

# REPLAT OF VERANDA PRESERVE EAST

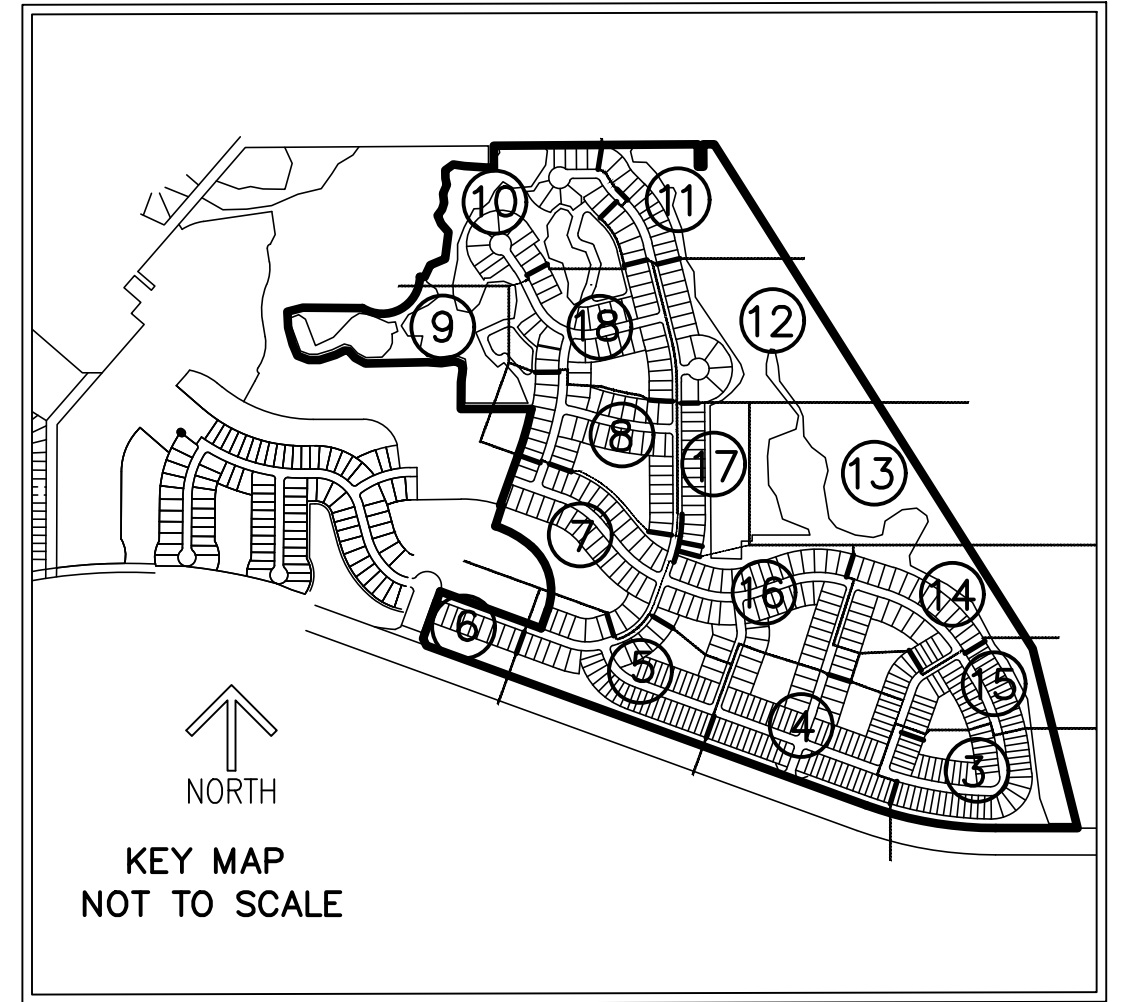
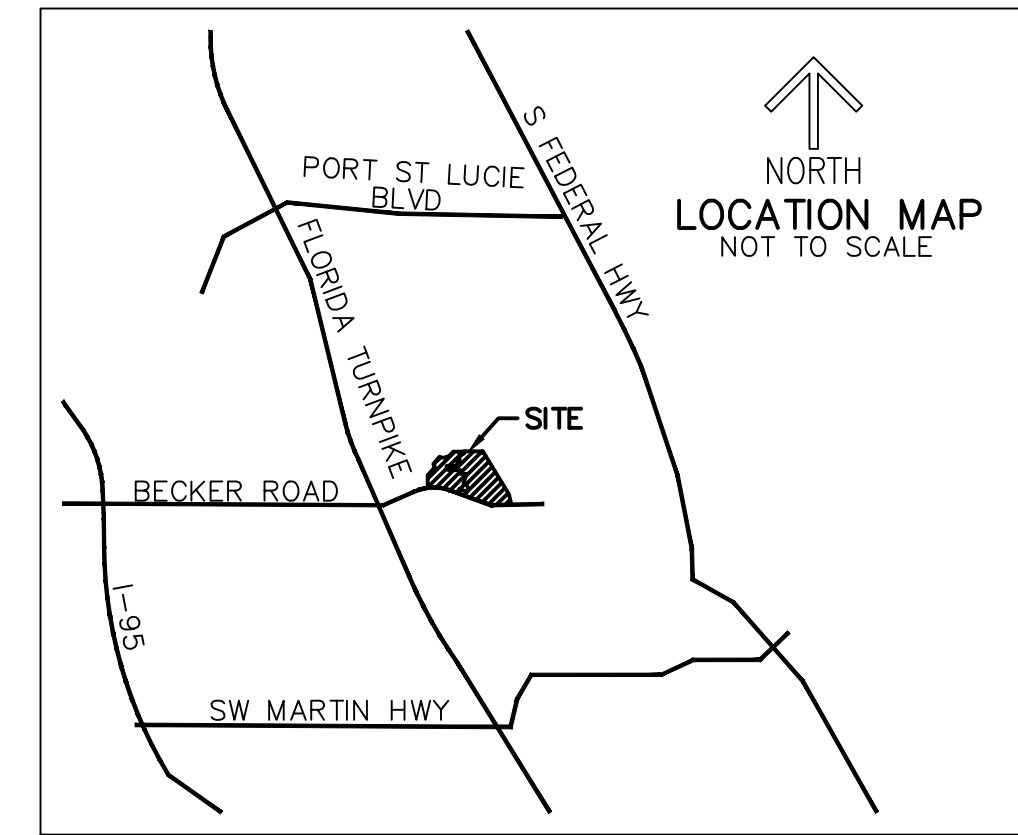
BEING A REPLAT OF VERANDA PRESERVE EAST, AS RECORDED IN PLAT BOOK 114, PAGE 1, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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

PAGE \_\_\_\_\_

**SHEET 1 OF 18**

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 AG EHC II (LEN) MULTI STATE 1 LLC, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "REPLAT OF VERANDA PRESERVE EAST", BEING A REPLAT OF VERANDA PRESERVE EAST, AS RECORDED IN PLAT BOOK 114, PAGE 1, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF VERANDA PRESERVE EAST, AS RECORDED IN PLAT BOOK 114, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PLAT OF VERANDA EAST, NORTH 89°57'38" WEST, A DISTANCE OF 457.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 19° 54' 20", FOR AN ARC LENGTH OF 738.26 FEET, HAVING A RADIUS OF 1225.00 FEET, AND WHOSE CHORD BEARS NORTH 80° 00' 28" WEST FOR A DISTANCE OF 734.86 FEET; THENCE NORTH 10°05'18" WEST, A DISTANCE OF 2614.68 FEET; THENCE NORTH 25°03'18" WEST, A DISTANCE OF 43.97 FEET; THENCE NORTH 19°53'58" EAST, A DISTANCE OF 280.47 FEET; THENCE SOUTH 70°06'02" EAST, A DISTANCE OF 1.25 FEET; THENCE SOUTH 69°54'13" EAST, A DISTANCE OF 599.73 FEET; THENCE NORTH 19°30'36" EAST, A DISTANCE OF 109.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 68° 14' 42", FOR AN ARC LENGTH OF 387.86 FEET, HAVING A RADIUS OF 325.63 FEET, AND WHOSE CHORD BEARS NORTH 14° 36' 44" WEST FOR A DISTANCE OF 365.34 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT THROUGH AN ANGLE OF 23° 16' 19", FOR AN ARC LENGTH OF 231.71 FEET, HAVING A RADIUS OF 670.47 FEET, AND WHOSE CHORD BEARS NORTH 60° 22' 15" WEST FOR A DISTANCE OF 230.12 FEET; THENCE NORTH 17° 59' 35" EAST A DISTANCE OF 299.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 01° 41' 32", FOR AN ARC LENGTH OF 25.03 FEET, HAVING A RADIUS OF 847.50 FEET, AND WHOSE CHORD BEARS NORTH 71° 54' 40" WEST FOR A DISTANCE OF 25.03 FEET; THENCE NORTH 17° 14' 34" EAST A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH AN ANGLE OF 01° 34' 01", FOR AN ARC LENGTH OF 36.75 FEET, HAVING A RADIUS OF 977.50 FEET, AND WHOSE CHORD BEARS SOUTH 71° 58' 25" EAST FOR A DISTANCE OF 26.73 FEET; THENCE NORTH 17° 59' 35" EAST A DISTANCE OF 61.05 FEET TO THE BEGINNING OF CURVE TO THE LEFT THROUGH AN ANGLE OF 05° 53' 16", FOR AN ARC LENGTH OF 195.54 FEET, HAVING A RADIUS OF 1902.88 FEET, AND WHOSE CHORD BEARS NORTH 15° 02' 57" EAST FOR A DISTANCE OF 195.46 FEET; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 395.75 FEET; THENCE NORTH 00° 30' 36" EAST A DISTANCE OF 148.96 FEET; THENCE NORTH 07° 24' 32" EAST A DISTANCE OF 66.77 FEET; THENCE NORTH 06° 27' 35" WEST A DISTANCE OF 35.32 FEET; THENCE NORTH 66° 11' 37" WEST A DISTANCE OF 39.83 FEET; THENCE SOUTH 81° 48' 24" WEST A DISTANCE OF 78.98 FEET; THENCE NORTH 88° 38' 29" WEST A DISTANCE OF 6.41 FEET; THENCE SOUTH 88° 47' 37" WEST A DISTANCE OF 345.92 FEET; THENCE NORTH 61° 54' 31" WEST A DISTANCE OF 66.09 FEET; THENCE NORTH 41° 24' 32" WEST A DISTANCE OF 52.09 FEET; THENCE NORTH 85° 22' 04" WEST A DISTANCE OF 24.60 FEET; THENCE SOUTH 64° 04' 22" WEST A DISTANCE OF 54.52 FEET; THENCE SOUTH 71° 57' 28" WEST A DISTANCE OF 94.06 FEET; THENCE NORTH 89° 22' 15" WEST A DISTANCE OF 61.93 FEET; THENCE NORTH 81° 59' 51" WEST A DISTANCE OF 67.53 FEET; THENCE NORTH 22° 50' 40" WEST A DISTANCE OF 68.25 FEET; THENCE NORTH 15° 10' 44" WEST A DISTANCE OF 98.73 FEET; THENCE NORTH 02° 26' 57" WEST A DISTANCE OF 89.47 FEET; THENCE NORTH 75° 27' 38" EAST A DISTANCE OF 89.66 FEET; THENCE SOUTH 89° 32' 34" EAST A DISTANCE OF 331.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 121° 22' 26", FOR AN ARC LENGTH OF 444.05 FEET, HAVING A RADIUS OF 209.62 FEET, AND WHOSE CHORD BEARS NORTH 61° 32' 41" EAST FOR A DISTANCE OF 365.36 FEET; THENCE SOUTH 89° 20' 49" EAST A DISTANCE OF 27.05 FEET; THENCE NORTH 25° 09' 57" EAST A DISTANCE OF 73.11 FEET; THENCE NORTH 67° 17' 34" EAST A DISTANCE OF 69.84 FEET; THENCE NORTH 07° 19' 47" EAST A DISTANCE OF 150.74 FEET; THENCE NORTH 41° 02' 24" WEST A DISTANCE OF 63.33 FEET; THENCE NORTH 22° 29' 42" WEST A DISTANCE OF 50.02 FEET; THENCE NORTH 37° 06' 28" EAST A DISTANCE OF 42.56 FEET; THENCE NORTH 17° 46' 06" EAST A DISTANCE OF 38.12 FEET; THENCE NORTH 06° 57' 21" WEST A DISTANCE OF 52.48 FEET; THENCE NORTH 23° 41' 57" EAST A DISTANCE OF 53.51 FEET; THENCE NORTH 13°12' 54" WEST A DISTANCE OF 35.48 FEET; THENCE NORTH 00°51' 52" WEST A DISTANCE OF 46.89 FEET; THENCE NORTH 53° 52' 19" EAST A DISTANCE OF 56.00 FEET; THENCE SOUTH 81° 28' 21" EAST A DISTANCE OF 135.10 FEET; THENCE SOUTH 86° 26' 12" EAST A DISTANCE OF 105.10 FEET; THENCE SOUTH 00° 24' 13" EAST A DISTANCE OF 3.32 FEET; THENCE NORTH 89° 35' 42" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 00°24'13" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 89°35'42" EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 89°35'42" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°24'13" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 89°35'42" EAST, A DISTANCE OF 62.01 FEET; THENCE SOUTH 32°15'39" EAST, A DISTANCE OF 3333.03 FEET; THENCE SOUTH 14°03'42" EAST, A DISTANCE OF 1034.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.856 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:

AG EHC II (LEN) MULTI STATE 1 LLC, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREON AS "VERANDA PRESERVE EAST", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- THE ROAD RIGHTS-OF-WAY (TRACT R), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE ASSOCIATION), 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 THE ASSOCIATION. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA (THE "CITY"); IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. THE ASSOCIATION'S MAINTENANCE OBLIGATION OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY 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 SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- ALL UTILITY EASEMENTS (UE) ARE DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY. ALL PLATTED UTILITY EASEMENTS (UE) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.
- THE OPEN SPACE TRACTS (OST-1 TRU OST-27) AS SHOWN HEREON, ARE HEREBY DEDICATED FOR CONVEYANCE BY THE OWNER TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND THEY ARE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION.
- THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9), AND THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II (THE "DISTRICT"), ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR LAKE MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE DISTRICT.
- THE LIFT STATION EASEMENT AND IRRIGATION QUALITY EASEMENT (LSE), AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), AS SHOWN HEREON, ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS INSTALLED BY OR AT THE DIRECTION OF THE ASSOCIATION OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORM WATER FLOWAGE OVER TRACTS WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9 AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS.
- THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION.
- TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
- THE NATIVE HABITAT PRESERVATION AREA, TRACT NHPA AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR NATIVE HABITAT PRESERVATION PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE DISTRICT.
- CONSERVATION TRACTS CE-3, CE-4, CE-6 AND CE-7 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVATION PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE DISTRICT. SUBJECT TO THE LIMITATIONS AND RESTRICTIONS SET FORTH IN THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 161, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED (THE "CONSERVATION EASEMENT"). THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE CONSERVATION TRACT IN ITS NATURAL STATE, EXCEPT FOR ACTIVITIES SUCH AS BRUSH CLEARING, PRESCRIBED BURNING, PLANTING OF NATIVE VEGETATION, REMOVAL OF EXOTIC VEGETATION OR OTHER ACTIVITIES ALLOWED FOR WATER MANAGEMENT, HABITAT PRESERVATION OR WETLAND MAINTENANCE OR AS OTHERWISE PERMITTED PURSUANT TO THE CONSERVATION EASEMENT AS WELL AS PASSIVE RECREATIONAL ACTIVITIES IN ACCORDANCE WITH THE CONSERVATION EASEMENT. EXCEPT AS REQUIRED TO MAINTAIN THE CONSERVATION TRACT IN ACCORDANCE WITH THE CONSERVATION EASEMENT, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CONSERVATION TRACT AFTER THE INITIAL CONSTRUCTION OF THE PERMITTED FACILITIES: CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING FOR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIALS; 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.

### CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

AG EHC II (LEN) MULTI STATE 1 LLC, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINT NAME: STEVEN S. BENSON  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF ARIZONA)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY STEVEN S. BENSON, MANAGER, ON BEHALF OF AG EHC II (LEN) MULTI STATE 1 LLC, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF ARIZONA

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

### ACCEPTANCE OF DEDICATION:

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, WATER MANAGEMENT EASEMENTS, NATIVE HABITAT PRESERVATION AREA TRACTS, AND CONSERVATION TRACTS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO VERANDA COMMUNITY DEVELOPMENT DISTRICT II, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES. VERANDA COMMUNITY DEVELOPMENT DISTRICT II DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC AND NOT DEDICATED TO THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

CHAIRMAN: \_\_\_\_\_ VICE CHAIRMAN: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: AUSTIN BURR

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 \_\_\_\_\_, 2024, BY AUSTIN BURR, AS VICE CHAIRMAN OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

### CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

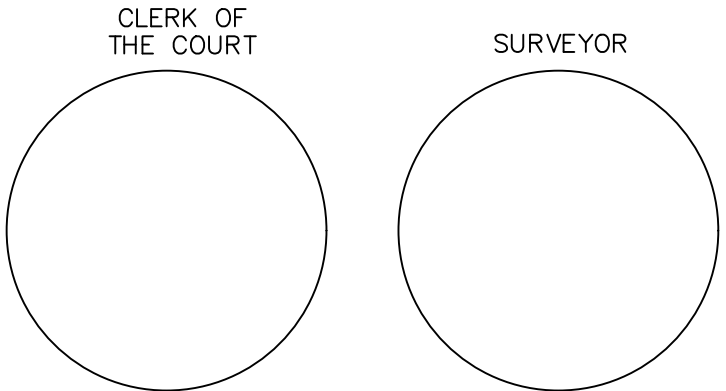
### SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°35'42"E. ALONG THE NORTH LINE OF TRACT Z, AS SHOWN ON THE PLAT OF VERANDA PRESERVE WEST - PHASE 1, AS RECORDED IN PLAT BOOK 82, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- 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.
- 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.
- NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



PSLUSD PROJECT NO. 11-824-15  
CITY OF PORT ST. LUCIE  
PROJECT NO. P23-089

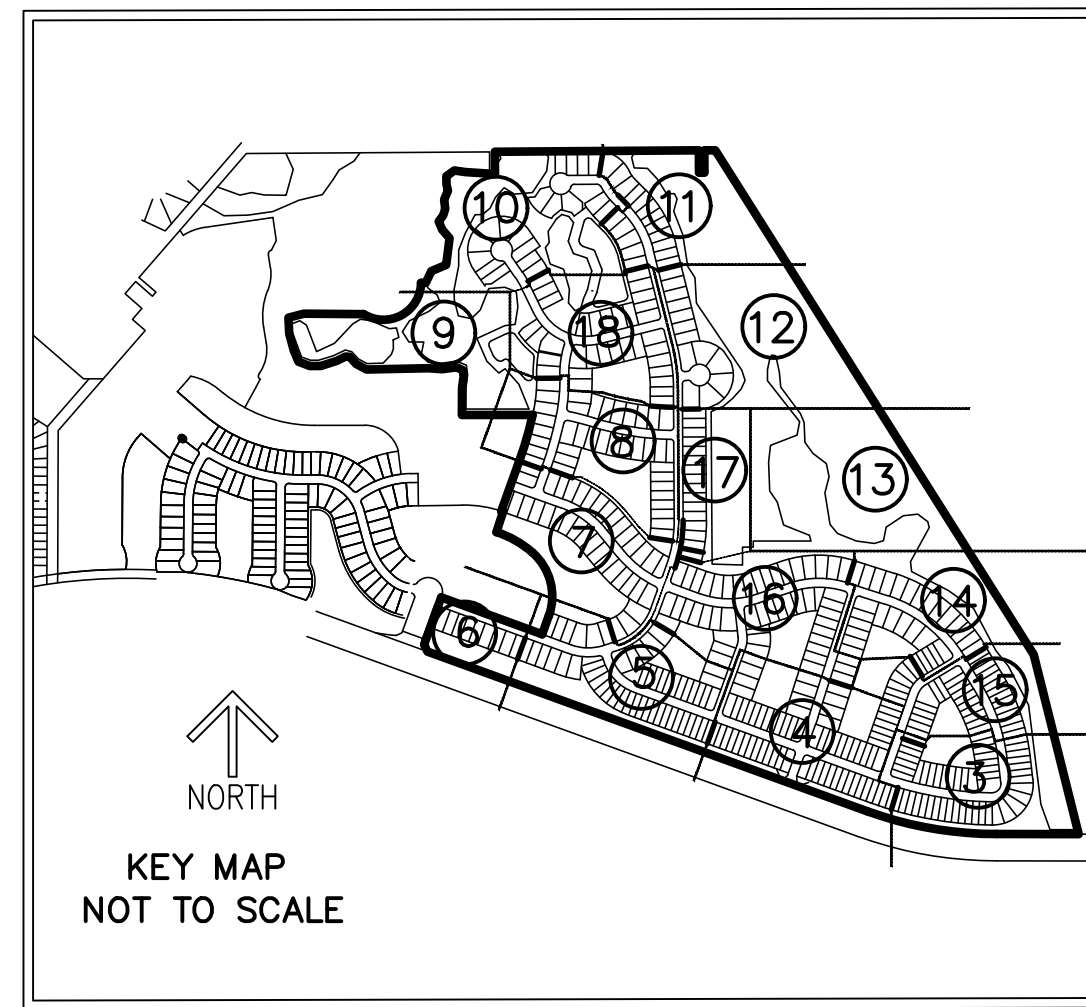
# REPLAT OF VERANDA PRESERVE EAST

BEING A REPLAT OF VERANDA PRESERVE EAST, AS RECORDED IN PLAT BOOK 114, PAGE 1, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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

PAGE \_\_\_\_\_

**SHEET 2 OF 18**



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

**TITLE CERTIFICATION:**

STATE OF FLORIDA )  
 COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED, JILL A. BLANCO, ESQ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF AG EHC II (LEN) MUTLI STATE 1 LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
- 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 \_\_\_\_\_, 2024

JILL A. BLANCO  
 SENIOR VICE PRESIDENT  
 CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC  
 5505 BLUE LAGOON DRIVE, SUITE 503  
 MIAMI, FL 33126

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

STATE OF FLORIDA )  
 COUNTY OF ST. LUCIE )

IN WITNESS WHEREOF, THE ABOVE NAMED VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

WITNESS: \_\_\_\_\_ PRINT NAME: T.R. BEER  
 PRESIDENT

WITNESS: \_\_\_\_\_

**VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT: 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 \_\_\_\_\_, 2024, BY T.R. BEER, PRESIDENT, ON BEHALF OF VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
 COMMISSION NO. &  
 EXPIRATION DATE

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
 COMMISSION NUMBER

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

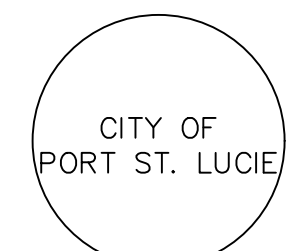
**CITY OF PORT ST LUCIE APPROVAL OF PLAT:**

STATE OF FLORIDA )  
 COUNTY OF ST LUCIE )

IT IS HEREBY CERTIFIED THAT THIS REPLAT OF VERANDA PRESERVE EAST, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATED 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 \_\_\_\_\_, 2024.

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

ATTEST: \_\_\_\_\_  
 SALLY WALSH, CITY CLERK



PSLUSD PROJECT NO. 11-824-15  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P23-089