

CITY OF PORT ST LUCIE

Date Checked: 3/20/2024

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P23-153
Proposed Plat Name:	LTC Ranch West - POD 9 Phase 1
Legal Description:	LTC RANCH WEST PHASE 1 (PB 111-1) TRACT B (570.556 AC - 24,853,419 SF)

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	3302-705-0038-000-5	570.56	Y	
2				
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Printed 3/20/2024 8:17 AM

Account History 3302-705-0038-000/5

Roll	Status	Due	
2023	Acct: Paid-in-full		View
	Total Due:	\$0.00	

View a different due date

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	3302-705-0038-000/5 « Prev Next »
Millage Code:	0011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	11,183,000
Class Value:	0
Just Value:	11,183,000
School Assessed Value:	11,183,000
Assessed Value:	11,183,000
Ad Valorem:	\$254,264.51
Non-ad Valorem:	\$291,978.74
Total Tax:	\$546,243.25

Location Details

Book-Page-Item:	--
Property Class:	99
Range:	39E
Township:	36S
Section:	16
Neighborhood:	CN15
Value Code:	00
Use Code:	9900
Total Acres:	570.56
Legal Description:	LTC RANCH WEST PHASE 1 (PB 111-1) TRACT B (570.556 AC - 24,853,419 SF)
Last Updated:	10/04/2023 03:03PM
Last Updated By:	Mary Brown

Ad Valorem Details

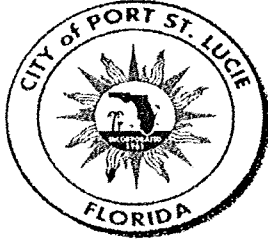
Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	11,183,000	0	11,183,000	\$0.00
CT06	Co Public Transit MSTU	0.2500	11,183,000	0	11,183,000	\$2,795.75
EE19	Erosion District E	0.1000	11,183,000	0	11,183,000	\$1,118.30
FF02	Law Enf./Jail/Judicial Sys	2.7294	11,183,000	0	11,183,000	\$30,522.88
GF01	Co General Revenue Fund	4.2722	11,183,000	0	11,183,000	\$47,776.01
CS64	Childrens Service Council	0.3790	11,183,000	0	11,183,000	\$4,238.36
FD21	St Lucie Co Fire District	3.0000	11,183,000	0	11,183,000	\$33,549.00
FI40	FL Inland Navigation Dist	0.0288	11,183,000	0	11,183,000	\$322.07
PS25	City of Port St Lucie	4.7057	11,183,000	0	11,183,000	\$52,623.84
PS26	City of PSL Voted Debt	0.4943	11,183,000	0	11,183,000	\$5,527.76
SD09	School Discretionary	0.7480	11,183,000	0	11,183,000	\$8,364.88
SN39	School Capital Improvemnt	1.5000	11,183,000	0	11,183,000	\$16,774.50
SR08	School Req Local Effort	3.1640	11,183,000	0	11,183,000	\$35,383.01
SR09	School Voter Referendum	1.0000	11,183,000	0	11,183,000	\$11,183.00
MC14	Mosquito Control	0.1352	11,183,000	0	11,183,000	\$1,511.94
	S FL Wtr Mgmt District	0.2301	11,183,000	0	11,183,000	\$2,573.21
Total:		22.7367				\$254,264.51

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
LTCR	LTC Ranch West CDD	Yes	0.000	\$0.00
PS61	Port St Lucie Stormwater Improv/Maint	Yes	1640.330	\$291,978.74
Total:				\$291,978.74

Notes (0)

Search Account Search						1 of 1	First	Prev	Next	Last				
2023	3302-705-0038-000/5				-- Any --					Search				
Tax Yr	Account Number		Certified Roll Owner Name	Situs Address	Account Status					Clear				
2023	3302-705-0038-000/5		Midway Glades Developers LLC	0 TBD Port Saint Lucie	Paid In Full					View				
Search results as of less than a minute ago										1 of 1	First	Prev	Next	Last



CITY OF PORT ST LUCIE

Date Checked: 10/20/2023

Checked by: Dennis Murphy

Recorded:

NEW PLATS -- PARENT PARCELS AND DESCRIPTION

(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P23-153
Proposed Plat Name:	LTC Ranch West - POD 9 Phase 1
Legal Description:	LTC RANCH WEST PHASE 1 (PB 111-1) TRACT B (570.556 AC - 24,853,419 SF)

Current Tax Roll Year: 2022

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	3302-705-0038-000-5	570.56	N/A	Parcel did not exist on 2022 Roll
2				
3	3302-704-0004-000-5	1975.26	Y	Parent Parcel
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Printed 10/20/2023 3:51 PM

CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, OCTOBER 25, 2023 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **SEPTEMBER 27, 2023**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P23-181	Southern Grove – 11 (Parcel 25D) PUD Rezone
Dan	P19-046-A1	Go Team Industrial Park Lot 6 – Storage Yard Minor Site Plan Amendment Construction Plans
Dan	P23-099	Riverland Center – Office Compound – Resubmittal Minor Site Plan
Bianca	P97-152-A1	AutoZone So. Federal Highway – Expansion Major Site Plan – Resubmittal Construction Plans – New
Bianca	P02-359-A1	SLW – TLH (fka Scripps Treasure Coast Publishing) Major Site Plan Amendment Landscape Plans
Bianca	P22-261-A1	St. Lucie Self Storage @ SLW Minor Site Plan Amendment Construction Plans
Bethany	P11-003-A2	Liberty Lane – Lactal Logics Building 2 Minor Site Plan Amendment
Bethany	P20-239-A4	Gatlin Pointe Construction Plans
Bethany	P22-277	Western Grove 7 – Brynlie – Resubmittal Preliminary & Final Plat Construction Plans
Bethany	P23-004	Veranda Falls-Arcadia - Apartment Community Construction Plans

Francis	P13-008-A1	St. Lucie HCA Hospital – Expansion Major Site Plan Amendment
Francis	P14-104-A1	Go Team Industrial Park Lot 5 Warehouse (fka SST Tire) Minor Site Amendment Construction Plans
Francis	P23-054	Murphy USA – US Highway 1 Site Plan – Resubmittal Construction Plans – New
Marissa	P04-203-A1	Shoppes @ Tradition – Patio Minor Site Plan Amendment
Marissa	P23-019	LTC Ranch West – POD 1, Phase 1B – Model Row Minor Site Plan – Resubmittal Construction Plans – New
Cody	P23-111	LTC Ranch - Wylder POD 6 - Model Home Park- Resubmittal Minor Site Plan Construction Plans
Cody	P23-153	LTC Ranch West - POD 9, Phase 1 Final Subdivision Plat

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F. S. 286.0105)

NOTICE: Public and Press are invited to review all the backup for meetings. Copies are available in the City Clerk's Office.

NOTICE: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN ALL CELL PHONES TO SILENT.

NOTE: Representatives must be familiar with the project, or the item will be tabled. If the applicant or representative is not present when their item is reviewed, the item will be tabled until the next SPRC Meeting.

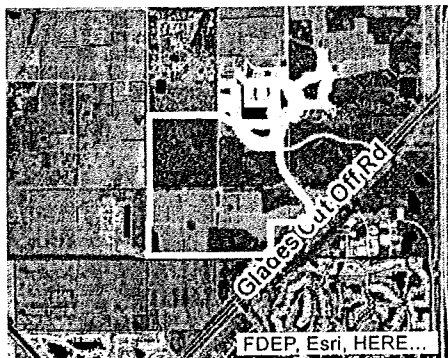
Note: Projects for this meeting are subject to change daily and there may be additions or deletions prior to the scheduled SPRC meeting date.



Saint Lucie County Property
Appraiser
Michelle Franklin CFA

Report generated: Friday, October 20, 2023

Parcel Report



Parcel

PARCELNO: 3302-705-0038-000-5

Property ID: 197528

Owner1: Midway Glades Developers LLC

SiteAddress: TBD

Owner

Owner1: Midway Glades Developers LLC

Owner2:

Owner3:

MailingAddress: 7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666

Overview

PrimaryLandUse: 9900 - Non-Ag ACRG

DistrictGroup: 0011 - Port Saint Lucie

Subdivision: LTC Ranch West Phase 1

Just/Market Value: \$11,183,000

FinishedArea:

Acres: 570.556

TotalArea: 24,853,419

Legal Description

LegalDescription: LTC RANCH WEST PHASE 1 (PB 111-1) TRACT B (570.556 AC -
24,853,419 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2023	\$11,183,000	\$0	\$11,183,000	\$0	\$11,183,000	\$0	\$11,183,000	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
LTC Ranch West CDD	2023	0	0
Port St. Lucie Stormwater	2023	1,640.33	291,978.74

Land Lines

Line Number	Units	Unit Type
1	570.56	Acre

Account History 3302-705-0038-000/5

Roll	Status	Due	
2023	Acct: Unpaid	\$524,393.52	View
Total Due:		\$524,393.52	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	3302-705-0038-000/5 « Prev Next »
Millage Code:	0011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser , Public Site

Market Value:	11,183,000
Class Value:	0
Just Value:	11,183,000
School Assessed Value:	11,183,000
Assessed Value:	11,183,000
Ad Valorem:	\$254,264.51
Non-ad Valorem:	\$291,978.74
Total Tax:	\$546,243.25

[Print Combined Reminder](#)

Location Details

Book-Page-Item:	-
Property Class:	99
Range:	39E
Township:	36S
Section:	16
Neighborhood:	CN15
Value Code:	00
Use Code:	9900
Total Acres:	570.56
Legal Description:	LTC RANCH WEST PHASE 1 (PB 111-1) TRACT B (570.556 AC - 24.853,419 SF)
Last Updated:	10/04/2023 03:03PM
Last Updated By:	Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	11,183,000	0	11,183,000	\$0.00
CT06	Co Public Transit MSTU	0.2500	11,183,000	0	11,183,000	\$2,795.75
EE19	Erosion District E	0.1000	11,183,000	0	11,183,000	\$1,118.30
FF02	Law Enf/Jail/Judicial Sys	2.7294	11,183,000	0	11,183,000	\$30,522.88
GF01	Co General Revenue Fund	4.2722	11,183,000	0	11,183,000	\$47,776.01
CS64	Childrens Service Council	0.3790	11,183,000	0	11,183,000	\$4,238.36
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FI40	FL Inland Navigation Dist	0.0288	11,183,000	0	11,183,000	\$322.07
PS25	City of Port St Lucie	4.7057	11,183,000	0	11,183,000	\$52,623.84
PS26	City of PSL Voted Debt	0.4943	11,183,000	0	11,183,000	\$5,527.76
SD09	School Discretionary	0.7480	11,183,000	0	11,183,000	\$8,364.88
SN39	School Capital Improvemnt	1.5000	11,183,000	0	11,183,000	\$16,774.50
SR08	School Req Local Effort	3.1640	11,183,000	0	11,183,000	\$35,383.01
SR09	School Voter Referendum	1.0000	11,183,000	0	11,183,000	\$11,183.00
MC14	Mosquito Control	0.1352	11,183,000	0	11,183,000	\$1,511.94
	S FL Wtr Mgmt District	0.2301	11,183,000	0	11,183,000	\$2,573.21
Total:		22.7367				\$254,264.51

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
LTCR	LTC Ranch West CDD	Yes	0.000	\$0.00
PS61	Port St Lucie Stormwater Improv/Maint	Yes	1640.330	\$291,978.74
Total:				\$291,978.74

Notes (0)

Search Account Search

2023	3302-705-0038-000/5			-- Any --	1 of 1	First « Prev Next » Last
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status		
2023	3302-705-0038-000/5	Midway Glades Developers LLC	0 TBD Port Saint Lucie	Unpaid		View
Search results as of less than a minute ago						
1 of 1						
First « Prev Next » Last						

POWERED BY



GRANT STREET GROUP

Copyright © 1997-2023, Grant Street Group. All rights reserved.
Current Version: October 2023

View a different due date

Roll Year:	2022
Tax Year:	2022
Account Number:	3302-704-0004-000/5 « Prev Next »
Millage Code:	0011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	29,756,461	
Class Value:	0	
Just Value:	29,756,461	
School Assessed Value:	6,836,120	
Assessed Value:	6,836,120	
Ad Valorem:		\$157,233.49
Non-ad Valorem:		\$0.00
Total Tax:		\$157,233.49

Book-Page-Item: 4455-0499-
Property Class: 51
Range: 39E
Township: 36S
Section: 03
Neighborhood: CN'5
Value Code: 00
Use Code: 5100
Total Acres: 1975.26
Legal Description: LTC RANCH WEST (PB 83-17) TRACT D
(1975.26 AC - 86.042.325 SF)
Last Updated: 10/06/2022 03:36PM
Last Updated By: Mary Brown

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.1813	6,836,120	0	6,836,120	\$1,239.39
CT06	Co Public Transit MSTU	0.1269	6,836,120	0	6,836,120	\$867.50
EE19	Erosion District E	0.1763	6,836,120	0	6,836,120	\$1,205.21
FF02	Law Enf./Jail/Judicial Sys	2.7294	6,836,120	0	6,836,120	\$18,658.51
GF01	Co General Revenue Fund	4.2077	6,836,120	0	6,836,120	\$28,764.34
CS64	Childrens Service Council	0.4025	6,836,120	0	6,836,120	\$2,751.54
FD21	St Lucie Co Fire District	3.0000	6,836,120	0	6,836,120	\$20,508.36
FI40	FL Inland Navigation Dist	0.0320	6,836,120	0	6,836,120	\$218.76
PS25	City of Port St Lucie	4.7307	6,836,120	0	6,836,120	\$32,339.63
PS26	City of PSL Voted Debt	0.5693	6,836,120	0	6,836,120	\$3,891.80
SD09	School Discretionary	0.7480	6,836,120	0	6,836,120	\$5,113.42
SH39	School Capital Improvemnt	1.5000	6,836,120	0	6,836,120	\$10,254.18
SR08	School Req Local Effort	3.2310	6,836,120	0	6,836,120	\$22,087.50
SR09	School Voter Referendum	1.0000	6,836,120	0	6,836,120	\$6,836.12
1/C14	Mosquito Control	0.1352	6,836,120	0	6,836,120	\$924.24
	S FL Wtr Mgmt District	0.2301	6,836,120	0	6,836,120	\$1,572.24
Total:		23.0004				\$157,233.49

Code	District	Receives Discount	Units	Tax
P561	Port St Lucie Stormwater Improv/Maint	Yes	0.000	\$0.00
	Total:			\$0.00

Search Account Search

2022	3302-704-0004-000/5			-- Any --	
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	
2022	3302-704-0004-000/5	Midway Glades Developers LLC	0 TBD Port Saint Lucie	Paid In Full	View

Search results as of less than a minute ago

1 of 1 First Prev Next Last

LTC RANCH WEST POD 9 PHASE 1

PLAT BOOK _____
PAGE _____
SHEET 8 OF 9

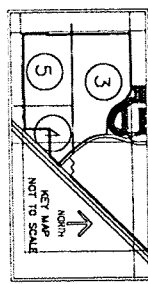
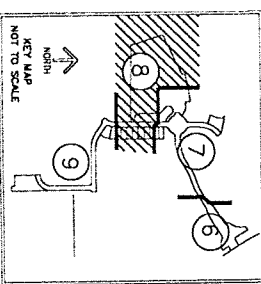
BEING A REPLAY OF TRACT B, LTC RANCH WEST PHASE 1
AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IN
SECTIONS 5, 13 AND 18, T8N, R13E, S11W, RANGE 13E,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE C. WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7700 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33433-1991
CERTIFICATE OF AUTHORIZATION NO. 133591

LEGEND/ABBREVIATIONS

- 1 - CONVEYANCE (MORTGAGE)
- 2 - CONVEYANCE (LEASE)
- 3 - CONVEYANCE (EASEMENT)
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- 97 - CONVEYANCE (EASEMENT)
- 98 - CONVEYANCE (EASEMENT)
- 99 - CONVEYANCE (EASEMENT)
- 100 - CONVEYANCE (EASEMENT)

MATCH LINE SHEET 7



AGENT CENTER
TRACT
10.463 AC

TRACT S.W. 22
(0.815 AC)

TRACT S.W. 22
(0.815 AC)

TRACT R
CLYNLEA BLVD SOUTH

MATCH LINE SHEET 9

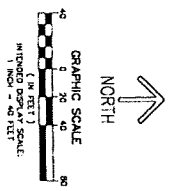
PLUSD PROJECT NO. XX-XXX-XX
CITY OF PORT ST. LUCIE
PROJECT NO. P2X-XXX

THIS INSTRUMENT PREPARED BY
 CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7800 CLAYES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433
 CERTIFICATE OF AUTHORIZATION NO. 13359

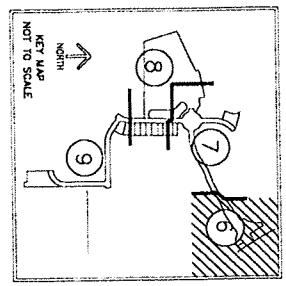
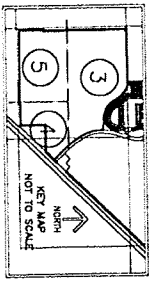
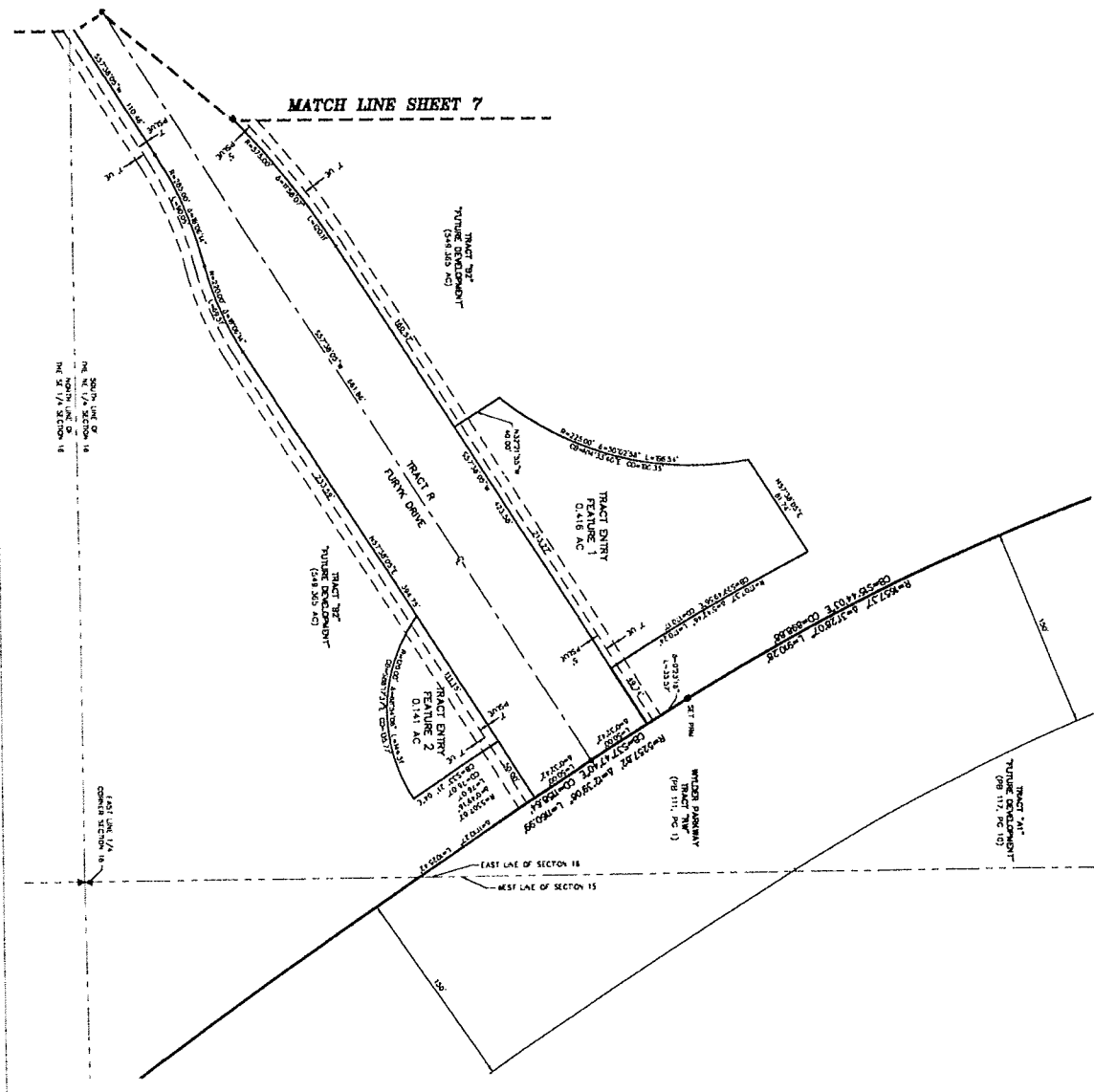
LTC RANCH WEST POD 9 PHASE 1

BECING A REPLAT OF TRACT B, LTC RANCH WEST PHASE 1
 AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LING IN
 SECTIONS 9, 19 AND 29, TOWNSHIP 38 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
 PAGE _____
 SHEET 6 OF 9



- LEGEND/ABBREVIATIONS**
- A - ALLI (CONTRACT, AML)
 - B - BOUNDARY
 - C - CROWN
 - D - DRAINAGE
 - E - EASEMENT
 - F - FENCE
 - G - GROUND
 - H - HIGHWAY
 - I - INTERSECTION
 - J - JUNCTION
 - K - KILN
 - L - LAND
 - M - MARSH
 - N - NORTH
 - O - OFFICE
 - P - PARK
 - Q - QUARTER
 - R - ROAD
 - S - SEWER
 - T - TRAIL
 - U - UTILITY
 - V - VENT
 - W - WATER
 - X - X-ROAD
 - Y - YARD
 - Z - ZONE



PSLSD PROJECT NO. XX-XXX-XX
 CITY OF PORT ST. LUCIE
 PROJECT NO. P2X-xxx

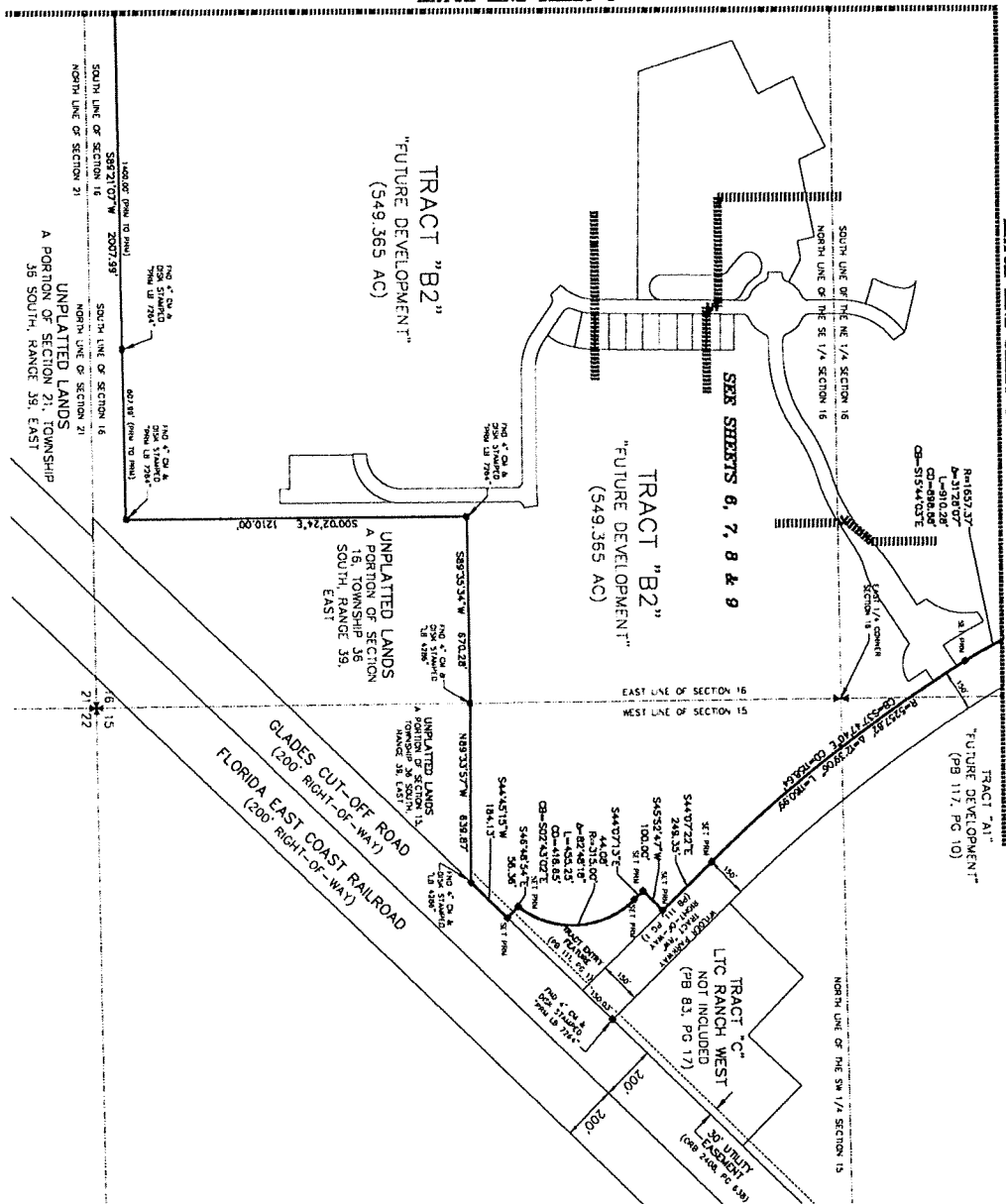
THIS INSTRUMENT PREPARED BY
 RONNIE C. TURNER
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433
 CERTIFICATE OF AUTHORIZATION NO. LB3971

LTC RANCH WEST POD 9 PHASE 1

BEING A REPLAT OF TRACT B, LTC RANCH WEST PHASE 1
 AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
 SECTIONS 9, 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
 PAGE _____
 SHEET 4 OF 9

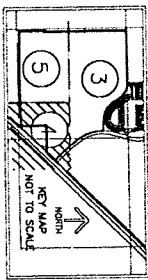
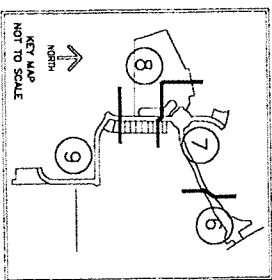
MATCH LINE SHEET 3



MATCH LINE SHEET 5

- LEGEND/ABBREVIATIONS**
- 1 - CONTIGUOUS (TOWNSHIP, RANGE)
 - 2 - ROAD (TOWNSHIP, RANGE)
 - 3 - ROAD (TOWNSHIP, RANGE)
 - 4 - ROAD (TOWNSHIP, RANGE)
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 - 98 - ROAD (TOWNSHIP, RANGE)
 - 99 - ROAD (TOWNSHIP, RANGE)
 - 100 - ROAD (TOWNSHIP, RANGE)

PAUSED PROJECT NO. xx-xxx-xx
 CITY OF PORT ST. LUCIE
 PROJECT NO. Pxx-xxx



PLAT BOOK _____
PAGE _____
SHEET 2 OF 9

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNESS

[illegible]

ACKNOWLEDGEMENT:

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2023

Property 1. Monotonicity. Suppose $\mathbf{A} \in \mathbb{R}^{n \times n}$ is a square matrix with nonnegative entries. Suppose $\mathbf{A} \leq \mathbf{B}$ entrywise, that is, $a_{ij} \leq b_{ij}$ for all i, j . Then $\lambda_1(\mathbf{A}) \leq \lambda_1(\mathbf{B})$.

STATE OF FLORIDA)
COUNTY OF _____

- NO CONFLICTING ACTIONS -- IF ANY, ELEMENTS OR PLATS ARE RECORDED IN ORDER OF THE SUBMISSION DEPICTED BY THIS PLAT

CITY OF PORT ST LUCIE APPROVAL OF PLAT:
STATE OF FLORIDA
COUNTY OF ST LUCIE

CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS
2023

MILTON
SALLY WALSH, CITY CLERK

PSUSO PROJECT NO. XX-XXX-XX
CITY OF PORT ST. LUCIE
PROJECT NO. P2x-xxx

PLAY BOOK _____
PAGE _____

SECRET 8 OF 8

BEING A REPLAT OF TRACT B, LTC RANCH WEST PHASE 1
AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, LYING IN
SECTIONS 9, 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)252-1981
CERTIFICATE OF AUTHORIZATION NO. LB35591

[illegible]

PG - PLAT BOOK
 PC - PAGE
 PU - PLAT UNIT
 PV - PLAT VOLUME
 PSUB - PLAT SUB
 Q - QUANTITY
 R - RADIUS
 (N) - INDICATES RADIAL LINE
 S - SQUARE FEET
 S' - SQUARE FEET PER CENTIMETER TRACT
 U - UTILITY
 W - WATER
 WM - WATER MANAGEMENT ACCESS EASEMENT
 WPM - DITCHES PERMANENT REFERENCE MONUMENT
 Z - ZONE
 ZONE FROM JULY 1991
 * - DITCHES PERMANENT CONTROL POINT
 ✱ - DITCHES SECTION CORNER
 ✱ - DITCHES 1/4 SECTION CORNER

A schematic diagram of a building layout. The layout consists of several rooms and corridors. A large room on the left is shaded with diagonal lines and contains a circle with the number 3. To its right is a room with a circle containing the number 5. Further right is a room with a circle containing the number 4. A diagonal line runs from the top left towards the bottom right, passing through the rooms with numbers 3 and 5. A key map is located in the top right corner, showing a north arrow pointing upwards and the text "KEY MAP NOT TO SCALE".

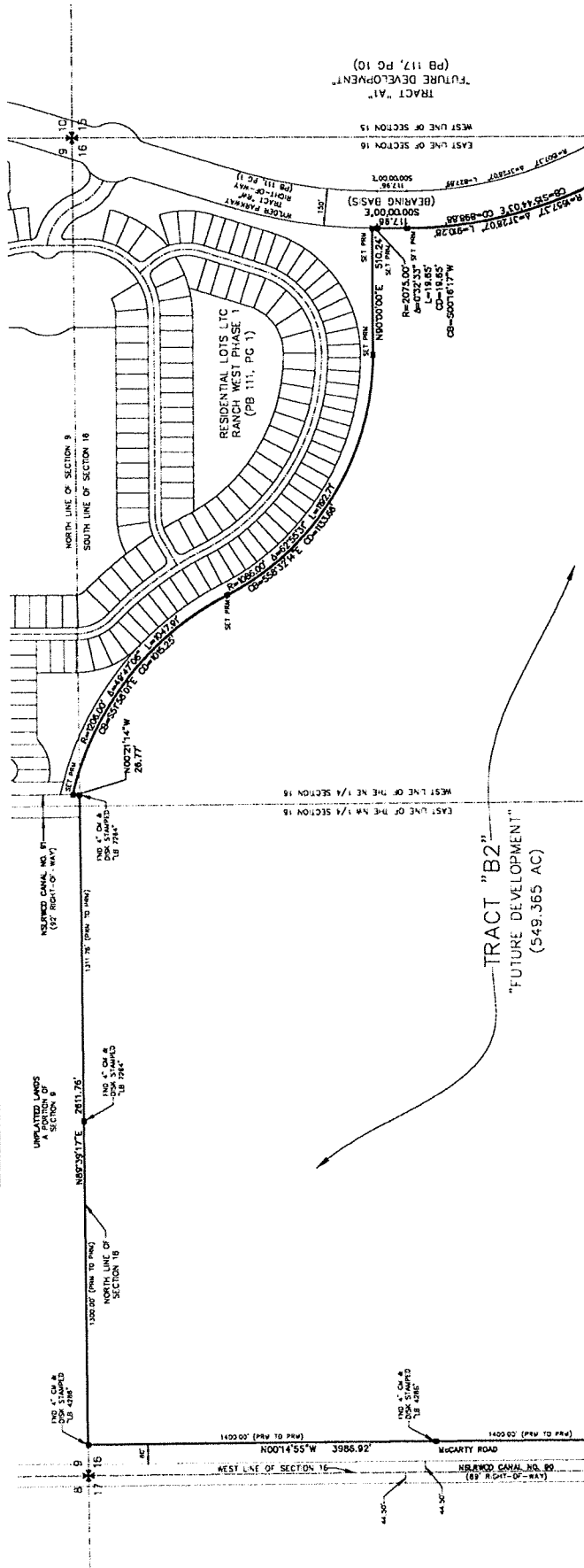
6
7
8
9

▲ NORTH
KEY MAP
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)

INTENDED DISPLAY SCALE:
1 INCH = 200 FEET



MATCH LINE SHEET 4

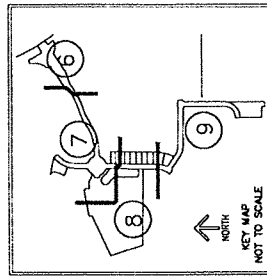
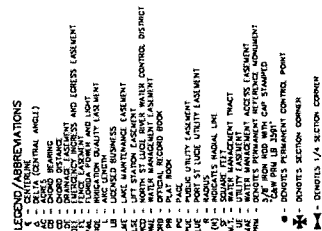
MATCH LINE SHEET 5

PSLUSD PROJECT NO. xx-xxx-xx
CITY OF PORT ST. LUCIE
PROJECT NO. Pxx-xxx

SHEET 5 OF 8

7800 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 -- (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

MATCH LINE SHEET 9

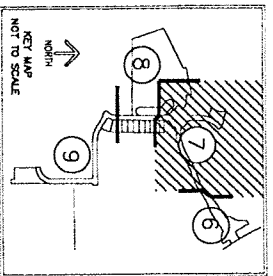
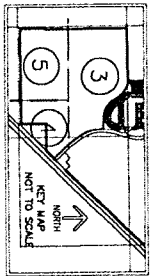
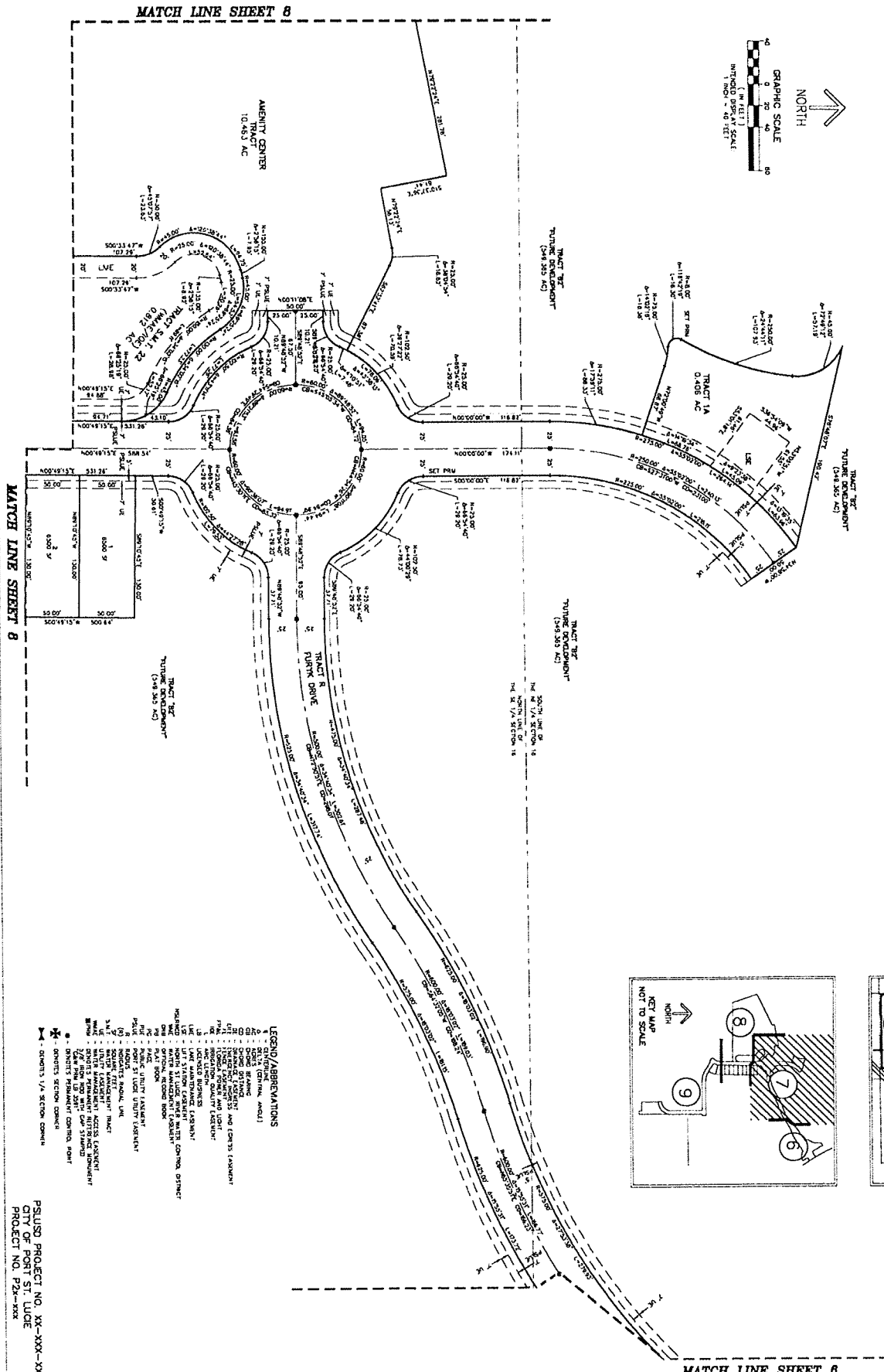
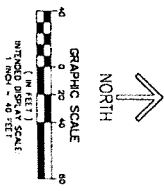


PSLUSD PROJECT NO. xx-xxx-xx
CITY OF PORT ST. LUCIE
PROJECT NO. Pxx-xxx

THE INSTRUMENT PREPARED BY
 RONNIE L. FURNESS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 10000 BAYVIEW BLVD., SUITE 100
 BOCA RATON, FLORIDA 33434 (561)392-1881
 CERTIFICATE OF AUTHORIZATION NO. LA3391

LTC RANCH WEST POD 9 PHASE 1

BEING A REPLAT OF TRACT B, LTC RANCH WEST PHASE 1
 AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN
 SECTION 15, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



- LEGEND/ABBREVIATIONS**
- 1 - LOT
 - 2 - DRIVE (CENTRAL, ROAD)
 - 3 - DRIVE BRANCH
 - 4 - DRIVE BRANCH
 - 5 - DRIVE BRANCH
 - 6 - DRIVE BRANCH
 - 7 - DRIVE BRANCH
 - 8 - DRIVE BRANCH
 - 9 - DRIVE BRANCH
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 - 100 - DRIVE BRANCH

PSUEDO PROJECT NO. XX-XXX-XX
 CITY OF PORT ST. LUCIE
 PROJECT NO. P2X-XXX

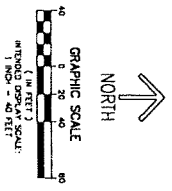
THIS INSTRUMENT PREPARED BY
RONNIE L. JAMES

CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7800 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1951
CORPORATE OR AUTHORIZATION NO. 125591

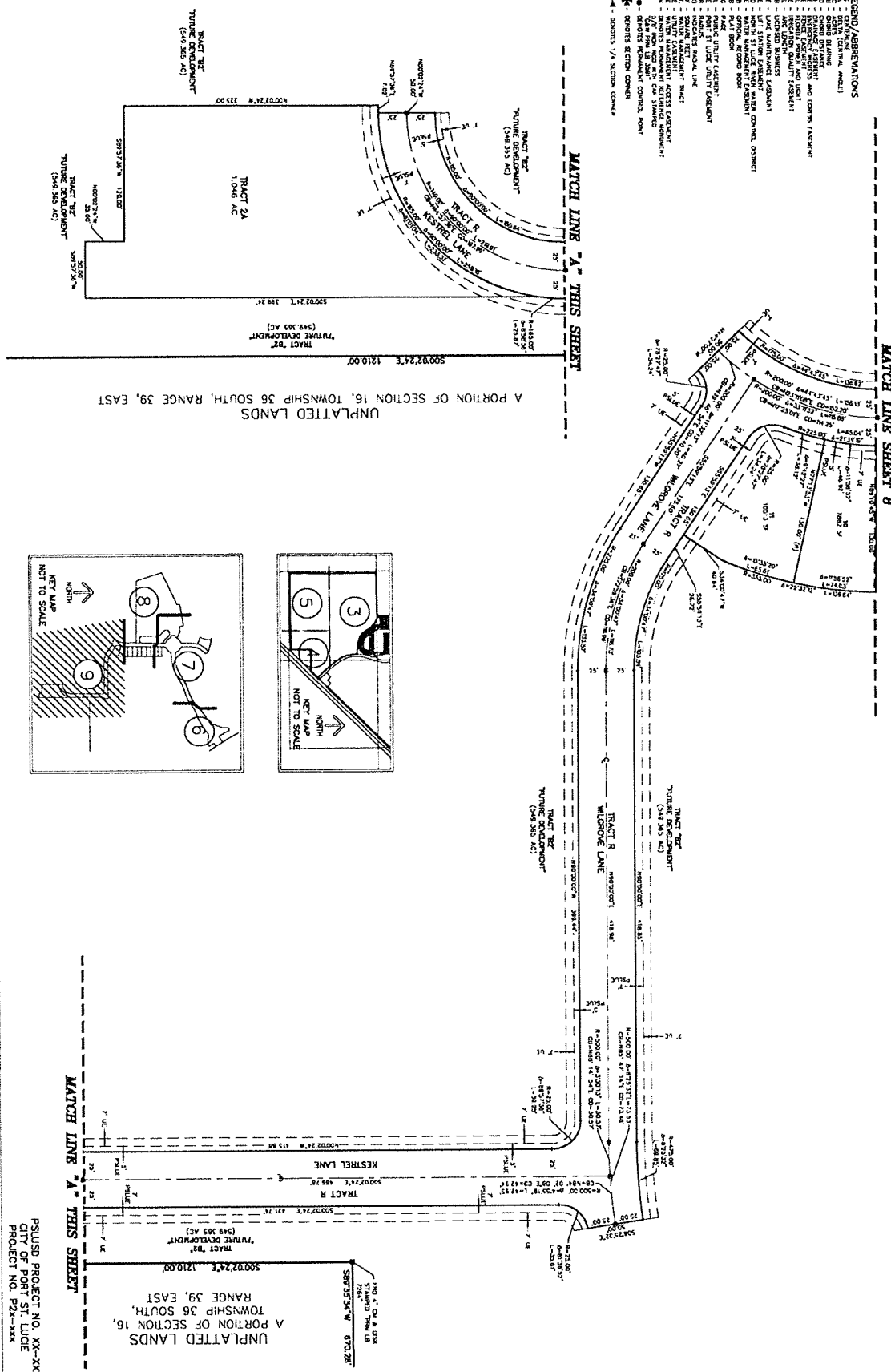
LTC RANCH WEST POD 9 PHASE 1

BEING A REPLAT OF TRACT 8, LTC RANCH WEST PHASE 1
AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
SECTIONS 9, 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
SHEET 9 OF 9



- LEGEND/ABBREVIATIONS**
- 1 - CENTERLINE (MIDLINE)
 - 2 - CORNER BLANK
 - 3 - CORNER BLANK
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PLUSD PROJECT NO. XX-XX-XX
CITY OF PORT ST. LUCIE
PROJECT NO. P2X-XXX