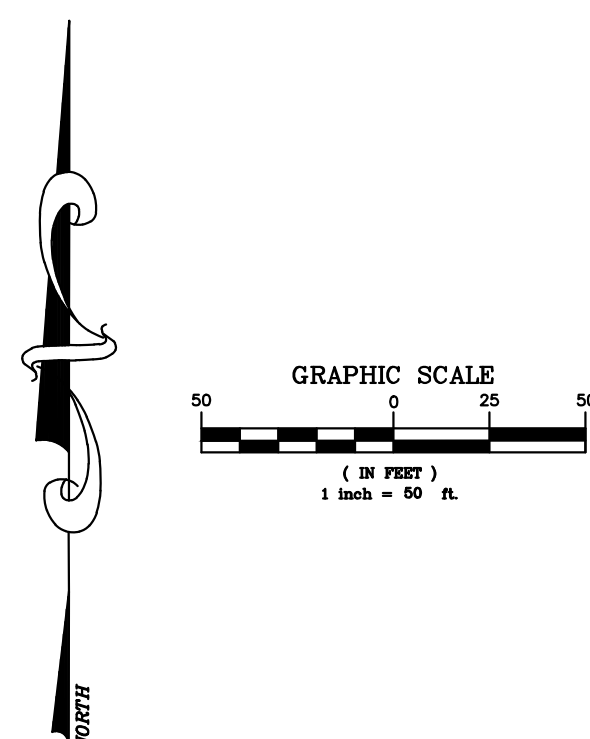
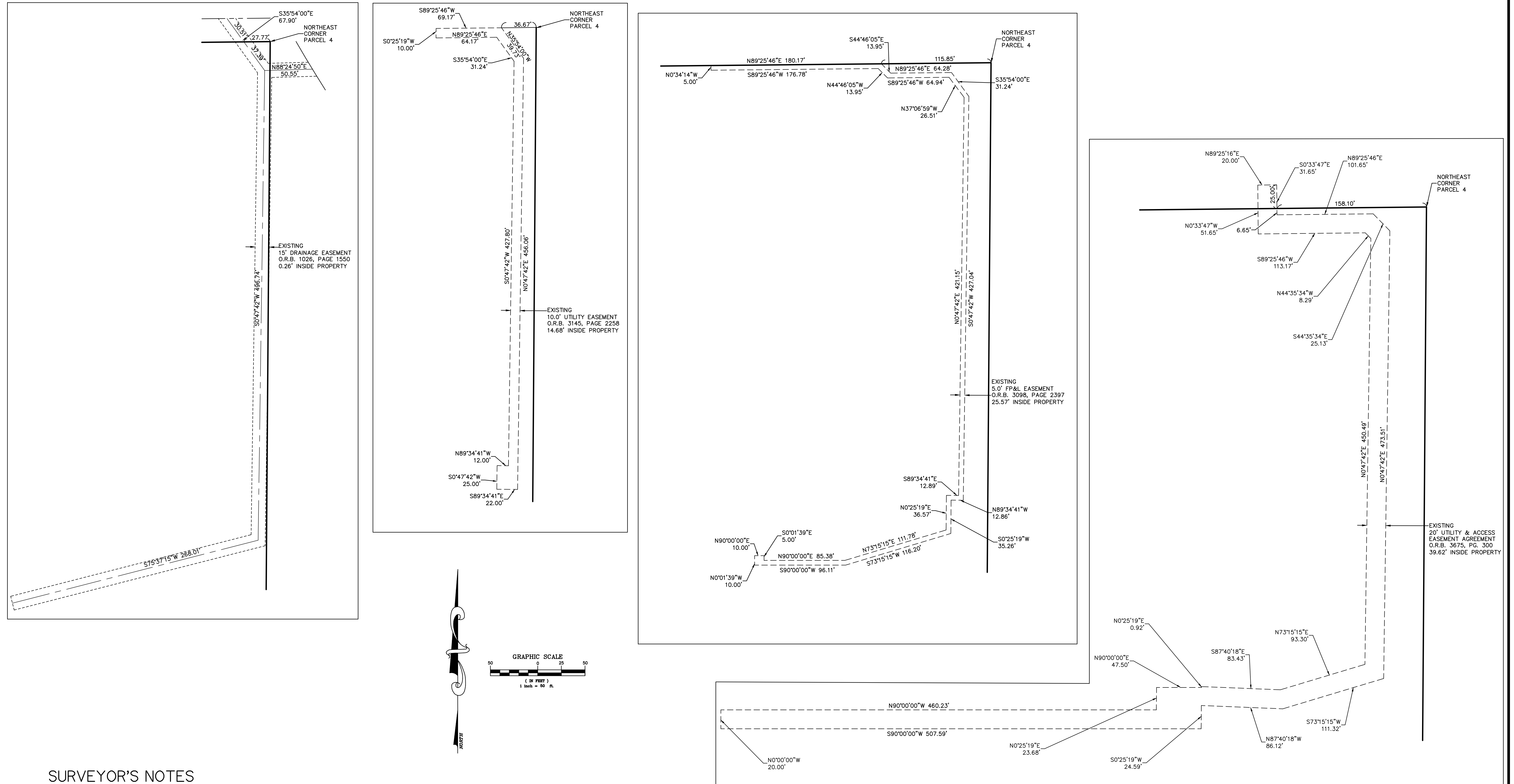
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## EASEMENT DETAIL SHEET

CITY OF PORT ST. LUCIE  
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