

VERANO SOUTH - POD C - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", 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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

DESCRIPTION:

BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", 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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN AT THE NORTHEAST CORNER OF TRACT "I" OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 98.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°07'36" WEST; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1, THROUGH THE FOLLOWING ELEVEN (11) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°32'11", A DISTANCE OF 0.92 FEET; THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 135.69 FEET; THENCE SOUTH 29°13'02" EAST, A DISTANCE OF 51.43 FEET; THENCE SOUTH 60°46'58" WEST, A DISTANCE OF 121.00 FEET; THENCE NORTH 29°13'02" WEST, A DISTANCE OF 98. FEET; THENCE SOUTH 60°46'58" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 29°13'02" WEST, A DISTANCE OF 46.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 349.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°55'35", A DISTANCE OF 84.83 FEET; THENCE NORTH 43°08'37" WEST, A DISTANCE OF 123.92 FEET; THENCE SOUTH 71°35'09" WEST, A DISTANCE OF 373.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 701.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'39", A DISTANCE OF 318.44 FEET TO A POINT ON THE EAST LINE OF TRACT "I" OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1; THENCE NORTH 13°15'08" EAST, ALONG SAID EAST LINE THROUGH THE FOLLOWING THIRTEEN (13) COURSES, A DISTANCE OF 99.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°04'24", A DISTANCE OF 35.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 580.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°43'20", A DISTANCE OF 17.43 FEET; THENCE NORTH 02°36'12" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 02°36'12" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°13'36", A DISTANCE OF 41.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 783.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'51", A DISTANCE OF 273.69 FEET; THENCE NORTH 11°11'03" WEST, A DISTANCE OF 13.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°52'38", A DISTANCE OF 203.71 FEET; THENCE NORTH 38°43'38" WEST, A DISTANCE OF 102.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°35'01", A DISTANCE OF 37.34 FEET; THENCE SOUTH 43°08'37" EAST, A DISTANCE OF 13.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°08'37" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°35'01", A DISTANCE OF 17.92 FEET; THENCE SOUTH 38°43'38" EAST, A DISTANCE OF 97.21 FEET; THENCE NORTH 46°51'23" EAST, A DISTANCE OF 580.29 FEET; THENCE SOUTH 43°08'38" EAST, A DISTANCE OF 260.59 FEET; THENCE NORTH 46°51'23" EAST, A DISTANCE OF 121.00 FEET; THENCE SOUTH 43°08'38" EAST, A DISTANCE OF 302.00 FEET; THENCE SOUTH 46°51'25" WEST, A DISTANCE OF 121.00 FEET; THENCE SOUTH 43°08'38" EAST, A DISTANCE OF 732.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 98.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°51'13" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°01'10", A DISTANCE OF 176.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

BEGIN AT THE MOST NORTHERLY CORNER OF WMT "C-2" OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1; THENCE NORTH 86°44'52" WEST, ALONG THE NORTHWEST LINE OF SAID WMT "C-4" THROUGH THE FOLLOWING TWO (2) COURSES, A DISTANCE OF 466.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°46'32", A DISTANCE OF 410.62 FEET; THENCE NORTH 43°58'20" WEST, A DISTANCE OF 60.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'17", A DISTANCE OF 97.16 FEET; THENCE NORTH 51°16'22" EAST, A DISTANCE OF 113.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,530.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'08", A DISTANCE OF 86.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 970.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'43", A DISTANCE OF 144.39 FEET; THENCE NORTH 56°32'39" EAST, A DISTANCE OF 54.73 FEET; THENCE NORTH 33°27'21" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 56°32'39" EAST, A DISTANCE OF 76.77 FEET; THENCE NORTH 33°27'21" WEST, A DISTANCE OF 121.00 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LINE OF SAID TRACT "H"; THENCE NORTH 56°32'39" EAST, ALONG SAID NORTHWEST LINE AND SOUTHWESTERLY PROLONGATION THROUGH THE FOLLOWING FOUR (4) COURSES, A DISTANCE OF 48.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 849.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°41'15", A DISTANCE OF 143.55 FEET; THENCE NORTH 46°51'23" EAST, A DISTANCE OF 1,036.73 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°08'44" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°89'58", A DISTANCE OF 314.16 FEET TO A POINT ON THE NORTHEAST LINE OF SAID TRACT "H"; THENCE SOUTH 43°08'38" EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 21.68 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "H"; THENCE SOUTH 46°51'22" WEST, ALONG SAID SOUTHEAST LINE THROUGH THE FOLLOWING THREE (3) COURSES, A DISTANCE OF 8.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 215.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°45'56" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°54'33", A DISTANCE OF 337.38 FEET; THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 631.41 FEET TO A POINT ON THE NORTHEAST LINE OF SAID TRACT "H"; THENCE SOUTH 43°08'37" EAST, A DISTANCE OF 114.00 FEET TO A POINT ON THE NORTHWEST LINE OF SAID TRACT "R-1"; THENCE SOUTH 46°51'23" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 125.78 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "R-1"; THENCE SOUTH 43°08'37" EAST, ALONG SAID WEST LINE THROUGH THE FOLLOWING THREE (3) COURSES, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°08'37" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°24'59", A DISTANCE OF 41.20 FEET; THENCE SOUTH 38°43'38" EAST, A DISTANCE OF 93.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 468.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'58", A DISTANCE OF 1.08 FEET TO A POINT ON THE NORTHWEST LINE OF WMT "C-4" OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1; THENCE SOUTH 46°51'23" WEST, ALONG SAID NORTHWEST LINE THROUGH THE FOLLOWING TWO (2) COURSES, A DISTANCE OF 274.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,151.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°46'33", A DISTANCE OF 35.67 FEET TO A POINT ON THE SOUTH LINE OF SAID WMT "C-2"; THENCE SOUTH 86°44'52" EAST, ALONG SAID SOUTH LINE THROUGH THE FOLLOWING TWO (2) COURSES, A DISTANCE OF 275.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 98.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°15'19", A DISTANCE OF 49.02 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID TRACT "R-1"; THENCE SOUTH 11°11'03" EAST, ALONG SAID WEST LINE THROUGH THE FOLLOWING TWELVE (12) COURSES, A DISTANCE OF 99.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00", A DISTANCE OF 39.33 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTH, HAVING A RADIUS OF 217.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°14'44", A DISTANCE OF 0.93 FEET; THENCE SOUTH 10°48'19" EAST, A DISTANCE OF 60.07 FEET; THENCE NORTH 80°30'47" EAST, A DISTANCE OF 0.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°28'07", A DISTANCE OF 40.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE WEST, HAVING A RADIUS OF 716.50 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°42'54", A DISTANCE OF 209.03 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°33'19", A DISTANCE OF 36.46 FEET; THENCE NORTH 86°44'52" WEST, A DISTANCE OF 18.04 FEET; THENCE SOUTH 03°15'08" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°15'08" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", A DISTANCE OF 43.63 FEET; THENCE SOUTH 13°15'08" WEST, A DISTANCE OF 93.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

SHEET 1 OF 9

DESCRIPTION (CONTINUED):

PARCEL 3

BEGIN AT THE NORTHWEST CORNER OF LOT 202 OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1; THENCE SOUTH 09°14'03" WEST, THE WEST LINE OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1 AND THE EAST LINE OF SAID WMT "C-1" THROUGH THE FOLLOWING FIVE (5) COURSES, A DISTANCE OF 181.00 FEET; THENCE SOUTH 80°45'57" EAST, A DISTANCE OF 3.85 FEET; THENCE SOUTH 09°14'03" WEST, A DISTANCE OF 55.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 651.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°44'22", A DISTANCE OF 167.47 FEET; THENCE SOUTH 05°30'19" EAST, A DISTANCE OF 31.99 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID WMT "C-1"; THENCE SOUTH 64°43'35" WEST, ALONG SAID SOUTHEAST LINE THROUGH THE FOLLOWING TWO (2) COURSES, A DISTANCE OF 380.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°34'55", A DISTANCE OF 34.72 FEET TO A POINT THE SOUTHWEST LINE OF SAID WMT "C-1" AND TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 953.50 FEET; THENCE NORTHWESTERLY, ALONG SAID SOUTHWEST LINE AND ITS WESTERLY PROLONGATION AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°05'15", A DISTANCE OF 400.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,049.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'27", A DISTANCE OF 33.40 FEET; THENCE NORTH 46°01'40" EAST, A DISTANCE OF 315.01 FEET; THENCE NORTH 46°07'51" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 28°25'59" EAST, A DISTANCE OF 126.94 FEET TO A POINT ON THE SOUTH LINE OF WMT "C-2" OF SAID VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1; THENCE SOUTH 43°58'27" EAST, ALONG SAID SOUTH LINE THROUGH THE FOLLOWING THREE (3) COURSES, A DISTANCE OF 51.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 501.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°37'42" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°51'45", A DISTANCE OF 164.94 FEET; THENCE SOUTH 80°45'57" EAST, A DISTANCE OF 206.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.593 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT KLP CROSSTOWN LLC OWNER OF THE LAND DESCRIBED AND PLATED HEREIN AS VERANO SOUTH – POD C – PLAT NO. 2, HAVE 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 CROSSTOWN COMMONS COMMUNITY 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. CROSSTOWN COMMONS COMMUNITY 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, DESIGNEES 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, DESIGNEES 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.

6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE CROSSTOWN COMMONS COMMUNITY 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 STREET RIGHT-OF-WAYS (TRACTS "R-1", "R-2", "R-3", "R-4" AND "R-5", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY 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 STREET RIGHTS-OF-WAY IS DEDICATED TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, 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.

8. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), 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 BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2006, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (DISTRICT INTERLOCAL AGREEMENT), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGE, AND SURFACE WATER MANAGEMENT.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

11. THE STORMWATER MANAGEMENT TRACTS WMT "C-1", WMT "C-5" AND "C-6", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY 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 IS HEREBY DEDICATED TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT FOR ACCESS AND MAINTENANCE OVER STORMWATER MANAGEMENT TRACTS WMT "C-1", WMT "C-5" AND "C-6" AS SHOWN HEREON.

12. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORMWATER MAINTENANCE AND ACCESS PURPOSES.

13. TRACTS "A" THROUGH "D" AS SHOWN HEREON IS HEREBY RESERVED BY KLP CROSSTOWN, LLC FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID KLP CROSSTOWN, LLC, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, KLP CROSSTOWN, LLC, A FLORIDA LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY OF _____, 2019.

WITNESS	KLP CROSSTOWN LLC, A FLORIDA LIMITED LIABILITY COMPANY
(PRINT NAME OF WITNESS)	BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER
WITNESS	BY: WILLIAM JOHNSON MANAGER
(PRINT NAME OF WITNESS)	

DEDICATION ACKNOWLEDGMENT

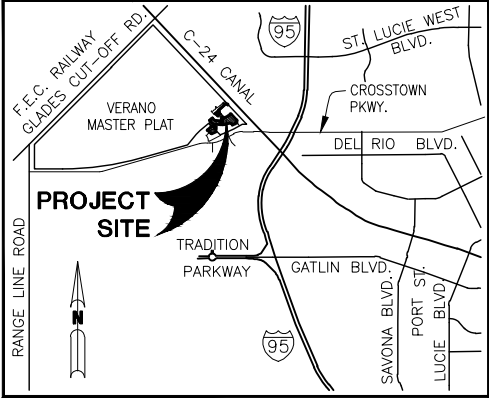
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM JOHNSON, MANAGER OF THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF KLP CROSSTOWN LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____	NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
	PRINT NAME: _____

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



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 – POD C – PLAT NO. 2, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS ____ DAY OF _____, 2019.

CITY COUNCIL CITY OF PORT ST. LUCIE	ATTEST:
GREGORY J. ORAVEC, MAYOR	KAREN A. PHILLIPS, CITY CLERK

CITY OF
PORT ST. LUCIE
SEAL

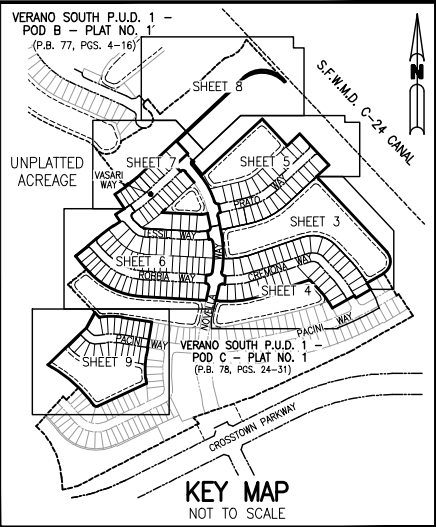
CERTIFICATE OF APPROVAL CLERK OF CIRCUIT COURT

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 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 _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2019.

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

CLERK OF
THE COURT



SHEET 1 OF 9

VERANO SOUTH - POD C - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", 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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

SHEET 2 OF 9

THIS INSTRUMENT PREPARED BY
GARRY C. VANPOOL, P.S.M. 6575, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS (U.E.), DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), PRIVATE STREET TRACTS "R-1", "R-2," "R-3", "R-4" AND "R-5" AND WATER MANAGEMENT TRACTS WMT C-1, WMT C5 AND WMT C-6 DEDICATED AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2019.

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

(PRINT NAME OF WITNESS)

CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC. A
FLORIDA CORPORATION NOT FOR PROFIT

BY: _____
ROBERT FROMM, PRESIDENT

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT FROMM, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____
PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), 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 BELOW DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2006 AND RECORDED JANUARY 9, 2007 IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY:

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, ACCESS AND MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS AND ACCESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE CENTER DISTRICT 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 APRIL 12, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 2561, PAGE 1517 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS ____ DAY OF _____, 2019.

ATTEST: VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

ASST. SECRETARY

BY: JOHN CSAPO
CHAIRMAN

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

(PRINT NAME OF WITNESS)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY JOHN CSAPO, CHAIRMAN OF VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____
PRINT NAME: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BREVARD
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGE 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 4152, PAGE 1208, 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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2019.

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

(PRINT NAME OF WITNESS)

D.R. HORTON, INC.

BY: _____
DANIEL J. LIPARINI
ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BREVARD
THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY DANIEL J. LIPARINI AS ASSISTANT SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____
PRINT NAME: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BREVARD
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGE 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 4145, PAGE 2497, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2019.

WITNESS

(PRINT NAME OF WITNESS)

WITNESS

(PRINT NAME OF WITNESS)

NVR, INC.

BY: _____
KEITH W. TOMLINSON
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BREVARD
THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY KEITH W. TOMLINSON AS VICE PRESIDENT OF NVR, INC., A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____
PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, HEREBY OPINES THAT, BASED ON TITLE REPORT BY _____, DATED _____,

- (A) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS VERANO SOUTH – POD C – PLAT NO. 2 IS IN THE NAME OF KLP CROSSTOWN, LLC.
- (B) ALL MORTGAGES OR OTHER INTERESTS NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS:
MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4152, PAGE 1208 OF THE PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA,
MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4145, PAGE 2497, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
- (C) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR _____.

DATED: THIS ____ DAY OF _____, 2019.

ROBERT M. GRAHAM
WEST PALM BEACH, FLORIDA 33401
FLORIDA BAR NUMBER 273562

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF WMT "C-3", VERANO SOUTH P.U.D. 1 – POD C – PLAT NO. 1, WHICH BEARS SOUTH 71°35'09" WEST. ALL BEARINGS ARE 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.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS 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.

DATE

GARRY C. VANPOOL, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6575
STATE OF FLORIDA
ARCADIS, U.S., INC. LB 7062
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426



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.

VERANO SOUTH - POD C - PLAT NO. 2

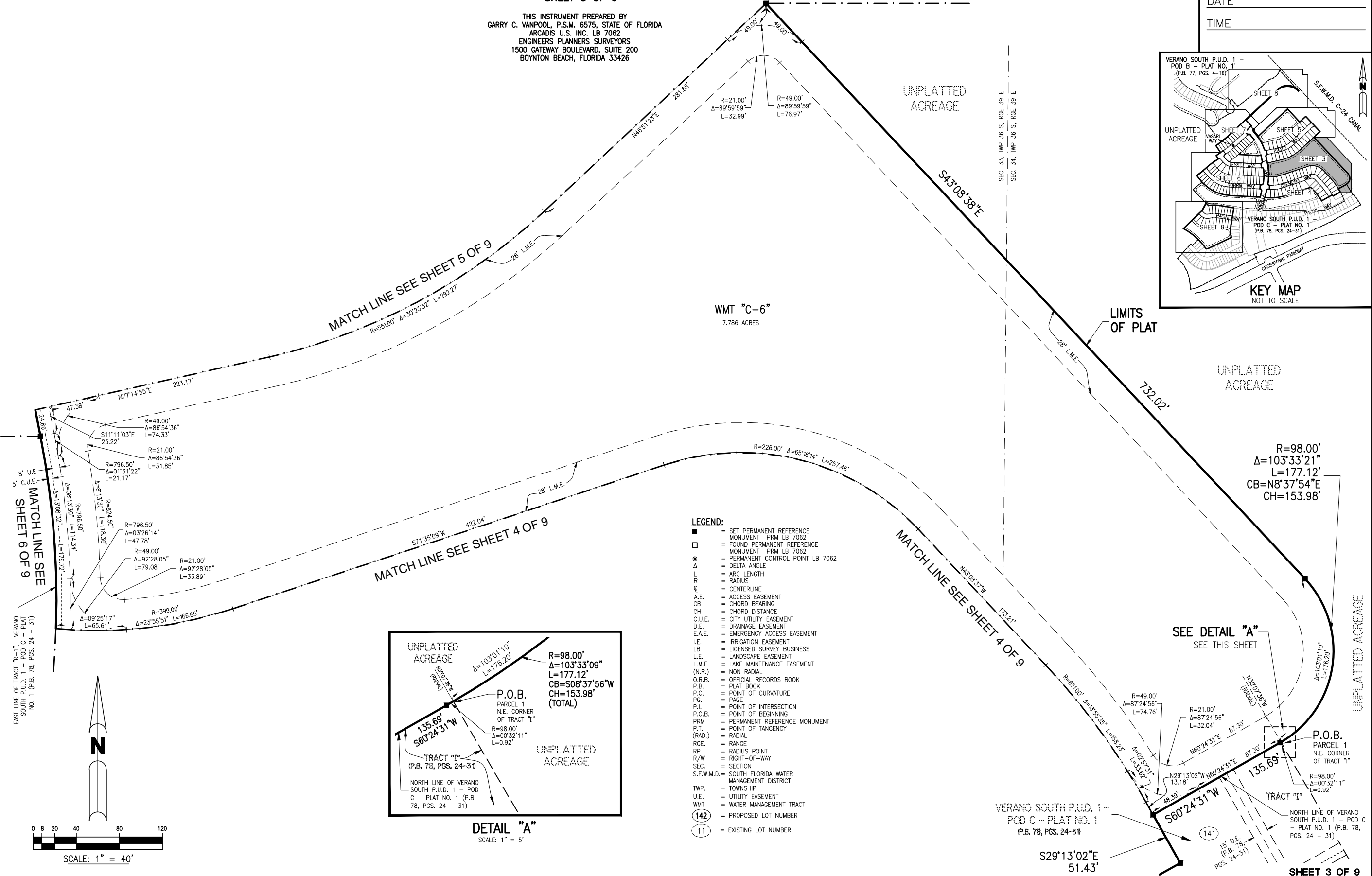
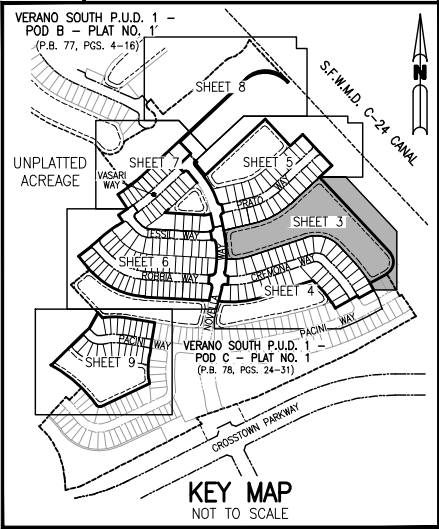
BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

SHEET 3 OF 9

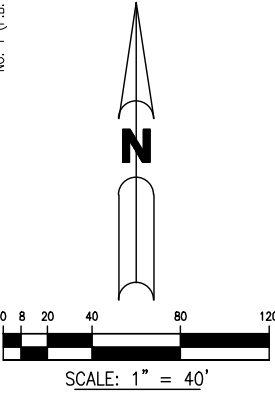
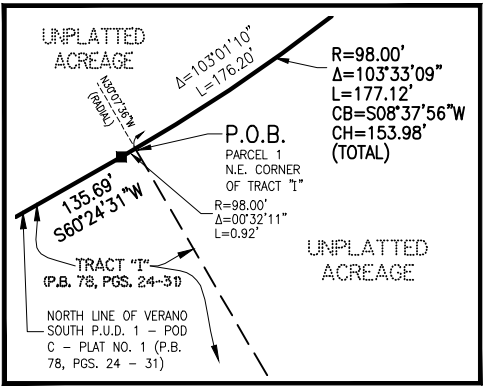
MATCH LINE SEE SHEET 5 OF 9

THIS INSTRUMENT PREPARED BY
GARRY C. VANPOOL, P.S.M. 6575, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

PLAT BOOK
PAGE
FILE NO.
DATE
TIME



- LEGEND:**
- = SET PERMANENT REFERENCE MONUMENT PRM LB 7062
 - = FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
 - = PERMANENT CONTROL POINT LB 7062
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - R = RADIUS
 - CL = CENTERLINE
 - A.E. = ACCESS EASEMENT
 - CB = CHORD BEARING
 - CH = CHORD DISTANCE
 - C.U.E. = CITY UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
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 - (N.R.) = NON RADIAL
 - O.R.B. = OFFICIAL RECORDS BOOK
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 - SEC. = SECTION
 - S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 - TWP. = TOWNSHIP
 - U.E. = UTILITY EASEMENT
 - WMT = WATER MANAGEMENT TRACT
 - (142) = PROPOSED LOT NUMBER
 - (11) = EXISTING LOT NUMBER



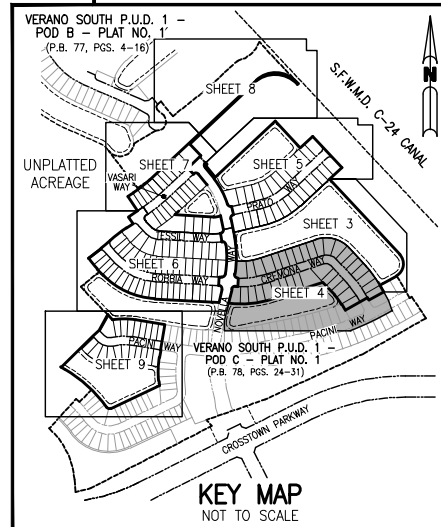
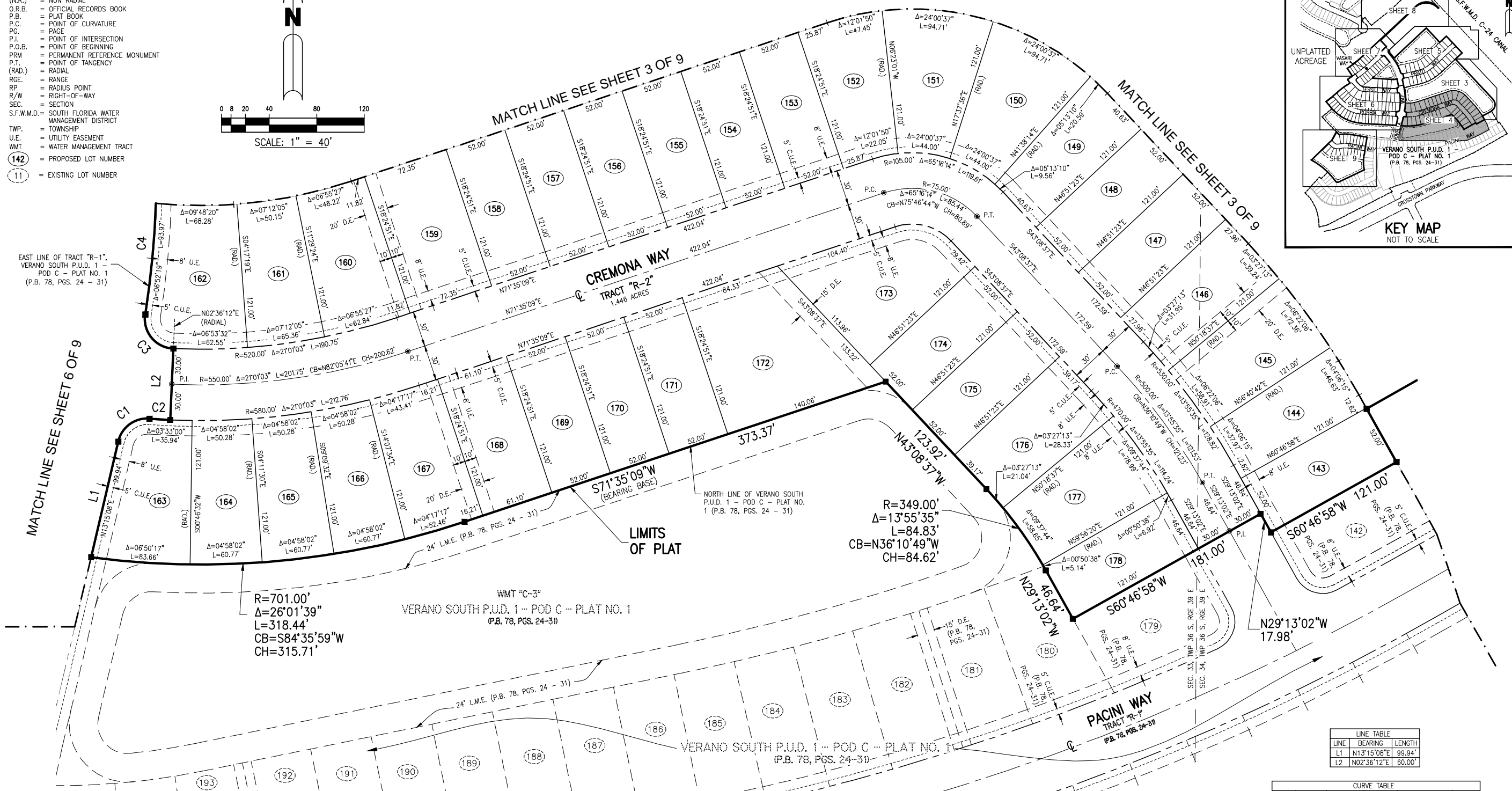
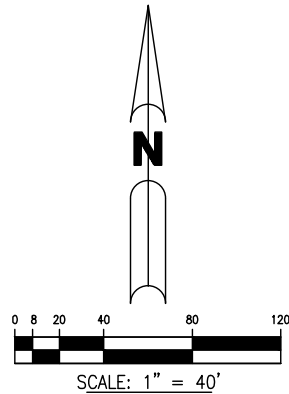
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VERANO SOUTH - POD C - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", 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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

SHEET 4 OF 9

THIS INSTRUMENT PREPARED BY
GARRY C. VANPOOL, P.S.M. 6575, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426



LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°15'08"E	99.94'
L2	N02°36'12"E	60.00'

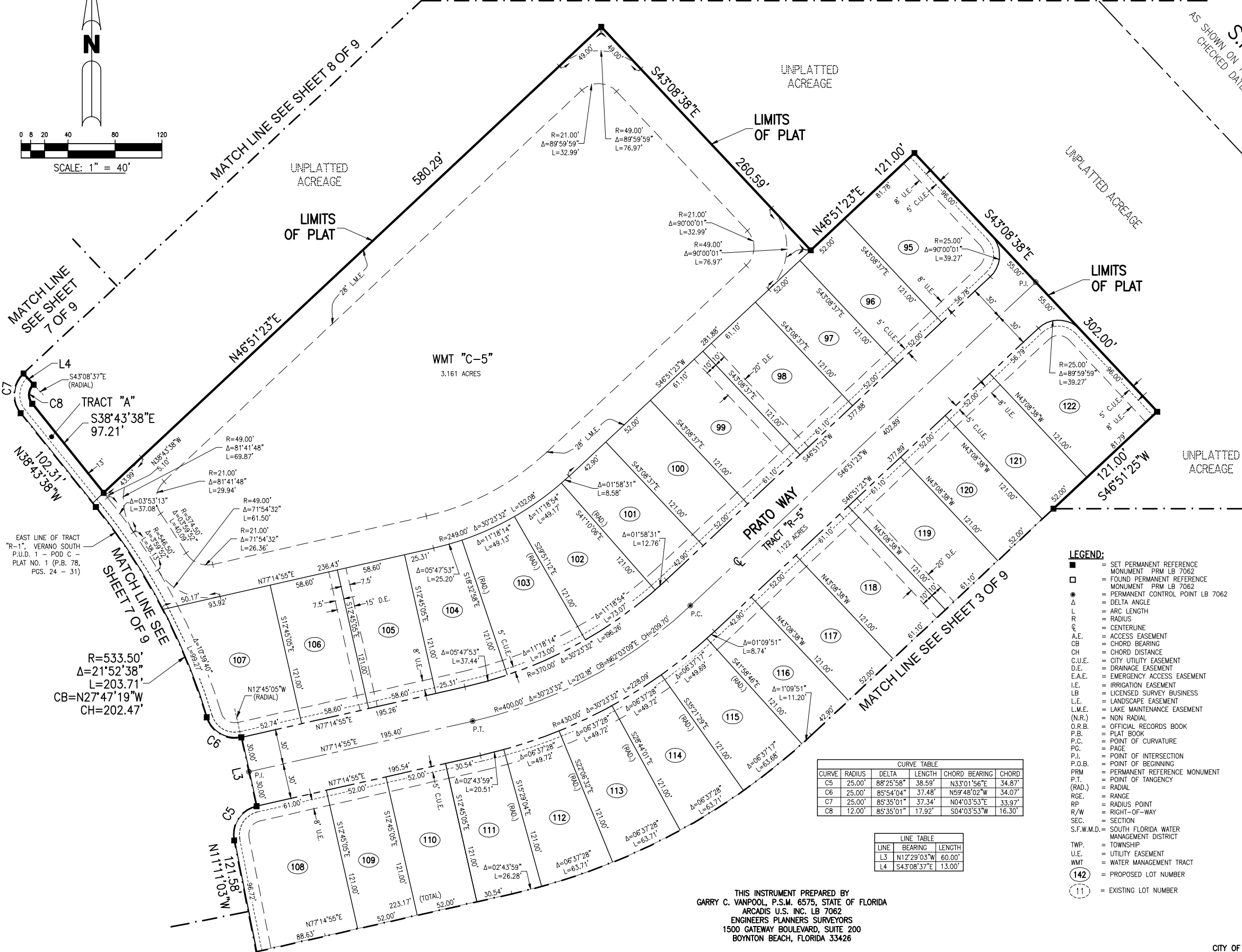
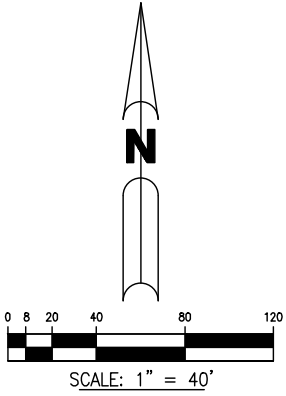
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	25.00'	81°04'24"	35.37'	N53°47'20"E 32.50'
C2	580.00'	01°43'20"	17.43'	S86°32'08"E 17.43'
C3	25.00'	96°13'36"	41.99'	N39°17'00"W 37.22'
C4	783.50'	20°00'51"	273.69'	N01°10'38"W 272.30'

VERANO SOUTH - POD C - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", 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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

SHEET 5 OF 9 MATCH LINE SEE SHEET 8 OF 9

PLAT BOOK
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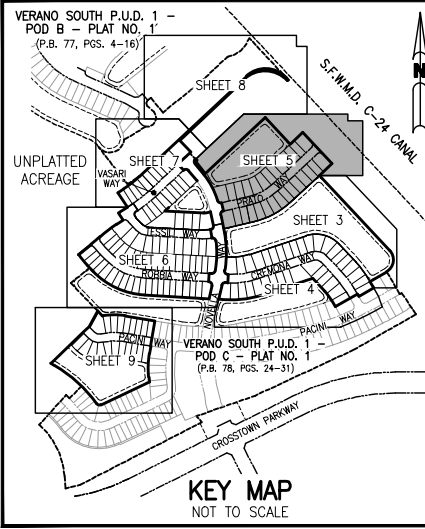
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 - WMT = WATER MANAGEMENT TRACT
 - (142) = PROPOSED LOT NUMBER
 - (11) = EXISTING LOT NUMBER

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C5	25.00'	88°25'58"	38.59'	N3°01'56"E
C6	25.00'	85°54'04"	37.48'	N9°48'02"W
C7	25.00'	85°35'01"	37.34'	N0°03'53"E
C8	12.00'	85°35'01"	17.92'	S0°03'53"W

LINE TABLE		
LINE	BEARING	LENGTH
L3	N12°29'03"W	60.00'
L4	S43°08'37"E	13.00'

THIS INSTRUMENT PREPARED BY
GARRY C. VANPOOL, P.S.M. 6575, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

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



VERANO SOUTH - POD C - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", 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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

SHEET 6 OF 9

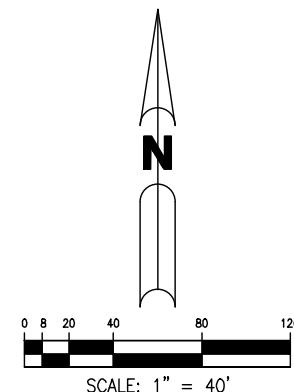
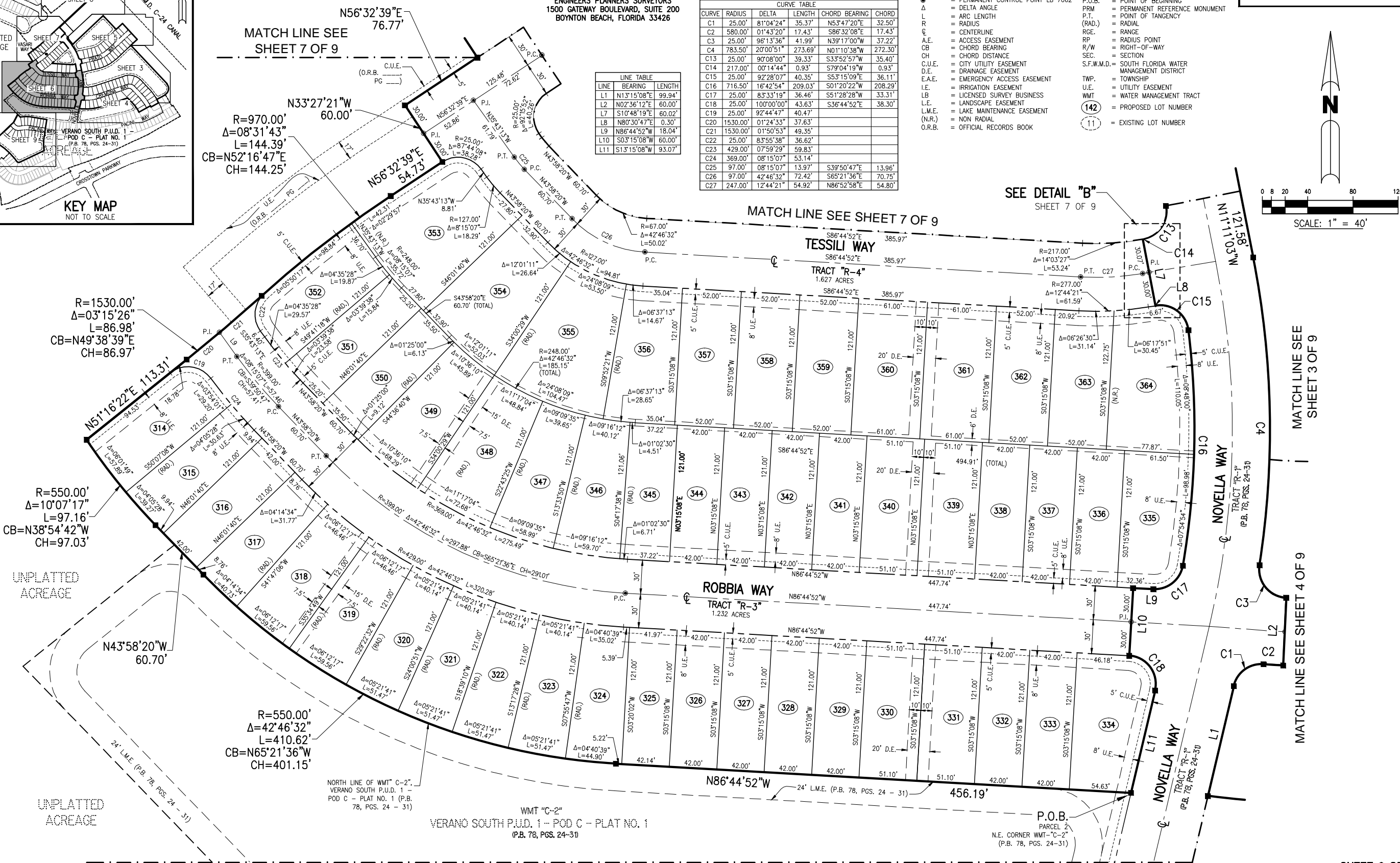
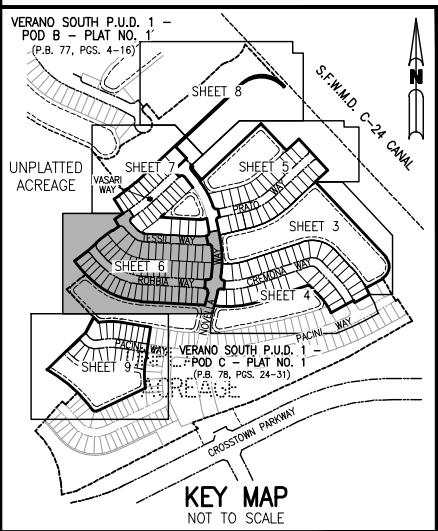
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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	81°04'24"	35.37'	N53°47'20"E	32.50'
C2	580.00'	01°43'20"	17.43'	S86°32'08"E	17.43'
C3	25.00'	96°13'36"	41.99'	N39°17'00"W	37.22'
C4	783.50'	20°00'51"	273.69'	N01°10'38"W	272.30'
C13	25.00'	90°08'00"	39.33'	S33°52'57"W	35.40'
C14	217.00'	00°14'44"	0.93'	S79°04'19"W	0.93'
C15	25.00'	92°28'07"	40.35'	S53°15'09"E	36.11'
C16	716.50'	16°42'54"	209.03'	S01°20'22"W	208.29'
C17	25.00'	83°33'19"	36.46'	S51°28'28"W	33.31'
C18	25.00'	100°00'00"	43.63'	S36°44'52"E	38.30'
C19	25.00'	92°44'47"	40.47'		
C20	1530.00'	01°24'33"	37.63'		
C21	1530.00'	01°50'53"	49.35'		
C22	25.00'	83°55'38"	36.62'		
C23	429.00'	07°59'29"	59.83'		
C24	369.00'	08°15'07"	53.14'		
C25	97.00'	08°15'07"	13.97'	S39°50'47"E	13.96'
C26	97.00'	42°46'32"	72.42'	S65°21'36"E	70.75'
C27	247.00'	12°44'21"	54.92'	N86°52'58"E	54.80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°15'08"E	99.94'
L2	N02°36'12"E	60.00'
L7	S10°48'19"E	60.02'
L8	N86°30'47"E	0.30'
L9	N86°44'52"W	18.04'
L10	S03°15'08"W	60.00'
L11	S13°15'08"W	93.07'

LEGEND:

- = SET PERMANENT REFERENCE MONUMENT PRM LB 7062
- = FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
- = PERMANENT CONTROL POINT LB 7062
- Δ = DELTA ANGLE
- ⌒ = ARC LENGTH
- R = RADIUS
- C.E. = CENTERLINE
- A.E. = ACCESS EASEMENT
- CB = CHORD BEARING
- CH = CHORD DISTANCE
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- E.A.E. = EMERGENCY ACCESS EASEMENT
- I.E. = IRRIGATION EASEMENT
- LB = LICENSED SURVEY BUSINESS
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (N.R.) = NON RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- (RAD.) = RADIAL
- RGE. = RANGE
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- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- TWP. = TOWNSHIP
- U.E. = UTILITY EASEMENT
- WMT = WATER MANAGEMENT TRACT
- (142) = PROPOSED LOT NUMBER
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MATCH LINE SEE SHEET 9 OF 9

CITY OF PORT ST. LUCIE PROJECT NO. P19-005

SHEET 6 OF 9
JOB NO. WFB59000

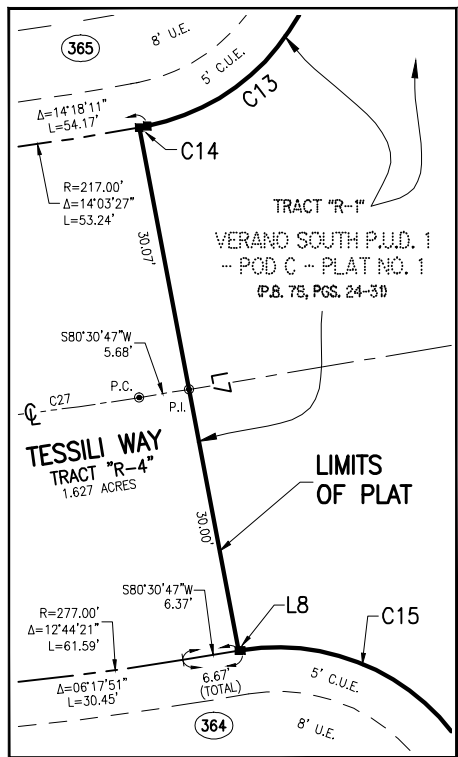
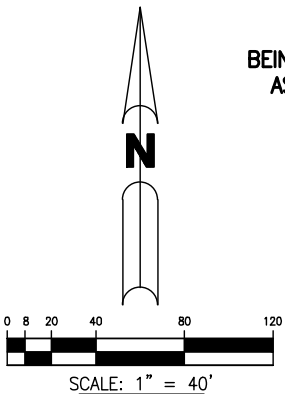
VERANO SOUTH - POD C - PLAT NO. 2

BEING A REPLAT OF ALL OF TRACTS "A", "B", "C", "D", "E", "F", "G", "H" AND WMT "C-1", 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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA

SHEET 7 OF 9

MATCH LINE SEE SHEET 8 OF 9

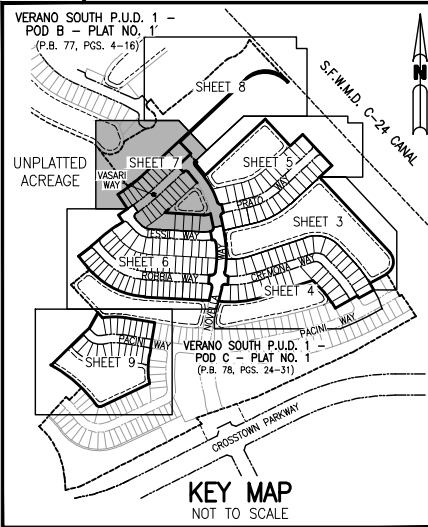
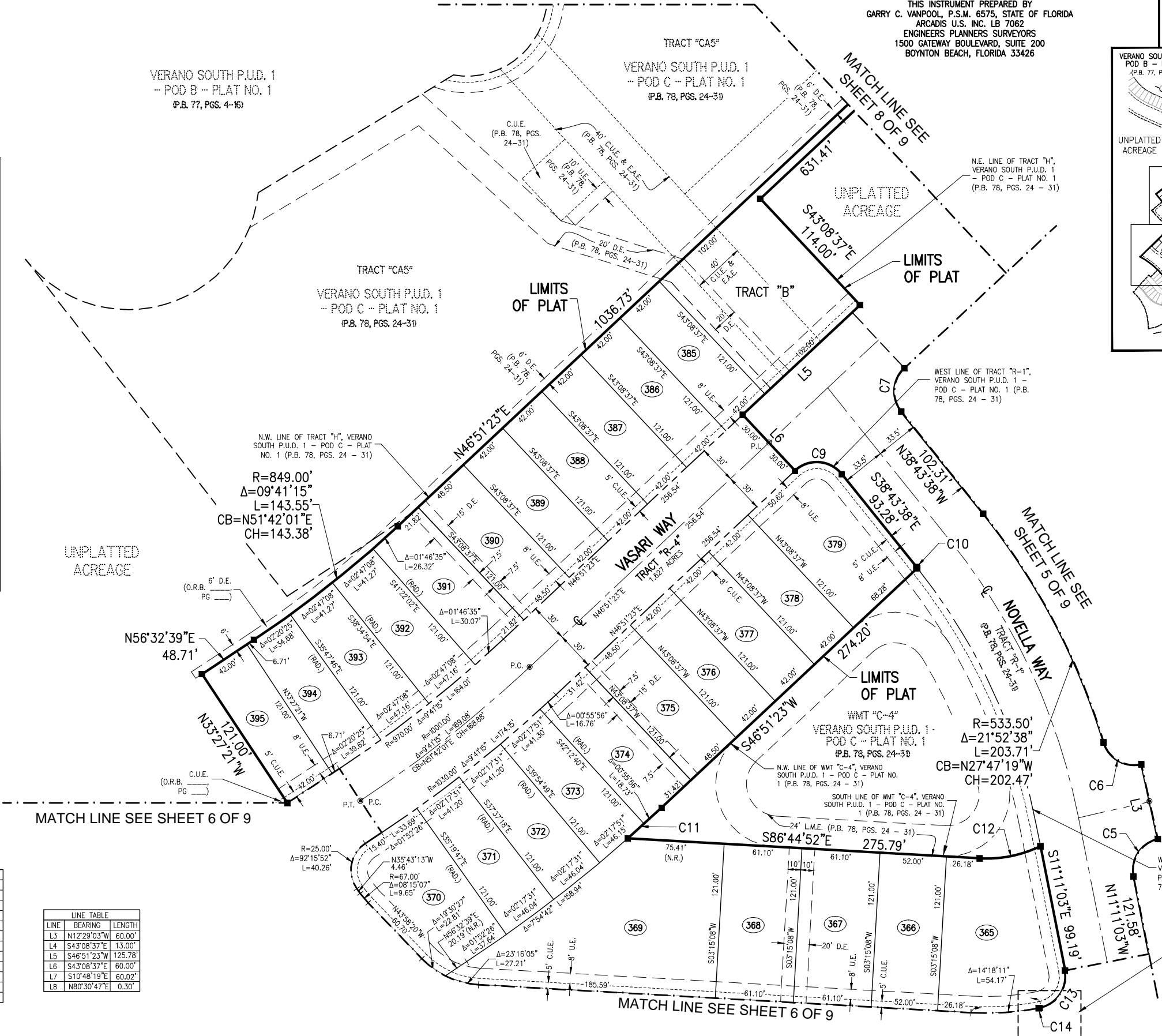
THIS INSTRUMENT PREPARED BY
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ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426



DETAIL "B"
SCALE: 1" = 10'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C5	25.00'	88°25'58"	38.59'	N33°01'56"E
C6	25.00'	85°54'04"	37.48'	N59°48'02"W
C7	25.00'	85°35'01"	37.34'	N04°03'53"E
C8	12.00'	85°35'01"	17.92'	S04°03'53"W
C9	25.00'	94°24'59"	41.20'	S85°56'07"E
C10	466.50'	00°07'58"	1.08'	S38°39'39"E
C11	1151.00'	01°46'33"	35.67'	S47°44'40"W
C12	96.00'	29°15'19"	49.02'	N78°37'29"E
C13	25.00'	90°08'00"	39.33'	S33°52'57"W
C14	217.00'	00°14'44"	0.93'	S79°04'19"W
C15	25.00'	92°28'07"	40.35'	S53°15'09"E

LINE TABLE		
LINE	BEARING	LENGTH
L3	N12°29'03"W	60.00'
L4	S43°08'37"E	13.00'
L5	S46°51'23"W	125.78'
L6	S43°08'37"E	60.00'
L7	S10°48'19"E	60.02'
L8	N80°30'47"E	0.30'



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| TWP. | = TOWNSHIP |
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| WMT | = WATER MANAGEMENT TRACT |
| (142) | = PROPOSED LOT NUMBER |
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SHEET 7 OF 9

JOB NO. WF859000

CITY OF PORT ST. LUCIE PROJECT NO. P19-005

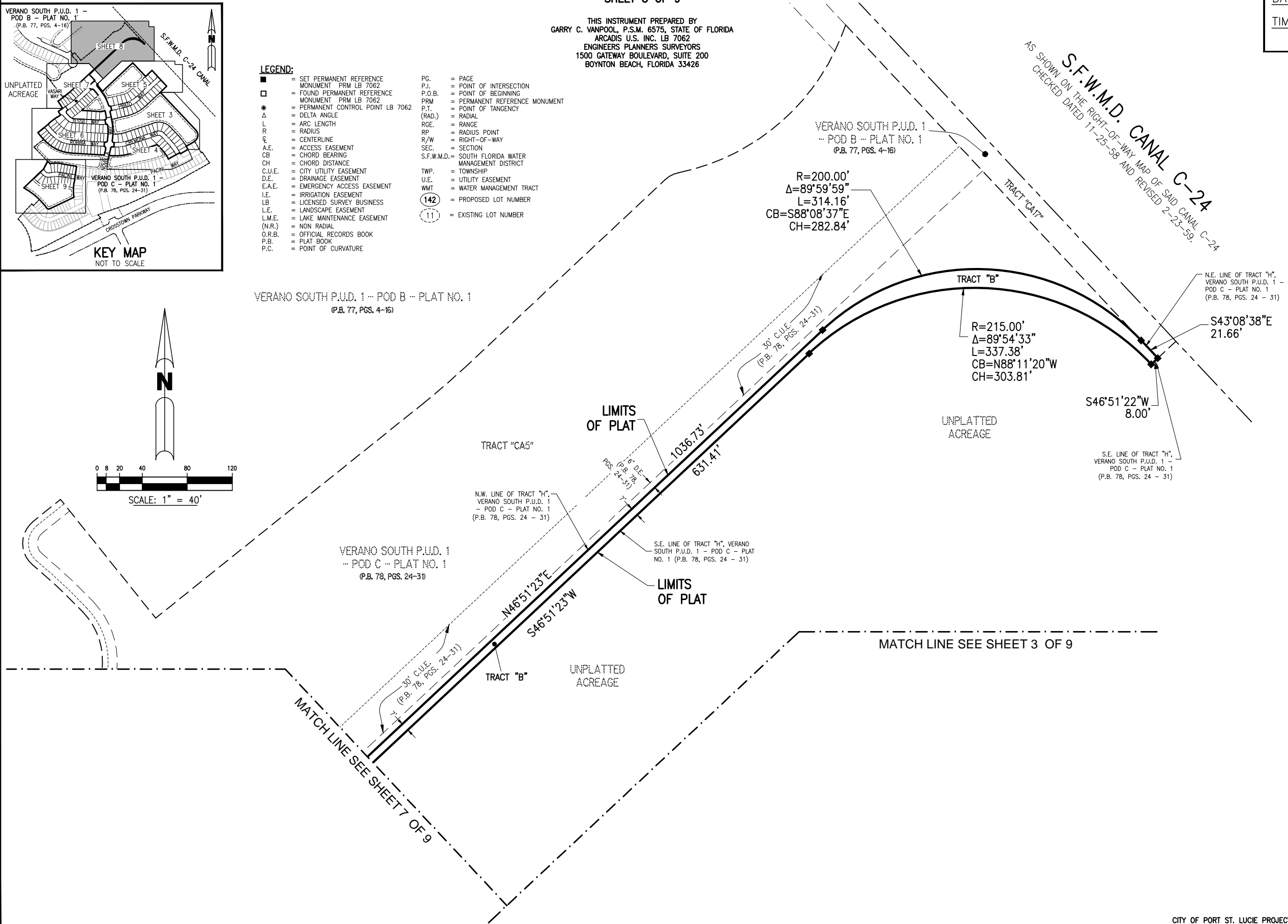
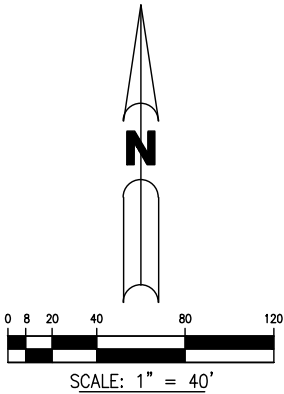
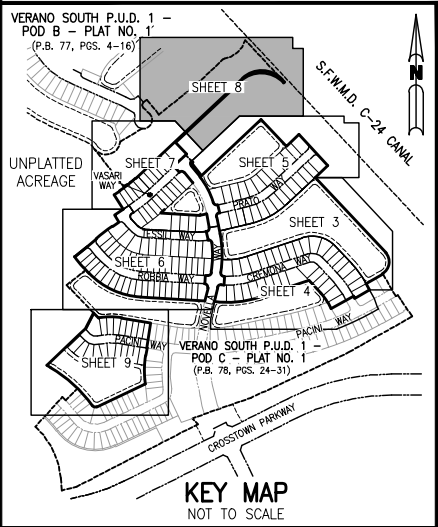
VERANO SOUTH - POD C - PLAT NO. 2

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SHEET 8 OF 9

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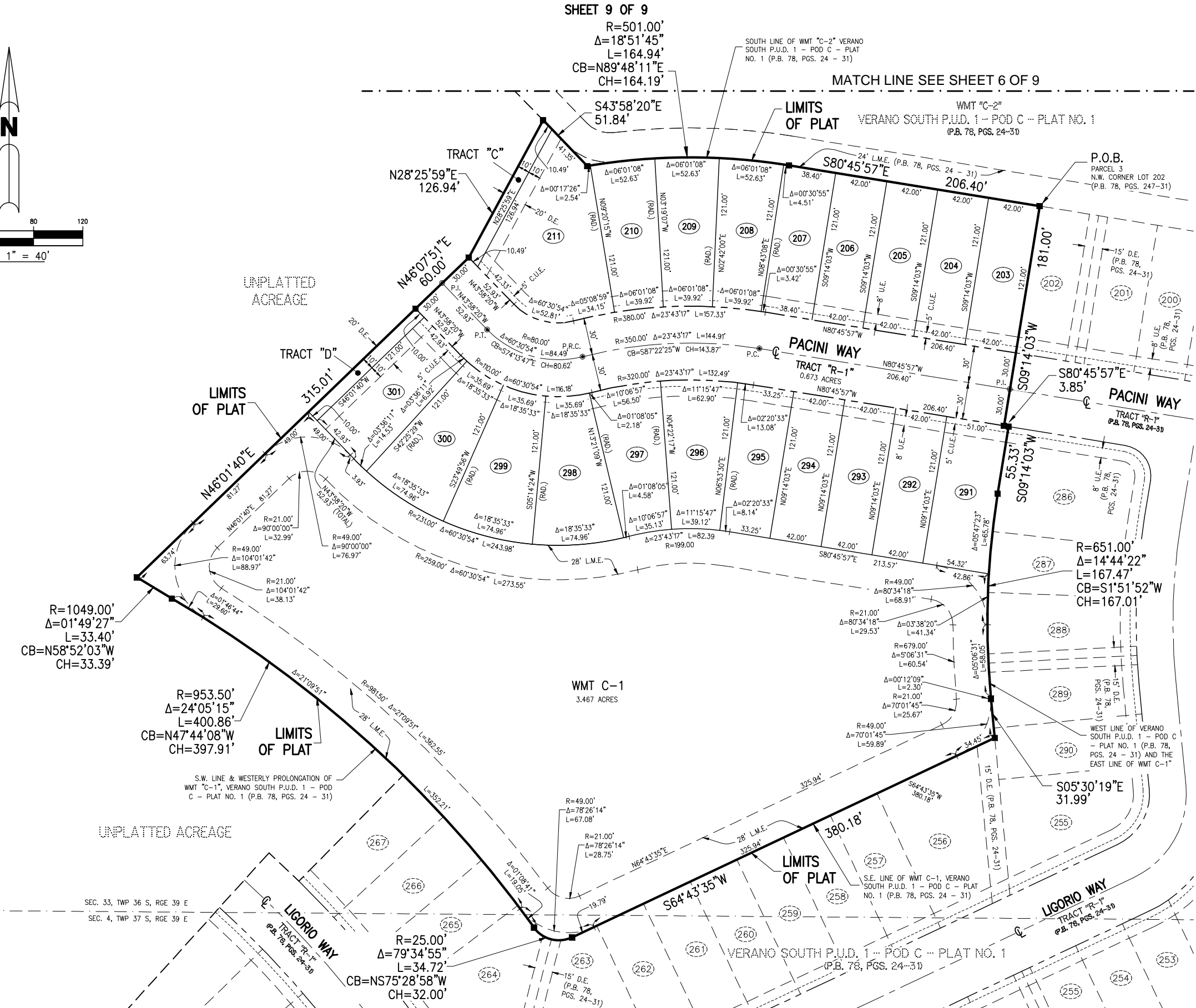
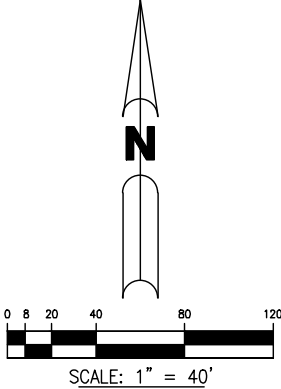
LEGEND:			
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□	= FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062	P.I.	= POINT OF INTERSECTION
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I.E.	= IRRIGATION EASEMENT	WMT	= WATER MANAGEMENT TRACT
LB	= LICENSED SURVEY BUSINESS	(142)	= PROPOSED LOT NUMBER
L.E.	= LANDSCAPE EASEMENT	(11)	= EXISTING LOT NUMBER
L.M.E.	= LAKE MAINTENANCE EASEMENT		
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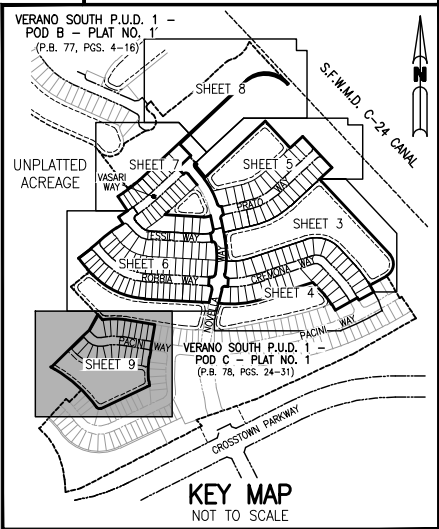
PLAT BOOK
PAGE
FILE NO.
DATE
TIME

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