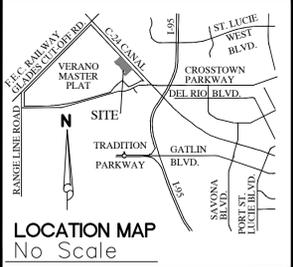


VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

BEING A REPLAT OF ALL OF TRACTS "A" THROUGH "D", W.M.T. 5 THROUGH 8, TRACT "CA-16",TRACTS "CA-19" THROUGH "CA-22" AND TRACTS "CA-24 THROUGH "CA-26", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, AND TRACT "CA-5" VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



PLAT BOOK
PAGE
FILE NO.
DATE
TIME

DESCRIPTION:

BEING A REPLAT OF ALL OF TRACTS "A" THROUGH "D", W.M.T. 5 THROUGH 8, TRACT "CA-16",TRACTS "CA-19" THROUGH "CA-22" AND TRACTS "CA-24 THROUGH "CA-26", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, AND TRACT "CA-5" VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, 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 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67, 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 690.44 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 983 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE 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 6241.64 FEET; THENCE S.46°51'22"W., DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**; THENCE S.43°08'38"E., ALONG A LINE 23.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL, AND ALONG THE SOUTHWESTERLY LINE OF TRACT "CA-18", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 2156.51 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 198.00 FEET AND A RADIAL BEARING OF N.64°08'32"W., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°19'43", A DISTANCE OF 25.33 FEET; THENCE S.43°08'38"E., ALONG A LINE 22.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL, AND ALONG THE SOUTHWESTERLY LINE OF TRACT "CA-17", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 383.71 FEET TO A POINT ON THE BOUNDARY OF VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 200.00 FEET AND A RADIAL BEARING OF S.46°51'22"W., AT SAID POINT; THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTHWESTERLY BOUNDARY OF SAID VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 2: 1) WESTERLY, ALONG SAID NORTHWESTERLY BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 89°59'59", A DISTANCE OF 314.16 FEET TO A POINT OF TANGENCY; 2) THENCE S.46°51'23"W., A DISTANCE OF 1036.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 849.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'35", A DISTANCE OF 102.14 FEET; THENCE N.37°48'50"W., A DISTANCE OF 346.97 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 102.00 FEET AND A RADIAL BEARING OF N.52°11'16"E., AT SAID POINT, ALSO A POINT ON THE EASTERLY BOUNDARY OF WATER MANAGEMENT 4, VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE EASTERLY, ALONG SAID EASTERLY BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 136°18'30", A DISTANCE OF 242.66 FEET TO A POINT ON SOUTHEAST CORNER OF LOT 44, AS SHOWN ON SAID PLAT; THENCE N.58°55'38"E., ALONG THE SOUTH LINE OF SAID LOT 44, A DISTANCE OF 178.46 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT "R-1", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 63.00 FEET AND A RADIAL BEARING OF N.09°31'34"E., AT SAID INTERSECTION; THE FOLLOWING EIGHTEEN (18) COURSES BEING ALONG SAID NORTHERLY BOUNDARY OF TRACT "R-1": 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 143°04'43", A DISTANCE OF 157.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 536.50 FEET; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'01", A DISTANCE OF 61.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 25.00 FEET; 3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°21'35", A DISTANCE OF 44.23 FEET; 4) THENCE N.38°43'38"W., A DISTANCE OF 60.00 FEET; 5) THENCE S.51°16'22"W., A DISTANCE OF 34.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 25.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°52'00", A DISTANCE OF 29.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 536.50 FEET; 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'15", A DISTANCE OF 40.30 FEET; 8) THENCE N.66°09'53"W., A DISTANCE OF 329.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 25.00 FEET; 9) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; 10) THENCE N.64°46'31"W., A DISTANCE OF 60.02 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N.66°09'53"W., AT SAID INTERSECTION; 11) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°40'09", A DISTANCE OF 41.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 463.50 FEET; 12) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°25'41", A DISTANCE OF 294.70 FEET TO A POINT OF TANGENCY; 13) THENCE N.25°03'59"W., A DISTANCE OF 144.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 536.50 FEET; 14) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'12", A DISTANCE OF 71.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 25.00 FEET; 15) THENCE NORTHERLY, ALONG THE AC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°34'34", A DISTANCE OF 34.72 FEET; 16) THENCE N.34°25'21"W., A DISTANCE OF 60.70 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N.43°08'37"W., AT SAID INTERSECTION; 17) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°08'31", A DISTANCE OF 38.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 536.50 FEET; 18) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'33", A DISTANCE OF 111.36 FEET TO A POINT ON THE BOUNDARY OF TRACT "REC-2", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG THE BOUNDARY OF SAID TRACT "REC-2": 1) N.46°51'22"E., A DISTANCE OF 161.38 FEET; 2) THENCE N.55°14'08"W., A DISTANCE OF 203.37 FEET; 3) THENCE S.43°06'27"W., A DISTANCE OF 28.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 335.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'11", A DISTANCE OF 69.50 FEET TO A POINT OF TANGENCY; 5) THENCE S.31°13'16"W., A DISTANCE OF 78.93 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT "R-1" OF VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1": 1) N.62°40'40"W., A DISTANCE OF 108.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 25.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°53'56", A DISTANCE OF 40.97 FEET TO A POINT OF TANGENCY; 3) THENCE N.58°43'55"W., A DISTANCE OF 60.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N.58°46'44"W., AT SAID INTERSECTION; 4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°54'55", A DISTANCE OF 41.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 713.50 FEET; 5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°07'09", A DISTANCE OF 462.24 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "E", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 4 THROUGH 6 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "E": 1) N.68°22'43"E., A DISTANCE OF 105.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 415.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 21°31'16", A DISTANCE OF 155.88 FEET TO A POINT OF TANGENCY; 3) THENCE N.46°51'27"E., A DISTANCE OF 607.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°34'05", A DISTANCE OF 13.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 198.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°33'49", A DISTANCE OF 181.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2,415,888 SQUARE FEET OR 55,461 ACRES, MORE OR LESS.

PSLUSD #11-652-31C
CITY OF PORT ST. LUCIE PROJECT NO. (P20-134)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY:

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC. AND CRESSWIND AT VERANO ASSOCIATION, INC., OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO SOUTH P.U.D. 1- POD B- PLAT NO. 3, 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 THE CRESSWIND AT VERANO 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 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 CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR 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. CRESSWIND AT VERANO ASSOCIATION, INC., ITS SUCCESSORS AND/OR 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 OF PORT ST. LUCIE, ITS SUCCESSORS AND/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 AND/OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. 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.

6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE CRESSWIND AT VERANO ASSOCIATION, INC., FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

7. THE PRIVATE STREETS RIGHTS-OF-WAY, TRACT "R-2" THROUGH TRACT "R-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CRESSWIND AT VERANO 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 THE 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 2535-2556, 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 NOT BE RESPONSIBLE 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.

A NON EXCLUSIVE ACCESS EASEMENTS OVER TRACT "R-2" THROUGH TRACT "R-5" ARE HEREBY DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC.

8. COMMON AREA TRACT "CAS", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE 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.

9. COMMON AREA TRACTS "CA-19" THROUGH "CA-22", AND "CA-24" THROUGH "CA-26", AS SHOWN HEREON, ARE HEREBY DEDICATED TO CRESSWIND AT VERANO 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-19" THROUGH "CA-22", AND "CA-24" THROUGH "CA-26", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

10. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, AND WATER MANAGEMENT.

DISTRICT #5 ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SUCH OF THE DISTRICTS IN WHICH THE PLATTED LANDS LIE, 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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

12. THE STORMWATER MANAGEMENT TRACTS WMT-5 THROUGH WMT-8 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CRESSWIND AT VERANO 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-5 THROUGH WMT-8, AS SHOWN HEREON, IS HEREBY DEDICATED TO DISTRICT #5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE DISTRICT IN WHICH THE PLATTED LANDS LIE.

13. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CRESSWIND AT VERANO 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 EMERGENCY ACCESS EASEMENT (E.A.E.) SHOWN HEREON, IS HEREBY DEDICATED TO THE CRESSWIND AT VERANO ASSOCIATION, INC., FOR EMERGENCY ACCESS PURPOSES BY EMERGENCY AND SERVICE VEHICLES, PUBLIC OR OTHERWISE, INCLUDING THE CITY OF PORT ST. LUCIE SERVICE VEHICLES AND OTHER EMERGENCY VEHICLES AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE CITY RESERVES THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE EASEMENT.

15. THE ACCESS EASEMENTS (A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO CRESSWIND AT VERANO 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 _____, 2020.

WITNESS _____ VERANO DEVELOPMENT LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

(PRINT NAME OF WITNESS)

WITNESS _____ BY: _____

(PRINT NAME OF WITNESS) NAME: _____

TITLE: _____

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2020, 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: _____

IN WITNESS WHEREOF, CRESSWIND AT VERANO ASSOCIATION, INC., A FLORIDA LIMITED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY ____ OF _____, 2020.

WITNESS _____ CRESSWIND AT VERANO ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

(PRINT NAME OF WITNESS)

WITNESS _____ BY: _____

NAME: _____

(PRINT NAME OF WITNESS) TITLE: _____

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY ____ OF _____, 2020, BY _____, MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF CRESSWIND AT VERANO ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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: _____

NOTE

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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP OF CANAL C-24, CHECKED DATE 11-25-58 AND REVISED 2-23-59, WHICH BEARS SOUTH 43°08'38" EAST. ALL BEARINGS BEING RELATIVE THERETO.

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

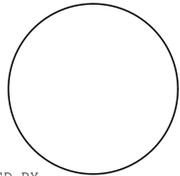
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH ST. LUCIE COUNTY 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 ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2020.

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

SURVEYOR'S SEAL



GeoPoint
Surveying, Inc.

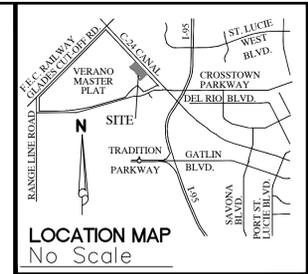
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensee Business Number LB 7768

SHEET 1 OF 10 SHEETS

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

BEING A REPLAT OF ALL OF TRACTS "A" THROUGH "D", W.M.T. 5 THROUGH 8, TRACT "CA-16", TRACTS "CA-19" THROUGH "CA-22" AND TRACTS "CA-24 THROUGH "CA-26", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, AND TRACT "CA-5" VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

CRESSWIND AT VERANO ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), CITY UTILITY EASEMENTS (C.U.E.), DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), ACCESS EASEMENTS (A.E.), EMERGENCY ACCESS EASEMENTS (E.A.E.), LANDSCAPE EASEMENT (L.E.), TRACTS "R-2" THROUGH "R-5", WATER MANAGEMENT TRACTS WMT-6 THROUGH WMT-8, AND COMMON AREA TRACTS "CA-19" THROUGH "CA-22" AND "CA-24" THROUGH "CA-26" DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2020.

CRESSWIND AT VERANO 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 _____, 2020, BY _____ OF CRESSWIND AT VERANO ASSOCIATION, INC., A FLORIDA NOT FOR CORPORATION NOT FOR PROFIT, 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: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY: _____

VERANO PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF THE ACCESS EASEMENT OVER TRACTS "R-2" THROUGH "R-5", AND COMMON AREA TRACT "CA-5", DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2020.

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 _____, 2020, BY _____ OF VERANO PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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: _____

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 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 _____, 2020.

ATTEST:

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2020, BY _____ OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, 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 _____, 2020.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

WITNESS

(PRINT NAME OF WITNESS)

BY: _____

WITNESS

NAME: _____

(PRINT NAME OF WITNESS)

TITLE: _____

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 _____, 2020, BY _____, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, 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, _____, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 117.041(2), FLORIDA STATUTES, HEREBY OPINES THAT, BASED ON TITLE REPORT BY _____, DATED _____,

- (A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS VERANO SOUTH P.U.D. 1-POD B - PLAT NO. 3 IS IN THE NAMES OF VERANO DEVELOPMENT, LLC AND CRESSWIND AT VERANO ASSOCIATION, INC.
- (B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORD BOOK 3754, PAGE 1167
- (C.) PURSUANT TO 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 _____, 2020.

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 B - PLAT NO. 3 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2020.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

GREGORY J. ORAVEC, MAYOR

KAREN A. PHILLIPS, CITY CLERK

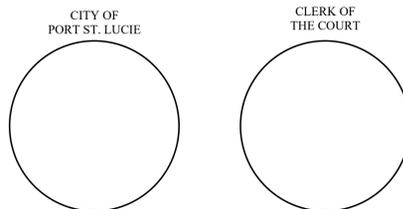
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

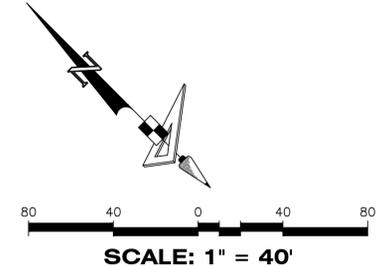
I, JOSEPH E. SMITH, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2020.

JOSEPH E. SMITH
CLERK OF CIRCUIT CLERK
ST. LUCIE COUNTY, FLORIDA

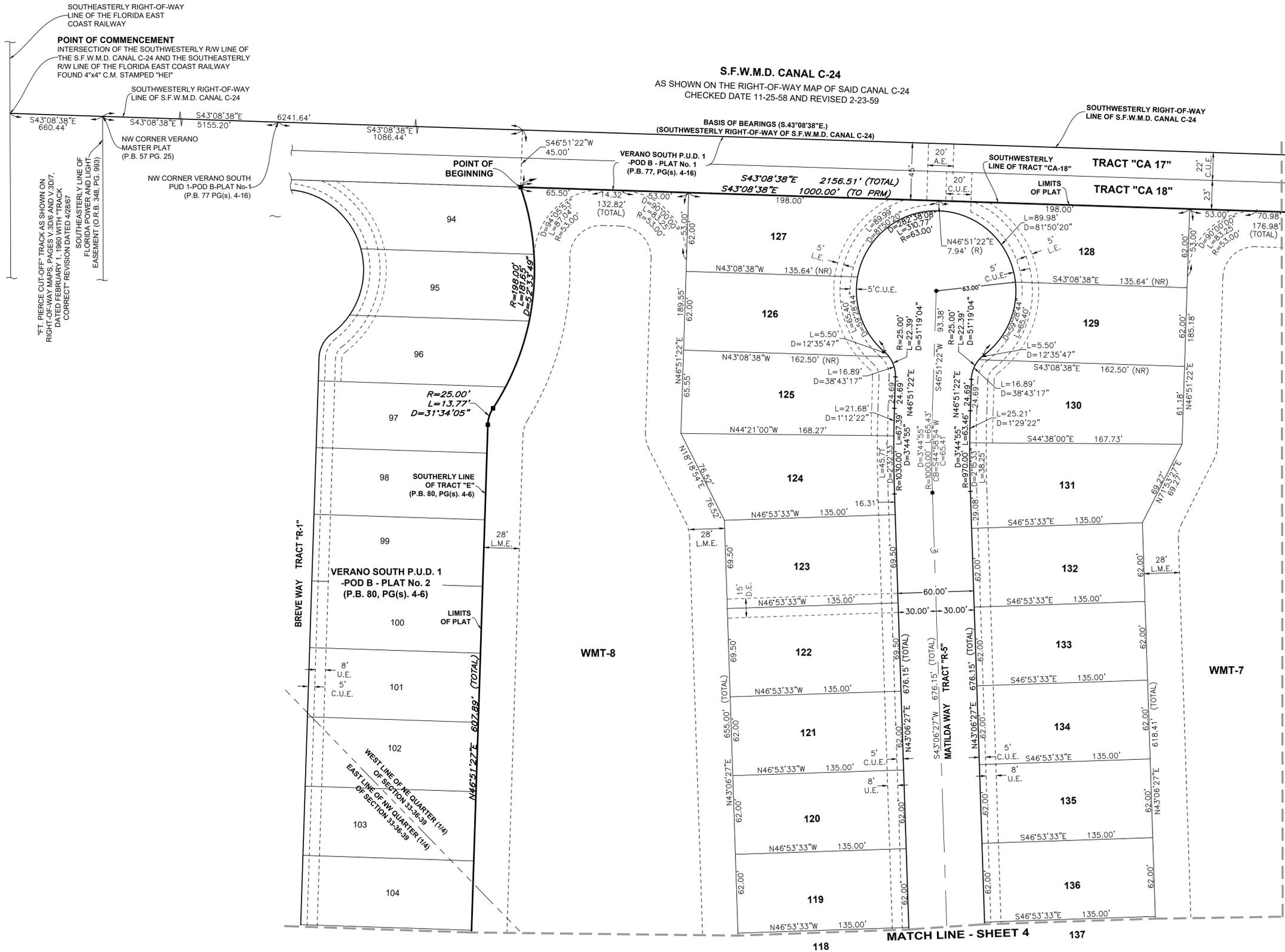
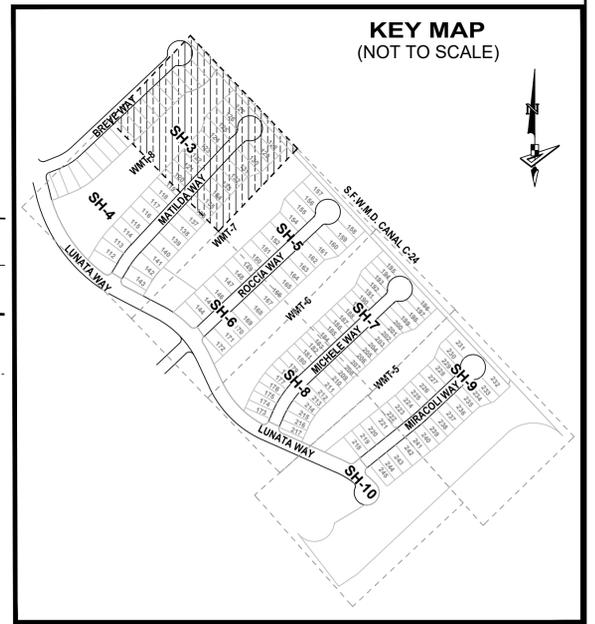


VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

BEING A REPLAT OF ALL OF TRACTS "A" THROUGH "D", W.M.T. 5 THROUGH 8, TRACT "CA-16", TRACTS "CA-19" THROUGH "CA-22" AND TRACTS "CA-24 THROUGH "CA-26", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, AND TRACT "CA-5" VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



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PAGE
FILE NO.
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TIME



SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY

POINT OF COMMENCEMENT
INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"

SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24

NW CORNER VERANO MASTER PLAT (P.B. 57 PG. 25)

NW CORNER VERANO SOUTH PUD 1-POD B-PLAT No. 1 (P.B. 77 PG(s). 4-16)

SOUTHEASTERLY LINE OF FLORIDA POWER AND LIGHT EASEMENT (O.R.B. 348, PG. 985)

"FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 7, 1980 WITH "TRACK CORRECT" REVISION DATED 4/28/87

S.F.W.M.D. CANAL C-24
AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-24 CHECKED DATE 11-25-58 AND REVISED 2-23-59

SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.F.W.M.D. CANAL C-24

BASIS OF BEARINGS (S.43°08'38"E.)
(SOUTHWESTERLY RIGHT-OF-WAY OF S.F.W.M.D. CANAL C-24)

LIMITS OF PLAT
TRACT "CA 17"
TRACT "CA 18"

BREVE WAY TRACT "R-1"

VERANO SOUTH P.U.D. 1
-POD B - PLAT No. 2
(P.B. 80, PG(s). 4-6)

WMT-8

MATILDA WAY TRACT "R-5"

WMT-7

MATCH LINE - SHEET 5

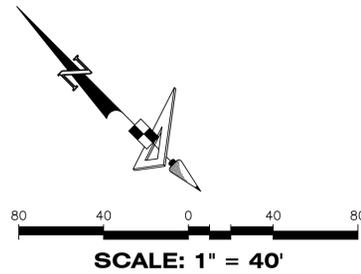
MATCH LINE - SHEET 4

LEGEND

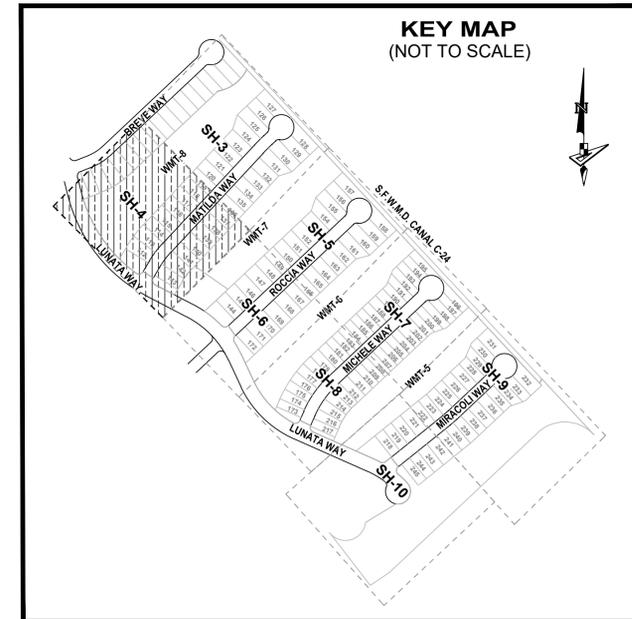
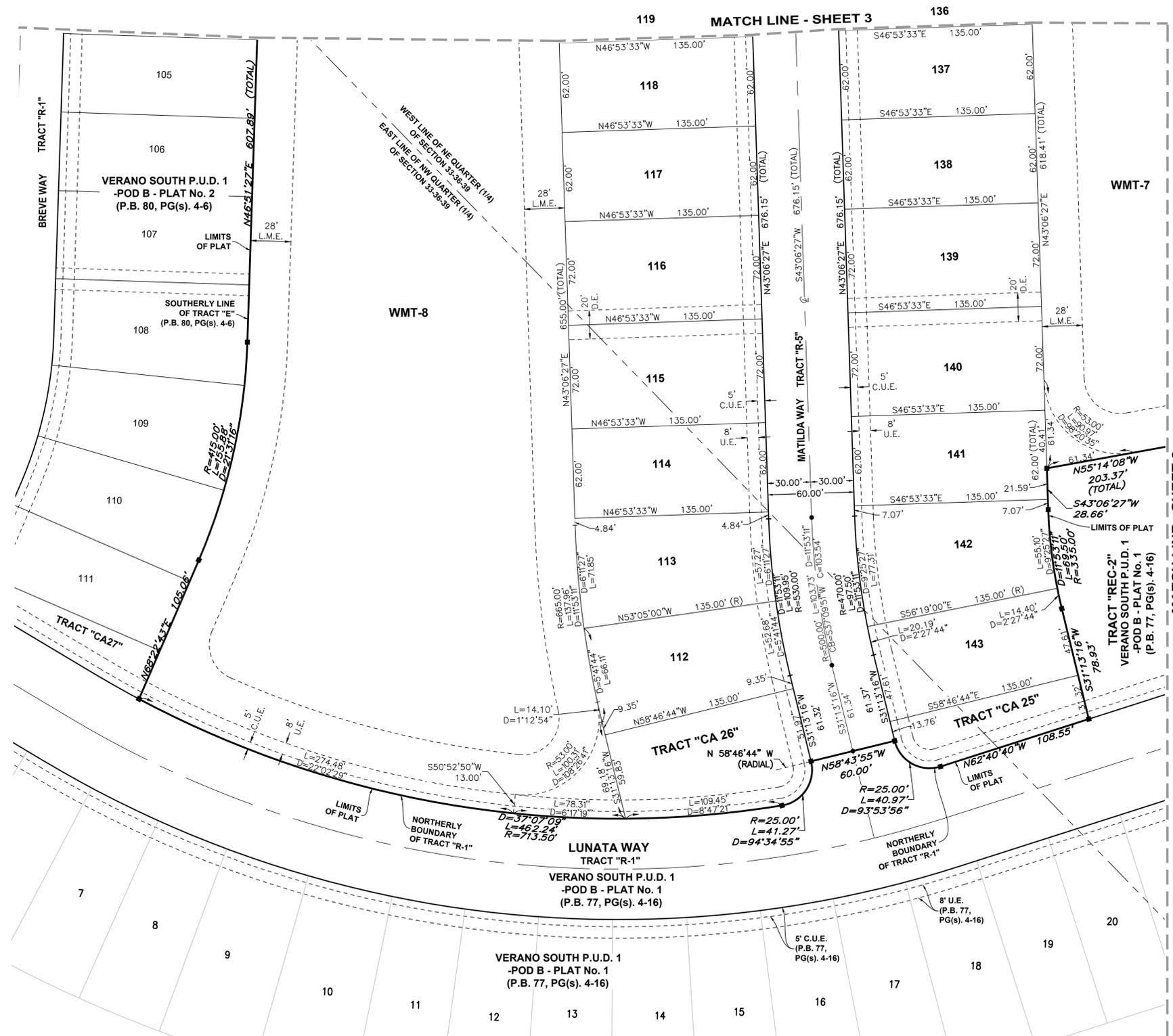
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- A.E. ----- Access Easement
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- E.A.E. ----- Emergency Access Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- L.E. ----- Landscape Easement
- WMT ----- Stormwater Management Tract
- ⊙ ----- Centerline
- R/W ----- Right-of-Way
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

BEING A REPLAT OF ALL OF TRACTS "A" THROUGH "D", W.M.T. 5 THROUGH 8, TRACT "CA-16", TRACTS "CA-19" THROUGH "CA-22" AND TRACTS "CA-24 THROUGH "CA-26", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, AND TRACT "CA-5" VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



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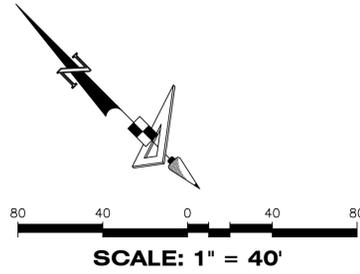


LEGEND

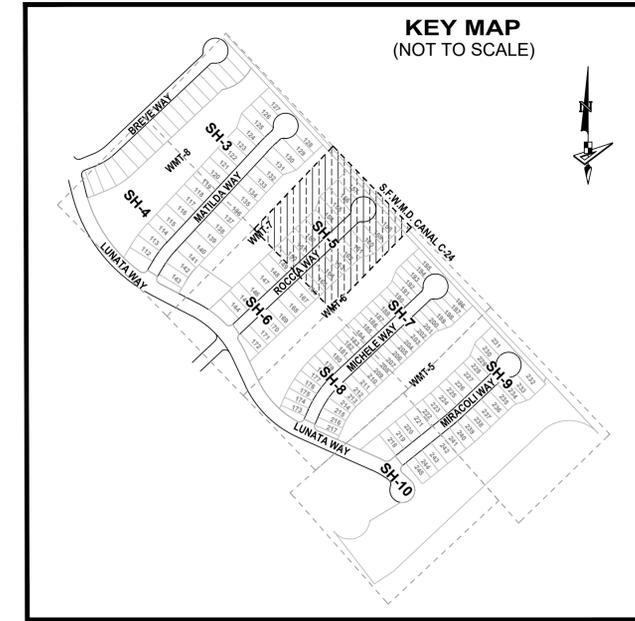
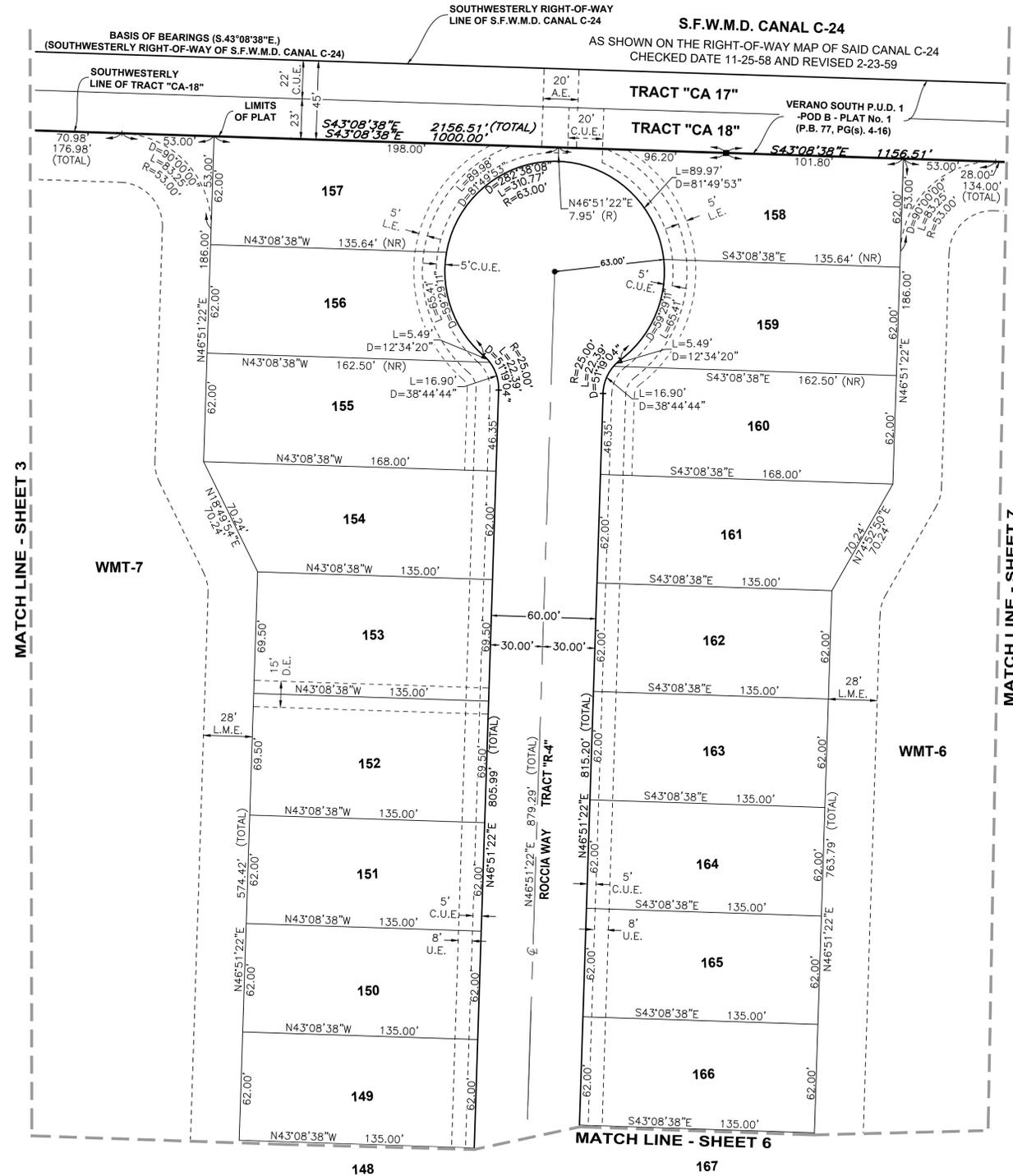
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VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

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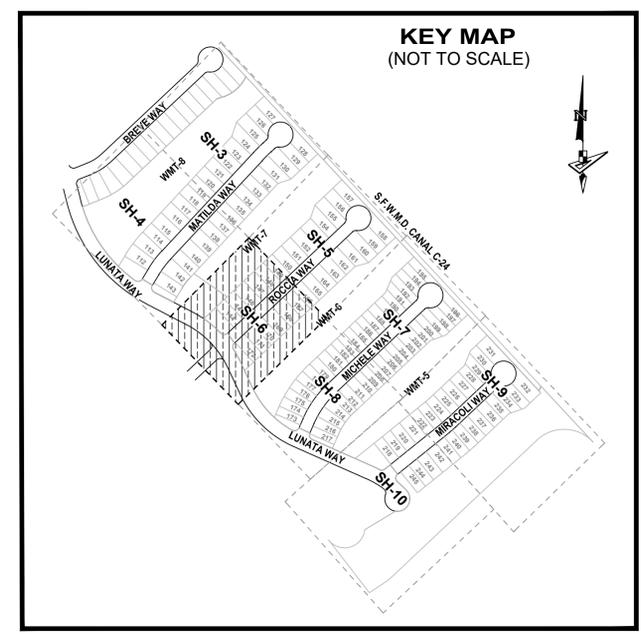
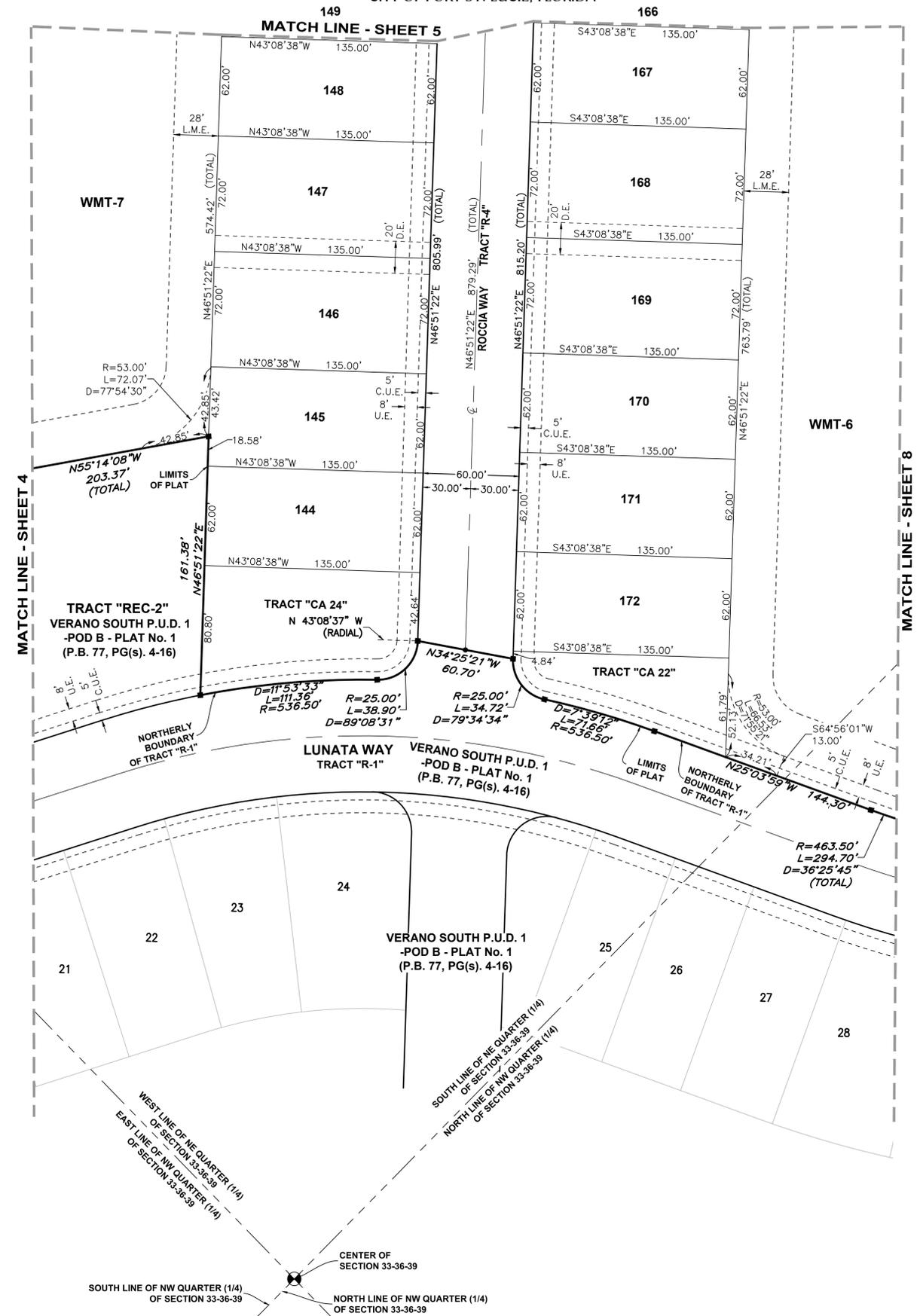
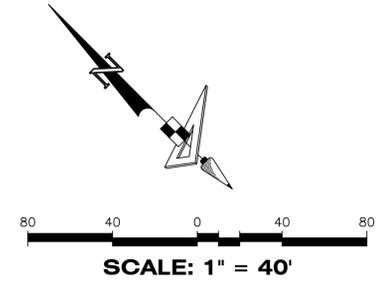
LEGEND

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- ----- 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 B - PLAT NO. 3

BEING A REPLAT OF ALL OF TRACTS "A" THROUGH "D", W.M.T. 5 THROUGH 8, TRACT "CA-16", TRACTS "CA-19" THROUGH "CA-22" AND TRACTS "CA-24 THROUGH "CA-26", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, AND TRACT "CA-5" VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

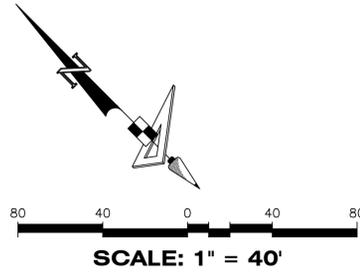


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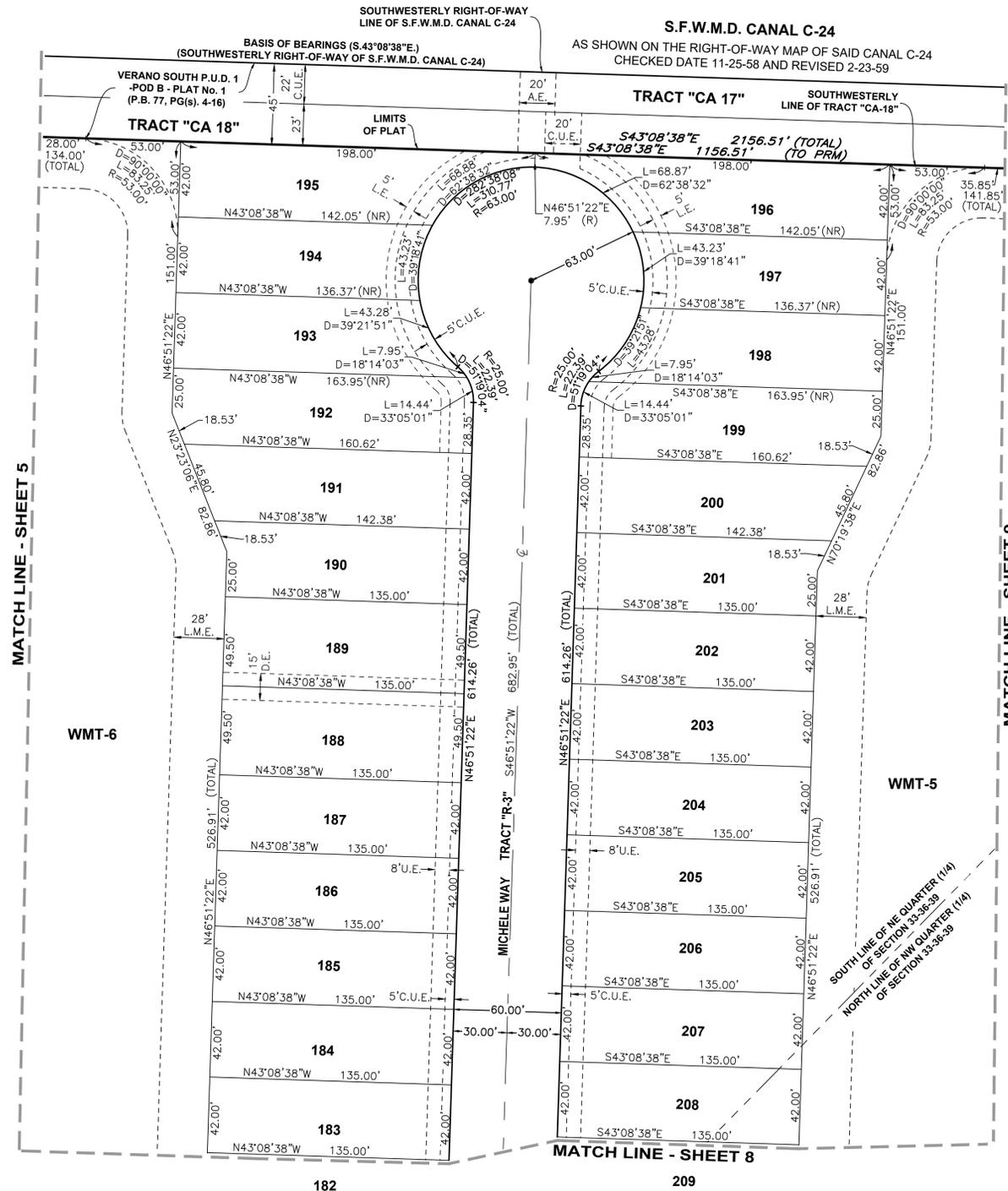
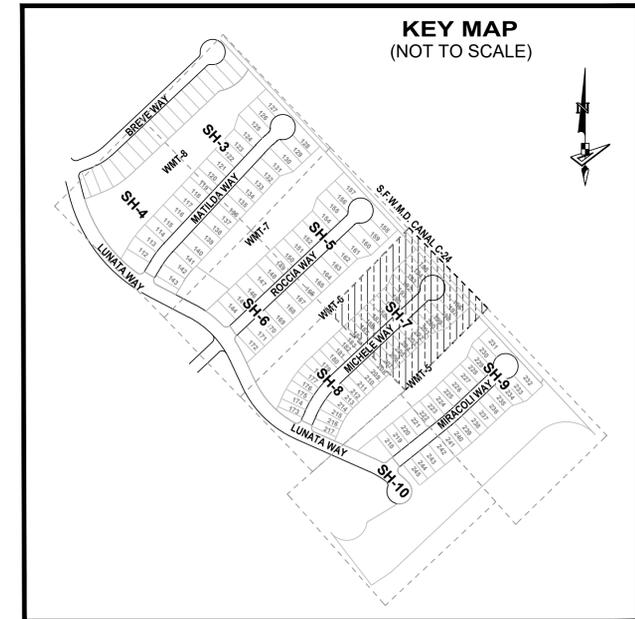
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- S.F.W.M.D. ----- South Florida Water Management District
- A.E. ----- Access Easement
- C.U.E. ----- City Utility Easement
- D.E. ----- Drainage Easement
- E.A.E. ----- Emergency Access Easement
- L.M.E. ----- Lake Maintenance Easement
- U.E. ----- Utility Easement
- L.E. ----- Landscape Easement
- WMT ----- Stormwater Management Tract
- ⊖ ----- Centerline
- R/W ----- Right-of-Way
- P.U.D. ----- Planned Unit Development
- R ----- Radius
- L ----- Arc Length
- D ----- Delta-Central Angle
- CB ----- Chord Bearing
- C ----- Chord Length
- (R) ----- Radial
- (NR) ----- Non-Radial
- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

BEING A REPLAT OF ALL OF TRACTS "A" THROUGH "D", W.M.T. 5 THROUGH 8, TRACT "CA-16", TRACTS "CA-19" THROUGH "CA-22" AND TRACTS "CA-24 THROUGH "CA-26", VERANO SOUTH P.U.D. 1- POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, AND TRACT "CA-5" VERANO SOUTH P.U.D. 1- POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



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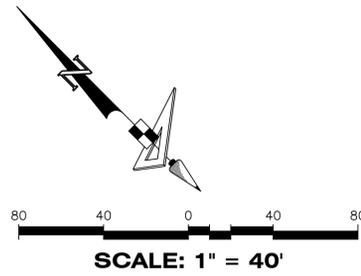


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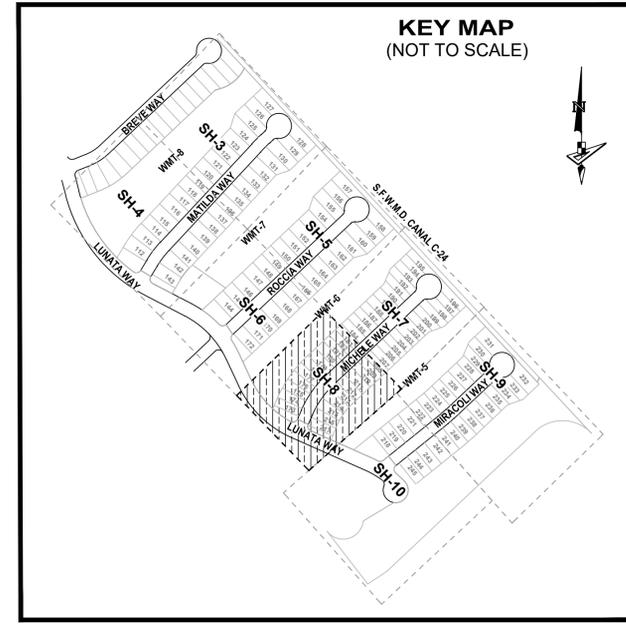
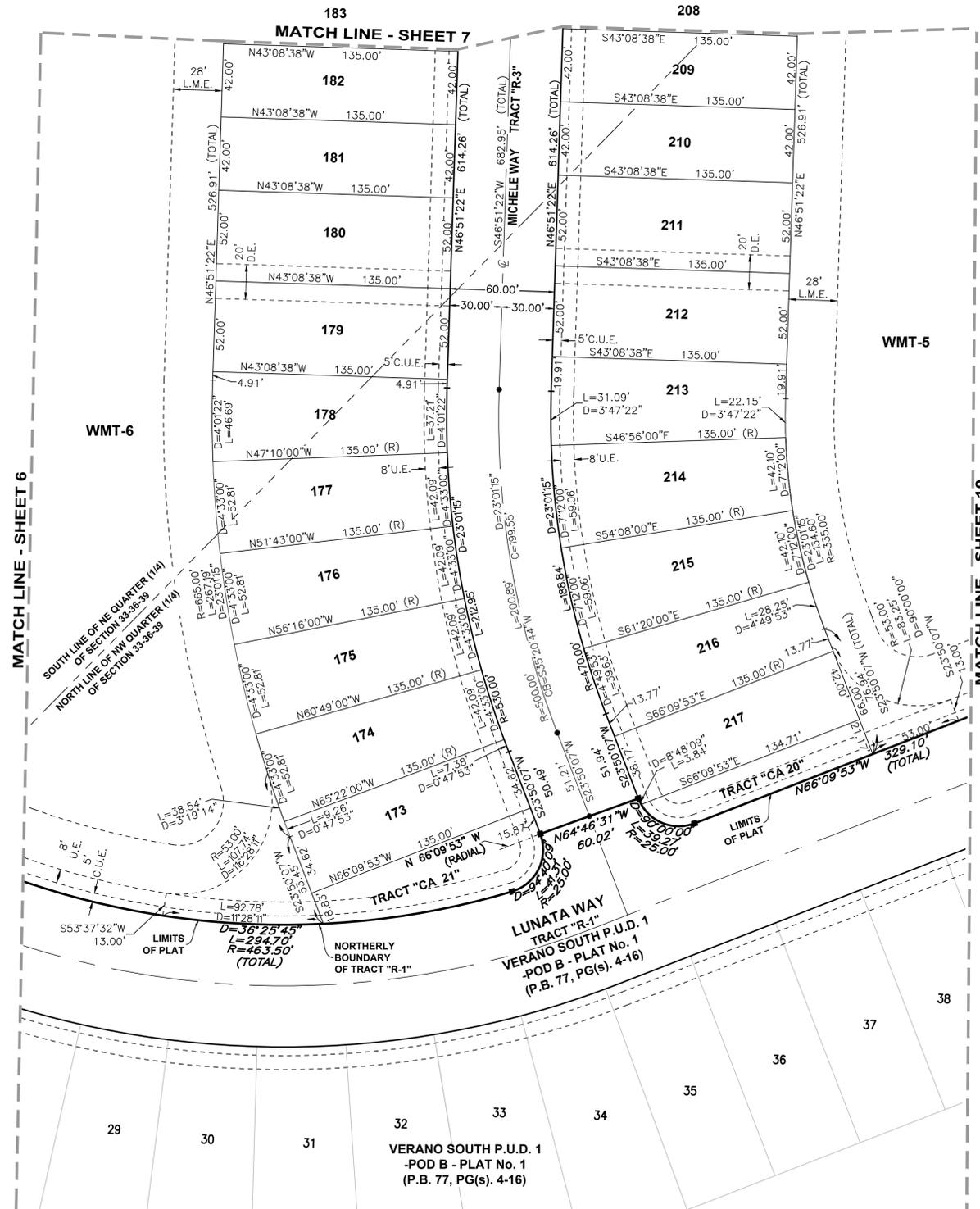
P.B. -----	Plat Book
Pg(s). -----	Page(s)
S.F.W.M.D. -----	South Florida Water Management District
A.E. -----	Access Easement
C.U.E. -----	City Utility Easement
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E.A.E. -----	Emergency Access Easement
L.M.E. -----	Lake Maintenance Easement
U.E. -----	Utility Easement
L.E. -----	Landscape Easement
WMT -----	Stormwater Management Tract
Ⓢ -----	Centerline
R/W -----	Right-of-Way
P.U.D. -----	Planned Unit Development
R -----	Radius
L -----	Arc Length
D -----	Delta-Central Angle
CB -----	Chord Bearing
C -----	Chord Length
(R) -----	Radial
(NR) -----	Non-Radial
C.M. -----	Concrete Monument
LB -----	Licensed Business
■ -----	Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
● -----	Indicates (PCP) Permanent Control Point LB7768

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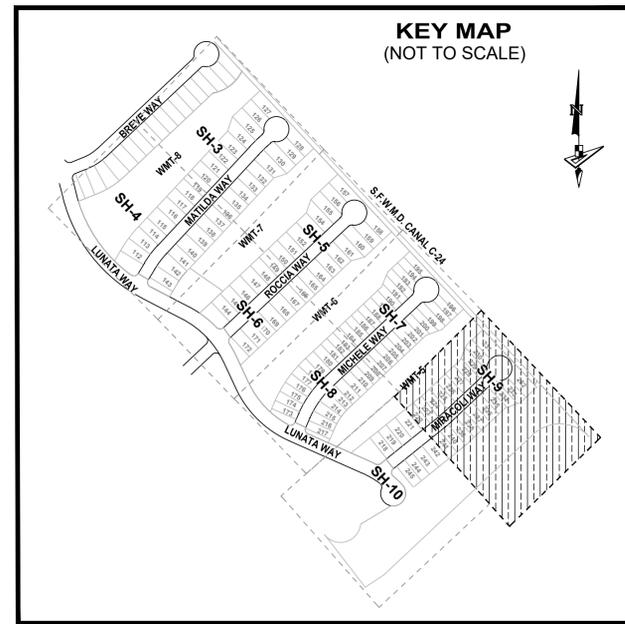
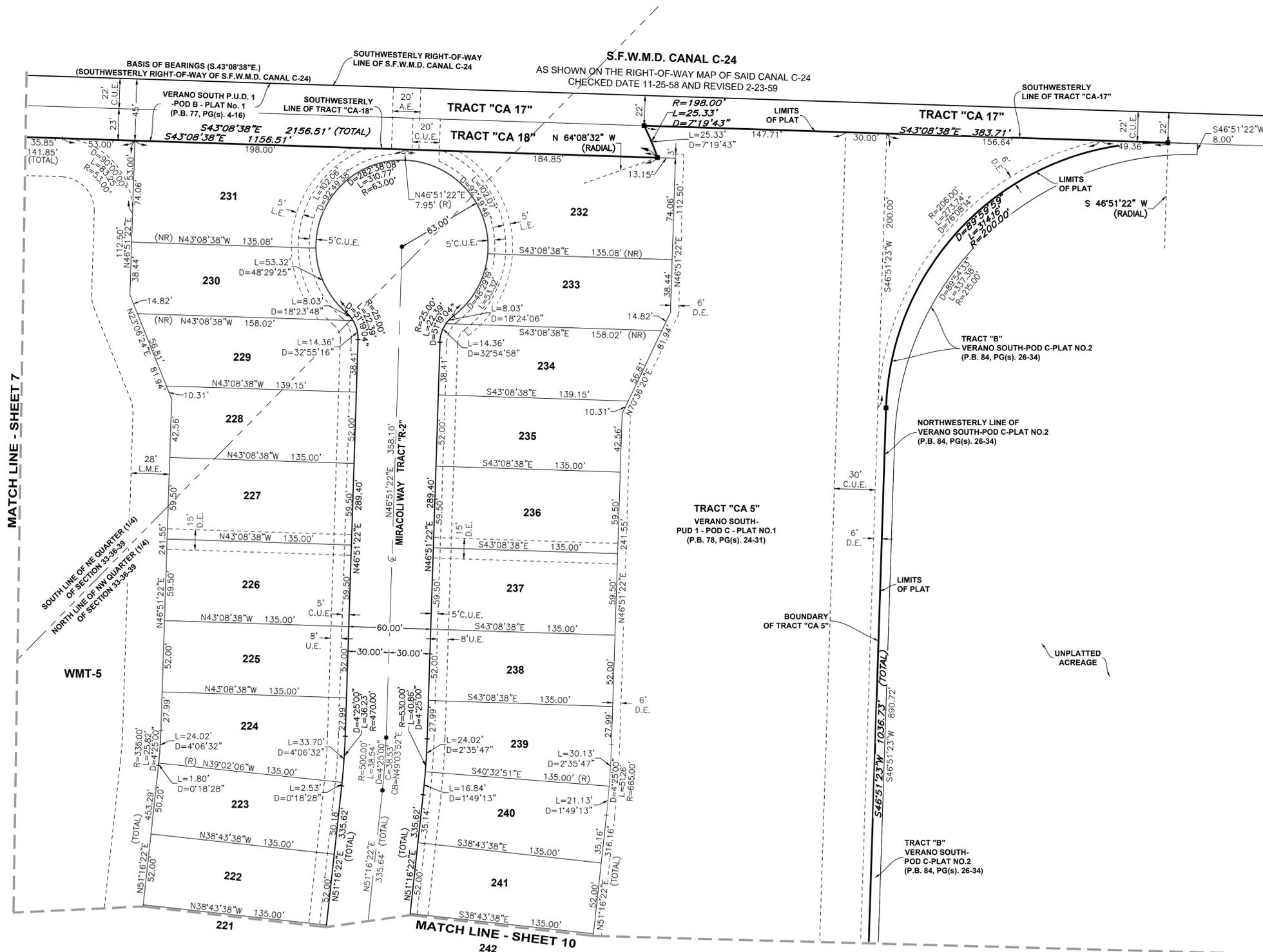
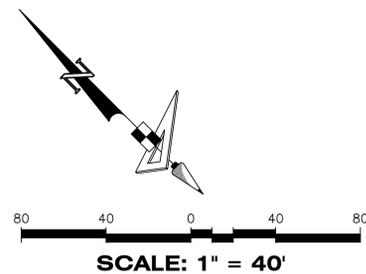
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- (R) ----- Radial
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- C.M. ----- Concrete Monument
- LB ----- Licensed Business
- ----- Indicates (PRM) Permanent Reference Monument-4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)
- ----- Indicates (PCP) Permanent Control Point LB7768

VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

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GeoPoint
Surveying, Inc.

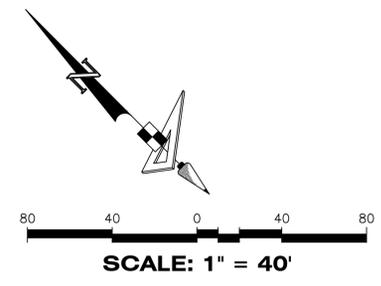
4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

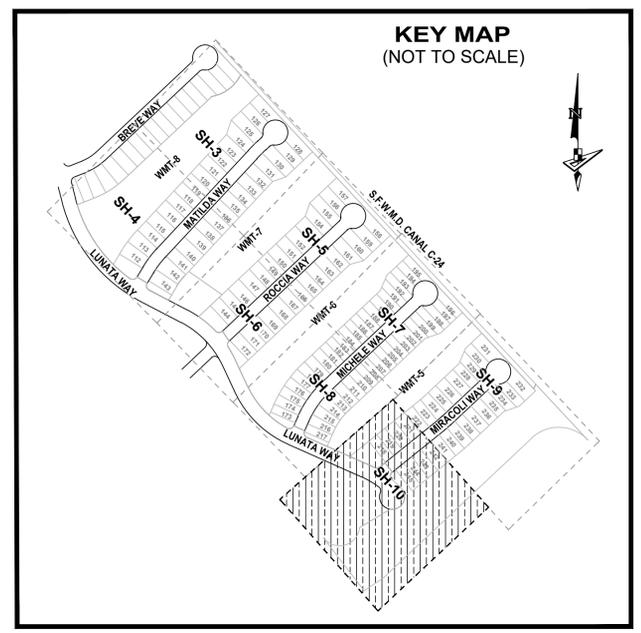
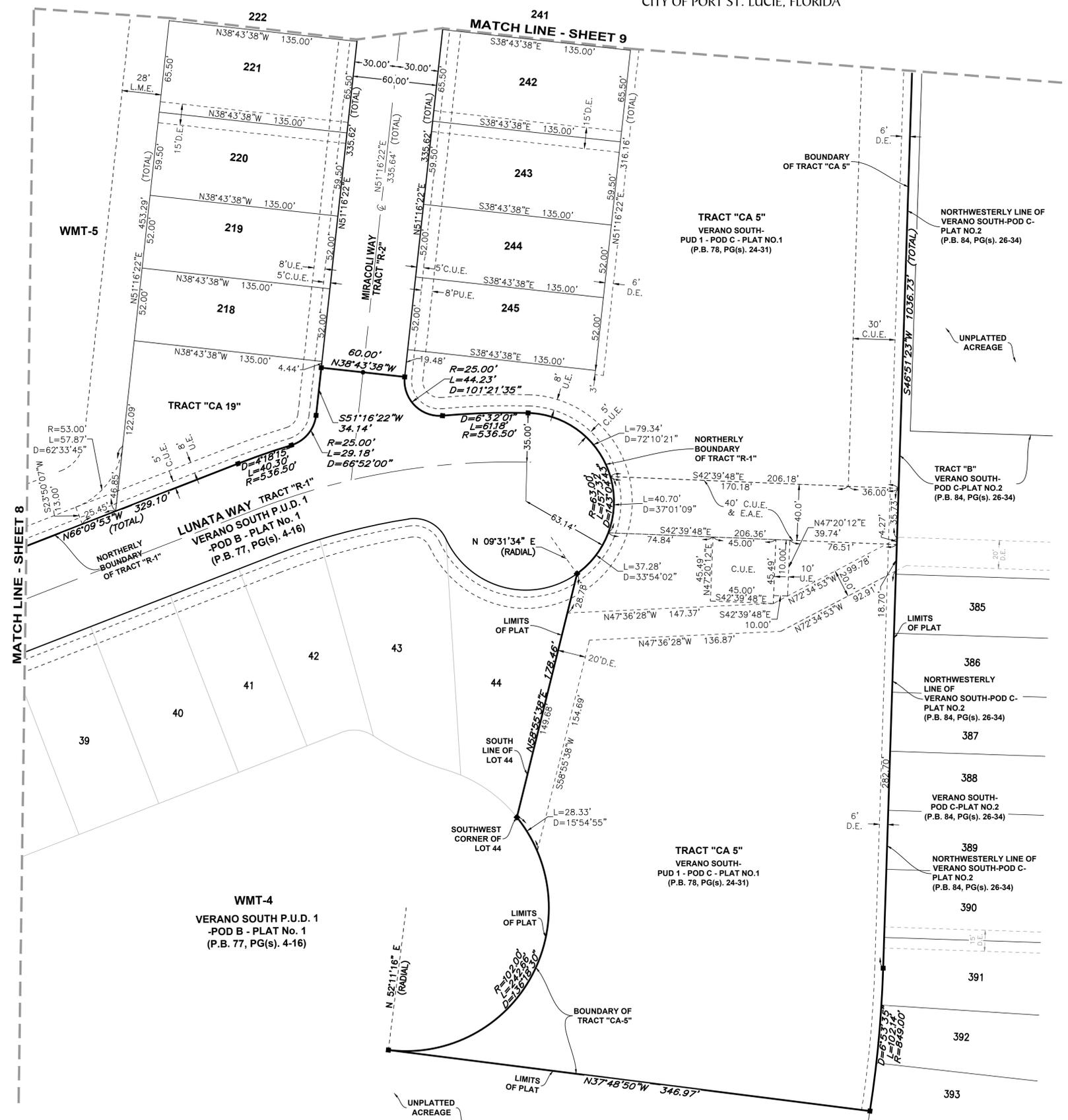
SHEET 9 OF 10 SHEETS

VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 3

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