

LTC RANCH WEST

BEING A REPLAT OF TRACT "A", LTC RANCH RESIDENTIAL PLAT 1, AS RECORDED IN PLAT BOOK 58, PAGES 37 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 2, 3, 4, 9, 10, 11, 15, AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

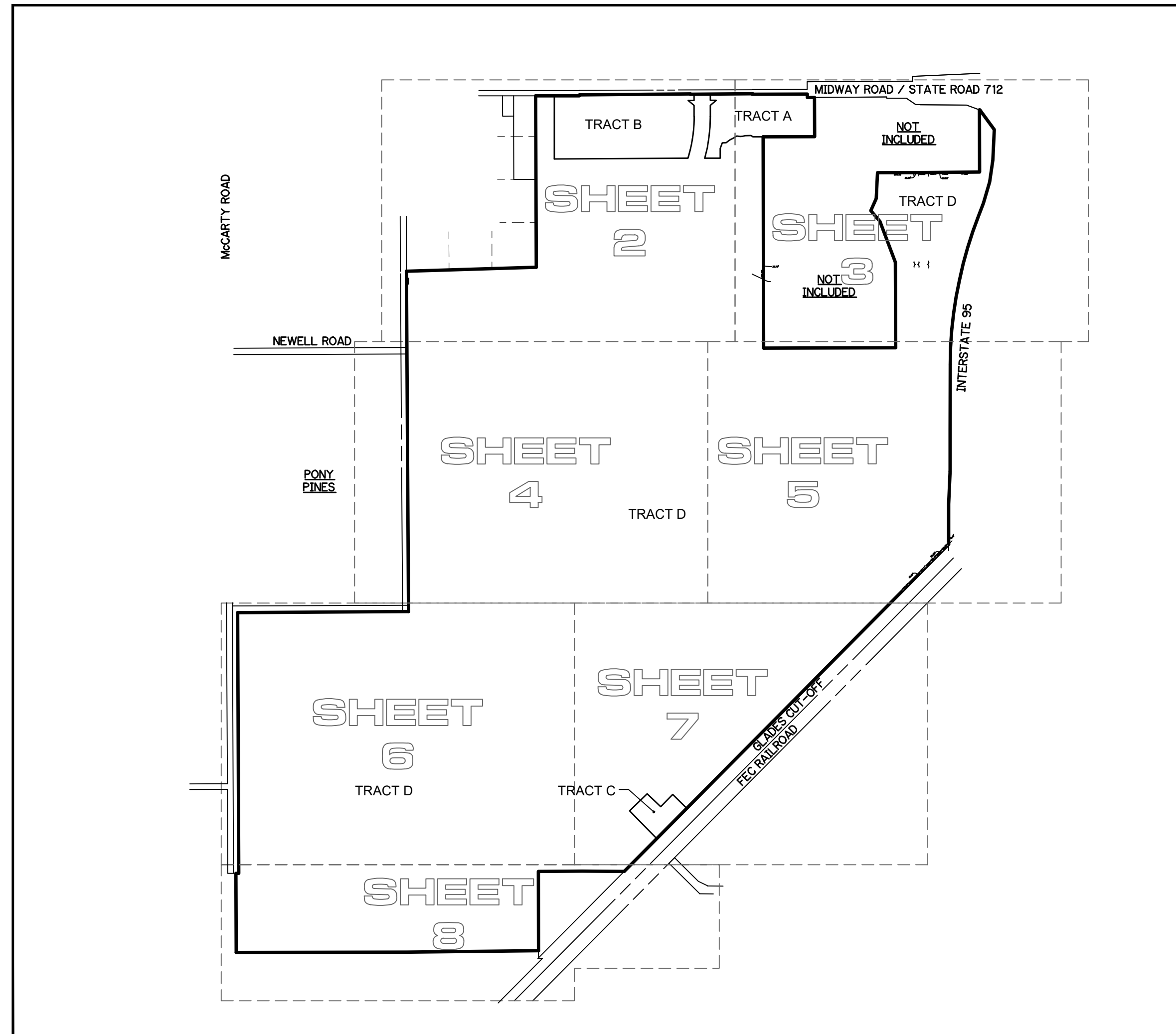
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACT "A", LTC RANCH RESIDENTIAL PLAT 1, AS RECORDED IN PLAT BOOK 58, PAGES 37 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "A", LTC RANCH RESIDENTIAL PLAT 1, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF MIDWAY ROAD (STATE ROAD 712); THENCE ALONG THE NORTH LINE OF SAID TRACT "A", LTC RANCH RESIDENTIAL PLAT 1 AND ALONG THE SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES:

THENCE SOUTH 89°59'14" EAST, A DISTANCE OF 666.96 FEET;
 THENCE NORTH 00°47'59" EAST, A DISTANCE OF 14.87 FEET;
 THENCE NORTH 89°31'58" EAST, A DISTANCE OF 1699.56 FEET;
 THENCE SOUTH 01°27'49" EAST, A DISTANCE OF 4.04 FEET;
 THENCE NORTH 89°36'23" EAST, A DISTANCE OF 946.97 FEET;
 THENCE SOUTH 04°13'56" EAST, A DISTANCE OF 5.70 FEET;
 THENCE NORTH 89°49'42" EAST, A DISTANCE OF 835.89 FEET;
 THENCE SOUTH 00°13'56" EAST, A DISTANCE OF 52.48 FEET;
 THENCE NORTH 89°38'50" EAST, A DISTANCE OF 111.38 FEET TO THE EASTERLY LINE OF SAID TRACT "A"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF TRACT "A", LTC RANCH RESIDENTIAL PLAT 1, SOUTH 00°07'58" EAST, A DISTANCE OF 600.00 FEET; THENCE CONTINUE ALONG THE PERIMETER OF SAID TRACT "A" THE FOLLOWING COURSES:
 THENCE SOUTH 89°48'49" WEST, A DISTANCE OF 786.38 FEET;
 THENCE SOUTH 00°07'56" EAST, A DISTANCE OF 3230.87 FEET;
 THENCE NORTH 89°52'25" EAST, A DISTANCE OF 2018.61 FEET;
 THENCE NORTH 00°14'00" WEST, A DISTANCE OF 1306.73 FEET;
 THENCE NORTH 20°39'07" WEST, A DISTANCE OF 670.70 FEET;
 THENCE NORTH 40°17'03" WEST, A DISTANCE OF 213.83 FEET;
 THENCE NORTH 23°40'43" EAST, A DISTANCE OF 201.55 FEET;
 THENCE NORTH 02°53'35" EAST, A DISTANCE OF 395.74 FEET;
 THENCE NORTH 89°41'49" EAST, A DISTANCE OF 760.44 FEET;
 THENCE NORTH 89°36'50" EAST, A DISTANCE OF 800.63 FEET;
 THENCE NORTH 00°06'40" WEST, A DISTANCE OF 951.96 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, SECTION 94001-2414; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID TRACT "A" THE FOLLOWING COURSES:
 THENCE SOUTH 89°32'12" EAST, A DISTANCE OF 6.18 FEET;
 THENCE SOUTH 36°20'29" EAST, A DISTANCE OF 372.42 FEET;
 THENCE SOUTH 02°46'41" WEST, A DISTANCE OF 466.00 FEET;
 THENCE SOUTH 08°07'09" WEST, A DISTANCE OF 337.94 FEET;
 THENCE SOUTH 16°19'44" WEST, A DISTANCE OF 337.94 FEET;
 THENCE SOUTH 21°23'07" WEST, A DISTANCE OF 212.91 FEET;
 TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 5938.76 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°49'42", A DISTANCE OF 1018.72 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 5903.58 FEET; THE CHORD OF WHICH BEARS SOUTH 06°20'18" WEST, WITH A CHORD DISTANCE OF 1295.21 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'45", FOR A DISTANCE OF 1297.82 FEET; THENCE SOUTH 00°02'26" WEST, A DISTANCE OF 1639.10 FEET;
 THENCE SOUTH 02°27'28" WEST, A DISTANCE OF 500.34 FEET; THENCE SOUTH 00°03'51" WEST, A DISTANCE OF 616.06 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLADES CUT-OFF ROAD; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND INTERSTATE 95, SOUTH 44°45'15" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID TRACT "A", A DISTANCE OF 7045.18 FEET; THENCE NORTH 89°33'57" WEST, A DISTANCE OF 639.87 FEET; THENCE SOUTH 89°35'34" WEST, A DISTANCE OF 670.28 FEET;
 THENCE SOUTH 00°02'24" EAST, A DISTANCE OF 1210.00 FEET;
 THENCE SOUTH 89°21'07" WEST, A DISTANCE OF 2007.99 FEET;
 THENCE SOUTH 89°54'03" WEST, A DISTANCE OF 2610.69 FEET;
 THENCE NORTH 00°14'55" WEST, A DISTANCE OF 1208.95 FEET;
 THENCE NORTH 89°45'05" EAST, A DISTANCE OF 44.50 FEET;
 THENCE NORTH 00°14'55" WEST, A DISTANCE OF 3986.92 FEET;
 THENCE NORTH 89°39'17" EAST, A DISTANCE OF 2611.78 FEET;
 THENCE NORTH 00°21'14" WEST, A DISTANCE OF 5205.07 FEET TO THE SOUTH LINE OF SUBDIVISION OF ALL OF SECTION 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 88°17'25" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION OF ALL OF SECTION 4, A DISTANCE OF 1984.63 FEET TO THE SOUTHEAST CORNER OF LOT 15, OF SAID SUBDIVISION OF ALL OF SECTION 4; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION OF ALL OF SECTION 4, NORTH 00°11'16" WEST, A DISTANCE OF 2621.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 2055.14 ACRES MORE OR LESS.



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF MIDWAY ROAD / STATE ROAD 712 HAVING A BEARING OF NORTH 89°31'58" EAST.
- 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, FLORIDA.
- 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, FLORIDA.
- TRACTS A, B, C, & D SHOWN HEREON ARE FOR DEVELOPMENT PURPOSES.

ACKNOWLEDGEMENT:

STATE OF _____
 COUNTY OF _____

BEFORE ME PERSONALLY APPEARED JOSEPH D. BOFF, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ASSOCIATED REAL ESTATE SOUTHWEST, INC., AS A MEMBER OF LTC MIDWAY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC: _____
 PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

CERTIFICATE OF OWNERSHIP:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS LTC RANCH WEST AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

SIGNED AND SEALED THIS _____ DAY OF _____, 2018

LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: ASSOCIATED REAL ESTATE SOUTHWEST, INC., A FLORIDA CORPORATION, MEMBER

JOSEPH D. BOFF, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, DEAN, MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, 20____, AT _____, ISSUED BY _____ HEREBY CERTIFY THAT AS OF _____

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF LTC RANCH WEST IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
 NONE

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2018.

DATED THIS _____ DAY OF _____, 2019.

DEAN, MEAD, MINTON & ZWEMER

BY:

W. LEE DOBBINS
 VICE PRESIDENT
 1903 S. 25TH STREET, SUITE 200
 FORT PIERCE, FL 34947

CLERK OF THE COURT

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT IN AND FOR 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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2019.

JOSEPH E. SMITH
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA

CLERK OF THE COURT

APPROVAL OF CITY

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH WEST HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL DEDICATIONS AND/OR RESERVATIONS HEREON ARE ACCEPTED THIS _____ DAY OF _____, 2019.

CITY OF PORT ST. LUCIE, CITY COUNCIL

GREGORY J. ORAVEC
 MAYOR

KAREN A. PHILLIPS
 CITY CLERK

CITY OF PORT ST. LUCIE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

BY: _____ DATE: _____

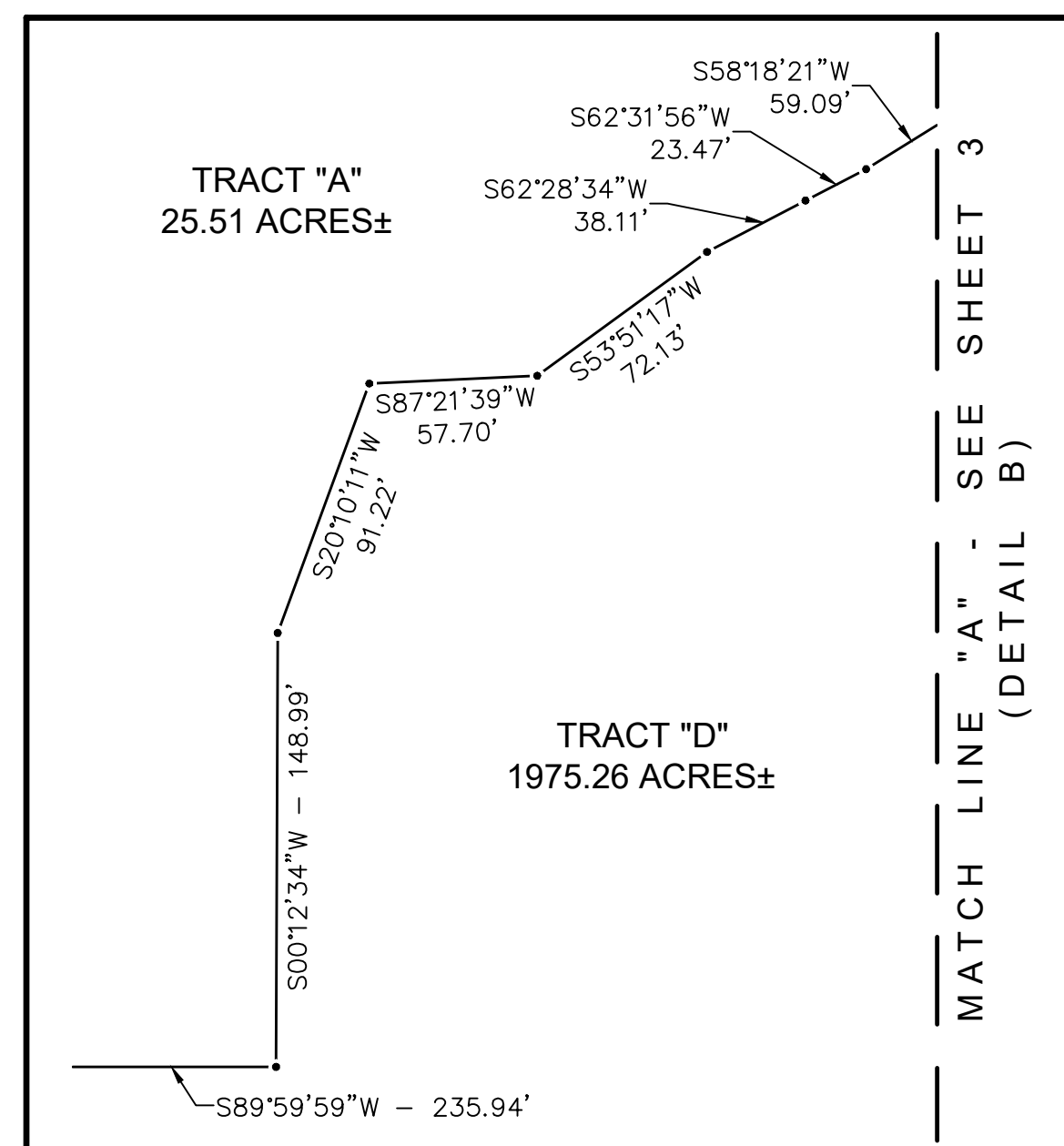
GREGORY S. FLEMING
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER LS4350
 NORTHSTAR GEOMATICS, INC
 617 NW BAKER ROAD
 STUART, FLORIDA 34994
 CERTIFICATE OF AUTHORIZATION NUMBER LB7217

SURVEYOR

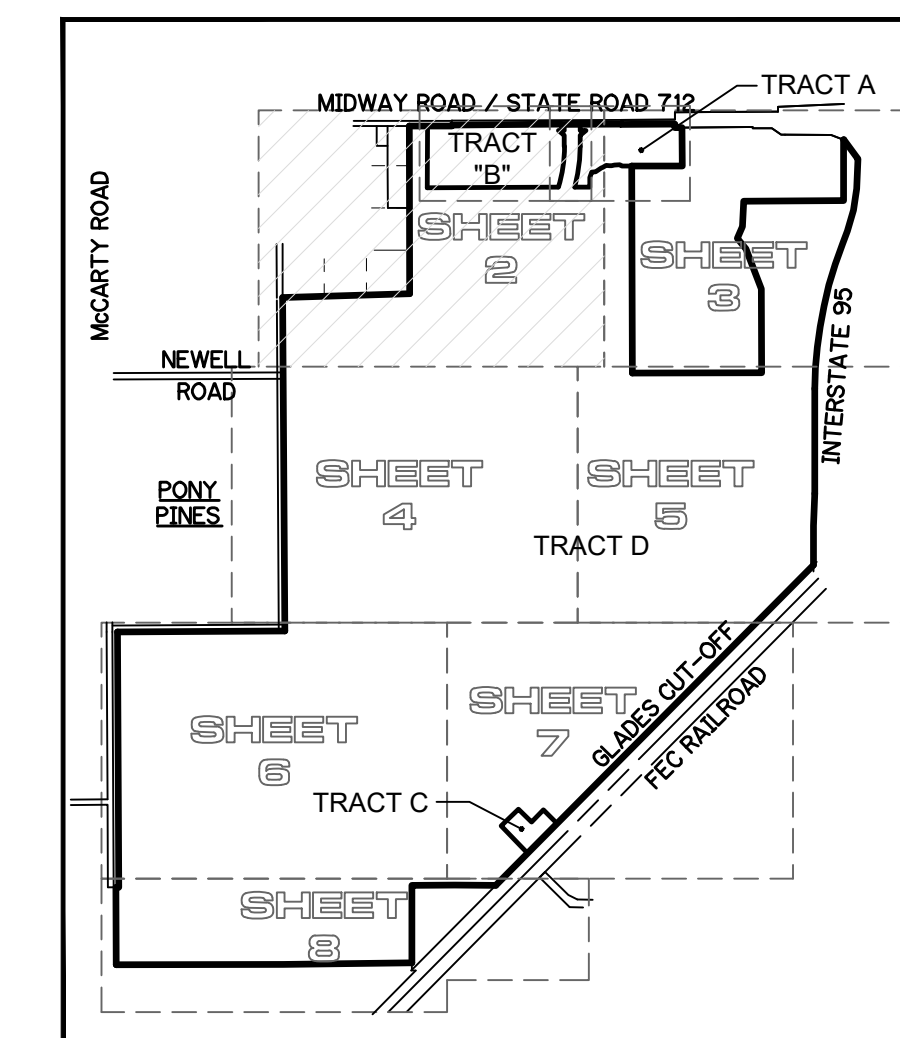
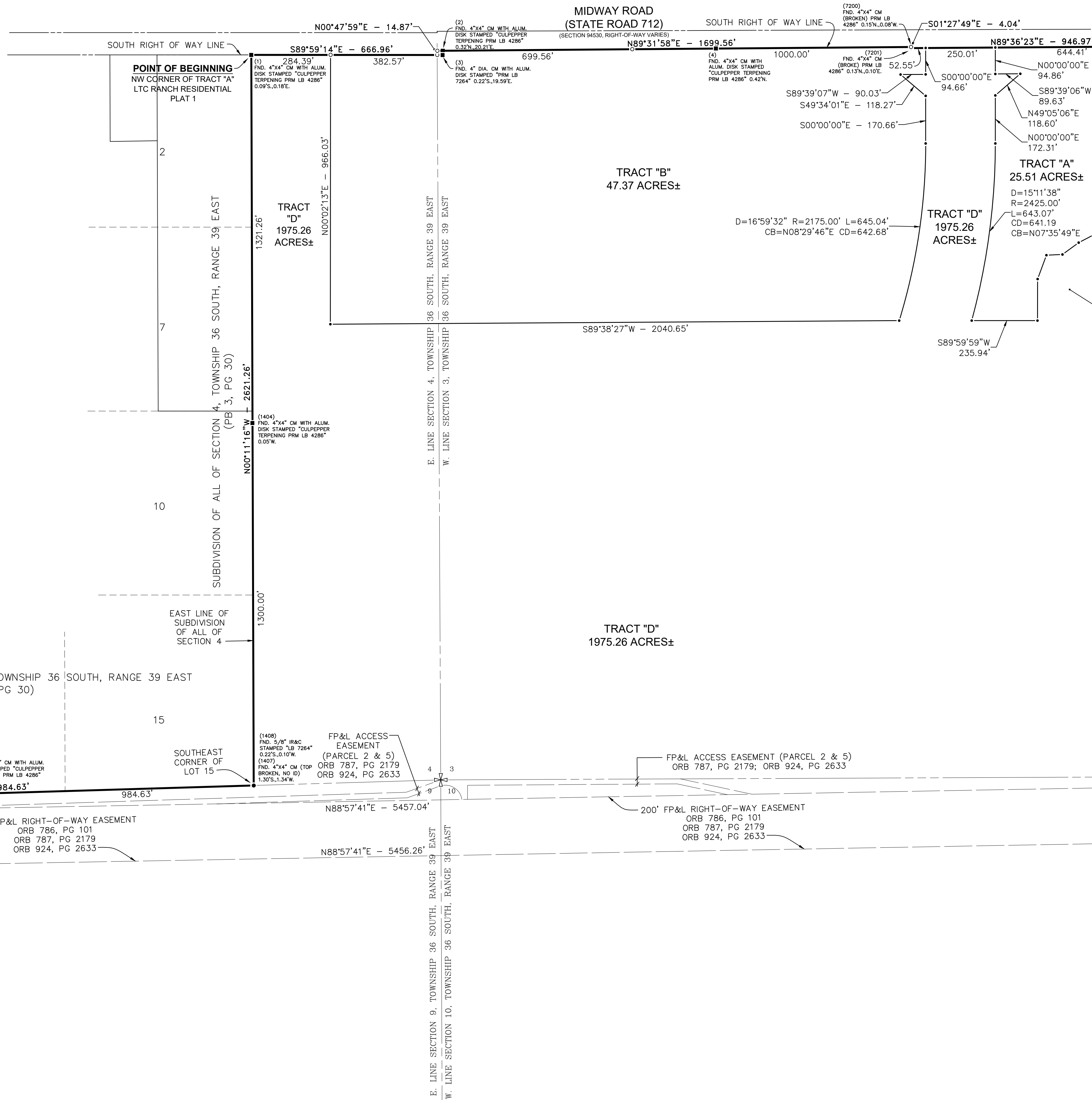
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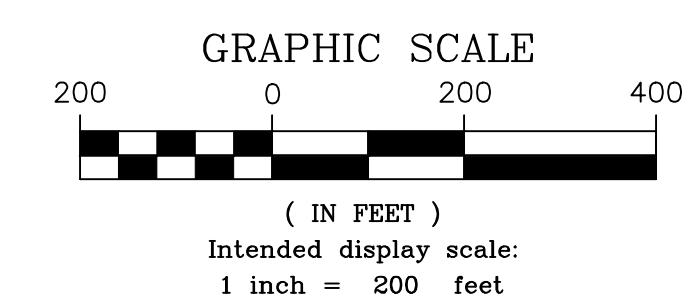


DETAIL A
(SEE THIS SHEET AT RIGHT)
(INTENDED DISPLAY SCALE: 1"=60')



SHEET INDEX
(NOT TO SCALE)

SEE DETAIL A
(THIS SHEET AT LEFT)



LEGEND

- (xxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
- ALUM = ALUMINUM
- CB = CHORD BEARING
- CD = CHORD DISTANCE
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- = SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
- ⊕ = SECTION CORNER (AS LABELED)

PREPARED IN THE OFFICE OF:
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617 NW BAKER ROAD, STUART, FL 34994
PO BOX 2371, STUART, FL 34995
LICENSED BUSINESS NUMBER 7217

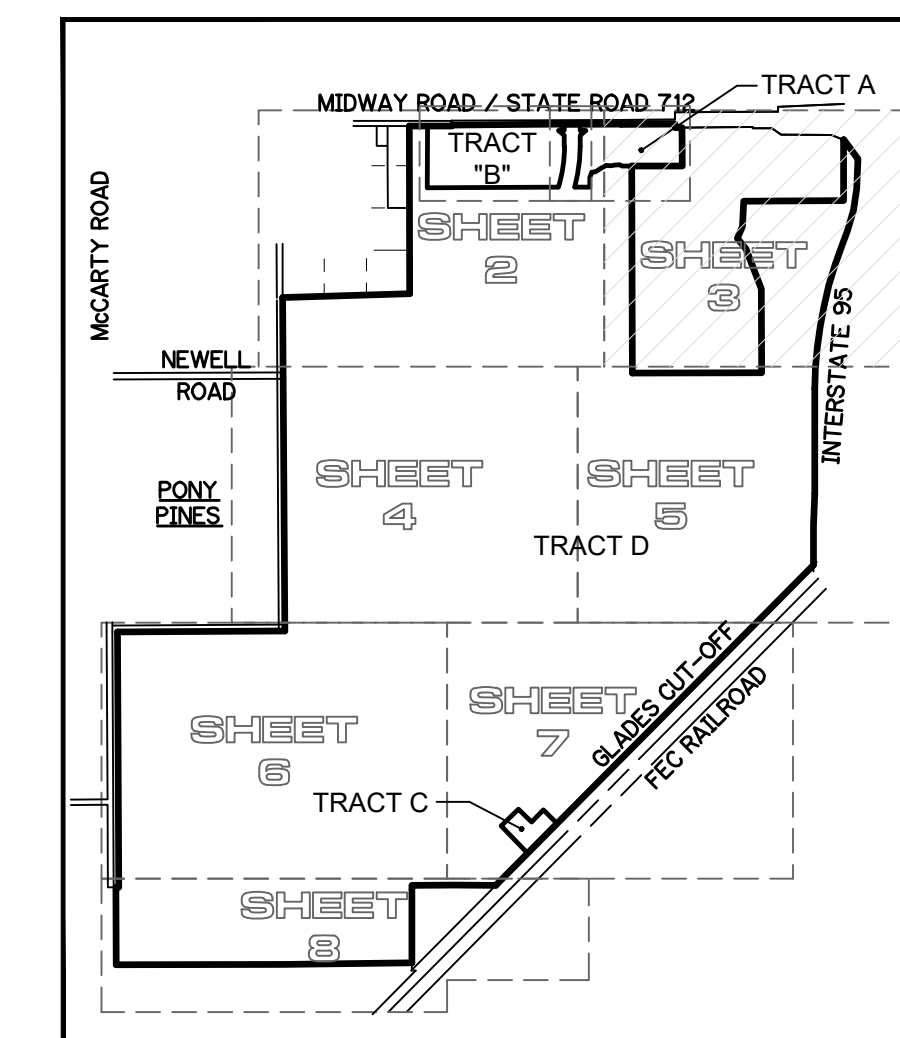
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CITY OF PORT ST. LUCIE
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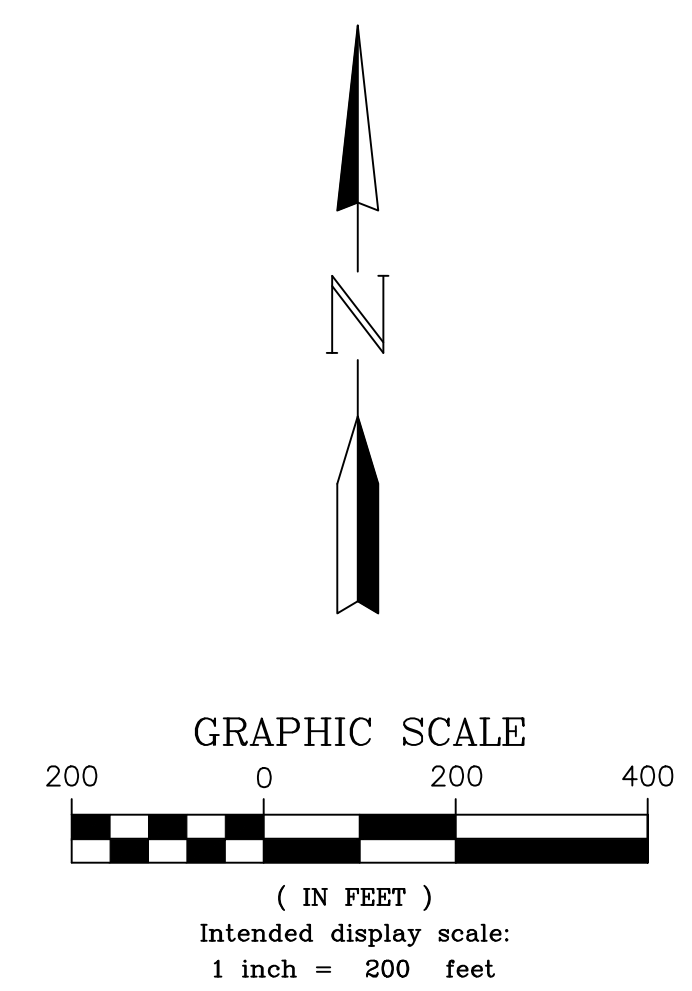
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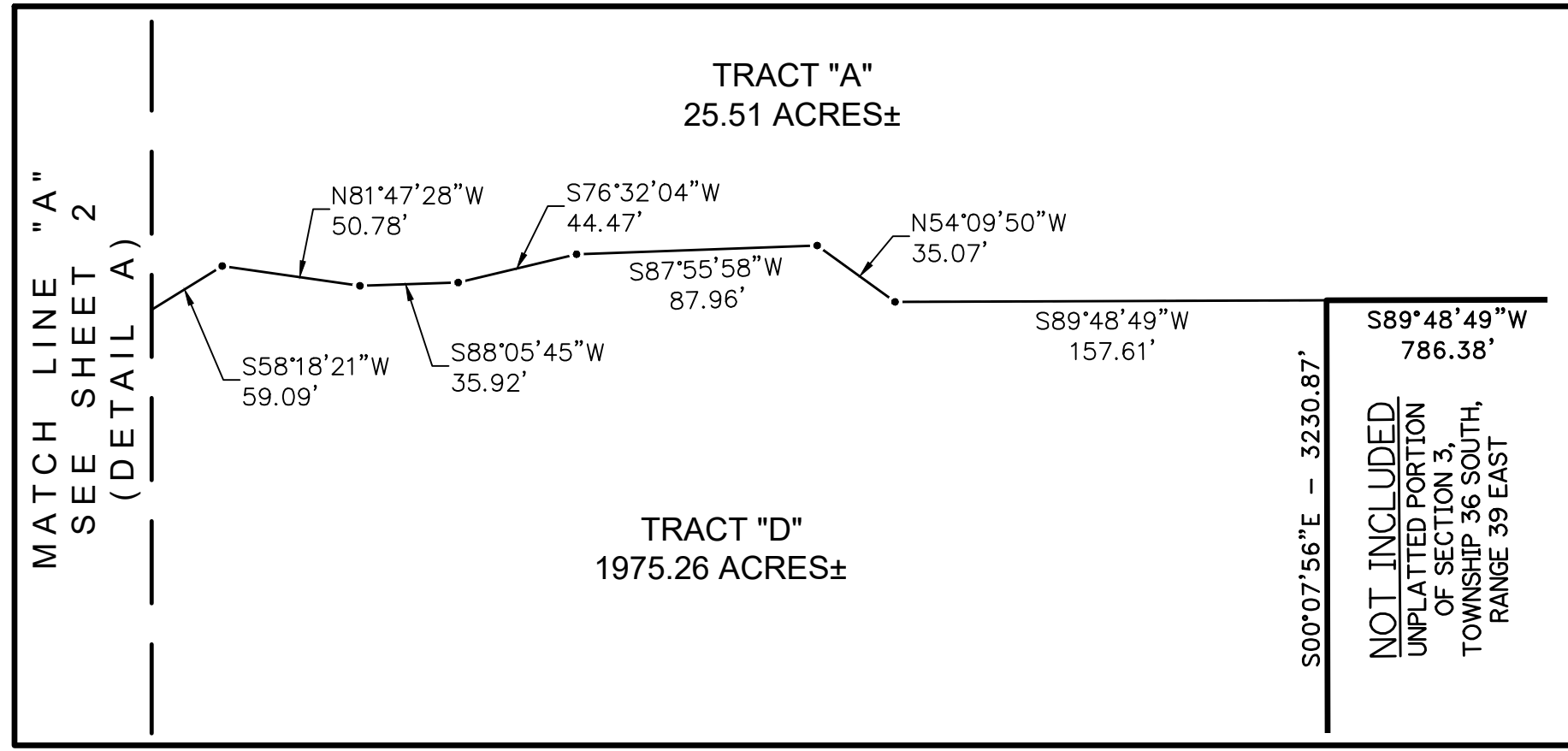
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SHEET INDEX
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GRAPHIC SCALE
(IN FEET)
Intended display scale:
1 inch = 200 feet



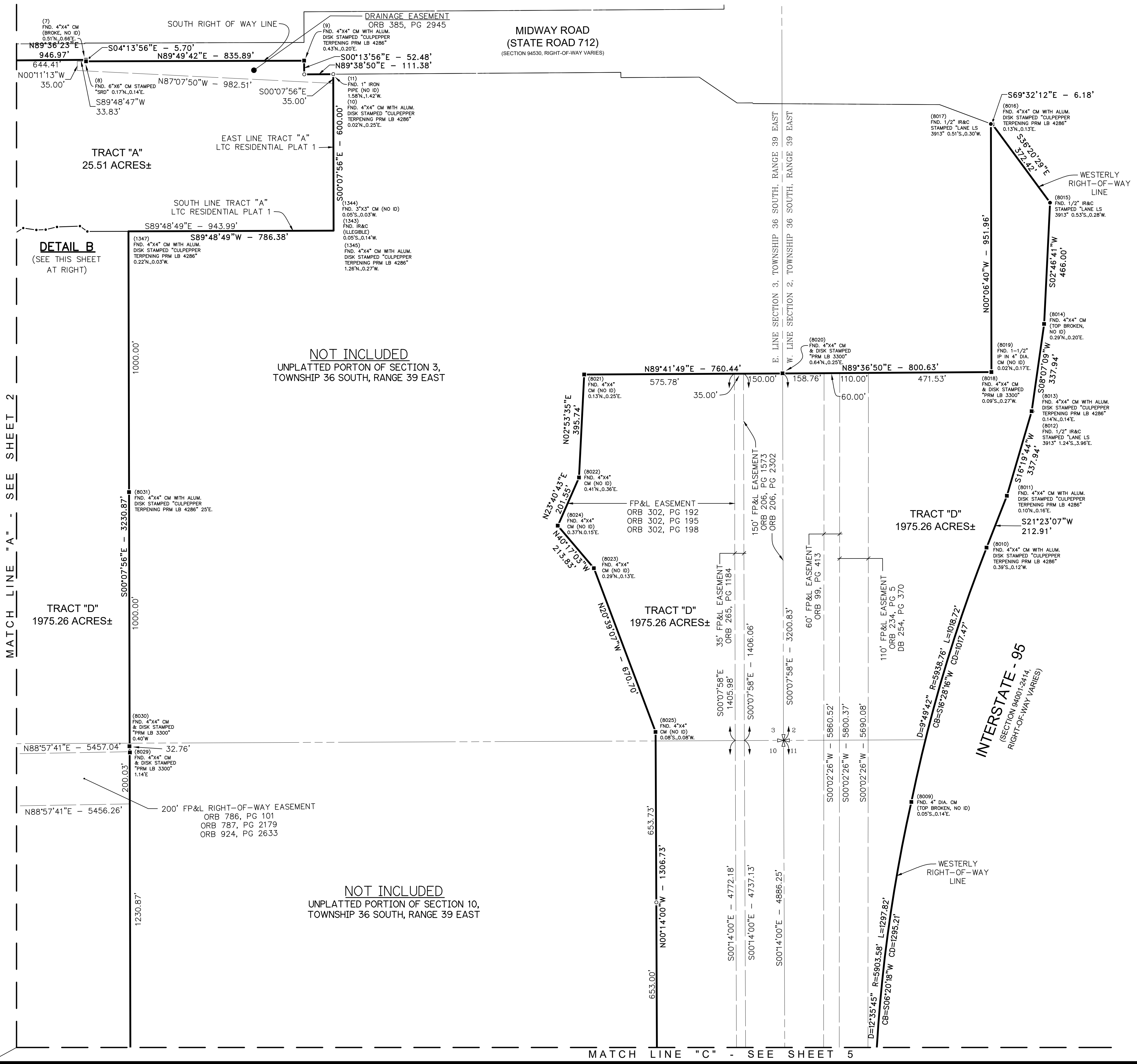
DETAIL B
(SEE THIS SHEET AT LEFT)
(INTENDED DISPLAY SCALE: 1"=60')

- LEGEND**
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 - = CONCRETE MONUMENT (AS LABELED)
 - = SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
 - ⊕ = SECTION CORNER (AS LABELED)

PREPARED IN THE OFFICE OF:
NORTHSTAR GEOMATICS, INC.
617 NW BAKER ROAD, STUART, FL 34994
PO BOX 2371, STUART, FL 34995
LICENSED BUSINESS NUMBER 7217

GREGORY S. FLEMING
FLORIDA SURVEYOR & MAPPER
FLORIDA CERTIFICATION NUMBER 4350

CITY OF PORT ST. LUCIE
PROJECT NO.:



MATCH LINE "A" - SEE SHEET 2

MATCH LINE "C" - SEE SHEET 5

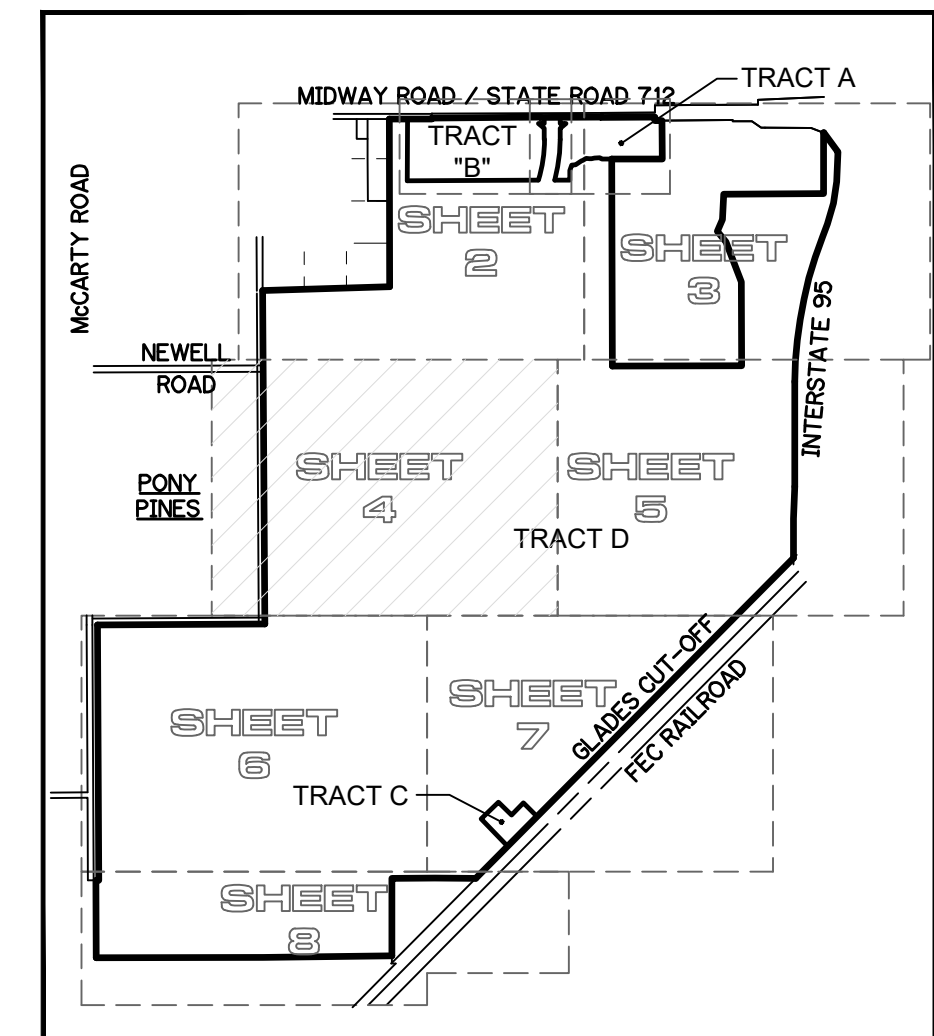
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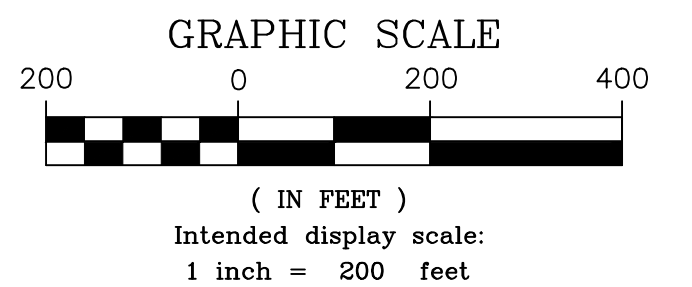
PLAT BOOK: _____

PAGE: _____

MATCH LINE "B" - SEE SHEET 2



SHEET INDEX
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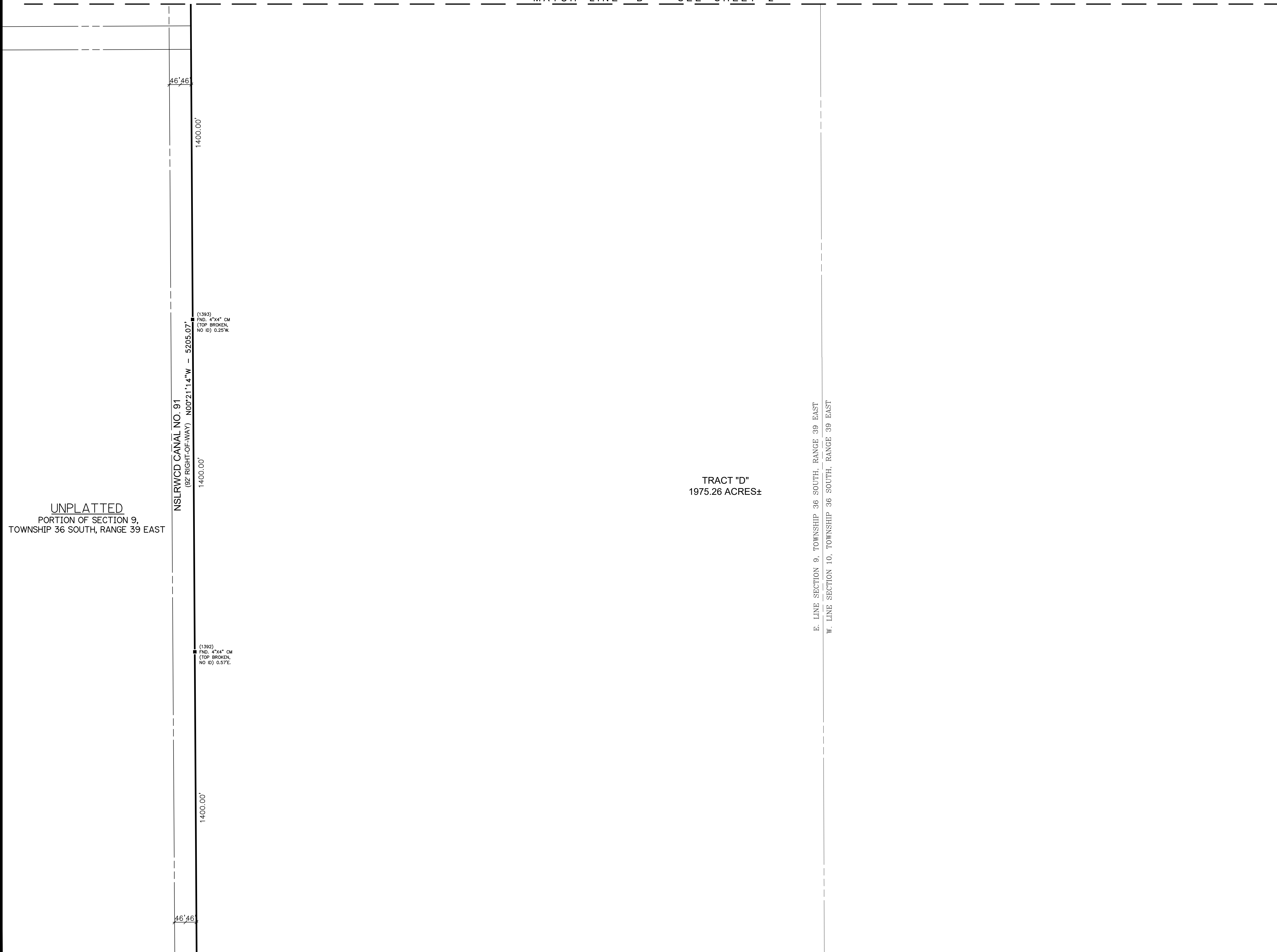
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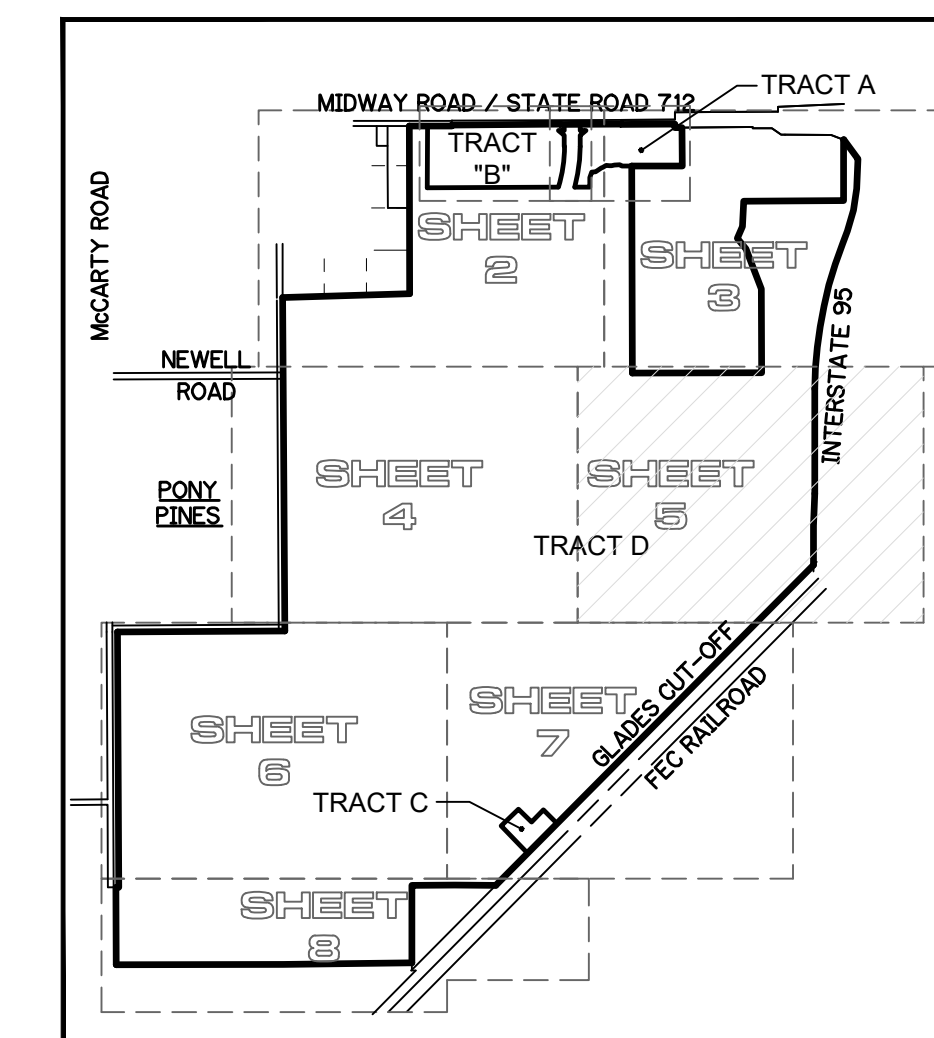


MATCH LINE "D" - SEE SHEET 5

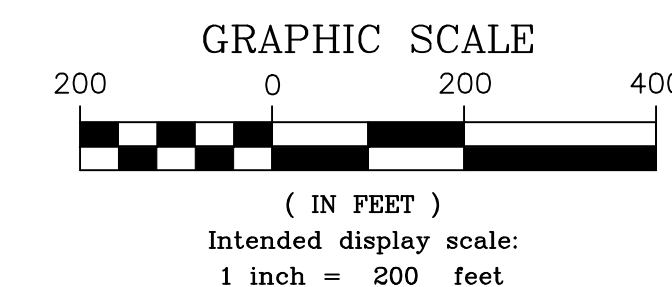
MATCH LINE "E" - SEE SHEET 6

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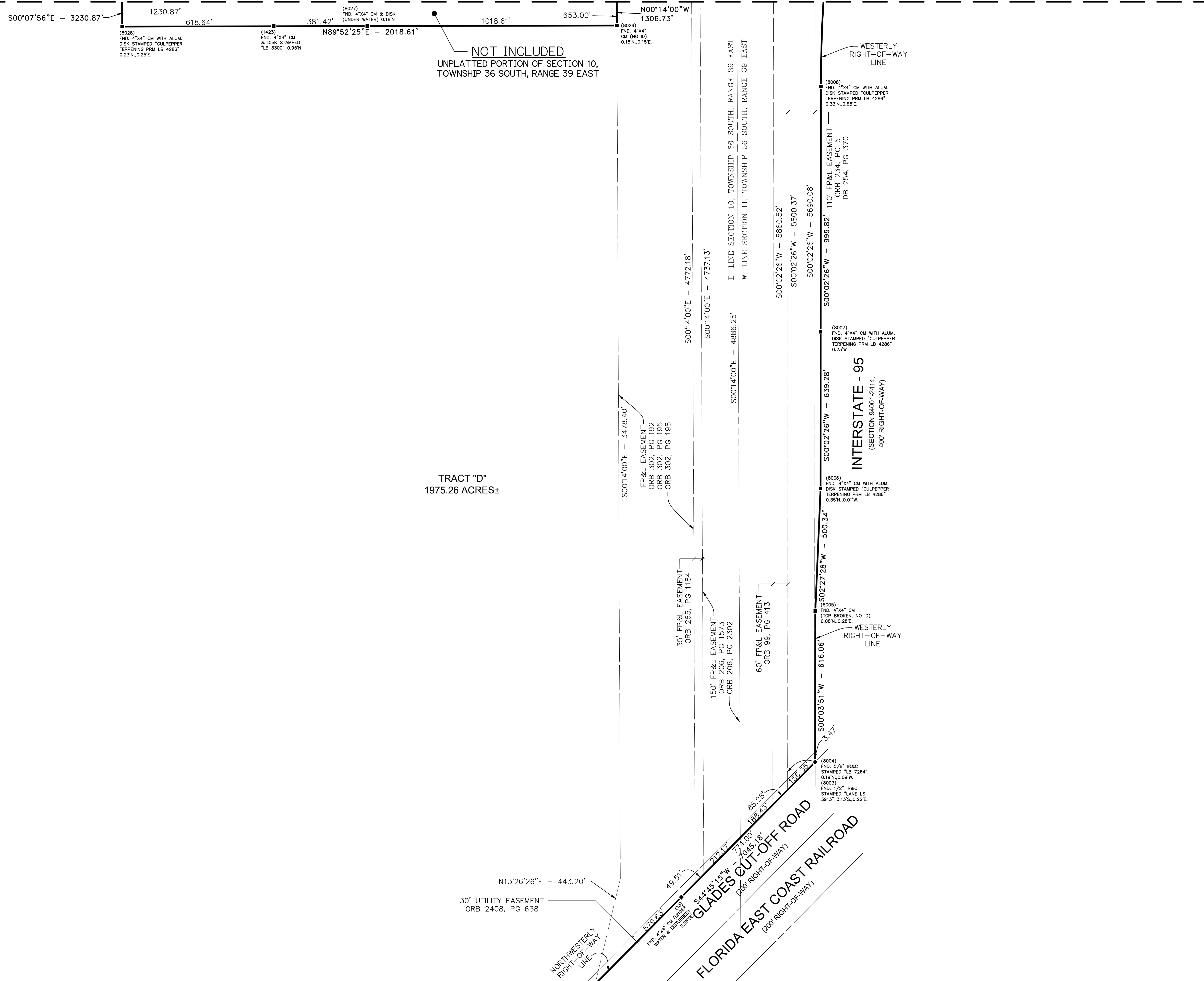
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CITY OF PORT ST. LUCIE
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MATCH LINE "C" - SEE SHEET 3



MATCH LINE "F" - SEE SHEET 7

MATCH LINE "D" - SEE SHEET 4

TRACT "D"
1975.26 ACRES±

NOT INCLUDED
UNPLATTED PORTION OF SECTION 10,
TOWNSHIP 36 SOUTH, RANGE 39 EAST

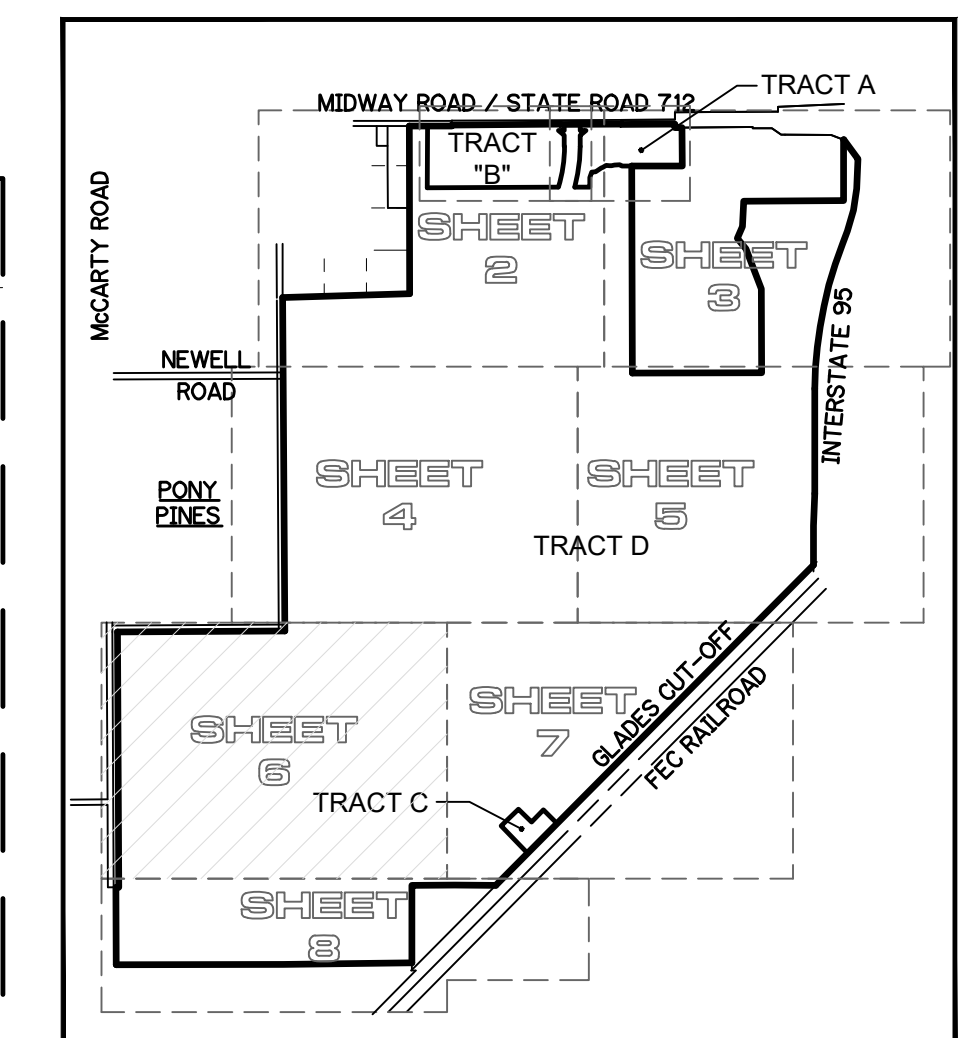
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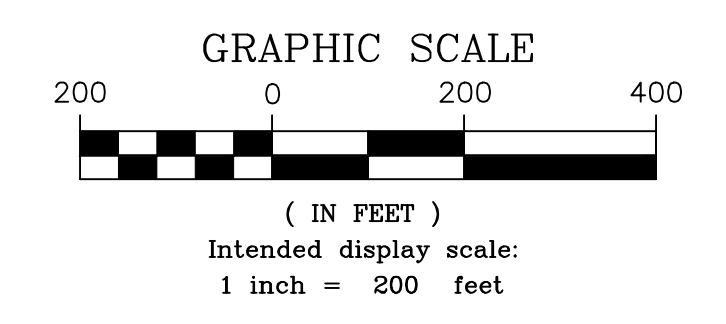
PLAT BOOK: _____

PAGE: _____

MATCH LINE "E" - SEE SHEET 4



SHEET INDEX
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LICENSED BUSINESS NUMBER 7217

GREGORY S. FLEMING
FLORIDA SURVEYOR & MAPPER
FLORIDA CERTIFICATION NUMBER 4350

CITY OF PORT ST. LUCIE
PROJECT NO.:

MATCH LINE "H" - SEE SHEET 8

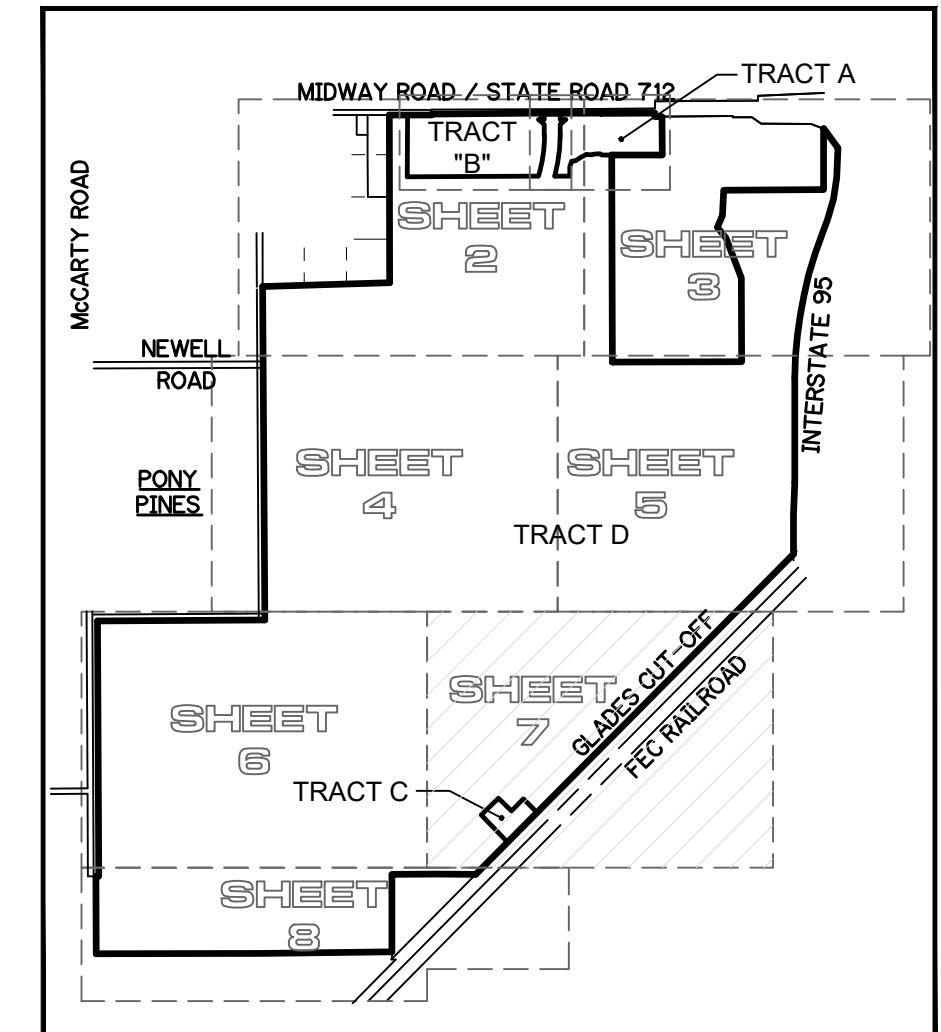
LTC RANCH WEST

BEING A REPLAT OF TRACT "A", LTC RANCH RESIDENTIAL PLAT 1, AS RECORDED IN PLAT BOOK 58, PAGES 37 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 2, 3, 4, 9, 10, 11, 15, AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

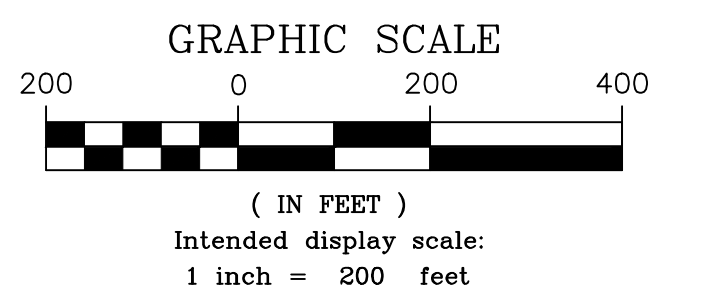
MATCH LINE "F" - SEE SHEET 5

PLAT BOOK: _____

PAGE: _____



SHEET INDEX
(NOT TO SCALE)



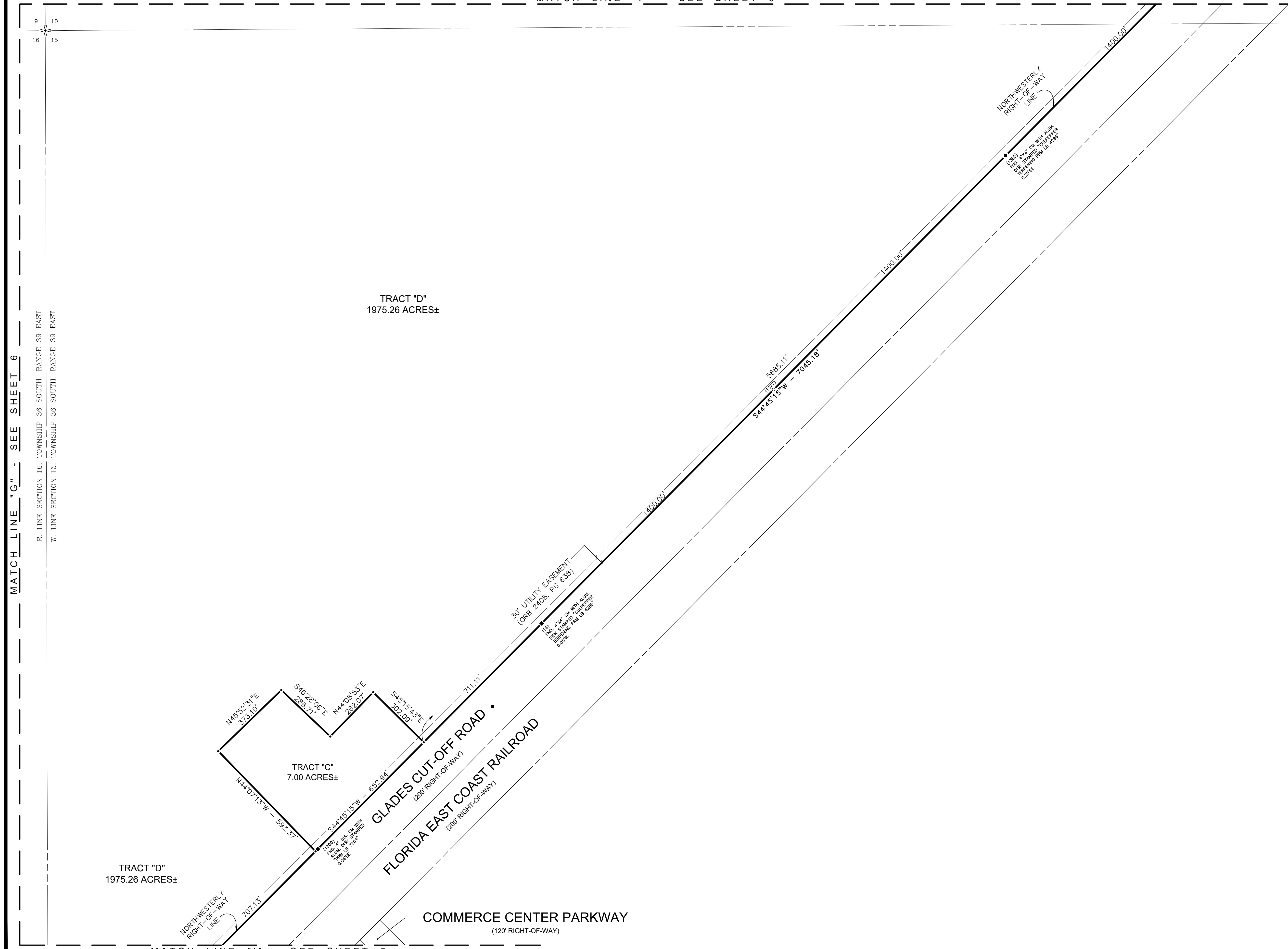
LEGEND

- (xxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
- ALUM = ALUMINUM
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CM = CONCRETE MONUMENT
- D = DELTA
- DB = DEED BOOK
- DIA = DIAMETER
- FND = FOUND
- FP&L = FLORIDA POWER & LIGHT
- ID = IDENTIFICATION
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = ARC LENGTH
- LB = LAND SURVEYING BUSINESS
- LS = LAND SURVEYOR
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- SRD = STATE ROAD
- = LINE DELIMITER, UNLESS LABELED OTHERWISE
- = FOUND IRON ROD OR IRON PIPE (AS LABELED)
- = CONCRETE MONUMENT (AS LABELED)
- = SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
- ⊕ = SECTION CORNER (AS LABELED)

PREPARED IN THE OFFICE OF:
NORTHSTAR GEOMATICS, INC.
617 NW BAKER ROAD, STUART, FL 34994
PO BOX 2371, STUART, FL 34995
LICENSED BUSINESS NUMBER 7217

GREGORY S. FLEMING
FLORIDA SURVEYOR & MAPPER
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CITY OF PORT ST. LUCIE
PROJECT NO.:

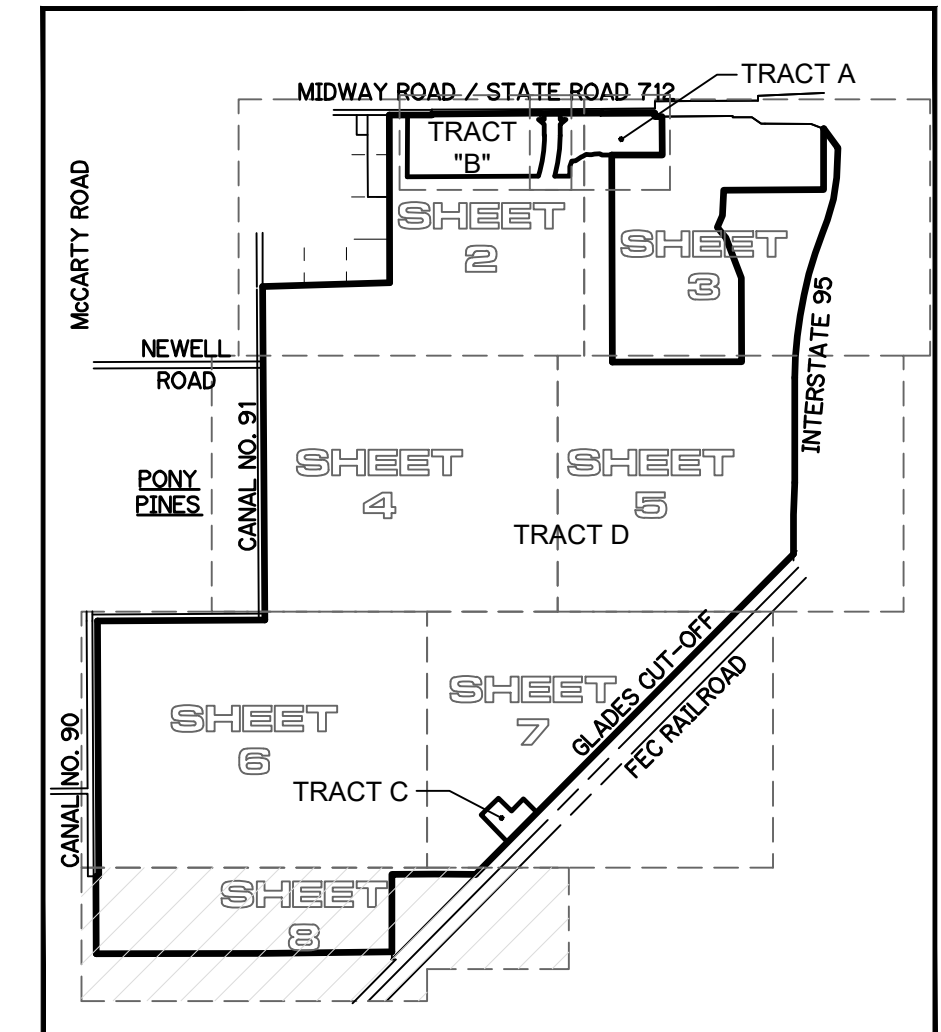


LTC RANCH WEST

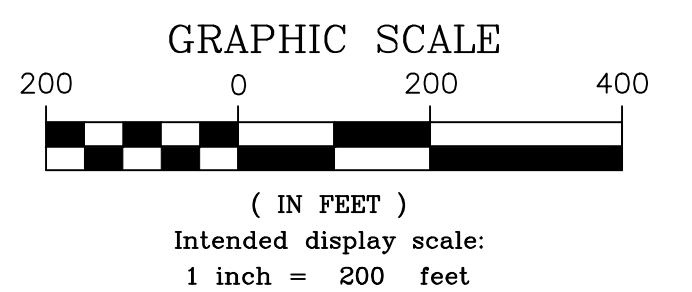
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PLAT BOOK: _____

PAGE: _____



SHEET INDEX
(NOT TO SCALE)



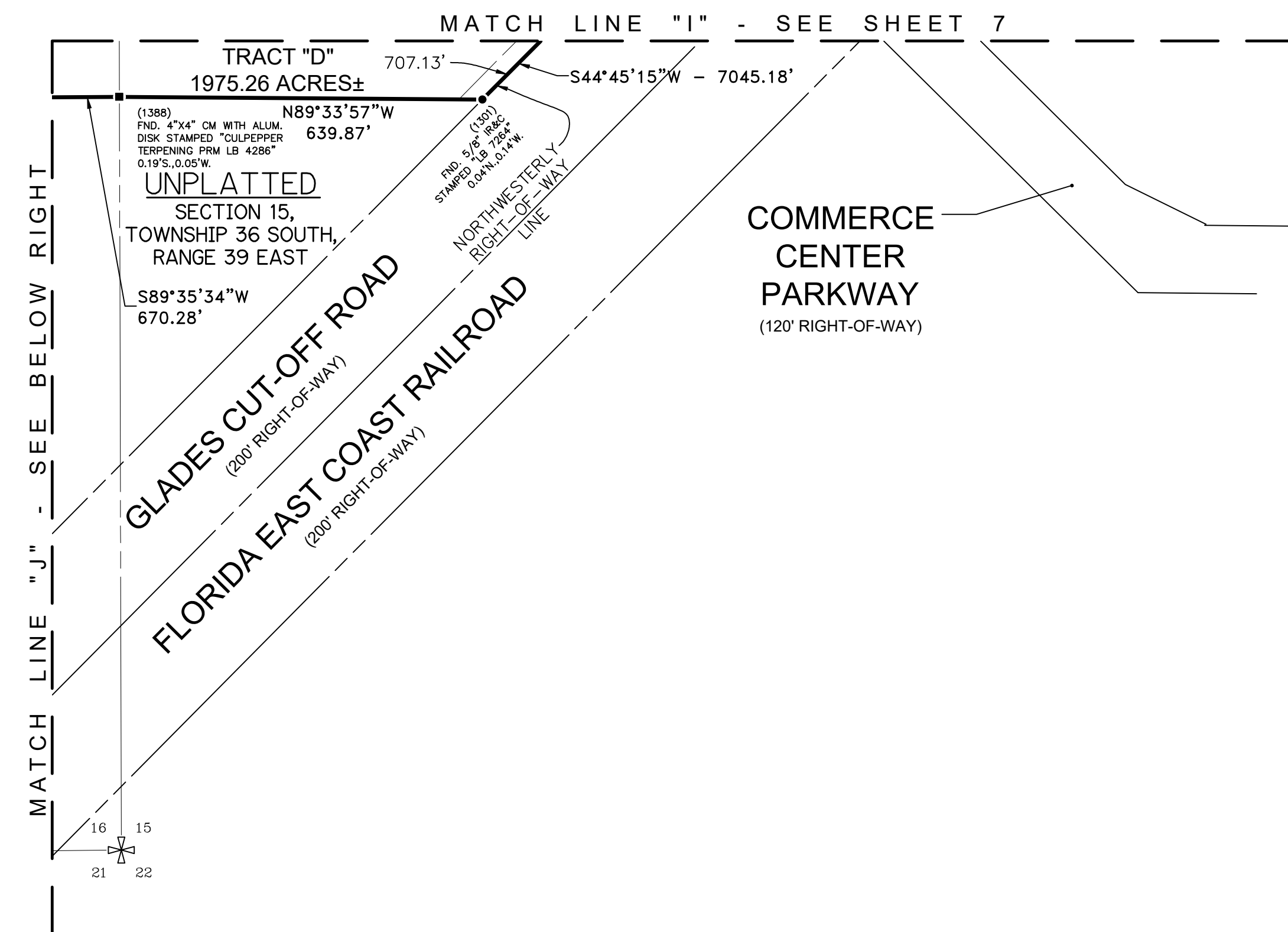
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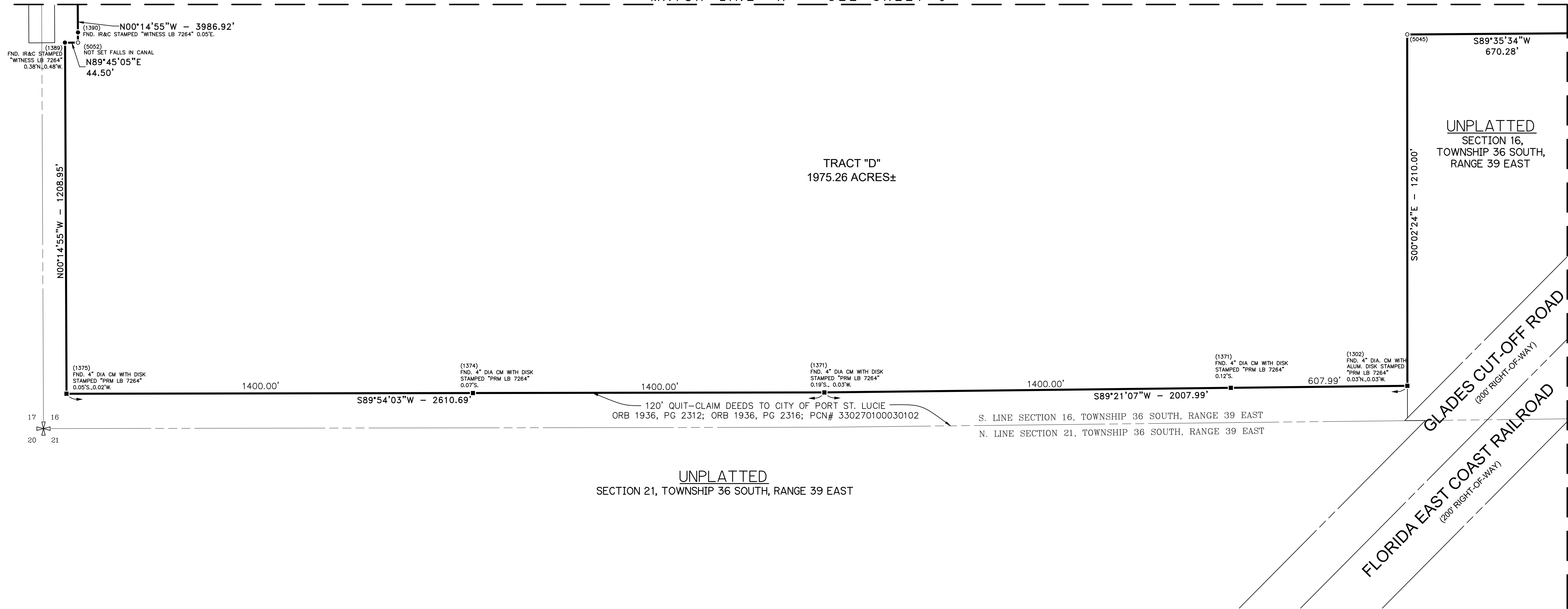
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CITY OF PORT ST. LUCIE
PROJECT NO.:



MATCH LINE "H" - SEE SHEET 6



MATCH LINE "J" - SEE ABOVE LEFT

MATCH LINE "J" - SEE ABOVE LEFT