



## CITY OF PORT ST LUCIE

Date Checked: 2/20/2025

Checked by: Dennis Murphy

**Recorded:**

### NEW PLATS -- PARENT PARCELS AND DESCRIPTION

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

Planning Project #	P24-154
Proposed Plat Name:	LTC Ranch POD 2 Phase 1
Legal Description:	LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT A2 (610.908 AC - 16,611,152 SF)

#### Current Tax Roll Year: 2024

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	3303-500-0013-000-8	610.91	Y	N/A
2				
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LTC RANCH WEST POD 2 PHASES 1 AND 2  
BEING A REPLAT OF TRACT "I", LTC RANCH WEST POD 5 PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK \_\_\_, PAGE \_\_\_-\_\_\_. OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,  
LYING IN SECTIONS 9 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 10

PLAT  
BOOK

PAGE

LEGAL DESCRIPTION:

A REPLAT OF TRACT 1, LTC RANCH WEST POD 5 PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 9 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

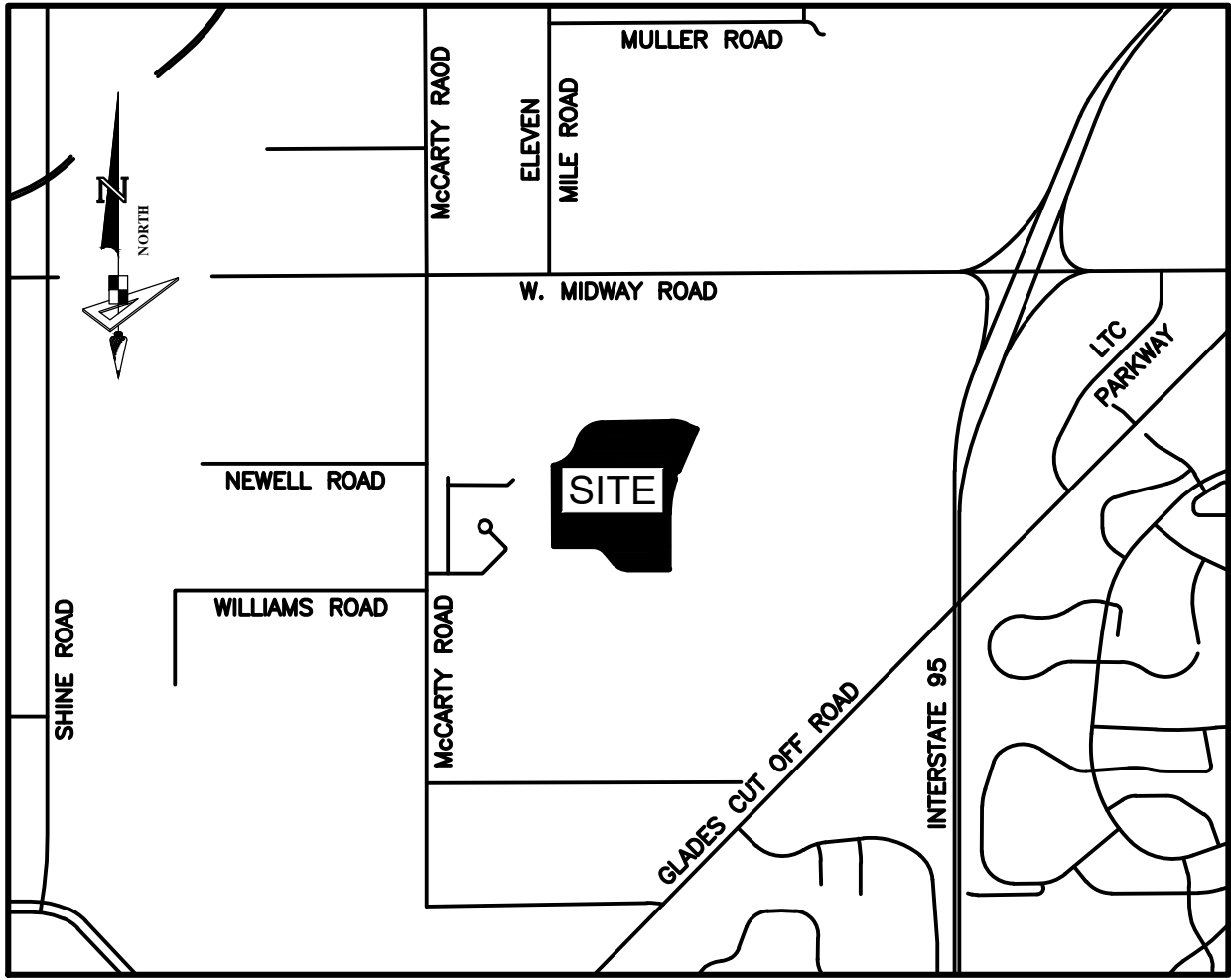
**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 9, RUN THENCE S.00°14'02"E, A DISTANCE OF 454.21 FEET FOR A **POINT OF BEGINNING**; THENCE ALONG THE SOUTH BOUNDARY OF TRACT 3, OF THE PLAT OF LTC RANCH WEST POD 5 PHASE 1, AS RECORDED IN PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA EASTERLY, 139.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 10°15'15" (CHORD BEARING S.71°51'58"E, 139.41 FEET) TO A POINT OF TANGENCY; THENCE S.66°44'21"E, A DISTANCE OF 230.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF TRACT R-1, OF SAID PLAT: 1) SOUTHWESTERLY, 95.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2158.00 FEET AND A CENTRAL ANGLE OF 02°32'44" (CHORD BEARING S.24°32'01"W, 95.87 FEET) TO A POINT OF TANGENCY; 2) S.23°15'39"W, A DISTANCE OF 827.41 FEET TO A POINT OF CURVATURE; 3) SOUTHWESTERLY, 32.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 41.00 FEET AND A CENTRAL ANGLE OF 44°53'26" (CHORD BEARING S.45°42'22"W, 31.31 FEET) TO A POINT OF REVERSE CURVATURE; 4) SOUTHERLY, 197.96 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 123.00 FEET AND A CENTRAL ANGLE OF 92°12'49" (CHORD BEARING S.22°02'41"W, 177.28 FEET) TO A POINT OF REVERSE CURVATURE; 5) SOUTHERLY, 31.09 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 41.00 FEET AND A CENTRAL ANGLE OF 43°27'07" (CHORD BEARING S.02°20'09"E, 30.35 FEET) TO A POINT OF REVERSE CURVATURE; 6) SOUTHERLY, 722.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2158.00 FEET AND A CENTRAL ANGLE OF 19°11'22" (CHORD BEARING S.09°47'43"W, 719.38 FEET) TO A POINT OF TANGENCY; 7) S.00°12'03"W, A DISTANCE OF 1163.22 FEET TO THE NORTHEAST CORNER OF TRACT OS-1, OF THE PLAT OF LTC RANCH WEST PHASE 1, RECORDED IN PLAT BOOK 111, PAGES 1 THROUGH 23, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY OF TRACTS OS-1, OS-2, R AND OS-3, OF SAID PLAT S.90°00'00"W, A DISTANCE OF 858.26 FEET TO A POINT OF CURVATURE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTH BOUNDARY OF OS-3, OF SAID PLAT: 1) NORTHWESTERLY, 307.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 50°20'46" (CHORD BEARING N.64°49'37"W, 297.75 FEET) TO A POINT OF TANGENCY; 2) N.39°39'14"W, A DISTANCE OF 301.26 FEET TO A POINT OF CURVATURE; 3) NORTHWESTERLY, 307.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 50°20'46" (CHORD BEARING N.64°49'37"W, 297.75 FEET) TO A POINT OF TANGENCY; 4) N.90°00'00"W, A DISTANCE OF 812.30 FEET TO THE NORTHWEST CORNER OF TRACT O-3, OF SAID PLAT; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NUMBER 91 N.00°21'14"W, A DISTANCE OF 1691.34 FEET TO THE SOUTHWEST CORNER OF TRACT 3, OF THE PLAT OF LTC RANCH WEST POD 5 PHASE 1, ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE SOUTH BOUNDARY OF SAID TRACT 3: 1) NORTHEASTERLY, 669.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 656.85 FEET AND A CENTRAL ANGLE OF 58°23'10" (CHORD BEARING N.49°25'36"E, 640.76 FEET) TO A POINT OF TANGENCY; 2) N.20°17'41"E, A DISTANCE OF 138.18 FEET TO A POINT OF CURVATURE; 3) NORTHEASTERLY, 623.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 520.84 FEET AND A CENTRAL ANGLE OF 68°38'02" (CHORD BEARING N.54°36'43"E, 587.27 FEET) TO A POINT OF TANGENCY; 4) N.88°55'44"E, A DISTANCE OF 371.27 FEET; 5) N.88°55'12"E, A DISTANCE OF 1074.20 FEET TO A POINT OF CURVATURE; 6) EASTERLY, 191.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 14°05'12" (CHORD BEARING S.84°02'12"E, 191.29 FEET) TO THE **POINT OF BEGINNING**.

CONTAINING 157.269 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH POD 2 PHASES 1 AND 2", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO BRYSTOL II AT WYLDER 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 INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID BRYSTOL II AT WYLDER HOMEOWNERS ASSOCIATION, 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, FLORIDA; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SUCH (STREETS, RIGHTS-OF-WAY) AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION, AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES OR EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, 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 SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION, IN THE EVENT THAT A LAW, STANDARD, CODE, OR CITY CODE REQUIREMENT, RELATING TO THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR DRAINAGE FACILITIES, AS REFERENCED IN THIS PROVISION, CONFLICTS, THE MORE STRINGENT REQUIREMENT REGULATION PREVAILS. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO BRYSTOL II AT WYLDER 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 BRYSTOL II AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.
- THE OPEN SPACE TRACTS (TRACTS O-1 THROUGH O-5) AS SHOWN HEREON, ARE HEREBY DEDICATED TO BRYSTOL II AT WYLDER 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 BRYSTOL II AT WYLDER HOMEOWNERS ASSOCIATION, INC.
- THE WATER MANAGEMENT TRACTS (TRACTS S.M.T. 1, 2, 7 AND 8), WATER MANAGEMENT ACCESS EASEMENTS (WMAE) AND WATER MANAGEMENT EASEMENTS (WME) 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 WATER MANAGEMENT PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID COMMUNITY DEVELOPMENT DISTRICT.
- THE IRRIGATION QUALITY EASEMENTS (IQE) AS SHOWN HEREON ARE HEREBY DEDICATED TO BRYSTOL II AT WYLDER 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 APPURTENANCES THERETO, INCLUDING THE NECESSARY RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING IRRIGATION/REUSE AND/OR UTILITY SERVICES PROVIDED THAT SUCH RIGHTS OF INGRESS AND EGRESS SHALL BE EXERCISED IN A REASONABLE MANNER IN ACCORDANCE WITH THE STANDARD PRACTICES IN THE INDUSTRY, TOGETHER WITH THE RIGHT AND PRIVILEGE TO INSPECT, ALTER, REMOVE OR RELOCATE SUCH LINES, FACILITIES AND APPURTENANCES THERETO WITHIN THE EASEMENT HEREIN GRANTED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL USE AND ENJOYMENT THEREOF FOR THE ABOVE-STATED PURPOSES. THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") SHALL BE ALLOWED TO CROSS THE IRRIGATION QUALITY EASEMENTS WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.



LOCATION MAP  
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION: (CONTINUED)

- 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.
- THE AMENITY CENTER TRACT (TRACT A), AS SHOWN HEREON, IS HEREBY RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS TO OWN AND MAINTAIN.
- LIFT STATION EASEMENT (LSE), SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, TOGETHER WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES LOCATED THEREIN, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. BRYSTOL II AT WYLDER 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- THE PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, TOGETHER WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES LOCATED THEREIN, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. BRYSTOL II AT WYLDER 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- 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 WATER MANAGEMENT TRACTS (TRACTS S.M.T. 1, 2, 7 AND 8), WATER MANAGEMENT EASEMENTS (WME), WATER MANAGEMENT ACCESS EASEMENTS (WMAE), AND DRAINAGE EASEMENTS (DE) WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.
- THE ROAD RIGHT-OF-WAY TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, FOR THE BENEFIT OF THE PUBLIC.
- THE FUTURE DEVELOPMENT TRACTS (FD-1 AND FD-2) AS SHOWN HEREON, ARE HEREBY RESERVED FOR OWNER, MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID IS RESERVED FOR MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

CERTIFICATE OF OWNERSHIP AND DEDICATION: (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS: \_\_\_\_\_  
PRINT NAME  
BY: \_\_\_\_\_  
MIDWAY GLADES DEVELOPERS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
R. AUSTIN BURR  
VICE PRESIDENT

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

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY R. AUSTIN BURR, VICE PRESIDENT, ON BEHALF OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_\_ KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

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

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 \_\_\_\_\_, 2025.

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

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF TRACT O-3, LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK 111, PAGES 1 THROUGH 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A GRID BEARING OF N.90°00'00"W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- LINE INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE NOTE (NR) FOR NON-RADIAL.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
MICHAEL GOODNIGHT  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7245  
GEOPOINT SURVEYING, INC.  
(LICENSED BUSINESS NUMBER LB7768)  
528 NORTHLAKE BOULEVARD, STE. 1040,  
ALTAMONTE SPRINGS, FLORIDA 32701

PSLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154



528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440  
FAX: (321) 248-2266  
WWW.GEOPOINTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768

LTC RANCH WEST POD 2 PHASES 1 AND 2  
BEING A REPLAT OF TRACT "I", LTC RANCH WEST POD 5 PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK \_\_\_, PAGE \_\_\_-\_\_\_. OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,  
LYING IN SECTIONS 9 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

BRYSTOL II AT WYLDER HOMEOWNER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION:

IN WITNESS WHEREOF, THE ABOVE NAMED BRYSTOL II AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BRYSTOL II AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: \_\_\_\_\_  
R. AUSTIN BURR  
PRESIDENT

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

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

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

BRYSTOL II AT WYLDER HOMEOWNER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION:  
ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY R. AUSTIN BURR, PRESIDENT, ON BEHALF OF BRYSTOL II AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

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

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

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

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.

WITNESS: \_\_\_\_\_  
BY: R. AUSTIN BURR  
CHAIRMAN  
BOARD OF SUPERVISORS

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

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

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

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

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

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED R. AUSTIN BURR, CHAIRMAN ON BEHALF OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.

HE IS [ ] 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 \_\_\_\_\_, 2025.

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

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

MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN DEPOSIT RELEASE MORTGAGE, 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 DEPOSIT RELEASE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5187, AT PAGE 2237 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 \_\_\_\_\_, 2025.

DREAM FINDERS HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
JAMES GOMEZ  
REGIONAL PRESIDENT

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

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

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

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY JAMES GOMEZ, REGIONAL PRESIDENT ON BEHALF OF DREAM FINDERS HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

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

MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN DEPOSIT RELEASE MORTGAGE, 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 DEPOSIT RELEASE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5241, AT PAGE 520 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 \_\_\_\_\_, 2025.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
MICHAEL G. MEYERS  
VICE PRESIDENT

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

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

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

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY MICHAEL G. MEYERS, VICE PRESIDENT ON BEHALF OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

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

MORTGAGEE'S JOINDER AND CONSENT:

THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT THAT CERTAIN CONSTRUCTION MORTGAGE AND FIXTURE FILING WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4920, AT PAGE 2974 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

WITNESS: \_\_\_\_\_  
BY: STEVEN D. STREHLOW  
VICE PRESIDENT

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

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

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

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_, \_\_\_\_\_, ON BEHALF OF WESTERN

ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

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

TITLE CERTIFICATION:

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

- THE UNDERSIGNED, DAN WIERZGACZ, OF CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,
- THE RECORD TITLE TO LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN, EXCEPT THE FOLLOWING:

- CERTAIN CONSTRUCTION MORTGAGE AND FIXTURE FILING WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4920, AT PAGE 2974 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME.
- DEPOSIT RELEASE MORTGAGE DATED JULY 30, 2024, IN OFFICIAL RECORDS BOOK 5187, PAGE 2237, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME.
- DEPOSIT RELEASE MORTGAGE EXECUTED BY MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED DECEMBER 4, 2024, IN OFFICIAL RECORDS BOOK 5241, PAGE 520, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME.

- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

CITY OF PORT ST. LUCIE PLAT APPROVAL:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH POD 2 PHASES 1 AND 2, 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 \_\_\_\_\_, 2025.

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

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



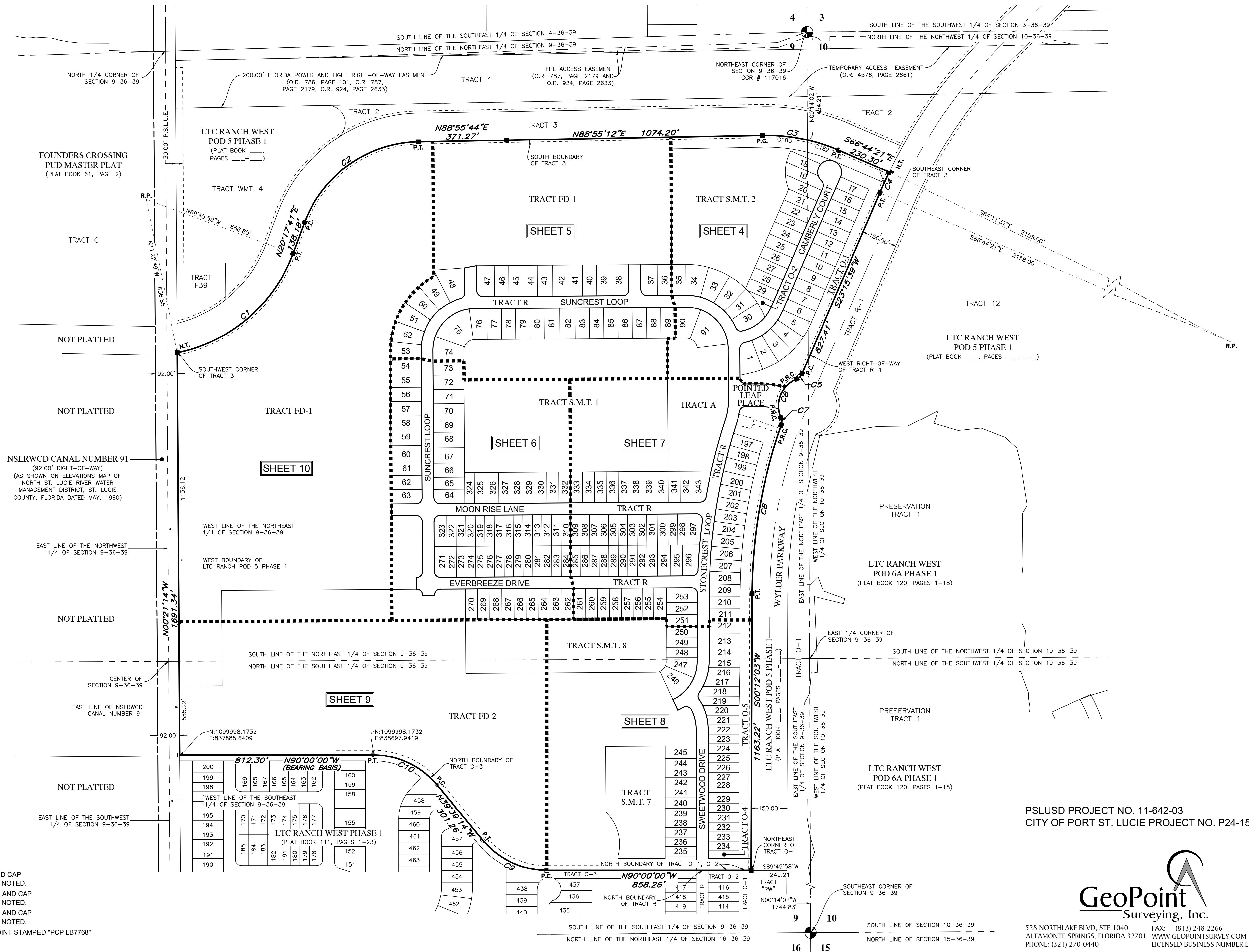
528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440  
FAX: (813) 248-2266  
WWW.GEOPONTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768



## PAGE

Curve Data Table					
No.	Radius	Arc	$\Delta$	Bearing	Chord
C1	656.85'	669.35'	58°23'10"	N49°25'36"E	640.76'
C2	520.84'	623.91'	68°38'02"	N5°36'43"E	587.27'
C3	780.00'	331.37'	24°20'27"	S78°54'34"E	328.88'
C4	2158.00'	95.88'	2°32'44"	S24°32'01"W	95.87'
C5	41.00'	32.12'	44°53'26"	S45°42'22"W	31.31'
C6	123.00'	197.96'	92°12'49"	S22°02'14"W	177.28'
C7	41.00'	31.09'	43°27'07"	S02°20'09"E	30.35'
C8	2158.00'	722.75'	19°11'22"	S09°47'43"W	719.38'
C9	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C10	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C182	780.00'	139.59'	10°15'15"	N71°51'58"W	139.41'
C183	780.00'	191.77'	14°05'12"	N84°02'12"W	191.29'

LS	-----	LICENSE SURVEYOR	
LB	-----	LICENSE BUSINESS	
O.R.	-----	OFFICIAL RECORDS BOOK	
CCR	-----	CERTIFIED CORNER RECORD	EAST LINE OF SECTION
U.E.	-----	UTILITY EASEMENT	
D.E.	-----	DRAINAGE EASEMENT	
W.M.E.	-----	WATER MANAGEMENT EASEMENT	
E.I.E.E.	-----	EMERGENCY INGRESS/EGRESS EASEMENT	
L.M.E.	-----	LAKE MAINTENANCE EASEMENT	
L.M.A.E.	-----	LAKE MAINTENANCE ACCESS EASEMENT	
P.U.E.	-----	PUBLIC UTILITY EASEMENT	
P.S.L.U.E.	-----	PRIVATE UTILITY EASEMENT	NOT PLANNED
P.I.	-----	POINT OF INTERSECTION	
P.C.	-----	POINT OF CURVATURE	
P.T.	-----	POINT OF TANGENCY	EAST LINE OF THE SECTION 1/4 OF SECTION
I.D.	-----	IDENTIFICATION	
I.Q.E.	-----	IRRIGATION QUALITY EASEMENT	
P.R.M.	-----	PERMANENT REFERENCE MONUMENT	
◆	-----	INDICATES SECTION CORNER	
■	-----	INDICATES SET P.R.M. 1/2" (IRC) IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.	
⊕	-----	INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB4286" UNLESS OTHERWISE NOTED.	
◎	-----	INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB3591" UNLESS OTHERWISE NOTED.	
●	-----	INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"	



PSLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154



GeoPoint  
Surveying, Inc.

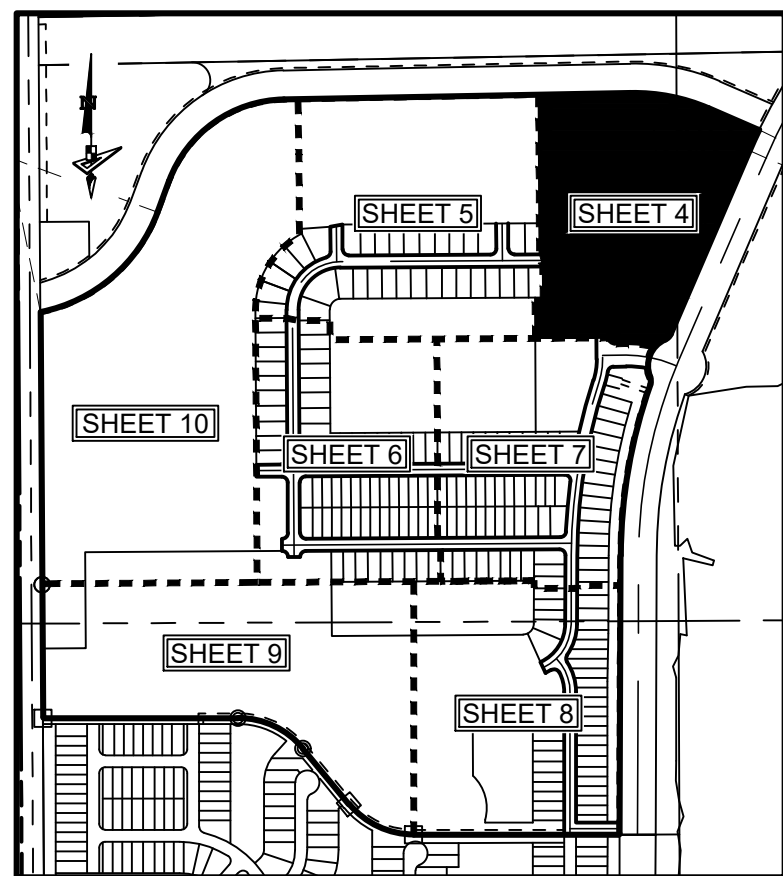
528 NORTHLAKE BLVD, STE. 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440

LTC RANCH WEST POD 2 PHASES 1 AND 2  
BEING A REPLAT OF TRACT "I", LTC RANCH WEST POD 5 PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK \_\_\_, PAGE \_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,  
LYING IN SECTIONS 9 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 4 OF 10

PLAT  
BOOK

PAGE

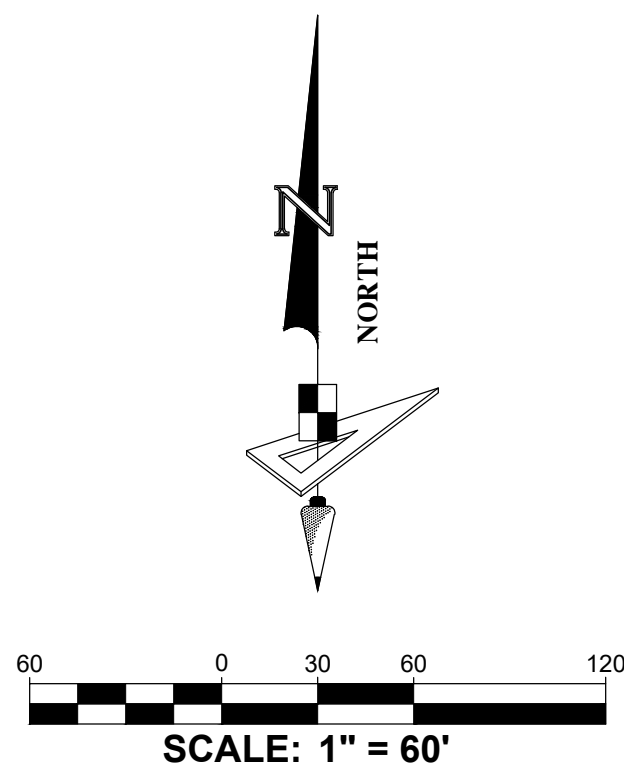
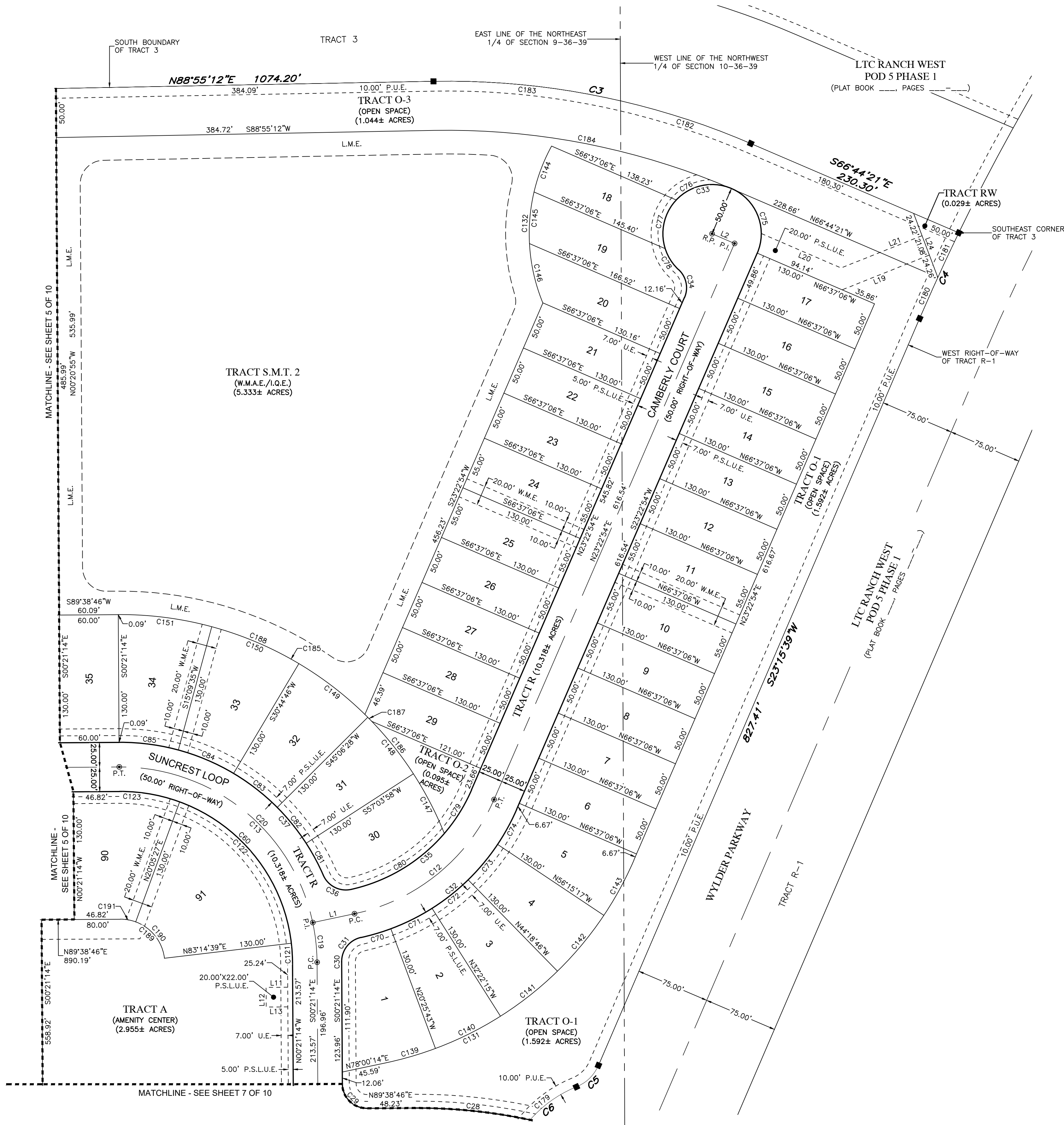


KEY MAP:  
SCALE 1" = 800.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C3	780.00'	331.37'	24°20'27"	S78°54'34"E	328.88'
C4	2158.00'	95.88'	2°32'44"	S24°32'01"W	95.87'
C5	41.00'	32.12'	44°53'26"	S45°42'22"W	31.31'
C6	123.00'	197.96'	92°12'49"	S22°02'41"W	177.28'
C12	200.00'	190.67'	54°37'20"	N50°41'34"E	183.53'
C13	200.00'	314.16'	90°00'00"	N45°21'14"W	282.84'
C19	200.00'	40.64'	11°38'32"	N06°10'30"W	40.57'
C20	200.00'	273.52'	78°21'28"	N51°10'30"W	252.70'
C28	548.00'	118.41'	12°22'48"	N84°09'50"W	118.18'
C29	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C30	225.00'	0.42'	0°06'23"	N00°24'25"W	0.42'
C31	25.00'	34.08'	78°06'19"	S38°35'32"W	31.50'
C32	225.00'	213.09'	54°15'48"	N50°30'48"E	205.22'
C33	50.00'	218.63'	250°31'44"	S78°07'02"W	81.65'
C34	25.00'	30.77'	70°31'44"	N11°52'58"W	28.87'
C35	175.00'	165.01'	54°01'30"	N50°23'39"E	158.96'
C36	25.00'	34.50'	79°03'30"	S63°03'51"E	31.82'
C37	225.00'	262.40'	66°49'08"	N56°56'40"W	247.78'
C60	175.00'	274.89'	90°00'00"	N45°21'14"W	247.49'
C70	225.00'	31.71'	8°04'25"	N73°36'29"E	31.68'
C71	225.00'	46.90'	11°56'31"	N63°36'01"E	46.81'
C72	225.00'	46.90'	11°56'31"	N51°39'30"E	46.81'
C73	225.00'	46.90'	11°56'31"	N39°42'58"E	46.81'
C74	225.00'	40.70'	10°21'49"	N28°33'48"E	40.64'
C75	50.00'	78.60'	90°03'58"	N21°48'30"W	70.75'
C76	50.00'	60.86'	69°44'38"	S78°17'12"W	57.17'
C77	50.00'	53.35'	61°08'16"	S12°50'45"W	50.86'
C78	50.00'	25.68'	29°25'27"	S32°26'07"E	25.40'
C79	175.00'	52.55'	17°12'16"	N31°59'02"E	52.35'
C80	175.00'	112.46'	36°49'14"	N58°59'47"E	110.54'
C81	225.00'	36.81'	9°22'29"	N28°13'20"W	36.77'

LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR  
LB ----- LICENSE BUSINESS  
O.R. ----- OFFICIAL RECORDS BOOK  
CCR ----- CERTIFIED CORNER RECORD  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
W.M.E. ----- WATER MANAGEMENT EASEMENT  
E.I.E.E. ----- EMERGENCY INGRESS/EGRESS EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT  
P.U.E. ----- PUBLIC UTILITY EASEMENT  
P.S.L.U.E. ----- PRIVATE UTILITY EASEMENT  
P.I. ----- POINT OF INTERSECTION  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
I.D. ----- IDENTIFICATION  
I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
P.R.M. ----- PERMANENT REFERENCE MONUMENT  
◆ ----- INDICATES SECTION CORNER  
◆ ----- INDICATES SET P.R.M. 1/2" (IRC) IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.  
⊕ ----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB4286" UNLESS OTHERWISE NOTED.  
⊙ ----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB3591" UNLESS OTHERWISE NOTED.  
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C82	225.00'	46.96'	11°57'30"	N38°54'47"W	46.88'
C83	225.00'	56.40'	14°21'41"	N52°04'23"W	56.25'
C84	225.00'	61.21'	15°35'12"	N67°02'49"W	61.02'
C85	225.00'	60.92'	15°30'49"	N82°35'50"W	60.74'
C121	175.00'	19.55'	6°24'07"	N03°33'17"W	19.54'
C122	175.00'	229.13'	75°01'08"	N44°15'55"W	213.11'
C123	175.00'	26.20'	8°34'45"	N86°03'51"W	26.18'
C131	355.00'	338.44'	54°37'20"	N50°41'34"E	325.76'
C132	186.00'	165.38'	50°56'34"	S03°11'38"W	159.98'
C139	355.00'	52.25'	8°25'58"	N73°47'15"E	52.20'
C140	355.00'	73.99'	11°56'31"	N63°36'01"E	73.86'
C141	355.00'	73.99'	11°56'31"	N51°39'30"E	73.86'
C143	355.00'	64.21'	10°21'49"	N28°33'48"E	64.12'
C144	186.00'	50.21'	15°28'02"	S20°55'54"W	50.06'
C145	186.00'	52.93'	16°18'13"	S05°02'47"W	52.75'
C146	186.00'	62.24'	19°10'20"	S12°41'30"E	61.95'
C147	355.00'	68.41'	11°02'30"	N27°24'47"W	68.31'
C148	355.00'	74.09'	11°57'30"	N38°54'47"W	73.96'
C149	355.00'	88.98'	14°21'41"	N52°04'23"W	88.75'
C150	355.00'	96.57'	15°35'12"	N67°02'49"W	96.28'
C151	355.00'	96.12'	15°30'49"	N82°35'50"W	95.83'
C179	123.00'	58.37'	27°11'29"	S54°33'21"W	57.83'
C180	2158.00'	45.85'	11°3'02"	S23°52'10"W	45.85'
C181	2158.00'	50.03'	11°19'42"	S25°08'32"W	50.03'
C182	780.00'	139.59'	10°15'15"	N71°51'58"W	139.41'
C183	780.00'	191.77'	14°05'12"	N84°02'12"W	191.29'
C184	730.00'	310.12'	24°20'27"	N78°54'34"W	307.80'
C185	355.00'	424.18'	68°27'42"	N56°07'23"W	399.40'
C186	355.00'	136.84'	22°05'11"	N32°56'07"W	136.00'
C187	355.00'	9.70'	1°33'56"	N44°45'40"W	9.70'
C188	355.00'	277.64'	44°48'36"	N67°56'56"W	270.62'
C189	45.00'	65.66'	83°35'53"	N48°33'17"W	59.99'
C190	45.00'	49.60'	63°09'12"	N38°19'57"W	47.13'
C191	45.00'	16.06'	20°26'41"	N80°07'53"W	15.97'

Line Data Table		
No.	Bearing	Length
L1	N78°00'14"E	43.38'
L2	N66°37'06"W	25.00'
L11	S89°38'46"W	22.00'
L12	S00°21'14"E	20.00'
L13	N89°38'46"E	22.00'

Line Data Table		
No.	Bearing	Length
L19	N68°15'39"E	95.55'
L20	S66°37'06"E	88.51'
L21	N68°15'39"E	88.72'
L24	N20°46'57"W	69.56'

PSLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154



528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440  
FAX: (813) 248-2266  
WWW.GEOPONTSURVEYING.COM  
LICENSED BUSINESS NUMBER LB 7768

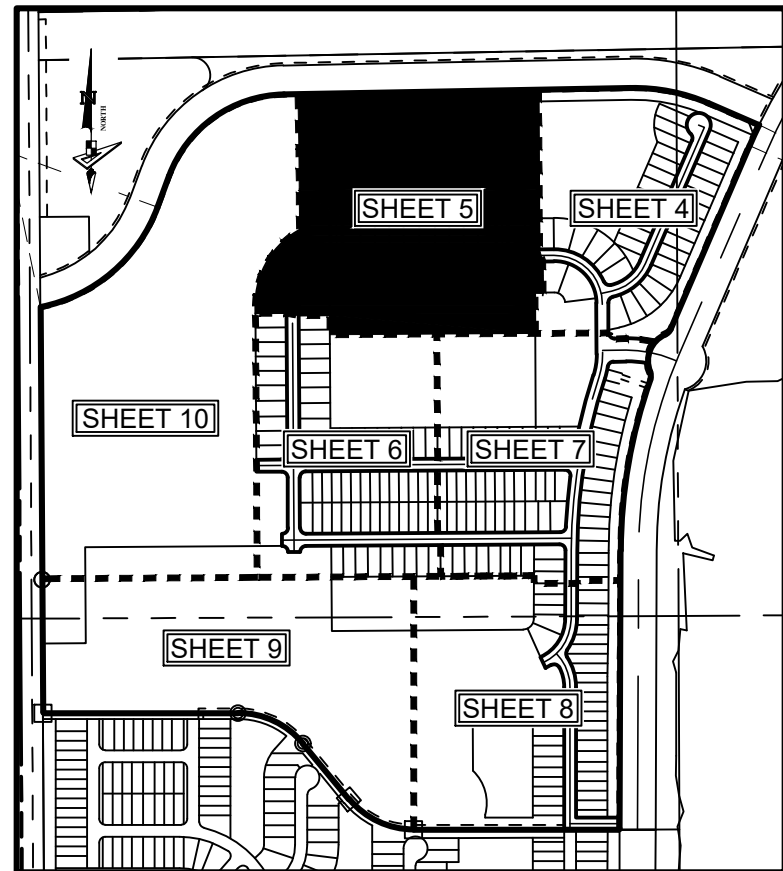


LTC RANCH WEST POD 2 PHASES 1 AND 2  
BEING A REPLAT OF TRACT "I", LTC RANCH WEST POD 5 PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK \_\_\_, PAGE \_\_-\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,  
LYING IN SECTIONS 9 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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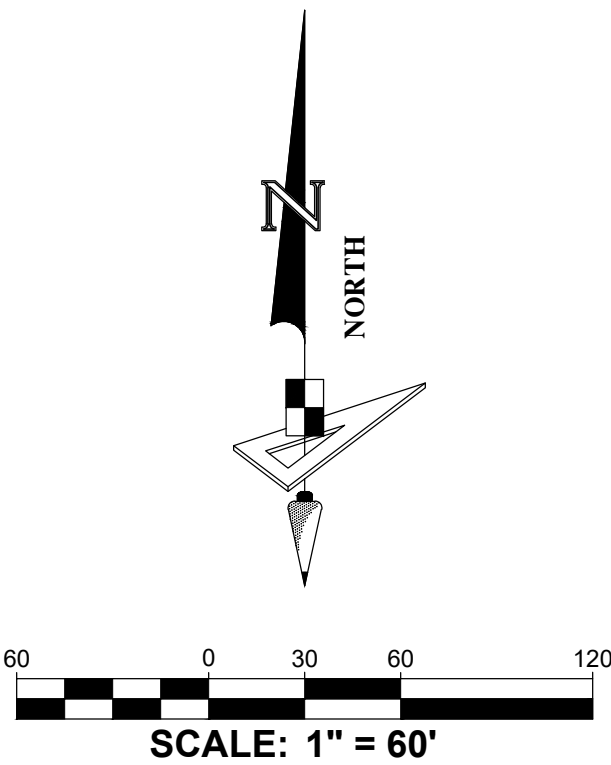
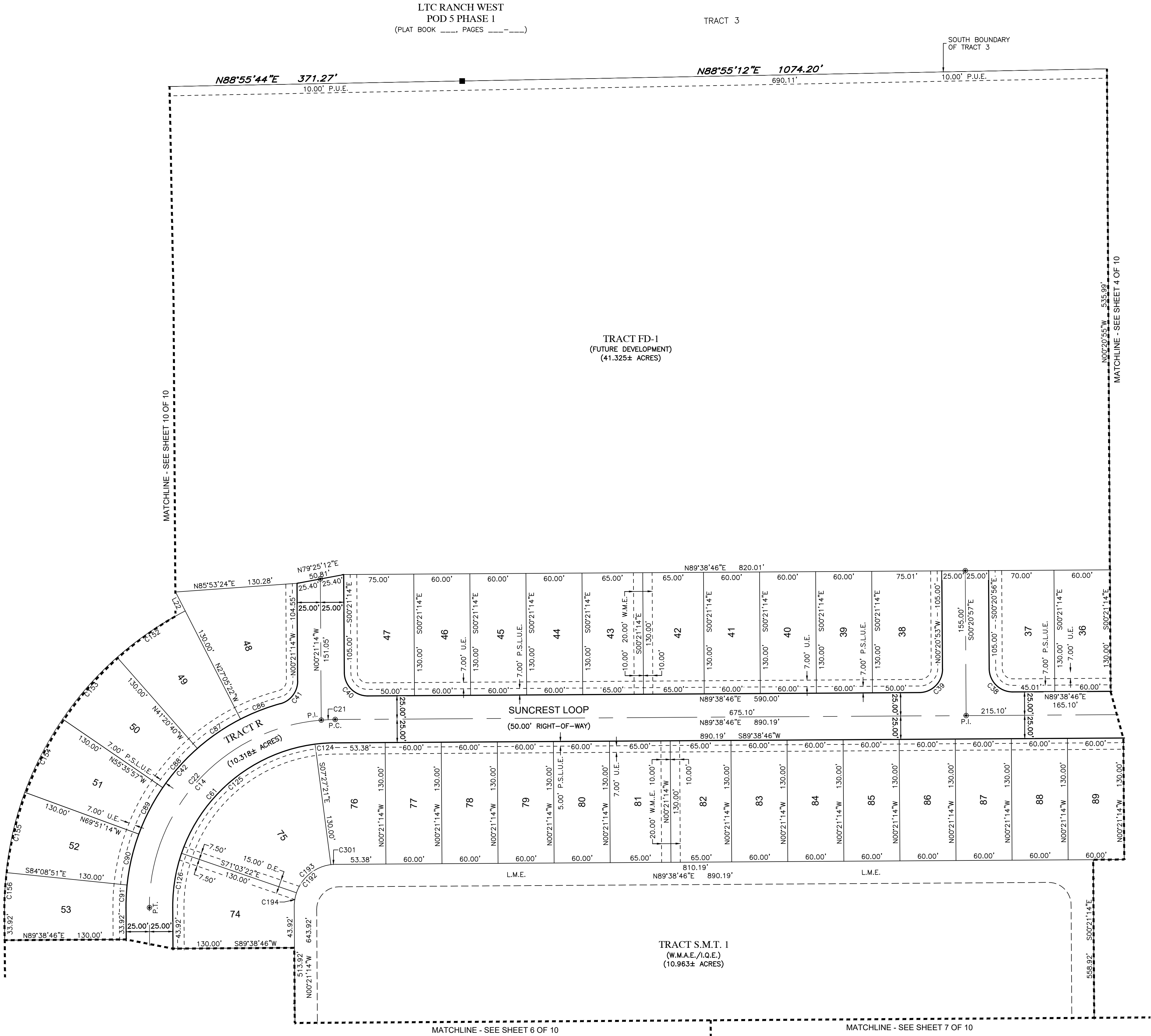


KEY MAP:  
SCALE 1" = 800.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C14	200.00'	314.16'	90°00'00"	S44°38'46"W	282.84'
C21	200.00'	14.92'	4°16'25"	S87°30'33"W	14.91'
C22	200.00'	299.24'	85°43'35"	S42°30'33"W	272.10'
C38	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C39	25.00'	39.27'	90°00'00"	N44°38'46"E	35.36'
C40	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C41	25.00'	32.70'	74°57'10"	N37°07'21"E	30.42'
C42	225.00'	294.34'	74°57'10"	S37°07'21"W	273.80'
C61	175.00'	274.89'	90°00'00"	S44°38'46"W	247.49'
C86	225.00'	45.83'	11°40'15"	S68°45'48"W	45.75'
C87	225.00'	56.04'	14°16'11"	S55°47'35"W	55.89'
C88	225.00'	56.04'	14°16'12"	S41°31'23"W	55.89'
C89	225.00'	56.03'	14°16'09"	S27°15'13"W	55.89'
C90	225.00'	56.02'	14°15'57"	S12°59'10"W	55.88'
C91	225.00'	24.38'	6°12'26"	S02°44'59"W	24.36'
C124	175.00'	21.69'	7°06'07"	S86°05'42"W	21.68'
C125	175.00'	194.26'	63°36'01"	S50°44'38"W	184.44'
C126	175.00'	58.94'	19°17'52"	S09°17'42"W	58.66'
C152	355.00'	88.38'	14°15'52"	S55°47'22"W	88.15'
C153	355.00'	88.38'	14°15'52"	S41°31'30"W	88.15'
C154	355.00'	88.38'	14°15'50"	S27°15'39"W	88.15'
C155	355.00'	88.45'	14°16'33"	S12°59'27"W	88.22'
C156	355.00'	38.46'	6°12'25"	S02°44'58"W	38.44'
C192	45.00'	70.69'	90°00'00"	S44°38'46"W	63.64'
C193	45.00'	49.95'	63°36'01"	S50°44'38"W	47.43'
C194	45.00'	15.16'	19°17'52"	S09°17'42"W	15.08'
C301	45.00'	5.58'	7°06'07"	S86°05'42"W	5.57'

LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR  
LB ----- LICENSE BUSINESS  
O.R. ----- OFFICIAL RECORDS BOOK  
CCR ----- CERTIFIED CORNER RECORD  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
W.M.E. ----- WATER MANAGEMENT EASEMENT  
E.I.E.E. ----- EMERGENCY INGRESS/EGRESS EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT  
P.U.E. ----- PUBLIC UTILITY EASEMENT  
P.S.L.U.E. ----- PRIVATE UTILITY EASEMENT  
P.I. ----- POINT OF INTERSECTION  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
I.D. ----- IDENTIFICATION  
I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
P.R.M. ----- PERMANENT REFERENCE MONUMENT  
----- INDICATES SECTION CORNER  
----- INDICATES SET P.R.M. 1/2" (IRC) IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.  
----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB4286" UNLESS OTHERWISE NOTED.  
----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB3591" UNLESS OTHERWISE NOTED.  
----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Line Data Table

No.	Bearing	Length
L22	N27°05'22"W	22.81'

PLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154



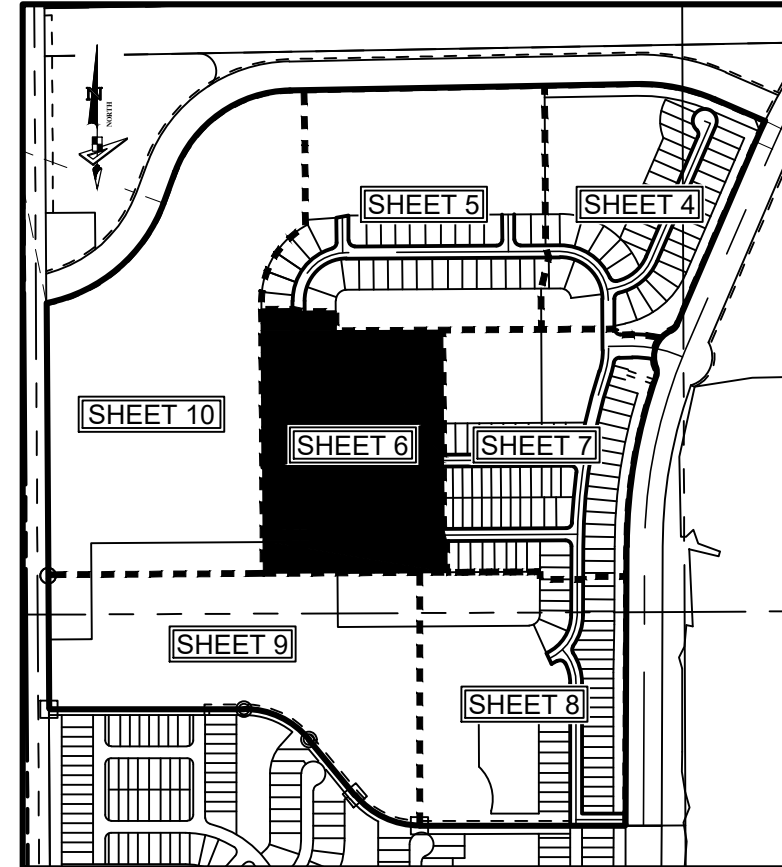
528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
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SHEET 6 OF 10

PLAT  
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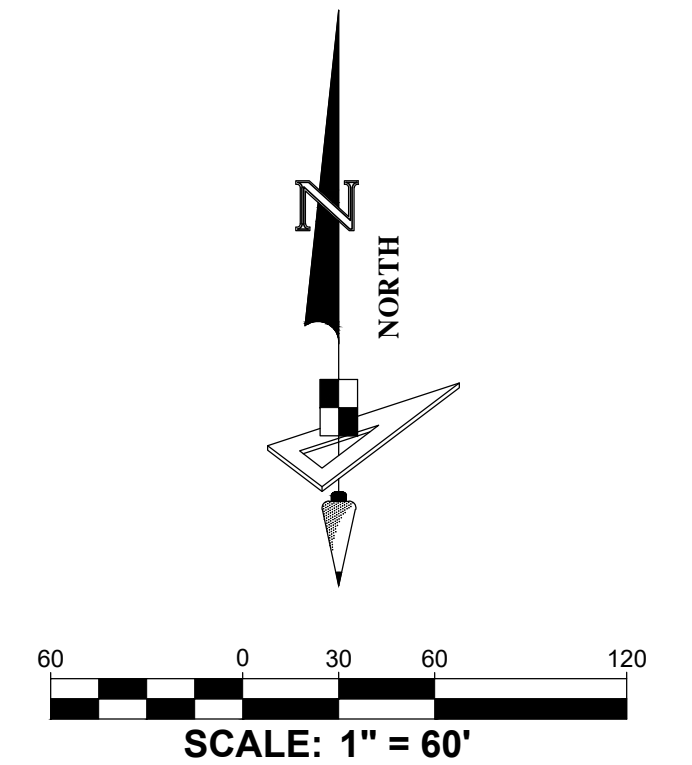
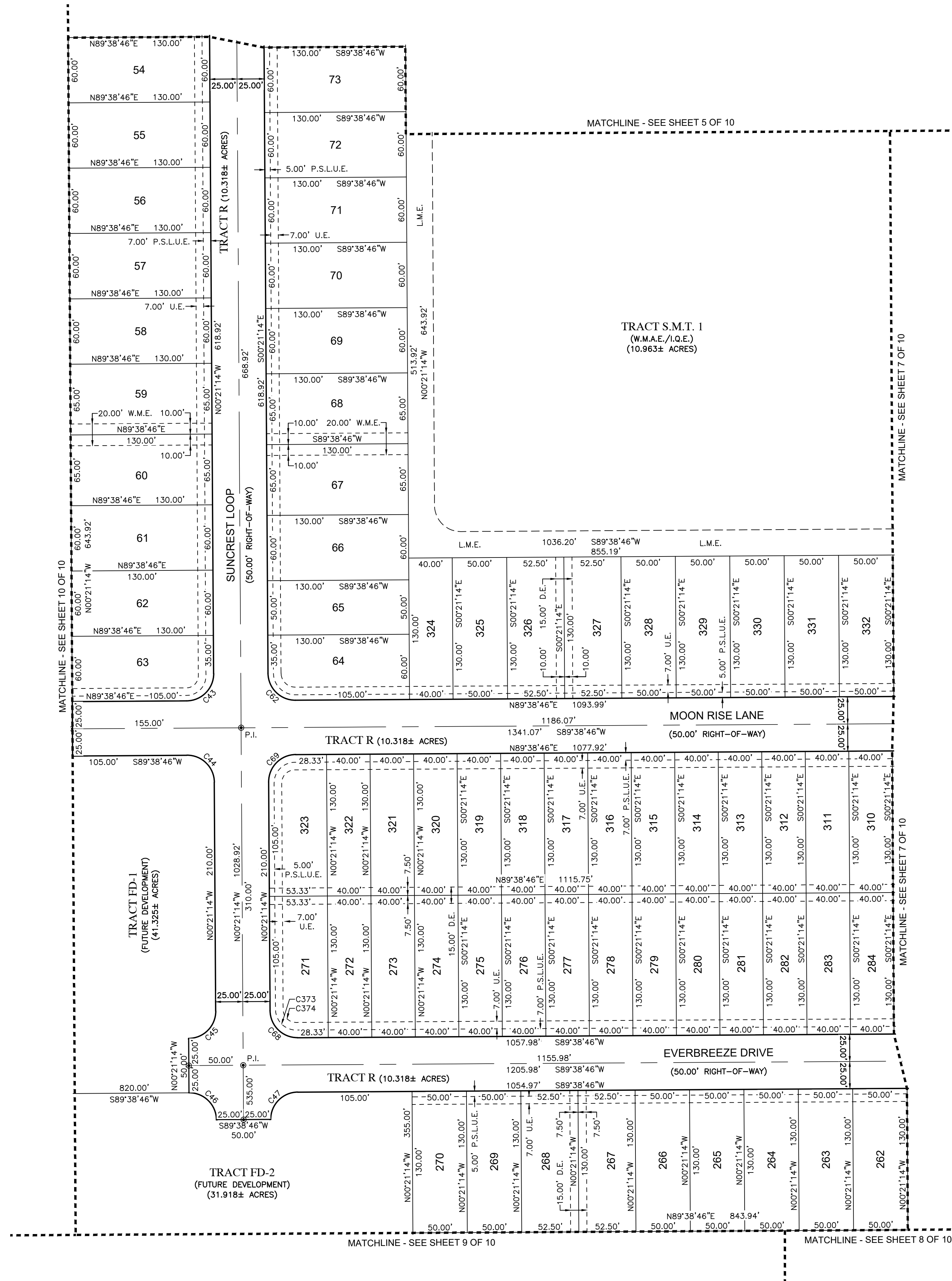


KEY MAP:  
SCALE 1" = 800.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C43	25.00'	39.27'	90°00'00"	N44°38'46"E	35.36'
C44	25.00'	39.27'	90°00'00"	N45°21'14"W	35.36'
C45	25.00'	39.27'	90°00'00"	N44°38'46"E	35.36'
C46	25.00'	39.27'	90°00'00"	N45°21'14"W	35.36'
C47	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C62	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C68	25.00'	39.27'	90°00'00"	S45°21'14"E	35.36'
C69	25.00'	39.27'	90°00'00"	S44°38'46"W	35.36'
C373	19.00'	29.85'	90°00'00"	N45°21'14"W	26.87'
C374	12.00'	18.85'	90°00'00"	N45°21'14"W	16.97'

LEGEND / ABBREVIATIONS:

LS	-----	LICENSE SURVEYOR
LB	-----	LICENSE BUSINESS
O.R.	-----	OFFICIAL RECORDS BOOK
CCR	-----	CERTIFIED CORNER RECORD
U.E.	-----	UTILITY EASEMENT
D.E.	-----	DRAINAGE EASEMENT
W.M.E.	-----	WATER MANAGEMENT EASEMENT
E.I.E.	-----	EMERGENCY INGRESS/EGRESS EASEMENT
L.M.E.	-----	LAKE MAINTENANCE EASEMENT
L.M.A.E.	-----	LAKE MAINTENANCE ACCESS EASEMENT
P.U.E.	-----	PUBLIC UTILITY EASEMENT
P.S.L.U.E.	-----	PRIVATE UTILITY EASEMENT
P.I.	-----	POINT OF INTERSECTION
P.C.	-----	POINT OF CURVATURE
P.T.	-----	POINT OF TANGENCY
I.D.	-----	IDENTIFICATION
I.Q.E.	-----	IRRIGATION QUALITY EASEMENT
P.R.M.	-----	PERMANENT REFERENCE MONUMENT
⬢	-----	INDICATES SECTION CORNER
⬢	-----	INDICATES SET P.R.M. 1/2" (IRC) IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
⬢	-----	INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB4286" UNLESS OTHERWISE NOTED.
⬢	-----	INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB3591" UNLESS OTHERWISE NOTED.
⬢	-----	INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



PSLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154



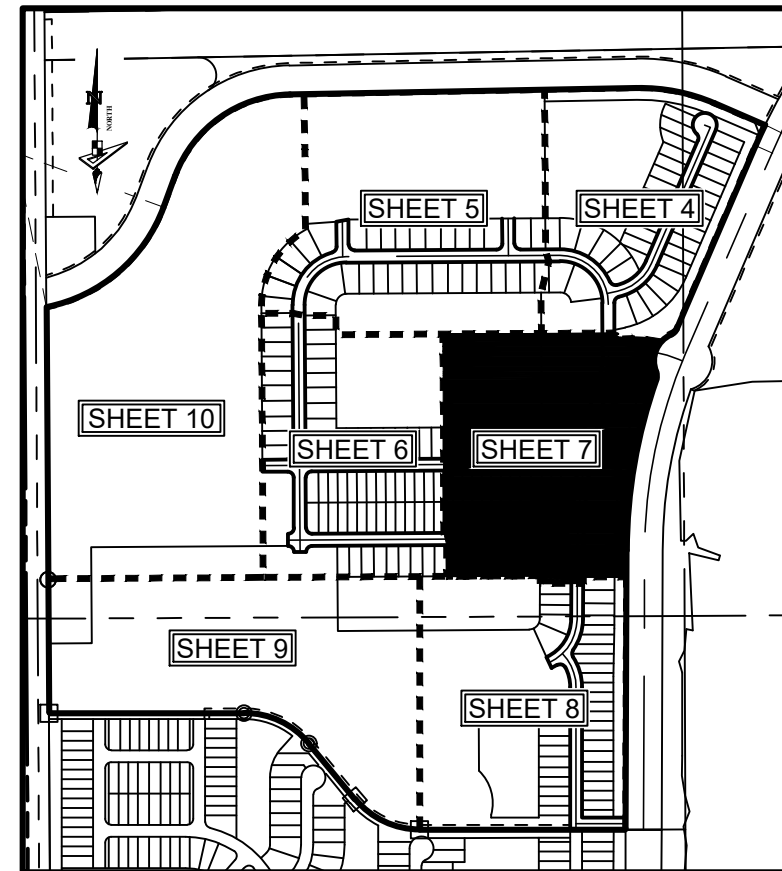
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SHEET 7 OF 10

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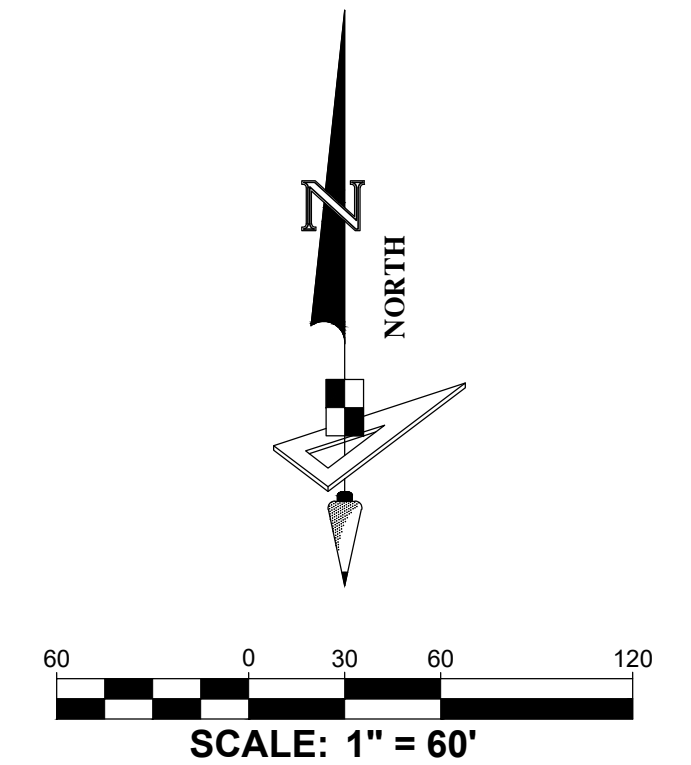
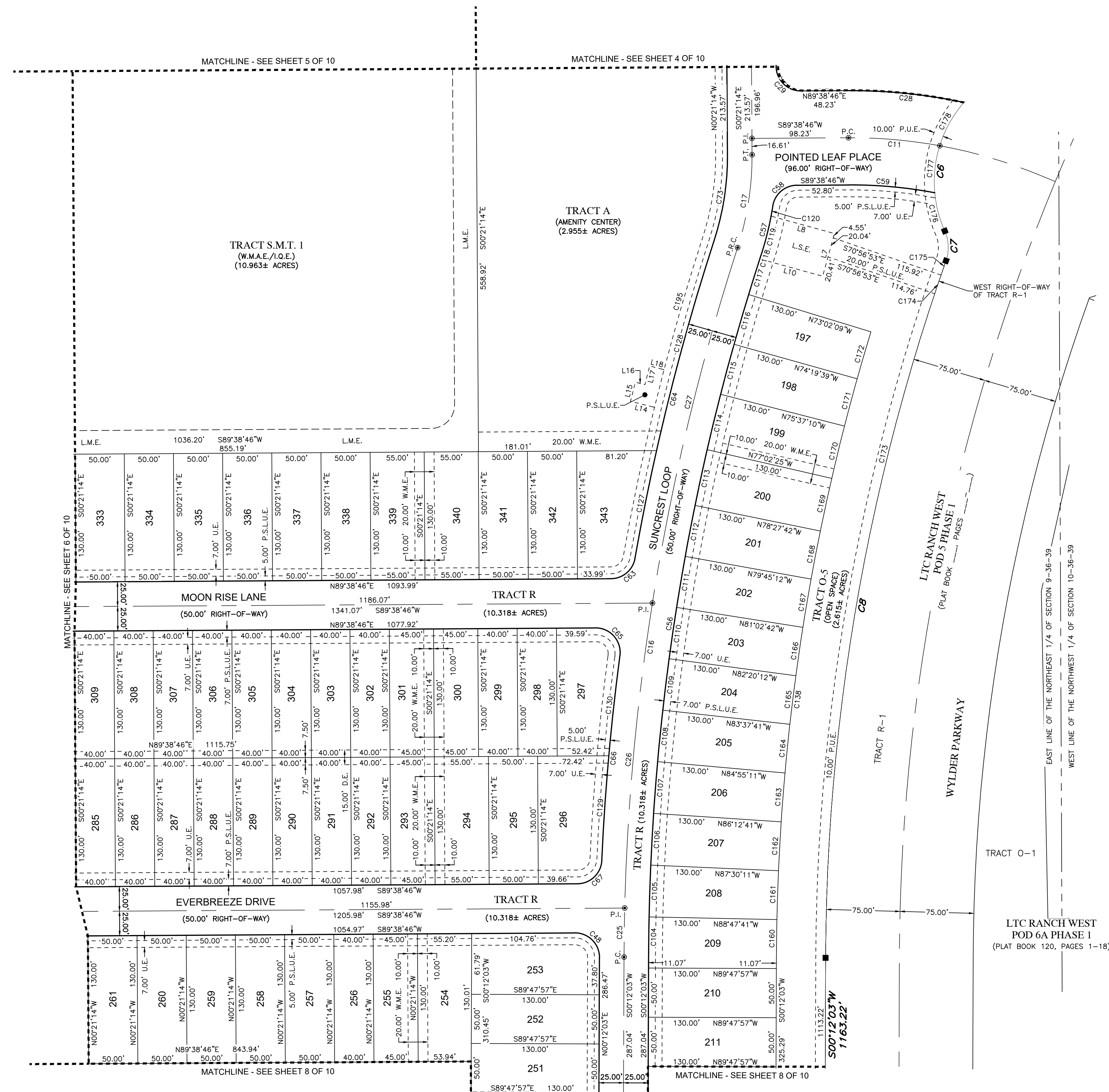


KEY MAP:  
SCALE 1" = 800.00'

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C6	123.00'	197.96'	92°12'49"	S22°02'41"W
C7	41.00'	31.09'	43°27'07"	S02°20'09"E
C8	2158.00'	722.75'	19°11'22"	S09°47'43"W
C11	500.00'	93.20'	10°40'47"	N85°00'50"W
C16	2363.00'	733.70'	17°47'24"	S09°05'45"W
C17	300.00'	96.05'	18°20'41"	N08°49'07"E
C25	2363.00'	49.92'	1°12'38"	S00°48'22"W
C26	2363.00'	311.68'	7°33'27"	S05°11'24"W
C27	2363.00'	372.09'	9°01'20"	S13°28'47"W
C28	548.00'	118.41'	12°22'48"	N84°09'50"W
C29	25.00'	39.27'	90°00'00"	S45°21'14"E
C48	25.00'	39.51'	90°33'17"	N45°04'36"W
C56	2338.00'	722.00'	17°41'37"	S09°02'51"W
C57	325.00'	51.47'	9°04'24"	N13°27'15"E
C58	25.00'	35.22'	8°04'43"	S49°16'54"W
C59	452.00'	87.88'	11°08'23"	N84°47'02"W
C63	25.00'	34.76'	79°40'04"	N49°48'44"E
C64	2388.00'	333.95'	8°00'45"	S13°59'05"W
C65	25.00'	42.73'	97°55'38"	N41°23'25"W
C66	2388.00'	208.82'	5°00'37"	S05°04'05"W
C67	25.00'	38.00'	87°05'00"	N46°06'16"E
C73	275.00'	88.05'	18°20'41"	N08°49'07"E
C104	2338.00'	40.99'	1°00'16"	S00°42'11"W
C105	2338.00'	52.71'	1°17'30"	S01°51'04"W
C106	2338.00'	52.71'	1°17'30"	S03°08'34"W
C107	2338.00'	52.71'	1°17'30"	S04°26'04"W
C108	2338.00'	52.71'	1°17'30"	S05°43'34"W
C109	2338.00'	52.71'	1°17'30"	S07°01'03"W
C110	2338.00'	52.71'	1°17'30"	S08°18'33"W
C111	2338.00'	52.71'	1°17'30"	S09°36'03"W
C112	2338.00'	52.71'	1°17'30"	S10°53'33"W

LEGEND / ABBREVIATIONS:

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● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C113	2338.00'	58.00'	1°25'17"	S12°14'57"W
C114	2338.00'	57.98'	1°25'15"	S13°40'13"W
C115	2338.00'	52.71'	1°17'30"	S15°01'36"W
C116	2338.00'	52.71'	1°17'30"	S16°19'06"W
C117	2338.00'	37.96'	0°55'49"	S17°25'45"W
C118	2338.00'	3.93'	0°05'47"	S17°56'33"W
C119	325.00'	41.10'	7°14'46"	N14°22'04"E
C120	325.00'	10.36'	1°49'38"	N09°49'52"E
C127	2388.00'	111.81'	2°40'57"	S11°19'11"W
C128	2388.00'	222.14'	5°19'48"	S15°19'33"W
C129	2388.00'	106.57'	2°33'25"	S03°50'29"W
C130	2388.00'	102.26'	2°27'13"	S06°20'47"W
C138	2208.00'	646.01'	16°45'48"	S08°34'57"W
C160	2208.00'	38.71'	1°00'16"	S00°42'11"W
C161	2208.00'	49.78'	1°17'30"	S01°51'04"W
C162	2208.00'	49.78'	1°17'30"	S03°08'34"W
C163	2208.00'	49.78'	1°17'30"	S04°26'04"W
C164	2208.00'	49.78'	1°17'30"	S05°43'34"W
C165	2208.00'	49.78'	1°17'30"	S07°01'03"W
C166	2208.00'	49.78'	1°17'30"	S08°18'33"W
C167	2208.00'	49.78'	1°17'30"	S09°36'03"W
C168	2208.00'	49.78'	1°17'30"	S10°53'33"W
C169	2208.00'	54.78'	1°25'17"	S12°14'57"W
C170	2208.00'	54.76'	1°25'15"	S13°40'13"W
C171	2208.00'	49.78'	1°17'30"	S15°01'36"W
C172	2208.00'	49.78'	1°17'30"	S16°19'06"W
C173	2158.00'	687.37'	18°15'00"	S09°19'33"W
C174	2158.00'	20.00'	0°31'52"	S18°42'59"W
C175	2158.00'	15.38'	0°24'30"	S19°11'09"W
C176	123.00'	40.31'	18°46'41"	S14°40'23"E
C177	123.00'	48.46'	22°34'32"	S06°00'14"W
C178	123.00'	50.81'	23°40'07"	S29°07'34"W
C195	2400.00'	141.22'	3°22'17"	S16°18'18"W

Line Data Table		
No.	Bearing	Length
L7	N15°23'58"E	45.00'
L8	N7°43'02"W	66.88'
L10	S7°43'02"E	66.31'
L14	N75°55'23"W	25.16'

Line Data Table		
No.	Bearing	Length
L15	N14°11'01"E	20.00'
L16	S75°48'59"E	10.05'
L17	N14°22'50"E	19.64'
L18	S75°37'10"E	15.02'

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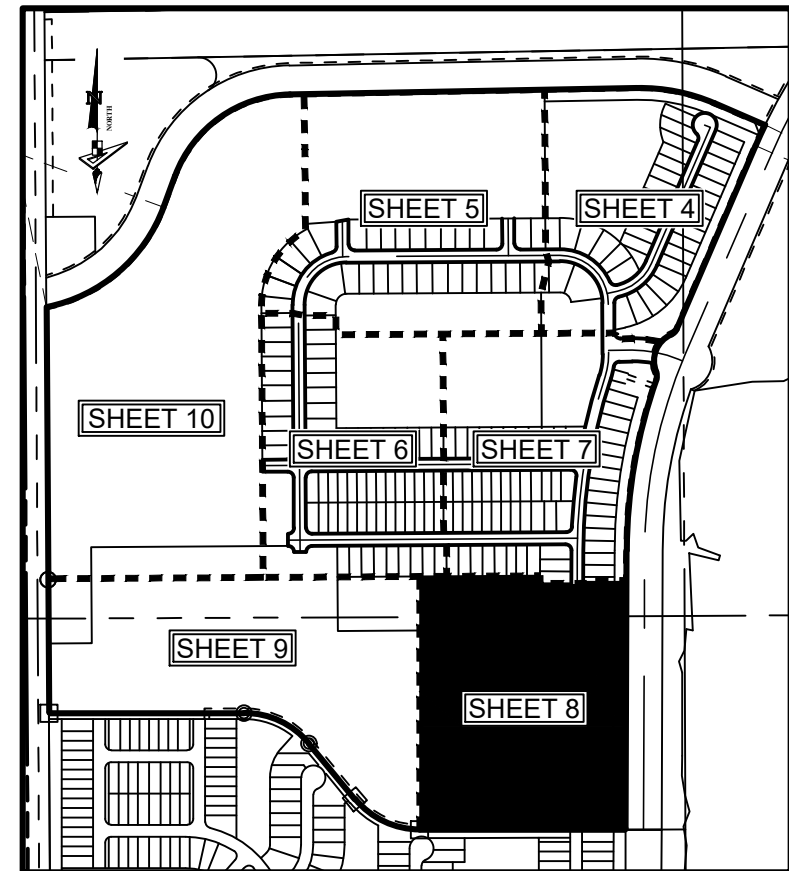


LTC RANCH WEST POD 2 PHASES 1 AND 2  
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SHEET 8 OF 10

PLAT  
BOOK

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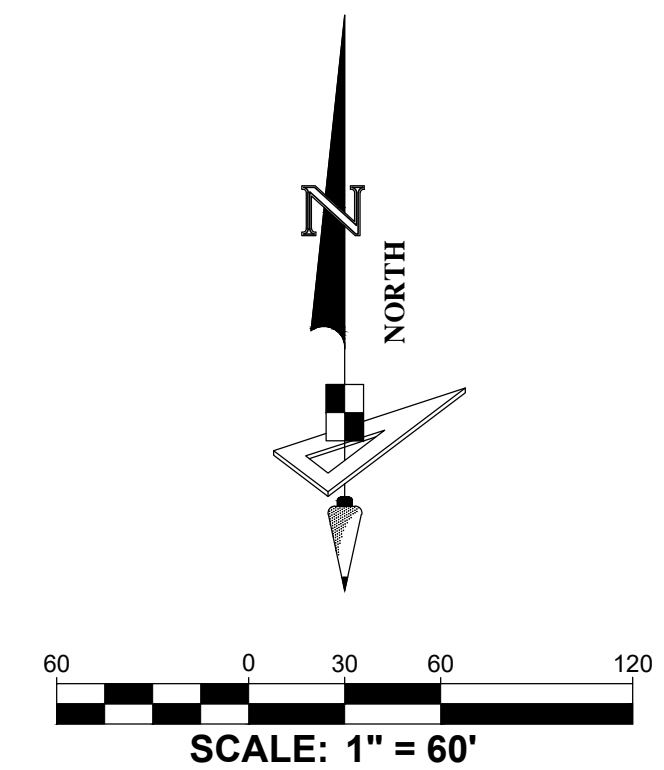
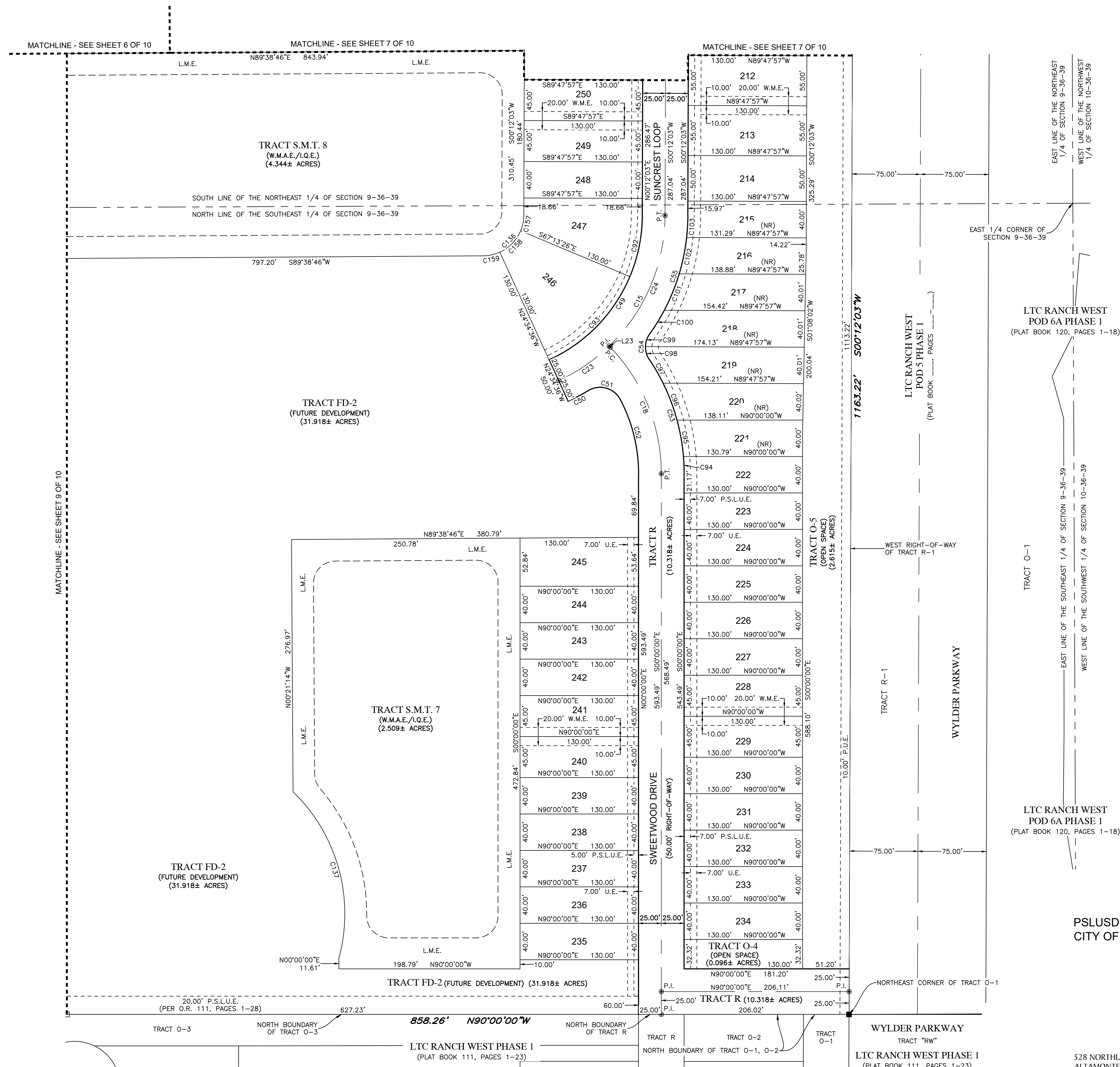


KEY MAP:  
SCALE 1" = 800.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C15	200.00'	227.67'	65°13'22"	N32°48'44"E	215.58'
C18	200.00'	153.29'	43°54'50"	N21°57'25"W	149.56'
C23	200.00'	67.50'	19°20'15"	N55°45'17"E	67.18'
C24	200.00'	160.17'	45°53'07"	N23°08'36"E	155.92'
C49	175.00'	199.21'	65°13'22"	N32°48'44"E	188.63'
C50	225.00'	25.15'	6°24'17"	S62°13'16"W	25.14'
C51	25.00'	40.69'	9°3'15"40"	N74°21'03"W	36.35'
C52	175.00'	84.67'	27°43'13"	N13°51'36"W	83.84'
C53	225.00'	132.75'	33°48'15"	N16°54'08"W	130.83'
C54	25.00'	30.22'	69°15'35"	S00°49'33"W	28.41'
C55	225.00'	138.45'	35°15'17"	N17°49'41"E	136.27'
C92	175.00'	68.95'	22°34'31"	N11°29'18"E	68.51'
C93	175.00'	130.26'	42°38'51"	N44°05'59"E	127.27'
C94	225.00'	18.86'	4°48'06"	N02°24'03"W	18.85'
C95	225.00'	40.67'	10°21'23"	N09°58'47"W	40.61'
C96	225.00'	43.41'	11°03'15"	N20°41'07"W	43.34'
C97	225.00'	29.81'	7°35'31"	N30°00'30"W	29.79'
C98	25.00'	15.11'	34°37'48"	S16°29'21"E	14.88'
C99	25.00'	15.11'	34°37'48"	S18°08'26"W	14.88'
C100	225.00'	30.30'	7°42'55"	N31°35'52"E	30.28'
C101	225.00'	43.22'	11°00'20"	N22°14'15"E	43.15'
C102	225.00'	40.85'	10°24'10"	N11°32'00"E	40.80'
C103	225.00'	24.08'	6°07'52"	N03°15'59"E	24.07'
C136	45.00'	70.25'	89°26'43"	N44°55'24"E	63.33'
C137	186.00'	198.85'	61°15'10"	N15°23'12"W	189.51'
C157	45.00'	17.73'	22°34'31"	N11°29'18"E	17.62'
C158	45.00'	33.50'	42°38'51"	N44°05'59"E	32.73'
C159	45.00'	19.02'	24°13'22"	S77°32'05"W	18.88'

LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR  
LB ----- LICENSE BUSINESS  
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CCR ----- CERTIFIED CORNER RECORD  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
W.M.E. ----- WATER MANAGEMENT EASEMENT  
E.I.E.E. ----- EMERGENCY INGRESS/EGRESS EASEMENT  
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P.S.L.U.E. ----- PRIVATE UTILITY EASEMENT  
P.I. ----- POINT OF INTERSECTION  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
I.D. ----- IDENTIFICATION  
I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
P.R.M. ----- PERMANENT REFERENCE MONUMENT  
◆ ----- INDICATES SECTION CORNER  
■ ----- INDICATES SET P.R.M. 1/2" (IRC) IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.  
⊕ ----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB4286" UNLESS OTHERWISE NOTED.  
⊙ ----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB3591" UNLESS OTHERWISE NOTED.  
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Line Data Table		
No.	Bearing	Length
L23	S43°54'50"E	1.83'

PSLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154

GeoPoint  
Surveying, Inc.

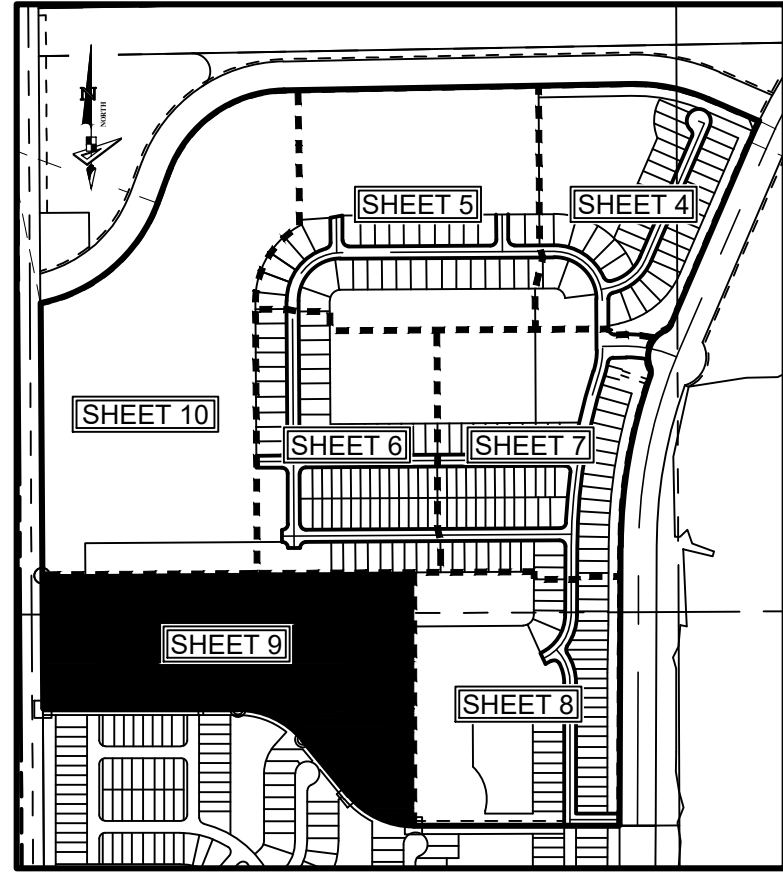
528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440  
FAX: (813) 248-2266  
WWW.GEOPONTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768

LTC RANCH WEST POD 2 PHASES 1 AND 2  
BEING A REPLAT OF TRACT "I", LTC RANCH WEST POD 5 PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK \_\_\_, PAGE \_\_-\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,  
LYING IN SECTIONS 9 AND 10, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

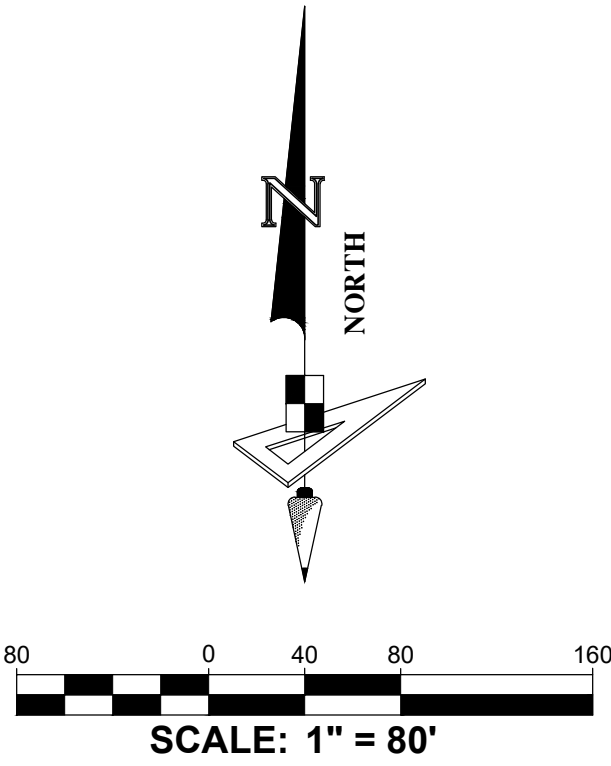
SHEET 9 OF 10

PLAT  
BOOK

PAGE



KEY MAP:  
SCALE 1" = 800.00'



NSLRWCD CANAL NUMBER 91  
(92.00' RIGHT-OF-WAY)  
(AS SHOWN ON ELEVATIONS MAP OF  
NORTH ST. LUCIE RIVER WATER  
MANAGEMENT DISTRICT, ST. LUCIE  
COUNTY, FLORIDA DATED MAY, 1980)

EAST RIGHT-OF-WAY OF  
NSLRWCD CANAL NUMBER 91  
EAST LINE OF THE SOUTHWEST  
1/4 OF SECTION 9-36-39

EAST LINE OF THE NORTHWEST  
1/4 OF SECTION 9-36-39  
WEST LINE OF THE NORTHEAST  
1/4 OF SECTION 9-36-39

FOUND 1/2" IR NO I.D.  
(0.4' W.)  
TRACT FD-1  
(FUTURE DEVELOPMENT)  
(41.325± ACRES)  
500'21'14"E  
400.25'  
180.00' S89°38'46"W

1691.34'  
N00°21'14"W  
289.74'

NORTHWEST CORNER  
OF TRACT O-3  
TRACT O-3  
200  
199  
198  
WEST LINE OF THE SOUTHEAST  
1/4 OF SECTION 9-36-39

NORTH BOUNDARY  
OF TRACT O-3

812.30' N90°00'00"W  
(BEARING BASIS)  
LTC RANCH WEST PHASE 1  
(PLAT BOOK 111, PAGES 1-23)  
169 168 167 166 165 164 163 162

TRACT FD-2  
(FUTURE DEVELOPMENT)  
(31.918± ACRES)

SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 9-36-39  
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9-36-39

MATCHLINE - SEE SHEET 6 OF 10

TRACT S.M.T. 8  
(W.M.A.E./I.Q.E.)  
(4.344± ACRES)  
N89°38'46"E 843.94'  
N00°21'14"W 355.00'  
225.00'  
797.20' S89°38'46"W

MATCHLINE - SEE SHEET 8 OF 10

LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR  
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⊙ ----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP  
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● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C9	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C10	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'

PSLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154

GeoPoint  
Surveying, Inc.

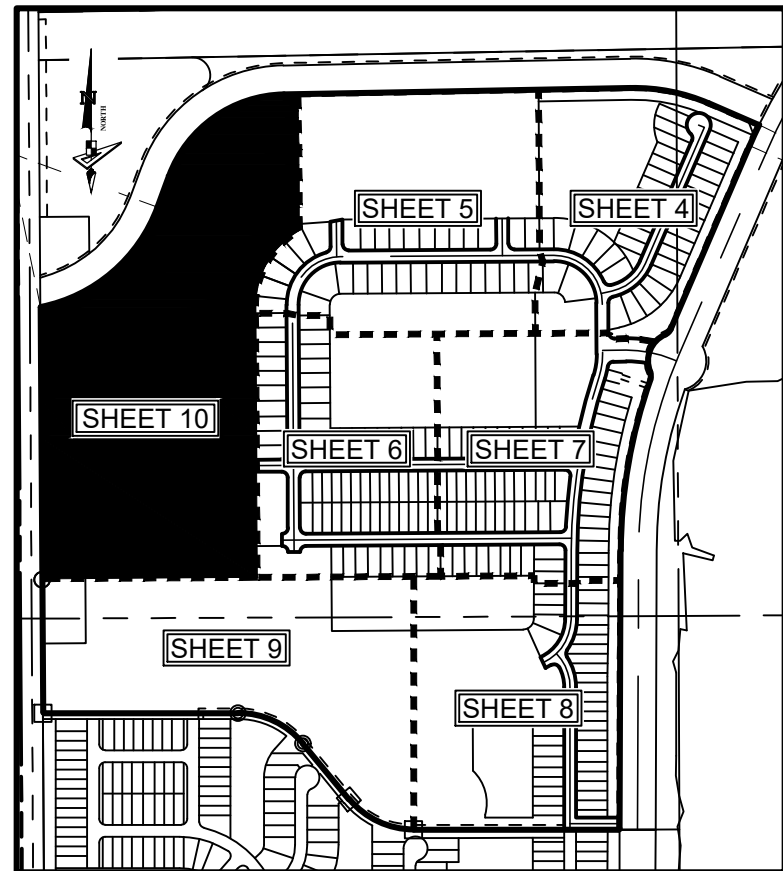
528 NORTHLAKE BLVD, STE 1040  
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PHONE: (321) 270-0440  
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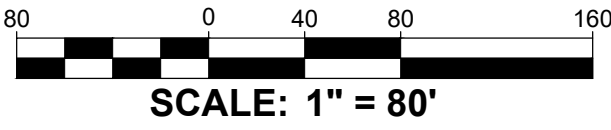
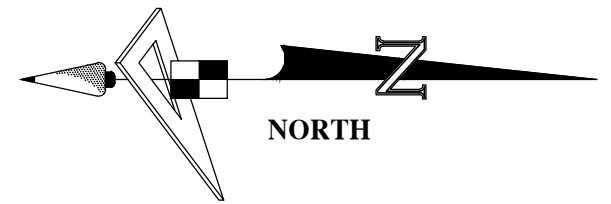
SHEET 10 OF 10

PLAT  
BOOK

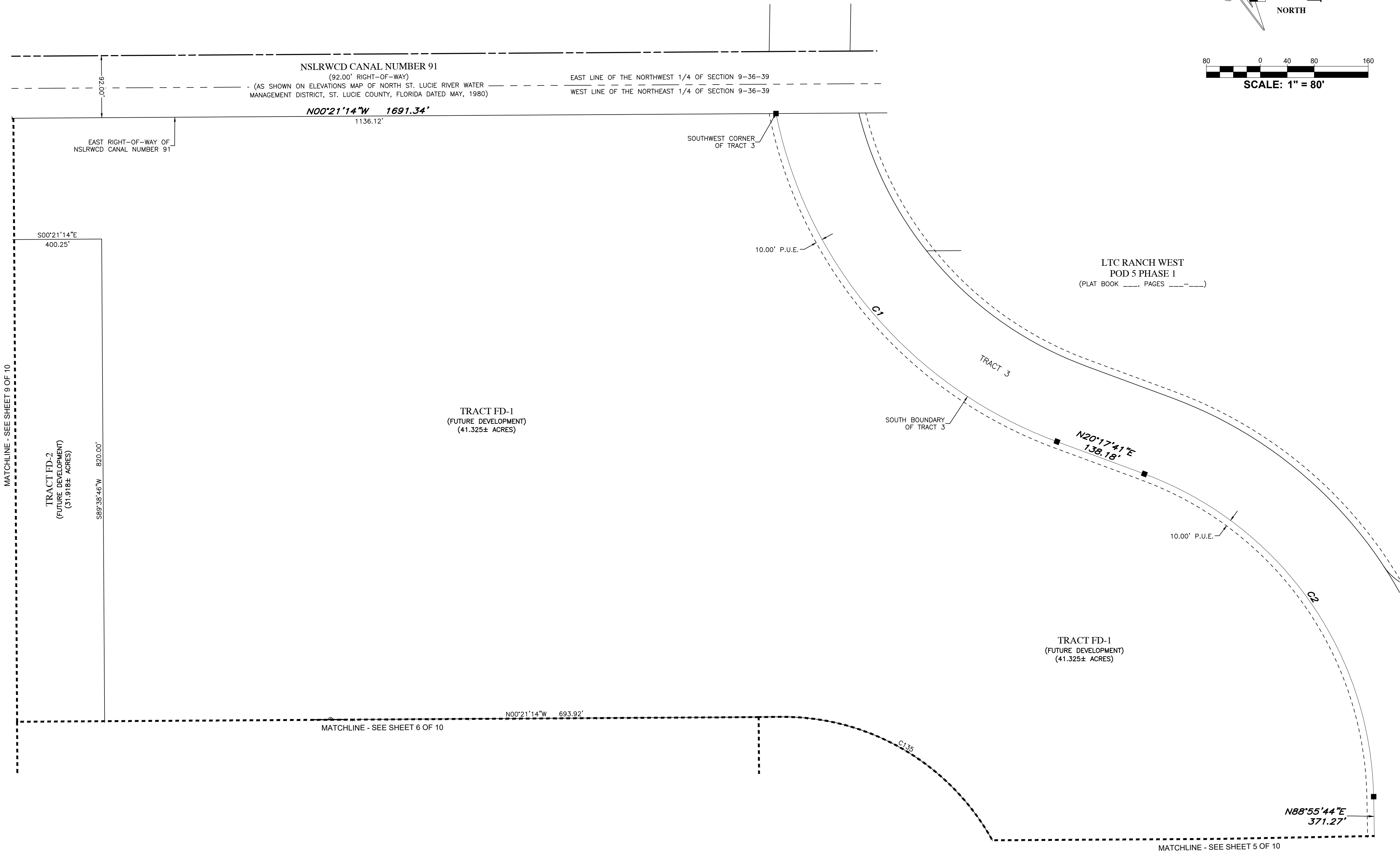
PAGE



KEY MAP:  
SCALE 1" = 800.00'



SCALE: 1" = 80'



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Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	656.85'	669.35'	58°23'10"	N49°25'36"E	640.76'
C2	520.84'	623.91'	68°38'02"	N54°36'43"E	587.27'
C135	355.00'	392.05'	63°16'31"	S31°17'02"W	372.43'

PSLUSD PROJECT NO. 11-642-03  
CITY OF PORT ST. LUCIE PROJECT NO. P24-154



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FAX: (813) 248-2266  
WWW.GEOPONTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768



Property Identification

Site Address: TBD

Sec/Town/Range: 09/36S/39E

Parcel ID: 3303-500-0013-000-8

Jurisdiction: Port Saint Lucie

Use Type: 9900

Account #: 201549

Map ID: 33/10N

Zoning: Planned Un

Ownership

Midway Glades Developers LLC  
7807 Baymeadows Rd E Ste 205  
Jacksonville, FL 32256-9666

Legal Description

LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT A2 LESS OR  
5179-201 (26,481,247 SQFT - 607.92 AC)

Current Values

Just/Market Value:\$12,829,100


Assessed Value:\$12,829,100


Exemptions:\$0

Taxable Value:\$12,829,100

Property taxes are subject to change upon  
change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office 

Download TRIM for this parcel: Download PDF 

Total Areas

Finished/Under Air (SF):0

Gross Sketched Area (SF):0

Land Size (acres):607.93

Land Size (SF):26,481,247

Building Design Wind  
Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date

Book/Page

Sale Code

Deed

Grantor

Price

Special Features and Yard Items

Type

Qty

Units

Year Blt

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building and SFYI:\$0

Land:\$12,829,100

Just/Market:	\$12,829,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$12,829,100
Exemption(s):	\$0
Taxable:	\$12,829,100

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2024	1045	0	LTC Ranch West CDD	\$0.00
Start Year	AssessCode	Units	Description	Amount
2024	0061	1756.34	Port St. Lucie Stormwater	\$321,410.22

This does not necessarily represent the total Special Assesements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [2](#).

Historical Values				
Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$12,829,100	\$12,829,100	\$0	\$12,829,100

Permits				
Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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### Account History 3303-500-0013-000/8

Roll	Status	Due	
2024	Acct: Paid-in-full		View
Total Due:		\$0.00	

View a different due date

### Account Information

Roll Year:	2024	Market Value:	12,829,100
Tax Year:	2024	Class Value:	0
Account Number:	3303-500-0013-000/8	Just Value:	12,829,100
	« Prev Next »	School Assessed Value:	12,829,100
Millage Code:	0011 -	Assessed Value:	12,829,100
Certified	Midway Glades Developers LLC	Ad Valorem:	\$286,906.16
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666	Non-ad Valorem:	\$321,410.22
	« Prev Next »	Total Tax:	\$608,316.38
Situs Address:	0 TBD, Port Saint Lucie		
Links:	Property Appraiser, Public Site		

### Location Details

Book-Page-Item: --

Property Class: 99

Range: 39E

Township: 36S

Section: 09

Neighborhood: CN15

Value Code: 00

Use Code: 9900

Total Acres: 610.91

Legal Description: LTC RANCH WEST POD 6A PHASE 1 (PB 120-1) TRACT A2 (610.908 AC - 16,611,152 SF)

Last Updated: 10/03/2024 01:11PM

Last Updated By: Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	12,829,100	0	12,829,100	\$3,207.28
EE19	Erosion District E	0.1000	12,829,100	0	12,829,100	\$1,282.91
FF02	Law Enf,Jail,Judicial Sys	2.7294	12,829,100	0	12,829,100	\$35,015.75
GF01	Co General Revenue Fund	4.2222	12,829,100	0	12,829,100	\$54,167.03
CS64	Childrens Service Council	0.3650	12,829,100	0	12,829,100	\$4,682.62
FD21	St Lucie Co Fire District	3.0000	12,829,100	0	12,829,100	\$38,487.30
FI40	FL Inland Navigation Dist	0.0288	12,829,100	0	12,829,100	\$369.48
PS25	City of Port St Lucie	4.6807	12,829,100	0	12,829,100	\$60,049.17
PS26	City of PSL Voted Debt	0.3743	12,829,100	0	12,829,100	\$4,801.93
SD09	School Discretionary	0.7480	12,829,100	0	12,829,100	\$9,596.17
SN39	School Capital Improvemnt	1.5000	12,829,100	0	12,829,100	\$19,243.65
SR08	School Req Local Effort	3.0000	12,829,100	0	12,829,100	\$38,487.30
SR09	School Voter Referendum	1.0000	12,829,100	0	12,829,100	\$12,829.10
MC14	Mosquito Control	0.1352	12,829,100	0	12,829,100	\$1,734.49
	S FL Wtr Mgmt District	0.2301	12,829,100	0	12,829,100	\$2,951.98
Total:		22.3637				\$286,906.16

### Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
LTCR	LTC Ranch West CDD	Yes	0.000	\$0.00
PS61	Port St Lucie Stormwater Improv/Maint	Yes	1756.340	\$321,410.22
Total:				\$321,410.22

### Notes (0)

### Search

Account Search

1 of 1 First « Prev :: Next » Last

2024

3303-500-0013-000/8

-- Any --

Search

Tax Yr

Account Number

Certified Roll Owner Name

Situs Address

Account Status

Clear

2024

3303-500-0013-000/8

Midway Glades Developers LLC

0 TBD Port Saint Lucie

Paid In Full

View

Search results as of 1 hour and 9 minutes ago

1 of 1 First « Prev :: Next » Last