



## 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 #	P24-063
Proposed Plat Name:	LTC Ranch West POD 5 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
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Printed 2/20/2025 11:30 AM

# LTC RANCH WEST POD 5 PHASE 1

BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

SHEET 1 OF 13

PLAT  
BOOK

PAGE

## LEGAL DESCRIPTION:

A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18 OF THE 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.

## 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 5 PHASE 1", 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 WAVERLY 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 WAVERLY AT WYLDER 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 ABUTTING 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 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.

2. BOTH THE UTILITY EASEMENTS (U.E.) AND THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO SECTION 177.0091(28), FLORIDA STATUTES, THE UTILITY EASEMENTS (U.E. AND P.U.E.) SHALL ALSO INCLUDE THE CONSTRUCTION, INSTALLATION, 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 AND CITY CODE REQUIREMENTS. 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.

3. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WAVERLY 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 WAVERLY AT WYLDER HOMEOWNERS ASSOCIATION, INC..

4. THE OPEN SPACE TRACTS (OST-1 THROUGH OST-13, OST-22 THROUGH OST-23, OST-26 THROUGH OST-39, OST-45 AND OST-48) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WAVERLY 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 WAVERLY AT WYLDER HOMEOWNERS ASSOCIATION, INC..

5. THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2 AND WMT-3), 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 FUTURE DEVELOPMENT TRACTS (1 THROUGH 7, 11 THROUGH 13 AND FD-1) AS SHOWN HEREON, ARE HEREBY RESERVED FOR OWNER, MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT.

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 CITY OF 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, 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, 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. MIDWAY GLADES DEVELOPERS, LLC, 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.

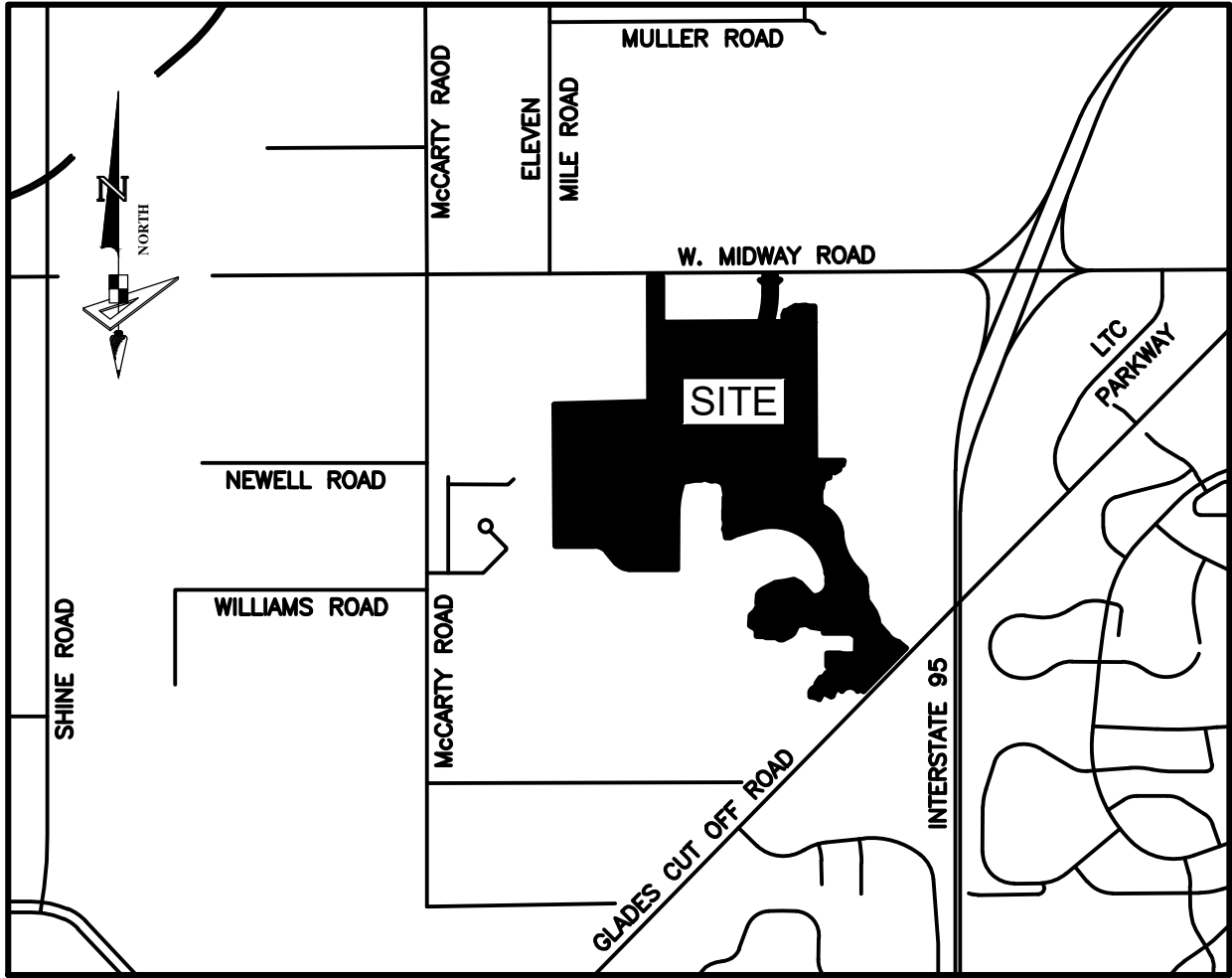
9. A BLANKET FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (WMT-1, WMT-2 AND WMT-3) AND WATER MANAGEMENT EASEMENTS (WME), OPEN SPACE TRACTS (OST-1 THROUGH OST-13, OST-22 THROUGH OST-23, OST-26 THROUGH OST-39, OST-45 AND OST-48) AND DRAINAGE EASEMENTS 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, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

10. PRESERVATION TRACTS, WETLANDS 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, ITS SUCCESSORS AND ASSIGNS, TO RETAIN THE PRESERVATION TRACTS IN ITS NATURAL VEGETATIVE, HYDROLOGIC, SCENIC, OPEN AGRICULTURAL OR WOODED CONDITION AND TO RETAIN 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 TO, THE CITY'S FACILITIES. 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, ROADS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF TRASH, WASTE OR 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.

11. THE AMENITY CENTER TRACT (TRACT A-1) AS SHOWN HEREON IS HEREBY RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

12. 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 (WMT-1, WMT-2 AND WMT-3), WATER MANAGEMENT EASEMENTS (W.M.E.), LAKE MAINTENANCE EASEMENT (L.M.E.) AND DRAINAGE EASEMENTS (D.E.) WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

13. LIFT STATION EASEMENT (LSE), AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, 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. 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, 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, 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. MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.



LOCATION MAP  
NOT TO SCALE

## CERTIFICATE OF OWNERSHIP AND DEDICATION: (CONTINUED)

14. THE ROAD RIGHT-OF-WAY TRACTS R-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, FOR THE BENEFIT OF THE PUBLIC.

15. 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 POD 5 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.

16. ST. LUCIE COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM FOR ROAD RIGHT-OF-WAY TRACTS (R) AND THE CONNECTION TO THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2 AND 9) AND THE WATER MANAGEMENT EASEMENTS (WME).

17. THE WELL SITE TRACTS (F37, F38 AND F39), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS FOR THE INSTALLATION, OPERATION, REPAIR, REPLACEMENT, AND MAINTENANCE OF CERTAIN WATER FACILITIES LOCATED THEREIN AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF THE CITY.

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.

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

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

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 \_\_\_\_\_, 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: \_\_\_\_\_

IN WITNESS WHEREOF, THE ABOVE NAMED MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
SHANNON M. MARTIN  
MAYOR

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

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 \_\_\_\_\_, 2025, BY BY SHANNON M. MARTIN AS MAYOR FOR CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE MUNICIPAL CORPORATION, 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: \_\_\_\_\_

## 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 5 PHASE 1, 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

## 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 LINE 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 BEARING OF S.90°00'00"W., AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTE (R) FOR 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 OF 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.
- AT THE TIME OF RECORDING THIS PLAT THE FOLLOWING EASEMENTS WILL BE TERMINATED:
  - TEMPORARY EMERGENCY ACCESS EASEMENT RECORDED OCTOBER 17, 2023, IN OFFICIAL RECORDS BOOK 5058, PAGE 1014, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
  - TEMPORARY EMERGENCY ACCESS EASEMENT RECORDED OCTOBER 17, 2023, IN OFFICIAL RECORDS BOOK 5058, PAGE 1066, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

## 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

DATE: \_\_\_\_\_

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063

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

FAX: (813) 248-2266

WWW.GEOPOINTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768



LTC RANCH WEST POD 5 PHASE 1

BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

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

IN WITNESS WHEREOF, THE ABOVE NAMED WAVERLY AT WYLDER HOMEOWNERS ASSOCIATIONS, 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.

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

WITNESS: \_\_\_\_\_  
R. AUSTIN BURR  
PRESIDENT  
PRINT NAME: \_\_\_\_\_  
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, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY R. AUSTIN BURR, PRESIDENT, ON BEHALF OF WAVERLY 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: \_\_\_\_\_

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

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

WITNESS: \_\_\_\_\_  
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 STEVEN D. STREHLOW, 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 ARIZONA

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

MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN INDEMNITY 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 INDEMNITY MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5130, AT PAGE 74 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.

NVR, INC., A VIRGINIA CORPORATION

WITNESS: \_\_\_\_\_  
RYAN JOHNSON  
DIVISION MANAGER / 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 RYAN JOHNSON, DIVISION MANAGER / VICE PRESIDENT ON BEHALF OF NVR, INC., A VIRGINIA 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 \_\_\_\_\_

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: \_\_\_\_\_  
R. AUSTIN BURR,  
CHAIRMAN

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

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

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

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 ACKNOWLEDGEMENTS, PERSONALLY APPEARED R. AUSTIN BURR, CHAIRMAN 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 \_\_\_\_\_, 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: \_\_\_\_\_

TITLE CERTIFICATION:

STATE OF FLORIDA  
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.
- INDEMNITY MORTGAGE DATED APRIL 3, 2024, IN OFFICIAL RECORDS BOOK 5130, PAGE 74, 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



PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063

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



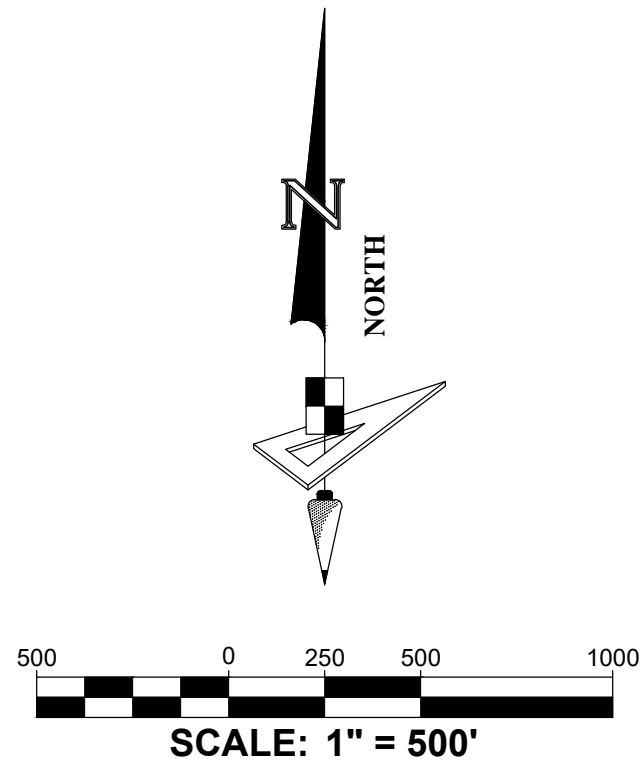
# LTC RANCH WEST POD 5 PHASE 1

BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

SHEET 3 OF 13

PLAT  
BOOK

PAGE



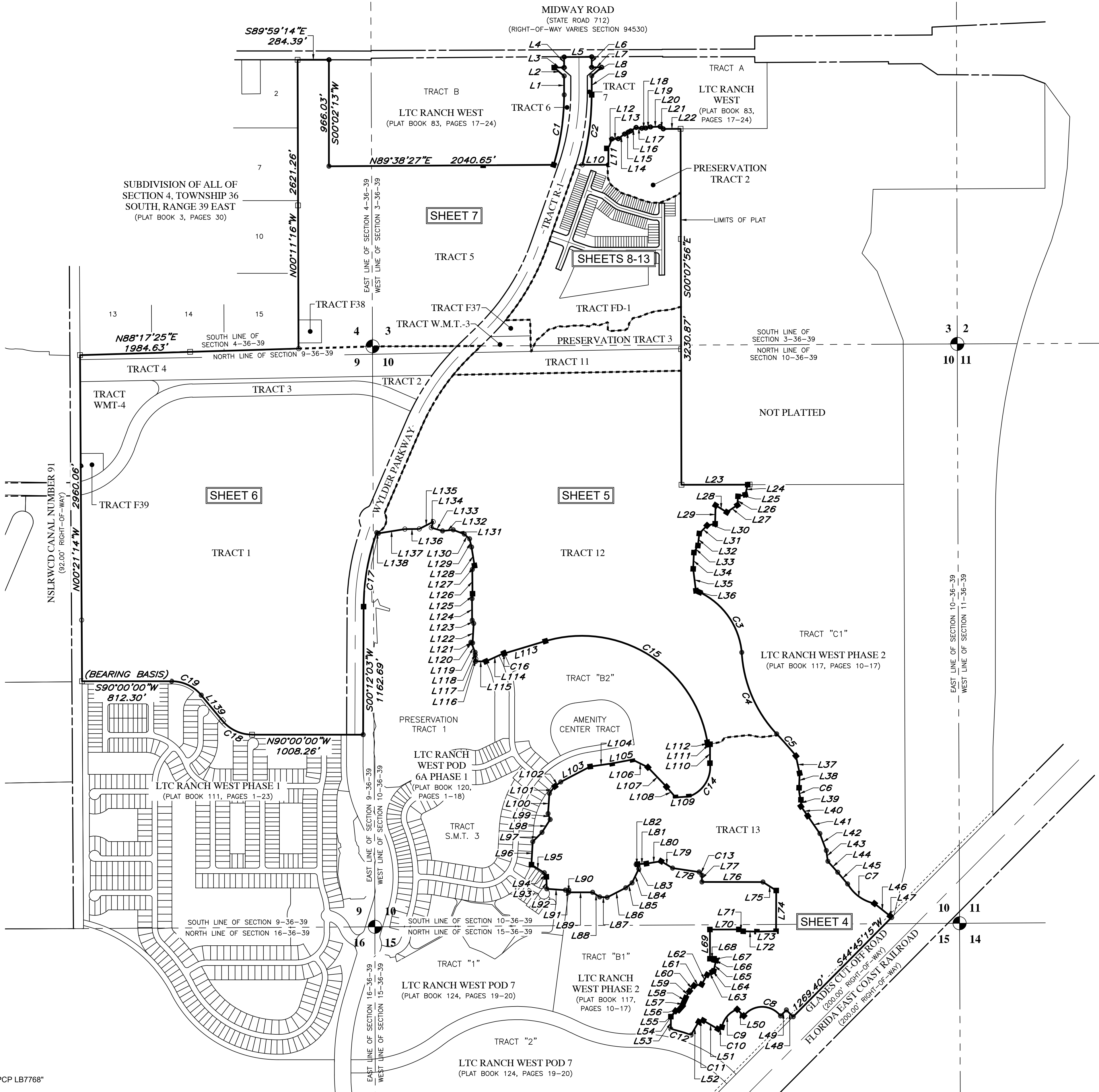
Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	2175.00'	645.04'	16°59'32"	N08°29'46"E	642.68'
C2	2425.00'	643.07'	15°11'38"	S07°35'49"W	641.19'
C3	674.78'	697.00'	59°10'55"	S35°00'28"E	666.42'
C4	1174.28'	822.37'	40°07'30"	S23°09'41"E	805.66'
C5	3995.95'	265.61'	3°48'30"	S41°19'11"E	265.56'
C6	302.76'	110.56'	20°55'24"	S08°29'15"E	109.95'
C7	363.98'	311.80'	49°04'55"	S53°55'32"E	302.35'
C8	209.69'	384.69'	105°06'55"	N89°50'47"W	332.97'
C9	217.85'	221.45'	58°14'27"	S40°40'57"W	212.03'
C10	25.00'	47.28'	108°21'42"	S65°44'35"W	40.54'
C11	30.00'	46.87'	89°31'11"	S75°09'51"W	42.25'
C12	1281.00'	191.19'	8°33'06"	N73°22'24"W	191.02'
C13	30.00'	42.71'	81°34'32"	N40°49'57"W	39.20'
C14	283.54'	387.89'	78°22'55"	N32°12'26"E	358.34'
C15	1155.00'	1960.86'	97°16'20"	N58°01'20"W	1733.72'
C16	730.00'	3.54'	0°16'40"	N24°44'59"W	3.54'
C17	2008.00'	684.55'	19°31'58"	S09°58'02"W	681.24'
C18	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C19	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'

Line Data Table		
No.	Bearing	Length
L127	N29°21'56"E	41.24'
L128	N08°56'17"W	169.61'
L129	N14°02'38"W	76.97'
L130	N47°49'02"W	64.80'
L131	N69°12'56"W	108.20'
L132	S84°07'28"W	97.05'
L133	N73°24'48"W	106.47'
L134	N18°59'42"E	55.73'
L135	S63°01'39"W	142.72'

Line Data Table		
No.	Bearing	Length
L136	S89°18'04"W	130.51'
L137	S80°57'54"W	243.21'
L138	N70°15'59"W	17.14'
L139	N39°39'14"W	301.26'
L140	S83°18'32"W	156.29'
L141	N79°25'02"W	106.86'
L142	S83°57'57"W	222.04'
L143	S38°47'02"W	48.88'
L144	S78°15'28"W	104.93'

## 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. ----- CITY 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
- IRC ----- IRON ROD AND CAP
- P.R.M. ----- PERMANENT REFERENCE MONUMENT
- SF ----- SQUARE FEET
- ⬢ ----- INDICATES SECTION CORNER
- NSLRWCD ----- NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- ⬢ ----- INDICATES SET P.R.M. 5/8" (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 LB7217" 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"



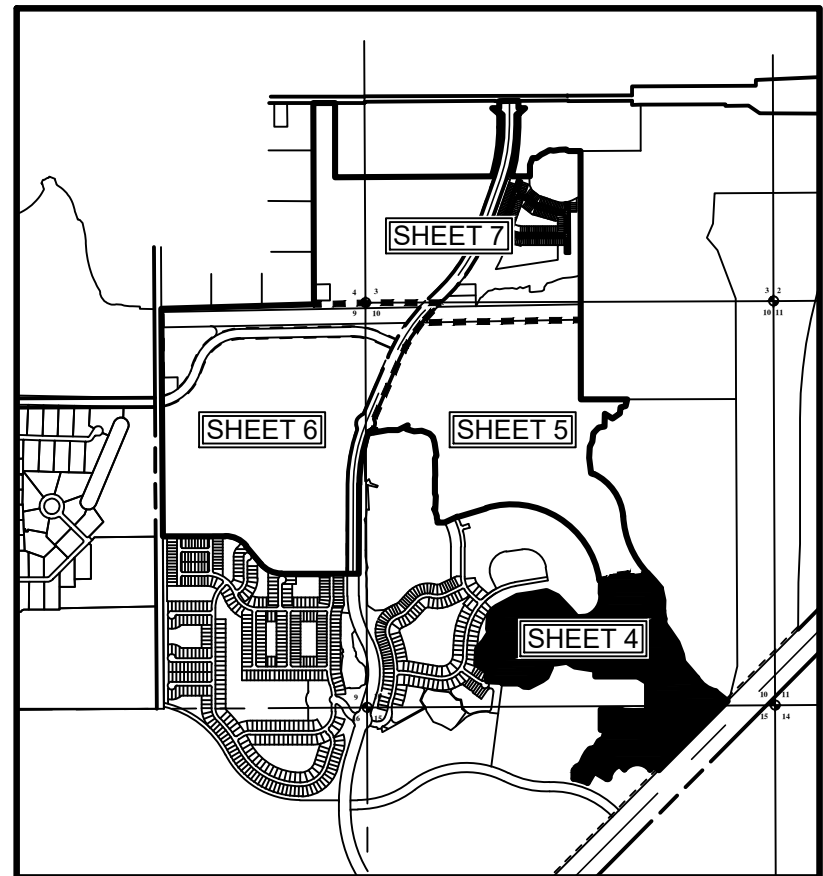
# LTC RANCH WEST POD 5 PHASE 1

BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

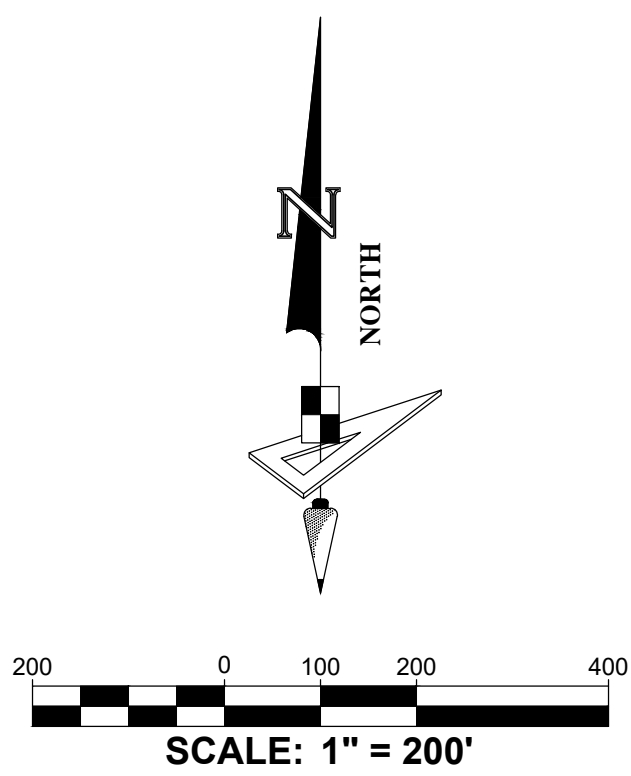
SHEET 4 OF 13

PLAT  
BOOK

PAGE



KEY MAP:  
SCALE 1" = 2000.00'



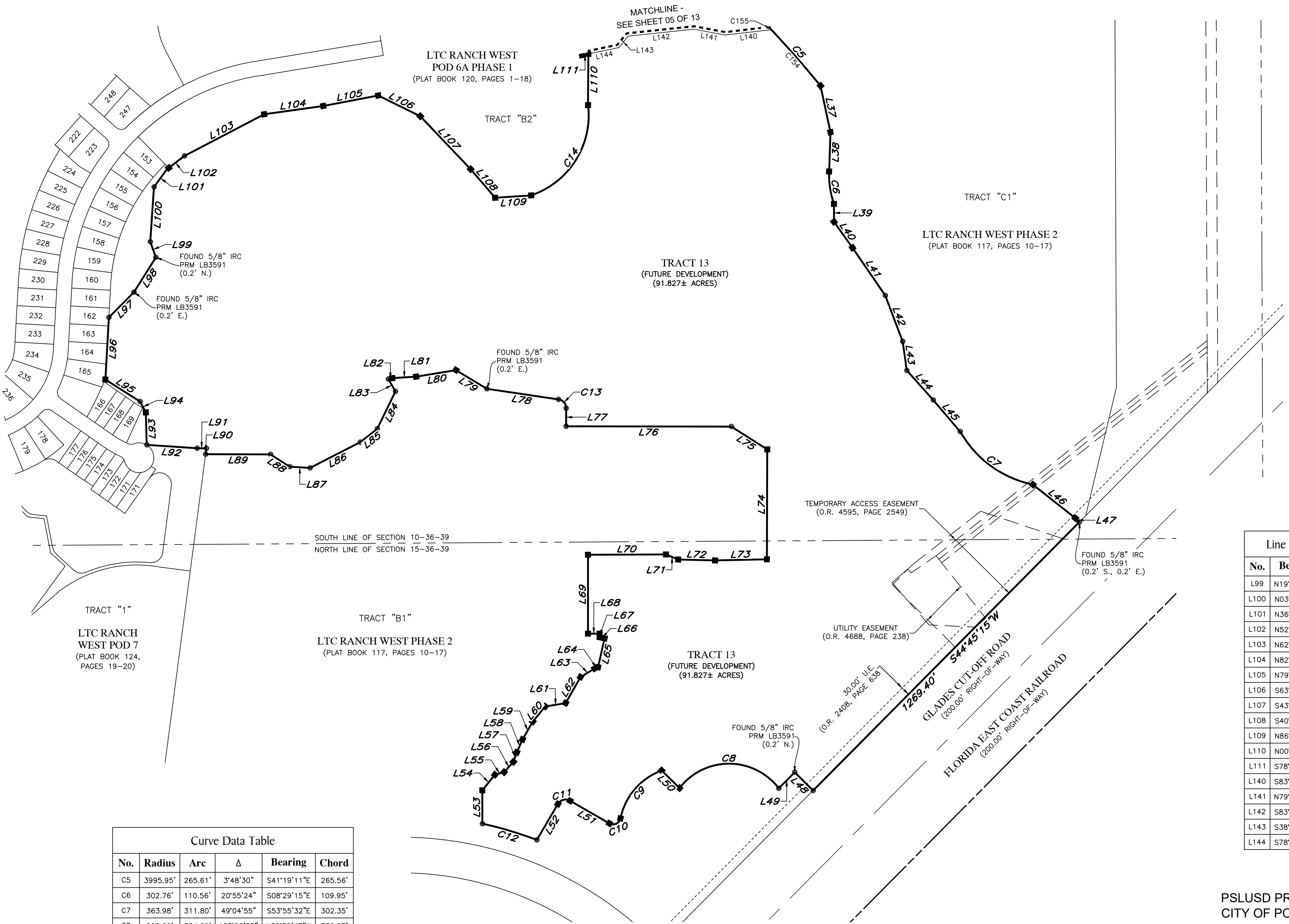
SCALE: 1" = 200'

## 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. ----- CITY 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  
IRON ----- IRON ROD AND CAP  
P.R.M. ----- PERMANENT REFERENCE MONUMENT  
SF ----- SQUARE FEET  
◆ ----- INDICATES SECTION CORNER  
NSLRWCD ----- NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT  
★ ----- INDICATES SET P.R.M. 5/8" (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 LB7217" 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
C5	3995.95'	265.61'	3°48'30"	S41°19'11"E	265.56'
C6	302.76'	110.56'	20°55'24"	S08°29'15"E	109.95'
C7	363.96'	311.80'	49°04'55"	S53°55'32"E	302.35'
C8	209.69'	384.69'	105°06'55"	N89°50'47"W	332.97'
C9	217.85'	221.45'	58°14'27"	S40°40'57"W	212.03'
C10	25.00'	47.28'	108°21'42"	S65°44'35"W	40.54'
C11	30.00'	46.87'	89°31'11"	S75°09'51"W	42.25'
C12	1281.00'	191.19'	8°33'06"	N73°22'24"W	191.02'
C13	30.00'	42.71'	81°34'32"	N40°49'57"W	39.20'
C14	283.54'	387.89'	78°22'55"	N32°12'26"E	358.34'
C154	3995.95'	250.42'	3°35'27"	N41°12'39"W	250.38'
C155	3995.95'	15.19'	0°13'04"	N43°06'54"W	15.19'



## Line Data Table

No.	Bearing	Length
L99	N19°26'06"W	56.28'
L100	N03°52'02"E	183.99'
L101	N36°08'36"E	73.46'
L102	N52°33'00"E	73.96'
L103	N62°25'10"E	302.18'
L104	N82°00'19"E	200.08'
L105	N79°12'15"E	188.15'
L106	S63°45'01"E	157.43'
L107	S43°30'58"E	245.58'
L108	S40°38'19"E	126.13'
L109	N86°13'58"E	121.06'
L110	N00°22'25"E	172.05'
L111	S78°15'28"W	21.79'
L140	S83°18'32"W	156.29'
L141	N79°25'02"W	106.86'
L142	S83°57'57"W	222.04'
L143	S38°47'02"W	48.88'
L144	S78°15'28"W	104.93'

## Line Data Table

No.	Bearing	Length
L37	S12°06'11"E	159.59'
L38	S01°58'27"W	132.13'
L39	S00°05'01"E	60.28'
L40	S35°28'41"E	106.88'
L41	S34°28'46"E	194.39'
L42	S20°43'06"E	164.90'
L43	S08°09'00"E	98.50'
L44	S41°51'29"E	133.05'
L45	S40°22'53"E	139.65'
L46	S51°36'34"E	181.71'
L47	S45°14'45"E	18.42'
L48	N45°13'59"W	87.01'
L49	S44°45'15"W	76.07'
L50	N45°36'11"W	84.22'
L51	N60°04'34"W	152.45'
L52	S30°24'15"W	139.87'
L53	N00°01'06"W	112.13'
L54	N39°07'34"E	67.17'
L55	N74°25'35"E	32.04'
L56	N42°02'09"E	46.74'
L57	N19°45'27"E	33.57'
L58	N23°47'39"E	47.51'
L59	N29°52'09"E	69.30'
L60	N39°22'15"E	65.40'
L61	N80°33'00"E	69.63'
L62	N29°40'27"E	101.00'
L63	N56°57'16"E	55.48'
L64	N69°29'29"E	12.25'
L65	N12°32'13"E	99.39'
L66	N78°32'30"W	16.31'
L67	N02°47'10"W	12.44'
L68	S90°00'00"W	38.97'
L69	N00°00'00"E	265.00'
L70	N89°48'07"E	261.76'
L71	S67°29'22"E	44.34'
L72	S86°32'34"E	124.01'
L73	N88°46'59"E	173.96'
L74	N00°12'03"E	369.24'
L75	N57°31'19"W	142.71'
L76	N89°53'25"W	554.72'
L77	N00°02'41"W	60.62'
L78	N81°37'14"W	243.48'
L79	N58°47'43"W	120.92'
L80	S80°43'32"W	135.35'
L81	S86°31'18"W	80.02'
L82	S76°08'06"W	14.03'
L83	N30°02'23"E	47.52'
L84	S25°46'17"W	139.72'
L85	S51°57'59"W	72.82'
L86	S62°50'08"W	189.36'
L87	N86°34'13"W	68.43'
L88	S57°16'08"W	76.36'
L89	N89°51'03"W	218.14'
L90	N07°28'25"E	20.08'
L91	N89°42'10"W	30.99'
L92	N86°11'13"W	169.48'
L93	N01°38'11"W	109.20'
L94	N27°45'45"W	41.51'
L95	N57°39'33"W	137.78'
L96	N03°12'53"E	208.69'
L97	N44°42'29"E	119.25'
L98	N32°20'48"E	138.20'

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063



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

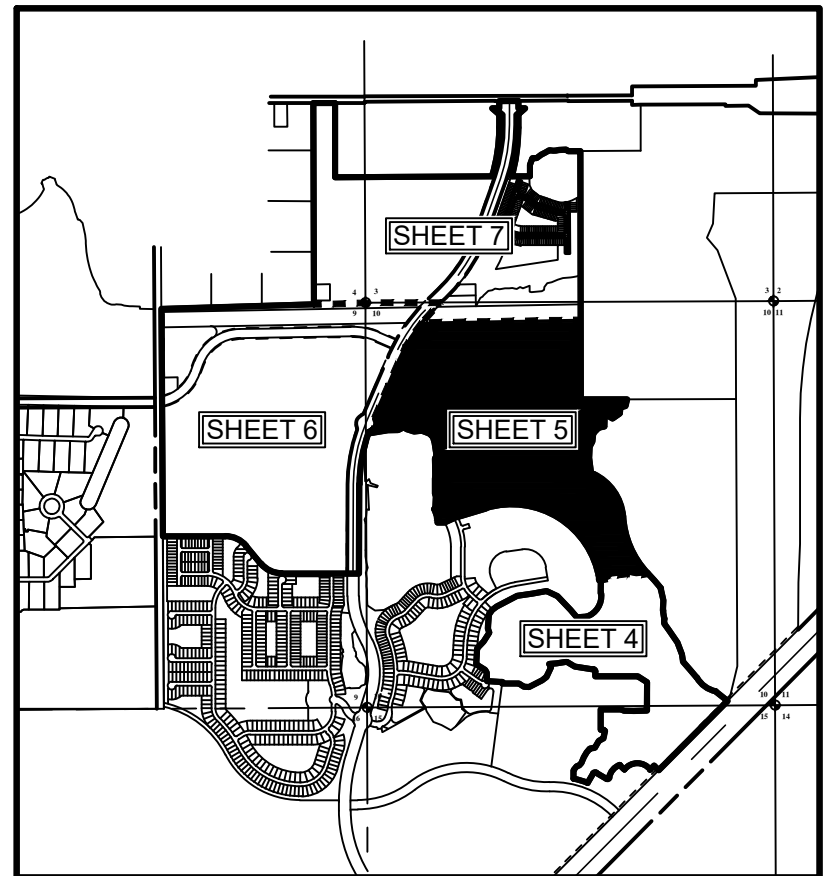
# LTC RANCH WEST POD 5 PHASE 1

BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

SHEET 5 OF 13

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PAGE



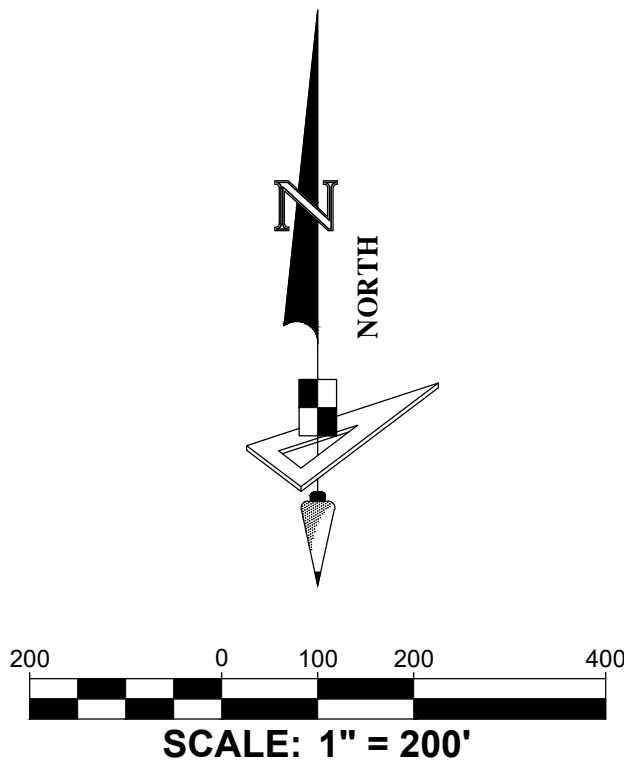
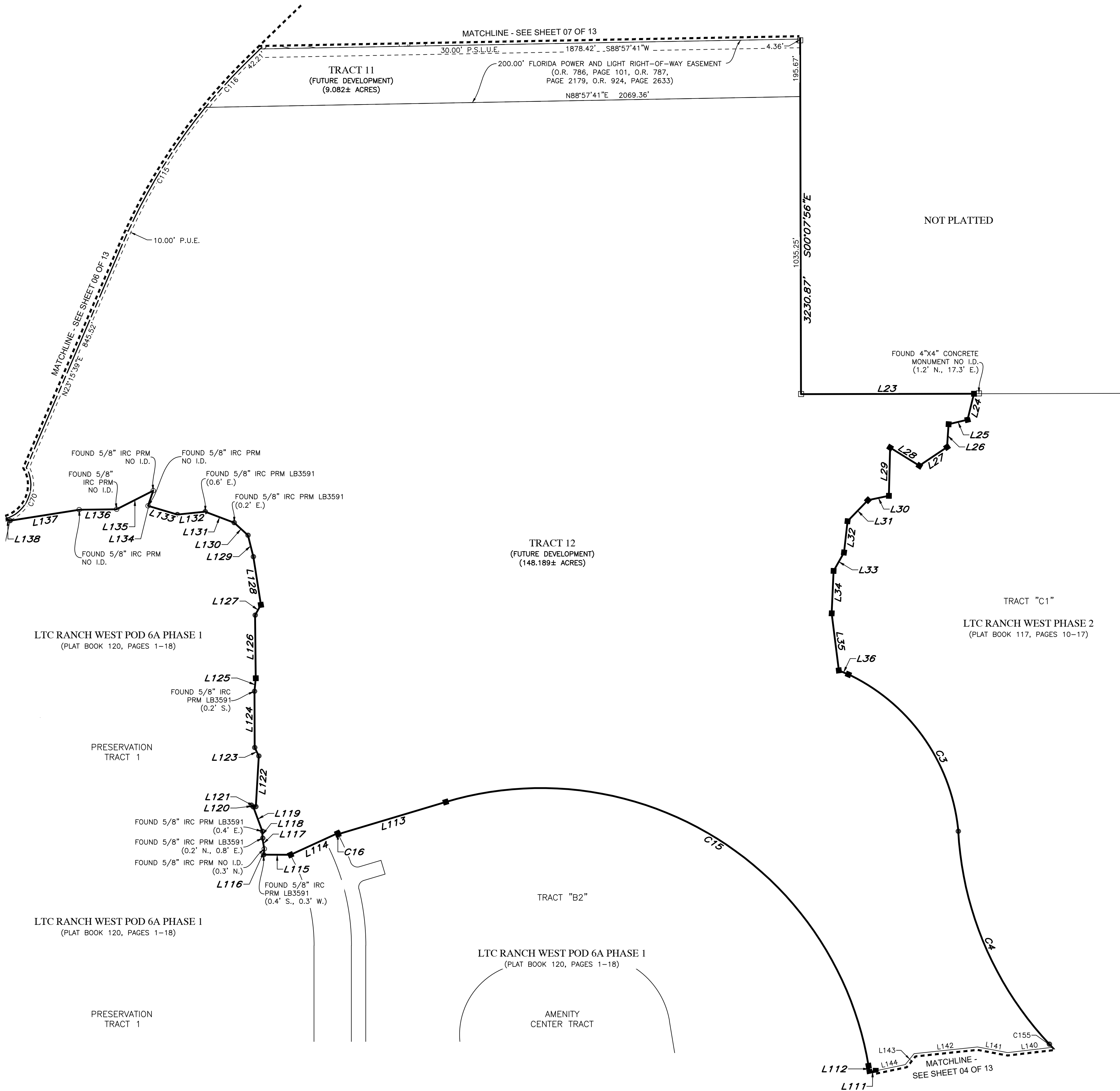
KEY MAP:  
SCALE 1" = 2000.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C3	674.78'	697.00'	59°10'55"	S35°00'28"E	666.42'
C4	1174.28'	822.37'	40°07'30"	S23°09'41"E	805.66'
C15	1155.00'	1960.86'	97°16'20"	N58°01'20"W	1733.72'
C16	730.00'	3.54'	0°16'40"	N24°44'59"W	3.54'
C70	123.00'	220.78'	102°50'45"	N22°08'46"E	192.32'
C115	2008.00'	559.19'	15°57'21"	S31°14'20"W	557.39'
C116	2008.00'	236.70'	6°45'14"	S42°35'37"W	236.56'
C155	3995.95'	15.19'	0°13'04"	N43°06'54"W	15.19'

Line Data Table		
No.	Bearing	Length
L136	S89°18'04"W	130.51'
L137	S80°57'54"W	243.21'
L138	N70°15'59"W	17.14'
L140	S83°18'32"W	156.29'
L141	N79°25'02"W	106.86'
L142	S83°57'57"W	222.04'
L143	S38°47'02"W	48.88'
L144	S78°15'28"W	104.93'

## 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. ----- CITY 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  
IRC ----- IRON ROD AND CAP  
P.R.M. ----- PERMANENT REFERENCE MONUMENT  
SF ----- SQUARE FEET  
◆ ----- INDICATES SECTION CORNER  
NSLRWCD ----- NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT  
★ ----- INDICATES SET P.R.M. 5/8" (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 LB7217" 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	N89°52'25"E	601.58'
L24	S13°44'03"W	93.20'
L25	S76°41'49"W	67.81'
L26	S03°58'12"W	79.79'
L27	S56°01'44"W	115.99'
L28	N58°09'30"W	119.91'
L29	S01°23'43"W	167.92'
L30	S78°09'41"W	74.64'
L31	S44°06'52"W	101.79'
L32	S06°26'43"W	109.65'
L33	S29°26'17"W	73.60'
L34	S02°32'58"W	147.73'
L35	S07°06'35"E	199.99'
L36	S66°55'01"E	36.00'
L111	S78°15'28"W	21.79'
L112	N09°22'47"W	21.83'
L113	S73°20'30"W	390.81'
L114	S65°23'21"W	180.00'
L115	N89°43'49"W	93.56'
L116	N05°15'58"E	19.66'
L117	N09°19'55"W	38.11'
L118	N01°13'48"W	24.31'
L119	N20°17'25"W	90.29'
L120	N49°25'26"W	9.23'
L121	S71°38'44"E	16.56'
L122	N03°22'52"E	176.79'
L123	N26°04'53"W	32.70'
L124	N00°12'05"W	195.67'
L125	N05°37'55"E	45.65'
L126	N00°37'18"W	219.43'
L127	N29°21'56"E	41.24'
L128	N08°56'17"W	169.61'
L129	N14°02'38"W	76.97'
L130	N47°49'02"W	64.80'
L131	N69°12'56"W	108.20'
L132	S84°07'28"W	97.05'
L133	N73°24'48"W	106.47'
L134	N18°59'42"E	55.73'
L135	S63°01'39"W	142.72'

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063



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WWW.GEOPONTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768



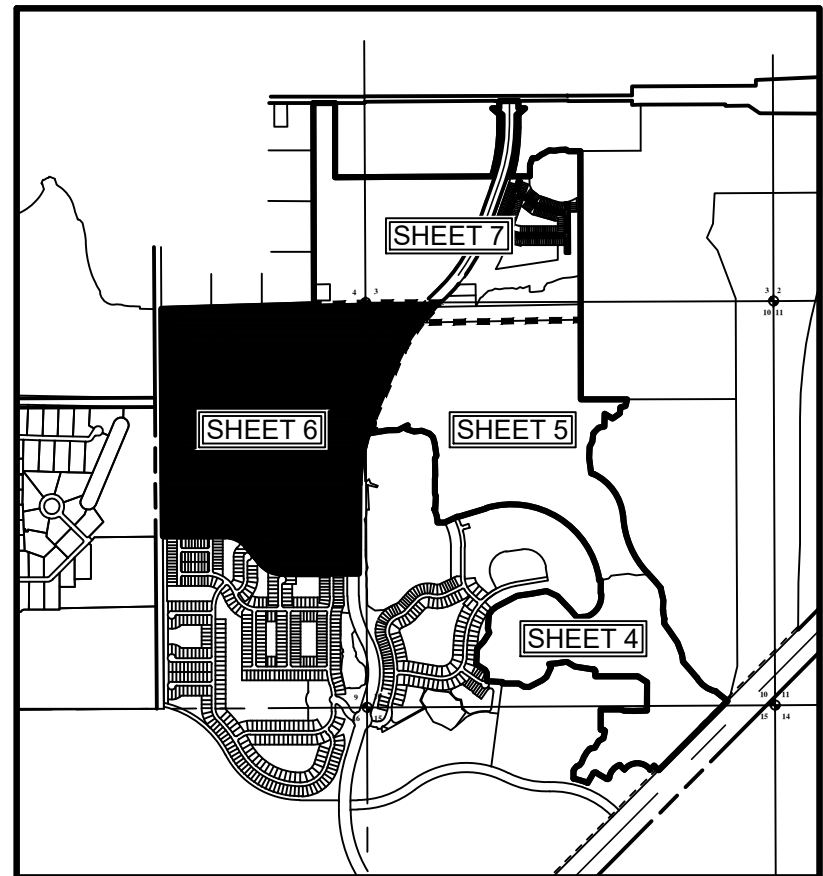
# LTC RANCH WEST POD 5 PHASE 1

BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

SHEET 6 OF 13

PLAT  
BOOK

PAGE



KEY MAP:  
SCALE 1" = 2000.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C17	2008.00'	684.55'	19°31'58"	S09°58'02"W	681.24'
C18	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C19	350.00'	307.55'	50°20'46"	N64°49'37"W	297.75'
C70	123.00'	220.78'	102°50'45"	N22°08'46"E	192.32'
C72	2008.00'	795.89'	22°42'35"	N34°36'57"E	790.69'
C81	2083.00'	825.62'	22°42'35"	S34°36'57"W	820.22'
C82	2083.00'	838.36'	23°03'37"	S11°43'51"W	832.72'
C85	2158.00'	759.47'	20°09'51"	S35°53'19"W	755.55'
C86	2158.00'	95.88'	2°32'44"	S24°32'01"W	95.87'
C87	41.00'	32.12'	44°53'26"	S45°42'22"W	31.31'
C88	123.00'	197.96'	92°12'49"	S22°02'41"W	177.28'
C89	41.00'	31.09'	43°27'07"	S02°20'09"E	30.35'
C90	2158.00'	722.75'	19°11'22"	S09°47'43"W	719.38'
C93	2158.00'	115.44'	3°03'54"	S44°26'17"W	115.43'
C94	2158.00'	263.00'	6°58'57"	S39°24'51"W	262.83'
C95	2158.00'	260.70'	6°55'18"	S32°27'44"W	260.54'
C117	900.00'	382.35'	24°20'27"	S78°54'34"E	379.48'
C118	640.85'	767.67'	68°38'02"	N54°36'43"E	722.59'
C119	536.85'	523.64'	55°53'09"	N48°10'12"E	503.12'
C120	656.85'	669.35'	58°23'10"	N49°25'36"E	640.76'
C121	520.85'	623.92'	68°38'02"	N54°36'43"E	587.28'
C122	780.00'	331.37'	24°20'27"	S78°54'34"E	328.88'
C123	536.85'	294.25'	31°24'15"	N35°55'45"E	290.58'
C124	536.85'	229.39'	24°28'54"	N63°52'19"E	227.65'
C130	2158.00'	120.33'	3°11'41"	S27°24'14"W	120.31'
C131	5.00'	7.85'	90°00'00"	N45°21'14"W	7.07'
C132	20.00'	31.42'	90°00'00"	N45°21'14"W	28.28'

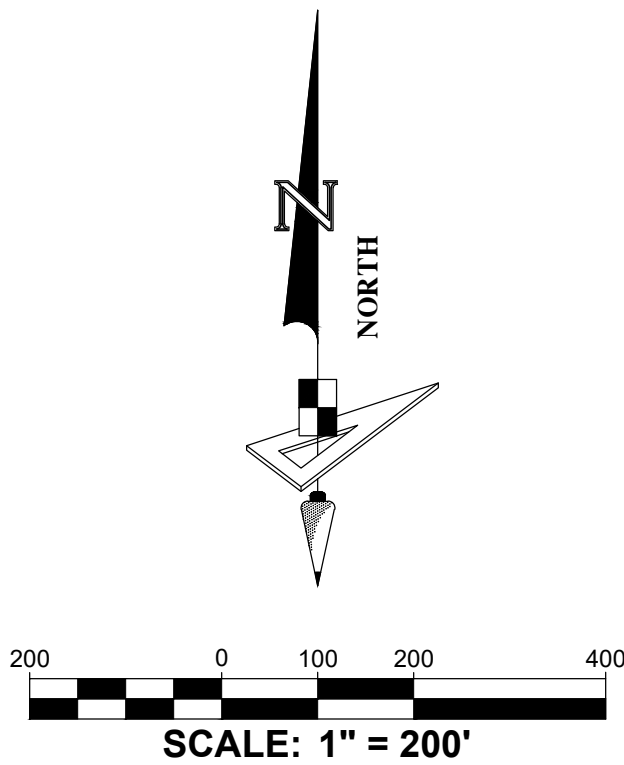
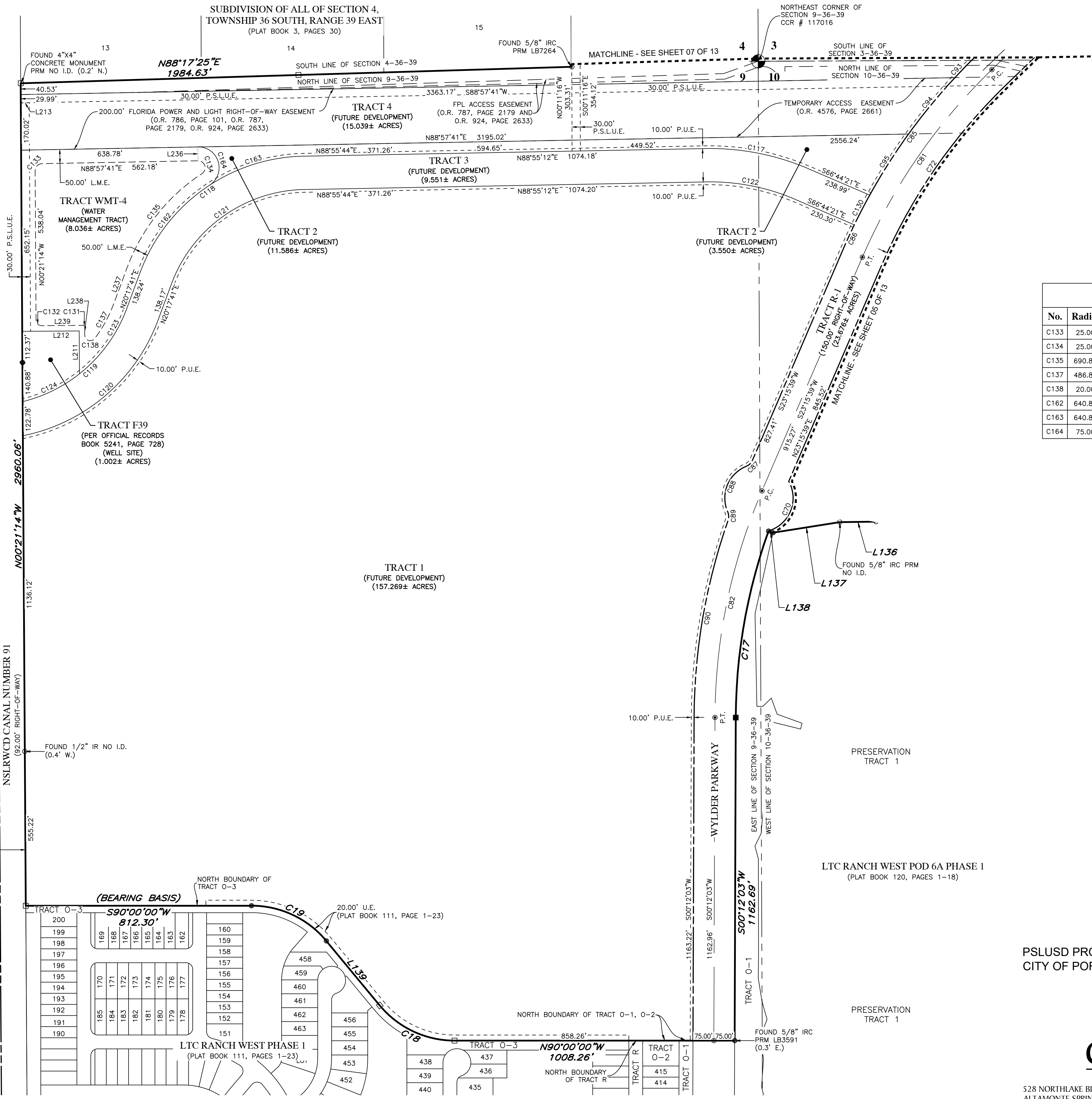
## LEGEND / ABBREVIATIONS:

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W.M.E. ----- WATER MANAGEMENT EASEMENT  
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L.M.E. ----- LAKE MAINTENANCE EASEMENT  
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● ----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB7217" 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"

FOUNDERS  
CROSSING PUD  
MASTER PLAT  
(PLAT BOOK 61, PAGE 2)

TRACT C

EAST LINE OF NSLRWCD  
CANAL NUMBER 91



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C133	25.00'	38.97'	89°18'55"	N44°18'14"E	35.14'
C134	25.00'	64.51'	147°50'25"	S17°07'07"E	48.04'
C135	690.85'	440.18'	36°30'24"	S38°32'53"W	432.78'
C137	486.85'	143.36'	16°52'18"	S28°39'34"W	142.84'
C138	20.00'	49.76'	142°33'03"	N71°37'45"W	37.88'
C162	640.85'	408.33'	36°30'24"	S38°32'53"W	401.45'
C163	640.85'	359.34'	32°07'38"	S72°51'55"W	354.65'
C164	75.00'	193.52'	147°50'25"	S17°07'07"E	144.13'

Line Data Table		
No.	Bearing	Length
L136	S89°18'04"W	130.51'
L137	S80°57'54"W	243.21'
L138	N70°15'59"W	17.14'
L139	N39°39'14"W	301.26'
L211	N00°21'14"W	154.27'
L212	S89°38'46"W	205.00'
L213	S88°58'40"W	30.00'
L236	N01°02'19"W	50.00'
L237	S20°17'41"W	138.27'
L238	N00°21'14"W	30.18'
L239	S89°38'46"W	150.00'

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063

**GeoPoint**  
Surveying, Inc.

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

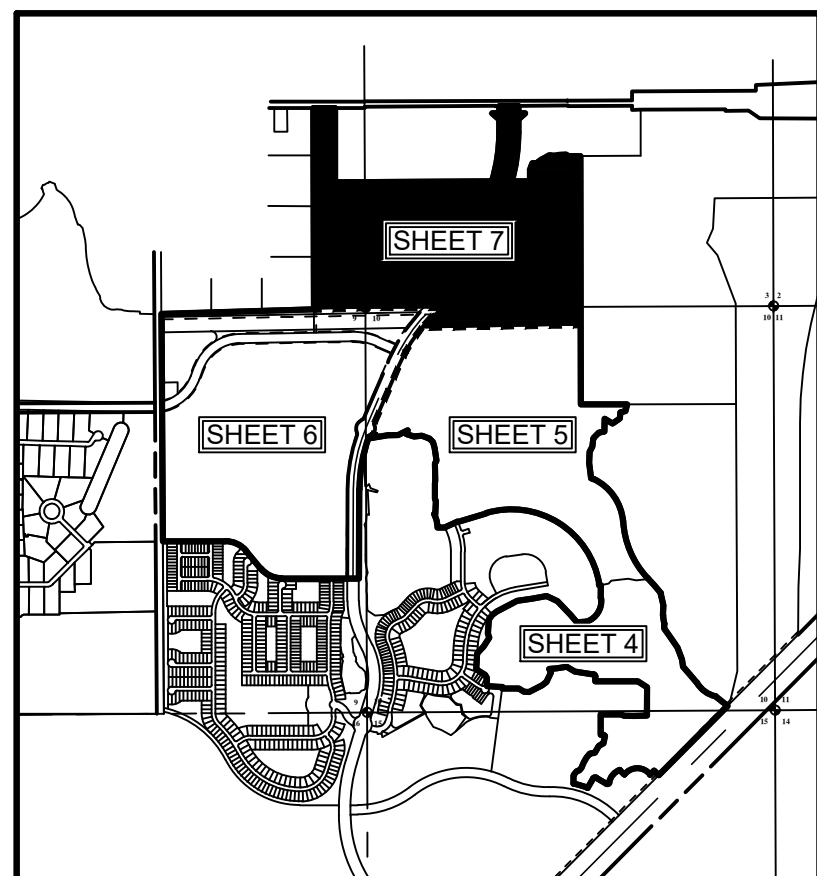
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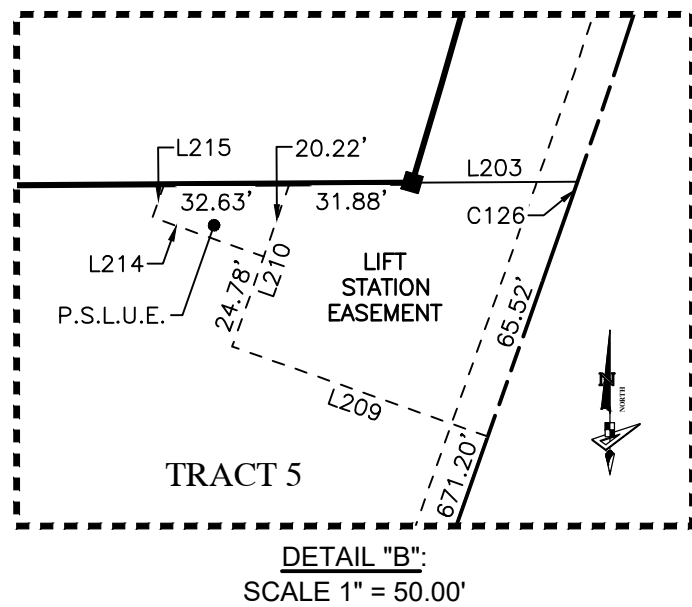
SHEET 7 OF 13

PLAT  
BOOK

PAGE



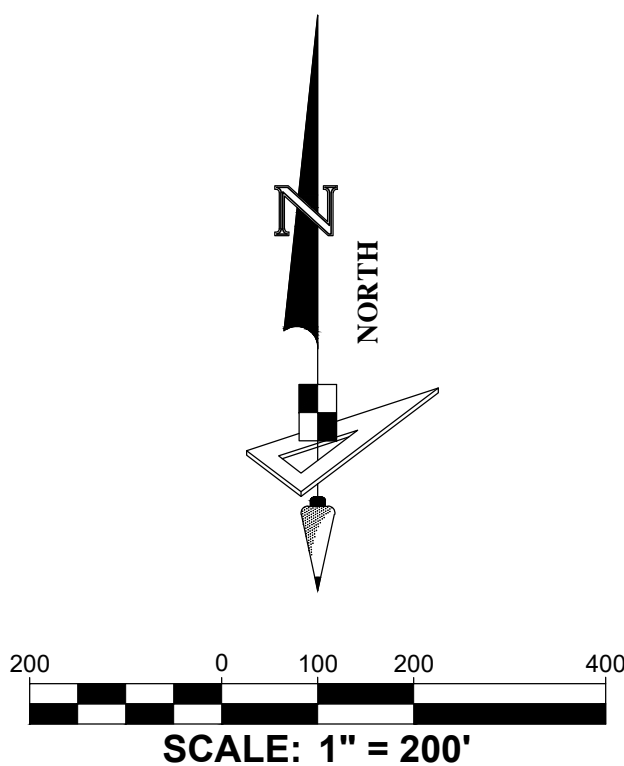
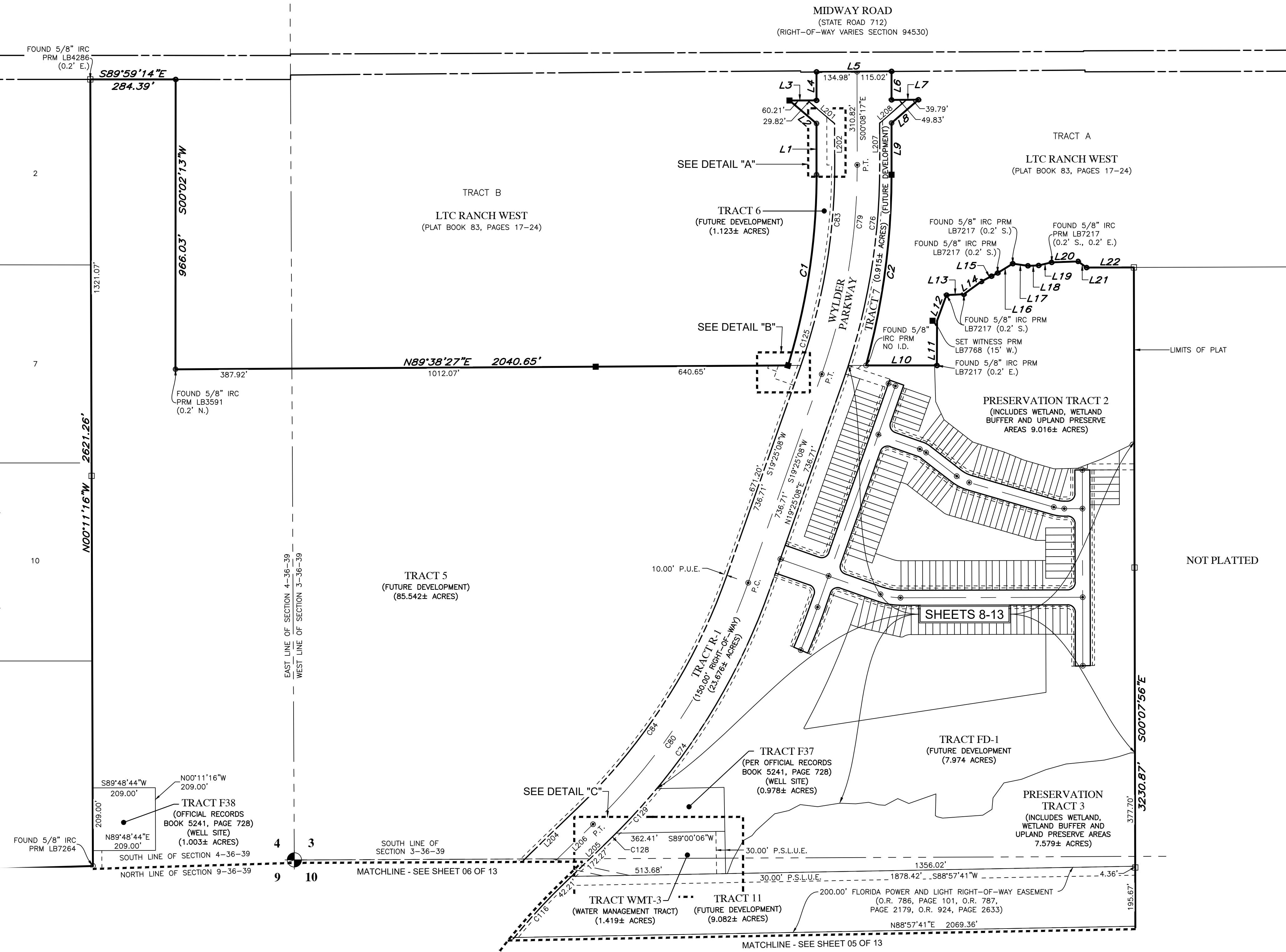
Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	2175.00'	645.04'	16°59'32"	N08°29'46"E	642.68'
C2	2425.00'	643.07'	15°11'38"	S07°35'49"W	641.19'
C74	2158.04'	1000.07'	26°33'07"	N32°41'41"E	991.14'
C76	2158.00'	736.59'	19°33'24"	N09°38'26"E	733.02'
C79	2083.00'	710.99'	19°33'24"	S09°38'26"W	707.54'
C80	2083.04'	965.31'	26°33'07"	S32°41'41"W	956.70'
C83	2008.00'	685.39'	19°33'24"	S09°38'26"W	682.07'
C84	1990.51'	930.71'	26°47'24"	S32°41'41"W	922.25'
C116	2008.00'	236.70'	6°45'14"	S42°35'37"W	236.56'
C125	2008.00'	680.54'	19°25'07"	N09°34'17"E	677.29'
C126	2008.00'	4.84'	0°08'18"	N19°20'59"E	4.84'
C128	2158.04'	34.67'	0°55'14"	N45°30'38"E	34.67'
C129	2158.04'	201.25'	5°20'36"	N42°22'43"E	201.18'



## LEGEND / ABBREVIATIONS:

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- LB ----- LICENSE BUSINESS
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- IRC ----- IRON ROD AND CAP
- P.R.M. ----- PERMANENT REFERENCE MONUMENT
- SF ----- SQUARE FEET
- ◆ ----- INDICATES SECTION CORNER
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- ★ ----- INDICATES SET P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
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- ----- INDICATES FOUND P.R.M. 5/8" (IRC) IRON ROD AND CAP STAMPED "PRM LB7217" 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"

SUBDIVISION OF ALL OF SECTION 4,  
TOWNSHIP 36 SOUTH, RANGE 39 EAST  
(PLAT BOOK 3, PAGES 50)



Line Data Table		
No.	Bearing	Length
L1	N00°00'00"E	170.66'
L2	N49°34'01"W	118.27'
L3	N89°39'07"E	90.03'
L4	N00°00'00"E	94.66'
L5	N89°36'23"E	250.01'
L6	S00°00'00"E	94.86'
L7	N89°39'06"E	89.63'
L8	S49°05'06"W	118.60'
L9	S00°00'00"E	172.31'
L10	N89°59'59"E	235.94'
L11	N00°12'34"E	148.99'
L12	N20°10'11"E	91.22'
L13	N87°21'39"E	57.70'
L14	N53°51'17"E	72.13'
L15	N62°29'51"E	61.58'
L16	N58°18'21"E	59.09'
L17	S81°47'28"E	50.78'
L18	N88°05'45"E	35.92'
L19	N76°32'04"E	44.47'
L20	N87°55'58"E	87.96'
L21	S54°09'50"E	35.07'
L22	N89°48'49"E	157.61'
L201	S49°34'01"E	118.52'
L202	S00°08'17"E	138.37'
L203	N89°38'27"E	43.07'
L204	S45°58'14"W	214.48'
L205	N45°58'14"E	214.48'
L206	S45°58'14"W	214.48'
L207	N00°08'17"W	139.36'
L208	N49°05'06"E	118.35'
L209	N70°34'52"W	70.53'
L210	N19°25'08"E	45.00'
L214	N70°35'57"W	30.71'
L215	N19°24'03"E	9.19'
L249	N00°59'54"W	20.00'
L250	N89°00'06"E	292.26'
L251	S01°04'40"E	60.00'
L252	S89°00'06"W	281.66'
L253	N77°52'44"W	60.77'
L254	N89°51'43"E	16.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C139	4049.27'	66.66'	0°56'36"	N45°23'31"E	66.66'
C140	20.00'	15.39'	44°04'53"	N66°57'40"E	15.01'
C142	20.00'	31.39'	89°55'14"	S46°02'17"E	28.26'
C144	20.00'	31.44'	90°04'46"	S43°57'43"W	28.30'
C146	20.00'	4.58'	13°07'10"	N84°26'19"W	4.57'
C148	20.00'	43.19'	123°44'33"	N16°00'28"W	35.28'

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063



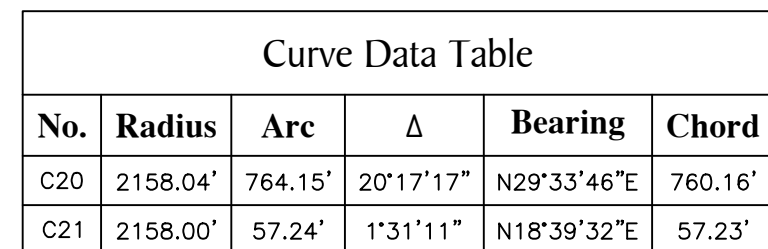
528 NORTHLAKE BLVD, STE 1040  
ALTAMONTE SPRINGS, FLORIDA 32701  
PHONE: (321) 270-0440  
FAX: (813) 248-2266  
WWW.GEOPPOINTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768



BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

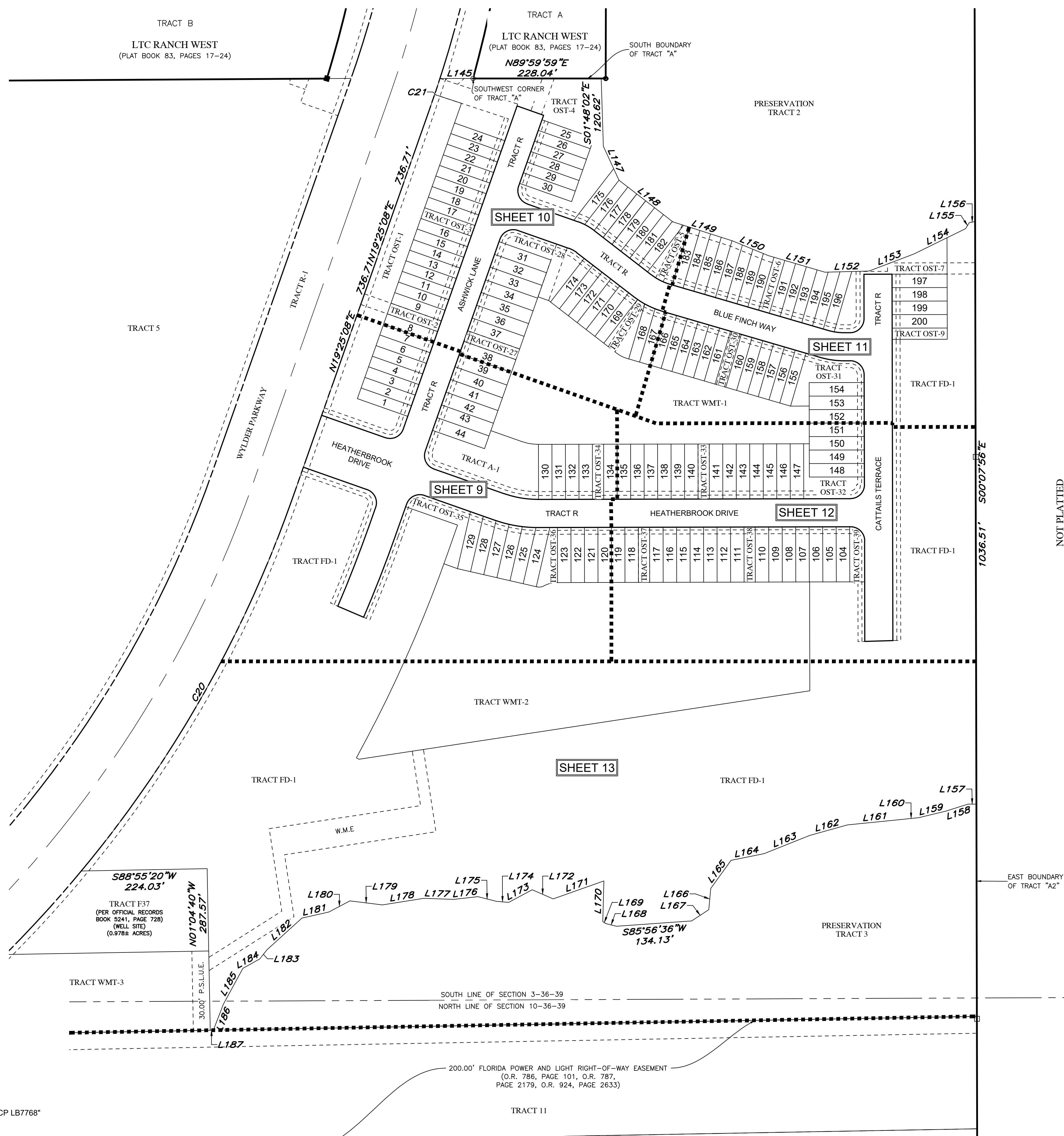
PLAT  
BOOK

Line Data Table		
No.	Bearing	Length
L145	N89°59'04"E	58.95'
L147	S24°45'41"E	66.50'
L148	S52°17'51"E	121.26'
L149	S72°16'52"E	110.93'
L150	S67°43'40"E	69.38'
L151	N87°34'43"E	105.09'
L152	N88°35'46"E	78.15'
L153	N69°13'40"E	85.44'
L154	N65°53'01"E	102.79'
L155	N30°29'43"E	12.58'
L156	N80°58'21"E	10.47'
L157	S89°52'04"W	15.04'
L158	S72°21'41"W	41.46'
L159	S76°31'30"W	48.94'
L160	S83°59'50"W	28.38'
L161	S84°12'29"W	99.80'
L162	S74°20'29"W	69.86'
L163	S68°17'56"W	87.21'
L164	S78°36'50"W	59.86'
L165	S35°51'54"W	61.78'
L166	S05°21'36"W	37.98'
L167	S56°43'14"W	36.41'
L168	N75°57'35"E	19.70'
L169	N56°33'57"E	6.31'
L170	N10°32'32"E	72.46'
L171	S07°19'16"E	95.83'
L172	N66°21'43"W	40.49'
L173	S61°57'19"W	47.69'
L174	N65°28'44"W	21.72'
L175	N75°47'51"W	34.11'
L176	S83°36'58"W	43.21'
L177	N87°58'50"E	53.57'
L178	S80°55'54"W	74.33'
L179	N82°56'05"E	58.31'
L180	S62°14'27"W	42.49'
L181	S77°11'46"W	49.08'
L182	S47°49'15"W	83.16'
L183	S38°32'46"W	21.86'
L184	S61°03'08"W	33.95'
L185	S28°37'42"W	72.85'
L186	S21°02'13"W	49.20'
L187	S89°09'41"W	5.56'



**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. -----	CITY 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
IRC -----	IRON ROD AND CAP
P.R.M. -----	PERMANENT REFERENCE MONUMENT
SF -----	SQUARE FEET
◆ -----	INDICATES SECTION CORNER
NSLRWCD -----	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
■ -----	INDICATES SET P.R.M. 5/8" (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 LB7217" 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"



NOT PLATTED

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063



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

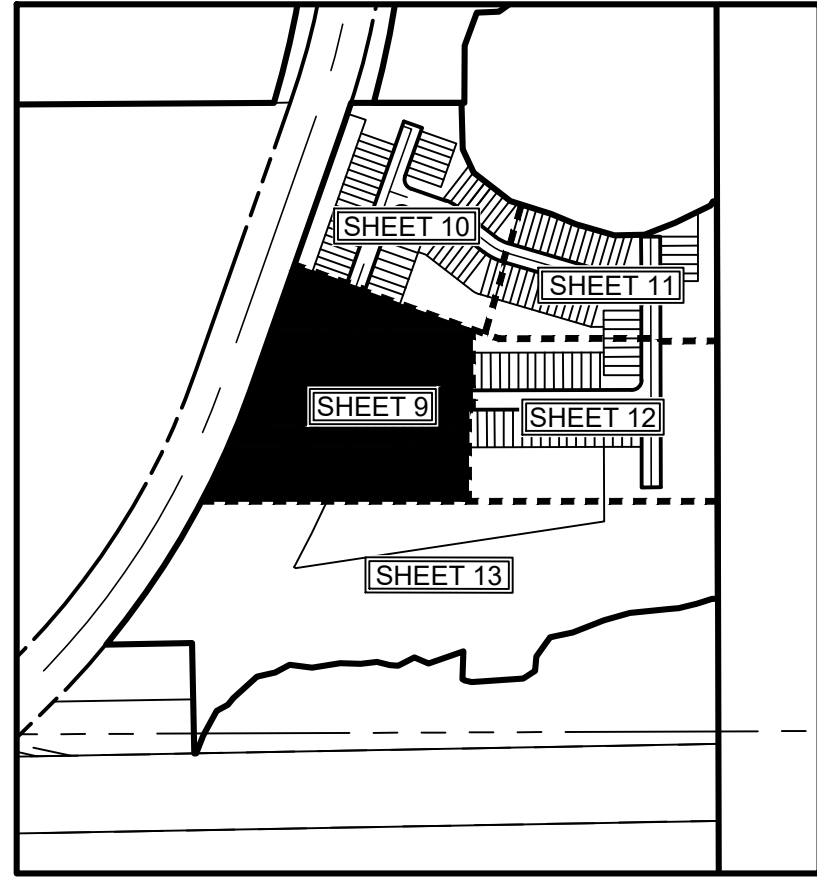
LTC RANCH WEST POD 5 PHASE 1

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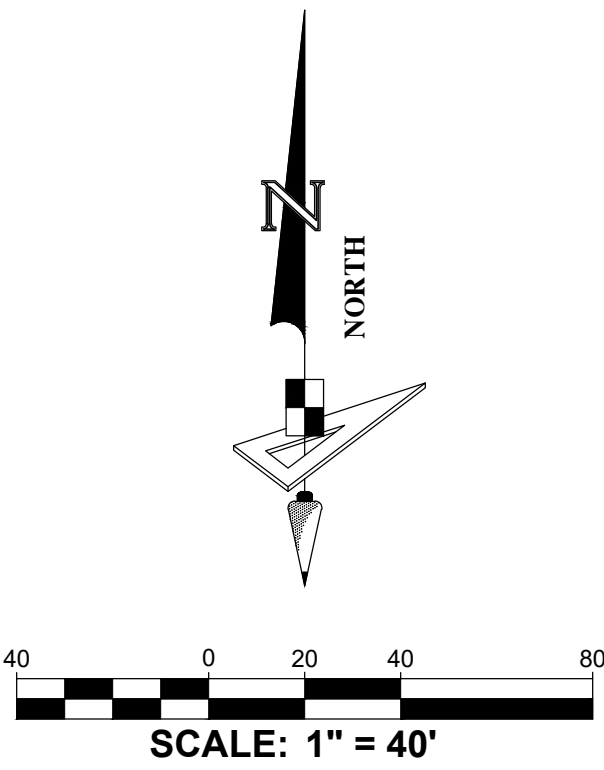
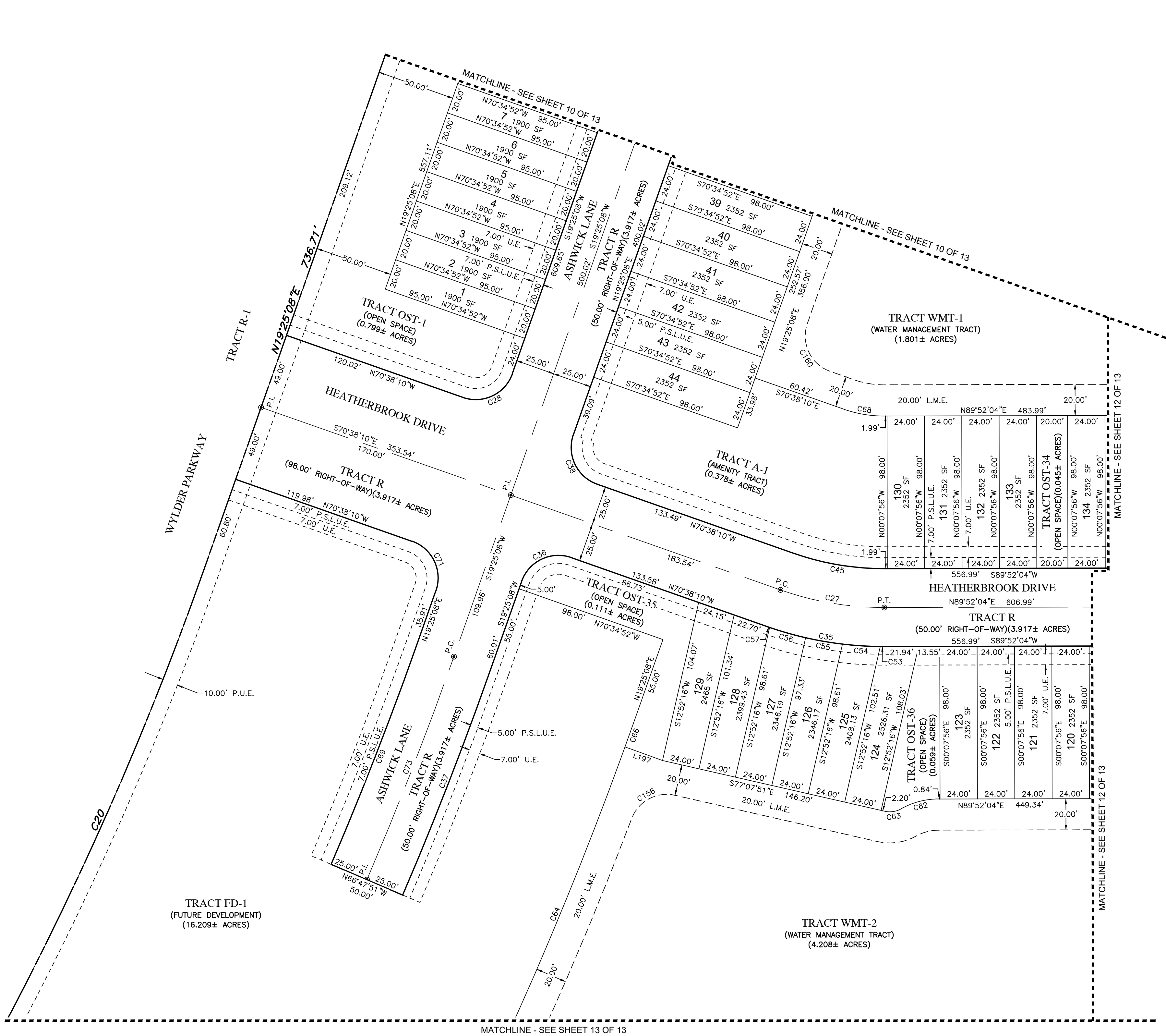


KEY MAP:  
SCALE 1" = 500.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C20	2158.04'	764.15'	20°17'17"	N29°33'46"E	760.16'
C27	200.00'	68.05'	19°29'46"	S80°23'03"E	67.73'
C28	25.00'	39.25'	89°56'43"	S64°23'29"W	35.34'
C35	225.00'	76.56'	19°29'46"	N80°23'03"W	76.19'
C36	25.00'	39.25'	89°56'43"	S64°23'29"W	35.34'
C37	2353.04'	155.39'	3°47'01"	S21°18'38"W	155.36'
C38	25.00'	39.29'	90°03'17"	N25°36'31"W	35.37'
C45	175.00'	59.55'	19°29'46"	N80°23'03"W	59.26'
C53	225.00'	2.69'	0°41'08"	S89°47'22"E	2.69'
C54	225.00'	24.33'	6°11'40"	S86°20'58"E	24.31'
C55	225.00'	24.05'	6°07'24"	S80°11'26"E	24.03'
C56	225.00'	24.05'	6°07'24"	S74°04'02"E	24.03'
C57	225.00'	1.45'	0°22'11"	S70°49'15"E	1.45'
C62	50.00'	25.30'	28°59'19"	N75°22'25"E	25.03'
C63	15.00'	10.99'	41°59'24"	N81°52'27"E	10.75'
C64	2451.00'	397.33'	9°17'18"	N24°03'46"E	396.90'
C65	2451.00'	379.22'	8°51'53"	N24°16'28"E	378.84'
C66	2451.00'	18.12'	0°25'24"	N19°37'49"E	18.12'
C68	77.00'	26.20'	19°29'46"	S80°23'03"E	26.07'
C69	2303.04'	152.09'	3°47'01"	N21°18'38"E	152.06'
C71	25.00'	39.29'	90°03'17"	N25°36'31"W	35.37'
C73	2328.04'	153.74'	3°47'01"	S21°18'38"W	153.71'
C156	24.00'	34.37'	82°03'34"	S61°50'22"W	31.51'
C160	24.00'	37.72'	90°03'17"	N25°36'31"W	33.96'

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. ----- CITY 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  
IRC ----- IRON ROD AND CAP  
P.R.M. ----- PERMANENT REFERENCE MONUMENT  
SF ----- SQUARE FEET  
◆ ----- INDICATES SECTION CORNER  
NSLRWCD ----- NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT  
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STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.  
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STAMPED "PRM LB4286" UNLESS OTHERWISE NOTED.  
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STAMPED "PRM LB7217" 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
L197	S70°09'28"E	25.64'

PLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063



528 NORTHLAKE BLVD, STE 1040  
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FAX: (813) 248-2266  
WWW.GEOPONTSURVEY.COM  
LICENSED BUSINESS NUMBER LB 7768

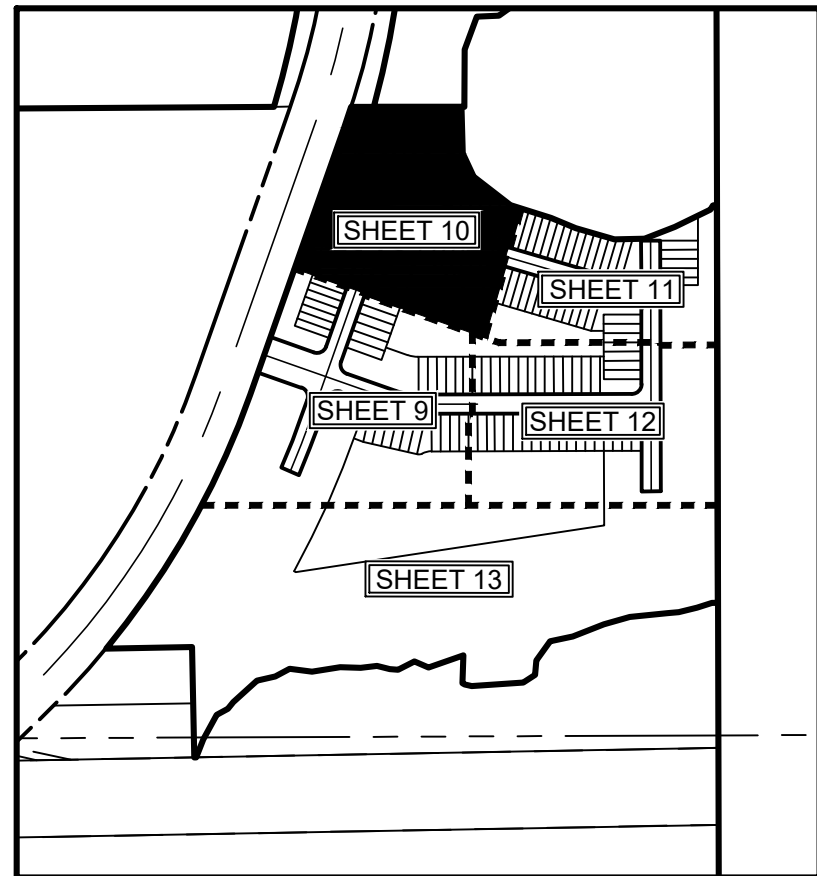
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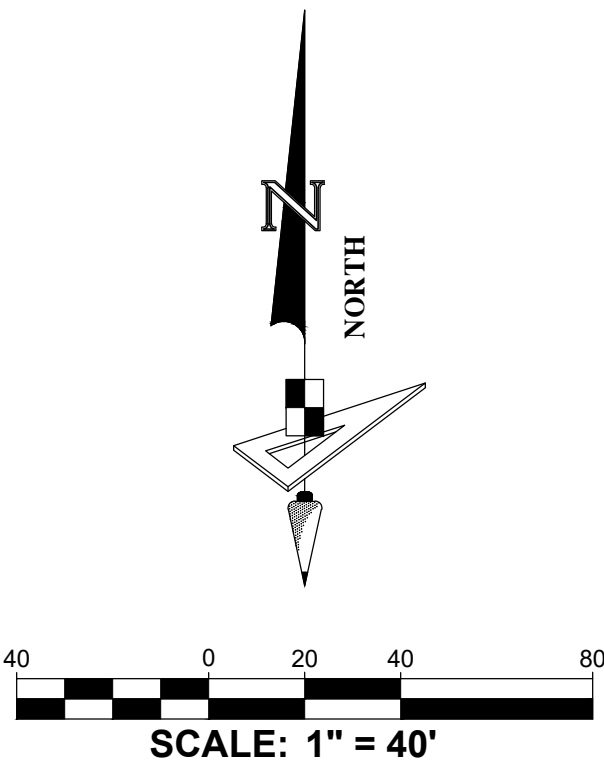
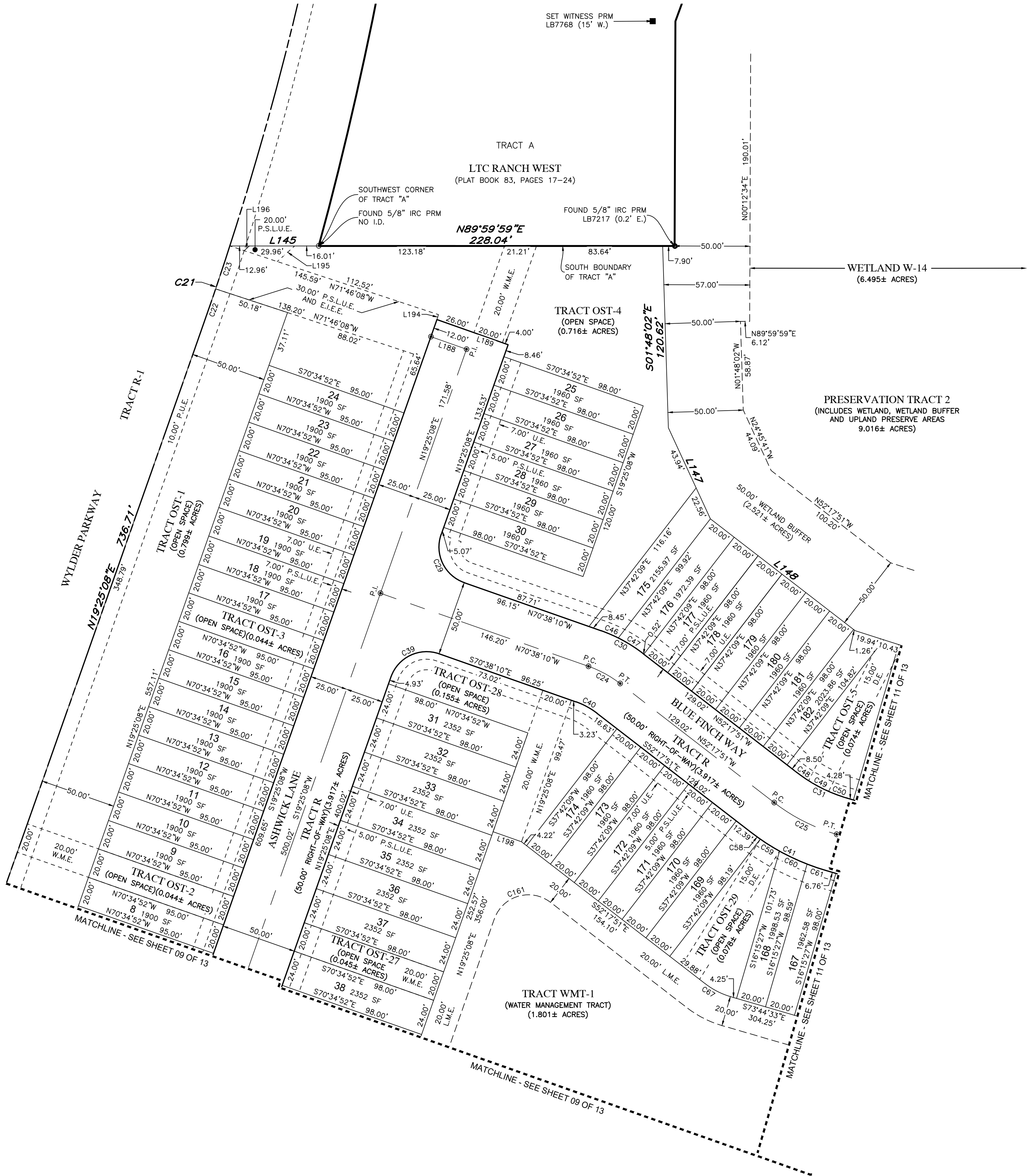


KEY MAP:  
SCALE 1" = 500.00'

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C21	2158.00'	57.24'	1°31'11"	N18°39'32"E
C22	2158.00'	27.27'	0°43'27"	N19°03'24"E
C23	2158.00'	29.98'	0°47'45"	N18°17'48"E
C24	75.00'	24.01'	18°20'19"	N61°28'00"W
C25	125.00'	46.79'	21°26'42"	N63°01'12"W
C29	25.00'	39.29'	90°03'17"	N25°36'31"W
C30	100.00'	32.01'	18°20'19"	N61°28'00"W
C31	100.00'	37.43'	21°26'42"	N63°01'12"W
C39	25.00'	39.25'	89°56'43"	N64°23'29"E
C40	50.00'	16.00'	18°20'19"	S61°28'00"E
C41	150.00'	56.14'	21°26'42"	S63°01'12"E
C46	100.00'	12.40'	7°06'17"	N67°05'01"W
C47	100.00'	19.61'	11°14'02"	N57°54'51"W
C48	100.00'	9.29'	5°19'14"	S54°57'28"E
C49	100.00'	15.02'	8°36'16"	S61°55'13"E
C50	100.00'	13.12'	7°31'12"	S69°58'57"E
C58	150.00'	7.61'	2°54'31"	S53°45'06"E
C59	150.00'	15.01'	5°44'03"	S58°04'23"E
C60	150.00'	20.26'	7°44'21"	S64°48'34"E
C61	150.00'	13.26'	5°03'48"	S71°12'39"E
C67	50.00'	18.71'	21°26'42"	S63°01'12"E
C161	24.00'	45.36'	108°17'02"	N73°33'39"E

## LEGEND / ABBREVIATIONS:

- LS ----- LICENSE SURVEYOR  
LB ----- LICENSE BUSINESS  
O.R. ----- OFFICIAL RECORDS BOOK  
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D.E. ----- DRAINAGE EASEMENT  
W.M.E. ----- WATER MANAGEMENT EASEMENT  
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I.Q.E. ----- IRRIGATION QUALITY EASEMENT  
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P.R.M. ----- PERMANENT REFERENCE MONUMENT  
SF ----- SQUARE FEET  
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STAMPED "PRM LB3591" UNLESS OTHERWISE NOTED.  
⦿ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Line Data Table		
No.	Bearing	Length
L145	N89°59'04"E	58.95'
L147	S24°45'41"E	66.50'
L148	S52°17'51"E	121.26'
L188	N70°34'52"W	25.00'
L189	N70°34'52"W	50.00'
L194	N16°00'05"E	3.44'
L195	N48°07'38"E	15.46'
L196	N48°07'38"E	4.64'
L198	S70°34'52"E	20.00'

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063



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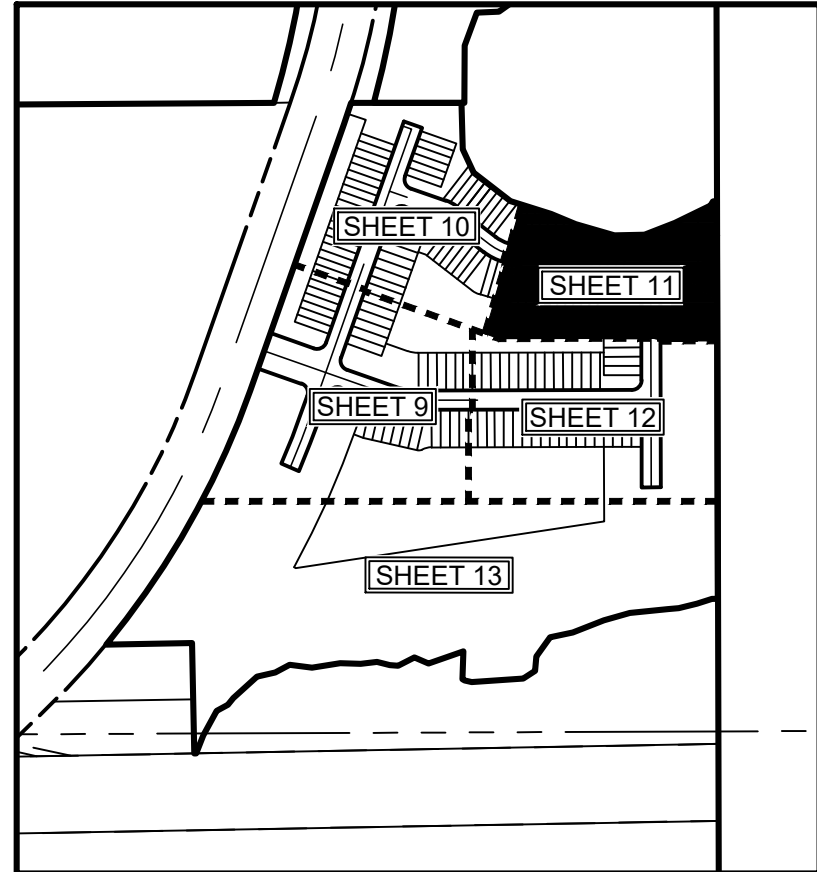
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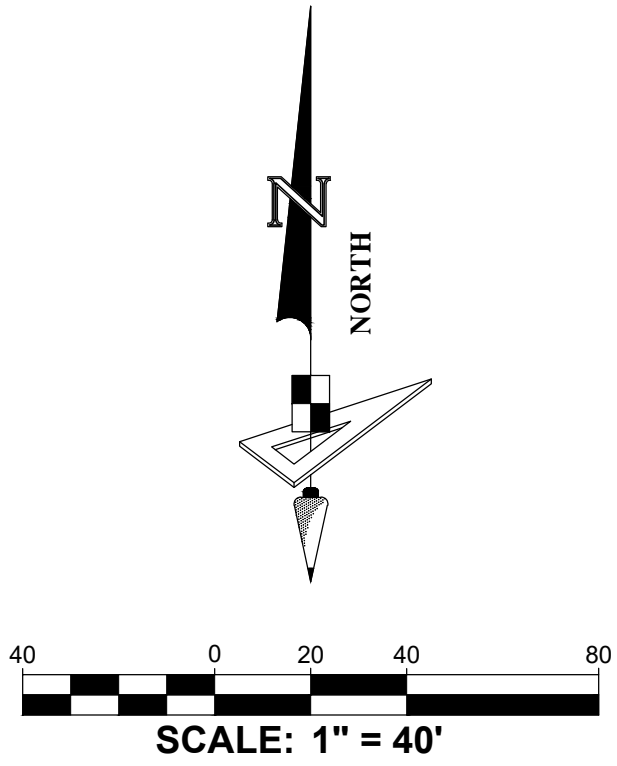
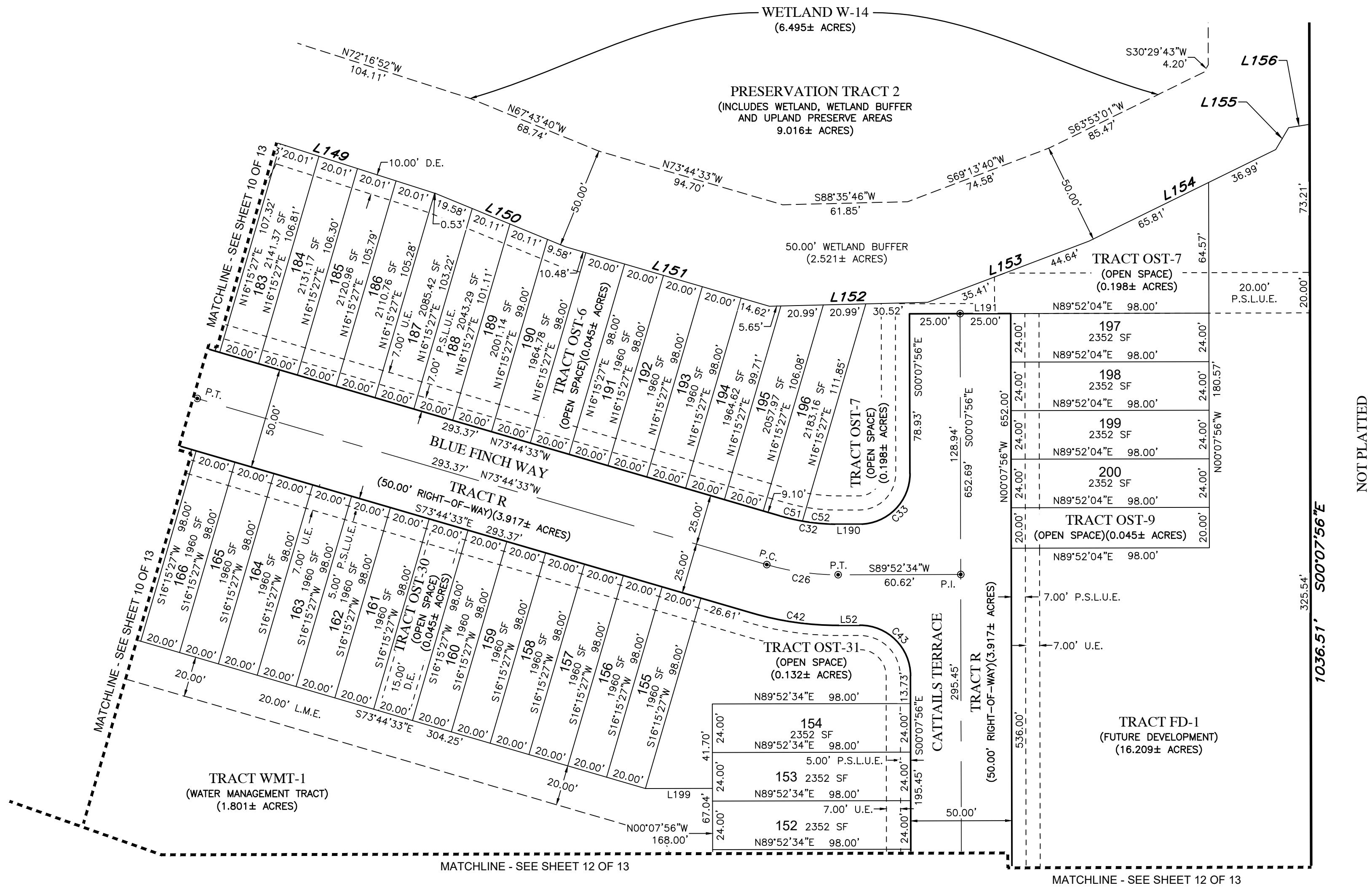


KEY MAP:  
SCALE 1" = 500.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C26	125.00'	35.74'	16°22'53"	N81°55'59"W	35.62'
C32	100.00'	28.59'	16°22'53"	N81°55'59"W	28.49'
C33	25.00'	39.27'	90°00'30"	S44°52'19"W	35.36'
C42	150.00'	42.89'	16°22'53"	S81°55'59"E	42.74'
C43	25.00'	39.27'	89°59'30"	S45°07'41"E	35.35'
C51	100.00'	10.93'	6°15'38"	S76°52'21"E	10.92'
C52	100.00'	17.66'	10°07'16"	S85°03'48"E	17.64'

## LEGEND / ABBREVIATIONS:

LS	-----	LICENSE SURVEYOR
LB	-----	LICENSE BUSINESS
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L.M.A.E.	-----	LAKE MAINTENANCE ACCESS EASEMENT
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P.R.M.	-----	PERMANENT REFERENCE MONUMENT
SF	-----	SQUARE FEET
+	-----	INDICATES SECTION CORNER
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Line Data Table		
No.	Bearing	Length
L52	N89°52'34"E	10.63'
L149	S72°16'52"E	110.93'
L150	S67°43'40"E	69.38'
L151	S73°44'33"E	105.09'
L152	N88°35'46"E	78.15'
L153	N69°13'40"E	85.44'
L154	N63°53'01"E	102.79'
L155	N30°29'43"E	12.58'
L156	N80°58'21"E	10.47'
L190	S89°52'34"W	10.62'
L191	S89°52'04"W	50.00'
L199	N89°52'04"E	33.11'

PLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063



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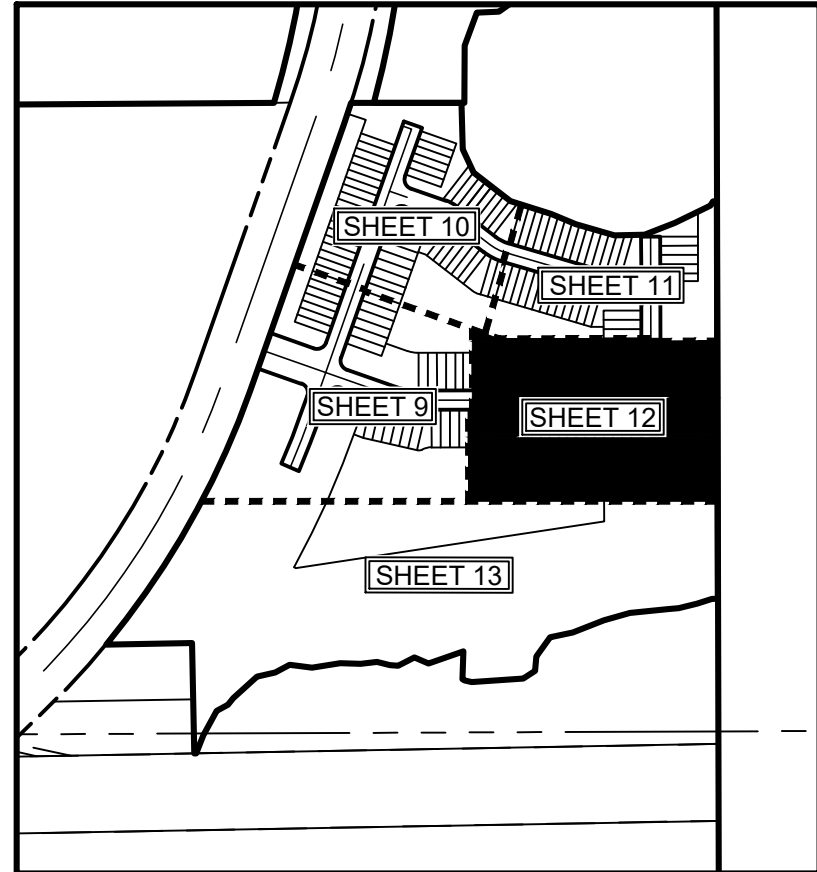
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PAGE

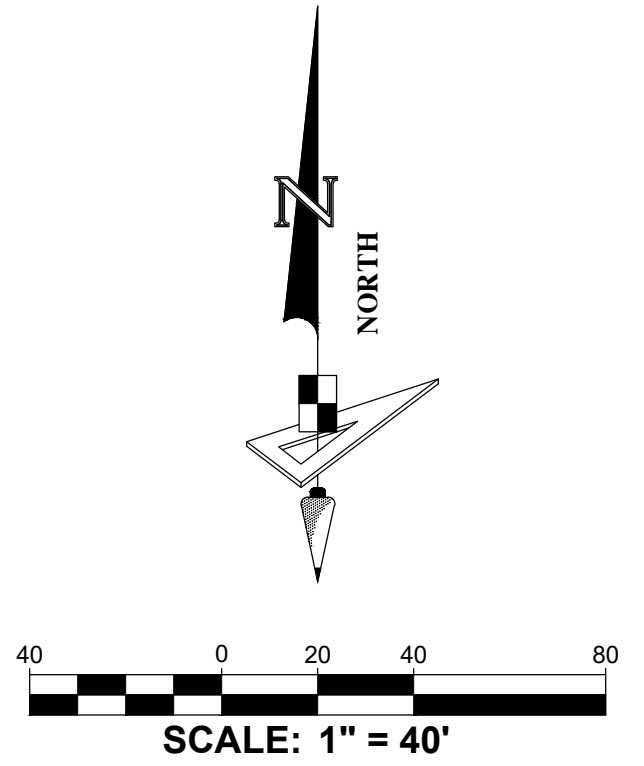
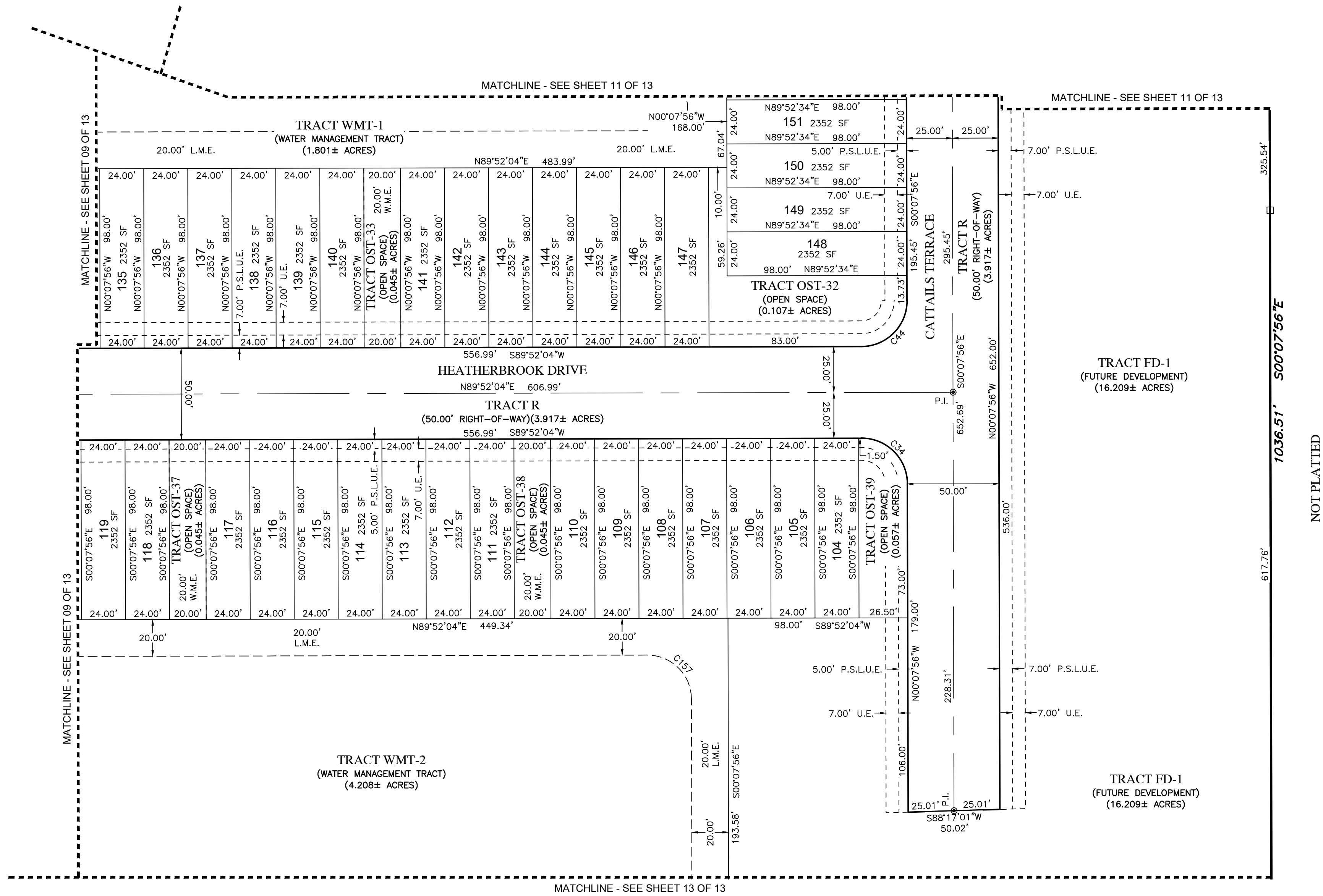


KEY MAP:  
SCALE 1" = 500.00'

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C34	25.00'	39.27'	90°00'00"	N45°07'56"W
C44	25.00'	39.27'	90°00'00"	S44°52'04"W
C157	24.00'	37.70'	90°00'00"	N45°07'56"W

## 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.	-----	CITY 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
IRC	-----	IRON ROD AND CAP
P.R.M.	-----	PERMANENT REFERENCE MONUMENT
SF	-----	SQUARE FEET
+	-----	INDICATES SECTION CORNER
NSLRWCD	-----	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
+	-----	INDICATES SET P.R.M. 5/8" (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 LB7217" 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. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063

**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

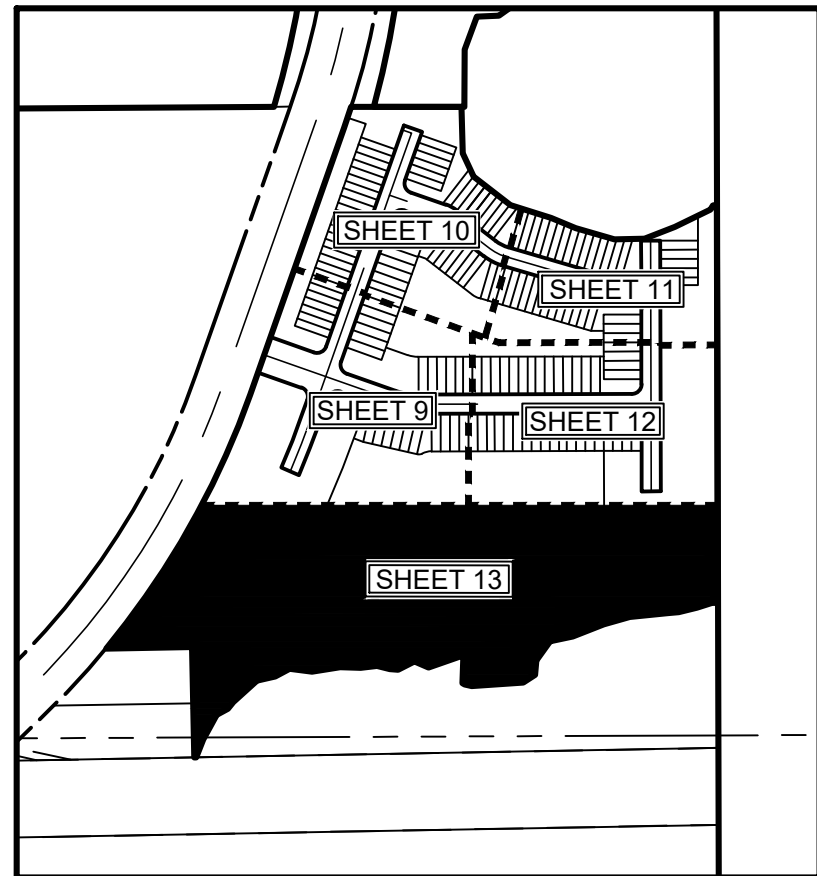
# LTC RANCH WEST POD 5 PHASE 1

BEING A REPLAT OF TRACT "A2", LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGES 1 THROUGH 18  
OF THE 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

SHEET 13 OF 13

PLAT  
BOOK

PAGE



KEY MAP:  
SCALE 1" = 500.00'

Line Data Table		
No.	Bearing	Length
L156	N61°17'35"W	5.31'
L157	S89°52'04"W	15.04'
L158	S72°21'41"W	41.46'
L159	S76°31'30"W	48.94'
L160	S83°59'50"W	28.38'
L161	S84°12'29"W	99.80'
L162	S74°20'29"W	69.86'
L163	S68°17'56"W	87.21'

Line Data Table		
No.	Bearing	Length
L164	S78°36'50"W	59.86'
L165	S35°51'54"W	61.78'
L166	S05°21'36"W	37.98'
L167	S56°43'14"W	36.41'
L168	N75°57'35"W	19.70'
L169	N56°33'57"W	6.31'
L170	N01°32'32"E	72.46'
L171	S70°29'16"W	95.83'

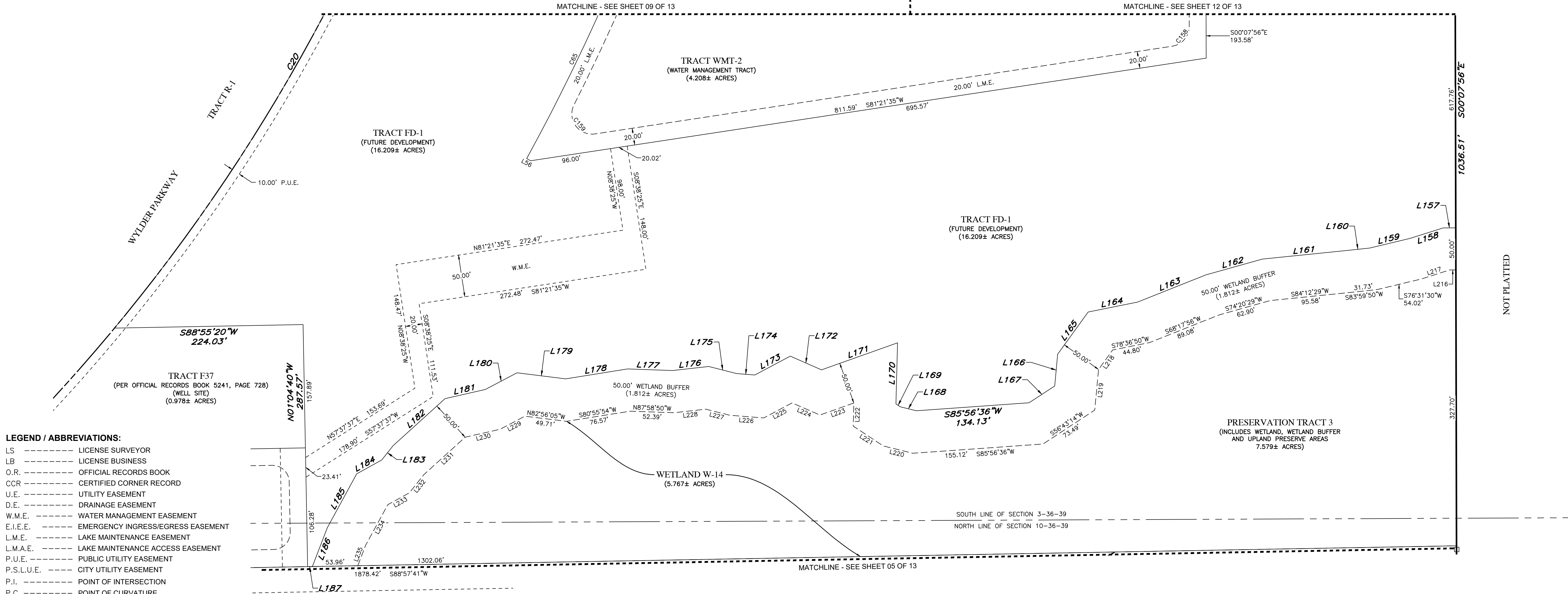
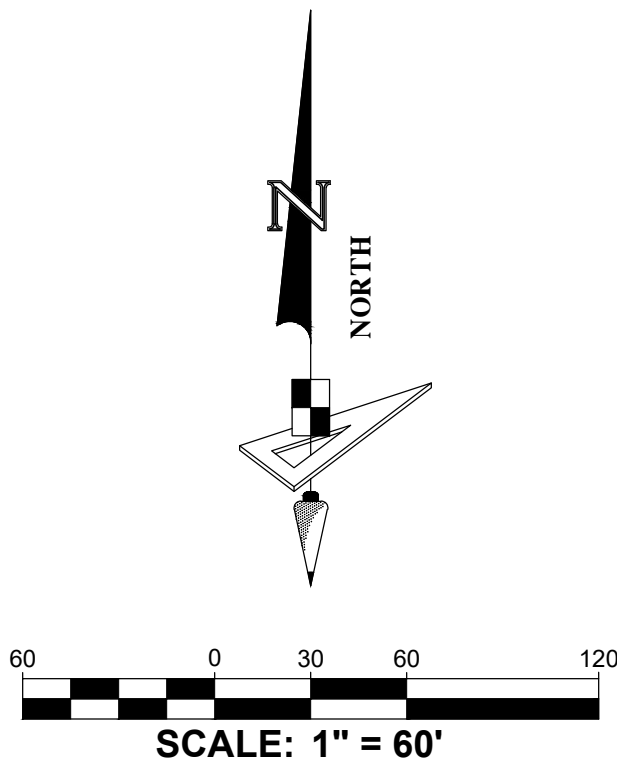
Line Data Table		
No.	Bearing	Length
L172	N66°21'43"W	40.49'
L173	S61°57'19"W	47.69'
L174	N85°24'48"W	21.72'
L175	N75°47'51"W	34.11'
L176	S83°36'58"W	43.21'
L177	N87°58'50"W	53.57'
L178	S80°55'54"W	74.33'
L179	N82°56'05"W	58.31'

Line Data Table		
No.	Bearing	Length
L180	S62°14'27"W	42.49'
L181	S77°11'46"W	49.08'
L182	S47°49'15"W	83.16'
L183	S38°32'46"W	21.86'
L184	S61°03'08"W	33.95'
L185	S28°37'54"W	72.85'
L186	S21°02'13"W	49.50'
L187	S89°09'41"W	5.56'

Line Data Table		
No.	Bearing	Length
L216	S89°52'04"W	7.34'
L217	S72°21'41"W	35.58'
L218	S35°51'54"W	28.58'
L219	S05°21'36"W	48.39'
L220	N75°57'35"W	36.20'
L221	N56°33'57"W	42.63'
L222	N01°32'32"E	27.41'
L223	S70°29'16"W	42.77'

Line Data Table		
No.	Bearing	Length
L224	N66°21'43"W	36.05'
L225	S61°57'19"W	38.11'
L226	N85°24'48"W	40.56'
L227	N75°47'51"W	29.23'
L228	S83°36'58"W	37.81'
L229	S62°14'27"W	33.37'
L230	S77°11'46"W	42.54'
L231	S47°49'15"W	65.99'

Line Data Table		
No.	Bearing	Length
L232	S38°32'46"W	27.75'
L233	S61°03'08"W	29.36'
L234	S28°37'54"W	54.99'
L235	S21°02'13"W	25.90'



## LEGEND / ABBREVIATIONS:

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

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C20	2158.04'	764.15'	20°17'17"	N29°33'46"E	760.16'
C65	2451.00'	379.22'	8°51'53"	N24°16'28"E	378.84'

PSLUSD PROJECT NO. 11-642-05  
CITY OF PORT ST. LUCIE PROJECT NO. P24-063

**GeoPoint**  
Surveying, Inc.

528 NORTHLAKE BLVD, STE 1040  
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PHONE: (321) 270-0440  
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
Tax Year:	2024
Account Number:	3303-500-0013-000/8 « Prev Next »
Millage Code:	0011 -
Certified	Midway Glades Developers LLC
Roll Owner(s):	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-9666 « Prev Next »
Situs Address:	0 TBD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	12,829,100
Class Value:	0
Just Value:	12,829,100
School Assessed Value:	12,829,100
Assessed Value:	12,829,100
Ad Valorem:	\$286,906.16
Non-ad Valorem:	\$321,410.22
Total Tax:	\$608,316.38

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 less than a minute ago					
					1 of 1 First « Prev :: Next » Last



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Current Version: January 2025