

LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____, 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

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MIDWAY GLADES DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "LTC RANCH WEST POD 6A", BEING A REPLAT OF TRACT "A" OF THE PLAT OF LTC RANCH WEST PHASE 1, AS IN PLAT BOOK XX, PAGES XX THROUGH XX, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "TRACT RW", LTC RANCH WEST PHASE 1, PLAT BOOK XX, PAGES XX THROUGH XX, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2008.00 FEET THROUGH AN ANGLE OF 02° 44' 09", FOR AN ARC LENGTH OF 95.88 FEET; THENCE, SOUTH 23° 15' 39" WEST A DISTANCE OF 400.73 FEET TO THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 45.00 FEET THROUGH AN ANGLE OF 42° 58' 13", FOR AN ARC LENGTH OF 33.75 FEET TO THE BEGINNING OF A CURVE TO RIGHT HAVING A RADIUS OF 119.00 FEET THROUGH AN ANGLE OF 85° 56' 25"; FOR AN ARC LENGTH OF 178.49 FEET TO THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 45.00 FEET THROUGH AN ANGLE OF 42° 58' 13", FOR AN ARC LENGTH OF 33.75 FEET; THENCE, SOUTH 02° 15' 39" WEST A DISTANCE OF 290.97 FEET TO THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 2008.00 FEET THROUGH AN ANGLE OF 03° 31' 38", FOR AN ARC LENGTH OF 123.62 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 70° 15' 59" EAST, A DISTANCE OF 17.14 FEET; THENCE, NORTH 80° 57' 54" EAST, A DISTANCE OF 243.21 FEET; THENCE, NORTH 89° 18' 04" EAST, A DISTANCE OF 130.51 FEET; THENCE, NORTH 63° 01' 39" EAST, A DISTANCE OF 142.72 FEET; THENCE, SOUTH 18° 59' 42" WEST, A DISTANCE OF 55.73 FEET; THENCE, SOUTH 73° 24' 48" EAST, A DISTANCE OF 106.47 FEET; THENCE, NORTH 84° 07' 28" EAST, A DISTANCE OF 97.05 FEET; THENCE, SOUTH 69° 12' 56" EAST, A DISTANCE OF 108.20 FEET; THENCE, SOUTH 47° 49' 02" EAST, A DISTANCE OF 64.80 FEET; THENCE, SOUTH 14° 02' 38" EAST, A DISTANCE OF 76.97 FEET; THENCE, SOUTH 08° 56' 17" EAST, A DISTANCE OF 169.61 FEET; THENCE, SOUTH 29° 21' 56" WEST, A DISTANCE OF 41.24 FEET; THENCE, SOUTH 00° 37' 18" EAST, A DISTANCE OF 219.43 FEET; THENCE, SOUTH 05° 37' 55" WEST, A DISTANCE OF 45.65 FEET; THENCE, SOUTH 00° 12' 05" EAST, A DISTANCE OF 193.67 FEET; THENCE, SOUTH 28° 04' 53" EAST, A DISTANCE OF 32.70 FEET; THENCE, SOUTH 03° 22' 52" WEST, A DISTANCE OF 176.79 FEET; THENCE, NORTH 71° 38' 44" WEST, A DISTANCE OF 16.56 FEET; THENCE, SOUTH 49° 25' 26" EAST, A DISTANCE OF 9.23 FEET; THENCE, SOUTH 20° 17' 25" EAST, A DISTANCE OF 90.29 FEET; THENCE, SOUTH 01° 13' 48" EAST, A DISTANCE OF 24.31 FEET; THENCE, SOUTH 09° 19' 55" EAST, A DISTANCE OF 38.11 FEET; THENCE, SOUTH 05° 15' 58" WEST, A DISTANCE OF 19.66 FEET; THENCE, SOUTH 89° 43' 49" EAST, A DISTANCE OF 93.56 FEET; THENCE, NORTH 65° 23' 21" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 00° 16' 40", FOR AN ARC LENGTH OF 3.56 FEET, HAVING A RADIUS OF 730.00 FEET, AND WHOSE CHORD BEARS SOUTH 24° 44' 59" EAST FOR A DISTANCE OF 3.54 FEET; THENCE, NORTH 73° 20' 30" EAST, A DISTANCE OF 390.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 97° 16' 20", FOR AN ARC LENGTH OF 1960.86 FEET, HAVING A RADIUS OF 1155.00 FEET, AND WHOSE CHORD BEARS SOUTH 58° 01' 20" EAST FOR A DISTANCE OF 1733.72 FEET; THENCE, SOUTH 09° 23' 10" EAST, A DISTANCE OF 20.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 00° 09' 29", FOR AN ARC LENGTH OF 1.78 FEET, HAVING A RADIUS OF 645.00 FEET, AND WHOSE CHORD BEARS SOUTH 09° 18' 26" EAST FOR A DISTANCE OF 1.78 FEET; THENCE, NORTH 78° 15' 28" EAST A DISTANCE OF 21.79 FEET; THENCE, SOUTH 00° 22' 25" WEST A DISTANCE OF 172.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH AN ANGLE OF 54° 32' 48", FOR AN ARC LENGTH OF 269.94 FEET, HAVING A RADIUS OF 283.54 FEET, AND WHOSE CHORD BEARS SOUTH 20° 17' 23" WEST FOR A DISTANCE OF 259.86 FEET TO THE BEGINNING OF THE CURVE TO THE RIGHT THROUGH AN ANGLE OF 23° 50' 07", FOR AN ARC LENGTH OF 117.95 FEET, HAVING A RADIUS OF 283.54 FEET, AND WHOSE CHORD BEARS SOUTH 59° 28' 50" WEST FOR A DISTANCE OF 117.11 FEET; THENCE, SOUTH 86° 13' 58" WEST A DISTANCE OF 121.06 FEET; THENCE, NORTH 40° 38' 19" WEST A DISTANCE OF 126.13 FEET; THENCE, NORTH 43° 30' 58" WEST A DISTANCE OF 245.58 FEET; THENCE, NORTH 63° 45' 01" WEST A DISTANCE OF 157.43 FEET; THENCE, SOUTH 78° 12' 15" WEST A DISTANCE OF 188.15 FEET; THENCE, SOUTH 82° 08' 19" WEST A DISTANCE OF 200.08 FEET; THENCE, SOUTH 12° 01' 18" WEST A DISTANCE OF 302.18 FEET; THENCE, SOUTH 52° 33' 00" WEST A DISTANCE OF 73.96 FEET; THENCE, SOUTH 36° 08' 36" WEST A DISTANCE OF 73.46 FEET; THENCE, SOUTH 03° 52' 02" WEST A DISTANCE OF 183.99 FEET; THENCE, SOUTH 19° 26' 06" EAST A DISTANCE OF 56.28 FEET; THENCE, SOUTH 32° 20' 48" WEST A DISTANCE OF 138.20 FEET; THENCE, SOUTH 44° 42' 29" WEST A DISTANCE OF 119.25 FEET; THENCE, SOUTH 03° 12' 53" WEST A DISTANCE OF 208.69 FEET; THENCE, SOUTH 57° 39' 33" EAST A DISTANCE OF 137.78 FEET; THENCE, SOUTH 27° 45' 45" EAST A DISTANCE OF 41.51 FEET; THENCE, SOUTH 01° 38' 11" EAST A DISTANCE OF 109.20 FEET; THENCE, SOUTH 11° 13' EAST A DISTANCE OF 162.19 FEET; THENCE, SOUTH 89° 42' 10" EAST A DISTANCE OF 30.99 FEET; THENCE, SOUTH 07° 28' 25" WEST A DISTANCE OF 415.60 FEET; THENCE, NORTH 82° 34' 09" WEST A DISTANCE OF 110.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 47° 02' 16", FOR AN ARC LENGTH OF 352.27 FEET, HAVING A RADIUS OF 429.09 FEET, AND WHOSE CHORD BEARS SOUTH 73° 48' 08" WEST FOR A DISTANCE OF 342.05 FEET; THENCE, SOUTH 49° 11' 35" WEST, A DISTANCE OF 146.81 FEET; THENCE, SOUTH 52° 59' 33" WEST, A DISTANCE OF 162.19 FEET; THENCE, NORTH 11° 16' 17" WEST, A DISTANCE OF 133.42 FEET; THENCE, NORTH 68° 37' 45" WEST, A DISTANCE OF 120.15 FEET; THENCE, NORTH 32° 22' 01" WEST, A DISTANCE OF 161.07 FEET; THENCE, NORTH 17° 32' 44" WEST, A DISTANCE OF 45.21 FEET; THENCE, SOUTH 60° 58' 27" WEST, A DISTANCE OF 642.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH AN ANGLE OF 07° 09' 25", FOR AN ARC LENGTH OF 46.84 FEET, HAVING A RADIUS OF 375.00 FEET, AND WHOSE CHORD BEARS NORTH 12° 54' 17" WEST FOR A DISTANCE OF 46.81 FEET; THENCE, SOUTH 14° 42' 02" WEST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 00° 09' 58" WEST, A DISTANCE OF 2.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 75° 38' 38", FOR AN ARC LENGTH OF 33.01 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS NORTH 46° 50' 29" WEST FOR A DISTANCE OF 30.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 11° 42' 48", FOR AN ARC LENGTH OF 39.39 FEET, HAVING A RADIUS OF 192.67 FEET, AND WHOSE CHORD BEARS NORTH 78° 24' 24" WEST FOR A DISTANCE OF 39.32 FEET; THENCE, NORTH 72° 57' 00" WEST, A DISTANCE OF 44.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 63° 58' 58", FOR AN ARC LENGTH OF 132.89 FEET, HAVING A RADIUS OF 119.00 FEET, AND WHOSE CHORD BEARS NORTH 06° 04' 16" EAST FOR A DISTANCE OF 126.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 42° 58' 13", FOR AN ARC LENGTH OF 33.75 FEET, HAVING A RADIUS OF 45.00 FEET, AND WHOSE CHORD BEARS NORTH 08° 26' 07" WEST FOR A DISTANCE OF 32.96 FEET; THENCE, NORTH 17° 03' 00" EAST, A DISTANCE OF 286.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 40° 43' 27", FOR AN ARC LENGTH OF 704.93 FEET, HAVING A RADIUS OF 991.91 FEET, AND WHOSE CHORD BEARS NORTH 05° 12' 56" WEST FOR A DISTANCE OF 690.19 FEET; THENCE, NORTH 25° 37' 19" WEST, A DISTANCE OF 204.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 25° 49' 21", FOR AN ARC LENGTH OF 396.61 FEET, HAVING A RADIUS OF 880.00 FEET, AND WHOSE CHORD BEARS NORTH 12° 42' 38" WEST FOR A DISTANCE OF 393.26 FEET; THENCE, NORTH 00° 12' 03" EAST, A DISTANCE OF 1455.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 19° 31' 58", FOR AN ARC LENGTH OF 684.55 FEET, HAVING A RADIUS OF 2008.00 FEET, AND WHOSE CHORD BEARS NORTH 09° 58' 02" EAST FOR A DISTANCE OF 681.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 157.500 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 FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH WEST POD 6A", 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 LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE TO THE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ADJUTING 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 OTHER CITY OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY REQUESTS THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREET OR ROAD, SHALL HAVE 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 PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. UTILITY EASEMENTS 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. THE CITY OF PORT ST. LUCIE, FLORIDA 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 OF PORT ST. LUCIE, FLORIDA.

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

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

5. THE WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 4), 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 (IE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS 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 APPURTENANT FACILITIES, 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 HEREIN GRANTED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONSIDERED NECESSARY FOR THE PROPER OPERATION AND MAINTENANCE THEREOF. 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, 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 DEDICATED TO LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS.

9. 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 BOUNDARY 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. LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY 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. IN THE EVENT SUCH 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.

10. THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. 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. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.

11. 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. 4) AND WATER MANAGEMENT EASEMENTS (WME), OPEN SPACE TRACTS (O-S) AND DRAINAGE EASEMENT SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

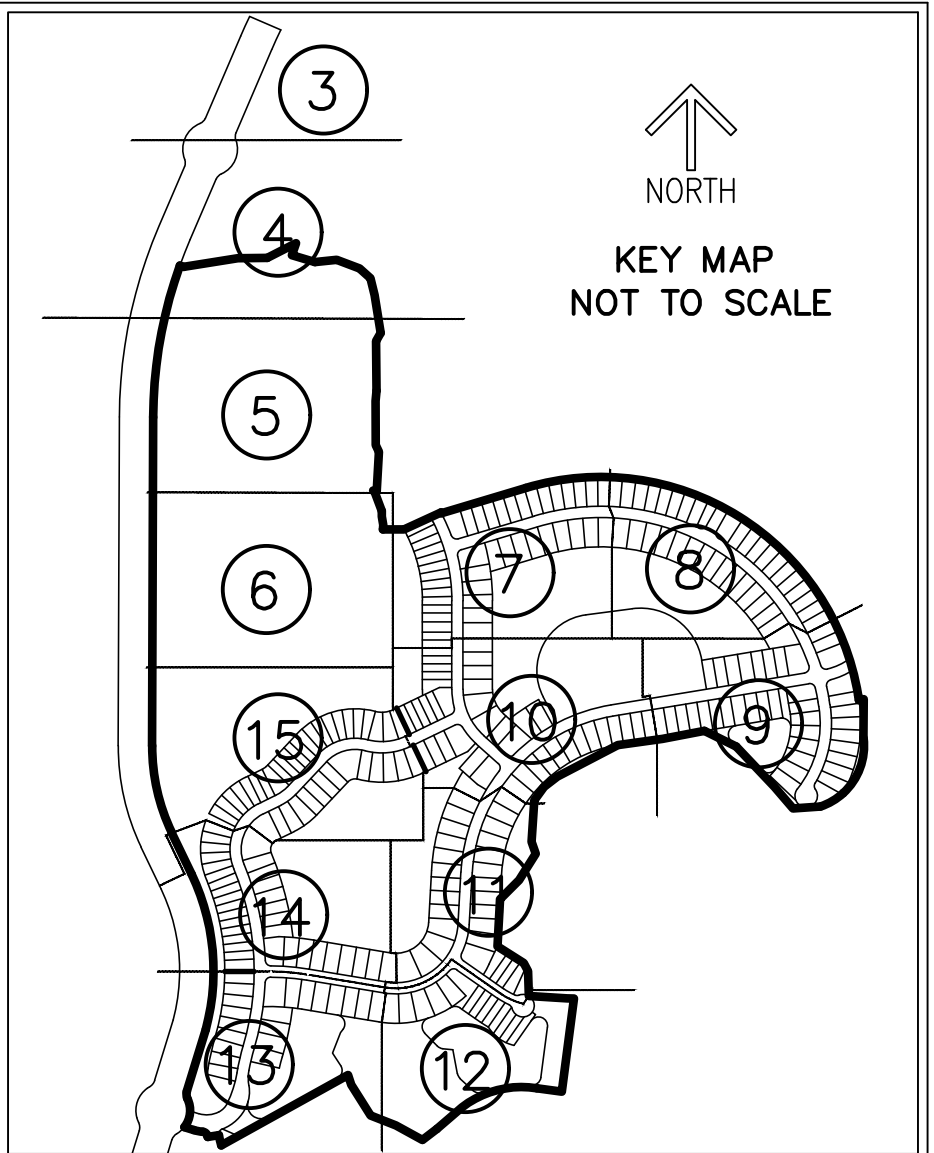
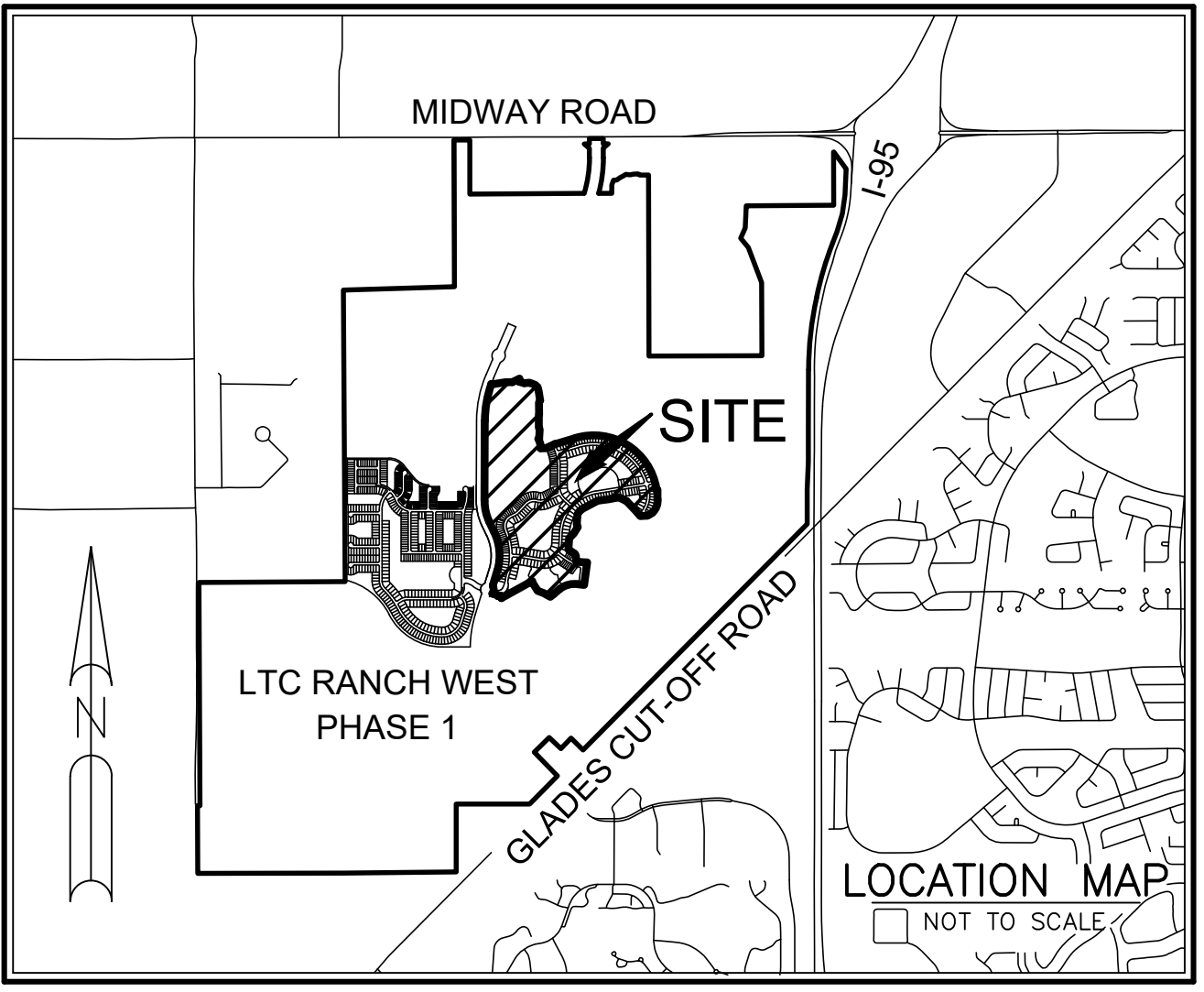
12. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID LTC RANCH WEST (RESIDENTIAL)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

13. 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.

14. TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES, DRAINAGE AND UTILITY FACILITIES. THE CITY OF PORT ST. LUCIE SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID DRAINAGE AND UTILITIES.

15. 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, FLORIDA STATUTES, AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO RETAIN THE PRESERVATION TRACTS IN THEIR NATURAL, HYDROLOGIC, AND OPEN SPACE CONDITION, AND TO MAINTAIN SUCH PRESERVATION TRACT AS SUITABLE HABITAT FOR FISH, PLANTS, OR WILDLIFE. THE CDD, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE PRESERVATION TRACT TO MAINTAIN IT AND TO ENJOY ANY ACTIVITY ON OR USE OF THE PRESERVATION TRACT THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION IF SUCH AREAS OR FEATURES OF THE PRESERVATION TRACT THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE, EXCEPT AS REQUIRED TO MAINTAIN THE PRESERVATION TRACT FOR THE PURPOSES SET FORTH IN THIS PARAGRAPH. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE PRESERVATION TRACT: CONSTRUCTION OR PLACING BUILDINGS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING 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 THAT REQUIRE THE CONSTRUCTION AND 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.

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



CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

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

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT RW OF THE PLAT OF "LTC RANCH WEST PHASE 1", (P.B. ____ PGS. ____ THROUGH ____ S.L.C.R.) HAVING A BEARING OF SOUTH 23°15'39" 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 _____, 2022.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2022.

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

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

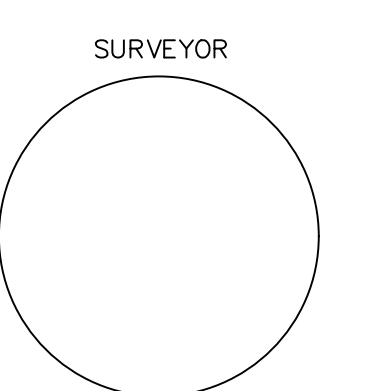
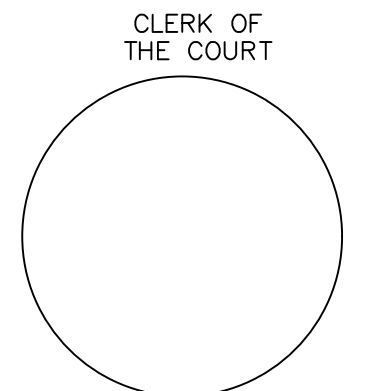
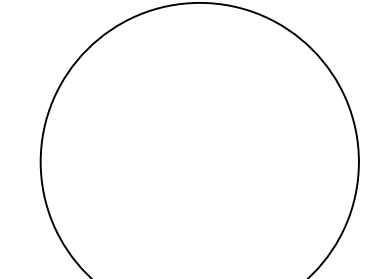
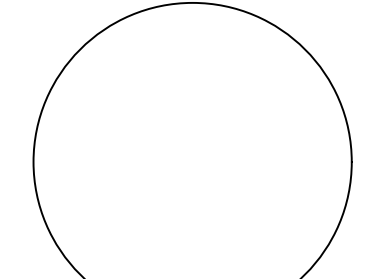
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____, VICE PRESIDENT, ON BEHALF OF MIDWAY GLADES DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

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

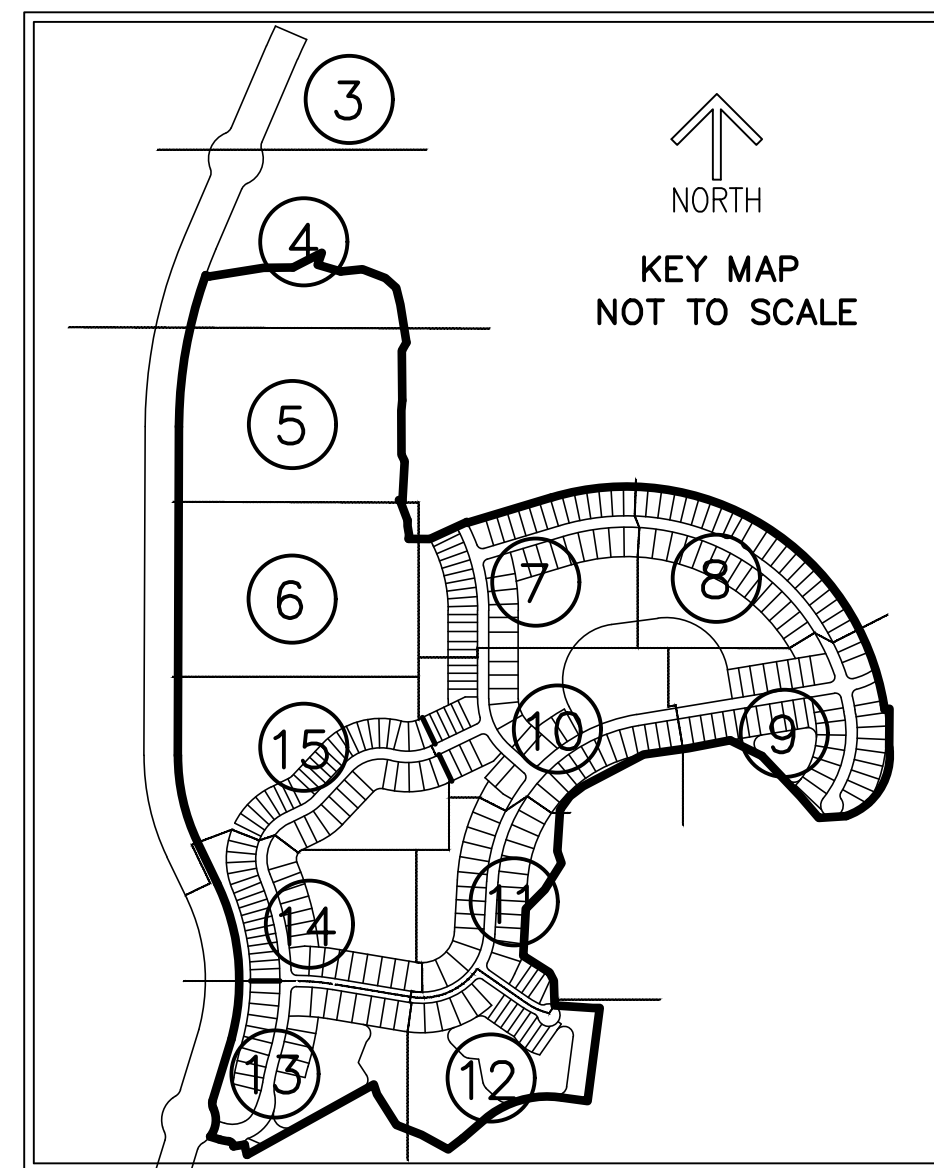
MIDWAY GLADES DEVELOPERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

MIDWAY GLADES DEVELOPERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
NOTARY



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

LTC RANCH WEST POD 6A



BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK ____, PAGES __ THROUGH ____, 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

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

**OPEN SPACE PRESERVATION
 WETLAND AND BUFFER**

TABULAR DATA:

TABULAR DATA	ACRES
OPEN SPACE TRACTS	12.328
PRESERVATION TRACT 1	47.817
WETLAND W-20	6.641
WETLAND W-21	0.249
WETLAND W-46A	5.309
WETLAND W-46B	13.145
UPLAND PRESERVE	8.963
PRESERVATION TRACT 2	4.451
WETLAND W-38	2.688
WETLAND BUFFER	1.763

LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 _____, 2022.

LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: _____
 BY: _____
 PRESIDENT

LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF _____)

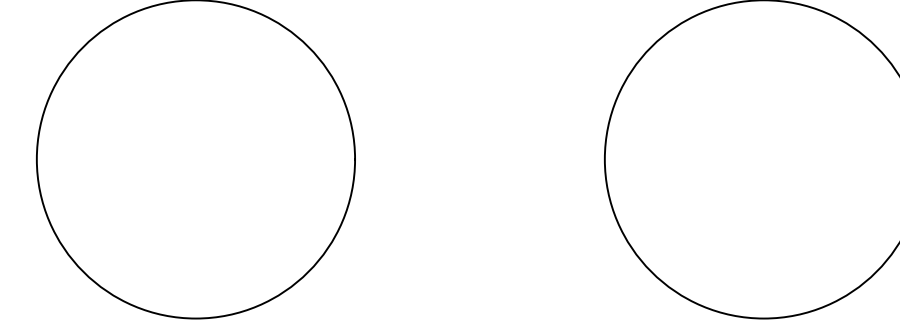
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____, PRESIDENT, ON BEHALF OF LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

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

COMMISSION NUMBER _____ PRINT NAME: _____

LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC. LTC RANCH WEST (RESIDENTIAL) HOMEOWNERS ASSOCIATION, INC. NOTARY



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

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT 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 PUBLIC.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS ___ DAY OF _____, 2022.

ATTEST: THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

 CHAIRMAN
 BOARD OF SUPERVISORS

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 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 _____, 2022.

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

PRINT NAME: _____

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF _____)

- THE UNDERSIGNED, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2022:
- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF LTC MIDWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2022

 ATTORNEY AT LAW
 FLORIDA BAR NO. _____

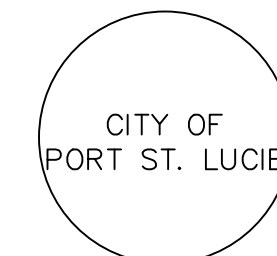
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
 COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH WEST POD 6A, 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 _____, 2022.

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

ATTEST: _____
 SALLY WALSH, CITY CLERK



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

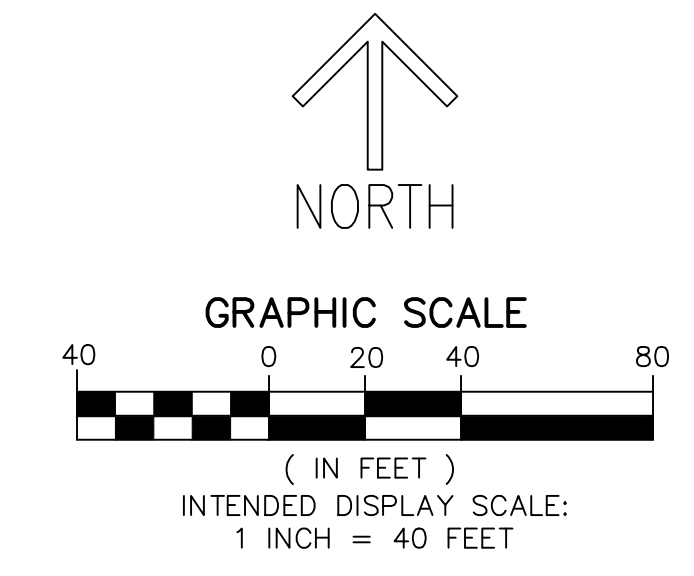
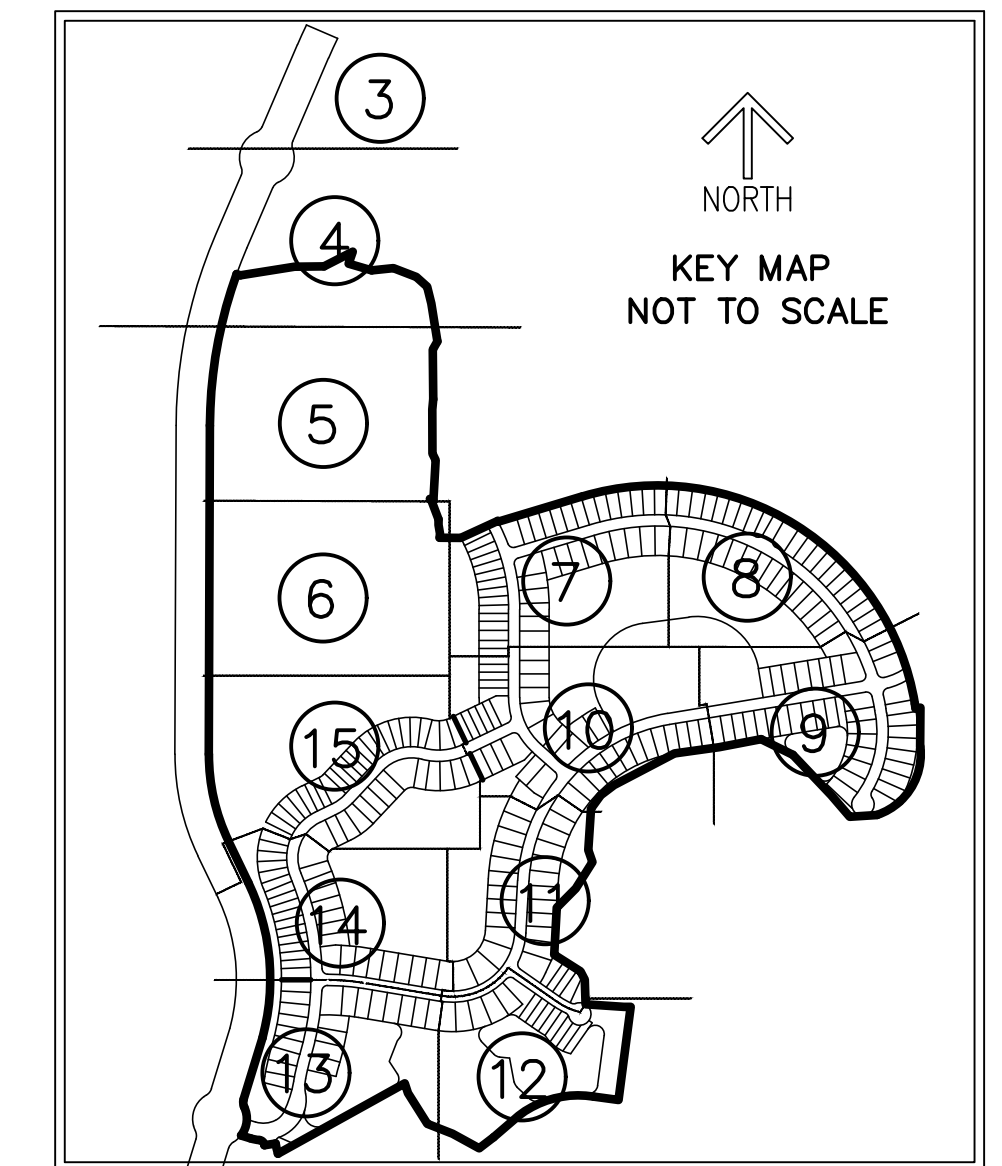
LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK ____, PAGES __ THROUGH ____,
 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

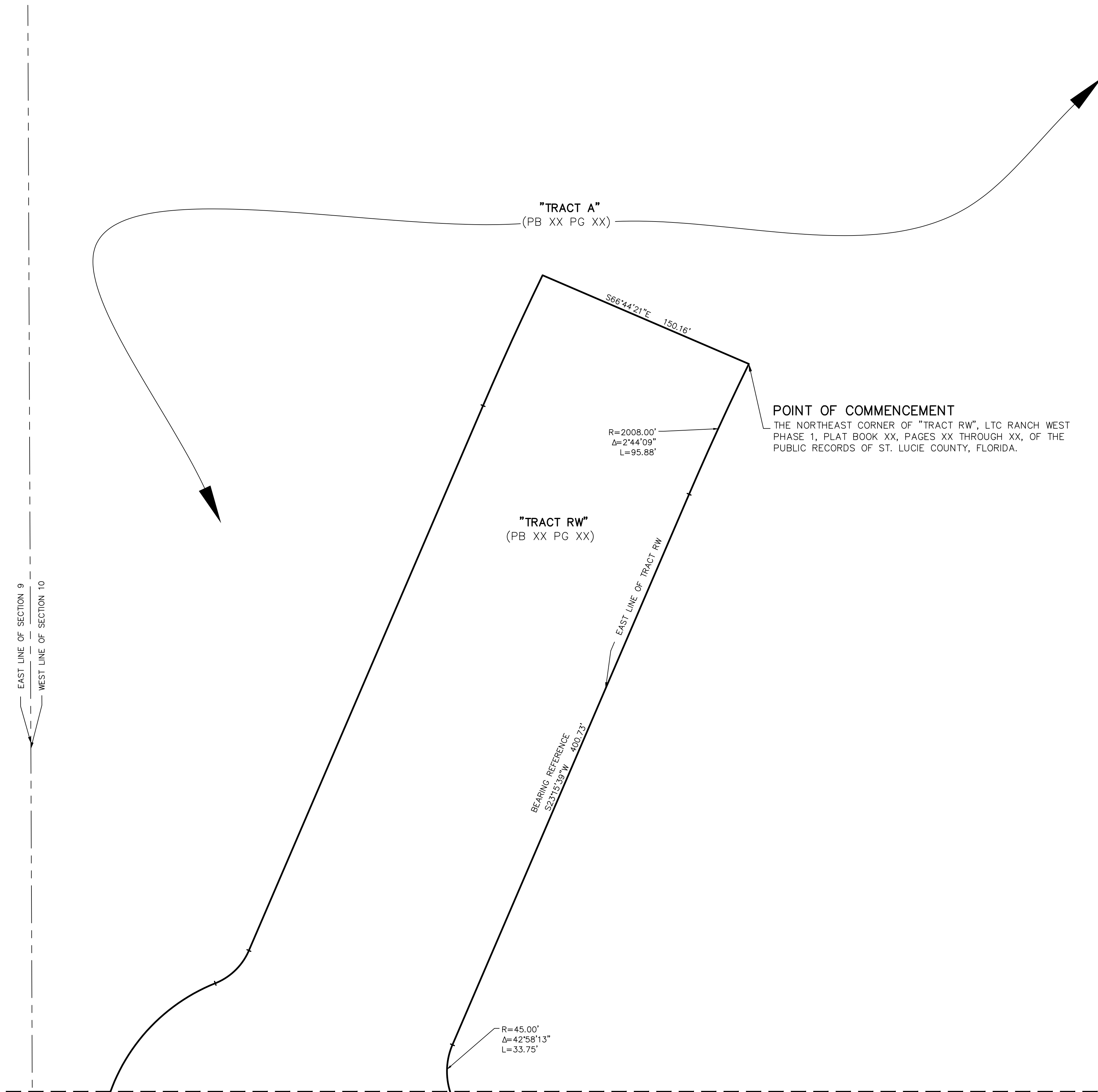
PLAT BOOK _____

PAGE _____

SHEET 3 OF 15



- 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



MATCH LINE SHEET 4

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

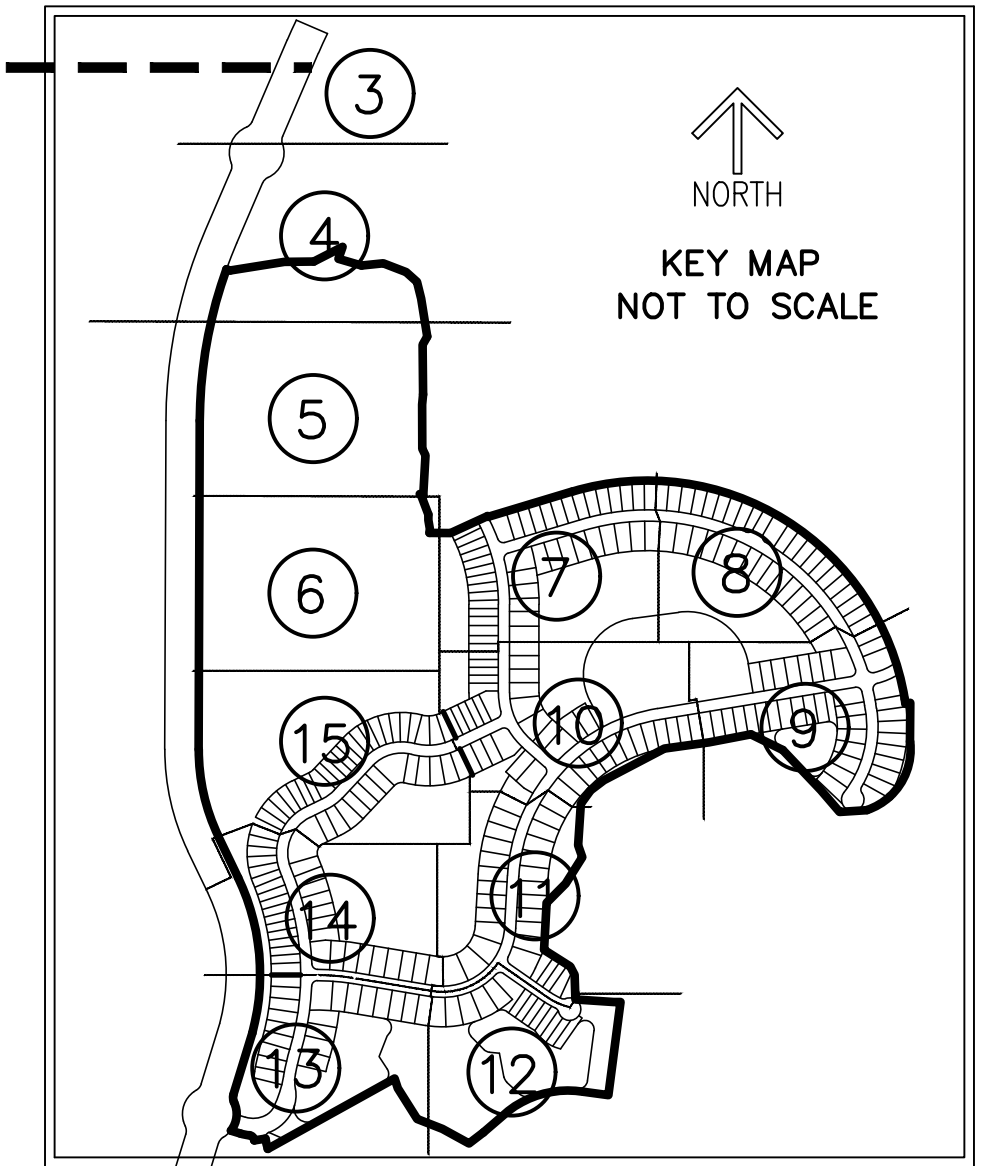
BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK ____, PAGES __ THROUGH ____,
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

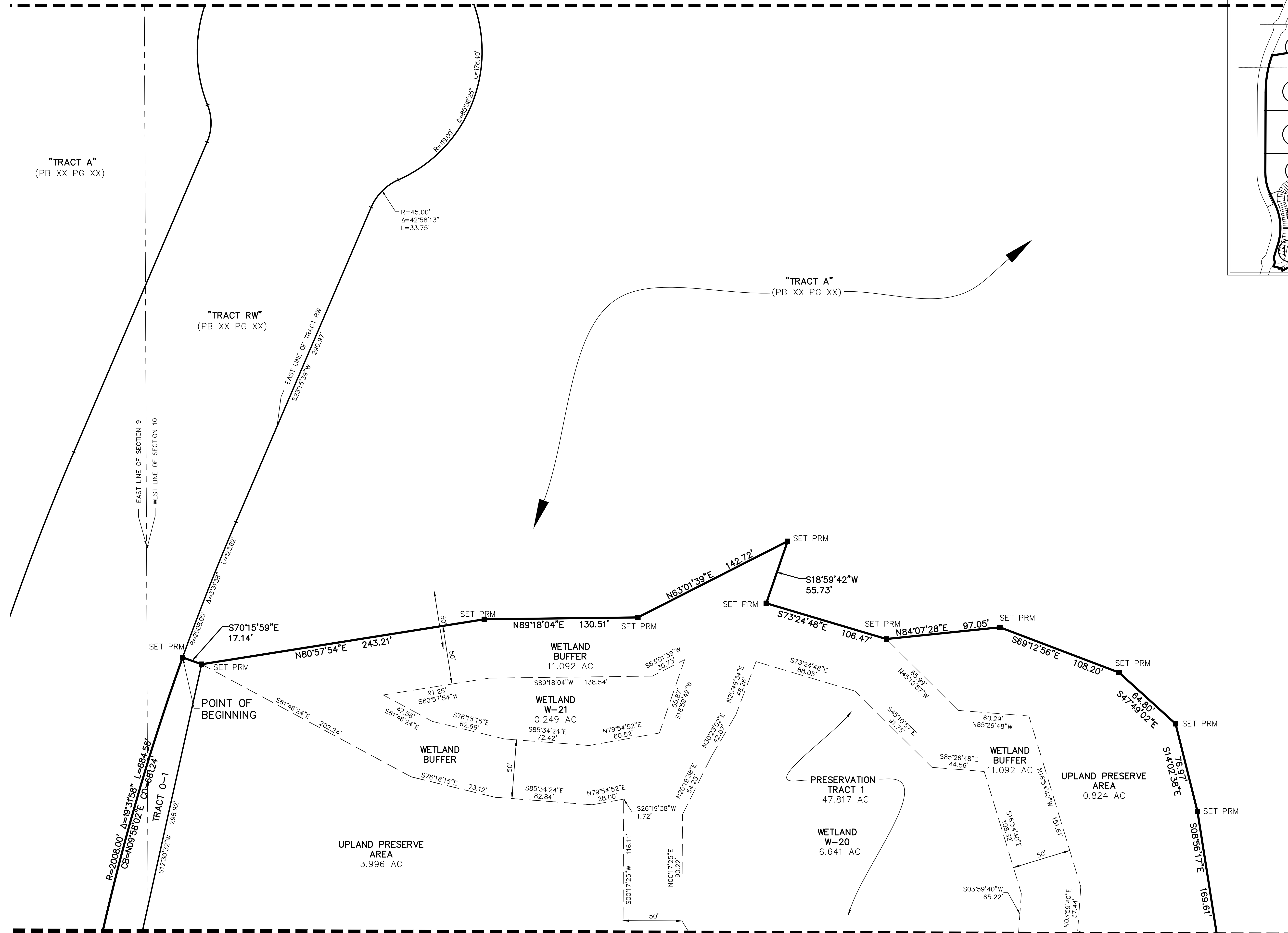
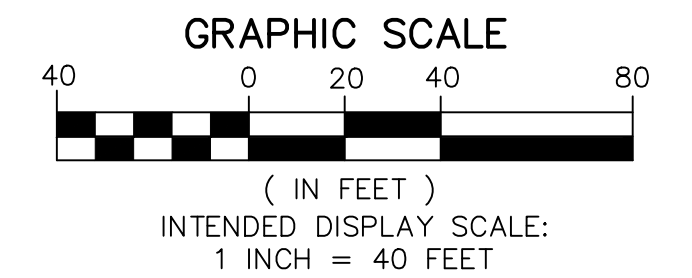
SHEET 4 OF 15

MATCH LINE SHEET 3



NORTH
 KEY MAP
 NOT TO SCALE

NORTH



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - CA - 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
 - NSLRWD - 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

MATCH LINE SHEET 5

PSLUSD PROJECT NO. 11-642-09
 CITY OF PORT ST. LUCIE
 PROJECT NO. P21-220

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

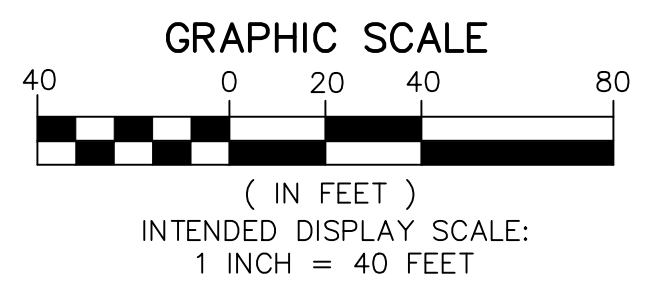
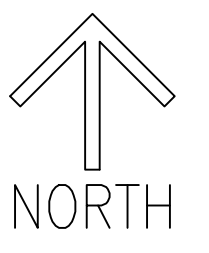
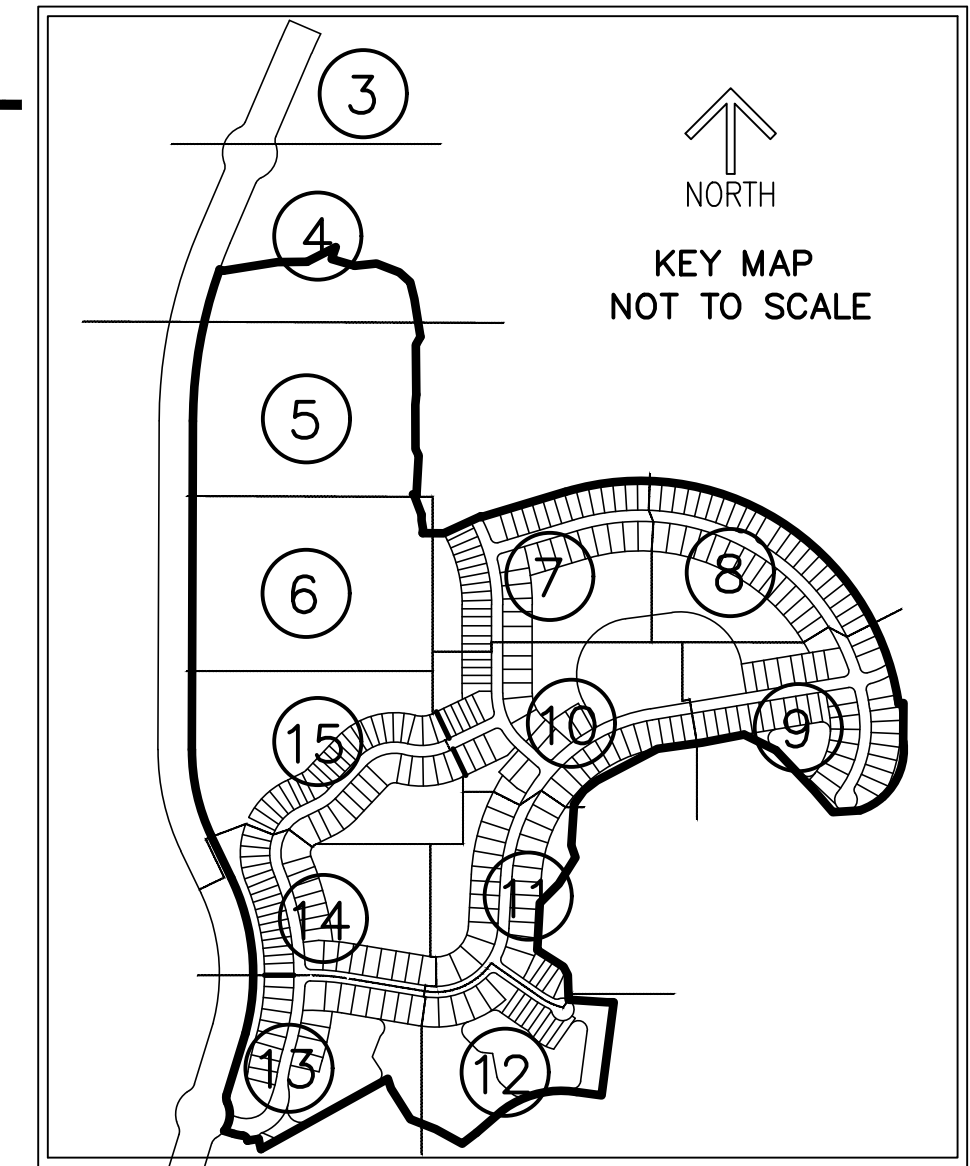
BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

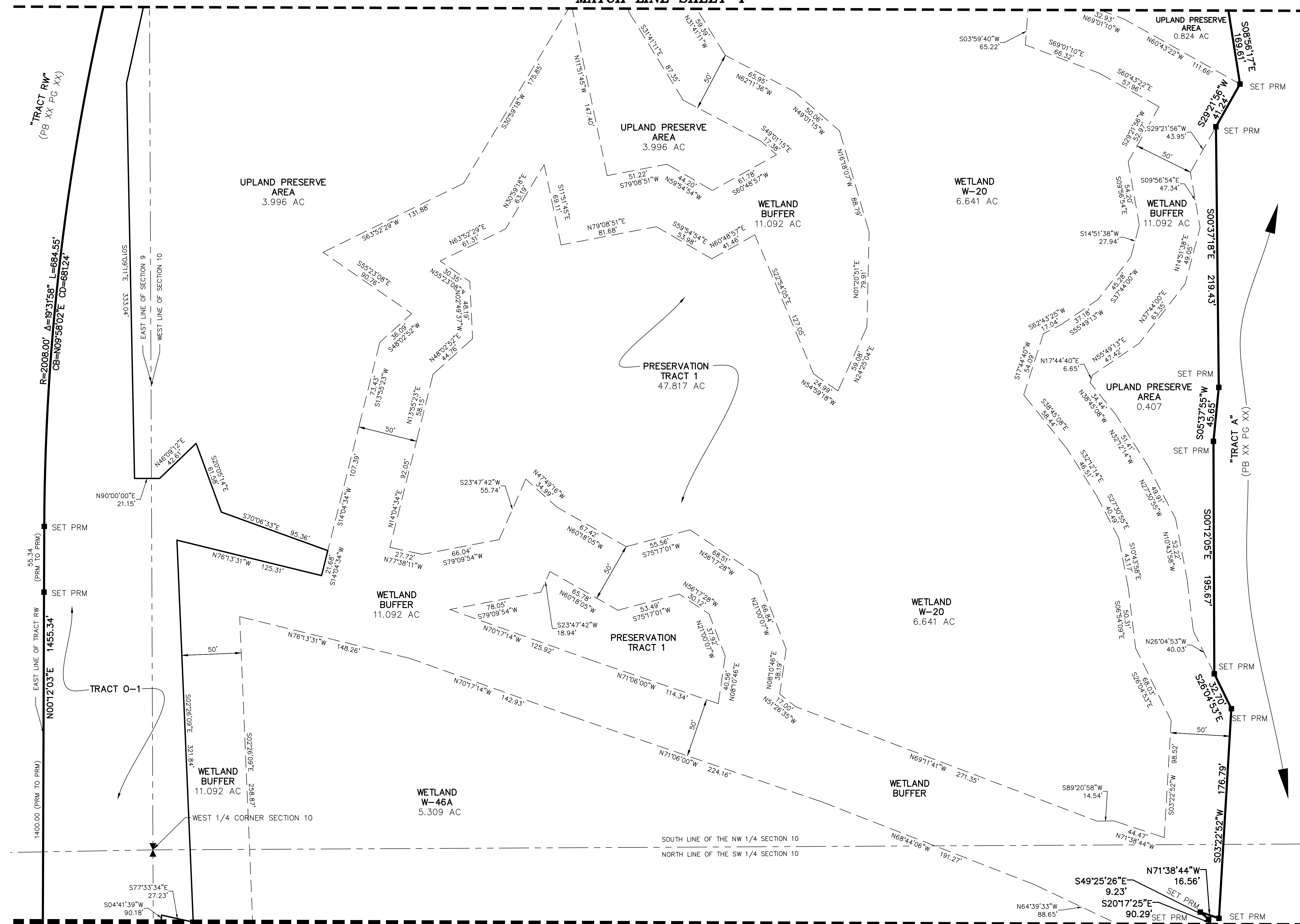
PAGE _____

SHEET 5 OF 15

MATCH LINE SHEET 4



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ DELTA (CENTRAL ANGLE)
 - AC ACRES
 - CB CHORD BEARING
 - GBE CONSERVATION BUFFER EASEMENT
 - CD CHORD DISTANCE
 - DE DRAINAGE EASEMENT
 - EIEE 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
 - 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
 - SE 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



MATCH LINE SHEET 6

PSLUSD PROJECT NO. 11-642-09
 CITY OF PORT ST. LUCIE
 PROJECT NO. P21-220

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

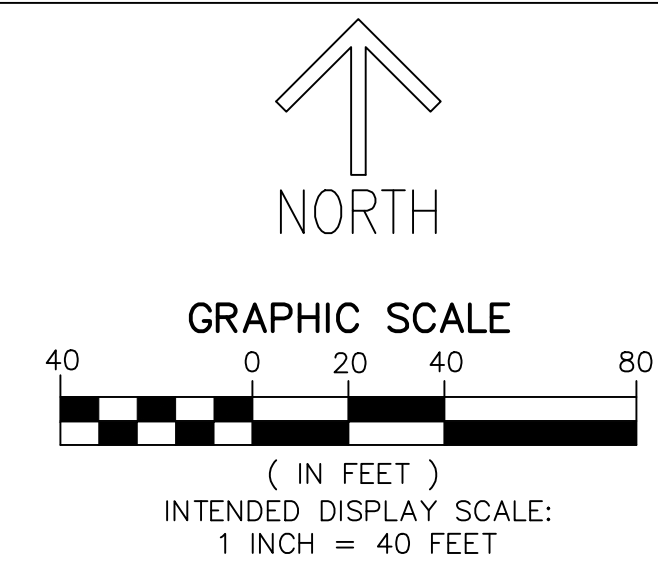
LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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

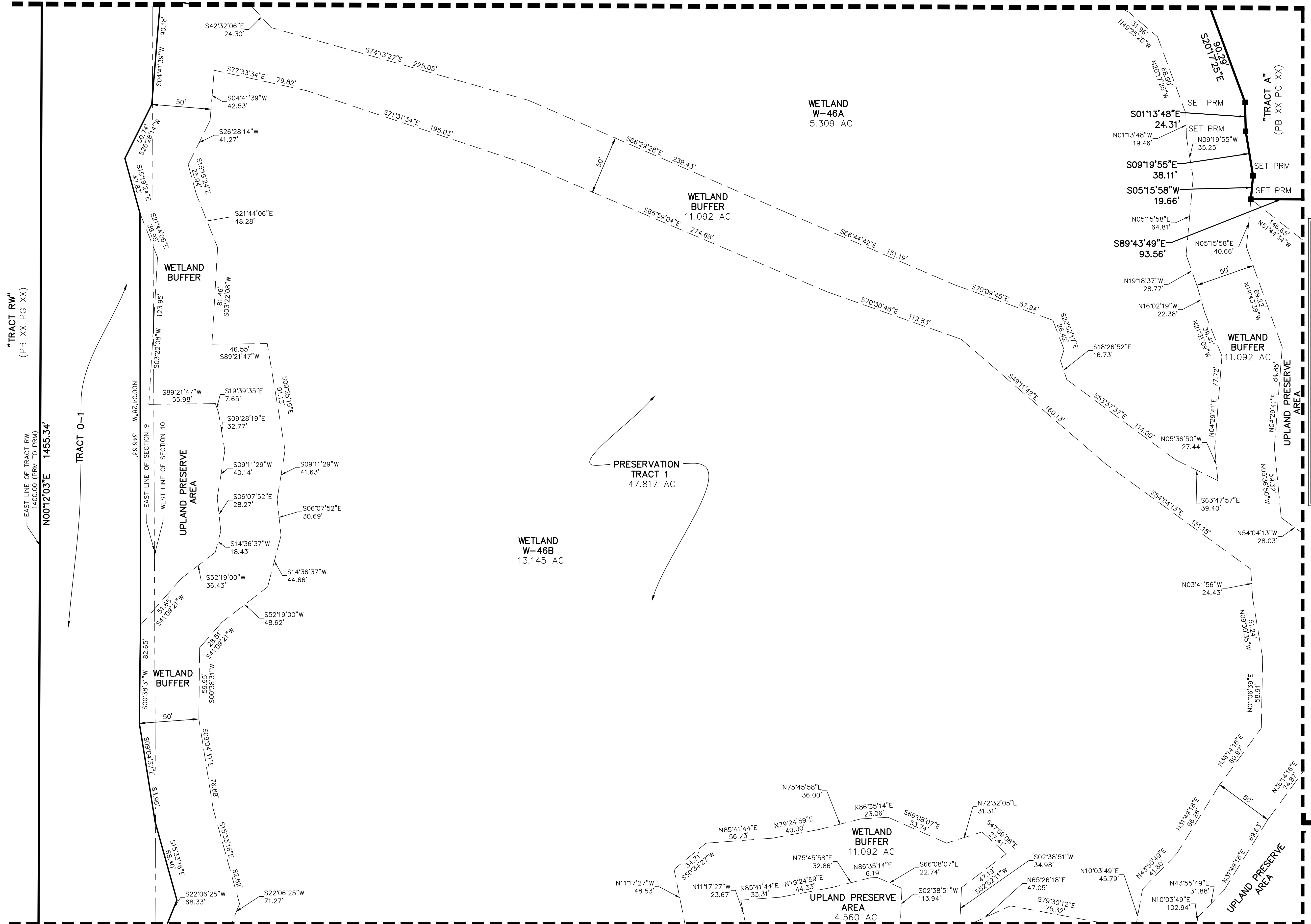
PLAT BOOK _____

PAGE _____

SHEET 6 OF 15

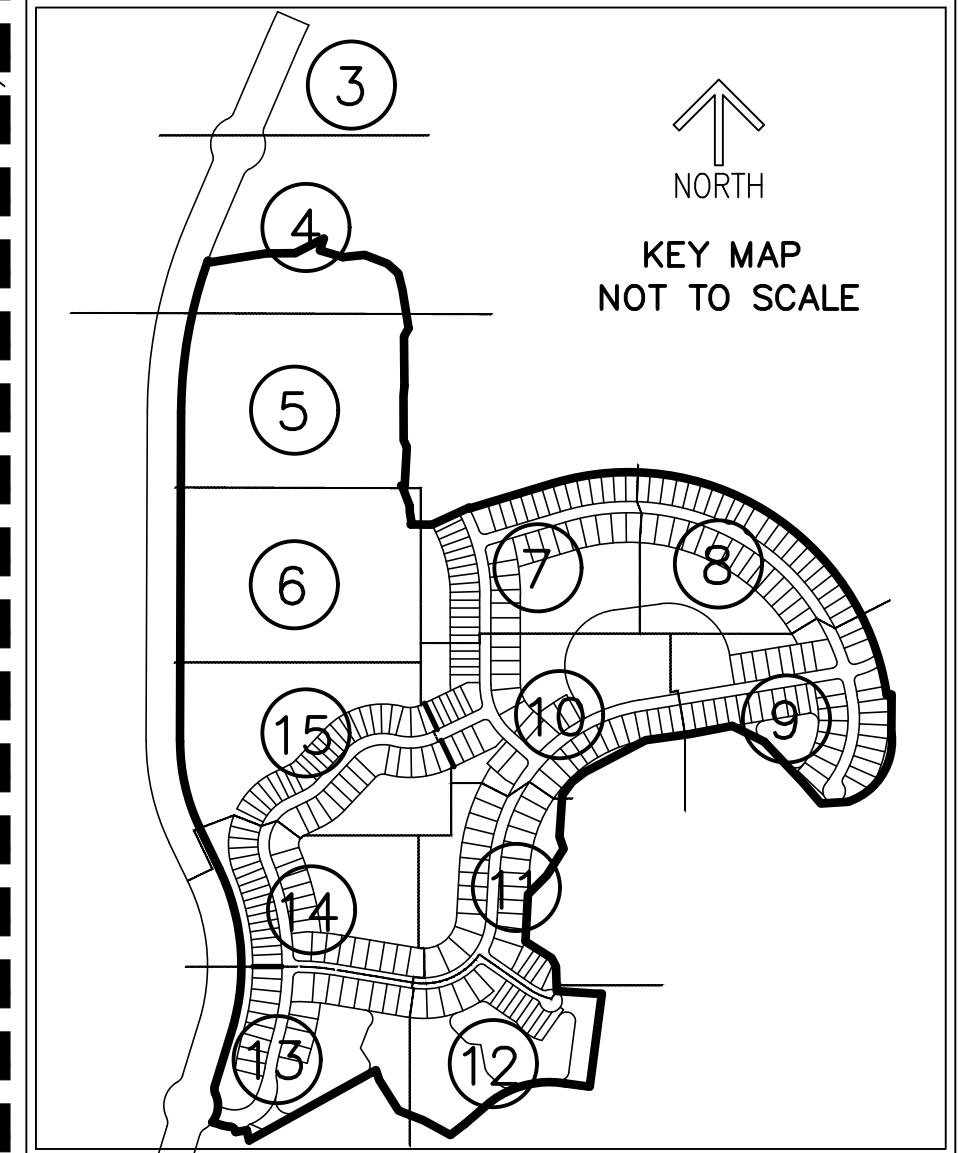


MATCH LINE SHEET 5



MATCH LINE SHEET 7

MATCH LINE SHEET 10



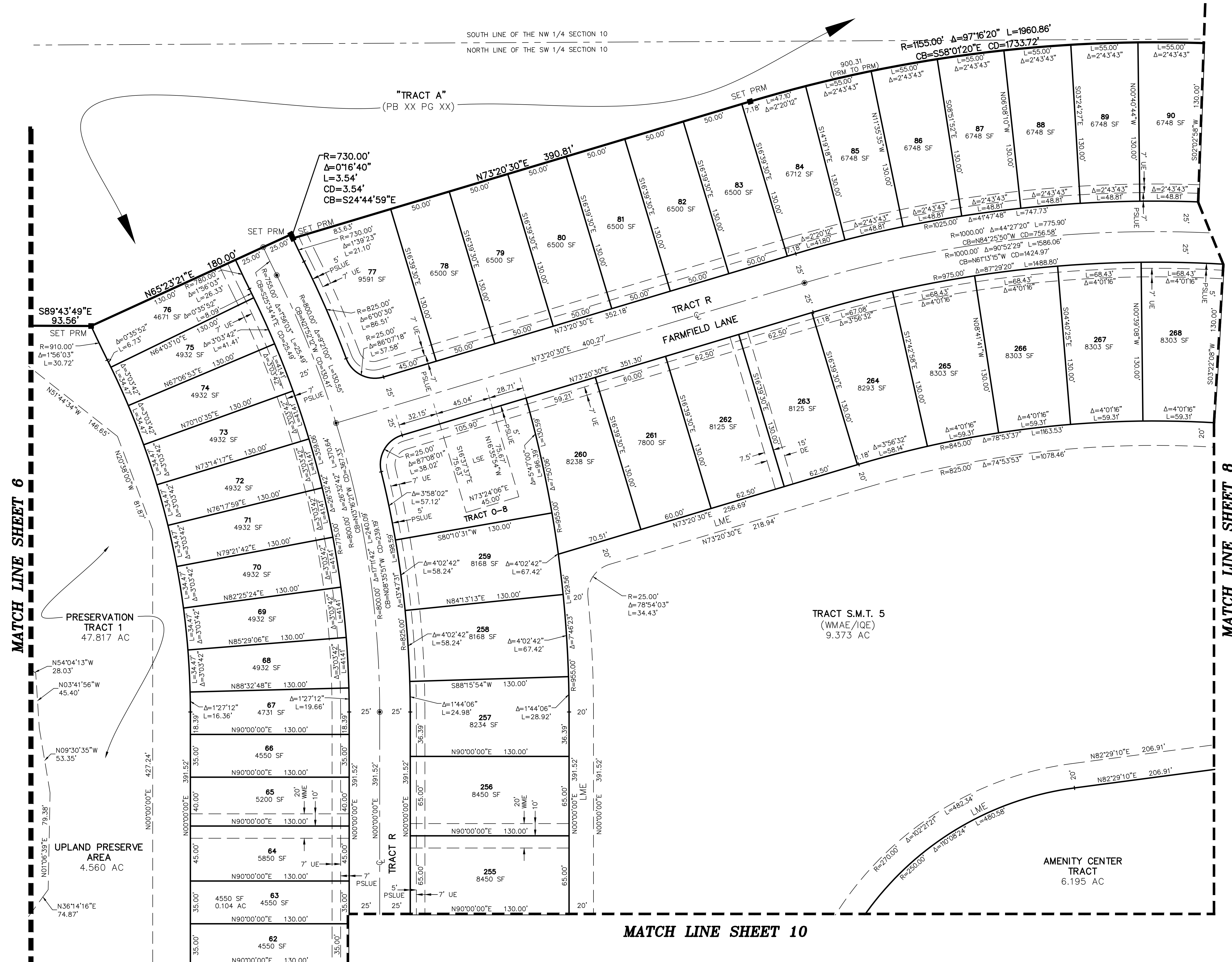
- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - FP&L - FLORIDA POWER AND LIGHT
 - IOE - 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
 - 5/8" 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. P21-220

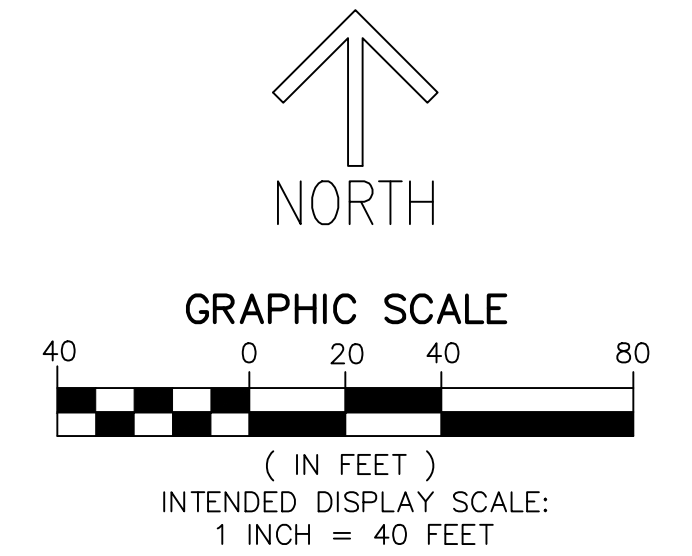
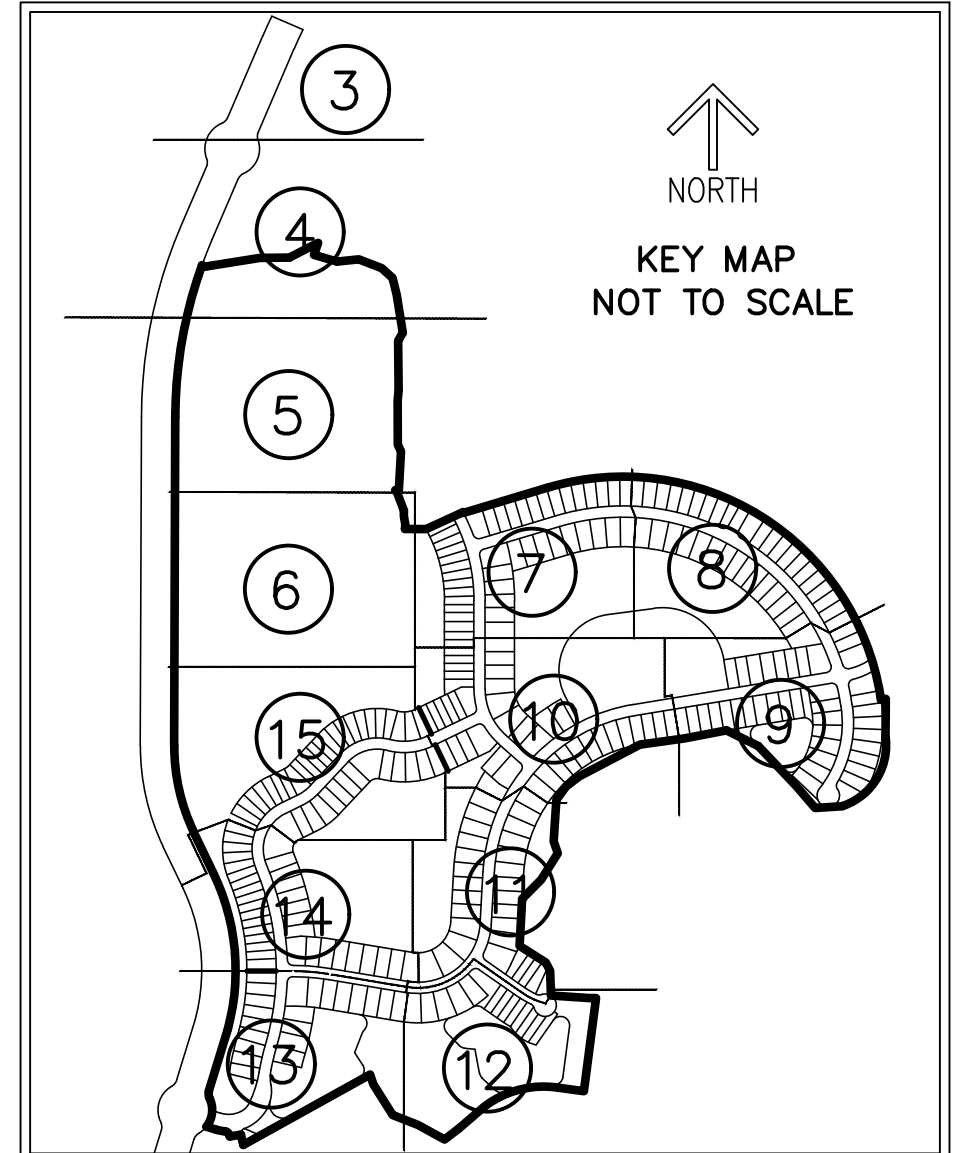
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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**
- CENTERLINE
 - e - 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
 - FP&L - FLORIDA POWER AND LIGHT
 - IOE - 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



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

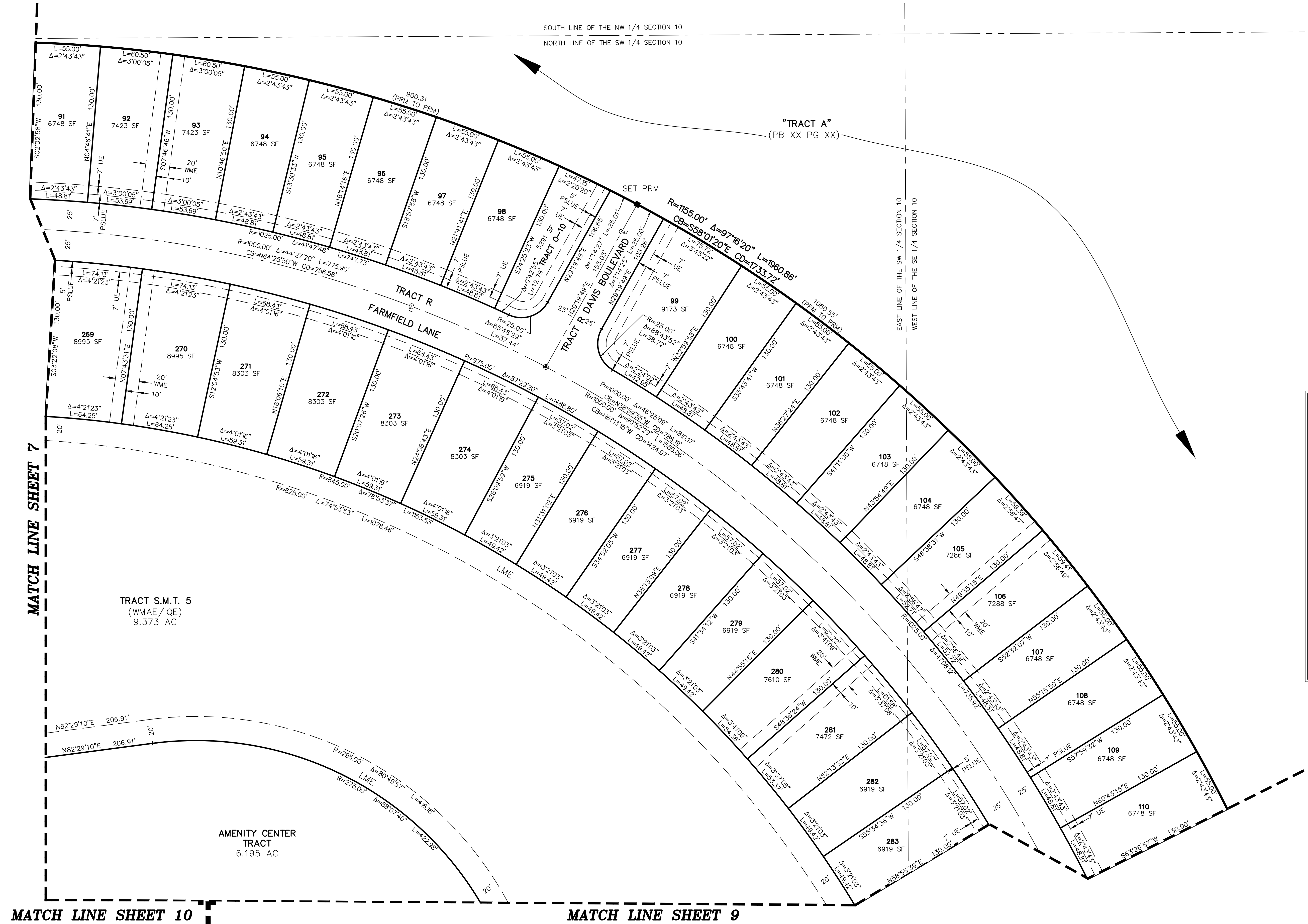
LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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

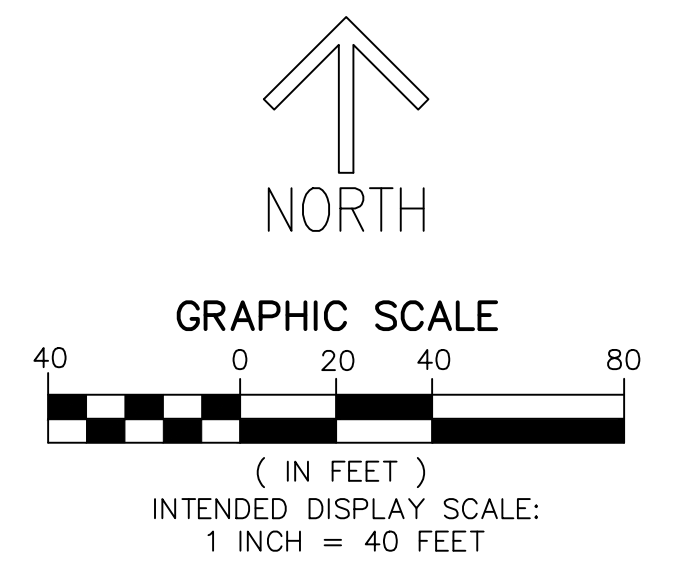
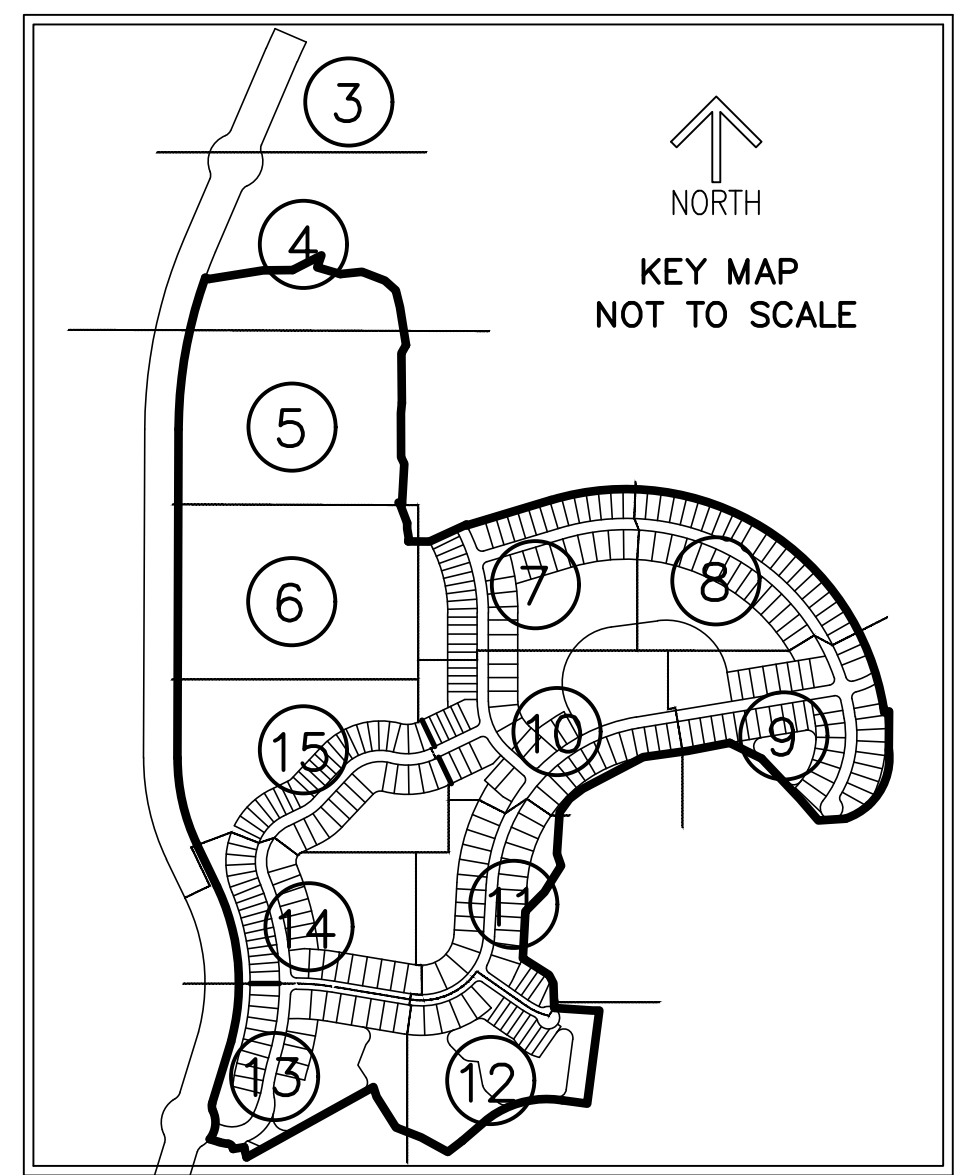
PLAT BOOK _____

PAGE _____

SHEET 8 OF 15



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - CA - 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
 - 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"
 - CP - DENOTES PERMANENT CONTROL POINT
 - SC - DENOTES SECTION CORNER
 - 1/4 - DENOTES 1/4 SECTION CORNER



MATCH LINE SHEET 7

MATCH LINE SHEET 9

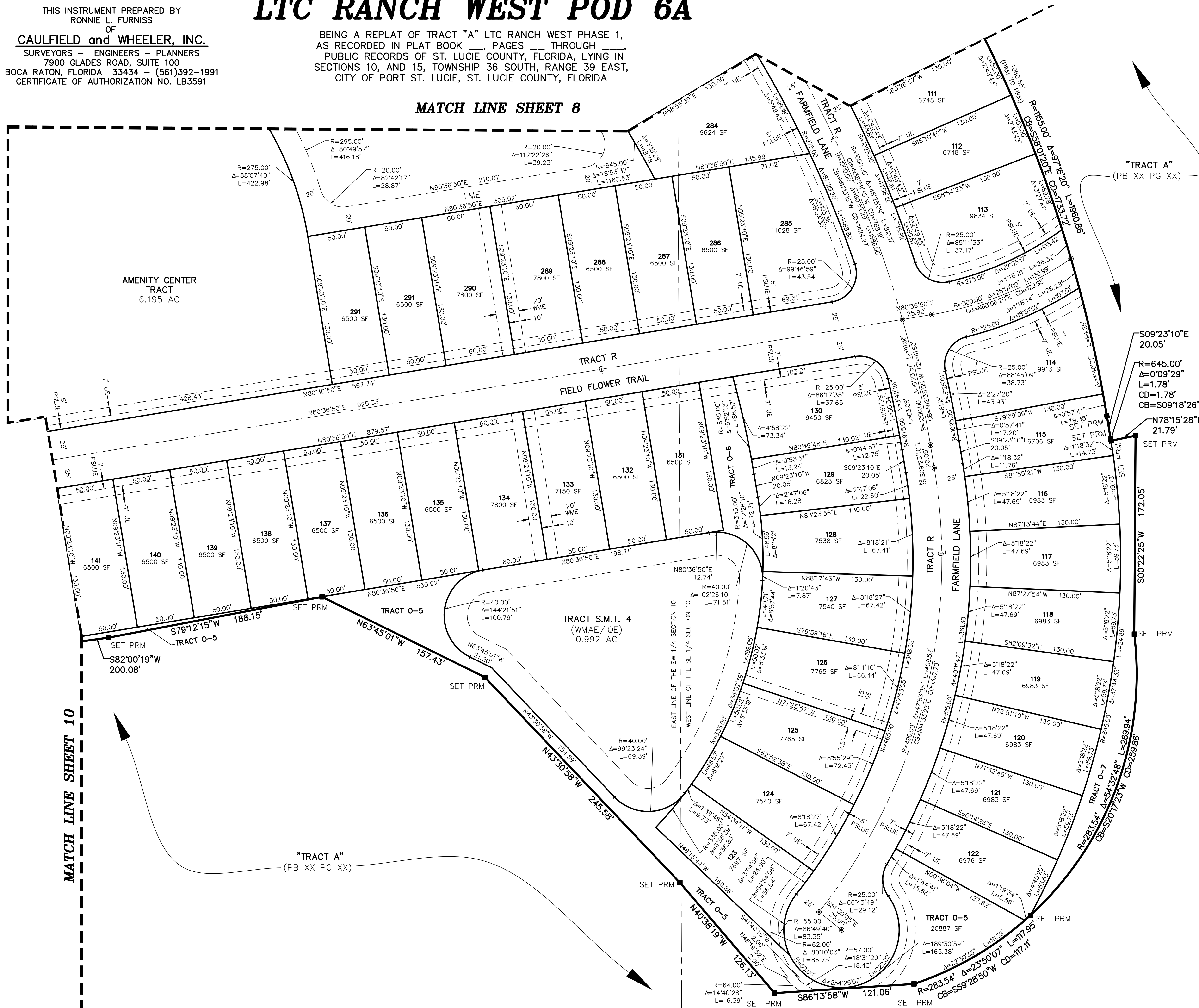
PSLUSD PROJECT NO. 11-642-09
 CITY OF PORT ST. LUCIE
 PROJECT NO. P21-220

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

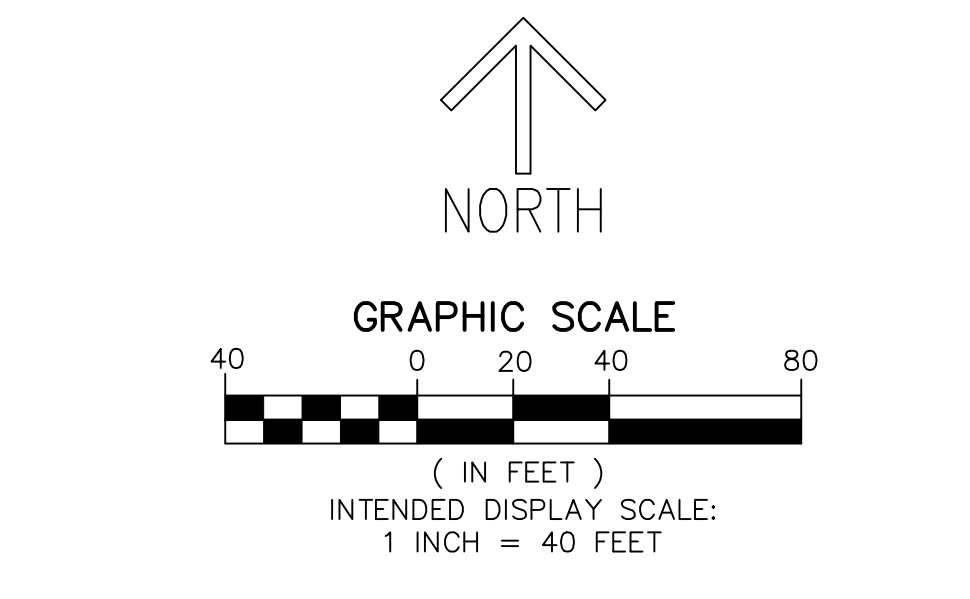
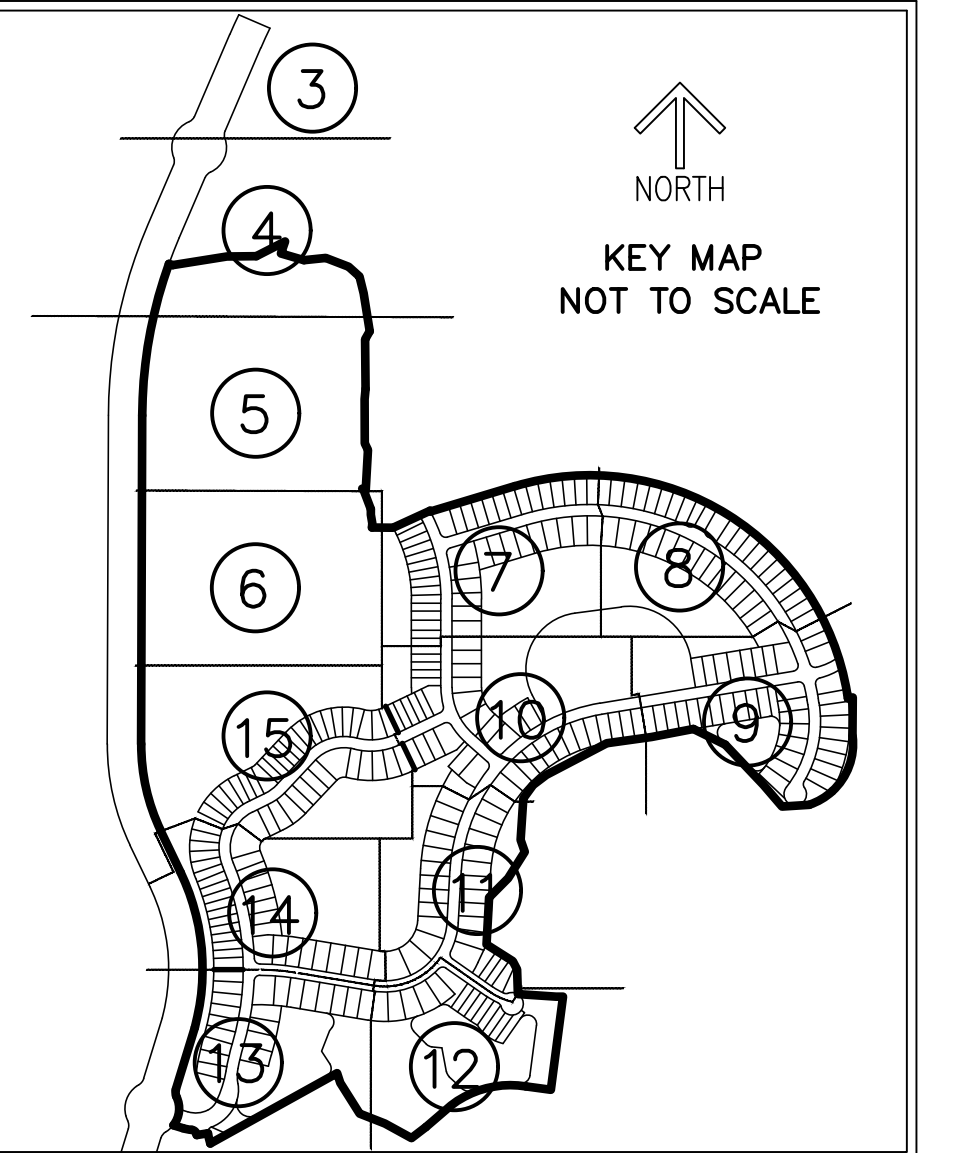
LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____
 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 8



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ - 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

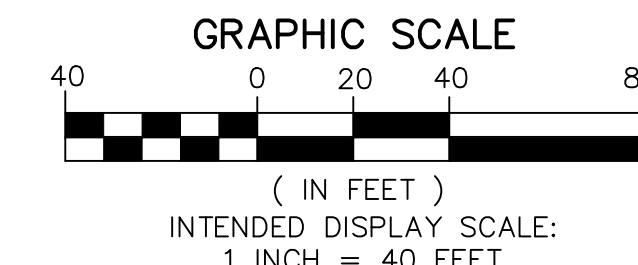


PSLUSD PROJECT NO. 11-642-09
 CITY OF PORT ST. LUCIE
 PROJECT NO. P21-220

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

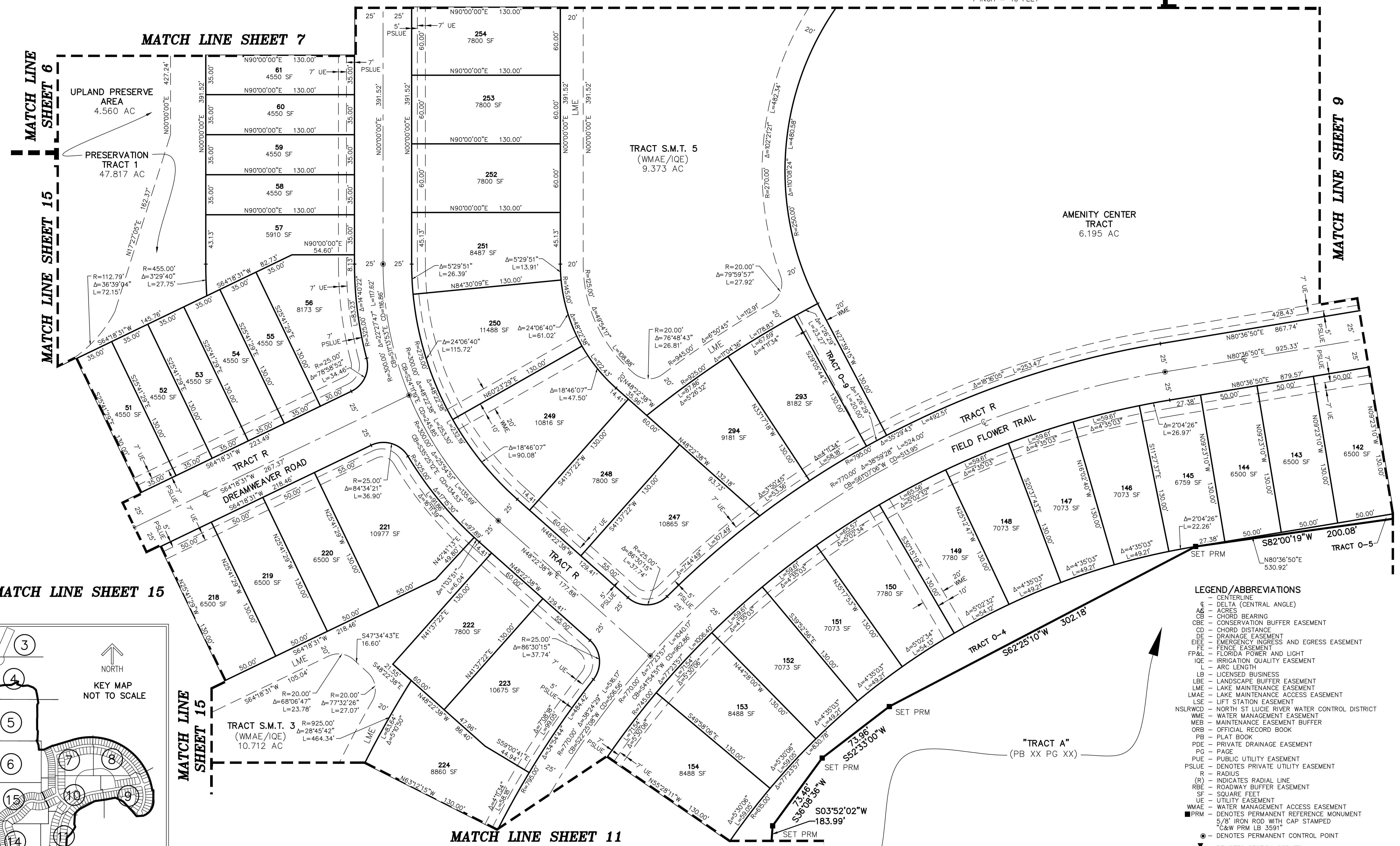
LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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

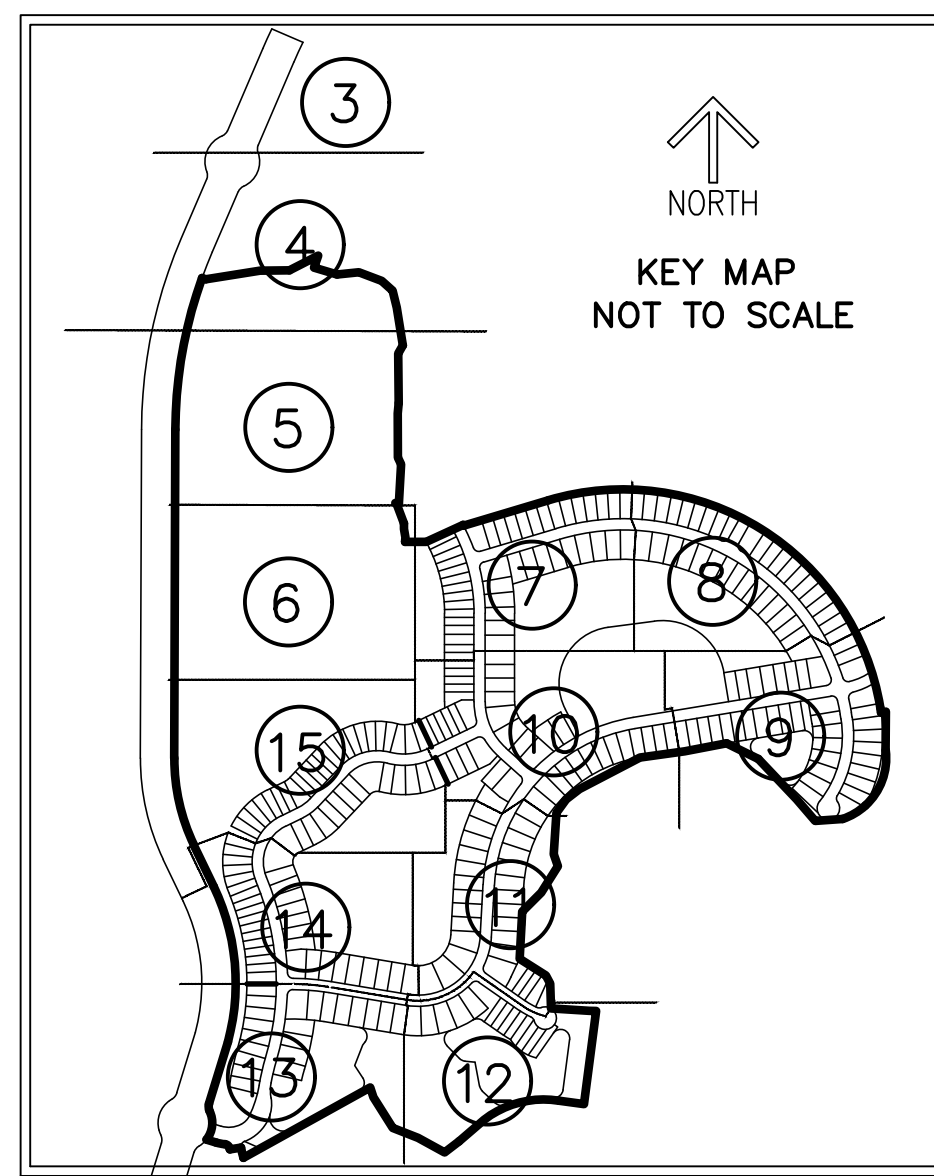


MATCH LINE SHEET 8

MATCH LINE SHEET 7



MATCH LINE SHEET 15

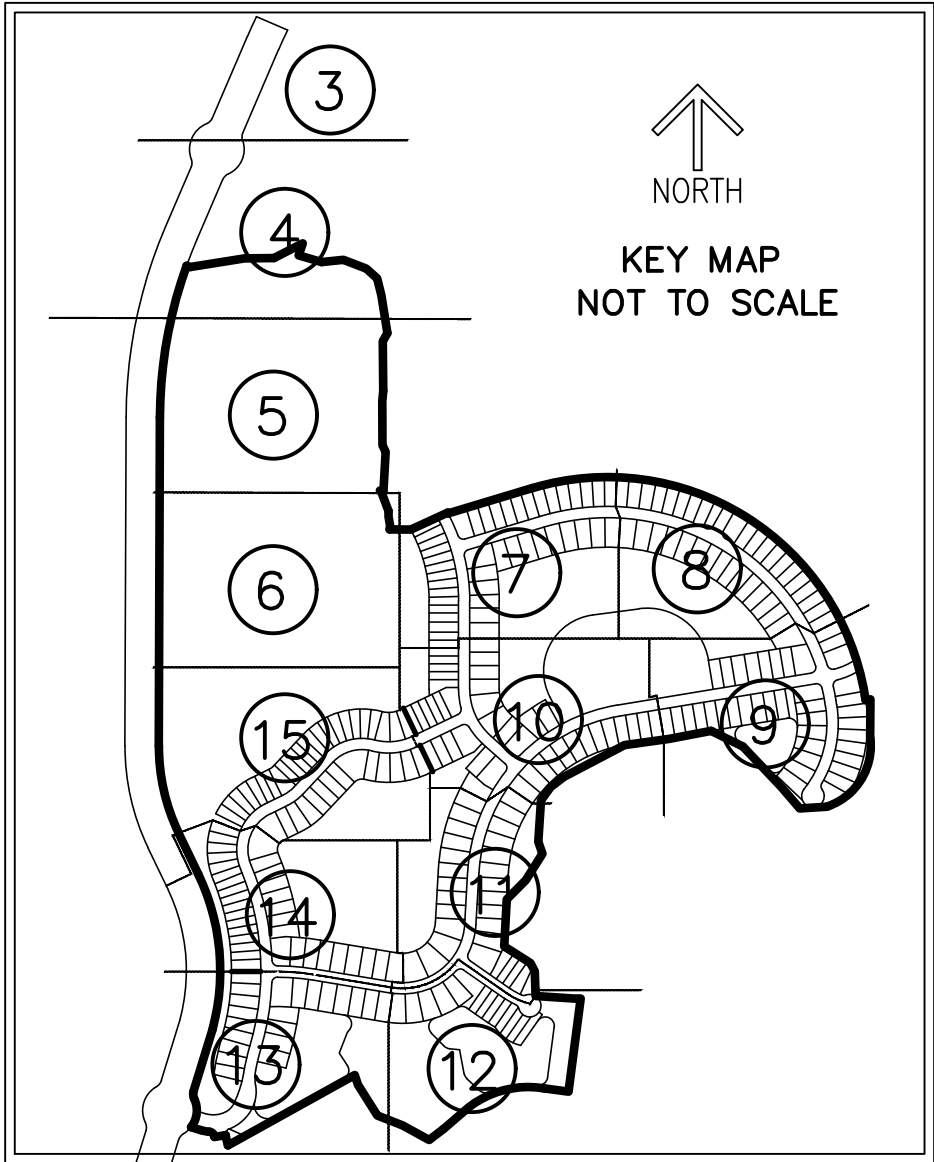
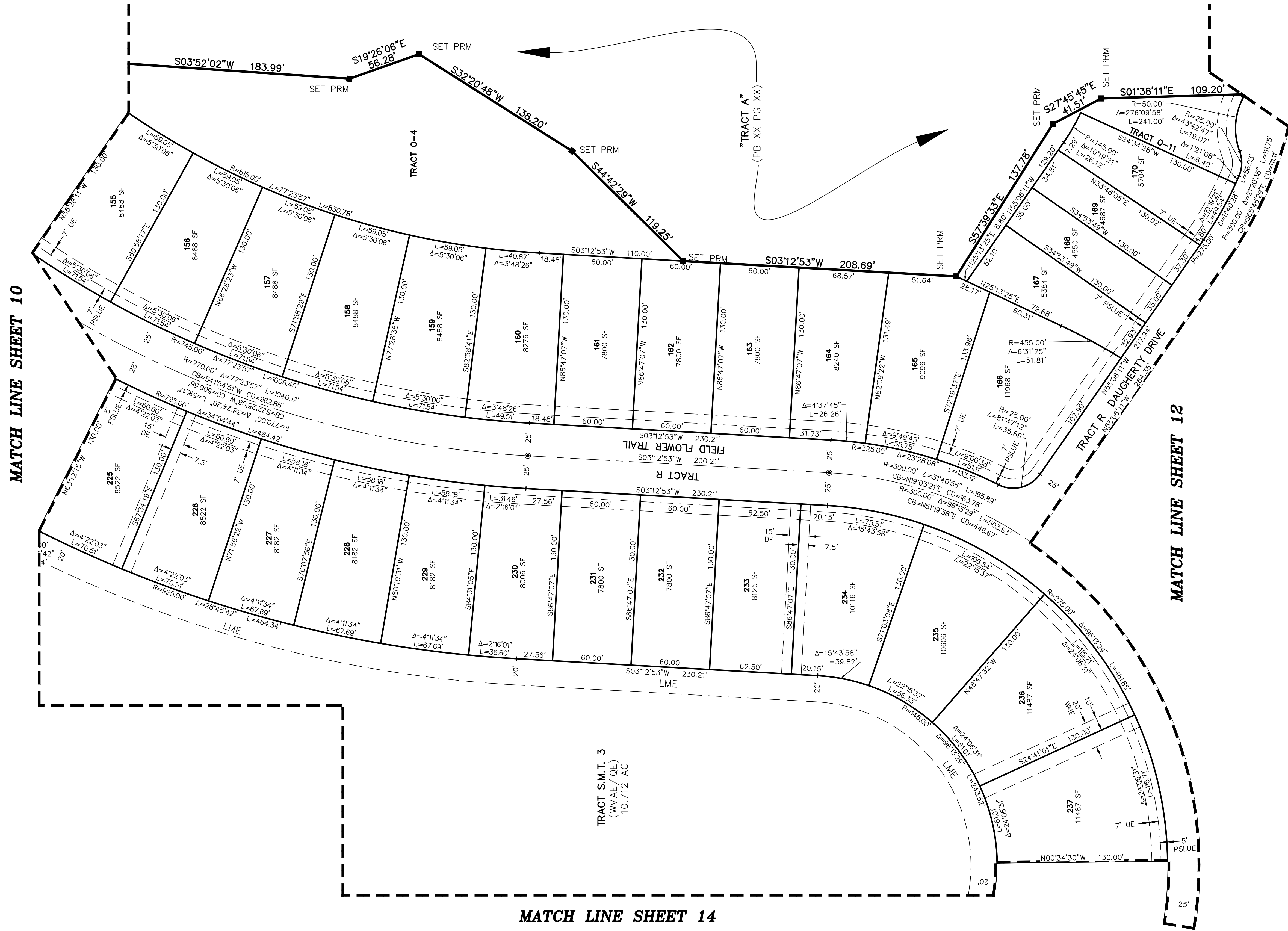
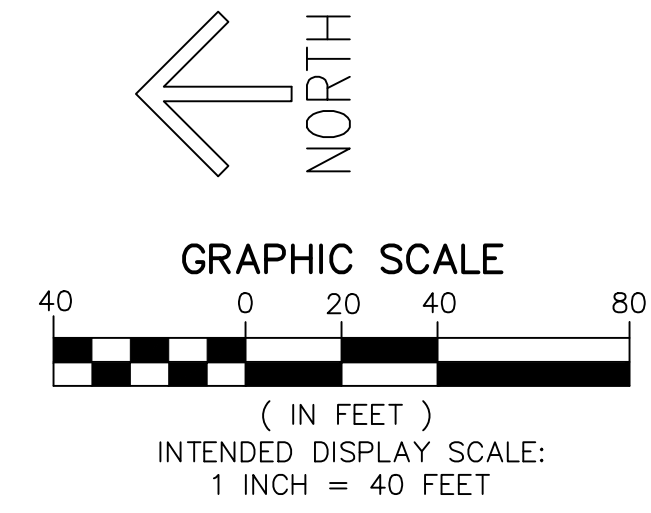


- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - A&B - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - E/E/E - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - FP&L - FLORIDA POWER AND LIGHT
 - IQE - IRRIGATION QUALITY EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LB - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - NSLRWCDC - 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

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

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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**
- 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
 - FP&L - FLORIDA POWER AND LIGHT
 - IQE - IRRIGATION QUALITY EASEMENT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE 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
 - - DENOTES PERMANENT CONTROL POINT
 - ⊕ - DENOTES SECTION CORNER
 - ⊗ - DENOTES 1/4 SECTION CORNER

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

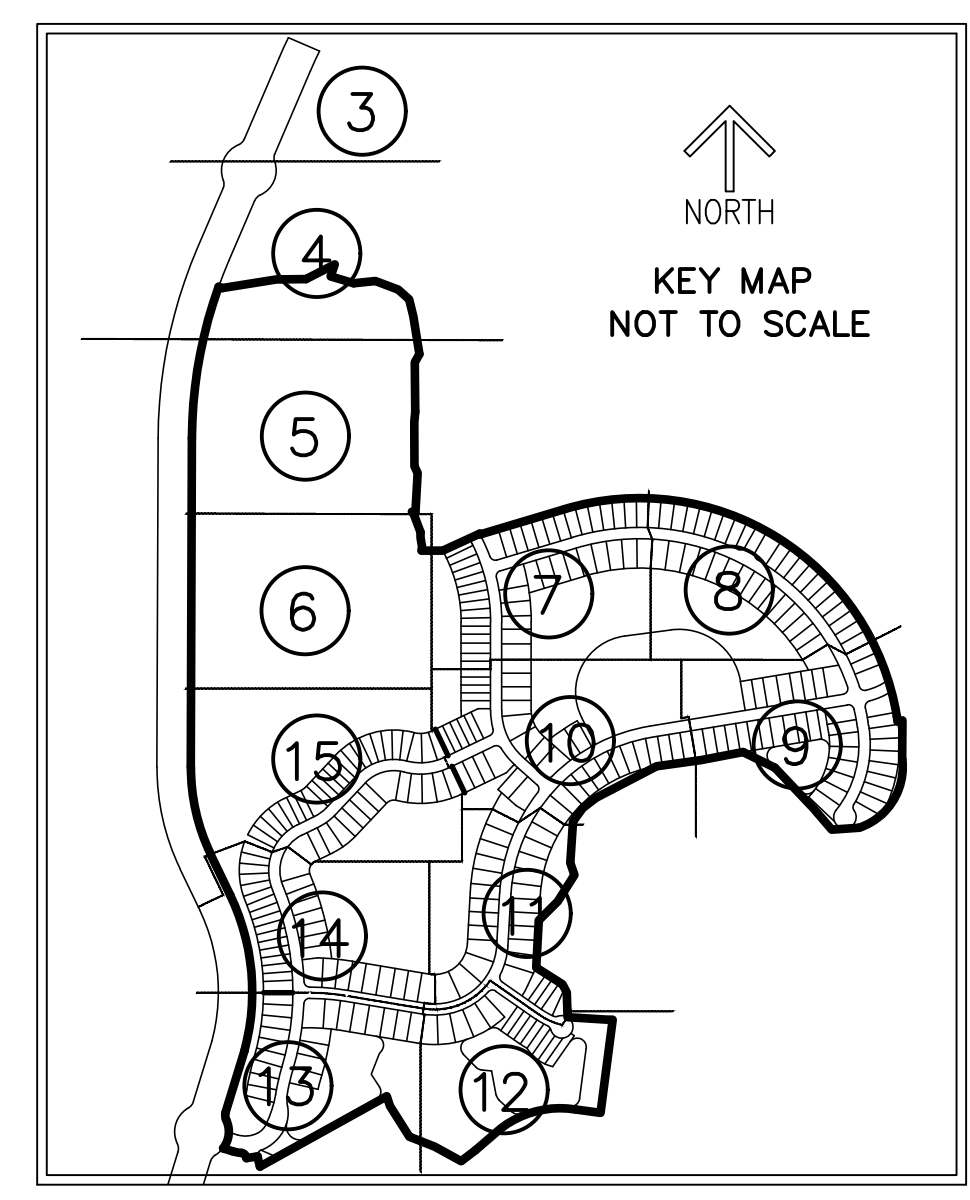
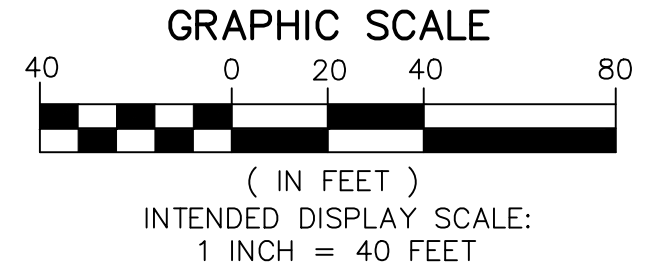
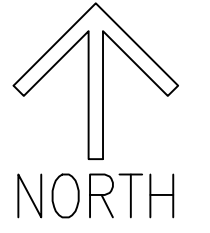
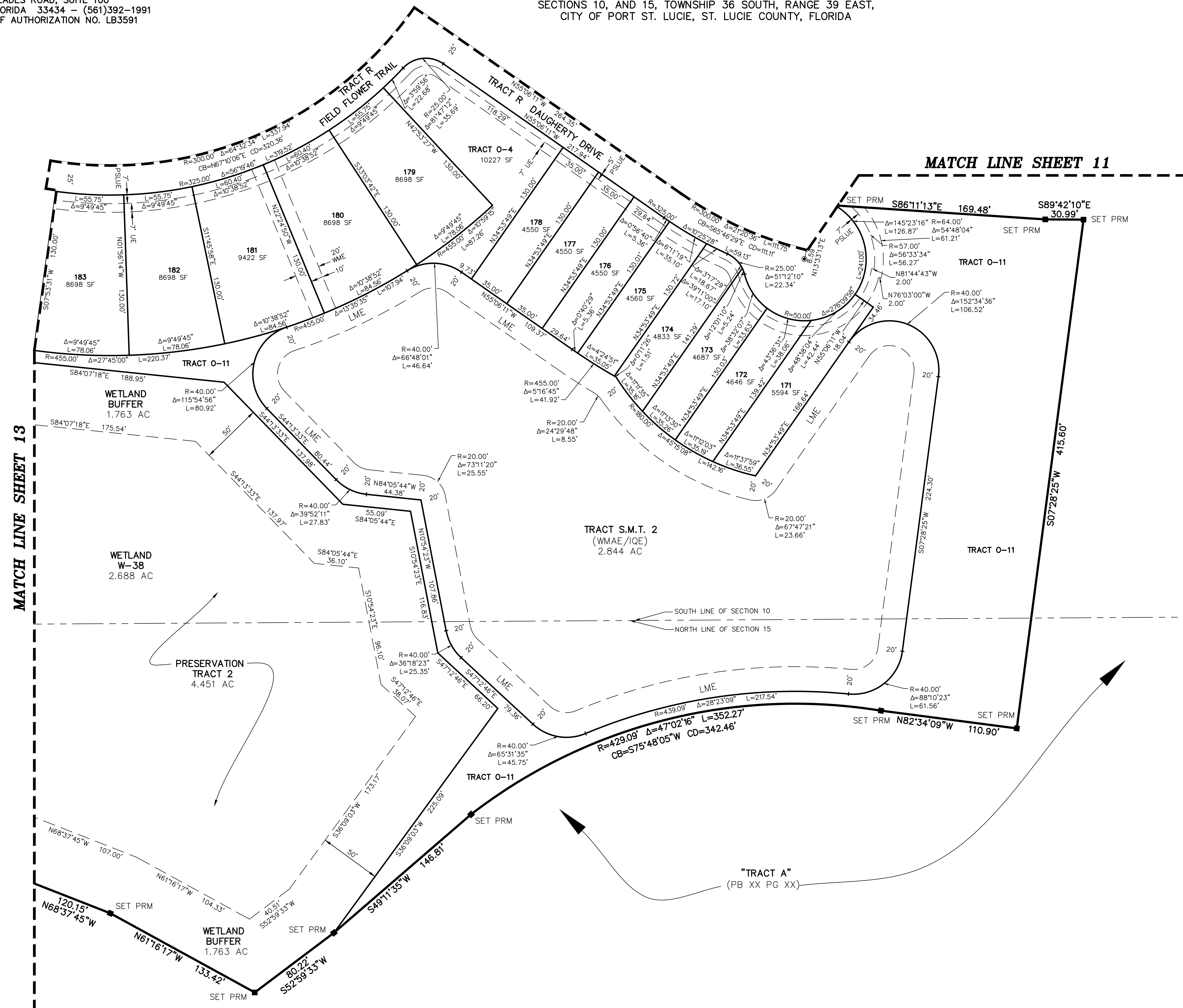
LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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 12 OF 15

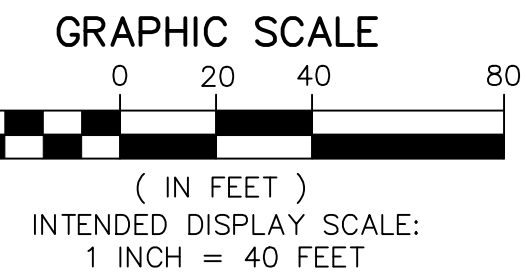


- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - A&B - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - FP&L - FLORIDA POWER AND LIGHT
 - IOE - 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

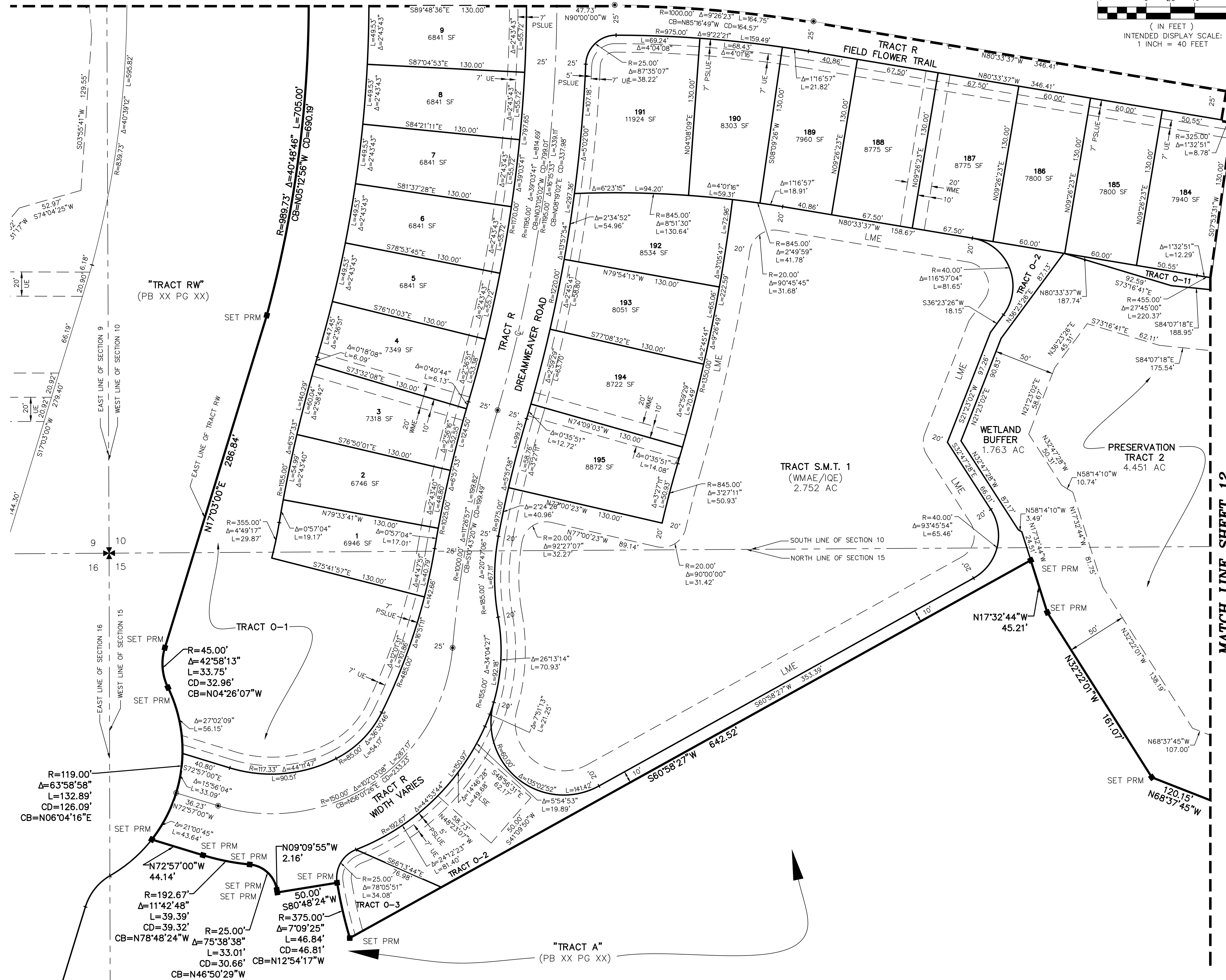
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

LTC RANCH WEST POD 6A

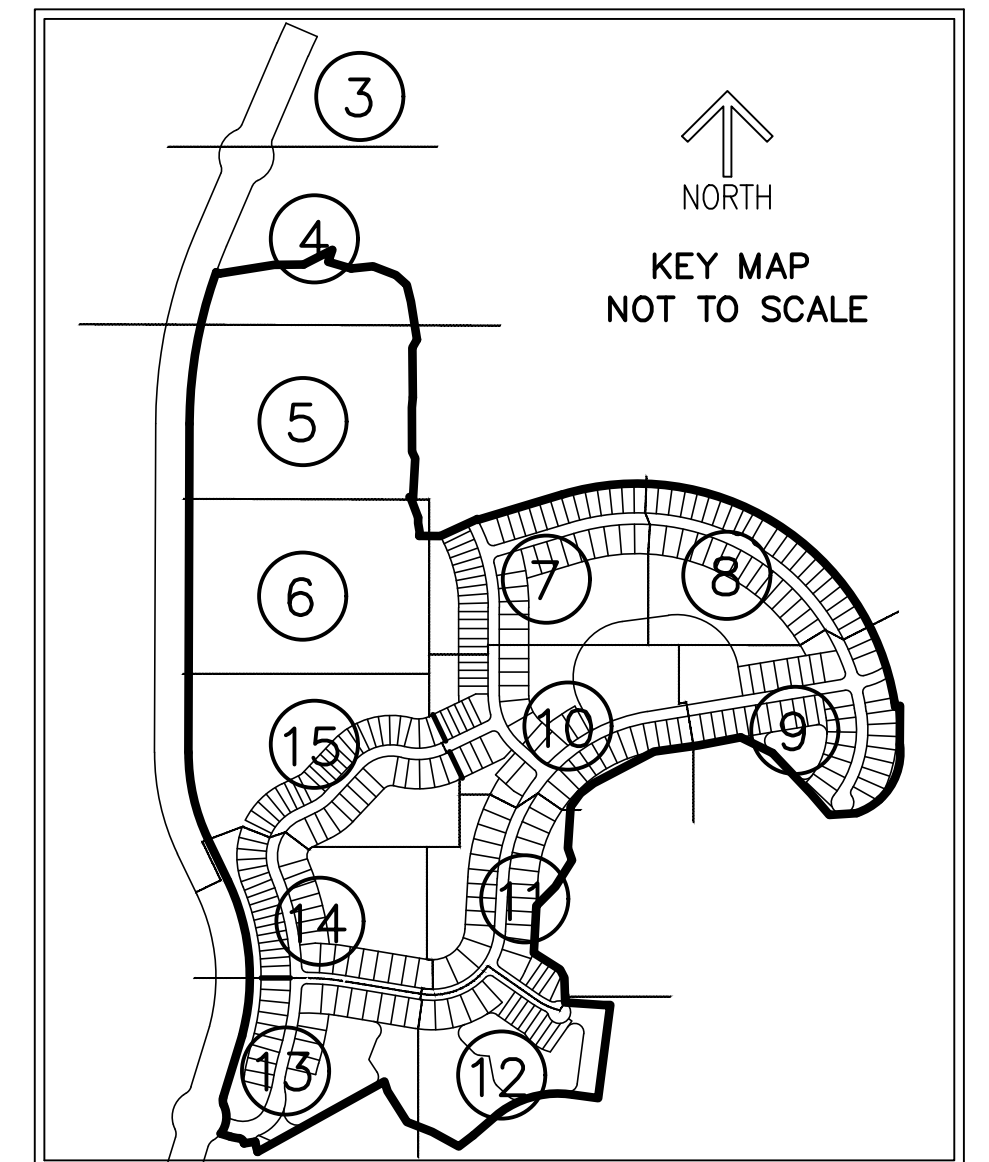
BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
 SECTIONS 10, AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



MATCH LINE SHEET 14



- LEGEND/ABBREVIATIONS**
- CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AB - ADDRESS
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - FPAL - FLORIDA POWER AND LIGHT
 - IOE - 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



MATCH LINE SHEET 12

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

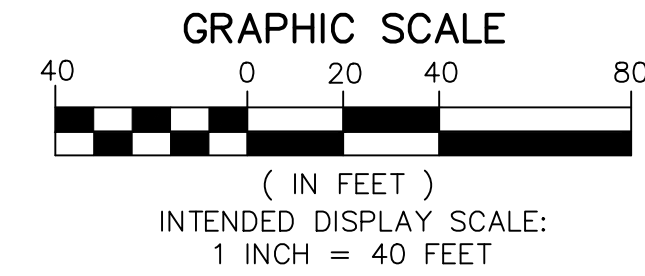
LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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 _____

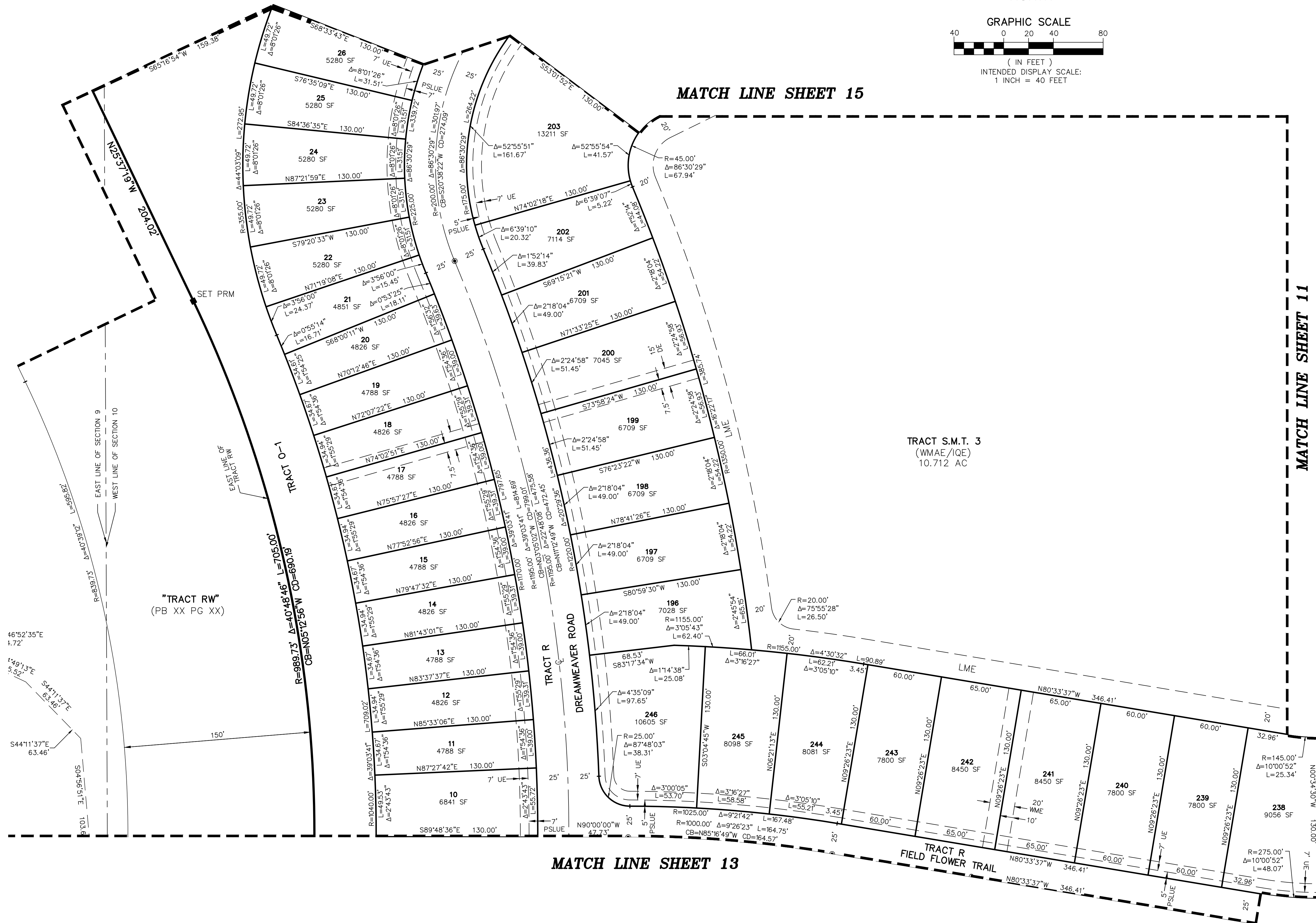
PAGE _____

SHEET 14 OF 15



LEGEND/ABBREVIATIONS

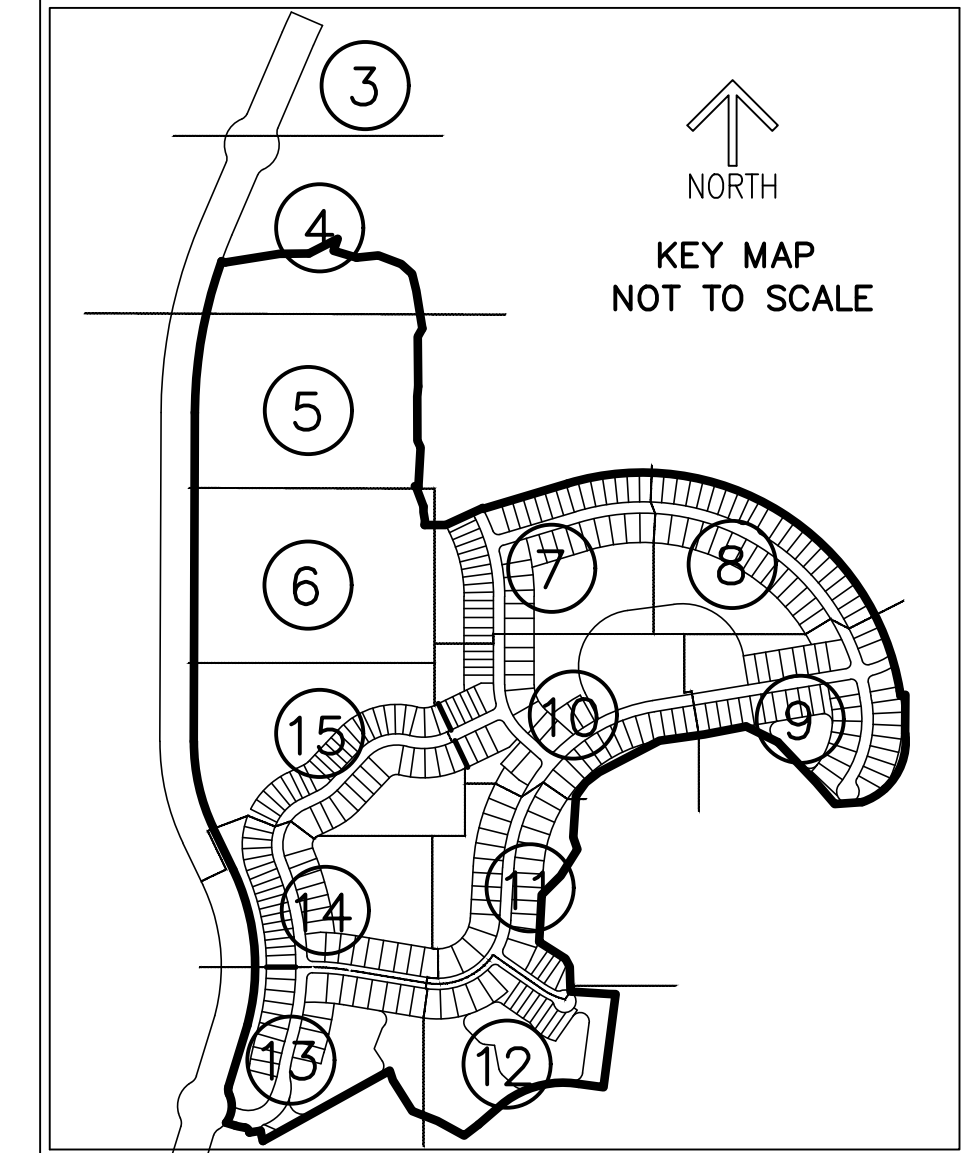
- CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- R - RADIUS
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FE - FENCE EASEMENT
- FP&L - FLORIDA POWER AND LIGHT
- IQE - IRRIGATION QUALITY EASEMENT
- L - 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 - 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



MATCH LINE SHEET 11

MATCH LINE SHEET 15

MATCH LINE SHEET 13



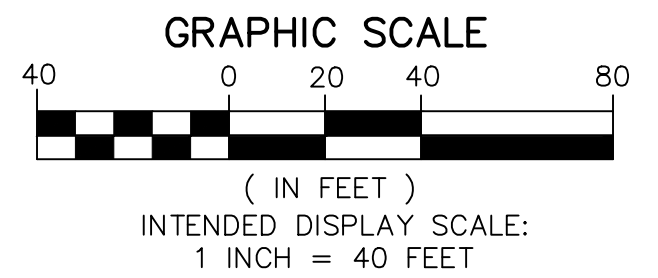
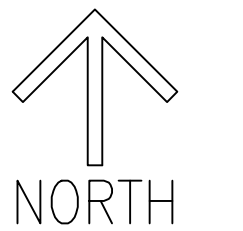
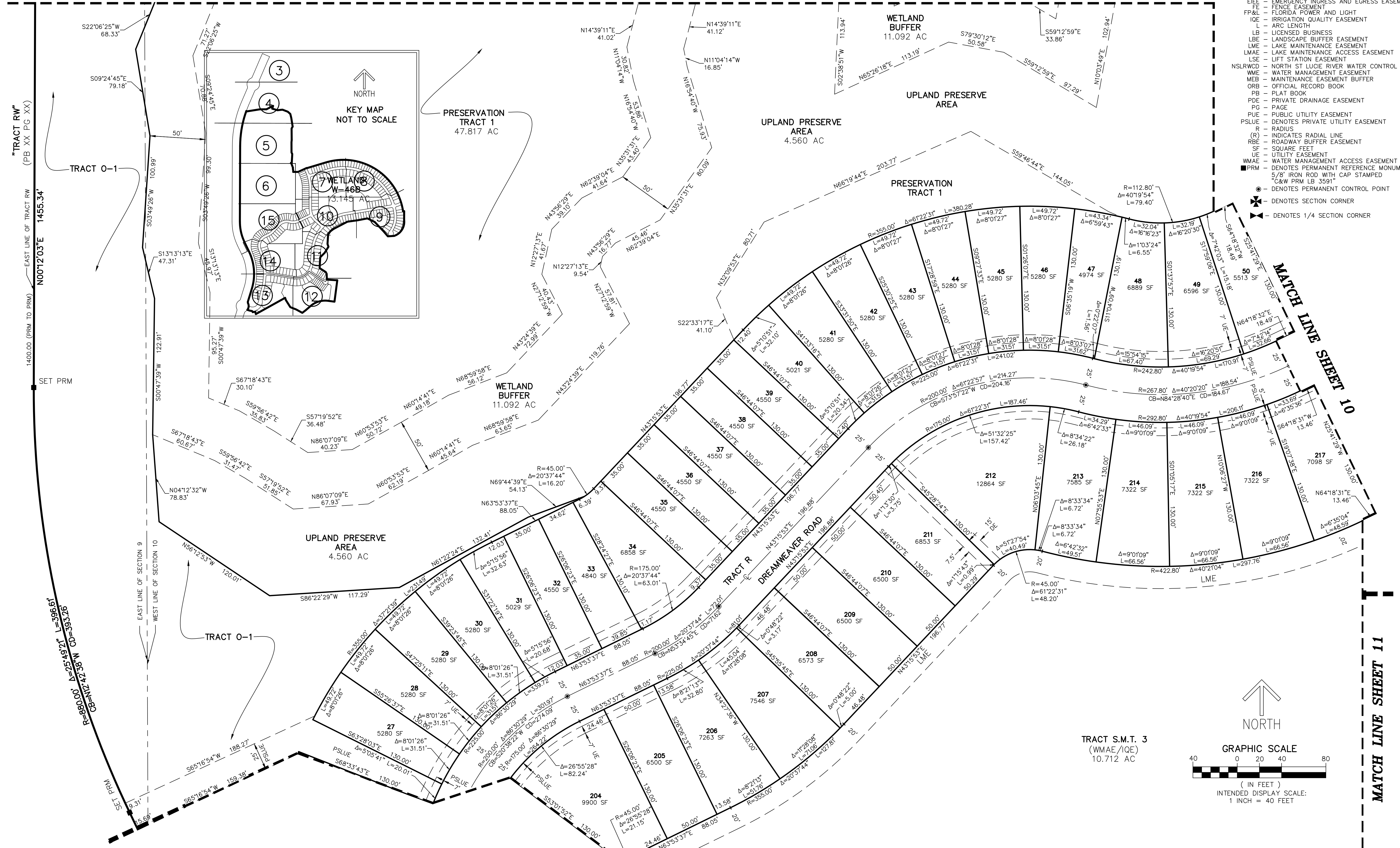
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

LTC RANCH WEST POD 6A

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
 AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____,
 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**
- CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EE - 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

MATCH LINE SHEET 6



MATCH LINE SHEET 14