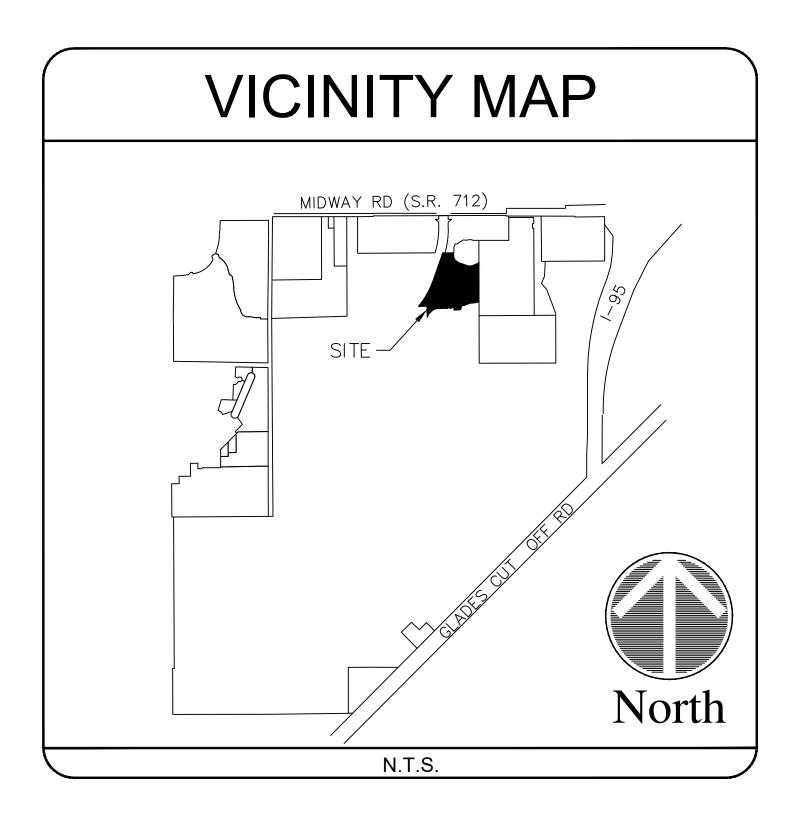
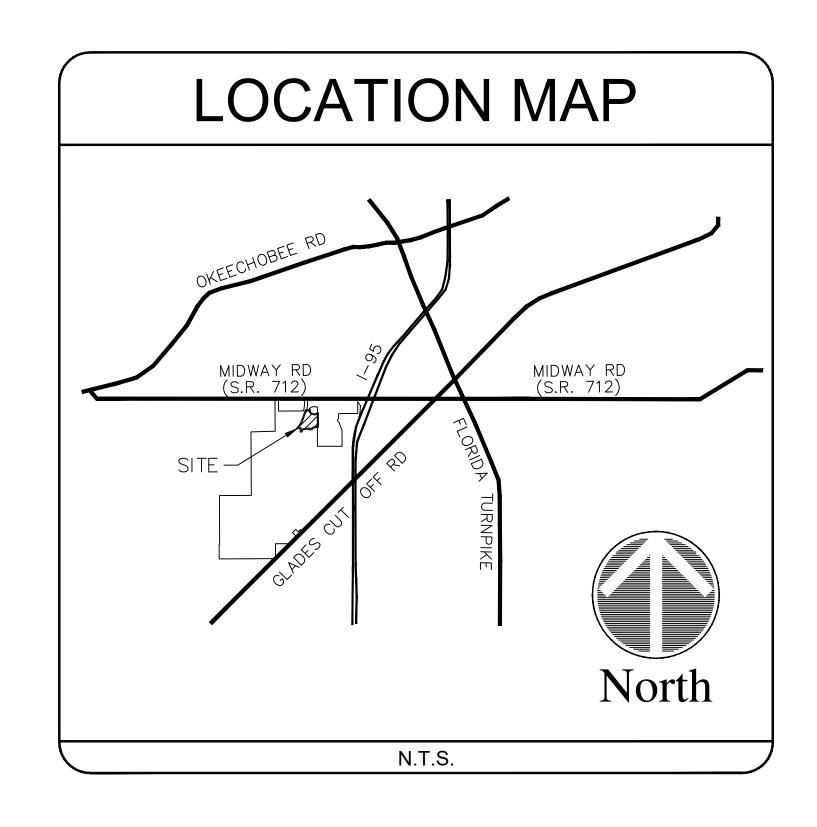
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

### PRELIMINARY PLAT

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





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

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

PROJECT NAME: PROJECT ADDRESS:	LTC RANCH POD 5 TO BE DETERMINED	SEC-TOWNSHIP-RANGE:	SECTION 3 TOWNSHIP 36S RANGE 39E
APPLICANT:		TAX PARCEL NO(s).:	3302-704-0004-000-5
DEVELOPER/OWNER:	MIDWAY GLADES DEVELOPERS LLC 7807 BAYMEADOWS RD E STE 205 JACKSONVILLE, FL 32256	DEVELOPMENT AREA:	36.11 AC
		ZONING:	PLANNED UNIT DEVELOPMENT
ENGINEER:	KIMLEY HORN & ASSOCIATES, INC.	LAND USE:	ROI - RESIDENTIAL - OFFICE - INSTITUTIONAL
	445 24TH STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100	WATER/SEWER:	C.O.P.S.L.U.S.D.

KMA ENGINEERING & SURVEYING, LLC

3001 INDUSTRIAL AVE 2 FT. PIERCE, FL. 34946

SURVEYOR:

PROJECT INFORMATION

SURVEYOR



FLOOD ZONE::

ZONE X per FEMA FIRM 12111C0260J

EFFECTIVE 2/16/2012

ENGINEERING & SURVEYING, LLC.

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

CW 10/22 REV PER C.O.P.S

CW 9/23 | REV PER C.O.P.S

CW 10/23 REV. DEDICATION, ROAD NAMES, R/W & LOTS

**NOT FOR CONSTRUCTION** 

 $\overline{\mathbf{C}}$ 

PROJECT No.: DRAWN BY: CHECKED BY: CAD I.D22-2213 PRELIMINARY PLAT

**Cover Sheet** 

**COVER** 

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

**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, I. 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).

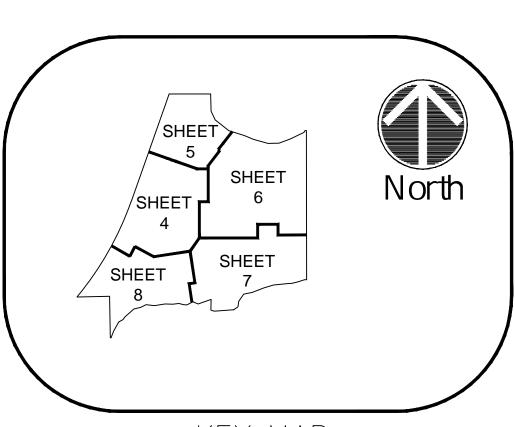
IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THERE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_

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

MIDWAY RD SITE -

LOCATION MAP

NOT TO SCALE



PLAT BOOK

KEY MAP

<b>ACKI</b>	NOWLEDGEM	ENT:
STATE	OF FLORIDA	

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

· · · · · · · · · · · · · · · · · · ·	WHO IS [ ] PERSONALLY KNOW TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LA
AFORESAID THIS	AS IDENTIFICATION: WITHESS WIT TIAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LA
IOTARY SEAL	NOTARY PUBLIC, STATE OF FLORIDA
RINT NAME:	<del></del>
ACKNOWLEDGEMEN	IT OF DEDICATION:
STATE OF FLORIDA COUNTY OF ST. LUCIE	
	ENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR IN THIS DAY OF, 202_,
	WHO IS [ ] PERSONALLY KNOW TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE
AST AFORESAID THIS	DAY OF, 202
IOTARY SEAL	NOTARY PUBLIC, STATE OF FLORIDA
RINT NAMF:	
	<del></del>
ACCEPTANCE OF DI STATE OF FLORIDA	EDICATION:
STATE OF FLORIDA COUNTY OF ST. LUCIE	
STATE OF FLORIDA COUNTY OF ST. LUCIE  _TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MA	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND NINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS
STATE OF FLORIDA COUNTY OF ST. LUCIE  _TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MA	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY  NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND  AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS  LTC RANCH POD 5 HOMEOWNERS ASSOCIATION INC A FLORIDA NOT FOR PROFIT CORPORATION  BY: PRESIDENT
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS  LTC RANCH POD 5 HOMEOWNERS ASSOCIATION INC A FLORIDA NOT FOR PROFIT CORPORATION  BY: PRESIDENT
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS  LTC RANCH POD 5 HOMEOWNERS ASSOCIATION INC A FLORIDA NOT FOR PROFIT CORPORATION  BY:  PRESIDENT
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF  MITNESS:  PRINT NAME:  PRINT NAME:  ACKNOWLEDGEMEN STATE OF FLORIDA	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF  MITNESS:  PRINT NAME:  PRINT NAME:  ACKNOWLEDGEMEN STATE OF FLORIDA COUNTY OF ST. LUCIE THE FOREGOING INSTRUM	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND AINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS
STATE OF FLORIDA COUNTY OF ST. LUCIE  TC RANCH POD 5 HOME ACCEPTS THE DEDICATION HEREBY ACCEPTS ITS MAD DAY OF  WITNESS:  PRINT NAME:  OUNTY OF ST. LUCIE THE FOREGOING INSTRUM ONLINE NOTARIZATION  BY	COWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY NS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND MINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS

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

	L
THIS INSTRUMENT PREPARED	RY·

LEGAL DESCRIPTION:

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

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

NORTH 69°13'40" EAST, A DISTANCE OF 85.44 FEET; THENCE, NORTH 63°53'01" EAST, A DISTANCE OF 102.79 FEET;

OF 15.04 FEET; THENCE, SOUTH 72°21'41" WEST, A DISTANCE OF 41.46 FEET; THENCE, SOUTH 76°31'30" WEST, A

SOUTH 84°12'29" WEST, A DISTANCE OF 99.80 FEET; THENCE, SOUTH 74°20'29" WEST, A DISTANCE OF 69.86 FEET;

37.98 FEET; THENCE, SOUTH 56°43'14" WEST, A DISTANCE OF 36.41 FEET; THENCE, SOUTH 85°56'36" WEST, A

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

OF 43.21 FEET; THENCE, NORTH 87°58'50" WEST, A DISTANCE OF 53.57 FEET; THENCE, SOUTH 80°55'54" WEST, A

SOUTH 62°14'27" WEST, A DISTANCE OF 42.49 FEET; THENCE, SOUTH 77°11'46" WEST, A DISTANCE OF 49.08 FEET;

OF 5.56 FEET; THENCE, NORTH 01°04'40" WEST, A DISTANCE OF 287.57 FEET; THENCE, SOUTH 88°55'20" WEST, A

HAVING A RADIUS OF 2,158.04 FEET, AN ARC LENGTH OF 764.15 FEET, A CENTRAL ANGLE OF 20°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

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.

DISTANCE OF 736.71 FEET; THENCE NORTHERLY ALONG A RADIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF

DISTANCE OF 224.03 FEET; THENCE, NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY,

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

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

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

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

COMMENCING AT THE SOUTHEAST CORNER OF TRACT B, LTC RANCH WEST; THENCE, NORTH 89°58'28" EAST, A

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,

DISTANCE OF 48.94 FEET; THENCE, SOUTH 83°59'50" WEST, A DISTANCE OF 28.38 FEET; THENCE,

DISTANCE OF 134.13 FEET; THENCE, NORTH 75°57'35" WEST, A DISTANCE OF 19.70 FEET; THENCE,

DISTANCE OF 74.33 FEET; THENCE, NORTH 82°56'05" WEST, A DISTANCE OF 58.31 FEET; THENCE,

BY SURVEYOR

FOLLOWS:

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

WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

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	

#### **TITLE CERTIFICATION:**

STATE OF FLORIDA COUNTY OF ST. LUCIE

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 \_\_\_\_\_ 2023:

- (A) THE RECORD TITLE TO THE 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.
- (B) THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN. EXCEPT THAT CERTAIN 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.
- (C) PURSUANT TO FLORIDA STATUE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR OF 20\_\_\_.
- (D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

#### **APPROVAL OF CITY:**

STATE OF FLORIDA CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH POD 5, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON THE PLAT OF LTC RANCH WEST PHASE 1) APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 202\_.

ATTEST:

CITY OF PORT ST. LUCIE

SALLY WALSH, CITY CLERK

SHANNON MARTIN, MAYOR

#### MORTGAGEE'S JOINDER AND CONSENT:

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

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

> WESTERN ALLIANCE BANK, AN ARIZONA CORPORA TION

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

BY:\_\_\_\_\_ NAME: STEVEN D. STREHLOW TITLE: VICE PRESIDENT

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

#### **ACKNOWLEDGEMENT:**

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

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

ON BEHALF OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS [ ] PERSONALLY KNOW TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

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

#### **CLERK'S RECORDING CERTIFICATE:**

STATE OF FLORIDA COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_, DAY OF \_\_\_\_\_\_, 2022.

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

#### **SURVEYOR'S NOTES:**

1) THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH AND ALL BEARINGS HAVE BEEN REFERENCED TO THE NORTH LINE OF THE N.W. 1/4 SECTION 35-37-40 BEING N89°35'12"E.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS NOTED. (RAD) DENOTES RADIAL.

3) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

4) AS PER FLORIDA STATUTES 177, THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN VERANDA PLAT NO. 2 PER PLAT BÓOK 68, PAGE 29 OF THE ST. LUCIE COUNTY RECORDS, LYING WITHIN THIS REPLAT, SUCH AS EASEMENTS, TRACTS, PARCELS AND RIGHTS-OF-WAYS WILL BE VACATED BY VIRTUE OF THIS RE-PLAT.

5) THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HÉREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CÓNSTRUCTION, 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.

#### **SURVEYOR'S CERTIFICATE:** STATE OF FLORIDA

COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 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 \_\_\_\_\_, 202\_.

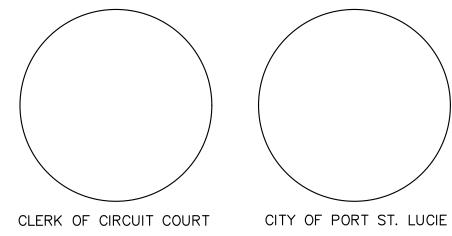
WILLIAM E. HAYHURST PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4416

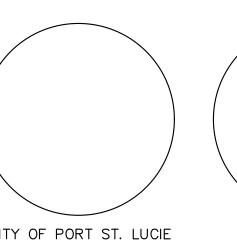
PREPARED IN THE OFFICE OF: KMA ENGINEERING & SURVEYING, LLC 2345 14TH AVENUE, SUITE 3 VERO BEACH, FLORIDA 32960 CERTIFICATION NO. LB 8351

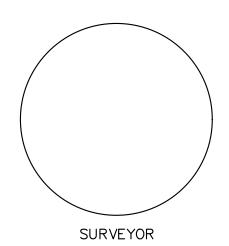
THIS INSTRUMENT PREPARED BY:

WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

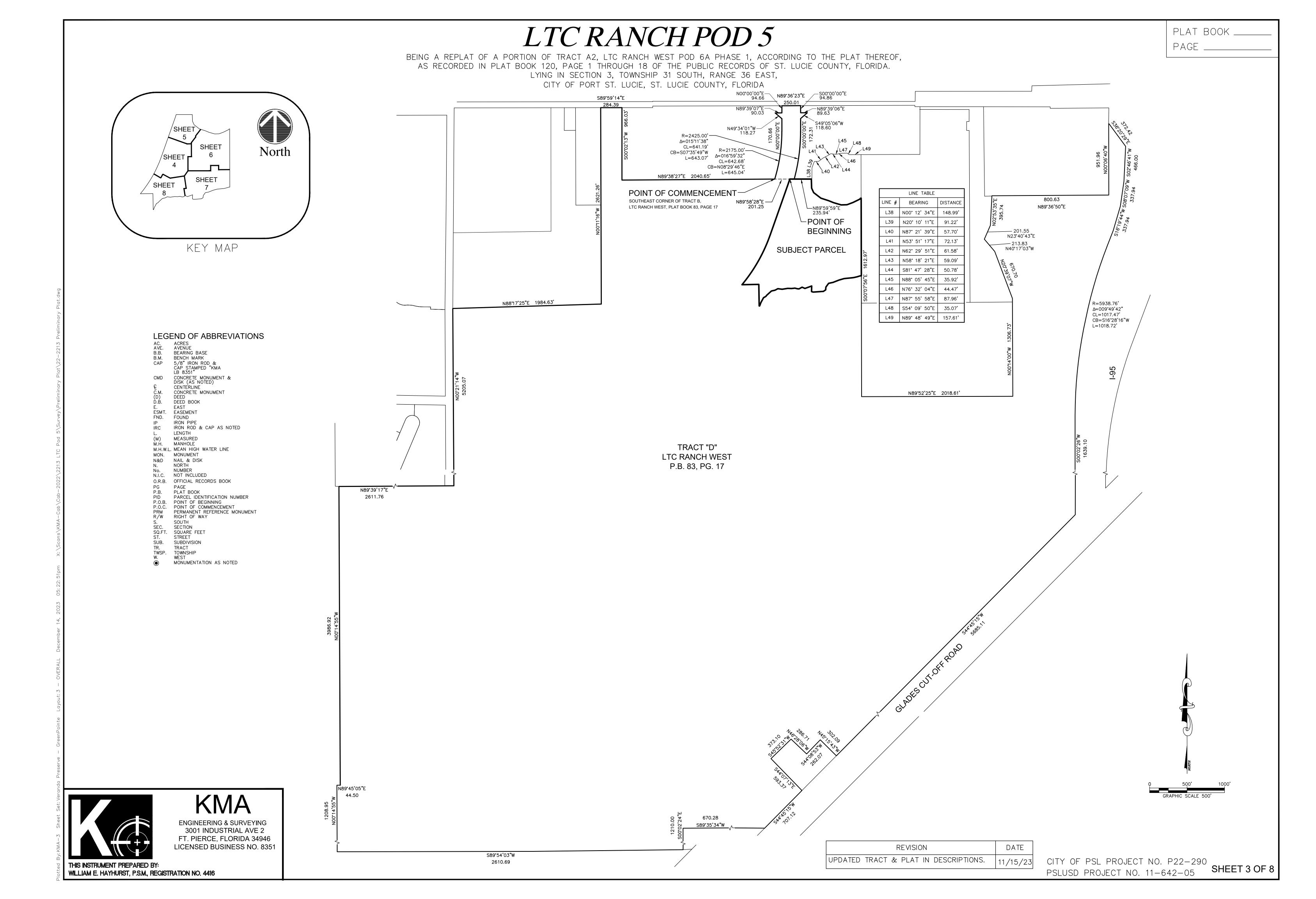
**ENGINEERING & SURVEYING** 3001 INDUSTRIAL AVE 2 FT. PIERCE. FLORIDA 34946 LICENSED BUSINESS NO. 8351





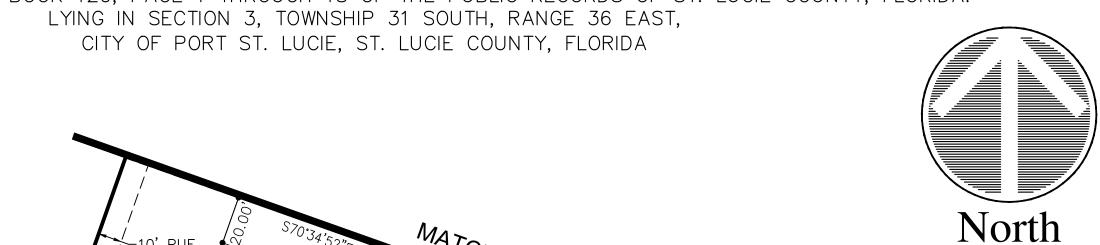


REVISION	DATE
UPDATED TRACT & PLAT IN DESCRIPTIONS. UPDATED TITLE CERTIFICATION. ADDED MORTGAGEE'S JOINDER & CONSENT AND ACKNOWLEDGEMENT.	11/15/23



PLAT BOOK \_\_\_\_ PAGE \_\_\_\_

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.



North

KEY MAP

TRACT WMT-1 1.80 AC

TRACT WMT-2 4.21 AC

LINE TABLE LINE # | BEARING | DISTANCE 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'

CHORD BEARING

**CURVE TABLE** 

C41 | 2208.04' | 20.01' | 0°31'09" | N27°37'35"E |

C42 | 2303.04' | 20.00' | 0°29'52" | N27°03'14"E |

C45 | 2208.04' | 20.00' | 0°31'08" | N26°35'18"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 |

C55 | 2208.04' | 20.01' | 0°31'09" | N23°59'35"E

C56 | 2303.04' | 26.30' | 0°39'15" | N23°29'31"E |

C58 | 2303.04' | 20.01' | 0°29'52" | N22°54'57"E |

C59 | 2208.04' | 20.01' | 0°31'09" | N22°59'26"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 |

C69 | 2208.04' | 20.00' | 0°31'08" | N20°23'43"E |

C70 | 2303.04' | 20.00' | 0°29'52" | N19°55'49"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 |

C75 | 77.00' | 26.20' | 19°29'42" | S80°22'57"E |

C76 | 2451.04' | 1.12' | 0°01'34" | N19°49'45"E |

25.00' | 39.29' | 90°03'17" | N25°36'31"W |

15.00' | 10.99' | 41°59'24" | N81°52'27"E

C78 | 50.00' | 25.30' | 28°59'19" | S75°22'25"W | 25.03'

| 2303.04' | 20.00' | 0°29'52" | N22°25'06"E

CURVE RADIUS LENGTH DELTA

**CURVE TABLE** 

C2 | 25.00' | 39.29' | 90°03'17" | S25°36'31"E | 35.37'

C3 | 175.00' | 59.55' | 19°29'46" | S80°23'03"E | 59.26'

C6 | 225.00' | 2.69' | 0°41'08" | S89°47'22"E | 2.69'

C7 | 225.00' | 24.33' | 6°11'40" | \$86°20'58"E | 24.31'

C8 | 225.00' | 24.05' | 6°07'24" | S80°11'26"E | 24.03'

C9 | 225.00' | 24.05' | 6°07'24" | S74°04'02"E | 24.03'

C11 | 25.00' | 39.24' | 89°56'34" | S64°23'33"W | 35.34' |

C12 | 2353.04' | 17.00' | 0°24'50" | N19°37'33"E | 17.00' |

C13 | 2451.04' | 17.01' | 0°23'51" | N19°37'02"E | 17.01'

C14 | 2353.04' | 24.00' | 0°35'04" | N20°07'30"E | 24.00'

C17 | 2451.04' | 24.01' | 0°33'40" | N20°39'28"E | 24.01'

C19 2451.04' 24.01' 0°33'41" N21°13'08"E 24.01'

C20 | 2353.04' | 18.36' | 0°26'49" | N21°48'35"E | 18.36'

C23 | 2451.04' | 24.01' | 0°33'41" | N22°23'45"E | 24.01'

C24 | 2353.04' | 24.01' | 0°35'04" | N22°54'37"E | 24.00'

C25 | 2451.04' | 24.00' | 0°33'40" | N22°57'25"E | 24.00'

C26 | 2353.04' | 24.00' | 0°35'04" | N23°29'41"E | 24.00'

C30 | 2353.04' | 24.00' | 0°35'04" | N24°39'49"E | 24.00'

C31 | 2451.04' | 24.00' | 0°33'40" | N24°38'25"E | 24.00'

C34 | 2353.04' | 24.01' | 0°35'05" | N25°49'57"E | 24.01'

C36 | 2353.04' | 18.41' | 0°26'54" | N26°20'57"E | 18.41'

C37 | 2451.04' | 26.18' | 0°36'43" | N26°20'57"E | 26.18'

C39 | 2208.04' | 18.69' | 0°29'06" | N28°07'43"E | 18.69'

C38 | 2303.04' | 26.00' | 0°38'48" | N28°07'26"E |

24.01' 0°35'04" N25°14'53"E

24.01' 0°33'41" N25°45'45"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 |

C27 | 2451.04' | 24.00' | 0°33'40" | N23°31'05"E |

C28 | 2353.04' | 24.00' | 0°35'04" | N24°04'45"E |

C33 | 2451.04' | 24.00' | 0°33'40" | N25°12'05"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 |

C10 | 225.00' | 1.45' | 0°22'11" | N70°49'15"W |

68.05' | 19°29'46" | \$80°23'03"E

CURVE RADIUS LENGTH DELTA

CHORD CHORD BEARING LENGTH

	,
△ - CB - CD - CB - CB	ACRES CENTERLINE DELTA (CENTRAL ANGLE) CHORD BEARING CHORD DISTANCE DRAINAGE EASEMENT EMERGENCY INGRESS/EGRESS EASEMENT IRIGATION QUALITY EASEMENT IRON ROD AND CAP ARC LENGTH LICENSED BUSINESS LANDSCAPE EASEMENT LOT/TRACT CORNER LAKE MAINTENANCE EASEMENT LIFT STATION EASEMENT PLAT BOOK POINT OF CURVATURE POINT OF INTERSECTION POINT OF REVERSE CURVATURE POINT OF TANGENCY PAGE PERMANENT REFERENCE MONUMENT OFFICIAL RECORD BOOK OPEN SPACE TRACT PORT ST LUCIE UTILITY EASEMENT RADIUS RADIAL LINE UTILITY EASEMENT WATER MANAGEMENT EASEMENT 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
_	STAMPED "PCP LB 8351"
	BOUNDARY LINE
	- SECTION LINE • RIGHT—OF—WAY LINE
	RIGHT-OF-WAY CENTER LINE
	- LOT LINE
	-EASEMENT LINE
	CONSERVATION EASEMENT LINE

LEGEND/ABBREVIATIONS

	/		38'10"W 120.02'		14. / N70·34'52"W 98.00' 44	02'-		]
,	٨/ /		120.02		N70°34'52"W 98.00'	N70°38'10"W		
/	Z Z _ /	2	7' PSLUE-/ /		98 001	$\wedge iI$		"W 483.99'
	PARKWA) 150'RWA) B PG	570.3	7' UE- <sup>J</sup>		3.00	N19°25'08"E 33.98'	1.99' <b>]</b> 24.00' 24.00'	24.00' 24.00'
	70,00		010"E 170	/   15		00.00		
/		69.00	70.00°	RACT R		AMENITY TRACT	\$00°07 \$00°07	\$00°07
1	$\mathcal{L}\mathcal{L}\mathcal{L}\mathcal{L}\mathcal{L}\mathcal{L}\mathcal{L}\mathcal{L}\mathcal{L}\mathcal{L}$					0.38 AC	7'56"E	\$00.07.56.E \$00.07.56.E \$00.07.56.E
	922	570°38'10"E	7' PSLUE	PI		7' UE	130   131	132 133
	WYLDER P PRIVATE 1 t name) PB	10/8/1	<sup>19.9</sup> 8' –7' UE	"EATHERDS"	570·38'10"F		98.00'	7'56"E 98.00' 7'56"E 133 7'56"E 98.00'
,	1 te			/ PROO	S70·38'10"E 133.49'  OK DRIVE 183.54' 7'		O, O,	0, 0,
1	WYLDE PRIVAT (plat name)	TRACT OST-23		HEATHERBROOM	7' UF 103.54' 7'	PSLUE	- $ 1$ $ 1$ $ 1$ $1$ $1$ $1$ $1$ $1$ $1$ $1$ $1$ $1$	
/	PRI	/ <b></b>			\$70'38'10" \[ -5' PSLUI	C3		L4 L5
,	/	S68:48'54"E S68:40:310	/ / /	5.01'			25, L6	
/	/	$\frac{1}{\sqrt{568}}$ $\frac{34^{\circ}E}{\sqrt{568}}$	95.05, 1/9	W70:34:5	PACT OST-35 24-15		PT   16   -	
	*	1 10 1854"F	_/ (\/_/_/		08.00'	22.70	/W- -25'	
	7.64.1.	S68.48,309 S68.48,54"E 95	95.03, N	45 N70°34'5	$\hat{c}$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		 
/	~ ,	34" <sub>E</sub> 95	02'/ PC	0 / N70·34'52"W 98.00	55.00, 101.34'	.   -		
/		1.0	<del>\( \)</del>	N70:3712		98.61	/ Lca l∞ ■	
		0.00, S68.48, 307 95.00	(C)	7-7.00, 98.00°	12 N 1252'16 E N 1	98 <u>.</u> 41	V12'52'16"E 102.51"  Total Control Con	] )
		<i>i</i> √9	1	47 7.0 / N70°34′52″W 98.00′ 48	N12, N19, N12, N19, N19, N19, N19, N19, N19, N19, N19	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		
/	\$ 65 \$ 7	S68.48,306 95.00,1	56'3" CAL	98.00	$\left\langle \begin{array}{c} C_{1} \\ A_{2} \end{array} \right\rangle$	126 25/ 125/ 125	100°6 10	
/	275/5 Bl/w 5",	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ASHWICK B=N25:56:13"E N25:56:13"E C18 (C18)		C76		M12'52'16"E M12'52'16"E ,00'86 ATCH	
	P=275; OB=1/ V*6*40"; V*6*40";	\$68°48,305 95.00°1 16	S. 56.75	198.01'	24.00' 24.00 N70°09'28"W	24.00,	252'16' Z'52'16' 7RACT ,000'8	)
	/ / · · · · · · · · · · · · · · · · · ·	\$68.48,304 \$54.7E	(8) <b>4</b> (5) (3) /	N70·34′52″W	25. <u>64</u>	1210	21 02 / -2.20	
/	$\begin{pmatrix} & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & \\ & & & \\ & \\ & & \\ & & \\ & & \\ & \\ & & \\ & \\ & \\ & & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ $	S68.48,304 S68.48,54"E S68.48,54"E S68.48,54"E S68.48,54"E	N N N N N N N N N N N N N N N N N N N	70°34′52″W 98.04′		N77°07'51"W 146.20'	C18 /	:
/		\$68.48,303 95.03, 1 18 N					C77 L9-	
		S6471'2 OST 95.06' / 18 6	L=529.70' ASHWCK L=535.38' CB=N25.56'13"E C22 CB=N25.56'13"E C22 CB=N25.56'13"E C22 CB=N25.56'13"E C22 CB=N25.56'13"E C1=56'13"E C1			~ .		
		S64.11.25"E 95.06'   100 50 00 00 00 00 00 00 00 00 00 00 00 0	11/0/105:55				•	
	10' PUE (3)	S64.77.302 95.06. / 150 11	/ = V	- · · · · · · · · · · · · · · · · · · ·	/			
	/ / 13 13 1	(5)*E	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\					

TRACT	AREA	TRACT	AREA
OST-1	0.80 AC.	OST-26	0.05 AC.
OST-2	0.04 AC.	OST-27	7 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-3	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.	0ST-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	7 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-4	0.14 AC.
OST-17	0.04 AC.	OST-42	0.04 AC.
OST-18	0.04 AC.	0ST-43	0.04 AC.
OST-19	0.04 AC.	OST-4	0.04 AC.
OST-20	0.04 AC.	OST-45	0.04 AC.
OST-21	0.04 AC.	0ST-46	0.29 AC.
OST-22	0.04 AC.	OST-47	7 0.05 AC.
OST-23	1.25 AC.	OST-48	0.05 AC.
OCT O4	0 0 4 4 0	A N A C N U T	0.70.40

AMENITY 0.38 AC.

OST-24 0.04 AC.

OST-25 0.05 AC.

**GRAPHIC SCALE** 

SCALE: (1 Inch = 40 Feet)

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

REVISION

RENAMED ALL 20' D.E. TO 20' W.M.E.

REMOVED 20' D.E. ON TRACT OST-25

REDUCED 20' D.E. TO 15' D.E. ON TRACT OST-47

LISTED AMENITY TRACT AREA

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

	DATE	REVISION	DATE
9/25/23	REVISED OST TRACT AREAS PER MODIFICATIONS.	10/26/23	
		11/15/23	

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

C77

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

N89°59'59"E 286.97'

TRACT OST-4

North

POINT OF COMMENCEMENT SOUTHEAST CORNER OF TRACT B, LTC RANCH WEST, PLAT BOOK 83, PAGE 17

POINT OF BEGINNING

AREA OST-1 0.80 AC. 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. 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-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.

KEY MAP

PSLUE  70.53.	PRM   S70°34′52″E   S70°34′52″E   N70°34′52″W   S70°34′52″E   S70°54°E   S70°54°E   S70°E   S7	S01°48'02"E 120.64'
MYLDER PAR (PRIVATE 150)	23	WETLAND  W-14  W-14  PRM  PRM  PRM
	50.00, S70·34·52"E 95.00, S70·38·70"E 95.00 S	175  176  177  178  179  180  180  179
TRACT S	14 95.00'   0 34'52"E 95.00'   0 34'52"W 98.00'   0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	181 182 182
100 S70°	10 70°34′52″E 95.00° / 10 - 7' UE 9 95.00° / 10 - 7' P\$LUE 35	173 172 173 174 172 175 175 175 175 175 175 175 175 175 175
	MATCH LINE (SEE SHEET 4)  37  98.00'  78  98.00'  78  98.00'  78  78  78  78  78  78  78  78  78  7	L16 20.00' \$70°34'52"E

∠ 20' PSLUE

N	orth

### **GRAPHIC SCALE** SCALE: (1 Inch = 40 Feet)

#### LEGEND/ABBREVIATIONS

AC — ACRES Q — CENTERLINE

 $\Delta$  – 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 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 R — RADIUS

(RAD) - RADIAL LINE UÉ — 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

DATE REVISION EXTENDED WYNDING STREET 8/10/23 R/W. ADDING CL IN PSLUE RENAMED ALL 20' D.E. TO 20' W.M.E. 9/25/23 RENAMED 30' U.E. TO 30' P.S.L.U.E. **KMA** RENAMED ROADS, REVISED OST TRACT AREAS PER 10/26/23 MODIFICATIONS. MOVED LOTS 175-182. **ENGINEERING & SURVEYING** UPDATED TRACT & PLAT IN DESCRIPTIONS. 3001 INDUSTRIAL AVE 2 11/15/23 UPDATED WYLDER PARKWAY R/W LABEL FT. PIERCE, FLORIDA 34946 ADDED 20' PSLUE. REVISED ROAD NAMES. LICENSED BUSINESS NO. 8351 UPDATED THE 20' WIDE PSLUE IN TRACT OST-4. 12/06/23

CURVE TABLE					
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'

LTC RANCH POD 5 PLAT BOOK \_\_\_\_ PAGE \_\_\_\_ 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 North N80°58'21"E 10.47'¬ N30°29'43"E 12.58'— North GRAPHIC SCALE SCALE: (1 Inch = 40 Feet) WETLAND W-14 LEGEND/ABBREVIATIONS AC - ACRES Q - CENTERLINE OST-7 PSLUE Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING S89°52'04"W 98.00' CD - CHORD DISTANCE 197 KEY MAP DE - DRAINAGE EASEMENT EIEE - EMERGENCY INGRESS/EGRESS EASEMENT S89°52'04"W 98.00' IQE - IRRIGATION QUALITY EASEMENT IR&C - IRON ROD AND CAP L - ARC LENGTH LB - LICENSED BUSINESS S89°52'04"W 98.00' LE - LANDSCAPE EASEMENT √5' PSLUE O - LOT/TRACT CORNER LME - LAKE MAINTENANCE EASEMENT BLUE FINCH WAY S89°52'04"W 98.00' LSE - LIFT STATION EASEMENT PB - PLAT BOOK PC - POINT OF CURVATURE PI - POINT OF INTERSECTION S89°52'04"W 98.00' PRC - POINT OF REVERSE CURVATURE PT - POINT OF TANGENCY TRACT OST-9 PG - PAGE PRM - PERMANENT REFERENCE MONUMENT AREA S89°52'04"W 98.00' O.R.B. - OFFICIAL RECORD BOOK 0.80 AC. 201 OST - OPEN SPACE TRACT 0.04 AC. PSLUE - PORT ST LUCIE UTILITY EASEMENT 0.04 AC. R - RADIUS S89°52'04"W 98.00' —50.00**'**— OST-40.72 AC. (RAD) - RADIAL LINE UÉ - UTILITY EASEMENT 0.07 AC. WME - WATER MANAGEMENT EASEMENT 0.04 AC. S89°52'04"W 98.00' WMT - WATER MANAGEMENT TRACT 0.20 AC. ■ - 5/8" IRON ROD W/ CAP STAMPED 203 OST-31 OST-8 | 1.18 AC. "KMA LB 8351 PRM" OR AS NOTED OST-9 0.04 AC. DENOTES PERMANENT CONTROL POINT S89°52'04"W 98.00' 0.04 AC. STAMPED "PCP LB 8351" S89°52'34"W 98.00' - BOUNDARY LINE 0.04 AC. 154 — SECTION LINE OST-12 | 0.04 AC. OST-13 | 0.04 AC. - RIGHT-OF-WAY CENTER LINE S89°52'34"W 98.00' 0.04 AC TRACT WMT-1 - LOT LINE 153 ----EASEMENT LINE 1.80 AC S89°52'04"W 98.00' OST-16 0.04 AC. -- CONSERVATION EASEMENT LINE S89°52'34"W 98.00' OST-17 | 0.04 AC. OST-18 0.04 AC. S89°52'04"W 98.00' 206 OST-20 | 0.04 AC. S89°52'34"W 98.00' S89°52'04"W 98.00' OST-21 | 0.04 AC. OST-22 0.04 AC. ADJACENT PROPERTY -12.74 S89°52'34"W 98.00' TRACT S89°52'04"W 98.00 0.04 AC OST-8 **EQUUS FARMS LLC** 20.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' 24.00' OST-25 | 0.05 AC. (1.18 AC.) UNPLATTED LANDS OST-26 0.05 AC. S89°52'04"W 98.00' OST-27 0.04 AC. P--50' R/W---3 149 OST-28 0.16 AC. LINE TABLE **CURVE TABLE** OST-29 | 0.08 AC. S89°52'04"W 98.00' S89°52'34"W 98.00' OST-30 0.04 AC. LINE | LENGTH | BEARING OST-31 0.13 AC. CURVE RADIUS LENGTH DELTA 148 ห<sup>ื</sup> 134 | คร**ี** 135 | ครี 136 | ครี 137 | ครี 138 | ครี 139 | ครี 140 ครี | 👸 | | ທ້ 141 | ທ້ 142 | ທ້ 143 | ທ້ 144 | ທ້ 145 | ທ້ 146 | ທ້ 147 ທັ | S89°52'04"W 98.00' TRACT OST-11 L17 | 154.10' | S52°17'51"E OST-33 0.04 AC. S89°52'34"W 98.00' | | C91 | 100.00' | 37.43' | 21°26'42" | S63°01'12"E | 37.21' L18 | 129.02' | S52°17'51"E 13.73' OST-34 | 0.04 AC. S89°52'04"W 98.00' C92 | 125.00' | 46.79' | 21°26'42" | S63°01'12"E | 46.51' OST-35 0.11 AC. OST-32\_ 8.50' S52°17'51"E 211 OST-36 0.06 AC. C93 | 150.00' | 56.14' | 21°26'42" | S63°01'12"E | 55.82' 4.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00' | 24.00 0.04 AC. 10.43' S72°16'52"E S89°52'04"W 98.00' C94 | 150.00' | 15.01' | 5°44'03" | S58°04'23"E | 15.01' OST-38 | 0.04 AC. 9.58' S67°43'40"E OST-39 0.06 AC. C95 | 150.00' | 20.26' | 7°44'21" | S64°48'34"E | 20.25' OST-40 S89°52'04"W 98.00' 10.48' S73°44'33"E N89°52'04"E 606.99' 213 OST-41 0.14 AC. C96 | 150.00' | 13.26' | 5°03'48" | S71°12'39"E | 13.25' HEATHERBROOK DRIVE OST-42 | 0.04 AC. 10.63' N89°52'34"E S89°52'04"W 98.00' C97 | 50.00' | 18.71' | 21°26'42" | S63°01'12"E | 18.61' OST-43 | 0.04 AC. 214 10.62' N89°52'34"E OST-44 0.04 AC. C98 | 100.00' | 28.59' | 16°22'53" | S81°55'59"E | 28.49' 0.04 AC. OST-45 S89°52'04"W 98.00' 78.93' S0°07'56"E OST-46 0.29 AC. C99 | 100.00' | 10.93' | 6°15'38" | S76°52'21"E | 10.92' L26 98.00' N89°52'04"E OST-47 0.05 AC. C100 | 100.00' | 17.66' | 10°07'16" | S85°03'48"E | 17.64' S89°52'04"W 98.00' OST-48 0.05 AC. 0.50' N89°52'04"E AMENITY 0.38 AC. 216 C101 | 125.00' | 35.74' | 16°22'53" | S81°55'59"E | 35.62' L28 | 193.58' | S0°07'56"E S89°52'04"W 98.00' TRACT OST-12 C102 | 150.00' | 42.89' | 16°22'53" | S81°55'59"E | 42.74' 123 🗧 122 🗧 121 🗧 120 🗐 119 🗐 118 🗳 L29 | 59.26' | S0°07'56"E C103 | 25.00' | 39.27' | 90°00'30" | N44°52'19"E | 35.36' S89°52'04"W 98.00' 217 C104 | 25.00' | 39.27' | 89°59'30" | \$45°07'41"E | 35.35' C105 | 25.00' | 39.27' | 90°00'00" | \$44°52'04"W | 35.36' S89°52'04"W 98.00' 24 218 C106 | 25.00' | 39.27' | 90°00'00" | N45°07'56"W | 35.36' S89°52'04"W 98.00' 219 MATCH LINE (SEE SHEET 7) S89°52'04"W 98.00' S89°52'04"W 98.00' TRACT WMT-2 4.21 AC S89°52**2042**"W 98.00' **KMA** REVISION DATE MATCH LINE (SEE SHEET 7) SWAPPING LOTS 199, 200 & 8/10/23 **ENGINEERING & SURVEYING** TRACT OST-9 3001 INDUSTRIAL AVE 2 RENAMED ALL 20' D.E. TO 20' W.M.E. FT. PIERCE, FLORIDA 34946 9/25/23 DATE REVISION LICENSED BUSINESS NO. 8351

UPDATED TRACT & PLAT IN DESCRIPTIONS.

ADDED 20' PSLUE. REVISED ROAD NAMES.

10/26/23

11/15/23

RENAMED ROADS, REVISED OST TRACT AREAS PER

MODIFICATIONS.ADDED 10' DRAINAGE EASEMENT TO

LOTS 183-190.

THIS INSTRUMENT PREPARED BY:

WILLIAM E. HAYHURST. P.S.M., REGISTRATION NO. 4416

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

SHEET 6 OF 8

PLAT BOOK \_\_\_ PAGE \_\_\_\_

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

MATCH LINE (SEE SHEET 6)

N89°52'04"E 98.00

**103** N89°52'04"E 98.00'

**102** N89°52'04"E 98.00'

**101** N89°52'04"E 98.00'

North

**GRAPHIC SCALE** SCALE: (1 Inch = 40 Feet)

#### LEGEND/ABBREVIATIONS

AC - ACRES  $\mathbb{Q} - CENTERLINE$   $\Delta - DELTA (CENTRAL ANGLE)$  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

O - LOT/TRACT CORNER

LME — LAKÉ 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

UÉ - 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

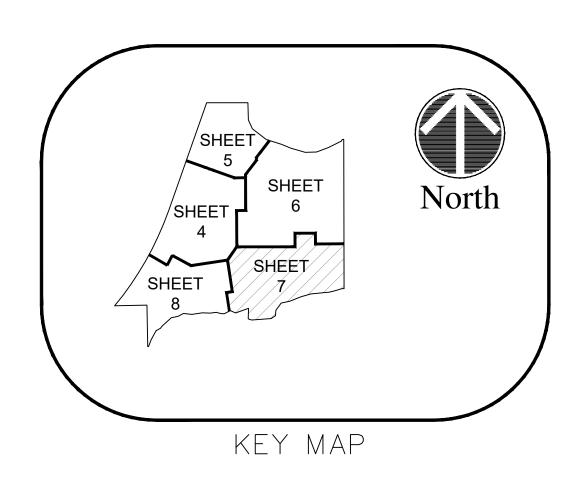
CONSERVATION EASEMENT LINE

TRACT	AREA
0ST-1	0.80 AC.
OST-2	0.04 AC.
OST-3	0.04 AC.
OST-4	0.72 AC.
OST-3 OST-4 OST-5 OST-6	0.72 AC. 0.07 AC.
OST-6	0.04 AC.
OST-7	0.04 AC. 0.20 AC. 1.18 AC. 0.04 AC.
OST-8	1.18 AC.
OST-9	0.04 AC.
OST-7 OST-8 OST-9 OST-10	0.04 AC. 0.04 AC. 0.04 AC. 0.04 AC.
OST-11 OST-12 OST-13	0.04 AC.
OST-12	0.04 AC.
OST-13	0.04 AC.
OST-14	
OST-14 OST-15	1.57 AC.
OST-16	0.04 AC.
OST-17	0.04 AC.
OST-16 OST-17 OST-18 OST-19	0.04 AC. 1.57 AC. 0.04 AC. 0.04 AC. 0.04 AC. 0.04 AC. 0.04 AC. 0.04 AC. 0.04 AC.
OST-19	0.04 AC.
OST-20	0.04 AC.
OST-21	0.04 AC.
OST-22	0.04 AC.
OST – 20 OST – 21 OST – 22 OST – 23	1.25 AC. 0.04 AC. 0.05 AC. 0.05 AC.
051-24	0.04 AC.
OST-25	0.05 AC.
OST-26	0.05 AC.
OST-27	()()4 A()
1 ()51-28	0.16 AC.
OST-29 OST-30 OST-31	0.16 AC. 0.08 AC. 0.04 AC.
OST-30 OST-31	0.04 AC.
OSI-31	0.13 AC. 0.11 AC.
OST-32	0.11 AC.
OST-33	0.04 AC.
OST-34	0.04 AC.
OST-35 OST-36	0.11 AC.
<u>051-36</u>	0.06 AC.
OST-37	0.04 AC. 0.04 AC. 0.06 AC.
OST-38	0.04 AC.
OST-39	0.06 AC.
OST-40	0.02 AC.
OST-41	0.14 AC. 0.04 AC.
OCT 42	
031-43 00T 44	0.04 AC. 0.04 AC.
OST-42 OST-43 OST-44 OST-45	0.04 AC. 0.04 AC.
OST-46	0.29 AC.
OST-47	0.05 AC.
1 001 17	0.00 / 10.

CITY OF PSL PROJECT NO. P22-290 SHEET 7 OF 8 PSLUSD PROJECT NO. 11-642-05

OST-48 0.05 AC.

AMENITY 0.38 AC.



TRACT WMT-2

4.21 AC

TRACT OST-15

REVISION

RENAMED ROADS, REVISED OST TRACT AREAS PER MODIFICATIONS. 10/26/23

UPDATED TRACT & PLAT IN DESCRIPTIONS. REVISED ROAD NAMES. 11/15/23

CHANGED 20' D.E. TO 15' D.E. ON TRACTS OST-16

ADDED 12' DRAINAGE EASEMENT TO LOTS 183-196.

N89°52'04"E 98.00' N89°52'04"E 98.00' N89°52'04"E 98.00' N89**°**52'04"E 98.00' TRACT OST-41

228 S89°52'04"W 98.00' TRACT OST-14 S89°52'04"W 98.00' 229 S89°52'04"W 98.00' 230

S89°52'04"W 98.00' 231 S89°52'04"W 98.00' 232

S89°52'04"W 98.00' **234** S89°52'04"W 98.00'

MATCH LINE (SEE SHEET 6)

S89°52'04"W 98.00'

S89°52'04"W 98.00' 224

S89°52'04"W 98.00'

S89°52'04"W 98.00'

S89°52'04"W 98.00'

S89°52'04"W 98.00'

50.00'—

TRACT

OST-8

ADJACENT PROPERTY

**EQUUS FARMS LLC** 

UNPLATTED LANDS

225

226

227

223

TRACT OST-15 S89°52'04"W 15.04'<sup>\_</sup>

`\_S35°51'54"W 61.78' WETLAND \_\_\_\_S05°21'36"W 37.98' W-24A

DATE

9/25/23

-S56°43'14"W 36.41'

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

7.98' S81°21'35"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHOR LENGT	
C107	25.00'	35.56'	81°29'31"	S40°36'50"W	32.6	
C108	25.00'	42.98'	98°30'29"	N49°23'10"W	37.8	



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

N56°33'57"W 6.31'-

N75°57'35"W 19.70'-

& OST-42

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

LTC RANCH POD 5 PLAT BOOK \_\_\_\_ PAGE \_\_\_ 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 LEGEND/ABBREVIATIONS North AC — ACRES Q — 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 North L - ARC LENGTH LB - LICENSED BUSINESS LE - LANDSCAPE EASEMENT O - LOT/TRACT CORNER LME - LAKE MAINTENANCE EASEMENT **GRAPHIC SCALE** LSE - LIFT STATION EASEMENT KEY MAP PB - PLAT BOOK PC - POINT OF CURVATURE PI — POINT OF CORVATORE
PI — POINT OF INTERSECTION
PRC — POINT OF REVERSE CURVATURE
PT — POINT OF TANGENCY SCALE: (1 Inch = 40 Feet) PG — PAGE PRM — PERMANENT REFERENCE MONUMENT O.R.B. - OFFICIAL RECORD BOOK OST - OPEN SPACE TRACT
PSLUE - PORT ST LUCIE UTILITY EASEMENT
R - RADIUS TRACT WMT-2 (RAD) — RADIAL LINE UE — UTILITY EASEMENT 4.21 AC 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 CENTER LINE --- LOT LINE ----EASEMENT LINE -- CONSERVATION EASEMENT LINE LINE TABLE LINE # | BEARING | DISTANCE TRACT OST-46 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' 7' PSLUE¬ **CURVE TABLE CURVE TABLE** TRACT OST-23 CURVE RADIUS LENGTH DELTA CURVE RADIUS LENGTH DELTA C109 | 25.00' | 57.20' | 131°05'44" | N33°05'33"W | 45.52' | C136 | 2208.04' | 20.00' | 0°31'08" | N30°42'45"E | C110 | 50.00' | 114.40' | 131°05'44" | N33°05'33"W | 91.03' C137 | 2303.04' | 20.00' | 0°29'51" | N30°11'40"E | C138 | 2208.04' | 20.00' | 0°31'08" | N30°11'37"E 31.00' 72.24' 133°30'58" N31°52'56"W S88°55'20"W 224.03' C112 31.00' 12.68' 23°26'23" N86°55'14"W 12.59' C139 | 2303.04' | 20.00' | 0°29'51" | N29°41'49"E | C140 | 2208.04' | 20.00' | 0°31'08" | N29°40'29"E | C113 31.00' 12.20' 22°33'15" N63°55'25"W 12.12' 0.80 AC. S61°57′19″W 47.69′¬ C114 31.00' 17.97' 33°12'30" N36°02'32"W 0.04 AC. C141 | 2303.04' | 20.00' | 0°29'52" | N29°11'57"E | OST-15 C115 | 2208.04' | 20.01' | 0°31'09" | N35°52'38"E | 20.01' C142 | 2208.04' | 20.00' | 0°31'09" | N29°09'20"E | PRM C143 | 2303.04' | 20.23' | 0°30'12" | N28°41'56"E PRM 0.04 AC. OST-23 S83°36'58"W 43.21'-C144 | 2208.04' | 20.23' | 0°31'30" | N28°38'01"E | C117 | 2208.04' | 20.00' | 0°31'08" | N35°21'30"E | 20.00' <sup>\_</sup>N82°56'05"W 58.31' N75°47'51"W 34.11' 1.18 AC. C118 31.00' 8.18' 15°07'26" N27°18'50"E 8.16' C145 | 2353.04' | 73.53' | 1°47'25" | N31°33'36"E | 73.52' | -S62°14'27"W 42.49' 0.04 AC. N85°24'48"W 21.72' └S77°11'46"W 49.08' 0.04 AC. C146 | 2353.04' | 24.01' | 0°35'05" | N30°22'21"E C119 | 2303.04' | 11.91' | 0°17'46" | N34°43'40"E | 0.04 AC. C147 | 2451.04' | 24.01' | 0°33'41" | N30°18'09"E | C120 | 2208.04' | 20.00' | 0°31'08" | N34°50'21"E | 20.00' 0.04 AC. C121 | 2303.04' | 20.00' | 0°29'51" | N34°19'51"E | 20.00' C148 | 2353.04' | 24.01' | 0°35'04" | N29°47'17"E | 0.04 AC. C122 | 2208.04' | 20.00' | 0°31'08" | N34°19'13"E | 20.00' C149 | 2451.04' | 24.00' | 0°33'40" | N29°44'28"E 0.04 AC. C150 | 2353.04' | 24.00' | 0°35'04" | N29°12'13"E | C123 | 2303.04' | 20.00' | 0°29'51" | N33°50'00"E | 20.00' 0.04 AC. 0.04 AC. OST-18 C124 | 2208.04' | 20.00' | 0°31'08" | N33°48'04"E | 20.00' C151 | 2451.04' | 24.00' | 0°33'40" | N29°10'48"E | \_\_S38°32'46"W 21.86' 0.04 AC. C152 | 2353.04' | 24.00' | 0°35'04" | N28°37'09"E C125 | 2303.04' | 24.78' | 0°36'59" | N33°16'35"E | 0.04 AC. **WETLAND** TRACT 0.04 AC. C153 | 2451.04' | 8.24' | 0°11'34" | N28°48'12"E | C126 | 2208.04' | 18.99' | 0°29'34" | N33°17'43"E | 0ST-15 S61°03'08"W 33.95' W-24A 0.04 AC. 1.25 AC. C127 | 2303.04' | 20.01' | C154 2451.04' 80.26' 1°52'34" N29°38'42"E 0°29'52" | N32°43'09"E | 20.01' C128 | 2208.04' | 20.01' | 0°31'09" | N32°47'21"E | 20.01' C155 | 2451.04' | 15.76' | 0°22'06" | N28°31'22"E DATE REVISION 0.05 AC. C129 | 2303.04' | 21.47' | 0°32'03" | N32°12'12"E | 21.47' C156 | 2353.04' | 24.00' | 0°35'04" | N28°02'05"E | 0.04 AC. RENAMED ALL 20' D.E. TO 20' W.M.E. 9/25/23 0.16 AC. C130 | 2208.04' | 20.01' | 0°31'10" | N32°16'12"E | C157 | 2451.04' | 24.00' | 0°33'40" | N28°03'29"E ADDED 20' W.M.E. TO TRACT OST-45 C158 | 2353.04' | 24.01' | 0°35'04" | N27°27'01"E C131 | 2303.04' | 20.01' | 0°29'52" | N31°41'14"E | 20.01' 0.04 AC. RENAMED ROADS, REVISED OST 10/26/23 0.13 AC. TRACT AREAS PER MODIFICATIONS. C132 | 2208.04' | 20.01' | 0°31'09" | N31°45'03"E | 20.01' C159 | 2451.04' | 24.00' | 0°33'40" | N27°29'49"E | 0.11 AC. UPDATED TRACT & PLAT IN DESCRIPTIONS. \_\_\_S21°02'13"W 49.50' C160 | 2353.04' | 24.01' | 0°35'05" | N26°51'56"E 11/15/23 0.04 AC. C133 | 2303.04' | 20.00' | 0.04 AC UPDATED WYLDER PARKWAY R/W LABEL C134 | 2208.04' | 20.00' | 0°31'09" | N31°13'54"E | 20.00' C161 | 2451.04' | 24.01' | 0°33'41" | N26°56'09"E | 24.01' | 0.11 AC. 0.06 AC. C135 | 2303.04' | 20.00' | 0°29'51" | N30°41'31"E | 20.00' C162 | 2451.04' | 379.22' | 8°51'53" | N24°16'28"E | 378.84' └S89°09'41"W 5.56' 0.04 AC. 0.04 AC. **KMA** 0.06 AC. OST-41 0.14 AC. **ENGINEERING & SURVEYING** 0.04 AC. 3001 INDUSTRIAL AVE 2 0.04 AC. OST-43FT. PIERCE, FLORIDA 34946 0.04 AC. OST-44 OST-450.04 AC. LICENSED BUSINESS NO. 8351 OST-46 0.29 AC. CITY OF PSL PROJECT NO. P22-290 SHEET 8 OF 8 OST-470.05 AC. THIS INSTRUMENT PREPARED BY: 0.05 AC. OST-48

WILLIAM E. HAYHURST, P.S.M., REGISTRATION NO. 4416

0.38 AC.

PSLUSD PROJECT NO. 11-642-05