

BEING A REPLAT OF TRACT "B2" AND TRACT "C2", LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGES 1-18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT  
BOOK

**LEGAL DESCRIPTION:**

A REPLAT OF TRACT "B2", PLAT OF LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.  
TOGETHER WITH: A REPLAT OF TRACT "C2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CONTAINS 38.024 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

MIDWAY GLADES DEVELOPERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH WEST POD 6A 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. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHT-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. ALL RIGHTS 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 ("CITY"), 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 SUCH (STREETS, RIGHTS-OF-WAY) AS SHOWN HEREON IS RESERVED IN FAVOR OF THE CITY, ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNERS AND ASSIGNS. NO REQUEST FOR CREATION, MODIFICATION, INSTALLATION, MAINTENANCE OR IMPROVEMENT OF SUCH (STREETS, RIGHTS-OF-WAY) INCLUDING REQUESTS FOR WATER AND WASTEWATER LINES, CULVERTS OR QUERIES, SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY.

2. PURSUANT TO SECTION 177.0091(28), FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY EXISTING TELEPHONE OR PUBLIC UTILITY. IN THE EVENT CABLE SERVICES DO CAUSE DAMAGE TO THE FACILITIES OR SERVICES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED 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 AND CITY CODES. IN THE EVENT OF ANY VIOLATION OF ANY STATE OR CITY CODE REQUIREMENTS RELATING TO THE INSTALLATION, MAINTENANCE, OR OPERATION OF PUBLIC UTILITIES OR DRAINAGE FACILITIES, AS REFERENCED IN THIS PROVISION, CONFLICTS, THE MORE STRINGENT REQUIREMENT REGULATION PREVAILS.

3. THE NON-EXCLUSIVE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY GRANTED TO THE FOUR SEASONS AT WYLDER NEIGHBORHOOD 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 FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC..

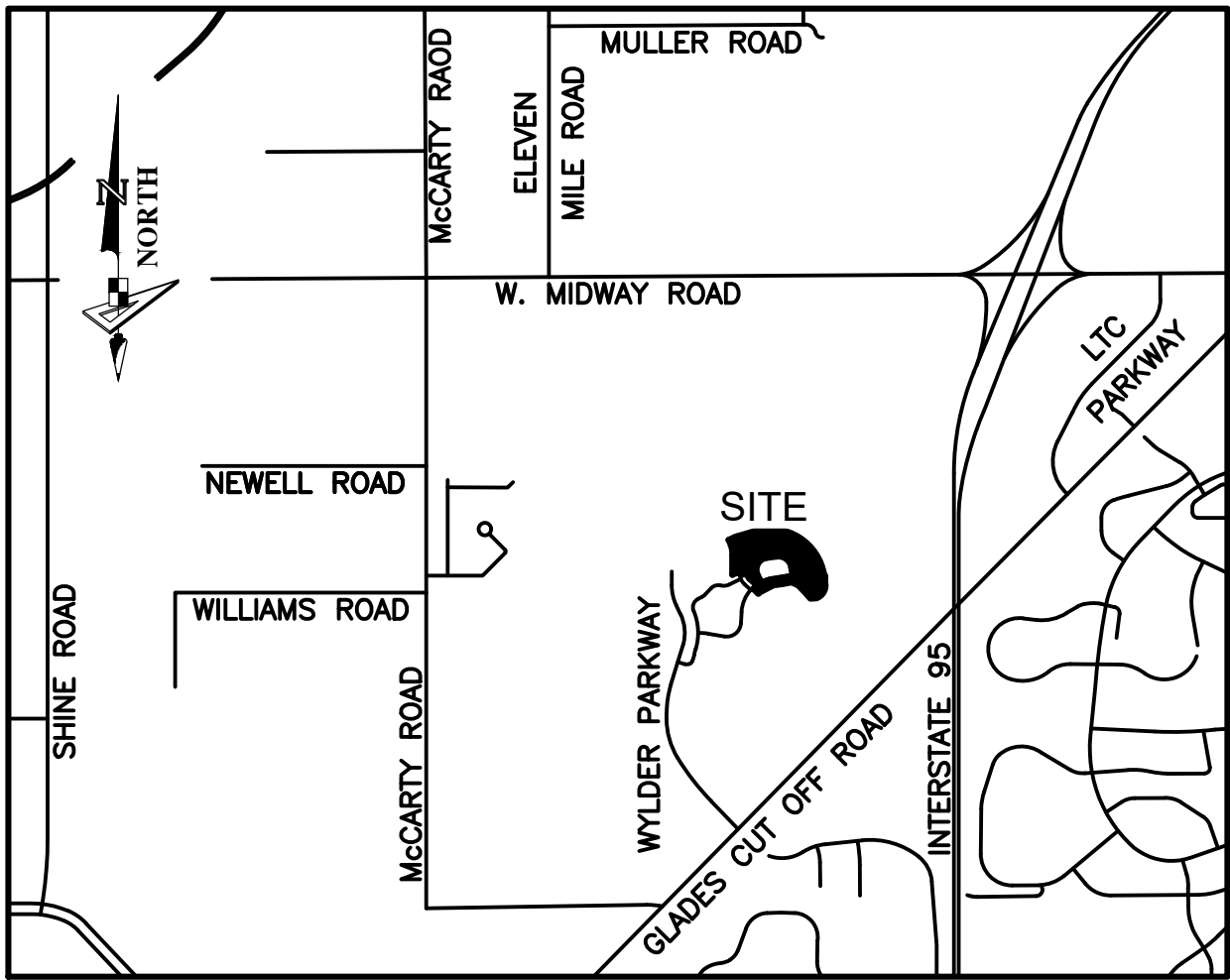
4. THE OPEN SPACE TRACTS (0-4 THROUGH 0-8 AND 0-10) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 4 AND S.M.T. 5), SHOWN OR DESCRIBED ON THIS PLAN ARE DEDICATED TO THE LTC RANCH WEST RESIDENTIAL 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 NON-EXCLUSIVE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LTC RANCH WEST RESIDENTIAL 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.

[illegible]

8. A NON-EXCLUSIVE FLOWAGE EASEMENT IS HEREBY GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 4 AND S.M.T. 5), OPEN SPACE TRACTS (0-4 THROUGH 0-8 AND 0-10), THE WATERFALL MANAGEMENT EASEMENTS (W.M.E.), WATER MANAGEMENT ACCESS EASEMENTS (W.M.A.E.) AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 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 THEREFOR OR COST TO THE CITY.



**LOCATION MAP**  
NOT TO SCALE

**CERTIFICATE OF OWNERSHIP AND DEDICATION: (CONTINUED)**

9. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE WATER MANAGEMENT TRACTS (S.M.T. 4 AND S.M.T. 5), WATER MANAGEMENT EASEMENTS (W.M.E.), LAKE MAINTENANCE EASEMENT (L.M.E.), LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.) AND DRAINAGE EASEMENTS (D.E.) WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

TO AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY. THE CITY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS EGRESS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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 \_\_\_\_\_ KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

PRINT NAME: \_\_\_\_\_

**CLERK'S RECORDING CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

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

**SURVEY NOTES:**

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF PRESERVATION TRACT 1, LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1-18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF N 00°00'00" E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
2. LINE INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE NOTED (NR) FOR NON-RADIAL.
3. 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 OF DIGITAL FORM OF THE PLAT.
4. 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. A PORTION OF THE 7.00 FOOT UTILITY EASEMENTS, 5.00 FOOT PORT ST LUCIE UTILITY EASEMENTS, 7.00 FOOT PORT ST LUCIE UTILITY EASEMENTS, AND THE LIFT STATION EASEMENT SHOWN HEREON ARE ALSO SHOWN AND AS ESTABLISHED ON THE PLAT OF LTC RANCH WEST POD 6A PHASE 1, PLAT BOOK 120, PAGES 1-18.
6. 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.
7. THE LOCATIONS SHOWN HEREON, WITH A CONFIDENCE LEVEL OF 95%, MEET OR EXCEED A LINEAR ACCURACY OF 1 FOOT IN 7,500 FEET, FOR SUBURBAN PARCELS.
8. THE NORTH 1/4 CORNER OF SECTION 9, THE CENTER OF SECTION 9, THE EAST 1/4 CORNER OF SECTION 9, AND THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 36S, RANGE 39E ARE LOST. SECTIONAL BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND BASED ON LINEWORK DERIVED FROM NORTH PLAT PLAT NO. 1, PLAT BOOK 42, PAGE 19, PUBLIC RECORDS ST LUCIE COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF BREVARD

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 GUARANTEE 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 \_\_\_\_\_, 2025.

MICHAEL GOODNIGHT  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7245  
GEOPOINT SURVEYING, INC.  
(LICENSED BUSINESS NUMBER LB7768)  
4450 WEST EAU GALLIE BOULEVARD, SUITE 130  
MELBOURNE, FLORIDA 32934

THIS INSTRUMENT PREPARED BY  
MICHAEL GOODNIGHT, P.S.M.  
LS7245 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4450 WEST EAU GALLIE BOULEVARD, SUITE 130  
MELBOURNE, FLORIDA 32934  
CERTIFICATE OF AUTHORIZATION NO. LB7768

PSLUSD PROJECT NO. 11-642-09  
CITY OF PORT ST. LUCIE PROJECT NO. P24-173

CLERK OF  
THE COURT

SURVEYOR'S SEAL



GeoPoint  
Surveying, Inc.

528 NORTHLAKE BLVD, STE 1040 FAX: (813) 248-2266  
ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPOLYMER.COM  
PHONE: (321) 270-0440 LICENSED BUSINESS NUMBER LB 7768

LTC RANCH WEST POD 6A PHASE 2

BEING A REPLAT OF TRACT "B2" AND TRACT "C2", LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGES 1-18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 02 OF 06

PLAT  
BOOK

PAGE

FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 \_\_\_\_\_, 2025.

FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: \_\_\_\_\_  
R. AUSTIN BURR  
PRESIDENT  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY R. AUSTIN BURR, PRESIDENT, ON BEHALF OF FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

PRINT NAME: \_\_\_\_\_

MORTGAGEE'S JOINDER AND CONSENT:

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

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

WITNESS: \_\_\_\_\_  
STEVEN D. STREHLOW  
VICE PRESIDENT  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY STEVEN D. STREHLOW, VICE PRESIDENT, ON BEHALF OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF ARIZONA

PRINT NAME: \_\_\_\_\_

MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A DEPOSIT RELEASE MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS DEPOSIT RELEASE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4998, AT PAGE 121 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

K. HOVNANIAN'S FOUR SEASONS AT WYLDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
KEVIN BORKENHAGEN  
DIVISION PRESIDENT  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY KEVIN BORKENHAGEN, DIVISION PRESIDENT ON BEHALF OF K. HOVNANIAN'S FOUR SEASONS AT WYLDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES:

THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT (THE "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 (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS AND TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATE TO THE DISTRICT.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.

WITNESS: \_\_\_\_\_  
R. AUSTIN BURR,  
CHAIRMAN  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY R. AUSTIN BURR, CHAIRMAN ON BEHALF OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

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 \_\_\_\_\_, 2025.
- THE RECORD TITLE TO LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.

- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT THAT CERTAIN CONSTRUCTION MORTGAGE AND FIXTURE FILING WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4920, AT PAGE 2974 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME AND THE DEPOSIT RELEASE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4998, AT PAGE 121 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME.

- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.

- NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 POD 6A 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 \_\_\_\_\_, 2025.

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

ATTEST: \_\_\_\_\_  
SALLY WALSH, CITY CLERK

PLUSD PROJECT NO. 11-642-09  
CITY OF PORT ST. LUCIE PROJECT NO. P24-173



528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440  
FAX: (813) 248-2266  
WWW.GEOPONISURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768

# LTC RANCH WEST POD 6A PHASE 2

BEING A REPLAT OF TRACT "B2" AND TRACT "C2", LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGES 1-18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 03 OF 06

PLAT BOOK

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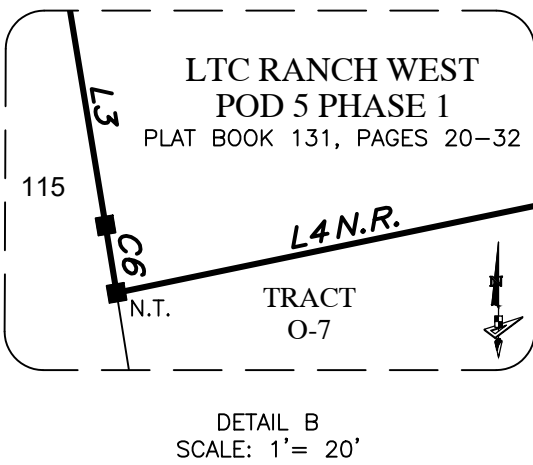
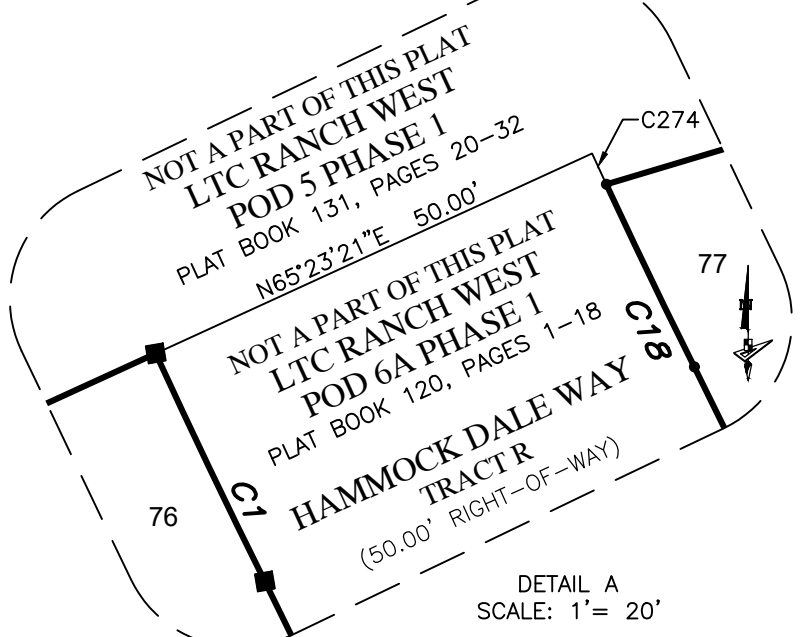
## OVERALL KEY SHEET



SCALE: 1" = 100'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	780.00'	26.33'	1°56'03"	S25°34'41"E	26.33'
C2	775.00'	359.06'	26°32'42"	S13°16'21"E	355.85'
C3	455.00'	27.75'	3°29'40"	S01°44'50"E	27.75'
C4	645.00'	298.83'	26°32'42"	N13°16'21"W	296.16'
C5	910.00'	30.72'	1°56'03"	N25°34'41"W	30.72'
C6	645.00'	1.78'	0°09'29"	S09°18'26"E	1.78'
C8	745.00'	456.14'	35°04'50"	N63°04'25"E	449.05'
C11	795.00'	131.54'	9°28'49"	S57°36'21"W	131.39'
C12	145.00'	108.52'	42°52'47"	N26°56'14"W	106.00'
C13	275.00'	26.39'	5°29'51"	N02°44'55"W	26.38'
C14	825.00'	198.59'	13°47'31"	N06°53'45"W	198.11'
C15	25.00'	38.02'	87°08'01"	N29°46'30"E	34.46'
C16	25.00'	37.58'	86°07'18"	N63°35'51"W	34.14'
C17	825.00'	86.51'	6°00'30"	N23°32'27"W	86.47'
C18	730.00'	21.10'	1°39'23"	N25°43'00"W	21.10'
C274	730.00'	3.54'	0°16'40"	S24°44'59"E	3.54'

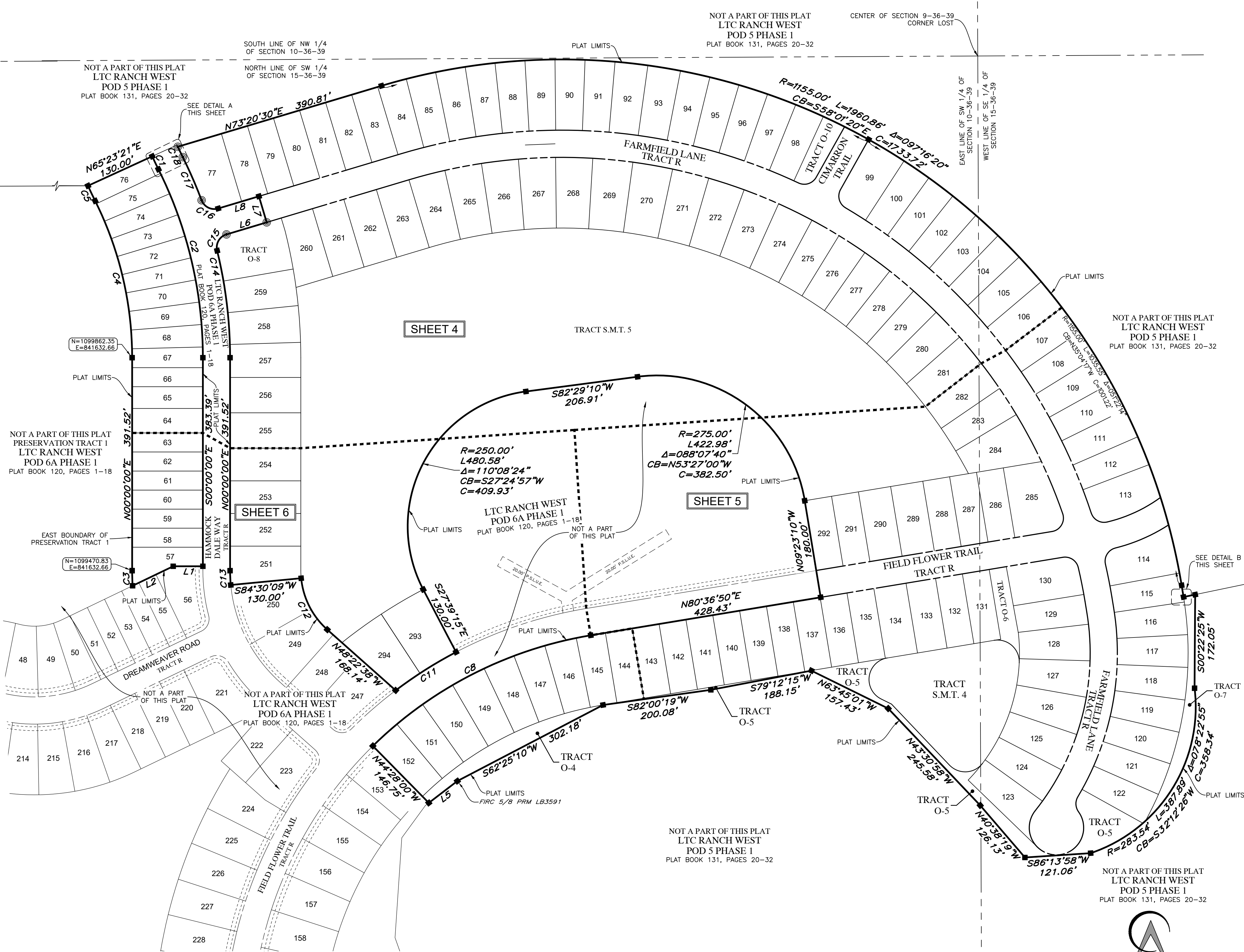
Line Data Table		
No.	Bearing	Length
L1	N90°00'00"W	54.60'
L2	S64°18'31"W	82.73'
L3	S09°23'10"E	20.05'
L4	N78°15'28"E	21.79'
L5	S52°33'00"W	66.04'
L6	N73°20'30"E	77.19'
L7	N16°35'54"W	50.00'
L8	S73°20'30"W	78.13'



### LEGEND / ABBREVIATIONS:

- C.C.R. ----- CERTIFIED CORNER RECORD  
D.E. ----- DRAINAGE EASEMENT  
I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
LB ----- LICENSED BUSINESS  
LS ----- LICENSED SURVEYOR  
N.R. ----- NON-RADIAL  
N.T. ----- NON-TANGENT  
O/A ----- OVERALL  
P.C. ----- POINT OF CURVATURE  
P.I. ----- POINT OF INTERSECTION  
P.T. ----- POINT OF TANGENCY  
P.R.C. ----- POINT OF TANGENCY  
P.S.L.U.E. ----- PORT ST. LUCIE UTILITY EASEMENT  
R.P. ----- RADIUS POINT  
S.M.T. ----- STORMWATER MANAGEMENT TRACT  
SF ----- SQUARE FEET  
U.E. ----- UTILITY EASEMENT  
W.M.A.E. ----- WATER MANAGEMENT ACCESS EASEMENT  
W.M.E. ----- WATER MANAGEMENT EASEMENT  
xx-xx-xx ----- SECTION-TOWNSHIP-RANGE  
| ----- LOT CORNER OR CHANGE OF DIRECTION  
+ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 1/2" IRON ROD & CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED  
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"  
⊙ ----- SET MAG NAIL & DISC, STAMPED "PRM LB7768"

- X X ----- SECTION CORNER  
X X



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Surveying, Inc.

PLUSD PROJECT NO. 11-642-09  
CITY OF PORT ST. LUCIE PROJECT NO. P24-173

528 NORTHLAKE BLVD, STE 1040  
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PHONE: (321) 270-0440  
FAX: (813) 248-2266  
WWW.GEOPONTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768



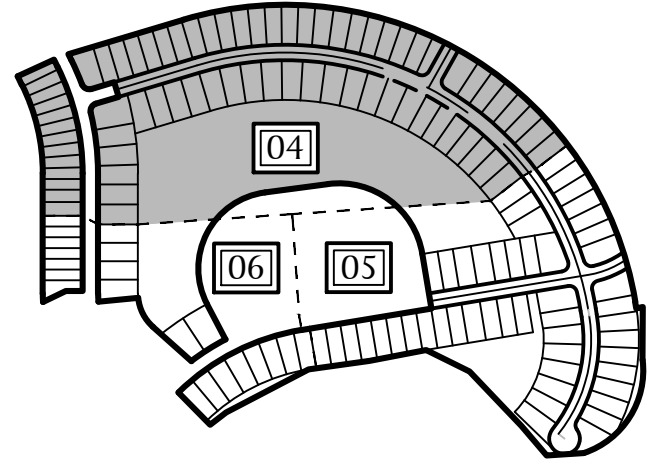
# LTC RANCH WEST POD 6A PHASE 2

BEING A REPLAT OF TRACT "B2" AND TRACT "C2", LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGES 1-18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

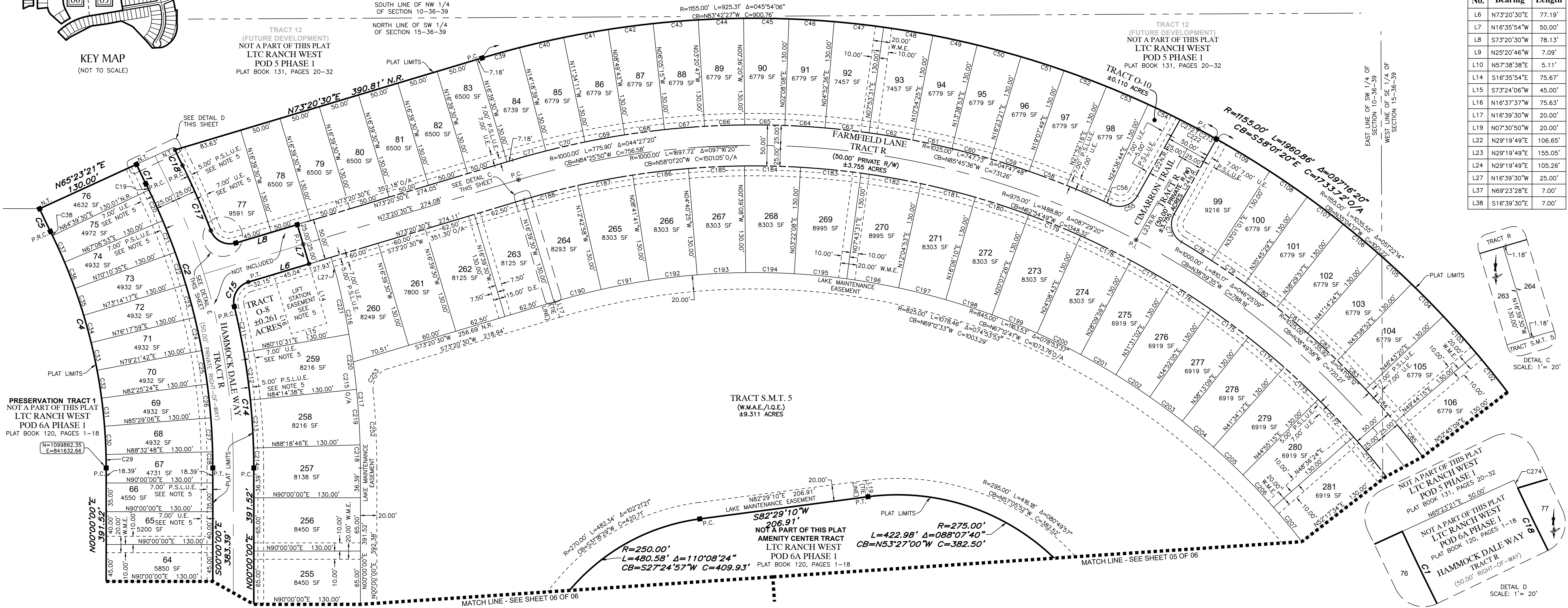
SHEET 04 OF 06

PLAT BOOK

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KEY MAP  
(NOT TO SCALE)



Line Data Table		
No.	Bearing	Length
L6	N73°20'30"E	77.19'
L7	N16°35'54"W	50.00'
L8	S73°20'30"W	78.13'
L9	N25°20'46"W	7.09'
L10	N57°38'38"E	5.11'
L14	S16°35'54"E	75.67'
L15	S73°24'06"W	45.00'
L16	N16°37'37"W	75.63'
L17	N16°39'30"W	20.00'
L19	N07°30'50"W	20.00'
L22	N29°19'49"E	106.65'
L23	N29°19'49"E	155.05'
L24	N29°19'49"E	105.26'
L27	N16°39'30"W	25.00'
L37	N69°23'28"E	7.00'
L38	S16°39'30"E	7.00'

**PRESERVATION TRACT 1**  
NOT A PART OF THIS PLAT  
LTC RANCH WEST  
POD 6A PHASE 1  
PLAT BOOK 120, PAGES 1-18  
N=1099862.35  
E=841632.66

## LEGEND / ABBREVIATIONS:

C.C.R. ----- CERTIFIED CORNER RECORD  
D.E. ----- DRAINAGE EASEMENT  
I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
LB ----- LICENSED BUSINESS  
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N.R. ----- NON-RADIAL  
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P.S.L.U.E. ----- PORT ST. LUCIE UTILITY EASEMENT  
R.P. ----- RADIUS POINT  
S.M.T. ----- STORMWATER MANAGEMENT TRACT  
SF ----- SQUARE FEET  
U.E. ----- UTILITY EASEMENT  
W.M.A.E. ----- WATER MANAGEMENT ACCESS EASEMENT  
W.M.E. ----- WATER MANAGEMENT EASEMENT  
xx-xx-xx ----- SECTION-TOWNSHIP-RANGE  
| ----- LOT CORNER OR CHANGE OF DIRECTION  
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● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"  
○ ----- SET MAG NAIL & DISC, STAMPED "PRM LB7768"

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C1	780.0'	26.33'	1°56'03"	S25°34'41"E
C2	775.00'	359.06'	26°32'42"	S13°16'21"E
C4	645.00'	298.83'	26°32'42"	N13°16'21"W
C5	910.00'	30.72'	1°56'03"	N25°34'41"W
C14	825.00'	198.59'	1°34'31"	N06°53'45"W
C15	25.00'	38.02'	87°08'01"	N29°46'30"E
C16	25.00'	37.58'	86°07'18"	N63°35'51"W
C17	825.00'	86.51'	6°00'30"	N23°32'27"W
C18	730.00'	21.10'	1°39'23"	N25°43'00"W
C19	775.00'	8.47'	0°37'34"	N26°13'55"W
C20	775.00'	41.03'	3°02'00"	N24°34'08"W
C21	775.00'	41.41'	3°03'42"	N21°21'16"W
C22	775.00'	41.41'	3°03'42"	N18°17'34"W
C23	775.00'	41.41'	3°03'42"	N15°13'52"W
C24	775.00'	41.41'	3°03'42"	N12°10'10"W
C25	775.00'	41.41'	3°03'42"	N09°06'27"W
C26	775.00'	41.41'	3°03'42"	N06°02'45"W
C27	775.00'	41.41'	3°03'42"	N02°59'03"W
C28	775.00'	19.66'	1°27'12"	N00°43'36"W
C29	645.00'	16.36'	1°27'12"	N00°43'36"W
C30	645.00'	34.47'	3°03'42"	N02°59'03"W
C31	645.00'	34.47'	3°03'42"	N06°02'45"W
C32	645.00'	34.47'	3°03'42"	N09°06'27"W
C33	645.00'	34.47'	3°03'42"	N12°10'10"W
C34	645.00'	34.47'	3°03'42"	N15°13'52"W
C35	645.00'	34.47'	3°03'42"	N18°17'34"W
C36	645.00'	34.47'	3°03'42"	N21°21'16"W

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C37	645.00'	35.46'	3°08'50"	N24°27'37"W
C38	645.00'	5.74'	0°30'36"	N26°17'24"W
C39	1155.00'	47.32'	2°20'51"	S74°30'56"W
C40	1155.00'	55.26'	2°44'28"	S77°03'35"W
C41	1155.00'	55.26'	2°44'28"	S79°48'03"W
C42	1155.00'	55.26'	2°44'28"	S82°32'31"W
C43	1155.00'	55.26'	2°44'28"	S85°16'59"W
C44	1155.00'	55.26'	2°44'28"	S88°01'26"W
C45	1155.00'	55.26'	2°44'28"	S89°14'06"W
C46	1155.00'	55.26'	2°44'28"	S86°29'38"W
C47	1155.00'	60.78'	3°00'55"	N83°36'57"W
C48	1155.00'	60.78'	3°00'55"	N80°36'02"W
C49	1155.00'	55.26'	2°44'28"	N77°43'21"W
C50	1155.00'	55.26'	2°44'28"	N74°58'53"W
C51	1155.00'	55.26'	2°44'28"	N66°45'30"W
C52	1155.00'	55.26'	2°44'28"	N69°29'58"W
C53	1155.00'	55.26'	2°44'28"	N66°45'30"W
C54	1155.00'	43.34'	2°09'00"	N64°18'46"W
C55	25.00'	37.44'	85°48'29"	N72°14'03"E
C56	1025.00'	9.41'	0°31'34"	N83°36'57"W
C57	1025.00'	49.04'	2°44'28"	N66°45'30"W
C58	1025.00'	49.04'	2°44'28"	N79°48'03"W
C59	1025.00'	49.04'	2°44'28"	N82°32'31"W
C60	1025.00'	49.04'	2°44'28"	N85°16'59"W
C61	1025.00'	49.04'	2°44'28"	N88°01'26"W
C62	1025.00'	49.04'	2°44'28"	N89°14'06"W
C63	1025.00'	53.94'	3°00'55"	N83°36'57"W

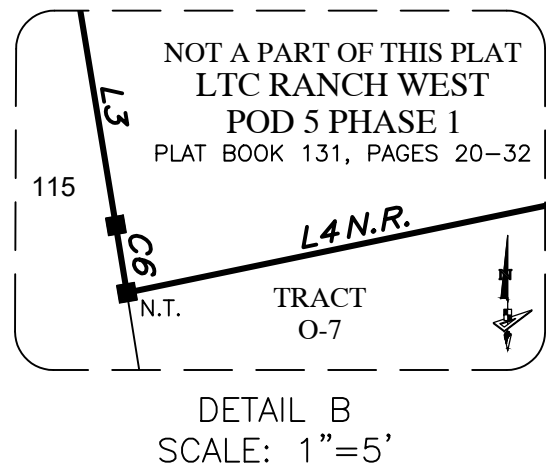
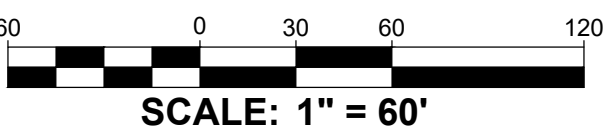
Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C64	1025.00'	49.04'	2°44'28"	N86°29'38"W
C65	1025.00'	49.04'	2°44'28"	N89°14'06"W
C66	1025.00'	49.04'	2°44'28"	S88°01'26"W
C67	1025.00'	49.04'	2°44'28"	S85°16'59"W
C68	1025.00'	49.04'	2°44'28"	S82°32'31"W
C69	1025.00'	49.04'	2°44'28"	S79°48'03"W
C70	1025.00'	49.04'	2°44'28"	S77°03'35"W
C71	1025.00'	42.00'	2°20'51"	S74°30'56"W
C72	25.00'	38.72'	88°43'52"	S15°02'07"E
C73	1025.00'	43.26'	2°25'05"	N58°11'31"W
C74	1025.00'	49.04'	2°44'28"	N55°36'45"W
C75	1025.00'	49.04'	2°44'28"	N52°52'17"W
C76	1025.00'	49.04'	2°44'28"	N50°07'49"W
C77	1025.00'	49.04'	2°44'28"	N47°23'22"W
C78	1025.00'	49.04'	2°44'28"	N44°38'54"W
C79	1025.00'	49.04'	2°44'28"	N41°46'13"W
C80	1025.00'	49.04'	2°44'28"	N38°45'18"W
C81	1025.00'	49.04'	2°44'28"	N35°36'45"W
C82	1025.00'	49.04'	2°44'28"	N32°52'17"W
C83	1025.00'	49.04'	2°44'28"	N30°07'49"W
C84	1025.00'	53.94'	3°00'55"	N27°54'28"W
C85	1025.00'	53.94'	3°00'55"	N25°42'51"W
C86	1025.00'	60.78'	3°00'55"	N23°32'27"W
C87	1025.00'	60.78'	3°00'55"	N21°21'16"W
C88	1025.00'	60.78'	3°00'55"	N18°17'34"W
C89	1025.00'	60.78'	3°00'55"	N15°13'52"W
C90	1025.00'	60.78'	3°00'55"	N12°10'10"W
C91	1025.00'	60.78'	3°00'55"	N09°06'27"W
C92	1025.00'	60.78'	3°00'55"	N06°02'45"W
C93	1025.00'	60.78'	3°00'55"	N02°59'03"W
C94	1025.00'	60.78'	3°00'55"	N00°43'36"W
C95	1025.00'	60.78'	3°00'55"	N00°43'36"W
C96	1025.00'	60.78'	3°00'55"	N00°43'36"W
C97	1025.00'	60.78'	3°00'55"	N00°43'36"W
C98	1025.00'	60.78'	3°00'55"	N00°43'36"W
C99	1025.00'	60.78'	3°00'55"	N00°43'36"W
C100	1025.00'	60.78'	3°00'55"	N00°43'36"W
C101	1025.00'	60.78'	3°00'55"	N00°43'36"W
C102	1025.00'	60.78'	3°00'55"	N00°43'36"W
C103	1025.00'	60.78'	3°00'55"	N00°43'36"W
C104	1025.00'	60.78'	3°00'55"	N00°43'36"W
C105	1025.00'	60.78'	3°00'55"	N00°43'36"W
C106	1025.00'	60.78'	3°00'55"	N00°43'36"W
C107	1025.00'	60.78'	3°00'55"	N00°43'36"W
C108	1025.00'	60.78'	3°00'55"	N00°43'36"W
C109	1025.00'	60.78'	3°00'55"	N00°43'36"W
C110	1025.00'	60.78'	3°00'55"	N00°43'36"W
C111	1025.00'	60.78'	3°00'55"	N00°43'36"W
C112	1025.00'	60.78'	3°00'55"	N00°43'36"W
C113	1025.00'	60.78'	3°00'55"	N00°43'36"W
C114	1025.00'	60.78'	3°00'55"	N00°43'36"W
C115	1025.00'	60.78'	3°00'55"	N00°43'36"W
C116	1025.00'	60.78'	3°00'55"	N00°43'36"W
C117	1025.00'	60.78'	3°00'55"	N00°43'36"W
C118	1025.00'	60.78'	3°00'55"	N00°43'36"W
C119	1025.00'	60.78'	3°00'55"	N00°43'36"W
C120	1025.00'	60.78'	3°00'55"	N00°43'36"W

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C173	975.00'	57.02'	3°21'03"	N46°45'17"W
C174	975.00'	57.02'	3°21'03"	N50°06'20"W
C175	975.00'	57.02'	3°21'03"	N53°27'23"W
C176	975.00'	57.02'	3°21'03"	N56°48'26"W
C177	975.00'	57.02'	3°21'03"	N60°09'29"W
C178	975.00'	68.43'	4°01'16"	N63°30'39"W
C179	975.00'	68.43'	4°01'16"	N67°51'55"W
C180	975.00'	68.43'	4°01'16"	N71°53'12"W
C181	975.00'	68.43'	4°01'16"	N75°54'28"W
C182	975.00'	74.13'	4°21'23"	N80°05'48"W
C183	975.00'	74.13'	4°21'23"	N84°27'11"W
C184	975.00'	68.43'	4°01'16"	N88°38'30"W
C185	975.00'	68.43'	4°01'16"	S87°20'13"W
C186	975.00'	68.43'	4°01'16"	S83°18'57"W
C187	975.00'	68.43'	4°01'16"	S79°17'40"W
C188	975.00'	67.08'	3°56'32"	S75°18'46"W
C189	845.00'	58.14'	3°56'32"	S71°18'46"W
C190	845.00'	59.31'	4°01'16"	S67°18'46"W
C191	845.00'	59.31'	4°01'16"	S63°18'46"W
C192	845.00'	59.31'	4°01'16"	S59°18'46"W
C193	845.00'	59.31'	4°01'16"	S55°18'46"W
C194	845.00'	59.31'	4°01'16"	S51°18'46"W
C195	845.00'	59.31'	4°01'16"	S47°18'46"W
C196	845.00'	59.31'	4°01'16"	S43°18'46"W
C197	845.00'	59.31'	4°01'16"	S39°18'46"W
C198	845.00'	59.31'	4°01'16"	S35°18'46"W
C199	845.00'	59.31'	4°01'16"	S31°18'46"W
C200	845.00'	59.31'	4°01'16"	S27°18'46"W

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C201	845.00'	49.42'	3°21'03"	N60°09'29"W	49.41'
C202	845.00'	49.42'	3°21'03"	N56°48'26"W	49.41'
C203	845.00'	49.42'	3°21'03"	N53°27'23"W	49.41'
C204	845.00'	49.42'	3°21'03"	N50°06'20"W	49.41'
C205	845.00'	49.42'	3°21'03"	N46°45'17"W	49.41'
C206	845.00'	54.36'	3°41'09"	N43°14'10"W	54.35'
C207	845.00'	54.36'	3°41'09"	N39°33'01"W	54.35'
C211	825.00'	57.12'	3°58'02"	N11°48'30"W	57.11'
C212	825.00'	58.58'	4°04'07"	N07°42'25"W	58.57'
C213	825.00'	58.58'	4°04'07"	N03°43'18"W	58.57'
C214	825.00'	24.30'	1°14'14"	N00°50'37"W	24.30'
C215	955.00'	235.14'	14°06'26"	N07°03'13"	234.54'
C216	955.00'	105.47'	6°19'39"	N10°56'12"W	105.41'
C217	955.00'	129.56'	7°46'23"	N03°53'11"W	129.46'
C218	955.00'	28.12'	1°14'14"	N00°50'37"W	28.12'
C219	955.00'	67.82'	4°04'07"	N03°43'18"W	67.80'
C220	955.00'	67.82'	4°04'07"	N07°42'25"W	67.80'
C221	955.00'	71.38'	4°16'57"	N11°57'58"W	71.36'
C222	1155.00'	50.02'	2°28'52"	N61°59'50"W	50.01'
C252	975.00'	94.60'	5°33'33"	N02°46'47"W	94.56'
C253	25.00'	34.43'	78°54'03"	S33°53'29"W	31.77'
C258	270.00'	482.34'	102°21'21"	S31°18'29"W	420.71'
C272	1155.00'	25.01'	1°14'27"	N62°37'03"W	25.01'
C273	1155.00'	25.01'	1°14'25"	N61°22'37"W	25.00'
C274	730.00'	3.54'	0°16'40"	S24°44'59"E	3.54'
C290	19.00'	28.54'	86°02'58"	S63°38'01"E	25.93'
C291	12.00'	18.02'	86°02'58"	S63°38'01"E	16.38'



## PAGE



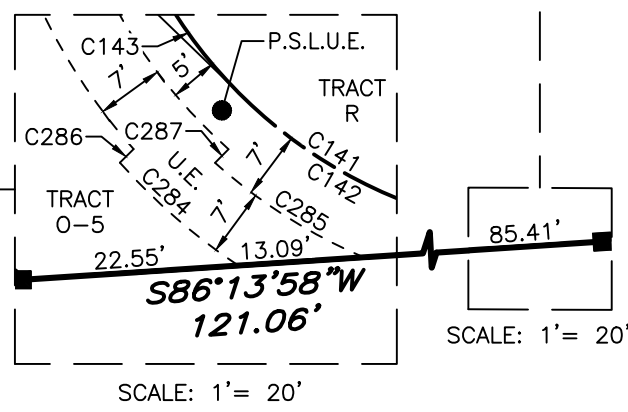
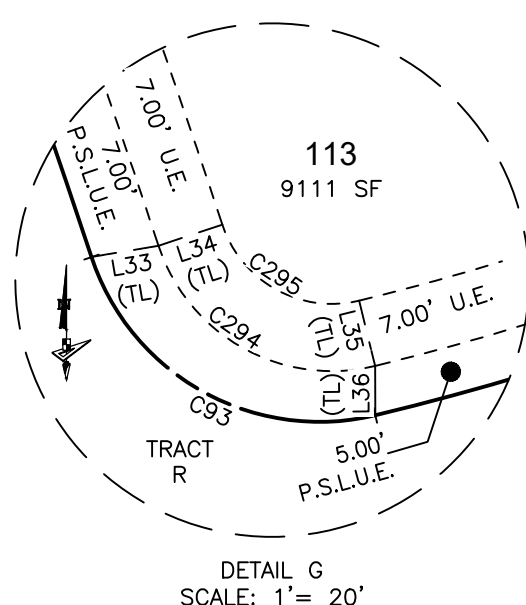
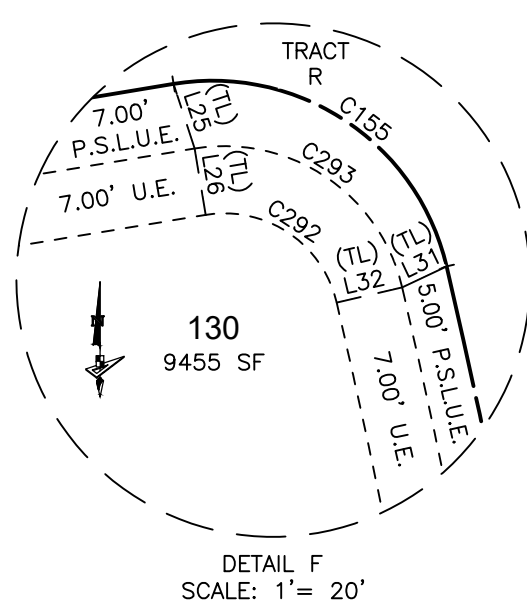
Line Data Table			Line Data Table		
No.	Bearing	Length	No.	Bearing	Length
L3	S09°23'10"E	20.05'	L29	N63°45'01"W	21.20'
L4	N78°15'28"E	21.79'	L30	N65°45'01"W	21.20'
L11	S09°23'10"E	20.05'	L31	N64°37'49"E	5.12'
L12	N09°23'10"W	20.05'	L32	N76°58'16"E	7.00'
L13	N09°23'10"W	20.05'	L33	N80°23'32"E	7.08'
L18	N87°25'08"E	22.82'	L34	N71°47'41"E	7.00'
L21	N52°54'22"W	20.00'	L35	S13°42'19"E	7.00'
L25	S18°02'50"E	7.00'	L36	S00°18'09"E	5.14'
L26	S09°23'10"E	7.00'			

No.	Radius	Arc	Δ	Bearing	Chord
C6	645.00'	1.78'	0°09'29"	S09°18'26"E	1.78'
C86	1025.00'	49.04'	2°44'28"	N35°52'37"W	49.03'
C87	1025.00'	49.04'	2°44'28"	N38°09'09"W	49.03'
C88	1025.00'	49.04'	2°44'28"	N30°23'41"W	49.03'
C89	1025.00'	49.04'	2°44'28"	N27°39'13"W	49.03'
C90	1025.00'	49.04'	2°44'28"	N42°54'46"W	49.03'
C91	1025.00'	49.04'	2°44'28"	N22°10'18"W	49.03'
C92	1025.00'	45.38'	2°32'12"	N19°31'58"W	45.38'
C93	25.00'	37.17'	85°11'33"	S60°51'39"E	33.84'
C94	275.00'	108.42'	22°35'17"	N45°14'56"E	107.71'
C95	1155.00'	63.88'	3°10'08"	N19°13'00"W	63.87'
C96	1155.00'	55.26'	2°44'28"	N22°10'18"W	55.25'
C97	1155.00'	55.26'	2°44'28"	N45°14'56"E	55.25'
C98	1155.00'	55.26'	2°44'28"	N27°39'13"W	55.25'
C99	1155.00'	55.26'	2°44'28"	N30°23'41"W	55.25'
C100	1155.00'	55.26'	2°44'28"	N38°09'09"W	55.25'
C101	1155.00'	55.26'	2°44'28"	N35°52'37"W	55.25'
C110	1155.00'	26.32'	1°18'20"	N16°58'46"E	26.32'
C111	1155.00'	26.28'	1°18'14"	N40°10'29"W	26.28'
C112	1155.00'	90.72'	4°30'01"	N12°46'22"W	90.69'
C113	1155.00'	22.91'	1°08'11"	N09°57'16"W	22.91'
C114	645.00'	9.34'	0°49'46"	N8°48'46"E	9.34'
C115	645.00'	60.25'	5°21'07"	N05°43'21"W	60.23'
C116	645.00'	60.25'	5°21'07"	N00°22'14"W	60.23'
C117	645.00'	60.25'	5°21'07"	N40°58'53"E	60.23'
C118	645.00'	60.25'	5°21'07"	N10°20'01"E	60.23'
C119	645.00'	60.25'	5°21'07"	N15°41'08"E	60.23'
C120	645.00'	60.25'	5°21'07"	N12°02'15"E	60.23'
C121	645.00'	54.05'	4°48'05"	N26°06'51"E	54.03'
C122	283.54'	269.94'	54°32'48"	N20°17'23"E	259.86'
C123	283.54'	6.56'	1°19'34"	N48°13'33"E	6.56'
C124	283.54'	111.39'	22°30'33"	N8°08'08"E	110.68'
C125	325.00'	107.01'	18°51'52"	N66°31'02"E	106.52'
C126	25.00'	38.73'	88°45'09"	S31°34'23"W	34.97'
C127	1025.00'	61.13'	3°25'01"	N15°10'51"E	61.12'
C128	1025.00'	40.80'	2°16'50"	N11°39'46"W	40.79'
C129	1025.00'	40.38'	1°08'11"	N09°57'16"W	40.38'
C131	515.00'	8.88'	0°59'15"	N08°52'32"E	8.88'
C132	515.00'	48.11'	5°21'07"	N05°43'21"W	48.09'
C133	515.00'	48.11'	5°21'07"	N00°22'14"W	48.09'
C134	515.00'	48.11'	5°21'07"	N40°58'53"E	48.09'
C135	515.00'	48.11'	5°21'07"	N10°20'01"E	48.09'
C136	515.00'	48.11'	5°21'07"	N15°41'08"E	48.09'
C137	515.00'	48.11'	5°21'07"	N12°02'15"E	48.09'
C138	515.00'	48.11'	5°21'07"	N26°23'23"E	48.09'
C139	515.00'	15.68'	1°44'41"	N29°56'17"E	15.68'
C140	25.00'	29.12'	66°43'49"	S02°33'17"E	27.50'
C141	50.00'	222.02'	254°25'07"	S88°42'38"E	79.64'
C142	50.00'	149.54'	171°21'46"	N49°45'41"E	99.72'
C143	50.00'	72.48'	83°03'21"	S03°01'45"	66.30'
C145	465.00'	22.22'	2°44'15"	N37°07'48"E	22.22'
C146	465.00'	67.42'	8°18'27"	N31°36'26"E	67.36'
C147	465.00'	70.78'	8°43'15"	N23°05'36"E	70.71'
C148	465.00'	70.78'	8°43'15"	N14°22'21"E	70.71'
C149	465.00'	67.42'	8°18'27"	N05°51'30"E	67.36'
C150	465.00'	67.41'	8°18'21"	N02°26'54"W	67.35'
C151	465.00'	22.60'	2°47°06"	N07°59'37"W	22.60'

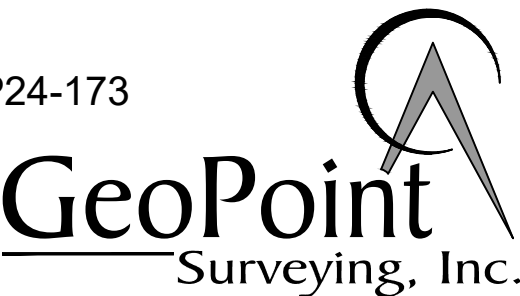
No.	Radius	Arc	Δ	Bearing	Chord
C152	975.00'	63.08'	3'42"25"	N11°41'23"W	63.07'
C153	975.00'	12.74'	0'44"56"	N09°45'38"E	12.74'
C154	975.00'	50.34'	2'57"29"	N11°36'51"W	50.33'
C155	25.00'	37.65'	86°17'35"	N56°14'23"E	34.19'
C156	100.00'	111.65'	6'23"50"	N12°35'05"E	111.60'
C157	1155.00'	52.60'	2'36'34"	N16°19'39"W	52.60'
C158	335.00'	296.26'	50°40'11"	N18°44'01"E	286.70'
C159	335.00'	48.57'	8'18'27"	N39°54'35"E	48.53'
C160	335.00'	48.57'	8'18'27"	N31°36'26"E	48.53'
C161	335.00'	50.99'	8'43'15"	N23°05'36"	50.94'
C162	335.00'	50.99'	8'43'15"	N14°22'21"E	50.94'
C163	335.00'	48.57'	8'18'27"	N05°51'30"E	48.53'
C164	335.00'	48.56'	8'18'21"	N02°26'54"E	48.52'
C165	25.00'	43.54'	99°46'59"	N30°43'20"E	38.24'
C167	975.00'	103.38'	6'04'30"	N22°12'24"W	103.33'
C168	975.00'	98.04'	5'45'41"	N28°07'29"W	98.00'
C169	975.00'	57.02'	3'21'03"	N32°40'56"E	57.01'
C170	975.00'	57.02'	3'21'03"	N36°01'55"W	57.01'
C189	845.00'	1163.53'	78°53'37"	N67°11'51"W	1073.76'
C208	845.00'	49.42'	5'20'10"	N61°22'44"E	49.41'
C209	845.00'	49.42'	5'20'10"	N32°40'52"W	49.41'
C210	845.00'	47.80'	3'14'27"	N29°23'06"W	47.79'
C225	300.00'	130.99'	25°01'20"	N68°06'20"E	129.95'
C255	20.00'	39.23'	1'12"22"26"	N42°25'37"E	33.23'
C256	20.00'	28.87'	8'24'17"	S58°02'02"E	26.43'
C262	335.00'	56.43'	9'39'04"	N01°46'32"E	56.36'
C263	335.00'	199.05'	3'40'32"	N20°04'19"E	196.13'
C264	335.00'	40.78'	6'58'29"	N40°34'52"E	40.76'
C265	40.00'	69.39'	99°23'24"	N86°47'20"E	61.01'
C266	40.00'	100.79'	144°21'51"	S08°25'54"W	76.16'
C267	40.00'	71.51'	102°26'10"	N48°10'05"W	62.36'
C268	315.00'	187.15'	3'40'21"3"	N20°04'15"E	184.41'
C269	20.00'	34.69'	99°23'24"	N46°47'20"E	30.50'
C270	20.00'	50.39'	144°21'51"	S08°25'54"W	38.08'
C271	20.00'	35.76'	102°26'10"	N48°10'05"W	31.18'
C276	20.00'	7.06'	2°01'40"03"	N53°38'00"E	7.03'
C277	645.00'	424.89'	37°44'35"	N09°38'36"E	417.25'
C284	64.00'	16.39'	14°40'28"	S49°00'22"E	16.35'
C285	57.00'	18.43'	18°31'29"	S57°35'29"E	18.35'
C286	508.00'	2.00'	0°13'33"	N45°30'59"E	2.00'
C287	515.00'	20.00'	1°13'22"	N44°43'55"E	2.00'
C292	12.00'	18.09'	86°21'26"	N66°12'27"W	16.42'
C293	19.00'	28.64'	86°21'26"	S56°12'27"W	26.00'
C294	19.00'	28.35'	85°30'00"	S60°57'19"E	25.79'
C295	12.00'	17.91'	85°30'00"	S60°57'19"E	16.29'

**LEGEND / ABBREVIATIONS:**

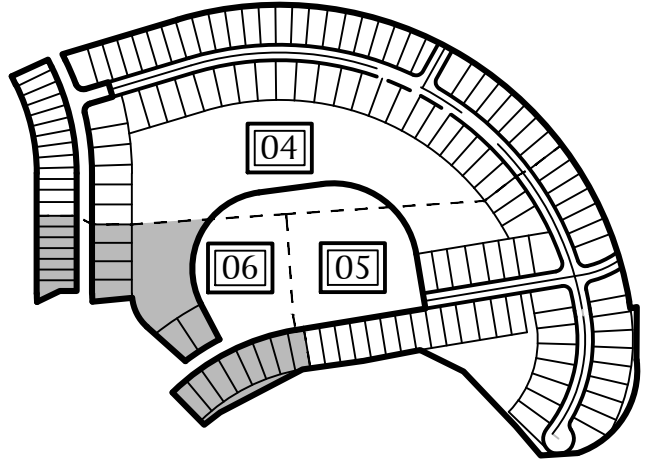
C.C.R. ----- CERTIFIED CORNER RECORD  
D.E. ----- DRAINAGE EASEMENT  
I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
LB ----- LICENSED BUSINESS  
LS ----- LICENSED SURVEYOR  
N.R. ----- NON-RADIAL  
N.T. ----- NON-TANGENT  
O/A ----- OVERALL  
P.C. ----- POINT OF CURVATURE  
P.I. ----- POINT OF INTERSECTION  
P.T. ----- POINT OF TANGENCY  
P.R.C. ----- POINT OF TANGENCY  
P.S.L.U.E. ----- PORT ST. LUCIE UTILITY EASEMENT  
R.P. ----- RADIUS POINT  
S.M.T. ----- STORMWATER MANAGEMENT TRACT  
SF ----- SQUARE FEET  
U.E. ----- UTILITY EASEMENT  
W.M.A.E. ----- WATER MANAGEMENT ACCESS EASEMENT  
W.M.E. ----- WATER MANAGEMENT EASEMENT  
xx-xx-xx ----- SECTION-TOWNSHIP-RANGE  
| ----- LOT CORNER OR CHANGE OF DIRECTION  
■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE  
MONUMENT 1/2" IRON ROD & CAP STAMPED "PRM  
LB7768" UNLESS OTHERWISE NOTED  
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT  
STAMPED "PCP LB7768"  
◎ ----- SET MAG NAIL & DISC, STAMPED "PRM LB7768"



PSLUSD PROJECT NO. 11-642-09  
CITY OF PORT ST. LUCIE PROJECT NO. P24-173



528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440



KEY MAP  
(NOT TO SCALE)

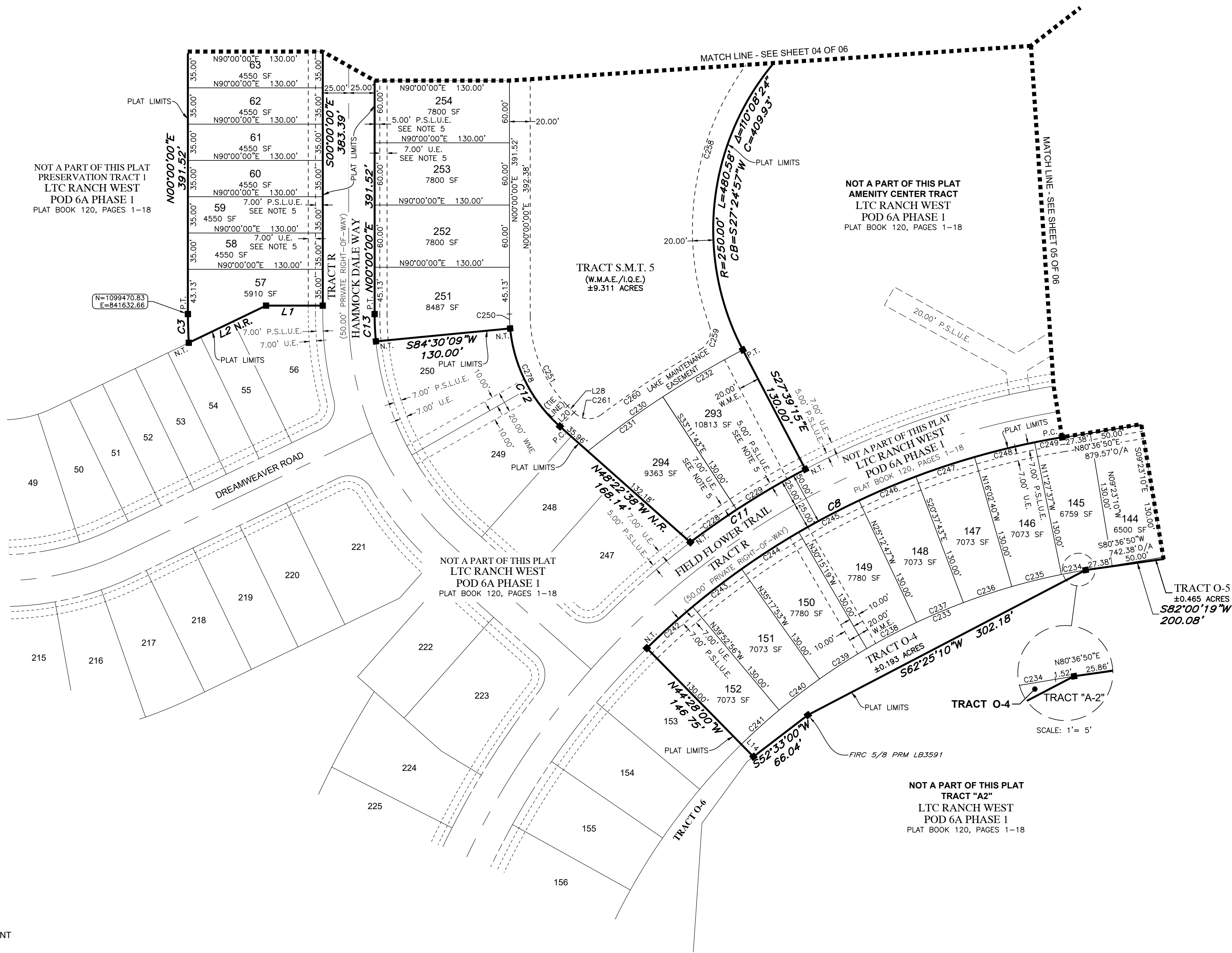
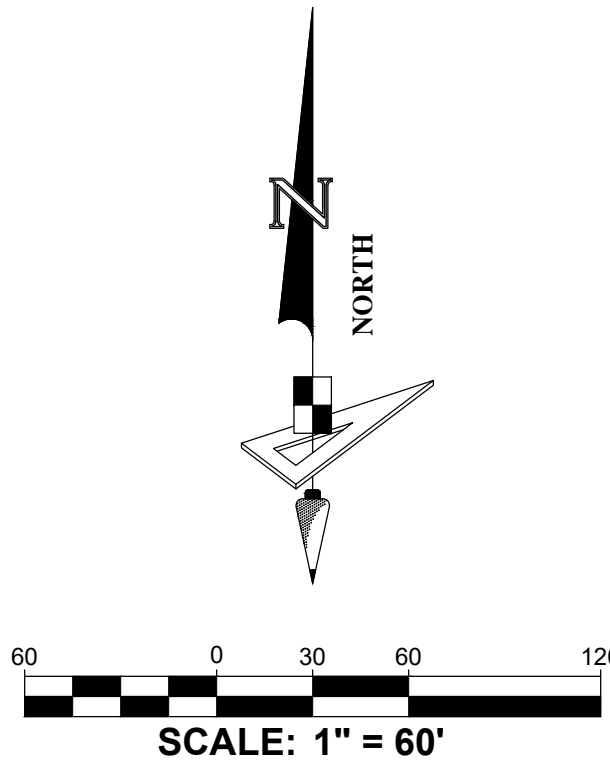
## LTC RANCH WEST POD 6A PHASE 2

BEING A REPLAT OF TRACT "B2" AND TRACT "C2", LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGES 1-18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 06 OF 06

PLAT  
BOOK

PAGE



Line Data Table		
No.	Bearing	Length
L1	N90°00'00"W	54.60'
L2	S64°18'31"W	82.73'
L14	N44°28'00"W	16.75'
L20	N45°27'51"E	19.09'
L28	S44°37'49"E	8.90'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C3	455.00'	27.75'	3°29'40"	S01°44'50"E	27.75'
C8	745.00'	456.14'	35°04'50"	N63°04'25"E	449.05'
C11	795.00'	131.54'	9°28'49"	S57°36'21"W	131.39'
C12	145.00'	108.52'	42°52'47"	N26°56'14"W	106.00'
C13	275.00'	26.39'	5°29'51"	N02°44'55"W	26.38'
C228	795.00'	54.65'	3°56'20"	S54°50'07"W	54.64'
C229	795.00'	76.89'	5°32'28"	S59°34'31"W	76.86'
C230	925.00'	178.83'	11°04'36"	S56°48'27"W	178.55'
C231	925.00'	89.37'	5°32'08"	S54°02'13"W	89.33'
C232	925.00'	89.46'	5°32'28"	S59°34'31"W	89.42'
C233	615.00'	376.55'	35°04'50"	S63°04'25"W	370.69'
C234	615.00'	22.26'	2°04'26"	S79°34'37"W	22.26'
C235	615.00'	49.21'	4°35'03"	S76°14'52"W	49.19'
C236	615.00'	49.21'	4°35'03"	S71°39'48"W	49.19'
C237	615.00'	49.21'	4°35'03"	S67°04'45"W	49.19'
C238	615.00'	54.12'	5°02'32"	S62°15'57"W	54.11'
C239	615.00'	54.13'	5°02'34"	S57°13'24"W	54.11'
C240	615.00'	49.21'	4°35'03"	S52°24'35"W	49.19'
C241	615.00'	49.21'	4°35'03"	S47°49'32"W	49.19'
C242	745.00'	59.61'	4°35'03"	S47°49'32"W	59.59'
C243	745.00'	59.61'	4°35'03"	S52°24'35"W	59.59'
C244	745.00'	65.57'	5°02'34"	S57°13'24"W	65.55'
C245	745.00'	65.56'	5°02'32"	S62°15'57"W	65.54'
C246	745.00'	59.61'	4°35'03"	S67°04'45"W	59.59'
C247	745.00'	59.61'	4°35'03"	S71°39'48"W	59.59'
C248	745.00'	59.61'	4°35'03"	S76°14'52"W	59.59'
C249	745.00'	26.97'	2°04'26"	S79°34'37"W	26.97'
C250	145.00'	13.91'	5°29'51"	S02°44'55"E	13.91'
C251	125.00'	97.37'	44°37'49"	S22°18'54"E	94.92'
C258	270.00'	482.34'	102°21'21"	S31°18'29"W	420.71'
C259	20.00'	27.92'	79°59'57"	N20°07'46"E	25.71'
C260	945.00'	112.91'	6°50'45"	S56°42'22"W	112.84'
C261	20.05'	29.72'	84°54'39"	S87°08'38"E	27.07'
C278	145.00'	122.43'	48°22'38"	S24°11'19"E	118.83'

### LEGEND / ABBREVIATIONS:

- C.C.R. ----- CERTIFIED CORNER RECORD  
D.E. ----- DRAINAGE EASEMENT  
I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
LB ----- LICENSED BUSINESS  
LS ----- LICENSED SURVEYOR  
N.R. ----- NON-RADIAL  
N.T. ----- NON-TANGENT  
O/A ----- OVERALL  
P.C. ----- POINT OF CURVATURE  
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R.P. ----- RADIUS POINT  
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U.E. ----- UTILITY EASEMENT  
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W.M.E. ----- WATER MANAGEMENT EASEMENT  
xx-xx-xx ----- SECTION-TOWNSHIP-RANGE  
| ----- LOT CORNER OR CHANGE OF DIRECTION  
+ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 1/2" IRON ROD & CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED  
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"  
⊙ ----- SET MAG NAIL & DISC, STAMPED "PRM LB7768"

PSLUSD PROJECT NO. 11-642-09  
CITY OF PORT ST. LUCIE PROJECT NO. P24-173



528 NORTHLAKE BLVD, STE 1040 FAY: (813) 248-2266  
ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPONTSURVEY.COM  
PHONE: (321) 270-0440 LICENSED BUSINESS NUMBER LB 7768