

LTC RANCH POD 2

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

POD 2 AT WYLDER HOMEOWNER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION:

IN WITNESS WHEREOF, THE ABOVE NAMED POD 2 AT WYLDER HOMEOWNERS ASSOCIATIONS, 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 _____, 2024.

POD 2 AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION
WITNESS:
WITNESS:
BY: R. AUSTIN BURR PRESIDENT

POD 2 AT WYLDER HOMEOWNER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION: ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF ST. LUCIE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THE ____ DAY OF _____, 2024, BY R. AUSTIN BURR, PRESIDENT, ON BEHALF OF POD 2 AT WYLDER HOMEOWNERS 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 _____, 2024.
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA
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 _____, 2024.
ATTEST: THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.
WITNESS:
BY: R. AUSTIN BURR VICE CHAIRMAN BOARD OF SUPERVISORS
WITNESS: _____

LTC RANCH WEST RESIDENTIAL COMMUNITY 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 ACKNOWLEDGEMENTS, PERSONALLY APPEARED R. AUSTIN BURR, VICE CHAIRMAN ON BEHALF OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.
THEY ARE [] PERSONALLY KONWN TO ME OR [] HAVE PRODUCED ____ AS IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ____ DAY OF _____, 2024.
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____

MORTGAGEE'S JOINDER AND CONSENT:

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.

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 _____, 2024.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION
WITNESS:
WITNESS:
BY: STEVEN D. STREHLOW VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY _____, ON BEHALF OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2024.
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA
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 _____, 2024.
• 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.
• PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
• 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 _____, 2024.
PRINT NAME: DAN WIERZGACZ, SR. COMMERCIAL TITLE EXAMINER CHICAGO TITLE INSURANCE COMPANY

CITY OF PORT ST. LUCIE APPROVAL PLAT:

STATE OF FLORIDA COUNTY OF ST. LUCIE
IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH POD 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 _____, 2024.
CITY OF PORT ST. LUCIE: SHANNON M. MARTIN, MAYOR
ATTEST: SALLY WALSH, CITY CLERK

PSLUSD PROJECT NO. 11-642-03 CITY OF PORT ST. LUCIE PROJECT NO. P23-231



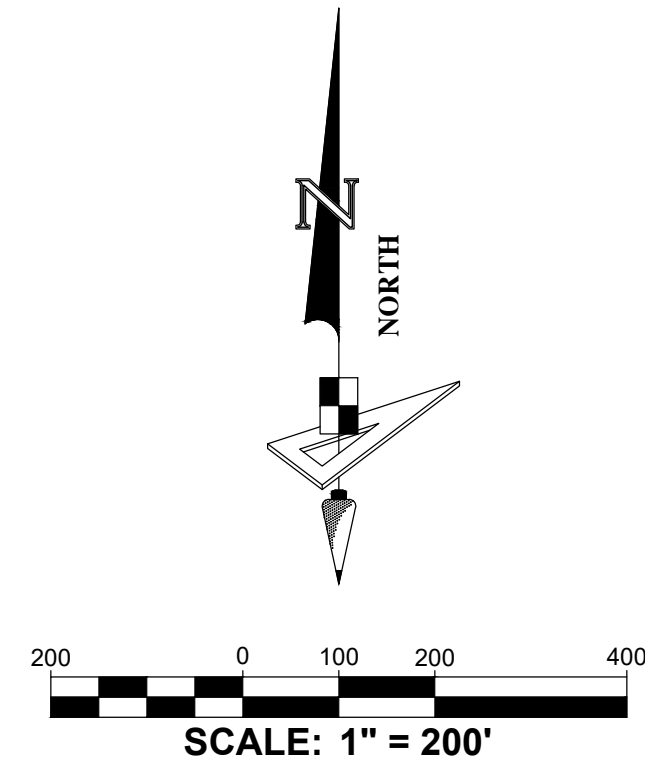
LTC RANCH POD 2

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK _____, PAGE _____,
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

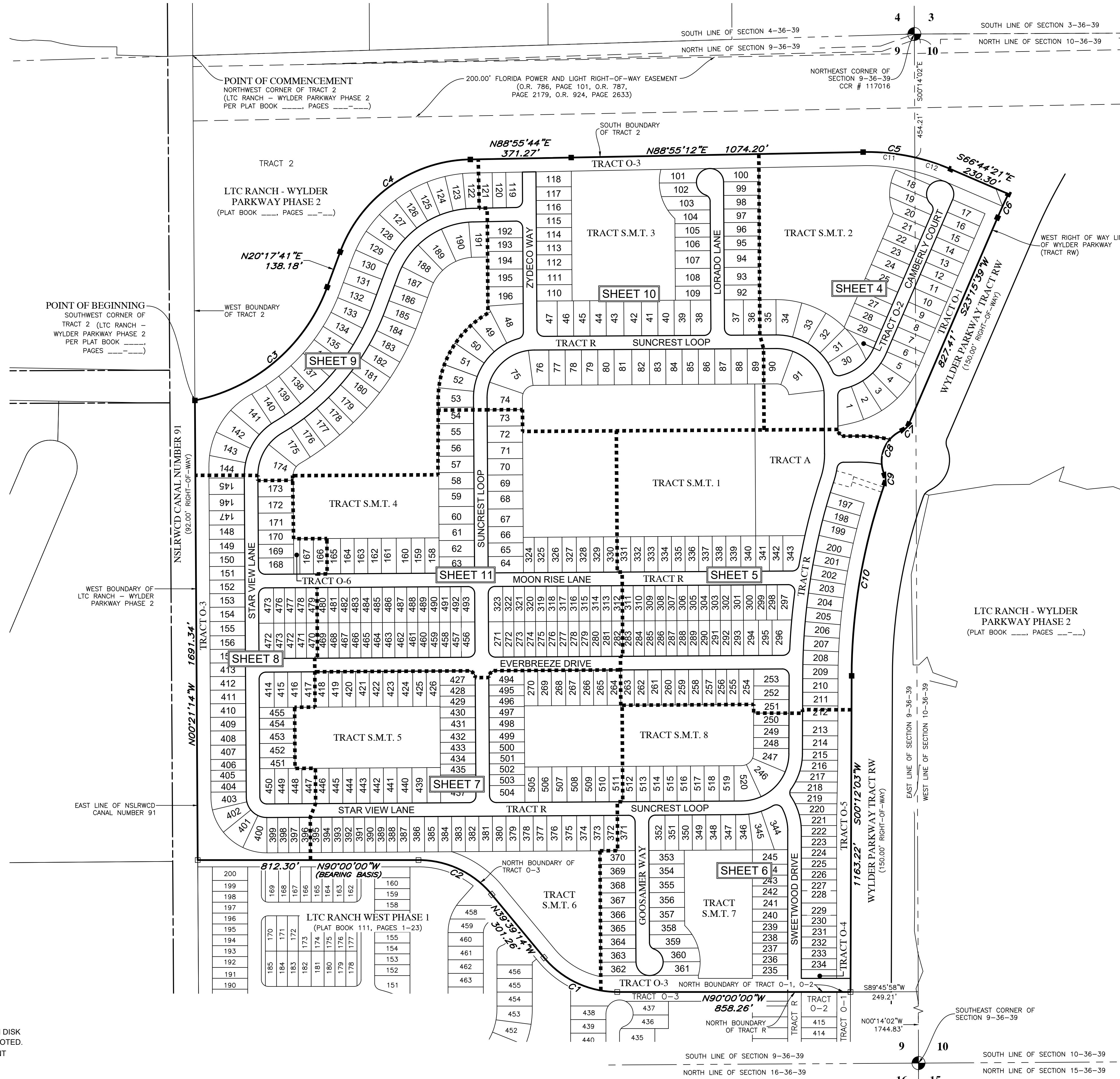
SHEET 3 OF 11

PLAT BOOK

PAGE



No.	Radius	Arc	Δ	Bearing	Chord
C1	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C2	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C3	656.85'	669.35'	58°23'10"	N49°25'36"E	640.76'
C4	520.84'	623.91'	68°38'02"	N54°36'43"E	587.27'
C5	780.00'	331.37'	24°20'27"	S78°54'34"E	328.88'
C5	780.00'	331.37'	24°20'27"	S78°54'34"E	328.88'
C6	2158.00'	95.88'	2°32'44"	S24°32'01"W	95.87'
C7	41.00'	32.12'	44°53'26"	S45°42'22"W	31.31'
C8	123.00'	197.96'	92°12'49"	S22°02'41"W	177.28'
C9	41.00'	31.09'	43°27'07"	S02°20'09"E	30.35'
C10	2158.00'	722.75'	19°11'22"	S09°47'43"W	719.38'
C11	780.00'	191.77'	14°05'12"	N84°02'12"W	191.29'
C12	780.00'	139.59'	10°15'15"	N71°51'58"W	139.41'



LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- R.P. ----- RADIUS POINT
- O.R. ----- OFFICIAL RECORDS BOOK
- C.C.R. ----- CERTIFIED CORNER RECORD
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- W.M.E. ----- WATER MANAGEMENT EASEMENT
- W.M.A.E. ----- WATER MANAGEMENT ACCESS EASEMENT
- L.M.E. ----- LAKE MAINTENANCE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- P.S.L.U.E. ----- PRIVATE UTILITY EASEMENT
- P.I. ----- POINT OF INTERSECTION
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- P.T. ----- POINT OF TANGENCY
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- I.Q.E. ----- IRRIGATION QUALITY EASEMENT
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

PSLUSD PROJECT NO. 11-642-03
CITY OF PORT ST. LUCIE PROJECT NO. P23-231



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

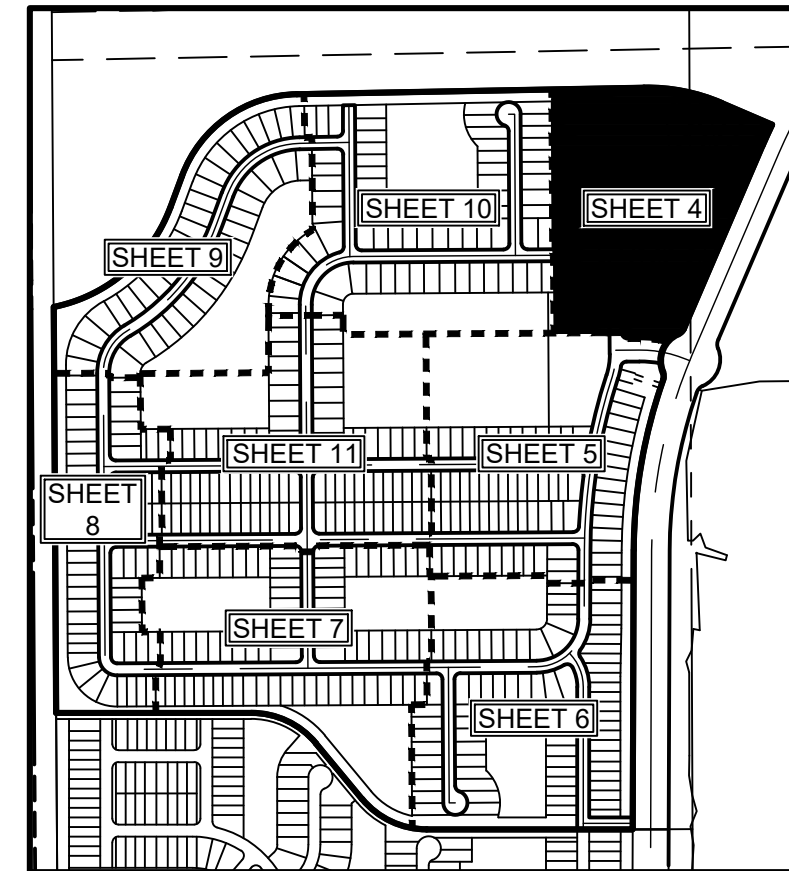
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SHEET 4 OF 11

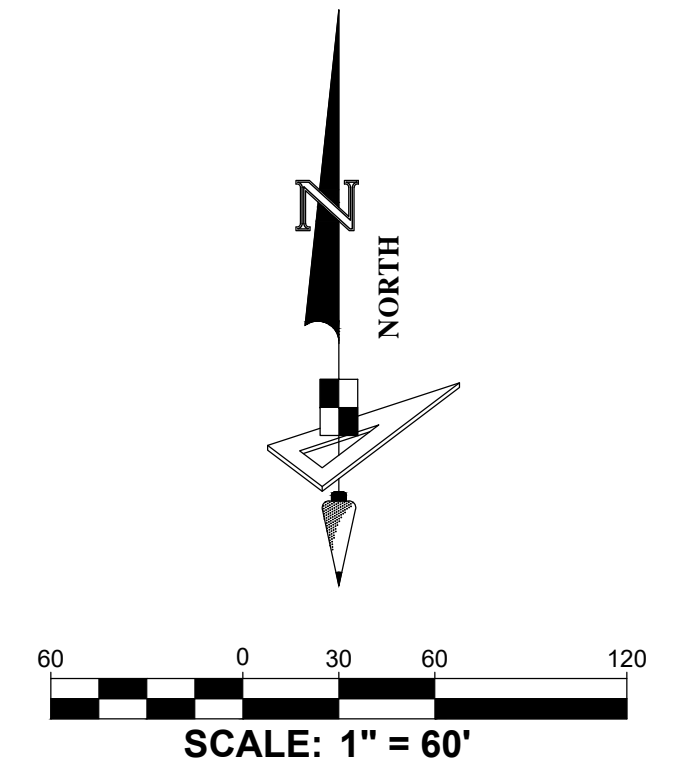
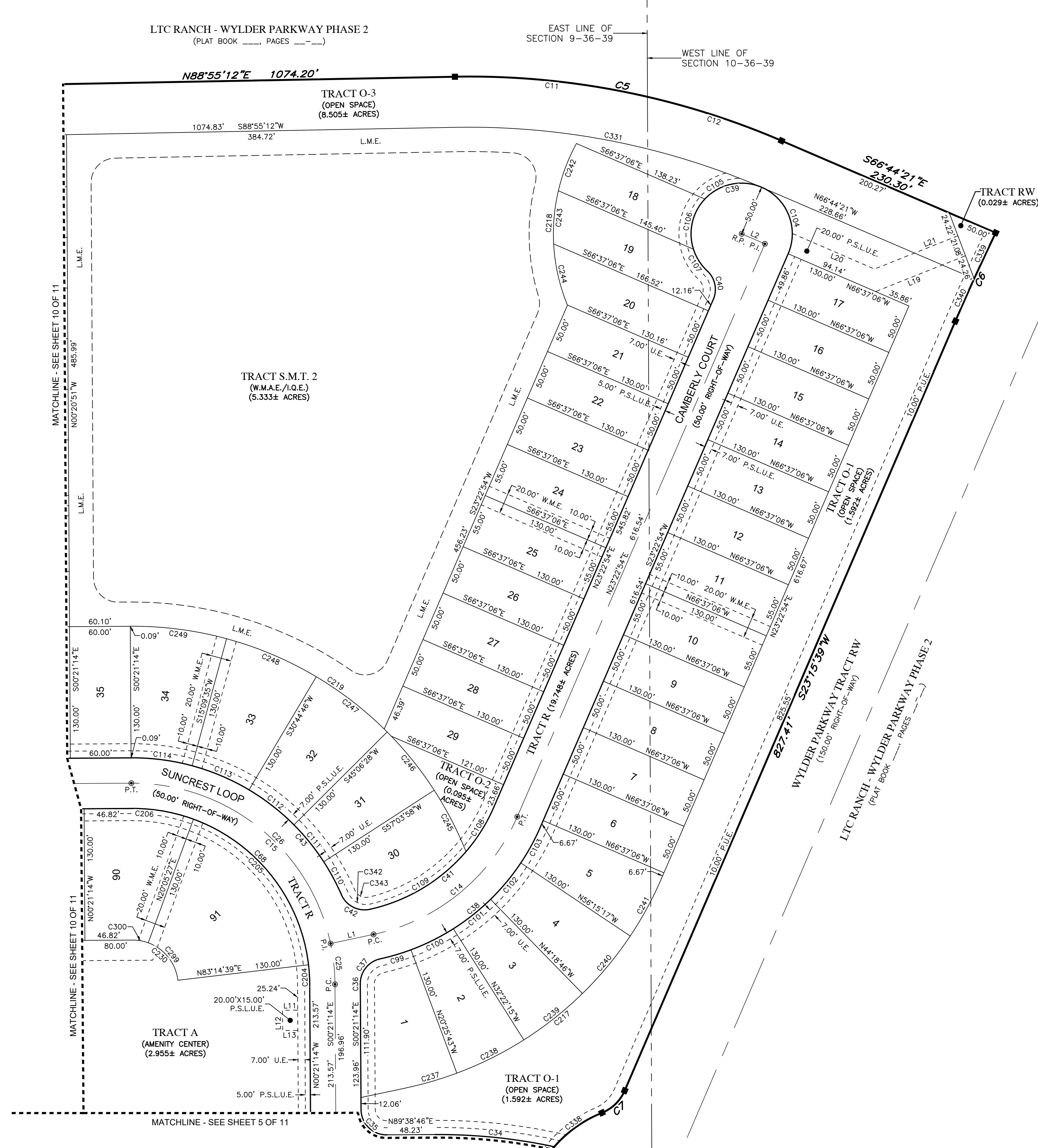
PLAT BOOK

PAGE



KEY MAP:
SCALE 1" = 800.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C5	780.00'	331.37'	24°20'27"	S78°54'34"E	328.88'
C6	2158.00'	95.88'	2°32'44"	S24°32'01"W	95.87'
C7	41.00'	32.12'	44°53'26"	S45°42'22"W	31.31'
C11	780.00'	191.77'	14°05'12"	N84°02'12"W	191.29'
C12	780.00'	139.59'	10°15'15"	N71°51'58"W	139.41'
C14	200.00'	190.67'	54°37'20"	N50°41'34"E	183.53'
C15	200.00'	314.16'	90°00'00"	N45°21'14"W	282.84'
C25	200.00'	40.64'	11°38'32"	N06°10'30"W	40.57'
C26	200.00'	273.52'	78°21'28"	N51°10'30"W	252.70'
C34	548.00'	118.41'	12°22'48"	N84°09'50"W	118.18'
C35	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C36	225.00'	0.42'	0°06'23"	N00°24'25"W	0.42'
C37	25.00'	34.08'	78°06'19"	S38°35'32"W	31.50'
C38	225.00'	213.09'	54°15'48"	N50°30'48"E	205.22'
C39	50.00'	218.63'	250°31'44"	S78°07'02"W	81.65'
C40	25.00'	30.77'	70°31'44"	N11°52'58"W	28.87'
C41	175.00'	165.01'	54°01'30"	N50°23'39"E	158.96'
C42	25.00'	34.50'	79°03'30"	S63°03'51"E	31.82'
C43	225.00'	262.40'	66°49'08"	N56°56'40"W	247.78'
C68	175.00'	274.89'	90°00'00"	N45°21'14"W	247.49'
C99	225.00'	31.71'	8°04'25"	N73°36'29"E	31.68'
C100	225.00'	46.90'	11°56'31"	N63°36'01"E	46.81'
C101	225.00'	46.90'	11°56'31"	N51°39'30"E	46.81'
C102	225.00'	46.90'	11°56'31"	N39°42'58"E	46.81'
C103	225.00'	40.70'	10°21'49"	N28°33'48"E	40.64'
C104	50.00'	78.60'	90°03'58"	N21°48'30"W	70.75'
C105	50.00'	60.86'	69°44'38"	S78°17'12"W	57.17'
C106	50.00'	53.35'	61°08'16"	S12°50'45"W	50.86'
C107	50.00'	25.68'	29°25'27"	S32°26'07"E	25.40'
C108	175.00'	52.55'	17°12'16"	N31°59'02"E	52.35'
C109	175.00'	112.46'	36°49'14"	N58°59'47"E	110.54'
C110	225.00'	36.81'	9°22'29"	N28°13'20"W	36.77'



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C111	225.00'	46.96'	11°57'30"	N38°54'47"W	46.88'
C112	225.00'	56.40'	14°21'41"	N52°04'23"W	56.25'
C113	225.00'	61.21'	15°35'12"	N67°02'49"W	61.02'
C114	225.00'	60.92'	15°30'49"	N82°35'50"W	60.74'
C204	175.00'	19.55'	6°24'07"	N03°33'17"W	19.54'
C205	175.00'	229.13'	75°01'08"	N44°15'55"W	213.11'
C206	175.00'	26.20'	8°34'45"	N86°03'51"W	26.18'
C217	355.00'	338.44'	54°37'20"	N50°41'34"E	325.76'
C218	186.00'	165.38'	50°56'34"	S03°11'38"W	159.98'
C219	355.00'	424.18'	68°27'42"	N56°07'23"W	399.40'
C230	45.00'	65.66'	83°35'53"	N48°33'17"W	59.99'
C237	355.00'	52.25'	8°25'58"	N73°47'15"E	52.20'
C238	355.00'	73.99'	11°56'31"	N63°36'01"E	73.86'
C239	355.00'	73.99'	11°56'31"	N51°39'30"E	73.86'
C240	355.00'	73.99'	11°56'31"	N39°42'58"E	73.86'
C241	355.00'	64.21'	10°21'49"	N28°33'48"E	64.12'
C242	186.00'	165.01'	15°28'02"	S20°55'54"W	50.06'
C243	186.00'	52.93'	16°18'13"	S05°02'47"W	52.75'
C244	186.00'	62.24'	19°10'20"	S12°41'30"E	61.95'
C245	355.00'	68.41'	11°02'30"	N27°24'47"W	68.31'
C246	355.00'	74.09'	11°57'30"	N38°54'47"W	73.96'
C247	355.00'	88.98'	14°21'41"	N52°04'23"W	88.75'
C248	355.00'	96.57'	15°35'12"	N67°02'49"W	96.28'
C249	355.00'	96.12'	15°30'49"	N82°35'50"W	95.83'
C299	45.00'	49.60'	63°09'12"	N38°19'57"W	47.13'
C300	45.00'	16.06'	20°26'41"	N80°07'53"W	15.97'
C331	730.00'	310.12'	24°20'27"	N78°54'34"W	307.80'
C338	123.00'	58.37'	27°11'29"	S54°33'21"W	57.83'
C339	2158.00'	50.03'	11°19'42"	S25°08'32"W	50.03'
C340	2158.00'	45.85'	11°13'02"	S23°52'10"W	45.85'
C342	19.00'	26.46'	79°47'32"	N63°09'20"W	24.37'
C343	12.00'	16.71'	79°47'32"	N63°09'20"W	15.39'

LEGEND / ABBREVIATIONS:

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- LB ----- LICENSE BUSINESS
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- ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

Line Data Table		
No.	Bearing	Length
L1	N78°00'14"E	43.38'
L2	N66°37'06"W	25.00'
L11	S89°38'46"W	15.00'
L12	S00°21'14"E	20.00'

Line Data Table		
No.	Bearing	Length
L13	N89°38'46"E	15.00'
L19	N68°15'39"E	95.55'
L20	S66°37'06"E	88.51'
L21	N68°15'39"E	88.72'

PLUSD PROJECT NO. 11-642-03
CITY OF PORT ST. LUCIE PROJECT NO. P23-231



528 NORTHLAKE BLVD, STE 1040 FAY, FL 32114 (813) 248-2266
ALTAMONTE SPRINGS, FLORIDA 32701 WWW.GEOPONTSURVEYING.COM
PHONE: (321) 270-0440 LICENSED BUSINESS NUMBER LB 7768

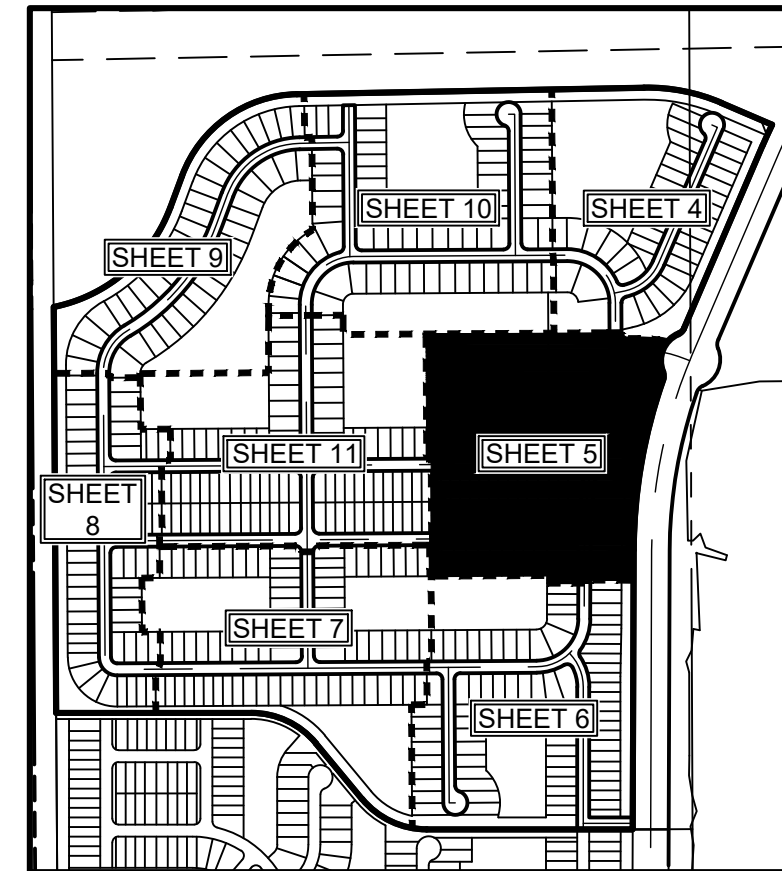
LTC RANCH POD 2

SHEET 5 OF 11

PLAT BOOK

PAGE

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

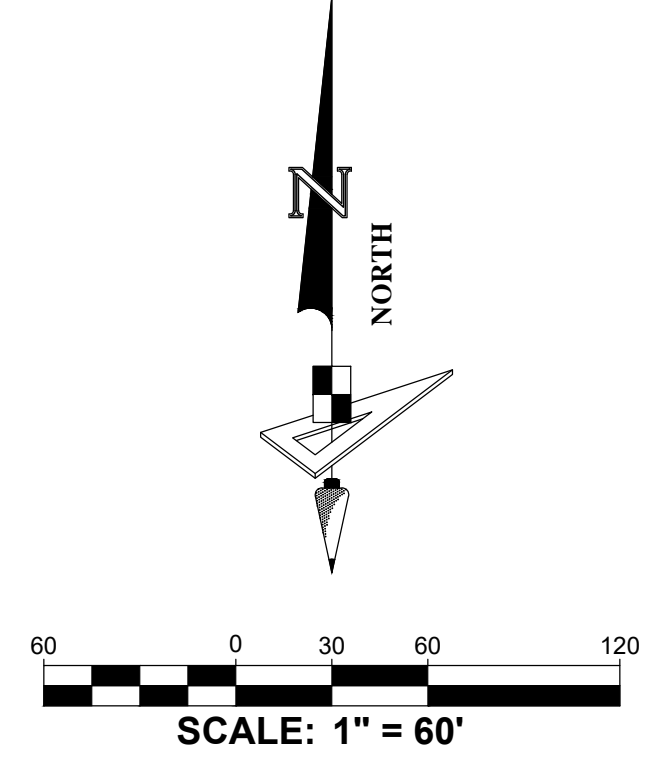
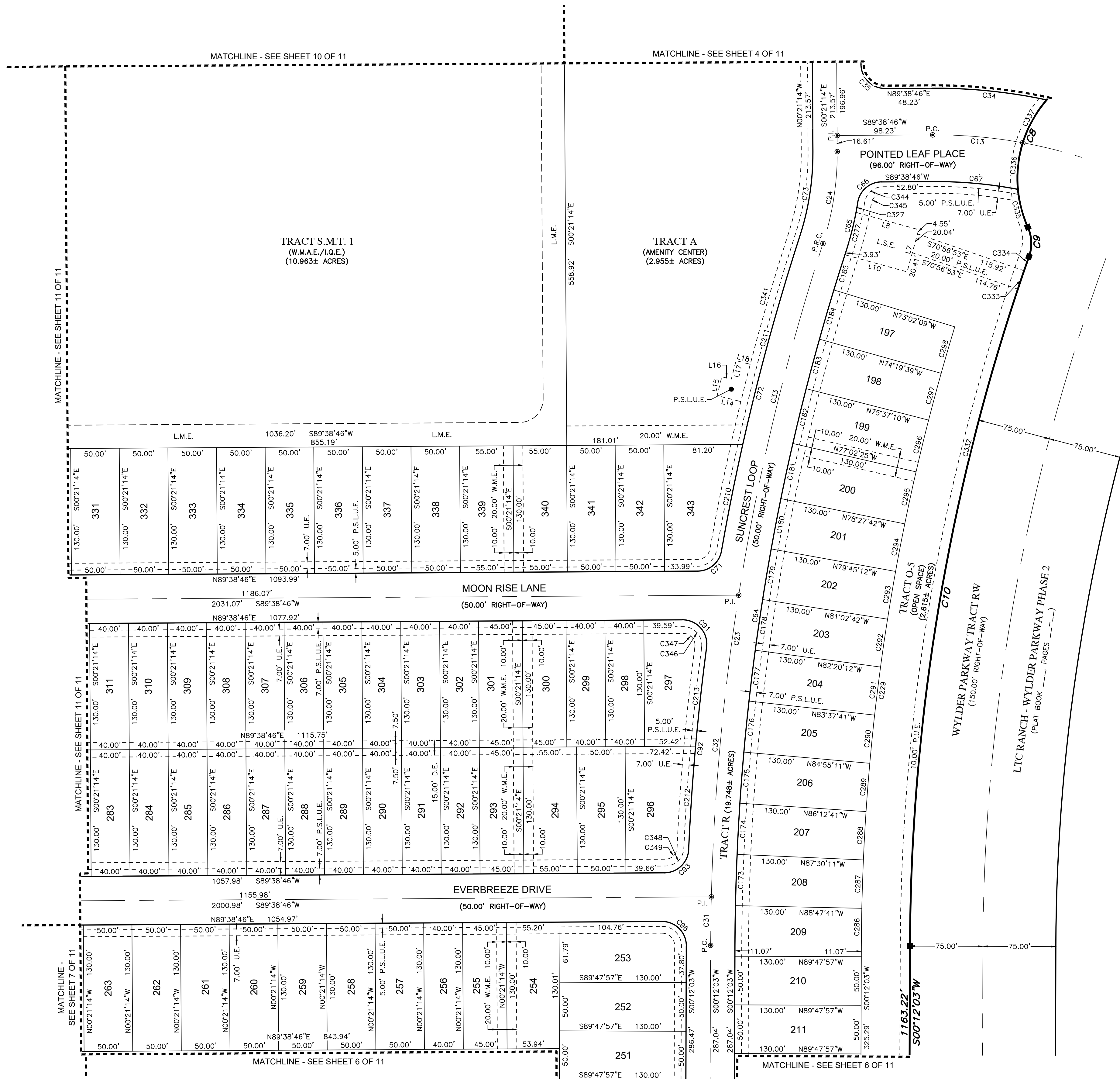


KEY MAP:
SCALE 1" = 800.00'

No.	Radius	Arc	Δ	Bearing	Chord
C8	123.00'	197.96'	92°12'49"	S22°02'41"W	177.28'
C9	41.00'	31.09'	43°27'07"	S02°20'09"E	30.35'
C10	2158.00'	722.75'	19°11'22"	S09°47'43"W	719.38'
C13	500.00'	93.20'	10°40'47"	N85°00'50"W	93.06'
C23	2363.00'	733.70'	17°47'24"	S09°05'45"W	730.76'
C24	300.00'	96.05'	18°20'41"	N08°49'07"E	95.64'
C31	2363.00'	49.92'	1°12'38"	S00°48'22"W	49.92'
C32	2363.00'	311.68'	7°33'27"	S05°11'24"W	311.46'
C33	2363.00'	372.09'	9°01'20"	S13°28'47"W	371.71'
C34	548.00'	118.41'	12°22'48"	N84°09'50"W	118.18'
C35	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C64	2338.00'	722.09'	17°41'37"	S09°02'51"W	719.14'
C65	325.00'	51.47'	9°04'24"	N13°27'15"E	51.41'
C66	25.00'	35.22'	80°43'43"	S49°16'54"W	32.38'
C67	452.00'	87.88'	11°08'23"	N84°47'02"W	87.74'
C71	25.00'	34.76'	79°40'04"	N49°48'44"E	32.03'
C72	2388.00'	333.95'	8°00'45"	S13°59'05"W	333.68'
C73	275.00'	88.05'	18°20'41"	N08°49'07"E	87.67'
C91	25.00'	42.73'	97°55'38"	N41°23'25"W	37.71'
C92	2388.00'	208.82'	5°00'37"	S05°04'05"W	208.76'
C93	25.00'	38.00'	87°05'00"	N46°06'16"E	34.44'
C96	25.00'	39.51'	90°33'17"	N45°04'36"W	35.53'
C173	2338.00'	52.71'	1°17'30"	S01°51'04"W	52.71'
C174	2338.00'	52.71'	1°17'30"	S03°08'34"W	52.71'
C175	2338.00'	52.71'	1°17'30"	S04°26'04"W	52.71'
C176	2338.00'	52.71'	1°17'30"	S05°43'34"W	52.71'
C177	2338.00'	52.71'	1°17'30"	S07°01'03"W	52.71'
C178	2338.00'	52.71'	1°17'30"	S08°18'33"W	52.71'
C179	2338.00'	52.71'	1°17'30"	S09°36'03"W	52.71'
C180	2338.00'	52.71'	1°17'30"	S10°53'33"W	52.71'
C181	2338.00'	58.00'	1°25'17"	S12°14'57"W	58.00'
C182	2338.00'	57.98'	1°25'15"	S13°40'13"W	57.98'
C183	2338.00'	52.71'	1°17'30"	S15°01'36"W	52.71'

LEGEND / ABBREVIATIONS:

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- LB ----- LICENSE BUSINESS
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- C.C.R. ----- CERTIFIED CORNER RECORD
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- W.M.E. ----- WATER MANAGEMENT EASEMENT
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- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



No.	Radius	Arc	Δ	Bearing	Chord
C184	2338.00'	52.71'	1°17'30"	S16°19'06"W	52.71'
C185	2338.00'	37.96'	0°55'49"	S17°25'45"W	37.96'
C210	2388.00'	111.81'	2°40'57"	S11°19'11"W	111.80'
C211	2388.00'	222.14'	5°19'48"	S15°19'33"W	222.06'
C212	2388.00'	106.57'	2°33'25"	S03°50'29"W	106.56'
C213	2388.00'	102.26'	2°27'13"	S06°20'47"W	102.25'
C229	2208.00'	646.01'	16°45'48"	S08°34'57"W	643.71'
C277	325.00'	41.10'	7°14'46"	N14°22'04"E	41.08'
C286	2208.00'	38.71'	1°00'16"	S00°42'11"W	38.71'
C287	2208.00'	49.78'	1°17'30"	S01°51'04"W	49.78'
C288	2208.00'	49.78'	1°17'30"	S03°08'34"W	49.77'
C289	2208.00'	49.78'	1°17'30"	S04°26'04"W	49.77'
C290	2208.00'	49.78'	1°17'30"	S05°43'34"W	49.77'
C291	2208.00'	49.78'	1°17'30"	S07°01'03"W	49.78'
C292	2208.00'	49.78'	1°17'30"	S08°18'33"W	49.78'
C293	2208.00'	49.78'	1°17'30"	S09°36'03"W	49.78'
C294	2208.00'	49.78'	1°17'30"	S10°53'33"W	49.78'
C295	2208.00'	54.78'	1°25'17"	S12°14'57"W	54.77'
C296	2208.00'	54.76'	1°25'15"	S13°40'13"W	54.76'
C297	2208.00'	49.78'	1°17'30"	S15°01'36"W	49.78'
C298	2208.00'	49.78'	1°17'30"	S16°19'06"W	49.78'
C327	325.00'	10.36'	1°49'38"	N09°49'52"E	10.36'
C332	2158.00'	687.37'	18°15'00"	S09°19'33"W	684.47'
C333	2158.00'	20.00'	0°31'52"	S18°42'59"W	20.00'
C334	2158.00'	15.38'	0°24'30"	S19°11'09"W	15.38'
C335	123.00'	40.31'	18°46'41"	S14°40'23"E	40.13'
C336	123.00'	48.46'	22°34'32"	S06°00'14"W	48.15'
C337	123.00'	50.81'	23°40'07"	S29°07'34"W	50.45'
C341	2400.00'	141.22'	3°22'17"	S16°18'18"W	141.20'
C344	19.00'	26.83'	80°55'14"	S49°11'09"W	24.66'
C345	12.00'	16.95'	80°55'14"	S49°11'09"W	15.57'
C346	19.00'	32.47'	97°54'23"	S41°24'02"E	28.66'
C347	12.00'	20.51'	97°54'23"	S41°24'02"E	18.10'

No.	Bearing	Length
L7	N15°23'58"E	45.00'
L8	N74°36'02"W	66.88'
L10	S74°36'02"E	66.31'
L14	N75°55'23"W	25.16'

No.	Bearing	Length
L15	N14°11'01"E	20.00'
L16	S75°48'59"E	10.05'
L17	N14°22'50"E	19.64'
L18	S75°37'10"E	15.02'

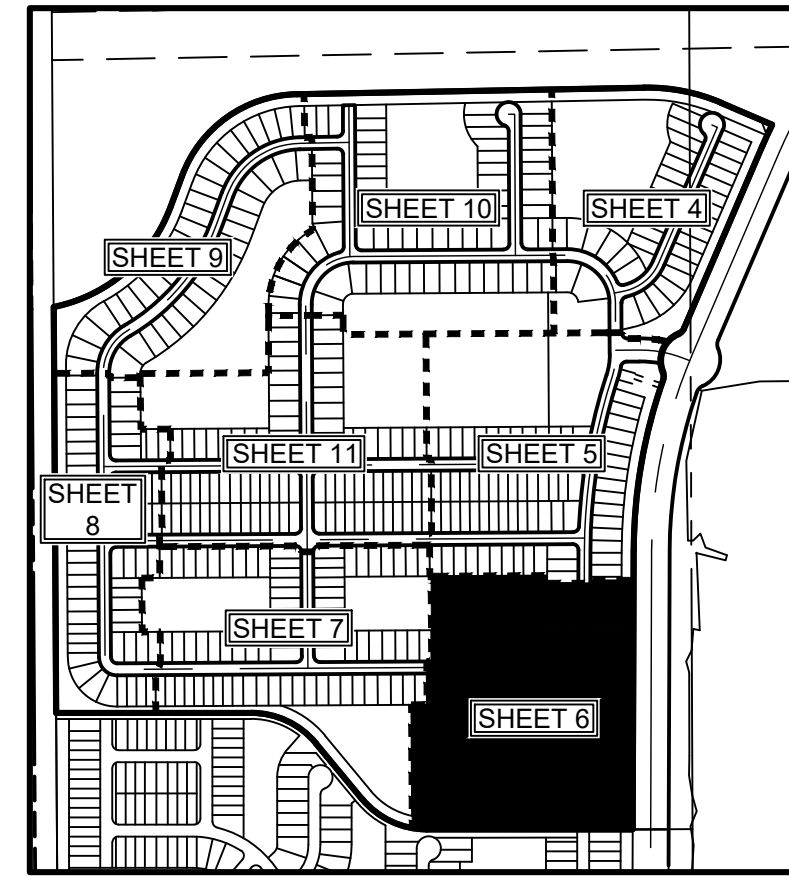
PLSUD PROJECT NO. 11-642-03
CITY OF PORT ST. LUCIE PROJECT NO. P23-231



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

LTC RANCH POD 2

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

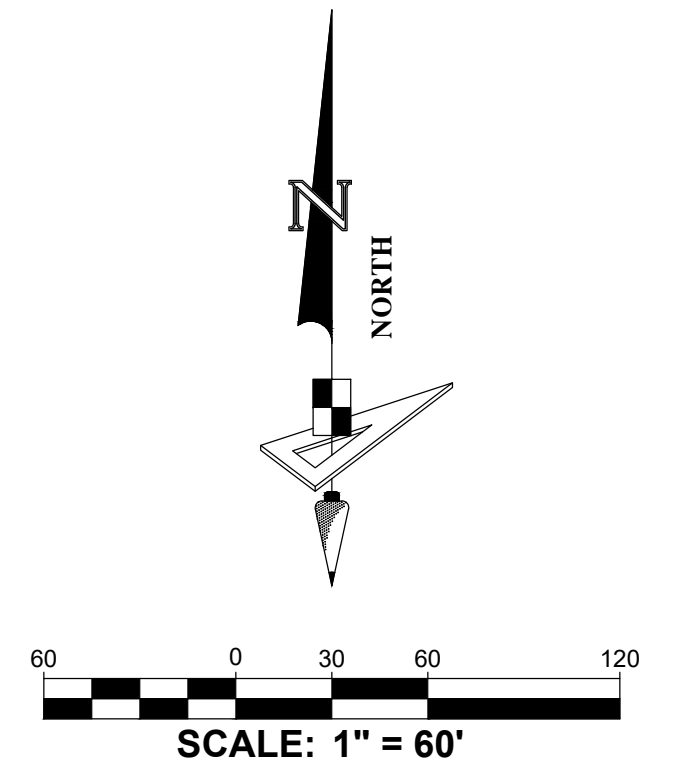
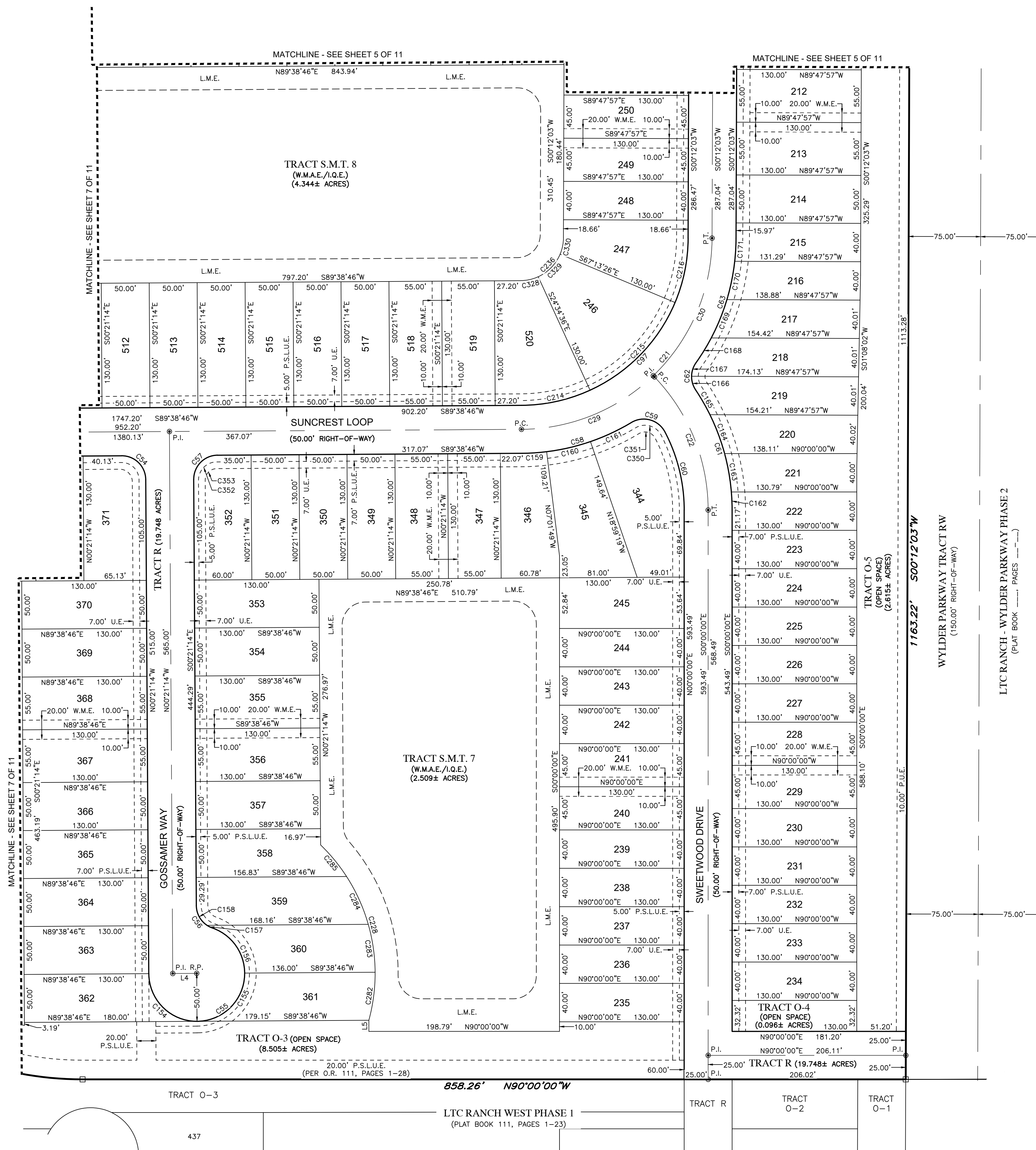


KEY MAP:
SCALE 1" = 800.00'

No.	Radius	Arc	Δ	Bearing	Chord
C21	200.00'	312.22'	89°26'43"	N44°55'24"E	281.47'
C22	200.00'	153.29'	43°54'50"	N21°57'25"W	149.56'
C29	200.00'	152.05'	43°33'36"	N67°51'58"E	148.42'
C30	200.00'	160.17'	45°53'07"	N23°08'36"E	155.92'
C54	25.00'	39.27'	90°00'00"	N45°21'14"W	35.36'
C55	50.00'	218.63'	250°31'44"	N54°22'54"E	81.65'
C56	25.00'	30.77'	70°31'44"	S35°37'06"E	28.87'
C57	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C58	225.00'	120.27'	30°37'39"	N74°19'57"E	118.85'
C59	25.00'	40.69'	93°15'40"	N74°21'03"W	36.35'
C60	175.00'	84.67'	27°43'13"	N13°51'36"W	83.84'
C61	225.00'	132.75'	33°48'15"	N16°54'08"W	130.83'
C62	25.00'	30.22'	69°15'35"	S00°49'33"W	28.41'
C63	225.00'	138.45'	35°15'17"	N17°49'41"E	136.27'
C97	175.00'	273.20'	89°26'43"	N44°55'24"E	246.29'
C154	50.00'	78.54'	90°00'00"	S45°21'14"E	70.71'
C155	50.00'	78.23'	89°38'50"	N44°28'07"E	70.49'
C156	50.00'	61.55'	70°31'40"	N35°37'08"W	57.73'
C157	25.00'	6.37'	14°35'43"	S63°35'06"E	6.35'
C158	25.00'	24.41'	55°56'01"	S28°19'14"E	23.45'
C159	225.00'	26.22'	6°40'35"	N86°18'29"E	26.20'
C160	225.00'	46.96'	11°57'30"	N76°59'26"E	46.88'
C161	225.00'	47.10'	11°59'34"	N65°00'54"E	47.01'
C162	225.00'	18.86'	4°48'06"	N02°24'03"W	18.85'
C163	225.00'	40.67'	10°21'23"	N09°58'47"W	40.61'
C164	225.00'	43.41'	11°03'15"	N20°41'07"W	43.34'
C165	225.00'	29.81'	7°35'31"	N30°00'30"W	29.79'
C166	25.00'	15.11'	34°37'48"	S16°29'21"E	14.88'
C167	25.00'	15.11'	34°37'48"	S18°08'26"W	14.88'
C168	225.00'	30.30'	7°42'55"	N31°35'52"E	30.28'
C169	225.00'	43.22'	11°00'20"	N22°14'15"E	43.15'

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No.	Radius	Arc	Δ	Bearing	Chord
C170	225.00'	40.85'	10°24'10"	N11°32'00"E	40.80'
C171	225.00'	24.08'	6°07'52"	N03°15'59"E	24.07'
C214	175.00'	73.98'	24°13'22"	N77°32'05"E	73.43'
C215	175.00'	130.26'	42°38'51"	N44°05'59"E	127.27'
C216	175.00'	68.95'	22°34'31"	N11°29'18"E	68.51'
C228	186.00'	198.85'	61°15'10"	N15°23'12"W	189.51'
C236	45.00'	70.25'	89°26'43"	N44°55'24"E	63.33'
C282	186.00'	50.62'	15°35'38"	N07°26'34"E	50.47'
C283	186.00'	50.62'	15°35'38"	N08°09'04"W	50.47'
C284	186.00'	54.96'	16°55'44"	N24°24'45"W	54.76'
C285	186.00'	42.64'	13°08'10"	N39°26'42"W	42.55'
C328	45.00'	19.02'	24°13'22"	N77°32'05"E	18.88'
C329	45.00'	33.50'	42°38'51"	N44°05'59"E	32.73'
C330	45.00'	17.73'	22°34'31"	N11°29'18"E	17.62'
C350	19.00'	31.12'	93°50'02"	S74°16'46"E	27.75'
C351	12.00'	19.65'	93°50'02"	S74°16'46"E	17.53'
C352	19.00'	29.85'	90°00'00"	N44°38'46"E	26.87'
C353	12.00'	18.85'	90°00'00"	N44°38'46"E	16.97'

No.	Bearing	Length
L4	N89°38'46"E	25.00'

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FAX: (813) 248-2266
WWW.GEOPONTSURVEYING.COM
LICENSED BUSINESS NUMBER LB 7768

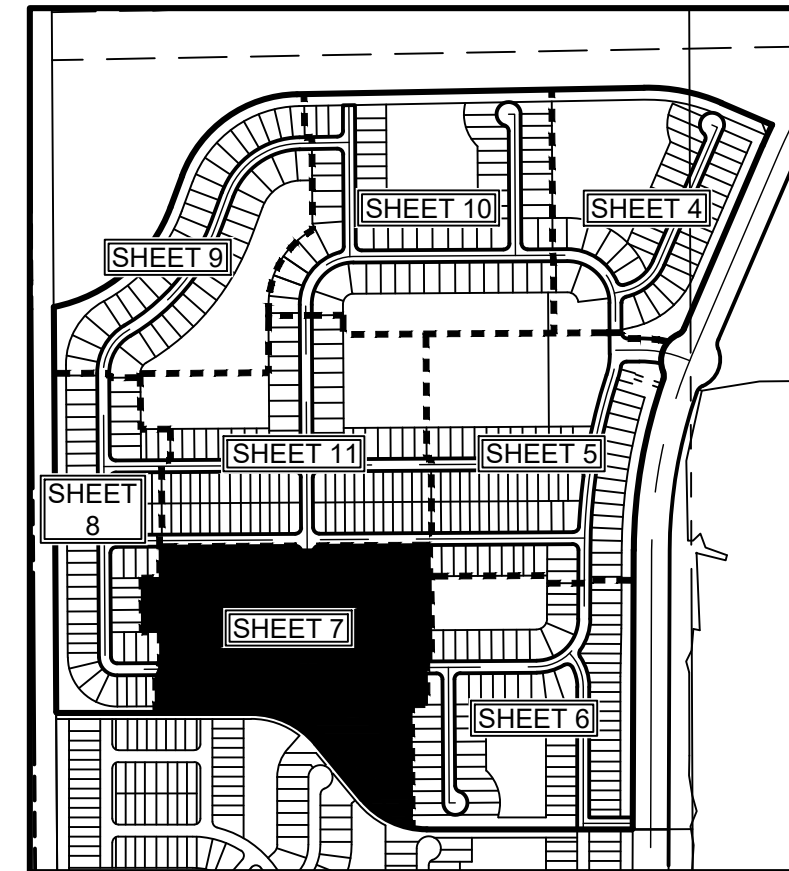
LTC RANCH POD 2

SHEET 7 OF 11

PLAT BOOK

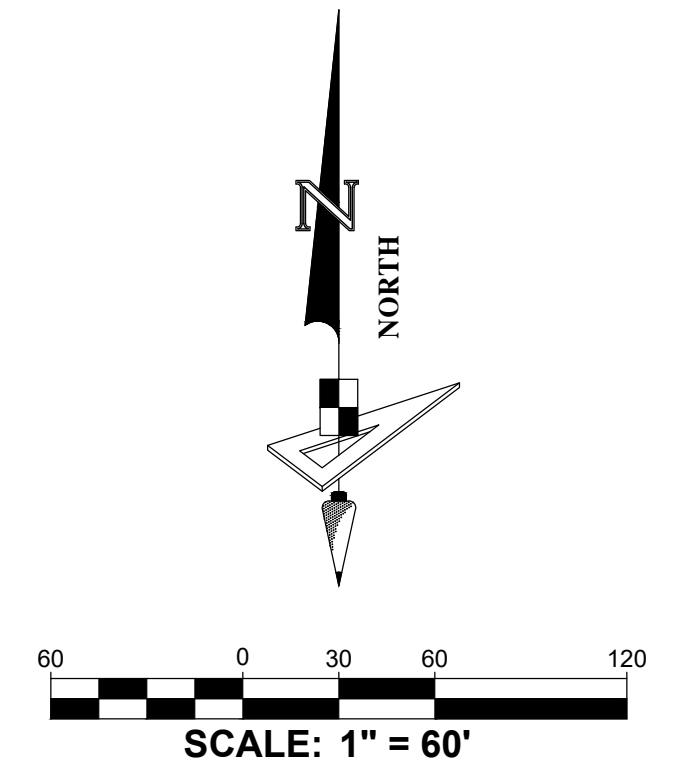
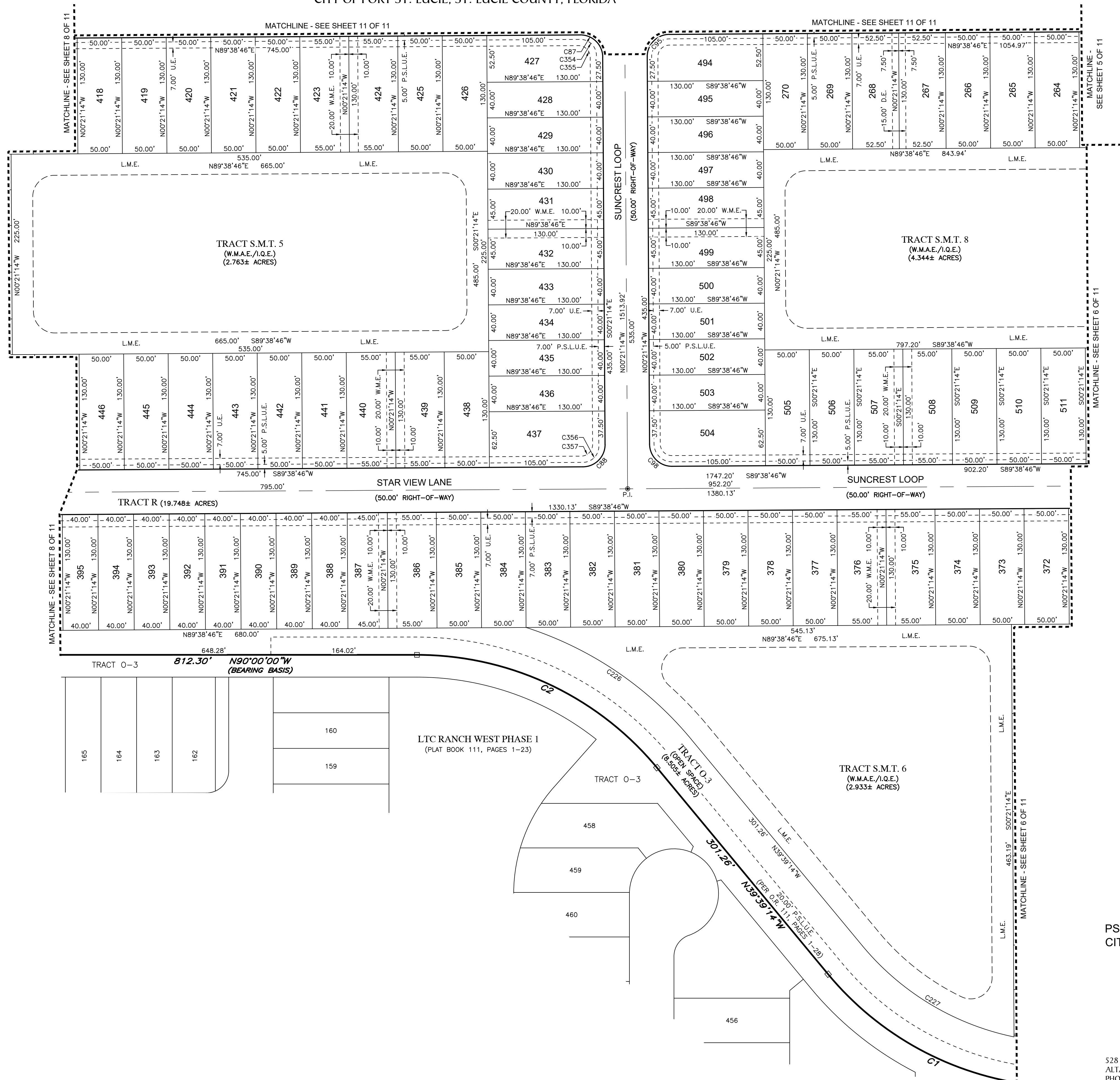
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BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



KEY MAP:
SCALE 1" = 800.00'

No.	Radius	Arc	Δ	Bearing	Chord
C1	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C2	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C87	25.00'	39.27'	90°00'00"	N45°21'14"W	35.36'
C88	25.00'	39.27'	90°00'00"	N44°38'46"E	35.36'
C95	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C98	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C226	400.00'	226.95'	32°30'31"	N55°54'30"W	223.92'
C227	300.00'	202.51'	38°40'36"	S58°59'32"E	198.69'
C354	18.00'	28.27'	90°00'00"	S45°21'14"E	25.46'
C355	13.00'	20.42'	90°00'00"	S45°21'14"E	18.38'
C356	18.00'	28.27'	90°00'00"	S44°38'46"W	25.46'
C357	13.00'	20.42'	90°00'00"	S44°38'46"W	18.38'



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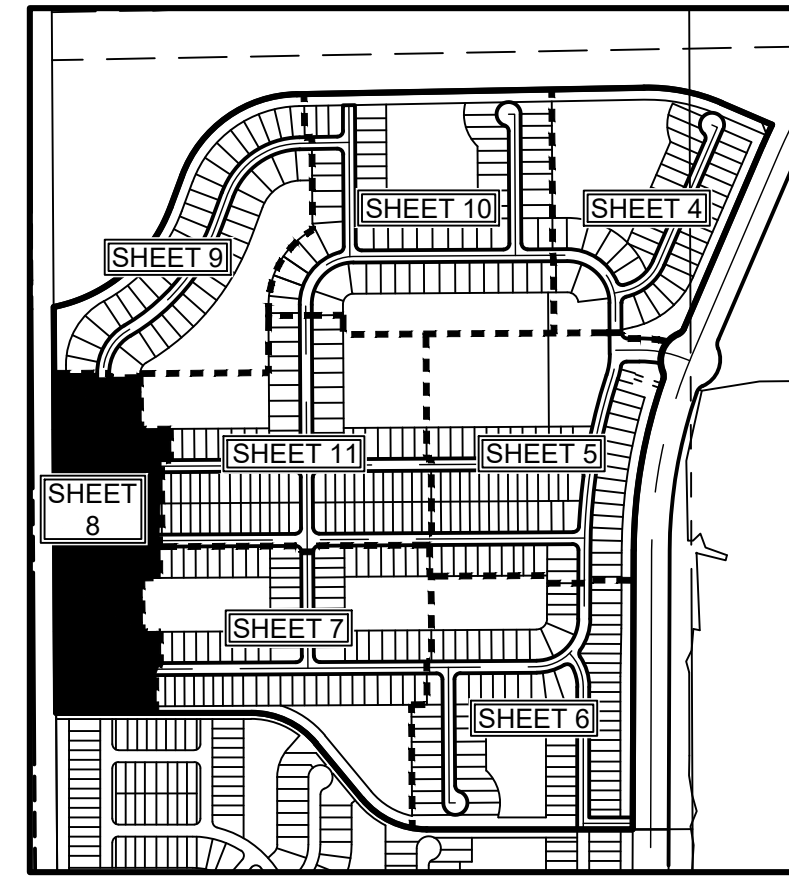
LTC RANCH POD 2

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

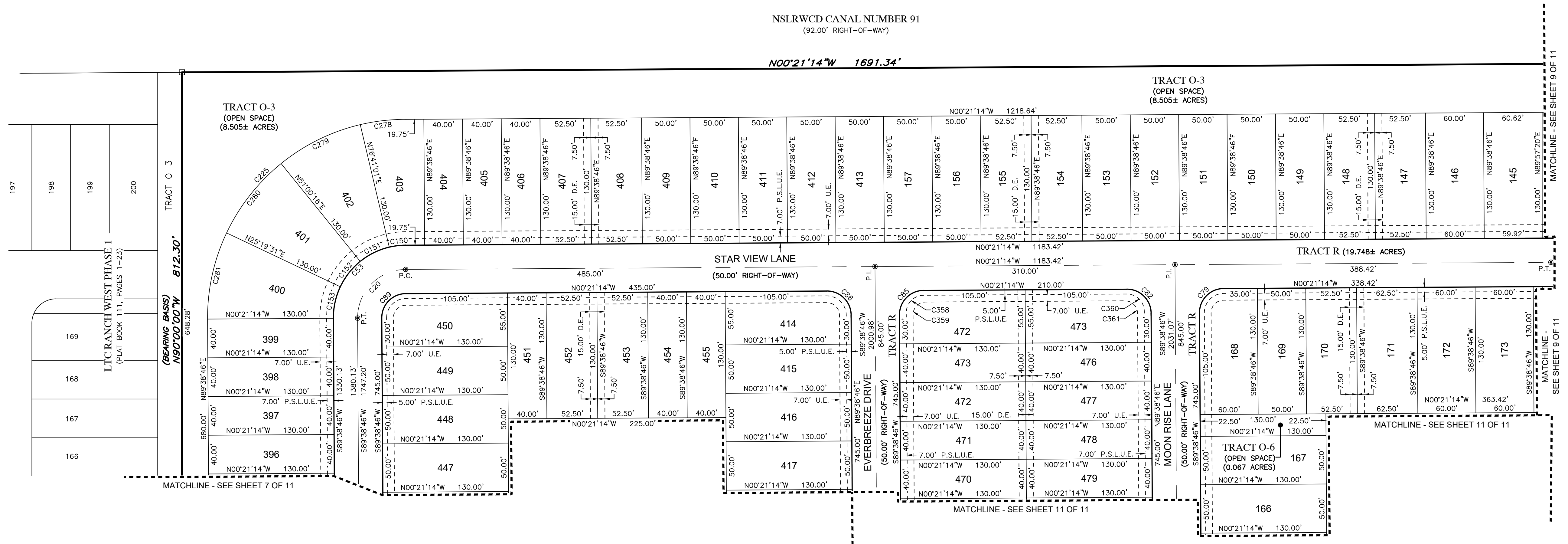
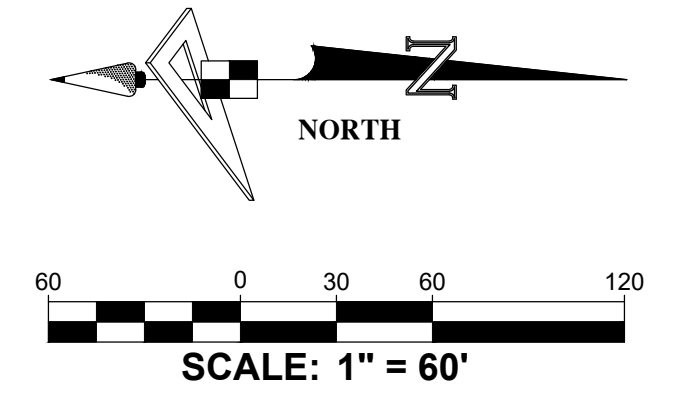
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PLAT BOOK

PAGE



KEY MAP:
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Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C20	50.00'	78.54'	90°00'00"	S45°21'14"E	70.71'
C53	75.00'	117.81'	90°00'00"	S45°21'14"E	106.07'
C79	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C82	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C85	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C86	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C89	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C150	75.00'	16.97'	12°57'45"	S06°50'06"E	16.93'
C151	75.00'	33.61'	25°40'45"	S26°09'21"E	33.33'
C152	75.00'	33.61'	25°40'45"	S51°50'06"E	33.33'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C153	75.00'	33.61'	25°40'45"	S77°30'51"E	33.33'
C225	205.00'	322.01'	90°00'00"	S45°21'14"E	289.91'
C278	205.00'	46.38'	12°57'45"	S06°50'06"E	46.28'
C279	205.00'	91.88'	25°40'45"	S26°09'21"E	91.11'
C280	205.00'	91.88'	25°40'45"	S51°50'06"E	91.11'
C281	205.00'	91.88'	25°40'45"	S77°30'51"E	91.11'
C358	18.00'	28.27'	90°00'00"	S45°21'14"E	25.46'
C359	13.00'	20.42'	90°00'00"	N45°21'14"W	18.38'
C360	18.00'	28.27'	90°00'00"	S44°38'46"W	25.46'
C361	13.00'	20.42'	90°00'00"	N44°38'46"W	18.38'

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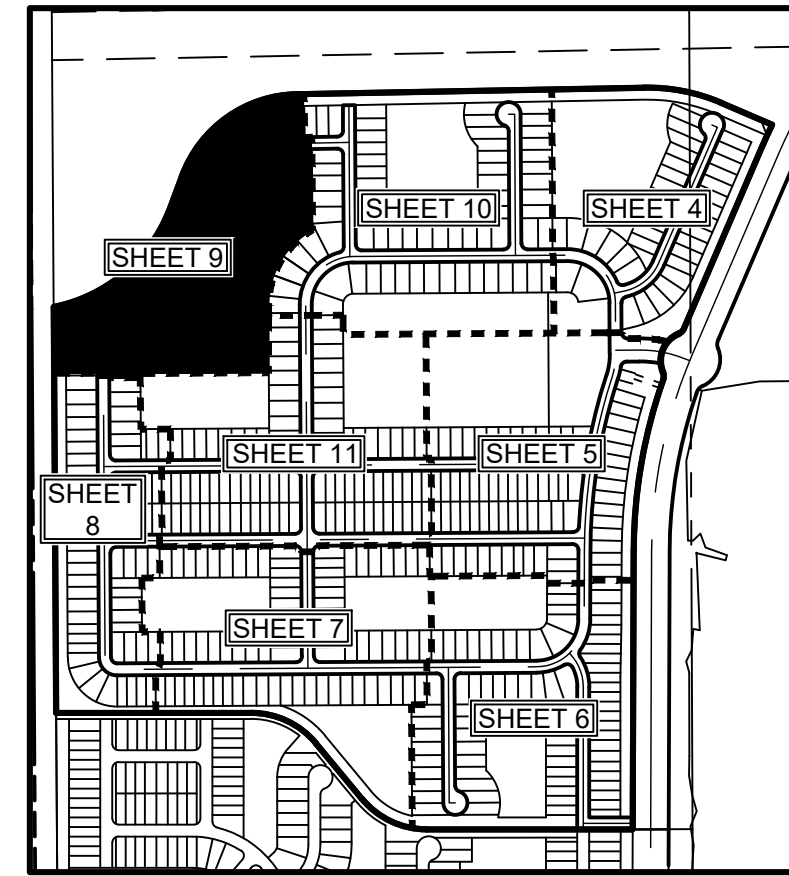
LTC RANCH POD 2

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK _____, PAGE _____,
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 9 OF 11

PLAT BOOK

PAGE



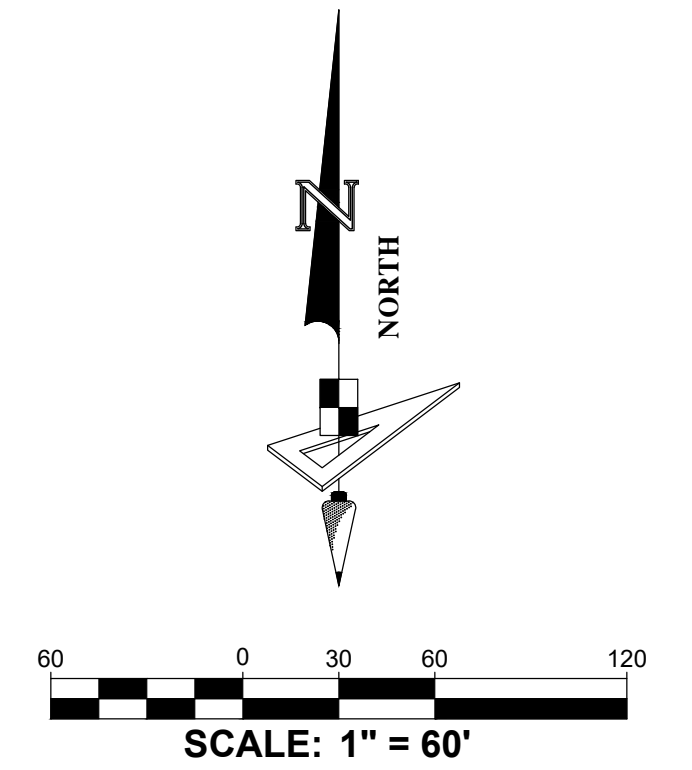
KEY MAP:
SCALE 1" = 800.00'

No.	Radius	Arc	Δ	Bearing	Chord
C17	327.06'	391.69'	68°37'06"	S54°36'47"W	368.70'
C18	861.83'	589.51'	39°11'31"	N39°54'48"E	578.09'
C19	205.00'	214.19'	59°51'47"	S29°34'40"W	204.58'
C50	352.06'	421.63'	68°37'06"	S54°36'47"W	396.88'
C51	836.83'	572.41'	39°11'29"	N39°54'49"E	561.31'
C52	230.00'	240.31'	59°51'47"	S29°34'40"W	229.52'
C76	302.06'	361.75'	68°37'06"	S54°36'47"W	340.52'
C77	886.83'	606.62'	39°11'32"	N39°54'48"E	594.86'
C78	180.00'	188.07'	59°51'47"	S29°34'40"W	179.63'
C126	352.06'	27.18'	4°25'25"	S86°42'38"W	27.17'
C127	352.06'	47.99'	7°48'39"	S80°35'36"W	47.96'
C128	352.06'	50.40'	8°12'07"	S72°35'13"W	50.35'
C129	352.06'	50.40'	8°12'07"	S64°23'06"W	50.35'
C130	352.06'	47.99'	7°48'39"	S56°22'44"W	47.96'
C131	352.06'	57.61'	9°22'34"	S47°47'07"W	57.55'
C132	352.06'	57.61'	9°22'34"	S38°24'33"W	57.55'
C133	352.06'	57.54'	9°21'53"	S29°02'20"W	57.48'
C134	352.06'	24.90'	4°03'09"	S22°19'49"W	24.90'
C135	836.83'	26.21'	1°47'41"	N21°12'55"E	26.21'
C136	836.83'	70.03'	4°47'43"	N24°30'36"E	70.01'
C137	836.83'	70.06'	4°47'50"	N29°18'23"E	70.04'
C138	836.83'	70.06'	4°47'50"	N34°06'12"E	70.04'
C139	836.83'	75.89'	5°11'46"	N39°06'00"E	75.87'
C140	836.83'	75.90'	5°11'48"	N44°17'47"E	75.87'
C141	836.83'	70.06'	4°47'48"	N49°17'36"E	70.04'
C142	836.83'	70.06'	4°47'49"	N54°05'24"E	70.04'
C143	836.83'	44.12'	3°01'15"	N57°59'56"E	44.12'
C144	230.00'	15.90'	3°57'44"	S57°31'41"W	15.90'
C145	230.00'	60.42'	15°03'08"	S48°01'16"W	60.25'
C146	230.00'	60.34'	15°01'56"	S32°58'44"W	60.17'
C147	230.00'	56.01'	13°57'06"	S18°29'13"W	55.87'
C148	230.00'	47.63'	11°51'54"	S05°34'43"W	47.54'

No.	Radius	Arc	Δ	Bearing	Chord
C3	656.85'	669.35'	58°23'10"	N49°25'36"E	640.76'
C4	520.84'	623.91'	68°38'02"	N54°36'43"E	587.27'
C186	302.06'	17.92'	3°23'55"	S87°13'22"W	17.91'
C187	302.06'	104.21'	19°46'02"	S75°38'24"W	103.70'
C188	302.06'	104.21'	19°46'02"	S55°52'22"W	103.70'
C189	302.06'	100.00'	18°58'08"	S36°30'17"W	99.55'
C190	302.06'	35.41'	6°42'59"	S23°39'44"W	35.39'
C191	886.83'	26.62'	1°43'11"	N21°10'37"E	26.61'
C192	886.83'	59.01'	3°48'45"	N23°56'35"E	59.00'
C193	886.83'	59.02'	3°48'47"	N27°45'21"E	59.01'
C194	886.83'	59.02'	3°48'47"	N31°34'07"E	59.01'
C195	886.83'	59.01'	3°48'45"	N35°22'53"E	59.00'
C196	886.83'	63.91'	4°07'46"	N39°21'08"E	63.90'
C197	886.83'	63.91'	4°07'45"	N43°28'54"E	63.90'
C198	886.83'	59.01'	3°48'45"	N47°27'09"E	59.00'
C199	886.83'	59.01'	3°48'45"	N51°15'54"E	59.00'
C200	886.83'	59.01'	3°48'45"	N55°04'40"E	59.00'
C201	886.83'	39.09'	2°31'31"	N58°14'48"E	39.09'
C202	180.00'	64.71'	20°35'57"	S49°12'35"W	64.37'
C203	180.00'	123.35'	39°15'50"	S19°16'41"W	120.95'
C221	482.06'	577.32'	68°37'06"	S54°36'47"W	543.43'
C222	706.50'	13.12'	1°03'50"	N20°50'09"E	13.12'
C223	706.85'	494.35'	40°04'17"	N41°25'14"E	484.34'
C224	300.00'	323.64'	61°48'37"	S30°33'04"W	308.17'
C232	172.06'	206.06'	68°37'06"	S54°36'47"W	193.97'
C233	1016.82'	695.54'	39°11'32"	N39°54'48"E	682.06'
C234	50.00'	52.24'	59°51'47"	S29°34'40"W	49.90'
C235	355.00'	380.47'	61°24'21"	S30°20'56"W	362.52'
C254	482.06'	37.22'	4°25'25"	S86°42'38"W	37.21'
C255	482.06'	65.72'	7°48'39"	S80°35'36"W	65.67'
C256	482.06'	69.01'	8°12'07"	S72°35'13"W	68.95'
C257	482.06'	69.01'	8°12'07"	S64°23'06"W	68.95'
C258	482.06'	65.72'	7°48'39"	S56°22'44"W	65.67'
C259	482.06'	78.89'	9°22'34"	S47°47'07"W	78.80'
C260	482.06'	78.89'	9°22'34"	S38°24'33"W	78.80'
C261	482.06'	78.79'	9°21'53"	S29°02'20"W	78.70'
C262	482.06'	34.10'	4°03'09"	S22°19'49"W	34.09'
C263	706.85'	8.99'	0°43'44"	N21°44'57"E	8.99'
C264	706.85'	59.18'	4°47'49"	N24°30'43"E	59.16'
C265	706.85'	59.18'	4°47'48"	N29°18'32"E	59.16'

No.	Radius	Arc	Δ	Bearing	Chord
C266	706.85'	59.17'	4°47'48"	N34°06'20"E	59.16'
C267	706.85'	64.10'	5°11'45"	N39°06'06"E	64.08'
C268	706.85'	64.10'	5°11'44"	N44°17'50"E	64.07'
C269	706.85'	59.18'	4°47'48"	N49°17'36"E	59.16'
C270	706.85'	59.18'	4°47'48"	N54°05'24"E	59.16'
C271	706.85'	60.07'	4°52'10"	N58°55'23"E	60.05'
C272	706.85'	1.22'	0°05'55"	N61°24'25"E	1.22'
C273	300.00'	97.15'	18°33'13"	S52°10'46"W	96.72'
C274	300.00'	96.89'	18°30'16"	S33°39'02"W	96.47'
C275	300.00'	89.63'	17°07'02"	S15°50'23"W	89.29'
C276	300.00'	39.98'	7°38'05"	S03°27'49"W	39.95'
C304	172.06'	10.21'	3°23'55"	S87°13'22"W	10.20'
C305	172.06'	59.36'	19°46'02"	S75°38'24"W	59.07'
C306	172.06'	59.36'	19°46'02"	S55°52'22"W	59.07'
C307	172.06'	56.96'	18°58'08"	S36°30'17"W	56.70'
C308	172.06'	20.17'	6°42'59"	S23°39'44"W	20.16'
C309	1016.82'	30.49'	1°43'05"	N21°10'34"E	30.49'
C310	1016.82'	67.67'	3°48'46"	N23°56'29"E	67.65'
C311	1016.82'	67.68'	3°48'48"	N27°45'16"E	67.66'
C312	1016.82'	67.67'	3°48'47"	N31°34'04"E	67.66'
C313	1016.82'	67.66'	3°48'46"	N35°22'50"E	67.65'
C314	1016.82'	73.28'	4°07'46"	N39°21'06"E	73.27'
C315	1016.82'	73.28'	4°07'45"	N43°28'51"E	73.26'
C316	1016.82'	67.66'	3°48'45"	N47°27'06"E	67.65'
C317	1016.82'	67.66'	3°48'45"	N51°15'51"E	67.65'
C318	1016.82'	67.66'	3°48'45"	N55°04'37"E	67.65'
C319	1016.82'	44.83'	2°31'34"	N58°14'46"E	44.83'
C320	50.00'	17.98'	20°35'57"	S49°12'35"W	17.88'
C321	50.00'	34.26'	39°15'50"	S19°16'41"W	33.60'

LTC RANCH - WYLDER
PARKWAY PHASE 2
(PLAT BOOK _____, PAGES _____)



LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- R.P. ----- RADIUS POINT
- O.R. ----- OFFICIAL RECORDS BOOK
- C.C.R. ----- CERTIFIED CORNER RECORD
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- W.M.E. ----- WATER MANAGEMENT EASEMENT
- W.M.A.E. ----- WATER MANAGEMENT ACCESS EASEMENT
- L.M.E. ----- LAKE MAINTENANCE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- P.S.L.U.E. ----- PRIVATE UTILITY EASEMENT
- P.I. ----- POINT OF INTERSECTION
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.R.C. ----- POINT OF REVERSE CURVATURE
- I.Q.E. ----- IRRIGATION QUALITY EASEMENT
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

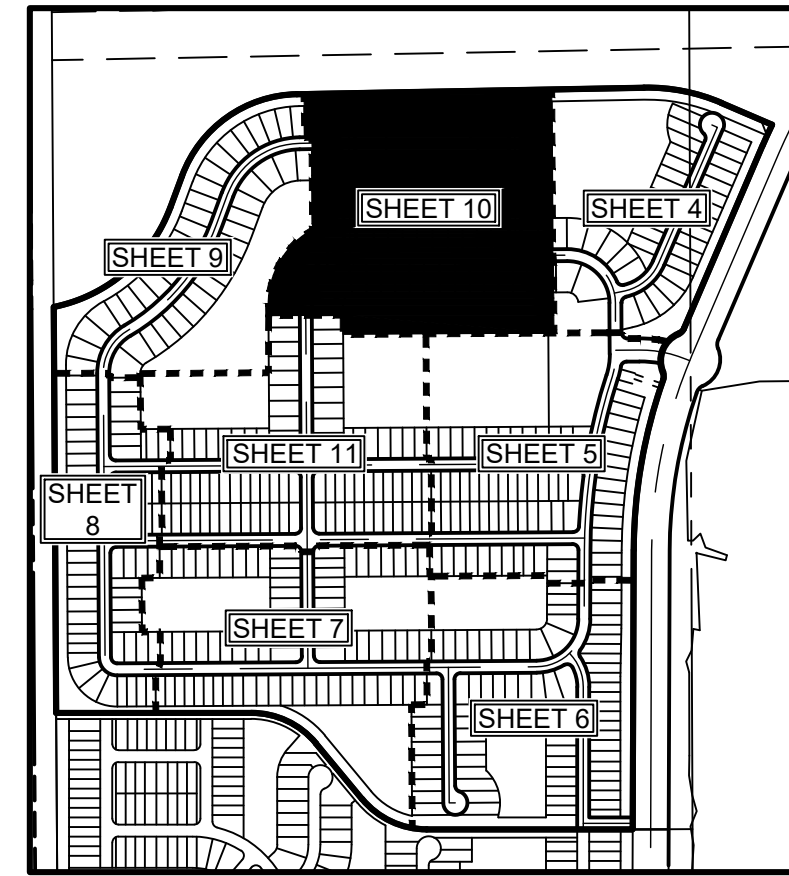
PLUSD PROJECT NO. 11-642-03
CITY OF PORT ST. LUCIE PROJECT NO. P23-231



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

LTC RANCH POD 2

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

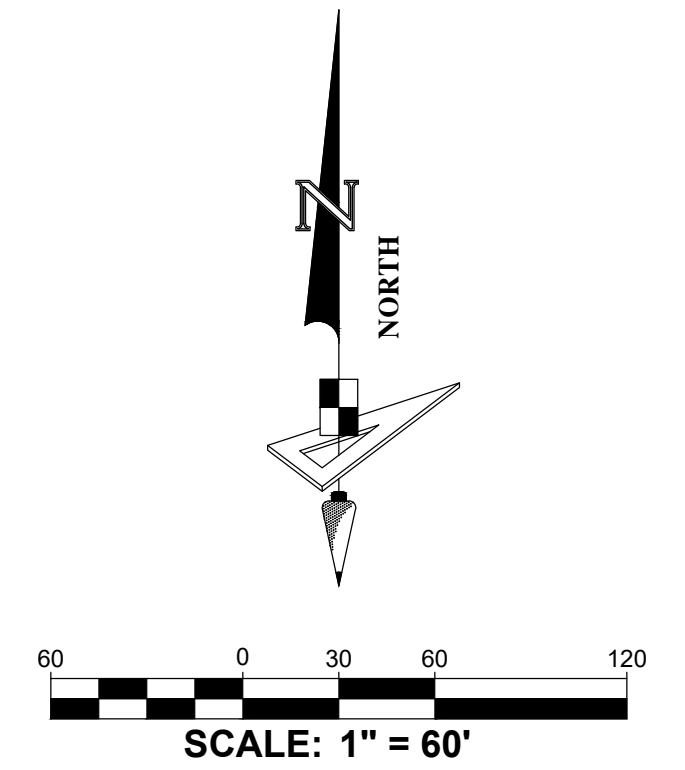
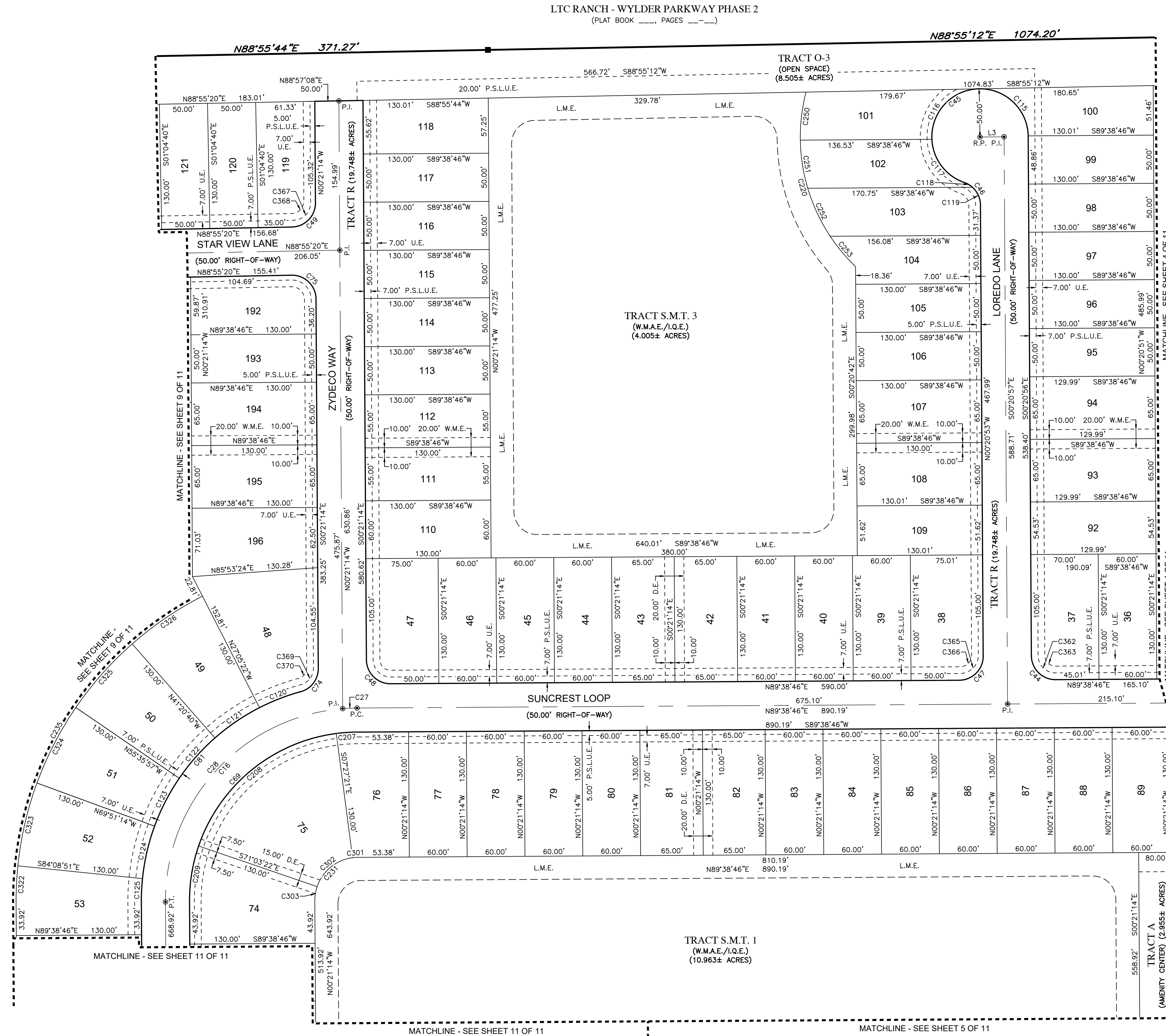


KEY MAP:
SCALE 1" = 800.00'

No.	Radius	Arc	Δ	Bearing	Chord
C16	200.00'	314.16'	90°00'00"	S44°38'46"W	282.84'
C27	200.00'	14.92'	4°16'25"	S87°30'33"W	14.91'
C28	200.00'	299.24'	85°43'35"	S42°30'33"W	272.10'
C44	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C45	50.00'	218.94'	25°02'52"	S54°33'33"W	81.47'
C46	25.00'	30.77'	70°31'41"	N35°37'04"W	28.87'
C47	25.00'	39.27'	90°00'00"	N44°38'46"E	35.36'
C48	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C49	25.00'	38.95'	89°16'34"	N44°17'03"E	35.13'
C69	175.00'	274.89'	90°00'00"	S44°38'46"W	247.49'
C74	25.00'	32.70'	74°57'10"	N37°07'21"E	30.42'
C75	25.00'	39.59'	90°43'26"	N45°42'57"W	35.58'
C81	225.00'	294.34'	74°57'10"	S37°07'21"W	273.80'
C115	50.00'	78.35'	89°46'42"	N46°11'27"W	70.57'
C116	50.00'	79.99'	91°39'31"	S43°05'27"W	71.73'
C117	50.00'	59.47'	68°08'36"	S36°48'37"E	56.02'
C118	25.00'	9.75'	22°21'08"	N59°42'21"W	9.69'
C119	25.00'	21.02'	48°10'33"	N24°26'31"W	20.41'
C120	225.00'	45.83'	11°40'15"	S68°45'48"W	45.75'
C121	225.00'	56.04'	14°16'11"	S55°47'35"W	55.89'
C122	225.00'	56.04'	14°16'12"	S41°31'23"W	55.89'
C123	225.00'	56.03'	14°16'09"	S27°15'13"W	55.89'
C124	225.00'	56.02'	14°15'57"	S12°59'10"W	55.88'
C125	225.00'	24.38'	6°12'26"	S02°44'59"W	24.36'
C207	175.00'	21.69'	7°06'07"	S86°05'42"W	21.68'
C208	175.00'	194.26'	63°36'01"	S50°44'38"W	184.44'
C209	175.00'	58.94'	19°17'52"	S09°17'42"W	58.66'
C220	186.50'	197.36'	60°37'59"	S15°50'44"E	188.28'
C231	45.00'	70.69'	90°00'00"	S44°38'46"W	63.64'
C235	355.00'	380.47'	61°24'21"	S30°20'56"W	362.52'
C250	186.50'	50.34'	15°27'51"	S06°44'20"W	50.18'

LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR
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- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



No.	Radius	Arc	Δ	Bearing	Chord
C251	186.50'	50.70'	15°34'35"	S08°46'52"E	50.55'
C252	186.50'	55.24'	16°58'11"	S25°03'16"E	55.04'
C253	186.50'	41.09'	12°37'22"	S39°51'02"E	41.00'
C301	45.00'	5.58'	7°06'07"	S86°05'42"W	5.57'
C302	45.00'	49.95'	63°36'01"	S50°44'38"W	47.43'
C303	45.00'	15.16'	19°17'52"	S09°17'42"W	15.08'
C322	355.00'	38.46'	6°12'25"	S02°44'58"W	38.44'
C323	355.00'	88.45'	14°16'33"	S12°59'27"W	88.22'
C324	355.00'	88.38'	14°15'50"	S27°15'39"W	88.15'
C325	355.00'	88.38'	14°15'52"	S41°31'30"W	88.15'
C326	355.00'	88.38'	14°15'52"	S55°47'22"W	88.15'
C362	18.00'	28.27'	90°00'00"	N45°21'14"W	25.46'
C363	11.00'	17.28'	90°00'00"	N45°21'14"W	15.56'
C365	19.00'	29.84'	89°59'39"	S44°38'57"W	26.87'
C366	12.00'	18.85'	89°59'39"	S44°38'57"W	16.97'
C367	18.00'	28.05'	89°16'34"	S44°17'03"W	25.29'
C368	13.00'	20.26'	89°16'34"	N44°17'03"E	18.27'
C369	18.00'	23.70'	75°25'36"	S37°21'34"W	22.02'
C370	11.00'	14.48'	75°25'36"	S37°21'34"W	13.46'

Line Data Table		
No.	Bearing	Length
L3	S89°38'46"W	25.00'

PLUSD PROJECT NO. 11-642-03
CITY OF PORT ST. LUCIE PROJECT NO. P23-231



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

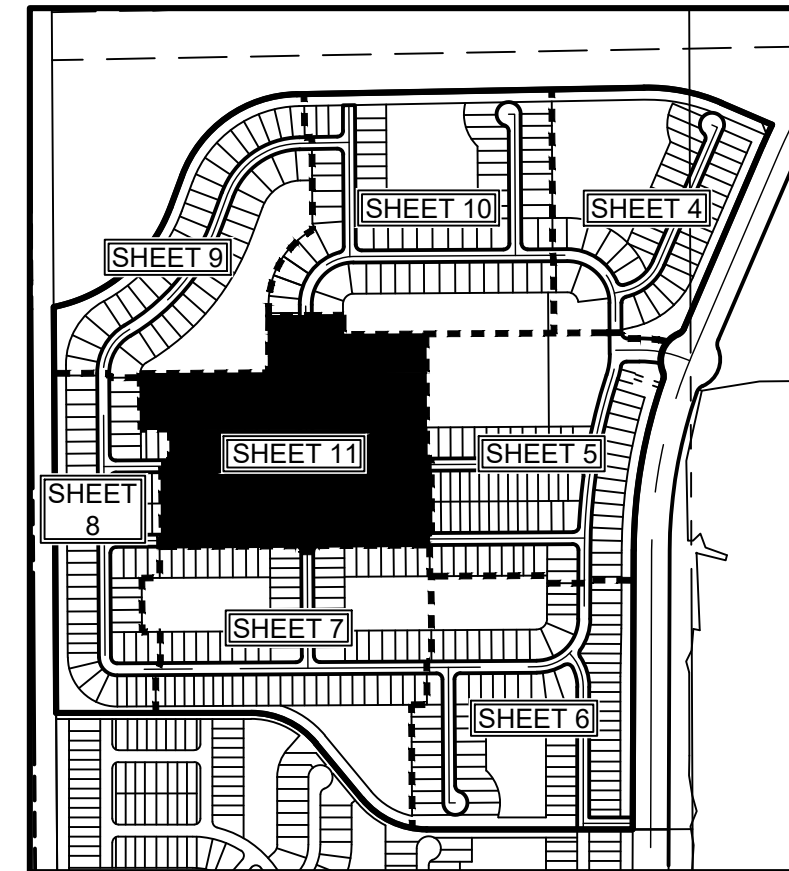
LTC RANCH POD 2

BEING A REPLAT OF TRACT 1, LTC RANCH - WYLDER PARKWAY PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 09 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

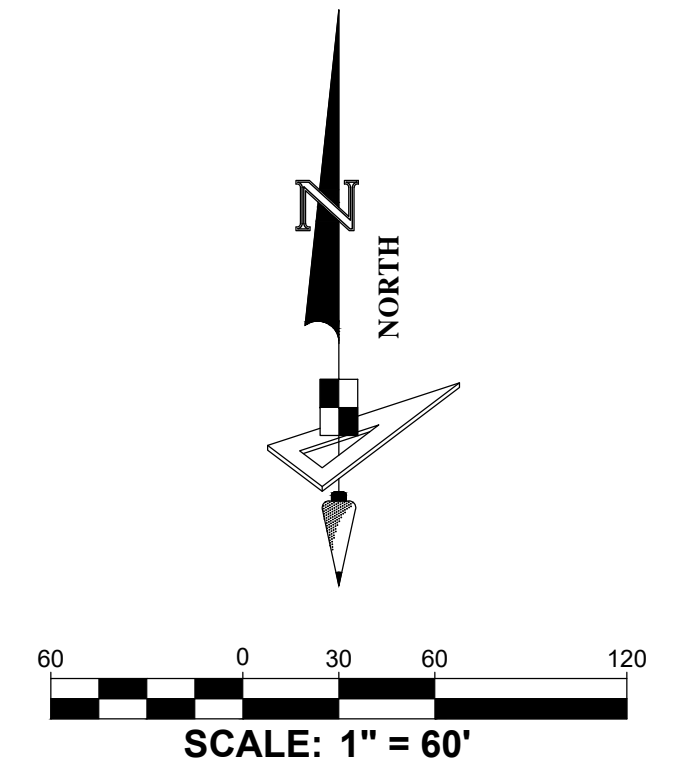
SHEET 11 OF 11

PLAT BOOK

PAGE



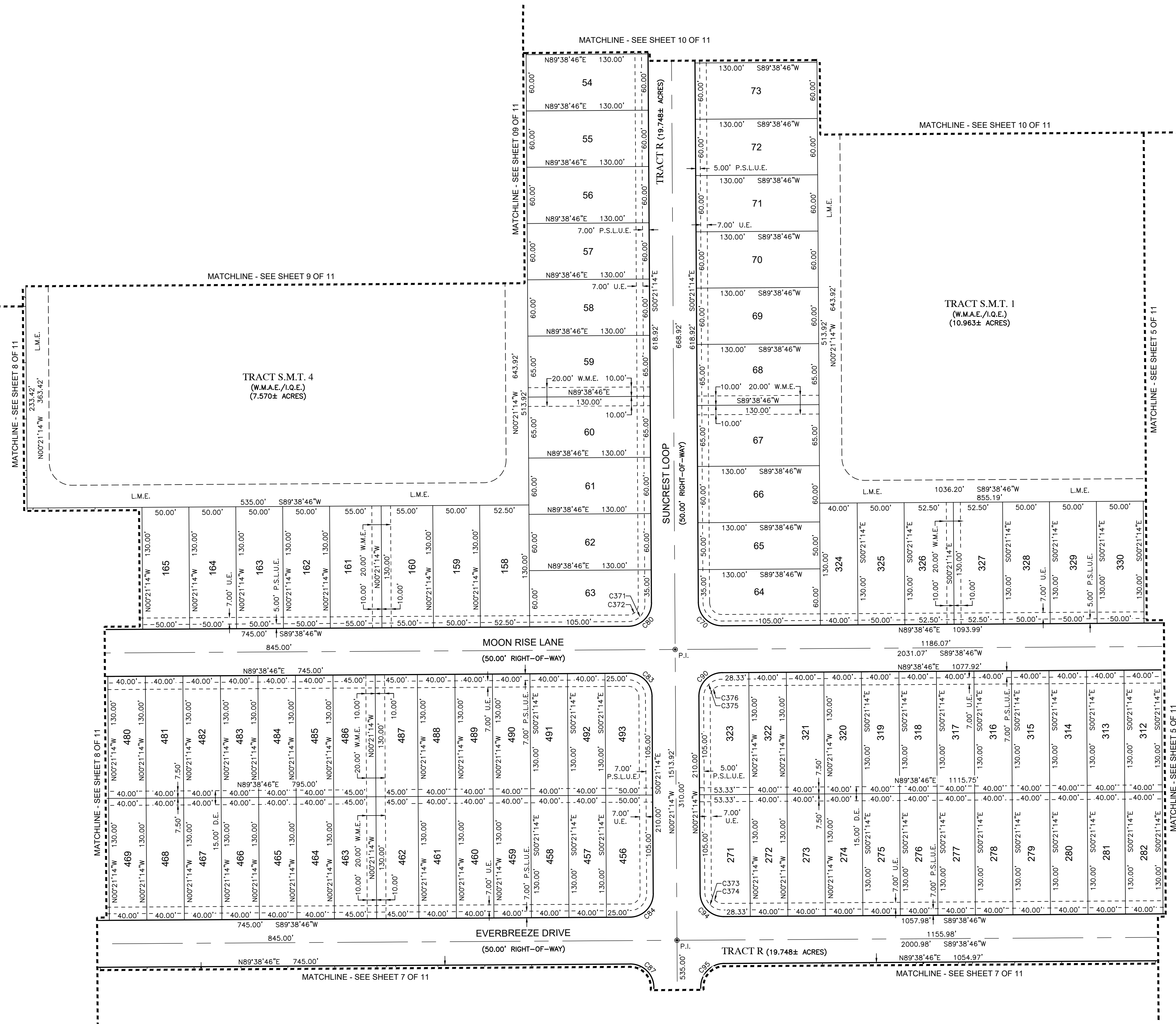
KEY MAP:
SCALE 1" = 800.00'



No.	Radius	Arc	Δ	Bearing	Chord
C70	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C80	25.00'	39.27'	90°00'00"	N44°38'46"E	35.36'
C83	25.00'	39.27'	90°00'00"	N45°21'14"W	35.36'
C84	25.00'	39.27'	90°00'00"	N44°38'46"E	35.36'
C87	25.00'	39.27'	90°00'00"	N45°21'14"W	35.36'
C90	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C94	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C95	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C371	18.00'	28.27'	90°00'00"	S44°38'46"W	25.46'
C372	11.00'	17.28'	90°00'00"	S44°38'46"W	15.56'
C373	19.00'	29.85'	90°00'00"	N45°21'14"W	26.87'
C374	12.00'	18.85'	90°00'00"	N45°21'14"W	16.97'
C375	19.00'	29.85'	90°00'00"	N44°38'46"E	26.87'
C376	12.00'	18.85'	90°00'00"	N44°38'46"E	16.97'

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- LB ----- LICENSE BUSINESS
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- C.C.R. ----- CERTIFIED CORNER RECORD
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- W.M.E. ----- WATER MANAGEMENT EASEMENT
- W.M.A.E. ----- WATER MANAGEMENT ACCESS EASEMENT
- L.M.E. ----- LAKE MAINTENANCE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- P.S.L.U.E. ----- PRIVATE UTILITY EASEMENT
- P.I. ----- POINT OF INTERSECTION
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.R.C. ----- POINT OF REVERSE CURVATURE
- I.Q.E. ----- IRRIGATION QUALITY EASEMENT
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



PLSUD PROJECT NO. 11-642-03
CITY OF PORT ST. LUCIE PROJECT NO. P23-231

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