

LTC RANCH – WYLDER PARKWAY PHASE 2

PLAT BOOK _____
PAGE _____

BEING A REPLAT TRACT A2, ACCORDING TO THE PLAT OF LTC RANCH WEST POD 6A PHASE 1 AS RECORDED IN PLAT BOOK 120 PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 3, 4, 9, 10 AND 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION

TRACT "A2" OF THE PLAT OF LTC RANCH WEST POD 6A PHASE 1, AS IN PLAT BOOK 120, PAGE 1, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND CONTAINS 610.908 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE ("OWNER") OF THE LAND DESCRIBED AND PLATTED HEREIN AS LTC RANCH - WYLDER PARKWAY PHASE 2, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- THE ROAD RIGHT-OF-WAY TRACT RW (WYLDER PARKWAY), 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.
- TRACTS 1, 2, 3, AND 4 AS SHOWN HEREON IS ARE RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT.
- PRESERVATION TRACT, WETLANDS, WETLAND BUFFERS AND UPLAND AREAS PART OF SAID PRESERVATION TRACT AS SHOWN HEREON ARE HEREBY DEDICATED TO LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, ITS SUCCESSORS AND ASSIGNS, TO RETAIN THE PRESERVATION TRACTS IN THEIR NATURAL VEGETATIVE, HYDROLOGIC, SCENIC, OPEN AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH PRESERVATION TRACTS AS SUITABLE HABITAT FOR FISH, PLANTS, OR WILDLIFE. THE CDD, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE PRESERVATION TRACTS TO MAINTAIN IT AND TO ENJOIN ANY ACTIVITY ON OR USE OF THE PRESERVATION TRACTS THAT IS IN CONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION IF SUCH AREAS OR FEATURES OF THE PRESERVATION TRACTS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE. EXCEPT AS REQUIRED TO MAINTAIN THE PRESERVATION TRACT FOR THE PURPOSES SET FORTH IN THIS PARAGRAPH, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE PRESERVATION TRACT: CONSTRUCTION OR PLACING ROADS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF TRASH, WASTE OR OTHER UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION; EXCAVATION DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION; ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING BUT NOT LIMITED TO, DITCHING, DIKING, AND FENCING; ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER USES; ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE PRESERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.
- THE TEN FOOT PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFIC ALL INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). 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 OR ITS AUTHORIZED AGENT.

IN WITNESS WHEREOF, THE ABOVE NAMED MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED

THESE PRESENTS TO BE SIGNED BY ITS _____, THIS _____ DAY OF _____, 2023.

MIDWAY GLADES DEVELOPERS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
SIGNATURE _____
PRINTED NAME _____

BY: _____
SIGNATURE _____
PRINTED NAME _____

R. AUSTIN BURR
VICE PRESIDENT

ACKNOWLEDGMENT

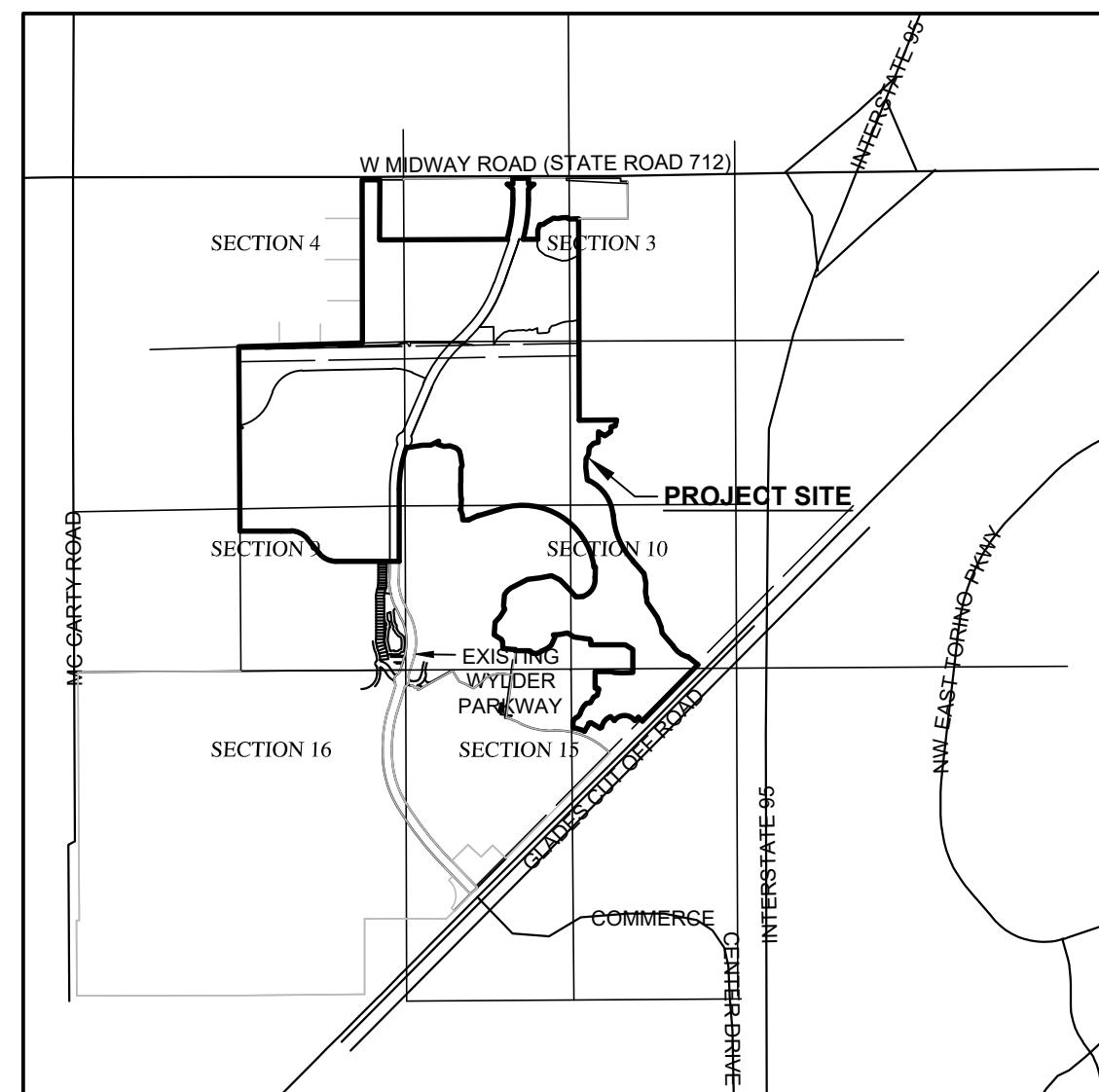
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY R. AUSTIN BURR, VICE PRESIDENT, OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

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

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

PRINT NAME: _____



LOCATION MAP

(INTENDED DISPLAY SCALE: 1"=4000')

ACCEPTANCE OF DEDICATION

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

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS ___ DAY OF _____, 2023.

ATTEST: LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.

SECRETARY: _____ CHAIRMAN/VICE CHAIRMAN _____

PRINT NAME: _____ PRINT NAME: _____

MORTGAGEE'S JOINDER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CONSTRUCTION MORTGAGE AND FIXTURE FILING, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS CONSTRUCTION MORTGAGE AND FIXTURE FILING WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4920, AT PAGE 2974 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2023.

WESTERN ALLIANCE BANK,
AN ARIZONA CORPORATION

WITNESS: _____ BY: _____

WITNESS: _____ NAME _____
TITLE _____

ACKNOWLEDGMENT

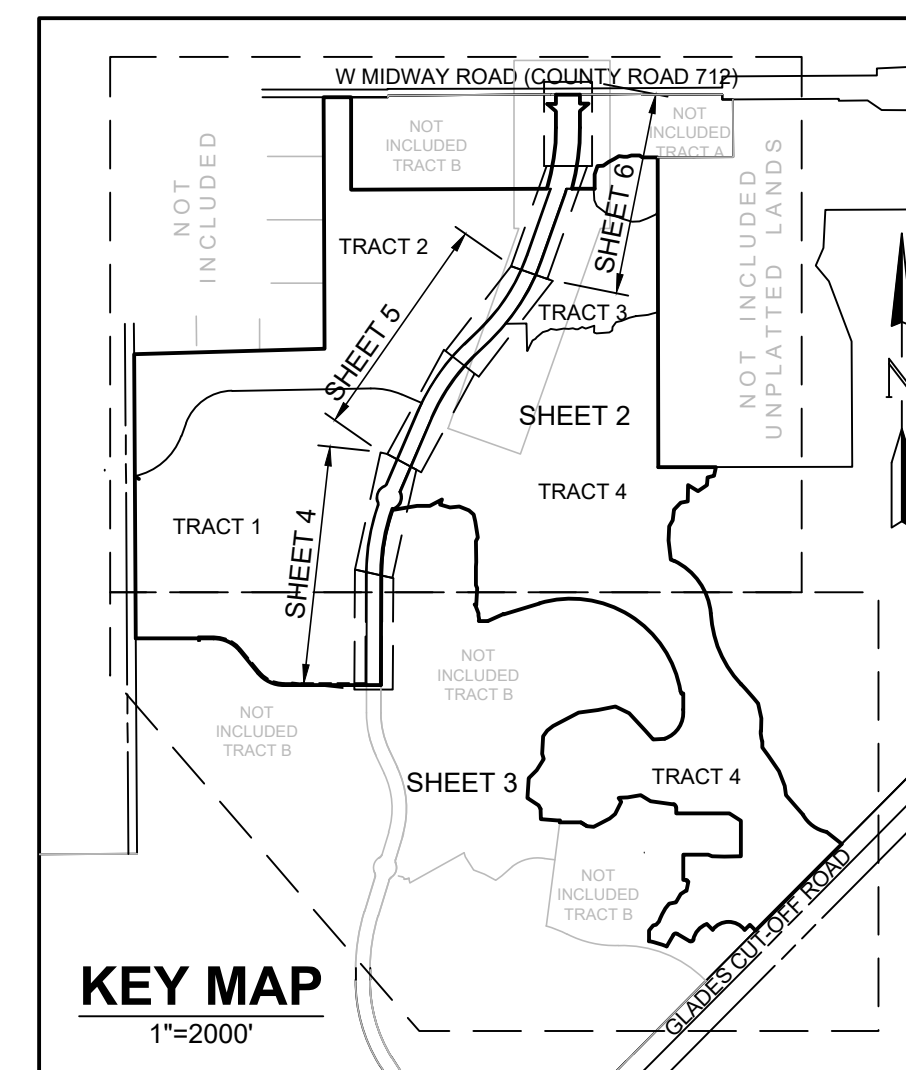
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ OF WESTERN ALLIANCE BANK, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

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

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

PRINT NAME: _____



KEY MAP

1"=2000'

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

THE UNDERSIGNED, _____ OF CHICAGO TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE DAY OF 2023:
(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN AS LTC RANCH - WYLDER PARKWAY PHASE 2 IS IN THE NAME OF THE ENTITY EXECUTING THE DEDICATION.
(B) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN. EXCEPT THAT CERTAIN DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4615, PAGE 2967 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
(D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
(E) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THIS _____ DAY OF _____, 2023

SIGNATURE _____ PRINTED NAME _____

FIRM _____ FLORIDA BAR NO. _____

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 OF LTC RANCH - WYLDER PARKWAY PHASE 2, HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

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

CLERK OF
THE COURT

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH - WYLDER PARKWAY PHASE 2, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREON, AND HEREBY ACCEPTS THE DEDICATIONS OF THE ROAD RIGHT-OF-WAY APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2023.

ATTEST: CITY OF PORT ST. LUCIE

SALLY WALSH, CMC
CITY CLERK

SHANNON M. MARTIN, MAYOR

CITY OF
PORT ST. LUCIE

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF WYLDER PARKWAY TRACT "RW", LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK 111, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND HAVING A BEARING OF N90°00'00"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-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, 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.**

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT OF LTC RANCH - WYLDER PARKWAY PHASE 2, AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2023.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SURVEYOR

CITY OF PORT ST. LUCIE
PROJECT NO. P23-132
PSLUSD PROJECT NO. 11-642-031

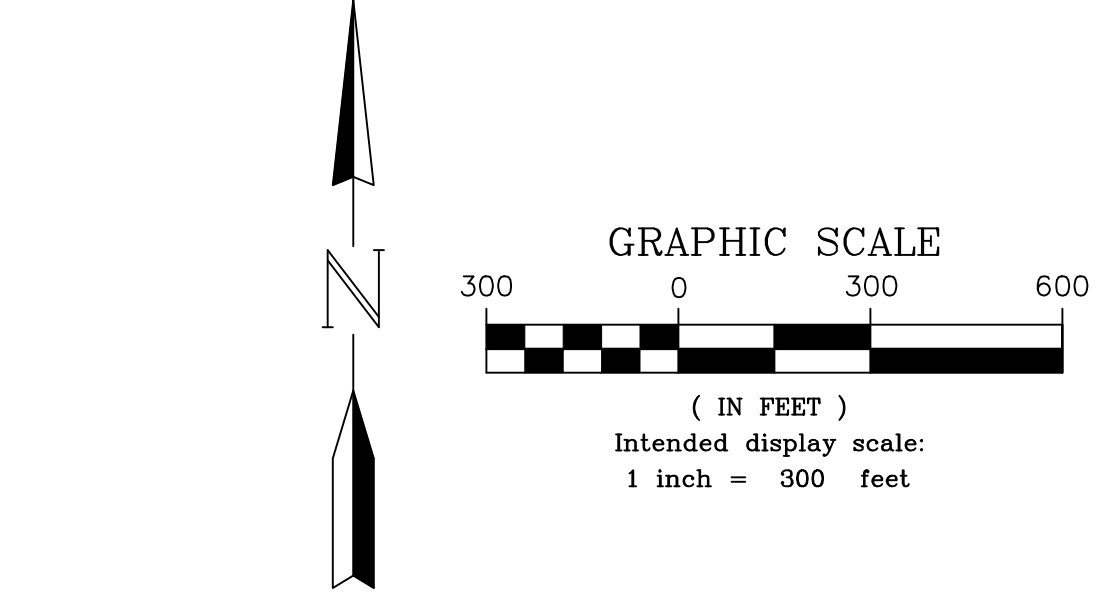
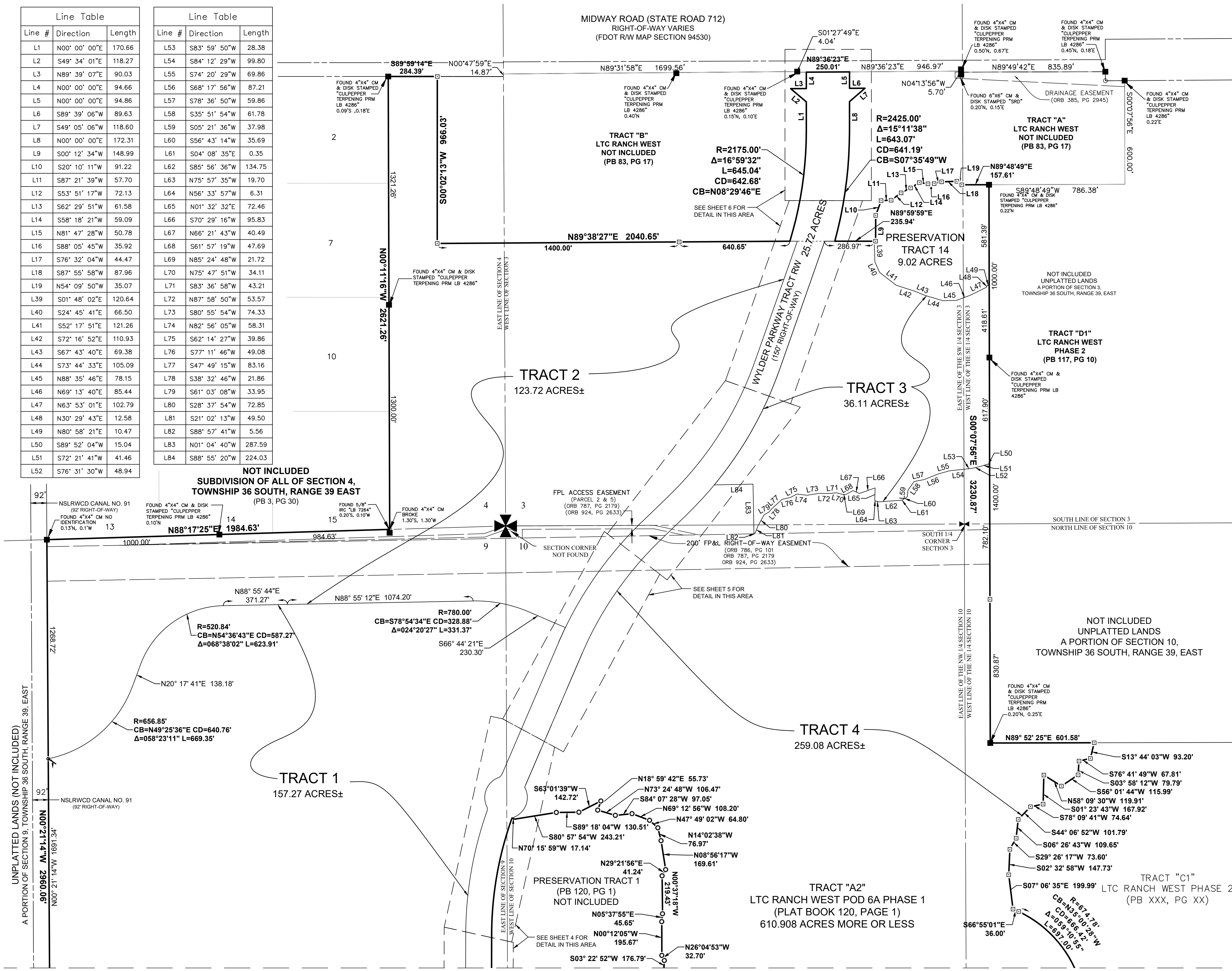
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

LTC RANCH – WYLDER PARKWAY PHASE 2

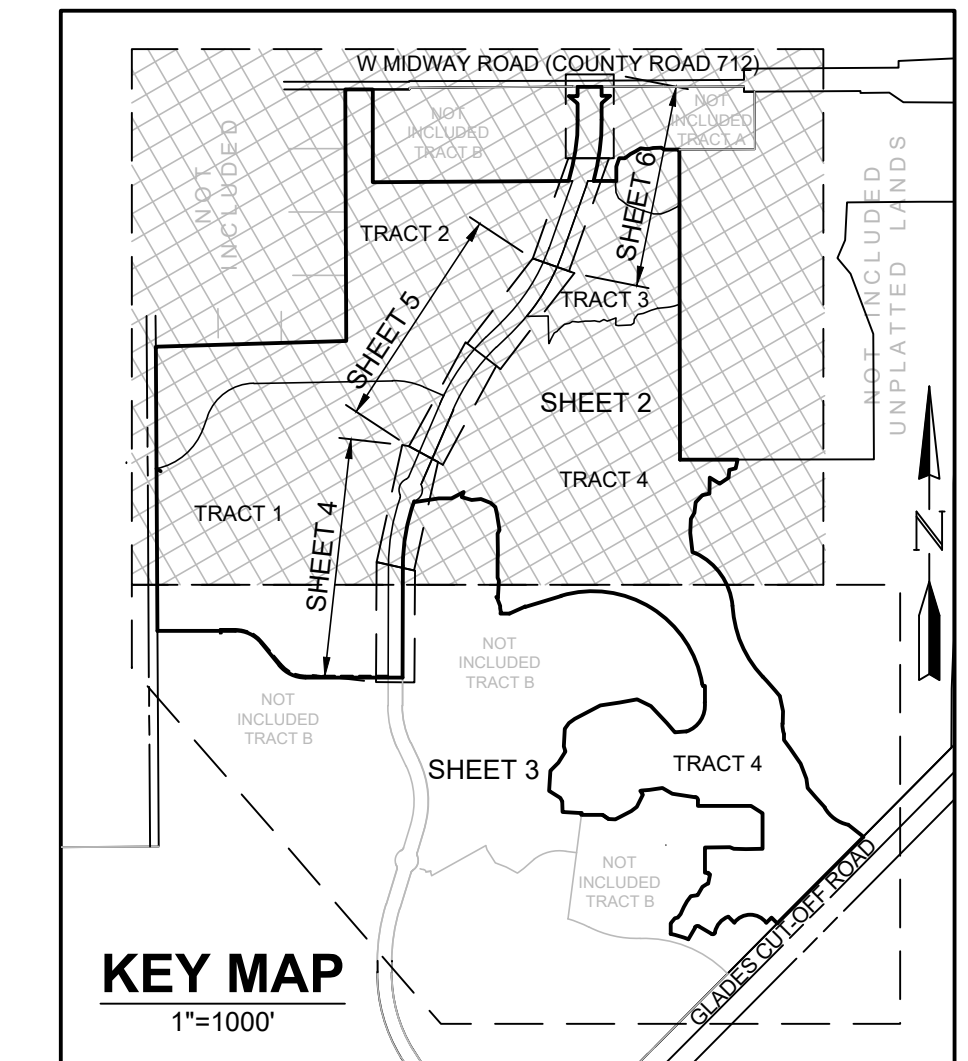
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PLAT BOOK _____
PAGE _____

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N00° 00' 00"E	170.66	L53	S83° 59' 50"W	28.38
L2	S49° 34' 01"E	118.27	L54	S84° 12' 29"W	99.80
L3	N89° 39' 07"E	90.03	L55	S74° 20' 29"W	69.86
L4	N00° 00' 00"E	94.66	L56	S68° 17' 56"W	87.21
L5	N00° 00' 00"E	94.86	L57	S78° 36' 50"W	59.86
L6	S89° 39' 06"W	89.63	L58	S35° 51' 54"W	61.78
L7	S49° 05' 06"W	118.60	L59	S05° 21' 36"W	37.98
L8	N00° 00' 00"E	172.31	L60	S56° 43' 14"W	35.69
L9	S00° 12' 34"W	148.99	L61	S04° 08' 35"E	0.35
L10	S20° 10' 11"W	91.22	L62	S85° 56' 36"W	134.75
L11	S87° 21' 39"W	57.70	L63	N75° 57' 35"W	19.70
L12	S53° 51' 17"W	72.13	L64	N56° 33' 57"W	6.31
L13	S62° 29' 51"W	61.58	L65	N01° 32' 32"E	72.46
L14	S58° 18' 21"W	59.09	L66	S70° 29' 16"W	95.83
L15	N81° 47' 28"W	50.78	L67	N66° 21' 43"W	40.49
L16	S88° 05' 45"W	35.92	L68	S61° 57' 19"W	47.69
L17	S76° 32' 04"W	44.47	L69	N85° 24' 48"W	21.72
L18	S87° 55' 58"W	87.96	L70	N75° 47' 51"W	34.11
L19	N54° 09' 50"W	35.07	L71	S83° 36' 58"W	43.21
L39	S01° 48' 02"E	120.64	L72	N87° 58' 50"W	53.57
L40	S24° 45' 41"E	66.50	L73	S80° 55' 54"W	74.33
L41	S52° 17' 51"E	121.26	L74	N82° 56' 05"W	58.31
L42	S72° 16' 52"E	110.93	L75	S62° 14' 27"W	39.86
L43	S67° 43' 40"E	69.38	L76	S77° 11' 46"W	49.08
L44	S73° 44' 33"E	105.09	L77	S47° 49' 15"W	83.16
L45	N88° 35' 46"E	78.15	L78	S38° 32' 46"W	21.86
L46	N69° 13' 40"E	85.44	L79	S61° 03' 08"W	33.95
L47	N63° 53' 01"E	102.79	L80	S28° 57' 54"W	72.85
L48	N30° 29' 43"E	12.58	L81	S21° 02' 13"W	49.50
L49	N80° 58' 21"E	10.47	L82	S88° 57' 41"W	5.56
L50	S89° 52' 04"W	15.04	L83	N01° 04' 40"W	287.59
L51	S72° 21' 41"W	41.46	L84	S88° 55' 20"W	224.03
L52	S76° 31' 30"W	48.94			



- LEGEND**
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = DELTA
 - DE = DRAINAGE EASEMENT
 - L = ARC LENGTH
 - ORB = OFFICIAL RECORDS BOOK
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 - POC = POINT OF CURVATURE
 - PUE = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - UE = UTILITY EASEMENT
 - = PERMANENT REFERENCE MONUMENT - SET 5/8" IRON ROD & CAP STAMPED "CULPEPPER & TERPENING PRM LB 4286" (UNLESS NOTED OTHERWISE)
 - = PERMANENT REFERENCE MONUMENT - FOUND 5/8" IRON ROD & CAP STAMPED "C&W PRM LB 3591" (UNLESS NOTED OTHERWISE)



- SURVEYOR'S NOTES**
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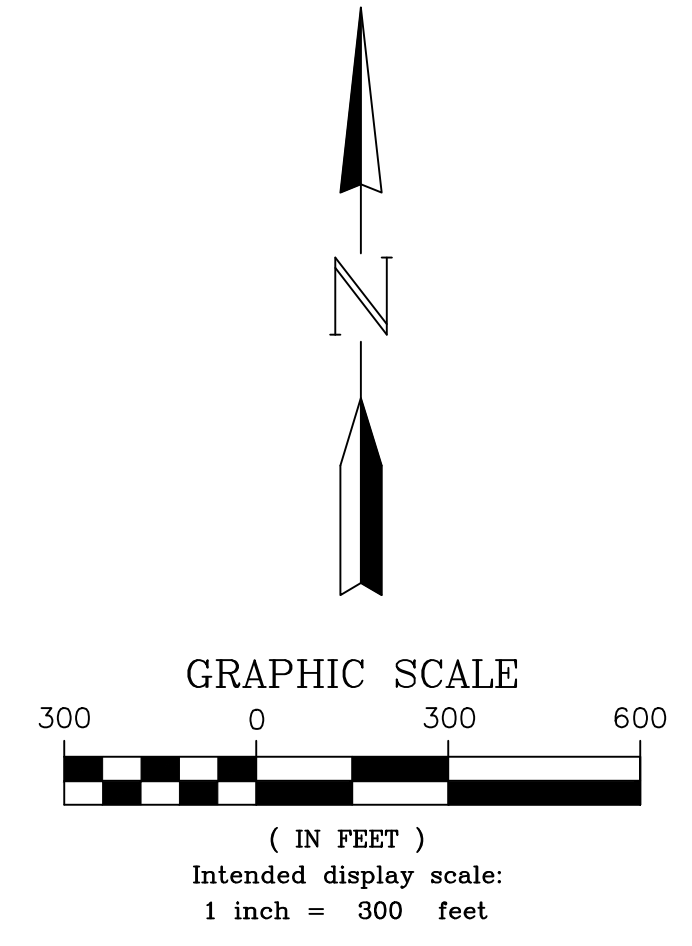
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CITY OF PORT ST. LUCIE
PROJECT NO. P23-132
PSLUSD PROJECT NO. 11-642-031

P:\Proj\2023\20-136-LTC Ranch-Wylder Parkway Phase 2 Plat.dwg Plotted: 12/1/2023 12:08 PM By: JONATHAN

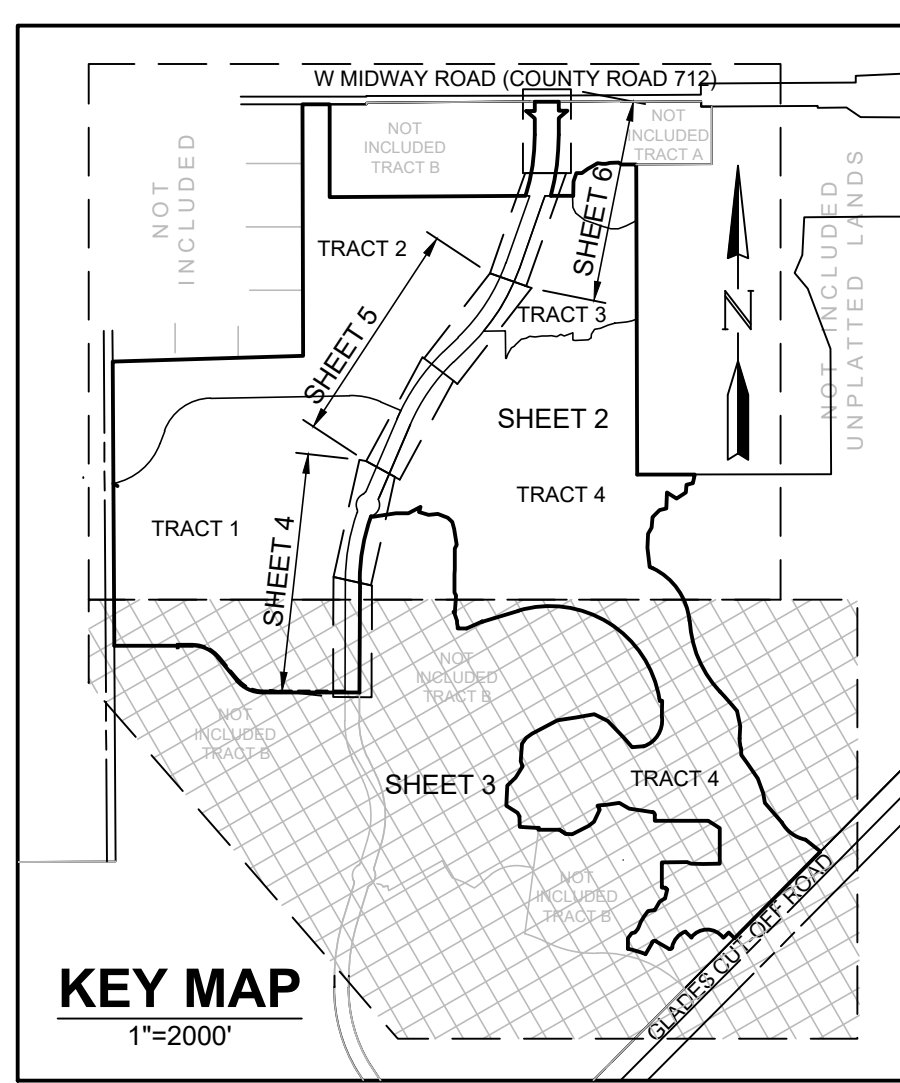
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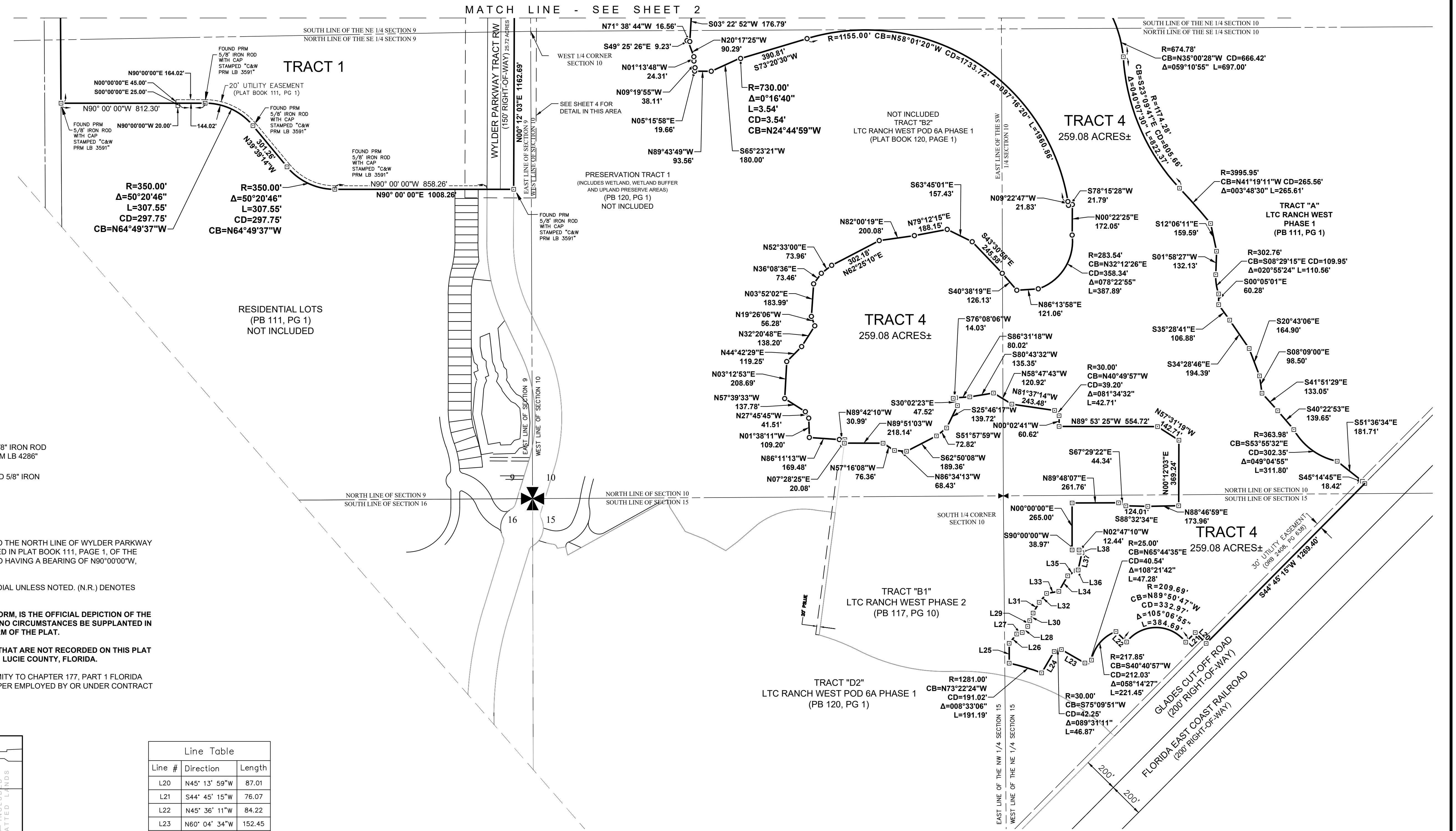


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Line #	Direction	Length
L20	N45° 13' 59"W	87.01
L21	S44° 45' 15"W	76.07
L22	N45° 36' 11"W	84.22
L23	N60° 04' 34"W	152.45
L24	S30° 24' 15"W	139.87
L25	N00° 01' 06"W	112.13
L26	N39° 07' 34"E	67.17
L27	N74° 25' 35"E	32.04
L28	N42° 02' 09"E	46.74
L29	N19° 45' 27"E	33.57
L30	N23° 47' 39"E	47.51
L31	N29° 52' 09"E	69.30
L32	N39° 22' 15"E	65.40
L33	N80° 33' 00"E	69.63
L34	N29° 40' 27"E	101.00
L35	N58° 57' 16"E	55.48
L36	N69° 29' 29"E	12.25
L37	N12° 32' 13"E	99.39
L38	N78° 32' 30"W	16.31



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PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

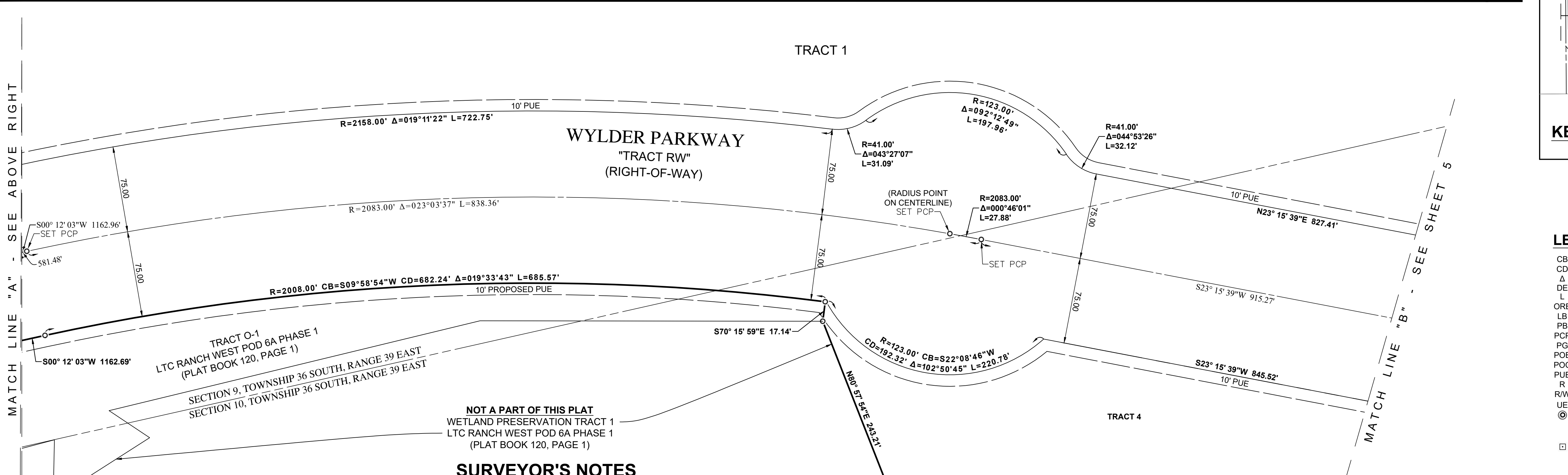
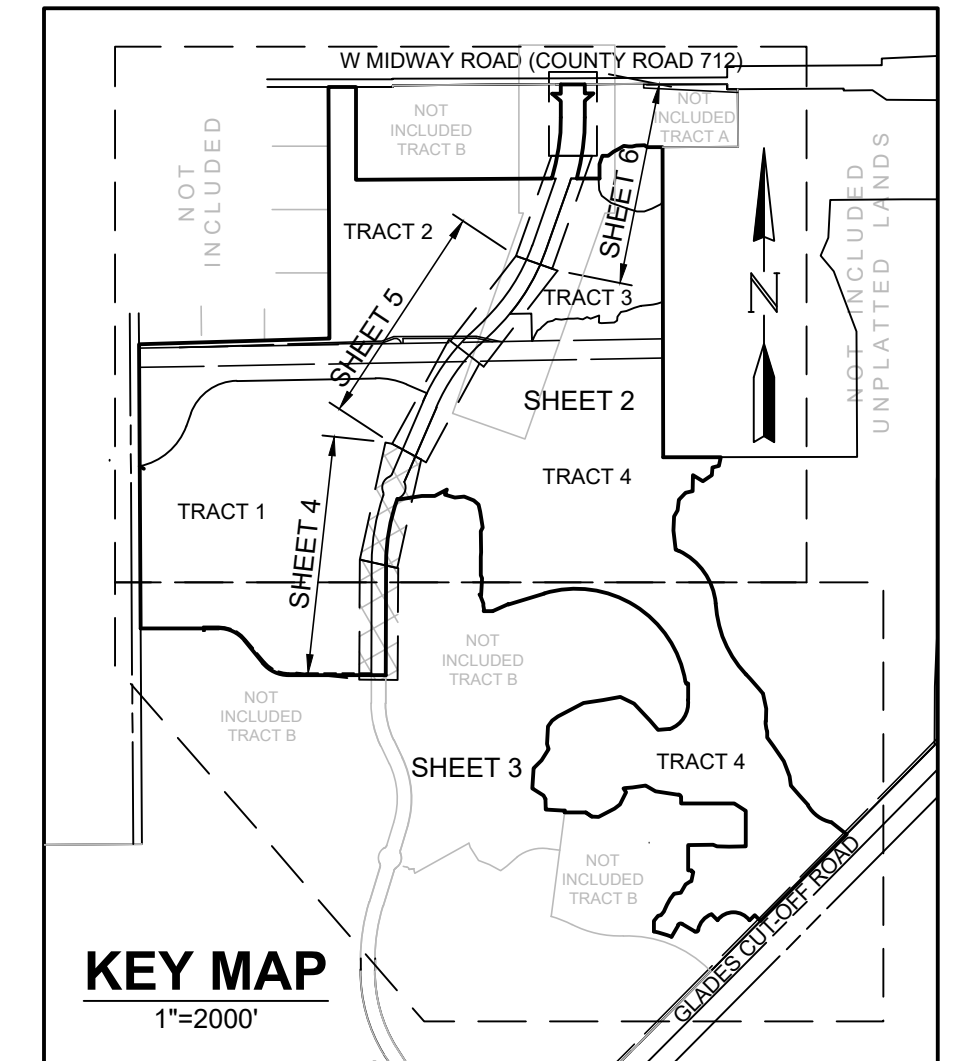
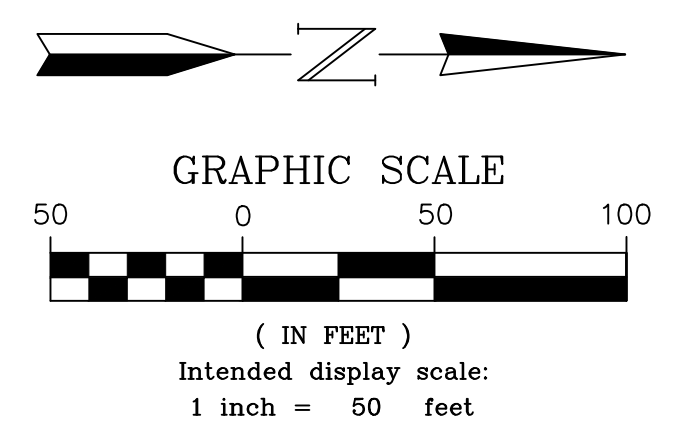
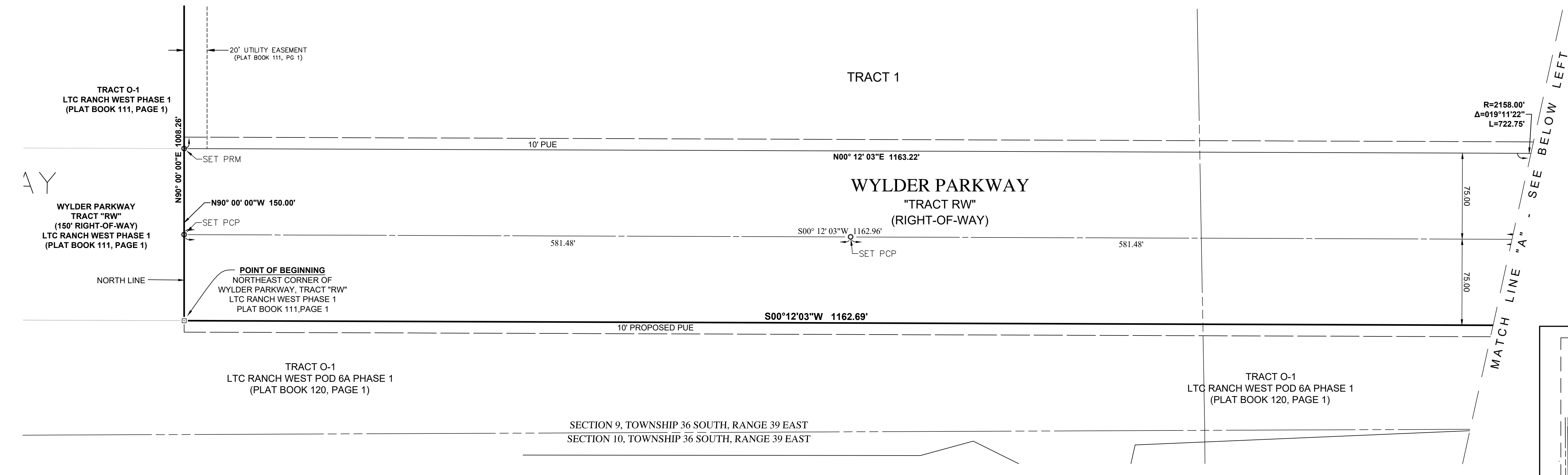
CITY OF PORT ST. LUCIE
PROJECT NO. P23-132
PSLUSD PROJECT NO. 11-642-031

P:\Proj\2023\20-136 LTC Ranch - Wylder Parkway Phases 2 Plat.dwg Plotted: 12/1/2023 12:08 PM By: JONATHAN

LTC RANCH – WYLDER PARKWAY PHASE 2

PLAT BOOK _____
PAGE _____

BEING A REPLAT OF TRACT A2, ACCORDING TO THE PLAT OF LTC RANCH WEST POD 6A PHASE 1 AS RECORDED IN PLAT BOOK 120 PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 3, 9, AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

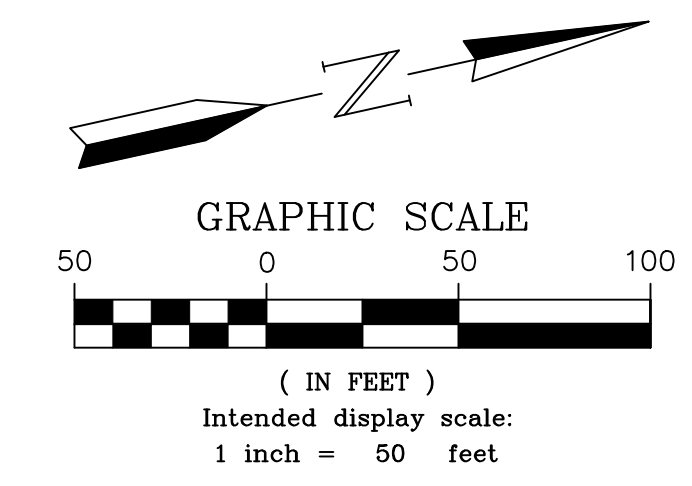


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NOT A PART OF THIS PLAT
WETLAND PRESERVATION TRACT 1
LTC RANCH WEST POD 6A PHASE 1
(PLAT BOOK 120, PAGE 1)

SURVEYOR'S NOTES

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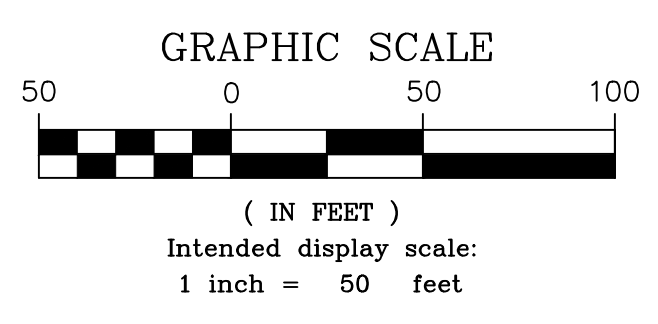
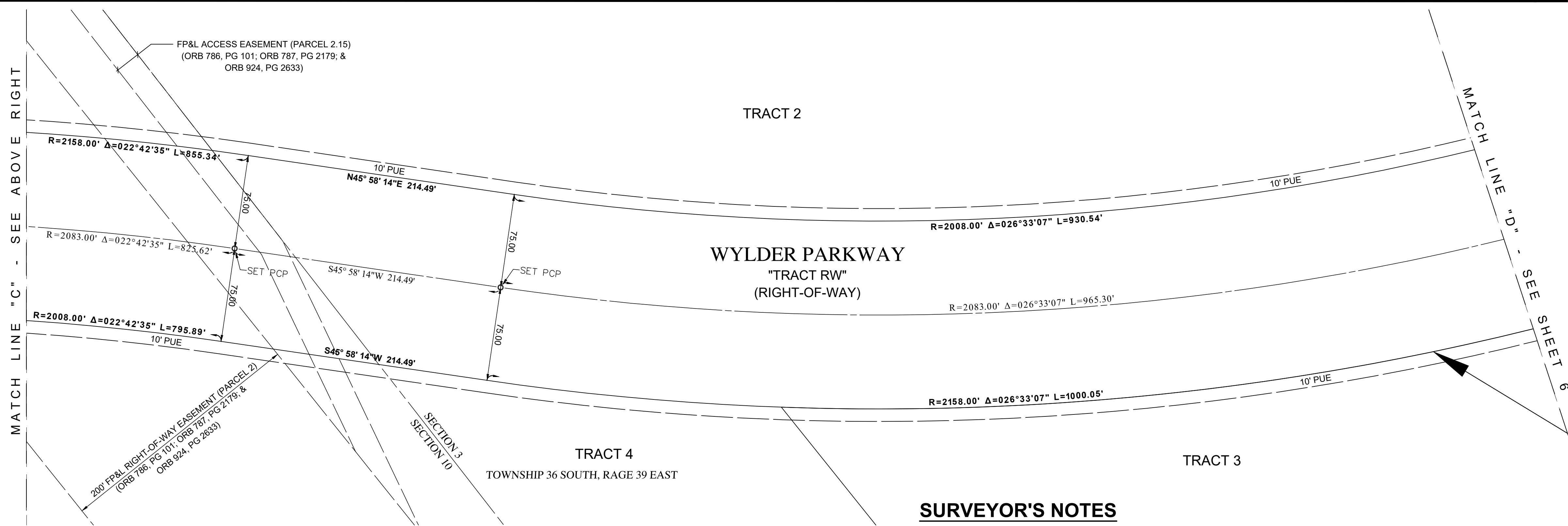
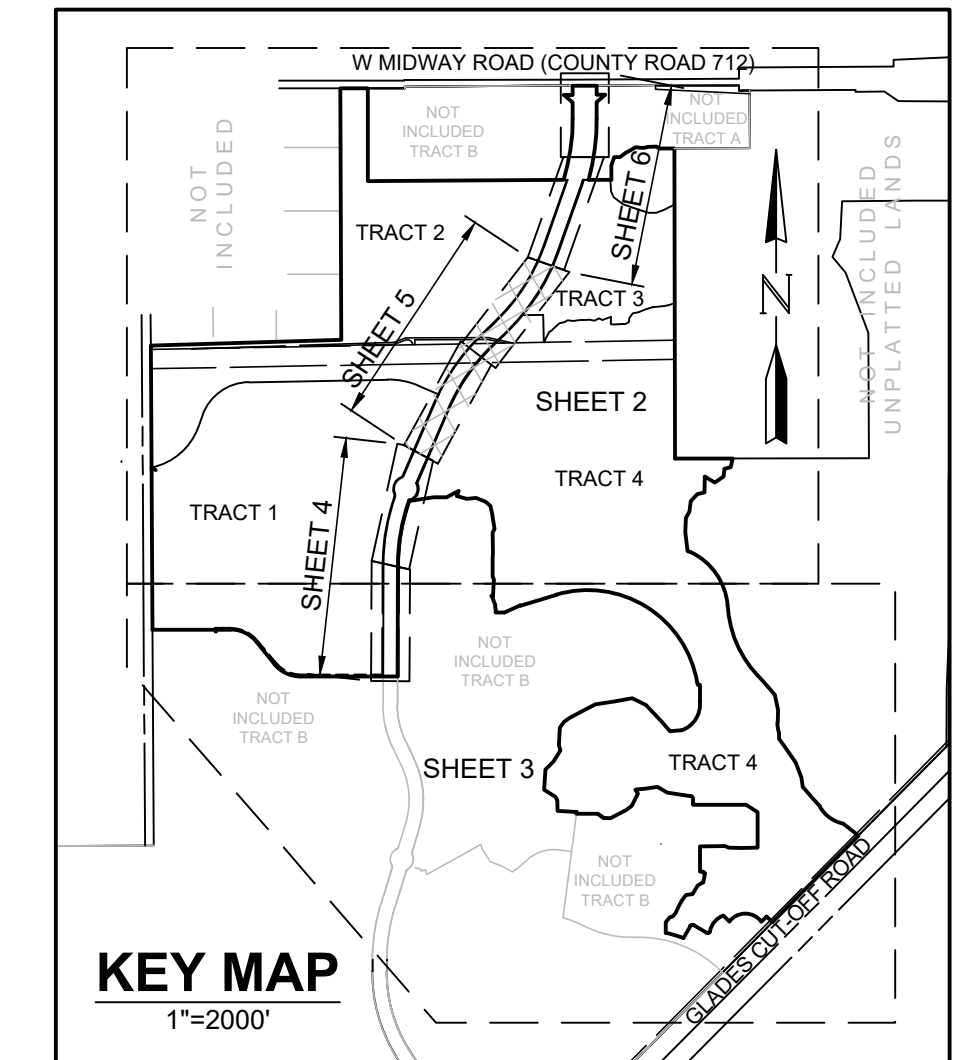
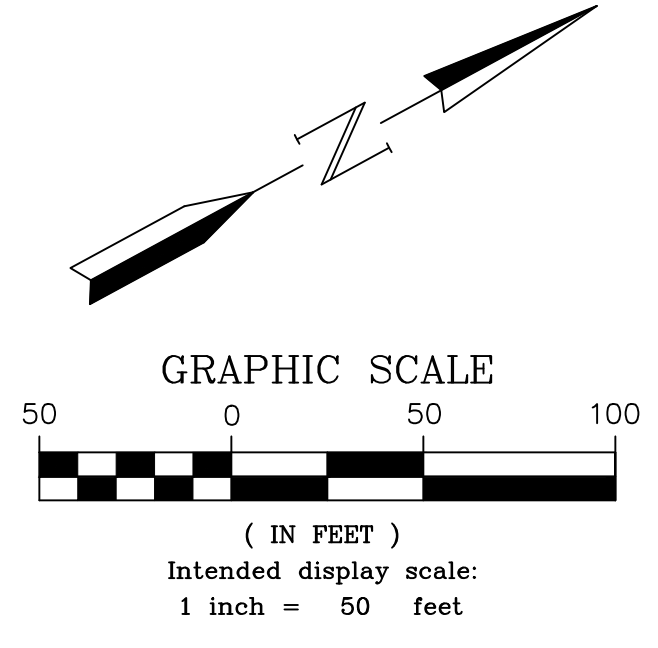
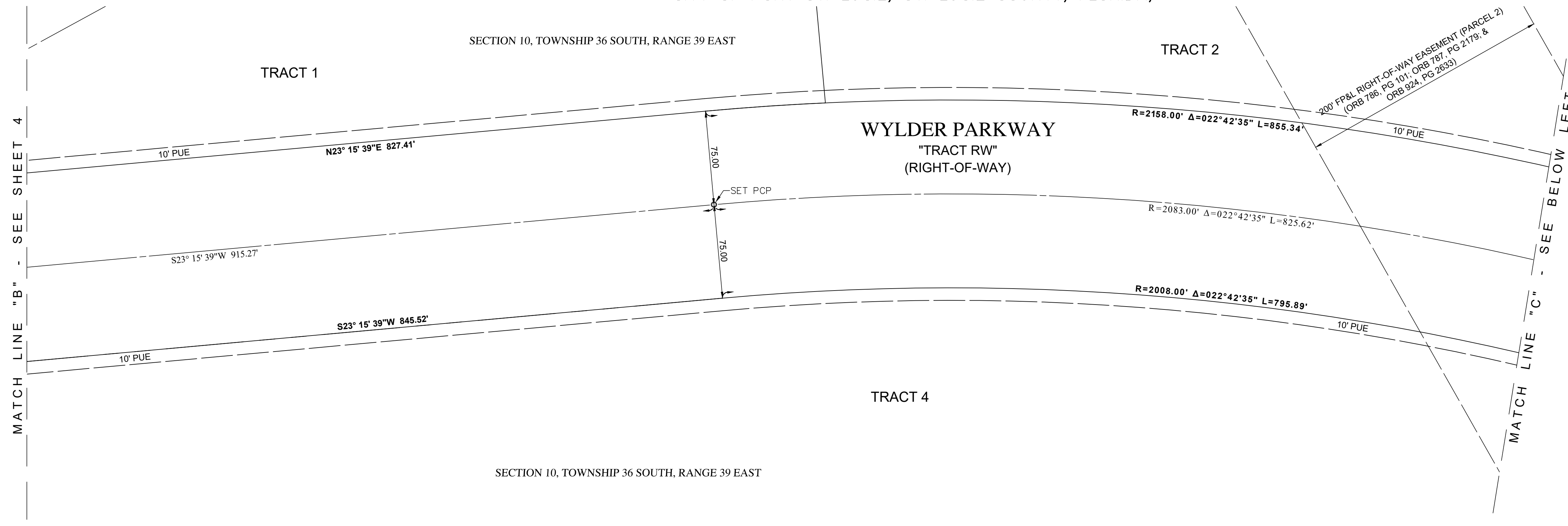
CITY OF PORT ST. LUCIE
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LTC RANCH – WYLDER PARKWAY PHASE 2

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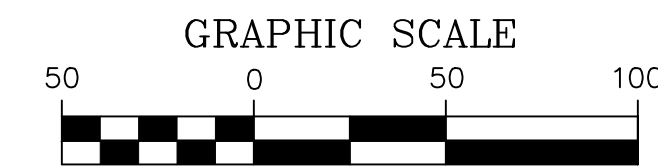
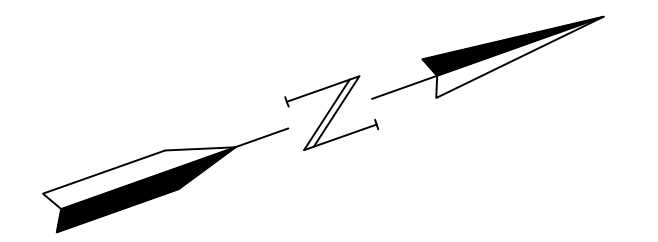
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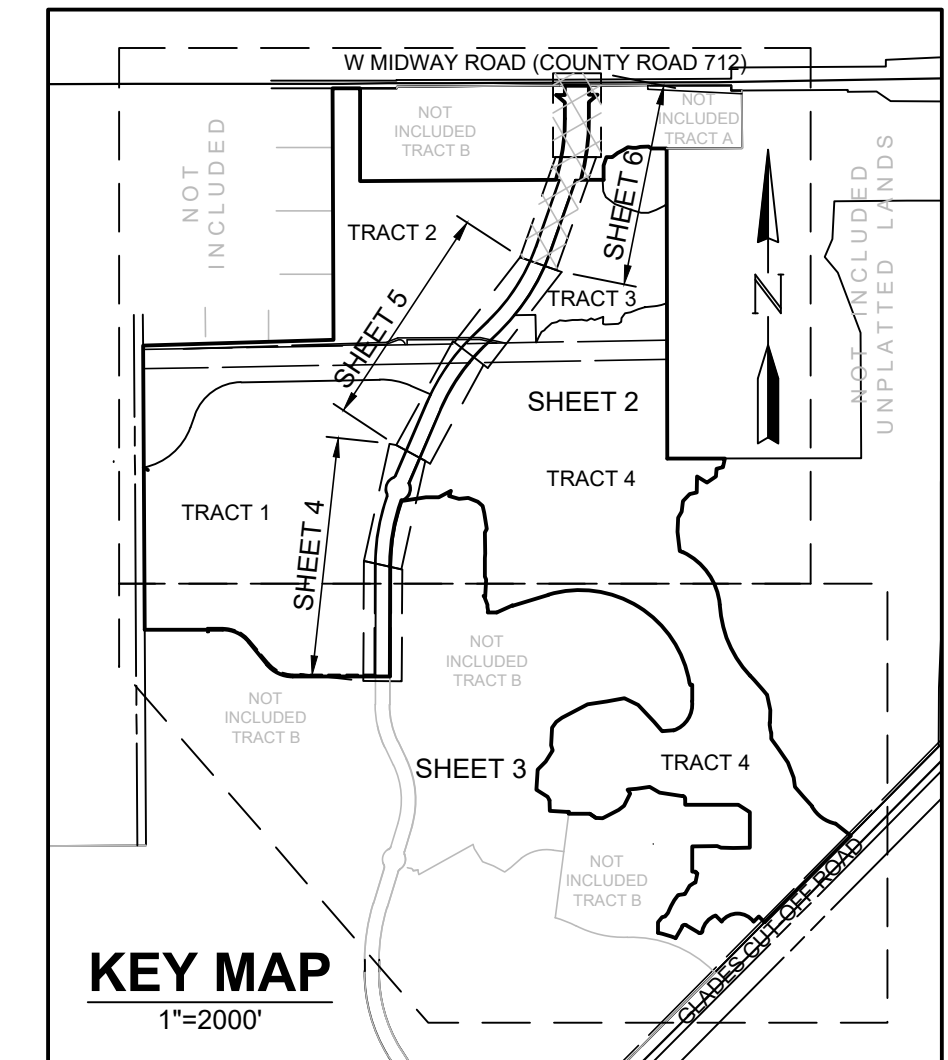
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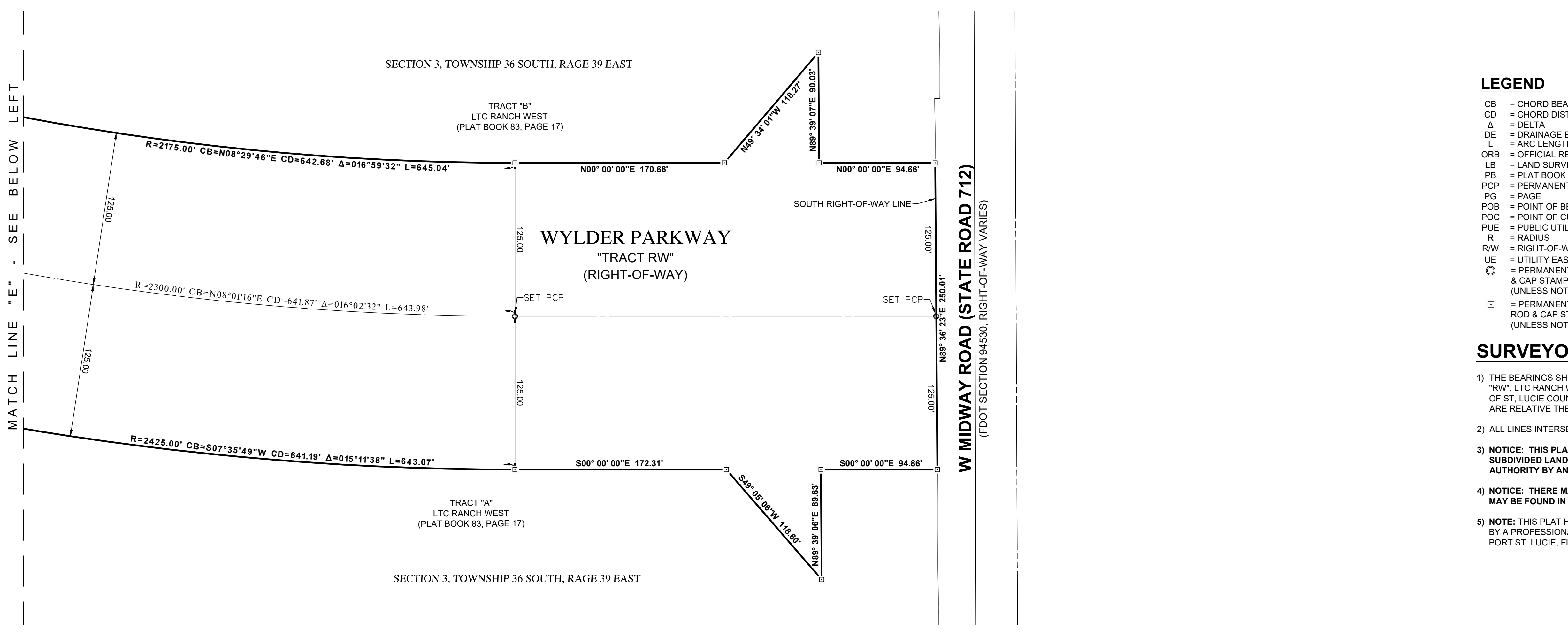
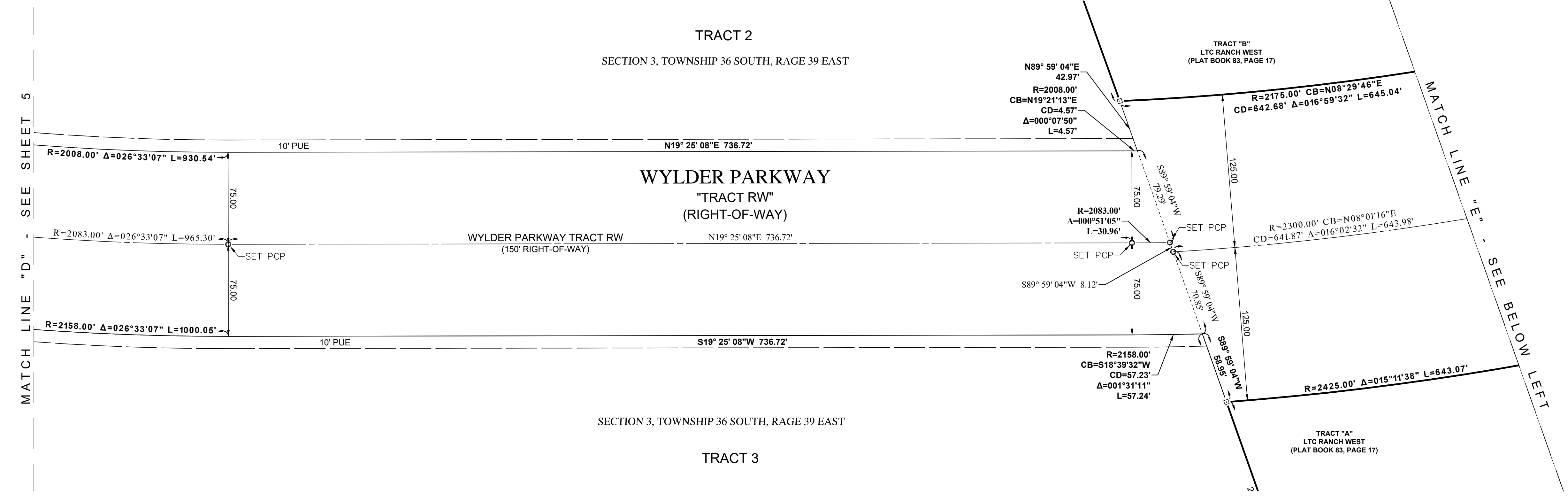
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(IN FEET)
Intended display scale:
1 inch = 50 feet

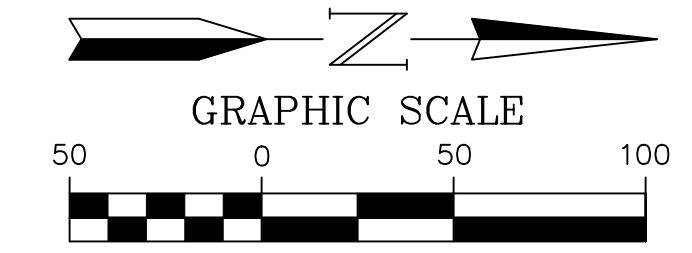


KEY MAP
1"=2000'



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