

# L.T.C. RANCH #3

BEING A REPLAT OF ALL OF PARCEL 31 AND ALL OF PARCEL 32, L.T.C. RANCH P.U.D. NUMBER 2 AS RECORDED IN PLAT BOOK 48, PAGE 2, ST. LUCIE COUNTY PUBLIC RECORDS CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. SECTION 01, TOWNSHIP 36 SOUTH, RANGE 39 EAST

**LEGAL DESCRIPTION:**

A REPLAT OF ALL OF PARCEL 31 AND ALL OF PARCEL 32, L.T.C. RANCH P.U.D. NUMBER 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 2, ST. LUCIE COUNTY PUBLIC RECORDS.

CONTAINING WITHIN SAID BOUNDS 454,556 SQUARE FEET OR 10.44 ACRES MORE OR LESS.

**GENERAL PLAT NOTES:**

PROPERTY LIES IN FLOOD ZONE "X" PER FEMA FLOOD MAP NUMBER 12111C0260JF. DATED 2/16/12.

1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF LTC PARKWAY. REFERENCE BEARING OF N 44°46'01" E.
2. PLAT CONTAINS 454,556 SQUARE FEET OR 10.44 ACRES, MORE OR LESS.
3. PLAT CONTAINS 3 PARCELS AND 2 WATER MANAGEMENT TRACTS.
4. 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, BY THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PORT ST. LUCIE.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
7. WHERE THE TERM "THE PROPERTY OWNERS ASSOCIATION" IS USED ON THIS PLAT, IT IS TO BE FURTHER DEFINED AS BEING THE "LTC RANCH INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-FOR-PROFIT CORPORATION".

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

LTC RANCH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ACTING BY AND WITH AUTHORIZATION OF ITS PARTNERS NAMED HEREON: DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS L.T.C. RANCH #3, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE STORMWATER MANAGEMENT TRACTS "SMT 1" AND "SMT 2", AS SHOWN HEREON ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT. SAID STORMWATER MANAGEMENT TRACTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM LTC PARKWAY AND DELCRIS DRIVE FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT.
- 2) THE DRAINAGE EASEMENT SHOWN ON PARCEL 2 SHALL BE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND THEY ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND SHALL BE UTILIZED FOR STORMWATER CONVEYANCE FROM PARCEL 1 OVER AND ACROSS PARCEL 2. THE PROPERTY OWNERS ASSOCIATION IS TO PROVIDE AND ENSURE UNOBSTRUCTED USE & CONVEYANCE OF STORMWATER DISCHARGE THROUGH THE DRAINAGE EASEMENT AS SHOWN HEREON.
- 3) THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO PARCEL 1 FOR PROVIDING ACCESS TO PARCEL 1 OVER AND ACROSS PARCEL 2, WITH SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PARCEL 1 AND PARCEL 2. THE CITY OF PORT ST. LUCIE SHALL HAVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES THROUGH EASEMENTS SHOWN HEREON AND SHALL BEAR THE RIGHT TO MAINTAIN BUT IS NOT OBLIGATED TO MAINTAIN SAID EASEMENTS.
- 4) THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF PORT SAINT LUCIE, THE CITY OF PORT SAINT 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 SAINT LUCIE. PER THE PLAT OF L.T.C. RANCH P.U.D. #2, AS RECORDED IN PLAT BOOK 48, PAGE 2, OR DESCRIBED HEREIN MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF GAS, TELEPHONE, ELECTRICITY AND CABLE SERVICES AS PROVIDED BY SECTION 177.091, SUBSECTION (28), FLORIDA STATUTES. THE TERM "PUBLIC UTILITY EASEMENT" INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FLORIDA POWER AND LIGHT, BELL SOUTH, CABLE TELEVISION SERVICES AND CITY GAS. THE MAINTENANCE OBLIGATION OF SAID EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

LTC RANCH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JAMES A. KERN, ITS GENERAL PARTNER

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

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

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

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

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

LTC RANCH LIMITED PARTNERSHIP II, A FLORIDA LIMITED PARTNERSHIP:

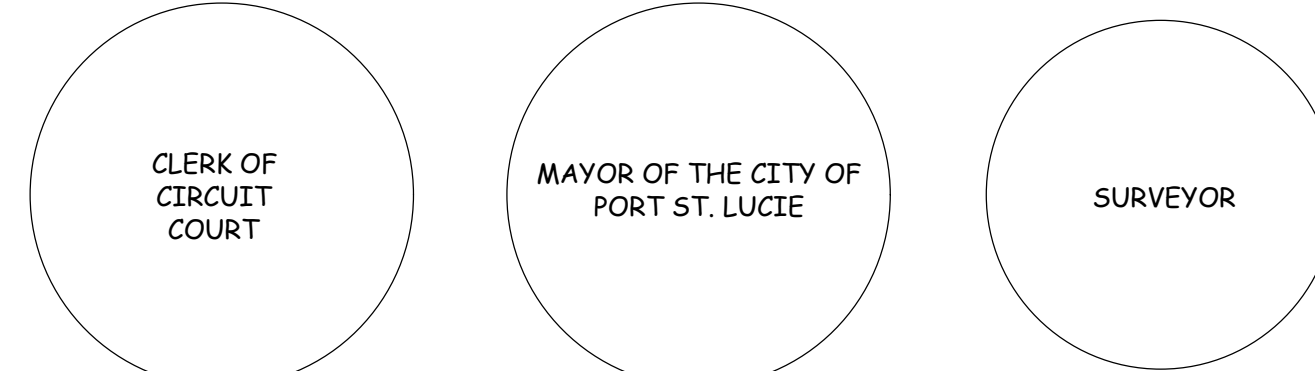
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JAMES A. KERN, ITS GENERAL PARTNER

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

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

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

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



**CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)**

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

LB&L LIMITED, A FLORIDA LIMITED PARTNERSHIP:  
BY: L.B. HOLDINGS, INC. A FLORIDA CORPORATION AND CORPORATE GENERAL PARTNER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOSEPH LUNSFORD, PRESIDENT

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

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

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

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

**ACCEPTANCE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

LTC RANCH INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC., HEREBY

1. ACCEPTS THE DEDICATION AS SET FORTH UPON THE HEREIN PLAT.
2. CONSENTS TO THE PLATTING OF THE LANDS HEREIN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_

(PRINT NAME, TITLE)

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

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

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF LTC RANCH INDUSTRIAL/COMMERCIAL PARK MASTER PROPERTY OWNERS' ASSOCIATION, INC., ON BEHALF OF SAID ASSOCIATION, WHOM IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME

STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**TITLE CERTIFICATION:**

THE UNDERSIGNED, \_\_\_\_\_, A(N) \_\_\_\_\_ AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021:

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF LTC RANCH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, LTC RANCH LIMITED PARTNERSHIP II, A FLORIDA LIMITED PARTNERSHIP, LB&L LIMITED, A FLORIDA LIMITED PARTNERSHIP THE ENTITIES EXECUTING THE DEDICATION.

(B) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.

(C) PURSUANT TO FLORIDA STATUTE 197.192. ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2021.

(D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

(E) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_

(PRINT NAME)

**APPROVAL OF CITY COUNCIL**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF L.T.C. RANCH #3 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ATTEST:

BY: \_\_\_\_\_  
GREGORY J. ORAVEC, MAYOR

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

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF L.T.C. RANCH #3, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF PORT ST. LUCIE AND THE COUNTY OF ST. LUCIE, FLORIDA.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ROBERT F. KEMERSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6285  
590 NW PEACOCK BLVD, SUITE 8  
PORT ST. LUCIE, FLORIDA 34986

**CLERK'S RECORDING CERTIFICATE**

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

FILE NUMBER: \_\_\_\_\_

BY: \_\_\_\_\_  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF LTC RANCH JOINT VENTURE, A FLORIDA GENERAL PARTERSHIP, ON BEHALF OF SAID PARTNERSHIP. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME

STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

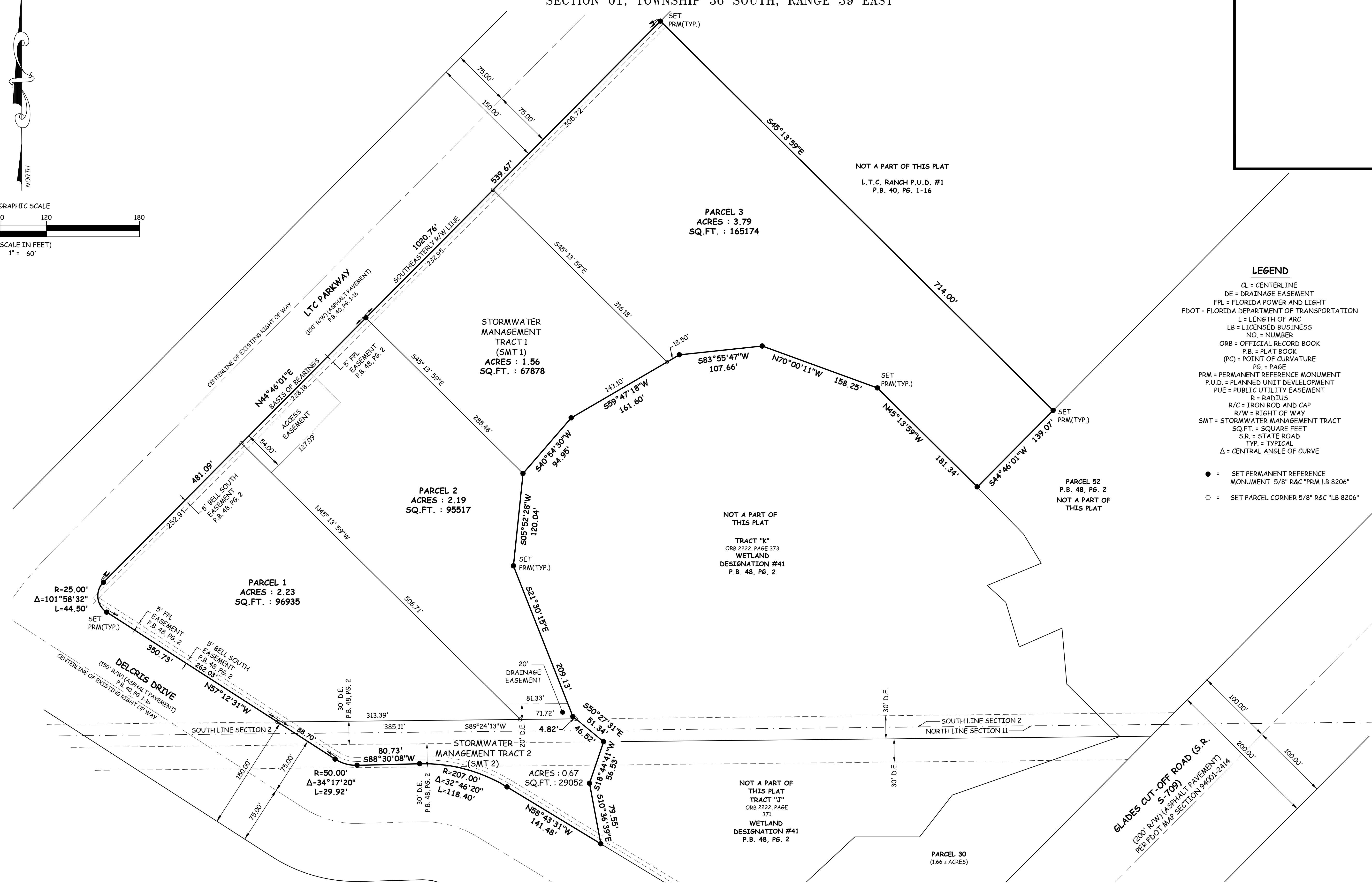
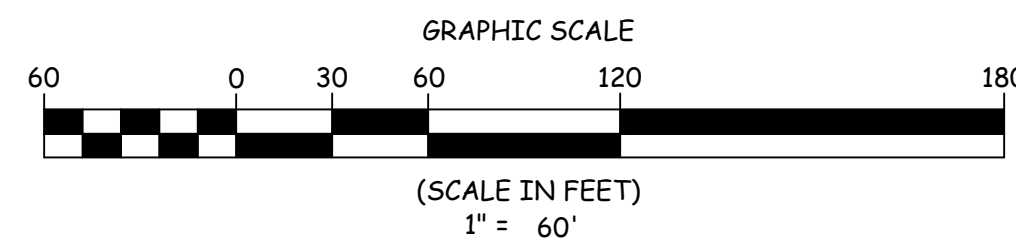
**PLAT PREPARED BY:**



Plotted By: CAD110 June 16, 2021 01:20:47pm N:\Projects\2020\20-1017\_LTC Ranch Parcel 31 & 32\PLAT REV PER COMMENTS\20-1017\_fm\_RE-COFIG.dwg

# L.T.C. RANCH #3

BEING A REPLAT OF ALL OF PARCEL 31 AND ALL OF PARCEL 32, L.T.C. RANCH P.U.D. NUMBER 2  
AS RECORDED IN PLAT BOOK 48, PAGE 2, ST. LUCIE COUNTY PUBLIC RECORDS  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.  
SECTION 01, TOWNSHIP 36 SOUTH, RANGE 39 EAST



- LEGEND**
- CL = CENTERLINE
  - DE = DRAINAGE EASEMENT
  - FPL = FLORIDA POWER AND LIGHT
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - L = LENGTH OF ARC
  - LB = LICENSED BUSINESS
  - NO. = NUMBER
  - ORB = OFFICIAL RECORD BOOK
  - P.B. = PLAT BOOK
  - (PC) = POINT OF CURVATURE
  - PG. = PAGE
  - PRM = PERMANENT REFERENCE MONUMENT
  - P.U.D. = PLANNED UNIT DEVELOPMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R = RADIUS
  - R/C = IRON ROD AND CAP
  - R/W = RIGHT OF WAY
  - SMT = STORMWATER MANAGEMENT TRACT
  - SQ.FT. = SQUARE FEET
  - S.R. = STATE ROAD
  - TYP. = TYPICAL
  - Δ = CENTRAL ANGLE OF CURVE
- = SET PERMANENT REFERENCE MONUMENT 5/8" R&C "PRM LB 8206"
  - = SET PARCEL CORNER 5/8" R&C "LB 8206"

Plotted By: CAD110 June 16, 2021 01:21:01pm N:\Projects\2020\20-1017 LTC Ranch Parcel 31 & 32\PLAT REV PER COMMENTS\20-1017\_fm\_re-config.dwg

PLAT PREPARED BY:

**VELCON ENGINEERING & SURVEYING, LLC**  
CERTIFICATE OF AUTHORIZATION NO. LB 8206  
590 NW PEACOCK BLVD, SUITE 8  
PORT ST. LUCIE, FLORIDA 34986