



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **I-95 RIVERSIDE PUD PHASE IV PLAT A/K/A Pulte I-95 (Camellia)**

Applicant:	Pulte Home Company, LLC
Property Owner:	I-95 GROUP LLC
Agent for the Applicant:	HJA Design Studio, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	N027-014
Record Number:	DEV2023110004
Report Number:	2024_0105_N027-014_Staff_Report_Final
Application Received:	11/16/2023
Transmitted:	11/21/2023
Date of Report:	01/05/2024

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### ***B. Project description and analysis***

This is a request by HJA Design Studio, LLC, on behalf of Pulte Home Company, LLC, for approval of the 95 Riverside PUD Phase IV Plat. The Plat is to be consistent with the Phase IV Final Site Plan which contains 98 single-family townhomes on an approximately 12.40-acre site. The 95 Riverside PUD is located on the north side of SW Kanner Hwy / SR 76, on SW Lost River Road, approximately 0.17 miles east of the I-95 interchange in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

The 95 Riverside PUD Phase IV Final Site Plan was approved on November 7, 2023. The Plat must be consistent with the approved final site plan.

### **C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Stephanie Piche	772-223-4858	N/A
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	N/A
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Non-Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Exemption

### **D. Review Board action**

This application is for a plat. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

**E. Location and site information**

Parcel number(s) and address: 05-39-41-003-000-00020-4

05-39-41-000-000-00130-4

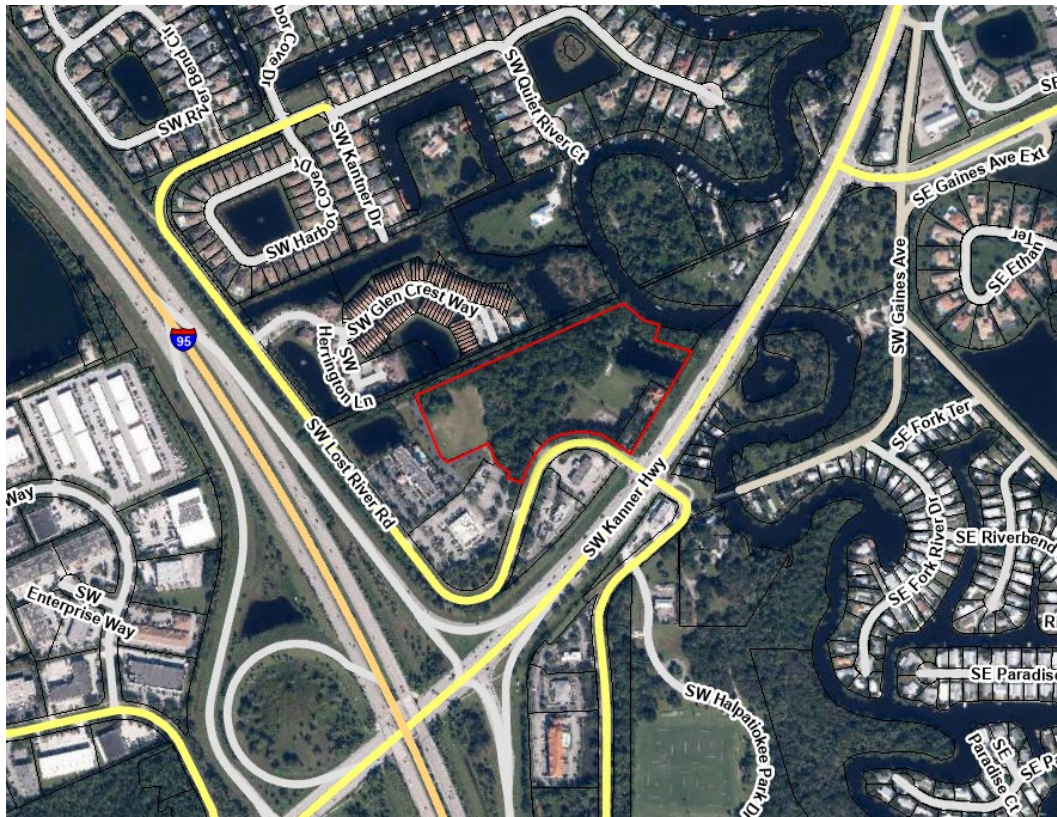
05-39-41-003-000-00001-7

Existing Zoning: I-95 Riverside PUD

Future Land use: Commercial Office/Residential (COR)

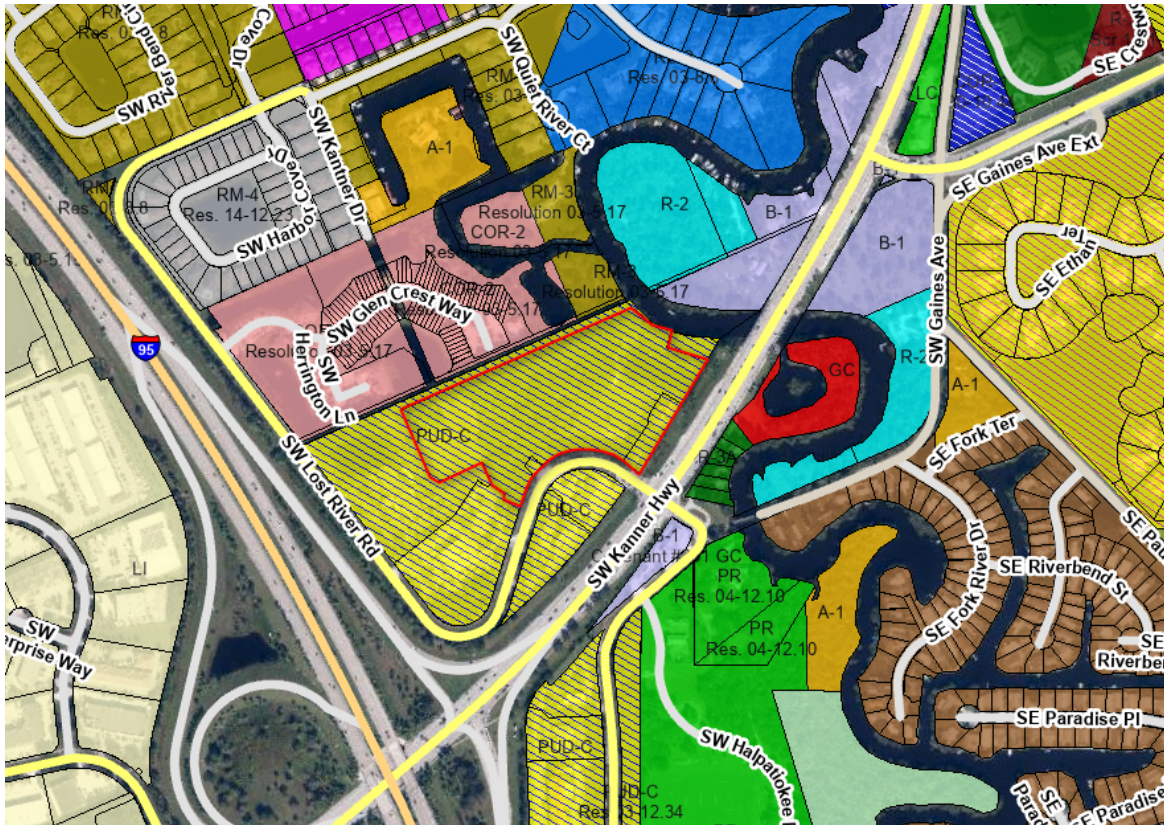
Gross area of site: 12.40 acres

**Figure I:  
Location Map**





**Figure II:  
Zoning Map**



**Zoning districts of abutting properties:**

To the north:	COR-2, RM-3
To the south:	R-3A, GC, PUD-C
To the east:	B-1
To the west:	PUD-C



**Figure III:  
Future Land Use Map**



**Future land use designation of abutting properties:**

To the north:	Commercial General, COR, Low Density
To the south:	Commercial General, Low Density
To the east:	Commercial General, Commercial Waterfront
To the west:	Commercial General

***F. Determination of compliance with Comprehensive Growth Management Plan requirements -  
Growth Management Department***

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Unresolved Issues:**

**Item #1:**

**General**

1. The plat cannot be scheduled for a BOCC agenda until the Phase IV final site plan has completed post approval review and a EOPC signed by Martin County public works is available.
2. Please provide updated agent authorization/power of attorney letters. The notary stamp on the authorization letter from I-95 GROUP LLC is expired. Please note, the notary stamp on the Pulte authorization letter expires February 24, 2024.
3. If any property transfer occurs during the application review, new ownership documents including updated application pages and deed need to be submitted prior to the scheduling of a public meeting. The plat certificate of ownership and dedication references Pulte Home Company LLC as the owner; however, this is not reflected on the property appraiser website.
4. The name of the development in the Declaration of Covenants document should be consistent with the approved final site plan.
5. Update the signature blocks where appropriate to year 2024, including on the Declaration of Covenants and draft surety bond.
6. Draft Contract for Construction of Required Improvements and Infrastructure – these items will need to be addressed prior to scheduling the public meeting:
  - a. Please include a completion date in Paragraph 1 instead of “TBD.”
  - b. Please include the final site plan approval date in Paragraph 1 instead of “TBD”.
  - c. The dollar amount will need to match the approved signed engineer’s opinion of probable cost.
7. The dollar amount on the draft surety bond will need to match the approved signed engineer’s opinion of probable cost.
8. Submit the stamped approved final site plan once received.

**Item #2:**

**Plat**

1. Please update the year in the signature blocks on Sheets 1 and 2 to 2024.

***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***

**Community Redevelopment**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed.

### **Commercial Design**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed.

#### ***I. Determination of compliance with the property management requirements – Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### ***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

### **Environmental**

#### **Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulation

### **Landscaping**

#### **Unresolved Issues:**

#### **Item 1. Survey Notes**

The Lake Maintenance Easement Tract includes a large portion of the required Upland Transitional Zone planting area. Please add an exception under Survey Note 6 that states where the Upland Transitional Zone coincides with the Lake Maintenance Easement, the Lake Maintenance Easement shall be subordinate to the Upland Transitional Zone plantings.

#### **Item 2. Scale**

The scale is incorrect.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

### **Traffic**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.



## ***L. Determination of compliance with county surveyor - Engineering Department***

### **Unresolved Issues:**

#### **Item # 1:**

The surveyor must submit a currently approved "Martin County Plat Checklist," signed and sealed by the professional surveyor and mapper. Plat review by Martin County will not commence until the signed plat checklist is submitted.

[Ch. 177.04, Sec. 4.912.C.17, M. C. Code, Vol 2]

#### **Remedy/Suggestion/Clarification:**

Due to the number of deficiencies, resubmit another executed plat and boundary survey checklist. Additionally, refer to the provided redlines and revise all documents accordingly.

#### **Item # 2:**

A boundary survey, signed and sealed by the surveyor and mapper whose signatures and seals appear on the plat, must be submitted. The survey shall:

1. Have been completed within 180 days of the date of the initial staff review of the plat,
2. Be certified to meet the standards of practice recognized by Florida Board of Professional Land Surveyors, as set forth in Chapter [DOACS 5J-17.050, 051, 052 and Chapter 177.041 061] and established pursuant to Ch 472, F. S., as amended, and
3. Include a title opinion of an attorney or certification by an abstractor.

[Ch 177.041.(1) and (2), F. S.]

A specific purpose survey may be submitted in the circumstance in which a safe upland line is used to approximate the boundary adjacent to a navigable water body.

[Ch. 177.04, Part I, F. S.; Sec. 4.912.C.14, M.C. Code, Vol 2]

#### **Remedy/Suggestion/Clarification:**

1. The field survey date as stated in the survey notes exceeds the above noted requirement. The Surveyor shall recertify the field conditions and boundary survey including tidal water survey accordingly.
2. The Title Commitment as referenced in the survey notes is obsolete by over two years. Update the survey with a current commitment or opinion/report and the encumbrances.

#### **Item # 3:**

The first page of the plat must contain:

1. A five- (5) inch line in the upper right-hand corner for the parcel control number,
2. A vicinity sketch showing the subdivision in reference to major roads and adjoining properties.
3. For plats with multiple pages:
  - a) Provide a key map indicating the total number of pages and the relationship of all sheets,
  - b) Number each sheet in the right-hand corner as 'sheet \_ of \_',
  - c) Provide match lines,
  - d) Include the surveyor notes and legend on all sheets, and

4. An arrow indicating true North is to be shown on each sheet.  
[Ch 177.091.(3) and (6), Part 1, F. S., Sec. 4.912.C.4, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

1. If possible, show all dedications, reservations, and certifications on the cover sheet.
2. Ensure that all County certifications appear on the cover sheet.

**Item # 4:**

A legend of all symbols and abbreviations must be shown.  
[DOACS, Chapter 5J-17.051, Ch 177.091.(29), Part 1, F. S.]

**Remedy/Suggestion/Clarification:**

1. Add all missing abbreviations and symbols to the legend.
2. Correct the differences in punctuation between the abbreviation as label in the legend and the ones as labeled on the plat and survey and/or vice versa.

**Item # 5:**

The title of the plat (the name of the subdivision) must appear on each page of the plat and be of uniform size and type. If the plat encompasses a planned unit development (PUD) the abbreviation 'PUD' must be included in the title.  
[Sec. 4.912.C.22 Ch 177.091.(5), F. S.]

**Remedy/Suggestion/Clarification:**

The title of the plat is inconsistent with the one on the site plan. Revise the site plan and/or plat accordingly.

**Item # 6:**

The section, township, and range, name of city, town or village, and county and state must appear immediately under the name of the plat on each sheet.  
[Ch 177.091.(10), Part 1, F.S.]

**Remedy/Suggestion/Clarification:**

There are some inconsistencies with the spelling of the underlying plat name as show in the subtitle and legal description of the proposed plat vs. how said name was recorded. Address the noted discrepancy and revise verbatim the plat and survey accordingly.

**Item # 7:**

The plat must have a minimum of two boundary monuments tied by a closed field traverse to the nearest approved Martin County geodetic control station and azimuth mark or approved pair of Martin County adjusted traverse points or to other control points established by Global Positioning System (GPS) which meet or exceed Third Order Class I Accuracy Standards according to current publication of the Federal Geodetic Control Committee (FGCC) procedures. The field traverse from the plat boundary to the geodetic control shall meet Third Order Class II traverse closure standards when possible; however, at a

minimum, traverse closure must meet the standards of practice set forth in [ DOACS Chapter 5J-17.050, 051, 052]. All monuments at lot corners must be set or included under the required improvement bond. They must be set prior to the transfer of any lot.  
[Sec 4.912.C.15 M.C. Code, Vol 2]

**Remedy/Suggestion/Clarification:**

Provide State Plane Coordinates on the Point of Beginning.

**Item # 8:**

The plat must show the following:

Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible. Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-of-way at the intersection of all streets and shown on the plat.

**Remedy/Suggestion/Clarification:**

Correct the distance between one PRM and another on the northerly line of the plat boundary.

**Item # 9:**

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

**Remedy/Suggestion/Clarification:**

1. Verify the requirements concerning a non-exclusive flow-through easement and revise the dedication language and plat accordingly.
2. Clearly identify and label all private drainage easements/tracts on the plat with its record information as it may apply.
3. Refer to above mentioned resolution and add any missing components as required.
4. There is no dedication for the Public Access Easement or FPL Easement shown on the plat, please address.

**Item # 10:**

The following notes shall be shown:

1. 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.; and
2. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

[Ch. 177.091.(27), Part 1, F. S.; Sec. 4.912.C.10 M.C. Code, Vol 2]



If the plat contains public easements located within private streets or other right-of-way, the following notes shall be provided:

1. In the event that Martin County disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, then the county shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with county specifications.
2. All platted utility easements 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. [Ch. 177.091(28), Part 1, F. S.; Sec 4.912.C.10.c M.C. Code, Vol 2]

**Remedy/Suggestion/Clarification:**

1. Add the statement in item number two (2) above verbatim into the survey notes. Additionally, pursuant to Chapter 177 F.S.
2. And, if applicable (FPL Easement), immediately thereafter, add the following language: *“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.”*

**Item # 11:**

Tabulated curve data:

1. Must not be used for plat boundary or roadway center lines,
2. Must designate arc length and curve number or letter, and
3. Must appear on the same sheet as the drawn curves.

The use of tangent line tables requires prior written approval for county surveyor.

[Ch 177.091.(8) and Sec. 4.912.C.8, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

1. The Martin County Surveying Division encourages the minimal use of line and curve tables for clarity of the information being illustrated.
2. There are certain areas of the plat that require a detail at a larger scale for clarity. Refer to the provided redline identifying said areas and/or employ the use of tabulated tables.

**Item # 12:**

All contiguous property along the periphery of the plat must be identified and labeled with the plat book and page or marked as unplatted. If the plat includes all or a portion of a previously platted subdivision, then sufficient ties to the prior plat, including reference to the subdivision, must be stated in the new subdivision title.

[Ch 177.091.(17), Part 1, F.S.; Sec. 4.912.C.19, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

According to the underlying plat, the northerly boundary of the replat is coincident with the New South Line of the Hanson Grant. Please verify and label along with any relevant record information as such if applicable.

**Item # 13:**

The legal description shall be consistent with the title certification. It shall include the total acreage of the platted land.

[Ch 177.091.(11), Part 1, F.S.; 4.912.C.20, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

1. The legal description on the survey is not consistent with the one on the plat and title report. Address the noted issues and revise the legal description accordingly.
2. Ensure that the current title report is revised with the updated legal description.

**Item # 14:**

The plat must:

1. Be prepared under the direct supervision of a Florida registered surveyor,
2. Include the address of the surveyor,
3. Be signed and sealed by a registered professional land surveyor,
4. Have a statement that it was prepared under his or her direct supervision, and
5. Include in the statement that it meets all the survey requirements.

[Ch 177.061, Part 1, F.S.; Sec. 4.912.C.2, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

The number of issues encountered in this review of the Plat, Closure Reports, and Boundary Survey was excessive pursuant to the current standards of the Martin County Surveying Division. Prior to the next plat submittal, the Surveyor of Record is required to contact the County Surveyor for an in-person meeting to discuss reoccurring discrepancies concerning plat submittals to this office. There may be additional comments in subsequent rounds of review due to the number of errors found in this first round as herein stated.

Refer to Chapter 177, FS, Rule 5J-17, FAC, the Martin County Plat & Surveying requirements, and conduct a full and complete QA/QC of the supporting Boundary Survey, Plat, Lot-Sum Reports, and Site Plan prior to any submittal to the County.

**Item # 15:**

The plat must include the appropriate Board of County Commissioners' declaration and signature lines for certifying the approval.

[Ch 177.071.(1), Part I, F. S.]

**Remedy/Suggestion/Clarification:**

Show all County certifications and signatures on the cover sheet.

**Item # 16:**

The dedication language must be executed by the owner and all persons, corporations or entities having a record interest in the property.

[Ch 171.081.(2), Part I, F. S.]

**Remedy/Suggestion/Clarification:**

Correct various inconsistencies and spelling errors in the dedication language.

**Item # 17:**

All section and 1/4 section lines occurring within the subdivision must be shown on the plat.

(Ch 177.091.(14), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

Verify the location of 1/4 section lines and if applicable, tie each intersection of said lines with the perimeter boundary lines to PRM's in both directions.

**Item # 18:**

The location, width and names of all streets, waterways, or other rights-of-way must be shown on the plat.

(Ch 177.091.(15), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

There are many labeling inconsistencies on the plat that do not meet the above stated requirement. Please revise the plat accordingly.

**Item # 19:**

The location and width of proposed easements and existing easements identified in the title opinion or certification are to be shown on the plat or in the notes or legend, and their intended use clearly stated. If the easements are not coincident with the property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.

(Ch 177.091.(16), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

1. Refer to certain easement inconsistencies between the site plan and plat. Address the noted discrepancies and revise the plat and/or the site plan accordingly.
2. Refer to the site plan and denote all proposed easement abandonments on the boundary survey with record place holders directly underneath their labels.
3. Please clarify which easements from the underlying plat are intended to be vacated by this replat. Staff will need to analyze this information on the next round of review.  
Clarify the limits of the Public Access Easement.



**Item # 20:**

Platted lines must conform to the following criteria:

1. Non-curved lines shall include the distances angles, and bearings or azimuths.
2. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of non-radial lines shall be indicated.
3. Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.
4. The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

A tabular form may be used to display the information, to be included on the sheet to which it pertains. (Ch 177.091.(20-22), Part I, F.S.; Sec. 4.912.C.8a,b & c)

**Remedy/Suggestion/Clarification:**

1. Label any "Non-Radial", (NR) lines on that plat.
2. Add an appropriate radial line statement into the Surveyors & Mappers Notes.
3. For the Plat Boundary:(a) Identify and label all not-tangent, (NT) points. (b) Provide a radial line and bearing to the radius point at all curvilinear intersections. (c) Show a radial line and label the radial bearing at all non-tangent corners on the perimeter and interior boundaries. (d) Revise the plat, boundary survey, and legends accordingly.

**Item # 21:**

The plat shall be consistent with an approved final site plan.

**Remedy/Suggestion/Clarification:**

There are various inconsistencies between the plat and site plan other than as previously noted herein. Revise the plat and/or site plan.

**Item # 22:**

Closure Reports:

**Remedy/Suggestion/Clarification:**

1. Show the State Plane coordinates for each segment of all reports.
2. Show closure accuracies to the nearest hundredth of a foot.
3. There are various reports with missing segments as they should be in consecutively numbered order. Refer to those affected reports and correct the noted discrepancy.

**Item # 23:**

PRM inspection:

**Remedy/Suggestion/Clarification:**

Please provide a Field Inspection Request for inspection of all PRM's and lot/tract corners as soon as possible. ***This can potentially delay the Post Approval process.***

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Services Division***

**Engineering**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Electronic Files**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater**

**Item #1**

The plat does not provide easements or dedications for the utilities to be maintained by Martin County Utilities. The applicant must show utility easements on the plat. The applicant must also include dedications for the easements on the plat documents. These changes must be made to the plat prior to final plat approval.

See Sheet 7 of the Plat.

## **Wellfield Protection**

### **Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

#### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

##### **Fire Rescue**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

##### **Emergency Management**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

##### **ADA**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

##### **Martin County Health Department**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

##### **Martin County School Board**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

### ***S. Determination of compliance with legal requirements - County Attorney's Office***

Review Ongoing

### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments.***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. **Boundary plats which permit no site development.**

### ***U. Post-approval requirements***

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

Item	Description	Requirement
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Approved Plat	One (1) paper 24" x 36" copy of the approved plat.
7.	Approved Revised Final Site Plan (if applicable)	One (1) paper 24" X 36" copy of the approved revised final site plan.
8.	Declarations of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
9.	Executed Mylar	Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.
10.	Executed Contract of Construction of Required Improvements	Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

Item	Description	Requirement
11.	Paid Taxes	One (1) copy of Tax Collector's paid property tax receipt.
12.	Digital Copy of Plat	One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat must match the hardcopy version as submitted.
13.	Approved Cost Estimate	One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
14.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

#### ***V. Local, State, and Federal Permits***

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

#### ***W. Fees***

Public advertising fees for the development order will be determined and billed subsequent to the public meeting. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$16,600.00	\$16,600.00	\$0.00
Inspection fees:	N/A		N/A
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

\*\*\*Impact fees are required at building permit.



## **X. General application information**

Applicant: Pulte Home Company, LLC  
Aimee Carlson  
1475 Centrepark Boulevard, Suite 140  
West Palm Beach, FL 33401

Owners: I-95 GROUP LLC  
David Ederer  
720 E Palmetto Park Road  
Boca Raton, FL 33432

Agent: HJA Design Studio, LLC  
Todd Troxell  
50 SE Ocean Blvd.  
Stuart, FL 34997  
772-678-7200  
[ttroxell@hjastudio.com](mailto:ttroxell@hjastudio.com)

Engineer of Record: Engineering Design & Construction, Inc.  
David Baggett  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL, 34987  
772-462-2455 x 113  
[davidbaggett@edc.inc.com](mailto:davidbaggett@edc.inc.com)

## **Y. Acronyms**

ADA.....Americans with Disability Act  
AHJ.....Authority Having Jurisdiction  
ARDP.....Active Residential Development Preference  
BCC.....Board of County Commissioners  
CGMP.....Comprehensive Growth Management Plan  
CIE.....Capital Improvements Element  
CIP.....Capital Improvements Plan  
FACBC.....Florida Accessibility Code for Building Construction  
FDEP.....Florida Department of Environmental Protection  
FDOT.....Florida Department of Transportation  
LDR.....Land Development Regulations  
LPA.....Local Planning Agency  
MCC.....Martin County Code  
MCHD.....Martin County Health Department

NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

***Z. Attachments***

**ATTACHMENT I**  
**Redlines**



MARTIN COUNTY  
SURVEYING DIVISION

FIRST ROUND  
J. PEREZ & TOM WALKER

DESCRIPTION: REFERENCE TO THE CURRENT TITLE REPORT AND REMOVE THIS LEGAL DESCRIPTION ACCORDINGLY.

PARCEL 1

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BOUNDED ON THE NORTHEAST BY ST. LUCIE INLET FARMS ON THE NORTHEAST BY THE APPROXIMATE HIGH-WATER LINE (WEST BANK) ON THE SOUTH FORK OF THE ST. LUCIE RIVER, ON THE SOUTHEAST BY STATE ROAD NO. 76 AND IN THE SOUTHWEST BY STATE ROAD NO. 9 (I-95) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA; THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS; A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 48 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 236.21 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE RIGHT-OF-WAY LINE OF ACCESS ROAD NO. 2 AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 89095-1412; THENCE ALONG SAID RIGHT-OF-WAY LINE ACCESS ROAD NO. 2 THE FOLLOWING FIVE (5) COURSES NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 61.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5530.58 FEET AND A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 48 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.74 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3655.72 FEET AND A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 03 SECONDS; A RADIAL BEARING AT SAID POINT BEARS NORTH 46 DEGREES 53 MINUTES 03 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1448.81 FEET TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 234.45 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 881.84 FEET TO A POINT OF INTERSECTION WITH THE SOUTHLINE OF ST. LUCIE INLET FARMS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA; THENCE NORTH 66 DEGREES 03 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE OF ST. LUCIE INLET FARMS, A DISTANCE OF 1469 FEET MORE OR LESS TO THE SOUTHWESTERLY APPROXIMATE HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID APPROXIMATE HIGH WATER LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 36 DEGREES 14 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40 FEET, MORE OR LESS; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 382.70 FEET TO THE POINT OF BEGINNING.

LESS

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY (FORMERLY PALM BEACH COUNTY), FLORIDA. THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO THE POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS; A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE POINT OF BEGINNING, OF THIS DESCRIPTION AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 03 DEGREES 09 MINUTES 03 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 306.29 FEET; THENCE NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.12 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 25 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.70 FEET; THENCE NORTH 55 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 183.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 24 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC, A DISTANCE OF 25.44 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 38.26 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 05 SECONDS; THENCE WESTERLY ALONG SAID ARC, A DISTANCE OF 46.40 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE 09 DEGREES 09 MINUTES 36 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC, A DISTANCE OF 29.58 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST, A DISTANCE OF 462.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 08 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC, A DISTANCE OF 121.65 FEET; THENCE NORTH 39 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.00 FEET, A

CENTRAL ANGLE OF 92 DEGREES 00 MINUTES 26 SECONDS; THENCE NORTHWESTERLY ALONG SAID ARC, A DISTANCE OF 234.45 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST, A DISTANCE OF 881.84 FEET; THENCE NORTH 66 DEGREES 03 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.30 FEET; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, A DISTANCE OF 879.36 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 124 DEGREES 16 MINUTES 34 SECONDS; THENCE SOUTHEASTERLY ALONG SAID ARC, A DISTANCE OF 294.99 FEET; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 462.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS; THENCE NORTHEASTERLY ALONG SAID ARC, A DISTANCE OF 69.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS 25.00 FEET, A CENTRAL ANGLE 85 DEGREES 05 MINUTES 06 SECONDS; THENCE NORTHWARD ALONG SAID ARC, A DISTANCE OF 37.13 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 640.67 FEET, A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS; THENCE NORTHWESTERLY ALONG SAID ARC, A DISTANCE OF 32.69 FEET; THENCE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 690.57 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE SOUTHEASTERLY ALONG SAID ARC, A DISTANCE OF 43.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE EASTWARD ALONG SAID ARC, A DISTANCE OF 33.03 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE EASTERLY ALONG SAID ARC, A DISTANCE OF 338.19 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST, A DISTANCE OF 85.69 FEET; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 106.06 FEET TO THE POINT OF BEGINNING.

AND LESS

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY (FORMERLY PALM BEACH COUNTY), FLORIDA. THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS; A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 03 DEGREES 09 MINUTES 03 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 306.29 FEET; THENCE NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.12 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 25 SECONDS, TANGENT BEARING SOUTH 36 DEGREES 36 MINUTES 59 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.70 FEET TO A SOUTHEAST CORNER OF PLAT I OF NINETY-FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 55 DEGREES 56 MINUTES 08 SECONDS WEST, ALONG A NONRADIAL LINE, A DISTANCE OF 183.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 24 SECONDS, A TANGENT BEARING OF NORTH 45 DEGREES 59 MINUTES 24 SECONDS EAST; THENCE SOUTHWESTERLY ALONG SAID ARC, A DISTANCE OF 25.44 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 38.26 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106 DEGREES 20 MINUTES 05 SECONDS; THENCE WESTERLY ALONG SAID ARC, A DISTANCE OF 46.40 FEET TO A POINT ON A CURVE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF S.W. LOST RIVER ROAD, AS RECORDED ON SAID PLAT I OF NINETY-FIVE RIVERSIDE, P.U.D., SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE 09 DEGREES 09 MINUTES 36 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.58 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST, A DISTANCE OF 462.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 08 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC, A DISTANCE OF 121.65 FEET, TO THE POINT OF INTERSECTION OF THE RIGHT OF WAY OF SAID S.W. LOST RIVER ROAD AND STATE ROAD 76, SAID POINT ALSO BEING THE BEGINNING OF A CURVE WHICH IS COINCIDENTALLY TANGENTIAL TO THE PREVIOUSLY DESCRIBED CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3725.72 FEET, AND A CENTRAL ANGLE OF 07 DEGREES 03 MINUTES 42 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 459.19 FEET, TO THE BEGINNING OF A COMPOUND CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET, AND A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES 31 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 193.07 FEET, TO THE POINT OF BEGINNING.

AND LESS

BEING A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANANT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 88 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUB RECORDED IN PLAT BOOK 12,

PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 621.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 03 MINUTES 36 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.W. LOST RIVER ROAD; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST, ALONG SAID S.W. LOST RIVER ROAD, A DISTANCE OF 414.65 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET AND A CENTRAL ANGLE OF 124 DEGREES 16 MINUTES 34 SECONDS; THENCE ALONG SAID CURVE, A DISTANCE OF 294.99 FEET; THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE OF LOST RIVER ROAD, NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE POINT OF BEGINNING.

AND LESS

BEING A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 52 MINUTES 12 SECONDS EAST, (BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6X6 CONCRETE MONUMENT, NORTHING 1007149-217 - EASTING 894323.132), AND GS 35 (6X6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING 889859.33 1), AND WTPROT (10 FOOT METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549) ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 621.86 FEET TO A POINT ON THE NORTH LINE OF PLAT III OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (4) COURSES, NORTH 52 DEGREES 07 MINUTES 48 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE - NORTH 34 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 24.07 FEET; THENCE SOUTH 55 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 89.36 FEET; THENCE SOUTH 66 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 307.13 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 58 SECONDS EAST, A DISTANCE OF 1032.53 FEET TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER THENCE ALONG SAID MEAN HIGH WATER LINE NORTH 44 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 34.26 FEET TO A POINT ON SAID MEAN HIGH WATER LINE; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET THENCE SOUTH 72 DEGREES-07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S. W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET., A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF SOUTH 53 DEGREES 20 MINUTES 11 SECONDS WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 43.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE ALONG SAID CURVE, A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET., A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE, A DISTANCE OF 47.37 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 47.11 FEET; THENCE NORTH 31 DEGREES 59 MINUTES 42 SECONDS WEST, A DISTANCE OF 52.90 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 52.01 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 175.07 FEET; TO THE POINT OF BEGINNING.

AND LESS

BEING A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF ST. LUCIE INLET FARMS SUBDIVISION; THENCE SOUTH 66 DEGREES 01 MINUTES 58 SECONDS WEST ALONG SAID NEW SOUTH LINE OF THE HANSON GRANT AND SAID SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION; A DISTANCE OF 1450.67 FEET TO THE POINT OF BEGINNING

REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE, A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER, ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE COURSES; (5) NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 206.48 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 82.53 FEET MORE OR LESS TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE ALONG SAID WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER AS APPROXIMATED BY THE FOLLOWING FOUR (4) COURSES, NORTH 58 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 47.37 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 47.11 FEET; THENCE NORTH 31 DEGREES 59 MINUTES 42 SECONDS WEST, A DISTANCE OF 52.90 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 52.01 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 175.07 FEET; TO THE POINT OF BEGINNING.

AND LESS

A PARCEL OF LAND 10 FEET WIDE FOR THE PURPOSE OF PEDESTRIAN ACCESS, LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET THENCE SOUTH 72 DEGREES-07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S. W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET., A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF SOUTH 53 DEGREES 20 MINUTES 11 SECONDS WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 43.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE ALONG SAID CURVE, A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET., A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE, A DISTANCE OF 47.37 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE (5) COURSES, NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY) AND THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 76 (KANNER HIGHWAY) A DISTANCE OF 206.48 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 10.30 FEET; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 204.01 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCELL OF LAND 10 FEET WIDE LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE 99.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) NORTH 59 DEGREES 22 MINUTES 16 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST ALONG A LINE 10 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE OF 99.98 FEET; THENCE SOUTH 39 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND 10 FEET WIDE LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGRE



THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B-II OF OLD PALM TITLE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 21133233, WITH AN COMMITMENT EFFECTIVE DATE OF AUGUST 4, 2021 @ 8:00 A.M.

SCHEDULE "BII" EXCEPTIONS

REFER TO THE CURRENT TITLE REPORT AND REVISE THE SURVEY ACCORDINGLY. (REVISE NOTES #5 & 6)

AS TO PARCELS 1 & 2:

- Easement granted to Florida Power and Light Company recorded in Official Records Book 331, Page 25.  
(DOES NOT AFFECT)
- Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 857, Page 1409 as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 1059, Page 1771 and by Amendment to Second Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 1840, Page 531.  
(AFFECTS NOTHING TO PLOT)
- Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2280.  
(AFFECTS NOTHING TO PLOT)
- Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2285.  
(AFFECTS NOTHING TO PLOT)
- Restrictive Covenant recorded in Official Records Book 1126, Page 1949.  
(AFFECTS NOTHING TO PLOT)
- Sovereignty Submerged Land Lease Agreement with the Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 1097, Page 655 and renewals recorded in Official Records Book 1401, Page 1012; Official Records Book 1888, Page 1858 and Official Records Book 2456, Page 2311  
(AFFECTS TO PLOTTED)
- Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 544.  
(AFFECTS TO PLOTTED)
- Pedestrian Easement recorded in Official Records Book 1840, Page 553  
(AFFECTS TO PLOTTED)
- Planned Unit Development Agreement as recorded in Official Records Book 2133, Page 1489.  
(DOES NOT AFFECT)
- Easement granted to Ninety Five Riverside Property Owners Association, Inc. contained in Termination and Grant of Easement recorded in Official Records Book 2243, Page 372.  
(AFFECTS PLOTTED)
- The nature, extent or existence of riparian rights is not insured (Parcel 1 only).  
(AFFECTS NOT REQUESTED TO BE SURVEYED)

AS TO PARCEL 3:

- Easement granted to Florida Power and Light Company recorded in Official Records Book 331, Page 25.  
(DOES NOT AFFECT)
- Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 857, Page 1409 as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 1059, Page 1771 and by Amendment to Second Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 1840, Page 531.  
(DOES NOT AFFECT)
- Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2280.  
(AFFECTS NOTHING TO PLOT)
- Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2285.  
(AFFECTS NOTHING TO PLOT)
- Restrictive Covenant recorded in Official Records Book 1126, Page 1949.  
(AFFECTS NOTHING TO PLOT)
- Sovereignty Submerged Land Lease Agreement with the Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 1097, Page 655 and renewals recorded in Official Records Book 1401, Page 1012; Official Records Book 1888, Page 1858 and Official Records Book 2456, Page 2311.  
(DOES NOT AFFECT)
- Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 537  
(AFFECTS PLOTTED)
- Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 544.  
(AFFECTS PLOTTED)
- Pedestrian Easement recorded in Official Records Book 1840, Page 553.  
(AFFECTS PLOTTED)
- Planned Unit Development Agreement as recorded in Official Records Book 2133, Page 1489.  
(DOES NOT AFFECT)
- Easement granted to Ninety Five Riverside Property Owners Association, Inc. contained in Termination and Grant of Easement recorded in Official Records Book 2243, Page 372.  
(AFFECTS TO ACCESS OF EASEMENT TERMINATED)
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PLAT 1 OF NINETY FIVE RIVERSIDE P.U.D., recorded in Plat Book 12, Page 42.  
(AFFECTS PLOTTED)
- Declaration of Restrictions recorded in Official Records Book 864, Page 2079.  
(AFFECTS NOTHING TO PLOT)

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Martin County, unless otherwise noted.

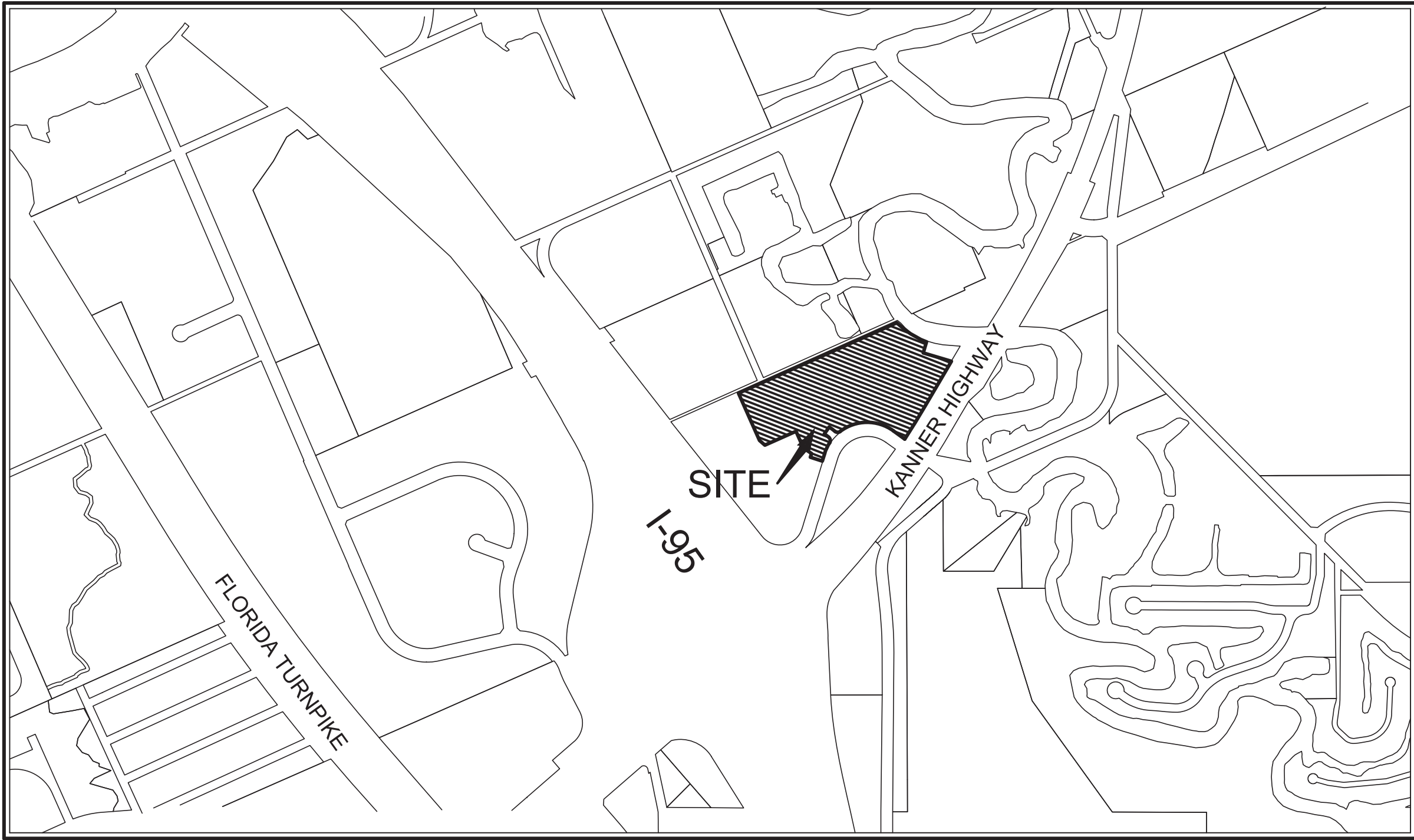
ADDITIONAL INFORMATION PROVIDED 11/15/2021

Utility Easement recorded in Official Records Book 1156, Page 2077.  
(AFFECTS PLOTTED)

BOUNDARY AND TOPOGRAPHIC SURVEY

PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,

REFER TO THE LEGAL DESCRIPTION AND REVISE THE SUBTITLE ACCORDINGLY.



DESCRIPTION:

TRACT "A" TOGETHER WITH LOT 2 OF PLAT 1 OF NINETY-FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT 1 OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 108 DEGREES 01 MINUTES 09 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD A DISTANCE OF 499.60 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT III OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (4) COURSES, NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 17 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.43 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (6) COURSES, NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 307.13 FEET TO THE NORTHERNMOST SOUTHEASTERLY LINE, PLAT III-B OF NINETY FIVE RIVERSIDE ; THENCE ALONG SAID NORTHERNMOST SOUTHEASTERLY LINE, NORTH 66 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 1028.79 FEET TO THE SOUTHWESTERLY HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID HIGH WATER LINE THE NEXT FOUR (4) COURSES; THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.22 FEET; THENCE SOUTH 52 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 60 DEGREES 26 MINUTES 51 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.87 FEET; THENCE DEPARTING SAID HIGH WATER LINE, SOUTH 16 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 30 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.52 FEET TO A POINT OF CURVATURE OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 226.20 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE RIGHT-OF-WAY LINE OF ACCESS ROAD NO. 2 AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 89095-1412; THENCE ALONG SAID RIGHT-OF-WAY LINE ACCESS ROAD NO. 2, NORTH 54 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.402 ACRES, MORE OR LESS.

ADD THE STATE PLANE COORDINATE NOTES TO THE PLAT

NOTES  
COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2011 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.00001528  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION ANGLE FROM PLAT BEARINGS TO GRID BEARINGS  
IS COUNTERCLOCKWISE 00°00'00"  
S30°29'30"W (PLAT BEARING)  
S30°29'30"W (GRID BEARING)  
NORTHERLY RIGHT-OF-WAY LINE OF  
STATE ROAD NO. 76

NEED TO RECERTIFY THE FIELD CONDITIONS WITH A CURRENT DATE

SURVEY NOTES:

- LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS NOVEMBER 17, 2022.
- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE ABSTRACTED BY OLD PALM TITLE LLC, COMMITMENT FILE NUMBER: 21133233, EFFECTIVE DATE AUGUST 4, 2021 AT 8:00 A.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT A OF THE TITLE COMMITMENT REFERENCED ABOVE. WARRANTY DEED, 3022, PAGE 744, OF THE PUBLIC RECORD OF MARTIN COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT). AS MEASURED ALONG THE NORHT RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ALSO BEING THE SOUTH BOUNDARY LINE OF THE SUBJECT PARCEL, HAVING A GRID BEARING OF NORTH 30°29'30" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN ARE IN U.S. SURVEY FEET ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
- ELEVATIONS FOR THIS SURVEY DERIVED BY CONVENTIONAL DIFFERENTIAL LEVELING LOOP BETWEEN MARTIN COUNTY SURVEY CONTROL POINT "G GUERIN" PUBLISHED ELEVATION OF 4.99' (NAVD88) A FOUND 2"ALUMIN DISK STAMPED MARTIN COUNTY BENCHMARK G GUERIN 2012. SET IN CURB INLET NORTH EDEG OF PAVEMENT LOST RIVER ROAD NORTHWEST OF CHEVRON GAS STATION 355'+/- NORTHERLY OF FIRST ENTRANCE TO CRACKER BARREL AND MARTIN COUNTY SURVEY CONTROL POINT "LR-1" PUBLISHED ELEVATION OF 9.01' (NAVD88) A FOUND MAG NAIL & BLUE WASHER STAMPED MC BENCHMARK SET IN CONC ENDWALL NORTHWESTERLY OF NORTHWESTERLY ENTRANCE TO CRACKER BARREL REST/COURTYARD MARRIOTT HOTEL SW LOST RIVER RD. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN SURVEY FOOT UNIT OF MEASUREMENT.
- SUBJECT PROPERTY FALLS WITHIN AE AND ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 1201610282H, MARTIN COUNTY, COMMUNITY; DATED FEBRUARY 19, 2020.
- THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
- MEAN HIGH WATER (MHW) DATUM OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING ON 11/7/2022. UNIT OF MEASUREMENT: FEET, DATUM NAVD88. USGS 7.5 MILE QUAD MAP INDIANTOWN SE. TIDE INTERPOLATION POINT: 1040. MEAN HIGH WATER ELEVATION OF -0.32, MEAN LOW WATER ELEVATION OF (-1.28).
- A TIDAL WATER SURVEY HAS BEEN FILED IN THE BUREAU OF SURVEY AND MAPPING PUBLIC REPOSITORY. MEAN HIGH WATER SURVEY FILE NUMBER: 8723 PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DATE DECEMBER 14, 2022.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 17, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES,

DATE: NOVEMBER 18, 2022

RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR MAPPER #6272  
STATE OF FLORIDA

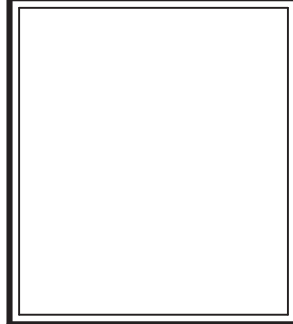
CAULFIELD AND WHEELER, INC  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
CERTIFICATION OF AUTHORIZATION NO. LB 3591

FILE NAME: 9611-ALTA-BODY.DWG	BY	DATE	11/15/21	11/15/21	03/21/23
REVISIONS	DATE	11/15/21	01/26/22	11/18/22	03/21/23
ADDED TREE LOCATIONS AND TREE LIST	ADDED EASEMENT SUPPLIED BY CLIENT	ADDED TREE LOCATIONS AND TREE LIST	ADDED TREE LOCATIONS AND TREE LIST	ADDED TREE LOCATIONS AND TREE LIST	ADDED TREE LOCATIONS AND TREE LIST
ADDED FDEP MHW SURVEY FILE NUMBER	ADDED MEAN HIGH WATER FIELD LOCATION	ADDED FDEP MHW SURVEY FILE NUMBER	ADDED MEAN HIGH WATER FIELD LOCATION	ADDED FDEP MHW SURVEY FILE NUMBER	ADDED MEAN HIGH WATER FIELD LOCATION

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY & TOPOGRAPHIC SURVEY  
KANNER I-95 PARCEL  
MARTIN COUNTY, FLORIDA

DATE 10/07/2021
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

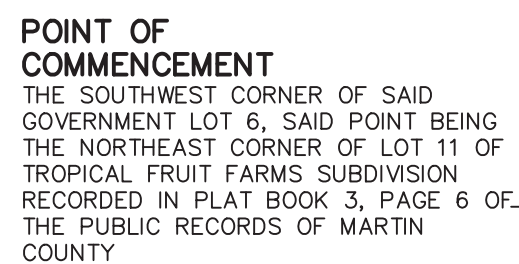


JOB # 9611
SHT.NO. 2
OF 6 SHEETS









- THE POINT OF INTERSECTION OF THE  
RIGHT OF WAY OF SAID S.W. LOST  
RIVER ROAD AND STATE ROAD 76

**MATCH LINE SHEET 5**

ADD PARCEL IDENTIFIACATION NUMBER  
AND RECORD INFORMATION  
(TYPICAL)

Show boundary lines with dimensions to fences, walls, buildings, monuments, etc.  
(TYPICAL)

**MATCH LINE SHEET 3**

[illegible]

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LANDSCAPE ARCHITECTURE — SURVEYING  
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BOUNDARY & TOPOGRAPHIC SURVEY  
KANNER 1-95 PARCEL  
MARTIN COUNTY, FLORIDA

DATE 10/07/2021
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9611
SHT.NO. 4
OF 6 SHEETS



COMMISSION REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 88 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT 1 OF NINETY-FIVE RIVERSIDE PUB RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA



- (NAVDBS) — NORTH AMERICAN DATUM OF 1983
- ORB — OFFICIAL RECORD BOOK
- R/W — RIGHT-OF-WAY
- PB — PLAT BOOK
- PG — PAGE
- ← — ANCHOR
- [Grid] — CATCH BASIN
- [Elev] — CONCRETE POWER POLE
- [Curb] — CURB INLET
- x — x — x — — CHAIN LINK FENCE
- — DENOTES FOUND SURVEY ROD & CAP
- PRM [A] — DENOTES PERMANENT REFERENCE MONUMENT
- [Nail] — DENOTES NAIL & SURVEY DISK
- ⊗ — DRAINAGE MANHOLE
- OHW —— — ELECTRICAL WIRES OVERHEAD
- ⑤ — EXISTING ELEVATION
- [Sewer] — SEWER VALVE
- [Grid] — CATCH BASIN
- [Gate] — WATER VALVE
- SURVEY MARKER/CONTROL POINT
- T — TRAFFIC SIGN
- [Wood Pole] — WOOD POWER POLE (UNLESS NOTED)
- [Electric Hand Hole] — ELECTRIC HAND HOLE
- [Irrigation Control Valve] — IRRIGATION CONTROL VALVE
- [Fire Dept Connection] — FIRE DEPARTMENT CONNECTION
- [Water Meter] — WATER METER
- [RPZ] — RPZ
- [Sanitary Manhole] — SANITARY MANHOLE
- [Well] — WELL
- [Telephone Manhole/Riser] — TELEPHONE MANHOLE/RISER
- — 000 TREE LOCATION AND TAG NUMBER

THE NORTH LINE OF PLAT III OF NINETY  
FIVE RIVERSIDE P.U.D. AS RECORDED IN  
PLAT BOOK 13, PAGE 77, OF THE PUBLIC  
RECORDS OF MARTIN COUNTY, FLORIDA.

25' ACCESS  
EASEMENT

**MATCH LINE  
THIS SHEET**

**MATCH LINE THIS SHEET**

1. REMOVE ALL TREE AND VERTICAL INFORMATION FROM THE SURVEY FOR CLARITY. (TYPICAL)
2. REMOVE ALL UNNECESSARY PORTIONS OF THE SURVEY AND RESTRICT IT TO ONLY THE SUBJECT PROPERTY. (TYPICAL)
3. REFER TO THE SITE PLAN, LABEL EASEMENTS TO BE ABANDONED, AND ADD A RECORD PLACE HOLDER UNDERNEATH SAID LABEL.

ADD PARCEL IDENTIFIACATION NUMBER  
AND RECORD INFORMATION  
(TYPICAL)

**MATCH LINE SHEET 6**

BOUNDARY & TOPOGRAPHIC SURVEY  
KANNER 1-95 PARCEL  
MARTIN COUNTY, FLORIDA

DRAWN BY RLF

F.B. / PG.	ELECT
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SCALE AS SHOWN

JOB # 9611

SHT.NO	
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□

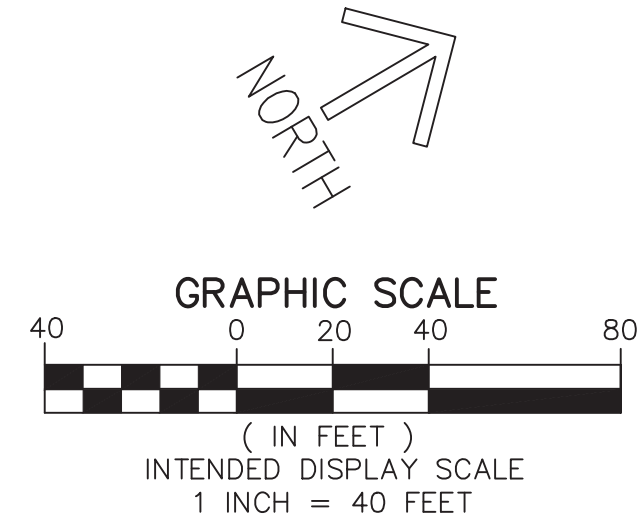
OF 6 SHEETS

52	REVISIONS	FILE NAME 9611-AL TA-RNDY DWG
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7900 GLADES ROAD — SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1



1. REMOVE ALL TREE AND VERTICAL INFORMATION FROM THE SURVEY FOR CLARITY. (TYPICAL)  
2. REMOVE ALL UNNECESSARY PORTIONS OF THE SURVEY AND RESTRICT IT TO ONLY THE SUBJECT PROPERTY. (TYPICAL)  
3. REFER TO THE SITE PLAN, LABEL EASEMENTS TO BE ABANDONED, AND ADD A RECORD PLACE HOLDER UNDERNEATH SAID LABEL.

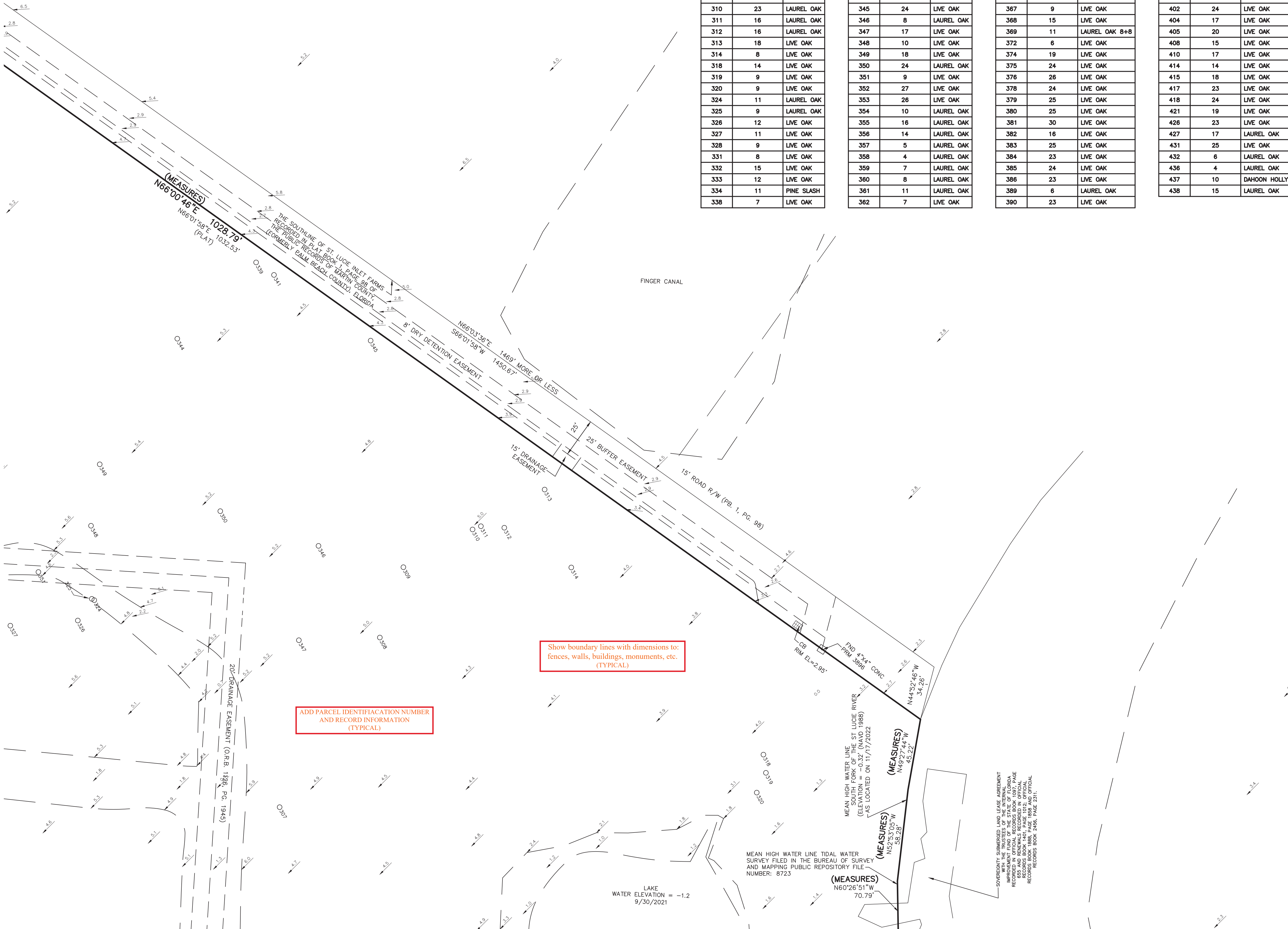


#### LEGEND

- (NAVD88) - NORTH AMERICAN VERTICAL DATUM OF  
ORB - OFFICIAL RECORD BOOK  
R/W - RIGHT-OF-WAY  
PB - PLAT BOOK  
PG - PAGE  
— - ANCHOR  
— - CATCH BASIN  
— - CONCRETE POWER POLE  
— - CURB INLET  
— - CHAIN LINK FENCE  
○ - DENOTES FOUND SURVEY ROD & CAP  
PRM — - DENOTES PERMANENT REFERENCE MONUMENT  
△ - DENOTES NAIL & SURVEY DISK  
⊙ - DRAINAGE MANHOLE  
— - ELECTRICAL WIRES OVERHEAD  
— - EXISTING ELEVATION  
— - SEWER VALVE  
— - CATCH BASIN  
— - WATER VALVE  
— - SURVEY MARKER/CONTROL POINT  
— - TRAFFIC SIGN  
— - WOOD POWER POLE (UNLESS NOTED)  
— - ELECTRIC HAND HOLE  
— - IRRIGATION CONTROL VALVE  
— - FIRE DEPARTMENT CONNECTION  
— - WATER METER  
— - RPZ  
— - SANITARY MANHOLE  
— - WELL  
— - TELEPHONE MANHOLE/RISER  
○ - 000 TREE LOCATION AND TAG NUMBER

MATCH LINE SHEET 3

MATCH LINE SHEET 5



TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
307	18	LAUREL OAK
308	9	LAUREL OAK
309	15	LAUREL OAK
310	23	LAUREL OAK
311	16	LAUREL OAK
312	16	LAUREL OAK
313	18	LIVE OAK
314	8	LIVE OAK
318	14	LIVE OAK
319	9	LIVE OAK
320	9	LIVE OAK
324	11	LAUREL OAK
325	9	LAUREL OAK
326	12	LIVE OAK
327	11	LIVE OAK
328	9	LIVE OAK
331	8	LIVE OAK
332	15	LIVE OAK
333	12	LIVE OAK
334	11	PINE SLASH
338	7	LIVE OAK

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
339	23	LAUREL OAK
341	18	SLASH PINE
344	12	LAUREL OAK
345	24	LIVE OAK
346	8	LAUREL OAK
347	17	LIVE OAK
348	10	LIVE OAK
349	18	LIVE OAK
350	24	LAUREL OAK
351	9	LIVE OAK
352	27	LIVE OAK
353	26	LIVE OAK
354	10	LAUREL OAK
355	16	LAUREL OAK
356	14	LAUREL OAK
357	5	LAUREL OAK
358	4	LAUREL OAK
359	7	LAUREL OAK
360	8	LAUREL OAK
361	11	LAUREL OAK
362	7	LIVE OAK

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
363	16	LIVE OAK
365	6	LAUREL OAK
366	8	LIVE OAK
367	9	LIVE OAK
368	15	LIVE OAK
369	11	LAUREL OAK 8+8
372	6	LIVE OAK
374	19	LIVE OAK
375	24	LIVE OAK
376	26	LIVE OAK
378	24	LIVE OAK
379	25	LIVE OAK
380	25	LIVE OAK
381	30	LIVE OAK
382	16	LIVE OAK
383	25	LIVE OAK
384	23	LIVE OAK
385	24	LIVE OAK
386	23	LIVE OAK
389	6	LAUREL OAK
390	23	LIVE OAK

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
397	28	LIVE OAK
400	22	LIVE OAK
401	22	LIVE OAK
402	24	LIVE OAK
404	17	LIVE OAK
405	20	LIVE OAK
408	15	LIVE OAK
410	17	LIVE OAK
414	14	LIVE OAK
415	18	LIVE OAK
417	23	LIVE OAK
418	24	LIVE OAK
421	19	LIVE OAK
426	23	LIVE OAK
427	17	LAUREL OAK
431	25	LIVE OAK
432	6	LAUREL OAK
436	4	LAUREL OAK
437	10	DAHOO HOLLY
438	15	LAUREL OAK

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BOUNDARY & TOPOGRAPHIC SURVEY  
KANNER 1-95 PARCEL  
MARTIN COUNTY, FLORIDA

DATE 10/07/2021  
DRAWN BY RLF  
F.B./ PG. ELECT  
SCALE AS SHOWN

JOB # 9611  
SHT.NO.  
6  
OF 6 SHEETS

MARTIN COUNTY SURVEYING DIVISION

FIRST ROUND  
J. PEREZ & TOM WALKER

# Parcel Map Check Report

Date: 3/23/2023 2:52:59 PM

Parcel Name: Site 1 - COMMON AREA 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

(A) SHOW THE STATE PLANE COORDINATES  
AT EACH END OF ALL SEGMENTS.  
(B) CLOSURE INFORMATION ONLY: PROVIDE  
A DECIMAL ACCURACY TO THE NEAREST  
HUNDRETH OF A FOOT.

Segment# 1: Line

Course: N66° 00' 46"E

Length: 805.99'  NOT SHOWN ON PLAT

Segment# 2: Line

Course: S23° 59' 14"E

Length: 5.00'  NOT SHOWN ON PLAT



Segment# 3: Line

Course: S66° 00' 46"W

Length: 628.00'



Segment# 31: Line

Course: S23° 59' 14"E

Length: 85.00'



Segment# 32: Line

Course: S66° 00' 46"W

Length: 22.99'



Segment# 33: Line

Course: N23° 59' 14"W

Length: 85.00'



Segment# 34: Line

Course: S66° 00' 46"W

Length: 40.00'



Segment# 35: Line

Course: S23° 59' 14"E

Length: 4.08'



Segment# 36: Line

Course: S66° 00' 46"W

Length: 85.00'



Segment# 37: Line

Course: S23° 59' 14"E

Length: 263.00'

✓ Segment# 49: Line  
Course: N66° 00' 46"E Length: 36.00'

✓ Segment# 50: Line  
Course: S23° 59' 14"E Length: 43.42'

✓ Segment# 51: Line  
Course: N66° 00' 46"E Length: 124.00'

✓ Segment# 52: Line  
Course: N23° 59' 14"W Length: 39.41'

✓ Segment# 53: Line  
Course: N66° 00' 46"E Length: 55.00'

✓ Segment# 54: Line  
Course: N23° 59' 14"W Length: 128.00'

✓ Segment# 60: Line  
Course: S66° 00' 46"W Length: 90.00'

✓ Segment# 61: Line  
Course: N23° 59' 14"W Length: 18.09'

✓ Segment# 62: Line  
Course: N66° 00' 46"E Length: 213.04'

✓ Segment# 63: Line  
Course: S23° 59' 14"E Length: 8.59'

✓ Segment# 64: Line  
Course: S66° 00' 46"W Length: 90.00'

✓ Segment# 65: Line  
Course: S23° 59' 14"E Length: 183.00'



Segment# 73: Line

Course: N66° 00' 46"E

Length: 90.00'



Segment# 74: Line

Course: S23° 59' 14"E

Length: 6.37'



Segment# 75: Curve

Length: 24.90'

Radius: 50.00'

Delta: 28°32'16"

Tangent: 12.72'

Chord: 24.65'

Course: S9° 43' 06"E

Course In: S66° 00' 46"W

Course Out: S85° 26' 58"E



Segment# 76: Curve

Length: 65.54'

Radius: 65.00'

Delta: 57°46'11"

Tangent: 35.86'

Chord: 62.80'

Course: S24° 20' 03"E

Course In: S85° 26' 58"E

Course Out: S36° 46' 52"W



Segment# 77: Line

Course: S53° 13' 08"E

Length: 71.26'

Segment# 78: Curve

Length: 94.71'

Radius: 265.00'

NOT SHOWN ON PLAT

Delta: 20°28'39"

Tangent: 47.87'

Chord: 94.21'

Course: S28° 04' 21"W

Course In: S51° 41' 20"E

Course Out: N72° 09' 59"W



Segment# 79: Line

Course: S17° 50' 01"W

Length: 48.10'



Segment# 80: Line

Course: N72° 10' 00"W

Length: 74.50'



Segment# 81: Line

Course: N17° 50' 00"E

Length: 23.43'

✓ Segment# 82: Line  
Course: N55° 58' 59"W Length: 75.47'

✓ Segment# 83: Line  
Course: N34° 01' 02"E Length: 10.57'



P

✓ Segment# 84: Line  
Course: N23° 59' 14"W Length: 88.35'

✓ Segment# 85: Line  
Course: S66° 00' 46"W Length: 202.01'

✓ Segment# 86: Line  
Course: N48° 55' 52"W Length: 42.31'

✓ Segment# 87: Line  
Course: N23° 59' 14"W Length: 307.13'

Perimeter: 4,277.28'

Area: 1.497Acre

Error Closure: 0

Course: S23° 49' 53"E

Error North : 0.0

East: 0.0

✓ Precision 1: 4,277,260,000.00

---

Parcel Name: Site 1 - COMMON AREA 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

✓ Segment# 1: Line  
Course: S59° 02' 14"E Length: 19.42'

✓ Segment# 2: Line  
Course: S30° 57' 46"W Length: 81.43'

✓ Segment# 3: Curve  
Length: 26.38' Radius: 140.00'  
Delta: 10°47'47" Tangent: 13.23'



Chord: 26.34'  
Course In: N59° 02' 14"W

Course: S36° 21' 39"W  
Course Out: S48° 14' 27"E



Segment# 4: Curve

Length: 20.33'

Delta: 6°28'22"

Chord: 20.32'

Course In: S48° 14' 27"E

Radius: 180.00'

Tangent: 10.18'

Course: S38° 31' 22"W

Course Out: N54° 42' 49"W



Segment# 5: Line

Course: S35° 17' 11"W

Length: 22.51'



Segment# 6: Line

Course: S47° 29' 39"W

Length: 12.31'



Segment# 7: Line

Course: N54° 08' 50"W

Length: 19.30'

Segment# 8: Curve

Length: 352.39'

Delta: 76°11'26"

Chord: 326.99'

Course In: S35° 51' 10"W

← NOT SHOWN ON PLAT

Radius: 265.00'

Tangent: 207.75'

Course: S87° 45' 27"W

Course Out: N40° 20' 16"W



Segment# 9: Line

Course: N53° 13' 08"W

Length: 33.21'



Segment# 10: Line

Course: N16° 51' 13"W

Length: 13.77'



Segment# 11: Curve

Length: 17.30'

Delta: 36°42'38"

Chord: 17.01'

Course In: S73° 08' 47"W

Radius: 27.00'

Tangent: 8.96'

Course: N35° 12' 32"W

Course Out: N36° 26' 08"E



Segment# 12: Line

Course: N53° 33' 52"W

Length: 4.53'



Segment# 13: Curve

Length: 14.46'

Delta: 29°35'02"

Chord: 14.30'

Course In: N36° 26' 08"E

Radius: 28.00'

Tangent: 7.39'

Course: N38° 46' 21"W

Course Out: S66° 01' 10"W



Segment# 14: Line

Course: N23° 58' 50"W

Length: 54.03'



Segment# 15: Line

Course: S89° 22' 35"W

Length: 15.25'



Segment# 16: Line

Course: N23° 59' 14"W

Length: 1.02'



Segment# 17: Line

Course: N66° 01' 17"E

Length: 87.90'

Segment# 18: Curve

Length: 10.10'

Delta: 82°39'30"

NOT SHOWN ON PLAT

Chord: 9.25'

Course In: S75° 49' 30"W

Radius: 7.00'

Tangent: 6.16'

Course: S27° 09' 15"W

Course Out: S21° 30' 59"E



Segment# 19: Curve

Length: 81.27'

Delta: 141°06'39"

Chord: 62.24'

Course In: S21° 30' 59"E

Radius: 33.00'

Tangent: 93.48'

Course: S2° 04' 19"E

Course Out: S17° 22' 21"W



Segment# 20: Curve

Length: 64.36'

Delta: 41°54'12"

Chord: 62.93'

Course In: N17° 22' 21"E

Radius: 88.00'

Tangent: 33.69'

Course: N86° 25' 15"E

Course Out: S24° 31' 51"E



Segment# 21: Curve

Length: 150.36'

Delta: 28°03'40"

Chord: 148.86'

Course In: S23° 12' 40"E

Radius: 307.00'

Tangent: 76.72'

Course: N80° 49' 10"E

Course Out: N4° 50' 59"E



Segment# 22: Curve

Length: 87.03'

Delta: 155°49'54"

Chord: 62.58'

Radius: 32.00'

Tangent: 149.47'

Course: N16° 56' 02"E

Segment# 23: Line

Course: S59° 02' 14"E

Length: 152.56'

Segment# 30: Line

Course: N30° 57' 46"E

Length: 107.40'

Perimeter: 1,410.26'

Area: 0.600Acre

Error Closure: 0

Course: N21° 40' 24"W

Error North : 0.0

East: 0.0



Precision 1: 1,410,280,000.00

---

Parcel Name: Site 1 - COMMON AREA 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False



Segment# 1: Line

Course: N66° 00' 46"E

Length: 31.14'



Segment# 2: Line

Course: S23° 59' 14"E

Length: 92.00'



Segment# 3: Line

Course: S66° 00' 46"W

Length: 101.58'

Segment# 4: Curve

Length: 15.15'

Delta: 31°00'10" NOT SHOWN ON PLAT

Chord: 14.97'

Course In: S7° 00' 56"W

Radius: 28.00'

Tangent: 7.77'

Course: S81° 30' 51"W

Course Out: N23° 59' 14"W



Segment# 5: Line

Course: S66° 00' 46"W

Length: 99.28'

Segment# 6: Curve

Length: 25.29'

Delta: 65°51'09" NOT SHOWN ON PLAT

Chord: 23.92'

Course In: S23° 59' 14"E

Radius: 22.00'

Tangent: 14.25'

Course: S33° 05' 12"W

Course Out: N89° 50' 23"W



Segment# 7: Line

Course: S66° 01' 17"W

Length: 89.93'



Segment# 8: Line

Course: N23° 59' 14"W

Length: 100.99'



Segment# 9: Line

Course: N66° 00' 46"E

Length: 31.14'



Segment# 10: Line

Course: S23° 59' 14"E

Length: 85.00'



Segment# 11: Line

Course: N66° 00' 46"E

Length: 263.00'



Segment# 23: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 1,019.49'

Error Closure: 0

Error North : 0.0

Area: 0.182Acre

Course: N88° 10' 38"W

East: 0.0



Precision 1: 1,019,500,000.00

---

Parcel Name: Site 1 - COMMON AREA 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N60° 58' 55"W

Length: 59.49'

NOT SHOWN ON PLAT



Segment# 2: Curve

Length: 6.59'

Radius: 21.00'

Delta: 17°58'50"

Tangent: 3.32'

Chord: 6.56'

Course: N51° 59' 30"W

Course In: N29° 01' 05"E

Course Out: S46° 59' 55"W



Segment# 3: Line

Course: N66° 00' 46"E

Length: 110.80'

Segment# 4: Curve

Length: 2.34'

Radius: 146.25'

Delta: 0°54'57"

NOT SHOWN ON PLAT

Tangent: 1.17'

Chord: 2.34'

Course: S57° 41' 42"E

Course In: N32° 45' 47"E

Course Out: S31° 50' 50"W



Segment# 5: Line

Course: S30° 57' 46"W

Length: 89.44'

Perimeter: 268.65'

Area: 0.071Acre

Error Closure: 0

Course: S55° 13' 58"W

Error North : 0.0

East: 0.0



Precision 1: 268,660,000.00

---

Parcel Name: Site 1 - COMMON AREA 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

NOT SHOWN ON PLAT

Segment# 1: Curve

Length: 57.58'

Delta: 31°03'05"

Chord: 56.88'

Course In: N33° 02' 02"E

Radius: 106.25'

Tangent: 29.52'

Course: N41° 26' 25"W

Course Out: S64° 05' 08"W



Segment# 2: Line

Course: N66° 00' 46"E

Length: 93.77'



Segment# 3: Curve

Length: 0.38'

Delta: 1°06'19"

Chord: 0.39'

Course In: N49° 26' 26"E

Radius: 20.00'

Tangent: 0.19'

Course: S41° 06' 44"E

Course Out: S48° 20' 06"W



Segment# 4: Line

Course: S30° 57' 46"W

Length: 93.84'

Perimeter: 245.58'

Error Closure: 0

Error North : 0.0

Area: 0.062Acre

Course: N20° 26' 48"E

East: 0.0



Precision 1: 245,580,000.00

---

Parcel Name: Site 1 - COMMON AREA 6

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 15.55'

NOT SHOWN ON PLAT



Segment# 2: Line

Course: S49° 27' 44"E

Length: 83.19'



Segment# 3: Line

Course: S52° 53' 05"E

Length: 65.48'



- ✓ Segment# 4: Line  
Course: S60° 26' 51"E Length: 80.29'
- ✓ Segment# 5: Line  
Course: S67° 22' 34"E Length: 49.34'
- ✓ Segment# 6: Line  
Course: N16° 35' 12"E Length: 7.26'
- ✓ Segment# 7: Line  
Course: S73° 24' 48"E Length: 175.06'
- ✓ Segment# 8: Line  
Course: S30° 29' 30"W Length: 312.52'
- ✓ Segment# 9: Curve  
Length: 226.20' Radius: 5,569.58'  
Delta: 2°19'37" Tangent: 113.11'  
Chord: 226.18' Course: S31° 39' 17"W  
Course In: N59° 30' 31"W Course Out: S57° 10' 54"E
- ✓ Segment# 10: Line  
Course: N54° 08' 50"W Length: 31.21'
- ✓ Segment# 11: Curve  
Length: 18.81' Radius: 27.00'  
Delta: 39°55'11" Tangent: 9.81'  
Chord: 18.43' Course: N15° 19' 36"E  
Course In: N85° 22' 01"E Course Out: N54° 42' 49"W
- ✓ Segment# 12: Line  
Course: N35° 17' 11"E Length: 17.54'
- ✓ Segment# 13: Curve  
Length: 17.58' Radius: 156.00'  
Delta: 6°27'21" Tangent: 8.80'  
Chord: 17.57' Course: N38° 30' 52"E

Course In: S54° 42' 49"E

Course Out: N48° 15' 28"W



Segment# 14: Curve

Length: 31.04'

Delta: 10°46'47"

Chord: 31.00'

Course In: N48° 15' 28"W

Radius: 165.00'

Tangent: 15.57'

Course: N36° 21' 09"E

Course Out: S59° 02' 14"E



Segment# 15: Line

Course: N30° 57' 46"E

Length: 46.34'



Segment# 16: Line

Course: N30° 57' 46"E

Length: 72.64'



Segment# 17: Line

Course: S59° 02' 14"E

Length: 20.00'



Segment# 18: Line

Course: N30° 57' 46"E

Length: 41.00'



Segment# 19: Line

Course: N59° 11' 17"W

Length: 20.00'



Segment# 20: Line

Course: N30° 57' 46"E

Length: 7.05'



Segment# 21: Line

Course: N59° 02' 14"W

Length: 45.00'



Segment# 22: Line

Course: N30° 57' 46"E

Length: 47.36'



Segment# 23: Line

Course: S59° 02' 14"E

Length: 39.44'



Segment# 24: Curve

Length: 39.48'

Delta: 90°28'16"

Radius: 25.00'

Tangent: 25.21'

Chord: 35.50'  
Course In: N30° 57' 46"E

Course: N75° 43' 38"E  
Course Out: S59° 30' 30"E

✓ Segment# 25: Line  
Course: N30° 29' 30"E

Length: 169.91'

✓ Segment# 26: Curve  
Length: 36.27'  
Delta: 103°54'18"  
Chord: 31.50'  
Course In: N59° 30' 30"W

Radius: 20.00'  
Tangent: 25.56'  
Course: N21° 27' 39"W  
Course Out: N16° 35' 12"E

✓ Segment# 27: Line  
Course: N73° 24' 48"W

Length: 99.68'

✓ Segment# 28: Curve  
Length: 13.08'  
Delta: 37°27'27"  
Chord: 12.84'  
Course In: S16° 35' 12"W

Radius: 20.00'  
Tangent: 6.78'  
Course: S87° 51' 28"W  
Course Out: N20° 52' 15"W

✓ Segment# 29: Curve  
Length: 15.18'  
Delta: 43°29'41"  
Chord: 14.82'  
Course In: N20° 52' 15"W

Radius: 20.00'  
Tangent: 7.98'  
Course: N89° 07' 25"W  
Course Out: S22° 37' 26"W

✓ Segment# 30: Line  
Course: N67° 22' 34"W

Length: 59.28'

✓ Segment# 31: Line  
Course: N60° 26' 51"W

Length: 86.56'

✓ Segment# 32: Curve  
Length: 26.96'  
Delta: 61°46'53"  
Chord: 25.67'  
Course In: S29° 33' 09"W

Radius: 25.00'  
Tangent: 14.96'  
Course: S88° 39' 43"W  
Course Out: N32° 13' 44"W



Segment# 33: Line

Course: S57° 46' 16"W

Length: 90.74'



Segment# 34: Curve

Length: 13.63'

Radius: 22.00'

Delta: 35°30'09"

Tangent: 7.04'

Chord: 13.42'

Course: S40° 01' 12"W

Course In: S32° 13' 44"E

Course Out: N67° 43' 53"W



Segment# 35: Line

Course: S66° 00' 46"W

Length: 99.79'



Segment# 36: Line

Course: N23° 59' 14"W

Length: 15.38'



Segment# 37: Line

Course: N66° 00' 46"E

Length: 128.11'



Segment# 38: Line

Course: N23° 59' 14"W

Length: 54.00'



Segment# 39: Line

Course: N66° 00' 46"E

Length: 28.72'



Segment# 40: Line

Course: N23° 58' 12"W

Length: 76.00'

Perimeter: 2,522.65'

Area: 0.648Acre

Error Closure: 0

Course: S61° 59' 41"W

Error North : 0.0

East: 0.0



Precision 1: 2,522,660,000.00

---

Parcel Name: Site 1 - LAKE TRACT 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False



Segment# 1: Line

Course: N59° 02' 14"W

Length: 256.47'



Segment# 12: Curve

Length: 12.23'

Delta: 35°03'00"

Chord: 12.04'

Course In: N30° 57' 46"E

Radius: 20.00'

Tangent: 6.32'

Course: N41° 30' 44"W

Course Out: S48° 20' 06"W



Segment# 15: Line

Course: N23° 59' 14"W

Length: 66.40'



Segment# 19: Curve

Length: 31.39'

Delta: 81°45'30"

Chord: 28.80'

Course In: N66° 00' 46"E

Radius: 22.00'

Tangent: 19.04'

Course: N16° 53' 31"W

Course Out: N67° 43' 53"W



Segment# 21: Line

Course: N57° 46' 16"E

Length: 90.74'



Segment# 22: Curve

Length: 26.96'

Delta: 61°46'53"

Chord: 25.67'

Course In: S32° 13' 44"E

Radius: 25.00'

Tangent: 14.96'

Course: N88° 39' 43"E

Course Out: N29° 33' 09"E



Segment# 23: Line

Course: S60° 26' 51"E

Length: 86.56'



Segment# 24: Line

Course: S67° 22' 34"E

Length: 59.28'



Segment# 25: Curve

Length: 15.18'

Delta: 43°29'41"

Chord: 14.82'

Course In: N22° 37' 26"E

Radius: 20.00'

Tangent: 7.98'

Course: S89° 07' 25"E

Course Out: S20° 52' 15"E



Segment# 26: Curve

Length: 13.08'

Delta: 37°27'27"

Chord: 12.84'

Course In: S20° 52' 15"E

Radius: 20.00'

Tangent: 6.78'

Course: N87° 51' 28"E

Course Out: N16° 35' 12"E



Segment# 27: Line

Course: S73° 24' 48"E

Length: 99.68'



Segment# 28: Curve

Length: 36.27'

Delta: 103°54'18"

Chord: 31.50'

Course In: S16° 35' 12"W

Radius: 20.00'

Tangent: 25.56'

Course: S21° 27' 39"E

Course Out: S59° 30' 30"E



Segment# 29: Line

Course: S30° 29' 30"W

Length: 169.91'



Segment# 30: Curve

Length: 39.48'

Delta: 90°28'16"

Chord: 35.50'

Course In: N59° 30' 30"W

Radius: 25.00'

Tangent: 25.21'

Course: S75° 43' 38"W

Course Out: S30° 57' 46"W

Perimeter: 1,003.62'

Error Closure: 0

Error North : 0.0

Area: 1.375Acre

Course: N34° 06' 18"W

East: 0.0



Precision 1: 1,003,640,000.00

---

Parcel Name: Site 1 - LAKE TRACT 2

Description:

Process segment order counterclockwise: False  
Enable mapcheck across chord: False



Segment# 1: Line

Course: N23° 59' 14"W

Length: 77.81'



Segment# 5: Curve

Length: 34.56'

Radius: 22.00'

Delta: 90°00'00"

Tangent: 31.11'

Chord: 31.11'

Course: N22° 00' 46"W

Course In: N66° 00' 46"E

Course Out: N89° 50' 23"W



Segment# 7: Line

Course: N66° 00' 46"E

Length: 99.28'



Segment# 8: Curve

Length: 43.98'

Radius: 28.00'

Delta: 90°00'00"

Tangent: 28.00'

Chord: 39.60'

Course: N68° 59' 14"E

Course In: S23° 59' 14"E

Course Out: N7° 00' 56"E



Segment# 10: Line

Course: S23° 59' 14"E

Length: 57.16'



Segment# 14: Curve

Length: 13.56'

Radius: 21.00'

Delta: 36°59'41"

Tangent: 7.03'

Chord: 13.52'

Course: S42° 29' 04"E

Course In: N46° 59' 55"E

Course Out: S29° 01' 05"W



Segment# 15: Line

Course: S60° 58' 55"E

Length: 99.47'

Segment# 16: Line



Segment# 21: Curve

Length: 87.03'

Delta: 155°49'54"

Chord: 62.58'

Course In: N82° 18' 34"W

Radius: 32.00'

Tangent: 149.47'

Course: S16° 56' 02"W

Course Out: S4° 50' 59"W



Segment# 22: Curve

Length: 150.36'

Delta: 28°03'40"

Chord: 148.86'

Course In: S4° 50' 59"W

Radius: 307.00'

Tangent: 76.72'

Course: S80° 49' 10"W

Course Out: N23° 12' 40"W



Segment# 23: Curve

Length: 64.36'

Delta: 41°54'12"

Chord: 62.93'

Course In: N24° 31' 51"W

Radius: 88.00'

Tangent: 33.69'

Course: S86° 25' 15"W

Course Out: S17° 22' 21"W



Segment# 24: Curve

Length: 81.27'

Delta: 141°06'39"

Chord: 62.24'

Course In: N17° 22' 21"E

Radius: 33.00'

Tangent: 93.48'

Course: N2° 04' 19"W

Course Out: N21° 30' 59"W



Segment# 25: Curve

Length: 11.30'

Delta: 92°28'15"

Chord: 10.11'

Course In: N21° 30' 59"W

Radius: 7.00'

Tangent: 7.31'

Course: N27° 09' 15"E

Course Out: N75° 49' 30"E

Perimeter: 820.13'

Error Closure: 0

Error North : 0.0

Area: 0.846Acre

Course: S87° 42' 26"E

East: 0.0





Precision 1: 820,140,000.00

---

Parcel Name: Site 1 - LOT 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 24.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 24.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 218.00'

Error Closure: 0

Error North : 0.0



Area: 0.047Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 218,000,000.00

---

Parcel Name: Site 1 - LOT 10

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 11

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 12

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 24.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 24.00'

Segment# 5: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 218.00'

Error Closure: 0

Error North : 0.0



Area: 0.047Acre

Course: N90° 00' 00"E

East: 0.0

Precision 1: 218,000,000.00

---

Parcel Name: Site 1 - LOT 13

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 24.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 90.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 24.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 90.00'

Perimeter: 228.00'



Area: 0.050Acre

Error Closure: 0  
Error North : 0.0

Course: N0° 00' 00"E  
East: 0.0

Precision 1: 228,000,000.00

---

Parcel Name: Site 1 - LOT 14

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 90.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 90.00'

Perimeter: 220.00'



Area: 0.041Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 15

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 90.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 90.00'

Perimeter: 220.00'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 16

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 90.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 90.00'

Perimeter: 220.00'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 17

Description:

Process segment order counterclockwise: False  
Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 90.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 90.00'

Perimeter: 220.00'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 18

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 24.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 90.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 24.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 90.00'

Perimeter: 228.00'

Error Closure: 0

Error North : 0.0



Area: 0.050Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 228,000,000.00

---

Parcel Name: Site 1 - LOT 19

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 24.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 24.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 218.00'

Error Closure: 0

Error North : 0.0



Area: 0.047Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 218,000,000.00

---

Parcel Name: Site 1 - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 20

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00



---

Parcel Name: Site 1 - LOT 21

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

 Area: 0.039Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 22

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

✓ Area: 0.039Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 23

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

✓ Area: 0.039Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 24

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 25

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 26

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

✓ Area: 0.039Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 27

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 28

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 29

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 30

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 31

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 32

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 33

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False



Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 34

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 35

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 36

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 37

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 38

Description:

Process segment order counterclockwise: False  
Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 39

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 40

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 41

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 42

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 43

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 44

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 45

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 20.00'



Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 46

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S66° 00' 46"W

Length: 24.00'

Segment# 2: Line

Course: N23° 59' 14"W

Length: 85.00'

Segment# 3: Line

Course: N66° 00' 46"E

Length: 24.00'

Segment# 4: Line

Course: S23° 59' 14"E

Length: 85.00'

Perimeter: 218.00'

Error Closure: 0

Error North : 0.0



Area: 0.047Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 218,000,000.00

---

Parcel Name: Site 1 - LOT 47

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 24.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 24.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 90.00'

Perimeter: 228.00'

Error Closure: 0

Error North : 0.0



Area: 0.050Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 228,000,000.00

---

Parcel Name: Site 1 - LOT 48

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 90.00'

Perimeter: 220.00'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 49

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 90.00'

Perimeter: 220.00'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 50

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 27.50'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 27.50'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 90.00'

Perimeter: 235.00'

Error Closure: 0

Error North : 0.0



Area: 0.057Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 235,000,000.00

---

Parcel Name: Site 1 - LOT 51

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 27.50'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 27.50'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 90.00'

Perimeter: 235.00'

✓ Area: 0.057Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 235,000,000.00

---

Parcel Name: Site 1 - LOT 52

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 90.00'

Perimeter: 220.00'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 53

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 90.00'

Perimeter: 220.00'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 220,000,000.00

---

Parcel Name: Site 1 - LOT 54

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E Length: 24.00'

Segment# 2: Line

Course: S66° 00' 46"W Length: 90.00'

Segment# 3: Line

Course: N23° 59' 14"W Length: 24.00'

Segment# 4: Line

Course: N66° 00' 46"E Length: 90.00'

Perimeter: 228.00'

Error Closure: 0

Error North : 0.0

✓ Area: 0.050Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 228,000,000.00

---

Parcel Name: Site 1 - LOT 55

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E Length: 15.00'

Segment# 2: Line

Course: S66° 01' 17"W Length: 88.00'

Segment# 3: Line

Course: N23° 59' 14"W Length: 24.00'

Segment# 4: Line

Course: N66° 01' 17"E Length: 89.93'

Segment# 5: Curve

Length: 9.27' Radius: 22.00'

Delta: 24°08'51" Tangent: 4.71'

Chord: 9.20' Course: S11° 54' 48"E

Course In: S89° 50' 23"E

Course Out: S66° 00' 46"W

Perimeter: 226.20'

✓ Area: 0.049Acre

Error Closure: 0

Course: N68° 25' 17"E

Error North : 0.0

East: 0.0

Precision 1: 226,200,000.00

---

Parcel Name: Site 1 - LOT 56

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 01' 17"W

Length: 88.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 01' 17"E

Length: 88.00'

Perimeter: 216.00'

✓ Area: 0.040Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 216,000,000.00

---

Parcel Name: Site 1 - LOT 57

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'



Segment# 2: Line

Course: S66° 01' 17"W

Length: 88.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 01' 17"E

Length: 88.00'

Perimeter: 216.00'

Error Closure: 0

Error North : 0.0



Area: 0.040Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 216,000,000.00

---

Parcel Name: Site 1 - LOT 58

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 22.81'

Segment# 2: Curve

Length: 1.20'

Radius: 7.00'

Delta: 9°48'44"

Tangent: 0.60'

Chord: 1.20'

Course: S19° 04' 52"E

Course In: S66° 00' 46"W

Course Out: N75° 49' 30"E

Segment# 3: Line

Course: S66° 01' 17"W

Length: 87.90'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 24.00'

Segment# 5: Line

Course: N66° 01' 17"E

Length: 88.00'

Perimeter: 223.90'

Error Closure: 0

Error North : 0.0



Area: 0.048Acre

Course: S15° 06' 14"W

East: 0.0

Precision 1: 223,910,000.00

---

Parcel Name: Site 1 - LOT 59

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 24.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 24.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 218.00'

Error Closure: 0

Error North : 0.0



Area: 0.047Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 218,000,000.00

---

Parcel Name: Site 1 - LOT 6

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 27.50'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 27.50'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 60

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 61

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 62

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 63

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 64

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 65

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 27.50'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 27.50'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0



Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 66

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 67

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 68

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 69

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line



Course: N66° 00' 46"E Length: 20.00'

Segment# 2: Line

Course: S23° 59' 14"E Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W Length: 20.00'

Segment# 4: Line

Course: N23° 59' 14"W Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0

✓ Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 7

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E Length: 27.50'

Segment# 2: Line

Course: S66° 00' 46"W Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W Length: 27.50'

Segment# 4: Line

Course: N66° 00' 46"E Length: 85.00'

Perimeter: 225.00'

Error Closure: 0

Error North : 0.0

✓ Area: 0.054Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 225,000,000.00

---

Parcel Name: Site 1 - LOT 70

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 24.00'

Segment# 2: Line

Course: S23° 59' 14"E

Length: 85.00'

Segment# 3: Line

Course: S66° 00' 46"W

Length: 24.00'

Segment# 4: Line

Course: N23° 59' 14"W

Length: 85.00'

Perimeter: 218.00'

Error Closure: 0

Error North : 0.0



Area: 0.047Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 218,000,000.00

---

Parcel Name: Site 1 - LOT 71

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 7.81'

Segment# 2: Curve

Length: 16.22'

Radius: 146.25'

Delta: 6°21'17"

Tangent: 8.12'

Chord: 16.21'  
Course In: N66° 00' 46"E

Course: S27° 09' 52"E  
Course Out: S59° 39' 29"W

Segment# 3: Line

Course: S66° 00' 46"W

Length: 88.90'

Segment# 4: Curve

Length: 28.83'

Radius: 28.00'

Delta: 58°59'50"

Tangent: 15.84'

Chord: 27.57'

Course: N53° 29' 09"W

Course In: S66° 00' 46"W

Course Out: N7° 00' 56"E

Segment# 5: Line

Course: N66° 00' 46"E

Length: 101.58'

Perimeter: 243.34'

✓ Area: 0.051Acre

Error Closure: 0

Course: N5° 37' 19"W

Error North : 0.0

East: 0.0

Precision 1: 243,340,000.00

---

Parcel Name: Site 1 - LOT 72

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 88.90'

Segment# 3: Curve

Length: 20.35'

Radius: 146.25'

Delta: 7°58'16"

Tangent: 10.19'

Chord: 20.33'

Course: S34° 19' 39"E

Course In: N59° 39' 29"E

Course Out: S51° 41' 13"W

Segment# 4: Line

Course: S66° 00' 46"W

Length: 92.55'

Perimeter: 221.79'

Error Closure: 0

Error North : 0.0



Area: 0.042Acre

Course: S64° 13' 55"W

East: 0.0

Precision 1: 221,800,000.00

---

Parcel Name: Site 1 - LOT 73

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 92.55'

Segment# 3: Curve

Length: 21.10'

Radius: 146.25'

Delta: 8°16'03"

Tangent: 10.57'

Chord: 21.08'

Course: S42° 26' 48"E

Course In: N51° 41' 13"E

Course Out: S43° 25' 10"W

Segment# 4: Line

Course: S66° 00' 46"W

Length: 99.22'

Perimeter: 232.87'

Error Closure: 0

Error North : 0.0



Area: 0.044Acre

Course: N65° 50' 09"E

East: 0.0

Precision 1: 232,870,000.00

---

Parcel Name: Site 1 - LOT 74

Description:

Process segment order counterclockwise: False  
Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W Length: 17.16'

Segment# 2: Line

Course: N66° 00' 46"E Length: 99.22'

Segment# 3: Curve

Length: 27.20' Radius: 146.25'  
Delta: 10°39'23" Tangent: 13.64'  
Chord: 27.16' Course: S51° 54' 31"E  
Course In: N43° 25' 10"E Course Out: S32° 45' 47"W

Segment# 4: Line

Course: S66° 00' 46"W Length: 110.80'

Segment# 5: Curve

Length: 6.97' Radius: 21.00'  
Delta: 19°00'51" Tangent: 3.52'  
Chord: 6.94' Course: N33° 29' 39"W  
Course In: N46° 59' 55"E Course Out: S66° 00' 46"W

Perimeter: 261.35'

Error Closure: 0

Error North : 0.0



Area: 0.058Acre

Course: S82° 09' 41"W

East: 0.0

Precision 1: 261,350,000.00

---

Parcel Name: Site 1 - LOT 75

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N60° 58' 55"W Length: 24.01'

Segment# 2: Line

Course: N30° 57' 46"E

Length: 89.44'

Segment# 3: Curve

Length: 2.26'

Radius: 146.25'

Delta: 0°53'04"

Tangent: 1.13'

Chord: 2.26'

Course: S58° 35' 42"E

Course In: N31° 50' 50"E

Course Out: S30° 57' 46"W

Segment# 4: Line

Course: S59° 02' 14"E

Length: 21.74'

Segment# 5: Line

Course: S30° 57' 46"W

Length: 88.60'

Perimeter: 226.05'



Area: 0.049Acre

Error Closure: 0

Course: N40° 36' 00"E

Error North : 0.0

East: 0.0

Precision 1: 226,050,000.00

---

Parcel Name: Site 1 - LOT 76

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N60° 58' 55"W

Length: 15.97'

Segment# 2: Line

Course: N30° 57' 46"E

Length: 88.60'

Segment# 3: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 4: Line

Course: S30° 57' 46"W

Length: 88.18'



Segment# 5: Curve

Length: 4.05'

Delta: 7°14'55"

Chord: 4.05'

Course In: S36° 16' 01"W

Radius: 32.00'

Tangent: 2.03'

Course: N57° 21' 27"W

Course Out: N29° 01' 05"E

Perimeter: 216.80'

Error Closure: 0

Error North : 0.0



Area: 0.041Acre

Course: S86° 37' 08"W

East: 0.0

Precision 1: 216,800,000.00

---

Parcel Name: Site 1 - LOT 77

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 97.75'

Segment# 3: Curve

Length: 22.64'

Delta: 40°32'23"

Chord: 22.17'

Course In: S76° 48' 23"W

Radius: 32.00'

Tangent: 11.82'

Course: N33° 27' 48"W

Course Out: N36° 16' 01"E

Segment# 4: Line

Course: N30° 57' 46"E

Length: 88.18'

Perimeter: 228.57'

Error Closure: 0

Error North : 0.0



Area: 0.042Acre

Course: N34° 02' 05"E

East: 0.0

Precision 1: 228,570,000.00

---

Parcel Name: Site 1 - LOT 78

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 107.40'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 13.56'

Segment# 4: Curve

Length: 11.66'

Radius: 32.00'

Delta: 20°53'03"

Tangent: 5.90'

Chord: 11.60'

Course: N2° 45' 06"W

Course In: N82° 18' 34"W

Course Out: N76° 48' 23"E

Segment# 5: Line

Course: N30° 57' 46"E

Length: 97.75'

Perimeter: 250.38'

✓ Area: 0.049Acre

Error Closure: 0

Course: S19° 41' 29"E

Error North : 0.0

East: 0.0

Precision 1: 250,370,000.00

---

Parcel Name: Site 1 - LOT 79

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 107.40'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 107.40'

Perimeter: 254.80'

Error Closure: 0

Error North : 0.0



Area: 0.049Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 254,800,000.00

---

Parcel Name: Site 1 - LOT 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 80

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 27.50'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 107.40'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 27.50'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 107.40'

Perimeter: 269.80'

Error Closure: 0

Error North : 0.0



Area: 0.068Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 269,800,000.00

---

Parcel Name: Site 1 - LOT 81

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 27.50'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 107.40'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 27.50'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 107.40'

Perimeter: 269.80'

✓ Area: 0.068Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 269,800,000.00

---

Parcel Name: Site 1 - LOT 82

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 107.40'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 107.40'

Perimeter: 254.80'

✓ Area: 0.049Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 254,800,000.00

---

Parcel Name: Site 1 - LOT 83

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 107.40'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 107.40'

Perimeter: 254.80'

Error Closure: 0

Error North : 0.0



Area: 0.049Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 254,800,000.00

---

Parcel Name: Site 1 - LOT 84

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 24.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 107.40'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 24.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 107.40'

Perimeter: 262.80'

Error Closure: 0

Error North : 0.0



Area: 0.059Acre

Course: N0° 00' 00"E

East: 0.0



Precision 1: 262,800,000.00

---

Parcel Name: Site 1 - LOT 85

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 24.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 99.79'

Segment# 3: Curve

Length: 17.76'

Radius: 22.00'

Delta: 46°15'21"

Tangent: 9.40'

Chord: 17.28'

Course: S0° 51' 34"E

Course In: S67° 43' 53"E

Course Out: S66° 00' 46"W

Segment# 4: Line

Course: S23° 59' 14"E

Length: 8.10'

Segment# 5: Line

Course: S66° 00' 46"W

Length: 93.00'

Perimeter: 242.66'

✓ Area: 0.052Acre

Error Closure: 0

Course: S49° 07' 57"E

Error North : 0.0

East: 0.0

Precision 1: 242,660,000.00

---

Parcel Name: Site 1 - LOT 86

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 93.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 93.00'

Perimeter: 226.00'

Error Closure: 0

Error North : 0.0



Area: 0.043Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 87

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 93.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 4: Line

Course: S66° 00' 46"W

Length: 93.00'

Perimeter: 226.00'

Error Closure: 0

Error North : 0.0



Area: 0.043Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 88

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N23° 59' 14"W

Length: 20.43'

Segment# 2: Line

Course: N66° 00' 46"E

Length: 93.00'

Segment# 3: Line

Course: S23° 59' 14"E

Length: 18.30'

Segment# 4: Curve

NOT SHOWN ON PLAT

Length: 5.79'

Radius: 20.00'

Delta: 16°34'20"

Tangent: 2.91'

Chord: 5.76'

Course: S32° 16' 24"E

Course In: N66° 00' 46"E

Course Out: S49° 26' 26"W

Segment# 5: Line

Course: S66° 00' 46"W

Length: 93.77'

Segment# 6: Curve

Length: 3.57'

Radius: 106.25'

Delta: 1°55'38"

Tangent: 1.79'

Chord: 3.57'

Course: N24° 57' 03"W

Course In: N64° 05' 08"E

Course Out: S66° 00' 46"W

Perimeter: 234.85'



Area: 0.051Acre

Error Closure: 0

Course: S51° 54' 40"E

Error North : 0.0

East: 0.0

Precision 1: 234,850,000.00

---

Parcel Name: Site 1 - LOT 89

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 18.03'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.16'

Segment# 4: Curve

NOT SHOWN ON PLAT

Length: 3.84'

Delta: 2°04'17"

Radius: 106.25'

Tangent: 1.92'

Chord: 3.84'

Course: N58° 00' 06"W

Course In: N30° 57' 46"E

Course Out: S33° 02' 02"W

Segment# 5: Line

Course: N30° 57' 46"E

Length: 93.84'

Segment# 6: Curve

Length: 6.06'

Radius: 20.00'

Delta: 17°22'21"

Tangent: 3.06'

Chord: 6.04'

Course: S50° 21' 04"E

Course In: N48° 20' 06"E

Course Out: S30° 57' 46"W

Perimeter: 234.94'



Area: 0.051Acre

Error Closure: 0

Course: S0° 24' 10"W

Error North : 0.0

East: 0.0

Precision 1: 234,930,000.00

---

Parcel Name: Site 1 - LOT 9

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S23° 59' 14"E

Length: 20.00'

Segment# 2: Line

Course: S66° 00' 46"W

Length: 85.00'

Segment# 3: Line

Course: N23° 59' 14"W

Length: 20.00'

Segment# 4: Line

Course: N66° 00' 46"E

Length: 85.00'

Perimeter: 210.00'

Error Closure: 0

Error North : 0.0



Area: 0.039Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 210,000,000.00

---

Parcel Name: Site 1 - LOT 90

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 226.00'

Error Closure: 0



Area: 0.043Acre

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 91

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 226.00'



Area: 0.043Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 92

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 27.50'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'



Segment# 3: Line

Course: N59° 02' 14"W

Length: 27.50'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 241.00'

Error Closure: 0

Error North : 0.0



Area: 0.059Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 241,000,000.00

---

Parcel Name: Site 1 - LOT 93

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 27.50'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 27.50'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 241.00'

Error Closure: 0

Error North : 0.0



Area: 0.059Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 241,000,000.00

---

Parcel Name: Site 1 - LOT 94

Description:

Process segment order counterclockwise: False  
Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 226.00'

Error Closure: 0

Error North : 0.0



Area: 0.043Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 95

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 226.00'  
Error Closure: 0  
Error North : 0.0

✓ Area: 0.043Acre  
Course: N0° 00' 00"E  
East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 96

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 226.00'

✓ Area: 0.043Acre

Error Closure: 0

Course: N0° 00' 00"E

Error North : 0.0

East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 97

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 20.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 3: Line

Course: N59° 02' 14"W

Length: 20.00'

Segment# 4: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 226.00'

Error Closure: 0

Error North : 0.0



Area: 0.043Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 226,000,000.00

---

Parcel Name: Site 1 - LOT 98

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S59° 02' 14"E

Length: 24.00'

Segment# 2: Line

Course: S30° 57' 46"W

Length: 93.00'

Segment# 4: Line

Course: N59° 02' 14"W

Length: 24.00'

Segment# 5: Line

Course: N30° 57' 46"E

Length: 93.00'

Perimeter: 234.00'

Error Closure: 0

Error North : 0.0



Area: 0.051Acre

Course: N0° 00' 00"E

East: 0.0

Precision 1: 234,000,000.00

---

Parcel Name: Site 1 - PLAT BOUNDARY

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False



Segment# 1: Curve

Length: 499.60'

Radius: 265.00'

Delta: 108°01'09"

Tangent: 364.87'

Chord: 428.83'

Course: S71° 50' 35"W

Course In: S35° 51' 10"W

Course Out: N72° 09' 59"W



Segment# 2: Line

Course: S17° 50' 01"W

Length: 48.10'



Segment# 3: Line

Course: N72° 10' 00"W

Length: 74.50'



Segment# 4: Line

Course: N17° 50' 00"E

Length: 23.43'



Segment# 5: Line

Course: N55° 58' 59"W

Length: 75.47'



Segment# 6: Line

Course: N34° 01' 02"E

Length: 10.57'



Segment# 7: Line

Course: N23° 59' 14"W

Length: 88.35'



Segment# 8: Line

Course: S66° 00' 46"W

Length: 202.01'



Segment# 9: Line

Course: N48° 55' 52"W

Length: 42.31'



Segment# 10: Line

Course: N23° 59' 14"W

Length: 307.13'

- ✓ Segment# 11: Line  
Course: N66° 00' 46"E Length: 1,028.79'
- ✓ Segment# 12: Line  
Course: S49° 27' 44"E Length: 45.22'
- ✓ Segment# 13: Line  
Course: S52° 53' 05"E Length: 58.28'
- ✓ Segment# 14: Line  
Course: S60° 26' 51"E Length: 70.79'
- ✓ Segment# 15: Line  
Course: S67° 22' 34"E Length: 36.87'
- ✓ Segment# 16: Line  
Course: S16° 35' 12"W Length: 68.16'
- ✓ Segment# 17: Line  
Course: S73° 24' 48"E Length: 175.06'
- ✓ Segment# 18: Line  
Course: S30° 29' 30"W Length: 312.52'
- ✓ Segment# 19: Curve  
Length: 226.20' Radius: 5,569.58'  
Delta: 2°19'37" Tangent: 113.11'  
Chord: 226.18' Course: S31° 39' 17"W  
Course In: N59° 30' 31"W Course Out: S57° 10' 54"E

✓ Segment# 20: Line  
Course: N54° 08' 50"W Length: 83.41'

Perimeter: 3,476.78' Area: 12.402Acre  
Error Closure: 0 Course: S17° 35' 56"W  
Error North : 0.0 East: 0.0

Precision 1: 3,476,760,000.00

---

Parcel Name: Site 1 - PRIVATE ROAD

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

✓ Segment# 1: Line  
Course: N23° 59' 14"W Length: 267.08'

← MISSING SEGMENTS #2 - #10

✓ Segment# 11: Line  
Course: N66° 00' 46"E Length: 40.00'

✓ Segment# 12: Line  
Course: S23° 59' 14"E Length: 85.00'

✓ Segment# 13: Line  
Course: N66° 00' 46"E Length: 692'41"

✓ Segment# 43: Line  
Course: N23° 59' 14"W Length: 14.00'

✓ Segment# 44: Line  
Course: N66° 00' 46"E Length: 54.02'

✓ Segment# 45: Line  
Course: S23° 59' 14"E Length: 54.00'

✓ Segment# 46: Line  
Course: S66° 00' 46"W Length: 128.11'

✓ Segment# 47: Line  
Course: S23° 59' 14"E Length: 99.81'

✓ Segment# 52: Curve  
Length: 65.00' Radius: 106.25'



Delta: 35°03'00"  
Chord: 63.99'  
Course In: N66° 00' 46"E

Tangent: 33.55'  
Course: S41° 30' 44"E  
Course Out: S30° 57' 46"W

✓ Segment# 55: Line  
Course: S59° 02' 14"E

Length: 219.16'

✓ Segment# 65: Line  
Course: N30° 57' 46"E

Length: 45.64'

✓ Segment# 66: Line  
Course: S59° 02' 14"E

Length: 45.00'

✓ Segment# 67: Line  
Course: S30° 57' 46"W

Length: 7.05'

✓ Segment# 68: Line  
Course: S59° 11' 17"E

Length: 20.00'

✓ Segment# 69: Line  
Course: S30° 57' 46"W

Length: 41.00'

✓ Segment# 70: Line  
Course: N59° 02' 14"W

Length: 20.00'

Segment# 71: Line  
Course: S30° 57' 46"W

Length: 72.64'

Segment# 72: Line  
Course: S30° 57' 46"W

Length: 46.34'

◀ COMBINE TO ONE LINE

✓ Segment# 73: Curve  
Length: 31.04'  
Delta: 10°46'47"  
Chord: 31.00'  
Course In: N59° 02' 14"W

Radius: 165.00'  
Tangent: 15.57'  
Course: S36° 21' 09"W  
Course Out: S48° 15' 28"E

✓ Segment# 74: Curve  
Length: 17.58'  
Delta: 6°27'21"  
Chord: 17.57'  
Course In: S48° 15' 28"E  
Radius: 156.00'  
Tangent: 8.80'  
Course: S38° 30' 52"W  
Course Out: N54° 42' 49"W

✓ Segment# 75: Line  
Course: S35° 17' 11"W  
Length: 17.54'

✓ Segment# 76: Curve  
Length: 18.81'  
Delta: 39°55'11"  
Chord: 18.43'  
Course In: S54° 42' 49"E  
Radius: 27.00'  
Tangent: 9.81'  
Course: S15° 19' 36"W  
Course Out: S85° 22' 01"W

✓ Segment# 77: Line  
Course: N54° 08' 50"W  
Length: 32.89' ← NOT SHOWN ON PLAT

✓ Segment# 78: Line  
Course: N47° 29' 39"E  
Length: 12.31'

✓ Segment# 79: Line  
Course: N35° 17' 11"E  
Length: 22.51'

✓ Segment# 80: Curve  
Length: 20.33'  
Delta: 6°28'22"  
Chord: 20.32'  
Course In: S54° 42' 49"E  
Radius: 180.00'  
Tangent: 10.18'  
Course: N38° 31' 22"E  
Course Out: N48° 14' 27"W

✓ Segment# 81: Curve  
Length: 26.38'  
Delta: 10°47'47"  
Chord: 26.34'  
Course In: N48° 14' 27"W  
Radius: 140.00'  
Tangent: 13.23'  
Course: N36° 21' 39"E  
Course Out: S59° 02' 14"E

✓ Segment# 82: Line

Course: N30° 57' 46"E

Length: 81.43'



Segment# 83: Line

Course: N59° 02' 14"W

Length: 240.16'



Segment# 94: Curve

Length: 89.47'

Delta: 35°03'00"

Chord: 88.08'

Course In: N30° 57' 46"E

Radius: 146.25'

Tangent: 46.18'

Course: N41° 30' 44"W

Course Out: S31° 50' 50"W



Segment# 100: Line

Course: N23° 59' 14"W

Length: 99.81'

MISSING SEGMENTS

Segment# 116: Line

Course: S23° 59' 14"E

Length: 190.01'

MISSING SEGMENTS

Segment# 122: Line

Course: N89° 22' 35"E

Length: 15.25'

Segment# 123: Line

Course: S23° 58' 50"E

Length: 54.03'

Segment# 124: Curve

Length: 14.46'

Delta: 29°35'02"

Chord: 14.30'

Course In: N66° 01' 10"E

Radius: 28.00'

Tangent: 7.39'

Course: S38° 46' 21"E

Course Out: S36° 26' 08"W

Segment# 125: Line

Course: S53° 33' 52"E

Length: 4.53'

Segment# 126: Curve

Length: 17.30'  
Delta: 36°42'38"  
Chord: 17.01'  
Course In: S36° 26' 08"W

Radius: 27.00'  
Tangent: 8.96'  
Course: S35° 12' 32"E  
Course Out: N73° 08' 47"E

Segment# 127: Line  
Course: S16° 51' 13"E

Length: 13.77'

Segment# 128: Line  
Course: S53° 13' 08"E

Length: 33.21'

Segment# 129: Curve  
Length: 52.50'  
Delta: 11°21'04"  
Chord: 52.41'  
Course In: S40° 20' 16"E

Radius: 265.00'  
Tangent: 26.34'  
Course: S43° 59' 12"W  
Course Out: N51° 41' 20"W

Segment# 130: Line  
Course: N53° 13' 08"W

Length: 71.26'

Segment# 131: Curve  
Length: 65.54'  
Delta: 57°46'11"  
Chord: 62.80'  
Course In: N36° 46' 52"E

Radius: 65.00'  
Tangent: 35.86'  
Course: N24° 20' 03"W  
Course Out: N85° 26' 58"W

Segment# 132: Curve  
Length: 24.90'  
Delta: 28°32'16"  
Chord: 24.65'  
Course In: N85° 26' 58"W

Radius: 50.00'  
Tangent: 12.72'  
Course: N9° 43' 06"W  
Course Out: N66° 00' 46"E

Segment# 133: Line  
Course: N23° 59' 14"W

Length: 197.96'

MISSING SEGMENTS

Segment# 143: Line

Course: S66° 00' 46"W

Length: 213.04'

Segment# 144: Line

Course: S23° 59' 14"E

Length: 146.09'

MISSING SEGMENTS

Segment# 151: Line

Course: N66° 00' 46"E

Length: 35.00'

Segment# 152: Line

Course: S23° 59' 14"E

Length: 39.41'

Segment# 153: Line

Course: S66° 00' 46"W

Length: 124.00'

Segment# 154: Line

Course: N23° 59' 14"W

Length: 43.42'

Segment# 155: Line

Course: N66° 00' 46"E

Length: 49.00'

MISSING SEGMENTS

Perimeter: 4,456.51'

Area: 2.015Acre

Error Closure: 0

Course: S22° 51' 35"E

Error North : 0.0

East: 0.0

Precision 1: 4,456,500,000.00

Parcel Name: Site 1 - RECREATION TRACT

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: N66° 00' 46"E

Length: 124.18'

NOT SHOWN ON PLAT



Segment# 2: Line

Course: S23° 58' 12"E

Length: 76.00'

✓ Segment# 3: Line  
Course: S66° 00' 46"W Length: 82.74'

✓ Segment# 5: Line  
Course: S23° 59' 14"E Length: 14.00'

✓ Segment# 6: Line  
Course: S66° 00' 46"W Length: 41.42'

✓ Segment# 7: Line  
Course: N23° 59' 14"W Length: 90.00'

Perimeter: 428.33' Area: 0.230Acre  
Error Closure: 0 Course: N65° 59' 07"E  
Error North : 0.0 East: 0.0

Precision 1: 428,330,000.00

---

Parcel Name: Site 1 - UPLAND BUFFER PRESERVE

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

✓ Segment# 1: Line  
Course: N66° 00' 46"E Length: 83.08'

✓ Segment# 2: Line  
Course: S49° 27' 44"E Length: 45.22'

✓ Segment# 3: Line  
Course: S52° 53' 05"E Length: 58.28'

✓ Segment# 4: Line  
Course: S60° 26' 51"E Length: 70.79'

✓ Segment# 5: Line  
Course: S67° 22' 34"E Length: 36.87'

✓ Segment# 6: Line  
Course: S16° 35' 12"W Length: 75.42'

✓ Segment# 8: Line  
Course: N67° 22' 34"W Length: 49.34'

✓ Segment# 9: Line  
Course: N60° 26' 51"W Length: 80.29'

✓ Segment# 10: Line  
Course: N52° 53' 05"W Length: 65.48'

✓ Segment# 11: Line  
Course: N49° 27' 44"W Length: 83.19'

Perimeter: 647.96'

Area: 0.421Acre

Error Closure: 0

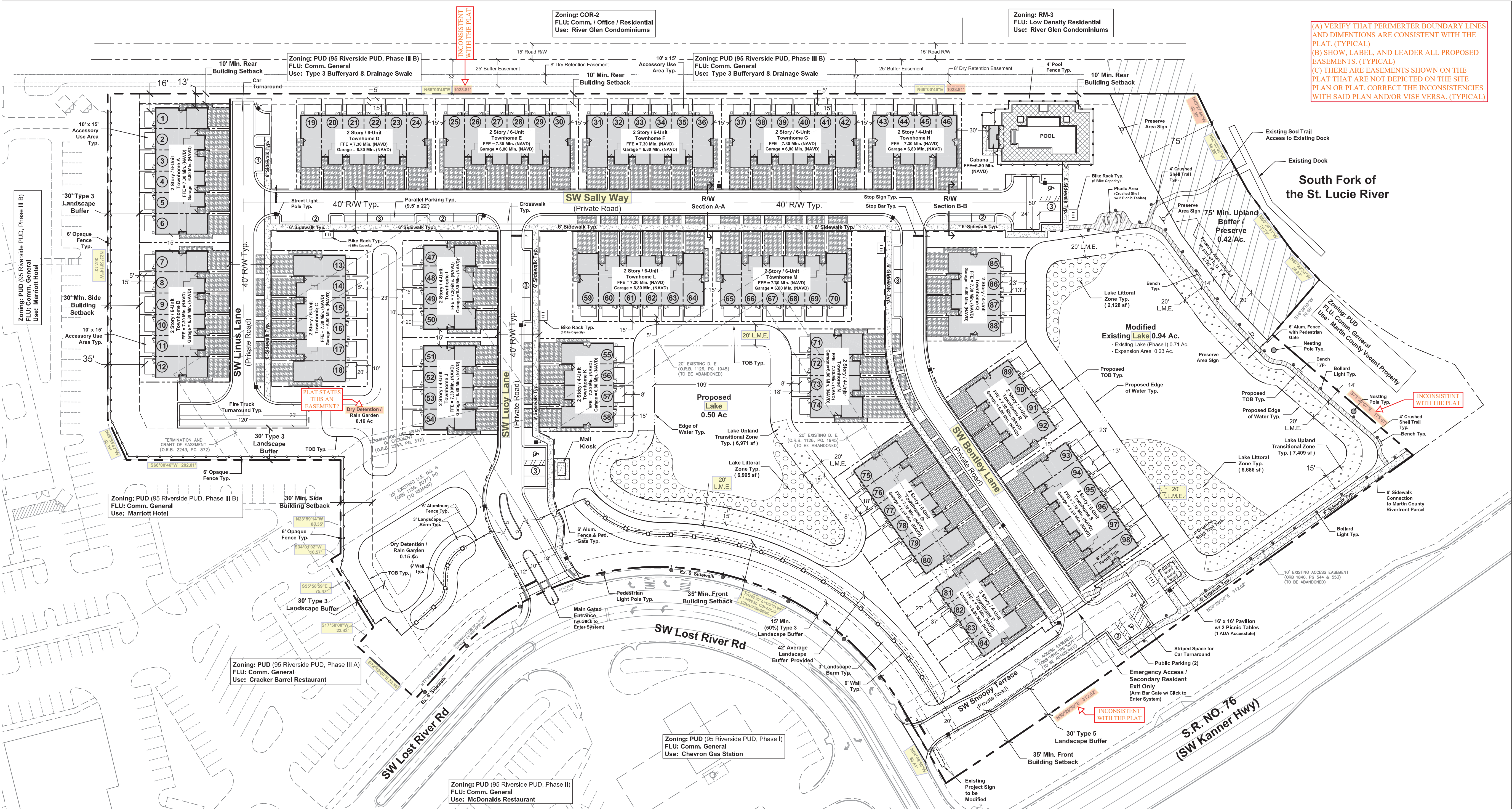
Course: S66° 54' 25"E

Error North : 0.0

East: 0.0

Precision 1: 647,960,000.00





## Site Data

Total Site Area	12.40 Ac. / 540,224 sf
Existing Future Land Use	Comm. General
Proposed Future Land Use	COR
Existing Zoning	PUD
Proposed Zoning	PUD
Proposed Use	Single Family Townhomes
Total Units / Lots	98 Units / Lots
Gross Site Density	7.90 DU/ Ac.
Max. Height Proposed	28' / 2 Stories
Parcel I.D. Numbers	05-39-41-000-000-00130-4 05-39-41-003-000-00020-4 05-39-41-003-000-00001-7
Density	
Maximum Density - COR (10 DU/Ac.) (12.40 Ac. x 10 D.U. / Ac.)	124 Max. Units
Proposed Density	98 Units

## Parking Data

Required Parking Spaces: (2 spaces per unit w/ 2 or more bedrooms)	196 Spaces
Provided Parking Spaces:	220 Spaces
One Car Garages (98 D.U.)	98 Spaces
One Car Driveways (98 D.U.)	98 Spaces
On-street Amenity / Guest Parking (Includes 2 Handicap)	22 Spaces
Public Parking (Includes 1 Handicap)	2 Spaces

## Lake Upland Transitional & Littoral Data

Total Lake Linear Footage	1,554 LF
Required Upland Transitional & Littoral Zone (1,554 LF x 10 SF)	15,540 sf
Provided Littoral Zone	15,809 sf
Provided Upland Transitional Zone (Includes 20' Strip of Adjacent Preserve Area)	17,087 sf

## Open Space

Open Space Required:	270,112 sf	6.20 Ac.	50%
Open Space Provided:	299,011 sf	6.86 Ac.	56%
Total Upland Area	236,323 sf	5.42 Ac.	44%
Dry Retention Areas	13,553 sf / 0.31 Ac. / 3%		
Upland Buffer / Preserve	18,354 sf / 0.42 Ac. / 3%		
Lake Bank Area	34,186 sf / 0.78 Ac. / 6%		
Other Landscape / Open Space	170,230 sf / 3.91 Ac. / 32%		
Lake Surface Area	62,688 sf	1.44 Ac.	12%

## Impervious Area

Building Coverage (Includes Pool Building & Pavilion)	91,971 sf	2.11 Ac.	17%
Accessory Use Areas (10'x15' Area in rear of units)	14,700 sf	0.34 Ac.	3%
Vehicular Use Area	62,092 sf	1.43 Ac.	11%
Other Pavement (Driveways, Sidewalks, Pads & Pool Area)	72,450 sf	1.66 Ac.	13%
Lake Surface Area	62,688 sf	1.44 Ac.	12%
Total:	303,901 sf	6.98 Ac.	56%

## Pervious Area

Dry Retention Areas	13,553 sf	0.31 Ac.	3%
Upland Buffer / Preserve	18,354 sf	0.42 Ac.	3%
Lake Bank Area	34,186 sf	0.78 Ac.	6%
Other Landscape / Open Space	170,230 sf	3.91 Ac.	32%
Total:	236,323 sf	5.42 Ac.	44%

## Site Property Boundary - Building Setbacks

Note: Established Min. Building Setbacks below include all proposed structures such as townhouses, accessory use areas, pool building / cabana, mail kiosk & pavilion.

Front Building Setback :	35' Min.
Side Building Setback :	30' Min.
Rear Building Setback :	10' Min.

## Townhouse Lot / Unit Data

(See Typical on Sheet SP-3)

### End Units / Lots

Total End Units / Lots	38 Units / Lots
Lot Size	24' x 85' Min.
Unit Size	20' x 50' Typ.
Garage (20' x 18'-11" Typ.)	2-Car Garage (1 Space towards Req. Parking)
Driveway (20' x 18' Typ.)	2-Car Driveway (1 Space towards Req. Parking)

### Interior Units / Lots

Total End Units / Lots	60 Units / Lots
Lot Size	20' x 85' Min.
Unit Size	20' x 47'-4" Typ.
Garage (20' x 10'-7" Typ.)	1-Car Garage (1 Space towards Req. Parking)
Driveway (22'-8" x 16'-6" Typ.)	1-Car Driveway (1 Space towards Req. Parking)

## Townhouse Lot - Building Setbacks

(See Typical on Sheet SP-3)

Front Lot Building Setback :	20' Min.
Side Lot Building Setback (End Units):	4' Min.
Side Lot Building Setback (Interior Units):	0' Typ.
Side Lot AC Unit Setback :	0' Min.
Rear Lot Building Setback :	15' Min.
Rear Lot Accessory Use Area Setback :	5' Min.
Rear Lot AC Unit Setback :	5' Min.
Building Separation :	15' Min.

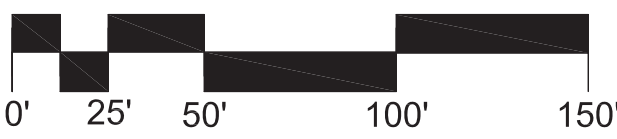
## Location Map



## General Notes

- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.
- All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
- The proposed 6' sidewalk and two public parking spaces shown adjacent to S.R. NO. 76 / SW Kanner Hwy ROW are in relation to the ROW abandonment condition in Resolution 03-8-13.
- The exotic removal on the county owned parcel will be conducted by the applicant and exotics maintained in perpetuity by the applicant and its successors.

Scale: 1" = 50'



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## Martin County

### Phase IV - Final Site Plan

MARTIN COUNTY SURVEYING

DIVISION

FIRST ROUND

(SHEETS SP-1 AND 2 ONLY)

J. PEREZ & TOM WALKER

THE PLAT NAME IS INCONSISTENT WITH THE ONE ON THE SITE PLAN. REVISE SAID NAME ON THE PLAT AND/OR SAID PLAN ACCORDINGLY. (TYPICAL)

## Legend

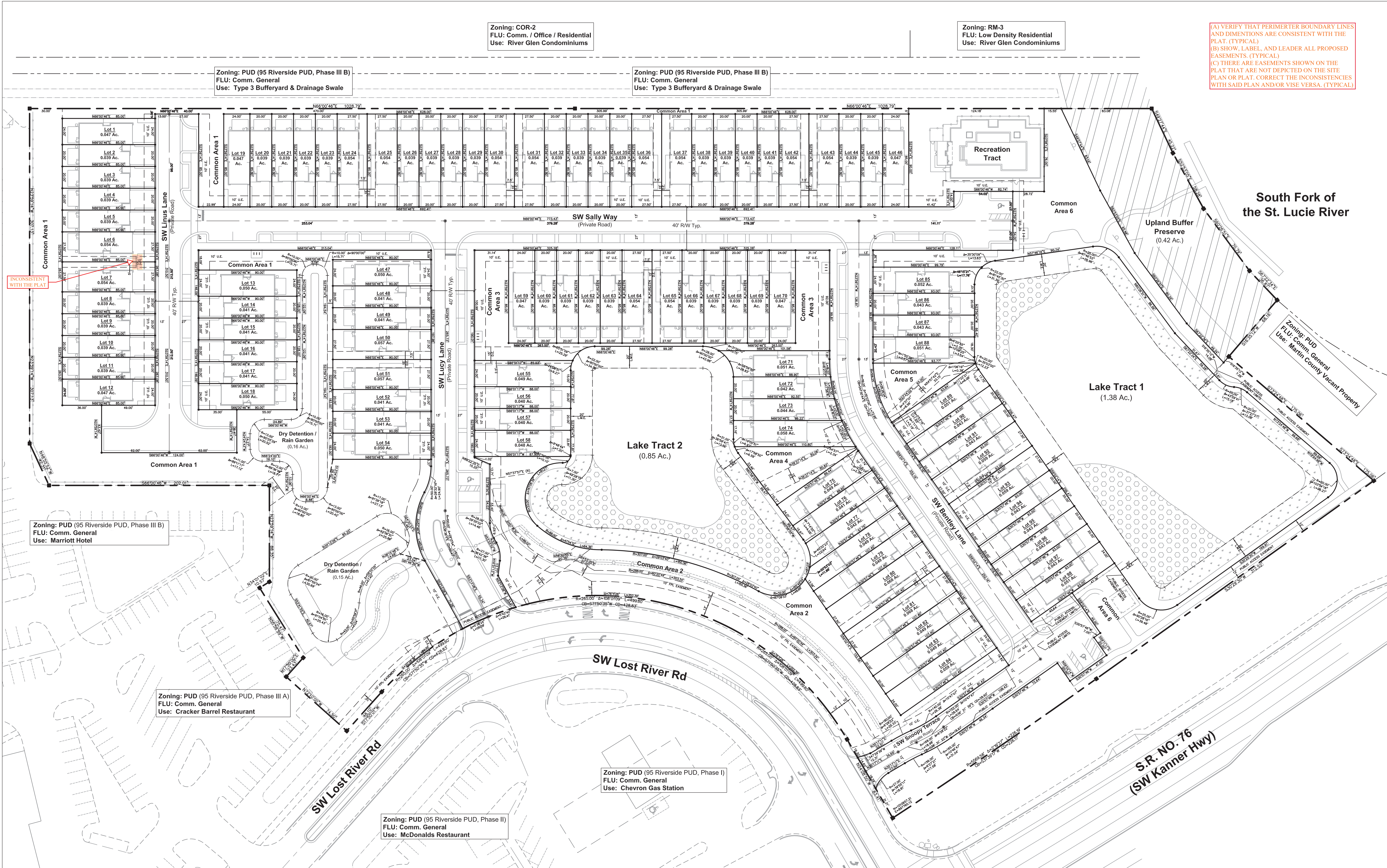
- Street Light Pole Typ.
- Pedestrian Light Pole Typ.
- Bollard Light Typ.

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Job No.	2021-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	4-15-22 10-07-22 03-31-23 09-15-23
Revision Dates	XXXXXX

# SP-1





Florida

95 Riverside PUD / Pulte I-95

Martin County

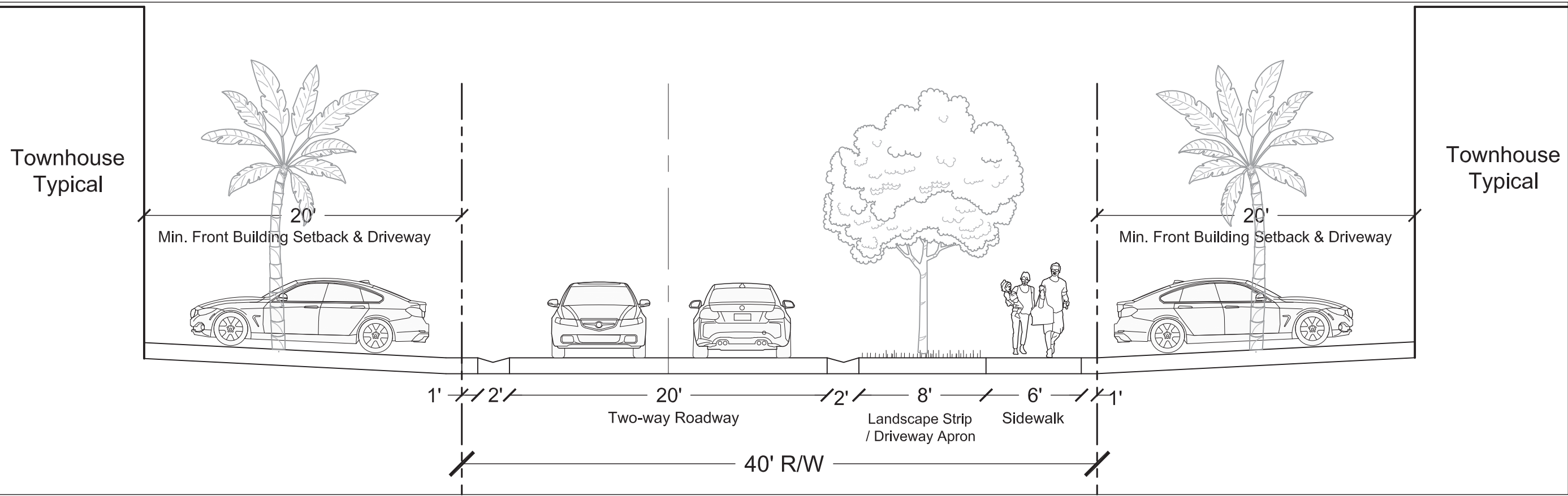
Phase IV - Final Site Plan

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Job No.	2021-31
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Submittal Dates	4-15-22
10-07-22	03-31-23
09-15-23	
Revision Dates	xxxxxx

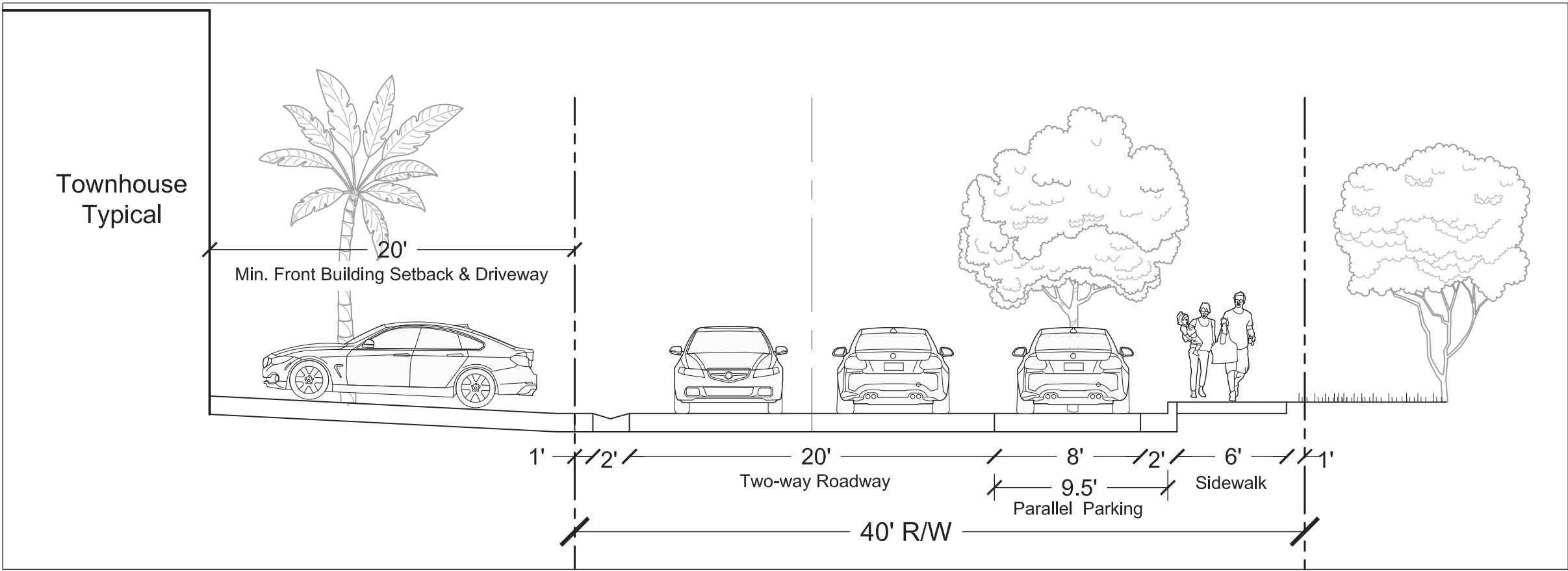


Section A - A : 40' Right of Way Typical



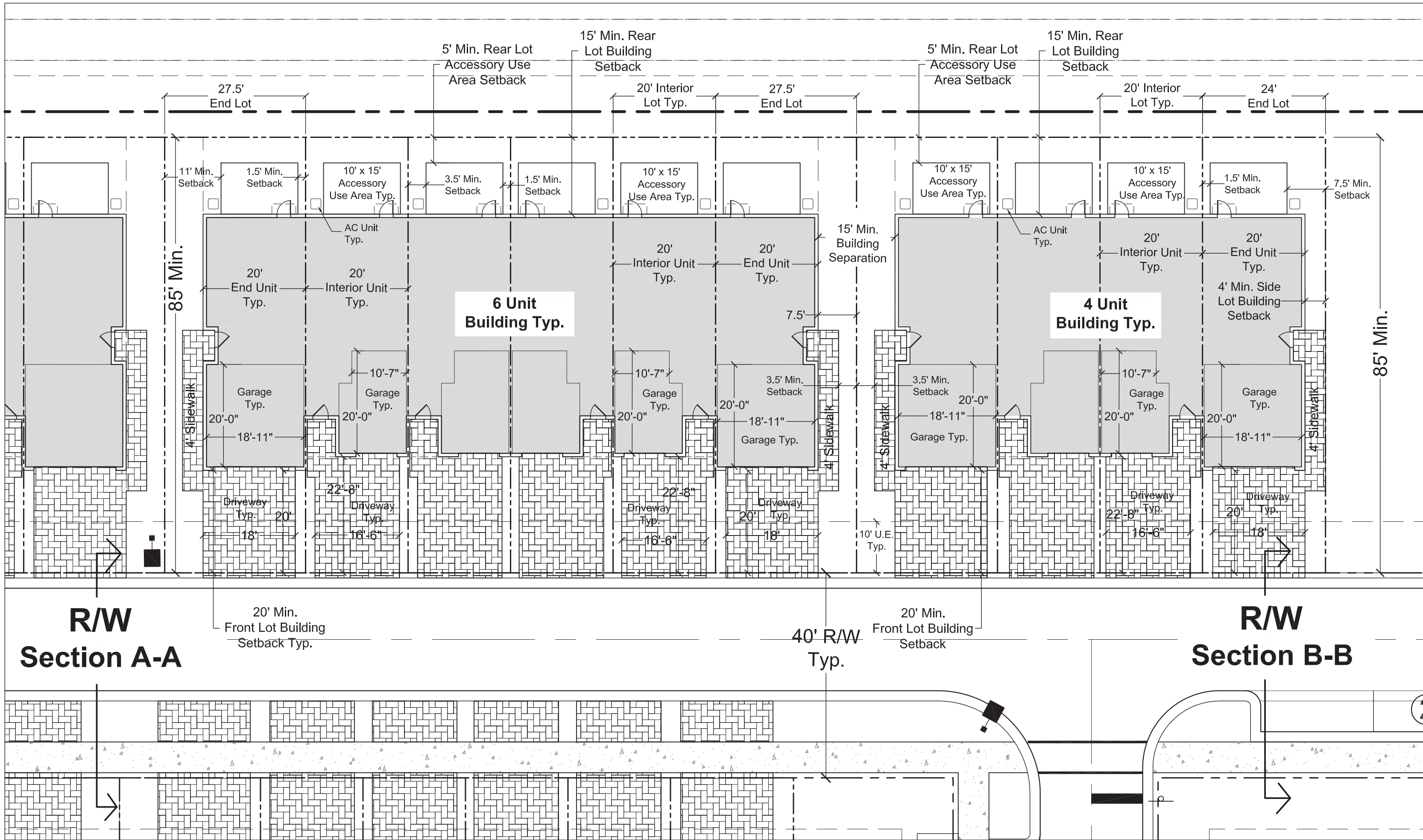
Scale: N.T.S.

Section B - B : 40' Right of Way Typical



Scale: N.T.S.

Single Family Townhouse Lot & Building Typical



R/W  
Section A-A

R/W  
Section B-B

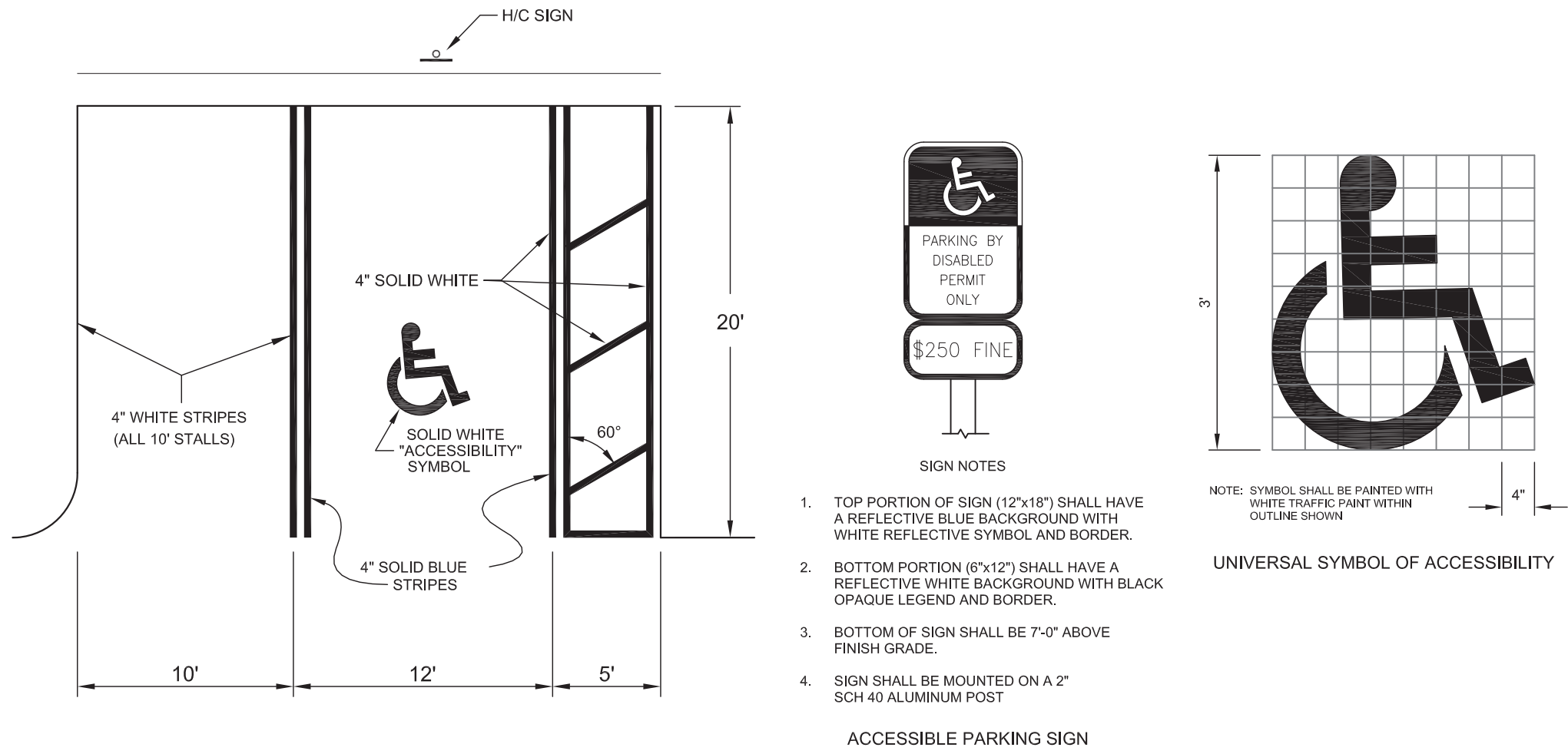
Townhouse Lot / Unit Data

End Units / Lots	
Total End Units / Lots	38 Units / Lots
Lot Size	24' x 85' Min.
Unit Size	20' x 50' Typ.
Garage (20' x 18'-11" Typ.)	2-Car Garage (1 Space towards Req. Parking)
Driveway (20' x 18' Typ.)	2-Car Driveway (1 Space towards Req. Parking)
Interior Units / Lots	
Total End Units / Lots	60 Units / Lots
Lot Size	20' x 85' Min.
Unit Size	20' x 47'-4" Typ.
Garage (20' x 10'-7" Typ.)	1-Car Garage (1 Space towards Req. Parking)
Driveway (22'-8" x 16'-6" Typ.)	1-Car Driveway (1 Space towards Req. Parking)

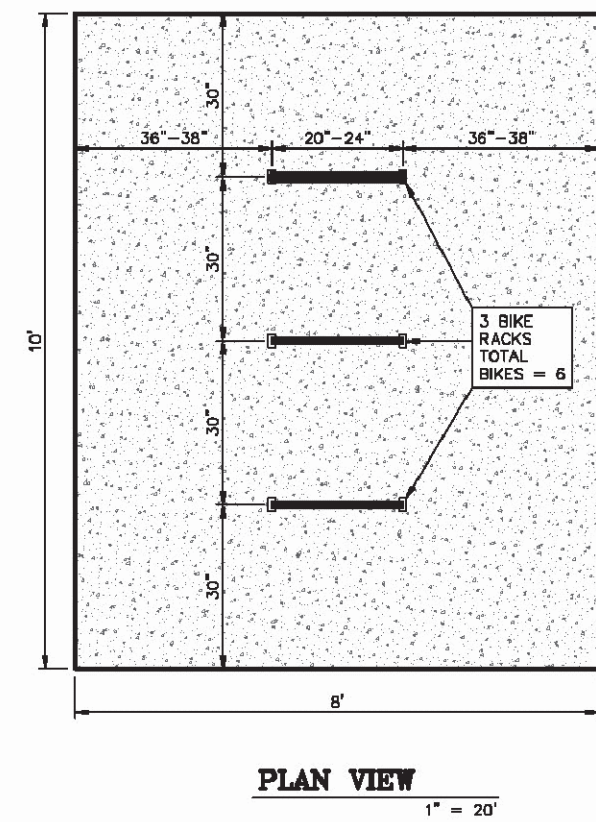
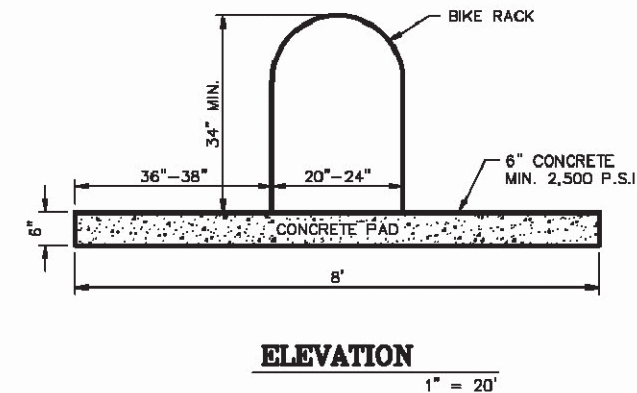
Townhouse Lot Building Setbacks

Front Lot Building Setback :	20' Min.
Side Lot Building Setback (End Units):	4' Min.
Side Lot Building Setback (Interior Units):	0' Typ.
Side Lot Accessory Use Area Setback :	See Lot & Building Typical (Above)
Side Lot AC Unit Setback :	0' Min.
Rear Lot Building Setback :	15' Min.
Rear Lot Accessory Use Area Setback :	5' Min.
Rear Lot AC Unit Setback :	5' Min.
Building Separation :	15' Min.

Parking Space Detail



Bike Rack & Concrete Pad Typical Detail



- GUIDE SPECIFICATIONS FOR THE HOOP or INVERTED "U" BIKE RACK**
- Summary**  
A. Bikes parked per bike rack unit = 2.  
B. Style shall be Hoop or sometimes referred as inverted "U".
  - Acceptable Manufacturers**  
A. American Bicycle Security Company  
B. Zero Bike Racks
  - Materials**  
A. As per Manufacturer's Specifications.
  - Finishes**  
A. Hot Dipped Galvanized or Powder Coated Color by Manufacturer.
  - Dimensions**  
A. Height - Minimum 34".  
B. Width - Minimum 20"-24".  
C. Spacing between Hoops = 30".  
D. See Concrete Pad Detail for Hoop placement.
  - Installation**  
A. Installation and Anchoring shall be per Manufacturer's Specifications.

GENERAL NOTES:

- BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD BUT HOOP or INVERTED "U" STYLE MUST BE USED.
- BIKE RACK SHALL BE CONSISTENT WITH THE DESIGN OF THE PRINCIPLE STRUCTURES ON SITE AND PRINCIPLES FOUND IN THE "BICYCLE FACILITIES PLANNING AND DESIGN HANDBOOK" (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 1997).

Scale: 1" = 16'



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Phase IV - Final Site Plan

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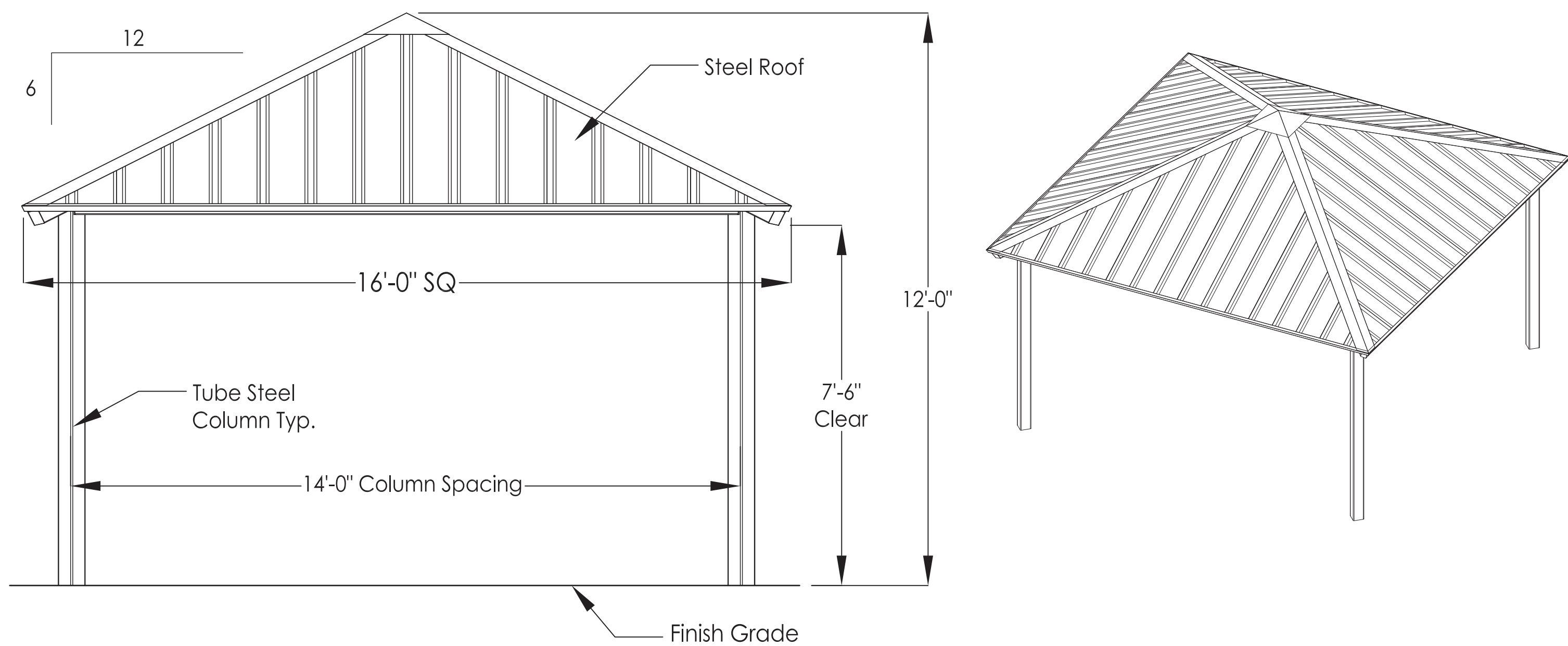
Job No.	2021-46
Drawn By	TT
Checked By	MH
Approved By	MH
Submission Dates	4-15-22 10-07-22 03-31-23 09-15-23
Revision Dates	XXXXXX

SP-3



Note: Detail is representative of the general character and final permit detail shall be close in nature.

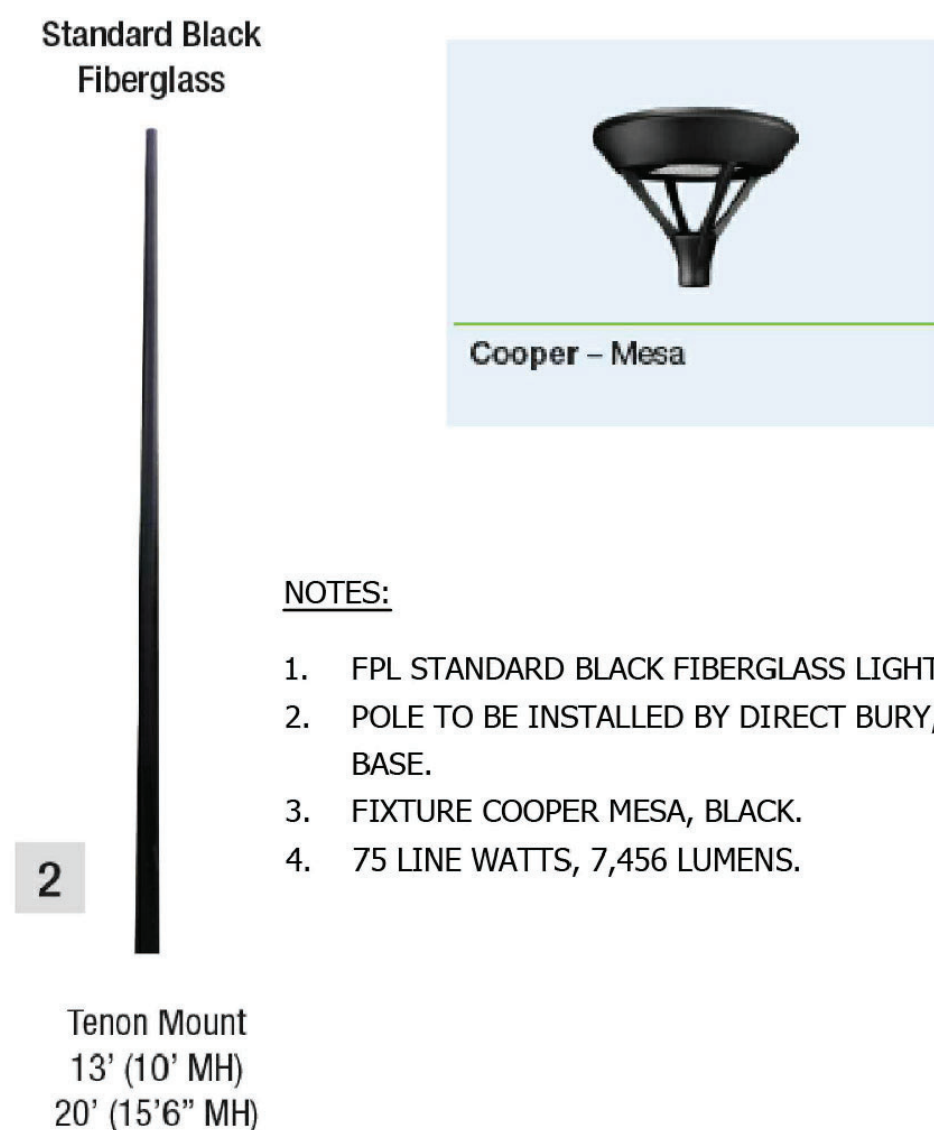
Scale: NTS



Note: Detail is representative of the general character and final permit detail shall be close in nature.

On-site Street &amp; Pedestrian Light Pole Detail Scale: NTS

Scale: NTS



- NOTES:

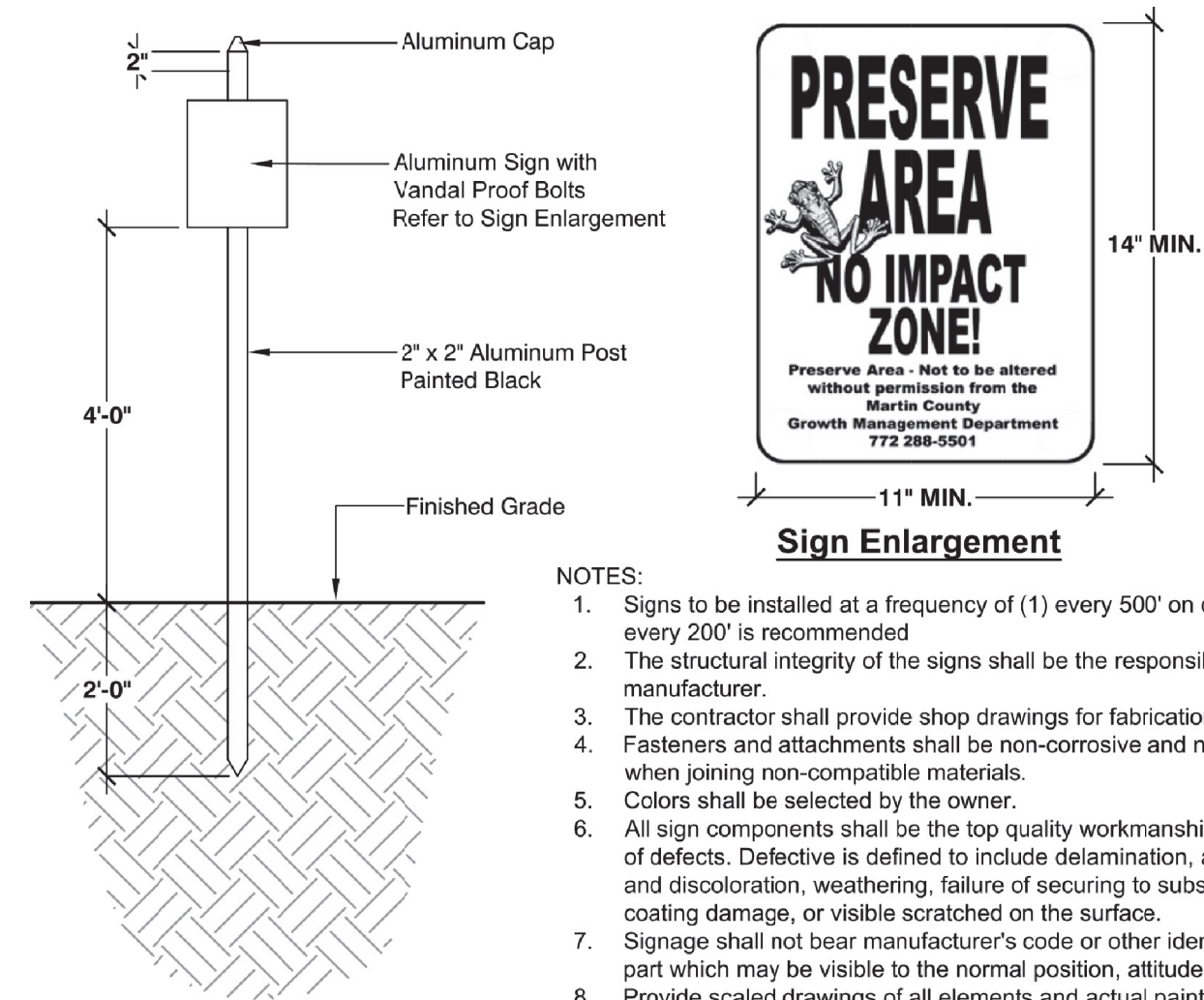
1. FPL STANDARD BLACK FIBERGLASS LIGHT POLE.
2. POLE TO BE INSTALLED BY DIRECT BURY, NO BASE.
3. FIXTURE COOPER MESA, BLACK.
4. 75 LINE WATTS, 7,456 LUMENS.

Note: Details are representative of the general character and final permit detail shall be close in nature.

## Scale: NTS



Mounting Height: 3ft  
LED Color Temp: 4000k



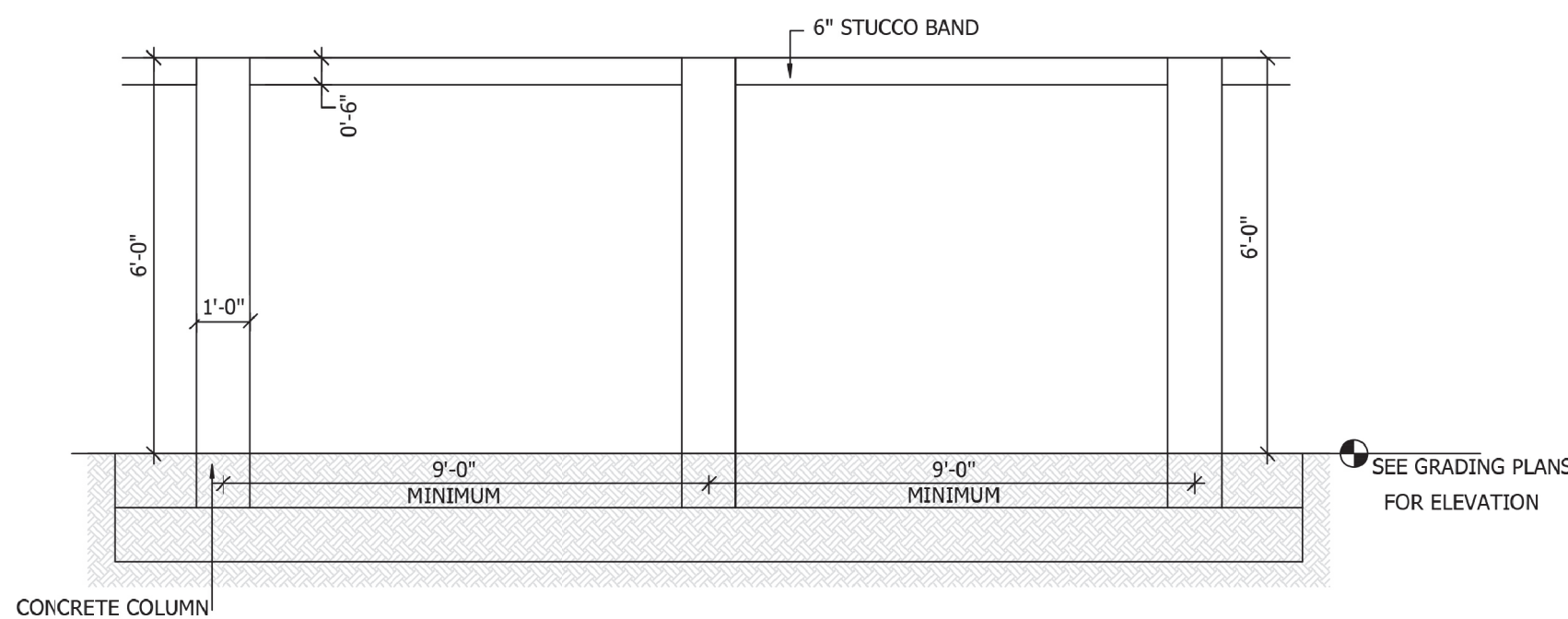
- NOTES:

1. Signs to be installed at a frequency of (1) every 500' on center at minimum, (1) per every 200' is recommended
2. The structural integrity of the signs shall be the responsibility of the sign manufacturer.
3. The contractor shall provide shop drawings for fabrication
4. Fasteners and attachments shall be non-corrosive and non-conductive and insulated when joining non-compatible materials.
5. Colors shall be selected by the client.
6. All sign components shall be the top quality workmanship and materials, and be free of defects. Defective is defined to include delamination, abnormal deterioration, fading and discoloration, weathering, failure of securing to substrates, cracking, corrosion, or coating failure, or visible scratches on the surface.
7. Signage shall not bear manufacturer's code or other identifying marks on any area or part which may be visible to the normal position, attitude, or use of sign item.
8. Provide scaled drawings of all elements and actual painted samples of all materials for approval.
9. All signs shall be constructed of vandal-resistant construction materials, methods, and attachments.

Note: Detail is representative of the general character and final permit detail shall be close in nature.

Note: Detail is representative of the general character and final permit detail shall be close in nature.

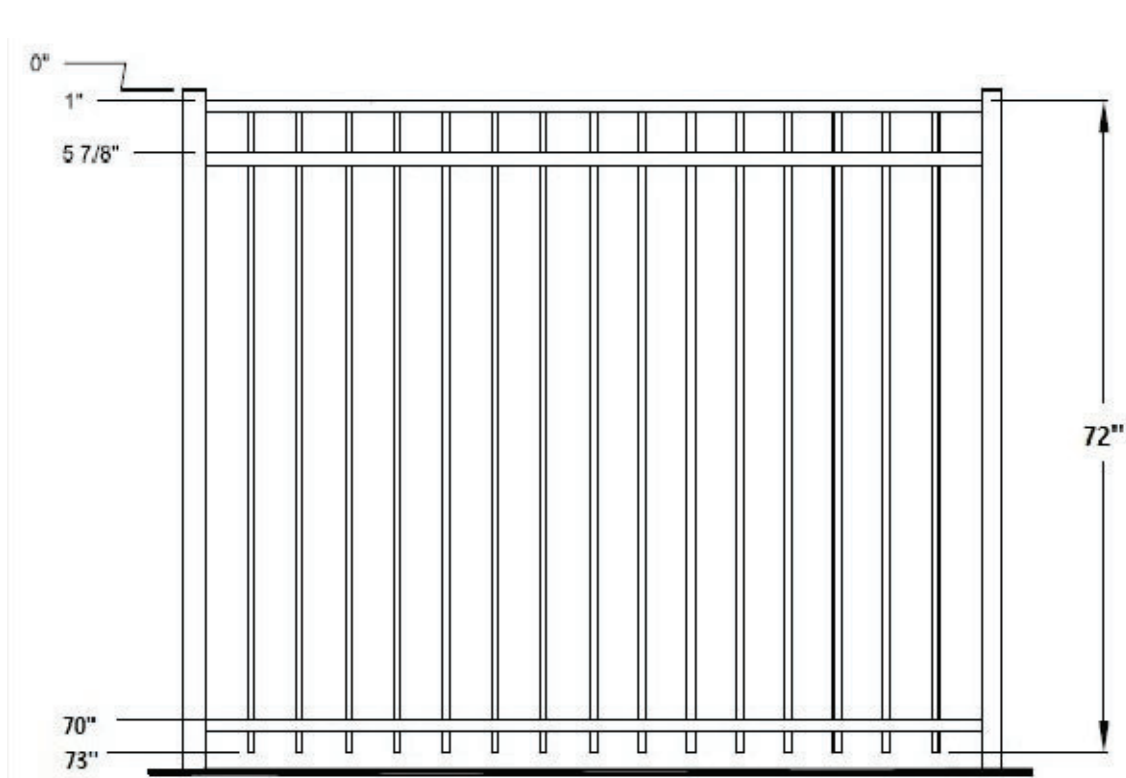
Scale: NTS



\*NOTE: WALL CONSTRUCTION TO BE DETERMINED BY CONTRACTOR AT TIME OF BUILDING

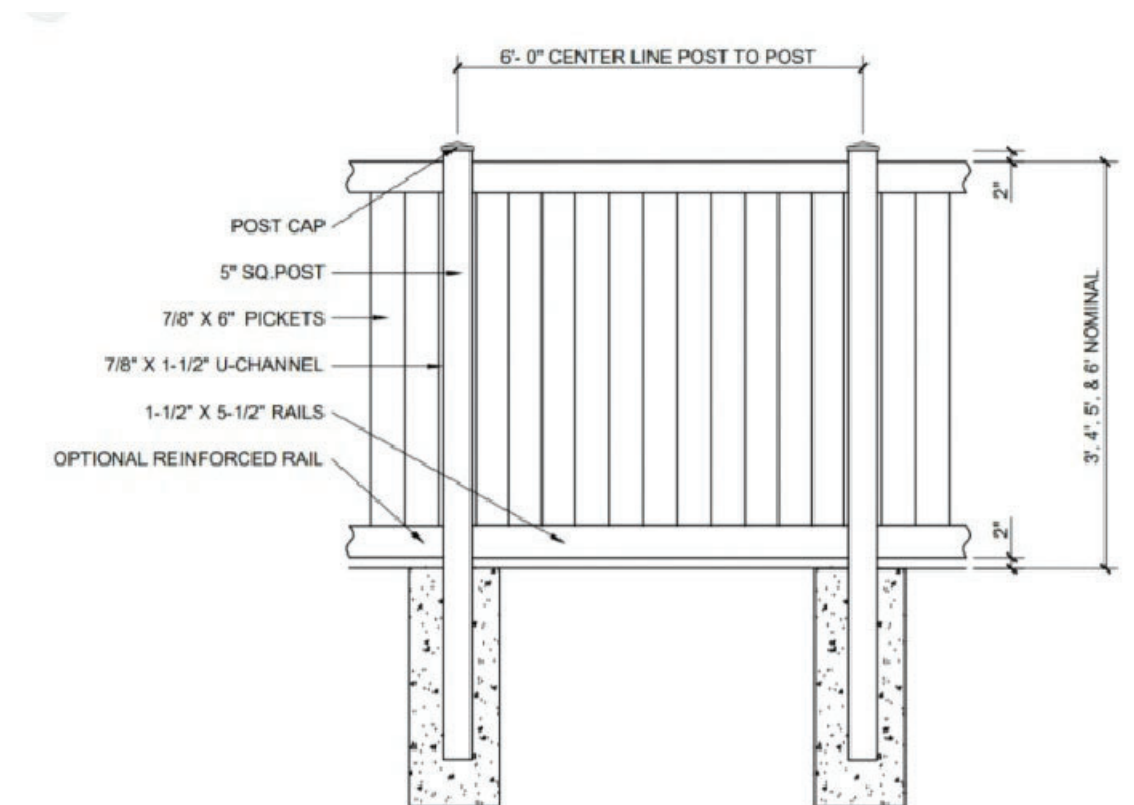
Note: Detail is representative of the general character and final permit detail shall be close in nature.

Scale: NTS

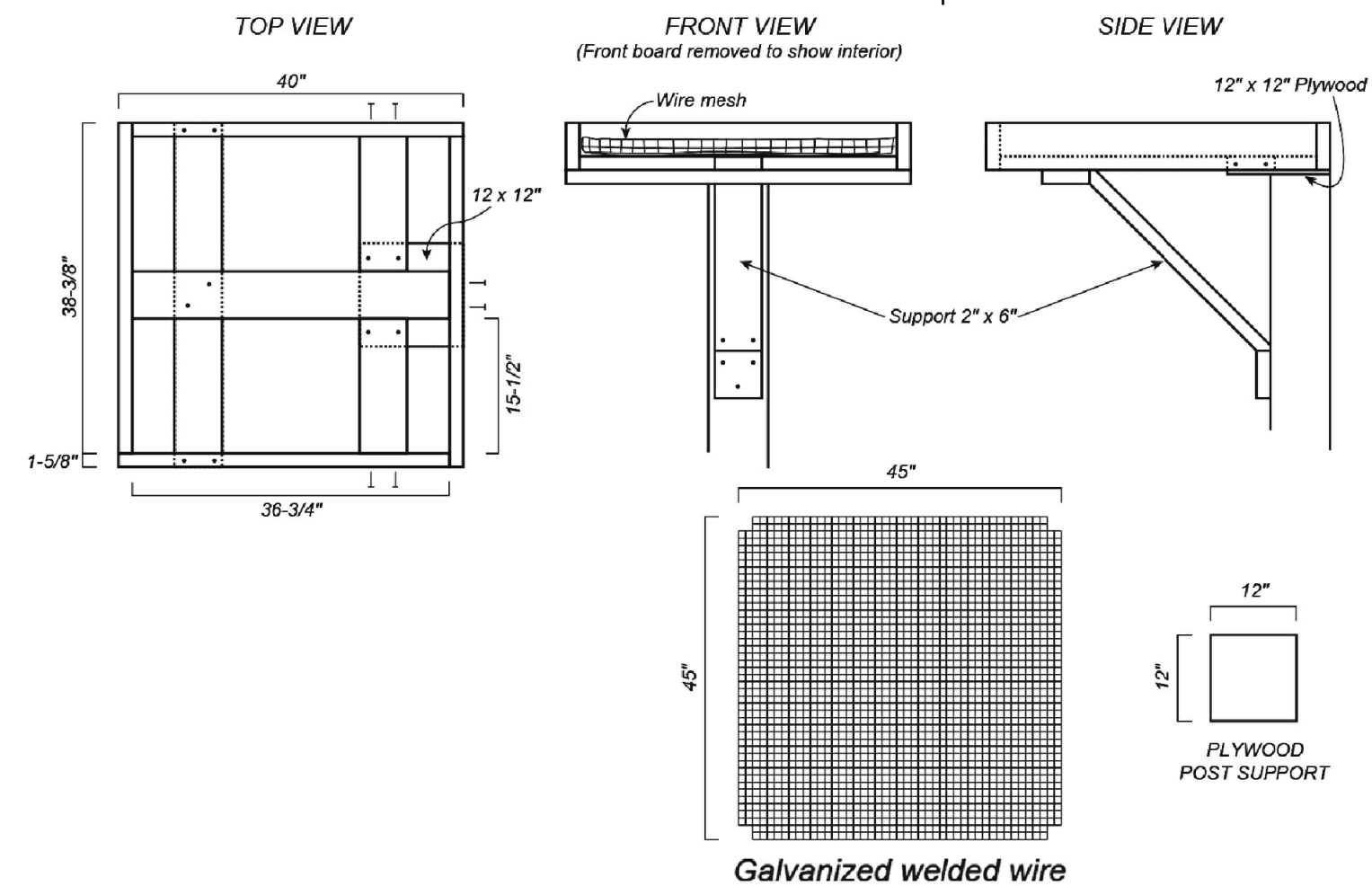


Note: Detail is representative of the general character and final permit detail shall be close in nature.

Scale: NTS



20' or 30'  
Post Height



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# Florida

# Martin County Phase IV - Final Site Plan

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Job No. 2021-46

Drawn By \_\_\_\_\_ TT

Checked By \_\_\_\_\_ MH

Approved By \_\_\_\_\_ MH

Submittal Dates 4-15-22

10-07-22 03-31-23 09-15-23

Revision Dates \_\_\_\_\_ XXXXXX

SP-4



LEGAL DESCRIPTION

CERTIFICATE OF OWNERSHIP AND DEDICATION

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS "CAMELLIA P.U.D.", BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF AND HEREBY DEDICATES AS FOLLOWS:

TRACT "A" TOGETHER WITH LOT 2 OF PLAT I OF NINETY-FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 108 DEGREES 01 MINUTES 09 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD, A DISTANCE OF 499.60 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT III OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT ~~FOUR (4)~~ COURSES, NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 17 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.43 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (6) COURSES, NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 307.13 FEET TO THE NORTHERNMOST SOUTHEASTERLY LINE, PLAT III-B OF NINETY FIVE RIVERSIDE ; THENCE ALONG SAID NORTHERNMOST SOUTHEASTERLY LINE, NORTH 66 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 1028.79 FEET TO THE SOUTHWESTERLY HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID HIGH WATER LINE THE NEXT FOUR (4) COURSES; THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.22 FEET; THENCE SOUTH 52 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 60 DEGREES 26 MINUTES 51 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.87 FEET; THENCE DEPARTING SAID HIGH WATER LINE, SOUTH 16 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 30 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.52 FEET TO A POINT OF CURVATURE OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 226.20 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE RIGHT-OF-WAY LINE OF ACCESS ROAD NO. 2 AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 89095-2412; THENCE ALONG SAID RIGHT-OF-WAY LINE, ACCESS ROAD NO. 2, NORTH 54 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.41 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF CAMELLIA P.U.D. ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF CAMELLIA P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. THE PRIVATE DRAINAGE EASEMENTS AND TRACTS SHOWN ON THIS PLAT OF CAMELLIA P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

NOTWITHSTANDING THE OBLIGATION OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION) OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:

ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ALL OF THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

4. THE RECREATION AREA SHOWN ON THIS PLAT OF CAMELLIA P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

5. COMMON AREAS "1 THRU 6" AND LANDSCAPE BUFFERS, AS SHOWN ON THIS PLAT OF CAMELLIA P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE OPEN SPACE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A BUFFER WALL AND RELATED IMPROVEMENTS AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY OPEN SPACE AREAS DESIGNATED AS SUCH ON THIS PLAT.

6. THE UPLAND BUFFER PRESERVE SHOWN ON THIS PLAT OF CAMELLIA P.U.D. IS HEREBY DECLARED TO BE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVATION TRACTS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION TRACTS DESIGNATED AS SUCH ON THIS PLAT.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NAME:  
TITLE:

ATTEST

NAME:  
TITLE:

ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF MARTIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_ DAY OF \_\_\_, 2023, BY \_\_\_, ON BEHALF OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_, 2023.

MY COMMISSION EXPIRES: \_\_\_, NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_, PRINT NAME

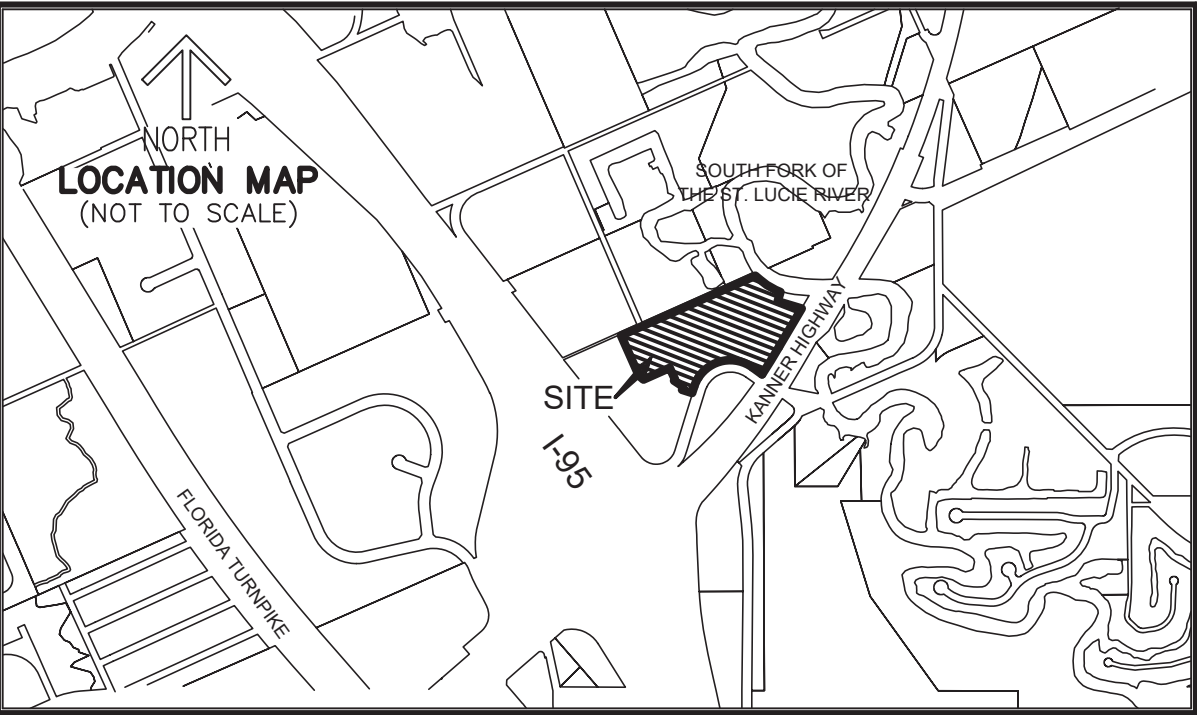
# CAMELLIA P.U.D.

BEING A REPLAT OF ALL OF LOT 2 OF PLAT I OF NINETY-FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN 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



Pursuant to Ch. 177.091(28), add the following statement to the notes: "All platted utility easements 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."

REFER TO RESOLUTION NUMBER 02.6.1, (BCC BK. 457, PG. 1129) AND ADD THE TITLE CERTIFICATION TO THIS SHEET. ALSO IF REQUIRED, ADD THE MORTGAGEE'S CONSENT AND ITS PUBLIC NOTARY LANGUAGE INTO THE PLAT'S DEDICATION.

MARTIN COUNTY SURVEYING  
DIVISION

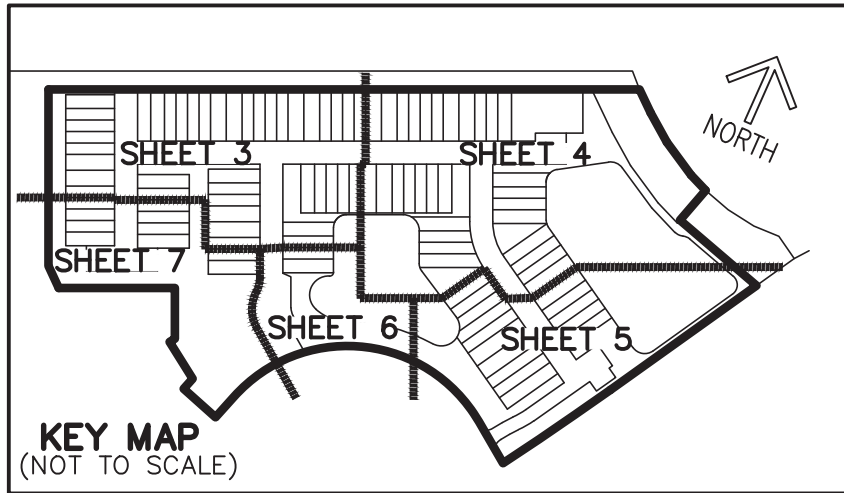
FIRST ROUND  
J. PEREZ, PSM & TOM WALKER

CLERK'S RECORDING CERTIFICATE:

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK \_\_\_, PAGE \_\_\_, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF \_\_\_, 2023

CAROLYN TIMMANN  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: \_\_\_\_\_  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

FILE NO. \_\_\_\_\_



SURVEY NOTES:

- NOTE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412. SAID LINE MEASURES AND BEARS SOUTH 30°29'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- COORDINATES SHOWN ARE IN U.S. SURVEY FEET ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- ~~IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.~~

PLAT NAME IS INCONSISTENT WITH THE TITLE OF THE PLAT AS ABOVE NOTED. REVISE ACCORDINGLY AND ENSURE CONSISTENCY WITH THE SITE PLAN NAME.

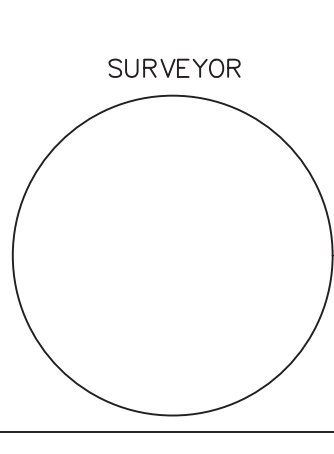
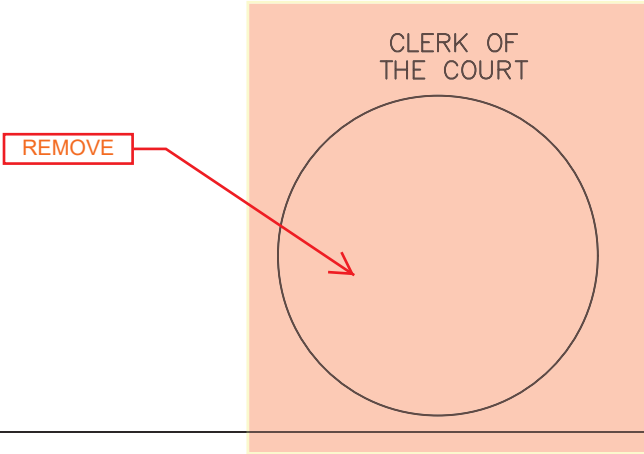
CERTIFICATE OF SURVEYOR AND MAPPER

I, RONNIE L. FURNISS, HEREBY CERTIFY THAT THIS PLAT OF 95 RIVERSIDE P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED: \_\_\_\_\_

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





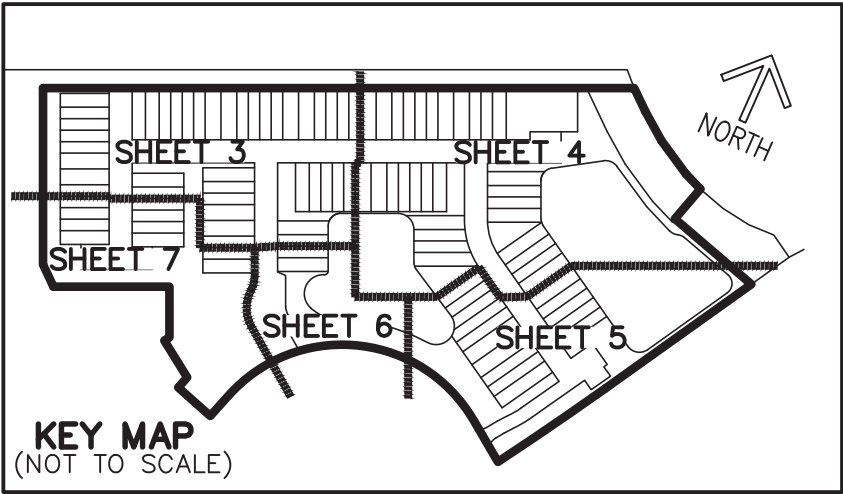
SURVEY NOTES:

1. NOTE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412. SAID LINE MEASURES AND BEARS SOUTH 30°29'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
5. COORDINATES SHOWN ARE IN U.S. SURVEY FEET ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

CAMELLIA P.U.D.

BEING A REPLAT OF ALL OF LOT 2 OF PLAT I OF ~~NINETY-FIVE~~ RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN 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



IF POSSIBLE, ELIMINATE THIS SHEET AND  
RENUMBER THE REMAINING SHEETS  
ACCORDINGLY.  
NOTE: ALL COUNTY SIGNATURES SHALL  
APPEAR ON THE FIRST PAGE.

MOVE TO SHEET ONE

ACCEPTANCE OF DEDICATIONS

THE CAMELLIA 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 AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRESIDENT  
WITNESS: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_, PRESIDENT, ON BEHALF OF THE CAMELLIA 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 \_\_\_\_\_, 2023.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME

TITLE CERTIFICATION:

I, \_\_\_\_\_, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2023:

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_, ATTORNEY  
FLORIDA BAR NO.: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

MOVE TO SHEET ONE

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

\_\_\_\_\_  
DATE COUNTY SURVEYOR AND MAPPER

\_\_\_\_\_  
DATE COUNTY ENGINEER

\_\_\_\_\_  
DATE COUNTY ATTORNEY

\_\_\_\_\_  
DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: \_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF COURT



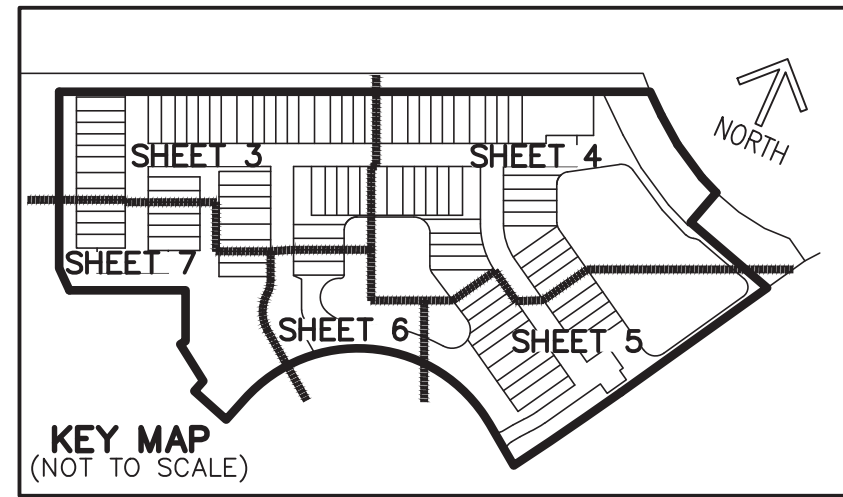
AND TRACT "A"

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF

SURVEYORS — ENGINEERS — PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1999  
 CERTIFICATE OF AUTHORIZATION NO. LB3591



NOTE: LABEL THE RECORD INFORMATION  
UNDERNEATH EACH EASEMENT LABEL.  
(TYPICAL)

LABEL THE HASON GRANT LINE AND  
THE RIVER GLEN SUBDIVISION LINE





***CAMELLIA P.U.D.***

BEING A REPLAT OF ALL OF LOT 2<sup>ND</sup> OF PLAT I OF **NINETY-FIVE** RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

BEING A REPLAT OF ALL OF LOT 2 OF PLAT 1 OF NINETY-FIVE RIVERSIDE P.U.D.  
AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN  
COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING  
IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

**PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D.**  
(P.B. 16, PAGE 61)

**COMMON AREA 1**  
0.054 AC

**COMMON AREA 6**  
0.648 AC

**COMMON AREA 3**  
0.182 AC

**COMMON AREA 5**  
0.062 AC

**COMMON AREA 4**  
0.071 AC

**LAKE TRACT 1**  
1.375 AC

**LAKE TRACT 2**  
0.846 AC

**RECREATION TRACT**  
0.230 AC

**SW SALLY WAY PRIVATE ROAD**

**SW BENTLEY LANE PRIVATE ROAD**

**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- ARC - ARC LENGTH
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- R - RADIUS
- D.E. - DRAINAGE EASEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- U.E. - UTILITY EASEMENT
- (R) - INDICATES RADIAL LINE
- LB - LICENSED BUSINESS
- L.M.E. - LAKE MAINTENANCE EASEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.U.D. - PLANNED UNIT DEVELOPMENT
- GOV - GOVERNMENT
- R/W - RIGHT-OF-WAY
- PRM - DENOTES PERMANENT REFERENCE MONUMENT 4"x 4" 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
- PCP - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- SIRC - DENOTES SET IRON ROD AND CAP
- FOUND GEODETIC CONTROL POINT

**KEY MAP**  
(NOT TO SCALE)

**SURVEY NOTES:**

- NOTE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
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- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 FLORIDA DEPARTMENT OF

- ☺ = CENTERLINE
- Δ = DELTA (CENTRAL ANGLE)
- AC = ADRES
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- R = RADIUS
- D.E. = DRAINAGE EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- U.E. = UTILITY EASEMENT
- (R) = INDICATES RADIAL LINE
- LB = LICENSED BUSINESS
- L.M.E. = LAKE MAINTENANCE EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- GOV = GOVERNMENT
- R/W = RIGHT-OF-WAY
- PRM = DENOTES PERMANENT REFERENCE MONUMENT
- 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
- ◎ = DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- = DENOTES SET IRON ROD AND CAP
- ⊙ = FOUND GEODETIC CONTROL POINT

**MATCHLINE SHEET 5**

5. COORDINATES SHOWN ARE IN U.S. SURVEY FEET ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.

6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

**SHEET 4 OF 7**

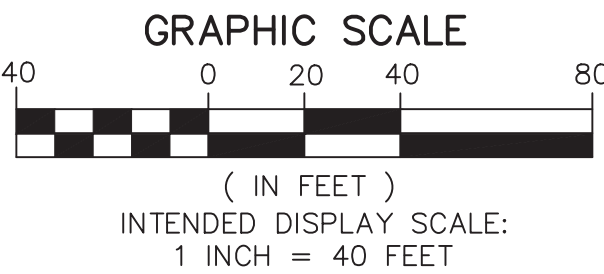
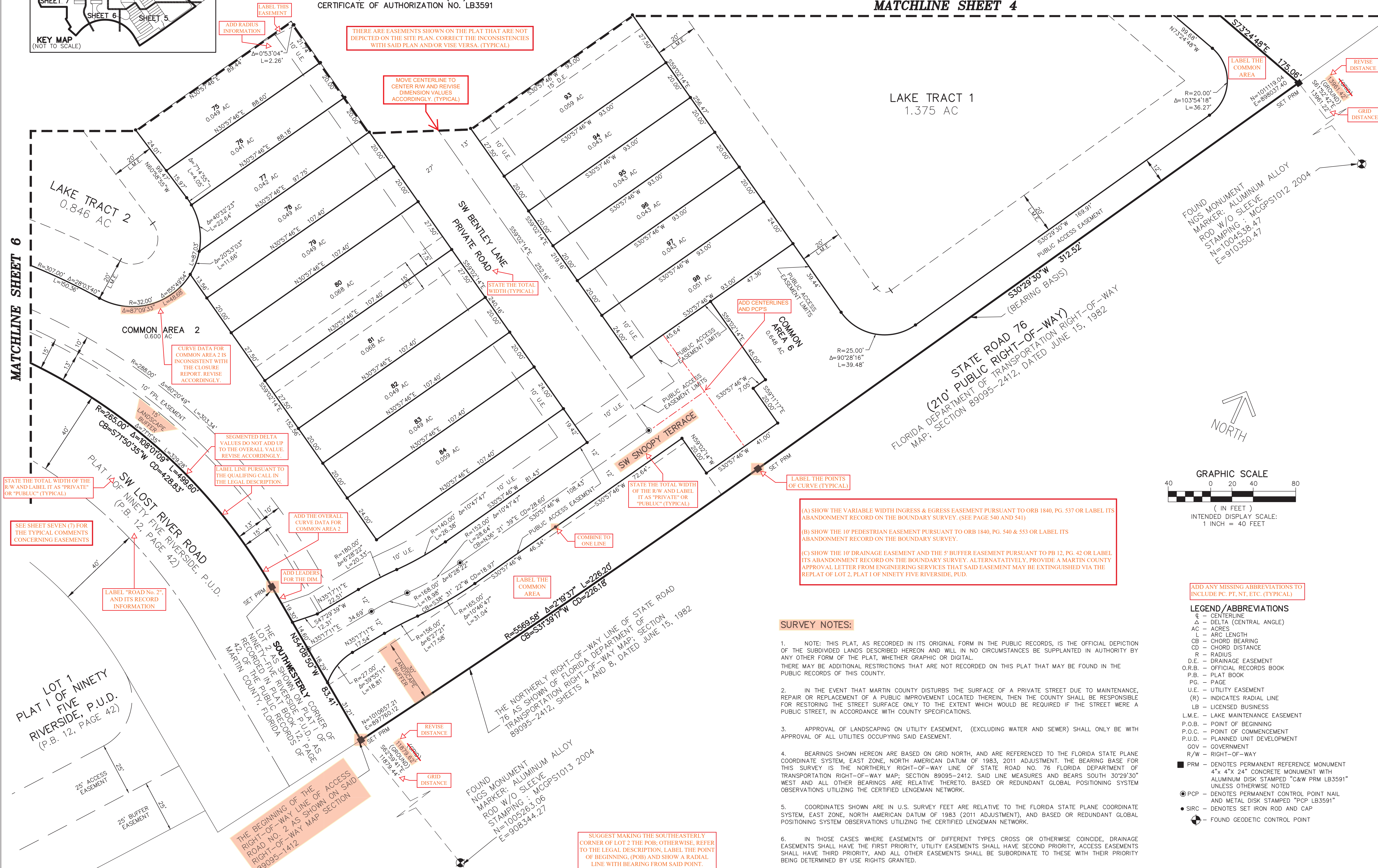
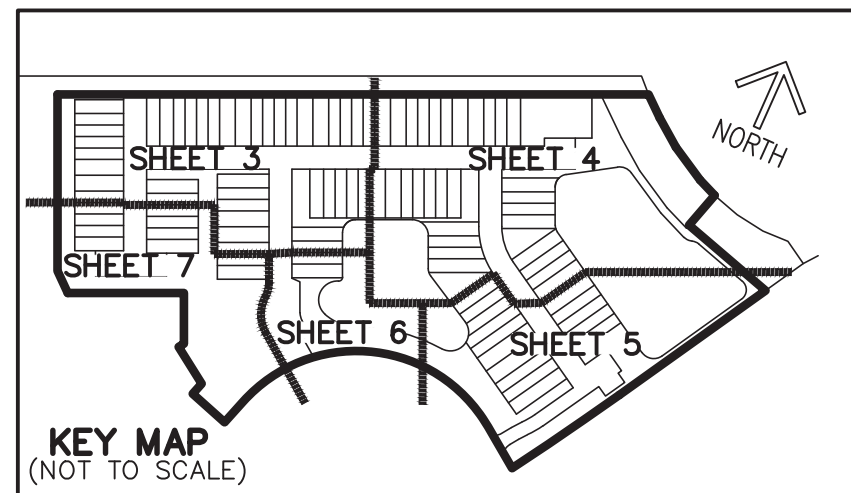


# CAMELLIA P.U.D.

BEING A REPLAT OF ALL OF LOT 2 OF PLAT I OF ~~NINETY-FIVE~~ RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

## MATCHLINE SHEET 4

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

- € - CENTERLINE
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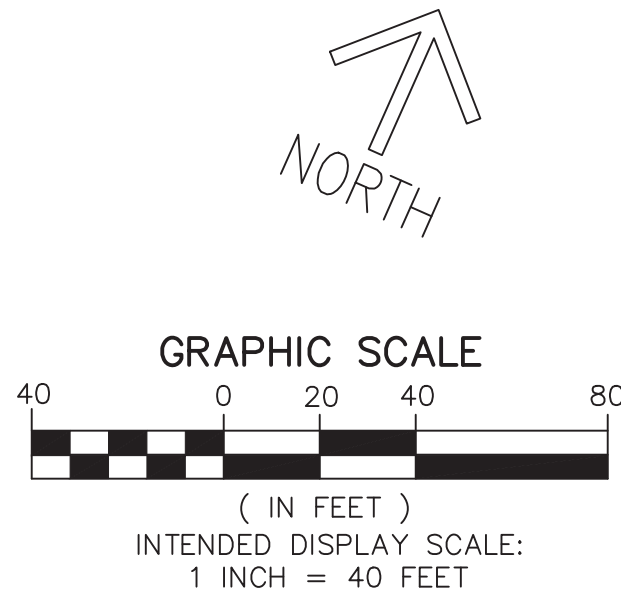
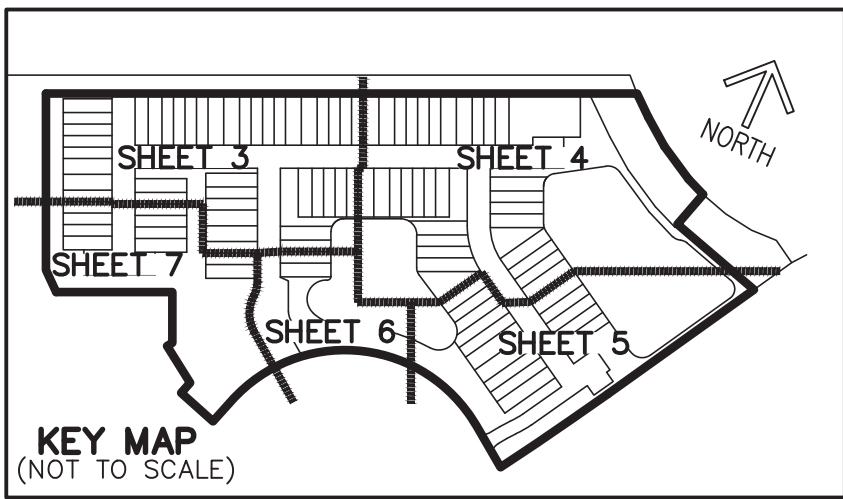
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THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS

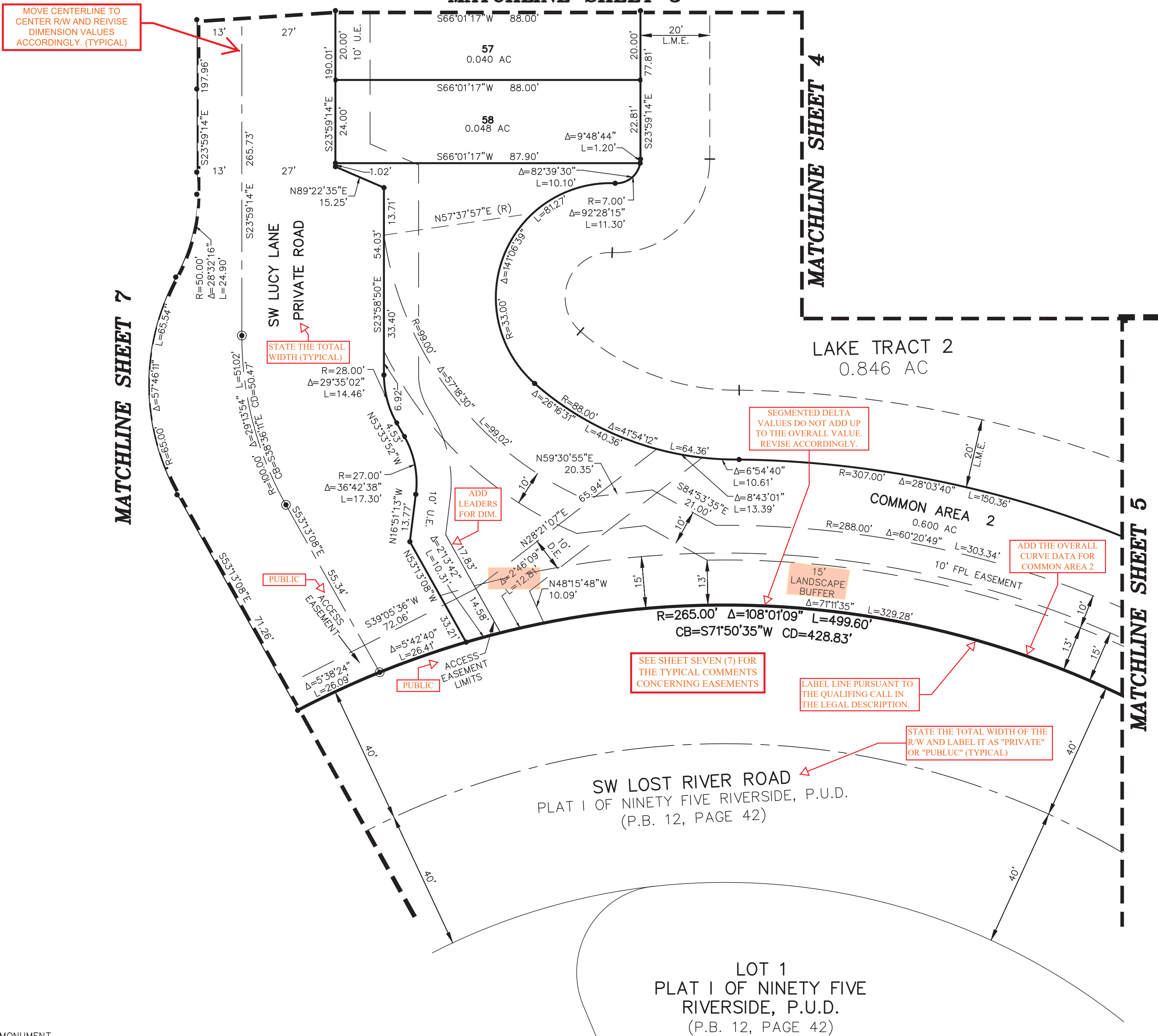
OF  
**CAULFIELD and WHEELER, INC.**

SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



THERE ARE EASEMENTS SHOWN ON THE PLAT THAT ARE NOT DEPICTED ON THE SITE PLAN. CORRECT THE INCONSISTENCIES WITH SAID PLAN AND/OR VISE VERSA. (TYPICAL)

## MATCHLINE SHEET 3



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ADD ANY MISSING ABBREVIATIONS TO INCLUDE PC, PT, NT, ETC. (TYPICAL)

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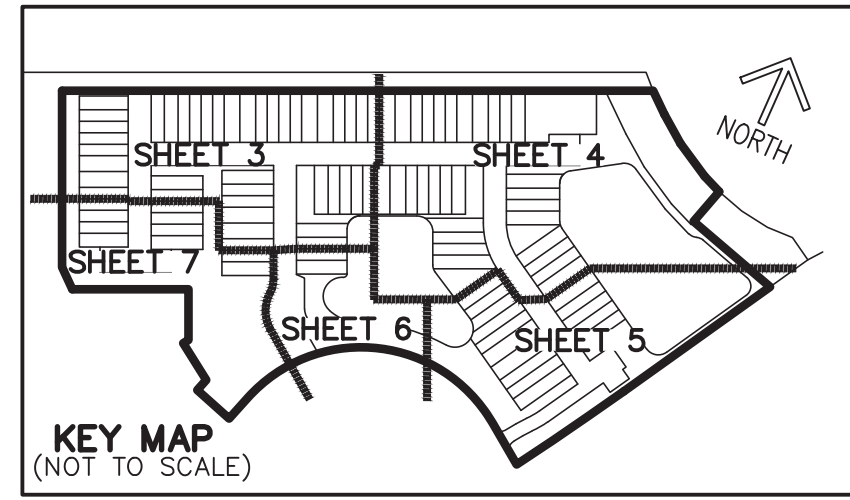
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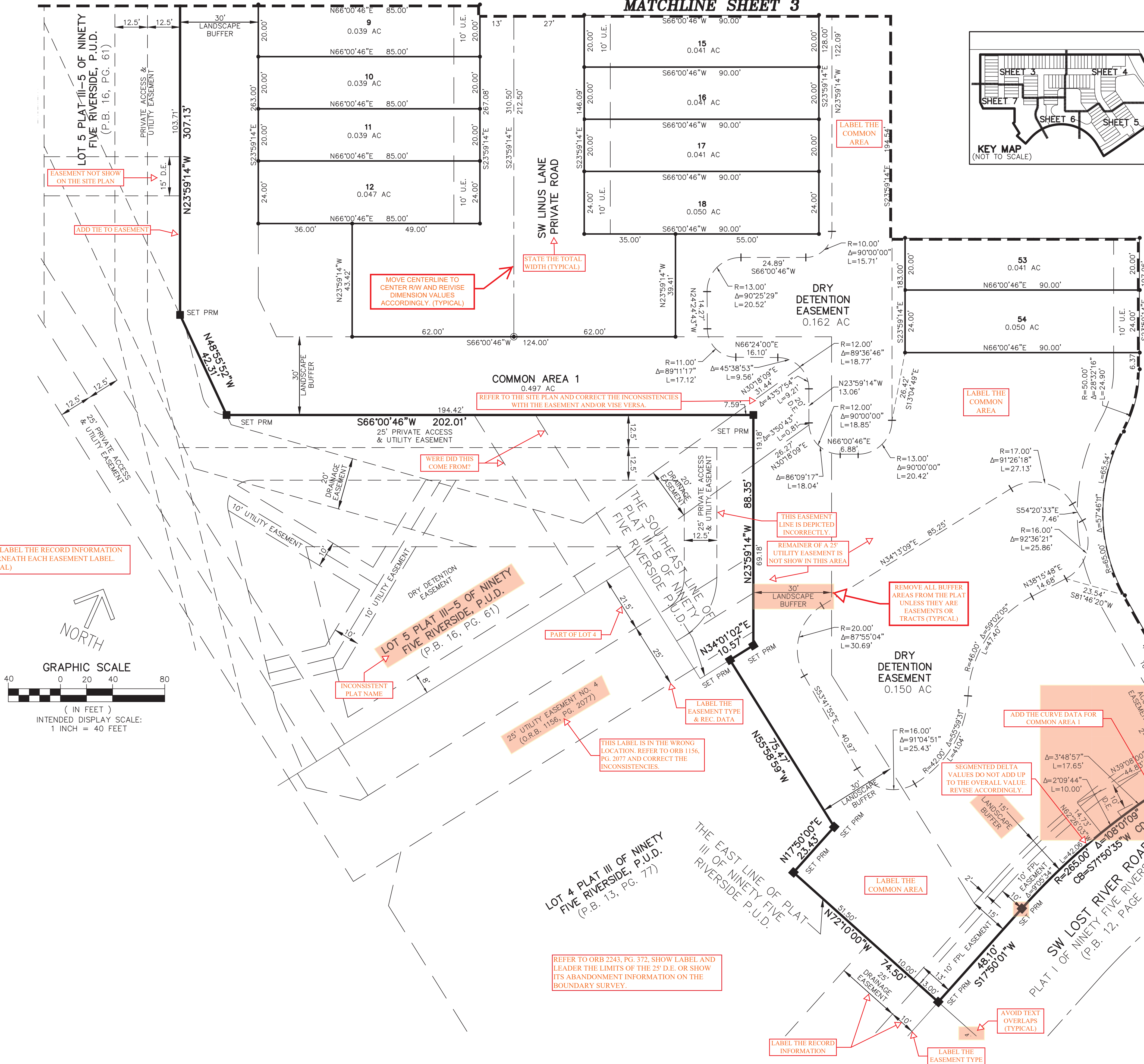
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## MATCHLINE SHEET 3



## MATCHLINE SHEET 6



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First American Title Insurance Company  
PO Box 776123  
Chicago, IL 60677-6124  
Phone: (727)549-3200  
Fax: (866)265-4386

**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
MARTIN County, Florida**

FATIC File No.: 110028882

A search of the Public Records of MARTIN County, Florida, through 6/2/2023 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of 95 RIVERSIDE P.U.D. (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated 3/10/1989; 9/27/2018; and 10/4/2018 and recorded 3/27/1989; and 10/18/2018 in Official Records Book 804, Page 2036; 3022, Page 744; and Book 3022, Page 757, Public Records of MARTIN County, Florida.

B. The record title holder is I-95 Group LLC, a Florida limited liability company and 95 Riverside, Ltd., a dissolved Florida limited partnership .

C. The name(s) of the record title holder Not coincides with the name(s) shown as owner(s) on the unrecorded plat of 95 RIVERSIDE P.U.D .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

Easement granted to Florida Power and Light Company recorded in Official Records Book 331, Page 25.

Plat of PLAT I OF NINETY FIVE RIVERSIDE, P.U.D. recorded in Plat Book 12, Page 42, Public Records of Martin County, Florida.

Drainage Easement granted to Martin County, Florida recorded July 3, 1990 in Official Records Book 867, Page 239, Public Records of Martin County, Florida.

Access Easement granted to Ninety Five Riverside Property Owners Association, Inc., a Florida not for-profit corporation recorded March 8, 1994 in Official Records Book 1059, Page 1753, Public Records of Martin County, Florida.

Easement granted to Ninety Five Riverside Property Owners Association, Inc., a Florida not-for-profit corporation recorded June 12, 1995 in Official Records Book 1126, Page 1945, Public Records of Martin County, Florida as affected by Termination and Grant of Easement recorded April 27, 2007 in Official Records Book 2243, Page 372, Public Records of Martin County, Florida.

Utility Easement Agreement granted to Martin County, Florida recorded January 8, 1996 in Official Records Book 1156, Page 2077, Public Records of Martin County, Florida as affected by Termination of

Utility Easement recorded September 12, 2007 in Official Records Book 2277, Page 2422, Public Records of Martin County, Florida.

Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 537.

Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 544.

Pedestrian Easement recorded in Official Records Book 1840, Page 553.

Easement granted to Ninety Five Riverside Property Owners Association, Inc. contained in Termination and Grant of Easement recorded in Official Records Book 2243, Page 372.

Termination of Drainage Easement by and between Martin County, Florida and 95 Riverside, Ltd., a Florida limited partnership recorded September 12, 2007 in Official Records Book 2277, Page 2420, Public Records of Martin County, Florida.

F. Other information regarding said property includes:

Planned Unit Development Agreement by and among Martin Tabor, Trustee and Astar Corporation and Board of County Commissioners of Martin County recorded August 11, 1987 in Official Records Book 730, Page 2037, Public Records of Martin County, Florida as affected by First Amendment to Ninety-Five Riverside Planned Unit Development Zoning Agreement Between 95 Riverside, Ltd. and Martin County recorded June 6, 1990 in Official Records Book 862, Page 2445 and Second Amendment recorded January 22, 1991 in Official Records Book 890, Page 1685 and Third Amendment recorded November 22, 1993 in Official Records Book 1042, Page 298 and Fourth Amendment recorded February 2, 1994 in Official Records Book 1053, Page 2356 and Fifth Amendment recorded June 2, 1995 in Official Records Book 1125, Page 282 and Sixth Amendment recorded December 7, 1995 in Official Records Book 1152, Page 170 and Seventh Amendment recorded February 4, 2005 in Official Records Book 1979, Page 2240, all of the Public Records of Martin County, Florida.

Declaration of Covenants, Conditions and Restrictions of NINETY FIVE RIVERSIDE by 95 Riverside, Ltd., a Florida limited partnership recorded May 1, 1990 in Official Records Book 857, Page 1409, Public Records of Martin County, Florida as affected by First Amendment recorded March 8, 1994 in Official Records Book 1059, Page 1771 and Second Amendment recorded November 19, 2003 in Official Records Book 1840, Page 531, Public Records of Martin County, Florida.

Interim Wastewater System Agreement Ninety-Five Riverside PUD(c) recorded May 9, 1990 in Official Records Book 858, Page 2280 and in Official Records Book 858, Page 2285, Public Records of Martin County, Florida.

Declaration of Restrictions recorded in Official Records Book 864, Page 2079.

Resolution No. 91-4.20 Amendment of Resolution 90-5.6 which created Tropical Farms Special Assessment District for water and wastewater system improvements recorded October 10, 1991 in Official Records Book 927, Page 986 re-recorded December 12, 1991 in Official Records Book 935, Page 1991 as affected by Resolution No. 91-10.11a recorded October 24, 1991 in Official Records Book 929, Page 150, Public Records of Martin County, Florida.

Resolution Number 92-4.33 (Acceptance of S.W. Lost River Road into County Maintenance System Ninety-Five Riverside P.U.D.) recorded December 28, 1992 in Official Records Book 991, Page 1100, Public Records of Martin County, Florida.

Restrictive Covenant recorded in Official Records Book 1126, Page 1949.

Sovereignty Submerged Land Lease Agreement with the Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 1097, Page 655 and renewals recorded in Official Records Book 1401, Page 1012; Official Records Book 1888, Page 1858 and Official Records Book 2456, Page 2311.

Planned Unit Development Agreement as recorded in Official Records Book 2133, Page 1489.

G. 2022 Ad valorem taxes on said property are Paid for Tax Parcel I. D. Number 05-39-41-000-000-00130-4; 05-39-41-003-000-00020-4; 05-39-41-003-000-00001-7.



**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
MARTIN County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the MARTIN Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: \_\_\_\_\_

Authorized Signatory

## Exhibit "A"

CERTIFICATE OF OWNERSHIP AND DEDICATION PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS "95 RIVERSIDE P.U.D. ", BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF AND HEREBY DEDICATES AS FOLLOWS:

TRACT "A" TOGETHER WITH LOT 2 OF PLAT I OF NINETY-FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH OF A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 108 DEGREES 01 MINUTES 09 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD, A DISTANCE OF 499.60 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT III OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (4) COURSES, NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 17 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.43 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (6) COURSES, NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 307.13 FEET TO THE NORTHERNMOST SOUTHEASTERLY LINE, PLAT III-B OF NINETY FIVE RIVERSIDE; THENCE ALONG SAID NORTHERNMOST SOUTHEASTERLY LINE, NORTH 66 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 1028.79 FEET TO THE SOUTHWESTERLY HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID HIGH WATER LINE THE NEXT FOUR (4) COURSES; THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.22 FEET; THENCE SOUTH 52 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 60 DEGREES 26 MINUTES 51 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.87 FEET; THENCE DEPARTING SAID HIGH WATER LINE, SOUTH 16 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 30 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.52 FEET TO A POINT OF CURVATURE OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095- 2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 226.20 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE RIGHT-OF-WAY LINE OF ACCESS ROAD NO. 2 AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 89095- 1412; THENCE ALONG SAID RIGHT-OF-WAY LINE ACCESS ROAD NO. 2, NORTH 54 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.41 FEET TO THE POINT OF BEGINNING.

SEE COMMENTS ON THE BOUNDARY  
SURVEY AND REVISE ACCORDINGLY