# L.T.C. RANCH P.U.D. #2 REPLAT #2

A REPLAT OF TRACT "7" AND PARCEL 49 OF L.T.C. RANCH P.U.D. #2 AS RECORDED IN PLAT BOOK 48, PAGE 2 AND BEING A PORTION OF SECTIONS 1 & 2, TOWNSHIP 36 SOUTH," RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK
PAGE
DOCKET NO

#### **LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT "7" AND PARCEL 49 OF L.T.C. RANCH P.U.D. #2 AS RECORDED IN PLAT BOOK 48, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 35.56 ACRES, MORE OR LESS.

#### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA

COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE

LTC RANCH JOINT VENTURE, A FLORIDA JOINT VENTURE PARTNERSHIP, HAVING AS ITS VENTURE PARTNERS: LTC RANCH LIMITED PARTNERSHIP, LTC RANCH LIMITED PARTNERSHIP AND LB & L LIMITED, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND GLADES INDUSTRIAL, LLC A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED HEREIN AS "L.T.C. RANCH P.U.D. #2 REPLAT #2", BEING IN ST. LUCIE COUNTY, FLORIDA, ACTING BY AND WITH AUTHORIZATION ÖF ITS PARTNERS NAMED HEREON, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. THE ACCESS EASEMENTS (A.E.) AS SHOWN HEREON TO ALL OWNERS OF LOT 1, LOT 2, LOT 3, PARCEL 49 LOT 1, AND PARCEL 49 LOT 2 (AS DETERMINED FROM TIME TO TIME FROM THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA), AS TENANTS-INCOMMON, EACH HAVING AN UNDIVIDED INTEREST IN AND TO THE DELINEATED EASEMENT FOR INSTALLATION, MAINTENANCE AND USE OF ANY INGRESS/EGRESS INFRASTRUCTURE DEEMED ADVISABLE BY SUCH OWNERS.
- 2. THE UTILITY EASEMENTS ("U.E.") AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OR 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. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS RELATIVE TO THE SERVICING OF UTILITIES BY THE CITY OF PORT ST.

IN WITNESS WHEREOF, THE ABOVE NAMED LTC JOI HAS CAUSED THESE PRESENTS TO BE SIGNED THIS	
LTC RANCH LIMITED PARTNERSHIP, A FLORIDA LIMITE	ED PARTNERSHIP
BY: JAMES A KERN, IT'S GENERAL PARTNER	WITNESS
	WITNESS
LTC RANCH LIMITED PARTNERSHIP II, A FLORIDA LIM	ITED PARTNERSHIP
BY:	
JAMES A KERN, IT'S GENERAL PARTNER	WITNESS
	WITNESS
ACKNOWLEDGEMENT	
STATE OF FLORIDA	
COUNTY OF	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED PRESENCE OR ONLINE NOTARIZATION, THIS KERN, A GENERAL PARTNER OF LTC RANCH LII PARTNERSHIP AND AS GENERAL PARTNER OF LTC F	_ DAY OF, 2022, BY JAMES A. MITED PARTNERSHIP, A FLORIDA LIMITED RANCH LIMITED PARTNERSHIP II, A FLORIDA

LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR \_\_ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

	NOTARY PUBLIC
(NOTARY SEAL)	STATE OF FLORIDA
,	MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, THE UNDERSIGNED HEREIN SET THEIR AND SEAL ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

LB & L LIMITED. A FLORIDA LIMITED PARTNERSHIP BY: LB HOLDINGS INC. A FLORIDA CORPORATION ITS GENERAL PARTNER

BI. L.B. HOLDINGS, INC., A FLORIDA CORFO	RATION, 113 GENERAL FARTNER	
BY:		
JOSEPH L. LUNSFORD	WITNESS	
IT'S PRESIDENT		
	WITNESS	

### **ACKNOWLEDGEMENT**

STATE OF FLORIDA

COUNTY OF _	
-------------	--

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY JOSEPH L. LUNSFORD, AS PRESIDENT OF LB HOLDINGS, INC., A FLORIDA CORPORATION WHICH IS THE GENERAL PARTNER OF LB & L LIMITED, A FLORIDA LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR \_\_ HAS PRODUCED \_\_\_\_\_ AS STATE OF FLORIDA

NOTARY PUBLIC	
STATE OF FLORIDA	
MY COMMISSION EXPIRES:	

IN WITNESS WHEREOF, THE UNDERSIGNED HEREIN SET THEIR AND SEAL ON THIS \_\_\_ DAY OF 2. THERE IS A MORTGAGE OF RECORD ENCUMBERING THE PROPERTY, IN FAVOR OF LTC

GLADES INDU	STRIAL,	LLC	
A DELAWARE	LIMITED	LIABILITY	COMPANY

(NOTARY SEAL)

BY:	
	WITNESS
PRINT NAME:	
POSITION:	WITNESS

#### ACKNOWLEDGEMENT

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSIC	ÌΑ
PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF, 2022,	B,
, AS OF GLADES INDUSTRIAL, LLC,	,
DELAWARE LIMITED LIABILITY COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR H	ıA:
PRODUCED AS IDENTIFICATION.	

(NOTARY SEAL)

\_\_\_\_\_ NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES: \_\_\_\_\_

#### MORTGAGEE'S JOINDER AND CONSENT

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

LTC JOINT VENTURE. A FLORIDA JOINT VENTURE ("MORTGAGEE"). THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 21 DAY OF DECEMBER, 2021, IN OFFICIAL RECORDS BOOK 4744, PAGE 604, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

LTC JOINT VENTURE, A FLORIDA JOINT VENTURE	WITNESS:
DV	DDINT NAME
BY:	PRINT NAME:
GENERAL PARTNER	WITNESS:
	PRINT NAME:

#### ACKNOWLEDGEMENT

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY JAMES ST. LUCIE COUNTY, FLORIDA A. KERN, A GENERAL PARTNER OF LTC JOINT VENTURE, A FLORIDA JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME OR \_\_ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY P	UBLIC	

(NOTARY SEAL)

STATE OF FLORIDA MY COMMISSION EXPIRES: \_\_\_\_\_

#### TITLE CERTIFICATION

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

HE UNDERSIGNED,,	AN ATTORNEY AS	DULY LICENSED IN	THE STATE OF
ORIDA, DOES HEREBY CERTIFY THAT	AS OF THE	_ DAY OF	, 2022;
THE RECORD TITLE TO THE LAND ,			
LTC RANCH LIMITED PARTNERSHIF	P, LTC RANCH LIMI	TED PARTNERSHIP I	I, AND LB & L
LIMITED AND OLADES INDUSTRIAL	IIC THE DARTIES	EVECUTING THE DEDI	$C \land T \mid C \mid N \mid$

- JOINT VENTURE, A FLORIDA JOINT VENTURE, RECORDED IN OR BOOK 4744 PAGE 604. 3. THAT ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN
- SATISFIED 4. PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE
- 5. THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED	THIS	 DAY	OF			 ,	202	2.
		 , ON 	BEH	ALF 	OF 			

#### FLORIDA BAR NO. \_\_\_\_\_\_

STATE OF FLORIDA COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE

APPROVAL OF CITY COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "L.T.C. RANCH P.U.D. #2 REPLAT #2", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED,

CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR

DATED	THIS	 DAY	OF	,	2022.

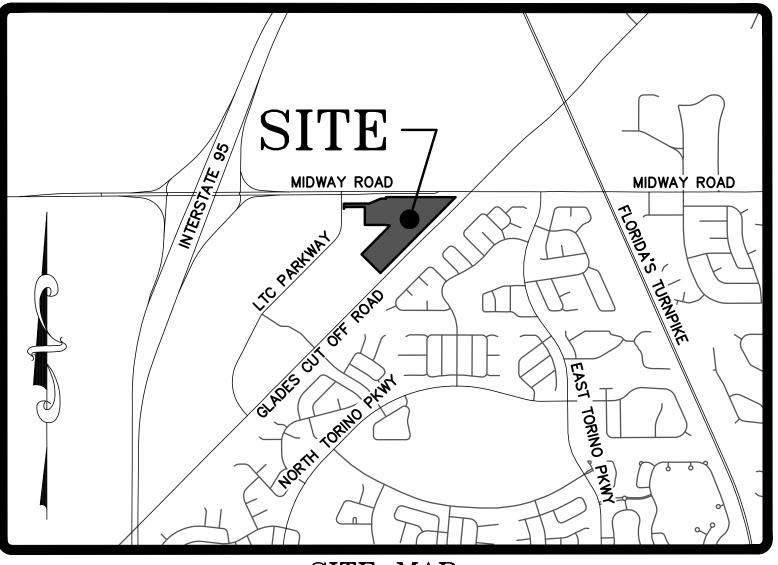
## CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA COUNTY OF ST. LUCIE

SALLY WALSH, CITY CLERK

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,

DATED THIS \_\_\_\_\_, 2022.



SITE MAP

#### SURVEYORS CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF L.T.C. RANCH P.U.D. #2 REPLAT #2 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF: (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STÀTUTES, AS AMENDED, AND THE ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS	DAY OF		2022.
		,	

MICHAEL T. OWEN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5556 EDC, INC. LB#8098 10250 SW VILLAGE PARKWAY PORT ST. LUCIE, FLORIDA 34987



- 1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 2. BEARINGS SHOWN HERON ARE BASED UPON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLADES CUT-OFF ROAD, PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 3. PLAT CONTAINS 35.56 ACRES, MORE OR LESS.

EDC PROJECT #20-344

CITY OF PORT ST. LUCIE PROJECT #21-029

PORT ST. LUCIE USD PROJECT NO. 11-869-07

- 4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
- 5. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PREPARED BY MICHAEL T. OWEN FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT LUCIE, FL 34987 **772-340-4990** <sup>↑</sup> www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935 L.B. CERTIFICATE OF AUTHORIZATION 8098

SHEET 1 OF 3

