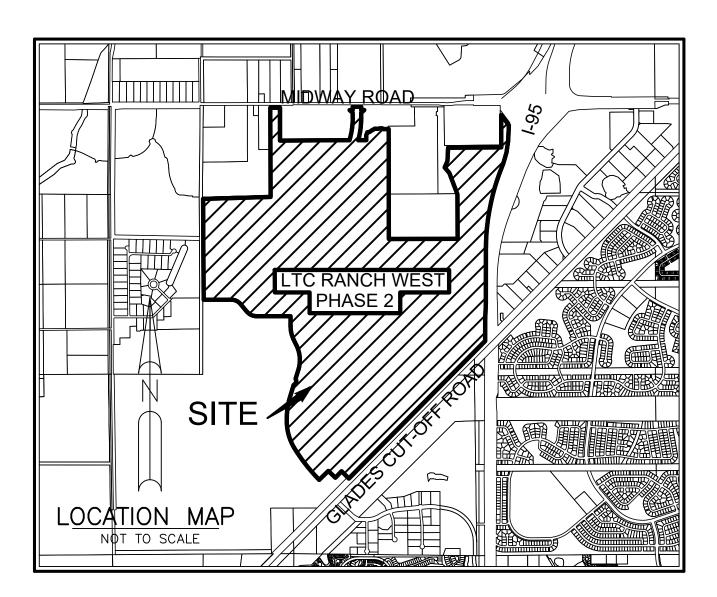
BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
AS RECORDED IN PLAT BOOK 111, PAGE 1,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE. ST. LUCIE COUNTY. FLORIDA

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



MORTGAGEE'S JOINDER AND CONSENT:

DEDICATION SHOWN HEREON.

WITNESS: _____

WITNESS: _____

ACKNOWLEDGEMENT:

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

STATE OF

COUNTY OF

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

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED

NAME

TITLE

_____, 2023, BY ______, ____, ON BEHALF OF

NOTARY PUBLIC

PRINT NAME

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS __ PERSONALLY KNOWN

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

PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF

TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WESTERN ALLIANCE BANK,

AN ARIZONA CORPORATION

BY: _____

BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF

DIRECTORS THIS _____, DAY OF _____, 2023.

THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE

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:

1. "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

PRINT NAME: _____

Y: ______ 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.

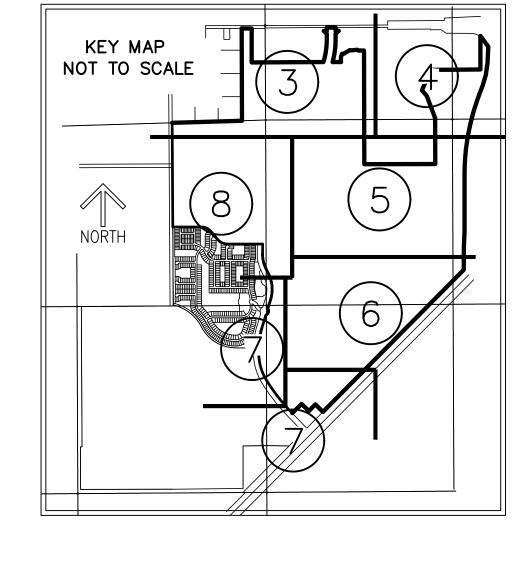
WITNESS	MY	HAND	AND	OFFICIAL	SEAL	THIS	 DAY OF	 2023.

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PLAT BOOK _____

SHEET 1 OF 8



CLERK'S RECORDING CERTIFICATE: STATE OF FLORIDA

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:

1. 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.

2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.

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

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

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

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.

CLERK OF THE COURT SURVEYOR 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

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

PLAT BOOK ______

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

KEY MAP

NOT TO SCALE

CAULFIELD and WHEELER, INC.

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

SHEET 2 OF 8

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 LIITED 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 ______, 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 THIS INSTRUMENT PREPARED BY PAGE RONNIE L. FURNISS CAULFIELD and WHEELER, INC. SHEET 3 OF 8 BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1, KEY MAP NOT TO SCALE AS RECORDED IN PLAT BOOK 111, PAGE 1 SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN BOCA RATON, FLORIDA 33434 - (561)392-1991 SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16, CERTIFICATE OF AUTHORIZATION NO. LB3591 TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA NORTH MIDWAY ROAD NORTH (STATE ROAD 712) RIGHT-OF-WAY VARÍES (SECTION 94530) GRAPHIC SCALE 100 200 N89'36'23"E S89*59'14"E SET PRM SOUTH RIGHT-OF-WAY 250.01 (IN FEET) SET PRM INTENDED DISPLAY SCALE: FND 4"X4" CM & SET PRM 1 INCH = 200 FEETDISK STAMPED ---"¢ulpepper TERPENING PRM L₿ 4286" TRACT "A" 0.18'E, 0.18 LTC RANCH WEST TRACT "B" (PB 83, PG 17) SET PR LTC RANCH WEST NOT INCLUDED (PB 83, PG 17) NOT INCLUDED Line Table SET PRM Line # | Length | Direction L1 | 170.66 | N0°00'00"E FND 4"X4" CM & DISK STAMPED L2 | 118.27 | N49°34'01"W └_"CULPEPPER L3 | 90.03 | N89°39'07"E TERPENING PRM LB 4286" 94.66 | N0°00'00"E 0.22'N LEGEND/ABBREVIATIONS L5 94.86 S0°00'00"E € – CENTERLINE N89*38'27"E 2040.65' Δ - DELTA (CENTRAL ANGLE) L6 | 89.63 | N89°39'06"E AC - ACRES CB - CHORD BEARING 640.65' (PRM TO PRM) N89°59'59"E L7 | 118.60 | S49°05'06"W CD - CHORD DISTANCE SHEET DRAINAGE EASEMENT
 EMERGENCY INGRESS AND EGRESS EASEMENT L8 | 172.31 | S0°00'00"E FE - FENCE EASEMENT
FP&L - FLORIDA POWER AND LIGHT L9 | 148.99 | N0°12'34"E IQE - IRRIGATION QUALITY EASEMENT L — ARC LENGTH L10 | 91.22 | N20°10'11"E LB - LICENSED BUSINESS LME - LAKE MAINTENANCE EASEMENT L11 | 57.70 | N87°21'39"E LSE - LIFT STATION EASEMENT NSLRWCD - NORTH ST LUCIE RIVER WATER CONTROL DISTRICT L12 | 72.13 | N53°51'17"E WME - WATER MANAGEMENT EASEMENT FND 4"X4" CM & DISK STAMPED "CULPEPPER TERPENING PRM LB 4286" ORB — OFFICIAL RECORD BOOK L13 | 61.58 | N62°29'51"E PB - PLAT BOOK PG - PAGE L14 | 59.09 | N58°18'21"E PUE - PUBLIC UTILITY EASEMENT PSLUE - PORT ST LUCIE UTILITY EASEMENT L15 | 50.78 | S81°47'28"E R - RADIUS (R) — INDICATES RADIAL LINE SF — SQUARE FEET S.M.T. — WATER MANAGEMENT TRACT L16 | 35.92 | N88°05'45"E 10 -TRACT "A1" L17 | 44.47 | N76°32'04"E UE - UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT FND 4"X4" CM & DISK L18 | 87.96 | N87°55'58"E ■PRM - DENOTES PERMANENT REFERENCE MONUMENT STAMPED "CULPEPPER TERPENING PRM LB 4286" "FUTURE 5/8' IRON ROD WITH CAP STAMPED L19 | 35.07 | S54°09'50"E "Ć&W PRM LB 3591" DENOTES PERMANENT CONTROL POINT DEVELOPMENT" L20 | 157.61 | N89°48'49"E - DENOTES SECTION CORNER (917.556 AC) - DENOTES 1/4 SECTION CORNER SUBDIVISION OF ALL OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 39 EAST (PB 3, PG 30) 15 13 FPL ACCESS EASEMENT FND 4"X4" CM & (PARCEL 2 & 5) DISK STAMPED FND 5/8" IRC "LB (ORB 787, PG 2179) "CULPEPPER 7264" SOUTH 1/4 CORNER — TERPENING PRM-(ORB 924, PG 2633) -0.20'S, 0.10'W-SECTION 3 LB 4286" SOUTH LINE OF SECTION 3 SOUTH LINE OF SECTION 4 FND 4"X4" CM 0.10'N N8817'25"E 1984.63' NO IDENTIFICATION NOT INCLUDED
UNPLATTED LANDS
A PORTION OF
SECTION 10, NORTH LINE OF SECTION 10 NORTH LINE OF SECTION 9 0.13'N, 0.1'W — 984.63' (PRM TO PRM) 1000.00' (PRM TO PRM) FND 4"X4" CM & DISK__/ STAMPED "PRM LB 3300" 200' FP&L RIGHT-OF-WAY EASEMENT-(ORB 786, PG 101 FND 4"X4" CM — 9 6 ÒRB 787, PG 2179 BROKE ORB 924, PG 2633, ORB 4576, PG 2661) 1.30'S, 1.30'W EAST SECT SECT WEST SECT MATCH LINE SHEET 8 MATCH LINE SHEET 5

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

PLAT BOOK ____

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

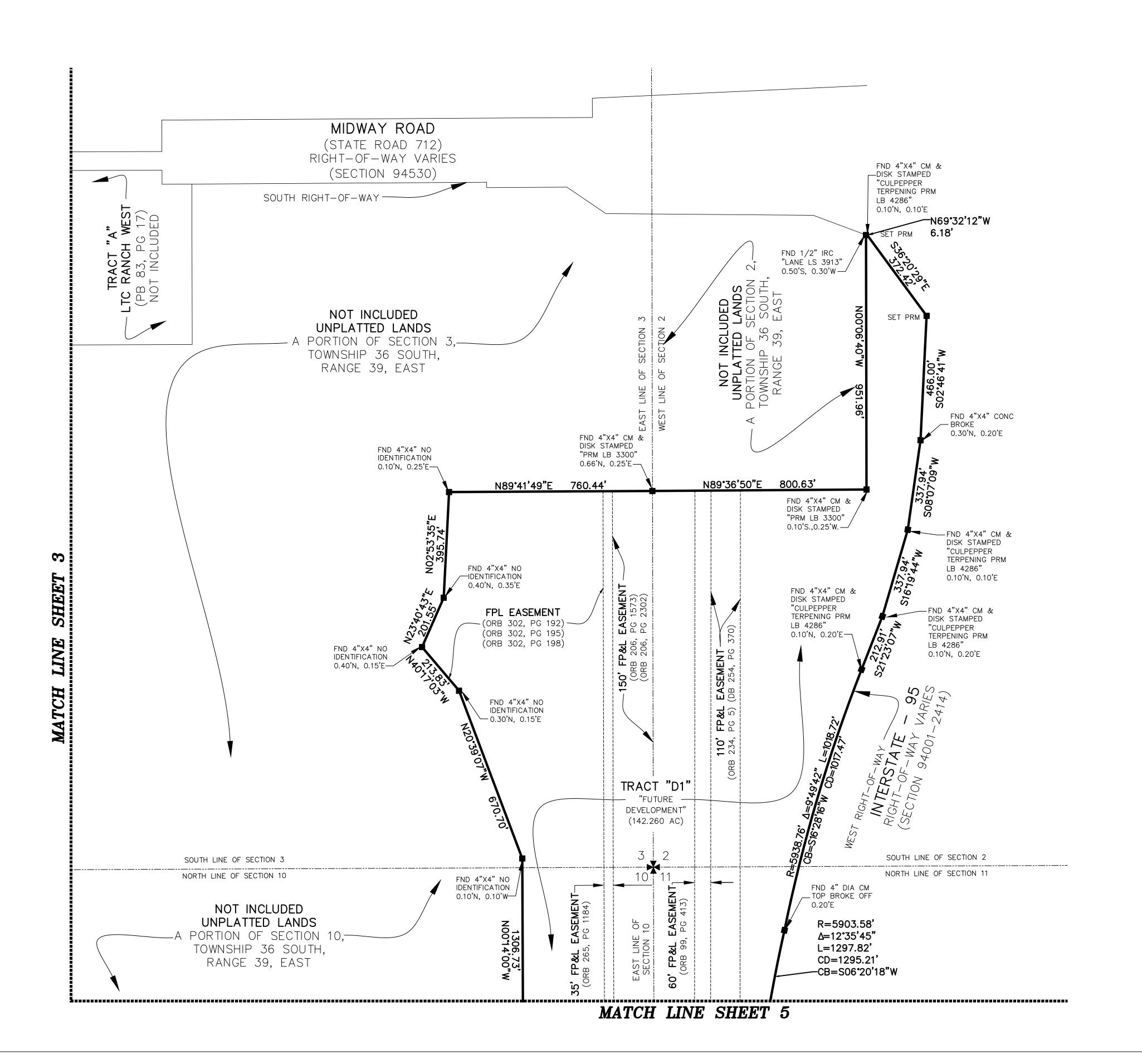
THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

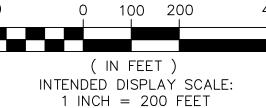
SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK ___ PAGE

SHEET 4 OF 8







LEGEND/ABBREVIATIONS Q - CENTERLINE A - DELTA (CENTRAL ANGLE)

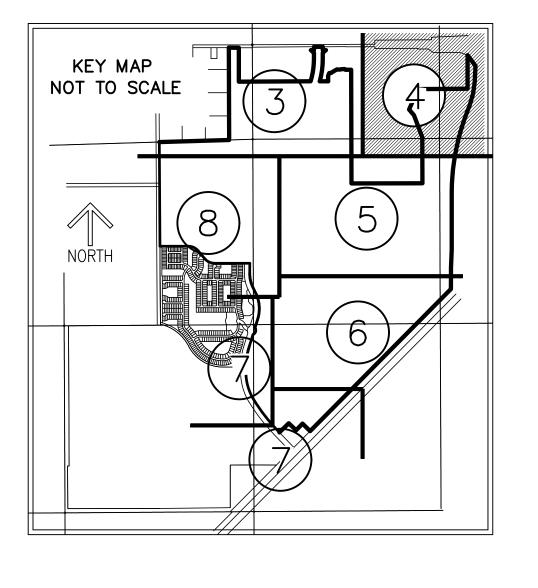
- AC ACRES CB CHORD BEARING
- CD CHORD DISTANCE

 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
 - "Ć&W PRM LB 3591" DENOTES PERMANENT CONTROL POINT
 - DENOTES SECTION CORNER
- DENOTES 1/4 SECTION CORNER



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

RONNIE L. FURNISS CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS

THIS INSTRUMENT PREPARED BY

7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK ____ PAGE

SHEET 5 OF 8

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

GRAPHIC SCALE INTENDED DISPLAY SCALE: 1 INCH = 200 FEET

LEGEND/ABBREVIATIONS

Δ - DELTA (CENTRAL ANGLE)

FE — FENCE EASEMENT FP&L — FLORIDA POWER AND LIGHT

LSE - LIFT STATION EASEMENT

ORB - OFFICIAL RECORD BOOK

PUE - PUBLIC UTILITY EASEMENT

(R) - INDICATES RADIAL LINE

S.M.T. - WATER MANAGEMENT TRACT

- DENOTES SECTION CORNER

- DENOTES 1/4 SECTION CORNER

SF - SQUARE FEET

UE - UTILITY EASEMENT

IQE - IRRIGATION QUALITY EASEMENT

LME - LAKE MAINTENANCE EASEMENT

WME - WATER MANAGEMENT EASEMENT

PSLUE - PORT ST LUCIE UTILITY EASEMENT

WMAE - WATER MANAGEMENT ACCESS EASEMENT

DENOTES PERMANENT CONTROL POINT

5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"

© - CENTERLINE

L — ARC LENGTH LB - LICENSED BUSINESS

PB - PLAT BOOK

PG - PAGE

R — RADIUS

AC — ACRES CB — CHORD BEARING

CD - CHORD DISTANCE

MATCH LINE SHEET 3 MATCH LINE SHEET 4 NOT INCLUDED UNPLATTED LANDS PORTION OF SECTION 10,-KEY MAP TOWNSHIP 36 SOUTH, NOT TO SCALE RANGE 39, EAST FND 4"X4" CM & DISK STAMPED "CULPEPPER TERPENING PRM LB 4286" FND 4"X4" CM & DISK FND 4"X4" NO —0.20'N, 0.25'E STAMPED "PRM LB — IDENTIFICATION 0.15'N, 0.15'E NORTH N89'52'25"E _ 2018.61' 601.58' 1018.55' (PRM TO PRM) FND 4"X4" CM & DISK (PRM TO PRM) N03°58'12"E_ _N13°44'03"E 79.79' — FND 4"X4" CM & DISK STAMPED ___93.20' __N76°41'49"E "CULPEPPER
TERPENING PRM
LB 4286" 67.81' 167.92 N56°01'44"E N78°09'41"E_ 115.99' 0.40'N ,0.60'E 74.64 _S58°09'30"E __ 119.91' **110**, 234, N44°06'52"E_ _N06°26'43"E _N29°26'17"E _N02°32'58"E S. TRACT "D1" "FUTURE -_N07°06'35"W TRACT "C1" 199.99' DEVELOPMENT" (142.260 AC) "FUTURE N66°55'01"W "FUTURE 36.00' DEVELOPMENT" DEVELOPMENT" FND 4"X4" CM & (917.556 AC) DISK STAMPED (111.848 AC) "CULPEPPER -TERPENING PRM LB 4286" 0.20'W SOUTH LINE OF THE NE 1/4 SECTION 10 SOUTH LINE OF THE NW 1/4 SECTION 10 NORTH LINE OF THE SE 1/4 SECTION 10 NORTH LINE OF THE SW 1/4 SECTION 10 (C) > (4) ω ₹ 4 -**ATE** --HT-OF 94001 WEST RIGHT-INTERSTA 400' RIGH (SECTION 9 DE - DRAINAGE EASEMENT EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT -FND 4"X4" CM & DISK STAMPED NSLRWCD - NORTH ST LUCIE RIVER WATER CONTROL DISTRICT "CULPEPPER TERPENING PRM LB 4286" 0.40'N ,0.00'E / R = 3995.95'Δ=3°48'30" L=265.61'FND 4"X4" CM CD = 265.56'-BROKEN CB=N41° 19' 11"W 0.10'N, 0.30'E ■PRM - DENOTES PERMANENT REFERENCE MONUMENT N12°06'11"W_ 159.59'¯ MATCH LINE SHEET 6

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

PLAT BOOK ___ THIS INSTRUMENT PREPARED BY LTC RANCH WEST PHASE 2 RONNIE L. FURNISS PAGE CAULFIELD and WHEELER, INC. BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK 111, PAGE 1 SHEET 6 OF 8 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16, SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 MATCH LINE SHEET 5 TRACT "D1 N01°58'27"E_ 132.13' "FUTURE DEVELOPMENT' -R=302.76' Δ=20°55'24" N00°05'01"W_ L=110.56' 60.28 CD=109.95' CB=N8° 29' 15"W N35°28'41"W_ 106.88 DEVELOPMENT GRAPHIC SCALE N34°28'46"W MATCH LINE (111.848 AC)194.39 "FUTURE SHEET 8 TEMPORARY ACCESS (IN FEET) DEVELOPMENT" EASEMENT INTENDED DISPLAY SCALE: N20°43'06"W 1 INCH = 200 FEETN86°31'18"E (ORB 4595, PG 2561)— 164.90' (917.556 AC) _S58°47'43"E WELL SITE UTILITY N76°08'06"E N08°09'00"W EASEMENT 14.03 SEE (ORB 4595, PG 2549)-∕ R=30.00' Δ=81°34'32" N30°02'23"W N41°51'29"W EASEMENT DETAIL 47.52 133.05 L = 42.71'S89°53'25"E 554.72' THIS AREA S57°16'08"E N40°22'53"W S00°02'41"E 139.65 60.62 S89°51'03"E _N51°57'59"E 72.82' N51°36'34"W R=363.98' 181.71 Δ=49°04'55" 68.43' S86°34'13"E L=311.80' CD=302.35' LEGEND/ABBREVIATIONS Q - CENTERLINE A - 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 FASEMENT 1 CB=N53° 55′ 32″W — SHEET N45°14'45"W 18.42' SOUTH LINE OF SECTION 10 SOUTH LINE OF SECTION 10 -- S89°48'07"W ----- N88°32'34"W ---26<u>1.76'</u> 124.01' NORTH LINE OF SECTION 15 NORTH 1/4 CORNER — SECTION 15 NORTH LINE OF SECTION 15 S88°46'59"W IQE - IRRIGATION QUALITY EASEMENT L - ARC LENGTH _N90°00'00"E LB - LICENSED BUSINESS TRACT LME - LAKE MAINTENANCE EASEMENT _S78°32'30"E LSE - LIFT STATION EASEMENT NSLRWCD - NORTH ST LUCIE RIVER WATER CONTROL DISTRICT WME - WATER MANAGEMENT EASEMENT S02°47'10"E_ MATCH "FUTURE _S12°32'13"W 12.44' ORB - OFFICIAL RECORD BOOK 99.39' S69°29'29"W_ PB - PLAT BOOK DEVELOPMENT" FND 4"X4" CM & DISK STAMPED 12.25' PG - PAGE S29°40'27"W S58°57'16"W R=209.69' PUE - PUBLIC UTILITY EASEMENT Δ=105°06'55" "CULPEPPER PSLUE - PORT ST LUCIE UTILITY EASEMENT (52.693 AC)L=384.69' TERPENING PRM S39°22'15"W_ R - RADIUS CD = 332.97'LB 4286" (R) - INDICATES RADIAL LINE 65.40' _S80°33'00"W ┌ CB=N89° 50′ 47"W SF – SQUARE FEET \$29°52'09"W_ ____69.30' 69.63' S.M.T. — WATER MANAGEMENT TRACT S23°47'39"W_ 47.51' UE - UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT S45°36'11"E N44°45'15"E S74°25'35"W ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 84.22 76.07 R=30.00' Δ=89°31'11" 5/8' IRON ROD WITH CAP STAMPED S39°07'34"W_ "Ć&W PRM LB 3591" L=46.87' DENOTES PERMANENT CONTROL POINT 67.17**'** S00°01'06"E_ 112.13' - DENOTES SECTION CORNER S45°13'59"E_ 87.01' R=217.85' Δ=58°14'27" L=221.45' → DENOTES 1/4 SECTION CORNER R=1206.00' --Δ=11'14'49" L=236.74' CD = 212.03'CD = 236.36'CB=S40° 40' 57"W CB=N68° 30' 45"W R=25.00' Δ=108°21'42" L=47.28' EASEMENT DETAIL N45°05'30"W 20.63 _N00°03'51"E WELL SITE UTILITY EASEMENT (ORB 4595, PG 2549)-KEY MAP NOT TO SCALE MATCH LINE SHEET 7 MATCH LINE SHEET 7 17.23 TEMPORARY ACCESS N44°44'37"E **EASEMENT** NORTH (ORB 4595, PG 2561) N44°54'49"E S44°44'37"W N45°15'23"W_ 297.44' _S88°55'09"W 156.38' PSLUSD PROJECT NO. 11-642-10 CITY OF PORT ST. LUCIE PROJECT NO. P22-330

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

CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392—1991
CERTIFICATE OF AUTHORIZATION NO 183591

PLAT BOOK _____

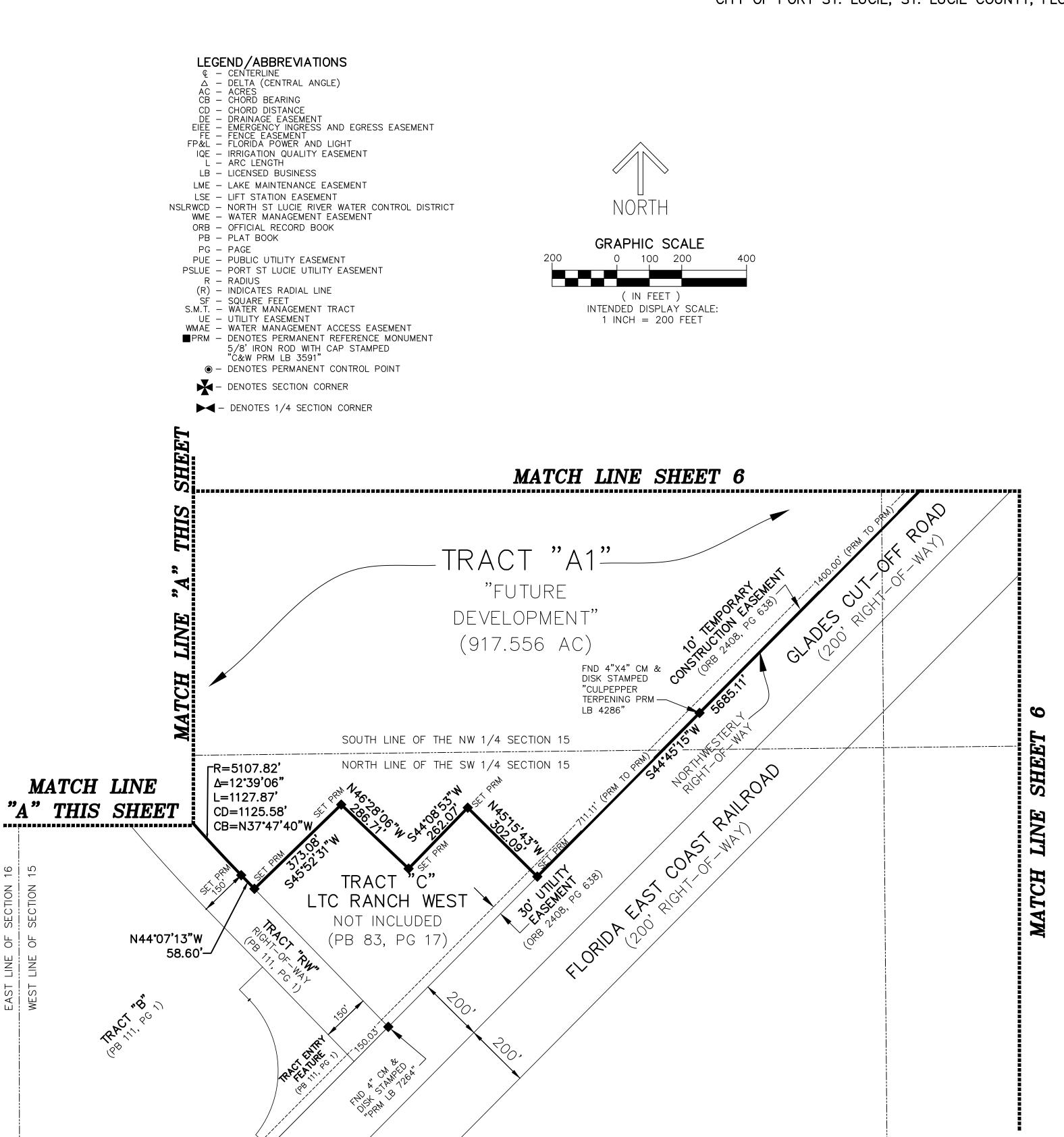
SHEET 7 OF 8

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

PROJECT NO. P22-330

CERTIFICATE OF AUTHORIZATION NO. LB3591 MATCH LINE SHEET 8 R=45.00' 6 6 6 6 6 6 6 L=33.75' CD=32.96' -CB=N04*26'07"W SET PR SET PRM ∕−R=119.00° KEY MAP Δ=85°56'26" NOT TO SCALE L=178.49' CD=162.23' CB=N17°03'00"E `R=45.00' Δ=42°58'13" L=33.75' CD = 32.96'CB=S38'32'06"W ∕R=1925.00' Δ=17'03'00" L=572.84' CD=570.73' CB=S08'31'30"W S00°00'00"E-117.96 DEVEI - (917. MATCH LINE SHEET 6 SHEET SET PRI TRACT "B" (PB 111, PG 1) EAST 1/4 CORNER SECTION 16

MATCH LINE "A" THIS SHEET



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

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

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 8 OF 8

LEGEND/ABBREVIATIONS

Q - CENTERLINE

A - DELTA (CENTRAL ANGLE)

DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FE - FENCE EASEMENT
FP&L - FLORIDA POWER AND LIGHT
IQE - IRRIGATION QUALITY EASEMENT

NSLRWCD - NORTH ST LUCIE RIVER WATER CONTROL DISTRICT

AC - ACRES CB - CHORD BEARING CD - CHORD DISTANCE

L - ARC LENGTH

PB - PLAT BOOK

PG - PAGE

LB - LICENSED BUSINESS

LSE - LIFT STATION EASEMENT

ORB - OFFICIAL RECORD BOOK

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

- DENOTES SECTION CORNER

- DENOTES 1/4 SECTION CORNER

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

CITY OF PORT ST. LUCIE

PROJECT NO. P22-330

PSLUSD PROJECT NO. 11-642-10

LME - LAKE MAINTENANCE EASEMENT

WME - WATER MANAGEMENT EASEMENT

