

L.T.C.RANCH P.U.D. #2 REPLAT #1

A REPLAT OF PARCELS 26-29, L.T.C. RANCH P.U.D. #2, RECORDED IN PLAT BOOK 48, PAGES 2 THROUGH 9, ALL OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 2 & 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST, PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF _____ }
COUNTY OF _____ } SS:

THE UNDERSIGNED, FRANK FEE, AN ATTORNEY LICENSED TO PRACTICE IN FLORIDA, DOES HEREBY OPINE THAT, BASED ON PERSONAL EXAMINATION OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS L.T.C. RANCH P.U.D. #2 REPLAT#1, IS IN THE NAME OF LTC RANCH JOINT VENTURE, A FLORIDA STATE JOINT VENTURE PARTNERSHIP, HAVING AS ITS GENERAL PARTNERS THE THREE LIMITED LIABILITY COMPANIES NAMED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION MADE PART OF THIS PLAT, AND THERE ARE NO MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW.

DATED: THE ____ DAY OF _____, 2019

BY: _____
FRANK FEE, ATTORNEY

APPROVAL OF CITY COUNCIL

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

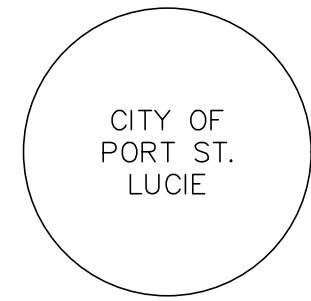
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "L.T.C. RANCH P.U.D. #2 REPLAT #1", HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS THAT WOULD APPLY TO THE LANDS SHOWN HEREON (AS SHOWN ON L.T.C. RANCH P.U.D. #2) AND THE ACCEPTANCE OF ANY EASEMENTS DEDICATED TO THE PORT ST. LUCIE SHOWN HEREON FOR RECORD, BY THE CITY COUNCIL, OF THE

CITY OF PORT ST. LUCIE, FLORIDA THIS ____ DAY OF _____, 2019.

ATTEST: _____ CITY OF PORT ST. LUCIE

KAREN A PHILLIPS, CITY CLERK

GREGORY J ORAVEC, MAYOR



CLERK'S RECORDING CERTIFICATE

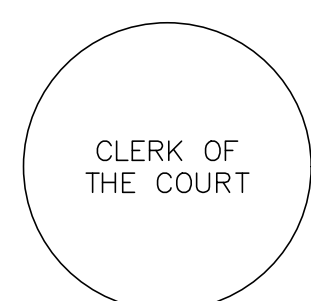
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, 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 _____, 2019.

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



SURVEYORS NOTES

- THE SOUTH LINE OF PARCELS 26-29, L.T.C. RANCH P.U.D. #2, RECORDED IN PLAT BOOK 48, AT PAGE(S) 2-9, PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, BEARS S44°45'15"W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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, FLORIDA.
- LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
- 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.

CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT L.T.C. RANCH P.U.D. #2 REPLAT #1, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES, WILL BE PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

BY: _____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5556

DATE: _____

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9055
L.B. CERTIFICATE OF AUTHORIZATION 8098

LEGAL DESCRIPTION

PARCELS 26-29, L.T.C. RANCH P.U.D. #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 2 THROUGH 9, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA.

CONTAINS 31.78 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF _____
COUNTY OF _____

LTC RANCH JOINT VENTURE, A FLORIDA JOINT VENTURE PARTNERSHIP, HAVING AS ITS VENTURE PARTNERS: LTC RANCH LIMITED PARTNERSHIP, LTC RANCH LIMITED PARTNERSHIP II, AND LB & L LIMITED, AUTHORIZED TO DO BUSINESS IN FLORIDA, ACTING BY AND WITH AUTHORIZATION OF ITS PARTNERS NAMED HEREON; DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AS REPLAT OF PORTIONS OF LTC RANCH P.U.D. #2 AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- DRAINAGE EASEMENTS ("D.E.") SHALL BE UTILIZED FOR STORM WATER CONVEYANCE BETWEEN MULTIPLE PARCELS. STORM UTILITY EASEMENTS SHALL BE UTILIZED FOR STORM WATER MANAGEMENT LAKES. ALL PARCEL OWNERS TO PROVIDE AND ENSURE UNOBSTRUCTED USE & CONVEYANCE OF STORM WATER DISCHARGE THROUGH THE DRAINAGE EASEMENTS SHOWN HEREON.
- ALL STORM WATER DISCHARGE WEIRS SHALL BE DEDICATED TO AND OWNED AND CONTROLLED BY THE LTC RANGE INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS.
- THE UTILITY EASEMENTS("U.E") AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH 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, AND LIMITED TO, WATER AND WASTEWATER LINES 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. UNLESS, RELATED TO THE SERVICING OF PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, THE UTILITY EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LTC RANCH JOINT VENTURE, ITS SUCCESSORS AND ASSIGNS. THE LTC RANCH JOINT VENTURE, THEIR 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 AND/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.
- NOTE #5 OF L.T.C. RANCH P.U.D. #2, "ALL PARCELS HAVE A 6' WIDE SIDE DRAINAGE & UTILITY EASEMENT, PARALLEL WITH AND ADJACENT TO EACH SIDE LOT LINE" IS NULL AND VOID ON THE RECORD OF THIS PLAT.
- THE INGRESS/EGRESS EASEMENTS ("I.E.E."), SHOWN HEREON, IS HEREBY DEDICATED TO THE LTC RANGE INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- THE WATER MANAGEMENT TRACTS "A" AND "B", SHOWN HEREON, ARE HEREBY DEDICATED TO THE LTC RANGE INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF WATER MANAGEMENT AND DRAINAGE, AND THE WATER MANAGEMENT TRACT IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- A FLOWAGE EASEMENT OVER WATER MANAGEMENT TRACT "A", IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT.
- THE BELL SOUTH EASEMENT ("B.S.E.") SHOWN HEREON, IS A PUBLIC UTILITY EASEMENT AND IS DEDICATED TO THE PUBLIC FOR THE USE OF INSTALLING, MAINTAINING AND/OR ACCESSING PUBLIC UTILITIES.

IN WITNESS WHEREOF, THESE PRESENTS ARE SIGNED BY:

- LTC RANCH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

BY: _____
JAMES A. KERN, ITS GENERAL PARTNER

WITNESS:

SIGNATURE: _____

PRINTED NAME: _____

SIGNED AND SEALED IN THE PRESENCE OF:

- LTC RANCH LIMITED PARTNERSHIP II, A FLORIDA LIMITED PARTNERSHIP

BY: _____
JAMES A. KERN, ITS GENERAL PARTNER

SIGNATURE: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

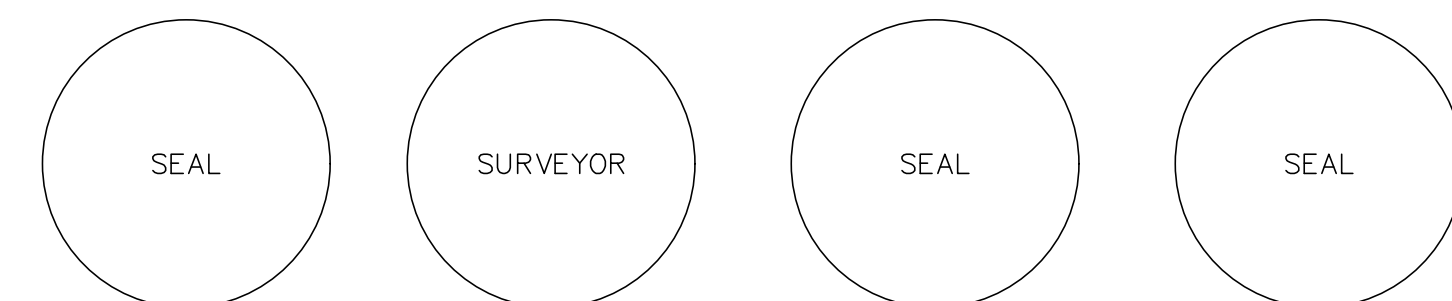
STATE OF _____ }
COUNTY OF _____ } SS:

ON THIS ____ DAY OF _____, 2019, BEFORE ME APPEARED JAMES A. KERN, GENERAL PARTNER OF LTC RANCH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND LTC RANCH LIMITED PARTNERSHIP II, A FLORIDA LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. () WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NOTARY NAME

NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES:



SIGNED AND SEALED IN THE PRESENCE OF:
3. LB&L, LIMITED, A FLORIDA LIMITED PARTNERSHIP
BY: L.B. HOLDINGS, INC. A FLORIDA CORPORATION,
ITS GENERAL PARTNER

BY: _____
EDWIN C. LUNSFORD JR., VICE PRESIDENT

WITNESS:

SIGNATURE: _____

PRINTED NAME: _____

SIGNATURE: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS:

ON THIS ____ DAY OF _____, 2019, BEFORE ME APPEARED EDWIN C. LUNSFORD, JR., VICE PRESIDENT OF L.B. HOLDINGS, INC. A FLORIDA CORPORATION AND CORPORATE GENERAL PARTNER OF LB&L, LIMITED, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. () WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NOTARY NAME

NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES:

ACCEPTANCE OF DEDICATION

STATE OF _____
COUNTY OF _____

THE LTC RANCH INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, WHICH IS HEREIN DESCRIBED AS THE PROPERTY OWNERS ASSOCIATION HEREBY:

- ACCEPTS EACH AND EVERY DEDICATION OF INTEREST MADE IN ITS FAVOR APPEARING AND DISCLOSED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION MADE PART OF THIS PLAT.
- CONSENTS TO THE PLATTING OF THE LANDS HEREON.

DATED THIS ____ DAY OF _____, 2019.

THE LTC RANCH INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST:

JAMES A. KERN, ITS PRESIDENT

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY JAMES A. KERN, THE PRESIDENT OF THE LTC RANCH INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION. () WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NOTARY NAME

NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES:

L.T.C.RANCH P.U.D. #2 REPLAT #1

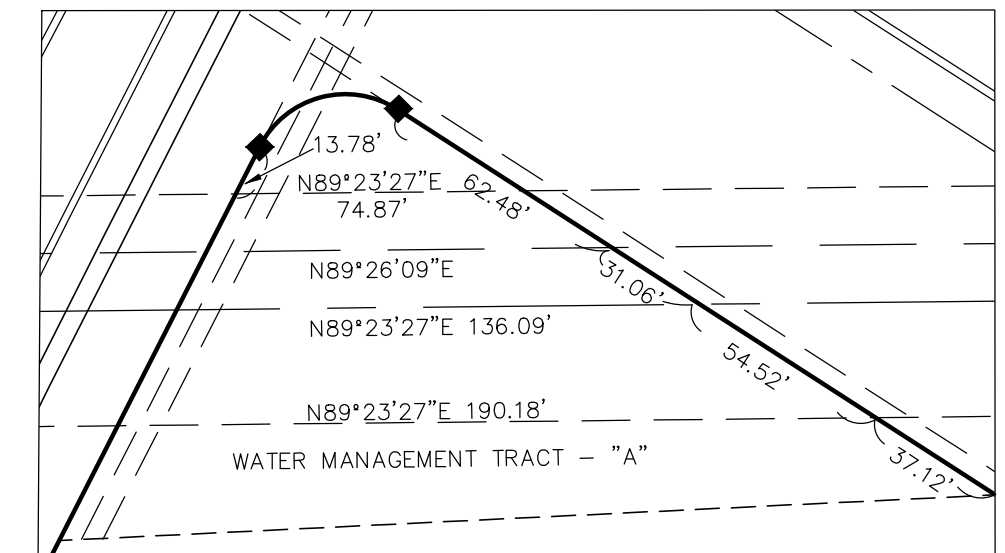
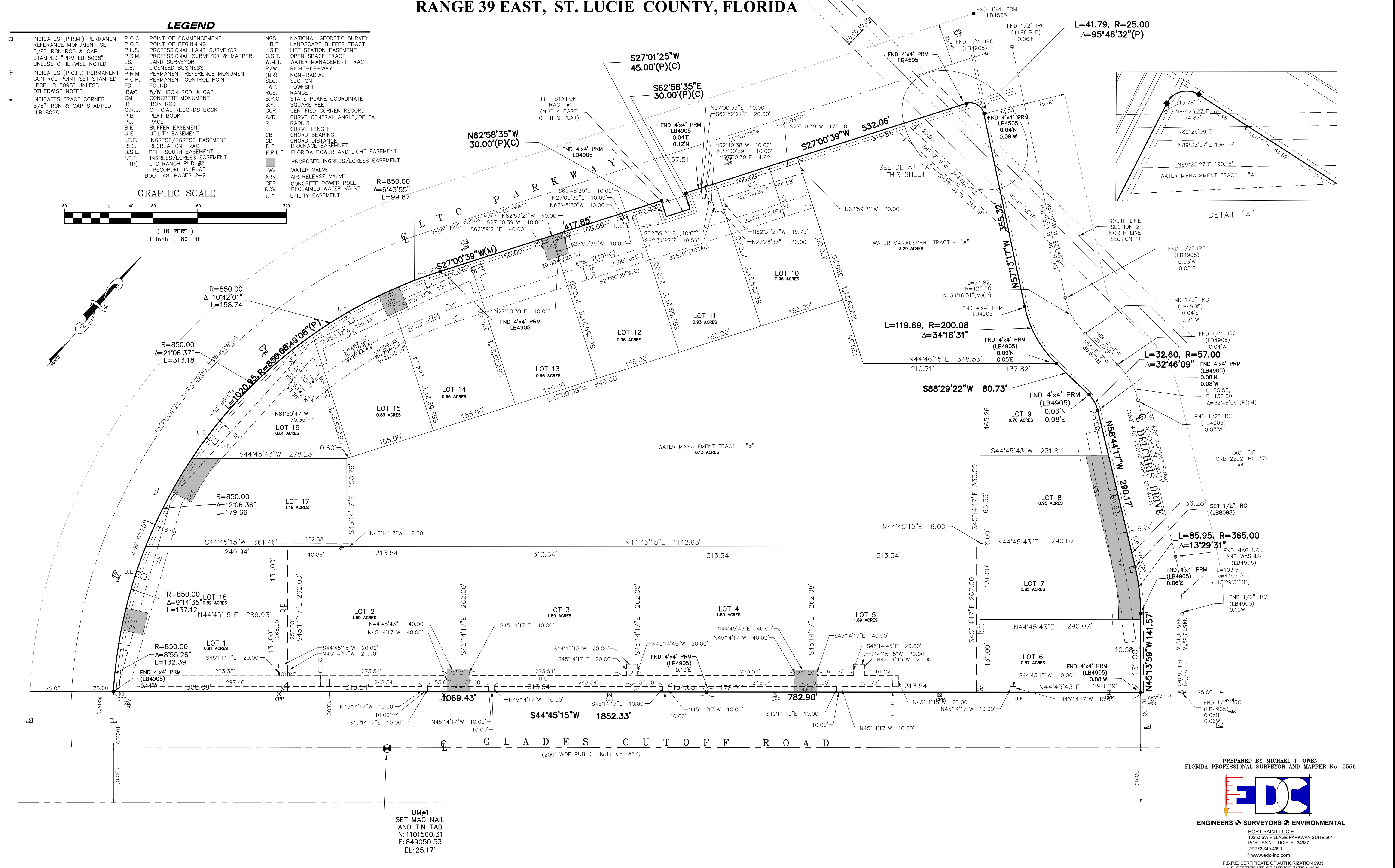
A REPLAT OF PARCELS 26-29, L.T.C. RANCH P.U.D. #2, RECORDED IN PLAT BOOK 48, PAGES 2 THROUGH 9, ALL OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 2 & 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGEND

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	○ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	• INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	P.O.C. POINT OF COMMENCEMENT	P.O.B. POINT OF BEGINNING	P.L.S. PROFESSIONAL LAND SURVEYOR	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	L.S. LAND SURVEYOR	L.B. LICENSED BUSINESS	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.P. PERMANENT CONTROL POINT	FD FOUND	IR&C 5/8" IRON ROD & CAP CONCRETE MONUMENT	IR IRON ROD	O.R.B. OFFICIAL RECORDS BOOK PLAT BOOK	P.G. PAGE	B.E. BUFFER EASEMENT	U.E. UTILITY EASEMENT	I.E. INGRESS/EGRESS EASEMENT	REC. RECREATION TRACT	B.S.E. BELL SOUTH EASEMENT	I.E.E. INGRESS/EGRESS EASEMENT	(P) RECORDED IN PLAT BOOK 48, PAGES 2-9	NGS NATIONAL GEODETIC SURVEY	L.B.T. LANDSCAPE BUFFER TRACT	L.S.E. LIFT STATION EASEMENT	O.S.T. OPEN SPACE TRACT	W.M.T. WATER MANAGEMENT TRACT	R/W RIGHT-OF-WAY	(NR) NON-RADIAL SECTION	TOWNSHIP	RANGE	S.P.C. STATE PLANE COORDINATE	S.F. SQUARE FEET	C.C.R. CERTIFIED CORNER RECORD	C.A. CURVE CENTRAL ANGLE/Delta	R RADIUS	L LENGTH	CB CHORD BEARING	CD CHORD DISTANCE	D.E. DRAINAGE EASEMENT	F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT	WV WATER VALVE	ARV AIR RELEASE VALVE	CPP CONCRETE POWER POLE	RCV RECLAIMED WATER VALVE	U.E. UTILITY EASEMENT
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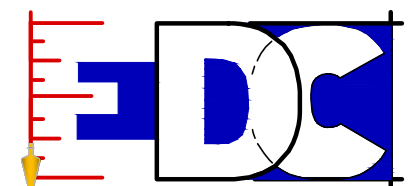
GRAPHIC SCALE



DETAIL "A"

BM#1
SET MAG NAIL
AND TIN TAB
N: 1101560.31
E: 849050.53
EL: 25.17'

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

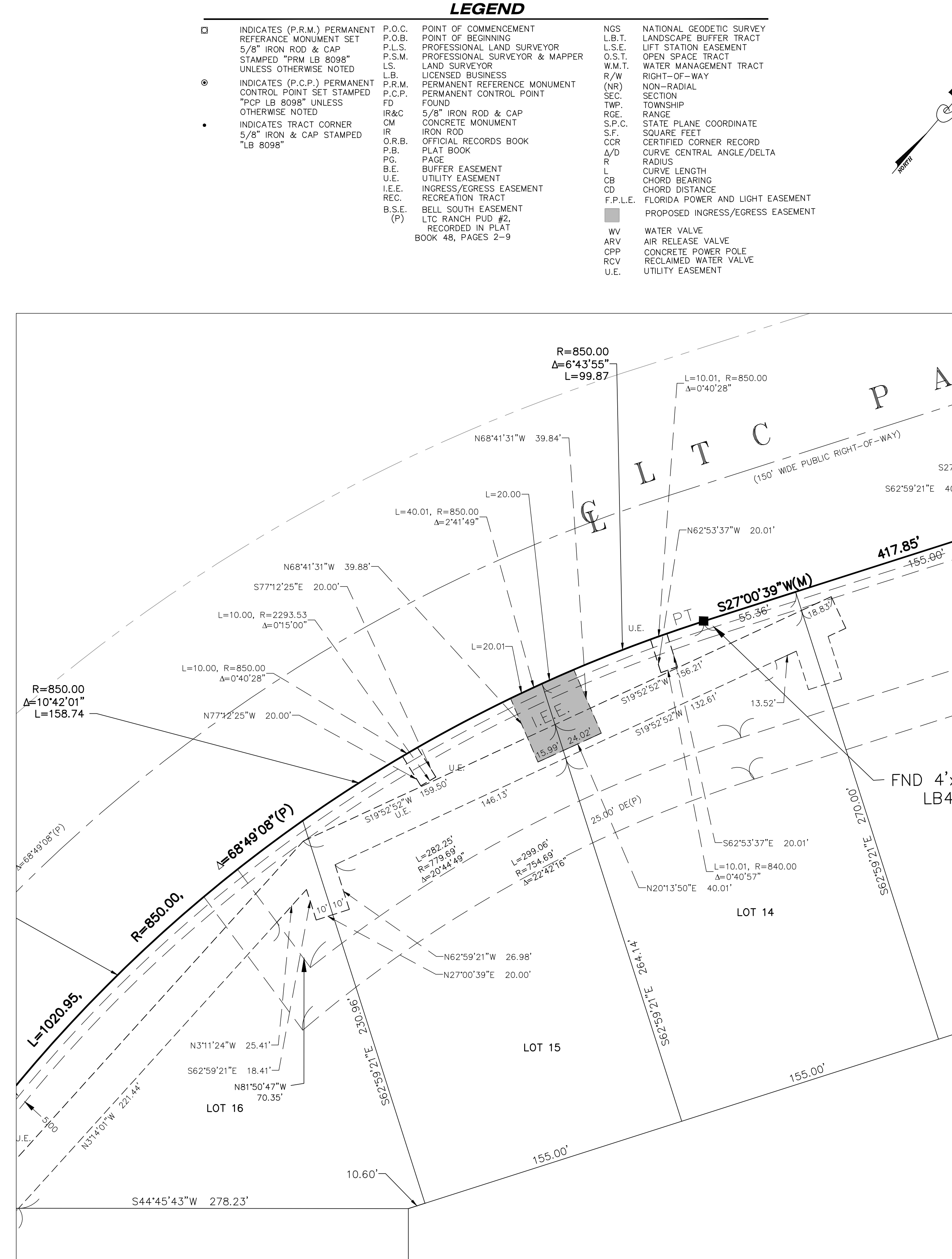
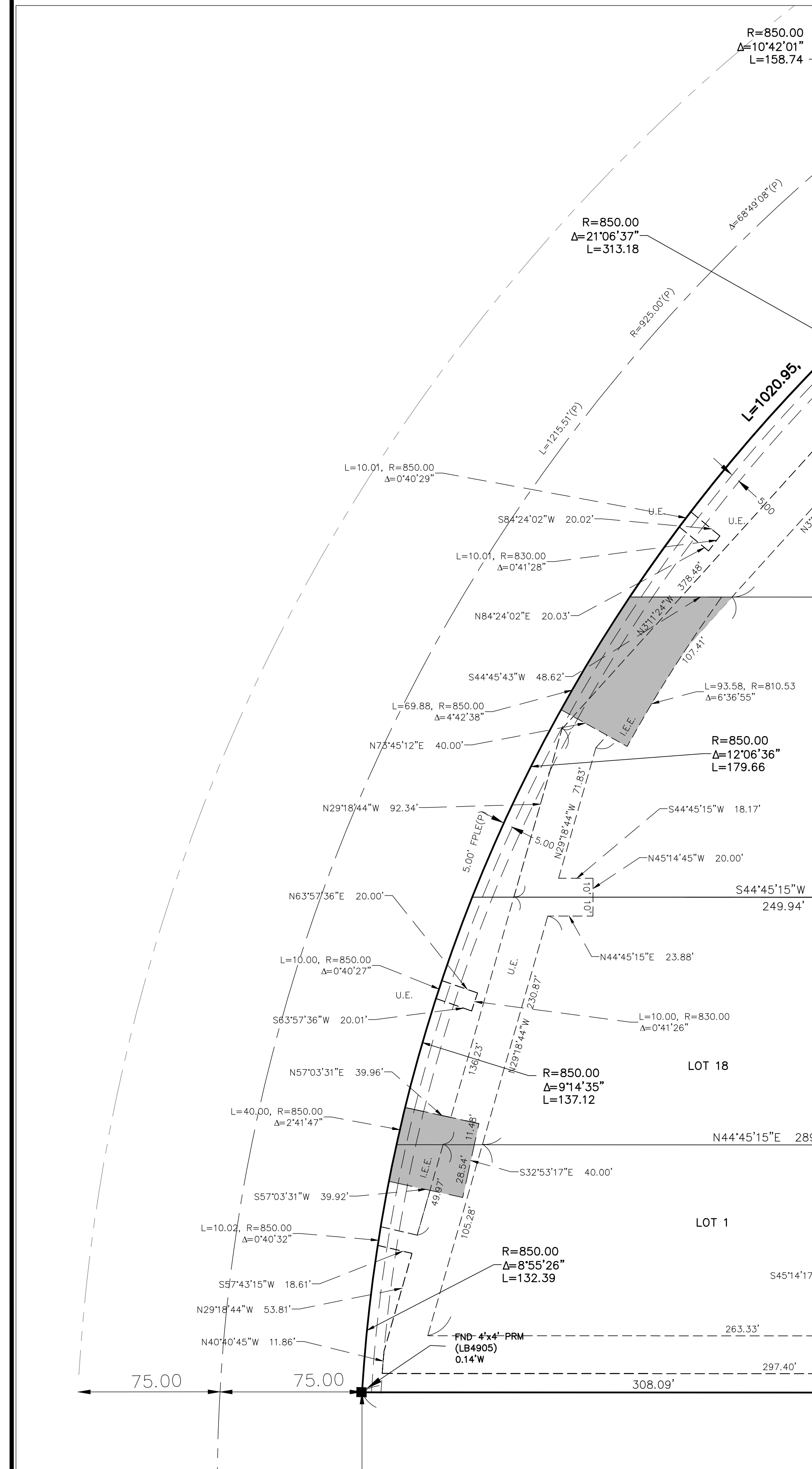
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PLAT BOOK _____

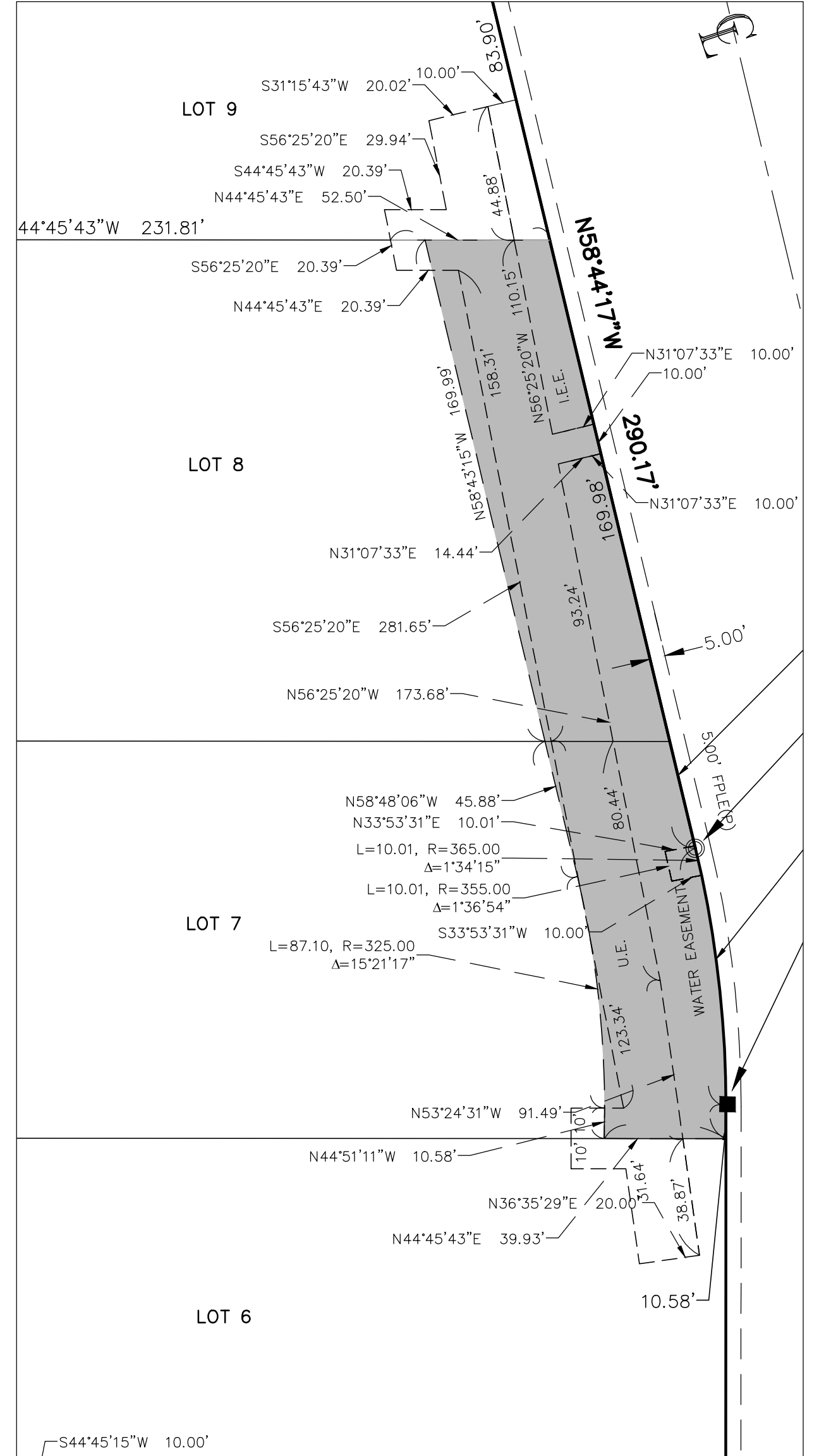
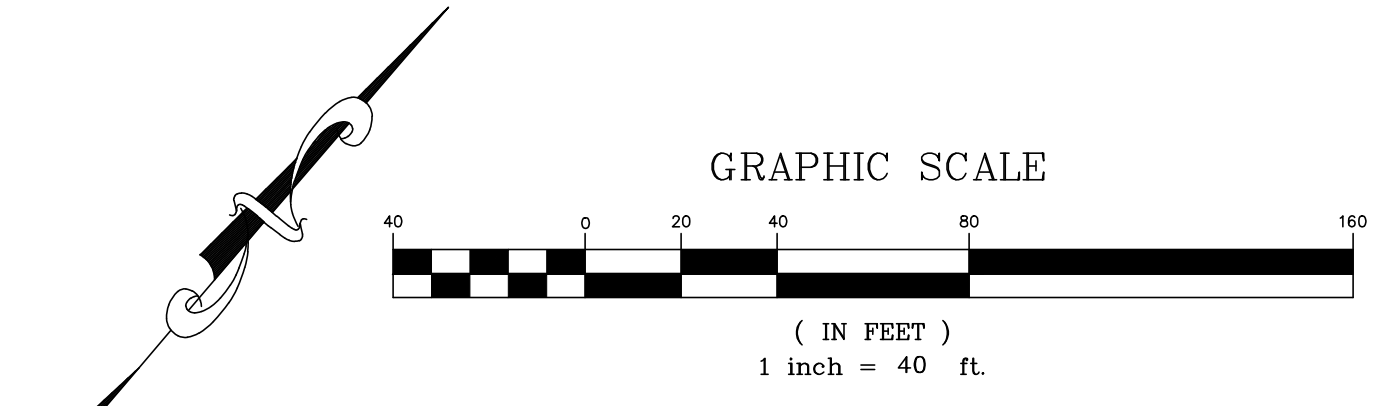
PAGE _____

DOCKET NO. _____

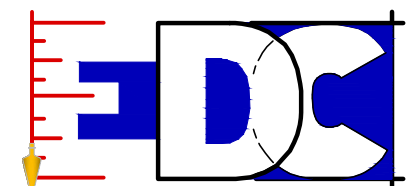


LEGEND

□	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET	P.O.C.	POINT OF COMMENCEMENT	N.S.	NATIONAL GEODETIC SURVEY
○	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
•	INDICATES TRACT CORNER	P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
		P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
		L.S.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
		L.B.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
		P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL SECTION
		P.C.P.	PERMANENT CONTROL POINT	TWP.	TOWNSHIP
		FD	FOUND	RGE.	RANGE
		IR&C	5/8" IRON ROD & CAP CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
		IR	IRON ROD	S.F.	SQUARE FEET
		O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
		P.B.	PLAT BOOK	A/D	CURVE CENTRAL ANGLE/DELTA
		PG.	PAGE	R	RADIUS
		B.E.	BUFFER EASEMENT	L	CURVE LENGTH
		U.E.	UTILITY EASEMENT	CB	CHORD BEARING
		I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
		REC.	RECREATION TRACT	F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
		B.S.E.	BELL SOUTH EASEMENT		PROPOSED INGRESS/EGRESS EASEMENT
		(P)	LTC RANCH PUD #2, RECORDED IN PLAT BOOK 48, PAGES 2-9		
				WV	WATER VALVE
				ARV	AIR RELEASE VALVE
				CPP	CONCRETE POWER POLE
				RCV	RECLAIMED WATER VALVE
				U.E.	UTILITY EASEMENT



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



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