

LTC RANCH WEST PHASE 1

BEING A REPLAT OF TRACT "D" LTC RANCH WEST,
AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24,
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

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "LTC RANCH WEST PHASE 1", BEING A REPLAT OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING:

CONTAINING 1975.256 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE. IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA 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, FLORIDA.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC.

4. THE OPEN SPACE TRACTS (O-1 THROUGH O-52) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 10), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE MIDWAY GLADES COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID COMMUNITY DEVELOPMENT DISTRICT.

6. THE IRRIGATION EASEMENTS (IE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION, OPERATION, MAINTENANCE IMPROVING OR REPLACING OF ONE OR MORE IRRIGATION/REUSE AND/OR UTILITY TRANSMISSION OR DISTRIBUTION LINES, AND INCLUDING APPURTENANCES THERETO, INCLUDING THE NECESSARY RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING IRRIGATION/REUSE AND/OR UTILITY SERVICES PROVIDED THAT SUCH RIGHTS OF INGRESS AND EGRESS SHALL BE EXERCISED IN A REASONABLE MANNER IN ACCORDANCE WITH THE STANDARD PRACTICES IN THE INDUSTRY, TOGETHER WITH THE RIGHT AND PRIVILEGE TO INSPECT, ALTER, REMOVE OR RELOCATE SUCH LINES, FACILITIES AND APPURTENANCES THERETO WITHIN THE EASEMENT HEREIN GRANTED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL USE AND ENJOYMENT THEREOF FOR THE ABOVE-STATED PURPOSES. THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") SHALL BE ALLOWED TO CROSS THE IRRIGATION EASEMENTS WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.

7. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIDWAY GLADES COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID COMMUNITY DEVELOPMENT DISTRICT.

8. "TRACT A" AND "TRACT B" ARE RESERVED FOR LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS.

9. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS.

10. LIFT STATION EASEMENT USE, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARY 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. LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS 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 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 OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. 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.

11. THE PRIVATE UTILITY EASEMENTS (PSLUE) 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 WASTE WATER LINES AND APPURTENANT FACILITIES. 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. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.

12. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 10) AND WATER MANAGEMENT EASEMENTS (WME), OPEN SPACE TRACTS (O-1 THROUGH O-51) AND DRAINAGE EASEMENT SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

13. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.

14. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

15. TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES, DRAINAGE AND UTILITY FACILITIES. THE CITY OF PORT ST. LUCIE SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID DRAINAGE AND UTILITIES.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2021.

WITNESS: _____
PRINT NAME _____
BY: _____
VICE PRESIDENT

WITNESS: _____
PRINT NAME _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ VICE PRESIDENT, ON BEHALF OF LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

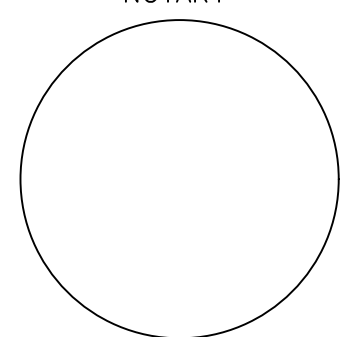
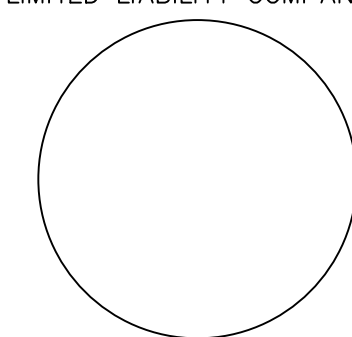
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

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

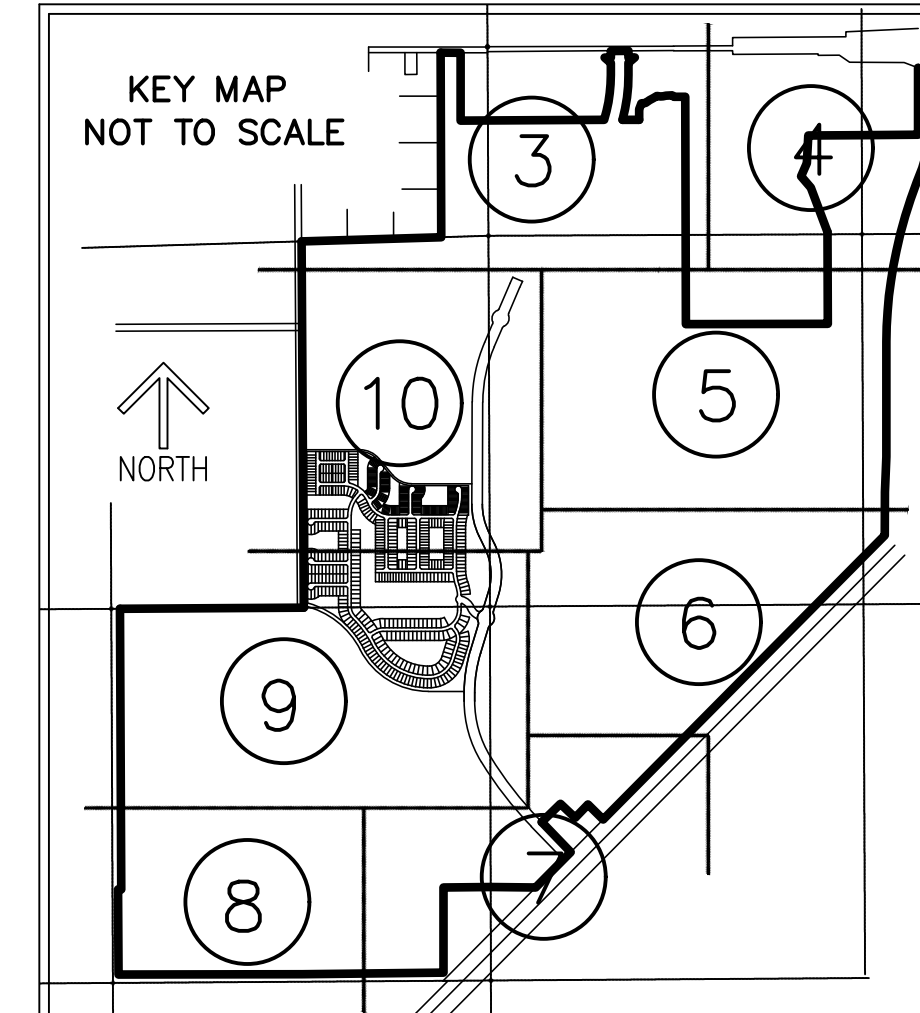
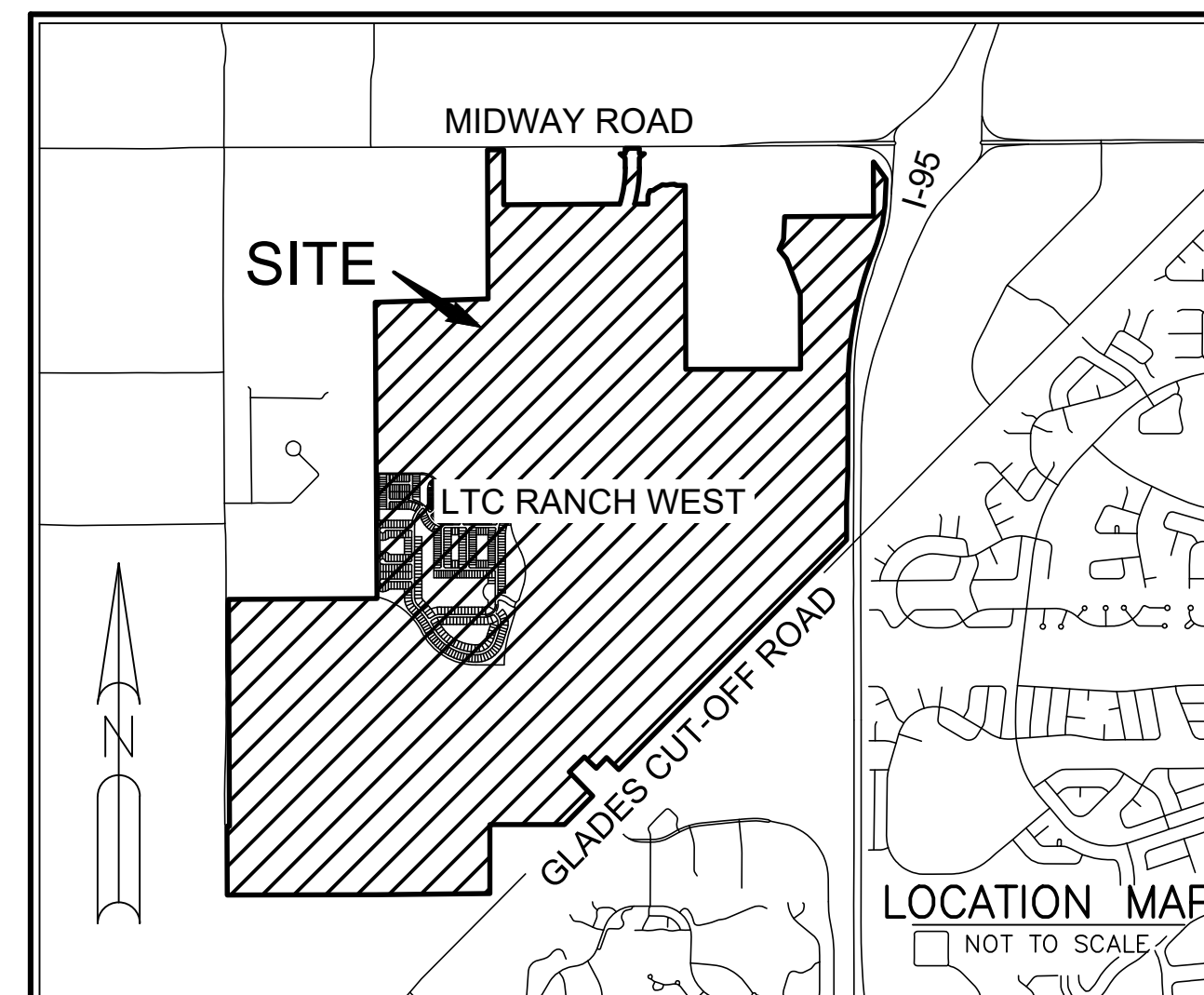
PRINT NAME: _____

LTC MIDWAY, LLC, A FLORIDA
LIMITED LIABILITY COMPANY

LTC MIDWAY, LLC FLORIDA
LIMITED LIABILITY COMPANY
NOTARY



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



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 _____, 2021.

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

SURVEY NOTES:

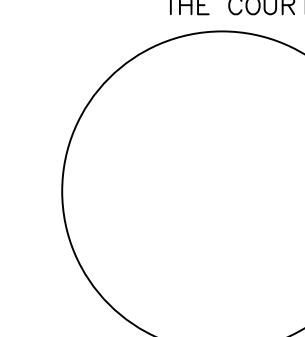
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF THE PLAT OF "LTC RANCH WEST PLAT", (P.B. 83, PGS. 17 THROUGH 24, S.L.C.R.) HAVING A BEARING OF SOUTH 44°45'15" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR 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:

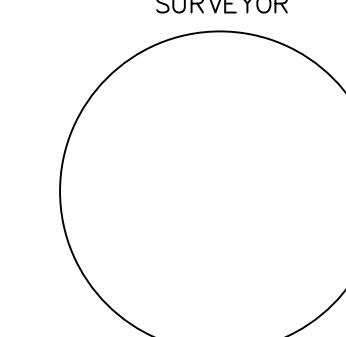
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 53-17, 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 _____, 2021.

CLERK OF
THE COURT



SURVEYOR



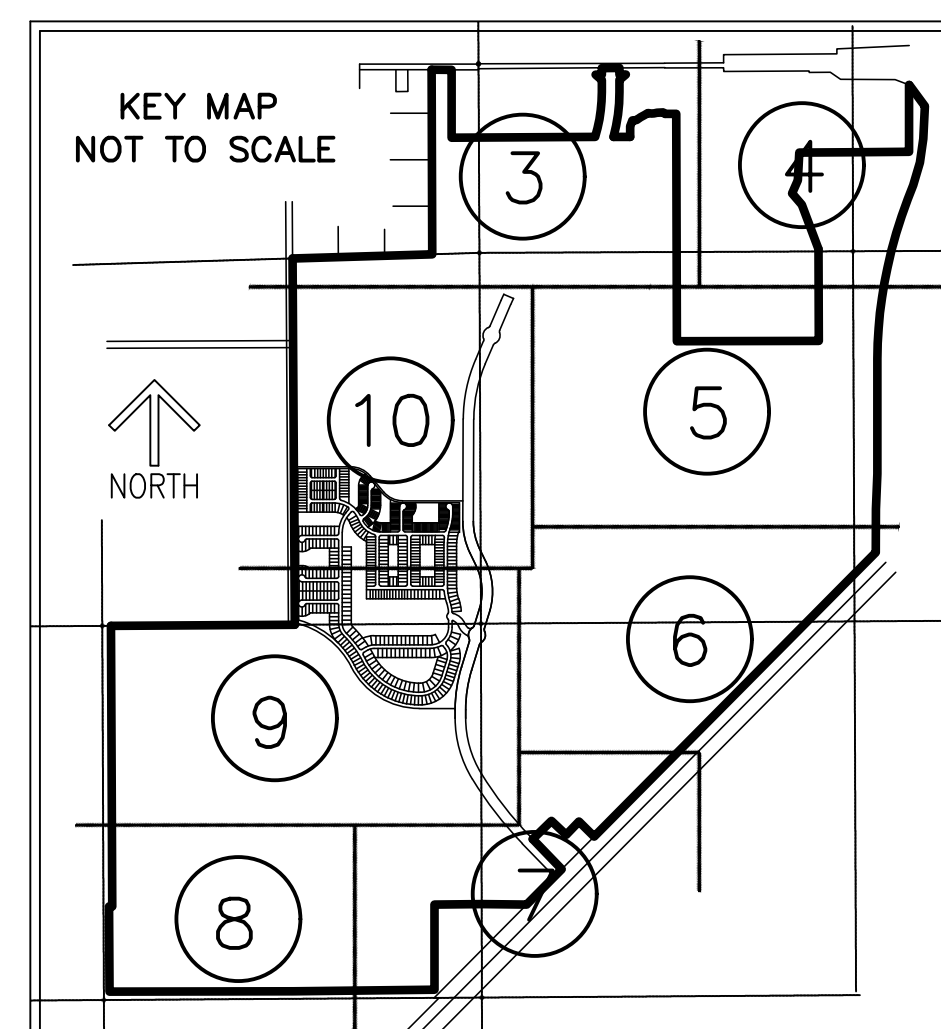
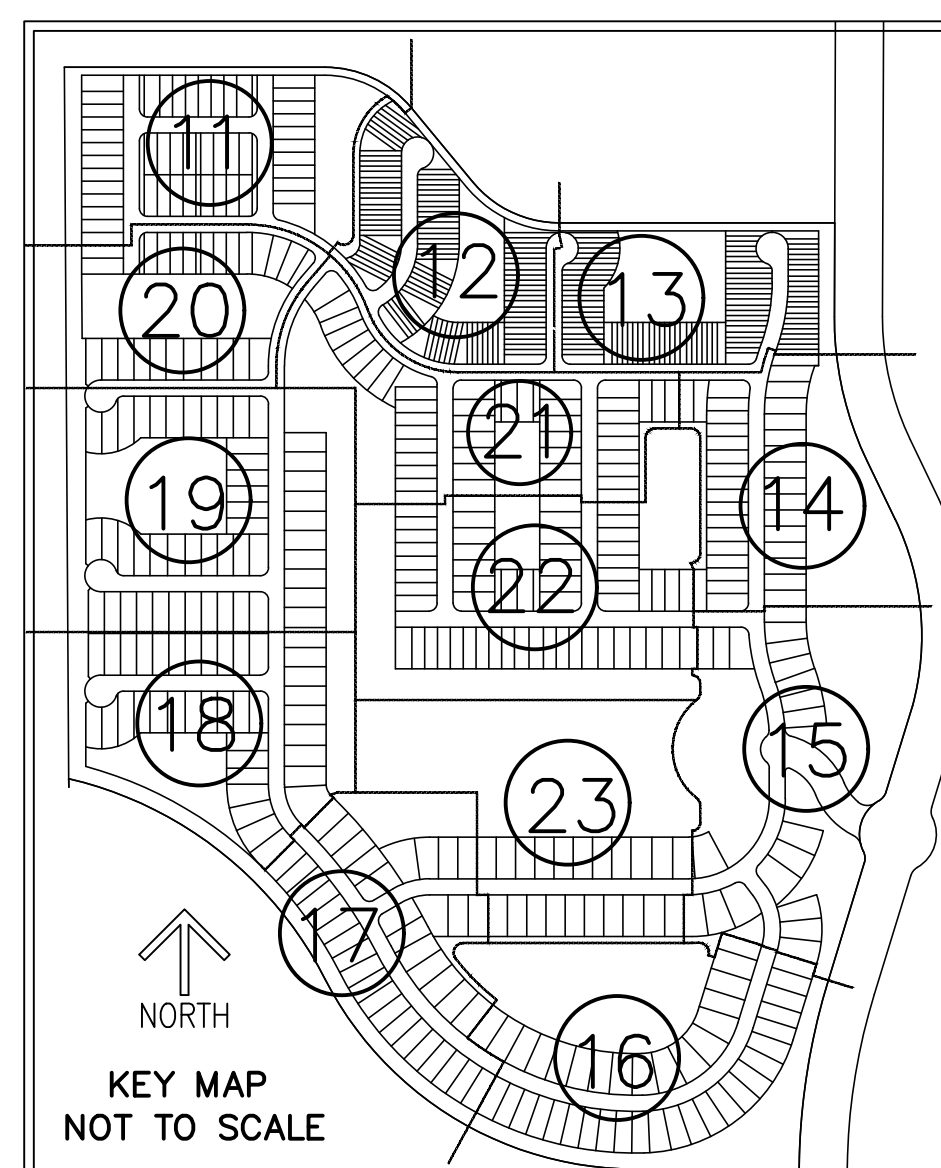
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA,
CAULFIELD AND WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

PSLUSD PROJECT NO. xxxx
CITY OF PORT ST. LUCIE
PROJECT NO. P20-xxx

LTC RANCH WEST PHASE 1

BEING A REPLAT OF TRACT "D" LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, 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



TABULAR DATA:

TABULAR DATA	ACRES
RESIDENTIAL LOTS	71.217
TRACT R	19.991
AMENITY CENTER TRACT	3.850
TRACT RW	31.088
TRACT A	1213.699
TRACT B	572.299
TRACT S.M.T. 1	2.831
TRACT S.M.T. 2	2.724
TRACT S.M.T. 3	1.896
TRACT S.M.T. 4	5.572
TRACT S.M.T. 5	18.143
TRACT S.M.T. 6	2.223
TRACT S.M.T. 7	1.478
TRACT S.M.T. 8	2.331
TRACT S.M.T. 9	1.387
TRACT S.M.T. 10	1.913
OPEN SPACE TRACT 1	18.889
OPEN SPACE TRACT 2	0.042
OPEN SPACE TRACT 3	0.042
OPEN SPACE TRACT 4	0.084
OPEN SPACE TRACT 5	0.084
OPEN SPACE TRACT 6	0.080
OPEN SPACE TRACT 7	0.080
OPEN SPACE TRACT 8	0.060
OPEN SPACE TRACT 9	0.060
OPEN SPACE TRACT 10	0.093
OPEN SPACE TRACT 11	0.041
OPEN SPACE TRACT 12	0.059
OPEN SPACE TRACT 13	0.060
OPEN SPACE TRACT 14	0.060
OPEN SPACE TRACT 15	0.114
OPEN SPACE TRACT 16	0.119
OPEN SPACE TRACT 17	0.097
OPEN SPACE TRACT 18	0.118

TABULAR DATA:

TABULAR DATA	ACRES
OPEN SPACE TRACT 19	0.079
OPEN SPACE TRACT 20	0.060
OPEN SPACE TRACT 21	0.086
OPEN SPACE TRACT 22	0.060
OPEN SPACE TRACT 23	0.060
OPEN SPACE TRACT 24	0.060
OPEN SPACE TRACT 25	0.098
OPEN SPACE TRACT 26	0.076
OPEN SPACE TRACT 27	0.060
OPEN SPACE TRACT 28	0.060
OPEN SPACE TRACT 29	0.086
OPEN SPACE TRACT 30	0.077
OPEN SPACE TRACT 31	0.060
OPEN SPACE TRACT 32	0.060
OPEN SPACE TRACT 33	0.077
OPEN SPACE TRACT 34	0.077
OPEN SPACE TRACT 35	0.058
OPEN SPACE TRACT 36	0.065
OPEN SPACE TRACT 37	0.061
OPEN SPACE TRACT 38	0.070
OPEN SPACE TRACT 39	0.044
OPEN SPACE TRACT 40	0.047
OPEN SPACE TRACT 41	0.115
OPEN SPACE TRACT 42	0.042
OPEN SPACE TRACT 43	0.045
OPEN SPACE TRACT 44	0.081
OPEN SPACE TRACT 45	0.045
OPEN SPACE TRACT 46	0.045
OPEN SPACE TRACT 47	0.060
OPEN SPACE TRACT 48	0.060
OPEN SPACE TRACT 49	0.174
OPEN SPACE TRACT 50	0.060
OPEN SPACE TRACT 51	0.060
OPEN SPACE TRACT 52	0.164
TOTAL AREA THIS PLAT	1975.256

LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 2021.

CADENCE HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION
NOT FOR PROFIT.

WITNESS: _____
BY: _____
PRESIDENT

LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____, PRESIDENT, ON BEHALF OF LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

COMMISSION NO. &
EXPIRATION DATE

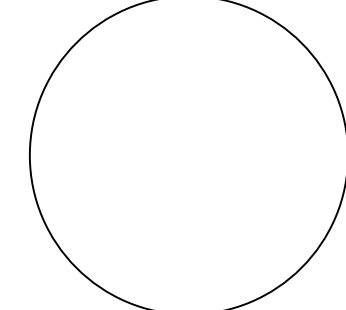
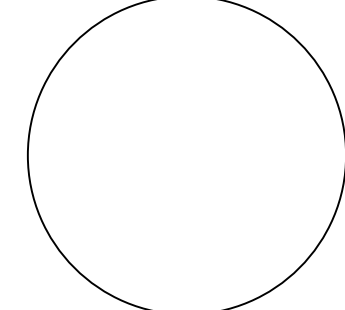
NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER

PRINT NAME: _____

LTC RANCH WEST (RESIDENTIAL)
HOMEOWNERS ASSOCIATION, INC.

LTC RANCH WEST (RESIDENTIAL)
HOMEOWNERS ASSOCIATION, INC.
NOTARY



MIDWAY GLADES DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES:

THE MIDWAY GLADES DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ACTING FOR ITSELF IN MATTERS RELATING TO CERTAIN INFRASTRUCTURE IMPROVEMENTS, HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO SAID DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (i) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEMS IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (ii) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR SAID DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS ___ DAY OF _____, 2021.

ATTEST: THE MIDWAY GLADES COMMUNITY DEVELOPMENT DISTRICT.

XXXXXXXXXXXXXXXXXX, CHAIRMAN
BOARD OF SUPERVISORS

PRINT NAME: _____

MIDWAY GLADES DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED _____ CHAIRMAN AND _____ SECRETARY ON BEHALF OF THE THE MIDWAY GLADES COMMUNITY DEVELOPMENT DISTRICT.

THEY ARE [] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2021.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF _____)

- THE UNDERSIGNED, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2021:
- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2021

ATTORNEY AT LAW
FLORIDA BAR NO. _____

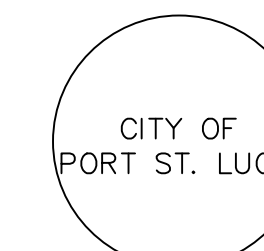
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH WEST PHASE 1, 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 _____, 2021.

CITY OF PORT ST LUCIE: _____
GREGORY J. ORAVEC, MAYOR

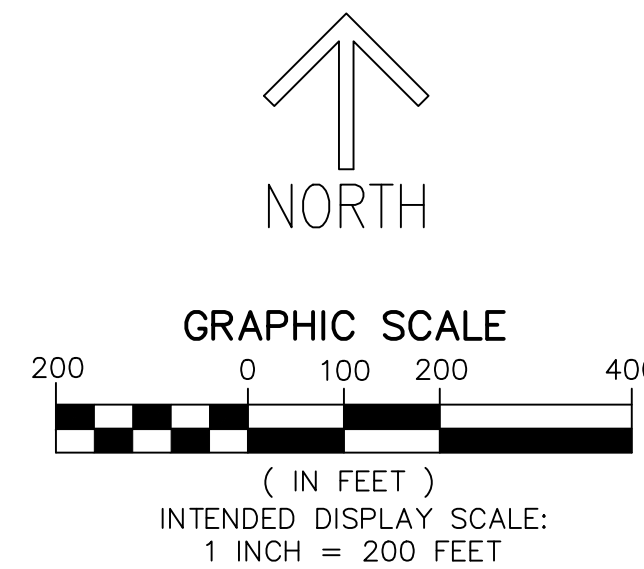
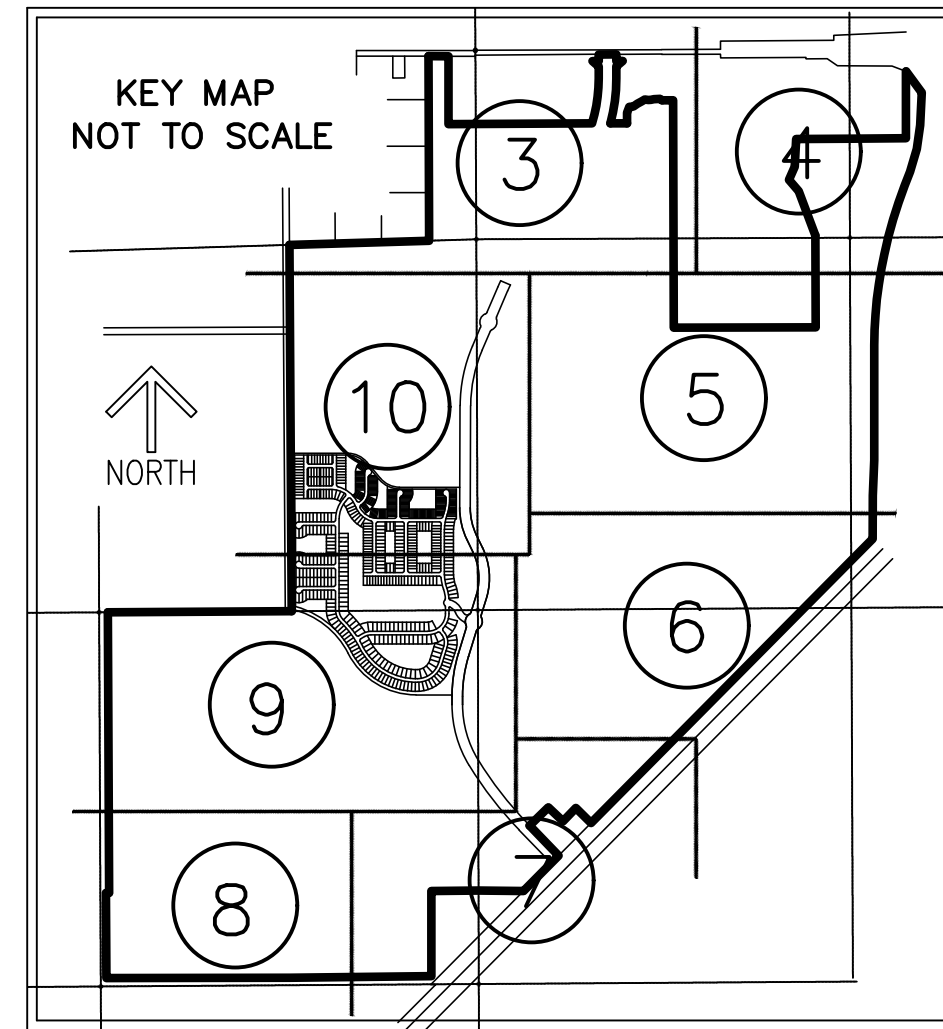
ATTEST: _____
SALLY WALSH, CITY CLERK



LTC RANCH WEST PHASE 1

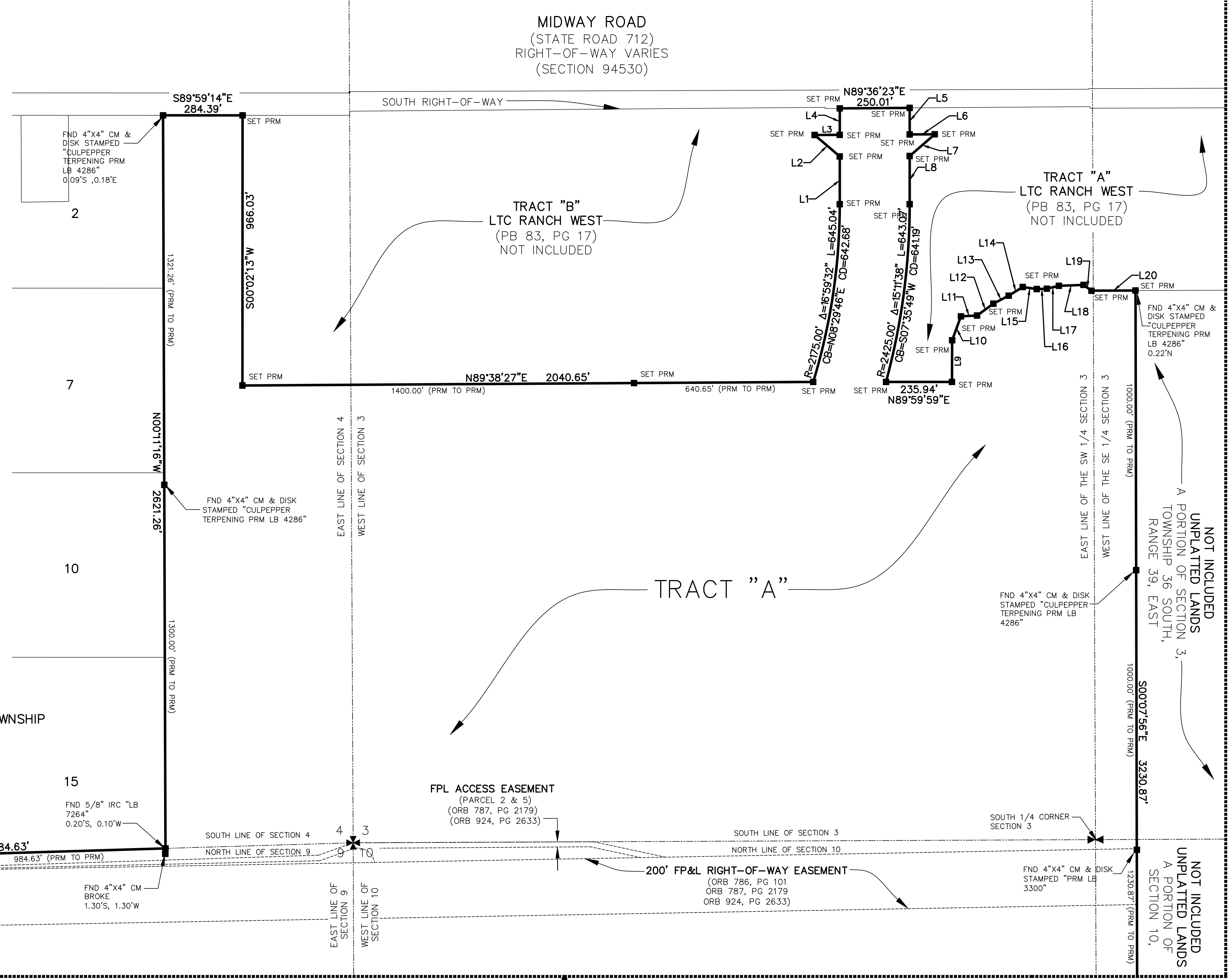
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SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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



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
 - CBE - CONSERVATION BUFFER EASEMENT
 - 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
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - NSLRWD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - WME - WATER MANAGEMENT EASEMENT
 - MEB - MAINTENANCE EASEMENT BUFFER
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
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 - 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



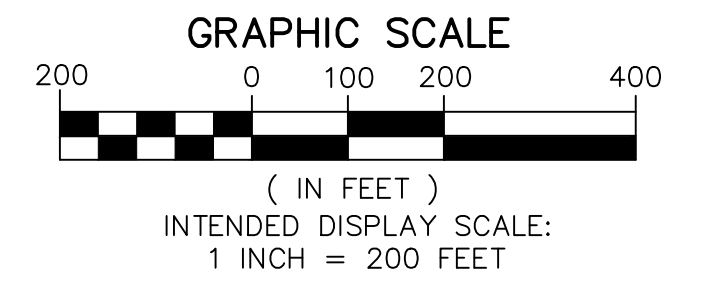
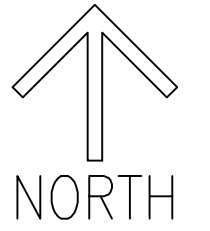
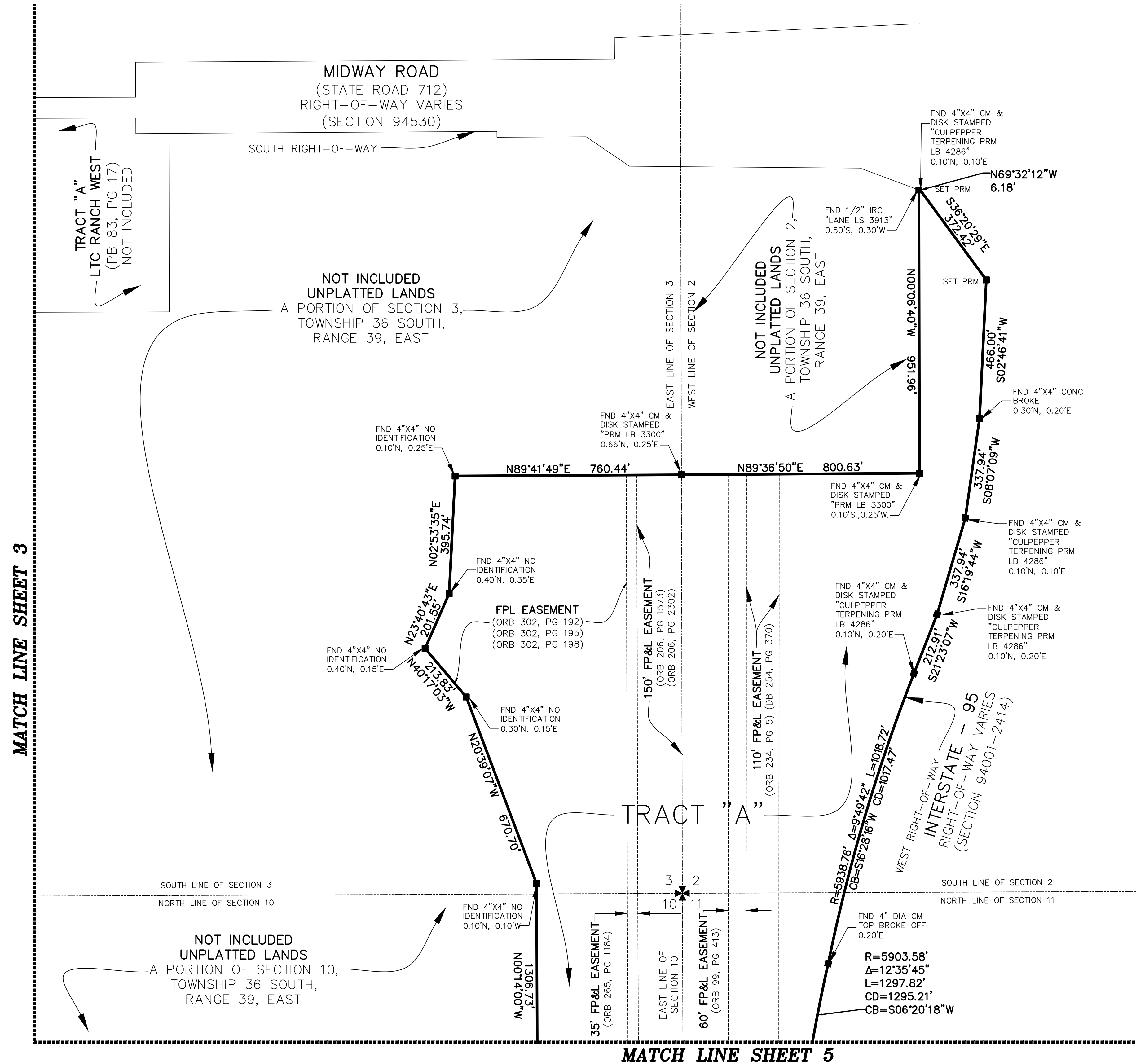
NOT INCLUDED
 UNPLATTED LANDS
 A PORTION OF SECTION 3,
 TOWNSHIP 36 SOUTH,
 RANGE 39, EAST
 MATCH LINE SHEET 4

NOT INCLUDED
 UNPLATTED LANDS
 A PORTION OF
 SECTION 10,
 MATCH LINE SHEET 5

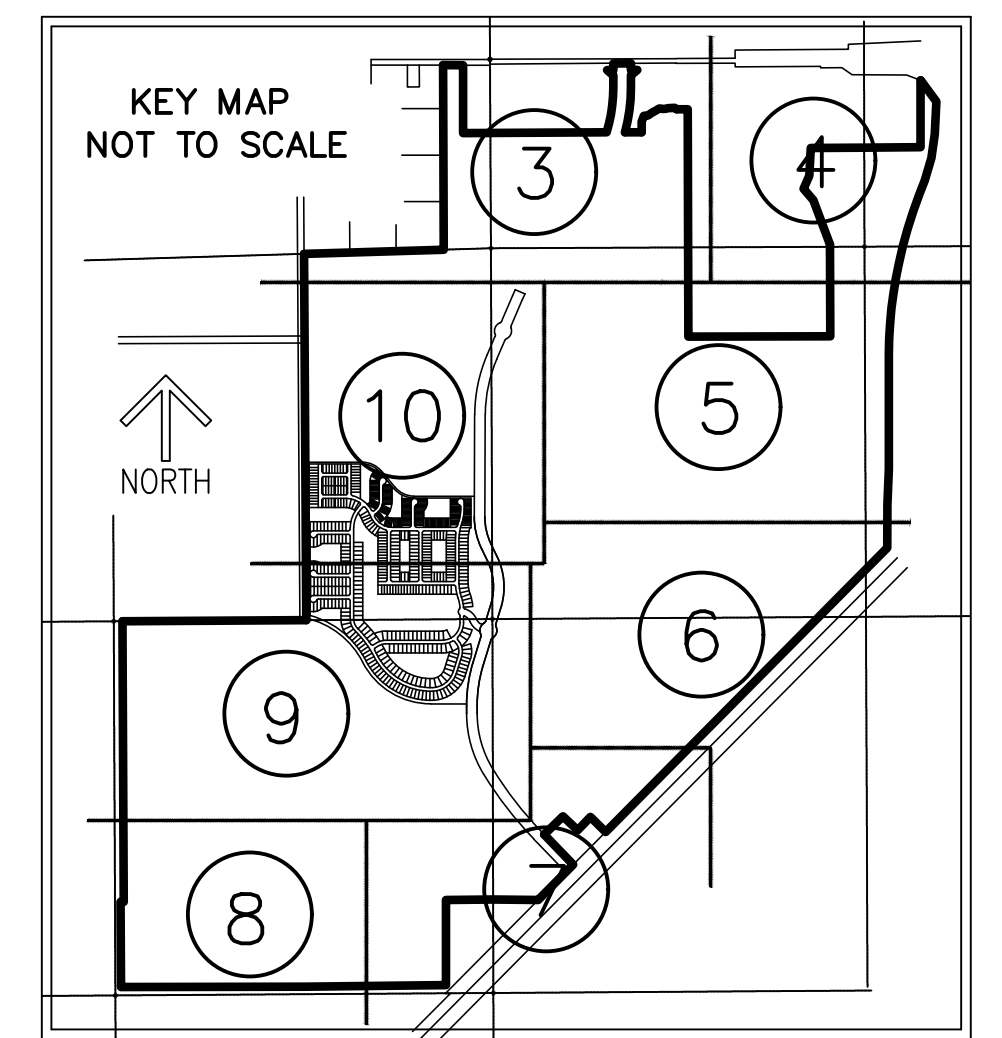
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THIS INSTRUMENT PREPARED BY
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - ∠ - DELTA (CENTRAL ANGLE)
 - AG - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
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 - C&W PRM LB 3591 - DENOTES PERMANENT CONTROL POINT
 - ⊗ - DENOTES SECTION CORNER
 - ⊠ - DENOTES 1/4 SECTION CORNER



MATCH LINE SHEET 3

MATCH LINE SHEET 5

LTC RANCH WEST PHASE 1

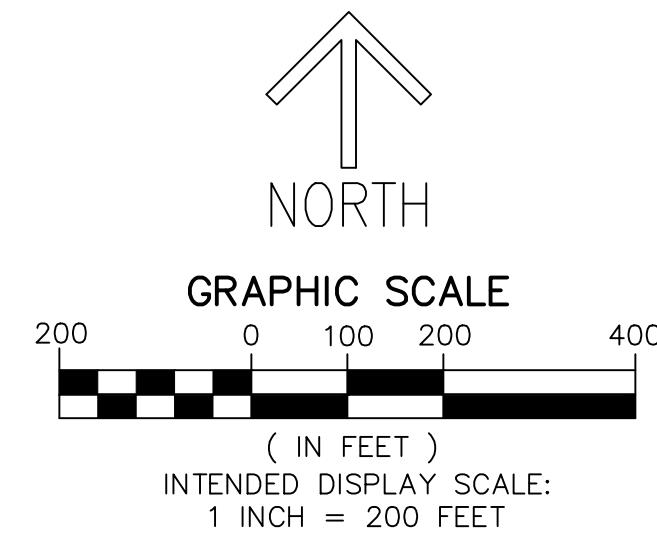
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PLAT BOOK _____

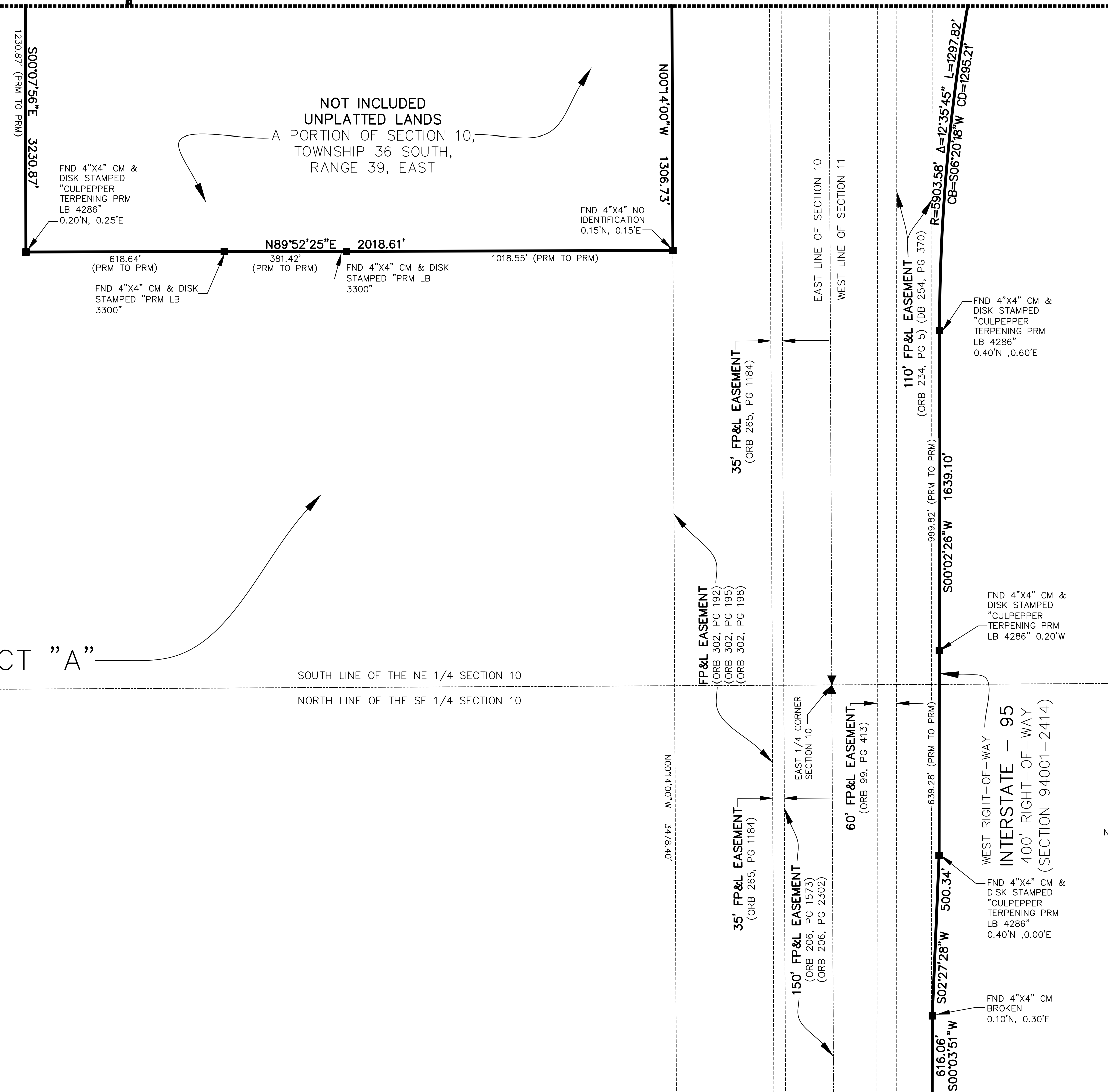
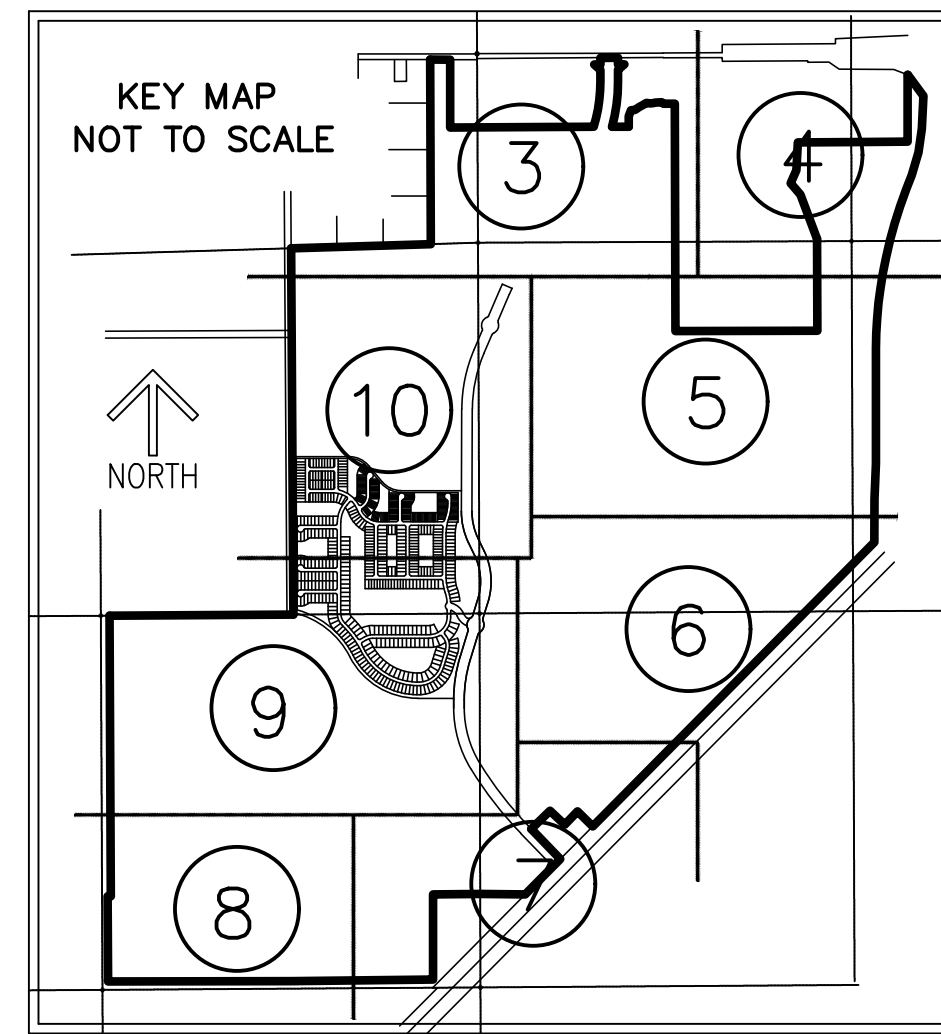
PAGE _____

SHEET 5 OF 23



MATCH LINE SHEET 3

MATCH LINE SHEET 4



LEGEND/ABBREVIATIONS

- CENTERLINE
- Δ DELTA (CENTRAL ANGLE)
- ACRES
- CB CHORD BEARING
- CBF CONSERVATION BUFFER EASEMENT
- CD CHORD DISTANCE
- DE DRAINAGE EASEMENT
- EIE EMERGENCY INGRESS AND EGRESS EASEMENT
- FE FENCE EASEMENT
- FP&L FLORIDA POWER AND LIGHT
- IQE IRRIGATION QUALITY EASEMENT
- IQE IRRIGATION QUALITY EASEMENT
- L ARC LENGTH
- LB LICENSED BUSINESS
- LBI LANDSCAPE BUFFER EASEMENT
- LMR LAKE MAINTENANCE EASEMENT
- LMAR LAKE MAINTENANCE ACCESS EASEMENT
- LST LIFT STATION EASEMENT
- NSLRWCD NORTH ST LUCIE RIVER WATER CONTROL DISTRICT
- WME WATER MANAGEMENT EASEMENT
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- ORB OFFICIAL RECORD BOOK
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- DENOTES PERMANENT CONTROL POINT
- ⊕ DENOTES SECTION CORNER
- ⊠ DENOTES 1/4 SECTION CORNER

MATCH LINE SHEET 10

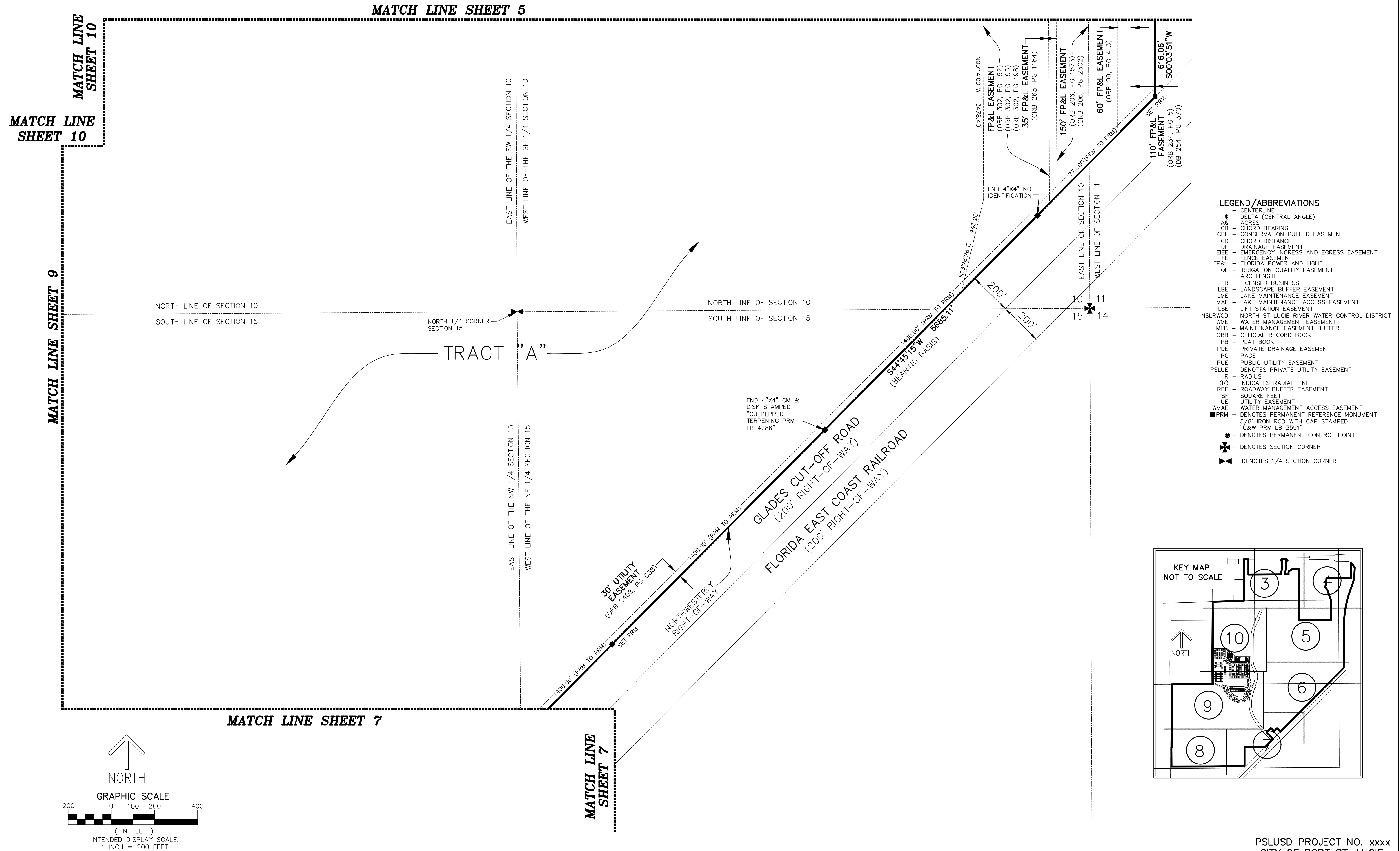
MATCH LINE SHEET 6

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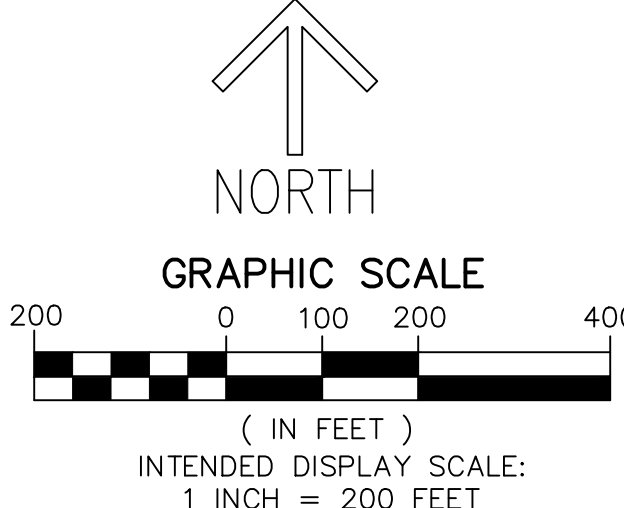
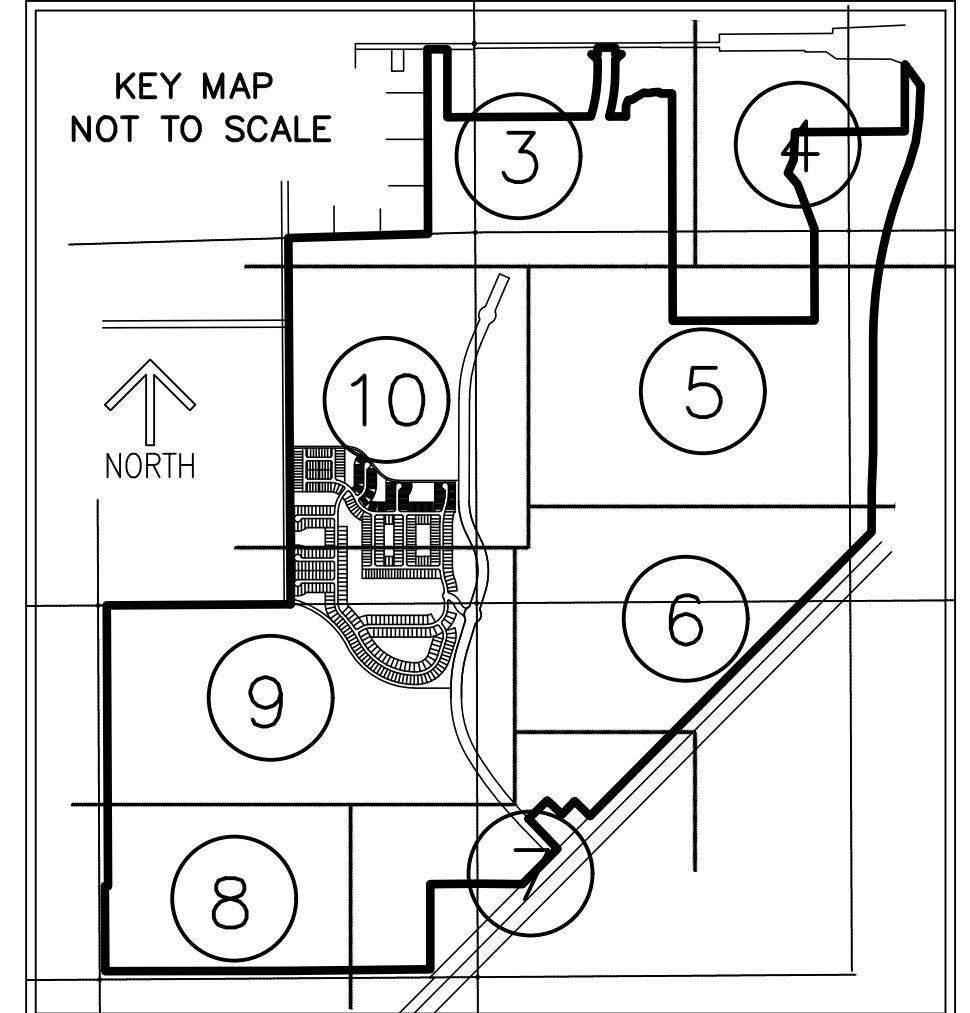
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PLAT BOOK _____
PAGE _____
SHEET 6 OF 23



LEGEND/ABBREVIATIONS

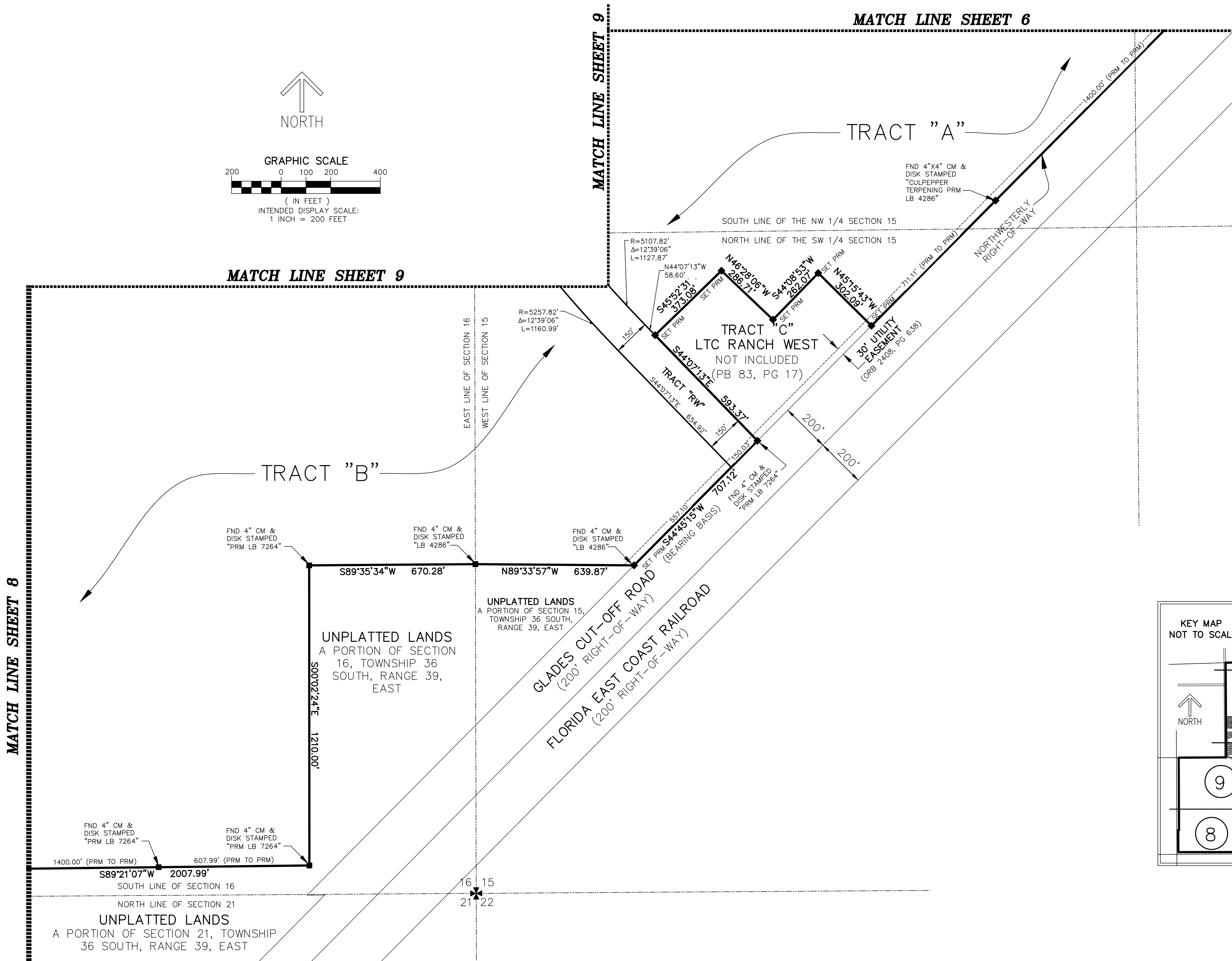
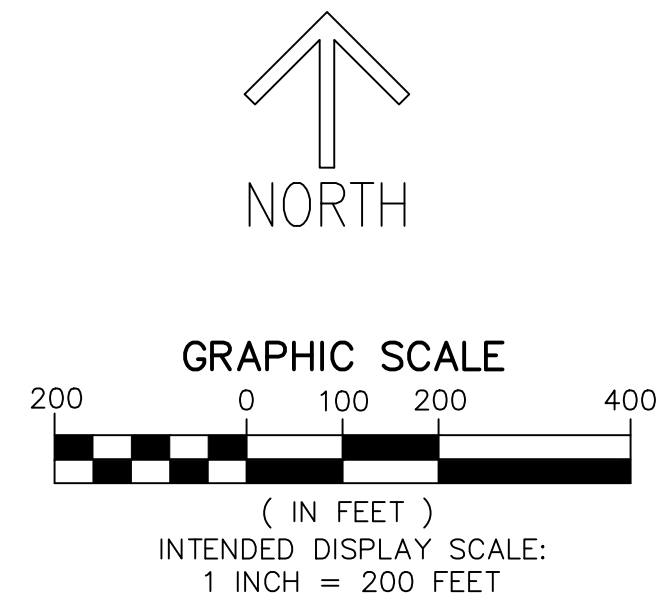
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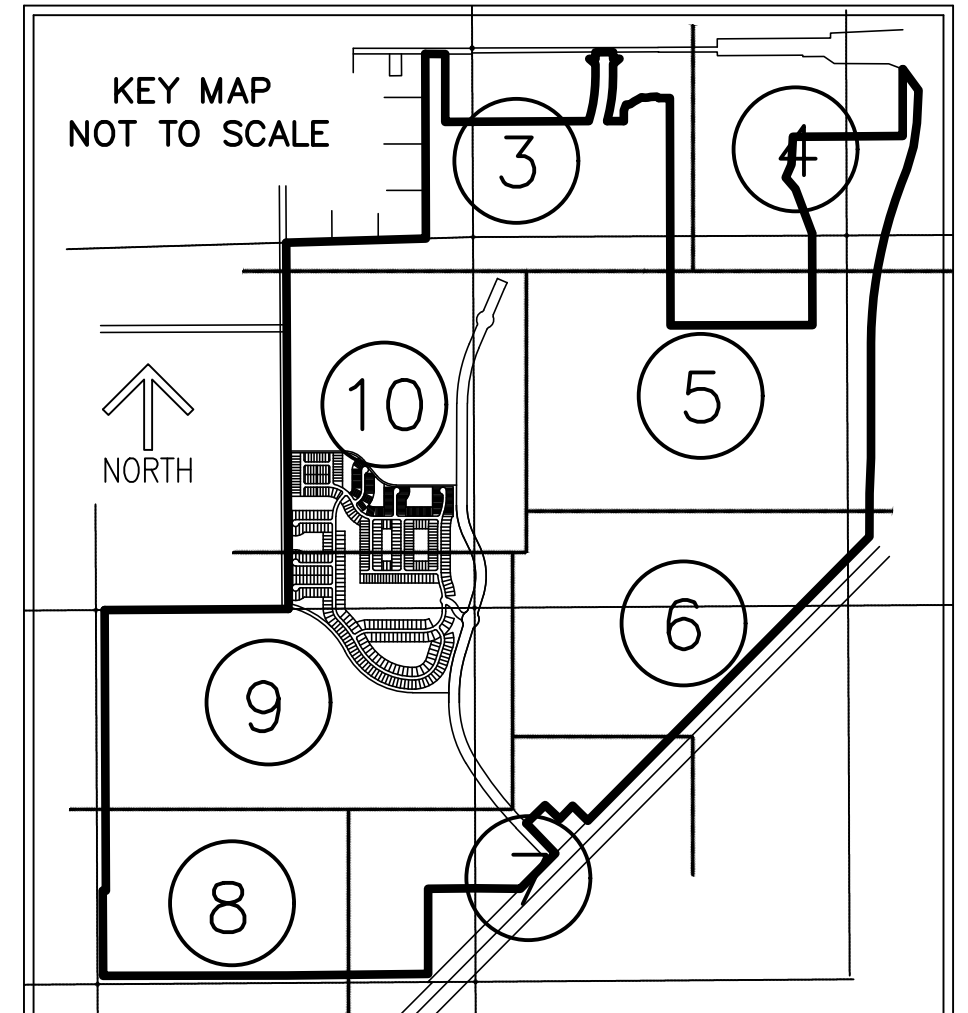
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LTC RANCH WEST PHASE 1

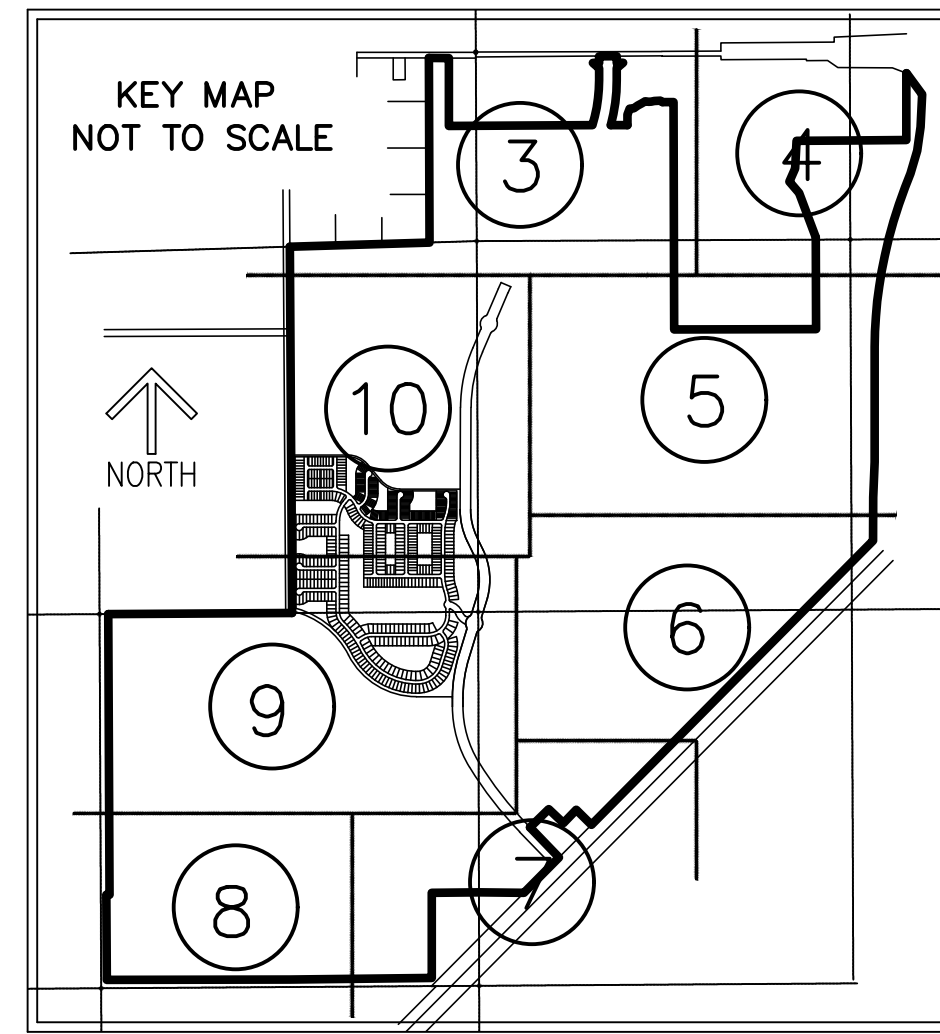
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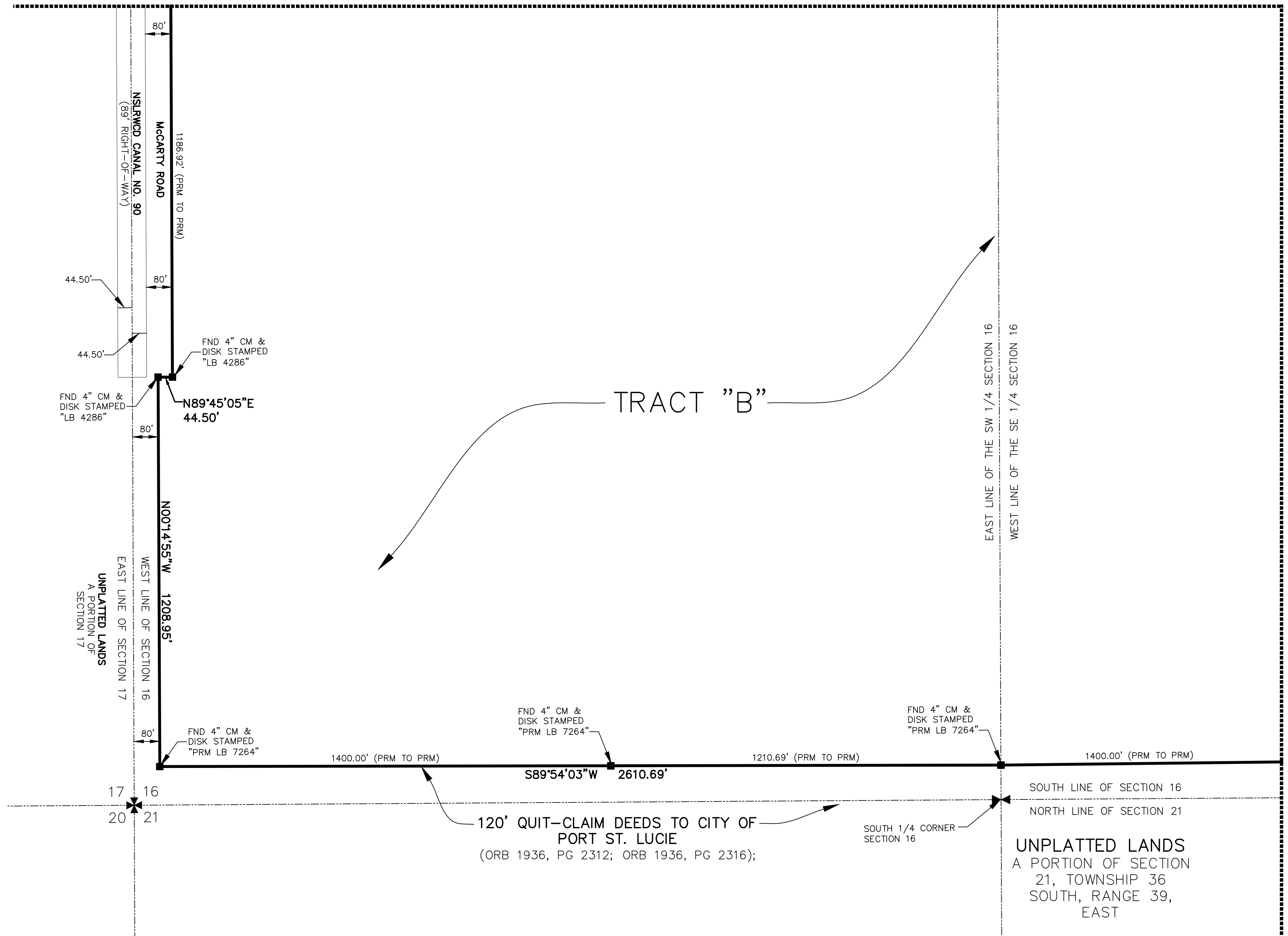
PLAT BOOK _____

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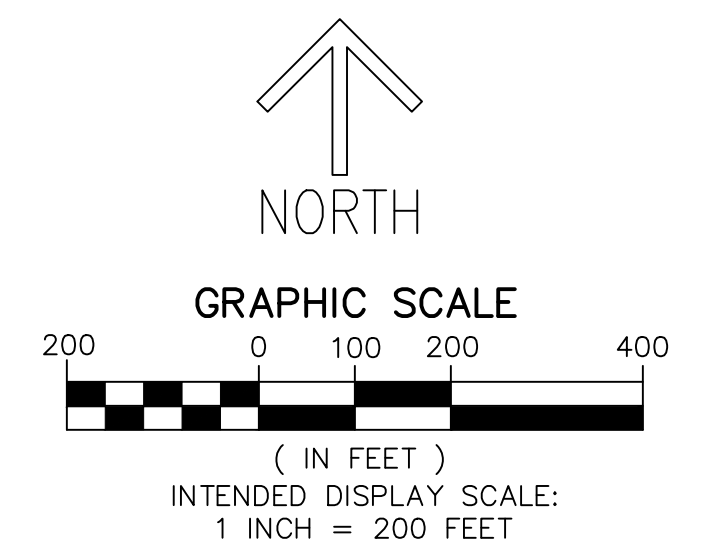


MATCH LINE SHEET 9



LEGEND/ABBREVIATIONS

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LTC RANCH WEST PHASE 1

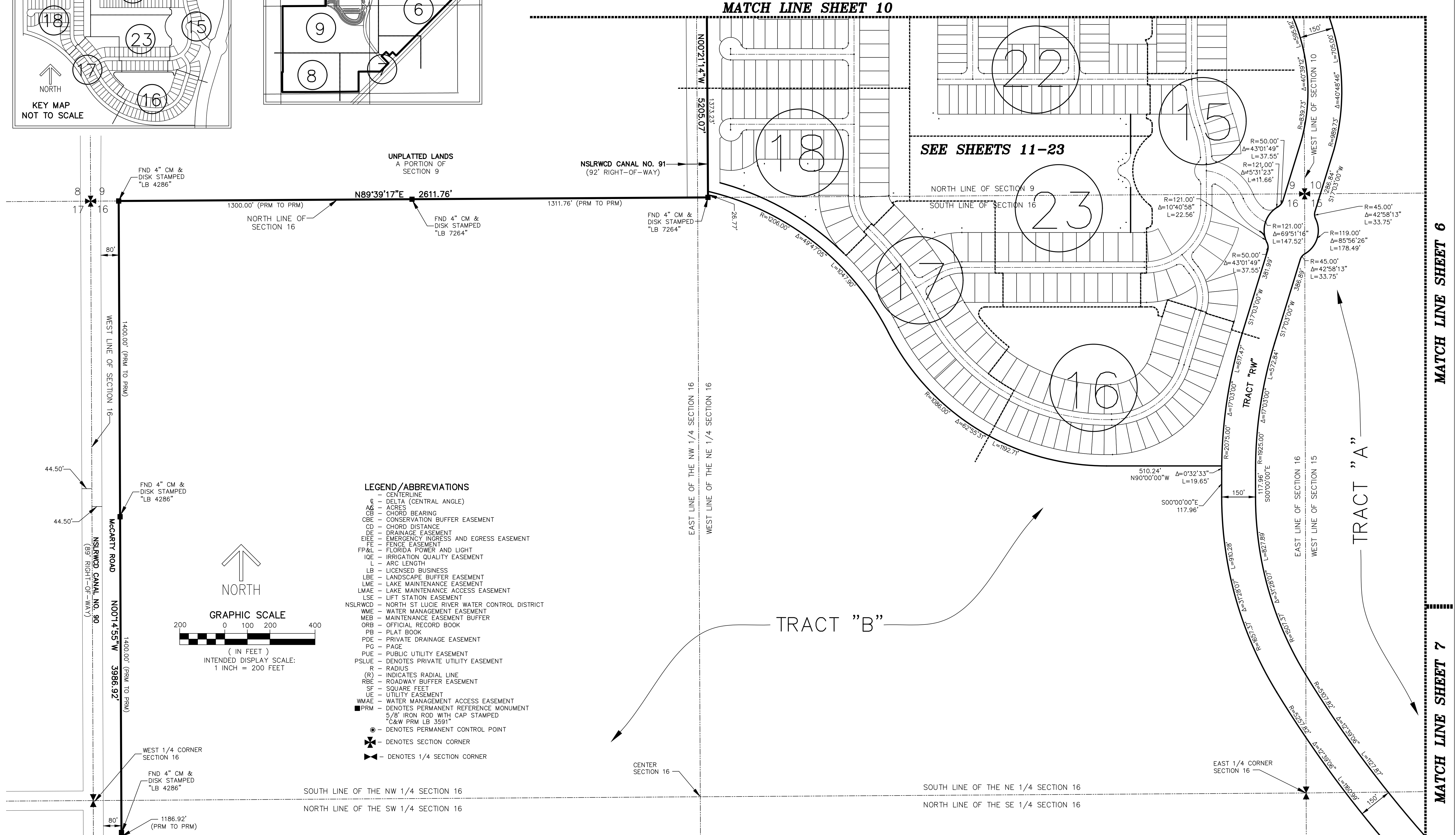
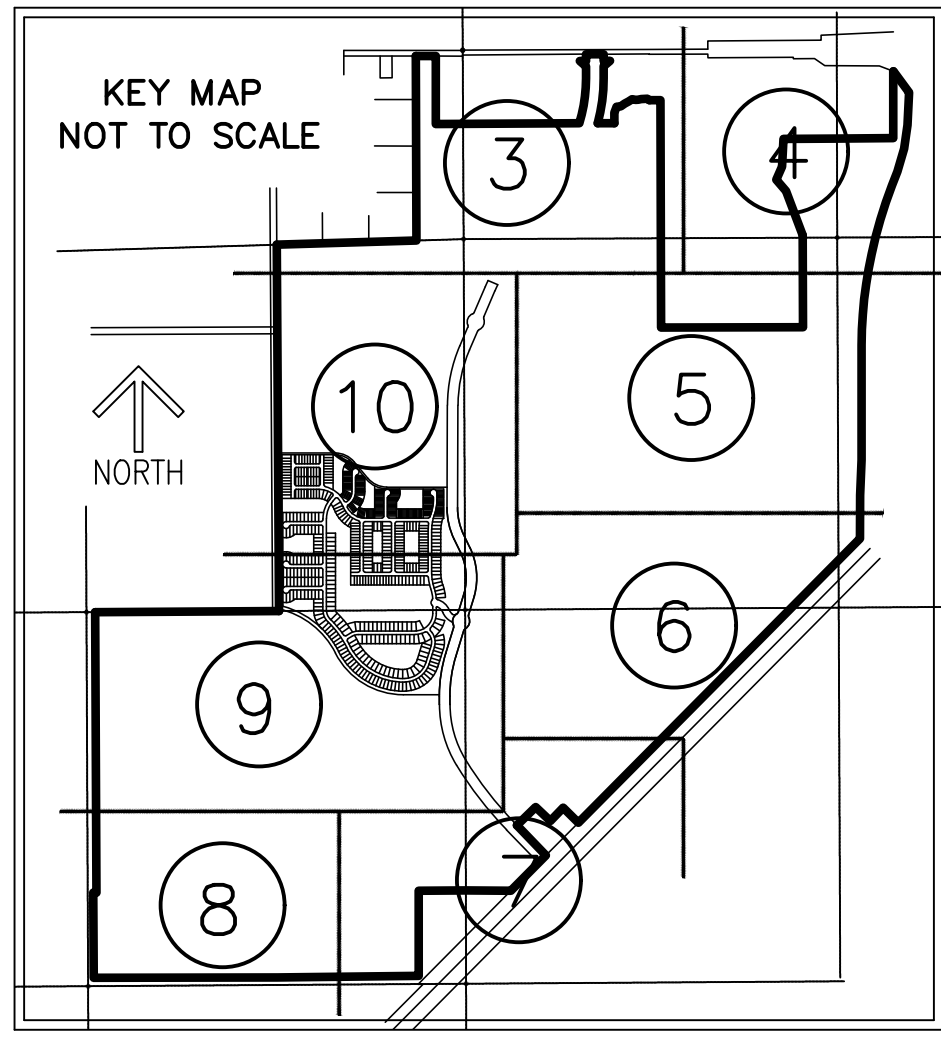
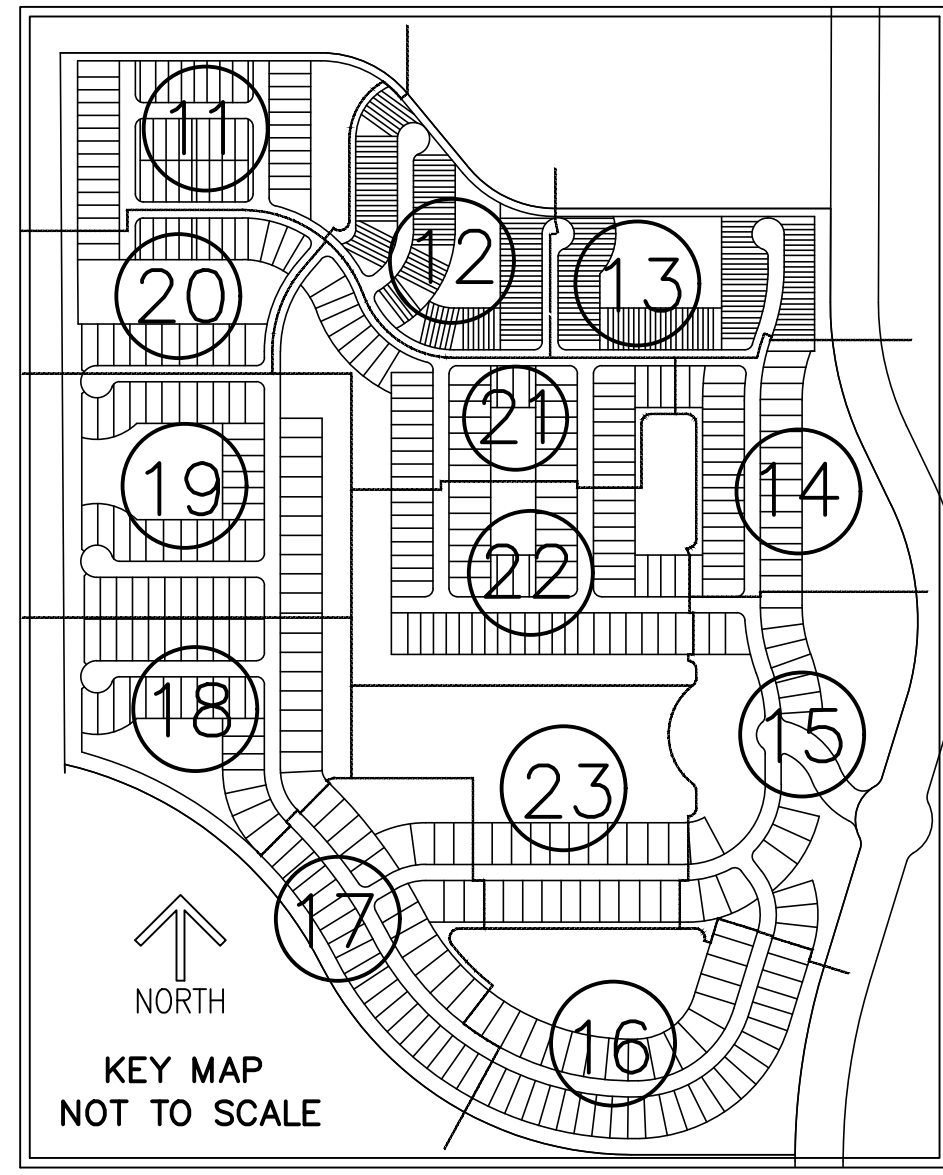
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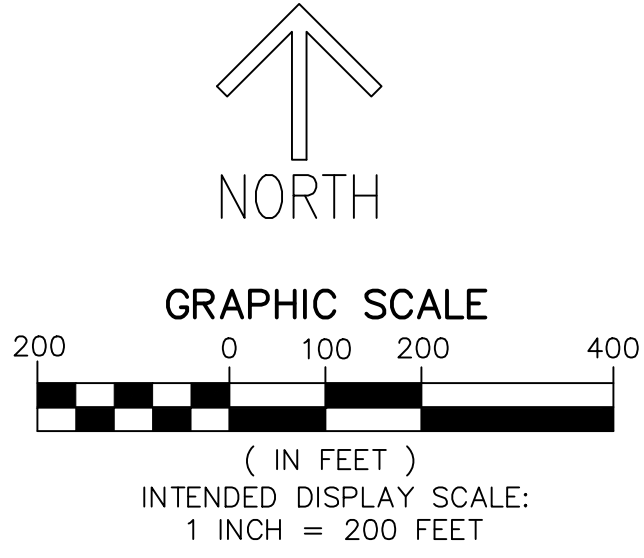
PLAT BOOK _____

PAGE _____

SHEET 9 OF 23



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - ∠ DELTA (CENTRAL ANGLE)
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 - 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
 - LBE LANDSCAPE BUFFER EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LSE LIFT STATION EASEMENT
 - NSLRWCD NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - WME WATER MANAGEMENT EASEMENT
 - MEB MAINTENANCE EASEMENT BUFFER
 - ORB OFFICIAL RECORD BOOK
 - PB PLAT BOOK
 - PDE PRIVATE DRAINAGE EASEMENT
 - PG PAGE
 - PUE PUBLIC UTILITY EASEMENT
 - PSLUE DENOTES PRIVATE UTILITY EASEMENT
 - R RADIUS
 - (R) INDICATES RADIAL LINE
 - RBE ROADWAY BUFFER EASEMENT
 - SF SQUARE FEET
 - 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 8

MATCH LINE SHEET 10

MATCH LINE SHEET 6

MATCH LINE SHEET 7

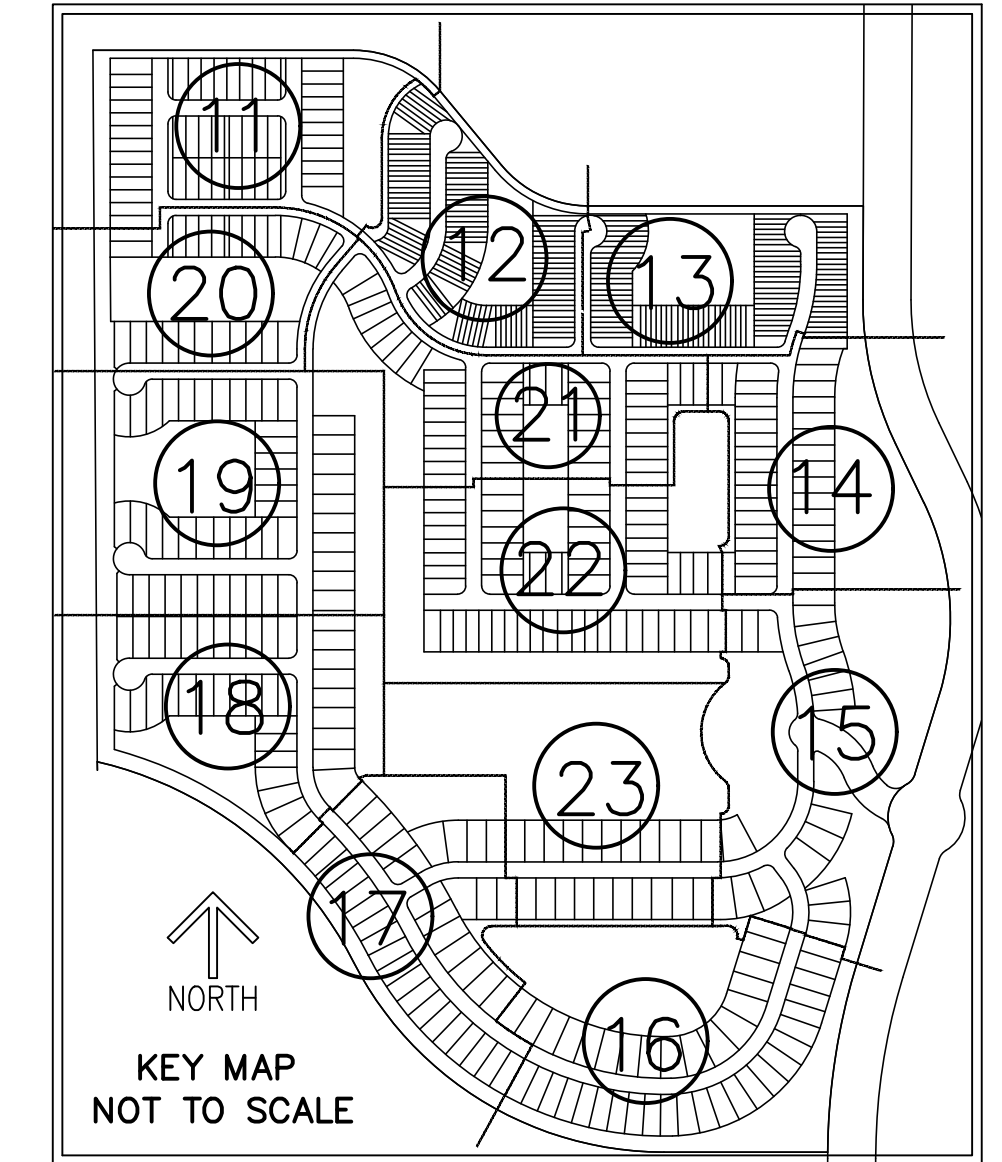
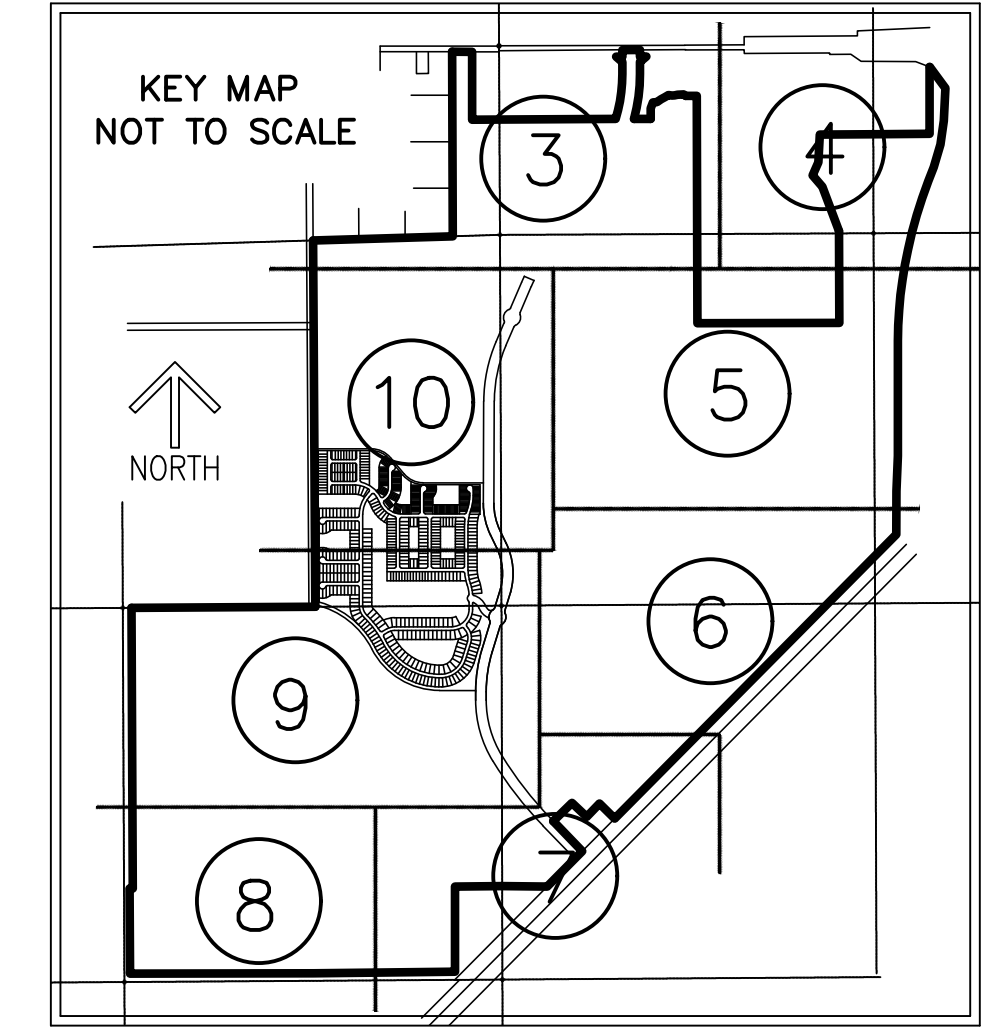
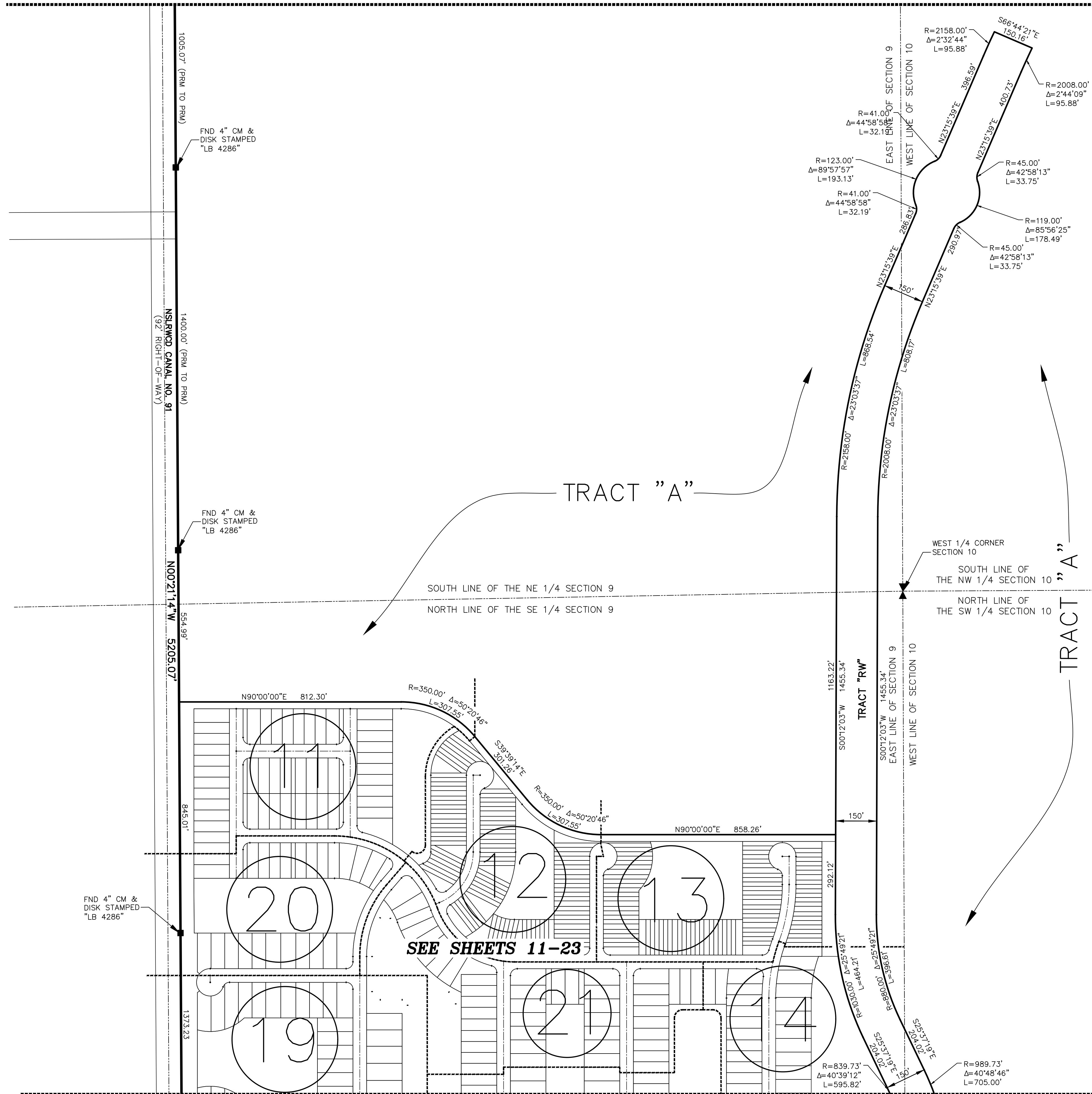
LTC RANCH WEST PHASE 1

BEING A REPLAT OF TRACT "D" LTC RANCH WEST,
AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24,
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

PLAT BOOK _____
PAGE _____
SHEET 10 OF 23

MATCH LINE SHEET 3



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
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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

PSLUSD PROJECT NO. xxxx
CITY OF PORT ST. LUCIE
PROJECT NO. P20-xxx

LTC RANCH WEST PHASE 1

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- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
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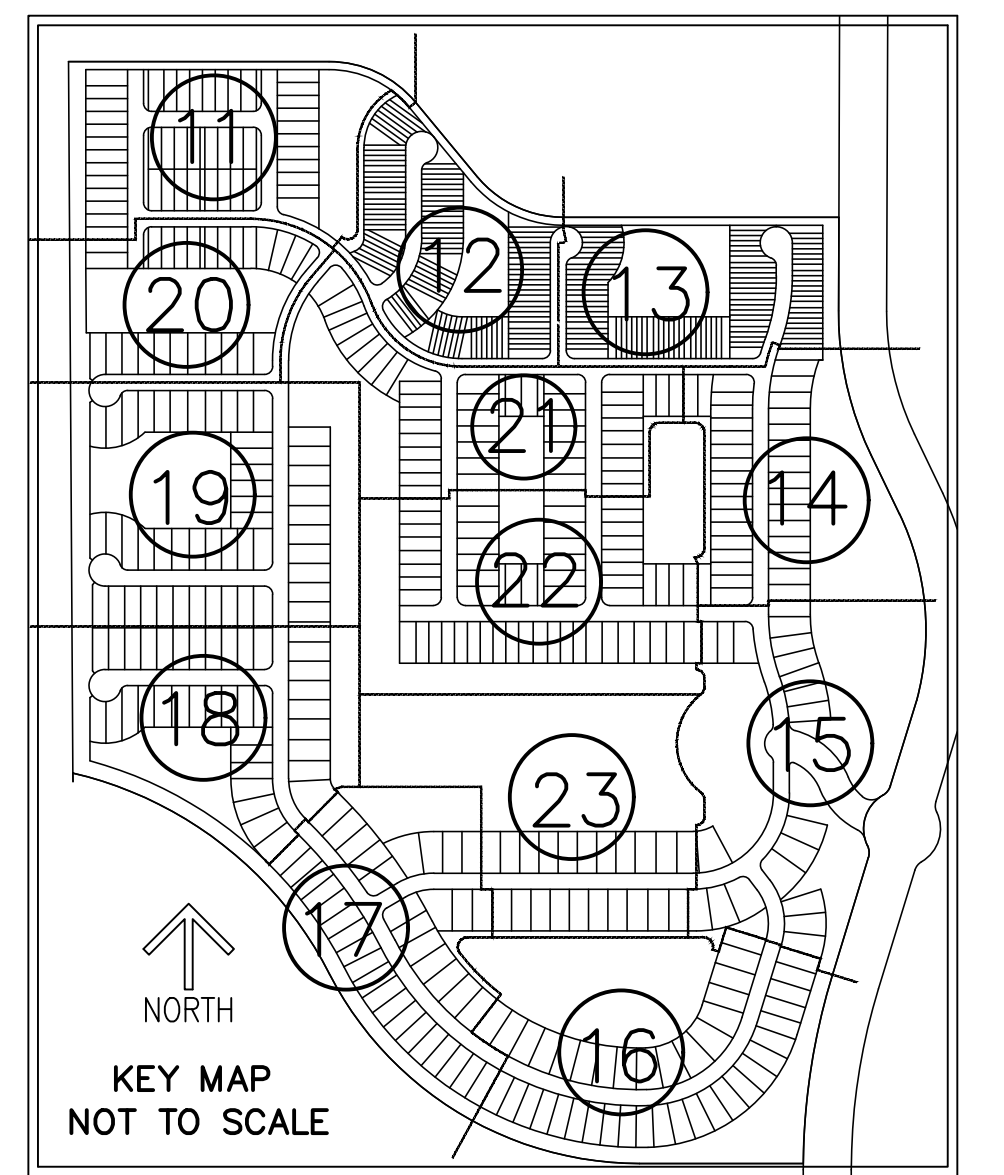
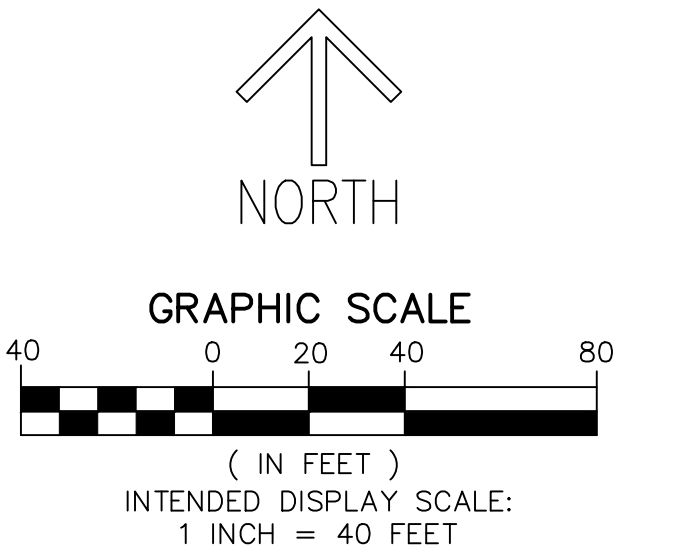
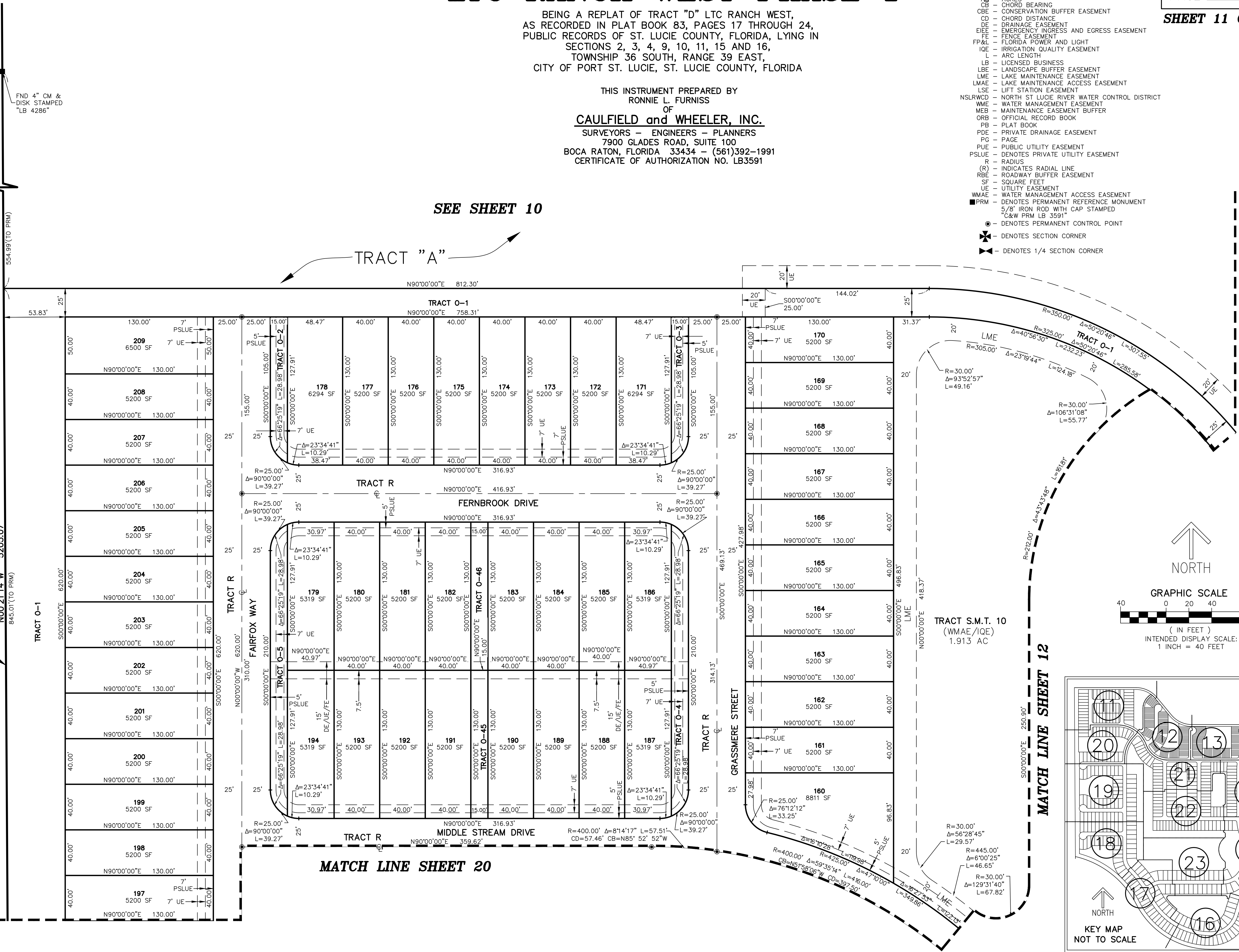
SEE SHEET 10

TRACT "A"

UNPLATTED LANDS
A PORTION OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 39, EAST

NSLRWCD CANAL NO. 91
(92' RIGHT-OF-WAY)

PLAT LIMITS
N00°21'14"W 5205.07'
845.01'(TO PRM)

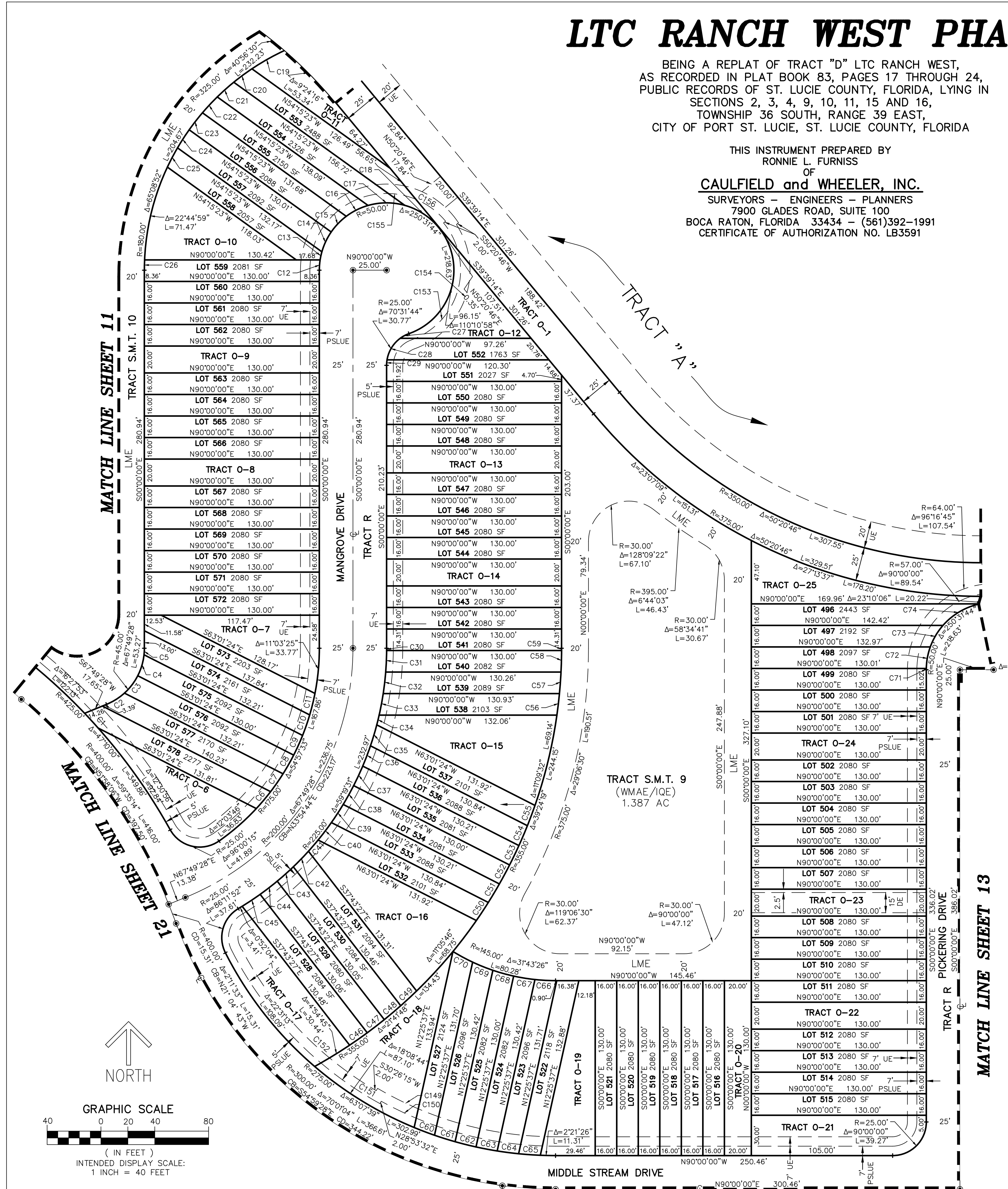
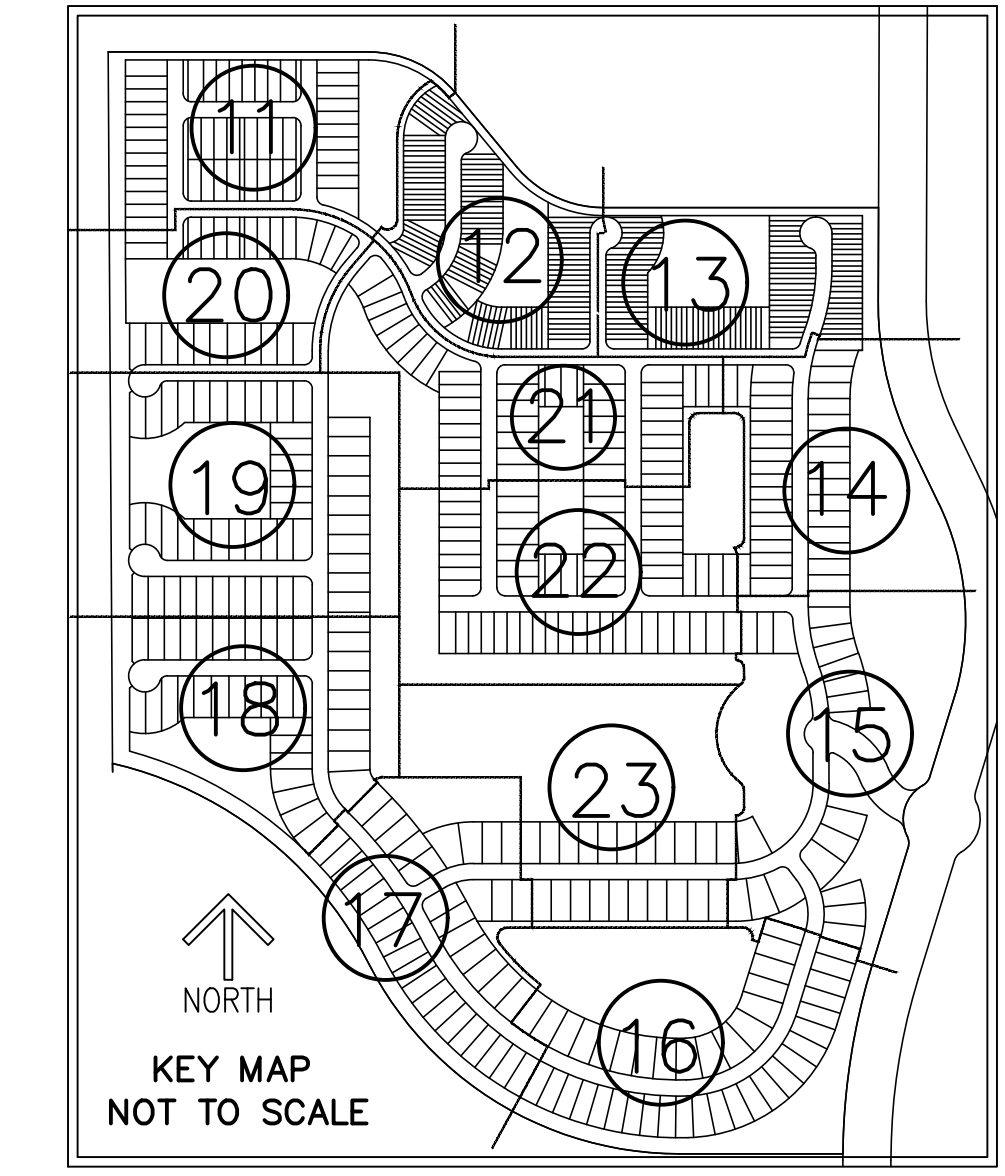


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- LEGEND/ABBREVIATIONS**
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 - ∠ - DELTA (CENTRAL ANGLE)
 - ACG - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
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 - DE - DRAINAGE EASEMENT
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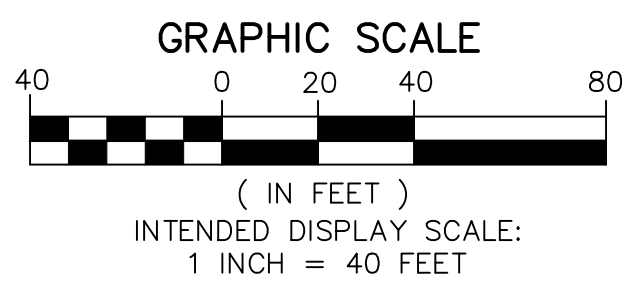


CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2°00'43"	425.00'	14.92'	N42° 33' 30"W	14.92'
C2	20°01'13"	45.00'	15.72'	N57° 48' 51"E	15.64'
C3	20°49'39"	45.00'	16.36'	N37° 23' 25"E	16.27'
C4	20°49'39"	45.00'	16.36'	N16° 33' 46"E	16.27'
C5	6°08'57"	45.00'	4.83'	N3° 04' 28"E	4.83'
C6	5°23'00"	175.00'	16.44'	N40° 12' 16"E	16.44'
C7	5°17'26"	175.00'	16.16'	N34° 52' 03"E	16.15'
C8	5°14'45"	175.00'	16.02'	N29° 35' 58"E	16.02'
C9	5°14'45"	175.00'	16.02'	N24° 21' 13"E	16.02'
C10	5°17'26"	175.00'	16.16'	N19° 05' 08"E	16.15'
C11	5°23'00"	175.00'	16.44'	N13° 44' 55"E	16.44'
C12	8°47'21"	50.00'	7.67'	S4° 23' 41"W	7.66'
C13	7°05'15"	50.00'	6.19'	S12° 19' 59"W	6.18'
C14	18°43'49"	50.00'	16.35'	S25° 14' 31"W	16.27'
C15	18°36'15"	50.00'	16.24'	S43° 54' 32"W	16.16'
C16	20°51'38"	50.00'	18.20'	S63° 38' 29"W	18.10'
C17	31°45'04"	50.00'	27.71'	S89° 56' 50"W	27.35'
C18	34°31'24"	50.00'	30.13'	N56° 54' 56"W	29.67'
C19	8°54'50"	180.00'	28.00'	S60° 41' 26"W	27.98'
C20	5°21'05"	180.00'	16.81'	S53° 33' 29"W	16.81'
C21	5°13'08"	180.00'	16.40'	S48° 16' 22"W	16.39'
C22	5°08'13"	180.00'	16.14'	S43° 05' 41"W	16.13'
C23	5°05'55"	180.00'	16.02'	S37° 58' 38"W	16.01'
C24	5°06'04"	180.00'	16.03'	S32° 52' 39"W	16.02'
C25	5°08'41"	180.00'	16.16'	S27° 45' 16"W	16.16'
C26	2°25'57"	180.00'	7.64'	S1° 12' 59"W	7.64'
C27	17°05'54"	25.00'	7.46'	S61° 58' 47"W	7.43'
C28	44°02'30"	25.00'	19.22'	S31° 24' 35"W	18.75'
C29	9°23'20"	25.00'	4.10'	S4° 41' 40"W	4.09'
C30	0°25'53"	225.00'	1.69'	N0° 12' 57"E	1.69'
C31	4°04'44"	225.00'	16.02'	N2° 28' 16"E	16.01'
C32	4°06'08"	225.00'	16.11'	N6° 33' 42"E	16.11'
C33	4°08'50"	225.00'	16.29'	N10° 41' 10"E	16.28'
C34	1°53'56"	225.00'	7.46'	N13° 42' 33"E	7.46'
C35	4°08'29"	225.00'	16.26'	N16° 43' 46"E	16.26'
C36	4°05'55"	225.00'	16.10'	N20° 50' 58"E	16.09'
C37	4°04'40"	225.00'	16.01'	N24° 56' 16"E	16.01'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C38	4°04'40"	225.00'	16.01'	N29° 00' 56"E	16.01'
C39	4°05'55"	225.00'	16.10'	N33° 06' 13"E	16.09'
C40	4°08'29"	225.00'	16.26'	N37° 13' 25"E	16.26'
C41	2°48'01"	225.00'	11.00'	N40° 41' 40"E	11.00'
C42	4°07'00"	225.00'	16.17'	N44° 09' 11"E	16.16'
C43	4°05'07"	225.00'	16.04'	N48° 15' 14"E	16.04'
C44	4°04'31"	225.00'	16.00'	N52° 20' 03"E	16.00'
C45	4°05'09"	225.00'	16.05'	N56° 24' 53"E	16.04'
C46	2°35'07"	355.00'	16.02'	N54° 53' 48"E	16.02'
C47	2°34'57"	355.00'	16.00'	N52° 18' 46"E	16.00'
C48	2°35'06"	355.00'	16.02'	N49° 43' 44"E	16.02'
C49	2°35'35"	355.00'	16.07'	N47° 08' 24"E	16.06'
C50	2°35'57"	355.00'	16.10'	N33° 26' 52"E	16.10'
C51	2°35'19"	355.00'	16.04'	N30° 51' 15"E	16.04'
C52	2°35'00"	355.00'	16.01'	N28° 16' 05"E	16.00'
C53	2°35'00"	355.00'	16.01'	N25° 41' 06"E	16.00'
C54	2°35'19"	355.00'	16.04'	N23° 05' 57"E	16.04'
C55	2°35'57"	355.00'	16.10'	N20° 30' 19"E	16.10'
C56	2°36'02"	355.00'	16.11'	N6° 44' 48"E	16.11'
C57	2°35'22"	355.00'	16.04'	N4° 09' 06"E	16.04'
C58	2°35'01"	355.00'	16.01'	N1° 33' 55"E	16.01'
C59	0°16'25"	355.00'	1.69'	N0° 08' 12"E	1.69'
C60	3°22'11"	275.00'	16.17'	S69° 13' 24"E	16.17'
C61	3°20'48"	275.00'	16.06'	S72° 34' 54"E	16.06'
C62	3°20'08"	275.00'	16.01'	S75° 55' 22"E	16.01'
C63	3°20'08"	275.00'	16.01'	S79° 15' 29"E	16.01'
C64	3°20'49"	275.00'	16.06'	S82° 35' 58"E	16.06'
C65	3°22'12"	275.00'	16.18'	S85° 57' 28"E	16.17'
C66	6°03'32"	145.00'	15.33'	S86° 58' 14"E	15.33'
C67	6°20'07"	145.00'	16.03'	S80° 46' 25"E	16.02'
C68	6°20'06"	145.00'	16.03'	S74° 26' 16"E	16.02'
C69	6°24'49"	145.00'	16.23'	S68° 03' 50"E	16.22'
C70	6°34'51"	145.00'	16.65'	S61° 34' 00"E	16.65'
C71	1°07'29"	50.00'	0.98'	S0° 33' 45"W	0.98'
C72	18°43'46"	50.00'	16.34'	S10° 29' 23"W	16.27'
C73	21°25'02"	50.00'	18.69'	S30° 33' 47"W	18.58'
C74	37°08'39"	50.00'	32.41'	S59° 50' 38"W	31.85'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C149	30°26'15"	261.00'	138.65'	S74° 46' 53"E	137.03'
C150	28°53'32"	268.00'	135.14'	S75° 33' 14"E	133.71'
C151	34°14'08"	270.00'	161.33'	S43° 59' 25"E	158.94'
C152	32°41'25"	263.00'	150.05'	S43° 13' 03"E	148.03'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C155	140°20'46"	57.00'	139.62'	S70° 10' 23"W	107.24'
C156	146°37'31"	64.00'	163.78'	S73° 18' 46"W	122.61'

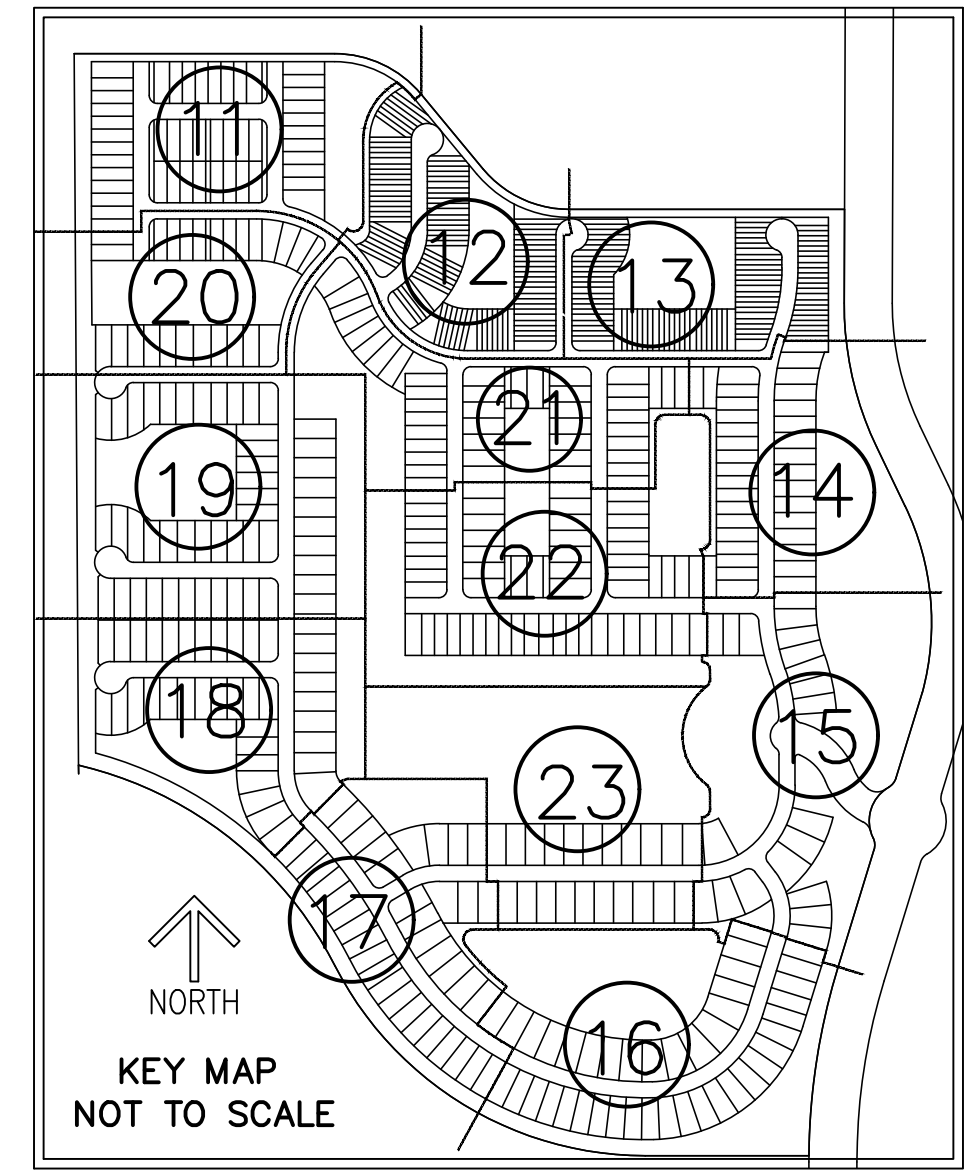
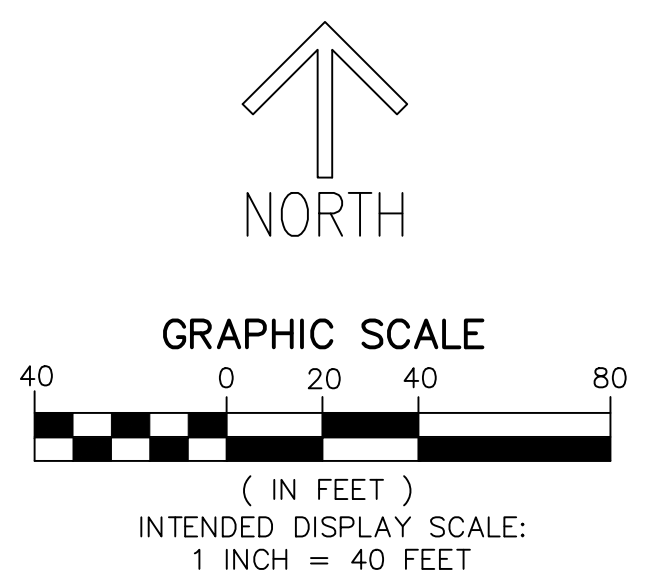


MATCH LINE SHEET 21

LTC RANCH WEST PHASE 1

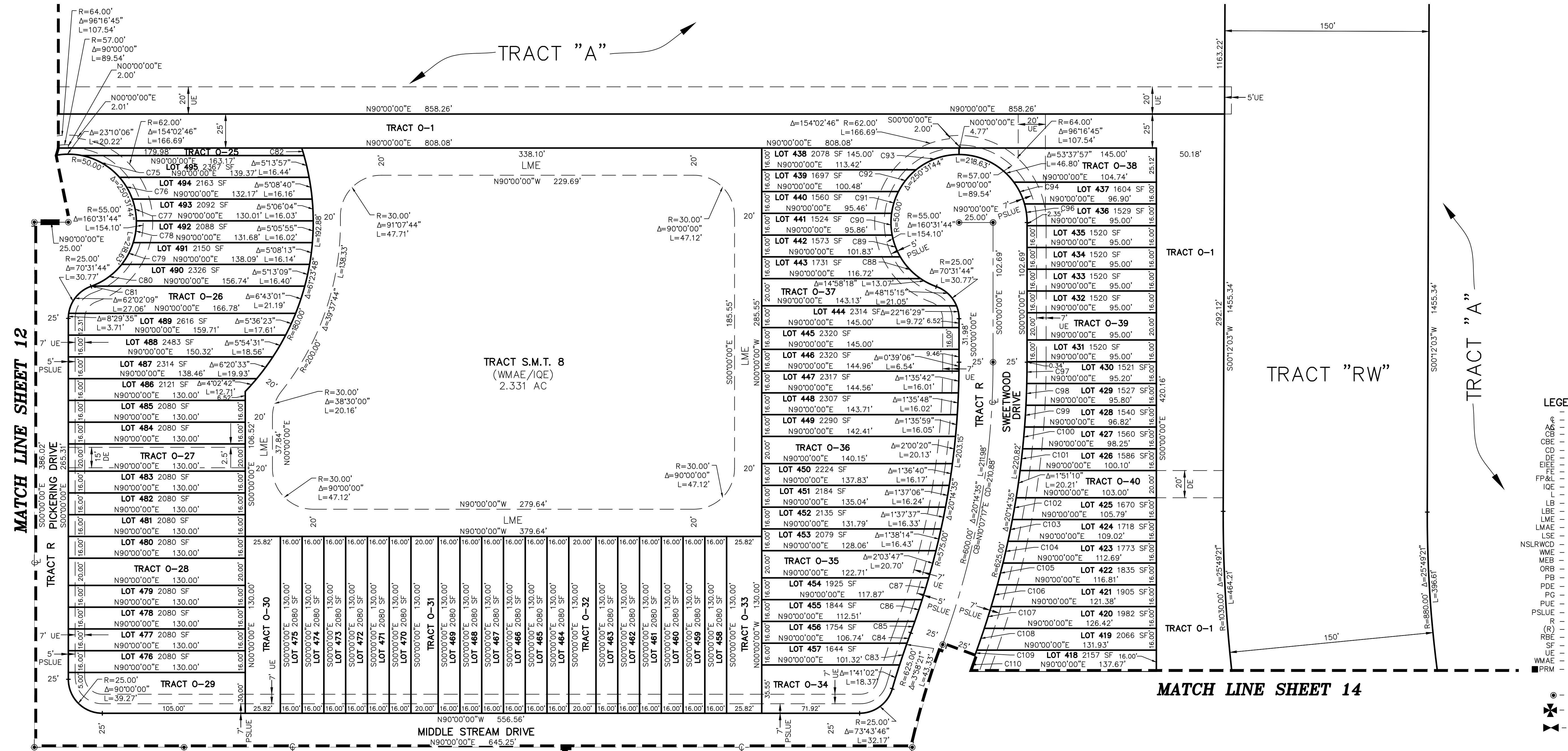
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BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C75	37°08'39"	50.00'	32.41'	N59° 50' 38"W	31.85'
C76	21°25'02"	50.00'	18.69'	N30° 33' 47"W	18.58'
C77	18°43'46"	50.00'	16.34'	N10° 29' 23"W	16.27'
C78	18°36'17"	50.00'	16.24'	N8° 10' 39"E	16.16'
C79	20°51'48"	50.00'	18.21'	N27° 54' 41"E	18.11'
C80	31°46'14"	50.00'	27.73'	N54° 13' 42"E	27.37'
C81	0°24'54"	50.00'	0.36'	N70° 19' 16"E	0.36'
C82	1°50'40"	180.00'	5.79'	N16° 42' 46"W	5.79'
C83	1°32'56"	625.00'	16.90'	S18° 43' 43"W	16.89'
C84	0°44'23"	625.00'	8.07'	S19° 52' 23"W	8.07'
C85	0°53'26"	575.00'	8.94'	N19° 47' 51"E	8.94'
C86	1°40'53"	575.00'	16.87'	N18° 30' 42"E	16.87'
C87	1°39'57"	575.00'	16.72'	N16° 50' 17"E	16.72'
C88	25°14'47"	50.00'	22.03'	S42° 56' 02"E	21.85'
C89	19°40'04"	50.00'	17.16'	S20° 28' 37"E	17.08'
C90	18°25'11"	50.00'	16.07'	S1° 26' 00"E	16.01'
C91	19°18'30"	50.00'	16.85'	S17° 25' 51"W	16.77'
C92	23°44'54"	50.00'	20.72'	S38° 57' 33"W	20.58'

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C93	39°10'01"	50.00'	34.18'	S70° 25' 00"W	33.52'
C94	20°31'37"	50.00'	17.91'	N26° 06' 15"W	17.82'
C96	15°50'26"	50.00'	13.82'	N7° 55' 13"W	13.78'
C97	1°26'08"	625.00'	15.66'	N0° 43' 04"E	15.66'
C98	1°28'04"	625.00'	16.01'	N2° 10' 10"E	16.01'
C99	1°28'11"	625.00'	16.03'	N3° 38' 18"E	16.03'
C100	1°28'22"	625.00'	16.06'	N5° 06' 34"E	16.06'
C101	1°28'36"	625.00'	16.11'	N6° 35' 03"E	16.11'
C102	1°29'21"	625.00'	16.24'	N9° 55' 11"E	16.24'
C103	1°29'47"	625.00'	16.32'	N11° 24' 45"E	16.32'
C104	1°30'18"	625.00'	16.42'	N12° 54' 47"E	16.42'
C105	1°30'52"	625.00'	16.52'	N14° 25' 22"E	16.52'
C106	1°31'32"	625.00'	16.64'	N15° 56' 34"E	16.64'
C107	1°32'16"	625.00'	16.77'	N17° 28' 28"E	16.77'
C108	1°33'05"	625.00'	16.92'	N19° 01' 09"E	16.92'
C109	0°26'53"	625.00'	4.89'	N20° 01' 08"E	4.89'
C110	1°12'25"	575.00'	12.11'	S19° 38' 22"W	12.11'



MATCH LINE SHEET 12

MATCH LINE SHEET 21

MATCH LINE SHEET 14

MATCH LINE SHEET 14

- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - ∠ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - 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
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - NBE - NORTH BUFFER EASEMENT
 - MEB - MAINTENANCE EASEMENT BUFFER
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RBE - ROADWAY BUFFER EASEMENT
 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - WPER - DENOTES PERMANENT REFERENCE MONUMENT
 - PRM - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ⊕ - DENOTES SECTION CORNER
 - ⊗ - DENOTES 1/4 SECTION CORNER

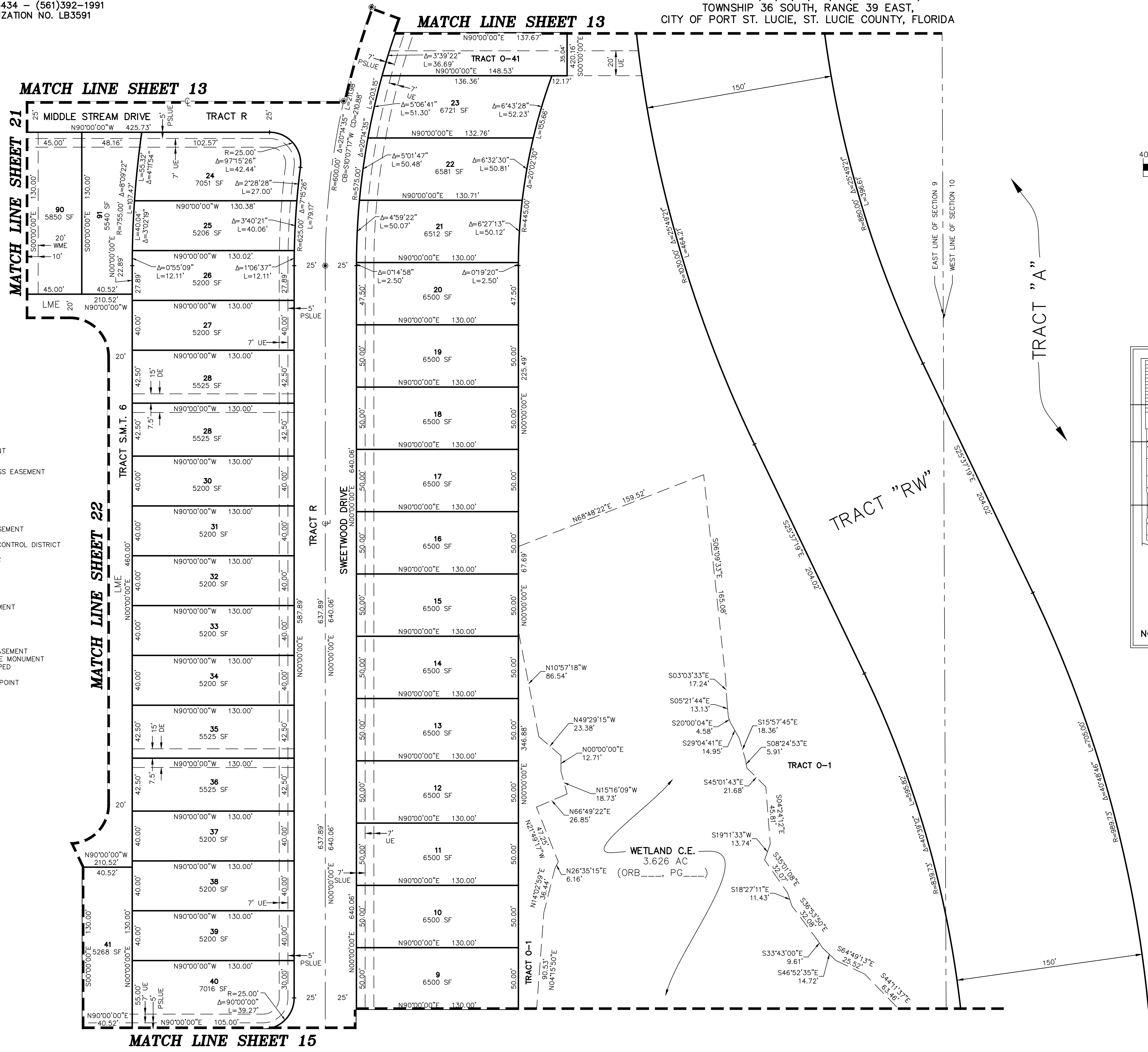
PSLUSD PROJECT NO. xxxx
CITY OF PORT ST. LUCIE
PROJECT NO. P20-xxx

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

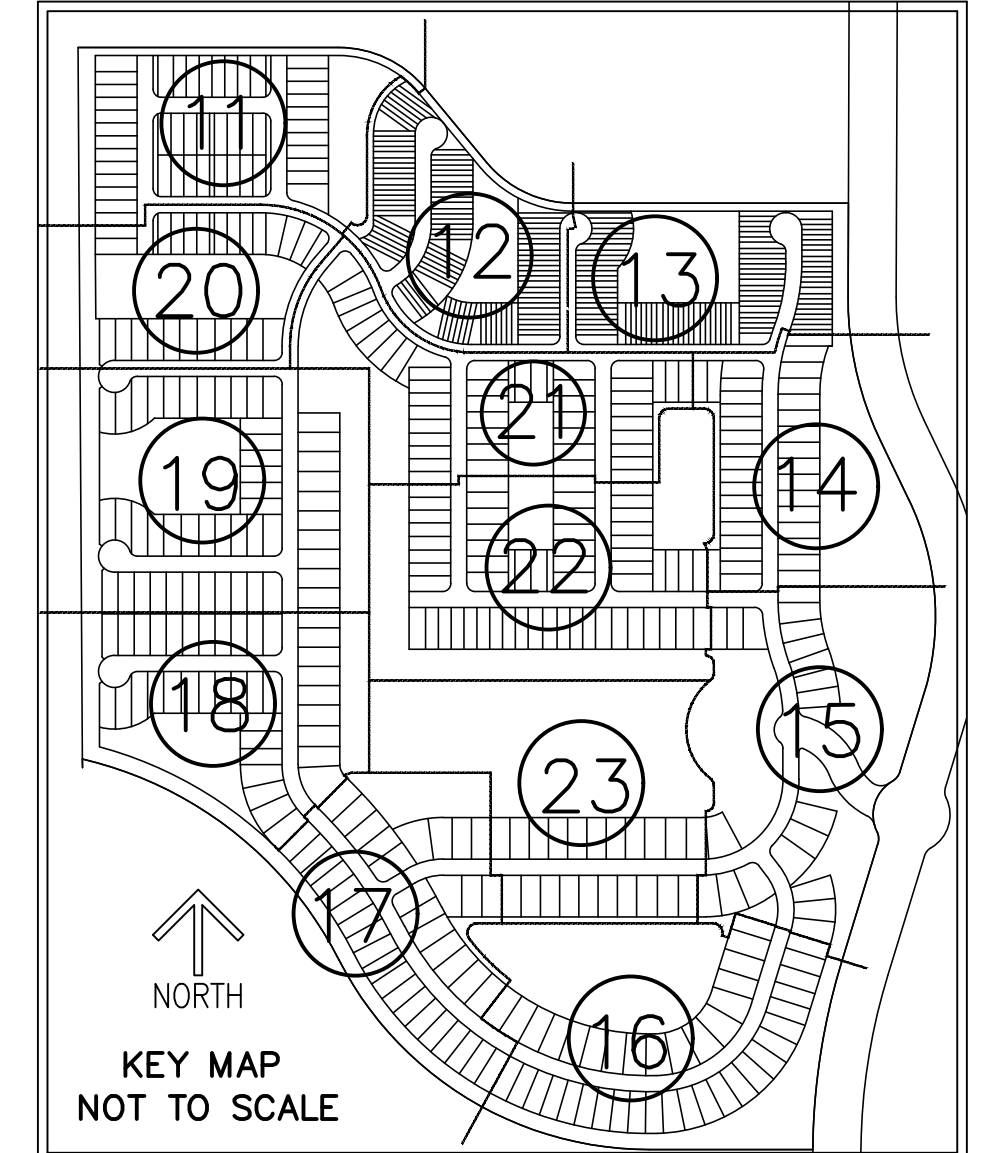
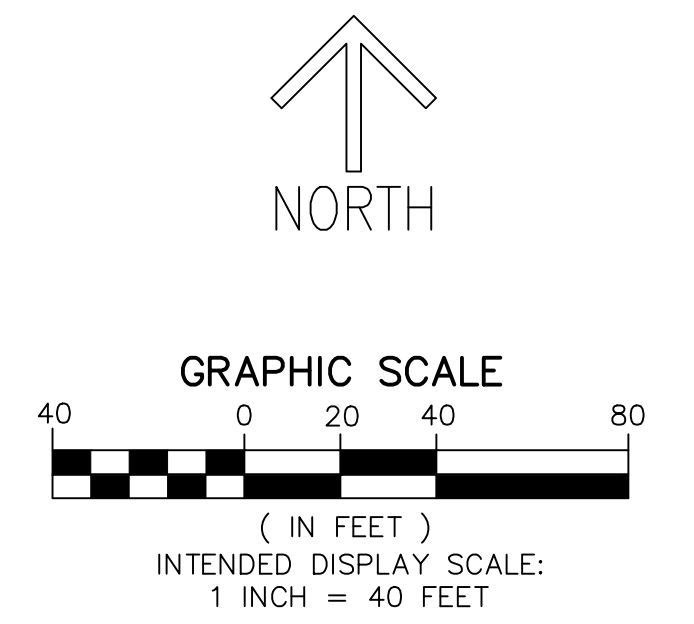
LTC RANCH WEST PHASE 1

BEING A REPLAT OF TRACT "D" LTC RANCH WEST,
 AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24,
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 TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
 PAGE _____
SHEET 14 OF 23



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ DELTA (CENTRAL ANGLE)
 - AC ACRES
 - CB CHORD BEARING
 - CBE CONSERVATION BUFFER EASEMENT
 - 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
 - LBE LANDSCAPE BUFFER EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LSE LIFT STATION EASEMENT
 - NSLRWCD NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - WME WATER MANAGEMENT EASEMENT
 - MEB MAINTENANCE EASEMENT BUFFER
 - ORB OFFICIAL RECORD BOOK
 - PB PLAT BOOK
 - PDE PRIVATE DRAINAGE EASEMENT
 - PG PAGE
 - PUE PUBLIC UTILITY EASEMENT
 - PSLUE DENOTES PRIVATE UTILITY EASEMENT
 - R RADIUS
 - (R) INDICATES RADIAL LINE
 - RBE ROADWAY BUFFER EASEMENT
 - SF SQUARE FEET
 - 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



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 CITY OF PORT ST. LUCIE
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LTC RANCH WEST PHASE 1

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MATCH LINE SHEET 22

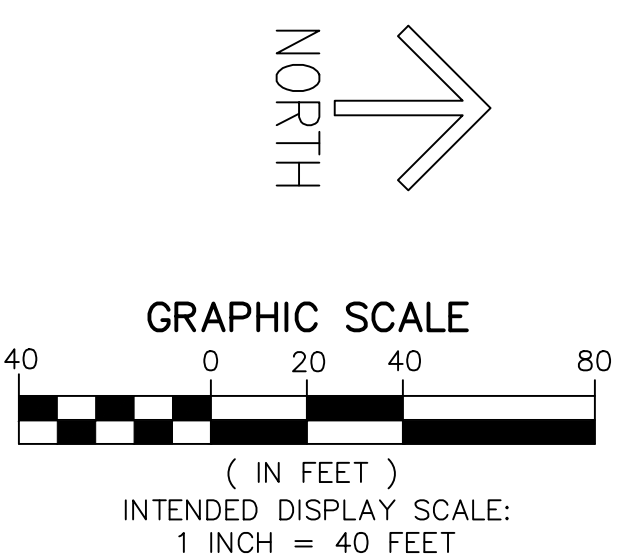
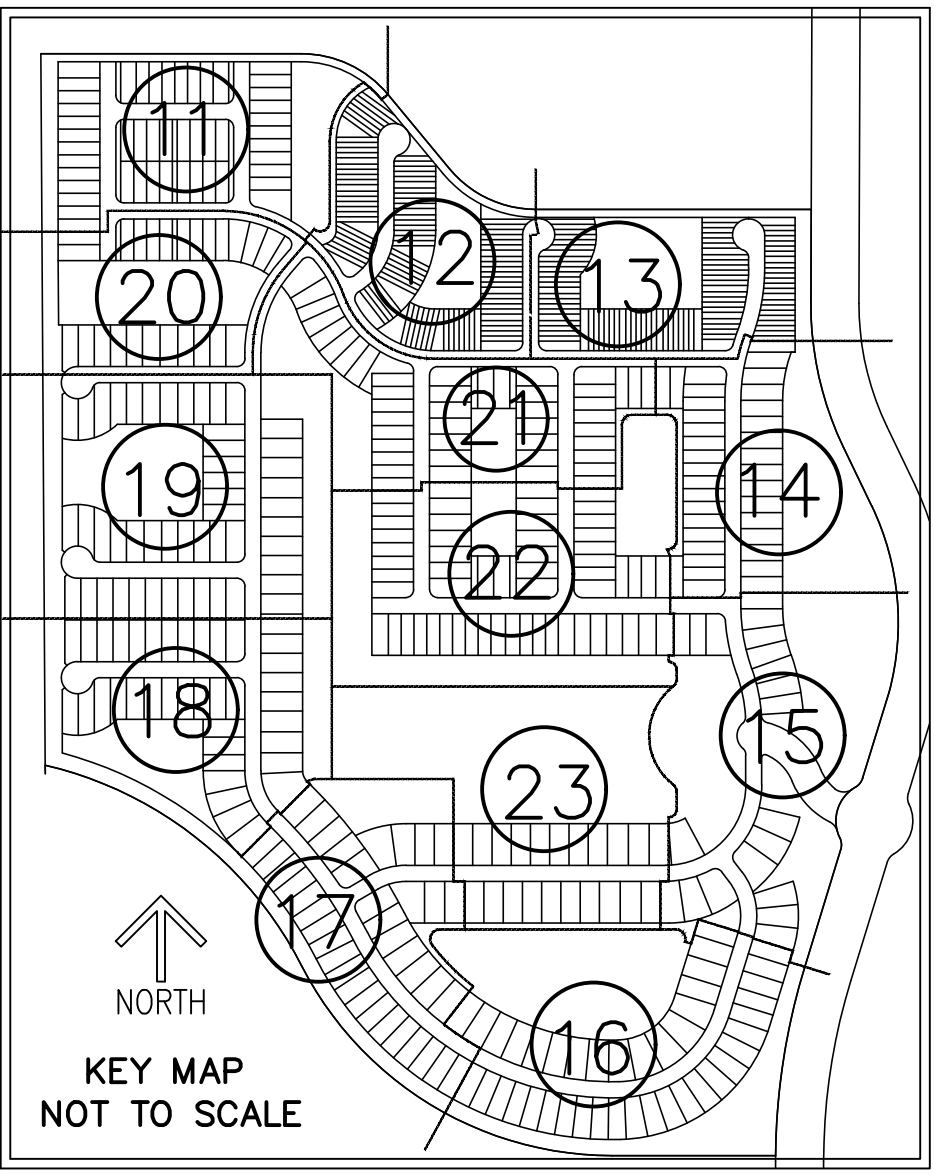
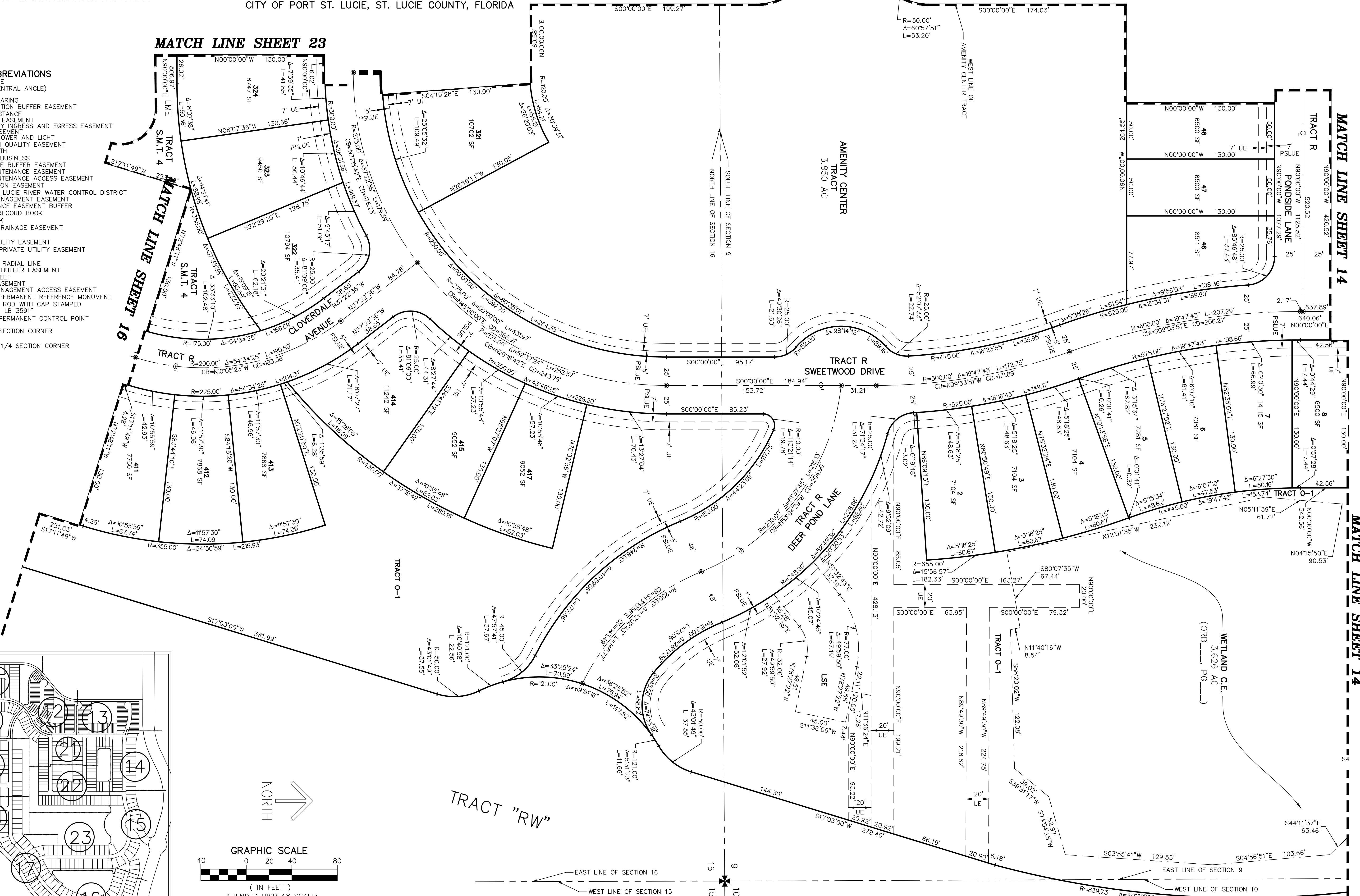
MATCH LINE SHEET 22

MATCH LINE SHEET 23

MATCH LINE SHEET 14

MATCH LINE SHEET 14

- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - DELTA (CENTRAL ANGLE)
 - AC — ACRES
 - CB — CHORD BEARING
 - CBE — CONSERVATION BUFFER EASEMENT
 - CD — CHORD DISTANCE
 - DE — DRAINAGE EASEMENT
 - EIE — EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE — FENCE EASEMENT
 - FLP&L — FLORIDA POWER AND LIGHT
 - IQE — IRRIGATION QUALITY EASEMENT
 - IR — ARC LENGTH
 - LB — LICENSED BUSINESS
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 - LMAE — LAKE MAINTENANCE ACCESS EASEMENT
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 - 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 17

LTC RANCH WEST PHASE 1

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PLAT BOOK _____

PAGE _____

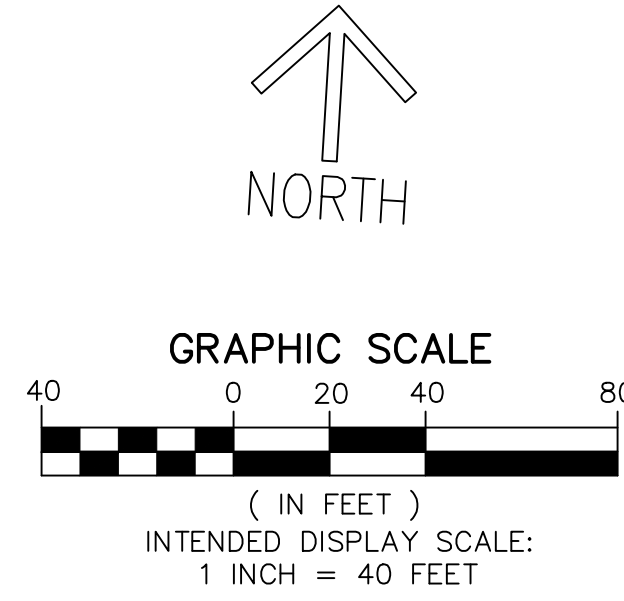
SHEET 16 OF 23

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RONNIE L. FURNISS
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

MATCH LINE SHEET 23

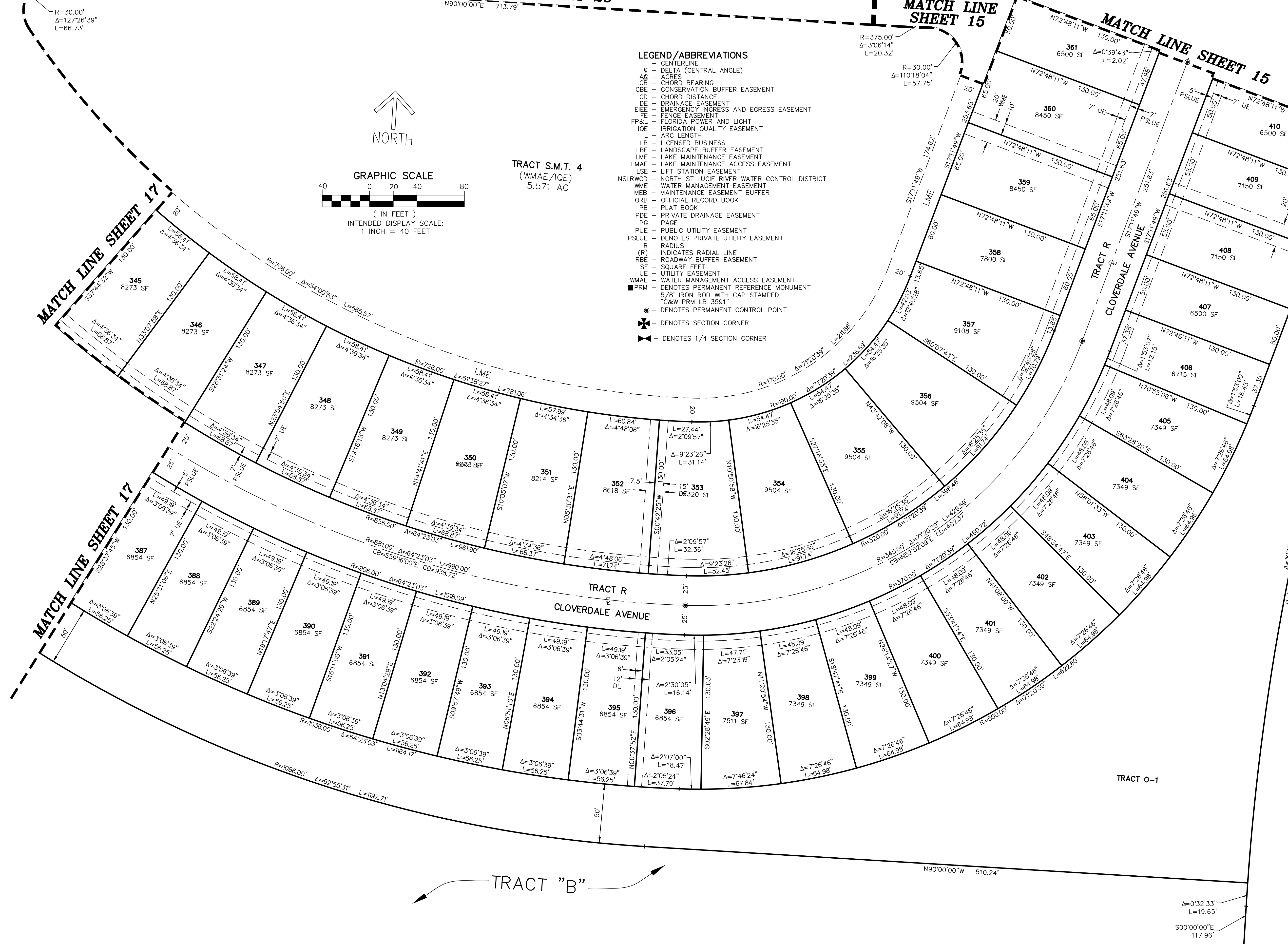
MATCH LINE SHEET 15

MATCH LINE SHEET 15

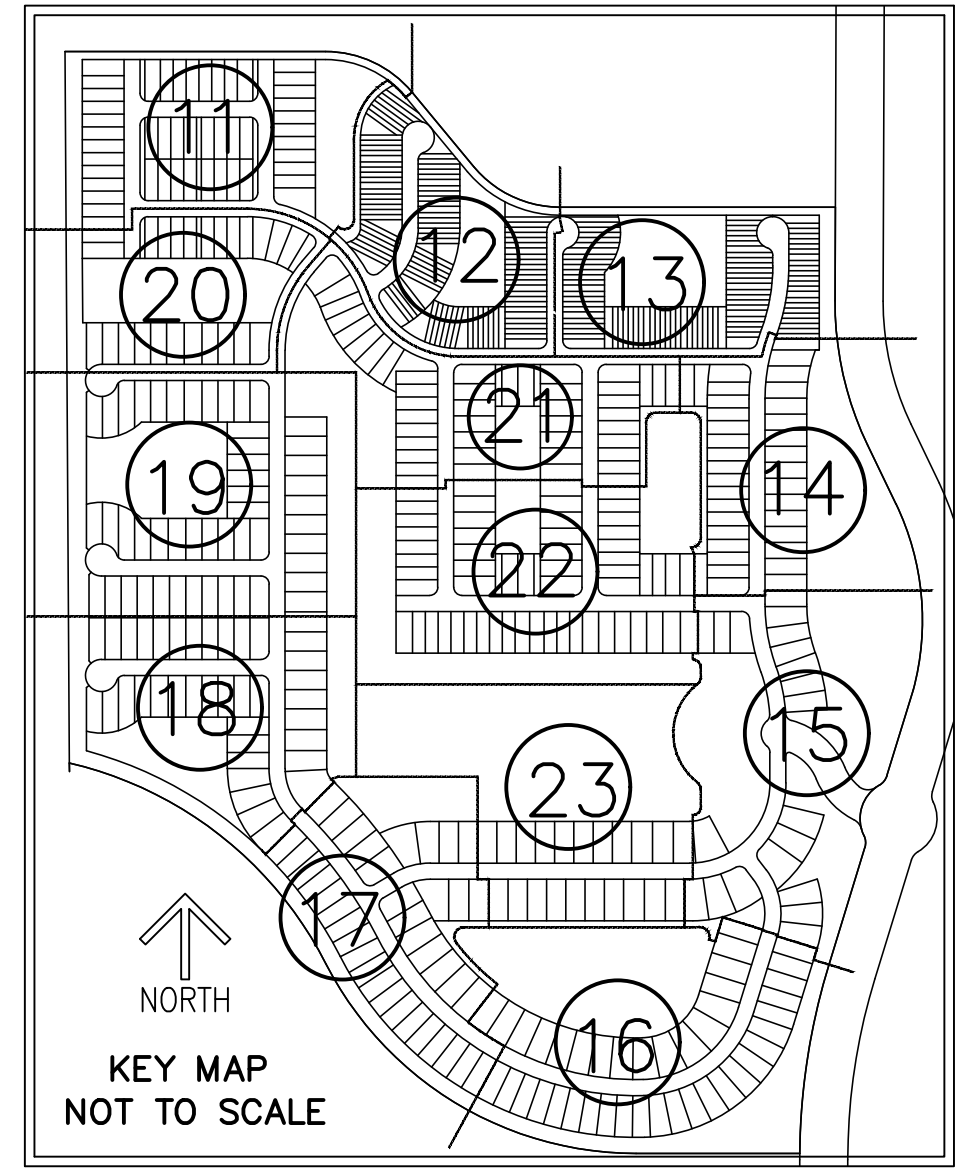


TRACT S.M.T. 4
(WMAE/IOE)
5.571 AC

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
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 - MEB - MAINTENANCE EASEMENT BUFFER
 - ORB - OFFICIAL RECORD BOOK
 - PLB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
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 - 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



TRACT "RW"



PSLUSD PROJECT NO. xxxx
CITY OF PORT ST. LUCIE
PROJECT NO. P20-xxx

LTC RANCH WEST PHASE 1

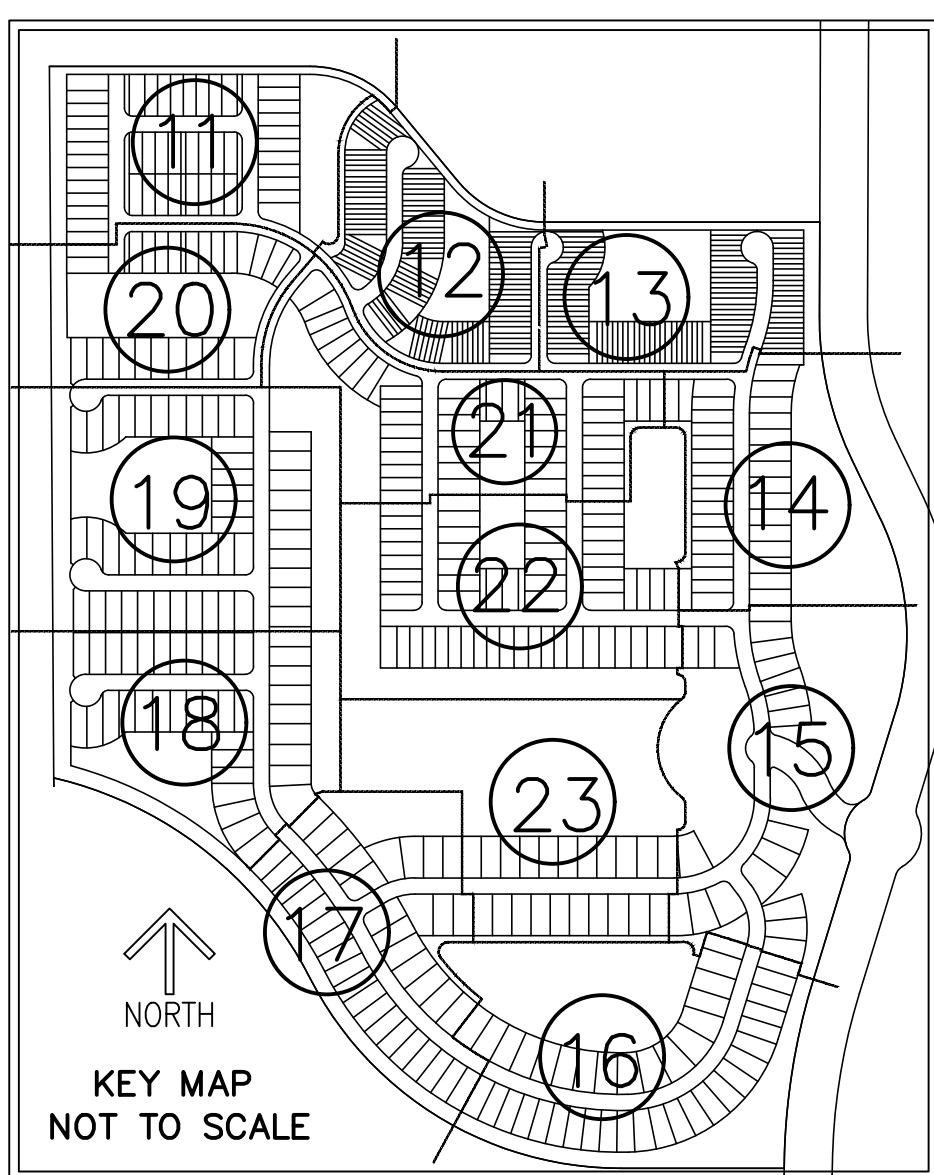
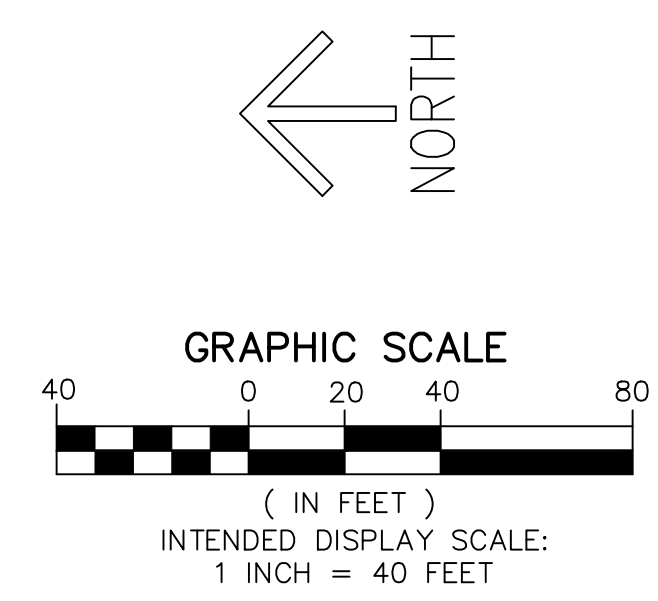
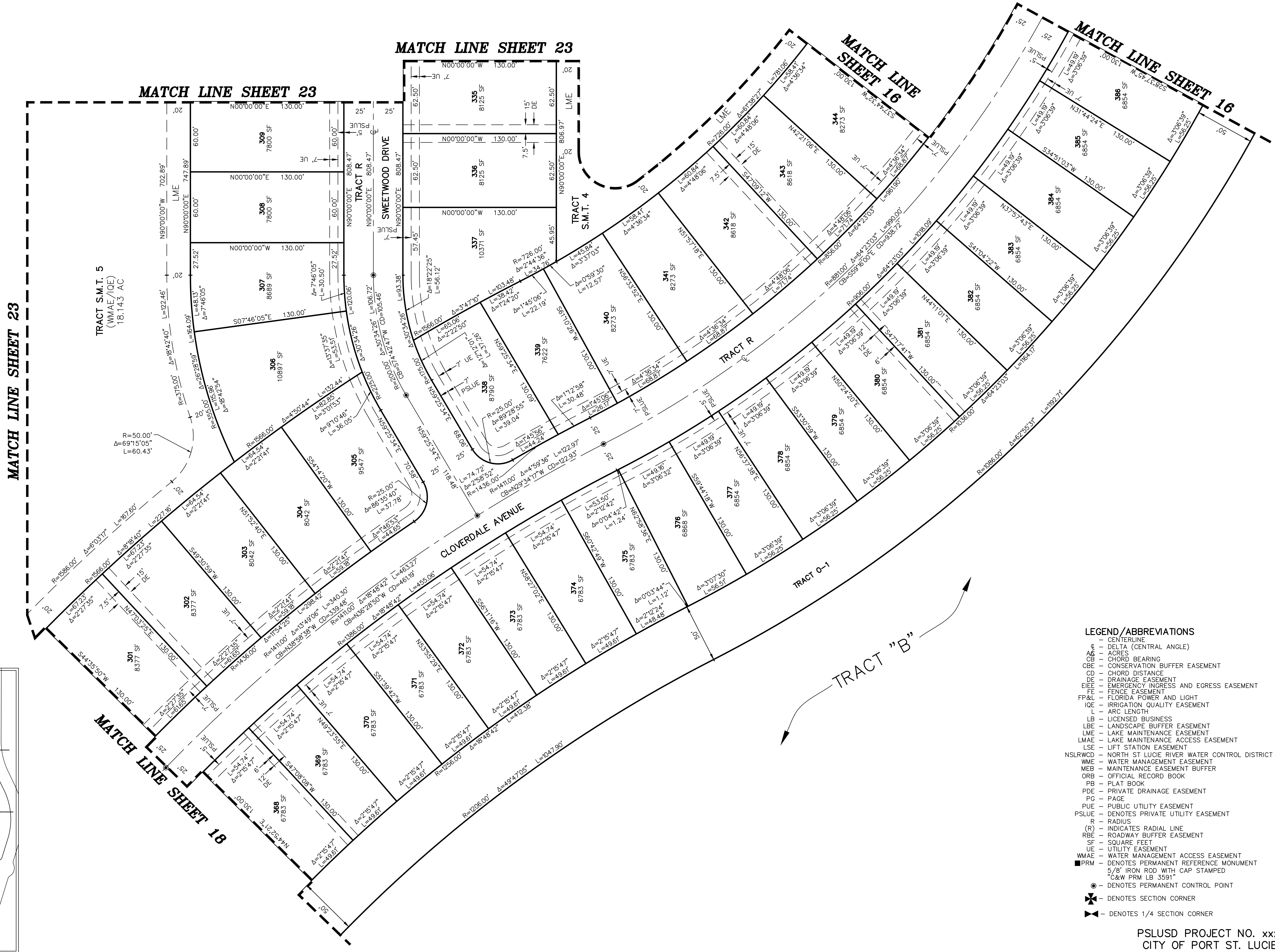
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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

PLAT BOOK _____

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SHEET 17 OF 23



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ DELTA (CENTRAL ANGLE)
 - AC ACRES
 - CB CHORD BEARING
 - CBE CONSERVATION BUFFER EASEMENT
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 - LBE LANDSCAPE BUFFER EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LSE LIFT STATION EASEMENT
 - NLSRWCD NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - WME WATER MANAGEMENT EASEMENT
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 - 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

PSLUSD PROJECT NO. xxxx
CITY OF PORT ST. LUCIE
PROJECT NO. P20-xxx

LTC RANCH WEST PHASE 1

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BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____

PAGE _____

SHEET 18 OF 23

LEGEND/ABBREVIATIONS

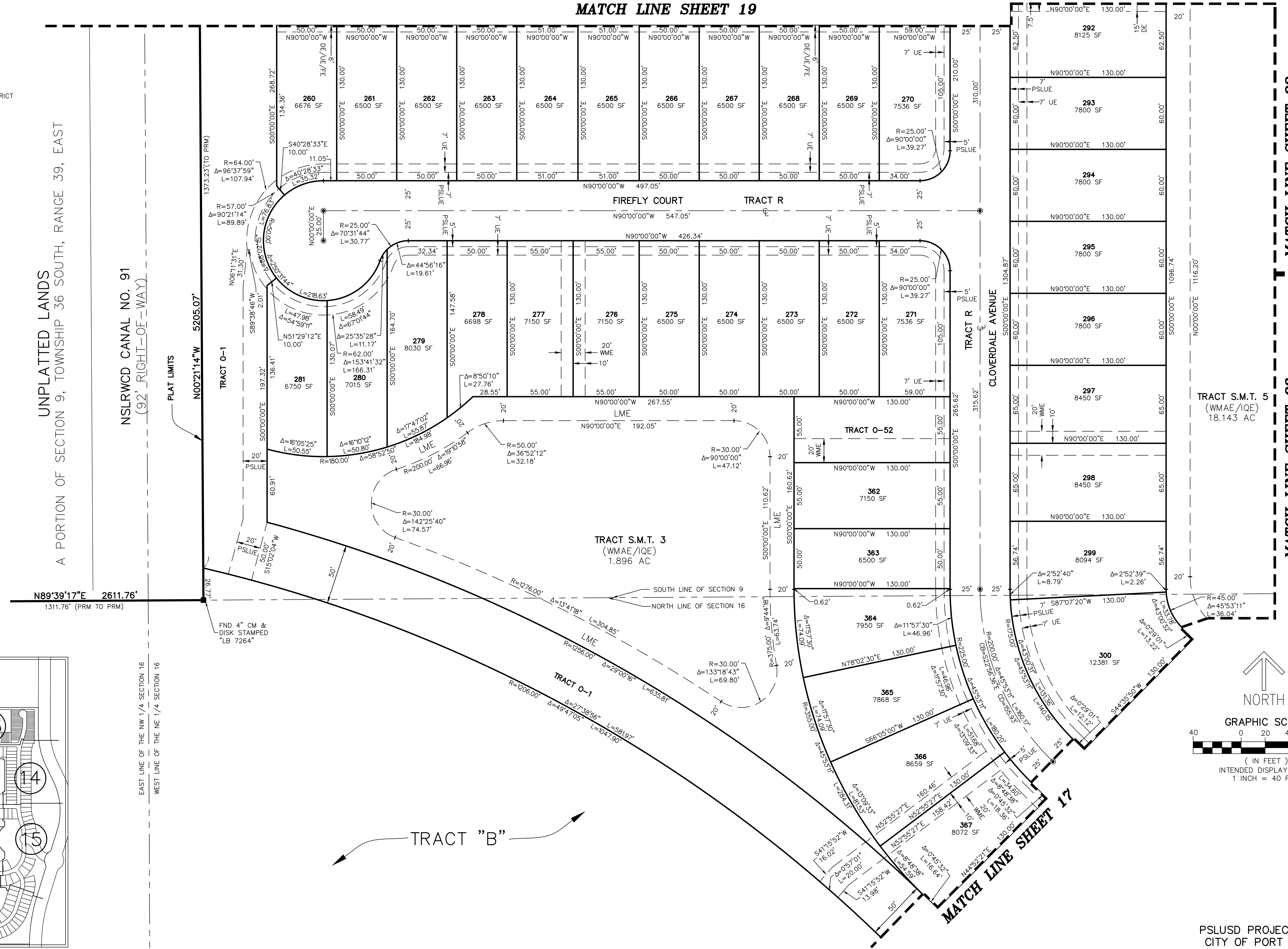
- CENTERLINE
- ∠ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
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- - DENOTES PERMANENT CONTROL POINT
- ✱ - DENOTES SECTION CORNER
- ⊠ - DENOTES 1/4 SECTION CORNER

UNPLATTED LANDS
A PORTION OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 39, EAST

NSLRWCD CANAL NO. 91
(92' RIGHT-OF-WAY)

PLAT LIMITS
N00°21'14"W 5205.07'

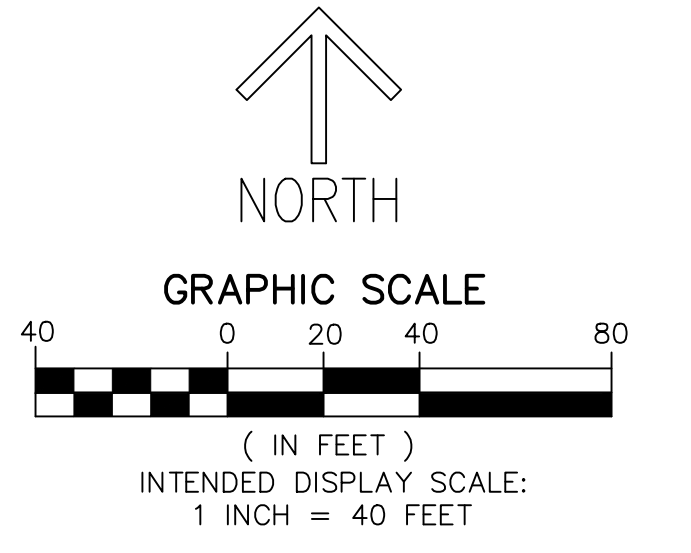
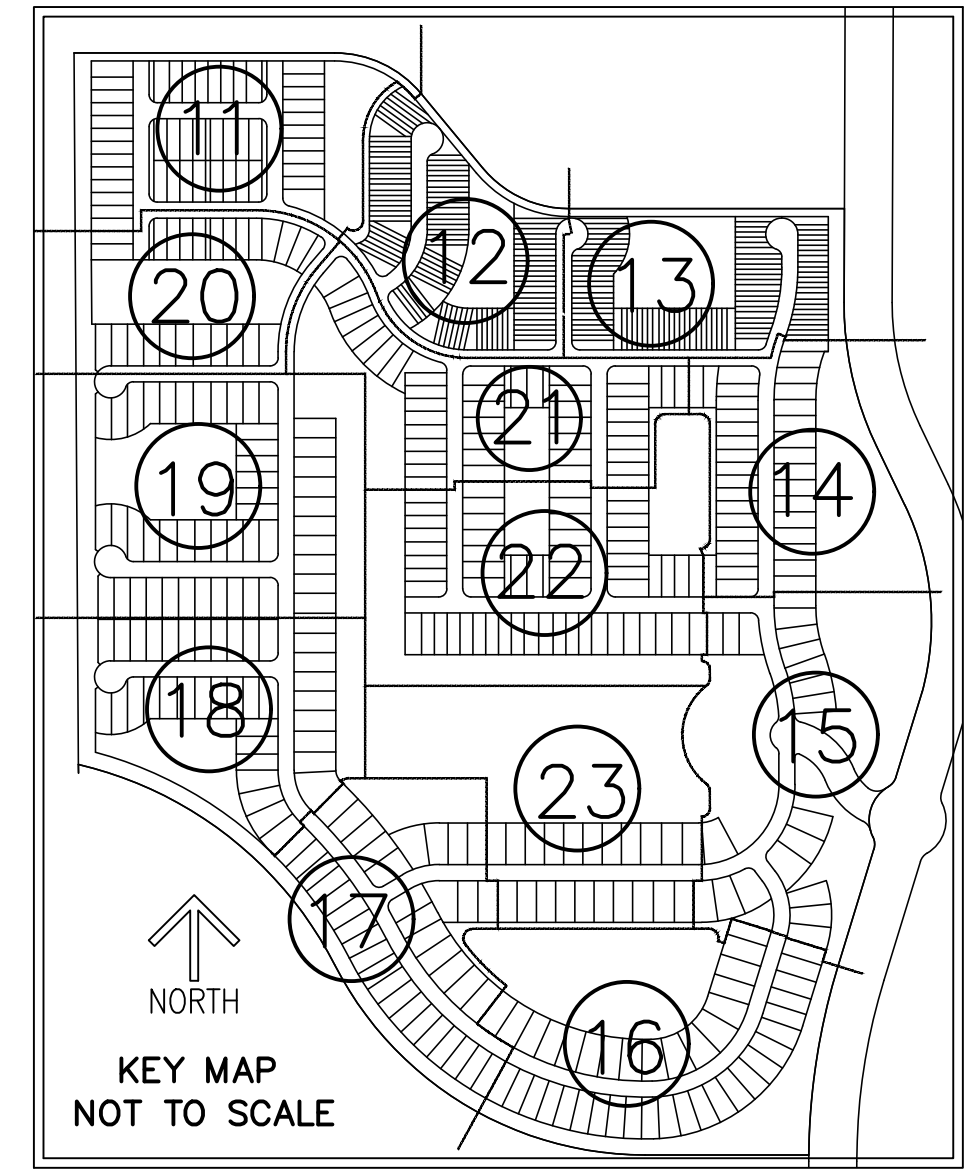
MATCH LINE SHEET 19



MATCH LINE SHEET 22

MATCH LINE SHEET 23

TRACT S.M.T. 5
(WMAE/IQE)
18.143 AC



PSLUSD PROJECT NO. xxxx
CITY OF PORT ST. LUCIE
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LTC RANCH WEST PHASE 1

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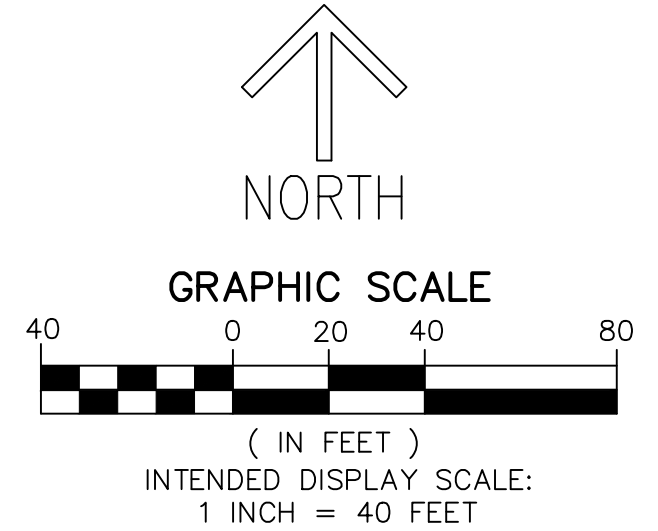
PLAT BOOK _____

PAGE _____

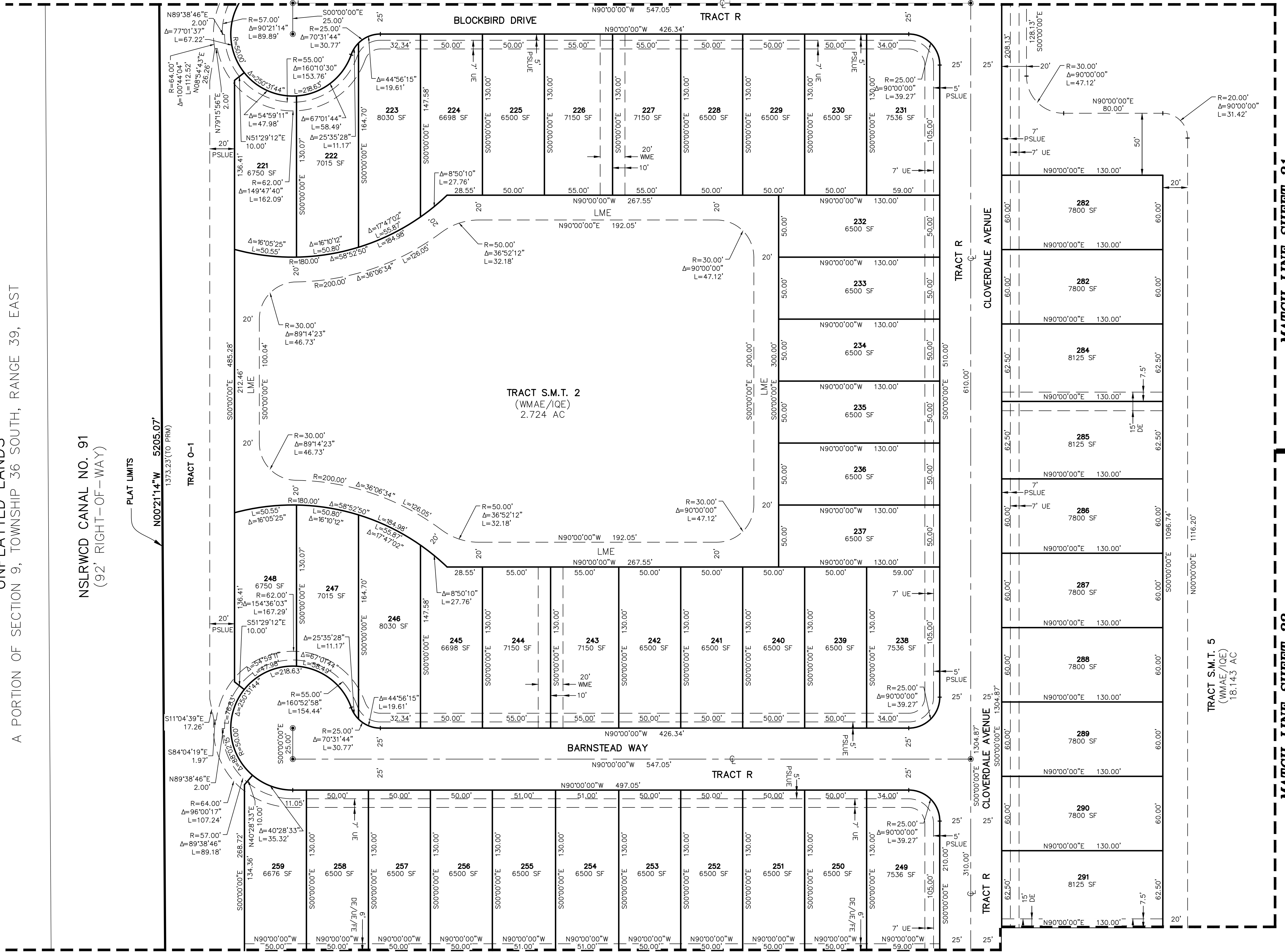
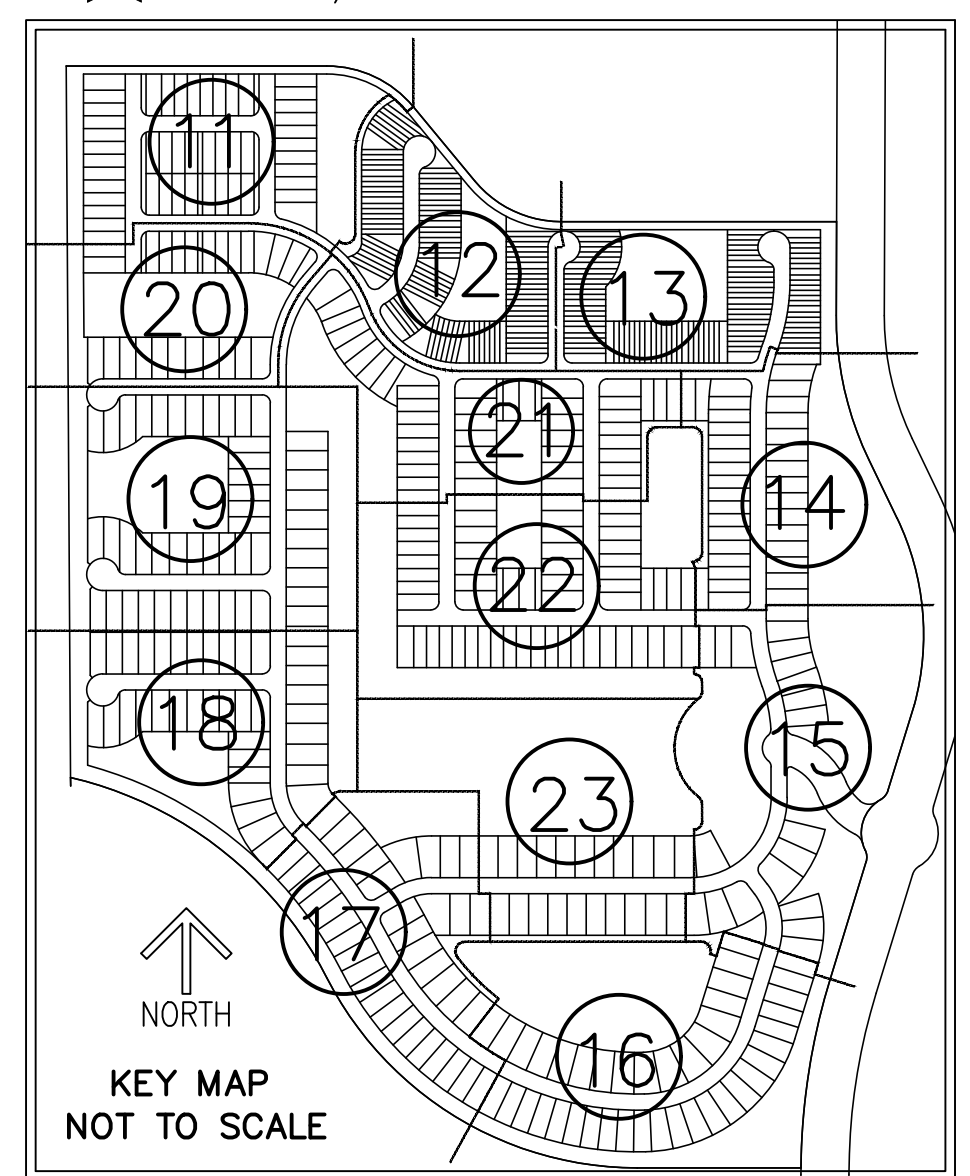
SHEET 19 OF 23

MATCH LINE SHEET 20

MATCH LINE SHEET 21



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - ∠ DELTA (CENTRAL ANGLE)
 - AC ACRES
 - CB BEARING
 - CBE CONSERVATION BUFFER EASEMENT
 - CD CHORD DISTANCE
 - DE DRAINAGE EASEMENT
 - EIE EMERGENCY INGRESS AND EGRESS EASEMENT
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 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
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 - LST LIFT STATION EASEMENT
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 - ✱ DENOTES SECTION CORNER
 - ✱ DENOTES 1/4 SECTION CORNER



UNPLATTED LANDS
A PORTION OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 39, EAST

NSLRWCD CANAL NO. 91
(92' RIGHT-OF-WAY)

PLAT LIMITS
N00°21'14"W 5205.07'
1373.23'(TO PRM)

MATCH LINE SHEET 18

MATCH LINE SHEET 21

MATCH LINE SHEET 22

TRACT S.M.T. 5
(WMAE/IOE)
18.143 AC

PSLUSD PROJECT NO. xxxx
CITY OF PORT ST. LUCIE
PROJECT NO. P20-xxx

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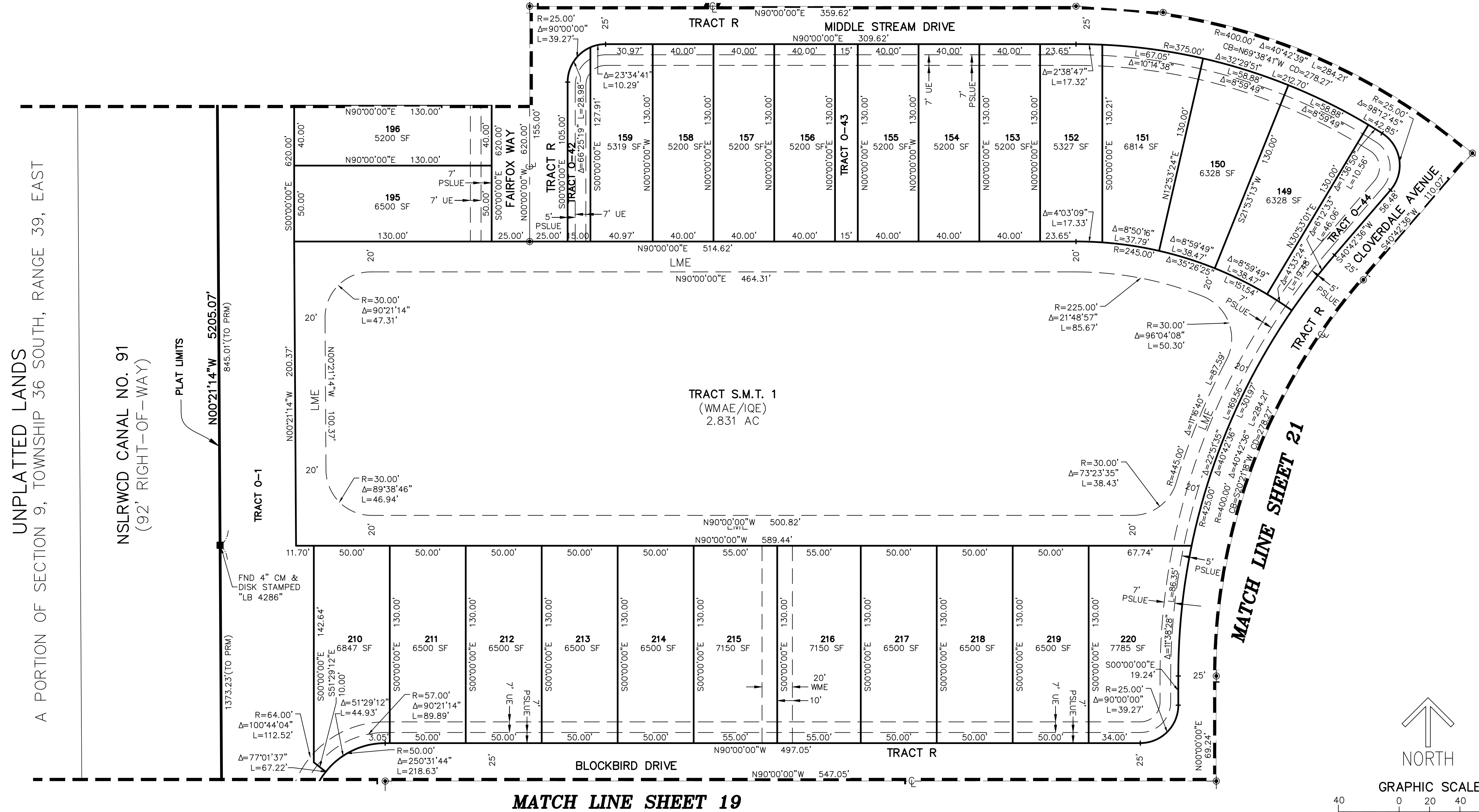
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PLAT BOOK _____

PAGE _____

SHEET 20 OF 23

MATCH LINE SHEET 11



LEGEND/ABBREVIATIONS

- CENTERLINE
- Δ DELTA (CENTRAL ANGLE)
- AC ACRES
- CB CHORD BEARING
- CBE CONSERVATION BUFFER EASEMENT
- CD CHORD DISTANCE
- DE DRAINAGE EASEMENT
- EIEF EMERGENCY INGRESS AND EGRESS EASEMENT
- FE FENCE EASEMENT
- FP&L FLORIDA POWER AND LIGHT
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- ✕ DENOTES SECTION CORNER
- ▲ DENOTES 1/4 SECTION CORNER

UNPLATTED LANDS
A PORTION OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 39, EAST

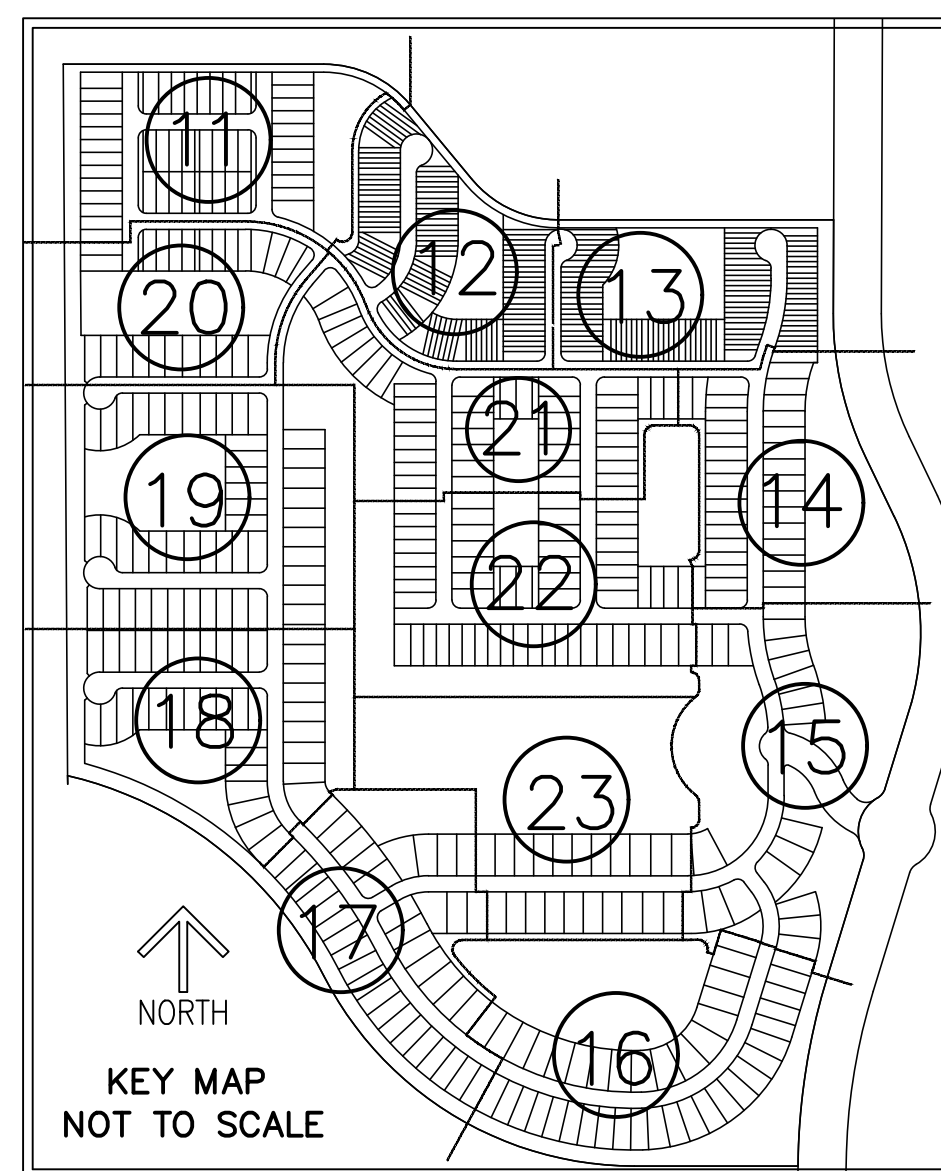
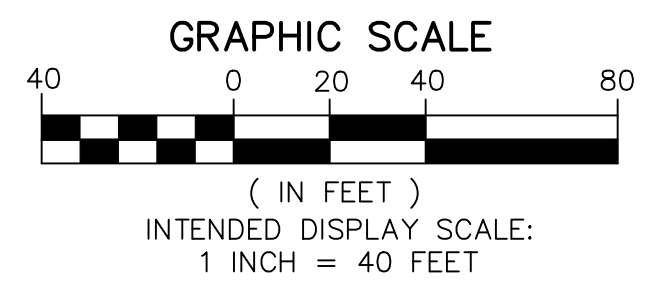
NSLRWCD CANAL NO. 91
(92' RIGHT-OF-WAY)

PLAT LIMITS

TRACT O-1

TRACT S.M.T. 1
(WMAE/IOE)
2.831 AC

MATCH LINE SHEET 21

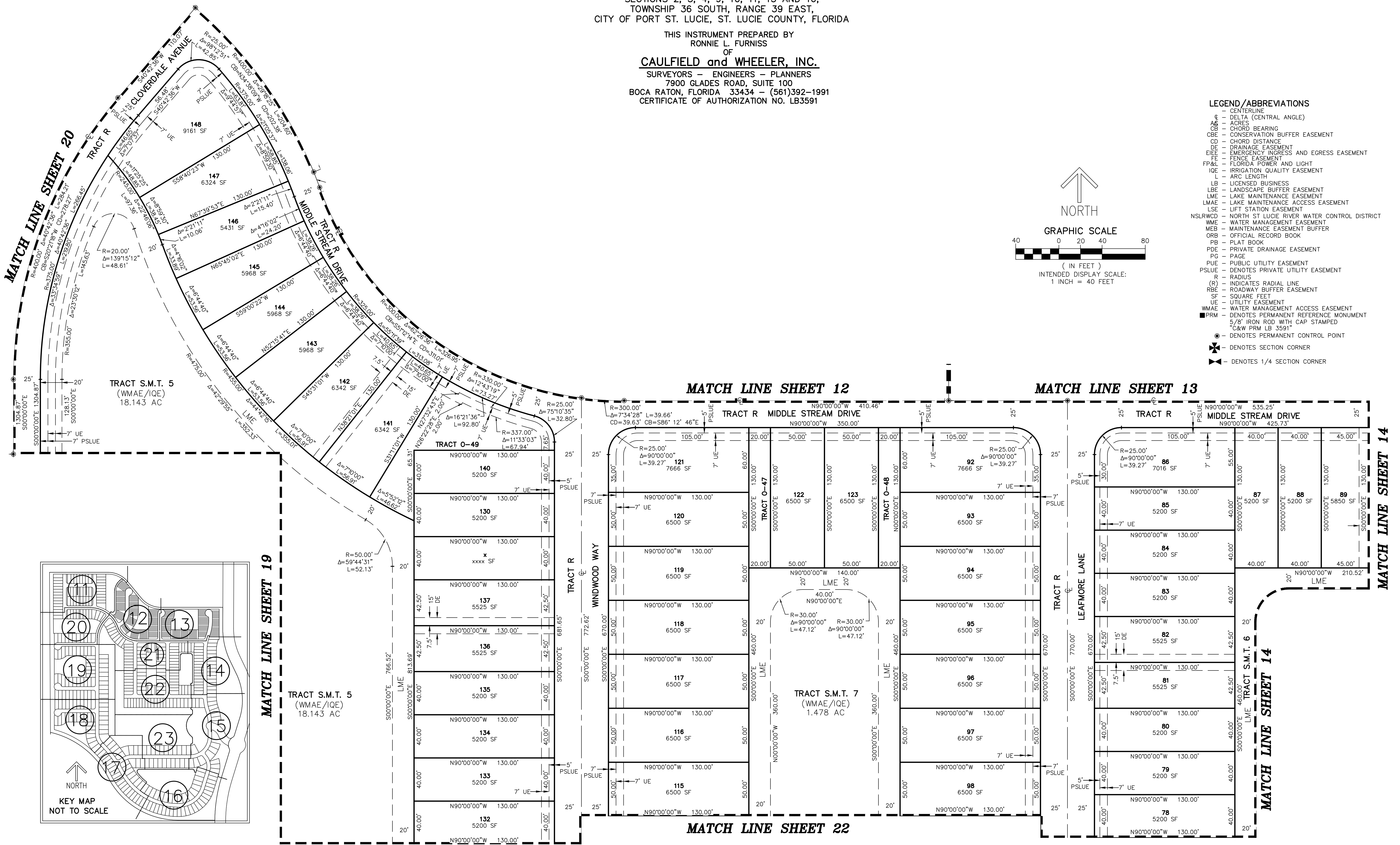


LTC RANCH WEST PHASE 1

BEING A REPLAT OF TRACT "D" LTC RANCH WEST,
AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24,
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



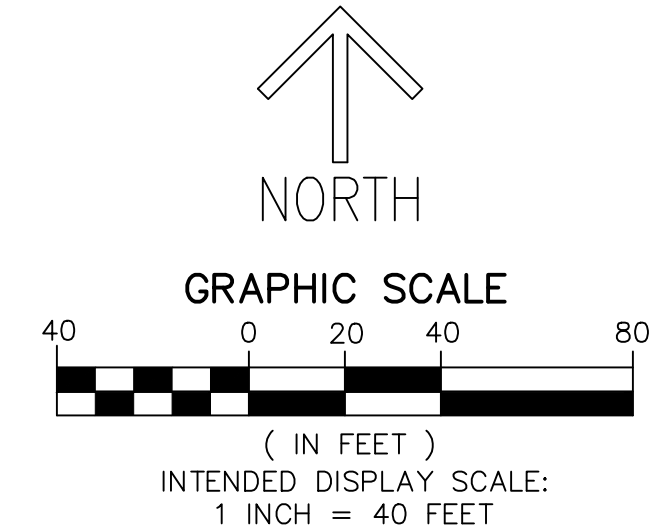
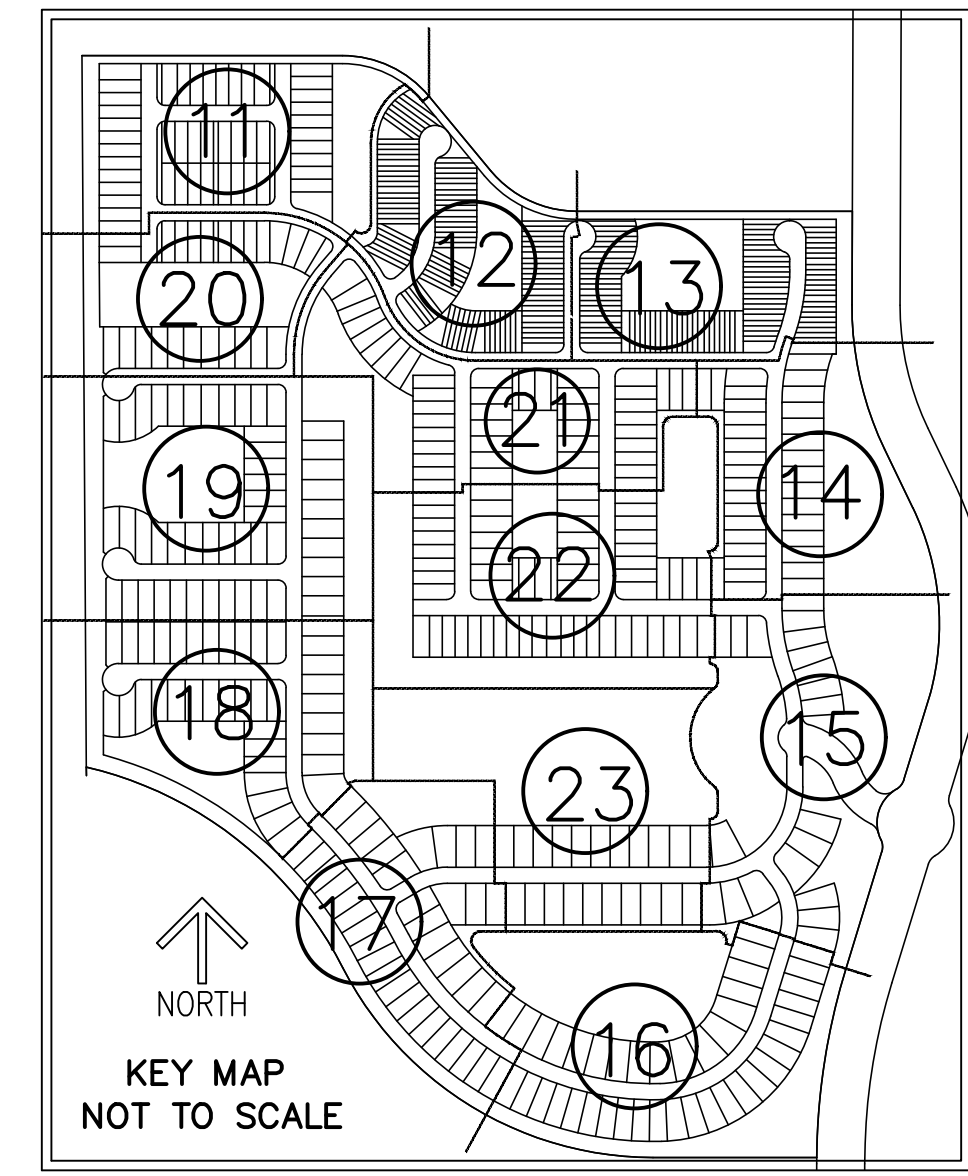
MATCH LINE SHEET 20

MATCH LINE SHEET 12

MATCH LINE SHEET 13

MATCH LINE SHEET 19

MATCH LINE SHEET 14



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - ± - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - 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
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - WME - WATER MANAGEMENT EASEMENT
 - MEB - MAINTENANCE EASEMENT BUFFER
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - PUE - PUBLIC UTILITY EASEMENT
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RBE - ROADWAY BUFFER EASEMENT
 - SF - SQUARE FEET
 - 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 1

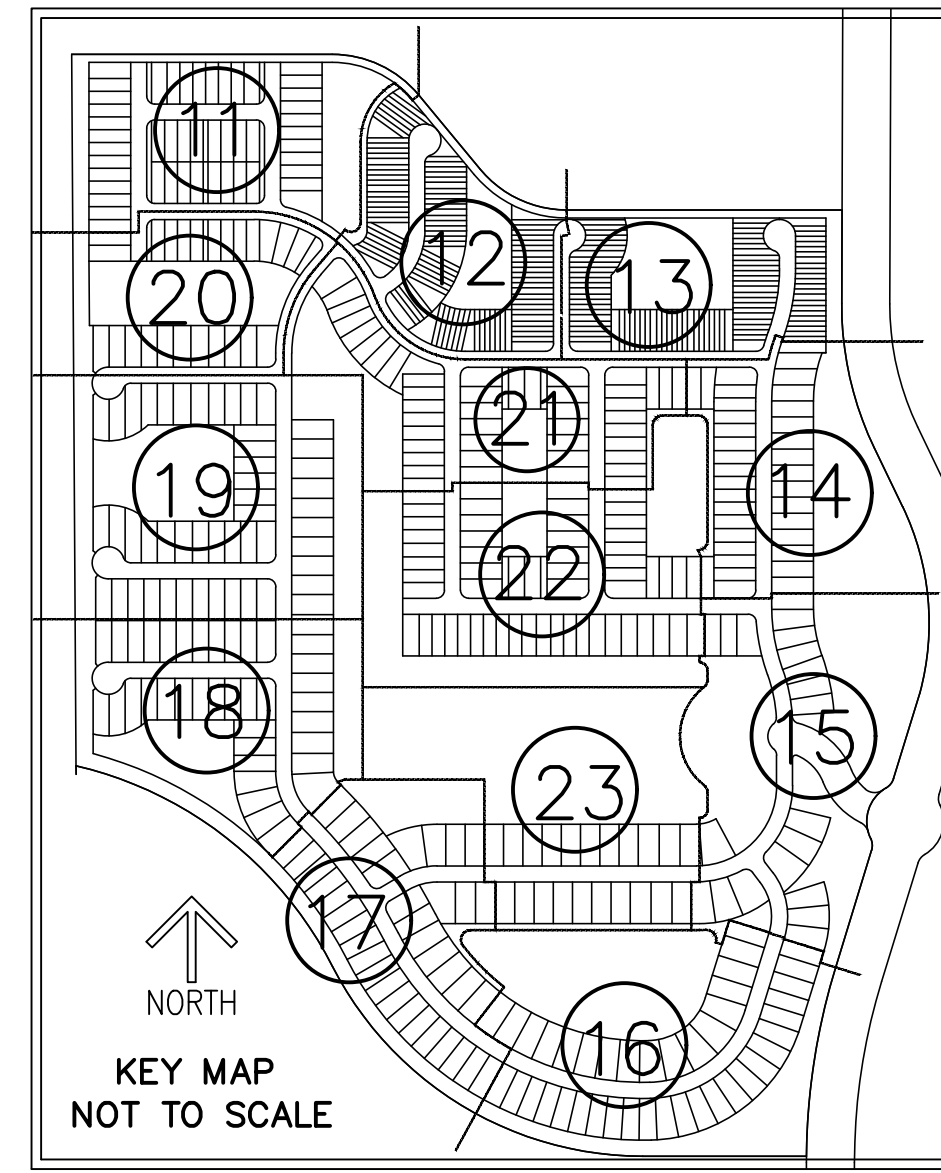
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LEGEND/ABBREVIATIONS

- CENTERLINE
- Δ DELTA (CENTRAL ANGLE)
- A ACRES
- CB BEARING
- CB BEARING CONSERVATION BUFFER EASEMENT
- CD CHORD DISTANCE
- D DRAINAGE EASEMENT
- E EMERGENCY INGRESS AND EGRESS EASEMENT
- F FENCE EASEMENT
- FP&L FLORIDA POWER AND LIGHT
- I IRRIGATION QUALITY EASEMENT
- L ARC LENGTH
- LB LICENSED BUSINESS
- LBE LANDSCAPE BUFFER EASEMENT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LSF LIFT STATION EASEMENT
- NSLRWCD NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- WME WATER MANAGEMENT EASEMENT
- MEB MAINTENANCE EASEMENT BUFFER
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PDE PRIVATE DRAINAGE EASEMENT
- PG PAGE
- PUE PUBLIC UTILITY EASEMENT
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- R RADIUS
- (R) INDICATES RADIAL LINE
- RB ROADWAY BUFFER EASEMENT
- SF SQUARE FEET
- 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 21 MATCH LINE SHEET 14



MATCH LINE SHEET 19

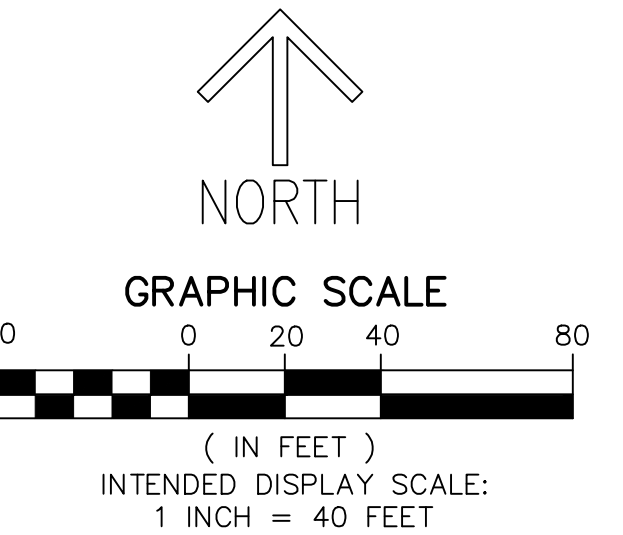
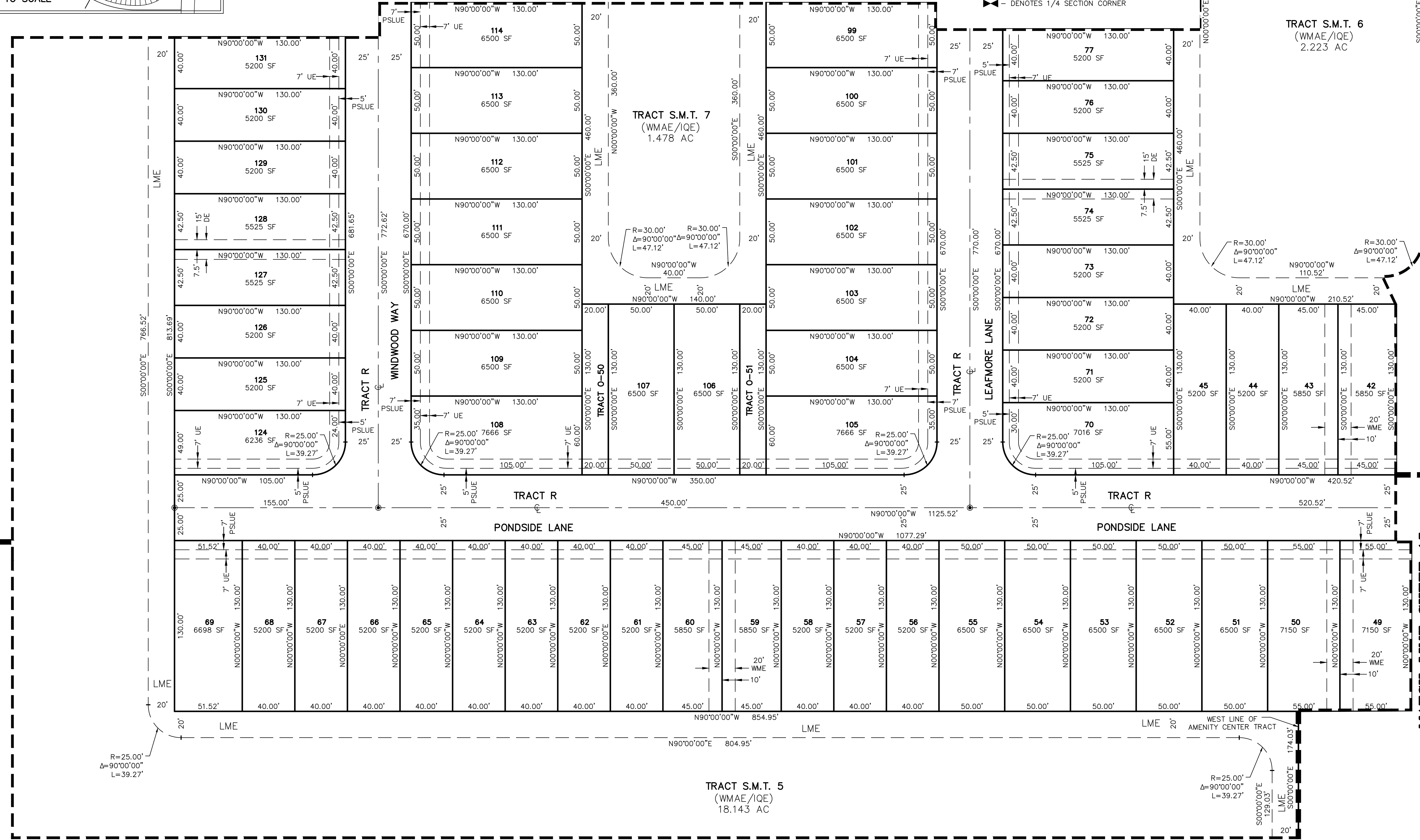
MATCH LINE SHEET 18

MATCH LINE SHEET 21

MATCH LINE SHEET 14

MATCH LINE SHEET 15

MATCH LINE SHEET 23

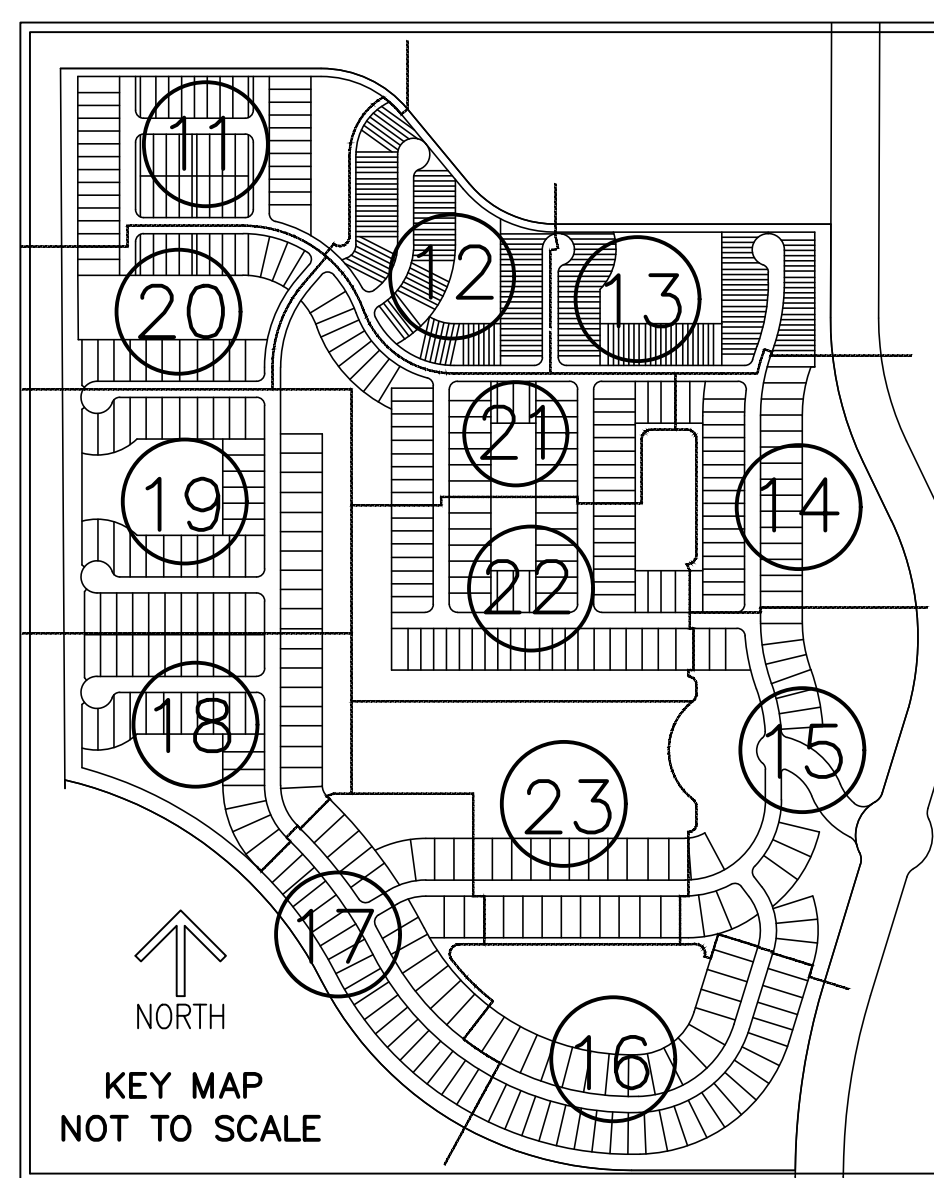
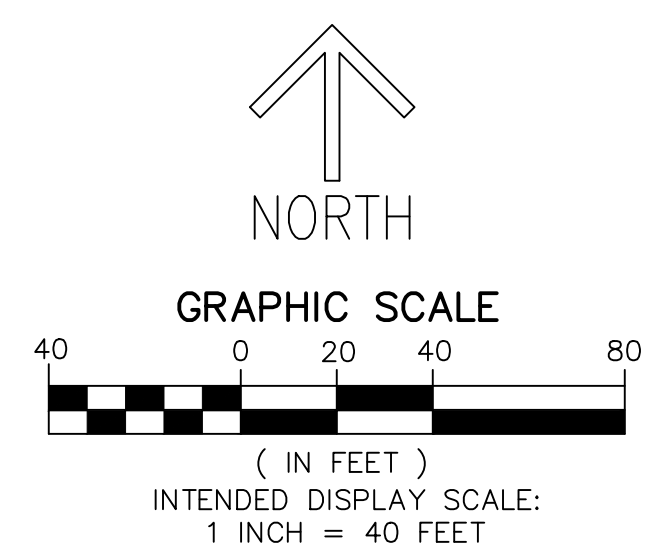
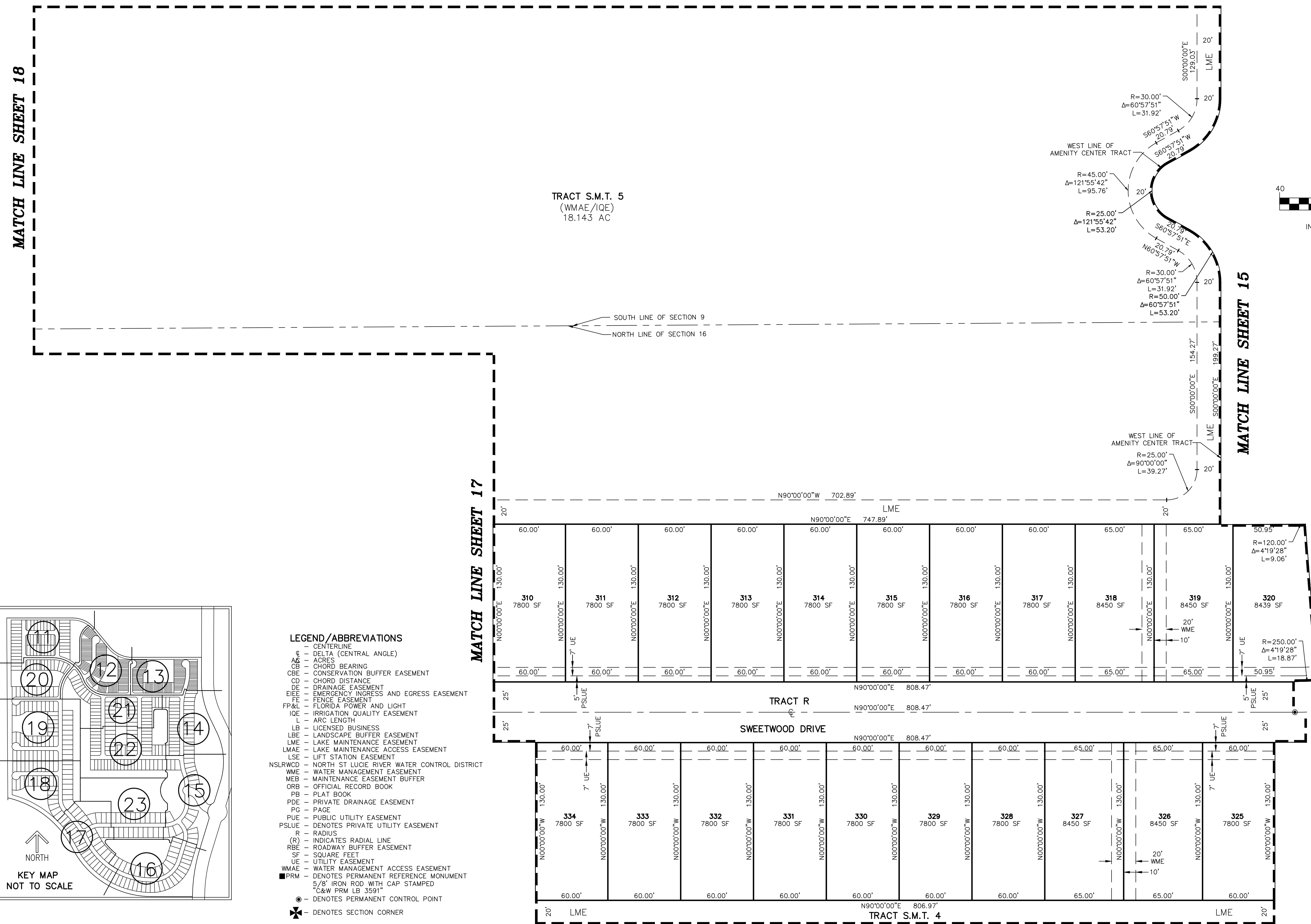


LTC RANCH WEST PHASE 1

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

MATCH LINE SHEET 22



- LEGEND / ABBREVIATIONS**
- Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEI - EMERGENCY INGRESS AND EGRESS EASEMENT
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 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" - 5/8" IRON ROD WITH CAP STAMPED C&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT
 - ⊕ - DENOTES SECTION CORNER
 - ⊗ - DENOTES 1/4 SECTION CORNER