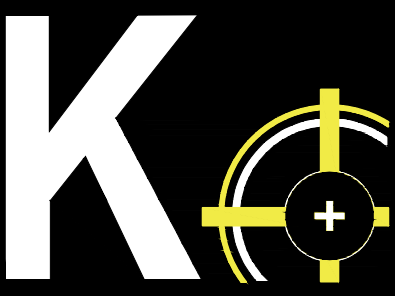


LTC RANCH POD 5

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

PRELIMINARY PLAT
SECTION 3, TOWNSHIP 31 SOUTH, RANGE 36 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
PHONE: (772) 569-5505
FBPE C.O.A. # 33705

REVISIONS:		
BY:	DATE:	COMMENT:
CW	10/22	REV PER C.O.P.S.L.
CW	9/23	REV PER C.O.P.S.L.
CW	10/23	REV. DEDICATION, ROAD NAMES, R/W & LOTS

NOT FOR CONSTRUCTION

PROJECT:
LTC RANCH POD 5
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:



PROJECT No.: 22-2213
DRAWN BY: PS/CW
CHECKED BY: BRB
DATE: 09/09/2022
CAD I D22-2213 PRELIMINARY PLAT

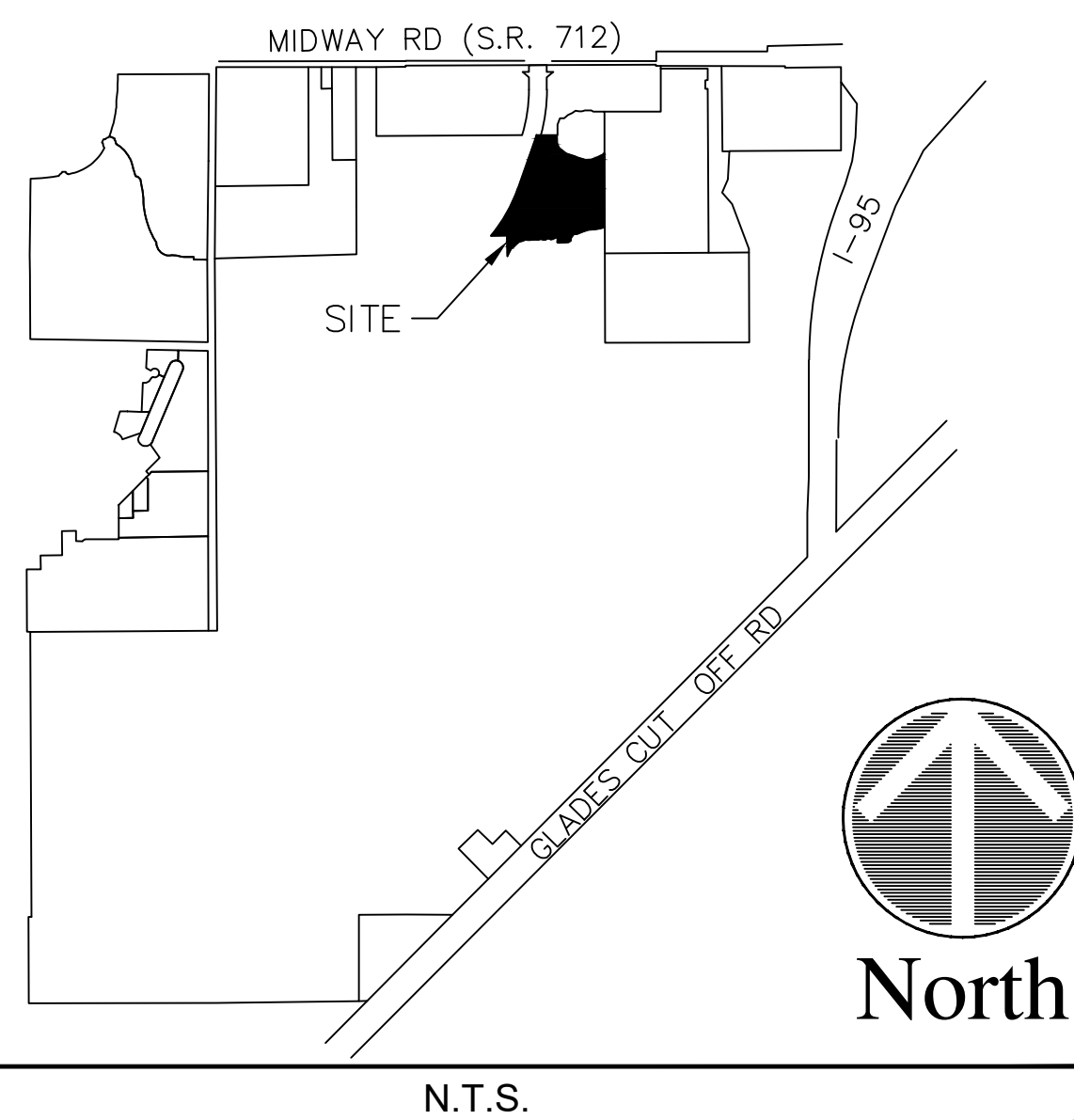
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Cover Sheet

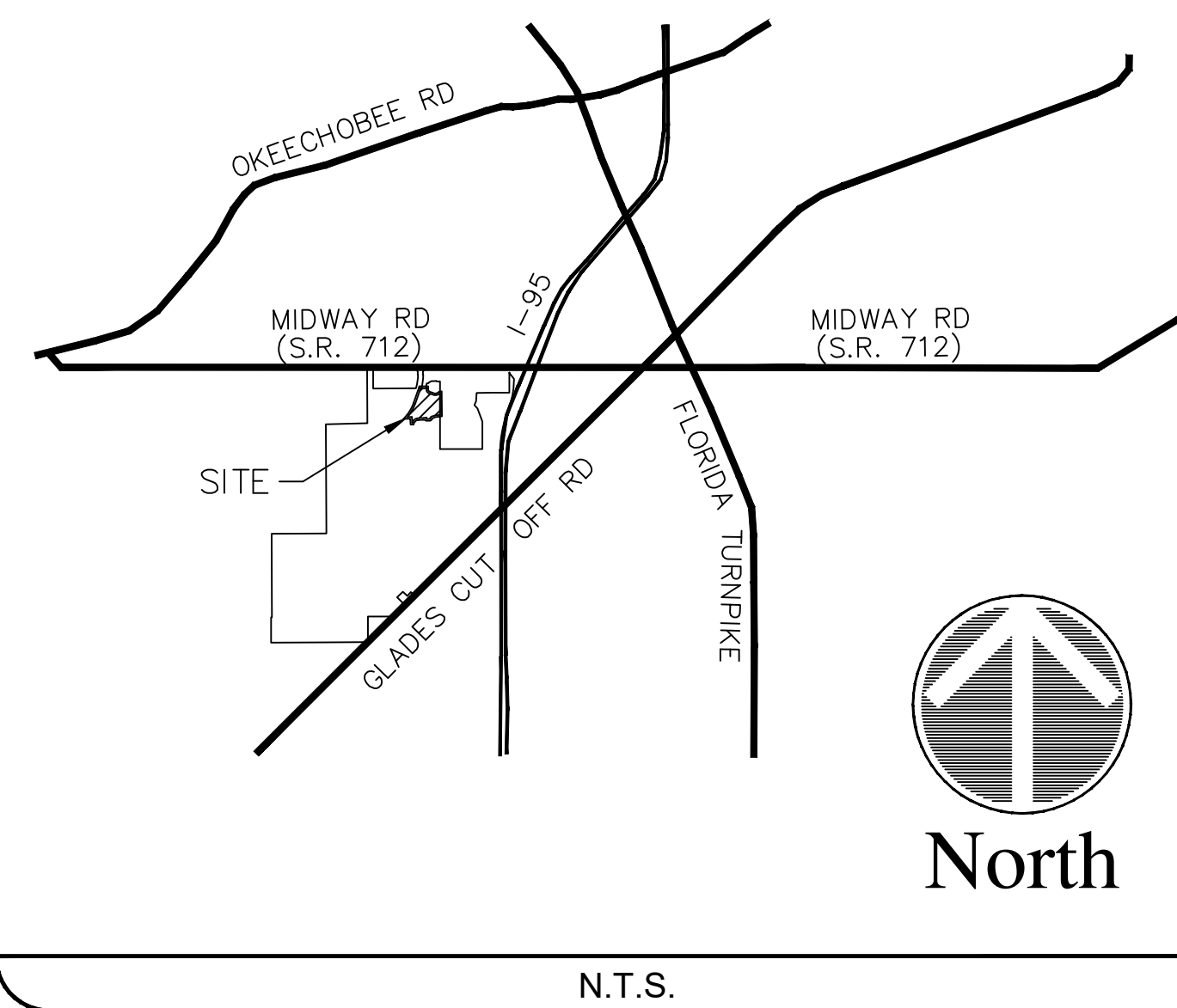
SHEET NUMBER:

COVER

VICINITY MAP



LOCATION MAP



SHEET INDEX

SHEET NUMBER	SHEET TITLE & DESCRIPTION
Cover	Cover Sheet
1 - 2	Dedications
3	Parent Tract
4 - 8	Preliminary Plat Sheets

PROJECT INFORMATION

PROJECT NAME:	LTC RANCH POD 5	SEC-TOWNSHIP-RANGE:	SECTION 3 TOWNSHIP 36S RANGE 39E
PROJECT ADDRESS:	TO BE DETERMINED	TAX PARCEL NO(s):	3302-704-0004-000-5
APPLICANT:		DEVELOPMENT AREA:	36.11 AC
DEVELOPER/OWNER:	MIDWAY GLADES DEVELOPERS LLC 7807 BAYMEADOWS RD E STE 205 JACKSONVILLE, FL 32256	ZONING:	PLANNED UNIT DEVELOPMENT
ENGINEER:	KIMLEY HORN & ASSOCIATES, INC. 445 24TH STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100	LAND USE:	ROI - RESIDENTIAL - OFFICE - INSTITUTIONAL
SURVEYOR:	KMA ENGINEERING & SURVEYING, LLC 3001 INDUSTRIAL AVE 2 FT. PIERCE, FL 34946 (772) 569-5505	WATER/SEWER:	C.O.P.S.L.U.S.D.
		FLOOD ZONE:	ZONE X per FEMA FIRM 12111C0260J EFFECTIVE 2/16/2012

SURVEYOR

KMA

ENGINEERING & SURVEYING, LLC.

3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
PHONE: (772) 569-5505
FBPE C.O.A. # 33705

CITY OF PSL PROJECT NO. P22-290
PSLUSD PROJECT NO. 11-642-05

LTC RANCH POD 5

BEING A REPLAT OF TRACT 3, LTC RANCH – WYLDER PARKWAY PHASE 2, AS RECORDED IN PLAT BOOK _____, PAGE ___ THROUGH ___ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 36 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION:
BY SURVEYOR

BEING A REPLAT OF TRACT 3, LTC RANCH – WYLDER PARKWAY PHASE 2 AS RECORDED IN PLAT BOOK _____, PAGE ___ THROUGH ___ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT B, LTC RANCH WEST ; THENCE, NORTH 89°58'28" EAST, A DISTANCE OF 201.25 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 89°59'59" EAST, A DISTANCE OF 286.97 FEET; THENCE, SOUTH 01°48'02" EAST, A DISTANCE OF 120.64 FEET; THENCE, SOUTH 24°45'41" EAST, A DISTANCE OF 66.50 FEET; THENCE, SOUTH 52°17'51" EAST, A DISTANCE OF 121.26 FEET; THENCE, SOUTH 72°16'52" EAST, A DISTANCE OF 110.93 FEET; THENCE, SOUTH 67°43'40" EAST, A DISTANCE OF 69.38 FEET; THENCE, SOUTH 73°44'33" EAST, A DISTANCE OF 105.09 FEET; THENCE, NORTH 88°35'46" EAST, A DISTANCE OF 78.15 FEET; THENCE, NORTH 69°13'40" EAST, A DISTANCE OF 85.44 FEET; THENCE, NORTH 63°53'01" EAST, A DISTANCE OF 102.79 FEET; THENCE, NORTH 30°29'43" EAST, A DISTANCE OF 12.58 FEET; THENCE, NORTH 80°58'21" EAST, A DISTANCE OF 10.47 FEET; THENCE, SOUTH 00°07'56" EAST, A DISTANCE OF 1,036.51 FEET; THENCE, SOUTH 89°52'04" WEST, A DISTANCE OF 15.04 FEET; THENCE, SOUTH 72°21'41" WEST, A DISTANCE OF 41.46 FEET; THENCE, SOUTH 76°31'30" WEST, A DISTANCE OF 48.94 FEET; THENCE, SOUTH 83°59'50" WEST, A DISTANCE OF 28.38 FEET; THENCE, SOUTH 84°12'29" WEST, A DISTANCE OF 99.80 FEET; THENCE, SOUTH 74°20'29" WEST, A DISTANCE OF 69.86 FEET; THENCE, SOUTH 68°17'56" WEST, A DISTANCE OF 87.21 FEET; THENCE, SOUTH 78°36'50" WEST, A DISTANCE OF 59.86 FEET; THENCE, SOUTH 35°51'54" WEST, A DISTANCE OF 61.78 FEET; THENCE, SOUTH 05°21'36" WEST, A DISTANCE OF 37.98 FEET; THENCE, SOUTH 56°43'14" WEST, A DISTANCE OF 36.41 FEET; THENCE, SOUTH 85°56'36" WEST, A DISTANCE OF 134.13 FEET; THENCE, NORTH 75°57'35" WEST, A DISTANCE OF 19.70 FEET; THENCE, NORTH 56°33'57" WEST, A DISTANCE OF 6.31 FEET; THENCE, NORTH 01°32'32" EAST, A DISTANCE OF 72.46 FEET; THENCE, SOUTH 70°29'16" WEST, A DISTANCE OF 95.83 FEET; THENCE, NORTH 66°21'43" WEST, A DISTANCE OF 40.49 FEET; THENCE, SOUTH 61°57'19" WEST, A DISTANCE OF 47.69 FEET; THENCE, NORTH 85°24'48" WEST, A DISTANCE OF 21.72 FEET; THENCE, NORTH 75°47'51" WEST, A DISTANCE OF 34.11 FEET; THENCE, SOUTH 83°36'58" WEST, A DISTANCE OF 43.21 FEET; THENCE, NORTH 87°58'50" WEST, A DISTANCE OF 53.57 FEET; THENCE, SOUTH 80°55'54" WEST, A DISTANCE OF 74.33 FEET; THENCE, NORTH 82°56'05" WEST, A DISTANCE OF 58.31 FEET; THENCE, SOUTH 62°14'27" WEST, A DISTANCE OF 42.49 FEET; THENCE, SOUTH 77°11'46" WEST, A DISTANCE OF 49.08 FEET; THENCE, SOUTH 47°49'15" WEST, A DISTANCE OF 83.16 FEET; THENCE, SOUTH 38°32'46" WEST, A DISTANCE OF 21.86 FEET; THENCE, SOUTH 61°03'08" WEST, A DISTANCE OF 33.95 FEET; THENCE, SOUTH 28°37'54" WEST, A DISTANCE OF 72.85 FEET; THENCE, SOUTH 21°02'13" WEST, A DISTANCE OF 49.50 FEET; THENCE, SOUTH 89°09'41" WEST, A DISTANCE OF 5.56 FEET; THENCE, NORTH 01°04'40" WEST, A DISTANCE OF 287.57 FEET; THENCE, SOUTH 88°55'20" WEST, A DISTANCE OF 224.03 FEET; THENCE, NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,158.04 FEET, AN ARC LENGTH OF 764.15 FEET, A CENTRAL ANGLE OF 201°17'17", A CHORD BEARING OF NORTH 29°33'46" EAST AND A CHORD DISTANCE OF 760.16 FEET; THENCE, NORTH 19°25'08" EAST, A DISTANCE OF 736.71 FEET; THENCE NORTHERLY ALONG A RADIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,158.00 FEET, AND ARC LENGTH OF 57.27 FEET, A CENTRAL ANGLE OF 01°31'14", A CHORD BEARING OF NORTH 18°39'31" EAST AND A CHORD DISTANCE OF 57.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,572,792 SQUARE FEET OR 36.106 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "LTC RANCH POD 5", BEING A REPLAT OF TRACT 3, LTC RANCH – WYLDER PARKWAY PHASE 2 AS RECORDED IN PLAT BOOK _____, PAGE ___ THROUGH ___ INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 610.908 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LTC RANCH POD 5 HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID LTC RANCH POD 5 HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER 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. ALL UTILITY EASEMENTS (UE) AS SHOWN HEREON ARE 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. ALL PLATTED UTILITY EASEMENTS (UE) 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.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LTC RANCH POD 5 HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID LTC RANCH POD 5 HOMEOWNERS ASSOCIATION, INC..

4. THE OPEN SPACE TRACTS (OST-1 THROUGH OST-48) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LTC RANCH POD 5 HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID LTC RANCH POD 5 HOMEOWNERS ASSOCIATION, INC..

5. THE WATER MANAGEMENT TRACTS (WMT-1 AND WMT- 2), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID COMMUNITY DEVELOPMENT DISTRICT.

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

7. THE CITY OF PORT ST. LUCIE UTILITY EASEMENTS (PSLUE) AS SHOWN HEREON ARE A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO 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 MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, 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. MIDWAY GLADES DEVELOPERS, LLC, 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.

8. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (WMT-1 AND WMT-2) AND WATER MANAGEMENT EASEMENTS (WME), OPEN SPACE TRACTS (OST-1 THROUGH OST-48) AND DRAINAGE EASEMENT SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

9. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID LTC RANCH POD 5 HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS EGRESS EASEMENT.

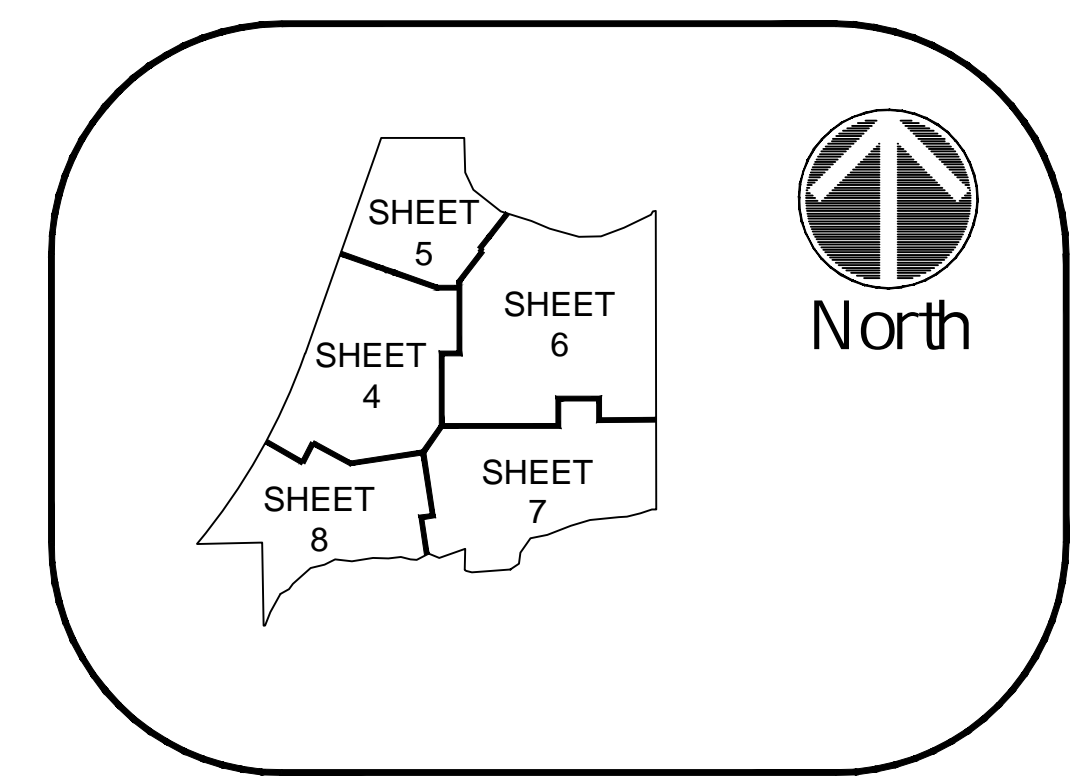
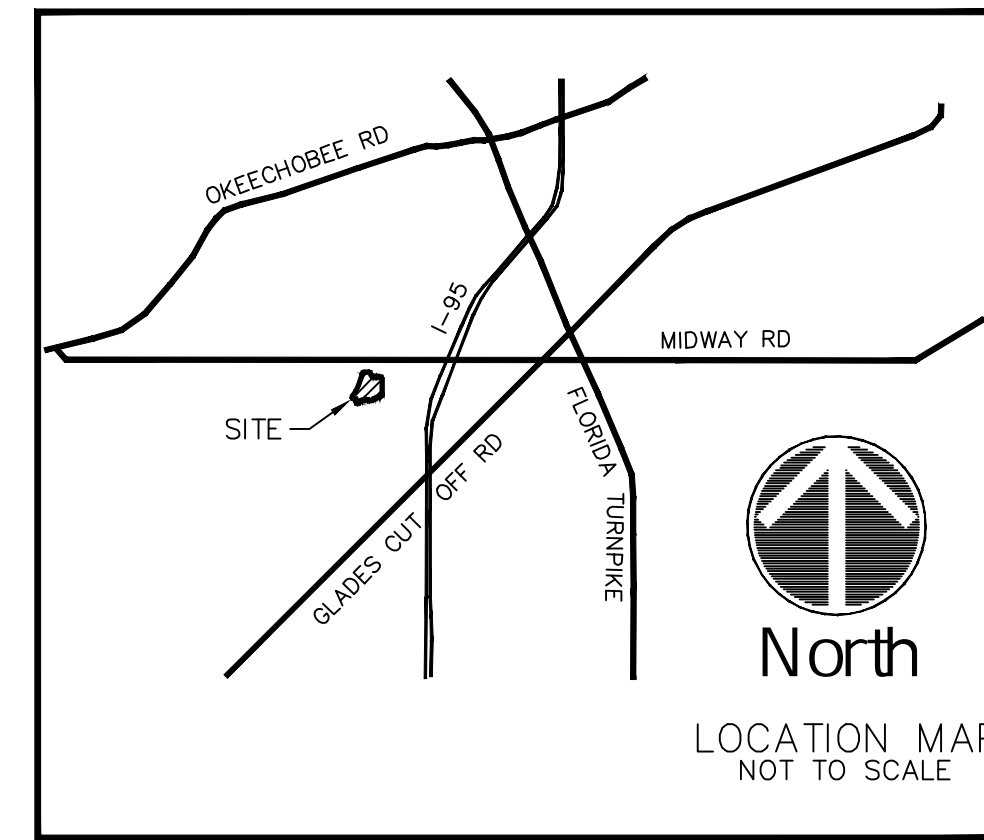
10. ST. LUCIE COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM FOR ROAD RIGHT-OF-WAY TRACT R AND THE CONNECTION TO THE WATER MANAGEMENT TRACTS (WMT-1 AND WMT-2) AND THE WATER MANAGEMENT EASEMENTS (WME).

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THERE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

MIDWAY GLADES DEVELOPERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: _____
PRINT NAME: _____ VICE PRESIDENT



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 OF _____, 202__.

BY _____ WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202__.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____

ACKNOWLEDGEMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 202__.

BY _____ WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202__.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

LTC RANCH POD 5 HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 202__.

LTC RANCH POD 5 HOMEOWNERS ASSOCIATION INC.,
A FLORIDA NOT FOR PROFIT CORPORATION
BY: _____
PRESIDENT
WITNESS: _____
PRINT NAME: _____

WITNESS: _____
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 OF _____, 202__.

BY _____ WHO IS [] PERSONALLY KNOW TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202__.

NOTARY SEAL _____ NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____

REVISION	DATE
REVISED DEDICATIONS PER PSLUSD	9/25/23
UPDATED DEDICATION #7	10/26/23
UPDATED TRACT & PLAT IN DESCRIPTIONS & CERTIFICATE OF OWNERSHIP	11/15/23
UPDATED TRACT & PLAT IN DESCRIPTIONS & HOMEOWNERS ASSOCIATION NAME.	12/14/23

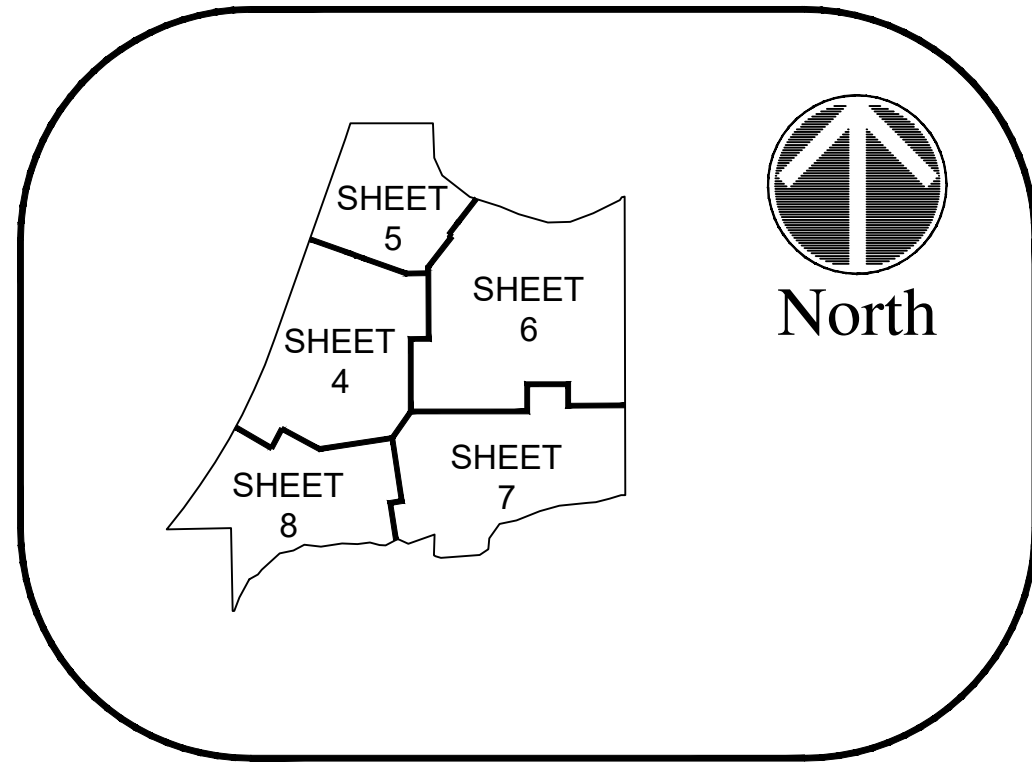
KMA
ENGINEERING & SURVEYING
3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
LICENSED BUSINESS NO. 8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

LTC RANCH POD 5

BEING A REPLAT OF A PORTION OF TRACT A2, LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 1 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 36 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

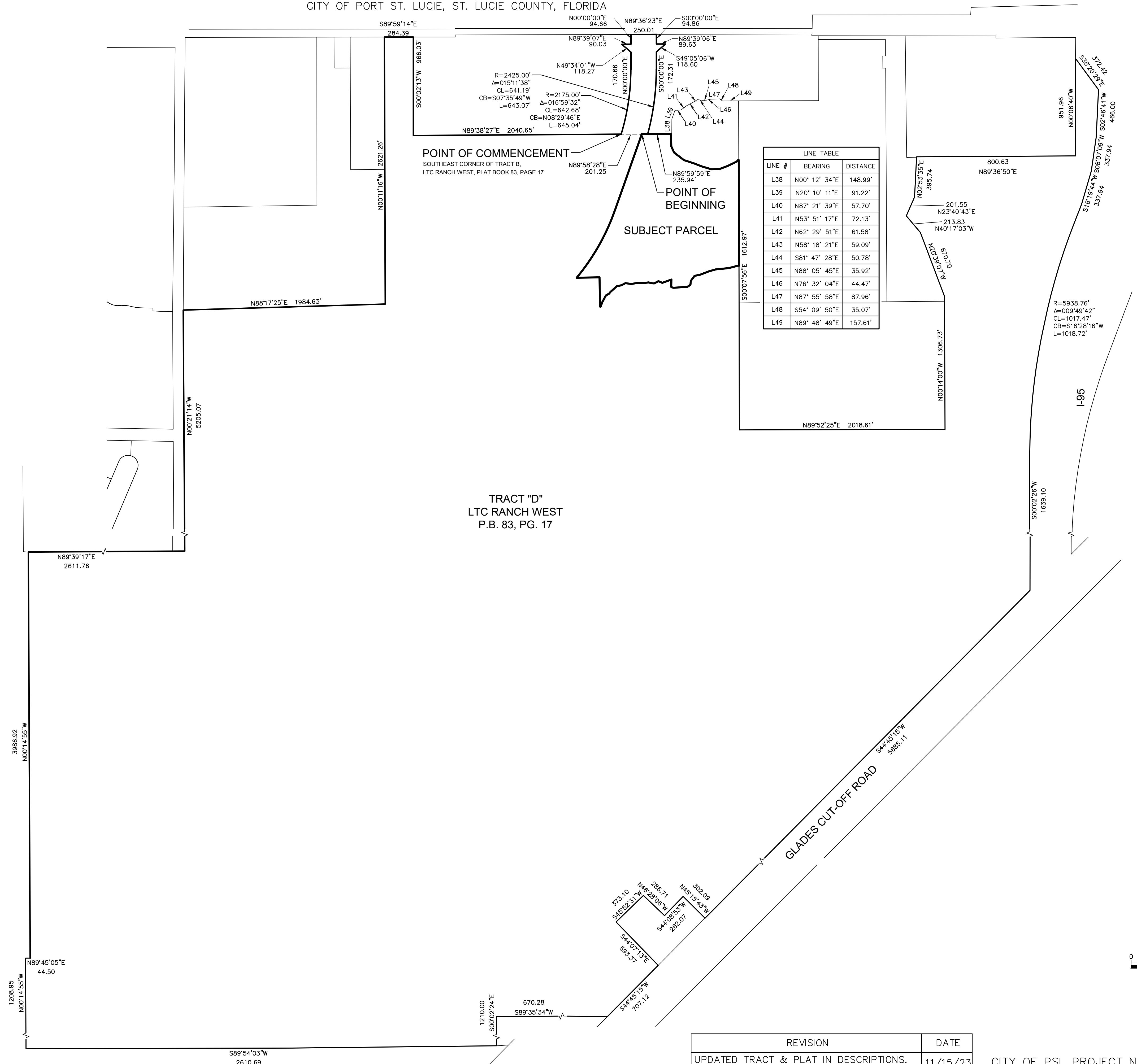
PLAT BOOK _____
PAGE _____



KEY MAP

LEGEND OF ABBREVIATIONS

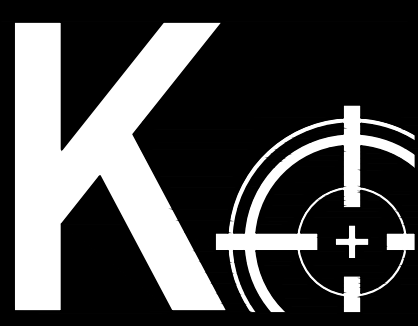
- AC. ACRES
- AVE. AVENUE
- B.B. BEARING BASE
- B.M. BENCH MARK
- CAP 5/8" IRON ROD & CAP STAMPED "KMA LB 8351"
- CMD CONCRETE MONUMENT & DISK (AS NOTED)
- C CENTERLINE
- C.M. CONCRETE MONUMENT
- (D) DEED
- D.B. DEED BOOK
- E. EAST
- ESMT. EASEMENT
- FND. FOUND
- IP IRON PIPE
- IRC IRON ROD & CAP AS NOTED
- L. LENGTH
- (M) MEASURED
- M.H. MANHOLE
- M.H.W.L. MEAN HIGH WATER LINE
- MON. MONUMENT
- N&D NAIL & DISK
- N. NORTH
- No. NUMBER
- N.I.C. NOT INCLUDED
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- PID. PARCEL IDENTIFICATION NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRM. PERMANENT REFERENCE MONUMENT
- R/W. RIGHT OF WAY
- S. SOUTH
- SEC. SECTION
- SQ.FT. SQUARE FEET
- ST. STREET
- SUB. SUBDIVISION
- TR. TRACT
- TWSP. TOWNSHIP
- W. WEST
- ⊙ MONUMENTATION AS NOTED



LINE TABLE		
LINE #	BEARING	DISTANCE
L38	N00° 12' 34"E	148.99'
L39	N20° 10' 11"E	91.22'
L40	N87° 21' 39"E	57.70'
L41	N53° 51' 17"E	72.13'
L42	N62° 29' 51"E	61.58'
L43	N58° 18' 21"E	59.09'
L44	S81° 47' 28"E	50.78'
L45	N88° 05' 45"E	35.92'
L46	N76° 32' 04"E	44.47'
L47	N87° 55' 58"E	87.96'
L48	S54° 09' 50"E	35.07'
L49	N89° 48' 49"E	157.61'

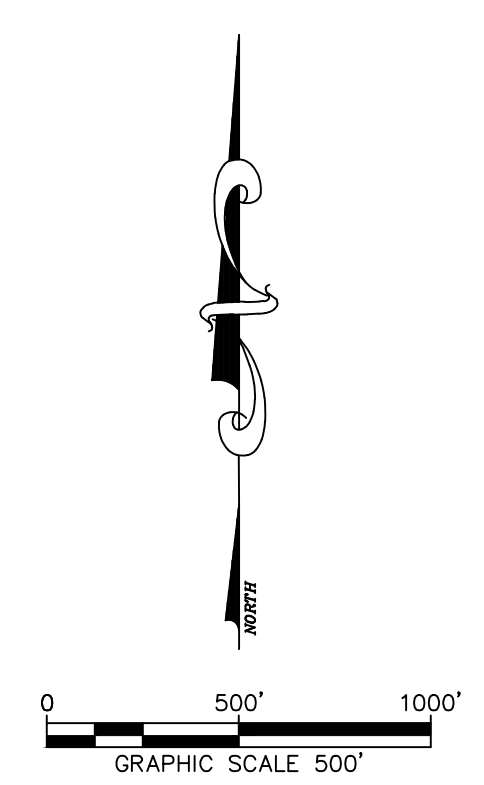
TRACT "D"
LTC RANCH WEST
P.B. 83, PG. 17

REVISION	DATE
UPDATED TRACT & PLAT IN DESCRIPTIONS.	11/15/23



KMA
ENGINEERING & SURVEYING
3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
LICENSED BUSINESS NO. 8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

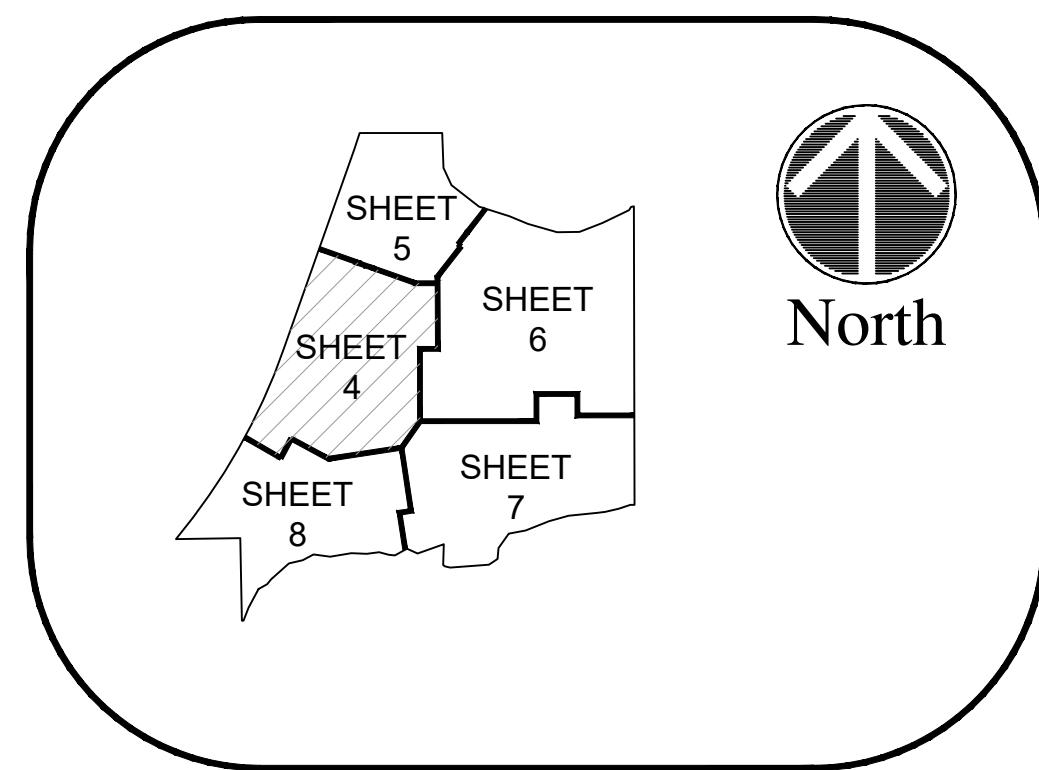


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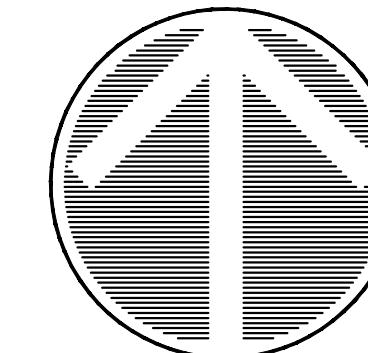
LTC RANCH POD 5

BEING A REPLAT OF A PORTION OF TRACT A2, LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 1 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 36 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

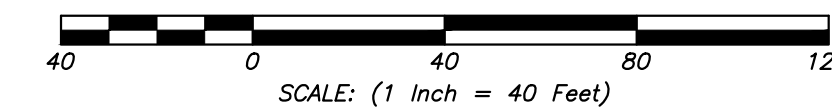


KEY MAP



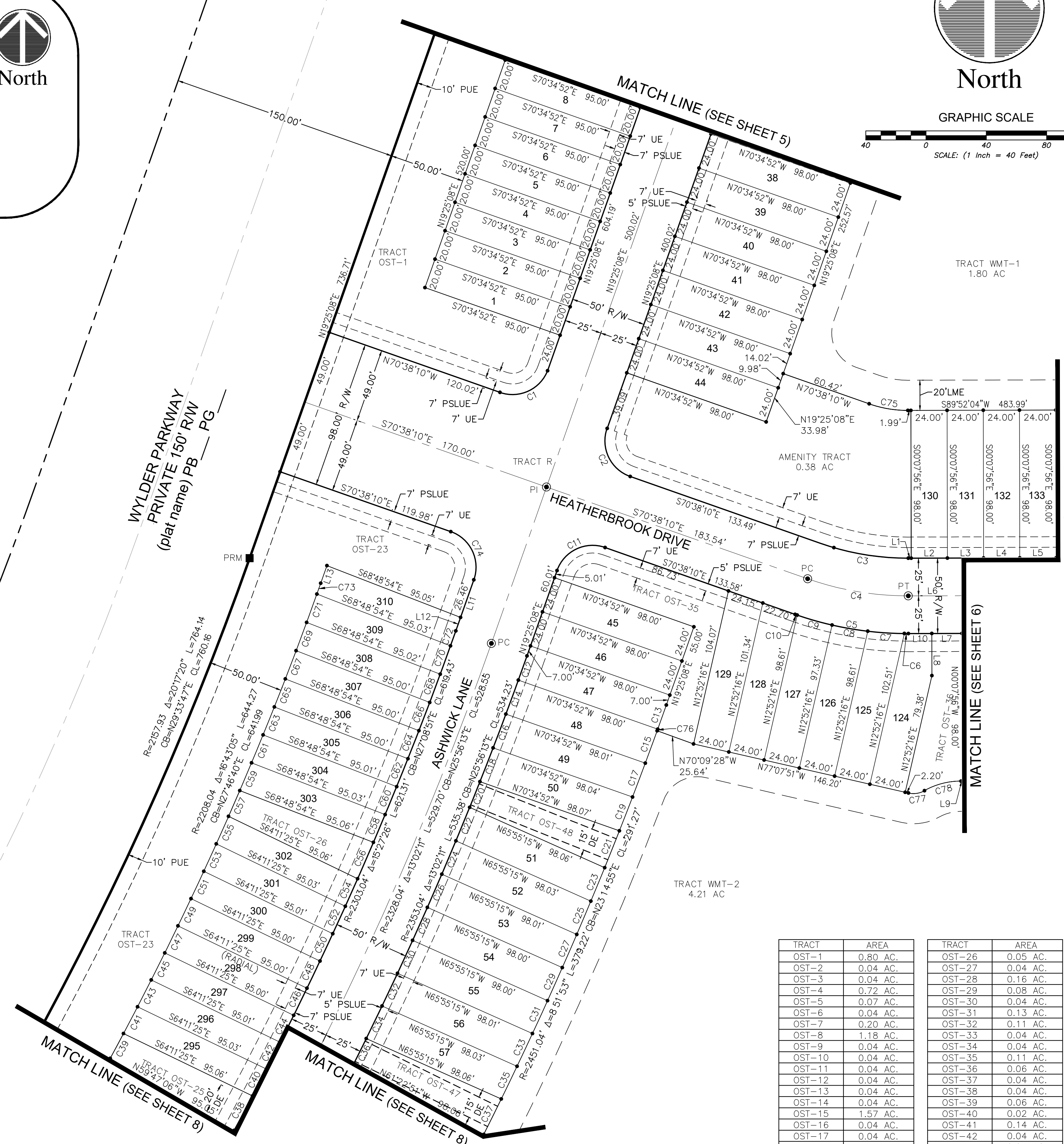
North

GRAPHIC SCALE



LEGEND/ABBREVIATIONS

- AC - ACRES
- CL - CENTERLINE
- DA - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIE - EMERGENCY INGRESS/EGRESS EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- IR&C - IRON ROD AND CAP
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- LC - LOT/TRACT CORNER
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- PG - PAGE
- PRM - PERMANENT REFERENCE MONUMENT
- O.R.B. - OFFICIAL RECORD BOOK
- OST - OPEN SPACE TRACT
- PSLUE - PORT ST LUCIE UTILITY EASEMENT
- R - RADIUS
- (RAD) - RADIAL LINE
- UE - UTILITY EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- WMT - WATER MANAGEMENT TRACT
- 5/8" IRON ROD W/ CAP STAMPED "KMA LB 8351 PRM" OR AS NOTED
- - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 8351"
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- LOT LINE
- EASEMENT LINE
- CONSERVATION EASEMENT LINE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89° 52' 04"E	1.99'
L2	N89° 52' 04"E	24.00'
L3	N89° 52' 04"E	24.00'
L4	N89° 52' 04"E	24.00'
L5	N89° 45' 27"E	24.00'
L6	N89° 52' 04"E	606.99'
L7	N89° 52' 04"E	20.00'
L8	N00° 07' 56"W	27.92'
L9	N89° 52' 04"E	449.34'
L10	N89° 52' 04"E	15.49'
L11	N19° 25' 08"E	36.91'
L12	N19° 25' 08"E	9.46'
L13	N19° 25' 08"E	12.39'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	25.00'	39.25'	89°56'43"	N64°23'29"E
C2	25.00'	39.29'	90°03'17"	S25°36'31"E
C3	175.00'	59.55'	19°29'46"	S80°23'03"E
C4	200.00'	68.05'	19°29'46"	S80°23'03"E
C5	225.00'	76.56'	19°29'46"	S80°23'03"E
C6	225.00'	2.69'	0°41'08"	S69°47'22"E
C7	225.00'	24.33'	6°11'40"	S86°20'58"E
C8	225.00'	24.05'	6°07'24"	S80°11'26"E
C9	225.00'	24.05'	6°07'24"	S74°04'02"E
C10	225.00'	1.45'	0°22'11"	N70°49'15"W
C11	25.00'	39.24'	89°56'34"	S64°23'33"E
C12	2353.04'	17.00'	0°24'50"	N19°37'33"E
C13	2451.04'	17.00'	0°23'51"	N19°37'02"E
C14	2353.04'	24.00'	0°35'04"	N20°07'30"E
C15	2451.04'	24.00'	0°33'40"	N20°05'48"E
C16	2353.04'	24.01'	0°35'04"	N20°42'34"E
C17	2451.04'	24.01'	0°33'40"	N20°39'28"E
C18	2353.04'	24.01'	0°35'05"	N21°17'38"E
C19	2451.04'	24.01'	0°33'41"	N21°13'08"E
C20	2353.04'	18.36'	0°26'49"	N21°48'35"E
C21	2451.04'	26.33'	0°36'56"	N21°48'27"E
C22	2353.04'	24.01'	0°35'05"	N22°19'32"E
C23	2451.04'	24.01'	0°33'41"	N22°23'45"E
C24	2353.04'	24.01'	0°35'04"	N22°54'37"E
C25	2451.04'	24.00'	0°33'40"	N22°57'25"E
C26	2353.04'	24.00'	0°35'04"	N23°29'41"E
C27	2451.04'	24.00'	0°33'40"	N23°31'05"E
C28	2353.04'	24.00'	0°35'04"	N24°04'45"E
C29	2451.04'	24.00'	0°33'40"	N24°04'45"E
C30	2353.04'	24.00'	0°35'04"	N24°39'49"E
C31	2451.04'	24.00'	0°33'40"	N24°38'25"E
C32	2353.04'	24.01'	0°35'04"	N25°14'53"E
C33	2451.04'	24.00'	0°33'40"	N25°12'05"E
C34	2353.04'	24.01'	0°35'05"	N25°49'57"E
C35	2451.04'	24.01'	0°33'41"	N25°45'45"E
C36	2353.04'	18.41'	0°26'54"	N26°20'57"E
C37	2451.04'	26.18'	0°36'43"	N26°20'57"E
C38	2303.04'	26.00'	0°38'48"	N26°07'26"E
C39	2208.04'	18.69'	0°29'06"	N26°07'43"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C40	2303.04'	20.01'	0°29'52"	N27°33'06"E
C41	2208.04'	20.01'	0°31'09"	N27°37'35"E
C42	2303.04'	20.00'	0°29'52"	N27°03'14"E
C43	2208.04'	20.01'	0°31'09"	N27°05'26"E
C44	2303.04'	20.00'	0°29'51"	N26°33'22"E
C45	2208.04'	20.00'	0°31'08"	N26°35'18"E
C46	2303.04'	20.00'	0°29'51"	N26°03'31"E
C47	2208.04'	20.00'	0°31'08"	N26°04'09"E
C48	2303.04'	20.00'	0°29'51"	N25°33'39"E
C49	2208.04'	20.00'	0°31'08"	N25°33'01"E
C50	2303.04'	20.00'	0°29'51"	N25°03'48"E
C51	2208.04'	20.00'	0°31'08"	N25°01'53"E
C52	2303.04'	20.00'	0°29'52"	N24°33'57"E
C53	2208.04'	20.01'	0°31'09"	N24°30'44"E
C54	2303.04'	20.01'	0°29'52"	N24°04'05"E
C55	2208.04'	20.01'	0°31'09"	N23°59'35"E
C56	2303.04'	26.30'	0°39'15"	N23°29'31"E
C57	2208.04'	18.63'	0°29'00"	N23°29'30"E
C58	2303.04'	20.01'	0°29'52"	N22°54'57"E
C59	2208.04'	20.01'	0°31'09"	N22°59'28"E
C60	2303.04'	20.00'	0°29'52"	N22°25'06"E
C61	2208.04'	20.01'	0°31'09"	N22°28'17"E
C62	2303.04'	20.00'	0°29'51"	N21°55'14"E
C63	2208.04'	20.00'	0°31'08"	N21°57'08"E
C64	2303.04'	20.00'	0°29'51"	N21°25'23"E
C65	2208.04'	20.00'	0°31'08"	N21°26'00"E
C66	2303.04'	20.00'	0°29'51"	N20°55'31"E
C67	2208.04'	20.00'	0°31'08"	N20°54'51"E
C68	2303.04'	20.00'	0°29'51"	N20°25'40"E
C69	2208.04'	20.00'	0°31'08"	N20°23'43"E
C70	2303.04'	20.00'	0°29'52"	N19°59'49"E
C71	2208.04'	20.01'	0°31'09"	N19°52'34"E
C72	2303.04'	10.55'	0°15'45"	N19°33'00"E
C73	2208.04'	7.62'	0°11'52"	N19°31'04"E
C74	25.00'	39.29'	90°03'17"	N25°36'31"E
C75	77.00'	26.20'	19°29'42"	S80°22'57"E
C76	2451.04'	1.12'	0°01'34"	N19°49'45"E
C77	15.00'	10.99'	41°59'24"	N81°52'27"E
C78	50.00'	25.30'	28°59'19"	S75°22'25"W

TRACT	AREA	TRACT	AREA
OST-1	0.80 AC.	OST-26	0.05 AC.
OST-2	0.04 AC.	OST-27	0.04 AC.
OST-3	0.04 AC.	OST-28	0.16 AC.
OST-4	0.72 AC.	OST-29	0.08 AC.
OST-5	0.07 AC.	OST-30	0.04 AC.
OST-6	0.04 AC.	OST-31	0.13 AC.
OST-7	0.20 AC.	OST-32	0.11 AC.
OST-8	1.18 AC.	OST-33	0.04 AC.
OST-9	0.04 AC.	OST-34	0.04 AC.
OST-10	0.04 AC.	OST-35	0.11 AC.
OST-11	0.04 AC.	OST-36	0.06 AC.
OST-12	0.04 AC.	OST-37	0.04 AC.
OST-13	0.04 AC.	OST-38	0.04 AC.
OST-14	0.04 AC.	OST-39	0.06 AC.
OST-15	1.57 AC.	OST-40	0.02 AC.
OST-16	0.04 AC.	OST-41	0.14 AC.
OST-17	0.04 AC.	OST-42	0.04 AC.
OST-18	0.04 AC.	OST-43	0.04 AC.
OST-19	0.04 AC.	OST-44	0.04 AC.
OST-20	0.04 AC.	OST-45	0.04 AC.
OST-21	0.04 AC.	OST-46	0.29 AC.
OST-22	0.04 AC.	OST-47	0.05 AC.
OST-23	1.25 AC.	OST-48	0.05 AC.
OST-24	0.04 AC.	AMENITY	0.38 AC.
OST-25	0.05 AC.		

REVISION	DATE	REVISION	DATE
RENAMED ALL 20' D.E. TO 20' W.M.E. LISTED AMENITY TRACT AREA	9/25/23	RENAMED ROADS, INCREASED ENTRY R/W WIDTH. REVISED OST TRACT AREAS PER MODIFICATIONS.	10/26/23
REMOVED 20' D.E. ON TRACT OST-25		UPDATED TRACT & PLAT IN DESCRIPTIONS.	
REDUCED 20' D.E. TO 15' D.E. ON TRACT OST-47		UPDATED WYLDER PARKWAY R/W LABEL	11/15/23

KMA

ENGINEERING & SURVEYING
3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
LICENSED BUSINESS NO. 8351

THIS INSTRUMENT PREPARED BY:
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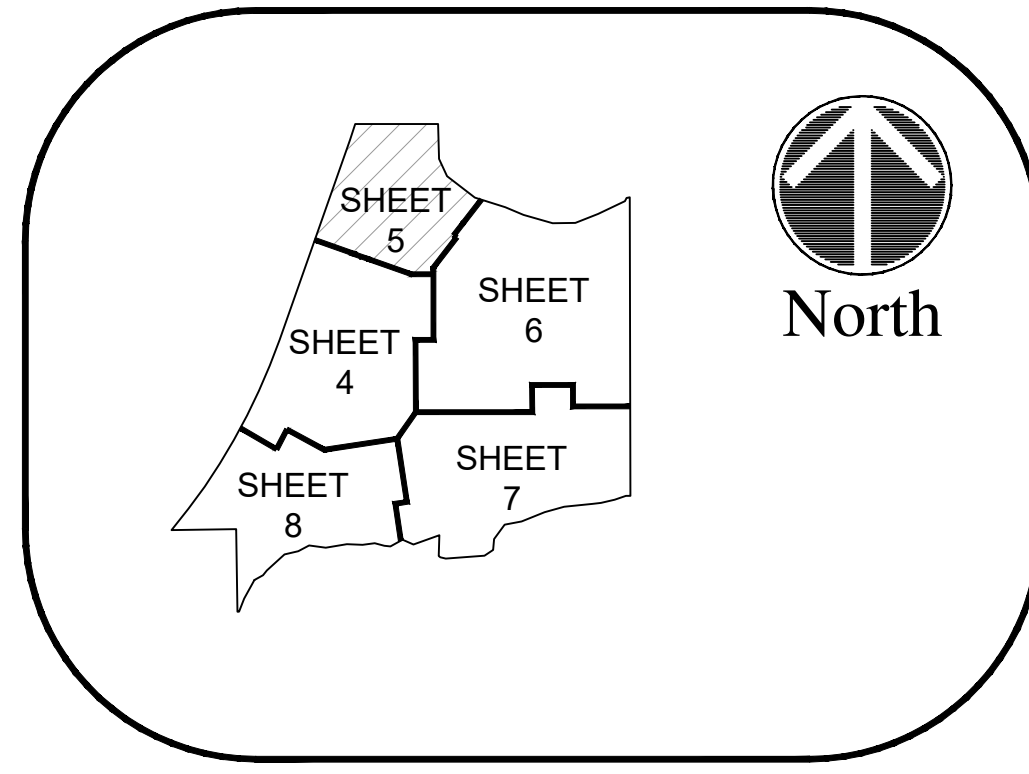
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LTC RANCH POD 5

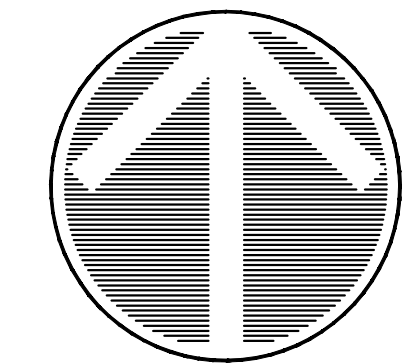
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PLAT BOOK _____

PAGE _____

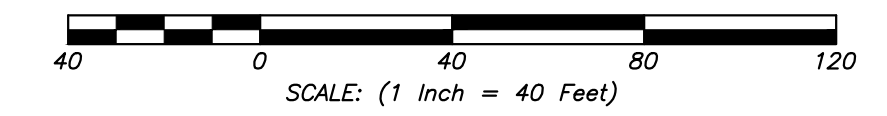


KEY MAP



North

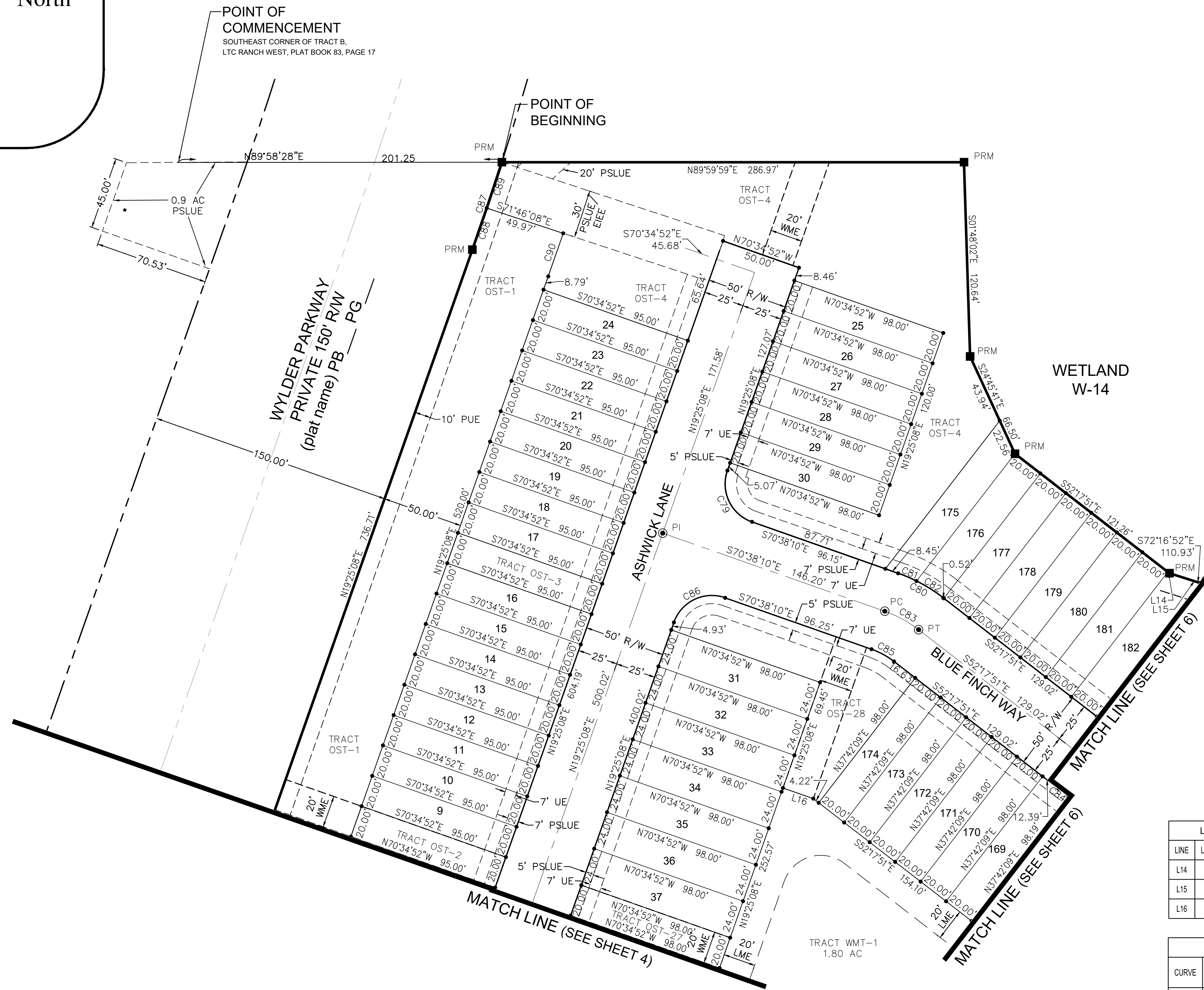
GRAPHIC SCALE



LEGEND / ABBREVIATIONS

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- BOUNDARY LINE
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- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
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TRACT	AREA
OST-1	0.80 AC.
OST-2	0.04 AC.
OST-3	0.04 AC.
OST-4	0.72 AC.
OST-5	0.07 AC.
OST-6	0.04 AC.
OST-7	0.20 AC.
OST-8	1.18 AC.
OST-9	0.04 AC.
OST-10	0.04 AC.
OST-11	0.04 AC.
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OST-18	0.04 AC.
OST-19	0.04 AC.
OST-20	0.04 AC.
OST-21	0.04 AC.
OST-22	0.04 AC.
OST-23	1.25 AC.
OST-24	0.04 AC.
OST-25	0.05 AC.
OST-26	0.05 AC.
OST-27	0.04 AC.
OST-28	0.16 AC.
OST-29	0.08 AC.
OST-30	0.04 AC.
OST-31	0.13 AC.
OST-32	0.11 AC.
OST-33	0.04 AC.
OST-34	0.04 AC.
OST-35	0.11 AC.
OST-36	0.06 AC.
OST-37	0.04 AC.
OST-38	0.04 AC.
OST-39	0.06 AC.
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OST-44	0.04 AC.
OST-45	0.04 AC.
OST-46	0.29 AC.
OST-47	0.05 AC.
OST-48	0.05 AC.
AMENITY	0.38 AC.



LINE	LENGTH	BEARING
L14	1.28'	N52°17'51"W
L15	19.94'	N72°16'52"W
L16	20.00'	S70°34'52"E

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C79	25.00'	39.29'	90°03'17"	S25°36'31"E	35.37'
C80	100.00'	32.01'	18°20'19"	S61°28'00"E	31.87'
C81	100.00'	12.40'	7°06'17"	S67°05'01"E	12.39'
C82	100.00'	19.61'	11°14'02"	S57°54'51"E	19.58'
C83	75.00'	24.01'	18°20'19"	S61°28'00"E	23.90'
C84	150.00'	7.61'	2°54'31"	S53°45'06"E	7.61'
C85	50.00'	16.00'	18°20'19"	S61°28'00"E	15.94'
C86	25.00'	39.25'	89°56'43"	N64°23'29"E	35.34'
C87	2158.00'	57.27'	1°31'14"	N18°39'31"E	57.27'
C88	2158.00'	27.27'	0°43'27"	N19°03'24"E	27.27'
C89	2158.00'	29.98'	0°47'46"	N18°17'48"E	29.98'
C90	2208.00'	28.31'	0°44'05"	N19°03'05"E	28.31'

REVISION	DATE
EXTENDED WYNDING STREET R/W. ADDING CL IN PSLUE	8/10/23
RENAMED ALL 20' D.E. TO 20' W.M.E. RENAMED 30' U.E. TO 30' P.S.L.U.E.	9/25/23
RENAMED ROADS, REVISED OST TRACT AREAS PER MODIFICATIONS. MOVED LOTS 175-182.	10/26/23
UPDATED TRACT & PLAT IN DESCRIPTIONS. UPDATED WYLDER PARKWAY R/W LABEL. ADDED 20' PSLUE. REVISED ROAD NAMES.	11/15/23
UPDATED THE 20' WIDE PSLUE IN TRACT OST-4.	12/06/23

KMA
ENGINEERING & SURVEYING
3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
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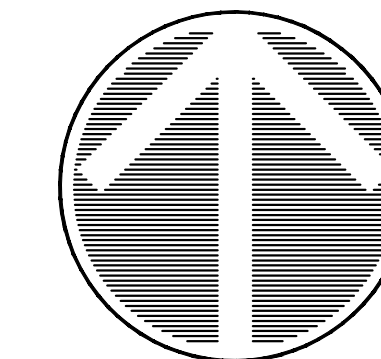
THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

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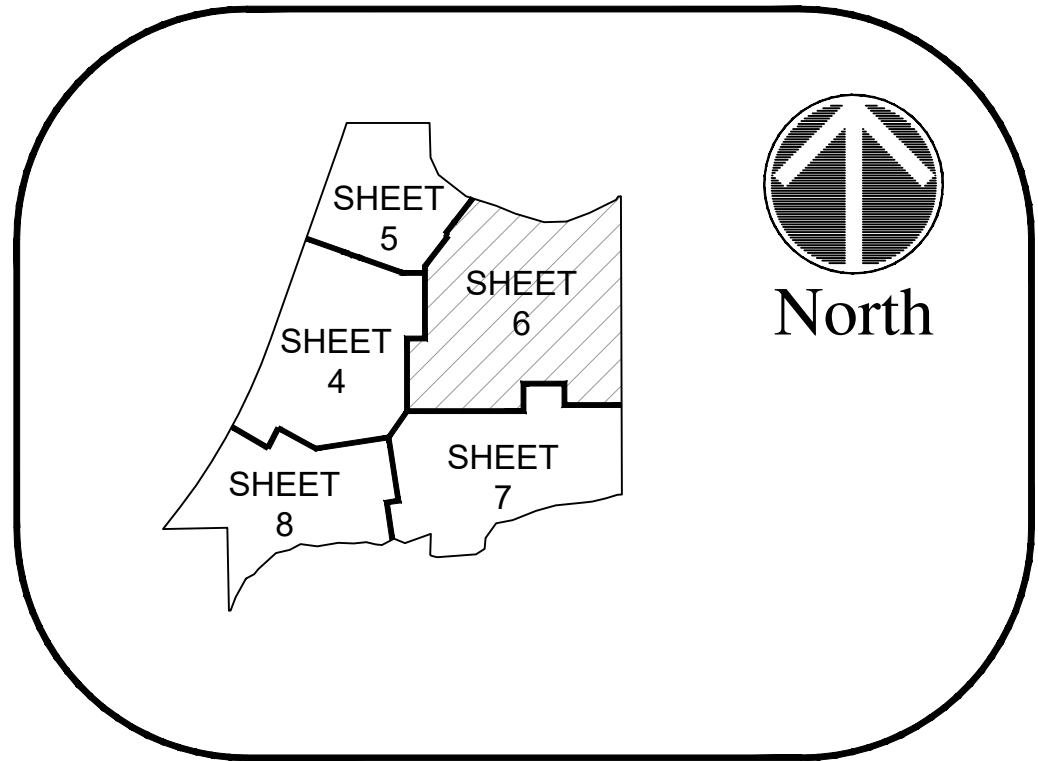
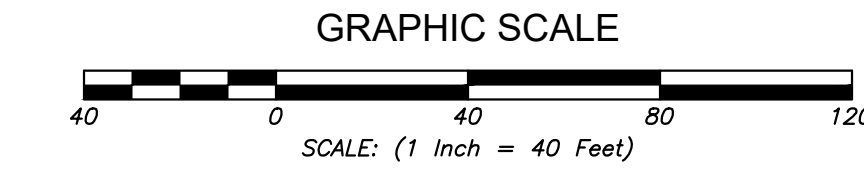
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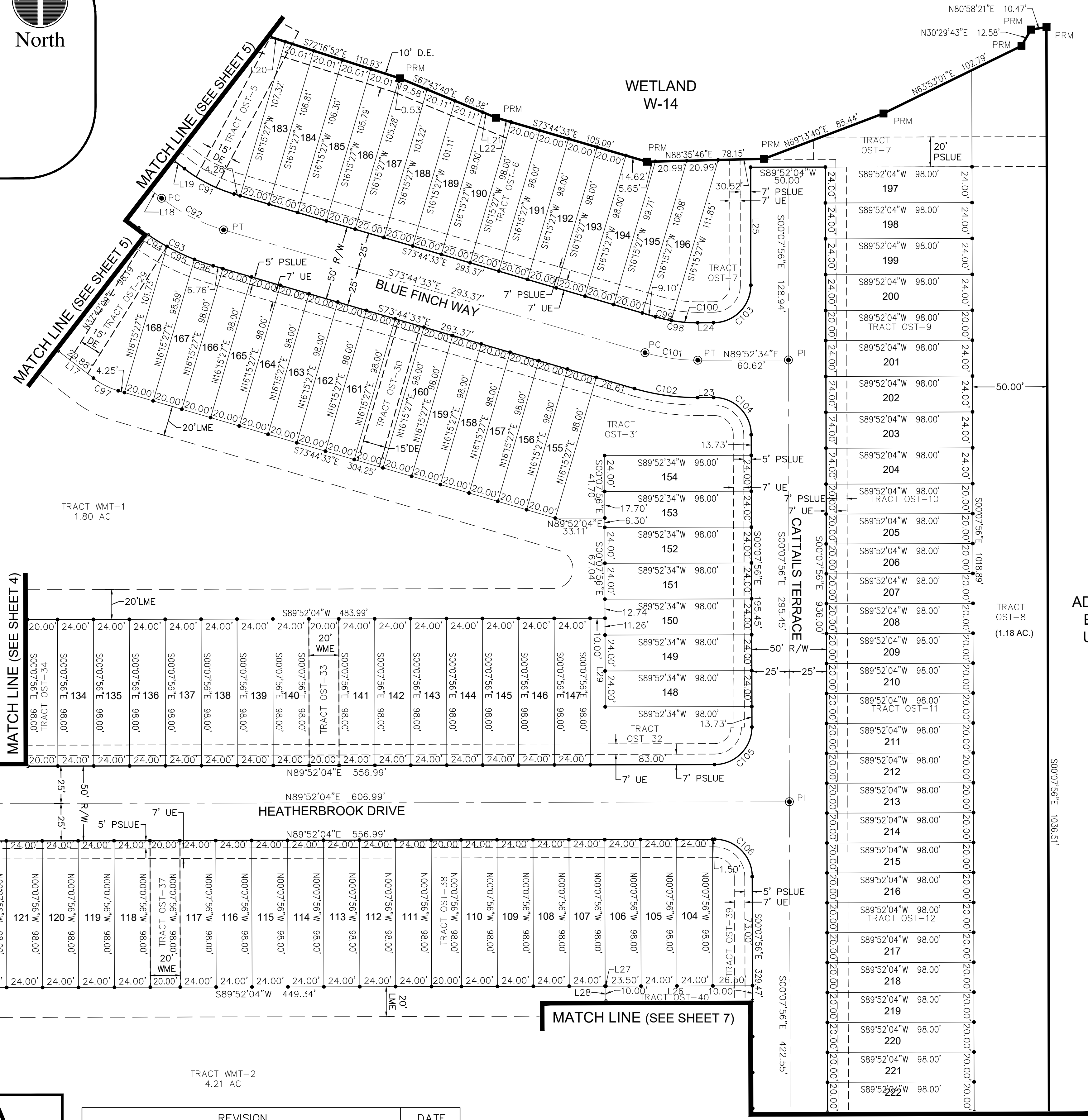
PLAT BOOK _____
PAGE _____



North



KEY MAP



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OST-7	0.20 AC.
OST-8	1.18 AC.
OST-9	0.04 AC.
OST-10	0.04 AC.
OST-11	0.04 AC.
OST-12	0.04 AC.
OST-13	0.04 AC.
OST-14	0.04 AC.
OST-15	1.57 AC.
OST-16	0.04 AC.
OST-17	0.04 AC.
OST-18	0.04 AC.
OST-19	0.04 AC.
OST-20	0.04 AC.
OST-21	0.04 AC.
OST-22	0.04 AC.
OST-23	1.25 AC.
OST-24	0.04 AC.
OST-25	0.05 AC.
OST-26	0.05 AC.
OST-27	0.04 AC.
OST-28	0.16 AC.
OST-29	0.08 AC.
OST-30	0.04 AC.
OST-31	0.13 AC.
OST-32	0.11 AC.
OST-33	0.04 AC.
OST-34	0.04 AC.
OST-35	0.11 AC.
OST-36	0.06 AC.
OST-37	0.04 AC.
OST-38	0.04 AC.
OST-39	0.06 AC.
OST-40	0.02 AC.
OST-41	0.14 AC.
OST-42	0.04 AC.
OST-43	0.04 AC.
OST-44	0.04 AC.
OST-45	0.04 AC.
OST-46	0.29 AC.
OST-47	0.05 AC.
OST-48	0.05 AC.
AMENITY	0.38 AC.

ADJACENT PROPERTY
EQUUS FARMS LLC
UNPLATTED LANDS

LINE TABLE	
LINE	LENGTH BEARING
L17	154.10' S52°17'51"E
L18	129.02' S52°17'51"E
L19	8.50' S52°17'51"E
L20	10.43' S72°16'52"E
L21	9.58' S67°43'40"E
L22	10.48' S73°44'33"E
L23	10.63' N89°52'34"E
L24	10.62' N89°52'34"E
L25	78.93' S0°07'56"E
L26	98.00' N89°52'04"E
L27	0.50' N89°52'04"E
L28	193.58' S0°07'56"E
L29	59.26' S0°07'56"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C91	100.00'	37.43'	21°26'42"	S63°01'12"E	37.21'
C92	125.00'	46.79'	21°26'42"	S63°01'12"E	46.51'
C93	150.00'	56.14'	21°26'42"	S63°01'12"E	55.82'
C94	150.00'	15.01'	5°44'03"	S88°04'23"E	15.01'
C95	150.00'	20.26'	7°44'21"	S84°48'34"E	20.25'
C96	150.00'	13.26'	5°03'48"	S71°12'39"E	13.25'
C97	50.00'	18.71'	21°26'42"	S63°01'12"E	18.61'
C98	100.00'	28.59'	16°22'53"	S81°55'59"E	28.49'
C99	100.00'	10.93'	6°15'38"	S76°52'21"E	10.92'
C100	100.00'	17.86'	10°07'16"	S85°03'48"E	17.64'
C101	125.00'	35.74'	16°22'53"	S81°55'59"E	35.62'
C102	150.00'	42.89'	16°22'53"	S81°55'59"E	42.74'
C103	25.00'	39.27'	90°00'30"	N44°52'19"E	35.36'
C104	25.00'	39.27'	89°59'30"	S45°07'41"E	35.35'
C105	25.00'	39.27'	90°00'00"	S44°52'04"W	35.36'
C106	25.00'	39.27'	90°00'00"	N45°07'56"W	35.36'

REVISION	DATE
SWAPPING LOTS 199, 200 & TRACT OST-9	8/10/23
RENAMED ALL 20' D.E. TO 20' W.M.E.	9/25/23
RENAMED ROADS, REVISED OST TRACT AREAS PER MODIFICATIONS. ADDED 10' DRAINAGE EASEMENT TO LOTS 183-190.	10/26/23

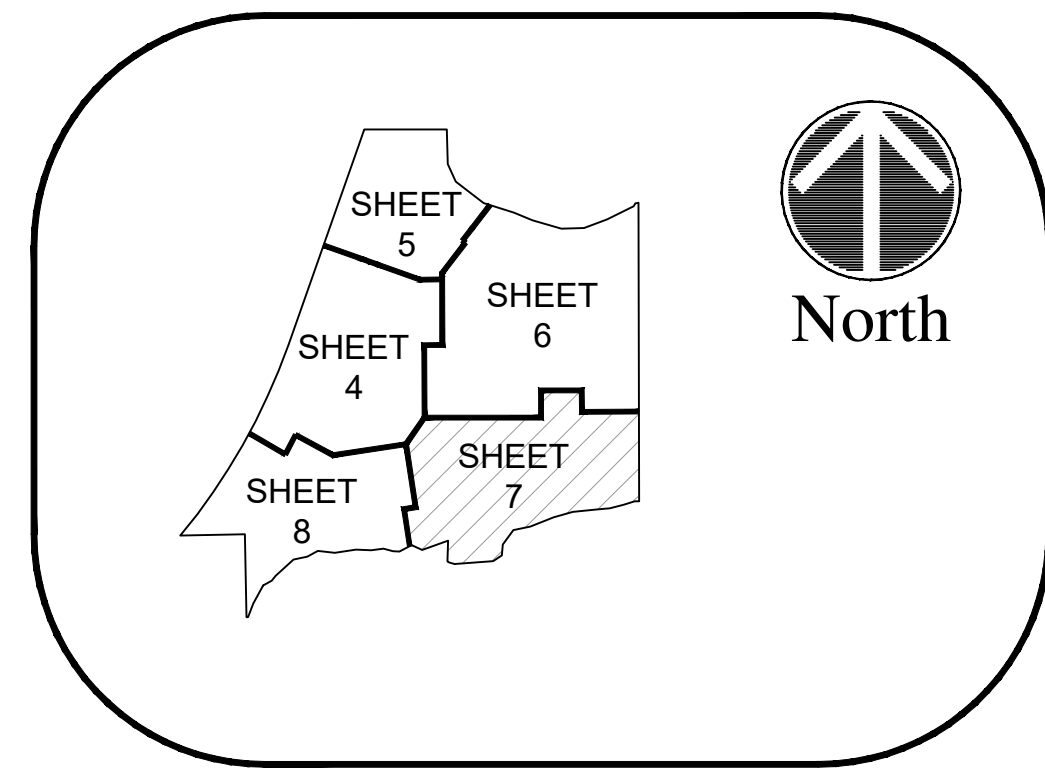
REVISION	DATE
UPDATED TRACT & PLAT IN DESCRIPTIONS. ADDED 20' PSLUE. REVISED ROAD NAMES.	11/15/23

KMA
ENGINEERING & SURVEYING
3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
LICENSED BUSINESS NO. 8351

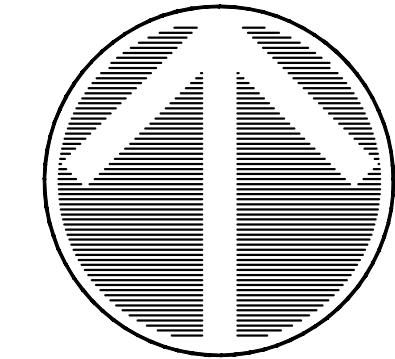
THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

LTC RANCH POD 5

BEING A REPLAT OF A PORTION OF TRACT A2, LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 1 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 36 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

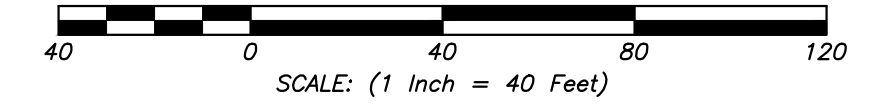


KEY MAP



North

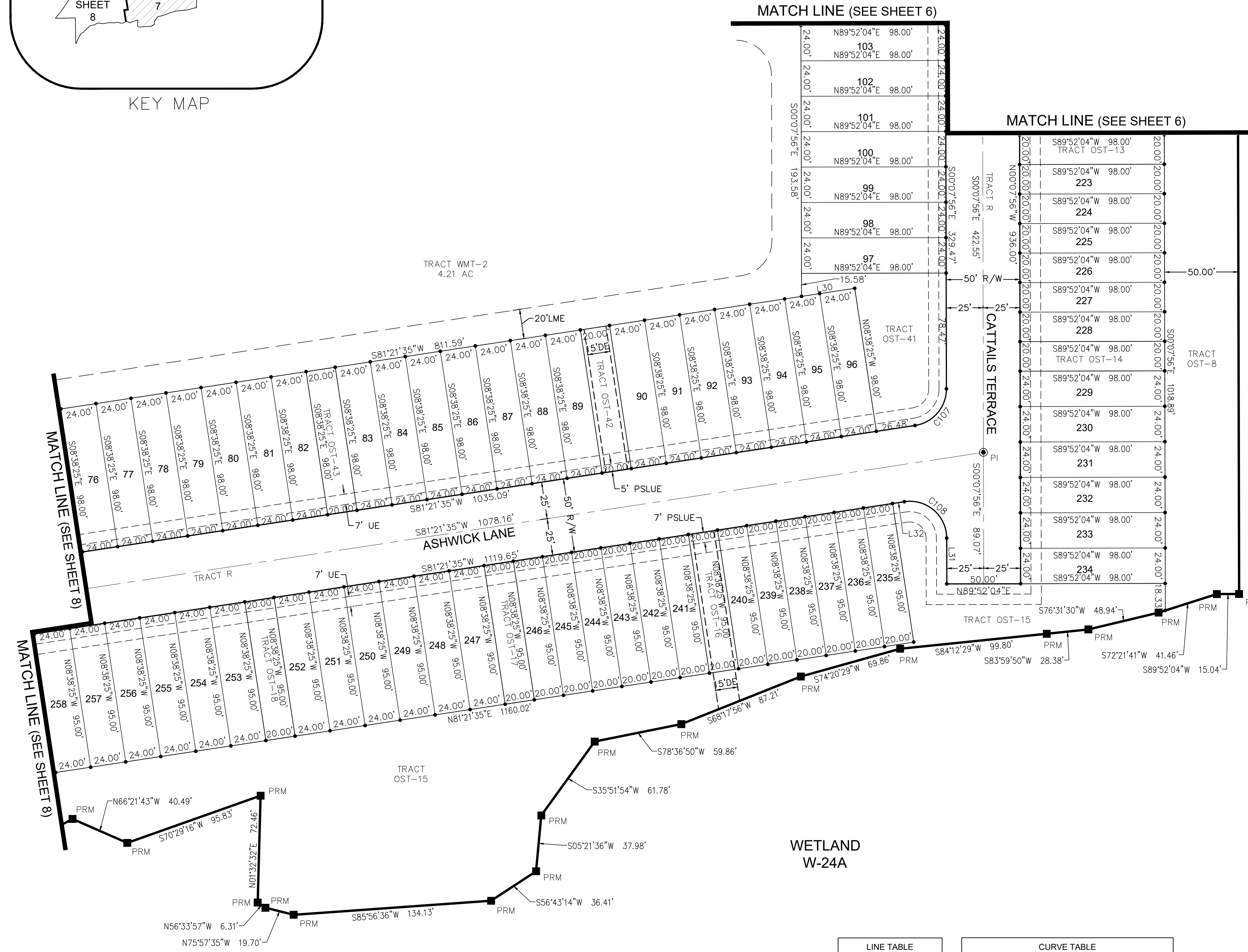
GRAPHIC SCALE



LEGEND/ABBREVIATIONS

- AC - ACRES
- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS/EGRESS EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- IR&C - IRON ROD AND CAP
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- OC - LOT/TRACT CORNER
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- PG - PAGE
- PRM - PERMANENT REFERENCE MONUMENT
- OR.B. - OFFICIAL RECORD BOOK
- OST - OPEN SPACE TRACT
- PSLUE - PORT ST LUCIE UTILITY EASEMENT
- R - RADIUS
- (RAD) - RADIAL LINE
- UE - UTILITY EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- WMT - WATER MANAGEMENT TRACT
- - 5/8" IRON ROD W/ CAP STAMPED "KMA LB 8351 PRM" OR AS NOTED
- - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB 8351"
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- LOT LINE
- - - EASEMENT LINE
- - - CONSERVATION EASEMENT LINE

TRACT	AREA
OST-1	0.80 AC.
OST-2	0.04 AC.
OST-3	0.04 AC.
OST-4	0.72 AC.
OST-5	0.07 AC.
OST-6	0.04 AC.
OST-7	0.20 AC.
OST-8	1.18 AC.
OST-9	0.04 AC.
OST-10	0.04 AC.
OST-11	0.04 AC.
OST-12	0.04 AC.
OST-13	0.04 AC.
OST-14	0.04 AC.
OST-15	1.57 AC.
OST-16	0.04 AC.
OST-17	0.04 AC.
OST-18	0.04 AC.
OST-19	0.04 AC.
OST-20	0.04 AC.
OST-21	0.04 AC.
OST-22	0.04 AC.
OST-23	1.25 AC.
OST-24	0.04 AC.
OST-25	0.05 AC.
OST-26	0.05 AC.
OST-27	0.04 AC.
OST-28	0.16 AC.
OST-29	0.08 AC.
OST-30	0.04 AC.
OST-31	0.13 AC.
OST-32	0.11 AC.
OST-33	0.04 AC.
OST-34	0.04 AC.
OST-35	0.11 AC.
OST-36	0.06 AC.
OST-37	0.04 AC.
OST-38	0.04 AC.
OST-39	0.06 AC.
OST-40	0.02 AC.
OST-41	0.14 AC.
OST-42	0.04 AC.
OST-43	0.04 AC.
OST-44	0.04 AC.
OST-45	0.04 AC.
OST-46	0.29 AC.
OST-47	0.05 AC.
OST-48	0.05 AC.
AMENITY	0.38 AC.



ADJACENT PROPERTY
EQUUS FARMS LLC
UNPLATTED LANDS

LINE TABLE

LINE	LENGTH	BEARING
L30	36.41'	S81°21'35"W
L31	31.03'	S0°07'56"E
L32	7.98'	S81°21'35"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C107	25.00'	35.56'	81°29'31"	S40°36'50"W	32.64'
C108	25.00'	42.98'	98°30'29"	N49°23'10"W	37.88'

REVISION	DATE
CHANGED 20' D.E. TO 15' D.E. ON TRACTS OST-16 & OST-42	9/25/23
RENAMED ROADS, REVISED OST TRACT AREAS PER MODIFICATIONS. ADDED 12' DRAINAGE EASEMENT TO LOTS 183-196.	10/26/23
UPDATED TRACT & PLAT IN DESCRIPTIONS. REVISED ROAD NAMES.	11/15/23

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LICENSED BUSINESS NO. 8351

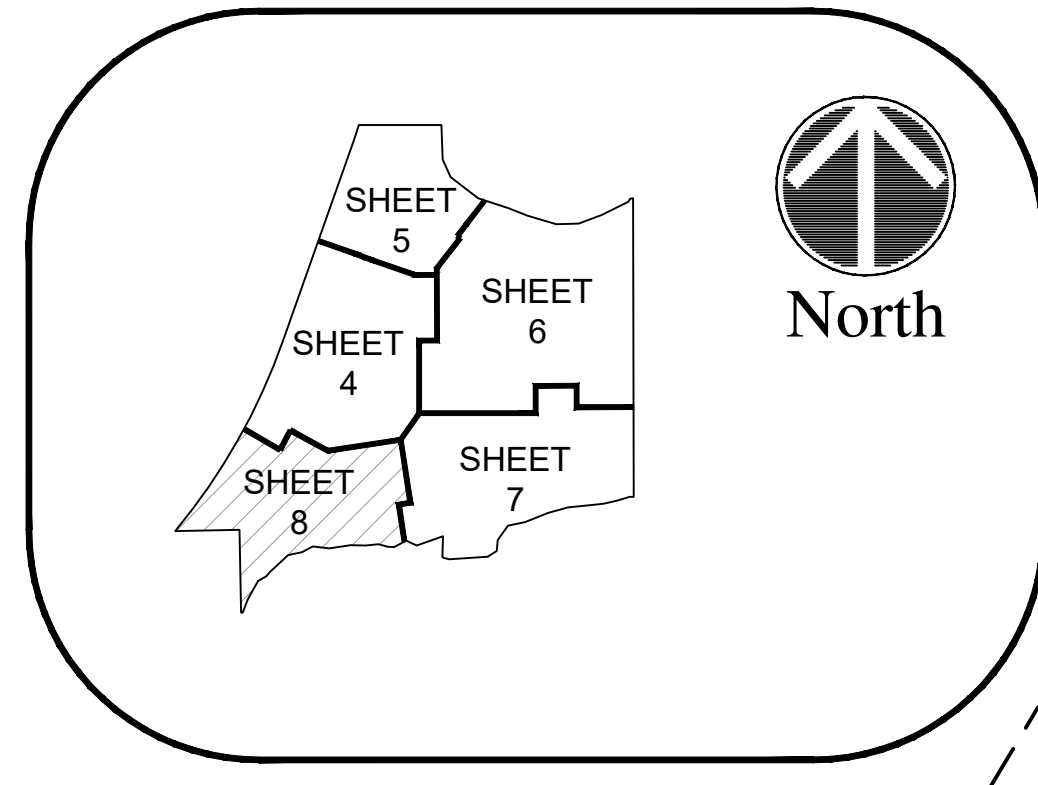
THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

Plotted By: KMA-3 Sheet Set: Veranda Preserve - GreenPointe Layout: 7 - PLAT SHT 4 - December 14, 2023 05:23:47pm X:\Scans\KMA-Cob\Cob-2022\2213 LTC Pod 5\Survey\Preliminary Plat\22-2213 Preliminary Plat.dwg

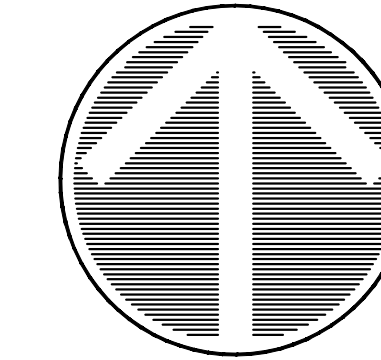
LTC RANCH POD 5

BEING A REPLAT OF A PORTION OF TRACT A2, LTC RANCH WEST POD 6A PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 1 THROUGH 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 31 SOUTH, RANGE 36 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

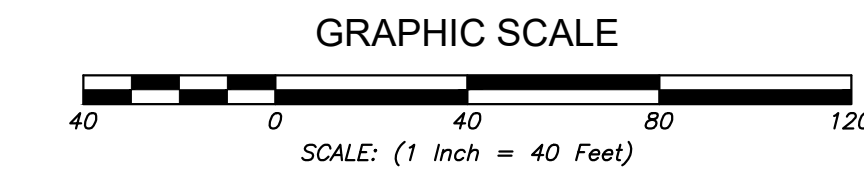
PLAT BOOK _____
PAGE _____



KEY MAP



North



- LEGEND/ABBREVIATIONS
- AC - ACRES
 - C - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIE - EMERGENCY INGRESS/EGRESS EASEMENT
 - IQE - IRRIGATION QUALITY EASEMENT
 - IR&C - IRON ROD AND CAP
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
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 - O - LOT/TRACT CORNER
 - LME - LAKE MAINTENANCE EASEMENT
 - LSE - LIFT STATION EASEMENT
 - PB - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - PRC - POINT OF REVERSE CURVATURE
 - PT - POINT OF TANGENCY
 - PG - PAGE
 - PRM - PERMANENT REFERENCE MONUMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - OST - OPEN SPACE TRACT
 - PSLUE - PORT ST LUCIE UTILITY EASEMENT
 - PSLUE - RADIUS
 - (RAD) - RADIAL LINE
 - UE - UTILITY EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - WMT - WATER MANAGEMENT TRACT
 - - 5/8" IRON ROD W/ CAP STAMPED "KMA LB 8351 PRM" OR AS NOTED
 - - DENOTES PERMANENT CONTROL POINT STAMPED "PC LB 8351"
 - BOUNDARY LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY CENTER LINE
 - LOT LINE
 - EASEMENT LINE
 - CONSERVATION EASEMENT LINE

LINE #	BEARING	DISTANCE
L33	S81° 21' 35"W	11.67'
L34	N88° 55' 20"E	29.11'
L35	N73° 43' 41"E	3.67'
L36	N61° 17' 35"W	5.31'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C109	25.00'	57.20'	131°05'44"	N33°05'33"W	45.52'
C110	50.00'	114.40'	131°05'44"	N33°05'33"W	91.03'
C111	31.00'	72.24'	133°30'58"	N31°52'56"W	56.97'
C112	31.00'	12.68'	23°28'23"	N86°55'14"W	12.59'
C113	31.00'	12.20'	22°33'15"	N63°55'25"W	12.12'
C114	31.00'	17.97'	33°12'30"	N68°02'32"W	17.72'
C115	2208.04'	20.01'	0°31'09"	N35°52'38"E	20.01'
C116	31.00'	21.20'	39°11'25"	N0°09'25"E	20.79'
C117	2208.04'	20.00'	0°31'08"	N35°21'30"E	20.00'
C118	31.00'	8.18'	15°07'26"	N27°18'50"E	8.16'
C119	2303.04'	11.91'	0°17'46"	N34°43'40"E	11.91'
C120	2208.04'	20.00'	0°31'08"	N34°50'21"E	20.00'
C121	2303.04'	20.00'	0°29'51"	N34°19'51"E	20.00'
C122	2208.04'	20.00'	0°31'08"	N34°19'13"E	20.00'
C123	2303.04'	20.00'	0°29'51"	N33°50'00"E	20.00'
C124	2208.04'	20.00'	0°31'08"	N33°49'04"E	20.00'
C125	2303.04'	24.78'	0°36'59"	N33°16'35"E	24.78'
C126	2208.04'	18.99'	0°29'34"	N33°17'43"E	18.99'
C127	2303.04'	20.01'	0°29'52"	N32°43'09"E	20.01'
C128	2208.04'	20.01'	0°31'09"	N32°47'21"E	20.01'
C129	2303.04'	21.47'	0°32'03"	N32°12'12"E	21.47'
C130	2208.04'	20.01'	0°31'10"	N32°16'12"E	20.01'
C131	2303.04'	20.01'	0°29'52"	N31°41'14"E	20.01'
C132	2208.04'	20.01'	0°31'09"	N31°45'03"E	20.01'
C133	2303.04'	20.00'	0°29'52"	N31°11'23"E	20.00'
C134	2208.04'	20.00'	0°31'09"	N31°13'54"E	20.00'
C135	2303.04'	20.00'	0°29'51"	N30°41'31"E	20.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C136	2208.04'	20.00'	0°31'08"	N30°42'45"E	20.00'
C137	2303.04'	20.00'	0°29'51"	N30°11'40"E	20.00'
C138	2208.04'	20.00'	0°31'08"	N30°11'37"E	20.00'
C139	2303.04'	20.00'	0°29'51"	N29°41'49"E	20.00'
C140	2208.04'	20.00'	0°31'08"	N29°09'20"E	20.00'
C141	2303.04'	20.00'	0°29'52"	N29°11'57"E	20.00'
C142	2208.04'	20.00'	0°31'09"	N29°09'20"E	20.00'
C143	2303.04'	20.23'	0°30'12"	N28°41'56"E	20.23'
C144	2208.04'	20.23'	0°31'30"	N28°38'01"E	20.23'
C145	2353.04'	73.53'	1°47'25"	N31°33'36"E	73.52'
C146	2353.04'	24.01'	0°35'05"	N30°22'21"E	24.01'
C147	2451.04'	24.01'	0°33'41"	N30°18'09"E	24.01'
C148	2353.04'	24.01'	0°35'04"	N29°47'17"E	24.00'
C149	2451.04'	24.00'	0°33'40"	N29°44'28"E	24.00'
C150	2353.04'	24.00'	0°35'04"	N29°12'13"E	24.00'
C151	2451.04'	24.00'	0°33'40"	N29°10'48"E	24.00'
C152	2353.04'	24.00'	0°35'04"	N28°37'09"E	24.00'
C153	2451.04'	8.24'	0°11'34"	N28°48'12"E	8.24'
C154	2451.04'	80.26'	1°52'34"	N29°38'42"E	80.26'
C155	2451.04'	15.76'	0°22'06"	N28°31'22"E	15.76'
C156	2353.04'	24.00'	0°35'04"	N28°02'05"E	24.00'
C157	2451.04'	24.00'	0°33'40"	N28°03'29"E	24.00'
C158	2353.04'	24.01'	0°35'04"	N27°27'01"E	24.00'
C159	2451.04'	24.00'	0°33'40"	N27°29'49"E	24.00'
C160	2353.04'	24.01'	0°35'05"	N26°51'56"E	24.01'
C161	2451.04'	24.01'	0°33'41"	N26°56'09"E	24.01'
C162	2451.04'	378.22'	8°51'53"	N24°16'28"E	378.84'

TRACT	AREA
OST-1	0.80 AC.
OST-2	0.04 AC.
OST-3	0.04 AC.
OST-4	0.72 AC.
OST-5	0.07 AC.
OST-6	0.04 AC.
OST-7	0.20 AC.
OST-8	1.18 AC.
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OST-45	0.04 AC.
OST-46	0.29 AC.
OST-47	0.05 AC.
OST-48	0.05 AC.
AMENITY	0.38 AC.

REVISION	DATE
RENAMED ALL 20' D.E. TO 20' W.M.E. ADDED 20' W.M.E. TO TRACT OST-45	9/25/23
RENAMED ROADS, REVISED OST TRACT AREAS PER MODIFICATIONS.	10/26/23
UPDATED TRACT & PLAT IN DESCRIPTIONS. UPDATED WYLDER PARKWAY R/W LABEL	11/15/23

KMA
ENGINEERING & SURVEYING
3001 INDUSTRIAL AVE 2
FT. PIERCE, FLORIDA 34946
LICENSED BUSINESS NO. 8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

Plotted By: KMA-3 Sheet Set: Veranda Preserve - GreenPointe Layout: 8 - PLAT SHT 5 December 14, 2023 05:23:59pm X:\Scans\KMA-Cob-Cob-2022\2213 LTC Pod 5\Survey\Preliminary Plat\22-2213 Preliminary Plat.dwg