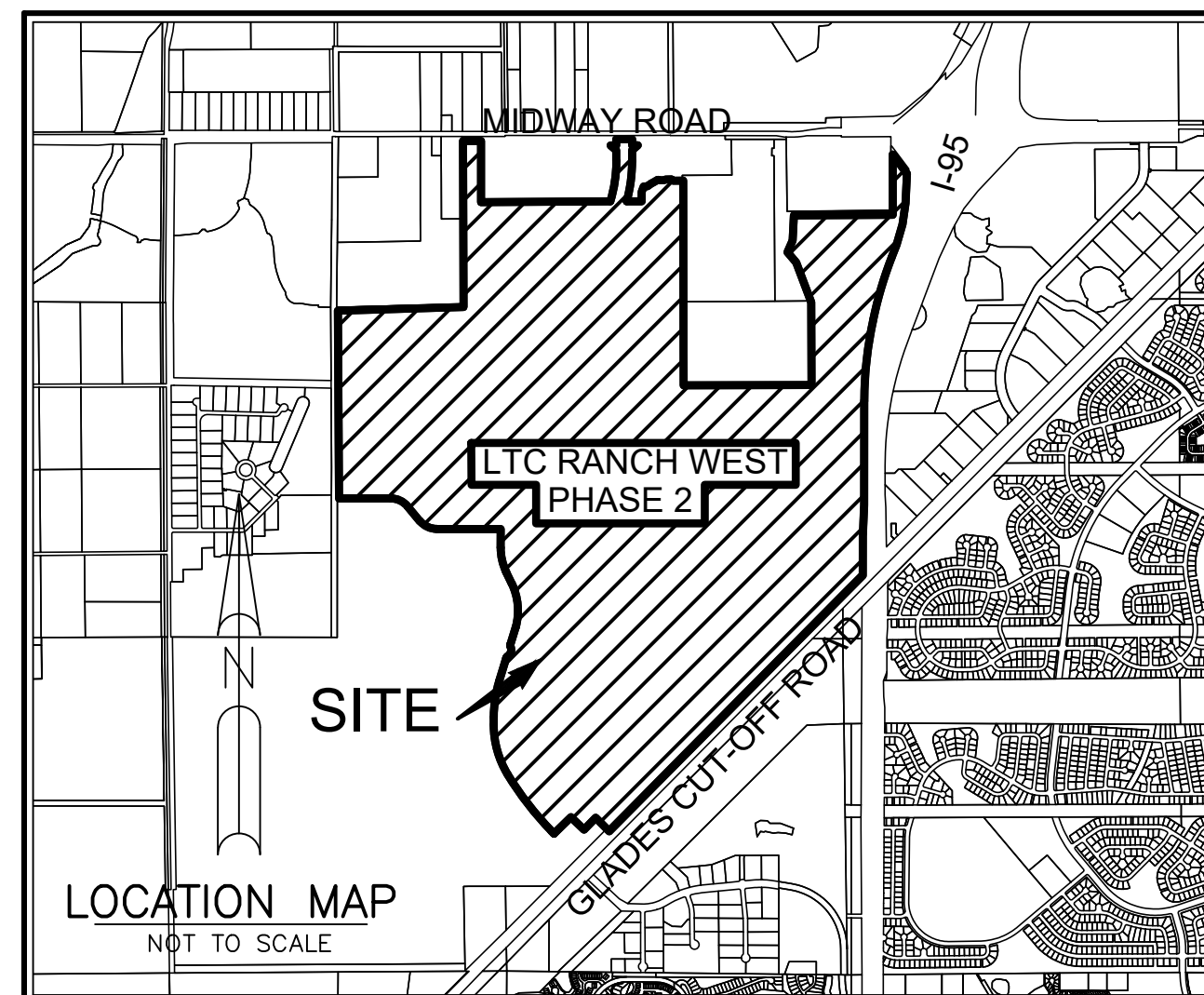
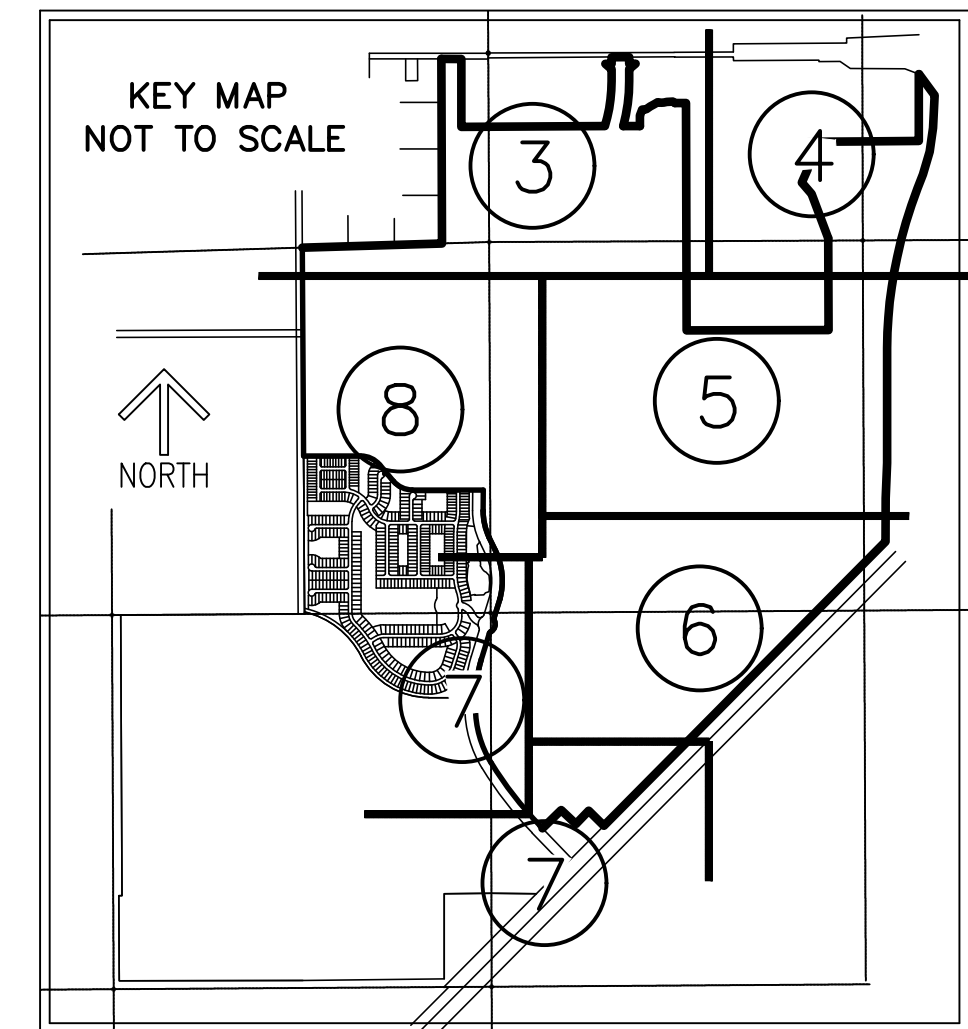


LTC RANCH WEST PHASE 2

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
AS RECORDED IN PLAT BOOK 111, PAGE 1,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "LTC RANCH WEST PHASE 2", BEING A REPLAT OF TRACT "A" OF THE PLAT OF LTC RANCH WEST PHASE 1, AS IN PLAT BOOK 111, PAGE 1, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1224.357 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & RESERVATIONS:

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH WEST PHASE 2", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- "TRACT A1", "TRACT B1", "TRACT C1" AND "TRACT D1" ARE RESERVED FOR OWNER, MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

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 _____, 2023.

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME

BY: _____
R. AUSTIN BURR
VICE PRESIDENT

WITNESS: _____
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 _____, 2023, BY R. AUSTIN BURR, VICE PRESIDENT, ON BEHALF OF MIDWAY GLADES DEVELOPERS, LLC, 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 _____, 2023.

COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____

MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CONSTRUCTION MORTGAGE AND FIXTURE FILING, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS CONSTRUCTION MORTGAGE AND FIXTURE FILING WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4920, AT PAGE 2974 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2023.

WESTERN ALLIANCE BANK,
AN ARIZONA CORPORATION

WITNESS: _____

BY: _____
NAME
TITLE

WITNESS: _____

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ ON BEHALF OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
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 _____, 2023.

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

SURVEY NOTES:

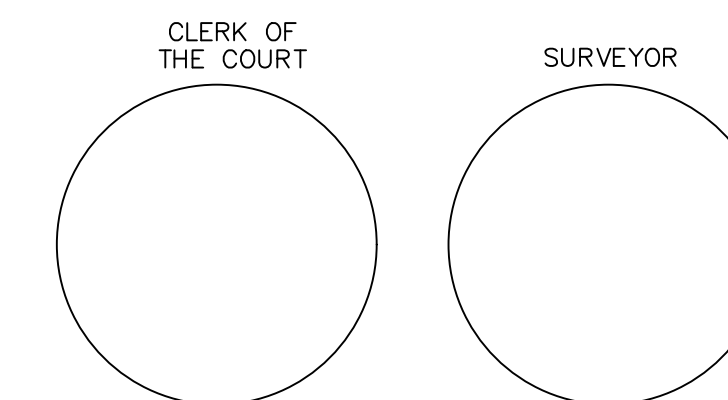
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF THE PLAT OF "LTC RANCH WEST PLAT PHASE 1", AS RECORDED IN PLAT BOOK 111, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 44°45'15" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- Lines intersecting curves are 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 _____, 2023.

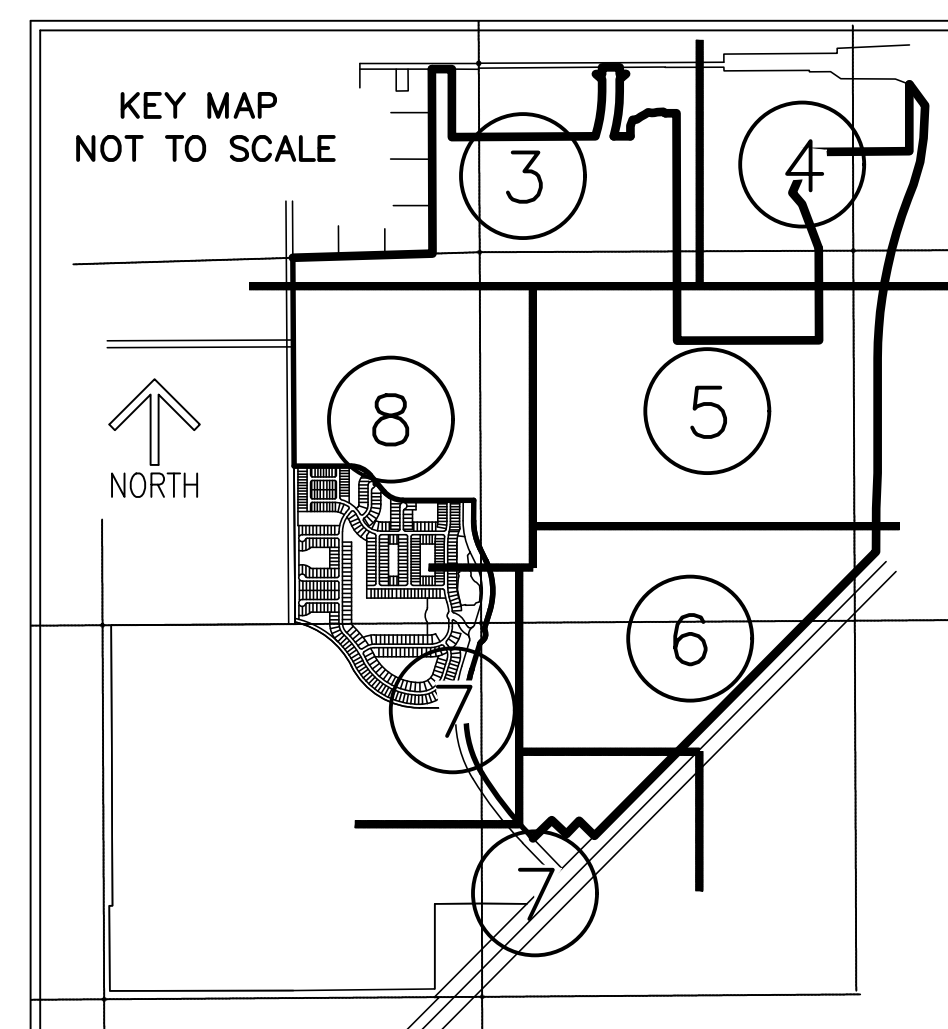
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA,
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA, 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591



LTC RANCH WEST PHASE 2

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
AS RECORDED IN PLAT BOOK 111, PAGE 1,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF _____)

- THE UNDERSIGNED, DAN WIERZGACZ, OF CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 2023:
- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN. EXCEPT THAT CERTAIN CONSTRUCTION MORTGAGE AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 4920, PAGE 2974, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- NO CONFLICTING RIGHTS -OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATED THIS _____ DAY OF _____, 2023

PRINT NAME: _____
DAN WIERZGACZ, SR. COMMERCIAL TITLE EXAMINER
CHICAGO TITLE INSURANCE COMPANY

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH WEST PHASE 2, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____ 2023.

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

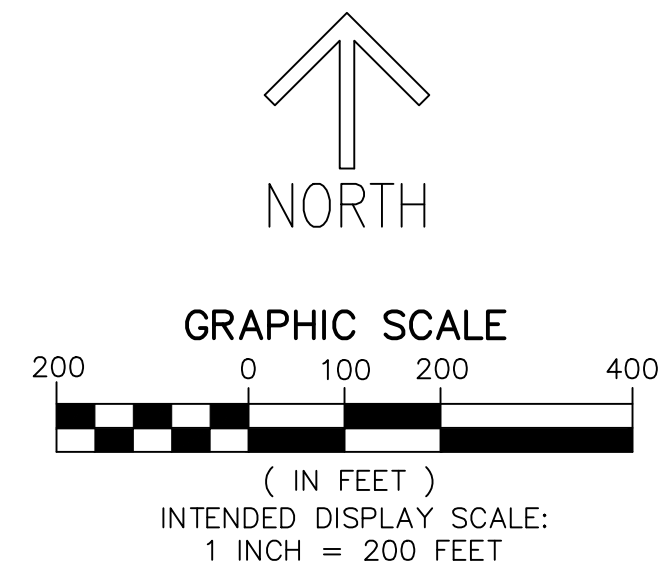
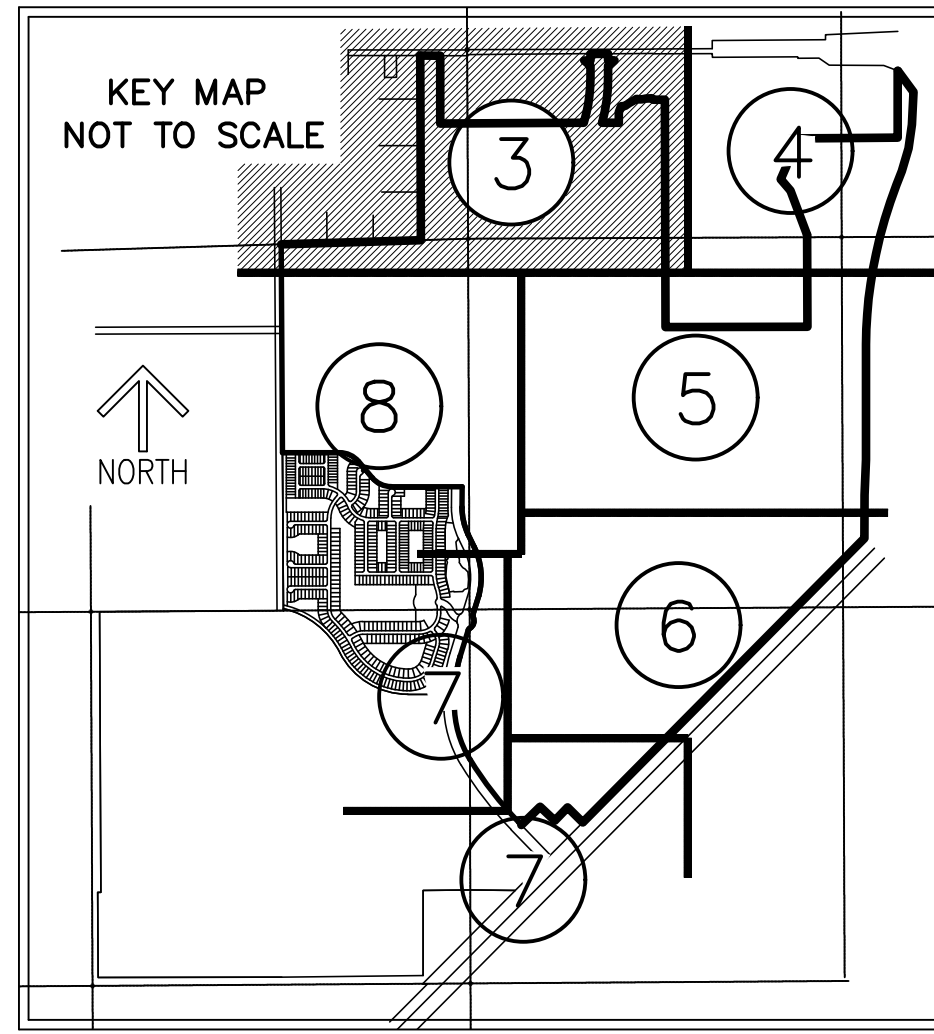
ATTEST: _____
SALLY WALSH, CITY CLERK



LTC RANCH WEST PHASE 2

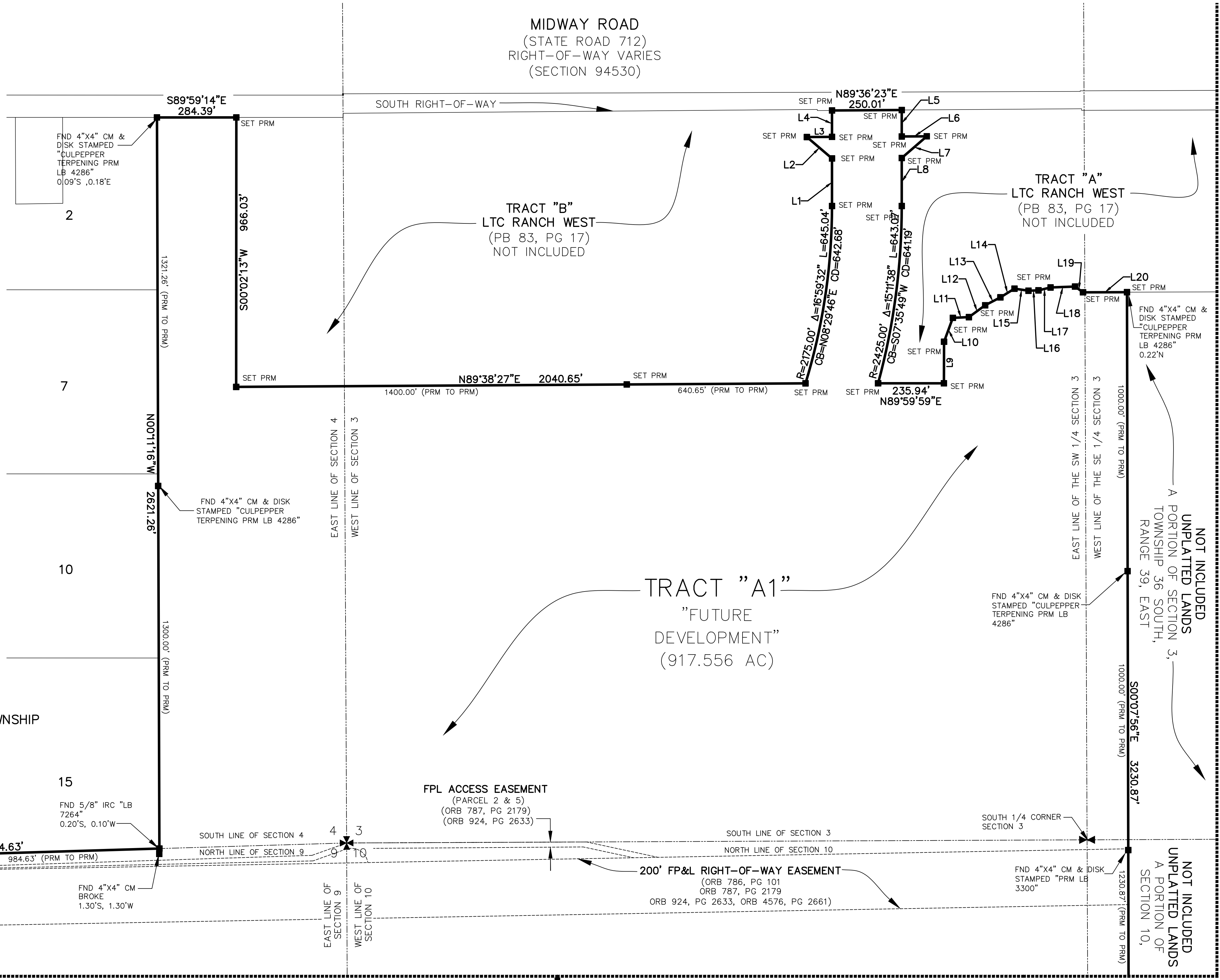
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OF
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



Line #	Length	Direction
L1	170.66	N0°00'00"E
L2	118.27	N49°34'01"W
L3	90.03	N89°39'07"E
L4	94.66	N0°00'00"E
L5	94.86	S0°00'00"E
L6	89.63	N89°39'06"E
L7	118.60	S49°05'06"W
L8	172.31	S0°00'00"E
L9	148.99	N0°12'34"E
L10	91.22	N20°10'11"E
L11	57.70	N87°21'39"E
L12	72.13	N53°51'17"E
L13	61.58	N62°29'51"E
L14	59.09	N58°18'21"E
L15	50.78	S81°47'28"E
L16	35.92	N88°05'45"E
L17	44.47	N76°32'04"E
L18	87.96	N87°55'58"E
L19	35.07	S54°09'50"E
L20	157.61	N89°48'49"E

- LEGEND/ABBREVIATIONS**
- ⊙ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - FP&L - FLORIDA POWER AND LIGHT
 - IOE - IRRIGATION QUALITY EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LME - LAKE MAINTENANCE EASEMENT
 - LSE - LIFT STATION EASEMENT
 - NSLRWD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - WME - WATER MANAGEMENT EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - PORT ST. LUCIE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - SF - SQUARE FEET
 - S.M.T. - WATER MANAGEMENT TRACT
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ⊗ - DENOTES SECTION CORNER
 - ⊠ - DENOTES 1/4 SECTION CORNER



MATCH LINE SHEET 4

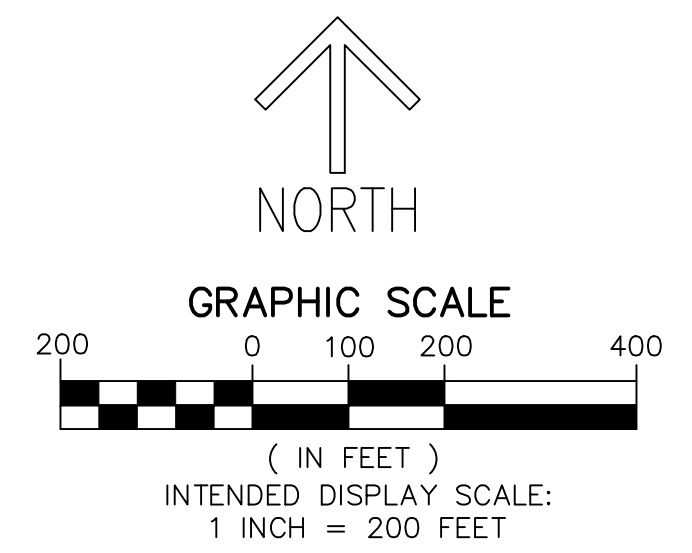
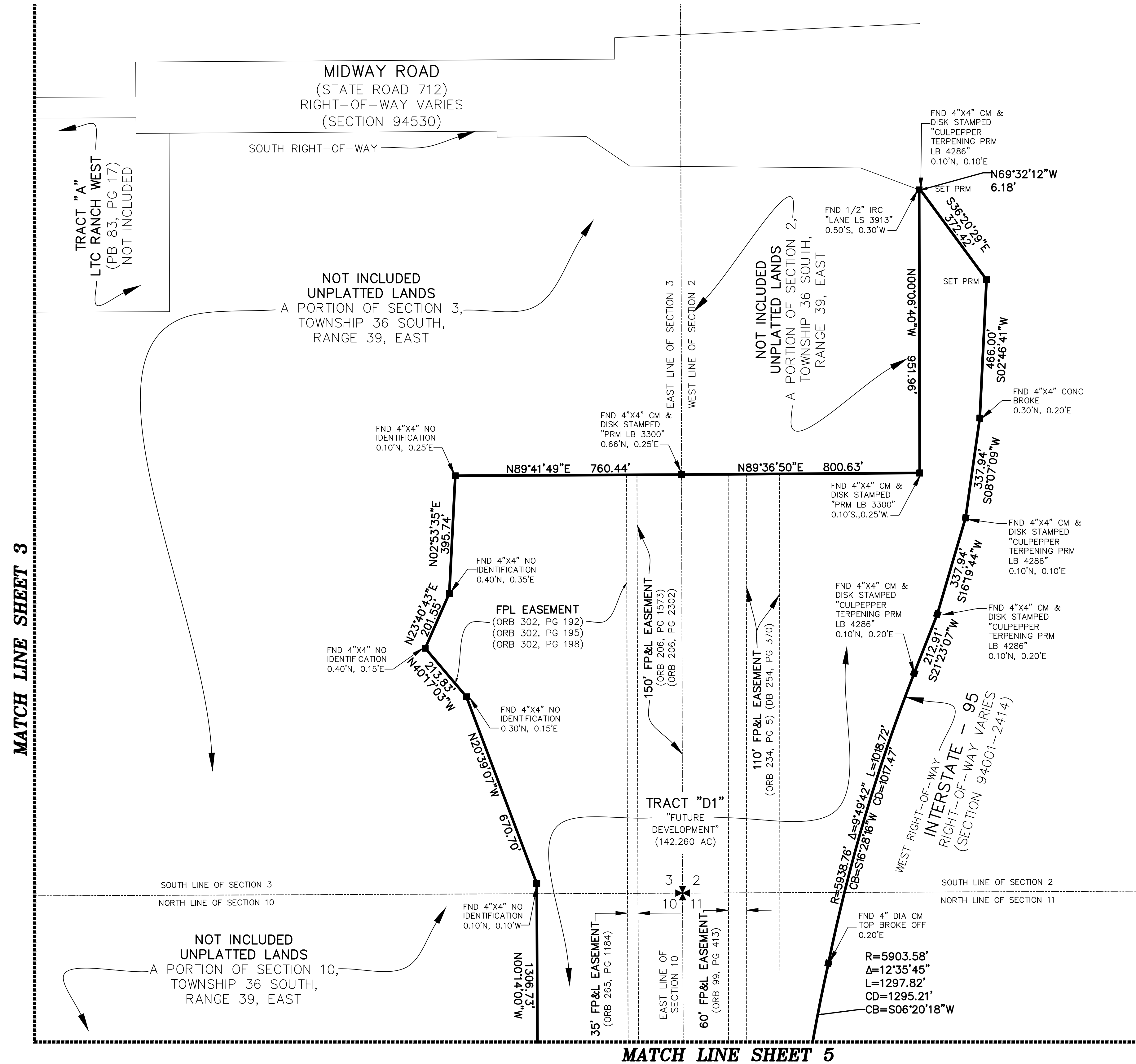
MATCH LINE SHEET 8

MATCH LINE SHEET 5

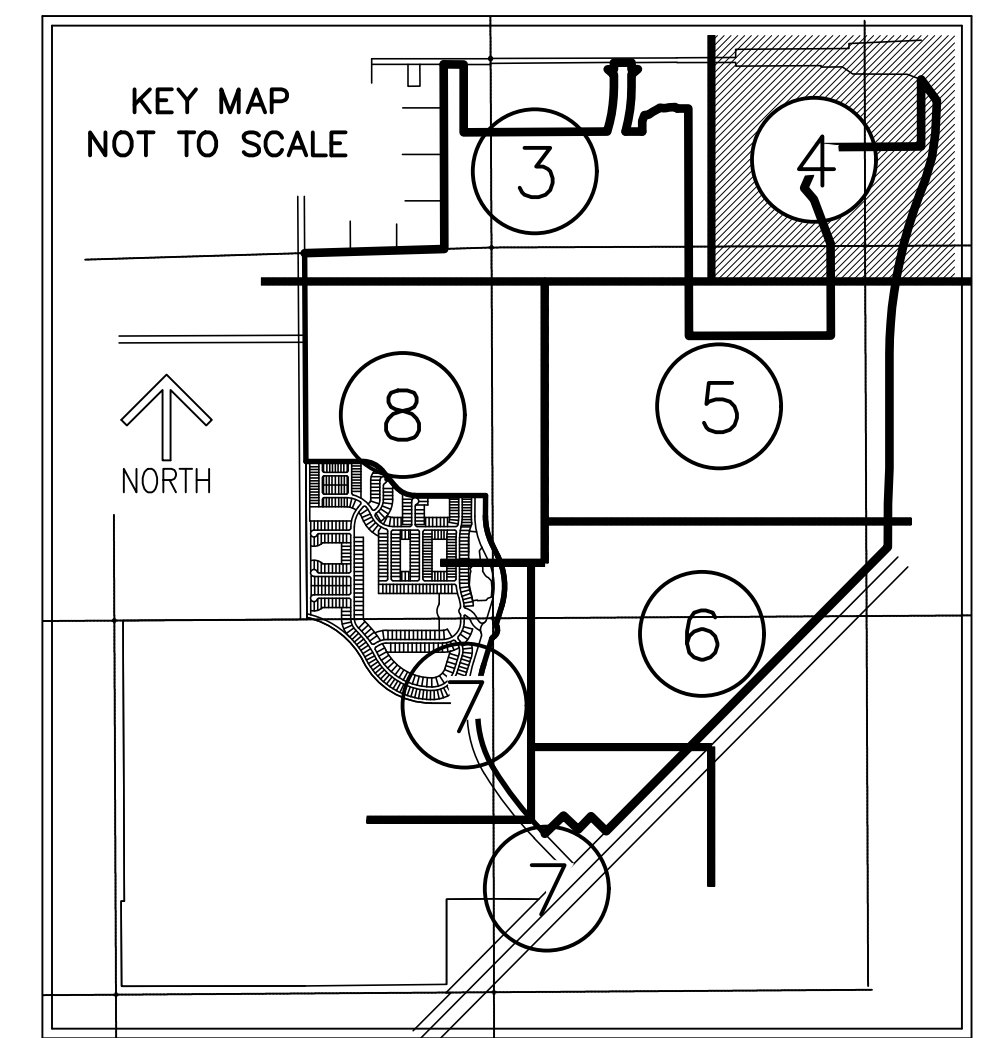
LTC RANCH WEST PHASE 2

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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



- LEGEND / ABBREVIATIONS**
- Δ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
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 - (R) - INDICATES RADIAL LINE
 - SF - SQUARE FEET
 - S.M.T. - WATER MANAGEMENT TRACT UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ✱ - DENOTES SECTION CORNER
 - ✱ - DENOTES 1/4 SECTION CORNER



LTC RANCH WEST PHASE 2

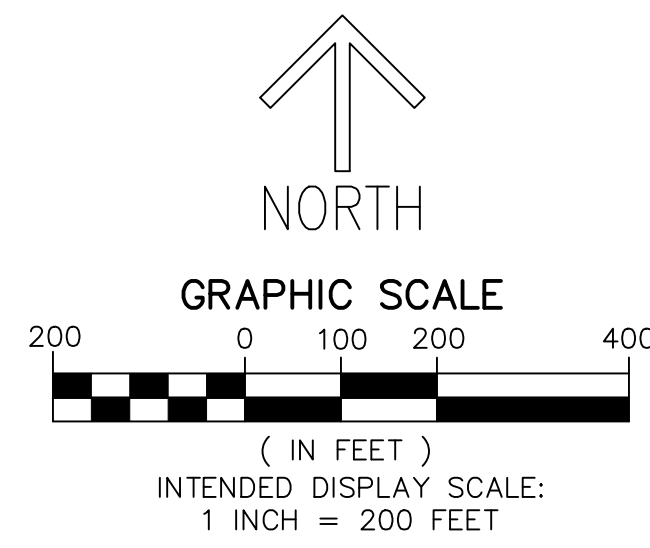
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PLAT BOOK _____

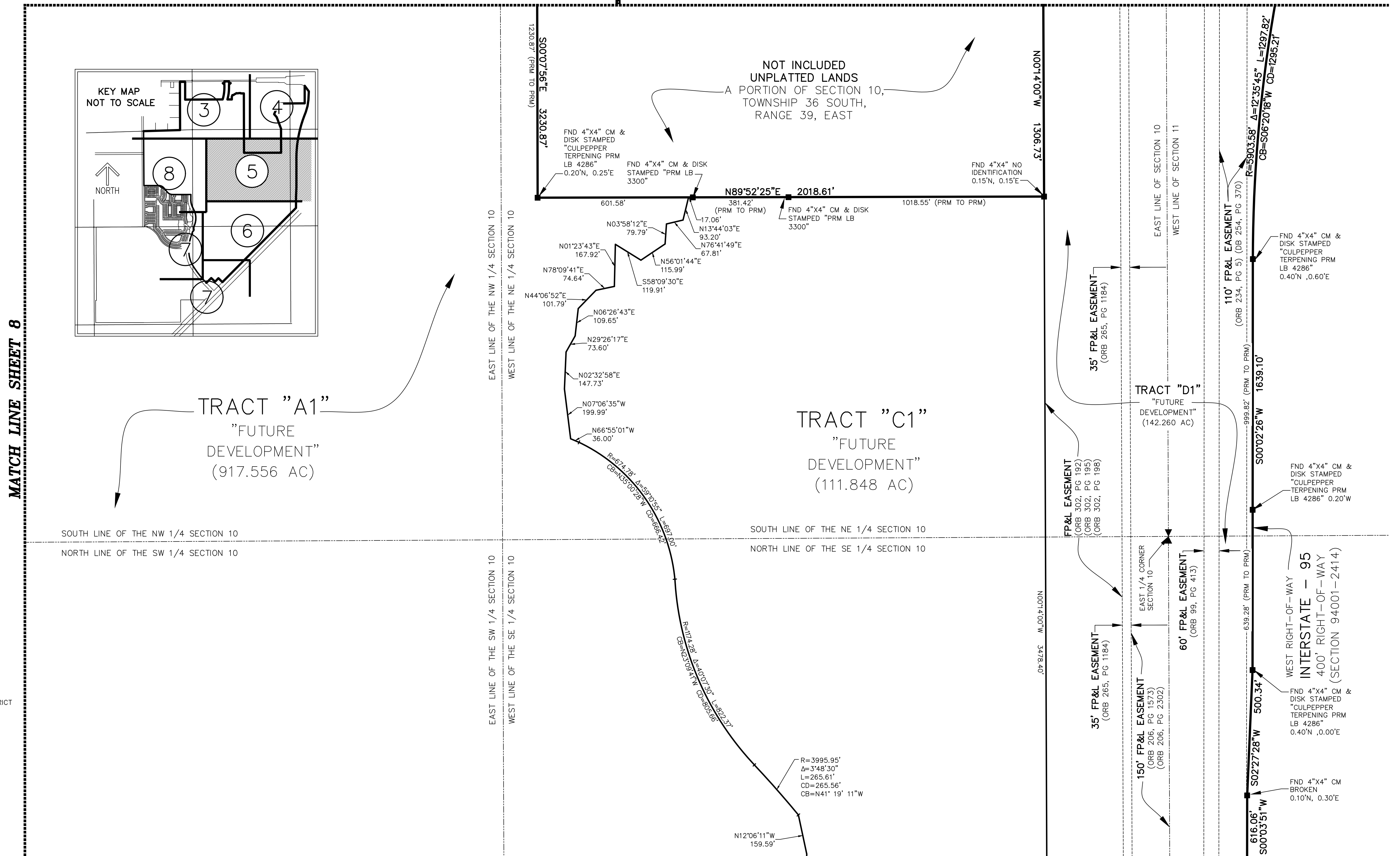
PAGE _____

SHEET 5 OF 8



MATCH LINE SHEET 3

MATCH LINE SHEET 4



MATCH LINE SHEET 8

- LEGEND/ABBREVIATIONS**
- ⊙ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
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 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - ⊙ - DENOTES PERMANENT CONTROL POINT
 - ⊕ - DENOTES SECTION CORNER
 - ⊠ - DENOTES 1/4 SECTION CORNER

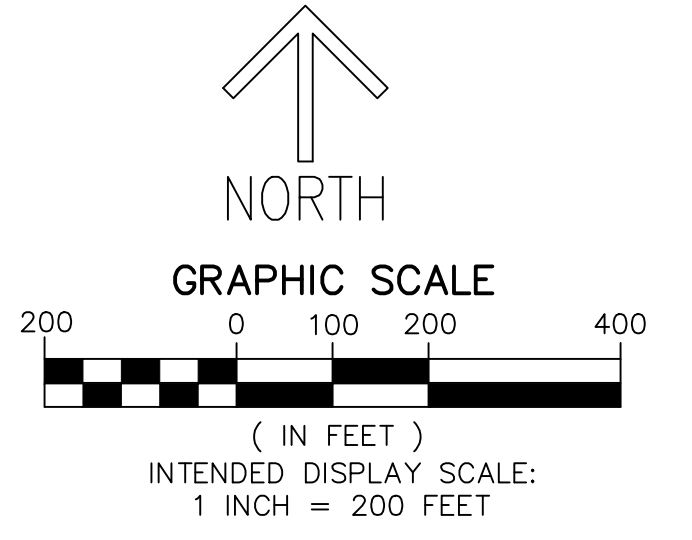
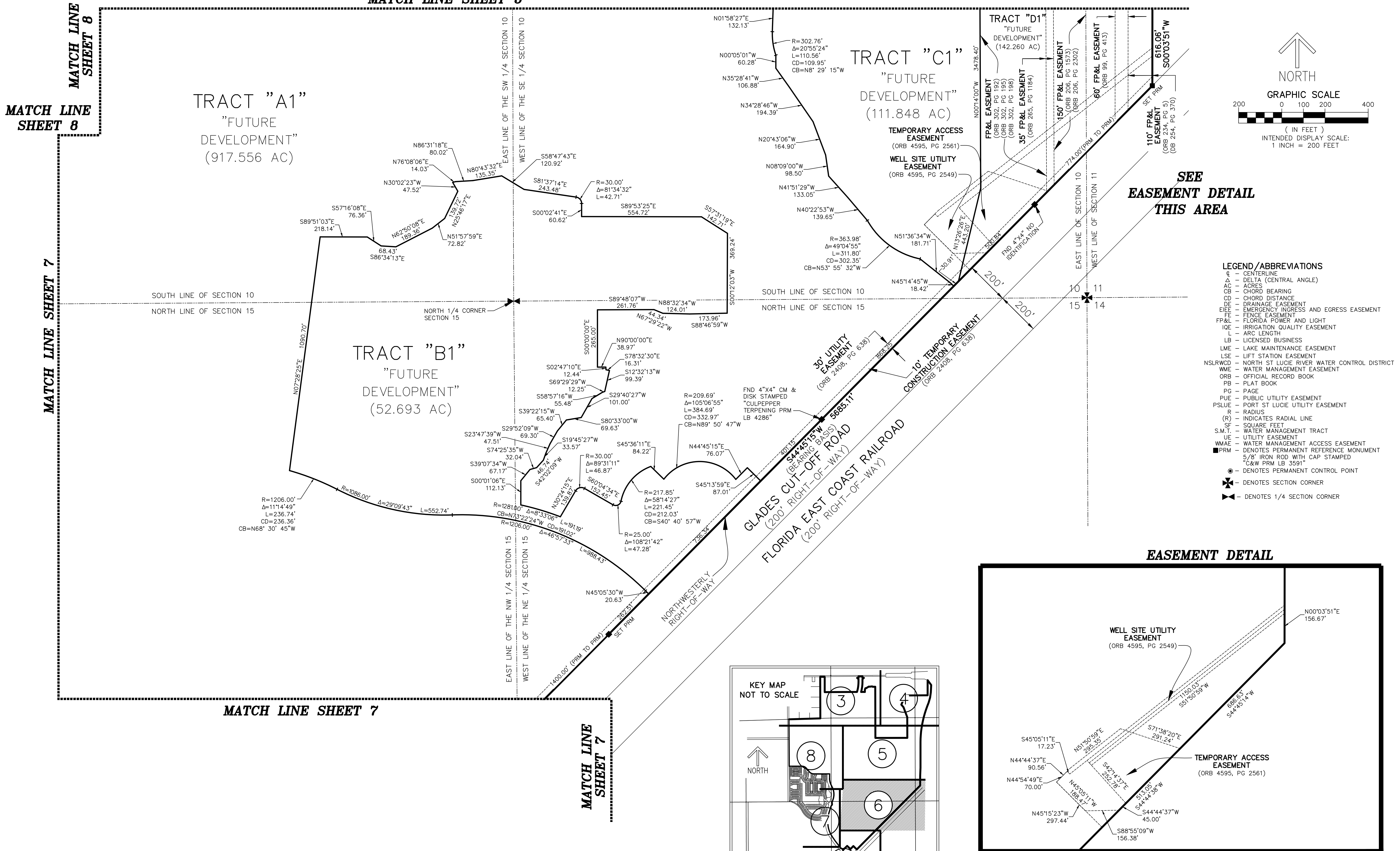
MATCH LINE SHEET 6

LTC RANCH WEST PHASE 2

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK 111, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
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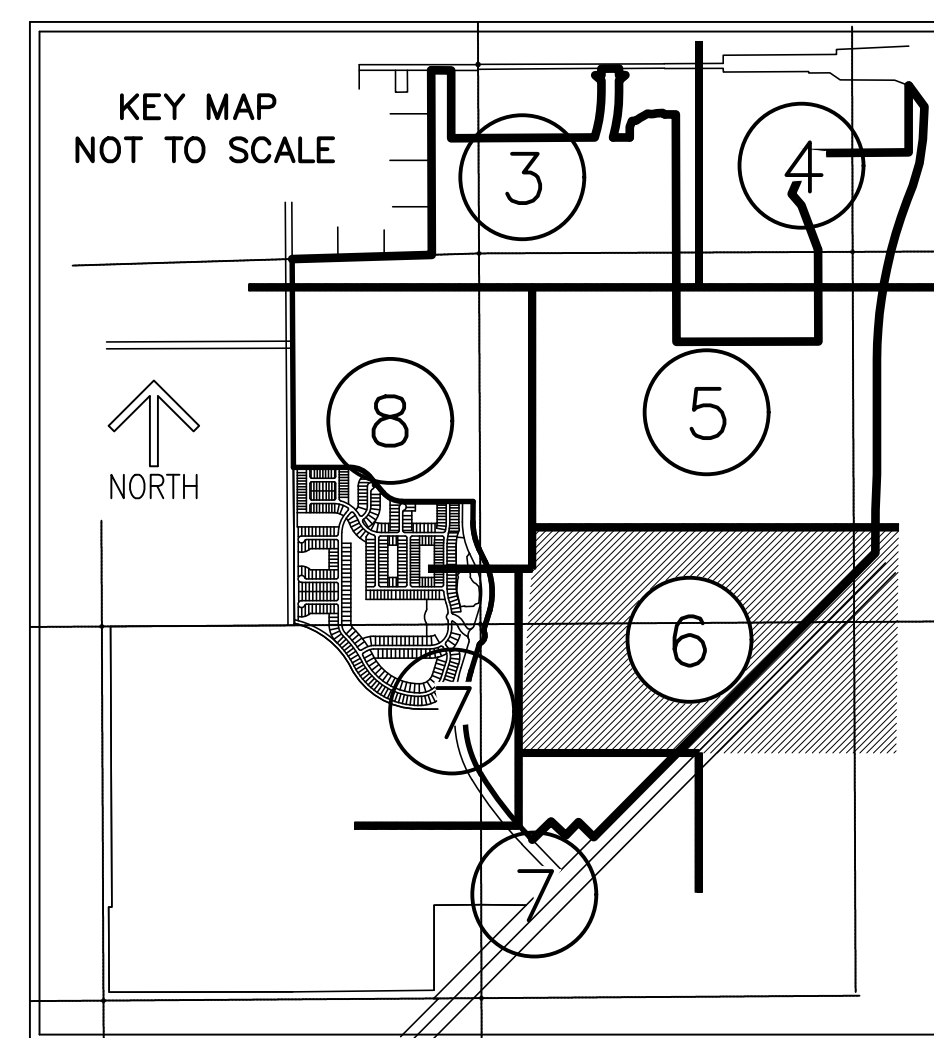
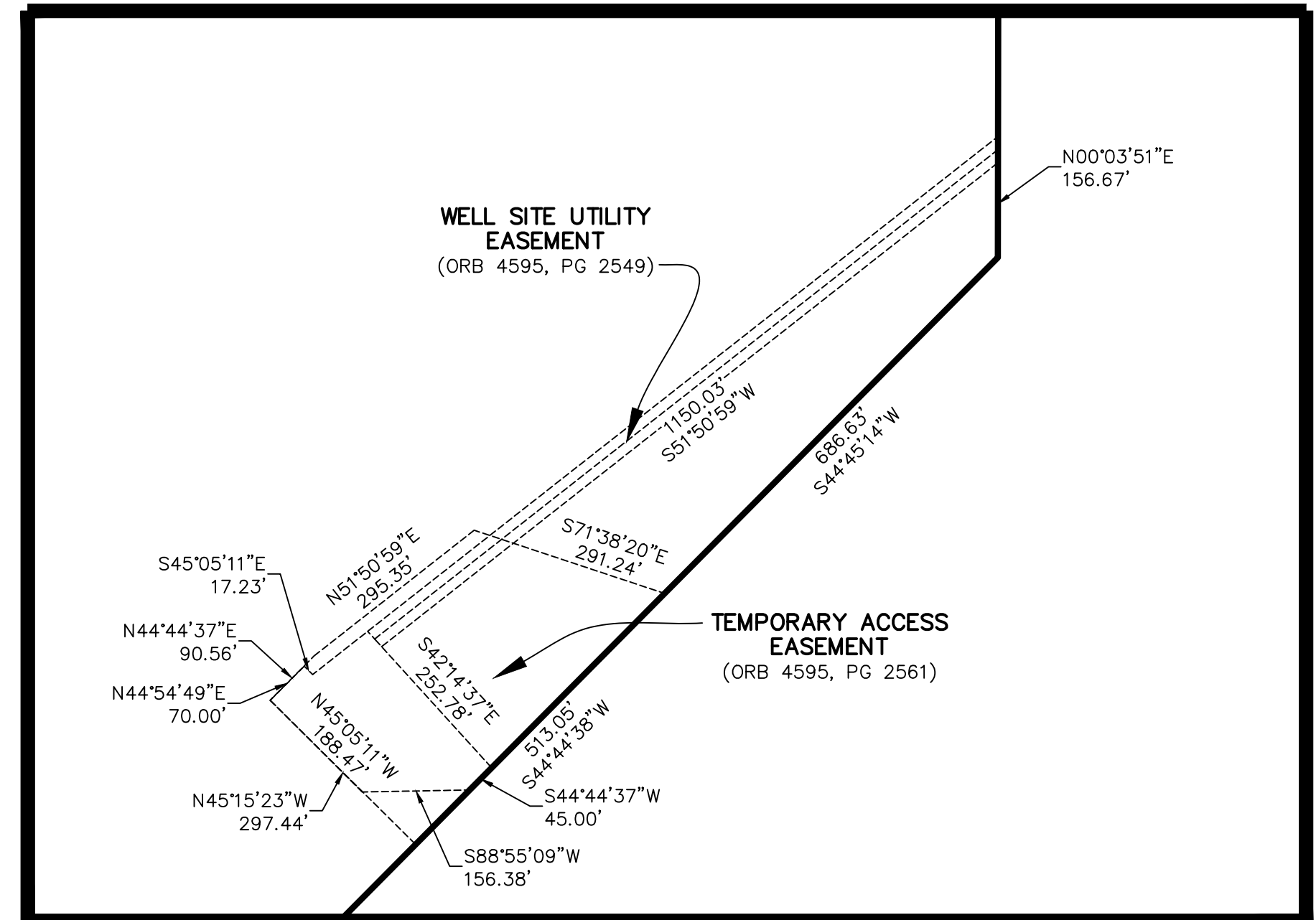
MATCH LINE SHEET 5



SEE EASEMENT DETAIL THIS AREA

- LEGEND/ABBREVIATIONS**
- e - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DIE - DRAINAGE EASEMENT
 - EIE - EMERGENCY INGRESS AND EGRESS EASEMENT
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 - SqFt - SQUARE FEET
 - S.M.T. - WATER MANAGEMENT TRACT
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED
 - Q&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT
 - ✱ - DENOTES SECTION CORNER
 - ✱ - DENOTES 1/4 SECTION CORNER

EASEMENT DETAIL



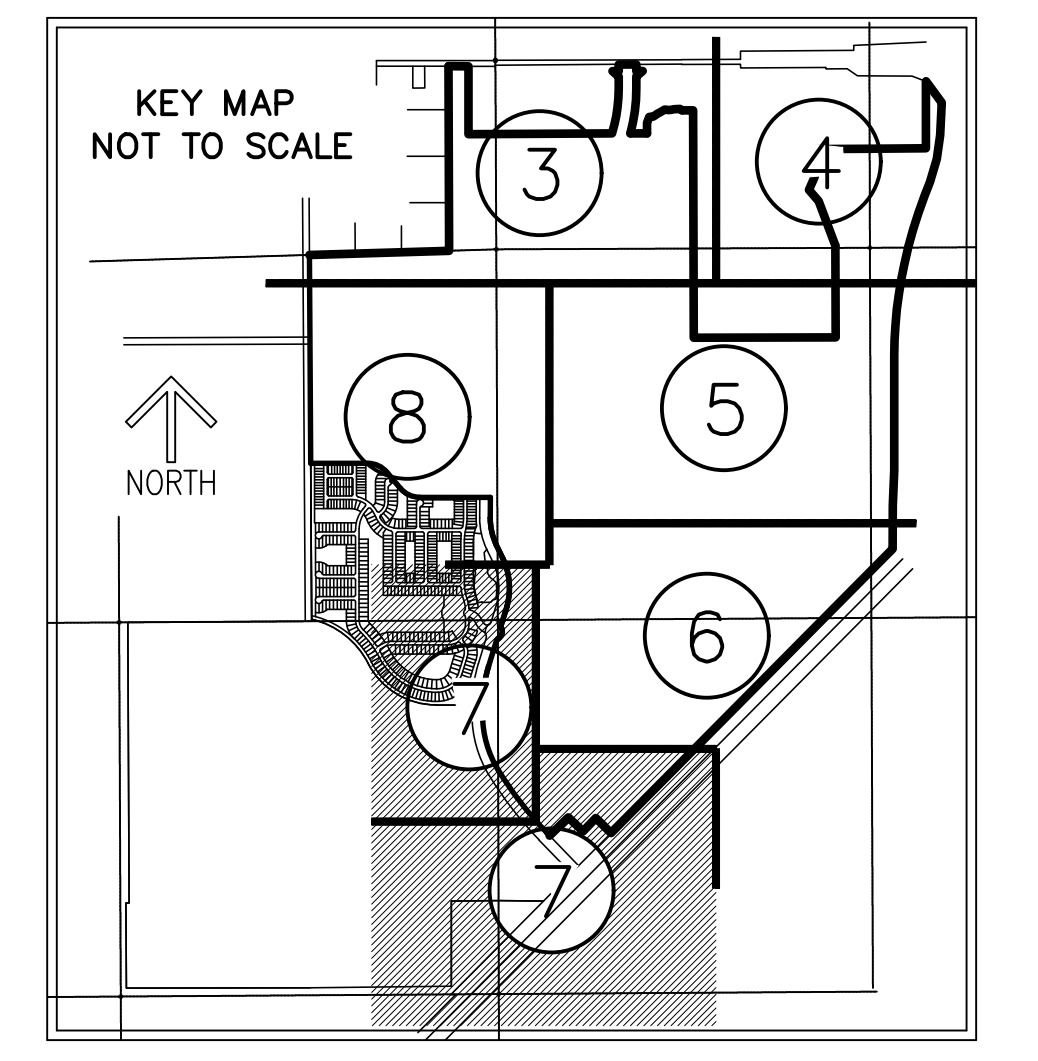
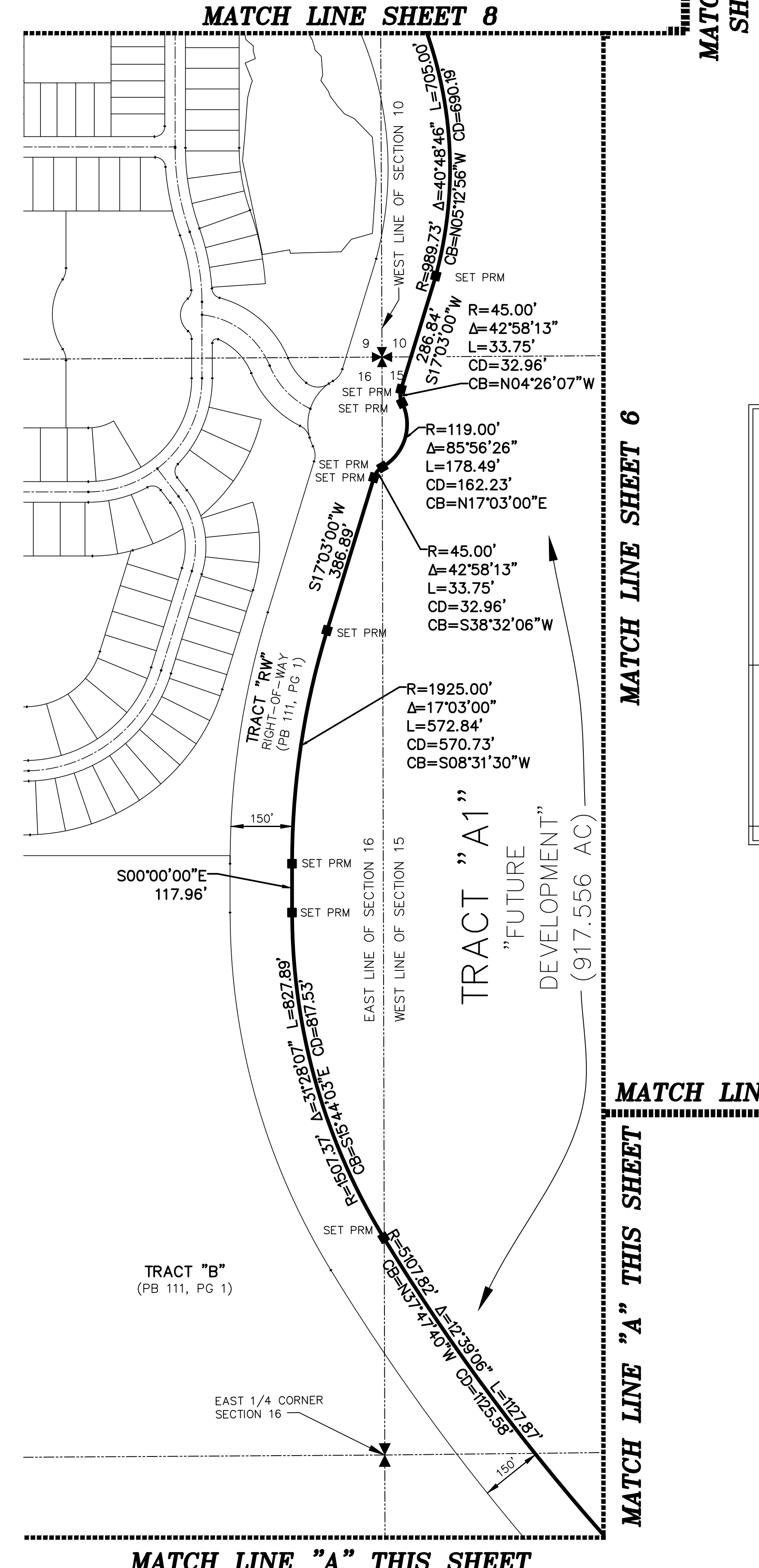
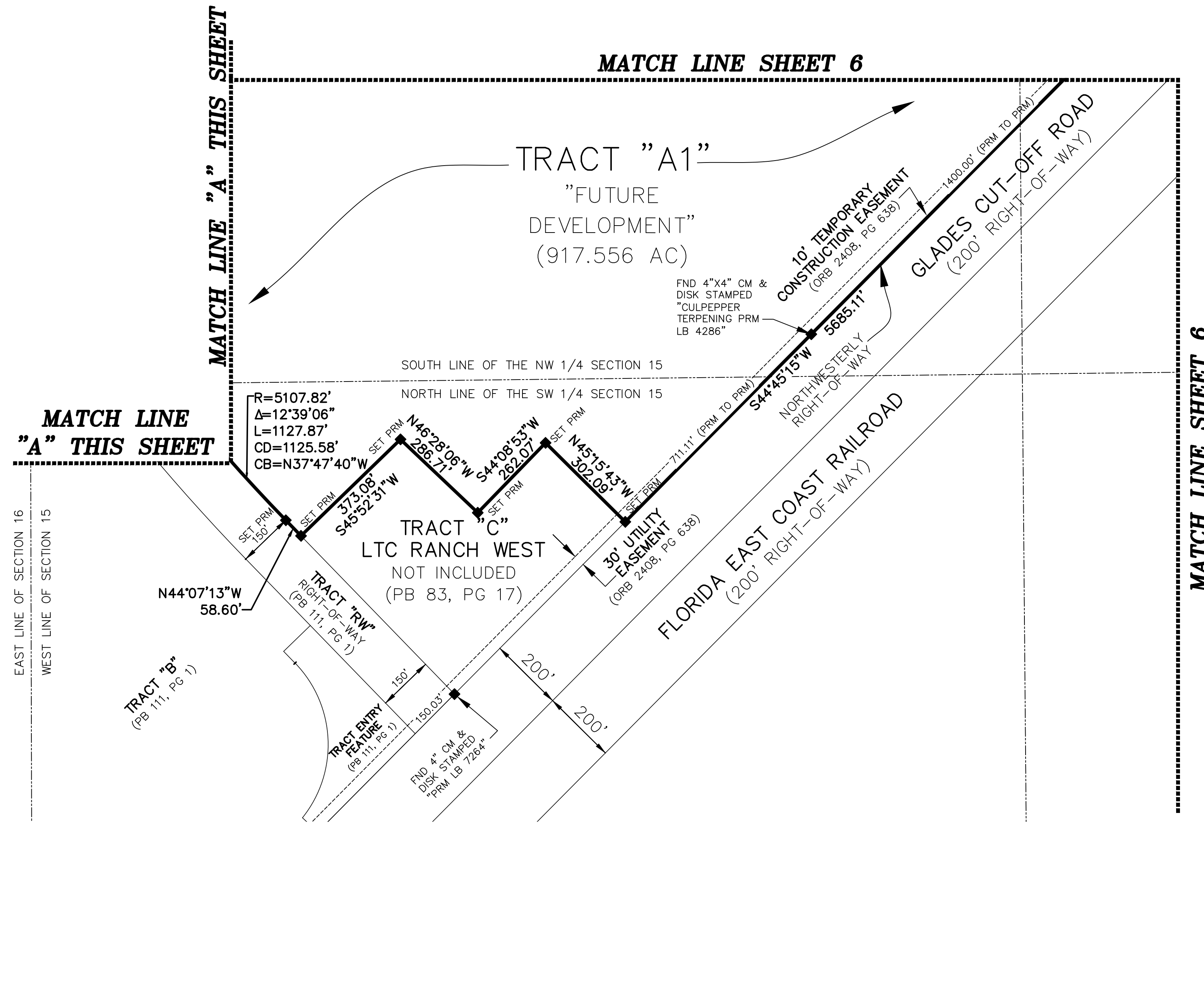
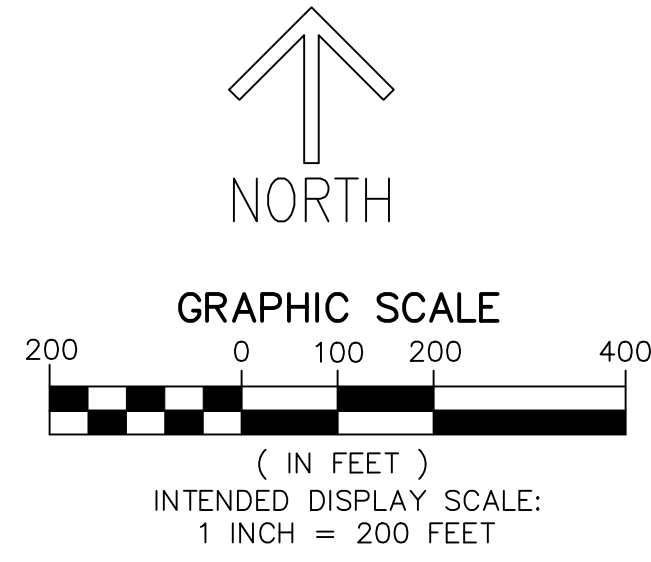
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____
PAGE _____
SHEET 7 OF 8

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - FP&L - FLORIDA POWER AND LIGHT
 - IQE - IRRIGATION QUALITY EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LME - LAKE MAINTENANCE EASEMENT
 - LSE - LIFT STATION EASEMENT
 - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - WME - WATER MANAGEMENT EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - PORT ST. LUCIE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - SF - SQUARE FEET
 - S.M.T. - WATER MANAGEMENT TRACT
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ✱ - DENOTES SECTION CORNER
 - ✱ - DENOTES 1/4 SECTION CORNER



LTC RANCH WEST PHASE 2

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
AS RECORDED IN PLAT BOOK 111, PAGE 1,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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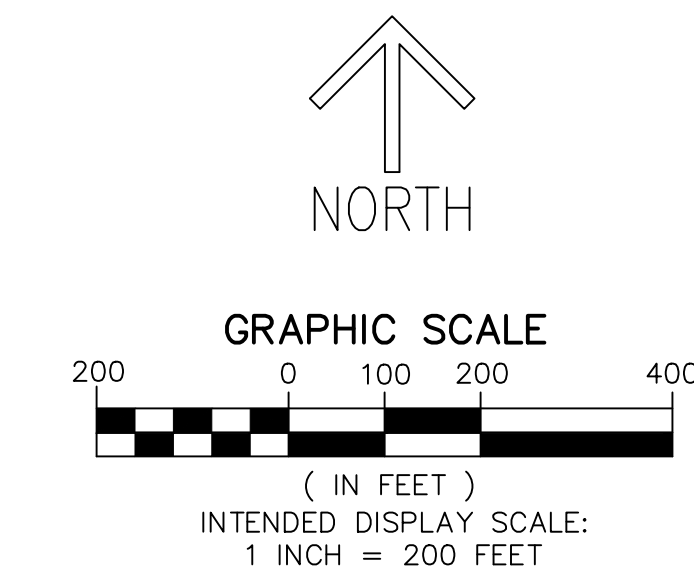
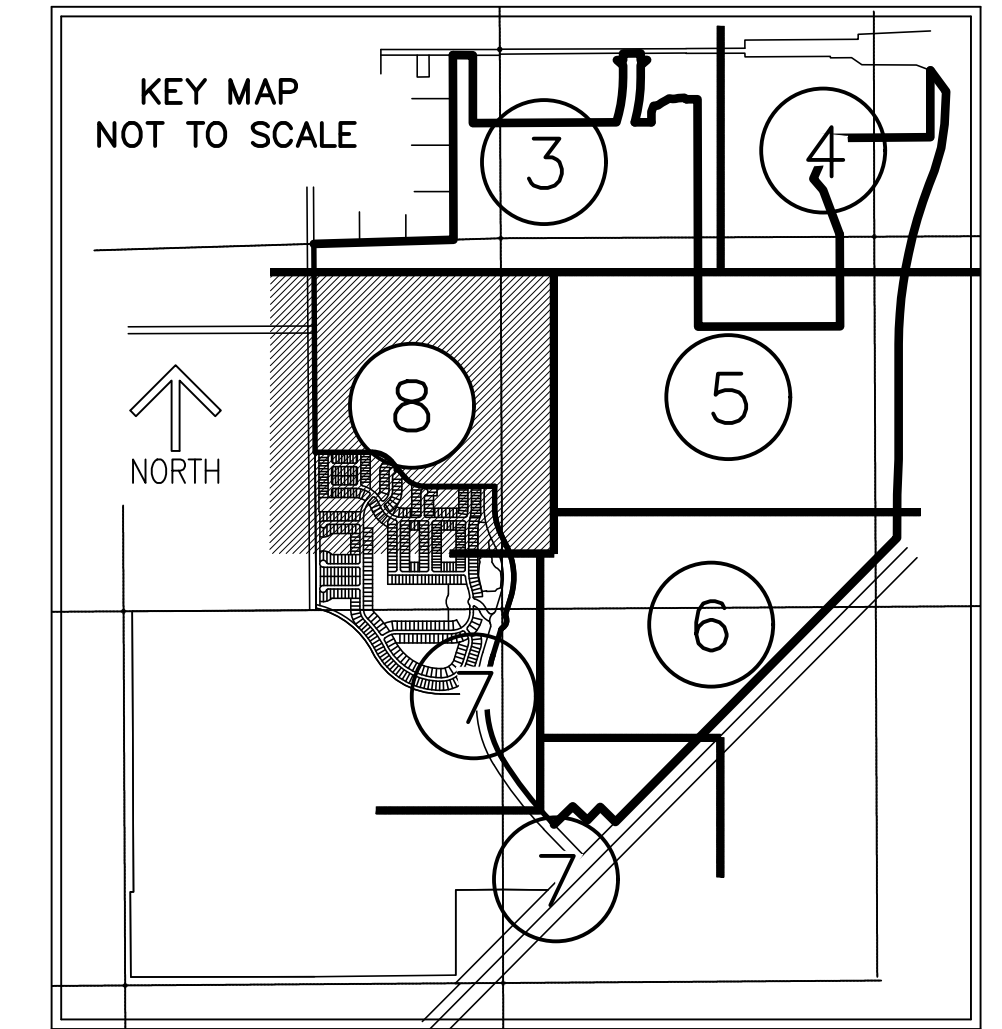
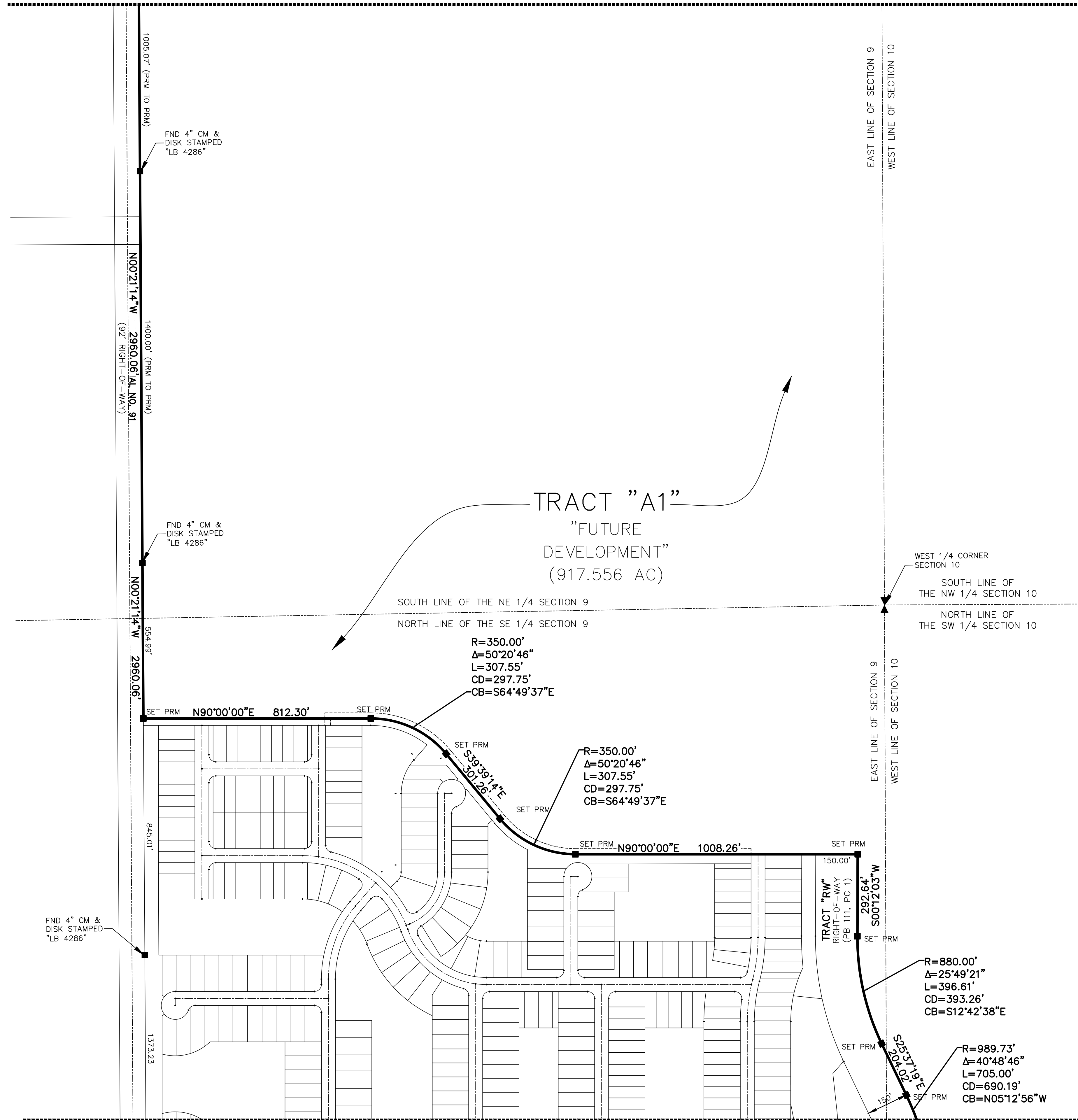
PLAT BOOK _____
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SHEET 8 OF 8

MATCH LINE SHEET 3

MATCH LINE SHEET 5

MATCH LINE SHEET 6

MATCH LINE SHEET 7



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PSLUSD PROJECT NO. 11-642-10
CITY OF PORT ST. LUCIE
PROJECT NO. P22-330