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

LEGAL DESCRIPTION:

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 9 AND 10, TOWNSHIP 26 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY

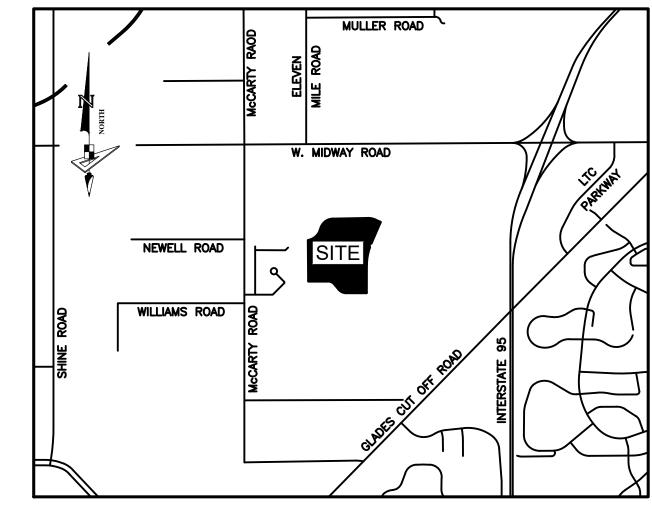
COMMENCE AT THE NORTHWEST CORNER OF TRACT 2 PER SAID PLAT OF LTC RANCH - WYLDER PARKWAY PHASE 2, RUN THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 2, S.00°21'14"E., A DISTANCE OF 1268.72 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 2, THE FOLLOWING SEVEN (7) COURSES: 1) NORTHEASTERLY, 669.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 656.85 FEET AND A CENTRAL ANGLE OF 58°23'11" (CHORD BEARING N.49°25'36"E., 640.76 FEET); 2) N.20°17'41"E., A DISTANCE OF 138.18 FEET TO A POINT OF CURVATURE; 3) NORTHEASTERLY, 623.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 520.84 FEET AND A CENTRAL ANGLE OF 68°38'02" (CHORD BEARING N.54°36'43"E., 587.27 FEET) TO A POINT OF TANGENCY; 4) N.88°55'44"E., A DISTANCE OF 371.27 FEET; 5) N.88°55'12"E., A DISTANCE OF 1074.20 FEET TO A POINT OF CURVATURE; 6) EASTERLY, 331.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 24°20'27" (CHORD BEARING S.78°54'34"E., 328.88 FEET) TO A POINT OF TANGENCY; 7) S.66°44'21"E., A DISTANCE OF 230.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WYLDER PARKWAY (TRACT RW) OF AFORESAID PLAT OF LTC RANCH - WYLDER PARKWAY PHASE 2; THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING SEVEN (7) COURSES: 1) SOUTHWESTERLY, 95.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2158.00 FEET AND A CENTRAL ANGLE OF 02°32'44" (CHORD BEARING S.24°32'01"W., 95.87 FEET) TO A POINT OF TANGENCY; 2) S.23°15'39"W., A DISTANCE OF 827.41 FEET TO A POINT OF CURVATURE; 3) SOUTHWESTERLY, 32.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 41.00 FEET AND A CENTRAL ANGLE OF 44°53'26" (CHORD BEARING S.45°42'22"W., 31.31 FEET) TO A POINT OF REVERSE CURVATURE; 4) SOUTHERLY, 197.96 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 123.00 FEET AND A CENTRAL ANGLE OF 92°12'49" (CHORD BEARING S.22°02'41"W., 177.28 FEET) TO A POINT OF REVERSE CURVATURE; 5) SOUTHERLY, 31.09 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 41.00 FEET AND A CENTRAL ANGLE OF 43°27'07" (CHORD BEARING S.02°20'09"E., 30.35 FEET) TO A POINT OF REVERSE CURVATURE; 6) SOUTHERLY, 722.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2158.00 FEET AND A CENTRAL ANGLE OF 19°11'22" (CHORD BEARING S.09°47'43"W., 719.38 FEET) TO A POINT OF TANGENCY; 7) S.00°12'03"W., A DISTANCE OF 1163.22 FEET TO THE NORTHEAST CORNER OF TRACT O-1, LTC RANCH WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF TRACT O-1, TRACT O-2, TRACT R (SWEETWOOD DRIVE), AND TRACT O-3, OF SAID PLAT OF LTC RANCH WEST PHASE 1 THE FOLLOWING FIVE (5) COURSES: 1) S.90°00'00"W., A DISTANCE OF 858.26 FEET TO A POINT OF CURVATURE; 2) NORTHWESTERLY, 307.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 50°20'46" (CHORD BEARING N.64°49'37"W.. 297.75 FEET) TO A POINT OF TANGENCY; 3) N.39°39'14"W., A DISTANCE OF 301.26 FEET TO A POINT OF CURVATURE; 4) NORTHWESTERLY, 307.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 50°20'46" (CHORD BEARING N.64°49'37"W., 297.75 FEET) TO A POINT OF TANGENCY; 5) N.90°00'00"W., A DISTANCE OF 812.30 FEET TO THE NORTHWEST CORNER OF AFORESAID TRACT O-3, ALSO BEING A POINT ON THE WEST BOUNDARY OF AFORESAID PLAT OF LTC RANCH - WYLDER PARKWAY PHASE 2; THENCE ALONG SAID WEST BOUNDARY OF LTC RANCH WYLDER PARKWAY PHASE 2, N.00°21'14"W., A DISTANCE OF 1691.34 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 157.269 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH POD 2", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SUREYED 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 POD 2 AT WYLDER 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 POD 2 AT WYLDER HOMEOWNERS ASSOCIATION, 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, FLORIDA; 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 ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION, AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES OR EQUIPMENT. THE CITY 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 SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- 2. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, 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 AND CITY CODE REQUIREMENTS. WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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.
- 3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO POD 2 AT WYLDER 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 POD 2 AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.
- 4. THE OPEN SPACE TRACTS (TRACTS O-1 THROUGH O-6) AS SHOWN HEREON, ARE HEREBY DEDICATED TO POD 2 AT WYLDER 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 POD 2 AT WYLDER HOMEOWNERS ASSOCIATION, INC.
- 5. THE WATER MANAGEMENT TRACTS (TRACTS S.M.T. 1 THROUGH S.M.T. 8), WATER MANAGEMENT ACCESS EASEMENTS (WMAE) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE LTC RANCH WEST RESDIENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID COMMUNITY DEVELOPMENT DISTRICT.
- 6. THE IRRIGATION QUALITY EASEMENTS (IQE) AS SHOWN HEREON ARE HEREBY DEDICATED TO POD 2 AT WYLDER 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 ALL NORMAL 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 QUALITY 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 LTC RANCH WEST RESDIENTIAL 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. THE TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- 9. LIFT STATION EASEMENT (LSE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, TOGETHER WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES LOCATED THEREIN, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. POD 2 AT WYLDER 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. 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 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION: (CONTINUED)

- 10. THE PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, TOGETHER WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES LOCATED THEREIN, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING. BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. POD 2 AT WYLDER 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. 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 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 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 WATER MANAGEMENT TRACTS (TRACTS S.M.T. 1 THROUGH S.M.T. 8), WATER MANAGEMENT EASEMENTS (WME), WATER MANAGEMENT ACCESS EASEMENTS (WMAE), AND DRAINAGE EASEMENTS (DE) WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.
- 12. THE ROAD RIGHT-OF-WAY TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, 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 AND DEDICATION:

IN WITNESS	S WHEREOF.	THE ABOVE NAMED DELAWARE LIMITED	LIABLITY COMPANY HAS CAUSED	THESE PRESENTS TO	D BE SIGNED BY	ITS VICE PRESIDEN
THIS	DAY OF	, 2024.				

BOOK

SHEET 1 OF 11

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY R. AUSTIN BURR PRINT NAME VICE PRESIDENT PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (__) PHYSICAL PRESENCE OR (__) ONLINE NOTARIZATION, THIS ____ DAY , 2024, 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 IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ____

NOTARY PUBLIC, STATE OF FLORIDA **COMMISION NO. & EXPIRATION DATE** 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

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

SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT 1, LTC WYLDER PARKWAY PHASE 2, AS RECORDED IN PLAT BOOK , PAGES ____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF N 90°00'00" W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO
- 2. LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTE (R) FOR 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
- 5. 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 GUARANTESS 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

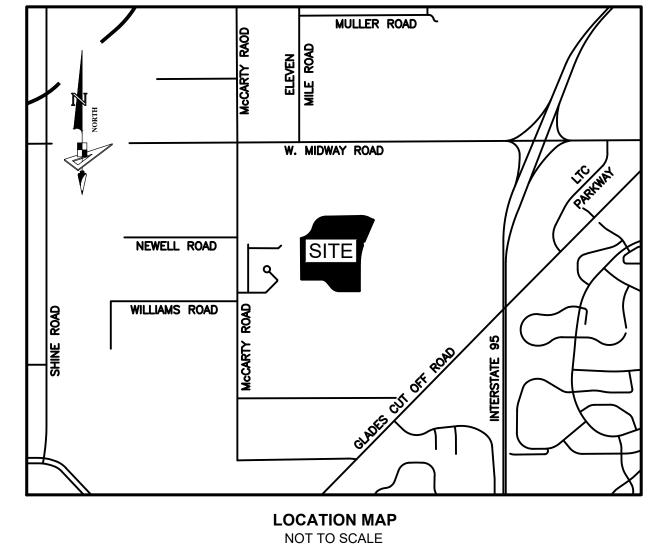
DAVID W. MAXWELL	 DATE:
PROFESSIONAL LAND SURVEYOR NO. LS7311	
GEOPOINT SURVEYING, INC. (LICENSED BUSIN	ESS NUMBER LB7768)
528 NORTHLAKE BOULEVARD, STE. 1040, ALTA	MONTE SPRINGS. FLORIDA 32701

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

PAGE



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



SHEET 2 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

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 BY: R. AUSTIN BURR 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 IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024. NOTARY PUBLIC, STATE OF FLORIDA COMMISION NO. & EXPIRATION DATE 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, PROCIDED, 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. BY: R. AUSTIN BURR VICE CHAIRMAN BOARD OF SUPERVISORS LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT **ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ACKNOWLEDGEMENT:** 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. COMMISION 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.

	WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION
NESS:	
NESS:	BY: STEVEN D. STREHLOW
	VICE DRESIDENT

ACKNOWLEDGEMENT:

TE OF)			
FOREGOING INSTRUMENT WAS ACKNOWLEDG		PHYSICAL PRESENCE OR	
IANCE BANK, AN ARIZONA CORPORATION, W NTIFICATION.	HO IS PERSONALLY KNOW	N TO ME OR HAS PRODUCED _	AS
NESS MY HAND AND OFFICIAL SEAL THIS	DAY OF	_, 2024.	
MMISION NO. & EXPIRATION DATE	NOTARY PUBLIC, STATE OF	FLORIDA	

TITLE CERTIFICATION:

PRINT NAME: _____

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:

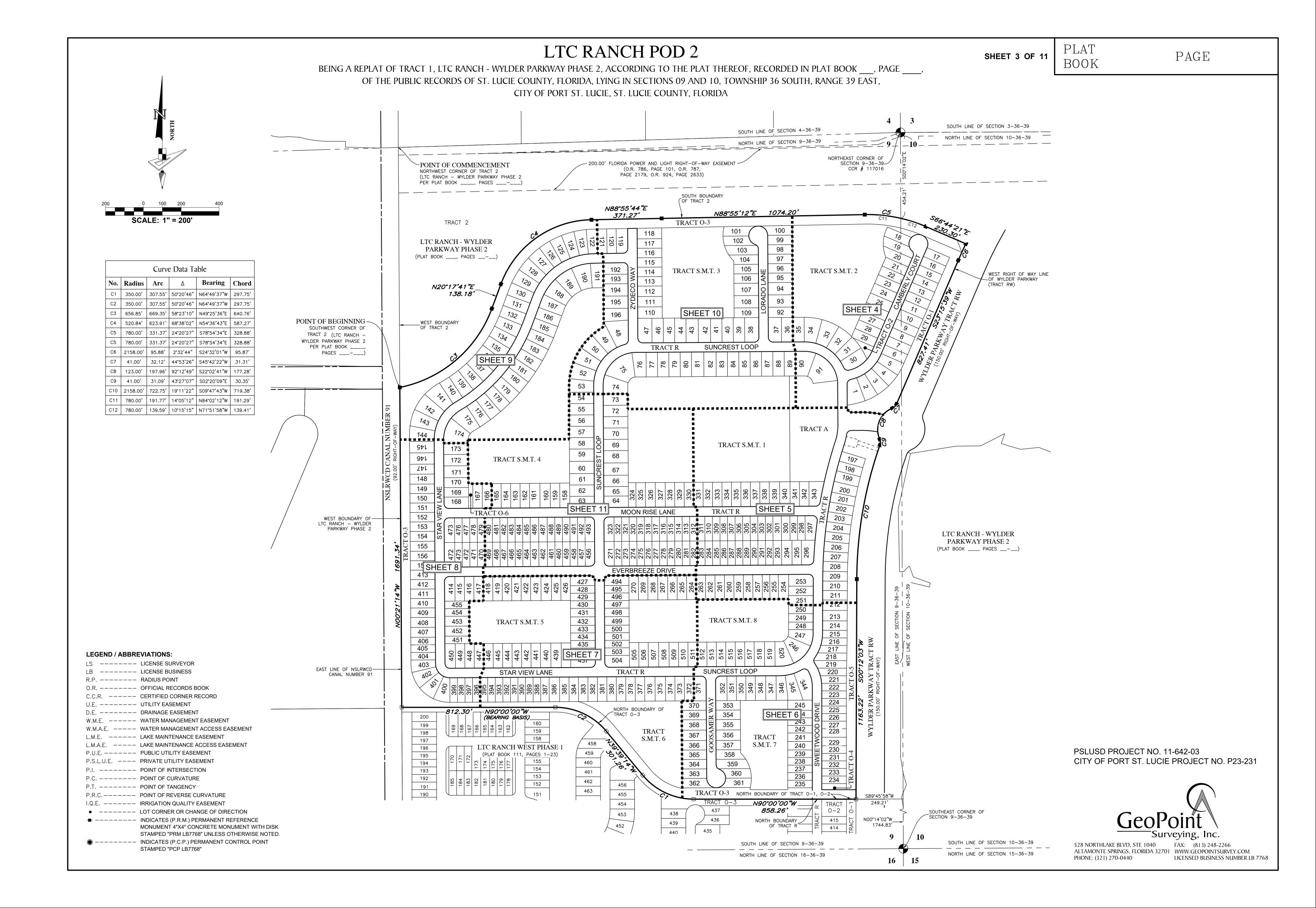
STATE OF FLORIDA COUNTY OF ST. LUCIE

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





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

TRACT A

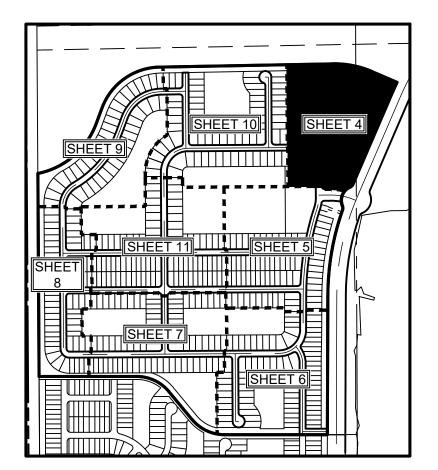
(AMENITY CENTER) (2.955± ACRES)

MATCHLINE - SEE SHEET 5 OF 11

SHEET 4 OF 11

PLAT BOOK

PAGE



<u>KEY MAP</u>: SCALE 1" = 800.00'

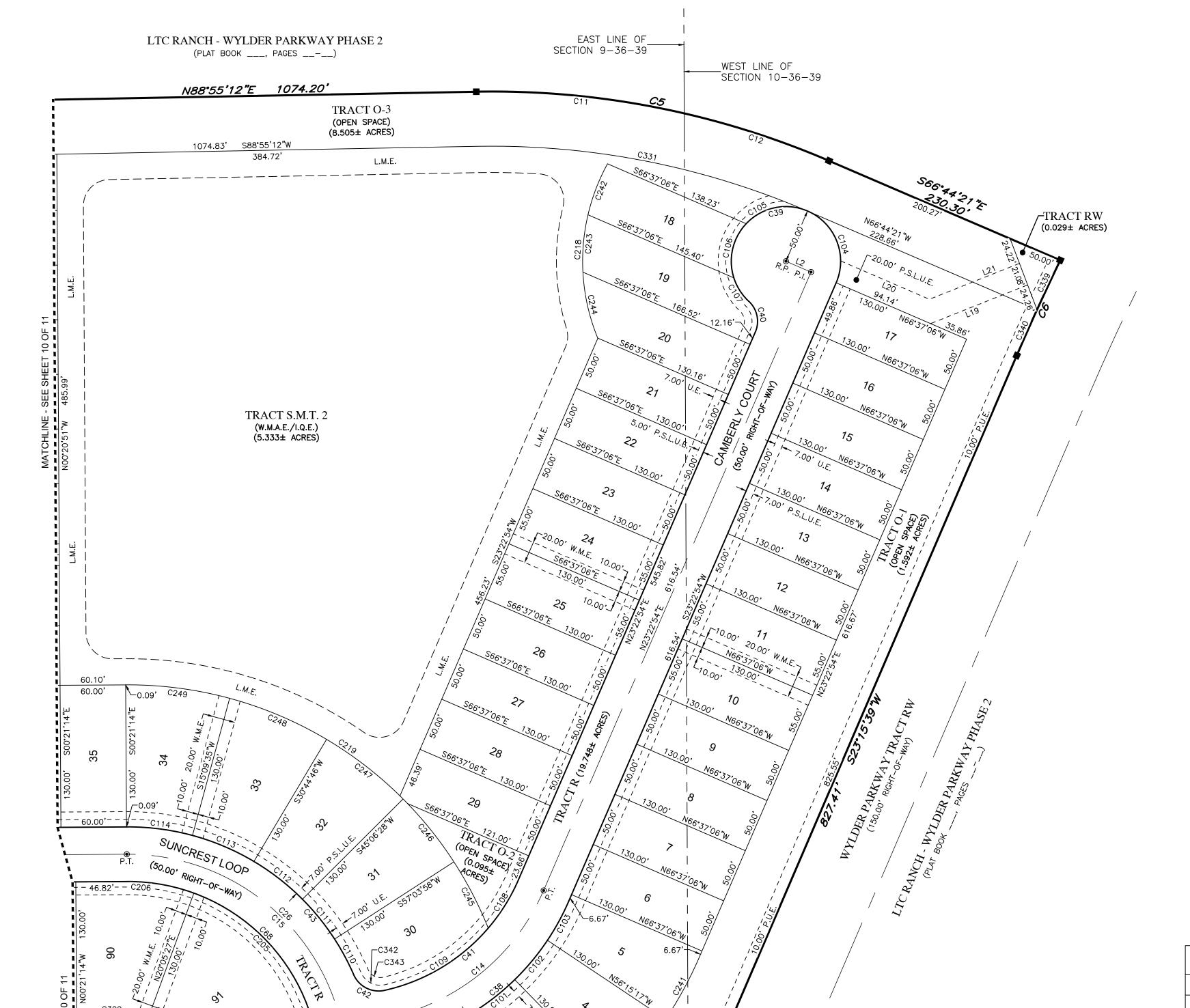
Curve Data Table									
No.	Radius	Arc	Δ	Bearing	Chord				
C5	780.00'	331.37	24°20'27"	S78°54'34"E	328.88				
C6	2158.00'	95.88'	2°32'44"	S24°32'01"W	95.87				
C7	41.00'	32.12'	44°53'26"	S45°42'22"W	31.31				
C11	780.00'	191.77	14°05'12"	N84°02'12"W	191.29				
C12	780.00'	139.59	10°15'15"	N71°51'58"W	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				

LEGEND / ABBREVIATIONS:

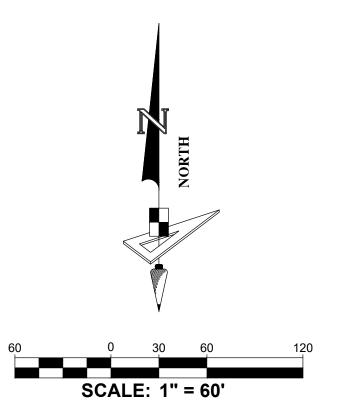
LS	LICENSE SURVEYOR
LB	LICENSE BUSINESS
R.P	RADIUS POINT
O.R	OFFICIAL RECORDS BOOK
C.C.R	CERTIFIED CORNER RECORD
U.E	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT
W.M.E	WATER MANAGEMENT EASEMENT
W.M.A.E	WATER MANAGEMENT ACCESS EASEMENT
L.M.E	LAKE MAINTENANCE EASEMENT
L.M.A.E	LAKE MAINTENANCE ACCESS EASEMENT
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"



TRACT O-1 (OPEN SPACE) (1.592± ACRES)

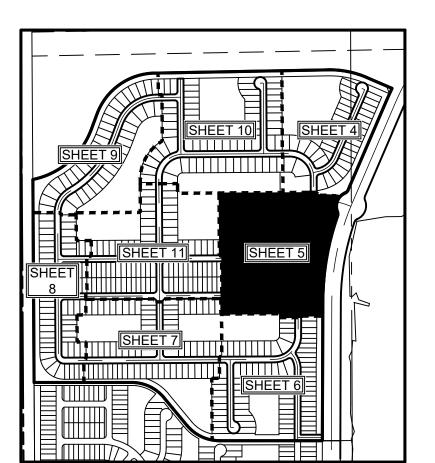


		Curve	e Data Ta	ıble	
No.	Radius	Arc \(\Delta \) Beari		Bearing	Chord
C111	225.00'	46.96	11°57'30"	N38°54'47"W	46.88
C112	225.00'	56.40'	14°21'41"	N52°04'23"W	56.25
C113	225.00'	61.21	15°35'12"	N67°02'49"W	61.02
C114	225.00'	60.92	15°30'49"	N82°35'50"W	60.74
C204	175.00'	19.55'	6°24'07"	N03°33'17"W	19.54
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'	50.21	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'	1°19'42"	S25°08'32"W	50.03
C340	2158.00'	45.85'	1°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

I	Line Data T	able		I	ine Data T	able
No.	Bearing	Length	-	No.	Bearing	Leng
L1	N78°00'14"E	43.38'		L13	N89°38'46"E	15.00
L2	N66°37'06"W	25.00'		L19	N68°15'39"E	95.55
L11	S89°38'46"W	15.00'		L20	S66°37'06"E	88.51
L12	S00°21'14"E	20.00'		L21	N68°15'39"E	88.72

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





<u>KEY MAP</u>: SCALE 1" = 800.00'

		Curve	e Data Ta	ble	
No.	Radius	Arc	Δ	Bearing	Chord
C8	123.00'	197.96	92°12'49"	S22°02'41"W	177.28
С9	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'	722.00'	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:

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.

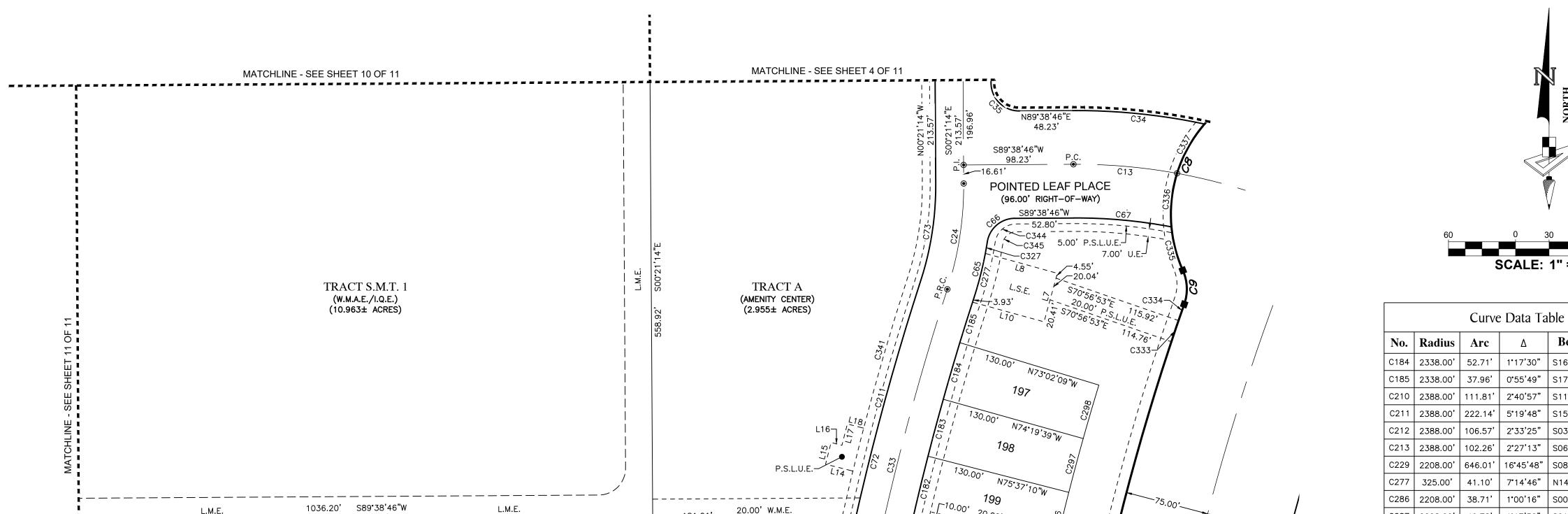
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT

STAMPED "PCP LB7768"

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

50.00

50.00'



50.00'	 -50.00'	<u>50.00'</u>	50.0 N89°38'46 1 2031.07'	6"E 1093 186.07 <u>'</u>	3.99'	50.00'. L	50.00'		МО	00N RISE LANE 00' RIGHT-OF-WAY)	- + - 50.00	~ — — — — — — — — — — — — — — — — — — —	 	/ //		201 1 130.00' N79'45 5 1 202	5'12"W \(\frac{5}{2}\)	COO_{294} COO_{294} COO_{394}		PHASE 2
1 1				6"E 1077					(50.0	OU RIGHT-OF-WAT)				- 0	1 1	1 130.00' N81°02'4	2"W	TRA((OPEN (2.615±	ACI	
40.00'-	40.00' –	_ 40.00'_		40.00' L		_ 40.00'- _ – – – –	-40.00' -	_ 40.00'_ 	40.00' 	- 45.00' 45.00'	40.00' - 	40.00' _ 	_ 39.59'-		23 -C178_	203	2 W N	 	TRA -WAY)	KW.
130.00' S00°21'14"E 311	130.00' S00°21'14"E 310	130.00' S00'21'14"E 309	130.00′	86. 130.00' S00°21'14"E 87.00' U.E.—	130.00'	305 305 305	130.00' S00'21'14"E 304	130.00' S00'21'14"E 303	130.00' \$00°21°14″E 302 130.00' \$00°21°14″E	301 20.00' W.M.E. 10.00' 500'21'14"E 30.00' 30.00'	130.00' S00*21'14"E 299	130.00' S00'21'14"E 298 130.00'	C347 C346 S00.21.14 E C346 P.S.L.U.E. +		C -1	7.00' U.E.	C291 C229	Ü.E.	WYLDER PARKWAY (150.00' RIGHT-OF	ANCH - WYLDER PARKWAY (PLAT BOOK, PAGES)
- _{40.00} '-	40.00'- - 40.00'	- 40.00' - - 40.00' -	40.00'	40.00'	-40.00' -40.00'	40.00'		40.00	- 40.00'- - 40.00'-	- 45.00' - 45.00' - 45.00' - + 55.00	-		- 52.42' _ L	10 G			CZ 6]. [a.		R_{A}
130.00' S00°21'14"E	130.00' S00°21'14"E 284	130.00' S00°21'14"E	130.00' S00' 1 286		1	130.00' S00'21'14"E 289	130.00' S00'21'14"E 290 7.50'	130.00'	130.00' S00°21'1 	293 293 -1-0.00' 20.00' W.M.E1-0.00' 20.00' -1-0.00'	130.00	130.00' S00*21'14"E	00' U.E	TRACT R (19.748± ACRES)	C174C175	130.00' N84°55'11"W 206 30.00' N86°12'41"W 207 30.00' N87°30'11"W	C288 C289	101		LT
<u></u> 40.00' –	⁻ 40.00'-	- '40.00' ·		- 40.00'7 S89°38' ⁴		40.00	40.00'-	<u> </u>	⁻ 40.00' ⁻	- - ⁻ 45.00'¦ - -		00' - 39	.66'		173_	208	87	i I		
			11	155 <u>.98'</u>					EVER	RBREEZE DRIVE					0 	200	C5		I	
				S89°38'₄ °"E 1054			1		(50.0	00' RIGHT-OF-WAY)				P.I.	1 13	0.00' N88°47'41"W		i		
50.00 ' -	- 50.00	50.	00' 5		- 50.00'-	50.00	' – – – -50. – – – – –	00' 40	00' 4	45.00' - 55.20'	1 1	04.76' – – -		ි 		209	CZ8K	! 		
00°21°14"W 130.00° 263 00°21°14"W 130.00°	262	1'14"W 130.00'	7.00' U.E.—	260 NOO*21'14"W	259	N00*21*14*W 130.00* 258	11'14"W 130.00' 5.00' P.S.L.U.E.	11'14"W 130.00'	230 21'14"W 130.00' 255	255 00' W.M.E. 10.00'	,62.19 S89.42	253 7'57"E 13 252	0.00 - + - 37.80	S00'12'03'W S00'12'03"W S00'12'03"W	20.00,	7' 11.07'— 0.00' N89'47'57"W 210 0.00' N89'47'57"W	S00*12'03"W	7.22°	-75.00' 	——75.00'—— -
N00°2	2	N00°2	N00°2	N89°	38'46"E	843.94'	N00.2	N00*2	N00°2	20.0	ร89*4	7'57"E 13	0.00,	4	50.00'-	211	5.29,	7763 00°12		

MATCHLINE - SEE SHEET 6 OF 11

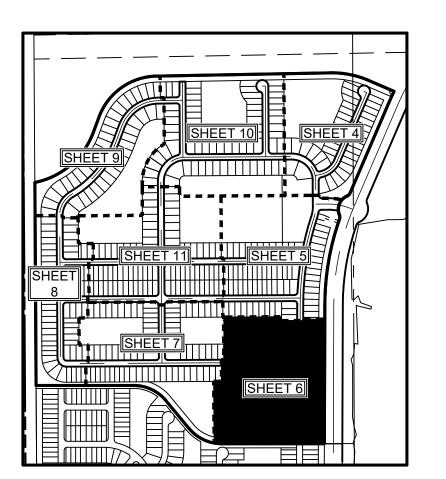
	Curve Data Table						
No.	Radius	Arc	Δ	Bearing	Chord		
C184	2338.00'	52.71	1*17'30"	S16°19'06"W	52.71'		
C185	2338.00'	37.96'	0°55'49"	S17°25'45"W	37.96'		
C210	2388.00'	111.81	2*40'57"	S11°19'11"W	111.80'		
C211	2388.00'	222.14	5*19'48"	S15°19'33"W	222.06		
C212	2388.00'	106.57	2*33'25"	S03°50'29"W	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		

Line Data Table			I	Line Data T	a
No.	Bearing	Length	No.	Bearing	
L7	N15°23'58"E	45.00'	L15	N14°11'01"E	
L8	N74°36'02"W	66.88'	L16	S75°48'59"E	
L10	S74°36'02"E	66.31'	L17	N14°22'50"E	
L14	N75°55'23"W	25.16'	L18	S75°37'10"E	

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



· _____,



<u>KEY MAP</u>: SCALE 1" = 800.00'

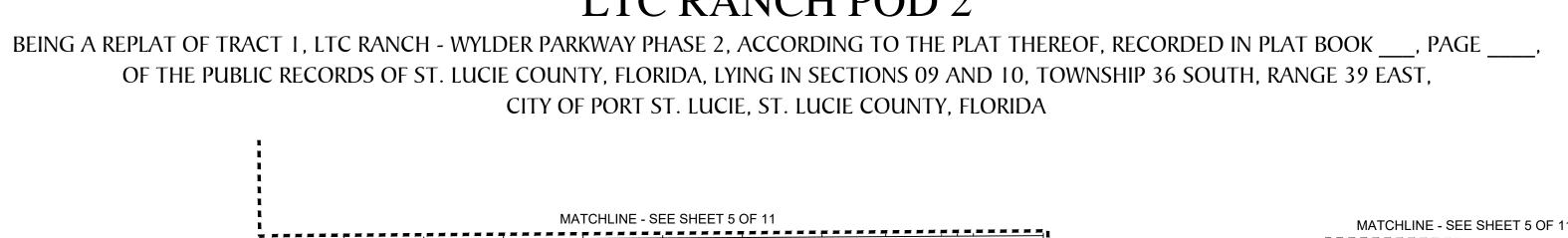
Curve Data Table						
No.	Radius	Arc	Δ	Bearing	Chord	
C21	200.00'	312.22	89*26'43"	N44°55'24"E	281.47'	
C22	200.00'	153.29	43*54'50"	N21°57'25"W	149.56'	
C29	200.00'	152.05	43*33'36"	N67°51'58"E	148.42'	
C30	200.00'	160.17	45°53'07"	N23°08'36"E	155.92'	
C54	25.00'	39.27	90°00'00"	N45°21'14"W	35.36'	
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'	

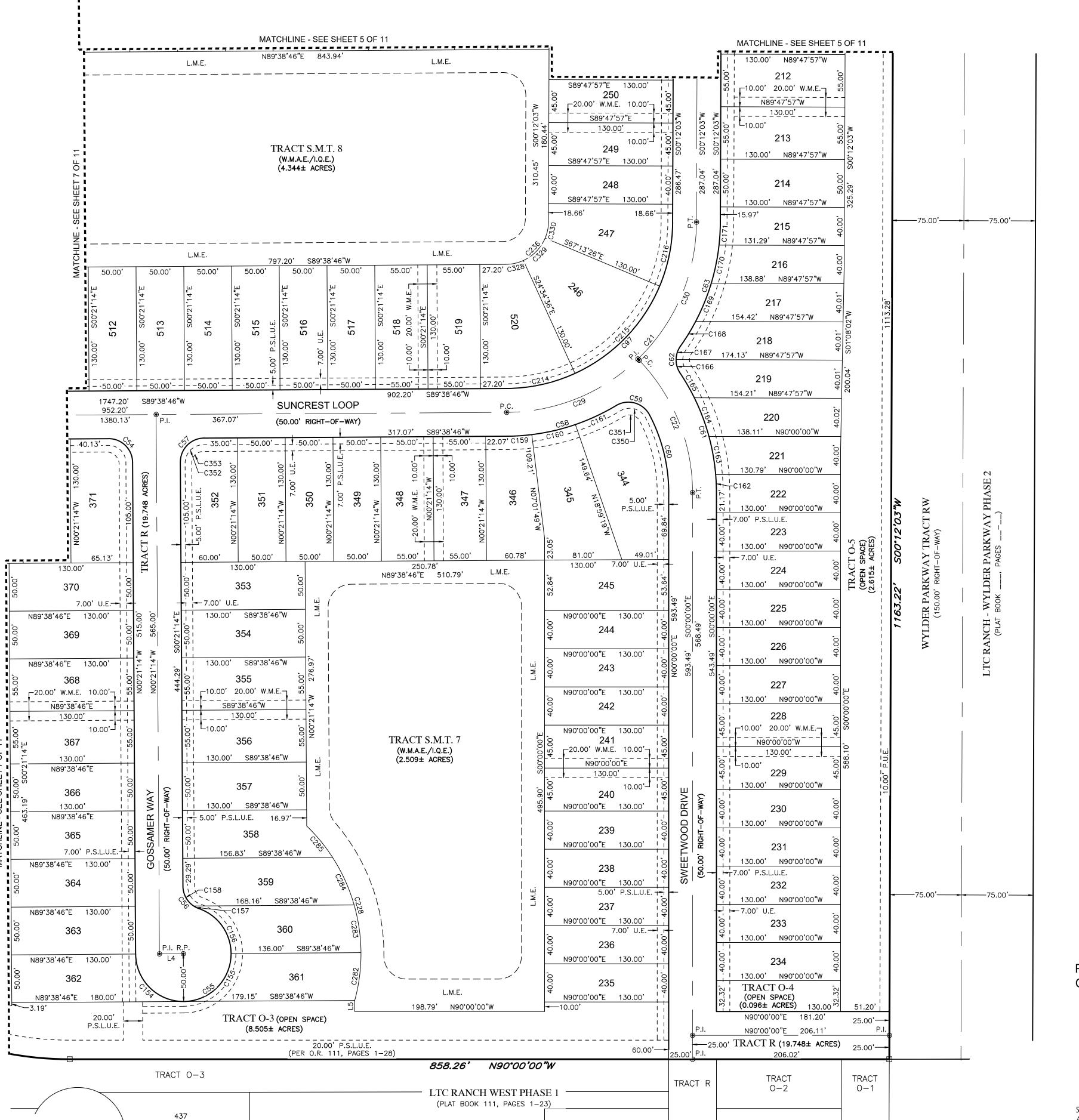
LEGEND / ABBREVIATIONS:

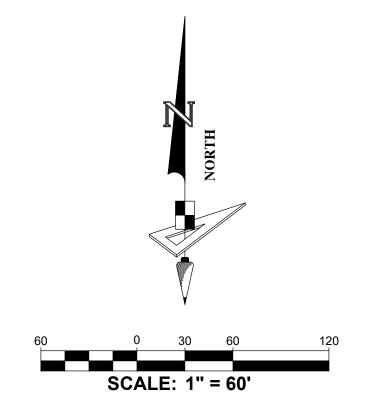
LS	LICENSE SURVEYOR
LB	LICENSE BUSINESS
R.P	RADIUS POINT
O.R	OFFICIAL RECORDS BOOK
C.C.R	CERTIFIED CORNER RECORD
U.E	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT
W.M.E	WATER MANAGEMENT EASEMENT
W.M.A.E	WATER MANAGEMENT ACCESS EASEMENT
L.M.E	LAKE MAINTENANCE EASEMENT
L.M.A.E	LAKE MAINTENANCE ACCESS EASEMENT
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"







Curve Data Table							
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		

Line Data Table

No. Bearing Length

L4 N89°38'46"E 25.00'

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



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

C354—//

N89°38'46"E 130.00'

MATCHLINE - SEE SHEET 11 OF 11 SHEET 7 OF 11

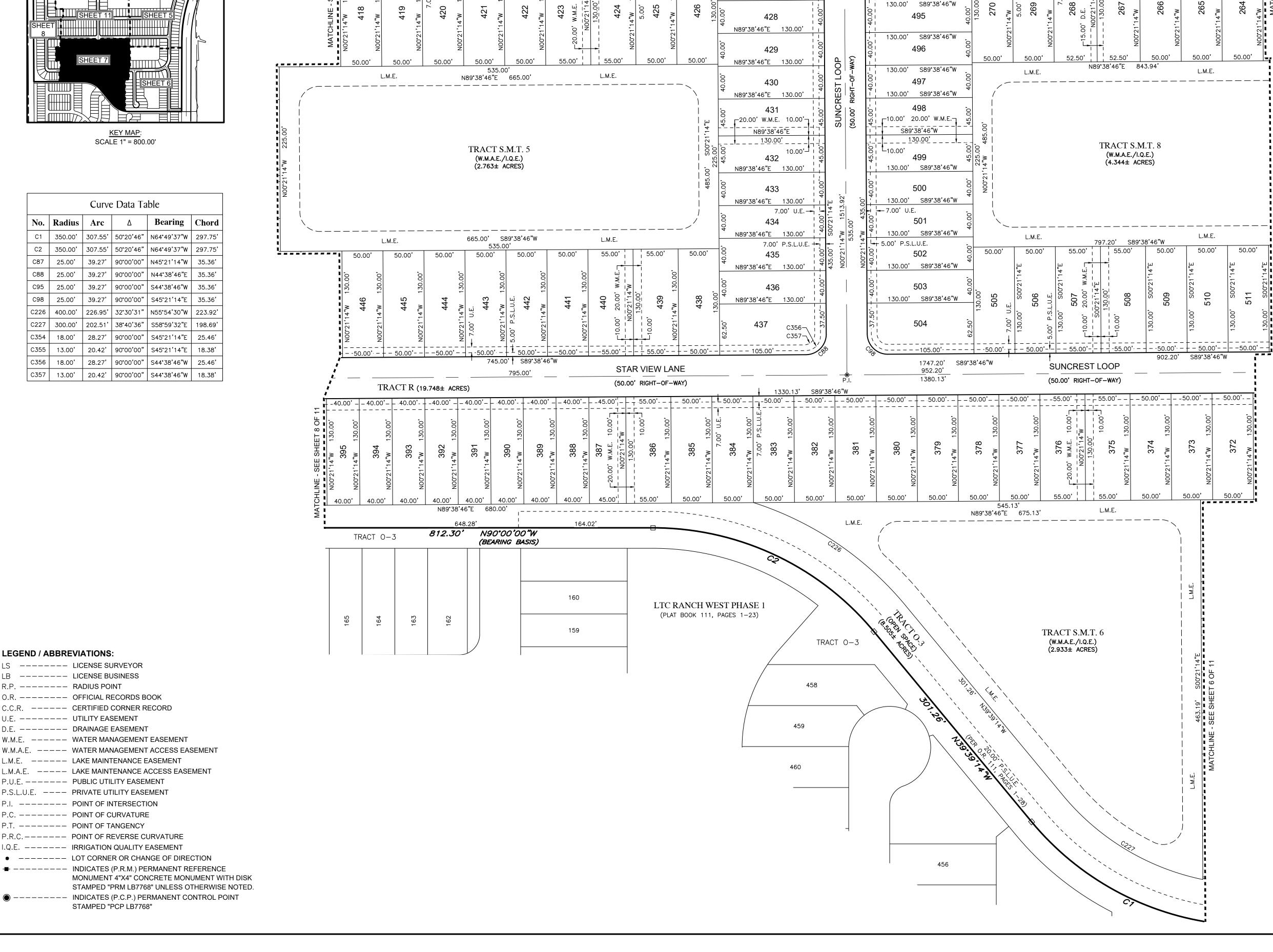
MATCHLINE - SEE SHEET 11 OF 11

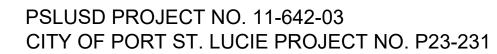
BOOK

PAGE

KEY MAP:	
SCALE 1" = 800.00'	

	Curve Data Table							
No.	Radius Arc \(\Delta \) 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'			







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

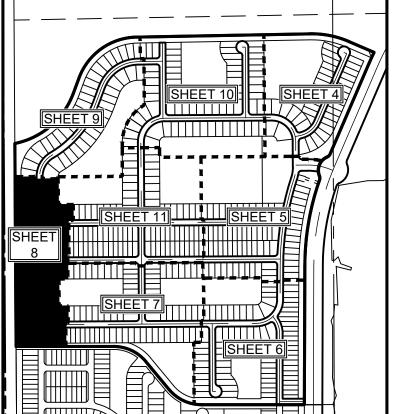
LEGEND / ABBREVIATIONS:

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

STAMPED "PCP LB7768"

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



<u>KEY MAP:</u> SCALE 1" = 800.00' NORTH

NORTH

SCALE: 1" = 60'

NSLRWCD CANAL NUMBER 91 (92.00' RIGHT-OF-WAY)	
NOO°21'14"W 1691.34'	——————————————————————————————————————
TRACT O-3 (OPEN SPACE) (8.505± ACRES)	SHEET 9 C
TRACT O TO	130.00° N89'38'46'E 145 99'9'9' 1 130.00° N89'57'20"E MATCHLINE - SEE
TRACT R (19.748± ACRES) STAR VIEW LANE N00°21′14″W 1183.42′ N00°21′14″W 1183.42′ N00°21′14″W 1183.42′ N00°21′14″W 1183.42′ N00°21′14″W 210.00′ N00°21′14″W 210.00′ N00°21′14″W 210.00′ N00°21′14″W 338.42′ N00°21′14″W 338.42′ N00°21′14″W 210.00′ N00°21′14″W 338.42′ N00°21′14″W 210.00′ N00°21′14″W 338.42′ N00°21′14″W 338.4	
166	60.00'
MATCHLINE - SEE SHEET 11 OF 11 6 166 6 1 166 6 1 160 1 100°21'14" 130.00' 1 100°21'14" 100°21	!

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

STAMPED "PCP LB7768"

● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT

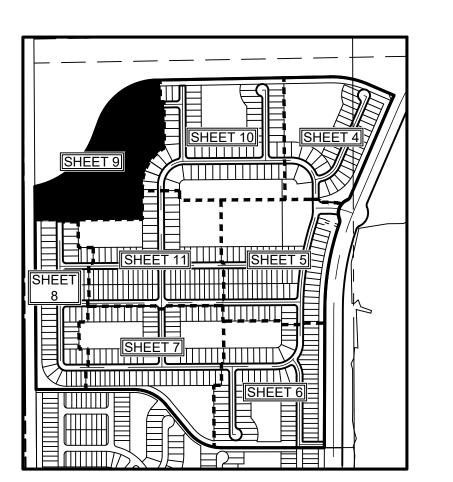
MONUMENT 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.

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 \(\Delta \) B				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"E	18.38'		

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





	ΚE	<u>۱ ۲</u>	VI/	<u>\P</u>	:	
SCA	LE	1"	=	80	0.0	00'

Curve Data Table							
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		

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

● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT

STAMPED "PCP LB7768"

STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.

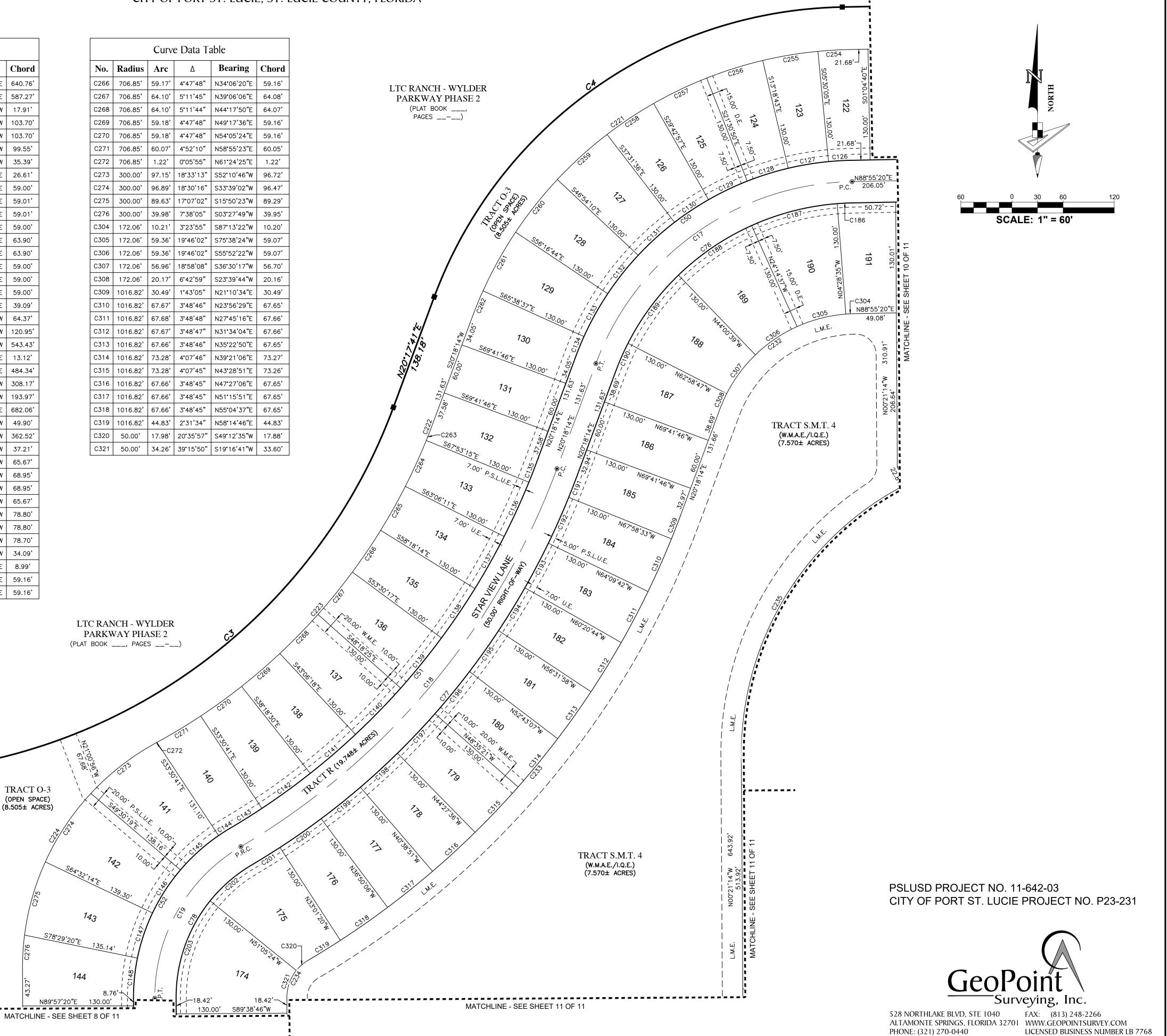
LTC RANCH POD 2

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

			I		
No.	Radius	Arc	Δ	Bearing	Chord
С3	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'

TRACT O-3

(OPEN SPACE) (8.505± ACRES)



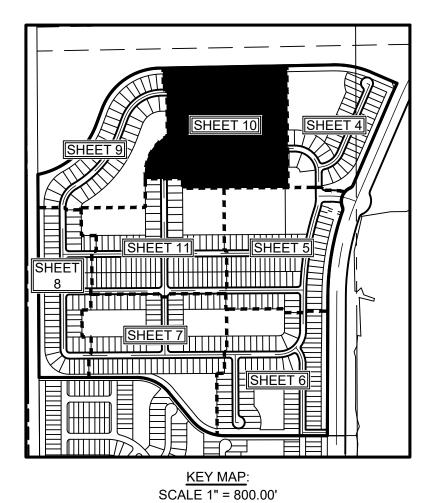
PLAT

ВООК

SHEET 9 OF 11

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



Curve Data Table					
No.	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	250°52'55"	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

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

C250 | 186.50' | 50.34' | 15°27'51" | S06°44'20"W | 50.18'

● ----- LOT CORNER OR CHANGE OF DIRECTION

INDICATES (P.R.M.) PERMANENT REFERENCE

MONUMENT 4"X4" CONCRETE MONUMENT WITH DISK

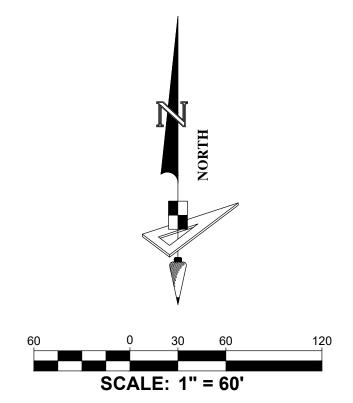
STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.

INDICATES (P.C.P.) PERMANENT CONTROL POINT

STAMPED "PCP LB7768"

(PLAT BOOK ____, PAGES ____) N88°55'12"E 1074.20' N88°55'44"E 371.27' TRACT O-3 566.72' S88*55'12"W (OPEN SPACE) (8.505± ACRES) N88°57'08"E_ 20.00' P.S.L.U.E. 130.01' S88°55'44"W 130.01' S89'38'46"W 136.53' S89'38'46"W 130.00' S89°38'46"W 130.00' S89'38'46"W 170.75' S89°38'46"W 130.00' S89'38'46"W STAR VIEW LANE N88*55'20"E 156.08' S89'38'46"W (50.00' RIGHT-OF-WAY) 130.00' S89°38'46"W N88°55'20"E 155.41' 7.00' U.E.— _ _ _ _ _ 104.69' _ _ _ _ _ _ 130.00' S89*38'46"W ⊢--- 7.00' P.S.L.U.E. 130.00' S89'38'46"W TRACT S.M.T. 3 5.00' P.S.L.U.E. (W.M.A.E./I.Q.E.) (4.005± ACRES) N89°38'46"E 130.00' 130.00' S89'38'46"W 130.00' S89'38'46"W 129.99' S89*38'46"W 130.00' S89'38'46"W 130.00' S89*38'46"W _10.00' 20.00' W.M.E.¬ _20.00' W.M.E. 10.00'-_10.00' 20.00' W.M.E.¬ _____S89*38'46"W N89°38'46"E ____<u>S89</u>°<u>38'46"W</u>____ _ _ _ <u>130.00'</u> _ _ _ 129.99' S89'38'46"W 130.01' S89°38'46"W N89°38'46"E 130.00' □ 130.00' S89°38'46"W 7.00' U.E.— 640.01' S89°38'46"W SUNCREST LOOP (50.00' RIGHT-OF-WAY) 890.19' S89°38'46"W 810.19 L.M.E. L.M.E. N89*38'46"E 890.19' N89°38'46"E 130.00 TRACT S.M.T. 1 (W.M.A.E./I.Q.E.) MATCHLINE - SEE SHEET 11 OF 11 (10.963± ACRES) 1 MATCHLINE - SEE SHEET 5 OF 11 MATCHLINE - SEE SHEET 11 OF 11

LTC RANCH - WYLDER PARKWAY PHASE 2



	Curve Data Table				
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'		

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



