

# LTC RANCH WEST POD 6A PHASE 1

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

PAGE \_\_\_\_\_

**SHEET 1 OF 18**

BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
AS RECORDED IN PLAT BOOK 117, PAGE 10,  
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN  
SECTIONS 3, 4, 9, 10, 15 AND 16,  
TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF

**CAULFIELD and WHEELER, INC.**  
SURVEYORS – ENGINEERS – PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "LTC RANCH WEST POD 6A", BEING A REPLAT OF TRACT "A1" OF THE PLAT OF LTC RANCH WEST PHASE 2, RECORDED IN PLAT BOOK 117, PAGE 10, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 917.556 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH WEST POD 6A PHASE 1", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., 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 SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE 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. UTILITY EASEMENTS (UE) ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. SAID EASEMENT IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, (CITY), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNERS AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

4. THE OPEN SPACE TRACTS (0-1 THROUGH 0-6) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 3), 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 IRRIGATION EASEMENTS (IOE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION, OPERATION, MAINTENANCE IMPROVING OR REPLACING OF ONE OR MORE IRRIGATION/REUSE AND/OR UTILITY TRANSMISSION OR DISTRIBUTION LINES, AND ALL NORMAL APPURTENANCES THERETO, INCLUDING THE NECESSARY RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING IRRIGATION/REUSE AND/OR UTILITY SERVICES PROVIDED THAT SUCH RIGHTS OF INGRESS AND EGRESS SHALL BE EXERCISED IN A REASONABLE MANNER IN ACCORDANCE WITH THE STANDARD PRACTICES IN THE INDUSTRY, TOGETHER WITH THE RIGHT AND PRIVILEGE TO INSPECT, ALTER, REMOVE OR RELOCATE SUCH LINES, FACILITIES AND APPURTENANCES THERETO WITHIN THE EASEMENT HEREBY GRANTED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL USE AND ENJOYMENT THEREOF FOR THE ABOVE-STATED PURPOSES. THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") SHALL BE ALLOWED TO CROSS THE IRRIGATION EASEMENTS WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.

7. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LTC RANCH WEST 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.

8. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

9. TRACTS "A2", "B2", "C2", AND "D2" AS SHOWN HEREON, ARE HEREBY RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT.

10. LIFT STATION EASEMENTS (LSE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. 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. FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL 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 OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS. DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES, THE CITY OF PORT ST. LUCIE, 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, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

11. THE PORT ST. LUCIE UTILITY EASEMENTS (PSLUE) AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE (CITY), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNERS, 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. FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND 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, DESIGNERS 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, DESIGNERS 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.

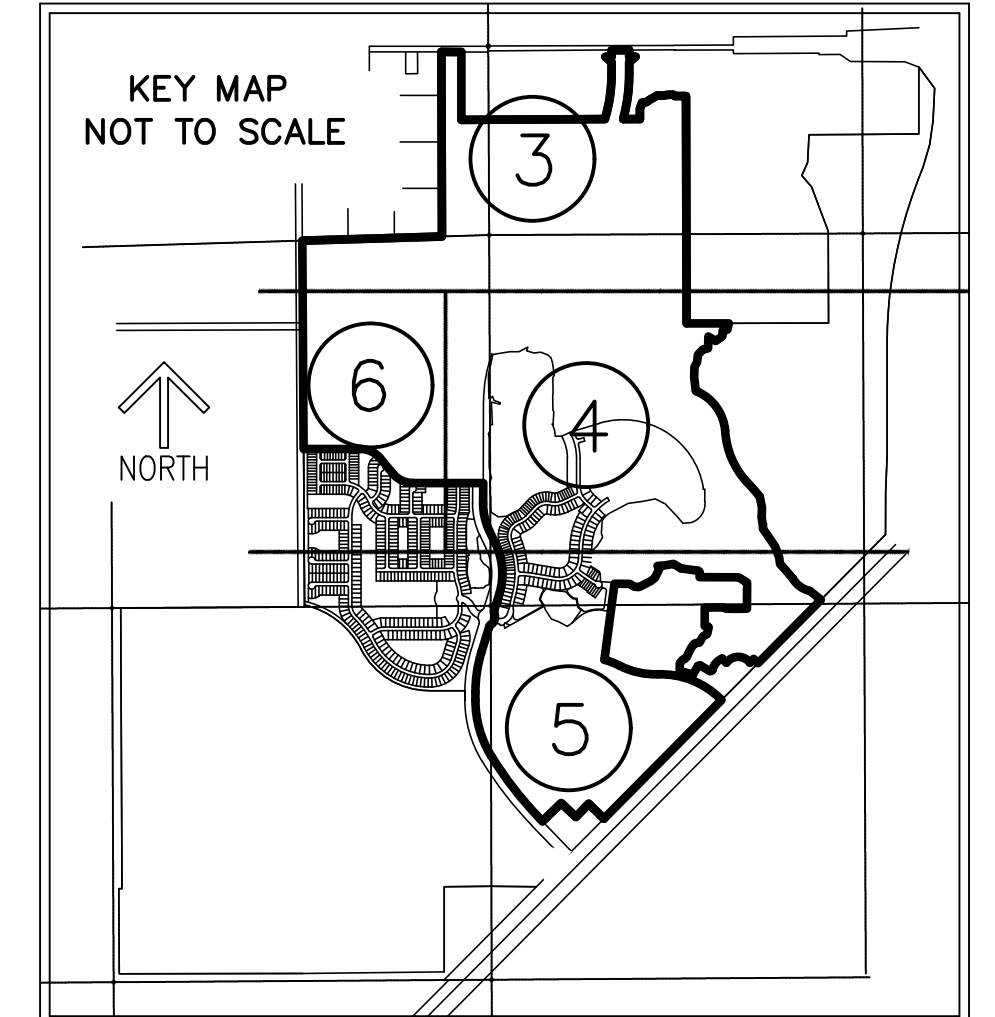
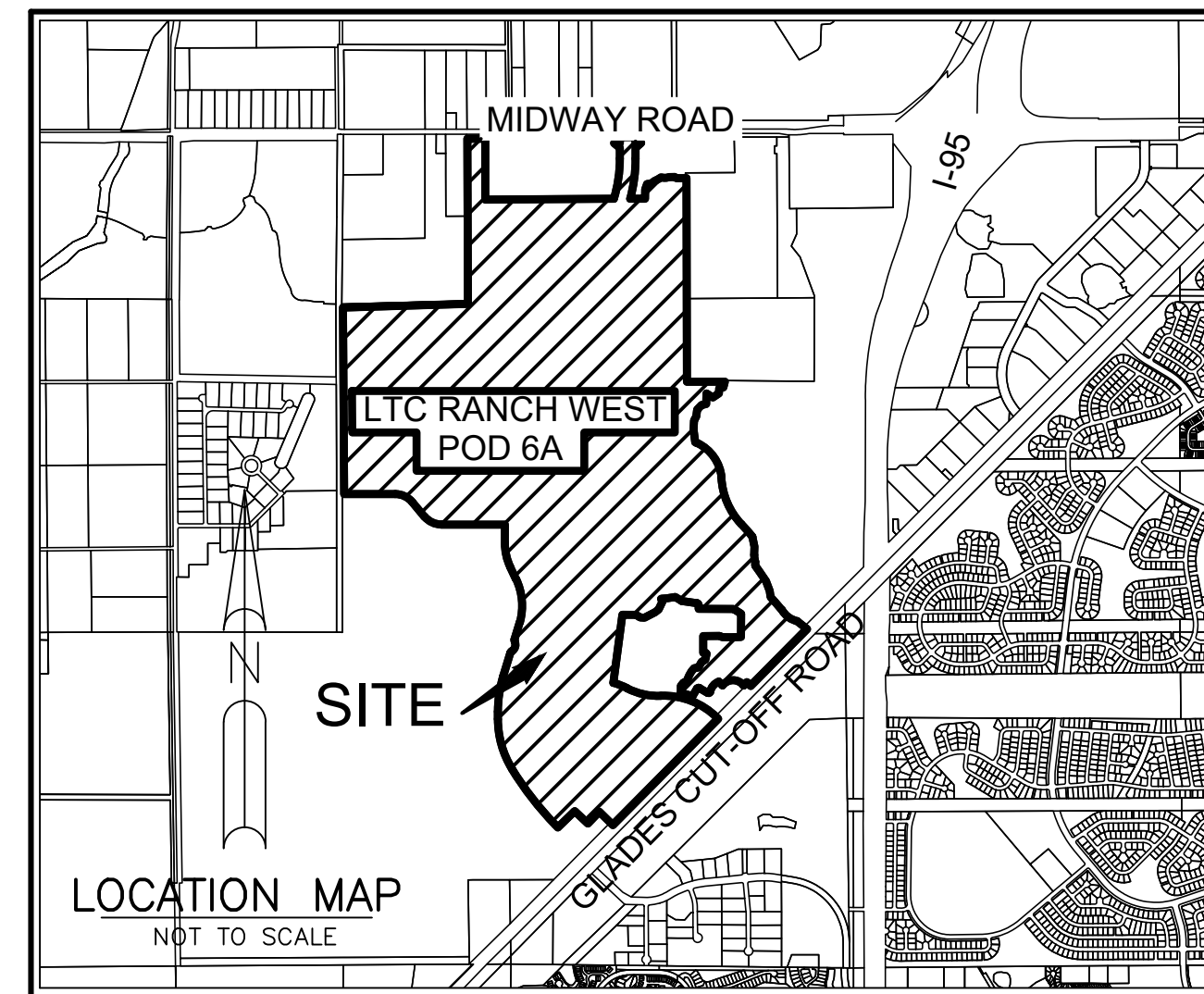
12. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 3) AND WATER MANAGEMENT EASEMENTS (WME), OPEN SPACE TRACTS (0-1 THROUGH 0-6) AND DRAINAGE EASEMENTS (DE) SHOWN ON THIS PLAT. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

13. 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 (S.M.T. 1 THROUGH S.M.T. 3) AND WATER MANAGEMENT EASEMENTS (WME), OPEN SPACE TRACTS (0-1 THROUGH 0-6) AND DRAINAGE EASEMENT SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS (WMAE), 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, DESIGNERS OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

14. 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 FOUR SEASONS AT WYLDER NEIGHBORHOOD 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.

15. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

16. PRESERVATION TRACTS, WETLANDS, WETLAND BUFFERS AND UPLAND AREAS PART OF SAID PRESERVATION TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, ITS SUCCESSORS AND ASSIGNS, TO RETAIN THE PRESERVATION TRACTS AS SHOWN HEREON AND THEIR NATURAL VEGETATIVE, HYDROLOGIC, SCENIC, OPEN AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH PRESERVATION TRACTS AS SUITABLE HABITAT FOR FISH, PLANTS, OR WILDLIFE. THE CDD, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE PRESERVATION TRACTS TO MAINTAIN IT AND TO ENJOIN ANY ACTIVITY ON OR USE OF THE PRESERVATION TRACTS THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION IF SUCH AREAS OR FEATURES OF THE PRESERVATION TRACTS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE, EXCEPT AS REQUIRED TO MAINTAIN THE PRESERVATION TRACTS FOR THE PURPOSES SET FORTH IN THIS PARAGRAPH. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE PRESERVATION TRACTS: CONSTRUCTION OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF TRASH, WASTE OR OTHER UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION; EXCAVATION DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION; ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING BUT NOT LIMITED TO, DITCHING, DIKING, AND FENCING; ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER USES; ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE PRESERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.



**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 \_\_\_\_\_, 2023.

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

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF THE PLAT OF "LTC RANCH WEST PLAT PHASE 1", AS RECORDED IN PLAT BOOK 111, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 44°45'15" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 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.

**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 \_\_\_\_\_, 2023.

RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR MAPPER #6272  
STATE OF FLORIDA  
CAULFIELD AND WHEELER, INC  
SURVEYORS – ENGINEERS – PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA, 33434  
(561)392-1991  
CERTIFICATION OF AUTHORIZATION NO.  
LB 3591

**CERTIFICATE OF OWNERSHIP & DEDICATION:**

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY

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

BY: \_\_\_\_\_  
R. AUSTIN BURR  
VICE PRESIDENT

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 \_\_\_\_\_, 2023, BY R. AUSTIN BURR, VICE PRESIDENT, ON BEHALF OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

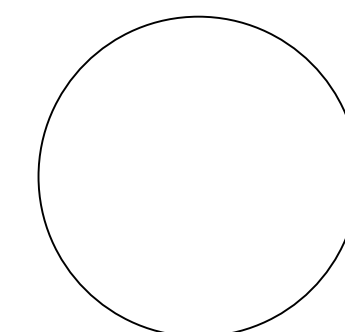
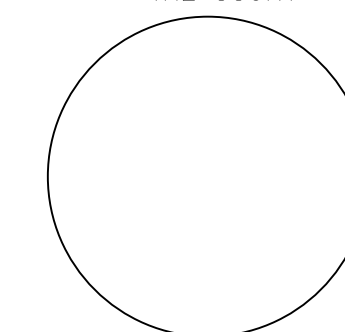
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

CLERK OF THE COURT

SURVEYOR



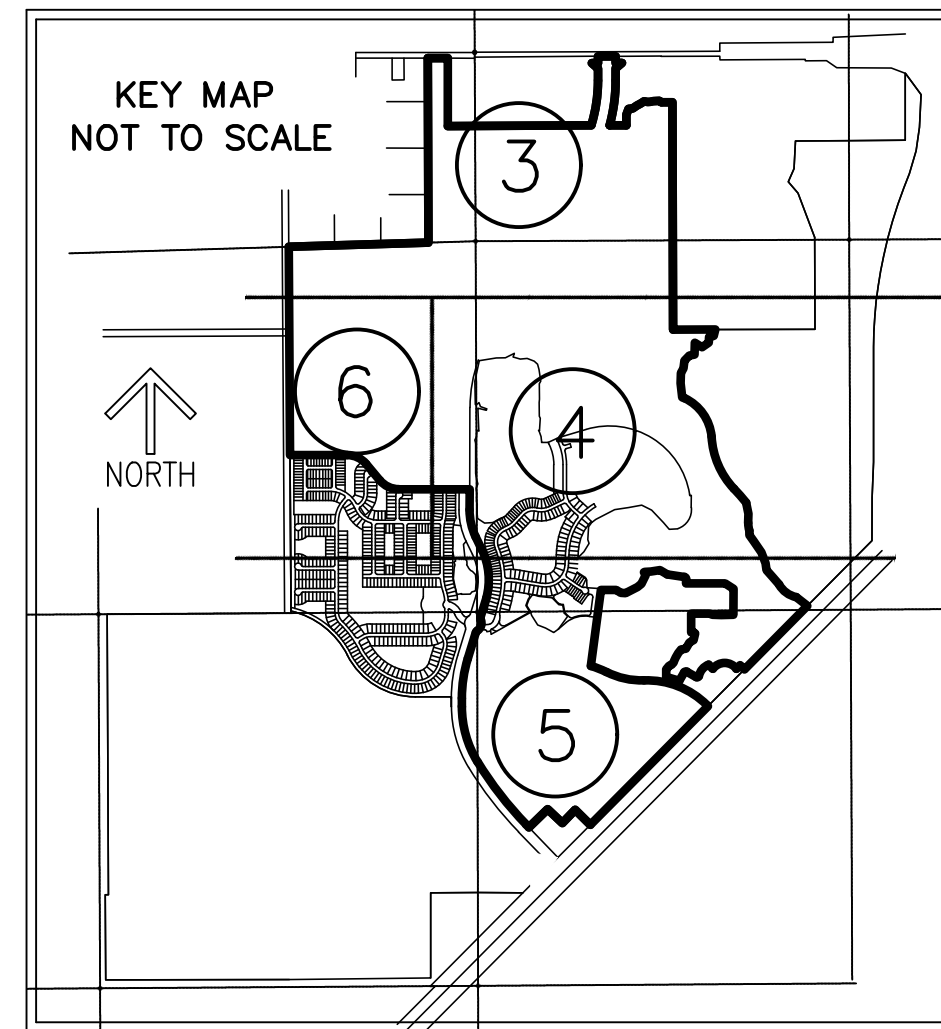
# LTC RANCH WEST POD 6A PHASE 1

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

PAGE \_\_\_\_\_

**SHEET 2 OF 18**

BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
AS RECORDED IN PLAT BOOK 117, PAGE 10,  
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN  
SECTIONS 3, 4, 9, 10, 15 AND 16,  
TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

**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 \_\_\_\_\_, 2023.

WESTERN ALLIANCE BANK,  
AN ARIZONA CORPORATION

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

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

NAME  
TITLE

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

**ACKNOWLEDGEMENT:**

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_, TITLE \_\_\_\_\_, ON BEHALF OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COMMISSION NO. &  
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

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

**TITLE CERTIFICATION:**

STATE OF FLORIDA)  
COUNTY OF \_\_\_\_\_)

- THE UNDERSIGNED, DAN WIERZGACZ, OF CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:
- 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.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT THAT CERTAIN CONSTRUCTION MORTGAGE AND FIXTURE FILING WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4920, AT PAGE 2974 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

PRINT NAME: \_\_\_\_\_  
DAN WIERZGACZ, SR. COMMERCIAL TITLE EXAMINER  
CHICAGO TITLE INSURANCE COMPANY

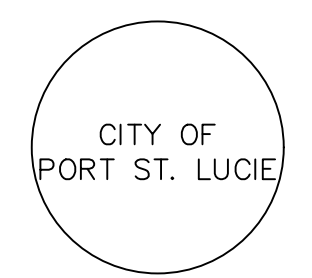
**CITY OF PORT ST LUCIE APPROVAL OF PLAT:**

STATE OF FLORIDA)  
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH WEST POD 6A PHASE 1, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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



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

IN WITNESS WHEREOF, THE ABOVE NAMED FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

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

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

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_, PRESIDENT, ON BEHALF OF FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COMMISSION NO. &  
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER

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

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

THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT) ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ACTING FOR ITSELF IN MATTERS RELATING TO CERTAIN INFRASTRUCTURE IMPROVEMENTS, HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO SAID DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEMS IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR SAID DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE DISTRICT.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST: LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.

SECRETARY: \_\_\_\_\_

CHAIRMAN/VICE CHAIRMAN  
BOARD OF SUPERVISORS

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

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

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

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED \_\_\_\_\_, CHAIRMAN/VICE CHAIRMAN AND \_\_\_\_\_, SECRETARY ON BEHALF OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.

THEY ARE [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COMMISSION NO. &  
EXPIRATION DATE

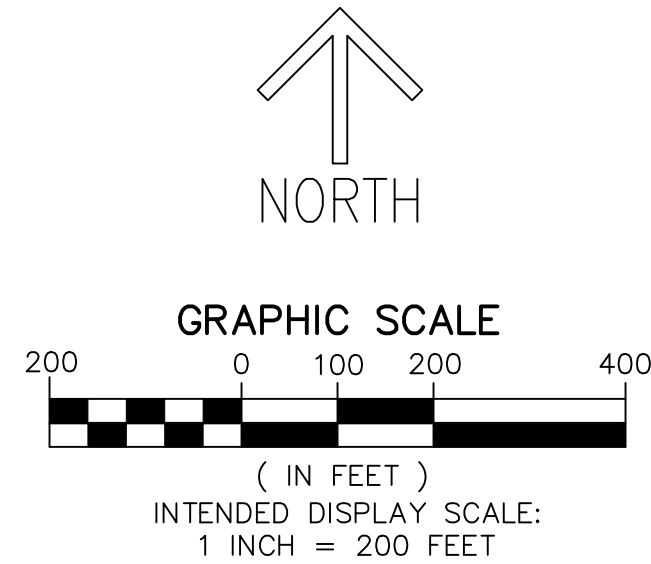
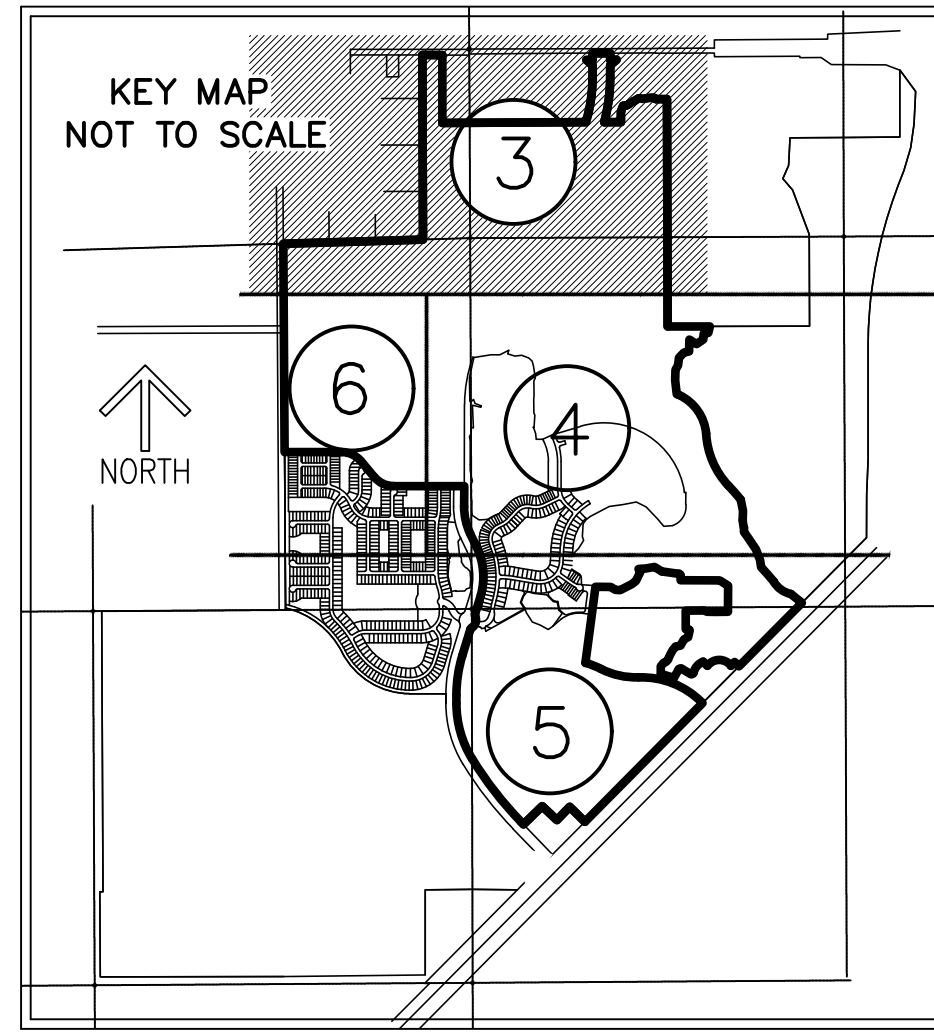
NOTARY PUBLIC, STATE OF FLORIDA

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

# LTC RANCH WEST POD 6A PHASE 1

BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
AS RECORDED IN PLAT BOOK 117, PAGE 10,  
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN  
SECTIONS 3, 4, 9, 10, 15 AND 16,  
TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

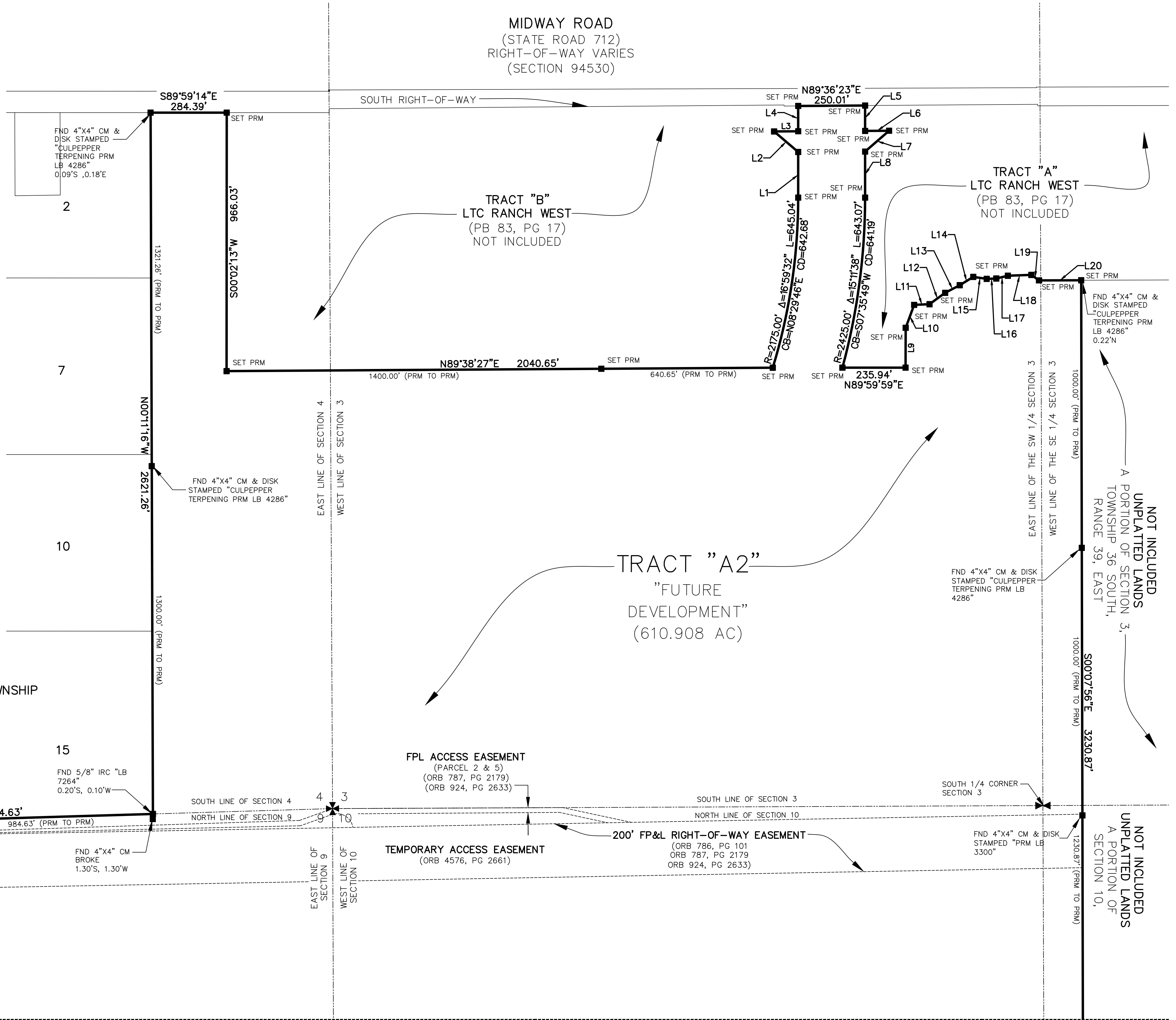
THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



Line #	Length	Direction
L1	170.66	N0°00'00"E
L2	118.27	N49°34'01"W
L3	90.03	N89°39'07"E
L4	94.66	N0°00'00"E
L5	94.86	S0°00'00"E
L6	89.63	N89°39'06"E
L7	118.60	S49°05'06"W
L8	172.31	S0°00'00"E
L9	148.99	N0°12'34"E
L10	91.22	N20°10'11"E
L11	57.70	N87°21'39"E
L12	72.13	N53°51'17"E
L13	61.58	N62°29'51"E
L14	59.09	N58°18'21"E
L15	50.78	S81°47'28"E
L16	35.92	N88°05'45"E
L17	44.47	N76°32'04"E
L18	87.96	N87°55'58"E
L19	35.07	S54°09'50"E
L20	157.61	N89°48'49"E

**LEGEND/ABBREVIATIONS**

- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FE - FENCE EASEMENT
- FP&L - FLORIDA POWER AND LIGHT
- IOE - IRRIGATION QUALITY EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- NSLRWD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- WME - WATER MANAGEMENT EASEMENT
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - PORT ST. LUCIE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- SF - SQUARE FEET
- S.M.T. - WATER MANAGEMENT TRACT
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT
- ⊗ - DENOTES SECTION CORNER
- ⊠ - DENOTES 1/4 SECTION CORNER



SUBDIVISION OF ALL OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 39 EAST (PB 3, PG 30)

MATCH LINE SHEET 6

MATCH LINE SHEET 4



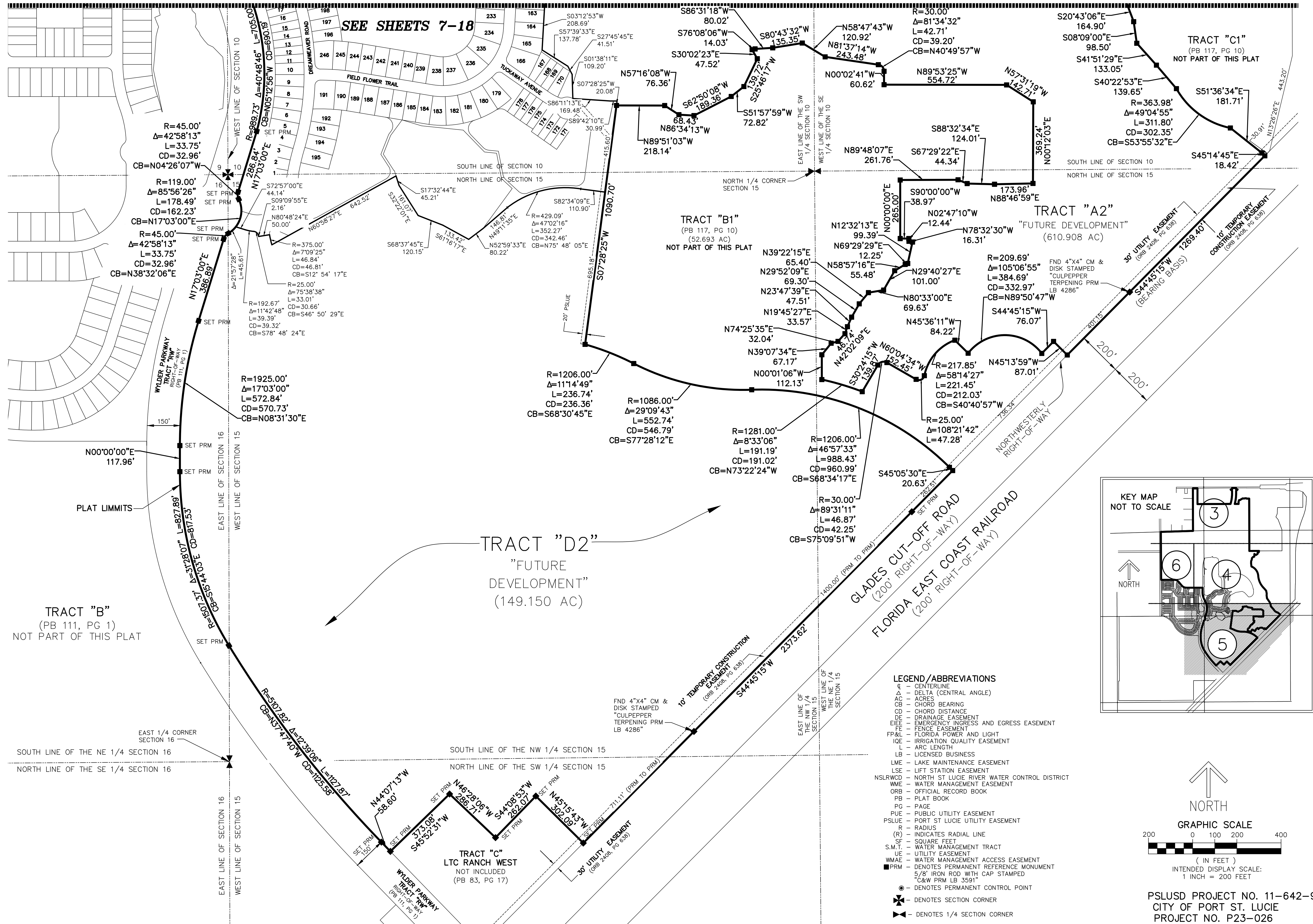
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

# LTC RANCH WEST POD 6A PHASE 1

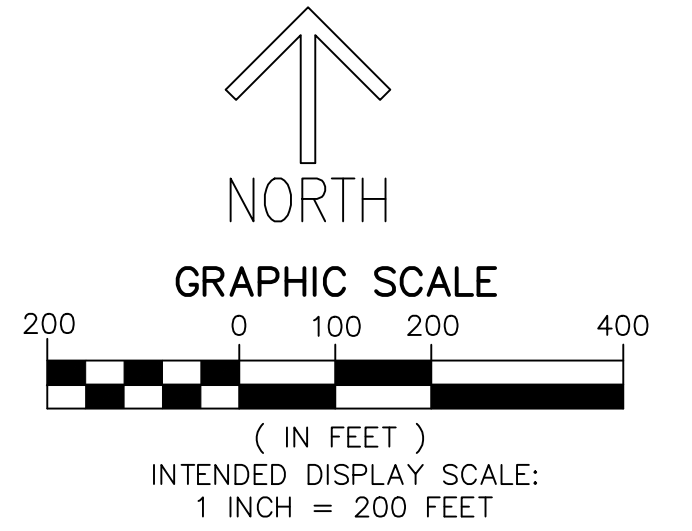
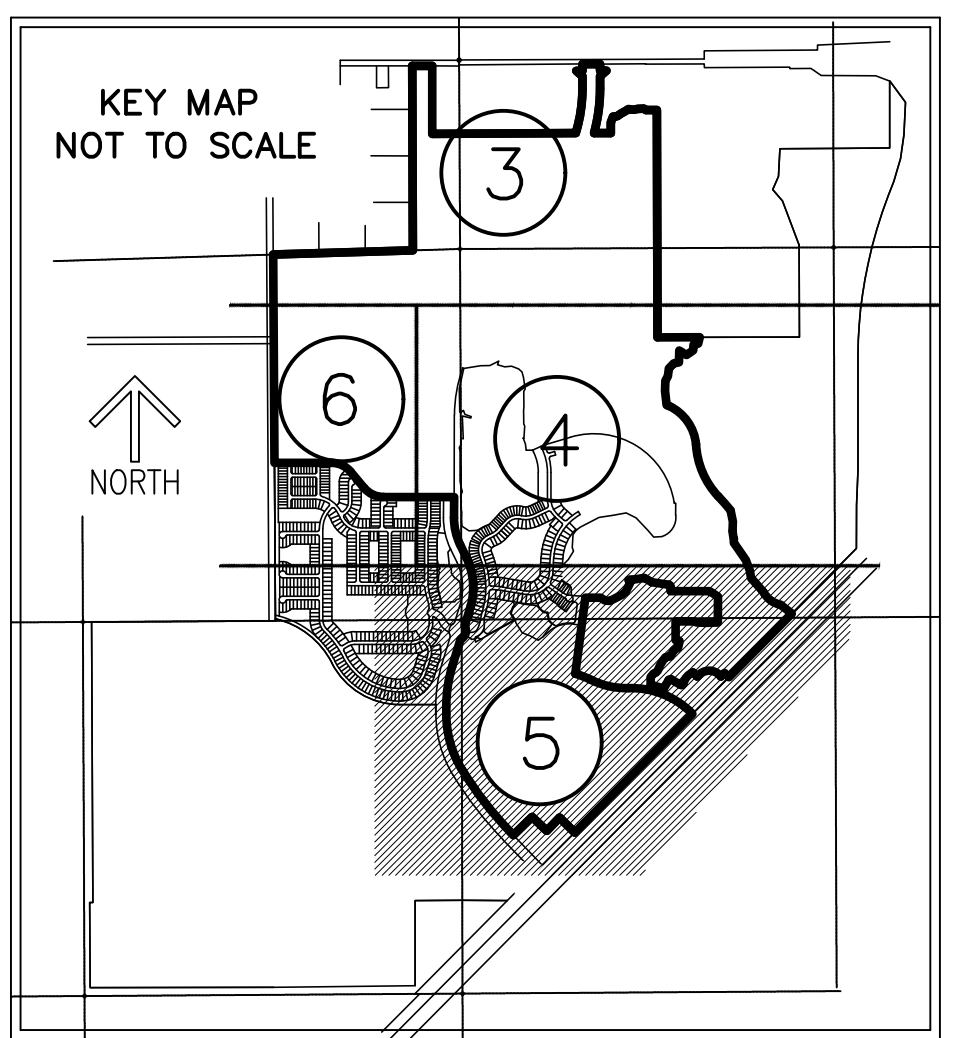
THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
**SHEET 5 OF 18**

**MATCH LINE SHEET 4**



- LEGEND/ABBREVIATIONS**
- Δ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
  - FL - FLORIDA POWER AND LIGHT
  - IQE - IRRIGATION QUALITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LME - LAKE MAINTENANCE EASEMENT
  - LSE - LIFT STATION EASEMENT
  - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
  - WME - WATER MANAGEMENT EASEMENT
  - ORB - OFFICIAL RECORD BOOK
  - PB - PLAT BOOK
  - PG - PAGE
  - PUE - PUBLIC UTILITY EASEMENT
  - PSLUE - PORT ST. LUCIE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - SF - SQUARE FEET
  - S.M.T. - WATER MANAGEMENT TRACT
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - - DENOTES PERMANENT REFERENCE MONUMENT
  - - DENOTES PERMANENT CONTROL POINT
  - ⊙ - DENOTES SECTION CORNER
  - ⊠ - DENOTES 1/4 SECTION CORNER



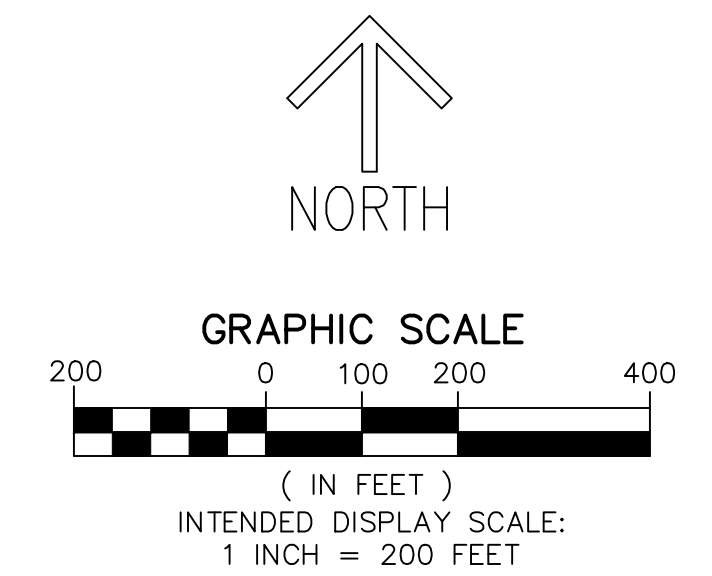
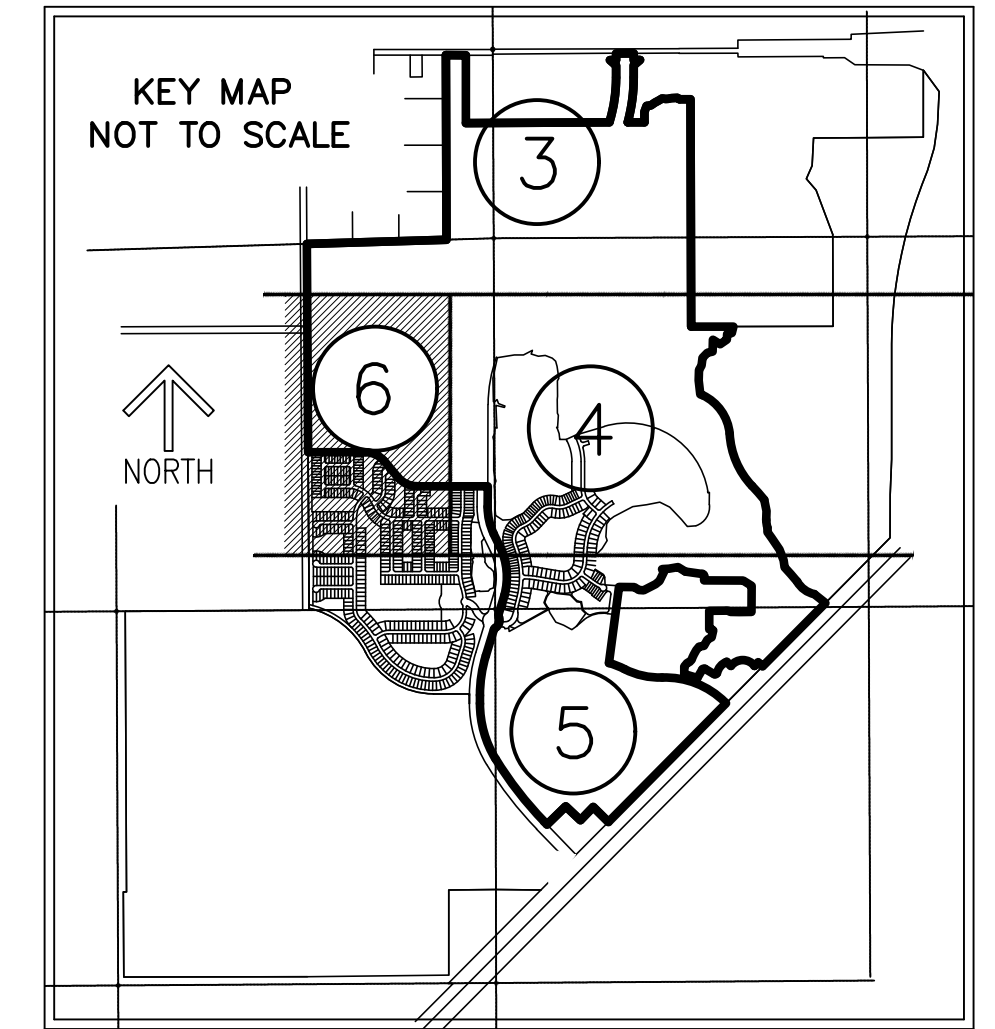
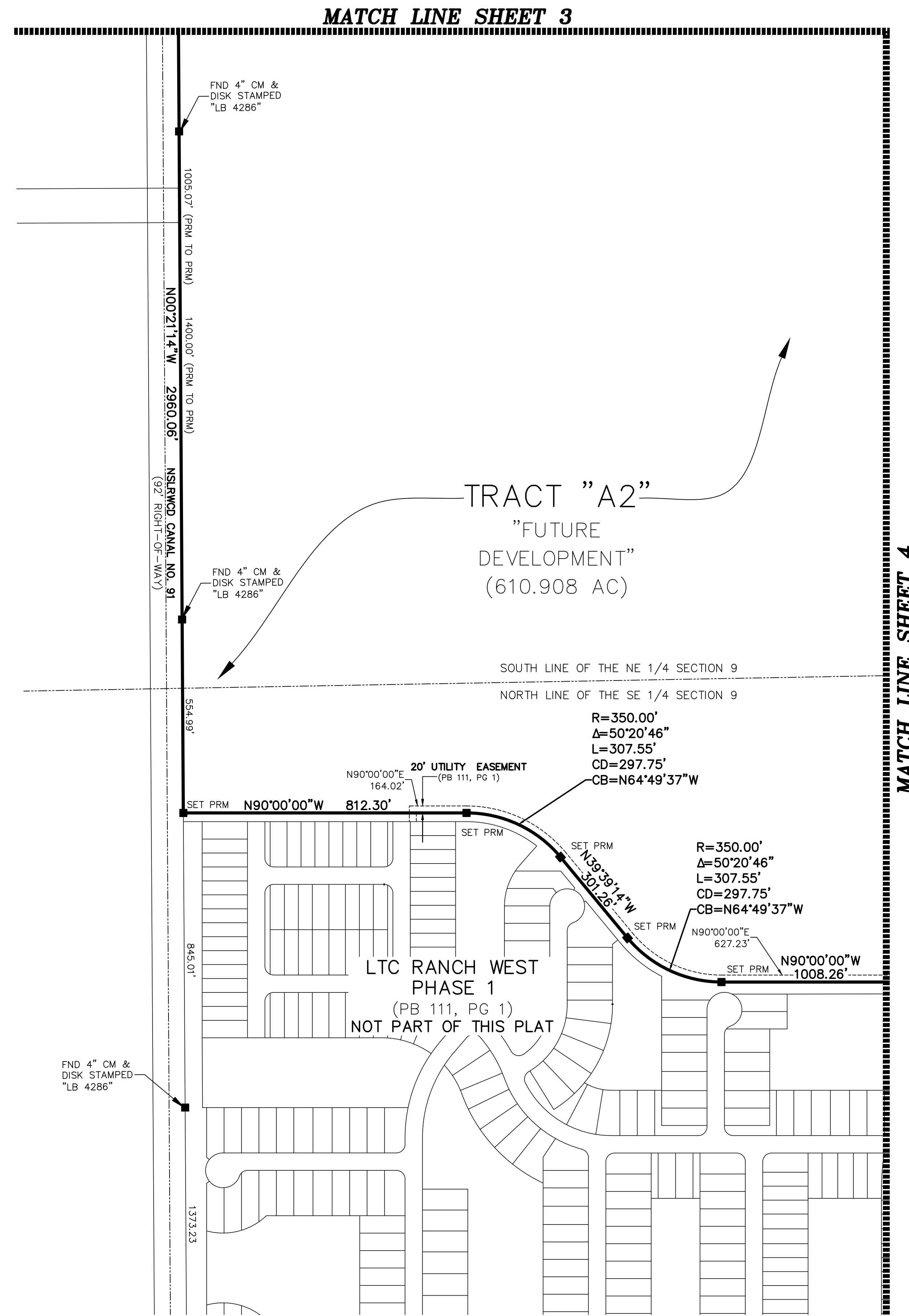
PSLUSD PROJECT NO. 11-642-9  
CITY OF PORT ST. LUCIE  
PROJECT NO. P23-026

# LTC RANCH WEST POD 6A PHASE 1

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

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
**SHEET 6 OF 18**



- LEGEND / ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
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  - FP&L - FLORIDA POWER AND LIGHT
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  - LB - LICENSED BUSINESS
  - LME - LAKE MAINTENANCE EASEMENT
  - LSE - LIFT STATION EASEMENT
  - NSLRWCD - NORTH ST LUCIE RIVER WATER CONTROL DISTRICT
  - WME - WATER MANAGEMENT EASEMENT
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  - PB - PLAT BOOK
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  - PSLUE - PORT ST LUCIE UTILITY EASEMENT
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  - (R) - INDICATES RADIAL LINE
  - SF - SQUARE FEET
  - S.M.T. - WATER MANAGEMENT TRACT
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ✦ - DENOTES SECTION CORNER
  - ✧ - DENOTES 1/4 SECTION CORNER

PSLUSD PROJECT NO. 11-642-9  
CITY OF PORT ST. LUCIE  
PROJECT NO. P23-026

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
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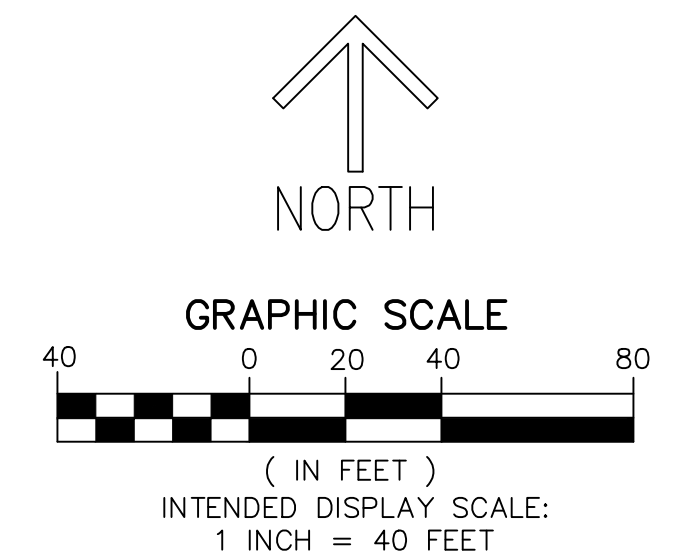
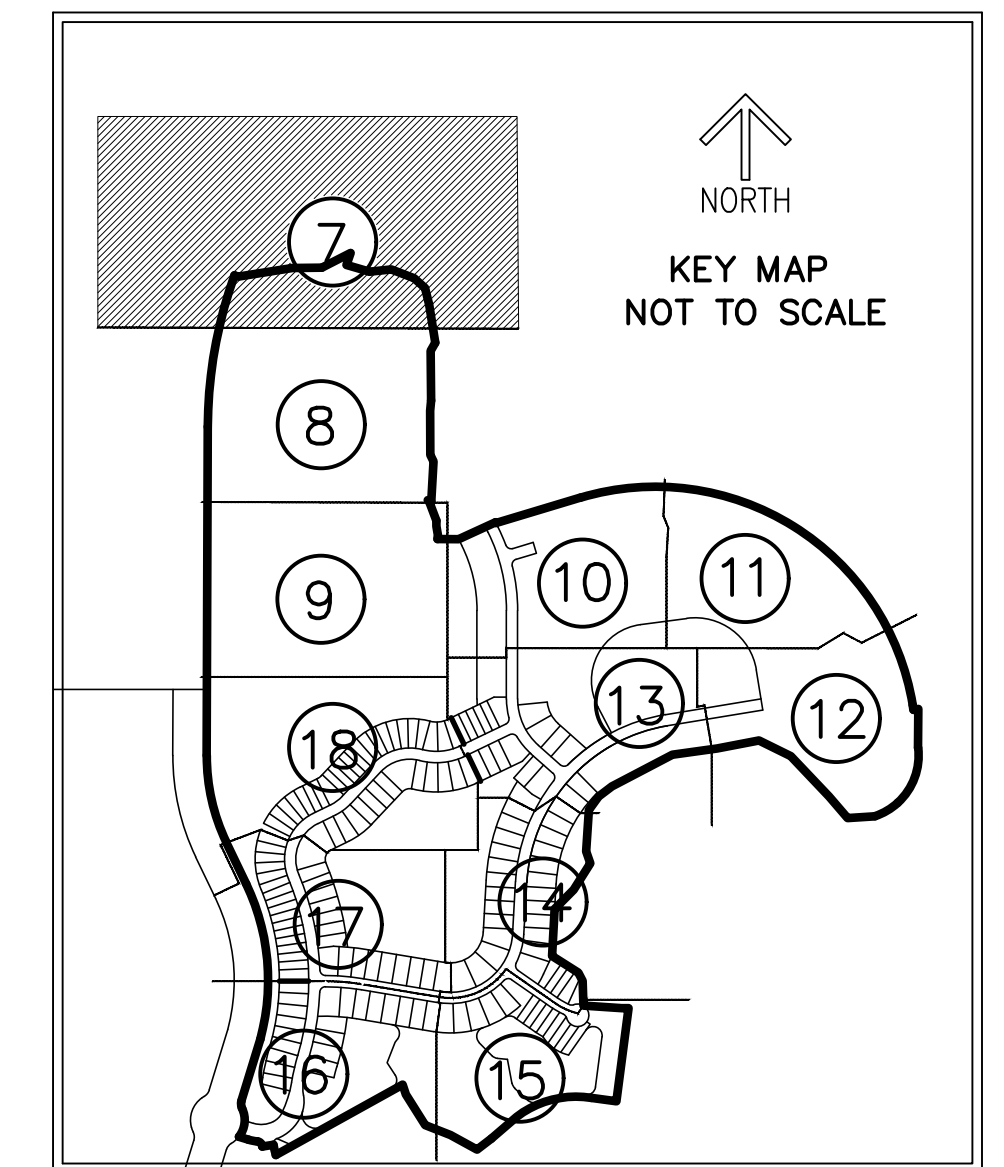
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PLAT BOOK \_\_\_\_\_

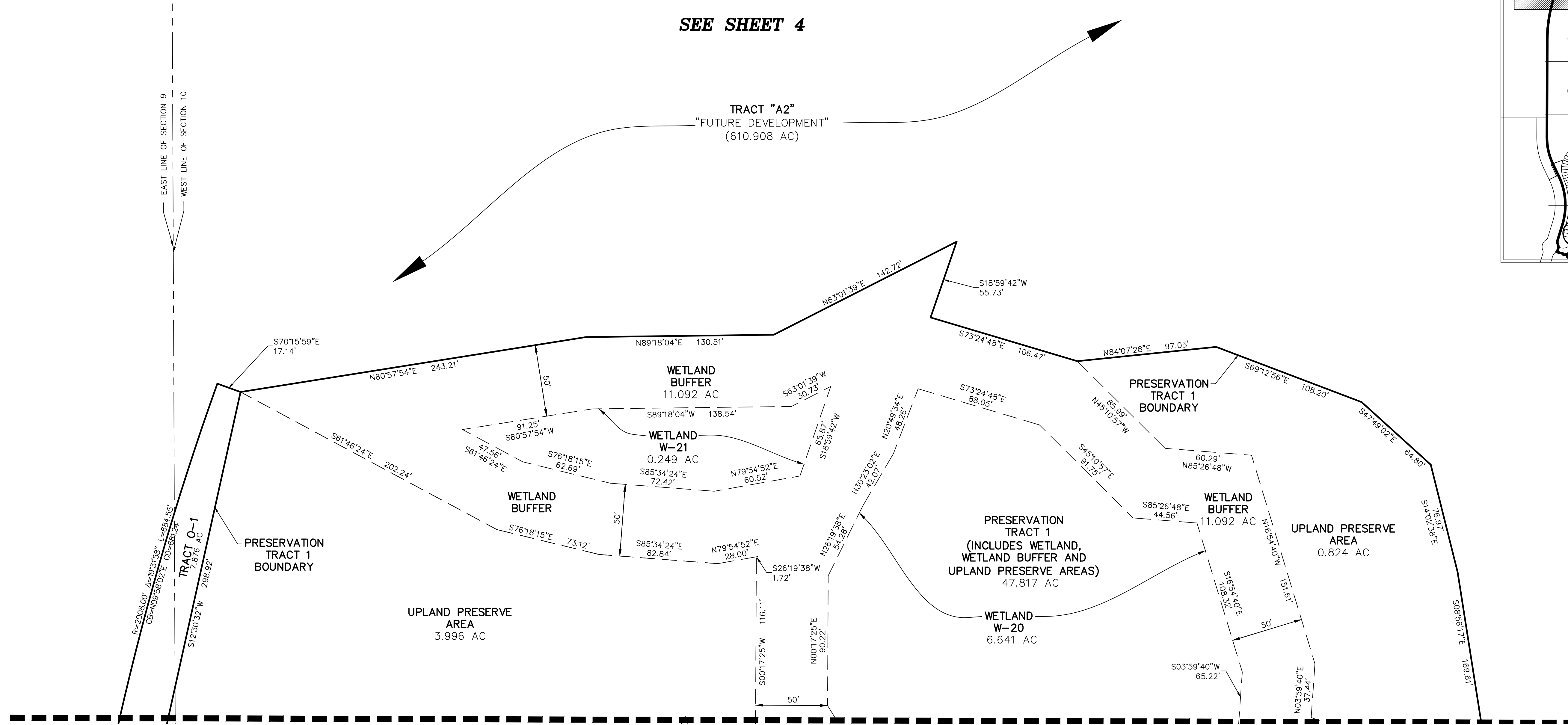
PAGE \_\_\_\_\_

**SHEET 7 OF 18**



**LEGEND/ABBREVIATIONS**

- CENTERLINE
- ∠ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FE - FENCE EASEMENT
- FP&L - FLORIDA POWER AND LIGHT
- IQE - IRRIGATION QUALITY EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE - LIFT STATION EASEMENT
- NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- WME - WATER MANAGEMENT EASEMENT
- MEB - MAINTENANCE EASEMENT BUFFER
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT
- ⊕ - DENOTES SECTION CORNER
- ⊞ - DENOTES 1/4 SECTION CORNER



SEE SHEET 4

MATCH LINE SHEET 8

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# LTC RANCH WEST POD 6A PHASE 1

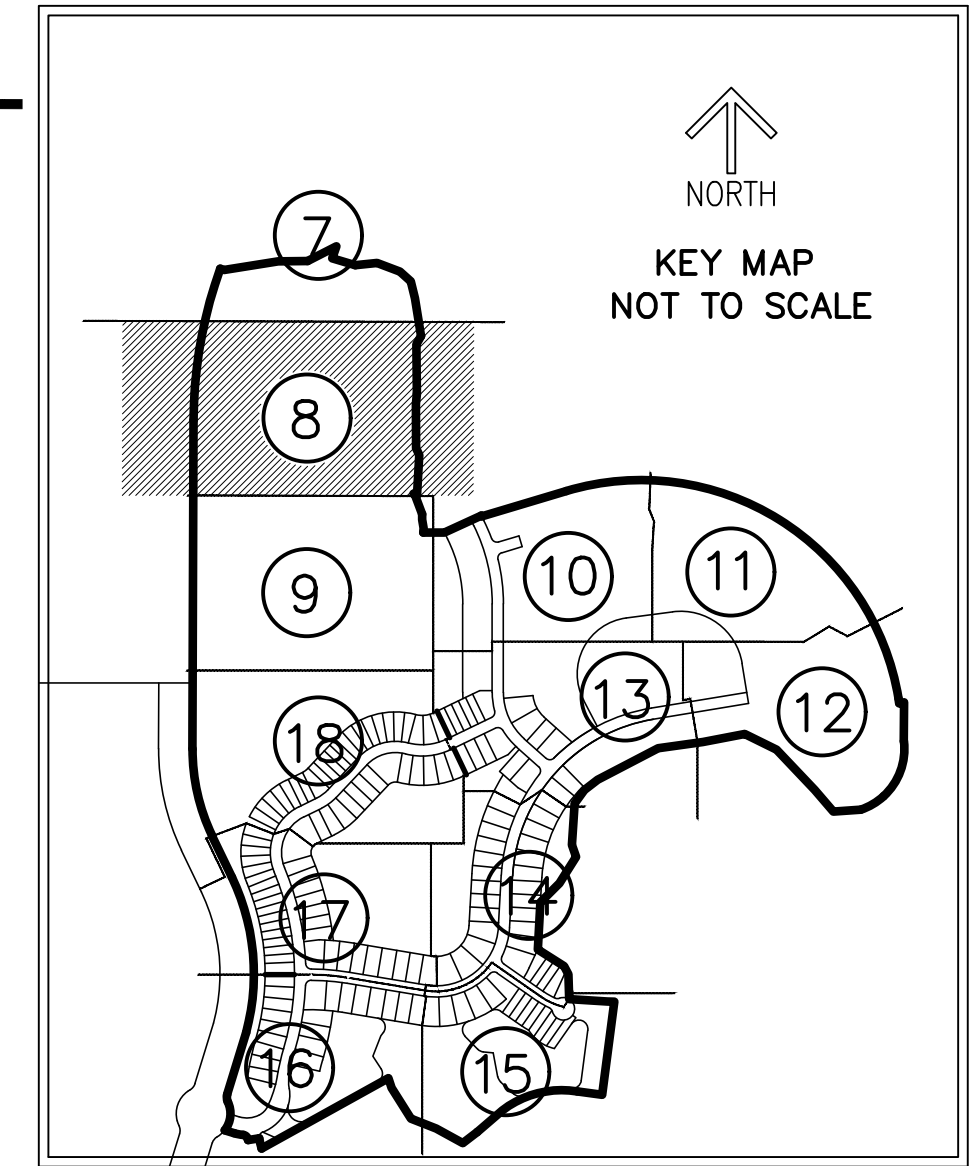
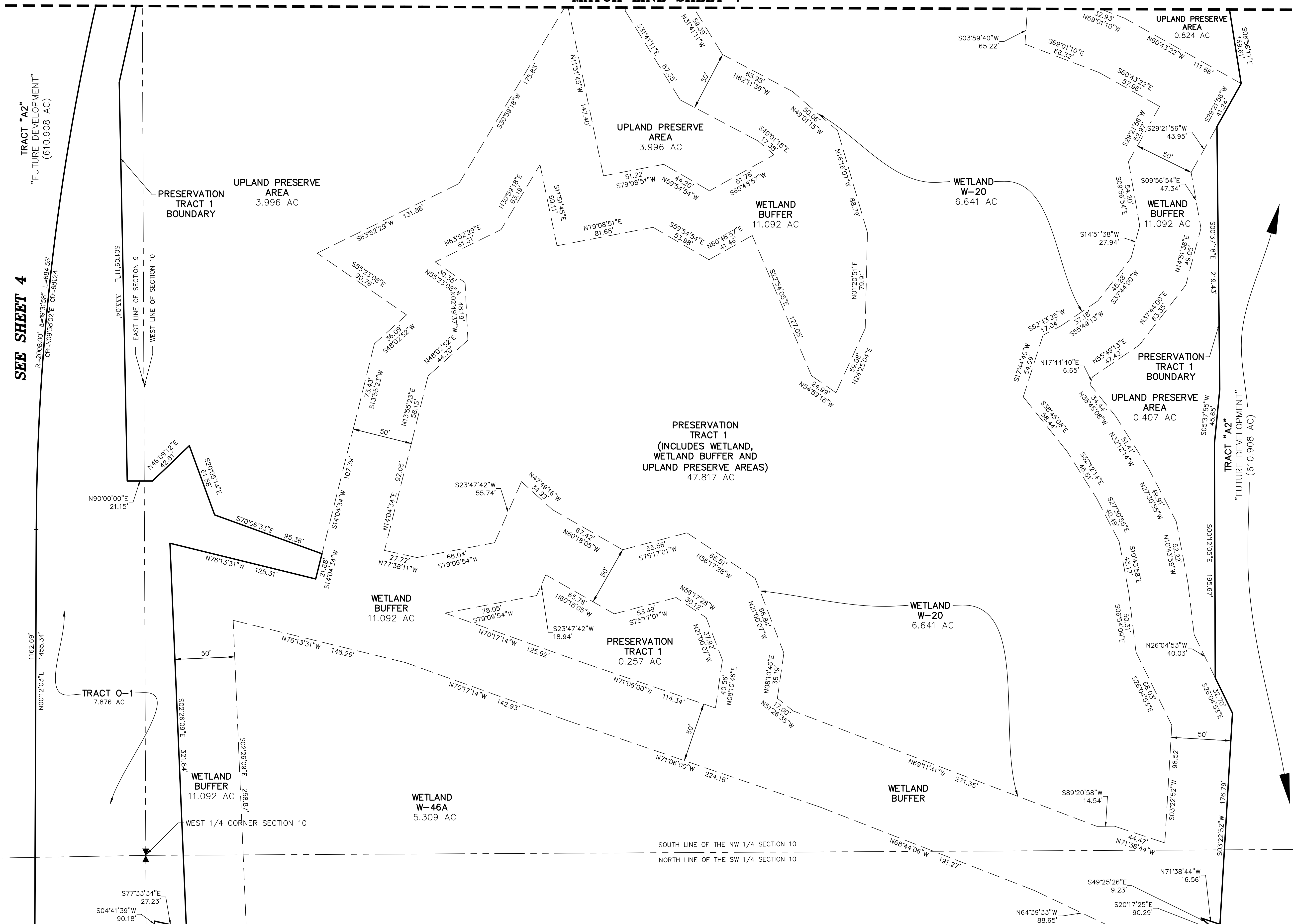
BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
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 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

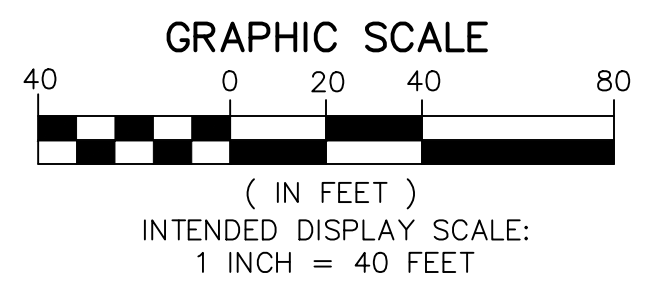
**SHEET 8 OF 18**

MATCH LINE SHEET 7



NORTH  
 KEY MAP  
 NOT TO SCALE

NORTH



- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - Δ DELTA (CENTRAL ANGLE)
  - AC ACRES
  - CB CHORD BEARING
  - GBE CONSERVATION BUFFER EASEMENT
  - CD CHORD DISTANCE
  - DE DRAINAGE EASEMENT
  - EIE EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE FENCE EASEMENT
  - FP&L FLORIDA POWER AND LIGHT
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  - LB LICENSED BUSINESS
  - LBE LANDSCAPE BUFFER EASEMENT
  - LME LAKE MAINTENANCE EASEMENT
  - LMAE LAKE MAINTENANCE ACCESS EASEMENT
  - LSE LIFT STATION EASEMENT
  - NSLRWCD NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
  - WME WATER MANAGEMENT EASEMENT
  - MEB MAINTENANCE EASEMENT BUFFER
  - ORB OFFICIAL RECORD BOOK
  - PB PLAT BOOK
  - PDE PRIVATE DRAINAGE EASEMENT
  - PG PAGE
  - PUE PUBLIC UTILITY EASEMENT
  - PSLUE DENOTES PRIVATE UTILITY EASEMENT
  - R RADIUS
  - (R) INDICATES RADIAL LINE
  - RBE ROADWAY BUFFER EASEMENT
  - S SQUARE FEET
  - UE UTILITY EASEMENT
  - WMAE WATER MANAGEMENT ACCESS EASEMENT
  - PRM DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED C&W PRM LB 3591"
  - DENOTES PERMANENT CONTROL POINT
  - ⊕ DENOTES SECTION CORNER
  - ⊗ DENOTES 1/4 SECTION CORNER

SEE SHEET 4

TRACT "A2"  
 "FUTURE DEVELOPMENT"  
 (610.908 AC)

TRACT "A2"  
 "FUTURE DEVELOPMENT"  
 (610.908 AC)

PRESERVATION TRACT 1  
 (INCLUDES WETLAND, WETLAND BUFFER AND UPLAND PRESERVE AREAS)  
 47.817 AC

MATCH LINE SHEET 9

PSLUSD PROJECT NO. 11-642-09  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P23-026





THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
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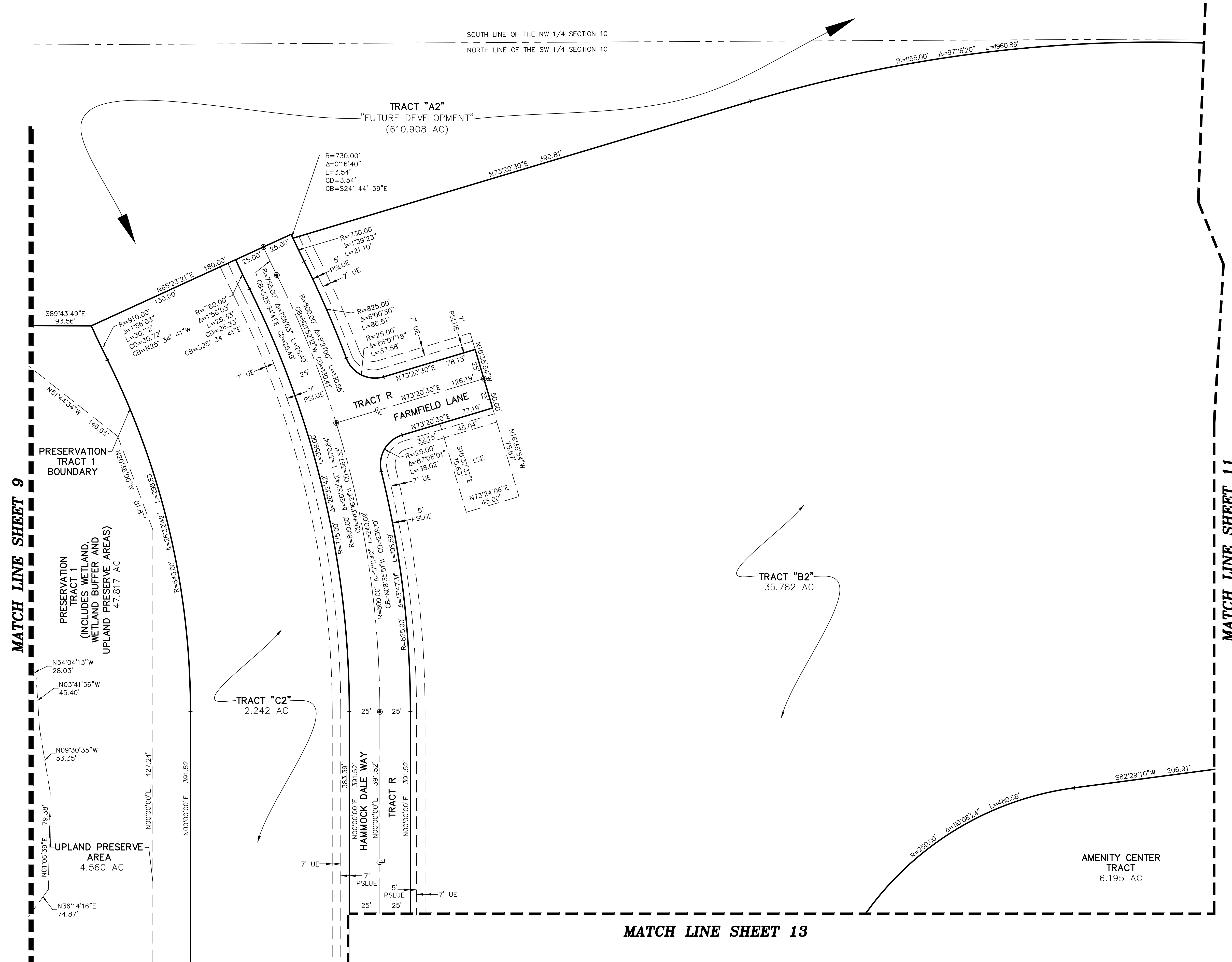
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 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

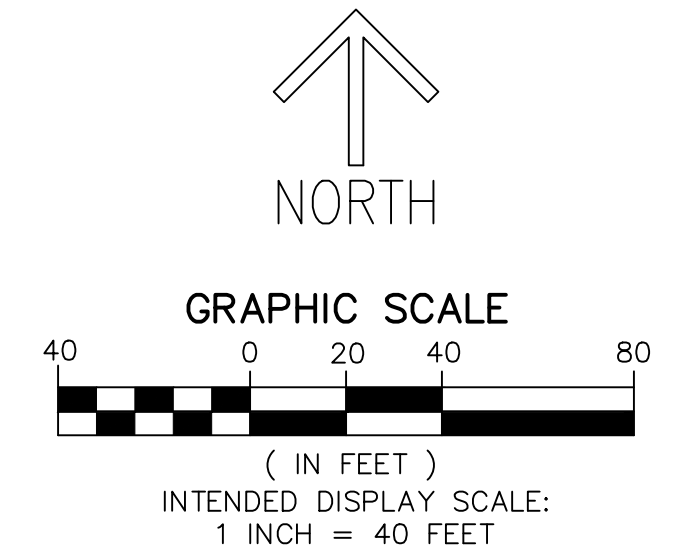
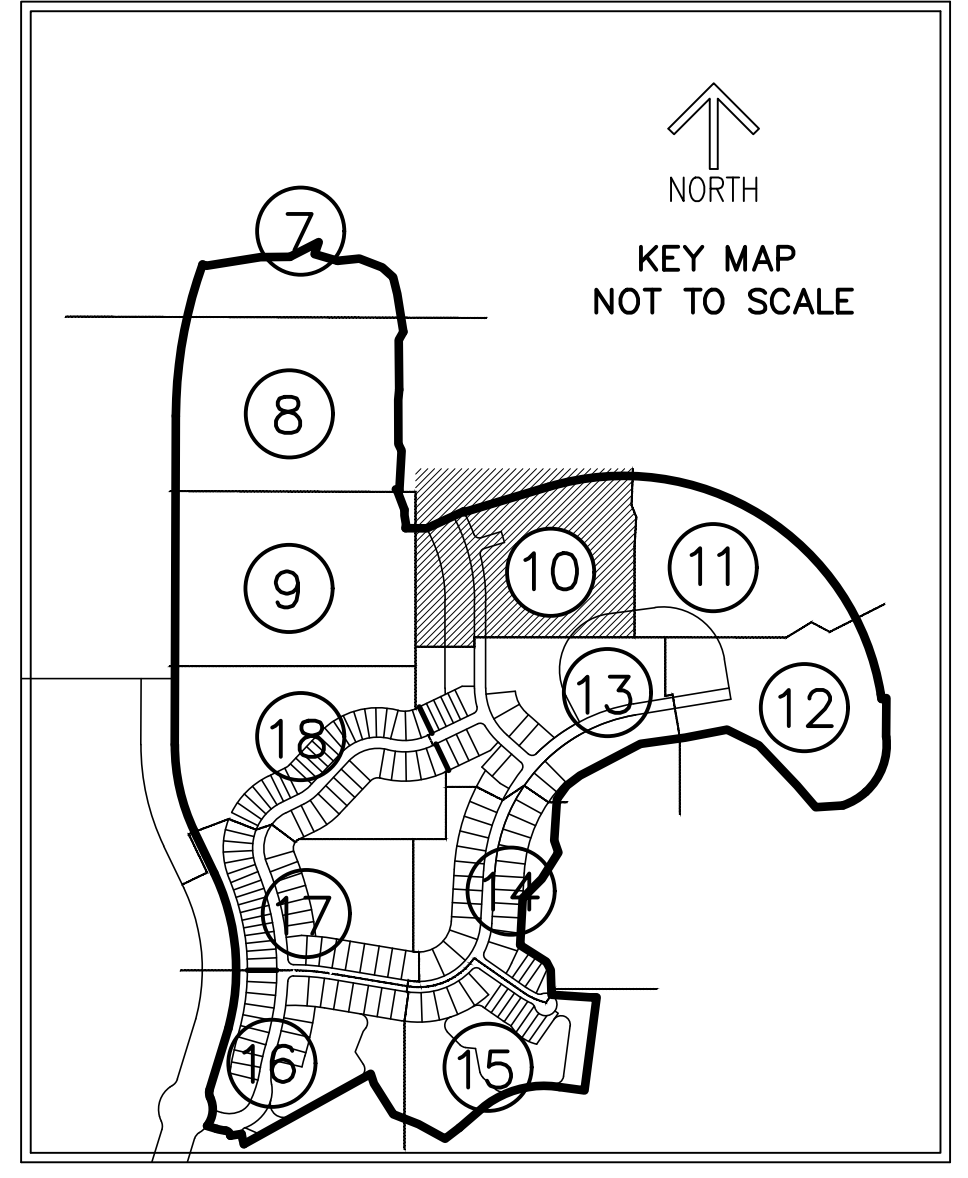
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 10 OF 18**



- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AG - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
  - FP&L - FLORIDA POWER AND LIGHT
  - IQE - IRRIGATION QUALITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LSE - LIFT STATION EASEMENT
  - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
  - WME - WATER MANAGEMENT EASEMENT
  - MEB - MAINTENANCE EASEMENT BUFFER
  - ORB - OFFICIAL RECORD BOOK
  - PB - PLAT BOOK
  - PDE - PRIVATE DRAINAGE EASEMENT
  - PG - PAGE
  - PUE - PUBLIC UTILITY EASEMENT
  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
"C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ✱ - DENOTES SECTION CORNER
  - ✱ - DENOTES 1/4 SECTION CORNER

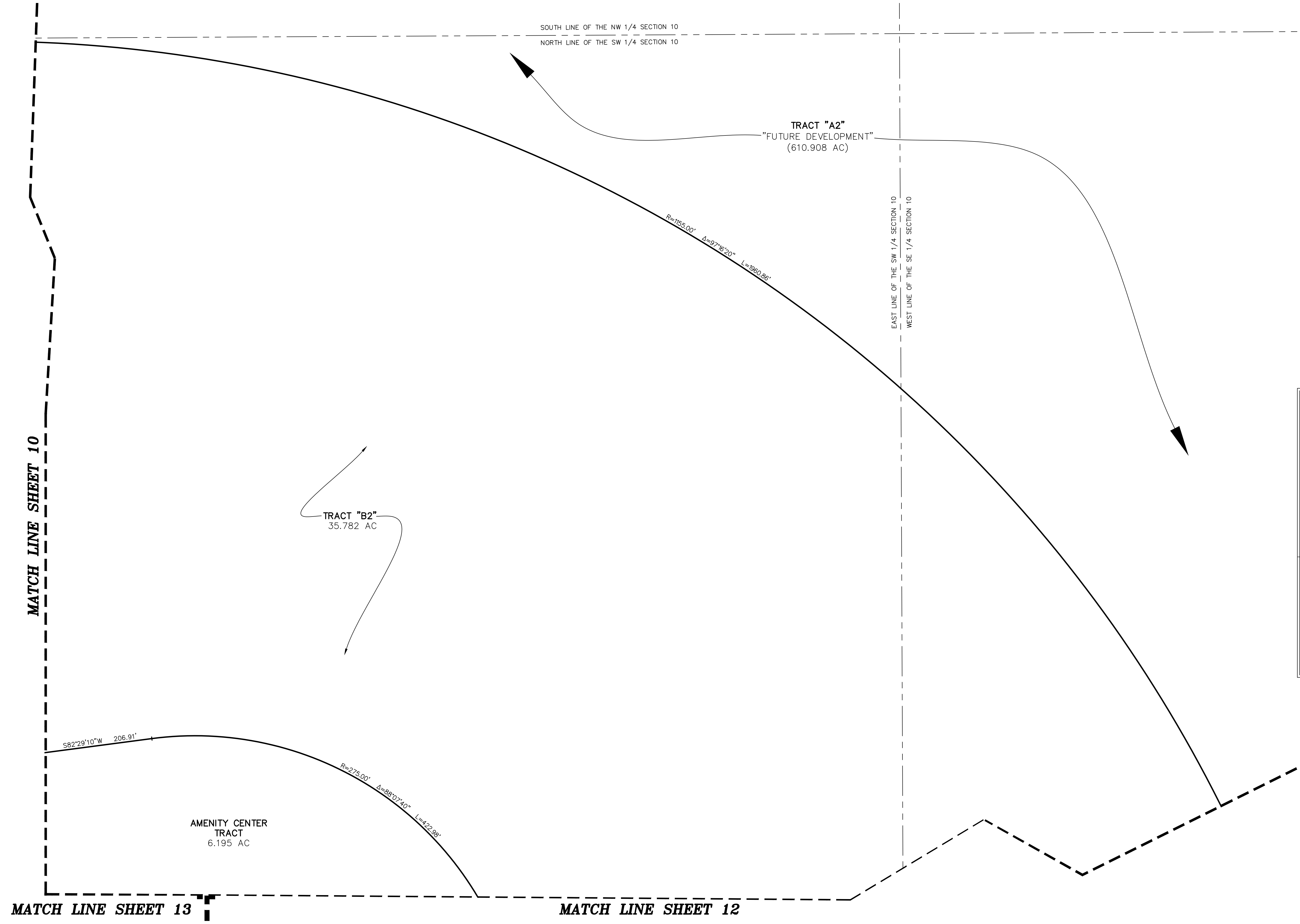


PSLUSD PROJECT NO. 11-642-09  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P23-026

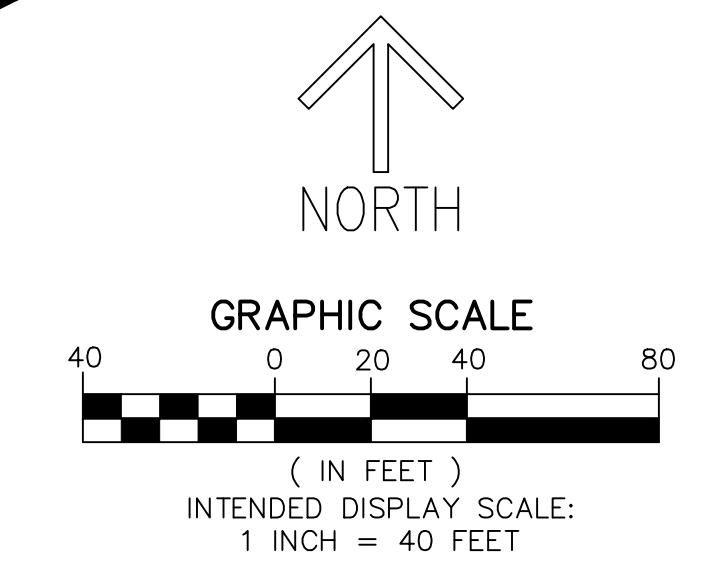
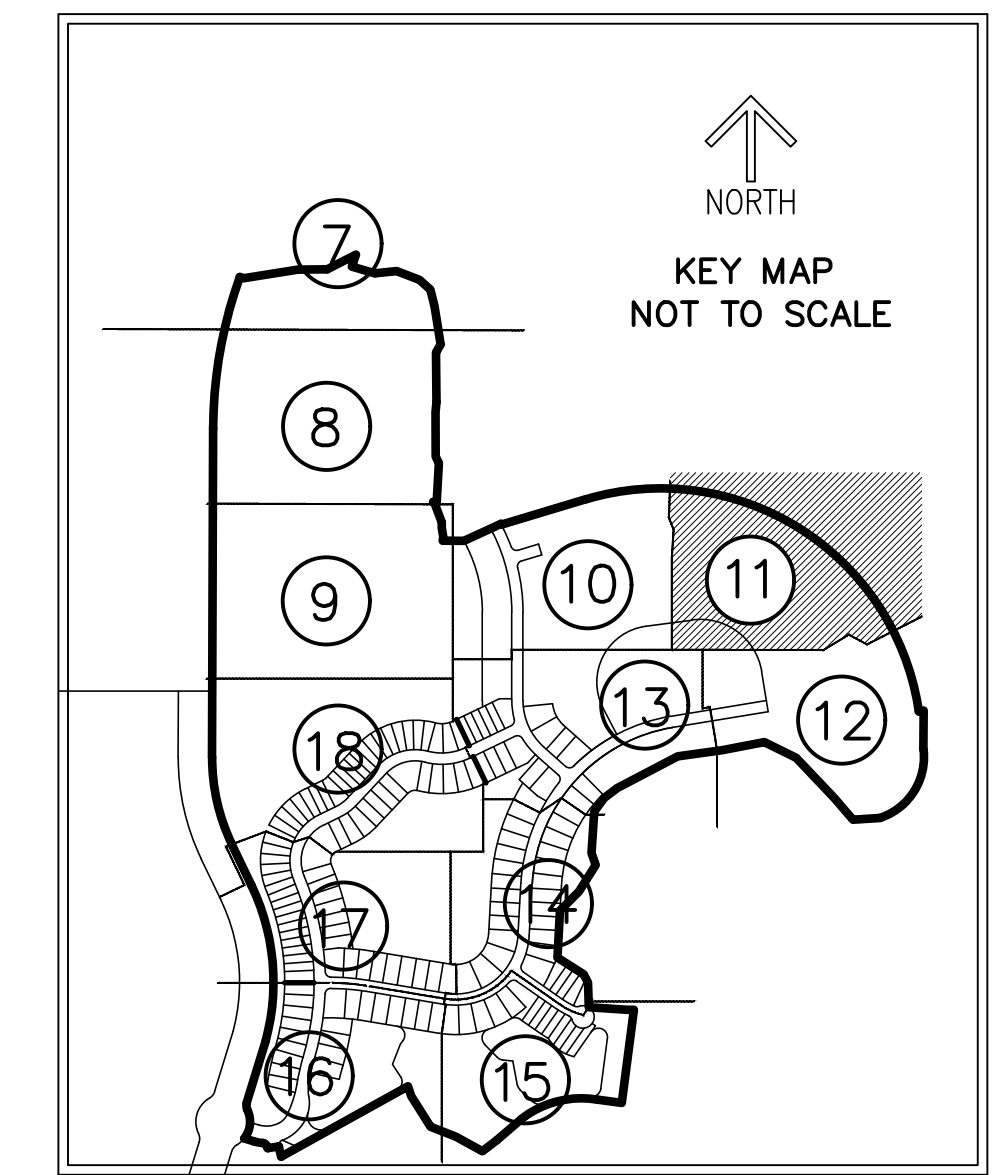
# LTC RANCH WEST POD 6A PHASE 1

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
 AS RECORDED IN PLAT BOOK 117, PAGE 10,  
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN  
 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
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  - FE - FENCE EASEMENT
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  - IQE - IRRIGATION QUALITY EASEMENT
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  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
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  - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
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  - PDE - PRIVATE DRAINAGE EASEMENT
  - PG - PAGE
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  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ⊕ - DENOTES SECTION CORNER
  - ⊠ - DENOTES 1/4 SECTION CORNER

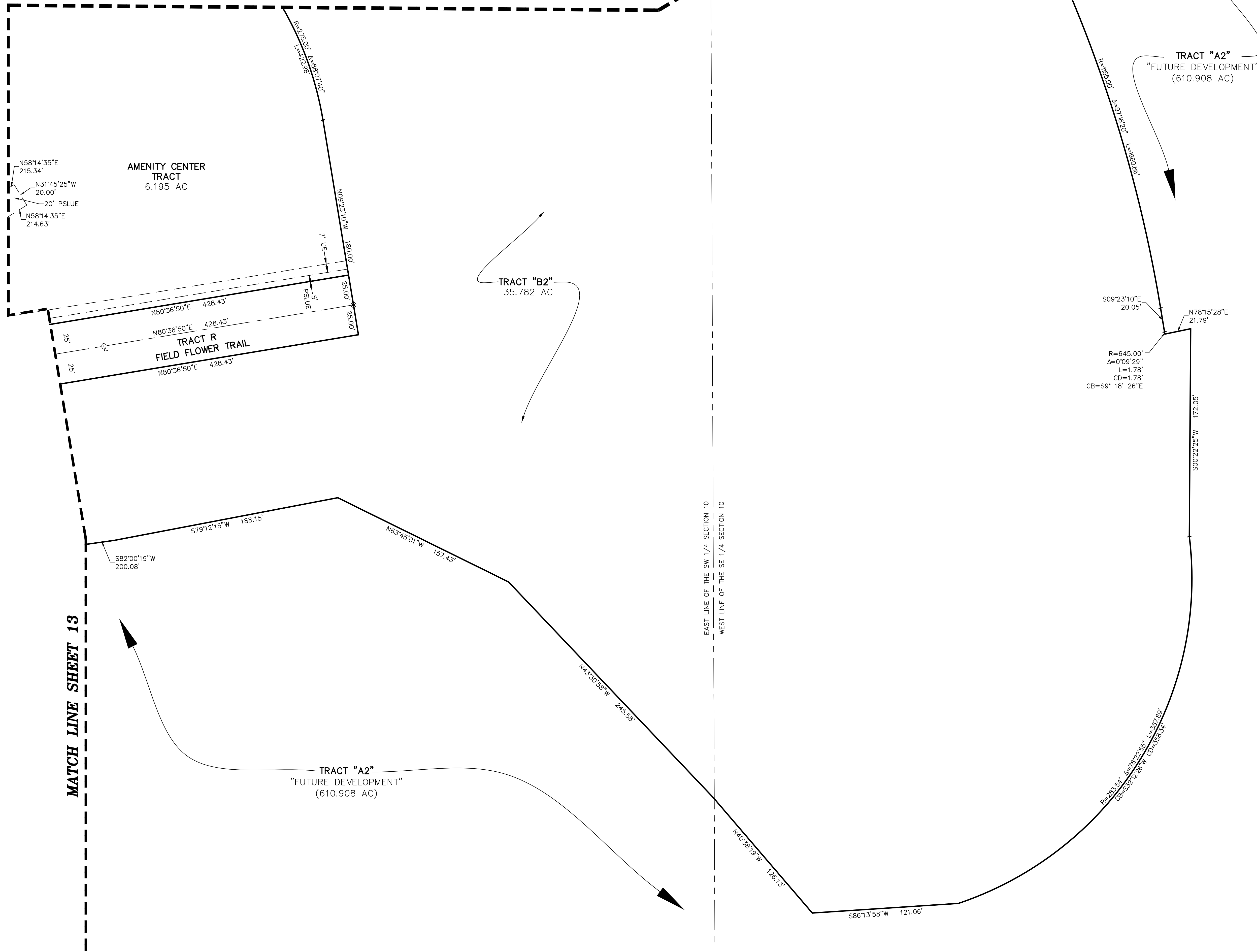


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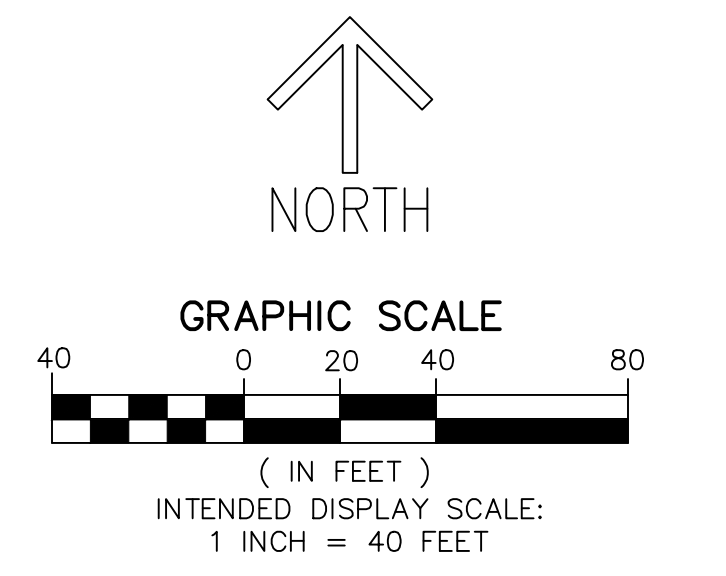
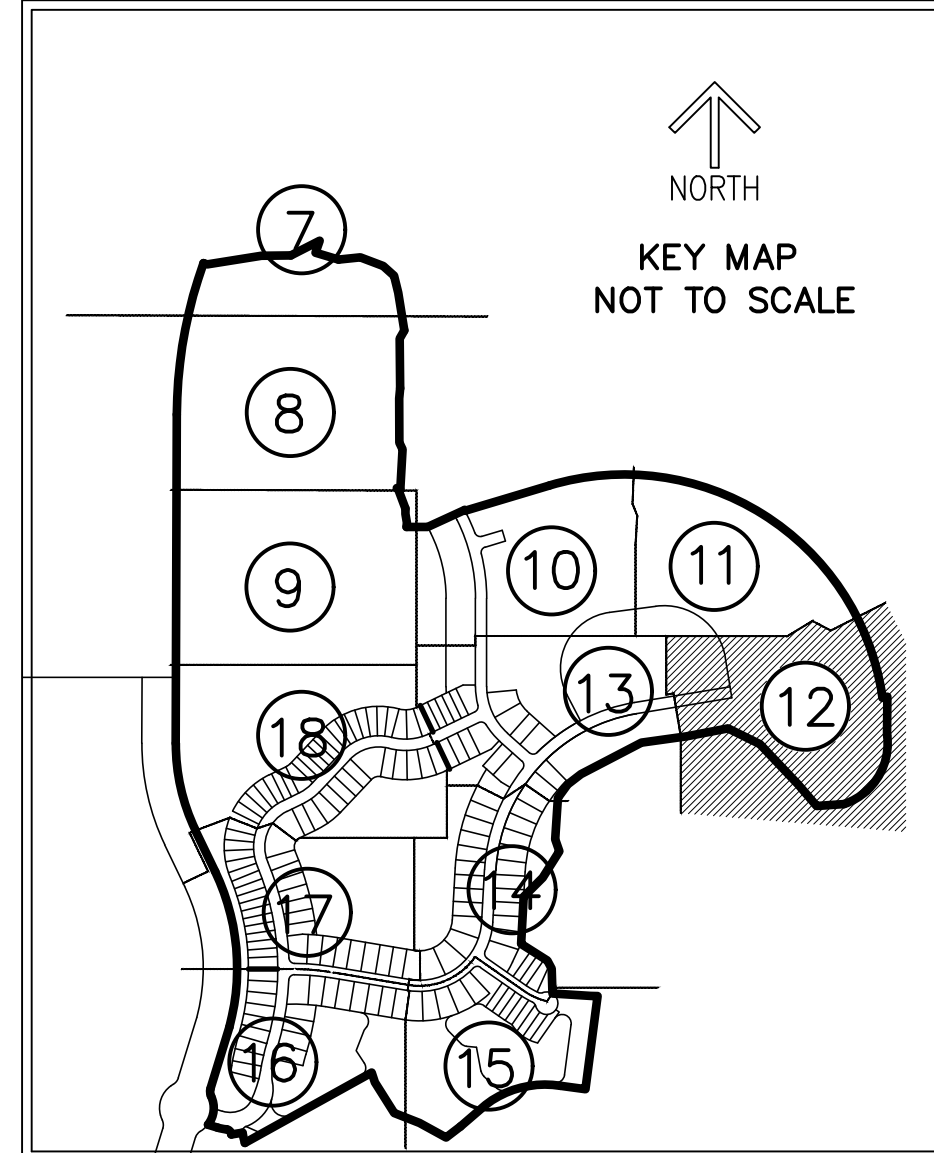
# LTC RANCH WEST POD 6A PHASE 1

BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
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 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN  
 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

**MATCH LINE SHEET 11**



- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AG - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
  - FP&L - FLORIDA POWER AND LIGHT
  - IQE - IRRIGATION QUALITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
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  - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
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  - PB - PLAT BOOK
  - PDE - PRIVATE DRAINAGE EASEMENT
  - PG - PAGE
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  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ⊕ - DENOTES SECTION CORNER
  - ⊠ - DENOTES 1/4 SECTION CORNER



THIS INSTRUMENT PREPARED BY  
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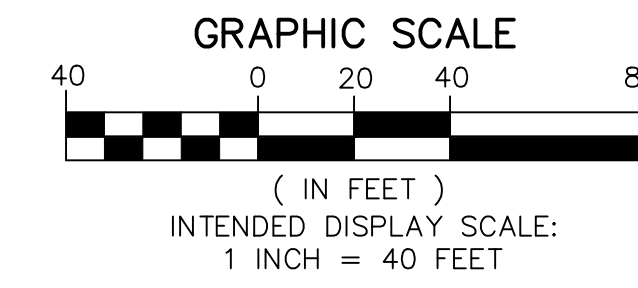
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 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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PAGE \_\_\_\_\_

**SHEET 13 OF 18**



**MATCH LINE SHEET 11**

**MATCH LINE SHEET 10**

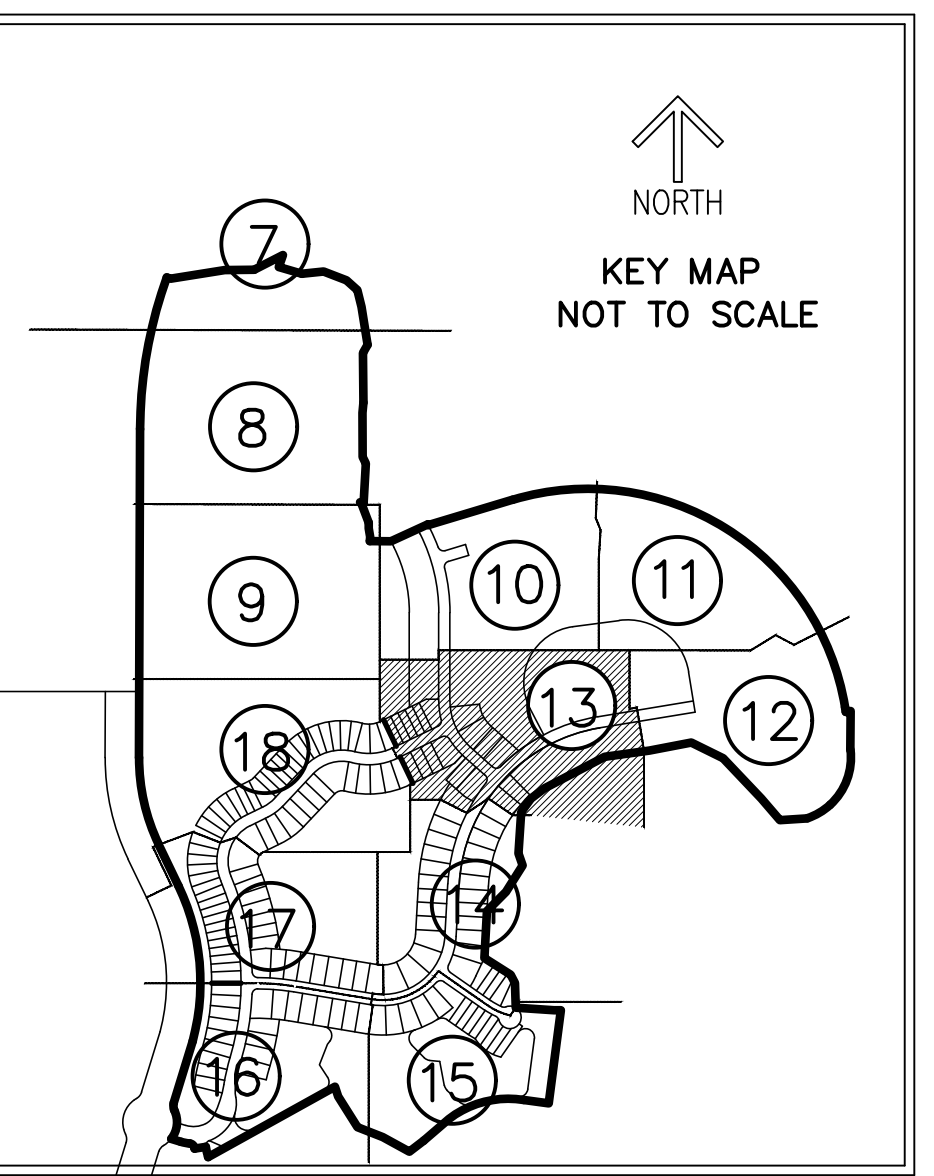
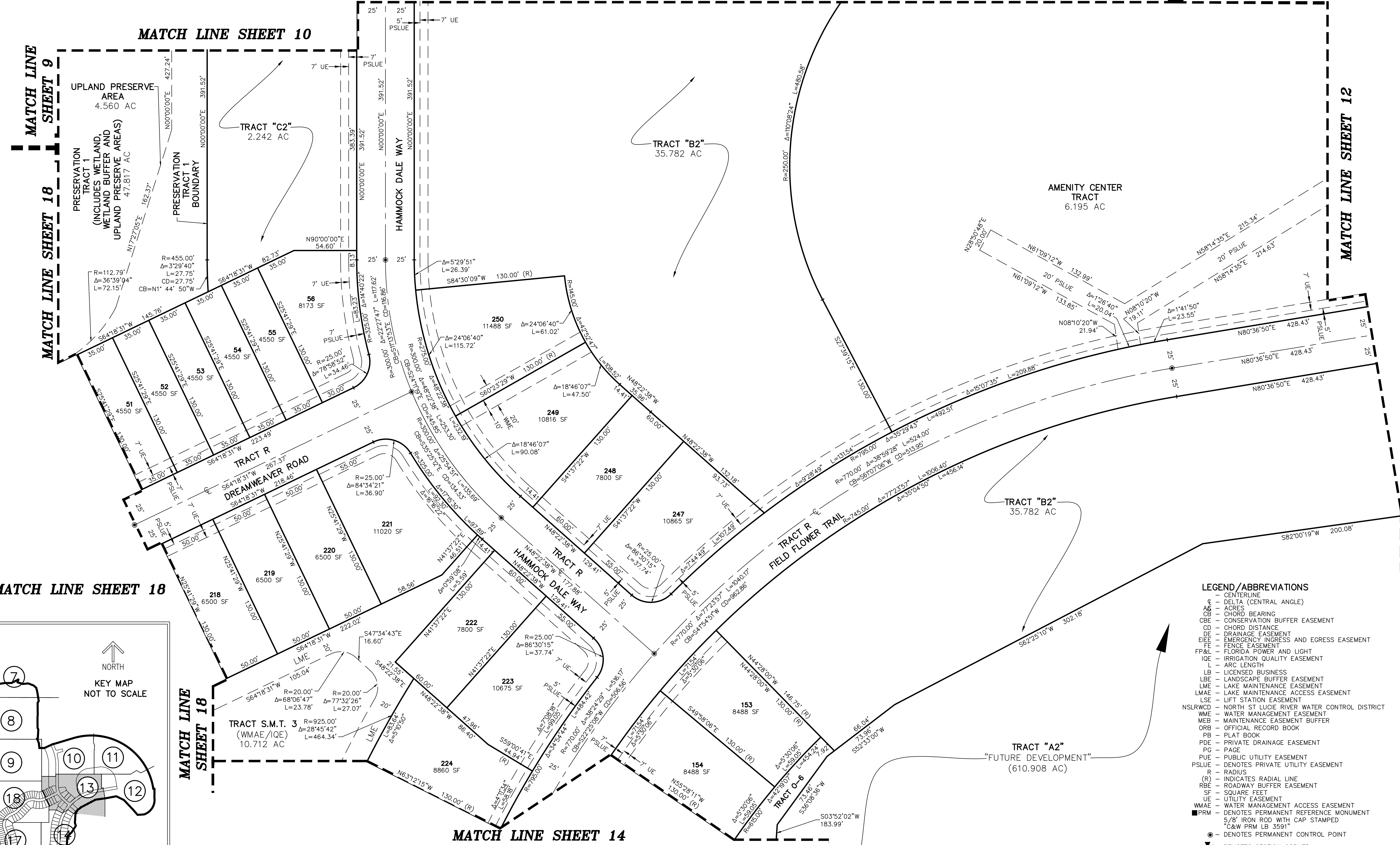
**MATCH LINE SHEET 10**

**MATCH LINE SHEET 18**

**MATCH LINE SHEET 12**

**MATCH LINE SHEET 18**

**MATCH LINE SHEET 14**



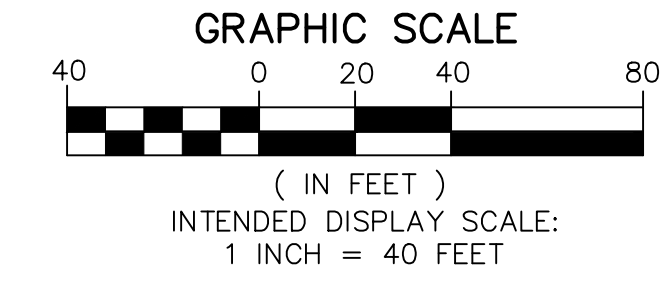
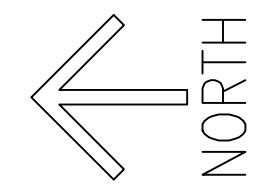
- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - ∠ - DELTA (CENTRAL ANGLE)
  - A6 - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - E/E/E - EMERGENCY INGRESS AND EGRESS EASEMENT
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  - LB - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LM/AE - LAKE MAINTENANCE ACCESS EASEMENT
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  - NSLR/WCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
  - WME - WATER MANAGEMENT EASEMENT
  - MEB - MAINTENANCE EASEMENT BUFFER
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  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
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  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ✱ - DENOTES SECTION CORNER
  - ✱ - DENOTES 1/4 SECTION CORNER

PSLUSD PROJECT NO. 11-642-09  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P23-026

THIS INSTRUMENT PREPARED BY  
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# LTC RANCH WEST POD 6A PHASE 1

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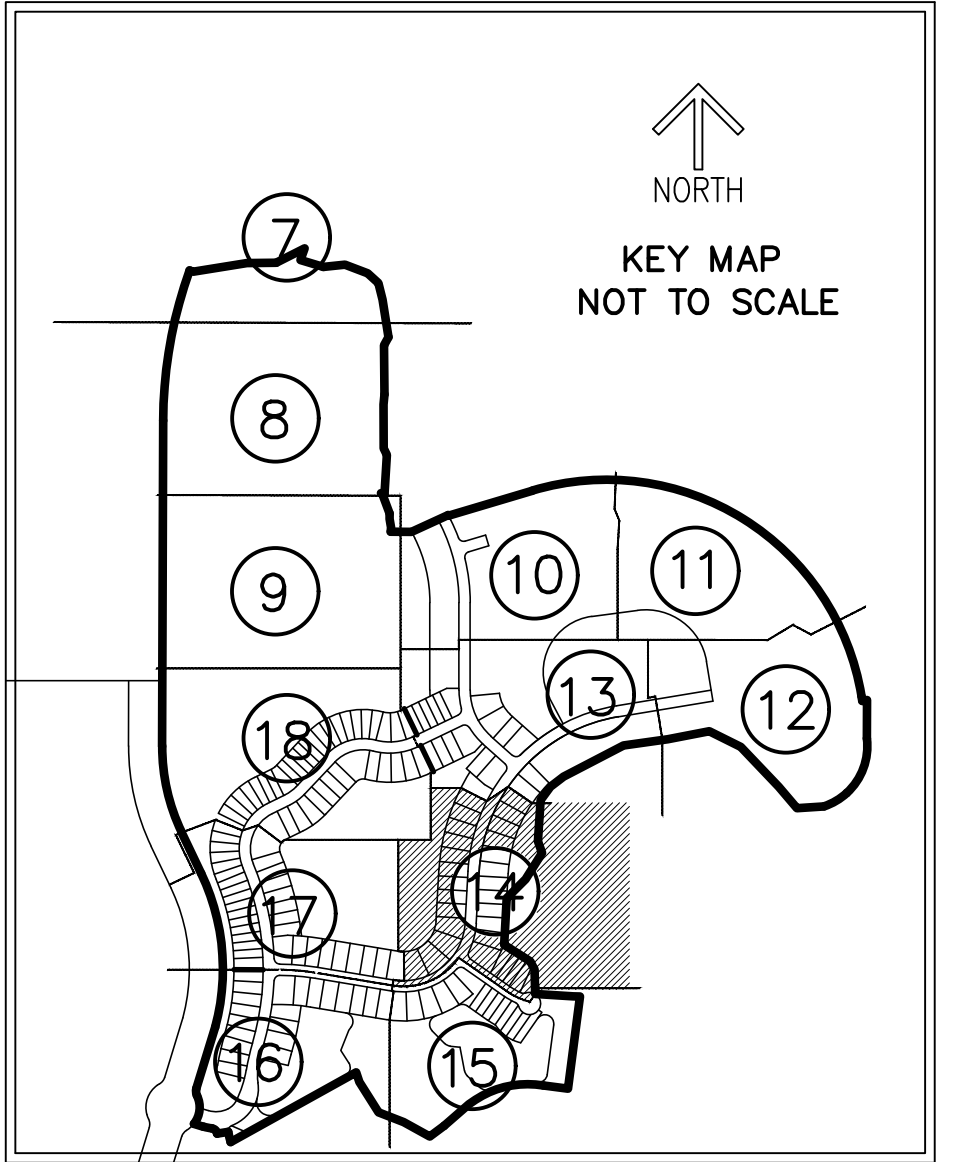
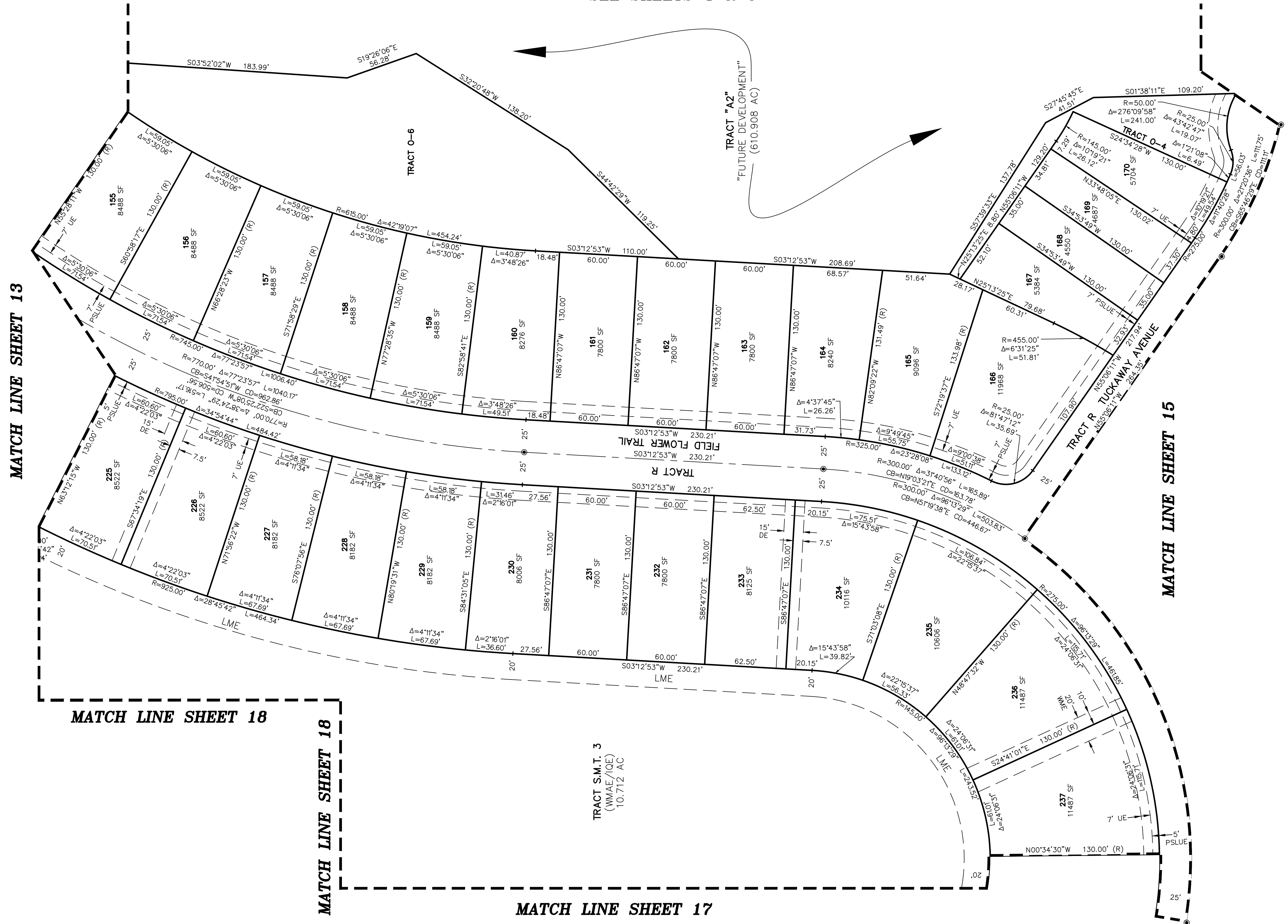


PLAT BOOK \_\_\_\_\_

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**SHEET 14 OF 18**

SEE SHEETS 4 & 5



- LEGEND / ABBREVIATIONS**
- CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DIE - DRAINAGE EASEMENT
  - EIE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
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  - IGE - IRRIGATION QUALITY EASEMENT
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  - LME - LAKE MAINTENANCE EASEMENT
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  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
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  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP - STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ✱ - DENOTES SECTION CORNER
  - ✱ - DENOTES 1/4 SECTION CORNER

THIS INSTRUMENT PREPARED BY  
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 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
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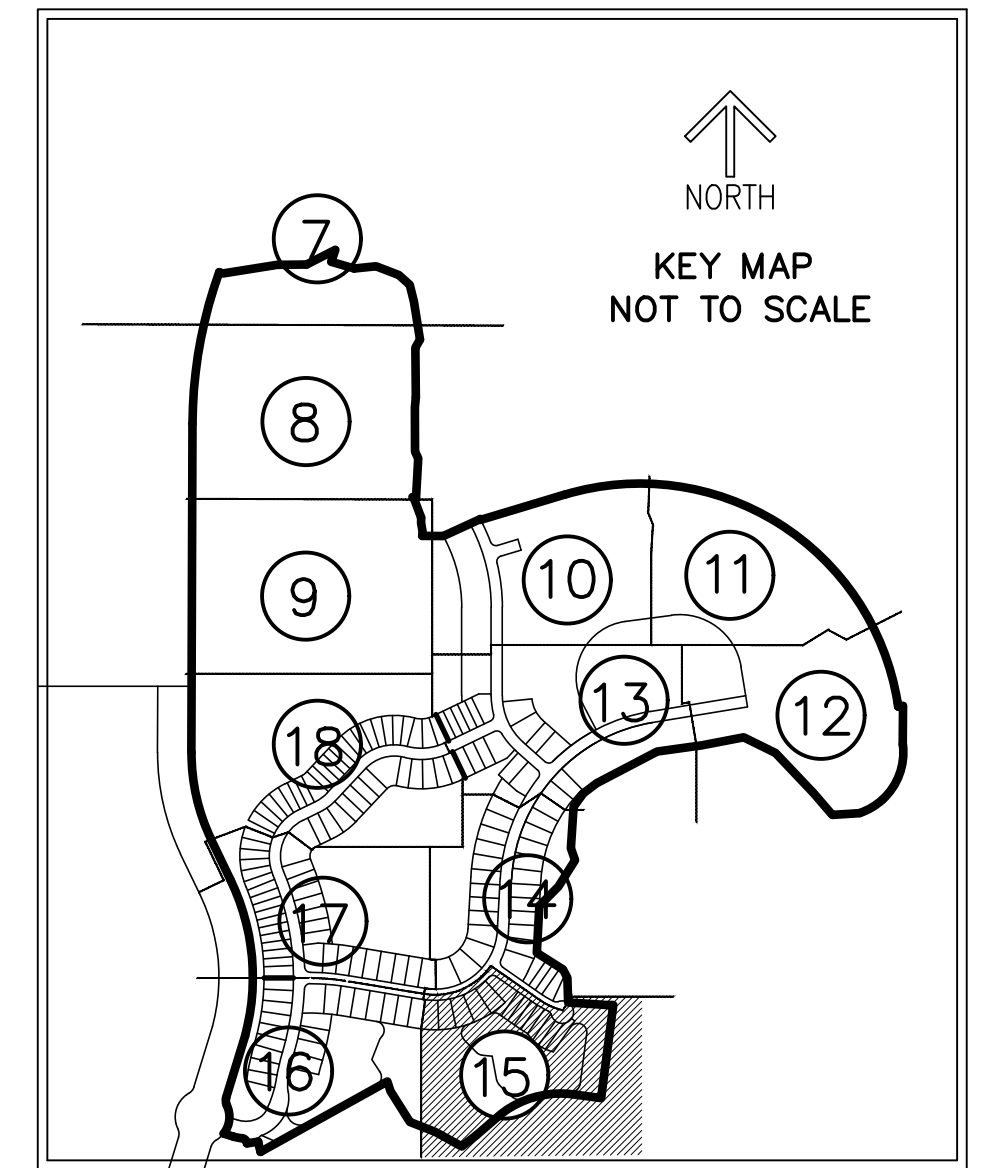
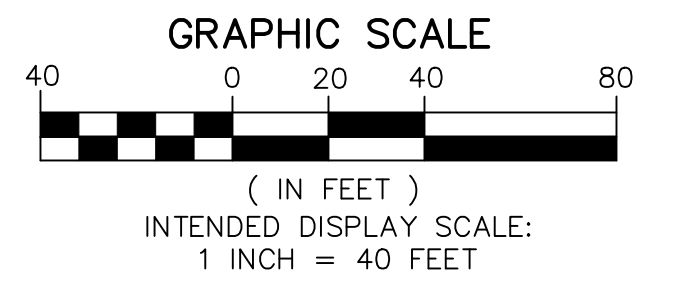
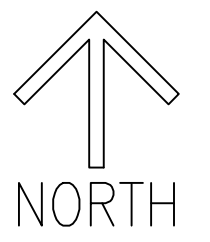
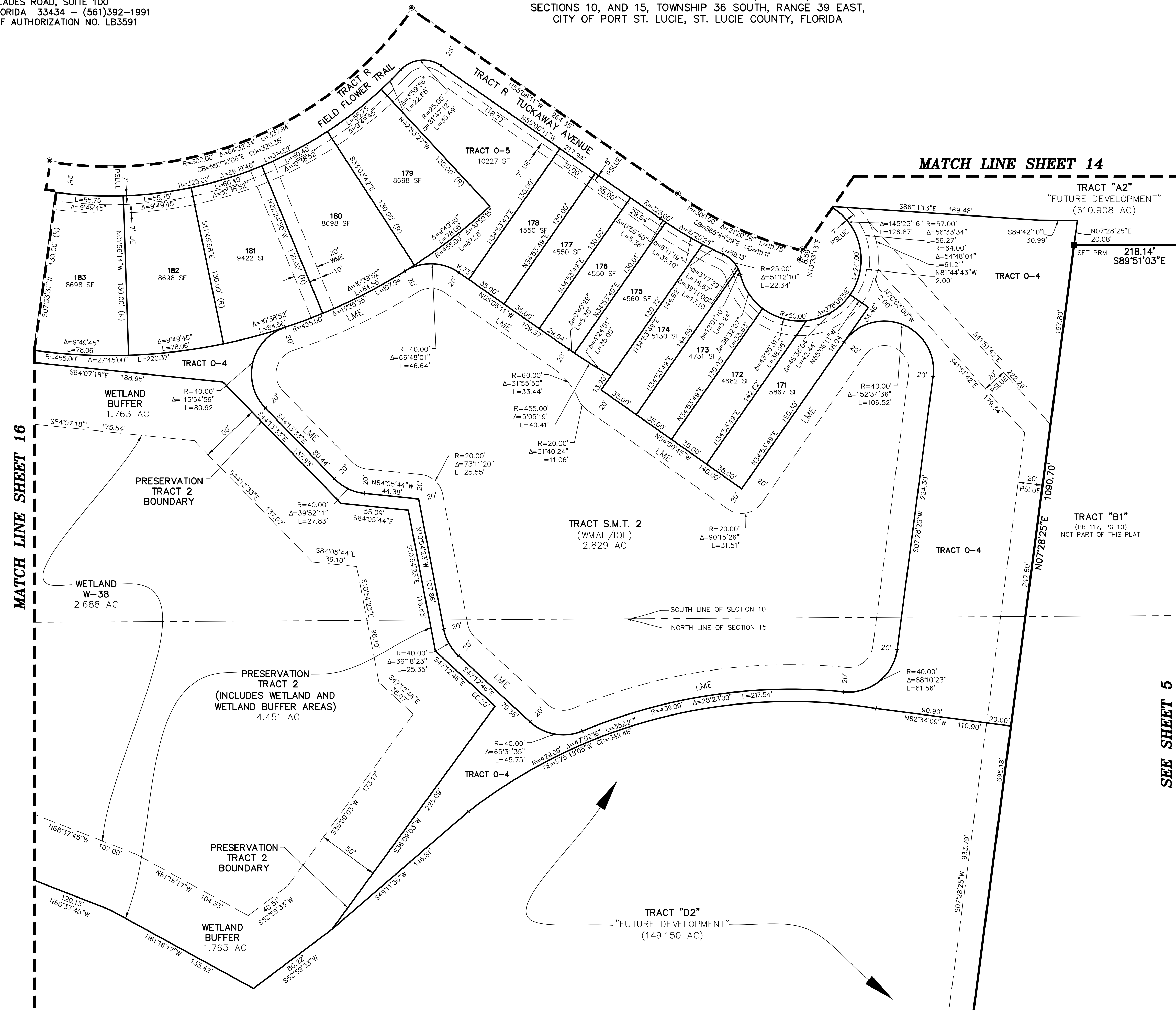
# LTC RANCH WEST POD 6A PHASE 1

BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
 AS RECORDED IN PLAT BOOK 117, PAGE 10,  
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 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

**SHEET 15 OF 18**



- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - ± - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
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  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ✱ - DENOTES SECTION CORNER
  - ✱ - DENOTES 1/4 SECTION CORNER

MATCH LINE SHEET 16

MATCH LINE SHEET 14

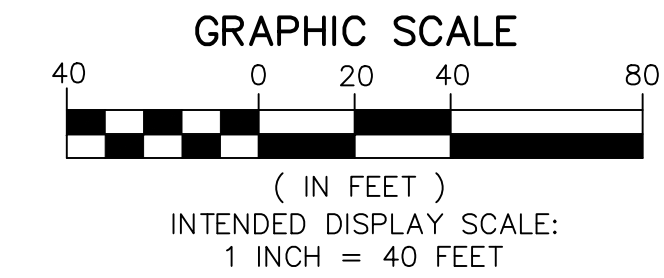
SEE SHEET 5

SEE SHEET 5

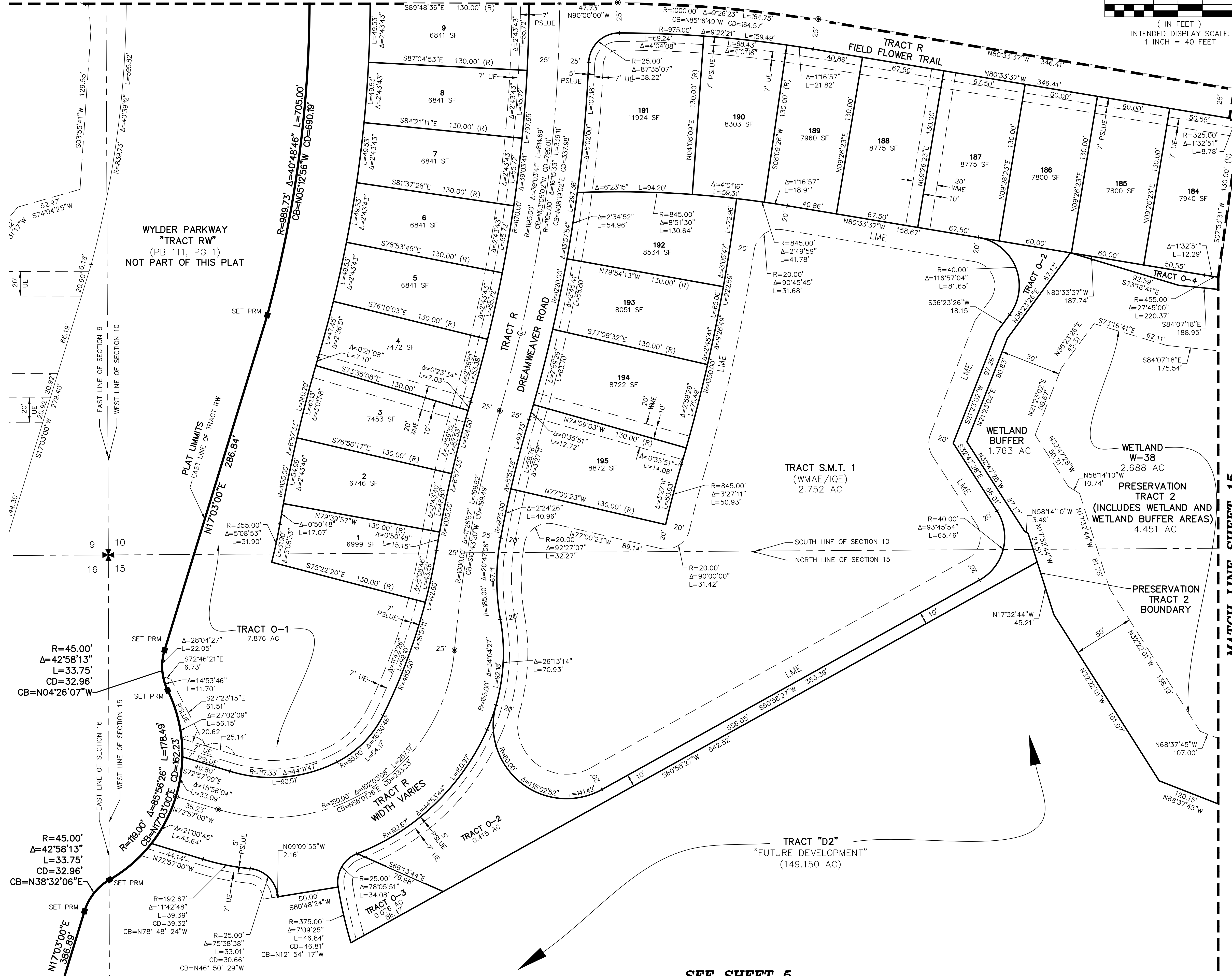
THIS INSTRUMENT PREPARED BY  
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 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# LTC RANCH WEST POD 6A PHASE 1

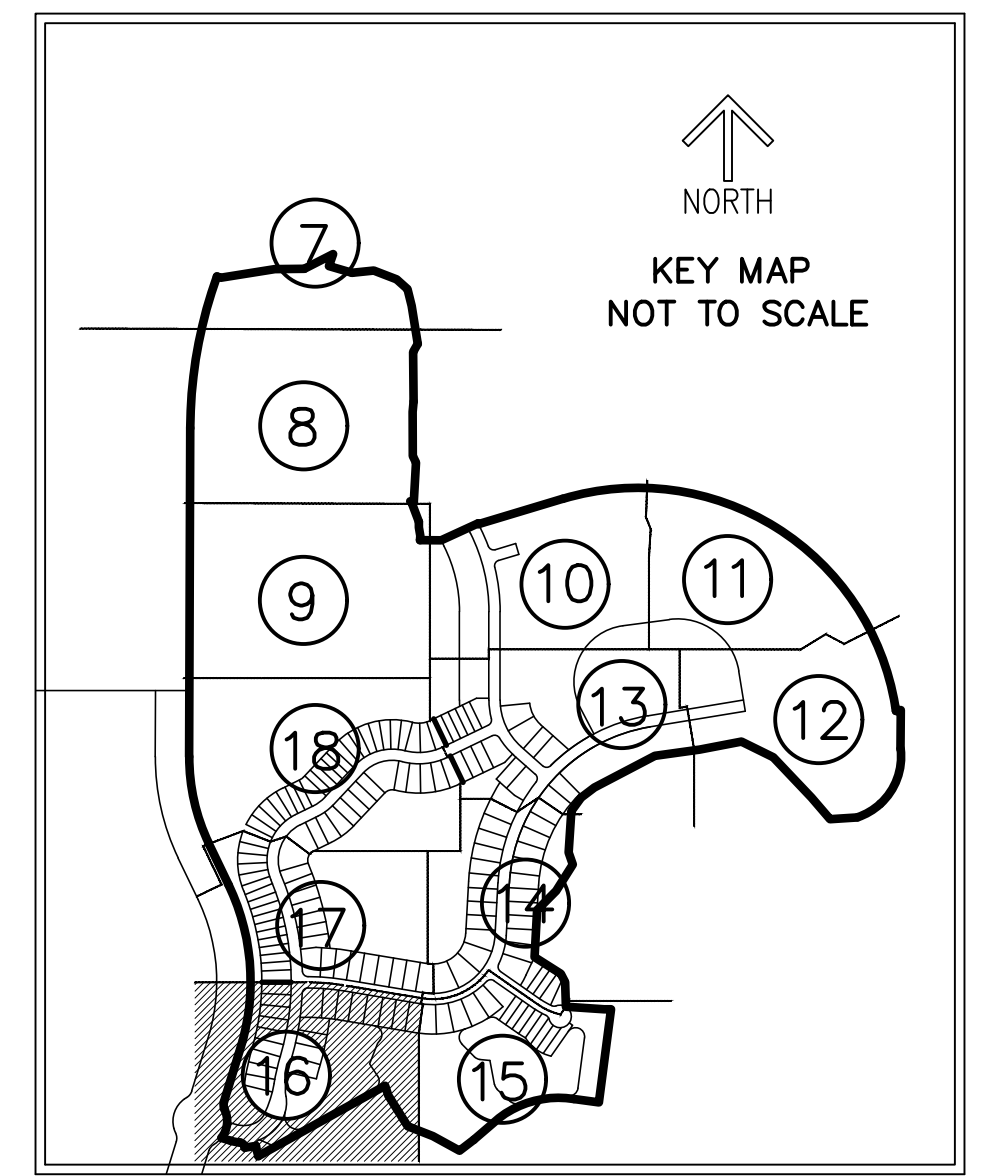
BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
 AS RECORDED IN PLAT BOOK 117, PAGE 10,  
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 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



**MATCH LINE SHEET 17**



- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - ∠ - DELTA (CENTRAL ANGLE)
  - ± - ACRES
  - CB - CHORD BEARING
  - CB/E - CONSERVATION BUFFER EASEMENT
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  - EIE/E - EMERGENCY INGRESS AND EGRESS EASEMENT
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  - - DENOTES PERMANENT CONTROL POINT
  - ✱ - DENOTES SECTION CORNER
  - ✱ - DENOTES 1/4 SECTION CORNER



**MATCH LINE SHEET 15**

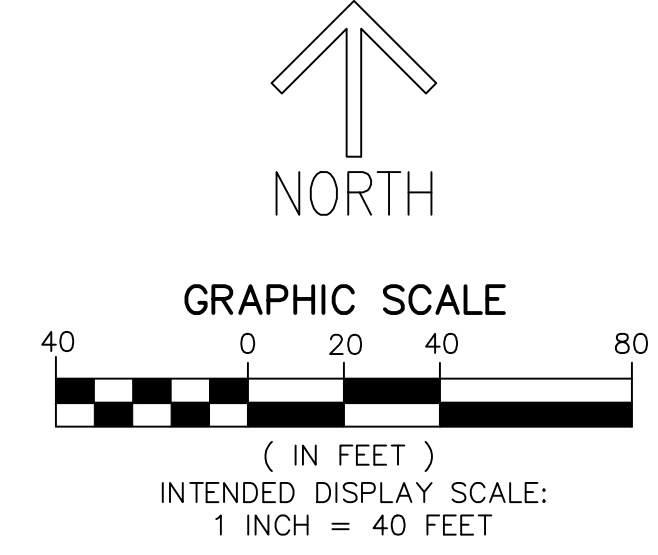
**SEE SHEET 5**



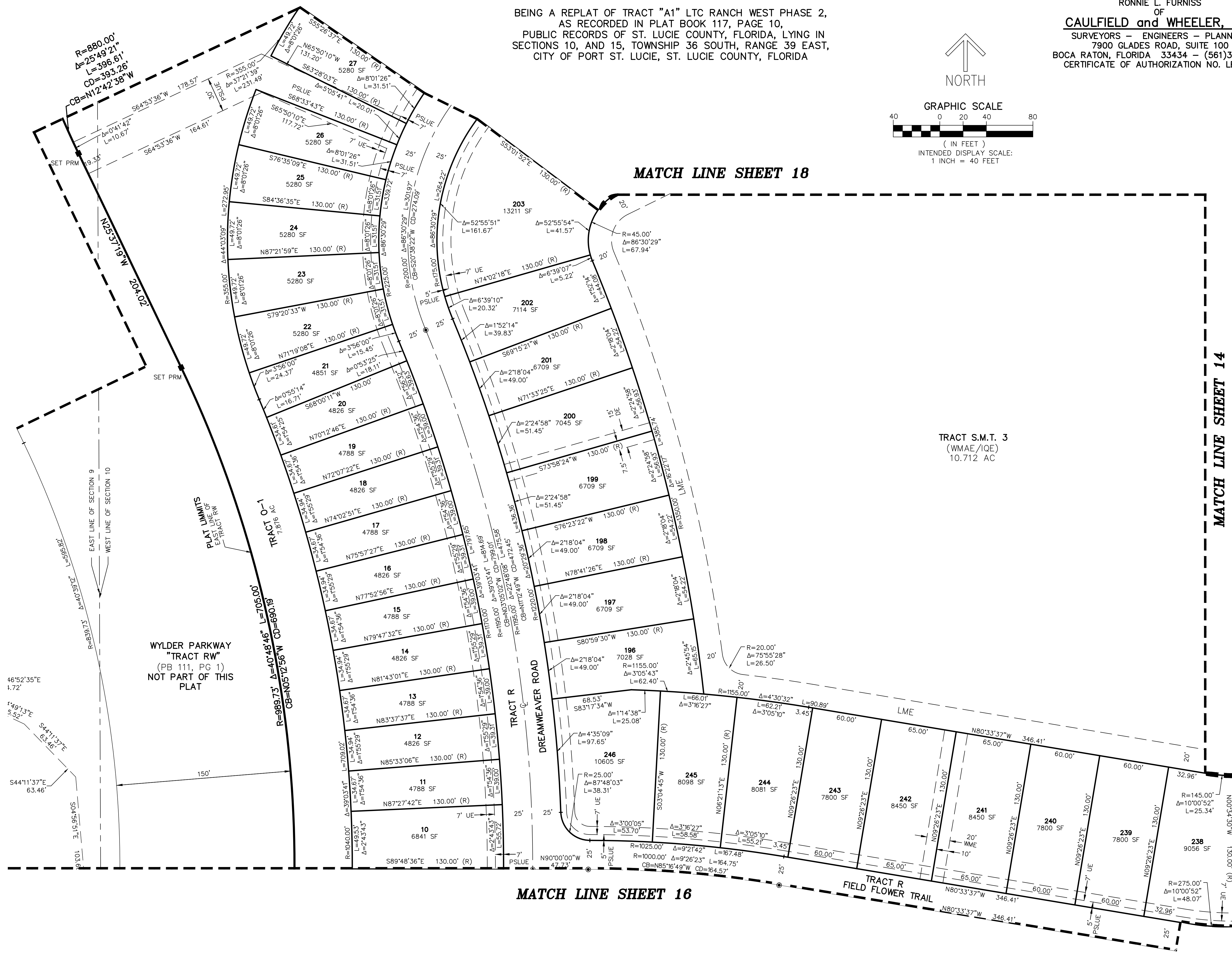
# LTC RANCH WEST POD 6A PHASE 1

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IN SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
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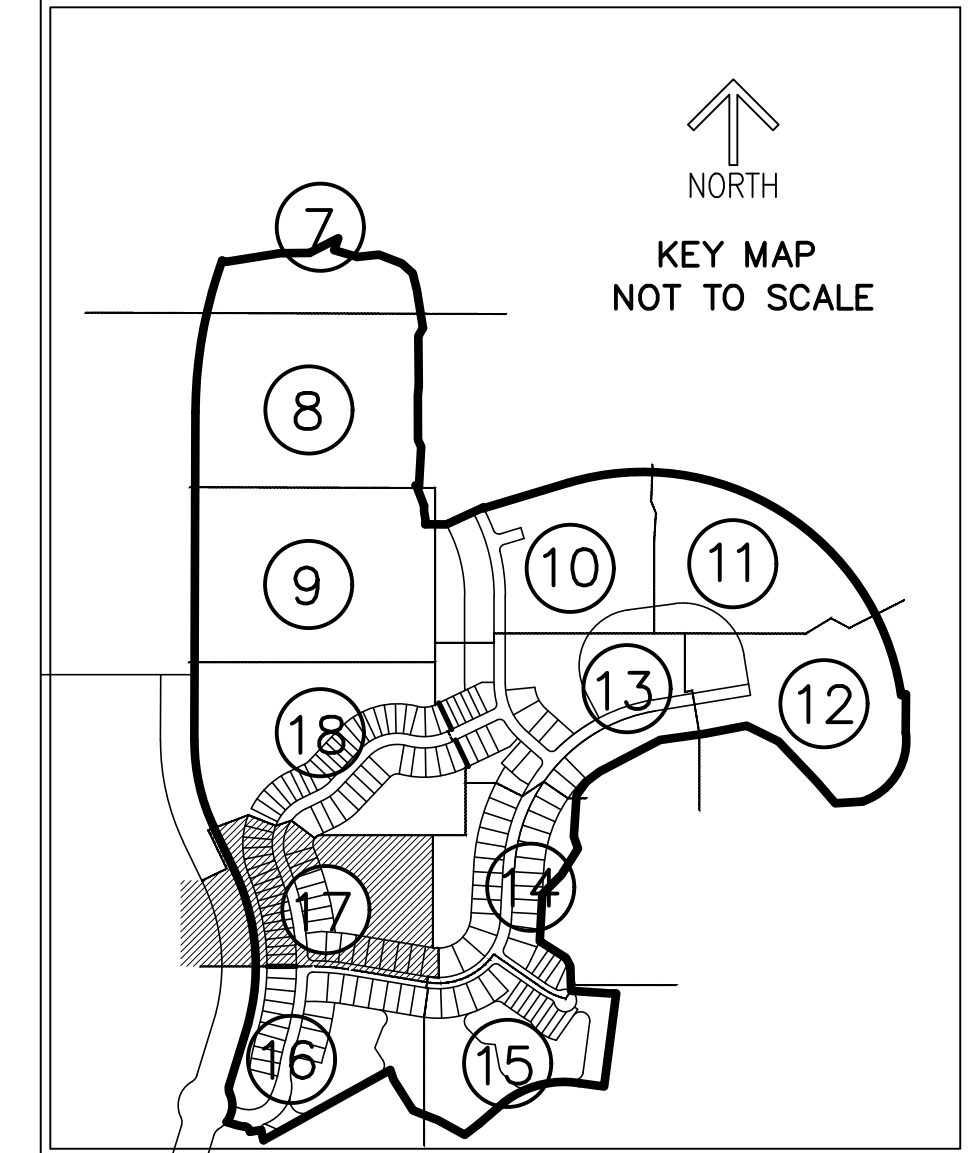


- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - A&B - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
  - FP&L - FLORIDA POWER AND LIGHT
  - IQE - IRRIGATION QUALITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LSE - LIFT STATION EASEMENT
  - NSLRWCD - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
  - WME - WATER MANAGEMENT EASEMENT
  - MEB - MAINTENANCE EASEMENT BUFFER
  - ORB - OFFICIAL RECORD BOOK
  - PB - PLAT BOOK
  - PDE - PRIVATE DRAINAGE EASEMENT
  - PG - PAGE
  - PUE - PUBLIC UTILITY EASEMENT
  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - ⊕ - DENOTES SECTION CORNER
  - ⊗ - DENOTES 1/4 SECTION CORNER



MATCH LINE SHEET 14

MATCH LINE SHEET 16



THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# LTC RANCH WEST POD 6A PHASE 1

BEING A REPLAT OF TRACT "A1" LTC RANCH WEST PHASE 2,  
 AS RECORDED IN PLAT BOOK 117, PAGE 10,  
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN  
 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

**SHEET 18 OF 18**

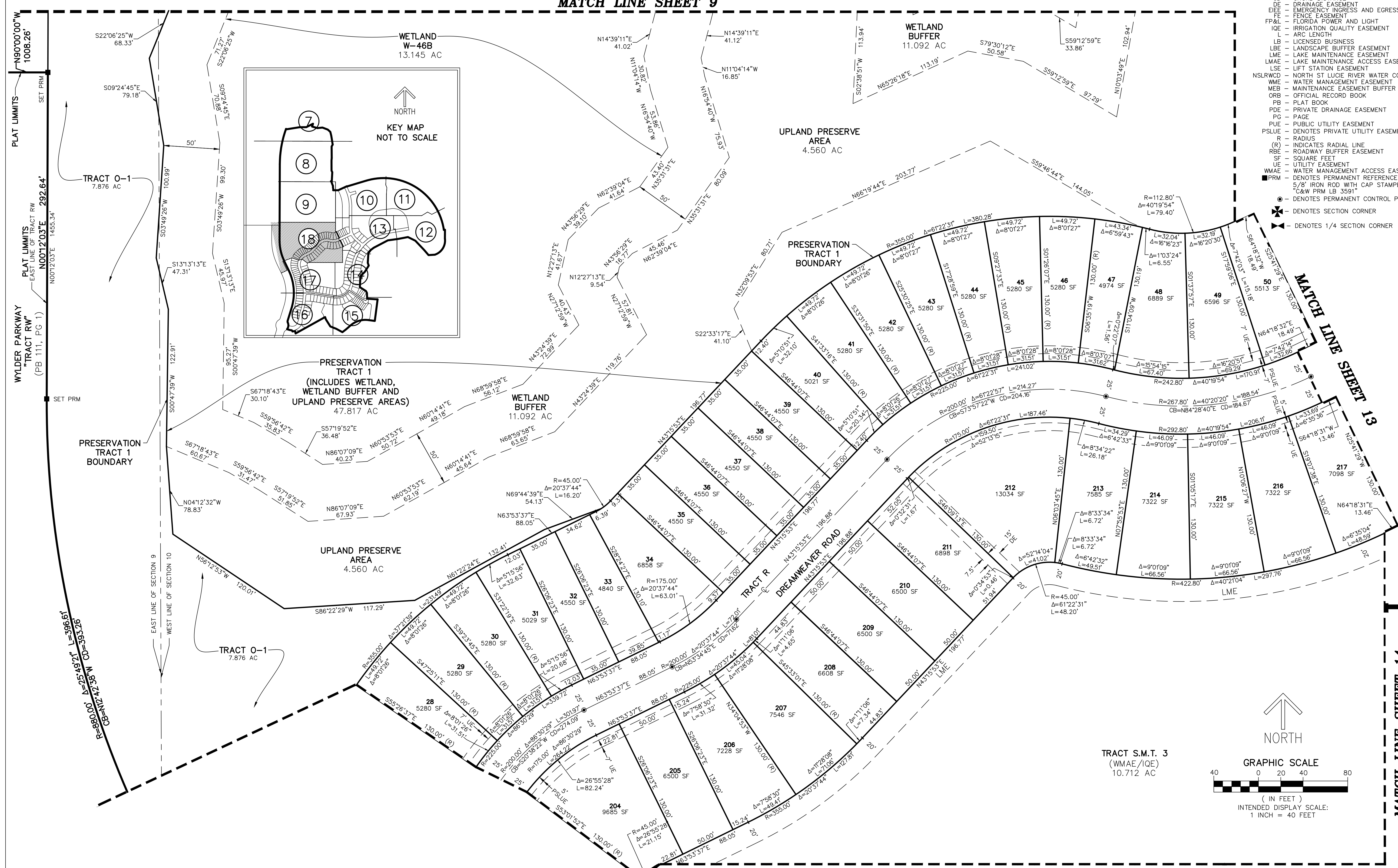
**LEGEND/ABBREVIATIONS**

- CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- AC — ACRES
- CB — CHORD BEARING
- CBE — CONSERVATION BUFFER EASEMENT
- CD — CHORD DISTANCE
- DE — DRAINAGE EASEMENT
- EIE — EMERGENCY INGRESS AND EGRESS EASEMENT
- FE — FENCE EASEMENT
- FL&L — FLORIDA POWER AND LIGHT
- IQE — IRRIGATION QUALITY EASEMENT
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- LBE — LANDSCAPE BUFFER EASEMENT
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- WMAE — WATER MANAGEMENT ACCESS EASEMENT
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- 5/8" IRON ROD WITH CAP STAMPED
- C&W PRM LB 3591
- — DENOTES PERMANENT CONTROL POINT
- ⊙ — DENOTES SECTION CORNER
- ⊠ — DENOTES 1/4 SECTION CORNER

**MATCH LINE SHEET 9**

**MATCH LINE SHEET 13**

**MATCH LINE SHEET 14**



**MATCH LINE SHEET 17**

PSLUSD PROJECT NO. 11-642-09  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P23-026