

LTC RANCH WEST POD 9 PHASE 1

PLAT BOOK

PAGE

SHEET 1 OF 9

BEING A REPLAT OF TRACT B, LTC RANCH WEST PHASE 1
AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, LYING IN
SECTIONS 9, 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY FLORIDA

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "LTC RANCH WEST POD 9 PHASE 1", BEING A REPLAT OF TRACT "B" OF THE PLAT OF LTC RANCH WEST PHASE 1, AS RECORDED IN PLAT BOOK 111, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 570.556 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH WEST POD 9" 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 GLYNLEA 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 GLYNLEA 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, 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.

2. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. 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.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO GLYNLEA 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 GLYNLEA AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

4. THE WATER MANAGEMENT TRACT (S.M.T. 4), 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.

5. THE IRRIGATION QUALITY EASEMENTS (IQE) AS SHOWN HEREON ARE HEREBY DEDICATED TO GLYNLEA 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.

6. 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.

7. THE TRACTS 1A, 2A, B2 AND B3 AS SHOWN HEREON, IS HEREBY RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT.

8. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY RESERVED TO MIDWAY GLADES DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT.

9. 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. GLYNLEA 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.

10. THE PORT ST. LUCIE UTILITY EASEMENTS (PSLUE), 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, 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. GLYNLEA 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.

11. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACT S.M.T. 4, WATER MANAGEMENT EASEMENT (WME), DRAINAGE EASEMENTS (DE), AND WATER MANAGEMENT ACCESS EASEMENTS (WMAE), 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.

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

13. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN WATER MANAGEMENT TRACT (TRACT S.M.T. 4), WATER MANAGEMENT EASEMENTS (WME), WATER MANAGEMENT ACCESS EASEMENTS (WMAE), AND DRAINAGE EASEMENTS (DE) WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2024.

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME

BY: _____
R. AUSTIN BURR
VICE PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR
____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, 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 ____ PERSONALLY KNOWN TO ME OR HAS
PRODUCED _____ AS IDENTIFICATION.

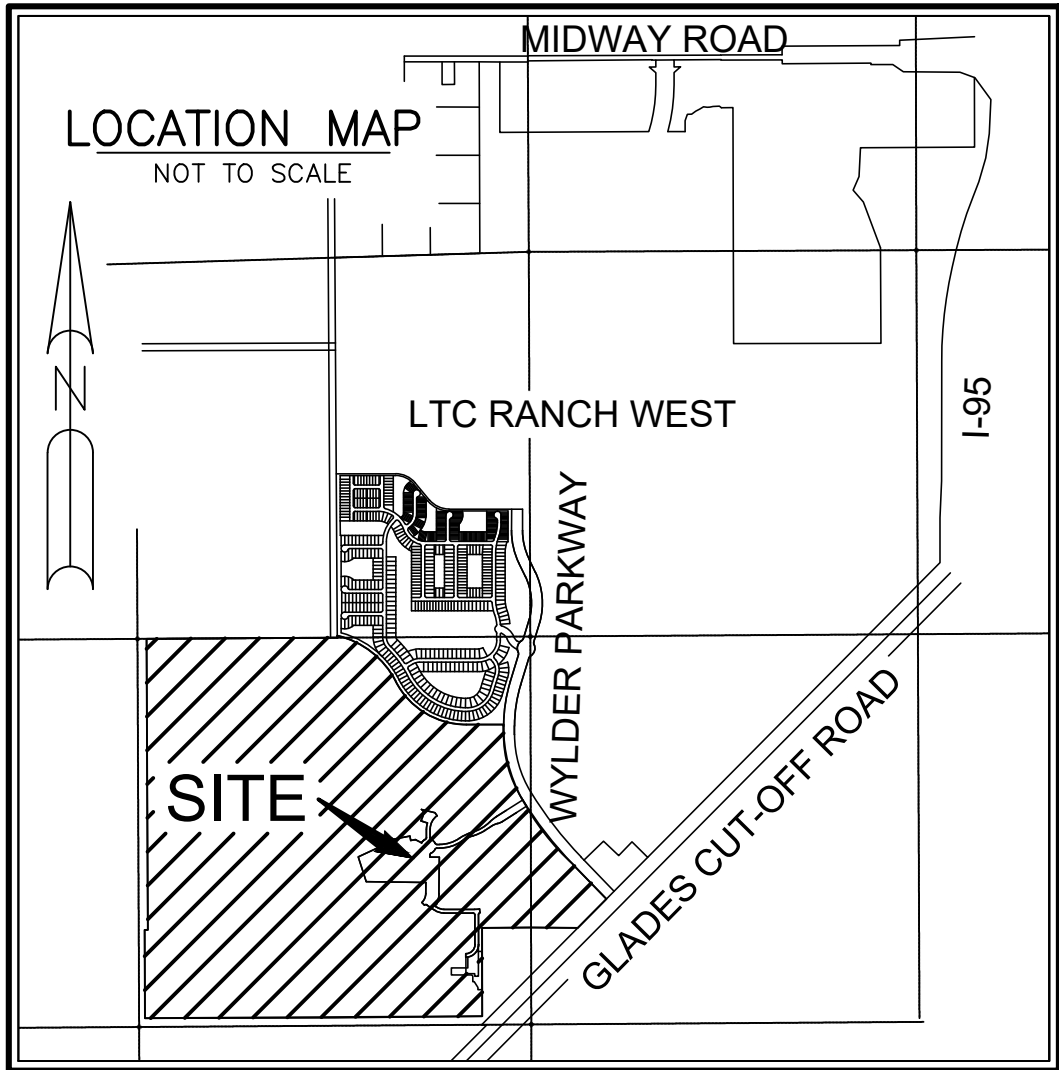
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

COMMISSION NO. &
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

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



CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

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

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT "B" OF THE PLAT OF LTC RANCH WEST PHASE 1 AS IN PLAT BOOK 111, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF NORTH 00°00'00" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2024.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA,
CAULFIELD AND WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA, 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

CLERK OF
THE COURT

SURVEYOR

PLSUSD PROJECT NO. 11-642-06A
CITY OF PORT ST. LUCIE
PROJECT NO. P23-153

LTC RANCH WEST POD 9 PHASE 1

BEING A REPLAT OF TRACT B, LTC RANCH WEST PHASE 1
AS RECORDED IN PLAT BOOK 111, PAGE 1 OF THE
PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, LYING IN
SECTIONS 9, 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY FLORIDA

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

PLAT BOOK _____
PAGE _____

SHEET 2 OF 9

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 _____, 2024.

WESTERN ALLIANCE BANK,
AN ARIZONA CORPORATION

WITNESS: _____ BY: _____
STEVEN D. STREHLOW
VICE PRESIDENT

WITNESS: _____

ACKNOWLEDGEMENT:

STATE OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR
____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, 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 _____, 2024.

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

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 _____ 2024:
- THE RECORD TITLE TO THE 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 MORTGAGE 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.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- NO CONFLICTING RIGHTS –OF–WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATED THIS _____ DAY OF _____, 2024

DAN WIERZGACZ
SENIOR COMMERCIAL TITLE EXAMINER
CHICAGO TITLE INSURANCE COMPANY

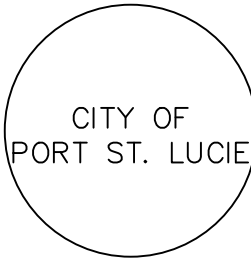
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH WEST POD 9 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 _____, 2024.

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

ATTEST: _____
SALLY WALSH, CITY CLERK



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

IN WITNESS WHEREOF, THE ABOVE NAMED GLYNLEA 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 _____, 2024.

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

WITNESS: _____

BY: R. AUSTIN BURR
PRESIDENT

WITNESS: _____

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 REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, 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 DEDICATED TO THE DISTRICT.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS ____ DAY OF _____, 2024.

ATTEST: THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT.

WITNESS: _____ R. AUSTIN BURR, VICE CHAIRMAN
BOARD OF SUPERVISORS

WITNESS: _____

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

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED R. AUSTIN BURR, VICE 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 _____, 2024.

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

PRINT NAME: _____

GLYNLEA AT WYLDER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION:
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY R. AUSTIN BURR, PRESIDENT, ON BEHALF OF GLYNLEA 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 _____, 2024.

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

PRINT NAME: _____

LTC RANCH WEST POD 9 PHASE 1

PLAT BOOK _____

PAGE _____

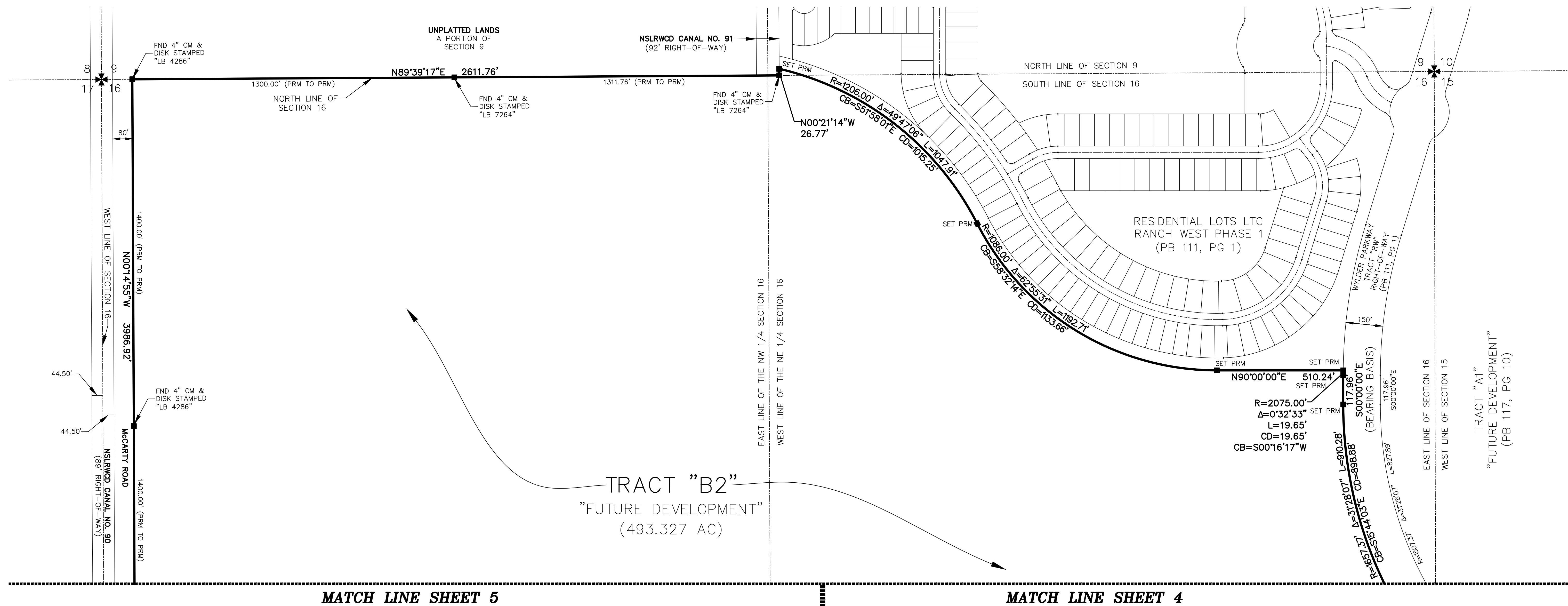
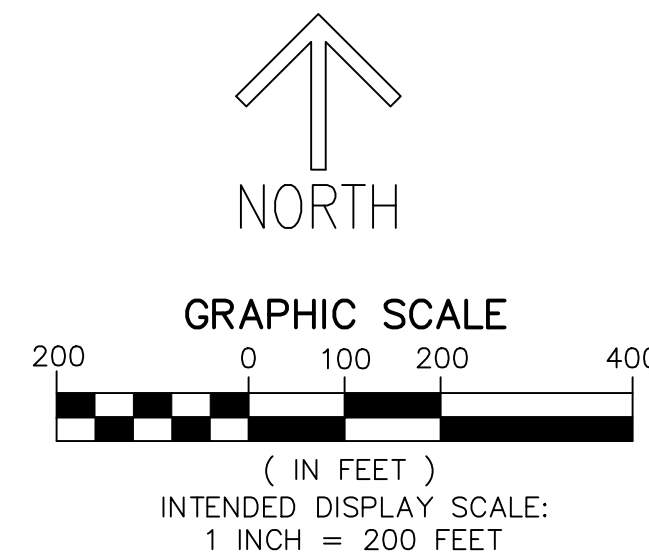
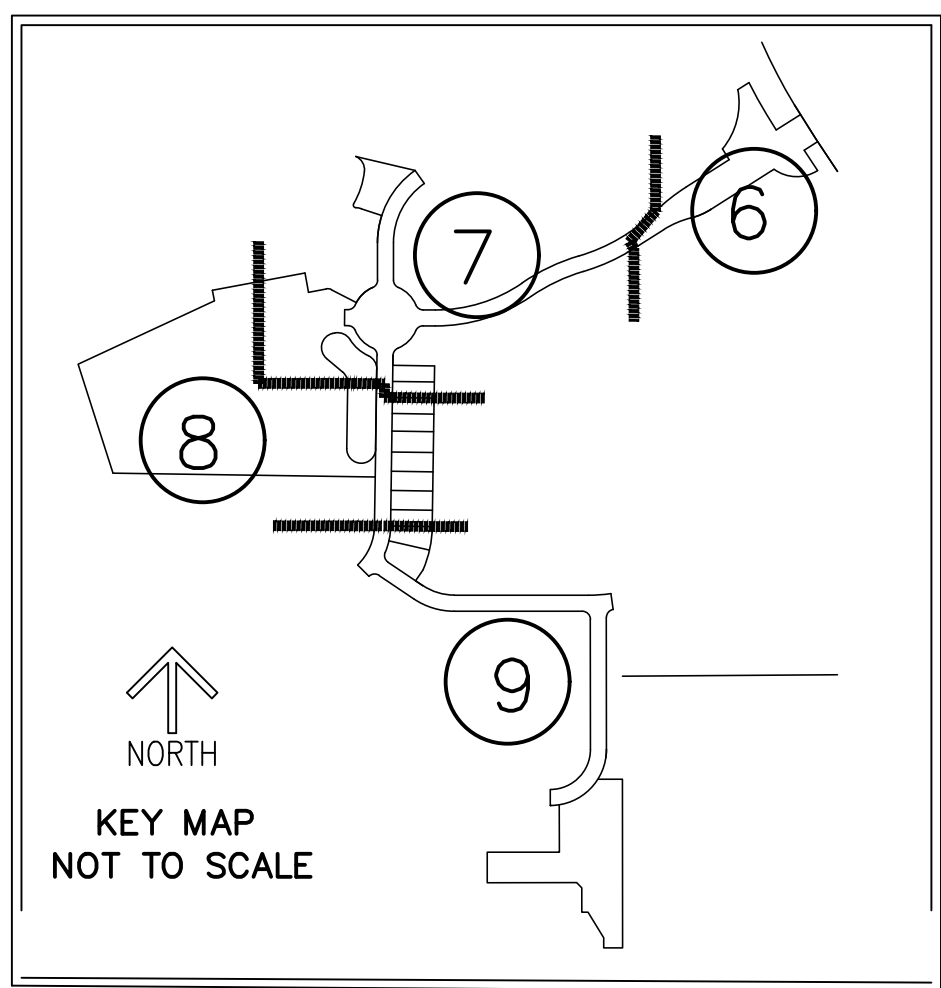
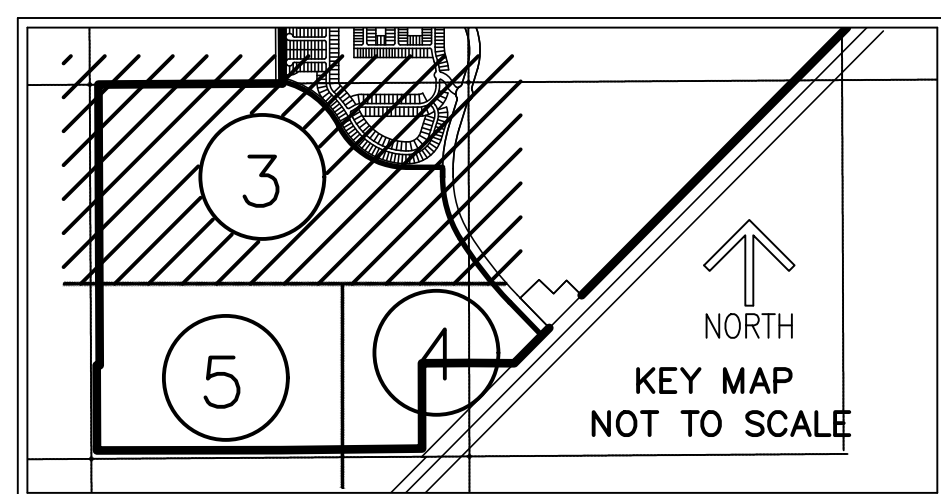
SHEET 3 OF 9

BEING A REPLAT OF TRACT B, LTC RANCH WEST PHASE 1
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SECTIONS 9, 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

LEGEND / ABBREVIATIONS

- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- AC — ACRES
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- DE — DRAINAGE EASEMENT
- EIEE — EMERGENCY INGRESS AND EGRESS EASEMENT
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- UE — UTILITY EASEMENT
- WMAE — WATER MANAGEMENT ACCESS EASEMENT
- PRM — DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- — DENOTES PERMANENT CONTROL POINT
- ✕ — DENOTES SECTION CORNER
- ✕ — DENOTES 1/4 SECTION CORNER



MATCH LINE SHEET 5

MATCH LINE SHEET 4

LTC RANCH WEST POD 9 PHASE 1

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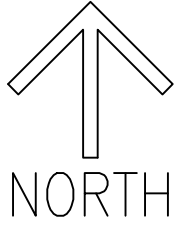
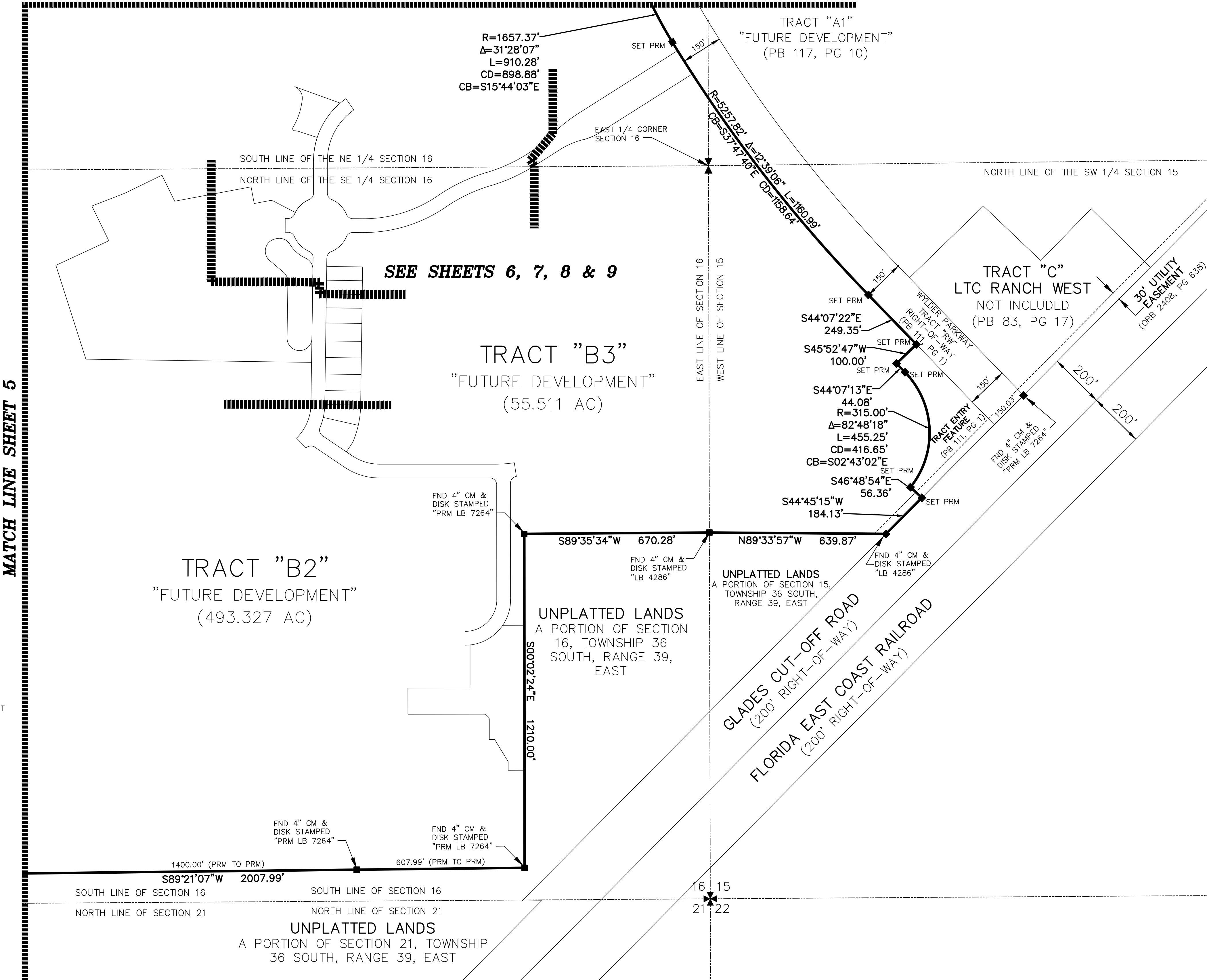
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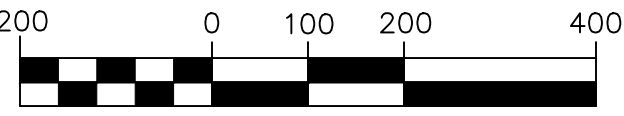
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SHEET 4 OF 9

MATCH LINE SHEET 3

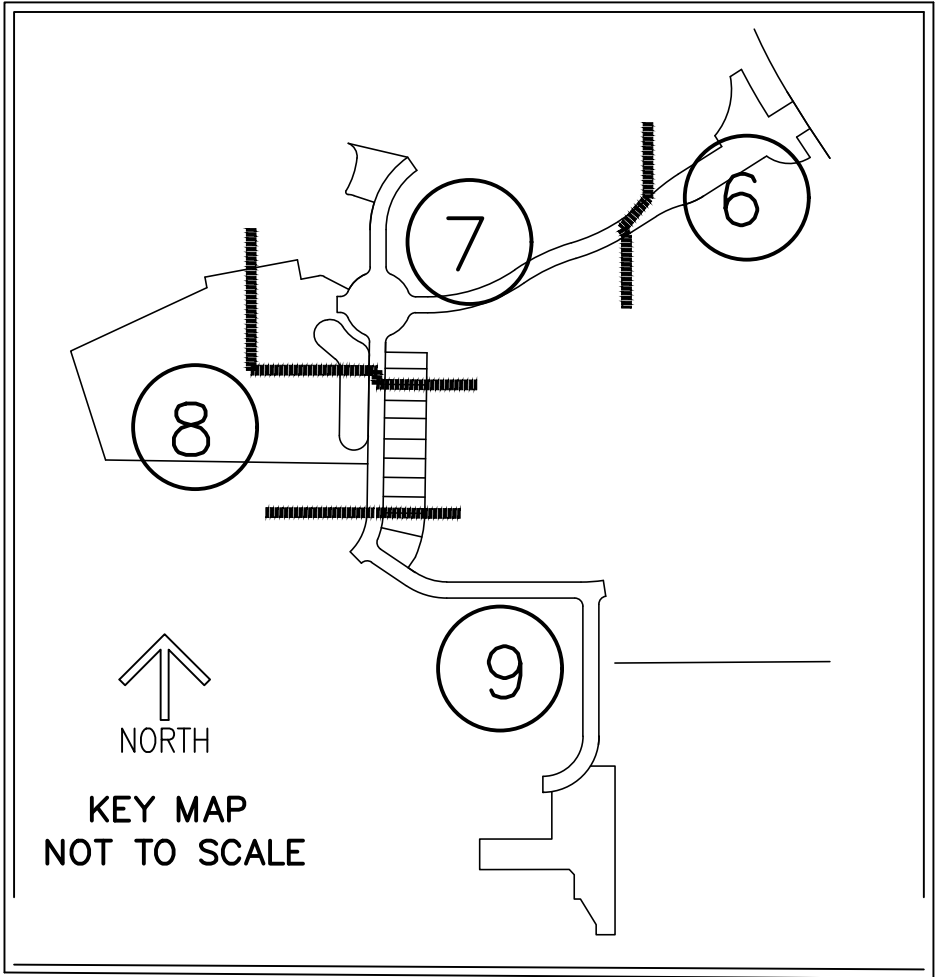
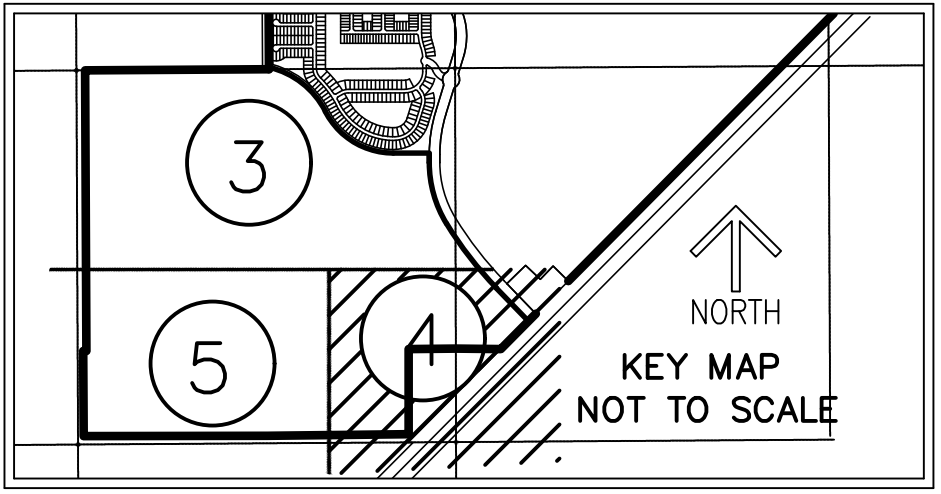


GRAPHIC SCALE



(IN FEET)
INTENDED DISPLAY SCALE:
1 INCH = 200 FEET

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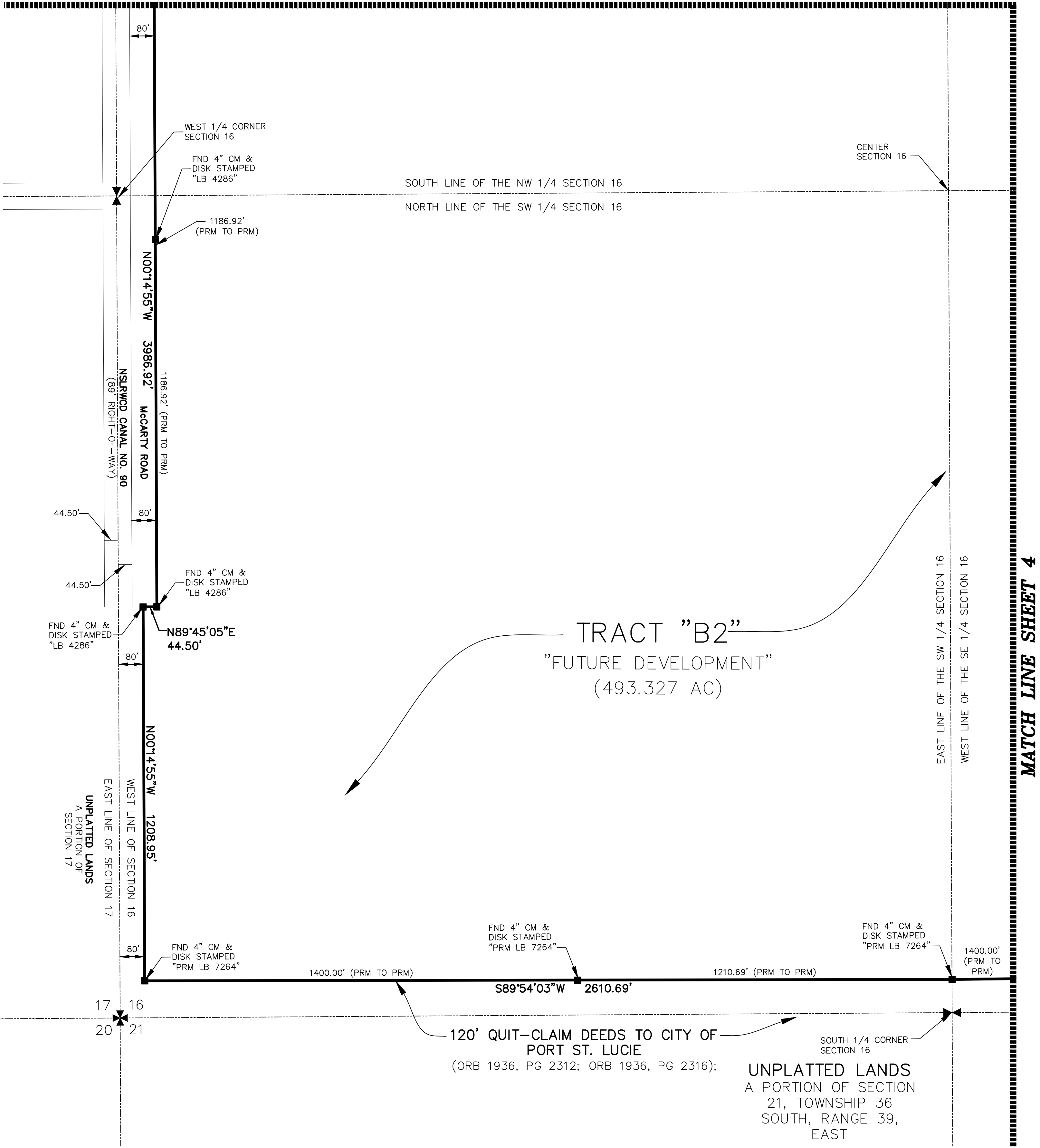
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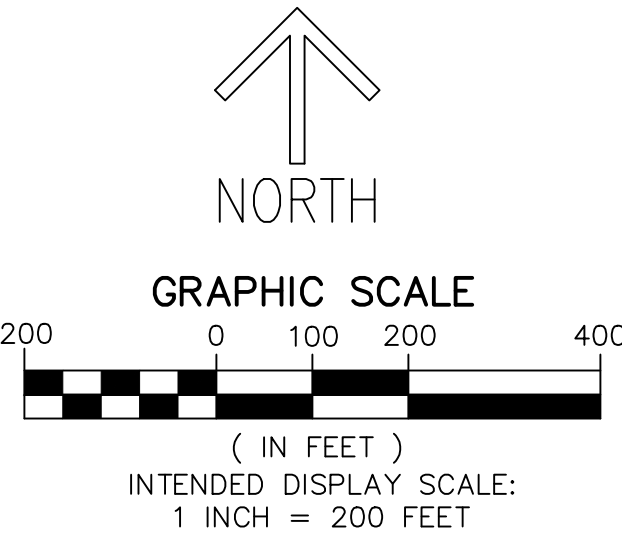
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SHEET 5 OF 9

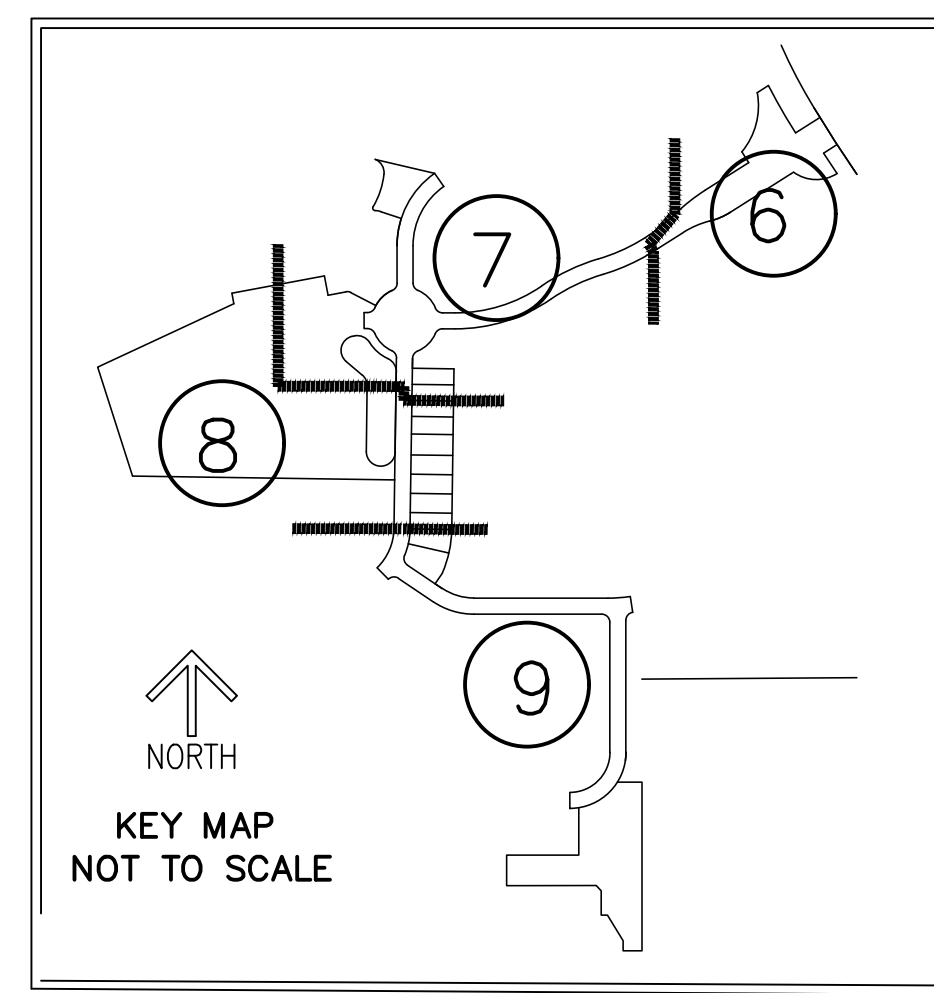
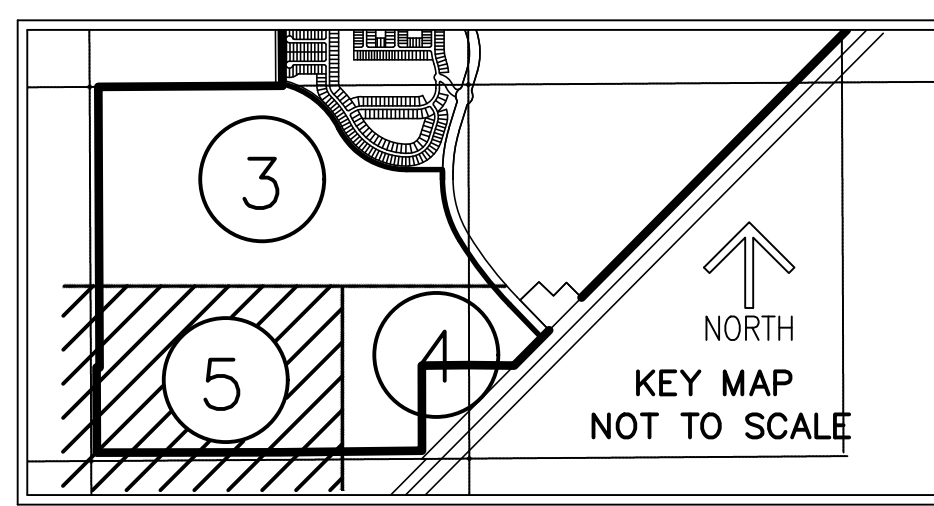
MATCH LINE SHEET 3



MATCH LINE SHEET 4



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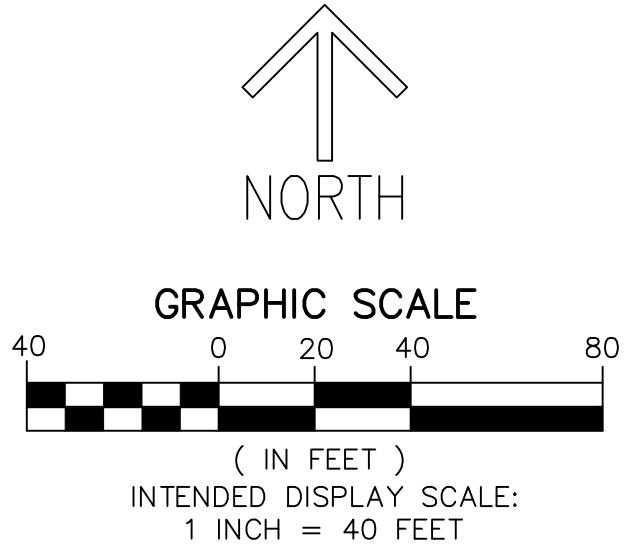


PSLUSD PROJECT NO. 11-642-06A
CITY OF PORT ST. LUCIE
PROJECT NO. P23-153

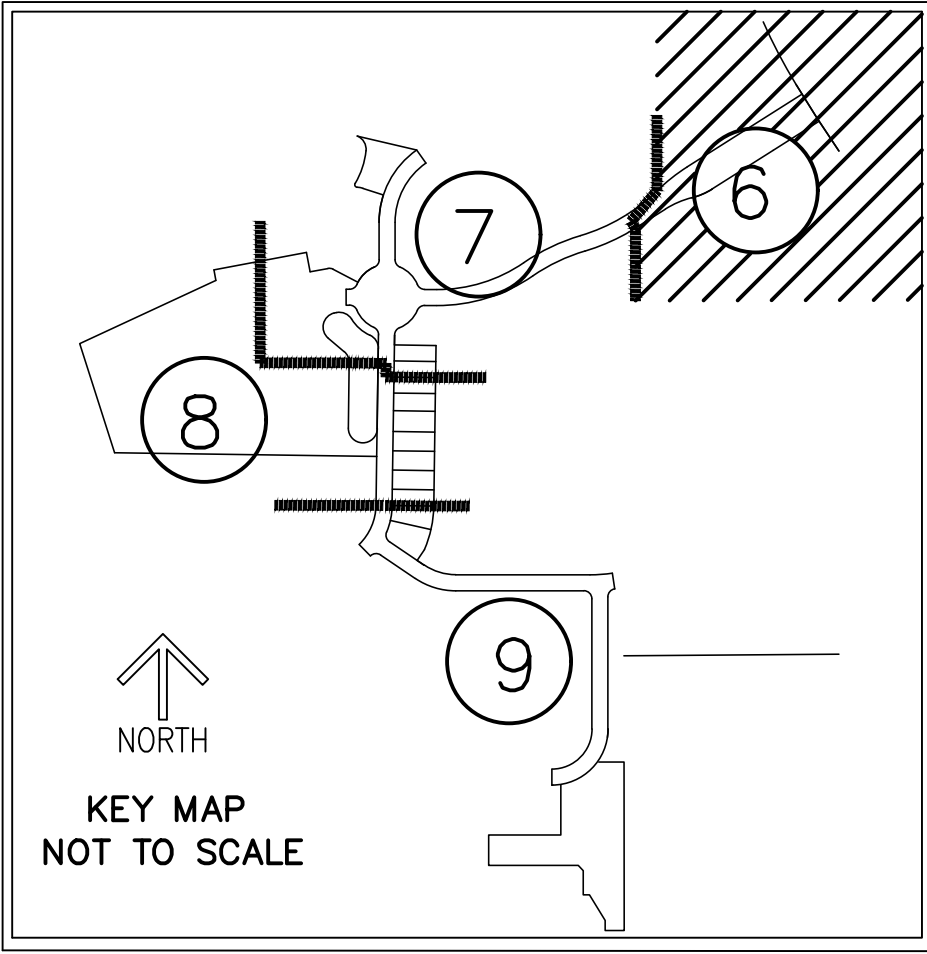
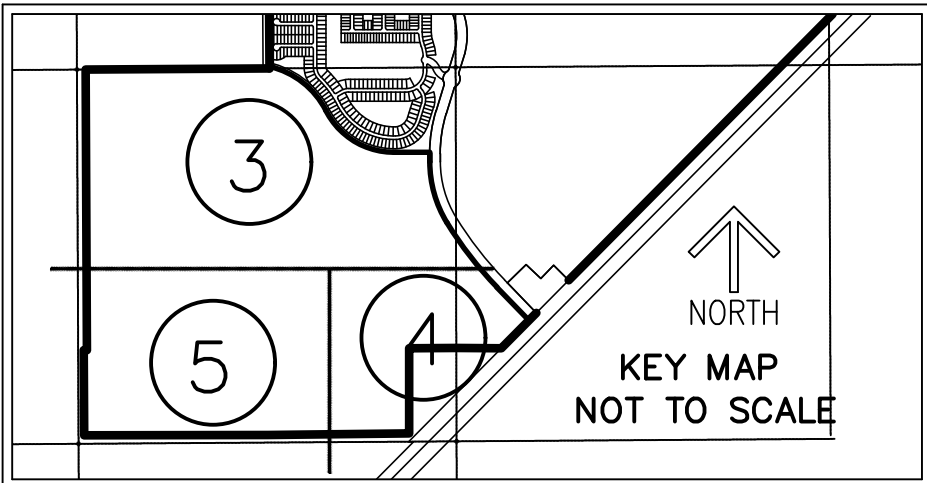
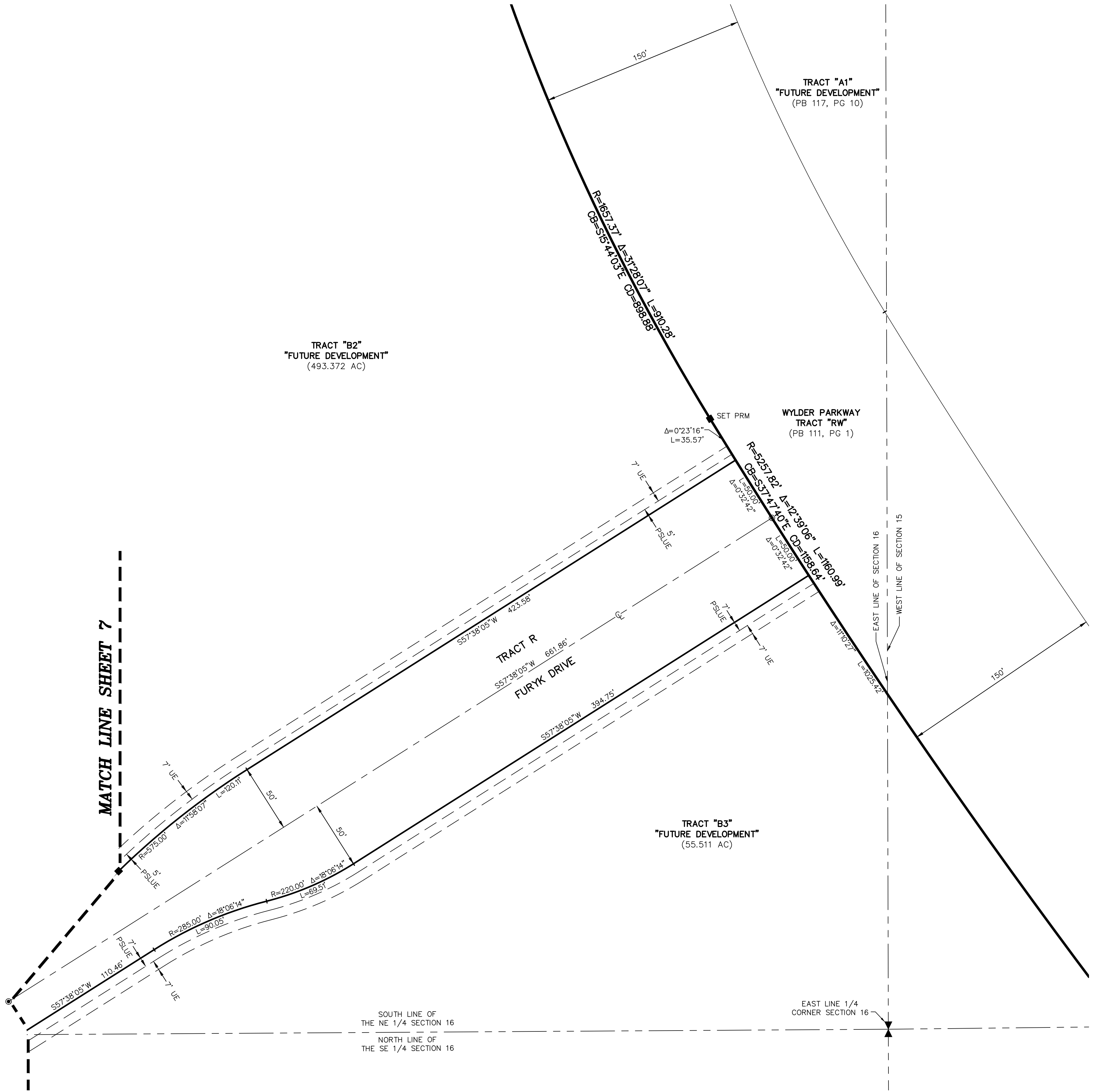
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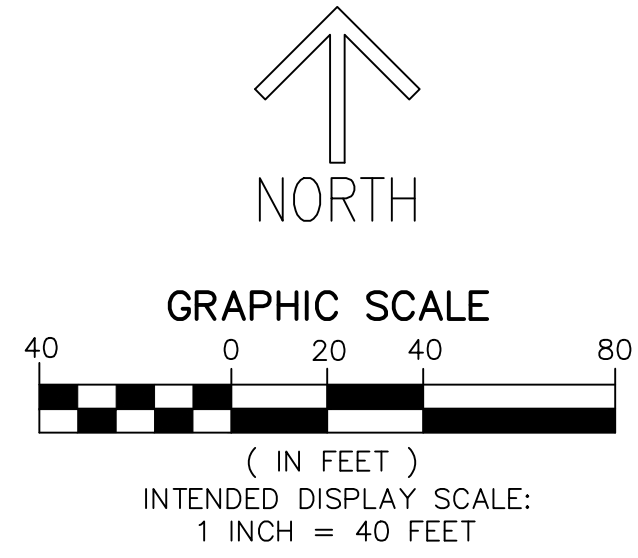
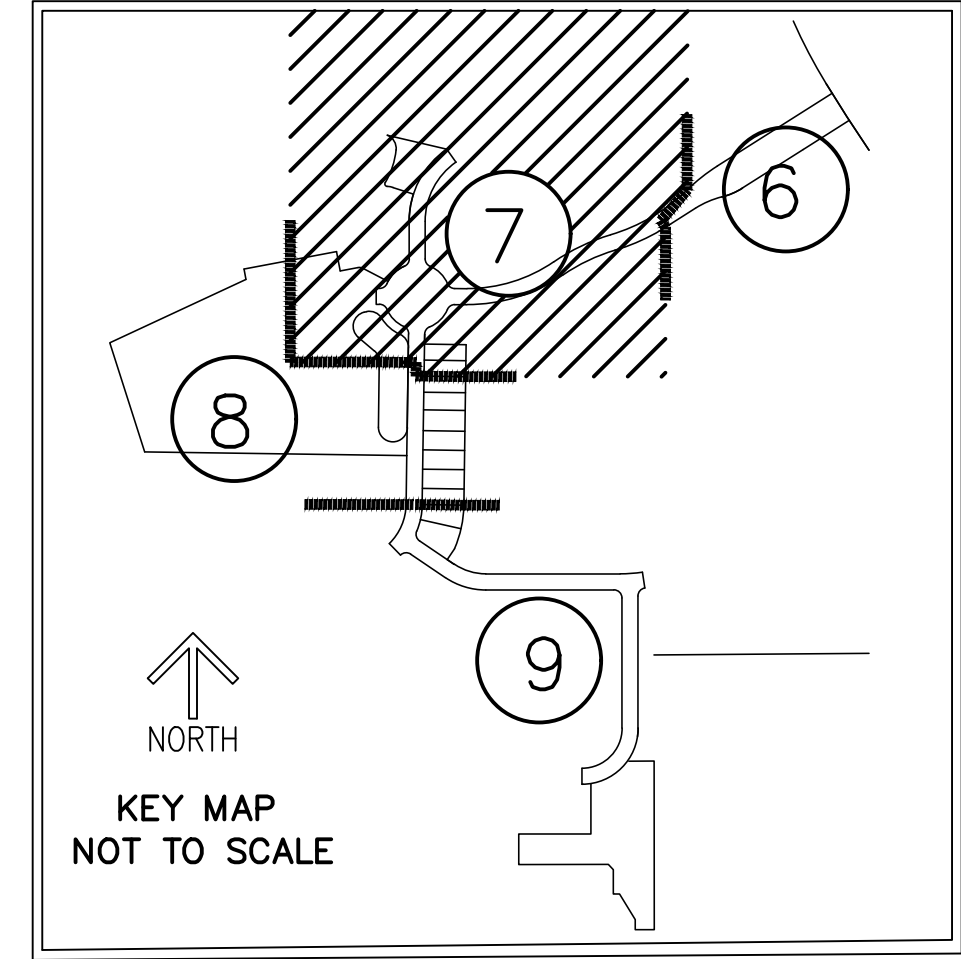
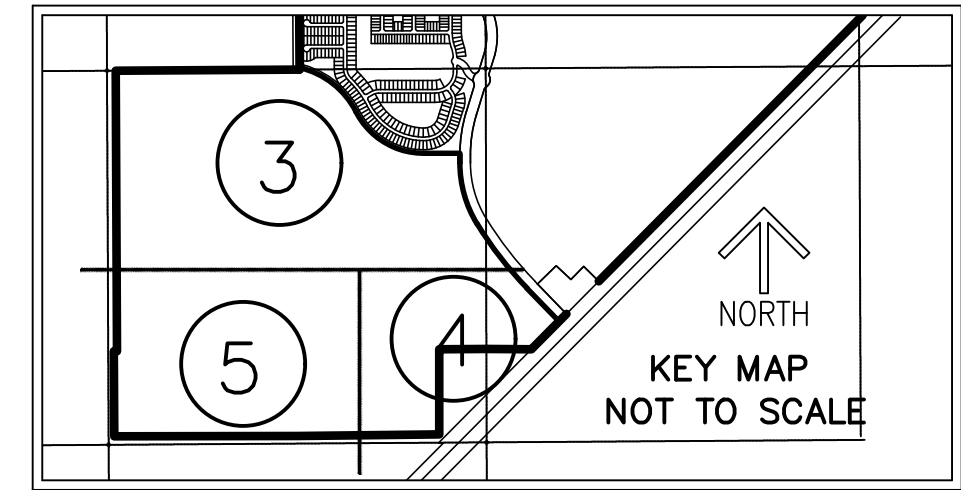
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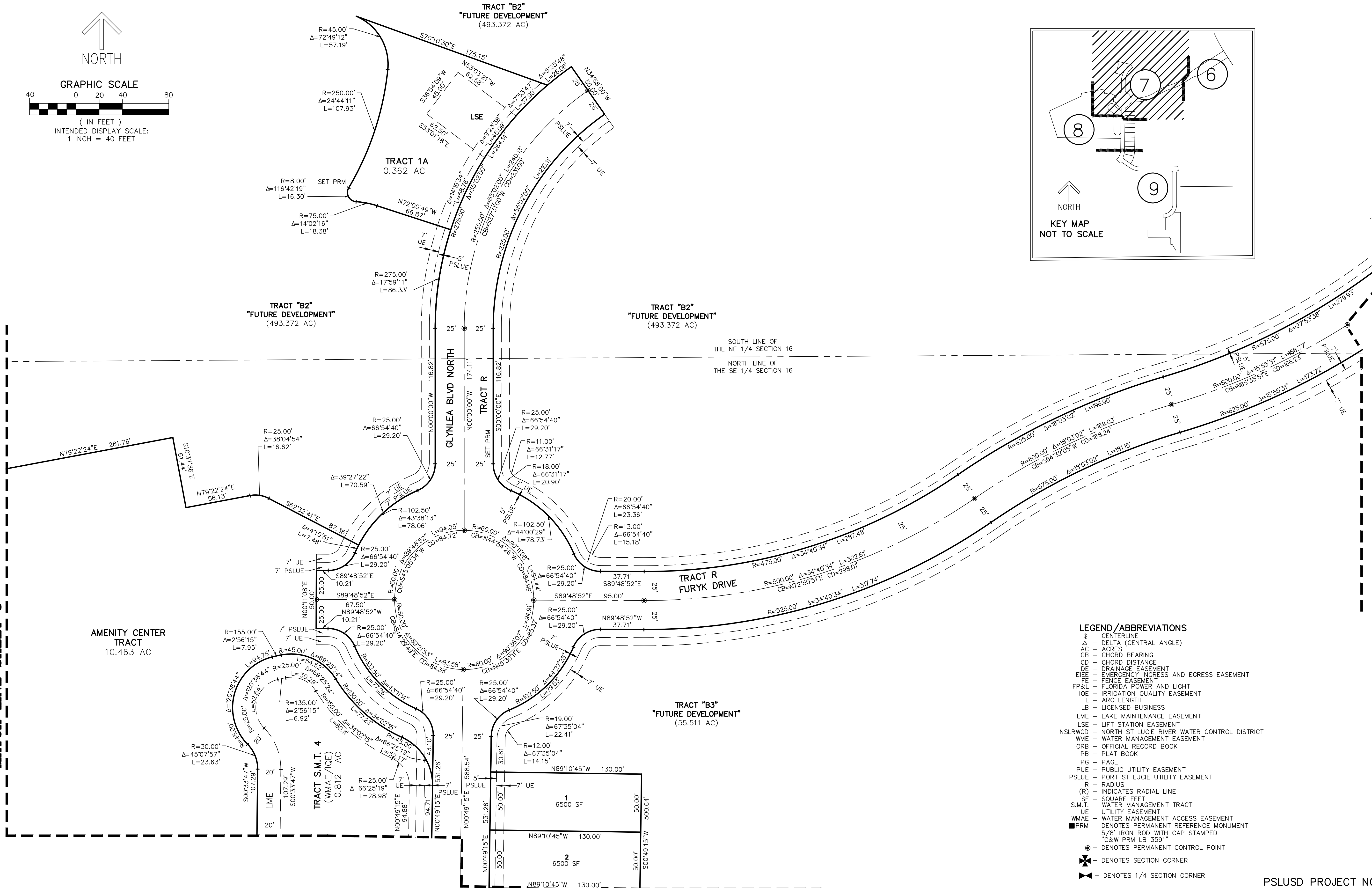
PAGE _____

SHEET 7 OF 9



MATCH LINE SHEET 6

MATCH LINE SHEET 8



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MATCH LINE SHEET 8

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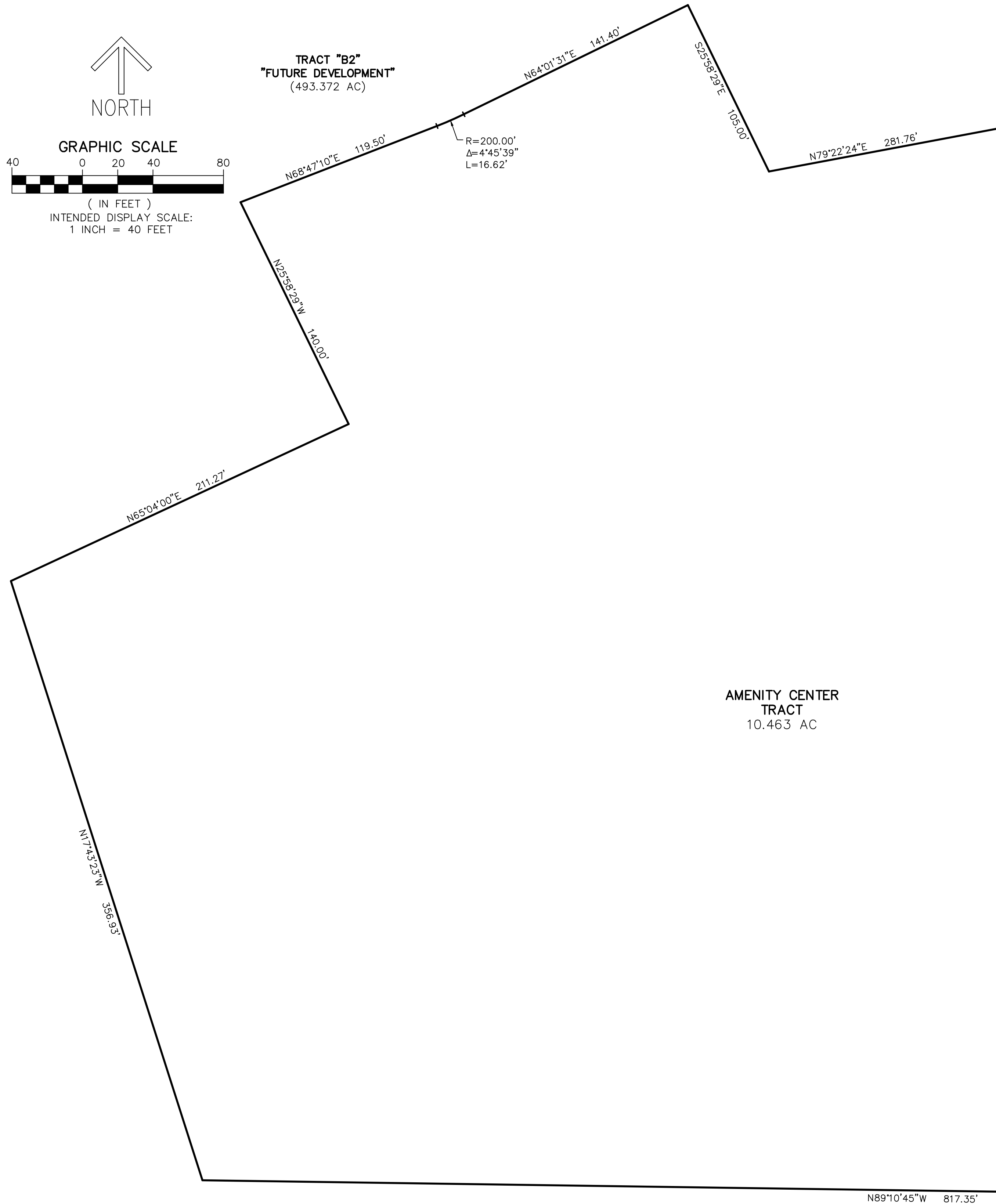
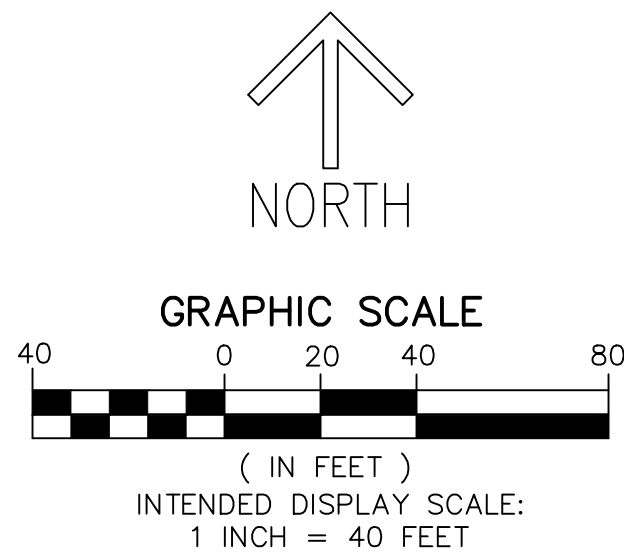
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PLAT BOOK

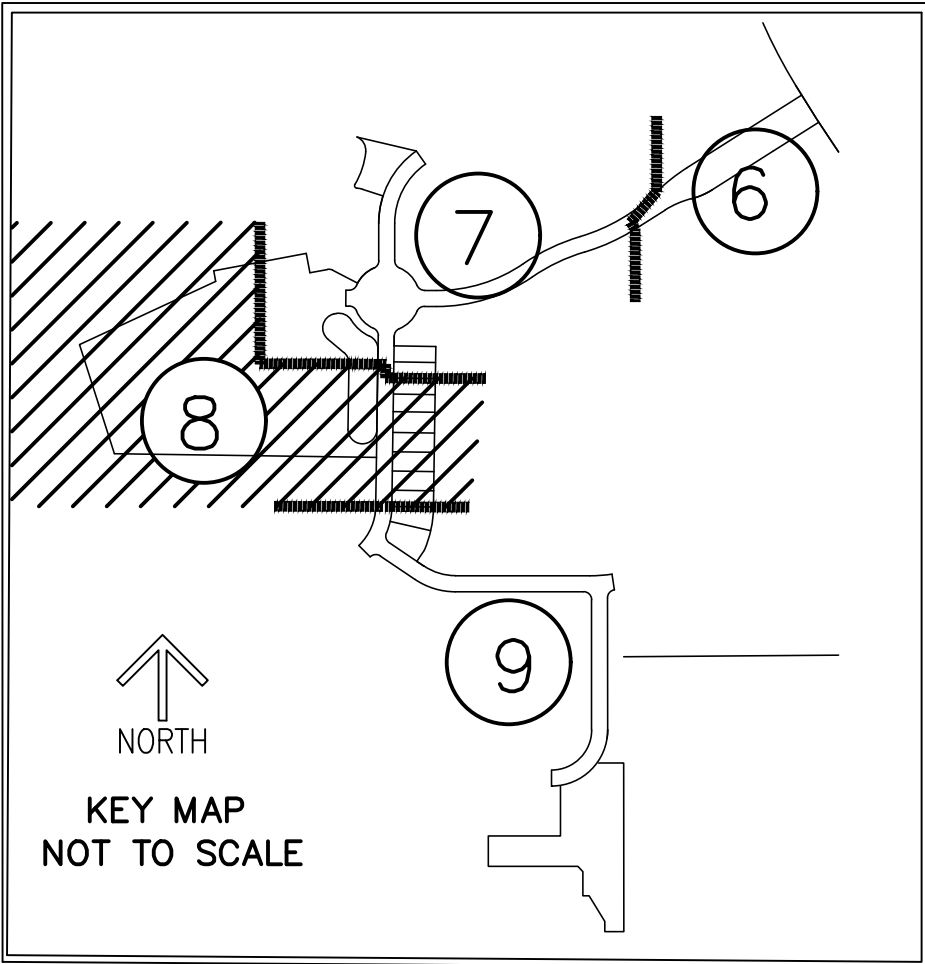
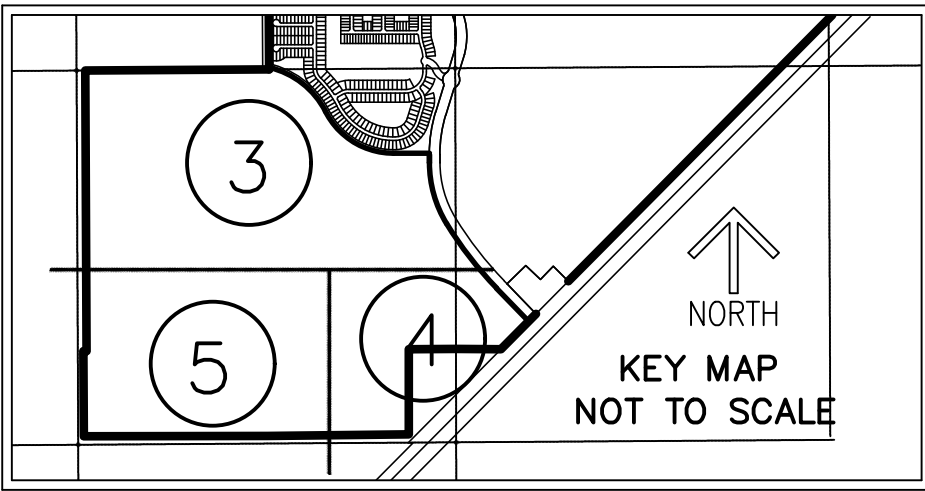
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SHEET 8 OF 9

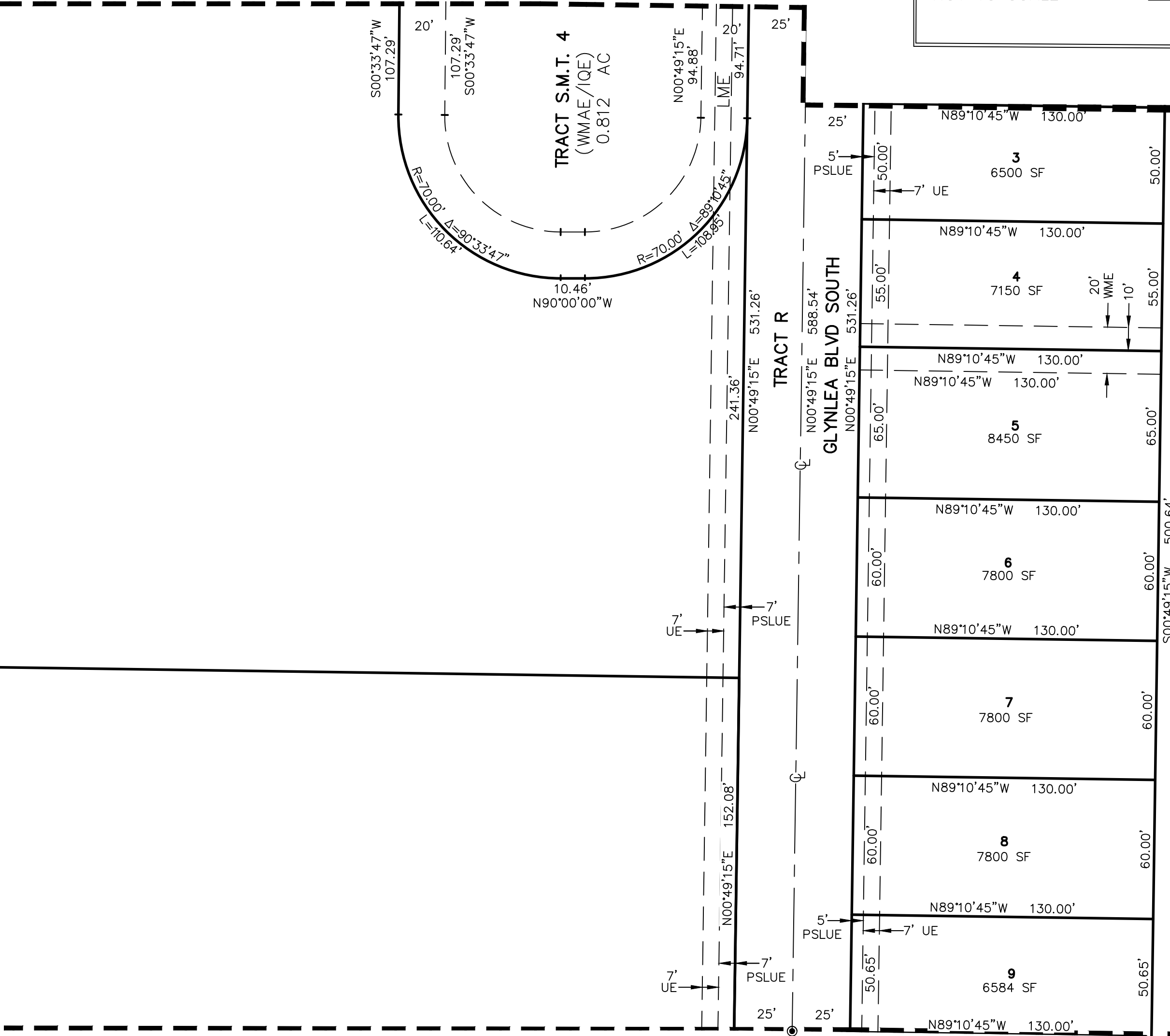


MATCH LINE SHEET 7

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MATCH LINE SHEET 7



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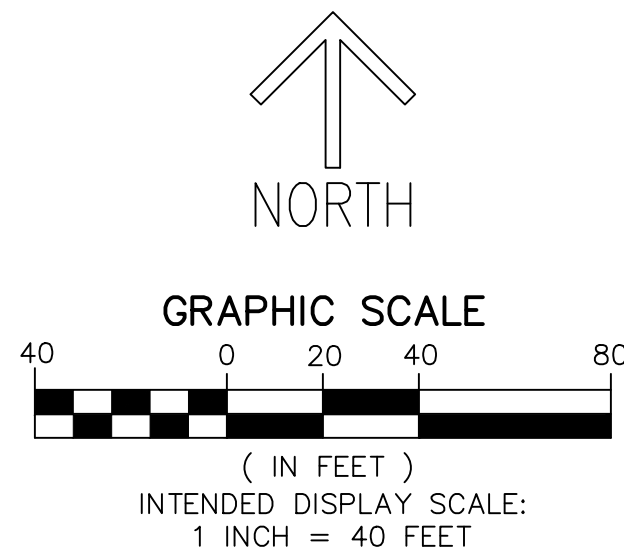
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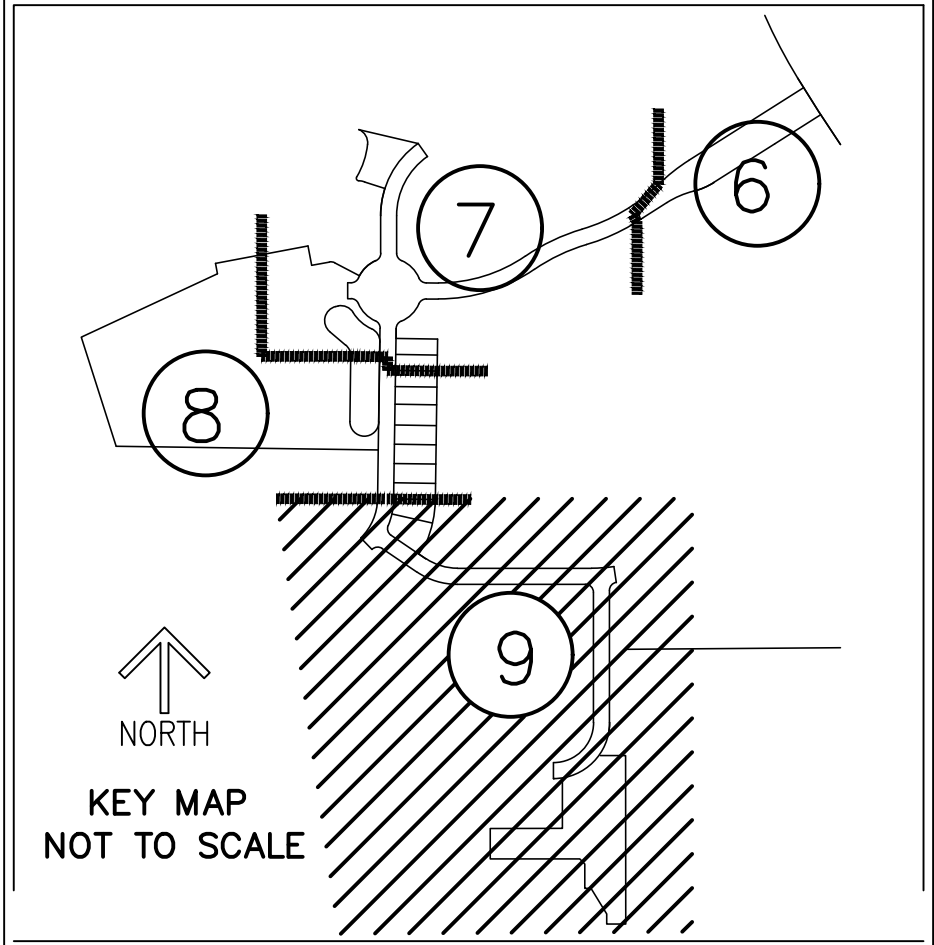
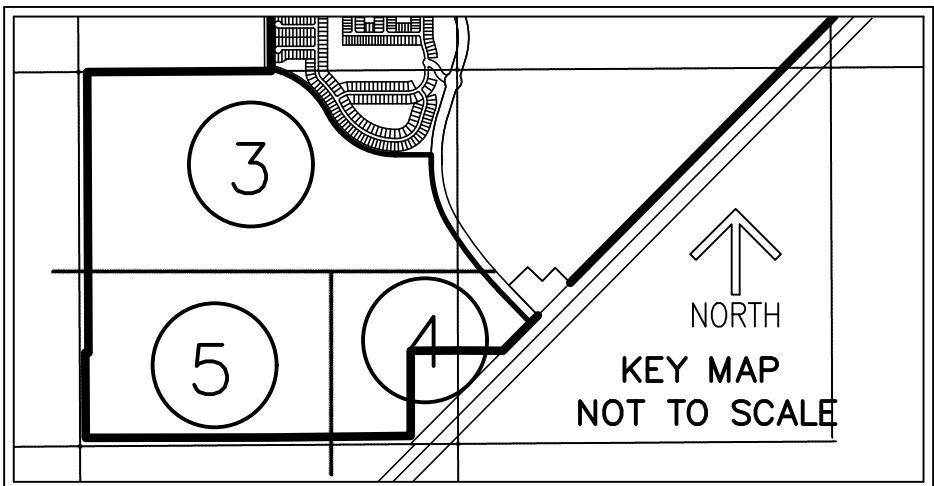
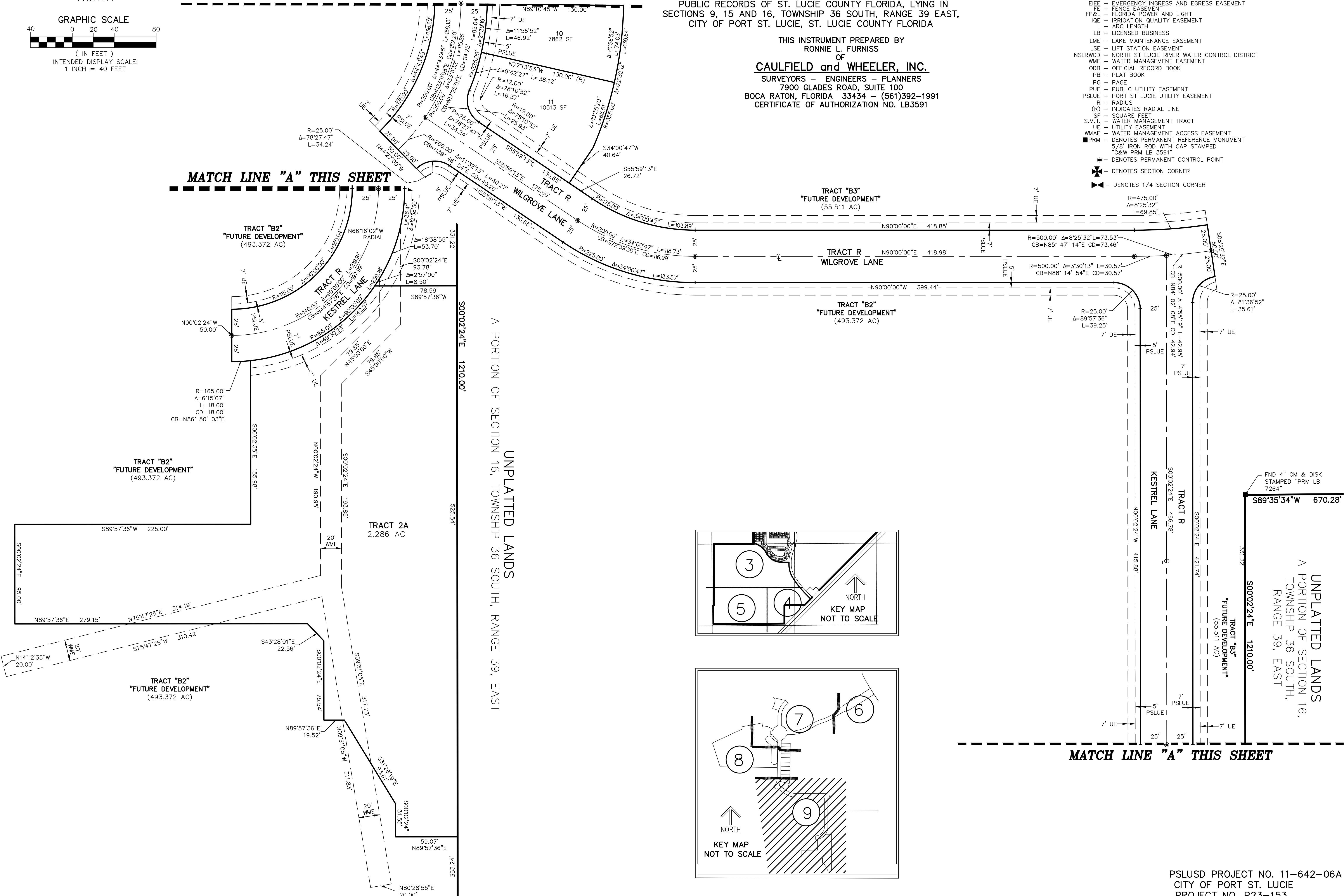
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PLAT BOOK _____
PAGE _____
SHEET 9 OF 9



MATCH LINE SHEET 8

MATCH LINE "A" THIS SHEET



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