



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

BARON LANDINGS PLAT

Applicant/Property Owner:	Baron Landings, LLC, Brendan DeBlois
Agent for the Applicant:	Giangrande Engineering and Planning, Leo Giangrande
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	G076-011
Record Number:	DEV2024040005
Report Number:	2024_0906_G076-011_Staff_Report_Final
Application Received:	07/19/2024
Transmitted:	07/19/2024
Date of Report:	09/06/2024

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B. Project description and analysis

This is a request by Giangrande Engineering and Planning on behalf of Baron Landings LLC for approval of the Baron Landings plat. The plat is to be consistent with the Baron Landings Commercial Final Site Plan, consisting of 4.63 acres of commercial uses and associated infrastructure on an approximately 26-acre site. The subject site is located at 6801 S. Kanner Highway in Stuart, north of SE Cove Road and south of SE Salerno Road. Included is a request for a Certificate of Public Facilities Exemption.

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:

Section	Division or Department	Reviewer	Phone	Assessment
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	Non-Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	Michael Grzelka	772-223-7945	N/A
L	County Surveyor Review	Juliette Martel	772-288-5418	Non-Comply
M	Engineering Services Review	Michael Grzelka	772-223-7945	Pending
N	Addressing Review	Emily Kohler	772-288-5400	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	N/A
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
P	Emergency Mgmt Review	Amy Heimberger Lopez	772-285-7220	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
Q	ADA Review	Michael Grzelka	772-223-7945	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	Pending

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 (BCC), who will take final action on the request pursuant to Table 10.5.F.9., LDR, Martin County, Florida (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2021), 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: 55-38-41-000-043-00030-2

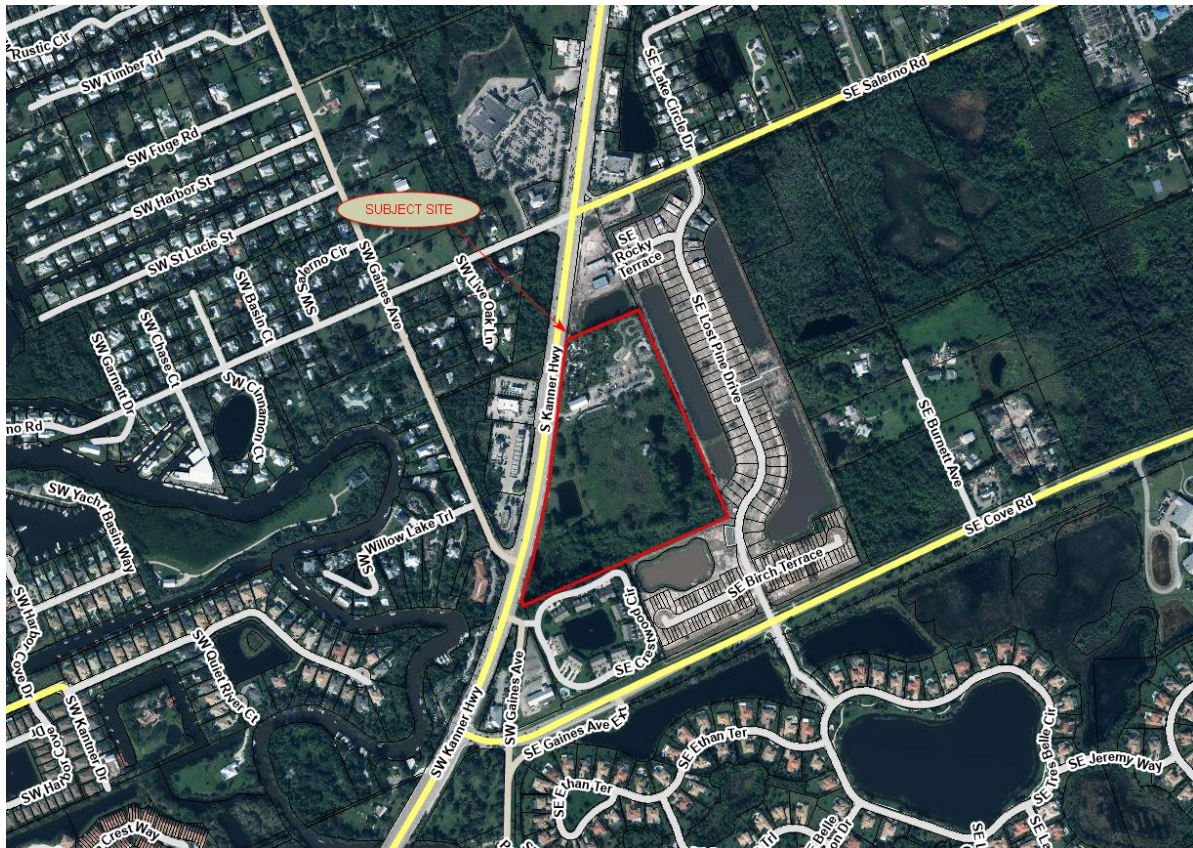
Address: 6801 S. Kanner Highway, Stuart

Existing Zoning: General Commercial (GC)

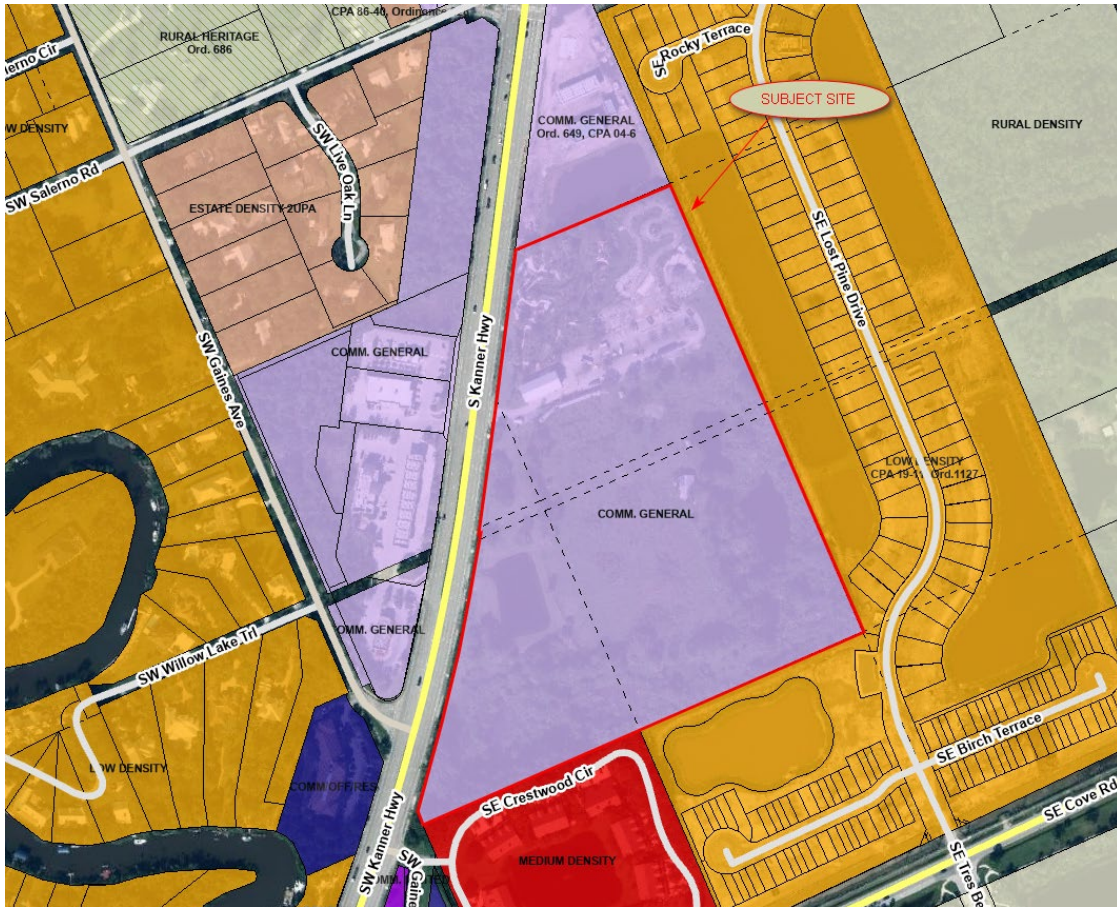
Future Land use: General Commercial

Gross area of site: 26.03 acres

**Figure I:
Location Map**



**Figure III:
Future Land Use Map**



Property to the East: Low Density
Property to the North: General Commercial
Property to the West: S. Kanner Highway Right-of-Way
Property to the South: Low Density, Medium Density

***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. Update narrative to reflect 26.03-acre overall site.
2. Draft Contract for Construction of Required Improvements and Infrastructure:
 - a. Title should be “CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS AND INFRASTRUCTURE FOR BARON LANDINGS.”
 - b. Security amount in last paragraph on page 1 will have to match the amount in the county-approved Engineer’s Opinion of Probable Cost (EOPC).
 - c. Chairperson name will need to be included prior to BCC meeting.
 - d. Additional comments will apply following approval of the Baron Landings Final Site Plan (commercial project).
3. The plat is to be consistent with the approved final site plan for the commercial project. The overall site plan sheet for the commercial project establishes the configuration of the commercial tracts, access parcel, residential tract, and preserve tracts. See also Item #2, comment #10 below.

Item #2:

Plat/Site Plan

1. A “Wildlife Corridor Tract” is dedicated on the plat. This tract is not shown on the plat or site plan.
2. The last sentence of the dedication language for the private landscape easements refers to “private drainage tract.” Please revise.
3. There is no dedication for the public transportation easement.
4. The dedication numbering needs to be updated.
5. The site plan title needs to be consistent with the title of the plat (i.e., remove “Commercial Project” from the title blocks of the site plan sheets).
6. Please ensure that the plat and site plan use consistent naming for the tracts/parcels.
7. The plat shows utility easements along either side of the access parcel which are not consistent with the commercial site plan/construction plans.
 - a. Utility easements within/adjacent to the access parcel shown on the commercial construction plans need to be shown on the commercial site plan and plat.
8. The plat depicts two ingress/egress/utility easements between Water Retention Tract 1 and Tract AB. These easements need to be shown on the commercial site plan.
9. The total area of PR-Tract 1 shown on plat (109,294.3 square feet) does not correspond to the total area of the Restored Upland Preserve Area shown on the commercial site plan (1.35 acres).

10. To be consistent with sheet SP-1 of the commercial project site plan, water retention tracts 3 and 4, lake maintenance easements, and landscape buffers on the residential tract should be removed from the plat. Landscape buffer easements within the commercial project boundaries can remain on the plat.
11. A “30’ drainage easement to be abandoned” is shown to the south of the larger dry retention area on the commercial site plan. This easement is not shown on the current boundary survey. Has this easement already been abandoned?
12. Remove the dashed line which appears to denote the “native undisturbed area per prior development order” from overall site plan sheet.
13. Additional comments may apply based on future revisions to the site plan.

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 application as currently proposed.

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

Environmental

Unresolved Issues:

Item#1: Preserve Areas on Plat

Please label the upland preserve tracts on the plat. There is language referencing upland preserves, but no labels or call-outs on the plat.

In the Certificate of Ownership and Dedication language, all wetlands, wetland buffers, and upland preserve areas shall be dedicated as tracts and not easements pursuant to Section 4.2.J, LDR, Martin

County, Fla. Please revise accordingly.

Please include wetland buffer tracts in the Certificate of Ownership and Dedication language.

In paragraph 1 under Certificate of Ownership and Dedication, please reference the PAMP with language that is the same as paragraph 2. All dedication language for preserve area tracts shall be the same.

Landscaping

Finding of Compliance:

This Plat is consistent with the current Landscaping Plans. Subsequent revisions to the Landscaping Plans may require changes to the Plat.

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:

Provide signed and sealed copy.

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.]

Remedy/Suggestion/Clarification:

1. Please revise survey to be a boundary survey only instead of a boundary and topographic survey. The boundary survey should clearly show the property limits and the necessary adjoining properties, rights-of-way, and easements. Remove excess linework, labels and features. See provided markup.
2. The title certification received with the submittal does not match the title certification referenced on the survey. Please include the most recent title commitment, if applicable, and update the survey accordingly.

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. Update the vicinity map according to the provided markup.
2. The overview key map shown on sheet 2 of 6 should accurately represent the overall area and adjoining properties. Remove any erroneous labels and symbols. The key map must include clearly labeled and distinguishable matchlines to indicate where the other sheets match or adjoin. Ensure that all labels, such as tract names, road names, easements, buffer tracts, etc., are consistent with those shown on the other sheets.
3. Provide a key map detail on each sheet, showing the relationship of each sheet to the total plat.
4. Ensure that each sheet has accurately positioned and clearly labeled matchlines to indicate where the other sheets match or adjoin. Correct any errors and address any missing portions of the overall plat that the current sheets and labels should adhere to.
5. Revise the Surveyor's Notes on each map sheet according to the provided markup.
6. The legend needs to be displayed on each map sheet. Ensure that the legend is consistent across all sheets.
7. An arrow indicating True North must be shown on each sheet. In cases where there are multiple view areas on a sheet, ensure that each has a corresponding North arrow and scale bar. Correct the orientation of the North arrow shown on sheet 6 of 6.

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:

The legend must include all appropriate abbreviations and symbols shown on the plat. Please add any missing abbreviations and symbols and remove any that are unused. Correct any inconsistencies in the usage of abbreviations and symbols throughout the plat. Ensure that the abbreviations and symbols in the legend match those that appear on the plat.

Item # 5:

The proposed plat shall conform to the following standards:

1. Measure 24 x 36 inches and have a 3-inch margin on the left and .5-inch margins on all other sides,
2. Be drawn on material as described in Chapter 177 of the Florida Statutes,
3. Be scaled not smaller than 1 inch = 100 feet, and
4. All text a minimum of 0.10 inches in height.

[Ch. 177.091, Part 1, F. S., Sec. 4.912.C.1 & 4.912.C.2 & 4.912.C.3, M.C. Code Vol 2]

Remedy/Suggestion/Clarification:

Ensure all text is a minimum of 0.10 inches in height.

Item # 6:

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:

Ensure that the title of the plat is of uniform size and type on each sheet. Preferably in the same location on each sheet.

Item # 7:

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:

Please revise the text according to the provided markup and ensure that the text is consistent under the name of the plat on all sheets.

Item # 8:

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:

1. Revise boundary monument ties to meet the requirements.
2. Ensure that all tract corner monuments appear on the plat.

Item # 9:

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.

[Sec. 4.912.C.22 Ch 177.091.(5), F. S.]

Remedy/Suggestion/Clarification:

Add missing P.C.P. on the centerline of the right-of-way at the at the terminus of all streets.

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:

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.

[Ch. 177.091(28), Part 1, F. S.; Sec 4.912.C.10.c M.C. Code, Vol 2]

Remedy/Suggestion/Clarification:

1. Revised surveyor's note to state: 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.
2. Revised surveyor's note to state: 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.

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:

Add arc length to curve number or letter labels.

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:

Update contiguous property information.

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:

Update title certificate to include the total area acreage of the platted lands.

Item # 14:

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:

1. Revise to be in substantial conformance to Resolution No. 02-6.1
2. Update name of County Engineer to MICHAEL GRZELKA, P.E.

Item # 15:

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:

1. Revise to be in substantial conformance to Resolution No. 02-6.1
2. For the STREETS dedication, please add language as follows: ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY

Item # 16:

The bearing or azimuth reference shall be clearly stated on the face of the plat, in the notes or legend, and the bearings used shall be referenced to some well-established monument line.

[Ch 177.091.(6), Part I, F. S.; DOACS 5J-17 F.A.C.]

Remedy/Suggestion/Clarification:

1. Bearing Basis needs to be shown and labeled on the Plat.
2. The reference bearing needs to be a well-established monument line. Due to the discrepancies in monumentation along the referenced South line of Tract 4, Block 43, it is recommended that a more well-established monument line is used instead. The reference bearing shown on the boundary survey must be the same on the plat.
3. Update Surveyor's Note for the Bearing Basis.

Item # 17:

Description of the land being subdivided must be complete enough to determine the starting point and boundary without reference to the plat.

(Ch 177.091.(11), Part I, F. S.)

Remedy/Suggestion/Clarification:

1. Include both the vesting deed description and the description by surveyor on the boundary survey and indicate in a note that the two descriptions describe the same land, that they are contiguous, and have no overlaps, gaps, or hiatus.
2. Update metes and bounds legal description as needed with revisions to the plat per provided markups and revisions per closure report inconsistencies.
3. Point of beginning and all other calls in legal description must be shown on the plat.

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:

Ensure the location, width and names of all streets or other rights-of-way adjoining the plat boundary and within the plat are shown.

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. Ensure that the easement labels on each sheet are consistent.
2. Ensure all easements that are coincident with the property lines have dimensions to the nearest hundredth of a foot.

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. The centerline for street within the access parcel need to be shown on the plat and labeled 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.
2. See note 2, and ensure plat meets requirements.
3. All length measurements need to be shown to the nearest hundredth of a foot.

Item # 21:

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

Remedy/Suggestion/Clarification:

The plat and the approved final site plan must be consistent. Please see provided final site plan markup for clarification of inconsistencies.

Item # 22:

Closure Reports.

Remedy/Suggestion/Clarification:

1. Please see provided closure report mark-ups for inconsistencies between the closure report data and the data shown on the Plat.
2. New closure reports need to be submitted for all tracts and overall plat boundary with next submittal.

Item # 23:

PRM inspection.

Remedy/Suggestion/Clarification:

Please complete a Field Inspection Request form for the inspection of all PRM's and PCP's and tract corners, if applicable, as soon as possible. Failure to do so can potentially delay the Post Approval process.

Item # 24:

General Comments:

1. Ensure plat is clean and all data is legible.
2. Correct the abundance of inconsistencies shown on the plat.
3. See provided markups and make revisions accordingly.
4. Due to the number of comments and missing required submittal documents, there will be additional comments added during subsequent reviews of the plat that were not noted in this round of review.

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

Engineering

Pending – Comments from the Engineering Services Division may apply in subsequent rounds of review.

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 application as currently proposed.

Addressing

Unresolved Issues:

#1 Please add the label S Kanner Hwy to plat page 3 of 6.

#2 Please add the label SE Baron Way to the Access Parcel A-1 on plat page 2 of 6 and 3 of 6.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

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 - This application does not promote a Florida Fire Prevention Code review.

Emergency Management

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

Item	Description	Requirement
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 executed Unity of Title in standard County format, encumbering the commercial project area and allowing for condominium form of ownership.
6.	Approved Plat	One (1) paper 24" x 36" copy of the approved plat.
7.	Declarations of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's/property owner's association.
8.	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.
9.	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.
10.	Paid Taxes	One (1) copy of Tax Collector's paid property tax receipt.
11.	Digital Copy of Plat	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
12.	Approved Engineers Opinion of Probable Cost	One (1) copy of the approved Engineers Opinion of Probable Cost (EOPC) and, if changed, a revised EOPC with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	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

<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*:	TBD		
Recording fees**:	TBD		

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

** Recording fees will be identified after the post approval package has been submitted.

X. General application information

Applicant/Owner: Jeremiah Baron & Co. Commercial Real Estate, LLC- Baron Landings LLC
Brendan DeBlois
49 SW Flagler Avenue, Suite 301
Stuart, FL 34994

Agent/Engineer of Record: Giangrande Engineering and Planning
710 SE Ocean Boulevard
Stuart, FL 34994
Leo Giangrande, P.E.
703-999-8972
leo@gep-llc.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**

LEGAL DESCRIPTION (BARON LANDINGS 26.03 ACRE PARCEL)
 Tracts 3 and 4, Block 43, lying East of State Road 76, and Tracts 5 and 6, Block 44, lying East of State Road 76, St. Lucie Inlet Farms Subdivision, according to the plat thereof recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, and that abandoned roadway lying East of State Road 76, between Tracts 3 and 4, Block 43 and Tracts 5 and 6, Block 44; less and excepting therefrom that portion deeded to the Florida Department of Transportation and more particularly described in O. R. Book 808, Page 1102, Public Records of Martin County, Florida and described as follows: A strip of land four (4) feet wide, contiguous to the Easterly right of way line of State Road #76 (which line is fifty (50) feet East of the centerline of said right of way) through Tract 4, Block 43, St. Lucie Inlet Farms, according to the Plat thereof recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, Public Records.

Together with that portion contained in Quit Claim Deed recorded in O. R. Book 1065, Page 466, Public Records of Martin County, Florida, described as follows:

PARCEL NO. 106--PART SECTION 89060-2510(2511)

That part of Tracts 5 and 6, in Block 44, according to the plat of SAINT LUCIE INLET FARMS, as recorded in Plat Book 1 at Page 98 in the Public Records of Palm Beach County (now Martin County), Florida, said part being more particularly described as follows:

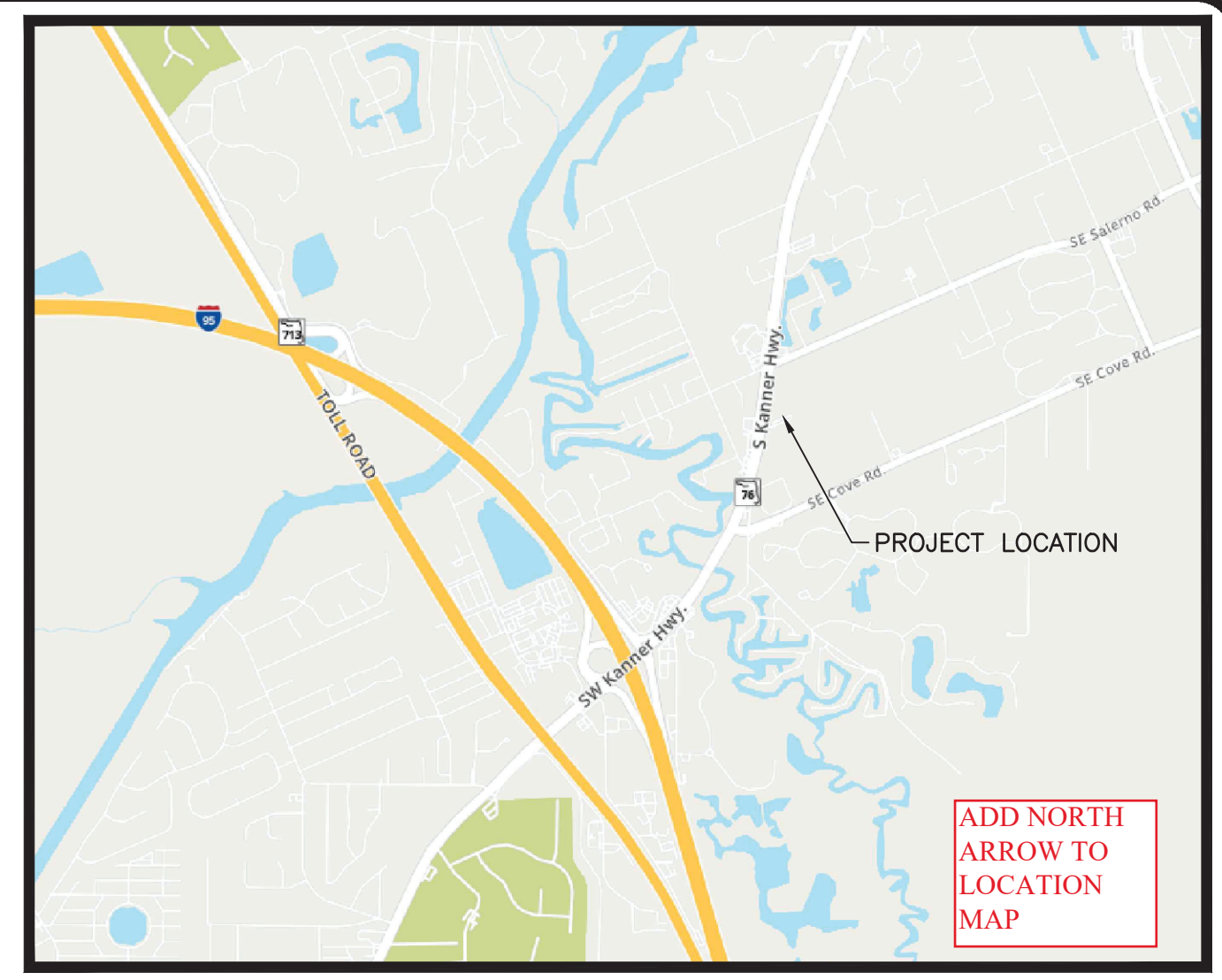
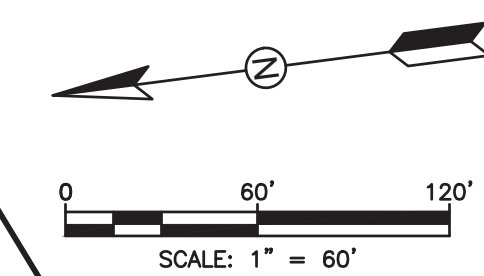
Commence at the Southeast corner of said Tract 5; thence South 66°15'06" West along the Southerly line of said Tract 5, said Southerly line being the centerline of the 30.00 foot wide Platted road shown on the said Plat of SAINT LUCIE INLET FARMS, a distance of 142.34 feet to the POINT OF BEGINNING and the beginning of a curve concave Westerly; thence Northerly along said curve having a chord bearing of North 07°47'14" East, a radius of 5829.58 feet, through a central angle of 01°37'58", an arc distance of 166.13 feet to the end of said curve; thence North 06°58'15" East, a distance of 477.89 feet to a point known as Point "A"; thence North 83°01'45" West along the Southerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the Easterly Existing Right of way line for State Road No. 76 (Kanner Highway); thence South 06°58'15" West, a distance of 459.52 feet; thence South 83°01'45" East, a distance of 23.00 feet; thence South 06°58'15" West, a distance of 18.37 feet to the beginning of a curve concave Westerly; thence Southerly along said curve, having a chord bearing of South 07°50'59" West, a radius of 5809.58 feet, through a central angle of 01°45'28", an arc distance of 178.23 feet; thence North 66°15'06" East, along the Southerly line of said Tract 5, a distance of 23.69 feet to the POINT OF BEGINNING.

AND

That part of said Tract 6 being more particularly described as follows:

Commence at the aforementioned Point "A"; thence North 06°58'15" East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue North 06°58'15" East, a distance of 95.31 feet to the Northerly Tract line of said Tract 6; thence South 66°14'45" West along the Northerly line of said Tract 6, a distance of 50.02 feet; thence South 06°58'15" West, along the Easterly Existing Right of Way line for State Road No. 76 Kanner Highway), a distance of 69.76 feet; thence South 83°01'45" East, along the Northerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the POINT OF BEGINNING.

- NOTE:
- SEE SHEET SP-2 FOR THE SITE PLAN DATA TABLE.
 - SEE PAMP BY OTHERS FOR ADDITIONAL DETAILS ON WETLAND PRESERVE AREAS.
 - PRESERVE AREA SETBACK.
 - NEW CONSTRUCTION (INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PRIMARY STRUCTURES;
 - SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE FIVE FEET.
 - BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF RESIDENTIAL LOTS ABUTTING PRESERVE AREAS. ADDITIONAL PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
 - GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.
 - ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).



ADJACENT PARCEL
 FUTURE LAND USE: LOW DENSITY
 ZONING: PUD-C

REMOVE MONUMENT SYMBOLS (TYPICAL)

ENSURE PLAT BOUNDARY AND ALL AREAS OF SITE ARE CLEARLY VISIBLE

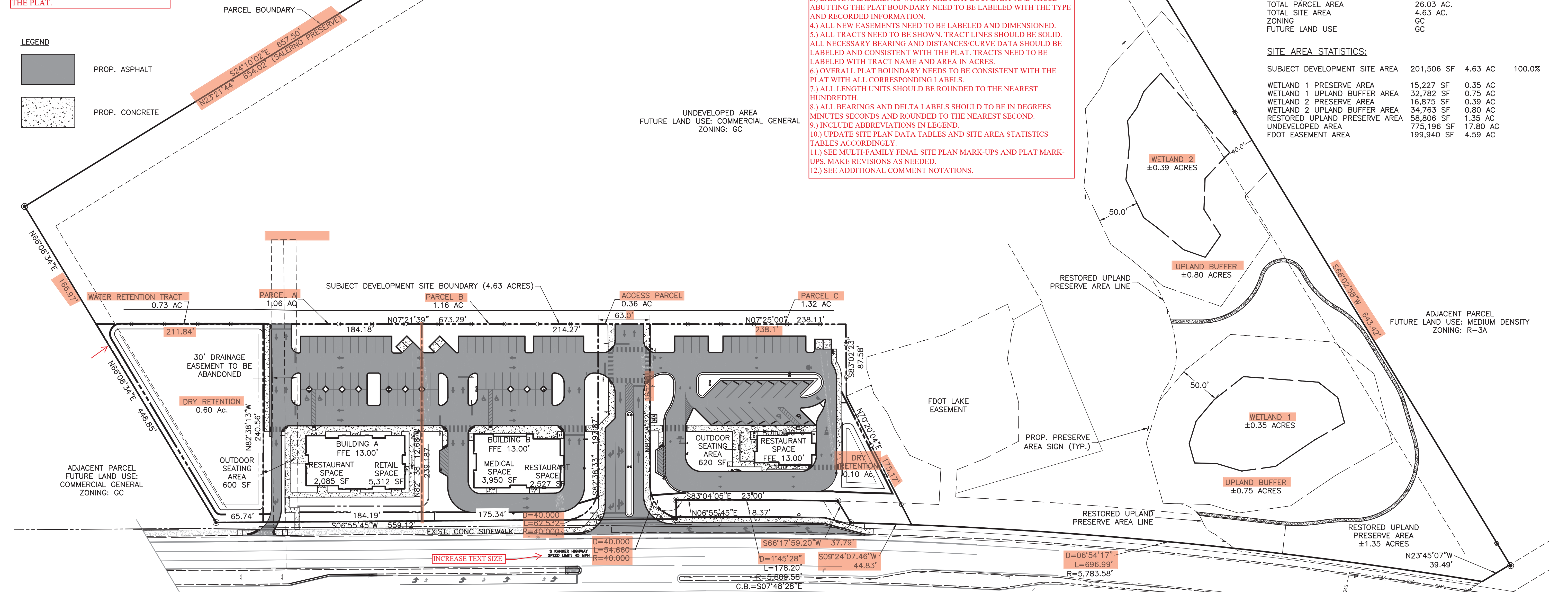
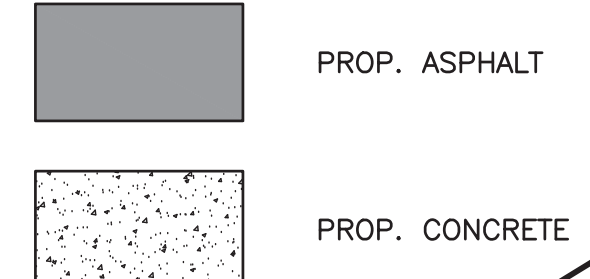
SURVEYING DIVISION REVIEW #1 8/28/2024

REVIEW COMMENTS:

- ITEMS HIGHLIGHTED IN RED ARE NOT CONSISTENT WITH THE PLAT.
- THE SITE PLAN AND THE PLAT MUST BE CONSISTENT. INCONSISTENCIES INCLUDE BUT ARE NOT LIMITED TO:
 - OVERALL PLAT BOUNDARY
 - BOUNDARY AND TRACT LINE BEARINGS AND DISTANCES
 - TRACT LINES
 - TRACT NAMES
 - EASEMENT AND BUFFER LABELS
 - AREA SQFT/ACRES
- EXISTING EASEMENTS WITHIN THE PLAT BOUNDARY AND THOSE ABUTTING THE PLAT BOUNDARY NEED TO BE LABELED WITH THE TYPE AND RECORDED INFORMATION.
- ALL NEW EASEMENTS NEED TO BE LABELED AND DIMENSIONED.
- ALL TRACTS NEED TO BE SHOWN. TRACT LINES SHOULD BE SOLID. ALL NECESSARY BEARING AND DISTANCES/CURVE DATA SHOULD BE LABELED AND CONSISTENT WITH THE PLAT. TRACTS NEED TO BE LABELED WITH TRACT NAME AND AREA IN ACRES.
- OVERALL PLAT BOUNDARY NEEDS TO BE CONSISTENT WITH THE PLAT WITH ALL CORRESPONDING LABELS.
- ALL LENGTH UNITS SHOULD BE ROUNDED TO THE NEAREST HUNDRETH.
- ALL BEARINGS AND DELTA LABELS SHOULD BE IN DEGREES MINUTES SECONDS AND ROUNDED TO THE NEAREST SECOND.
- INCLUDE ABBREVIATIONS IN LEGEND.
- UPDATE SITE PLAN DATA TABLES AND SITE AREA STATISTICS TABLES ACCORDINGLY.
- SEE MULTI-FAMILY FINAL SITE PLAN MARK-UPS AND PLAT MARK-UPS. MAKE REVISIONS AS NEEDED.
- SEE ADDITIONAL COMMENT NOTATIONS.

REPLACE WITH METES AND BOUNDS LEGAL DESCRIPTION AS SHOWN ON THE PLAT.

LEGEND



SITE PLAN DATA TABLE

PARCEL #	55-38-41-000-043-00030-2
TOTAL PARCEL AREA	26.03 AC.
TOTAL SITE AREA	4.63 AC.
ZONING	GC
FUTURE LAND USE	GC

SITE AREA STATISTICS:

SUBJECT DEVELOPMENT SITE AREA	201,506 SF	4.63 AC	100.0%
WETLAND 1 PRESERVE AREA	15,227 SF	0.35 AC	
WETLAND 1 UPLAND BUFFER AREA	32,782 SF	0.75 AC	
WETLAND 2 PRESERVE AREA	16,875 SF	0.39 AC	
WETLAND 2 UPLAND BUFFER AREA	34,763 SF	0.80 AC	
RESTORED UPLAND PRESERVE AREA	58,806 SF	1.35 AC	
UNDEVELOPED AREA	775,196 SF	17.80 AC	
FDOT EASEMENT AREA	199,940 SF	4.59 AC	

DATE	BY	REVISIONS
06/04/2024	LDG	PER MARTIN COUNTY GROWTH MANAGEMENT COMMENTS
12/29/2023	JS	PER COMMENTS FROM SPWMD AND MARTIN COUNTY GROWTH MANAGEMENT
11/13/2023	JS	PER COMMENTS FROM SPWMD AND FDOT
05/01/2023	JS	PER MARTIN COUNTY GROWTH MANAGEMENT COMMENTS

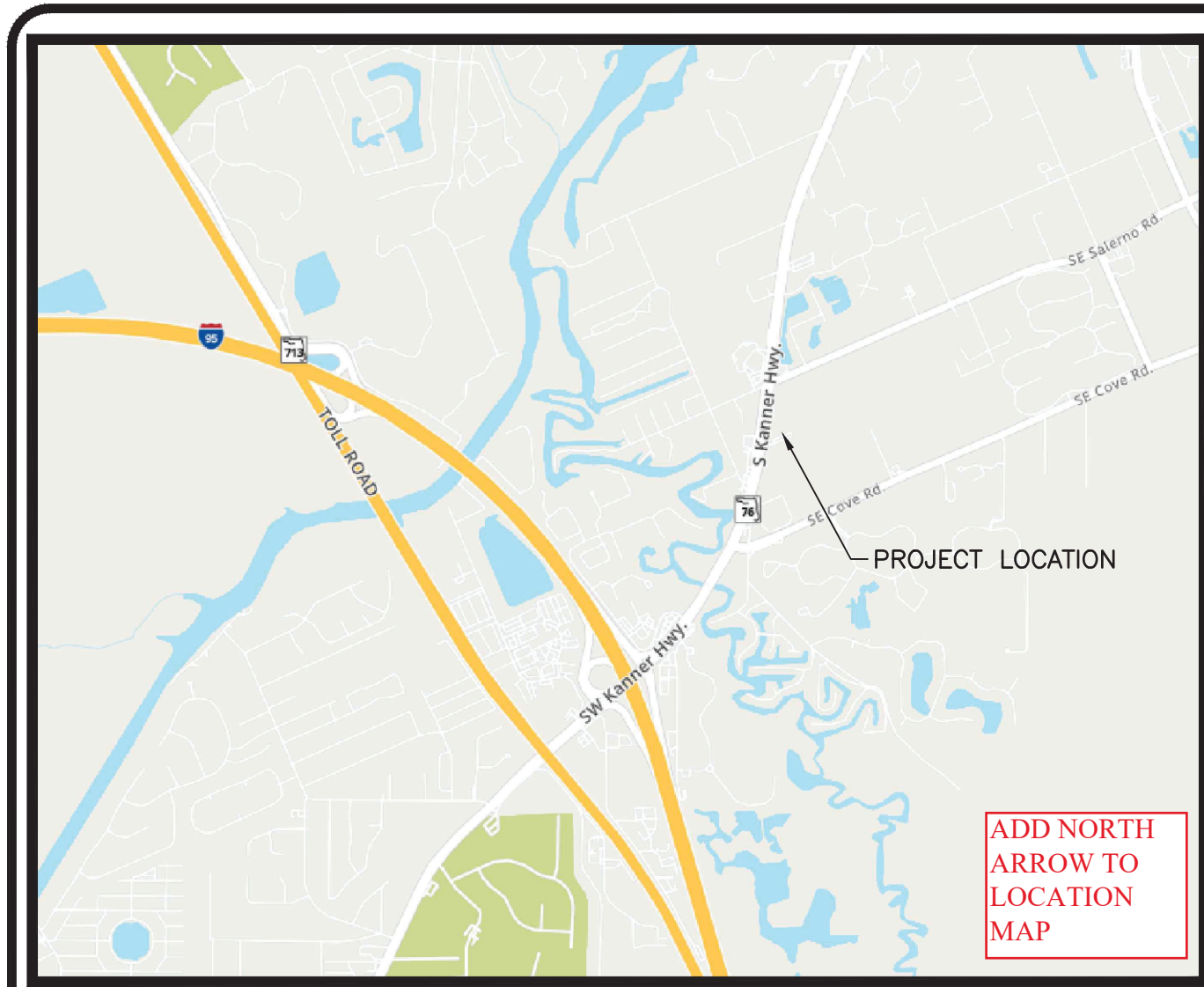
Date: 08/30/2022
 Scale: 1"=60'
 Design By: JS
 Drawn By: RF
 Check By: LDG

BARON LANDINGS COMMERCIAL PROJECT
 MARTIN COUNTY, FL

OVERALL FINAL SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
 710 SE OCEAN BLVD.
 STUART, FLORIDA 34994
 PH. (772) 888-9076
 leo@gep-llc.com
 Cert. No. 30901

LEO D. GIANGRANDE, P.E.
 License No: 66387
 PROJECT #: 22-022
 SP-1



LEGAL DESCRIPTION, COMMERCIAL TRACT, 4.63 ACRES:
 THAT PORTION OF TRACTS 5 AND 6, BLOCK 44, AND TRACT 3 AND 4, BLOCK 43, ST LUCIE INLET FARMS, A SUBDIVISION IN HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 PAGE 98, PALM BEACH COUNTY PUBLIC RECORDS, DESCRIBED AS FOLLOWS:
 BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID TRACT 6, BLOCK 44, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES SOUTH 06°55'45" WEST, A DISTANCE OF 559.12 FEET; THENCE SOUTH 83°04'05" EAST, 23.00 FEET; THENCE SOUTH 06°55'45" WEST, 18.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 5,809.58 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE 178.20 FEET THRU A CENTRAL ANGLE OF 1°45'28" WITH A CHORD THAT BEARS SOUTH 07°48'29" WEST TO A POINT; THENCE SOUTH 66°13'17" WEST, 30.78 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 5,783.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.29 FEET THRU A CENTRAL ANGLE OF 00°44'10" WITH A CHORD THAT BEARS SOUTH 09°13'14" WEST TO A POINT; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 70°20'04" EAST, 175.20 FEET; THENCE SOUTH 83°02'23" EAST, A DISTANCE OF 87.58 FEET; THENCE NORTH 07°25'00" EAST, A DISTANCE OF 238.11 FEET; THENCE NORTH 07°21'39" EAST, 673.19 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 6, BLOCK 44; THENCE SOUTH 66°08'34" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 281.88 FEET TO THE POINT OF BEGINNING, CONTAINING 4.63 ACRES MORE OR LESS.

LEGEND

- PROP. ASPHALT
- PROP. CONCRETE
- PROP. TOP OF BANK
- PROP. TOE OF SLOPE
- PROP. LOT LINE
- PROP. PARCEL BOUNDARY
- PROP. SETBACK/BUFFER LINE
- PROP. FENCE LINE

Scale: 1" = 40'

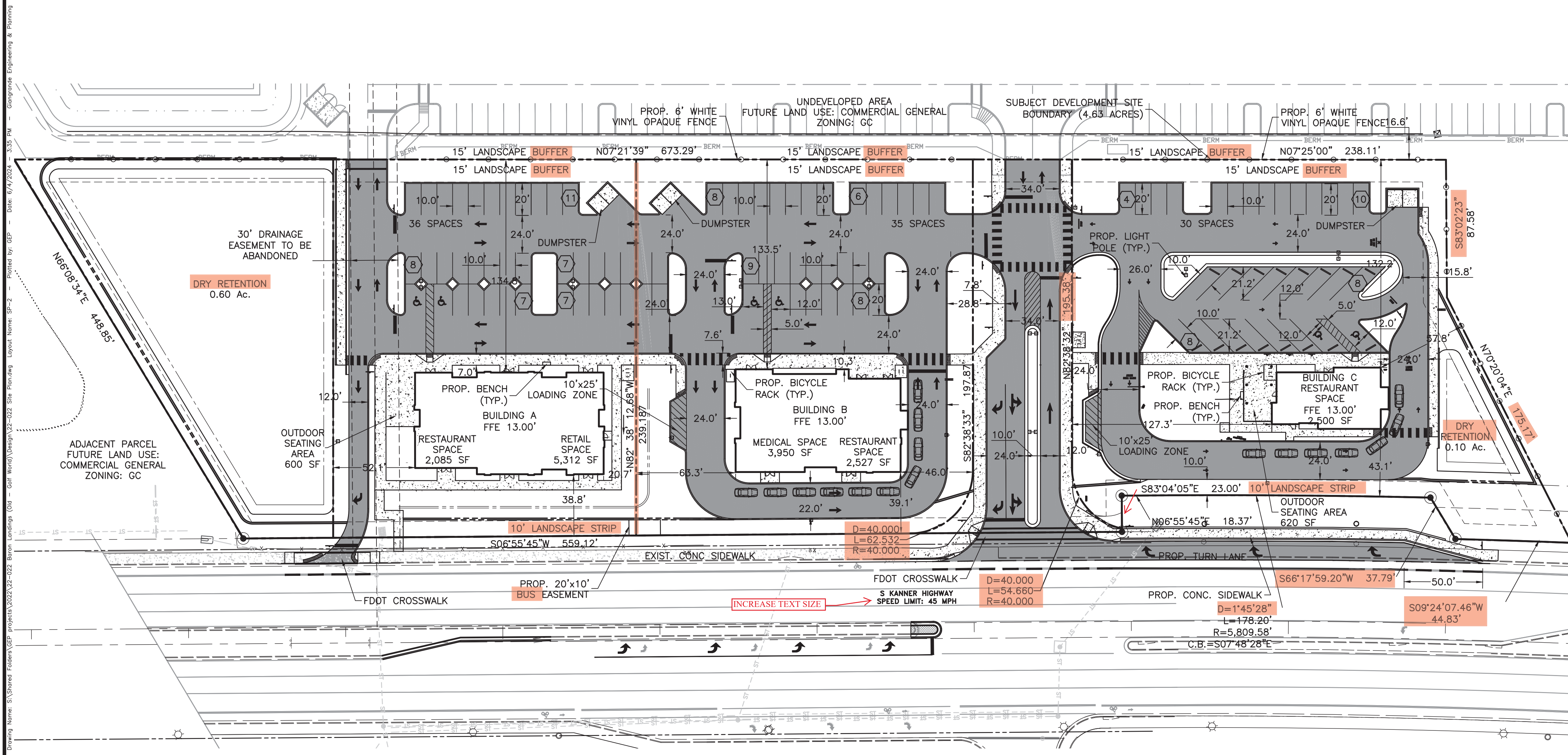
SITE DATA
BARON LANDINGS COMMERCIAL PROJECT

- PROJECT NAME: BARON LANDINGS COMMERCIAL PROJECT
- PARCEL ID: 55-38-41-000-043-00030-2
- LOCATION: 6801 S KANNER HWY, STUART, FL 34997
- SECTION/TOWNSHIP/RANGE: HANSON GRANT
- APPLICANT: BARON LANDINGS LLC, 49 SW FLAGLER AVE, SUITE 301, STUART FL, 34994
- OWNER: BARON LANDINGS LLC, 49 SW FLAGLER AVE, SUITE 301, STUART FL, 34994
- TYPE OF PROJECT: MINOR FINAL SITE PLAN
- ZONING: GC
- FUTURE LAND USE: GC
- FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD, DATED 2/1/2020
- TOTAL PROJECT AREA: 201,506 S.F. (4.63 AC.)
- LOT COVERAGE OF STRUCTURES: 16,374 S.F. (0.37 AC.)
- BUILDING COVERAGE: ALLOWED PROVIDED
- PARCEL A: 60% 16.0% 7,397 S.F.
- PARCEL B: 60% 12.8% 6,477 S.F.
- PARCEL C: 60% 04.3% 2,500 S.F.
- NUMBER OF BUILDINGS: BUILDING A: 7,397 S.F., BUILDING B: 6,477 S.F., BUILDING C: 2,500 S.F.
- USAGE: RETAIL: 5,312 S.F., MEDICAL SERVICES: 3,950 S.F., RESTAURANT: 7,112 S.F., TOTAL: 16,374 S.F.
- IMPERVIOUS/PERVIOUS SURFACE COVERAGE: PERVIOUS: 112,988 SF (2.59 AC. 56.1%), IMPERVIOUS: 88,518 SF (2.04 AC. 43.9%), TOTAL: 201,506 SF (4.63 AC. 100%)
- NUMBER OF PARKING SPACES: 97 TOTAL PROVIDED PARKING

15. NUMBER OF PARKING SPACES:

SEE 6TH EDITION WEEKEND PARKING RATES

LAND USE	INTENSITY	UNITS	HIGHEST WEEKEND PARKING RATE	PARKING RATE BY DAY			
				SINGLE USE NET SPACES	FRIDAY	SATURDAY	SUNDAY
FAST FOOD WITH DRIVE THRU (LU CODE 934)	5212	SF	33,650/1000	60.7	9.62	8.43	11.65
COFFEE/DONUT SHOP (LU CODE 937)	3120	SF	8,700/1000	27.1	5.1	8.7	3.0
MEDICAL OFFICE / URGENT CARE (LU CODE 660)	3950	SF	3,010/1000	11.9	2.99	2.13	3.01
RETAIL (LU CODE 822)	5312	SF	3,130/1000	18.6	3.13	2.77	2.77
TOTALS	17594	SF		116.0	94.0	94.0	97.0



16. NUMBER OF BICYCLE PARKING SPACES:
 GROSS FLOOR AREA OF COMMERCIAL DEVELOPMENT 10,000-50,000 S.F.
 REQUIRED BICYCLE OR PEDESTRIAN AMENITY 1 BIKE RACK, 1 BENCH
 PROVIDED BICYCLE OR PEDESTRIAN AMENITY 4 BIKE RACKS, 2 BENCHES

17. NUMBER OF LOADING SPACES:
 REQUIRED BUILDING A&B: 10'x25'=250 S.F.
 REQUIRED BUILDING C: 10'x25'=250 S.F.
 PROVIDED BUILDING A&B: 10'x25'=250 S.F.
 PROVIDED BUILDING C: 10'x25'=250 S.F.

18. FAR (FLOOR AREA RATIO):
 PROPOSED GROSS FLOOR AREA: 16,374 S.F.
 SITE AREA: 201,506 S.F.
 PROPOSED FLOOR AREA RATIO: 0.08

19. BUILDING DATA / LOT DATA

PARCEL	AREA	REQUIRED	PROVIDED
PARCEL A	1.06 AC	40'	18.8'
BUILDING A		25'	38.8'
MAXIMUM HEIGHT:		10'	20.7'
MINIMUM FRONT SETBACK:		20'	134.8'
MINIMUM SIDE SETBACK:			
MINIMUM REAR SETBACK:			
PARCEL B	1.16 AC	40'	18.8'
BUILDING B		25'	39.1'
MAXIMUM HEIGHT:		10'	46.0'
MINIMUM FRONT SETBACK:		20'	133.5'
MINIMUM SIDE SETBACK:			
MINIMUM REAR SETBACK:			
PARCEL C	1.32 AC	40'	16.8'
BUILDING C		25'	43.1'
MAXIMUM HEIGHT:		10'	57.8'
MINIMUM FRONT SETBACK:		20'	132.2'
MINIMUM SIDE SETBACK:			
MINIMUM REAR SETBACK:			

20. BUILDING TYPE
 BUILDING A: RETAIL/RESTAURANT
 BUILDING B: MEDICAL SERVICES/RESTAURANT
 BUILDING C: RESTAURANT

DATE	BY	REVISIONS
06/04/2024	LDG	PER MARTIN COUNTY GROWTH MANAGEMENT COMMENTS
12/29/2023	JS	PER COMMENTS FROM SPWMD AND MARTIN COUNTY GROWTH MANAGEMENT
11/13/2023	JS	PER COMMENTS FROM SPWMD AND FDOT
05/01/2023	JS	PER MARTIN COUNTY GROWTH MANAGEMENT COMMENTS

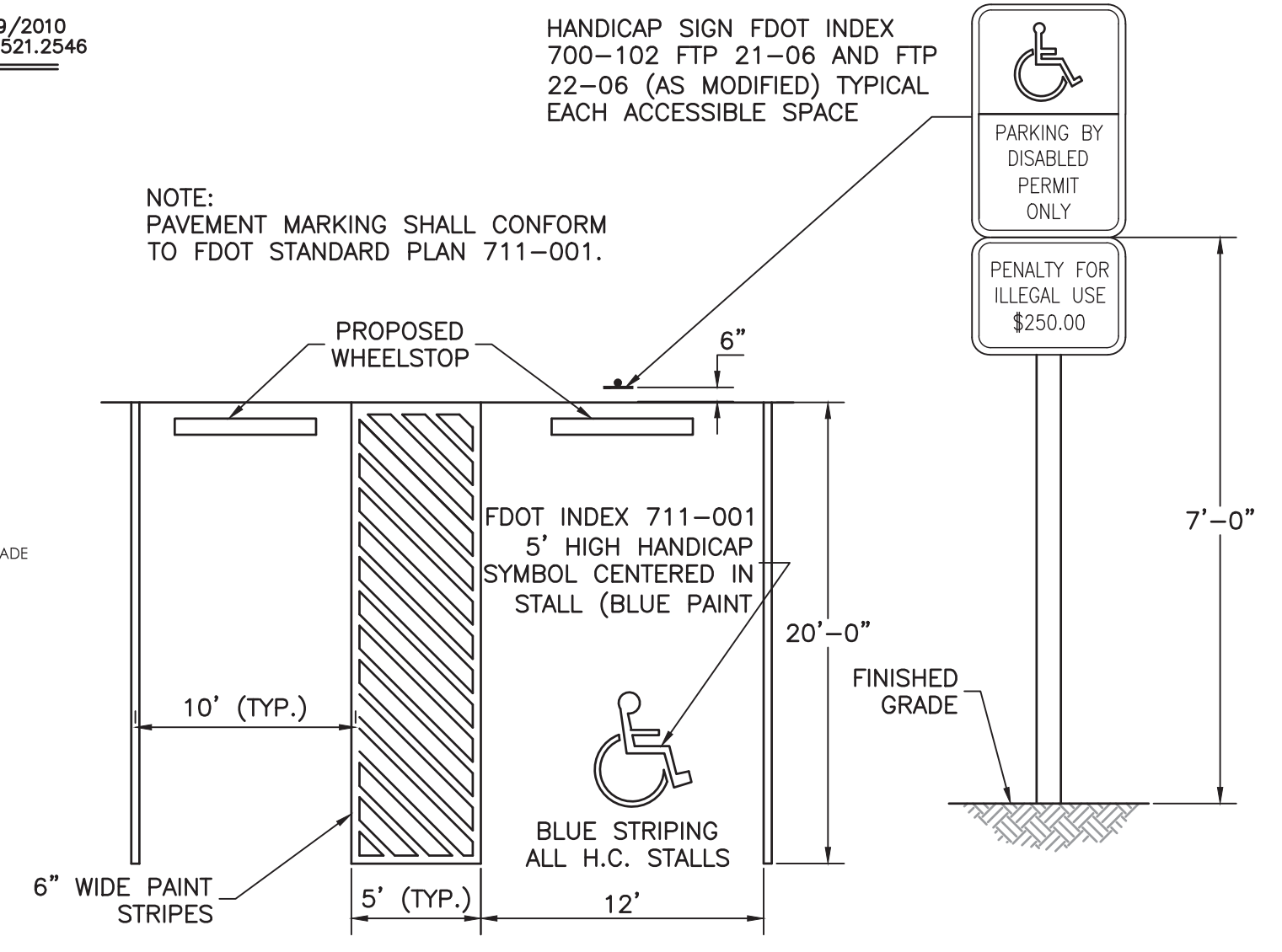
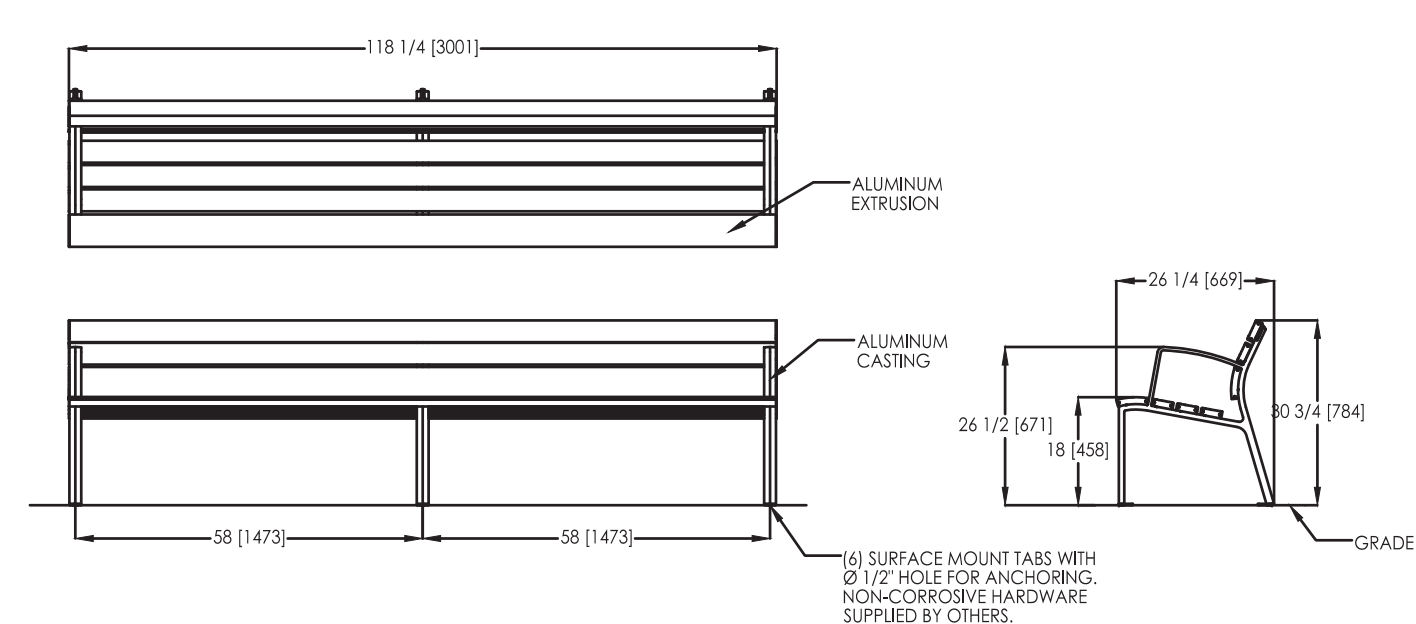
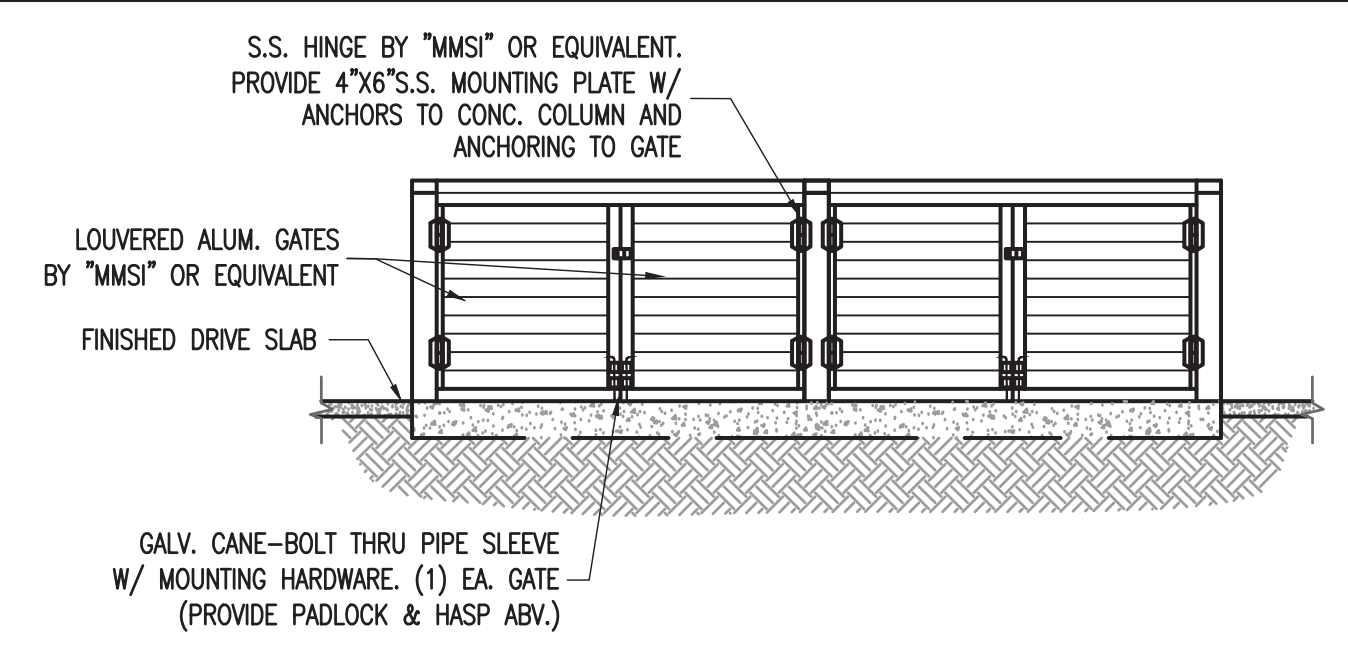
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BARON LANDINGS COMMERCIAL PROJECT
 MARTIN COUNTY, FL

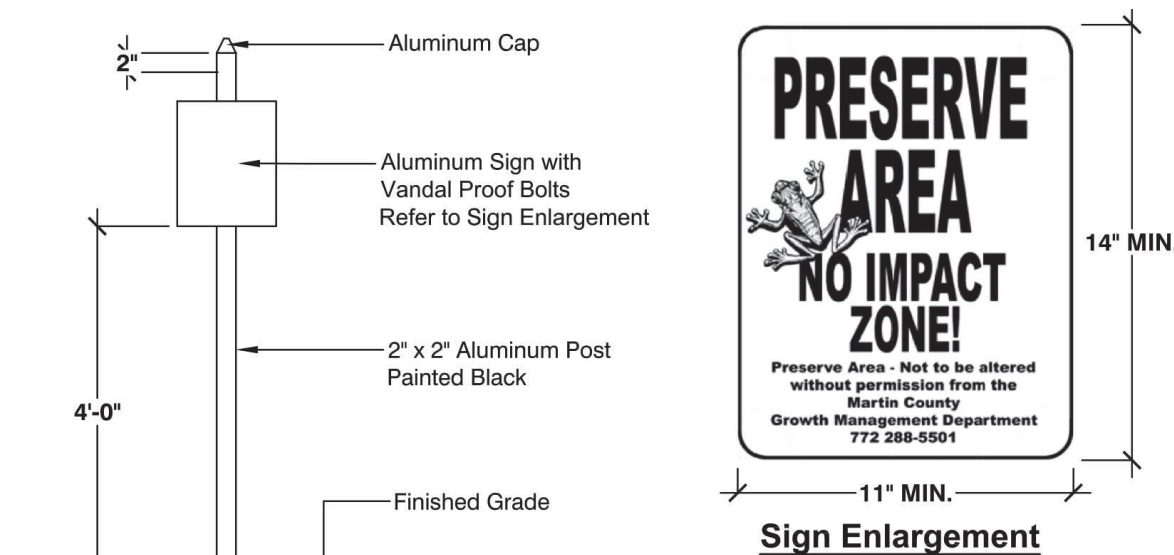
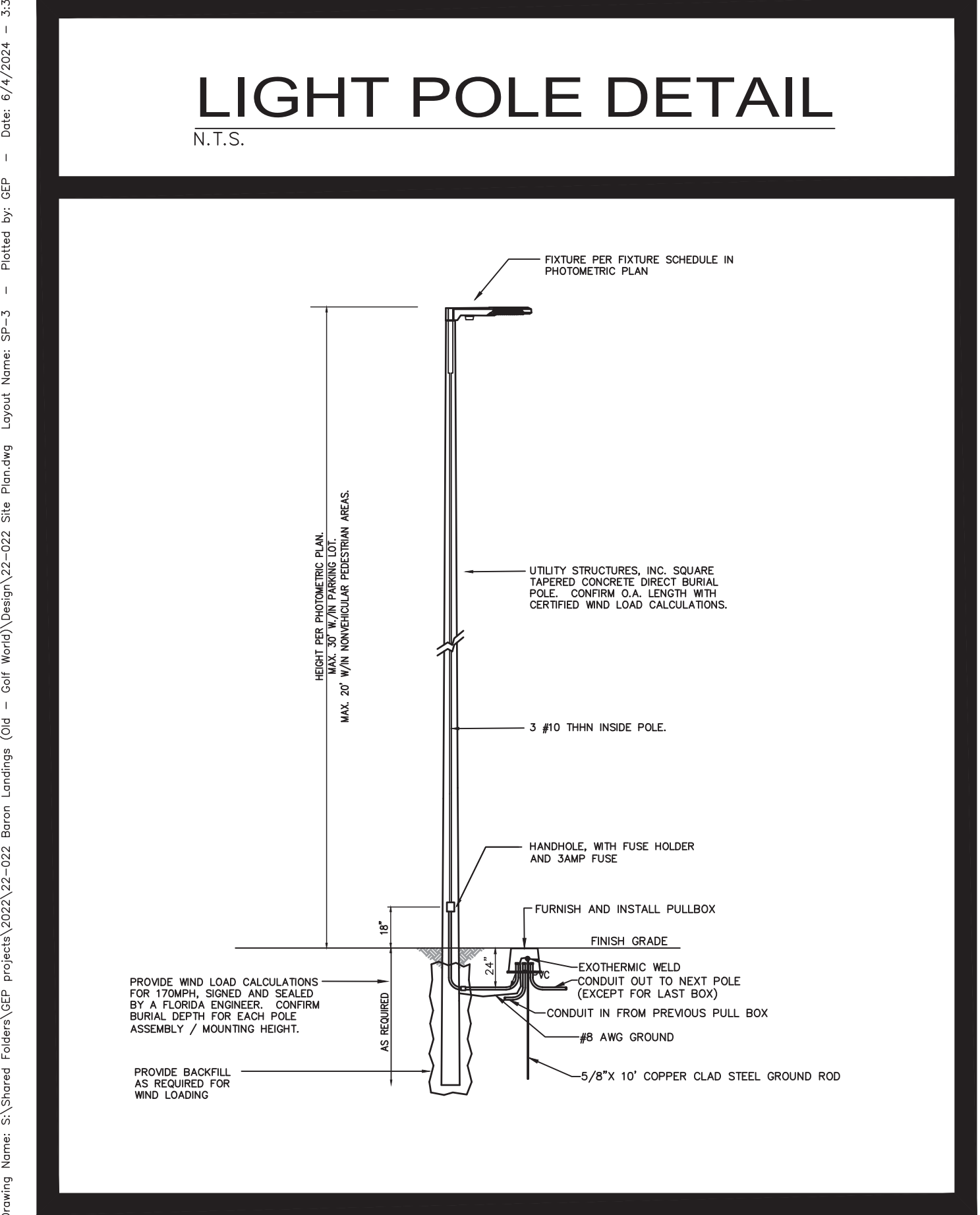
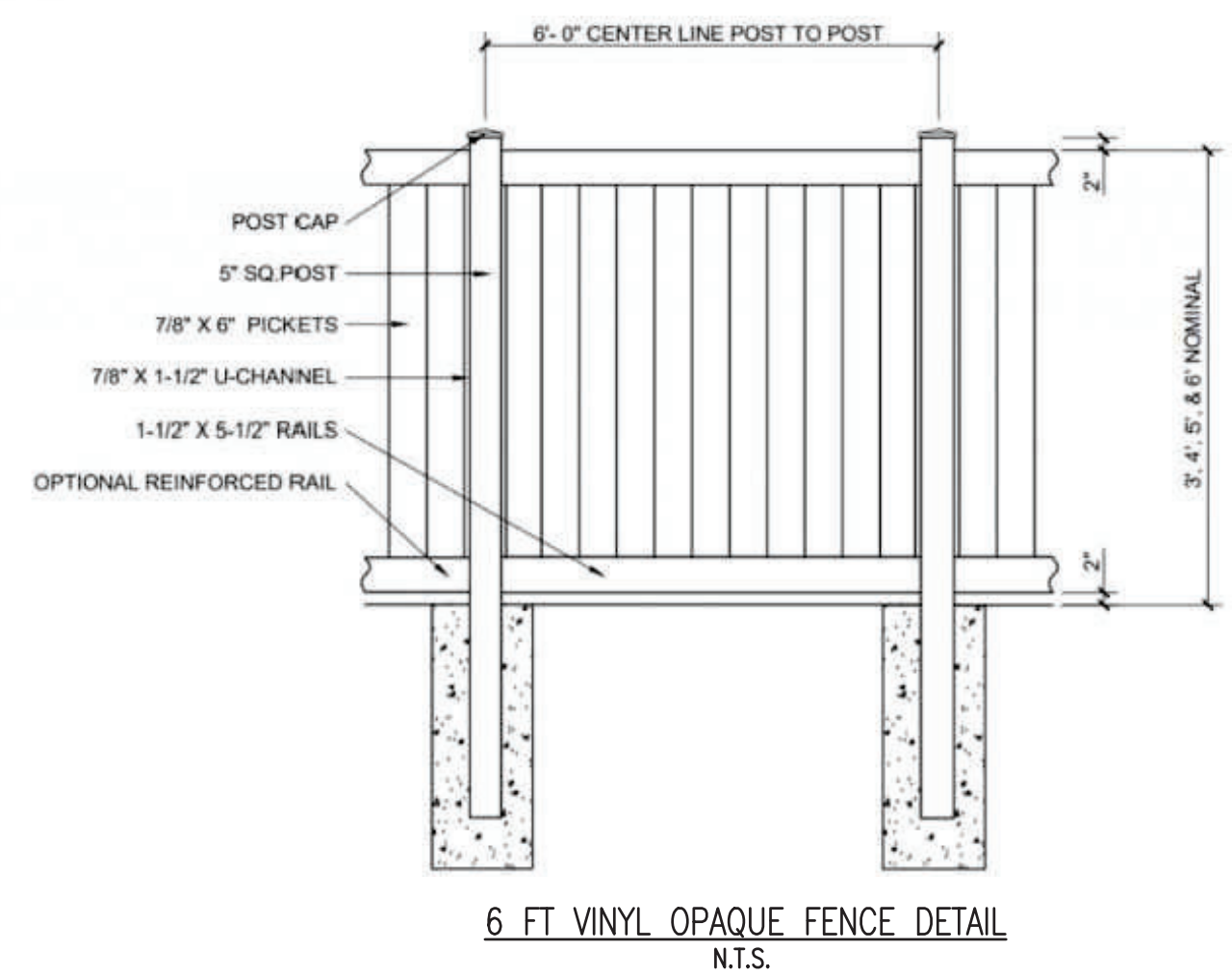
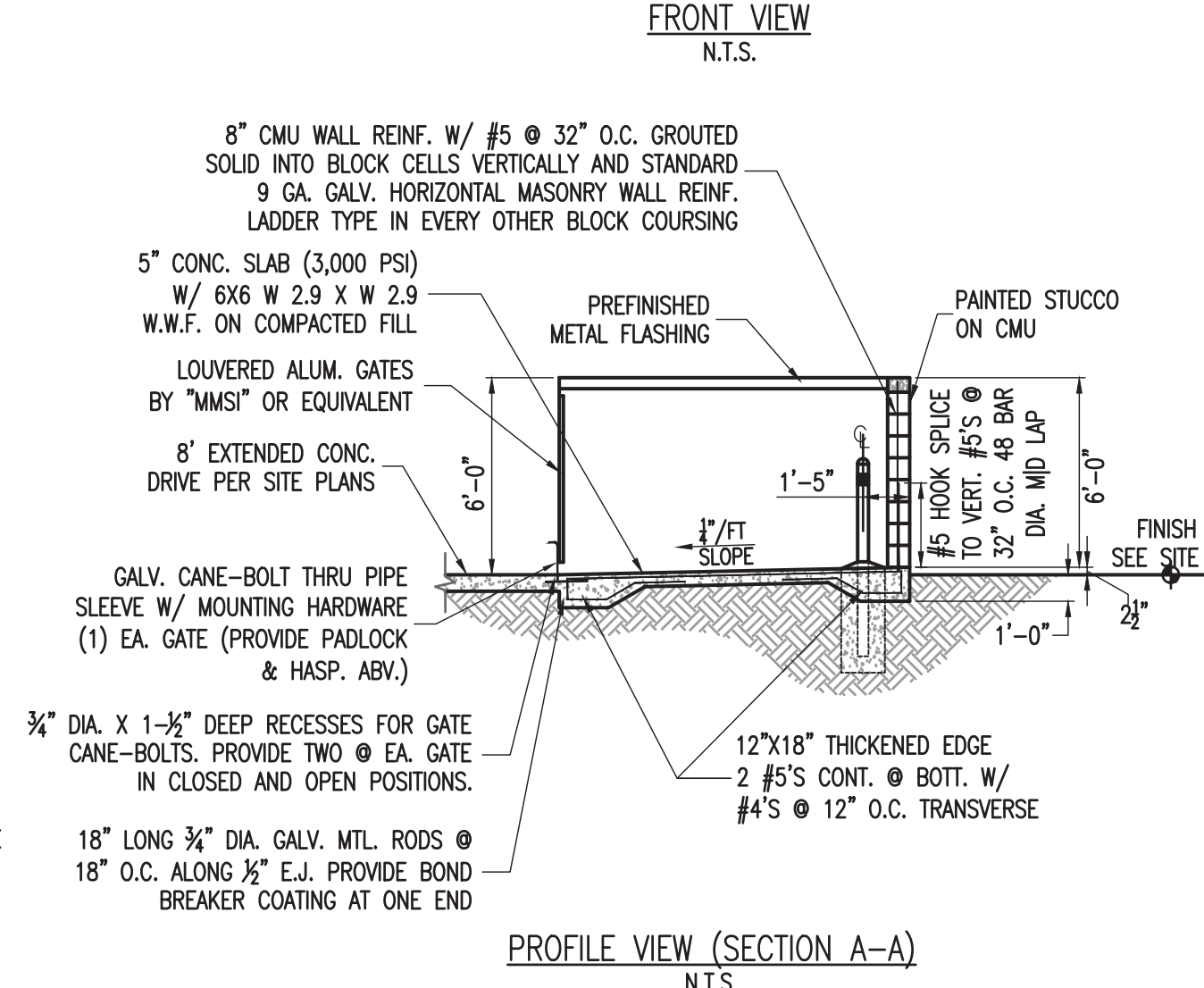
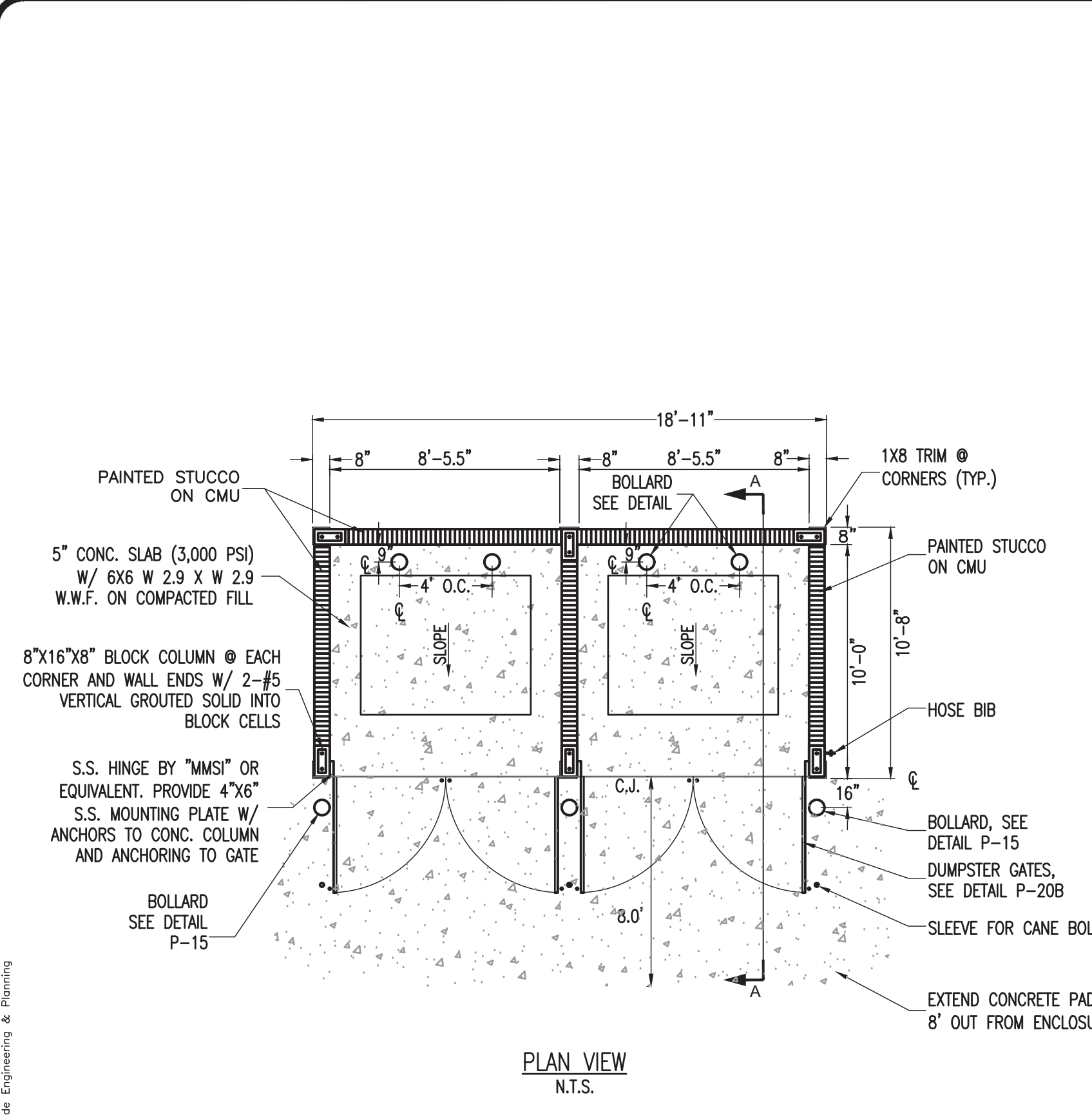
REVISED MINOR FINAL SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
 710 SE OCEAN BLVD.
 STUART, FLORIDA 34994
 PH. (772) 888-9076
 leo@gep-llc.com
 Cert. No. 30901

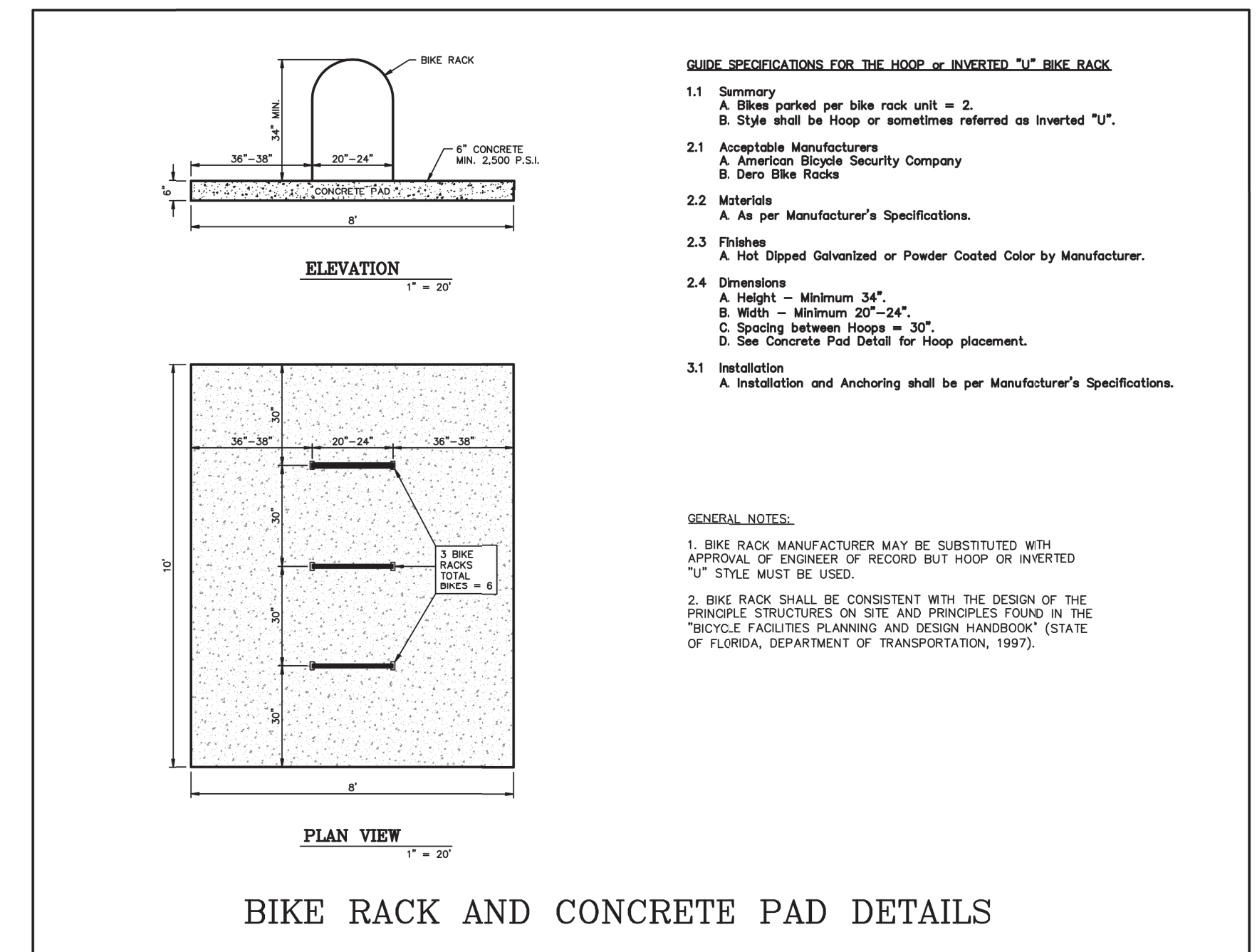
LEO D. GIANGRANDE, P.E.
 PROJECT #: 22-022
SP-2
 License No. 66387



- NOTES:
1. BASE INFORMATION BASED ON SURVEY PREPARED BY KARNER SURVEYING, INC.
 2. SURROUNDING INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 3. ALL GATES TO BE EQUIPPED WITH KNOX LOCK/BOX AS REQUIRED.
 4. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
 5. THE PARKING AREAS MAY BE PERMITTED AND CONSTRUCTED CONCURRENTLY OR PHASED.
 6. WATER AND SEWER UTILITIES ARE PROVIDED BY MARTIN COUNTY UTILITIES.



- 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 owner.
 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 damage, or visible scratched 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.



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

- GENERAL NOTES:
1. BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD BUT HOOP OR INVERTED "U" STYLE MUST BE USED.
 2. 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).

DATE	BY	REVISIONS
08/04/2024	LDG	PER MARTIN COUNTY GROWTH MANAGEMENT COMMENTS
12/29/2023	JS	PER COMMENTS FROM SFWMD AND MARTIN COUNTY GROWTH MANAGEMENT
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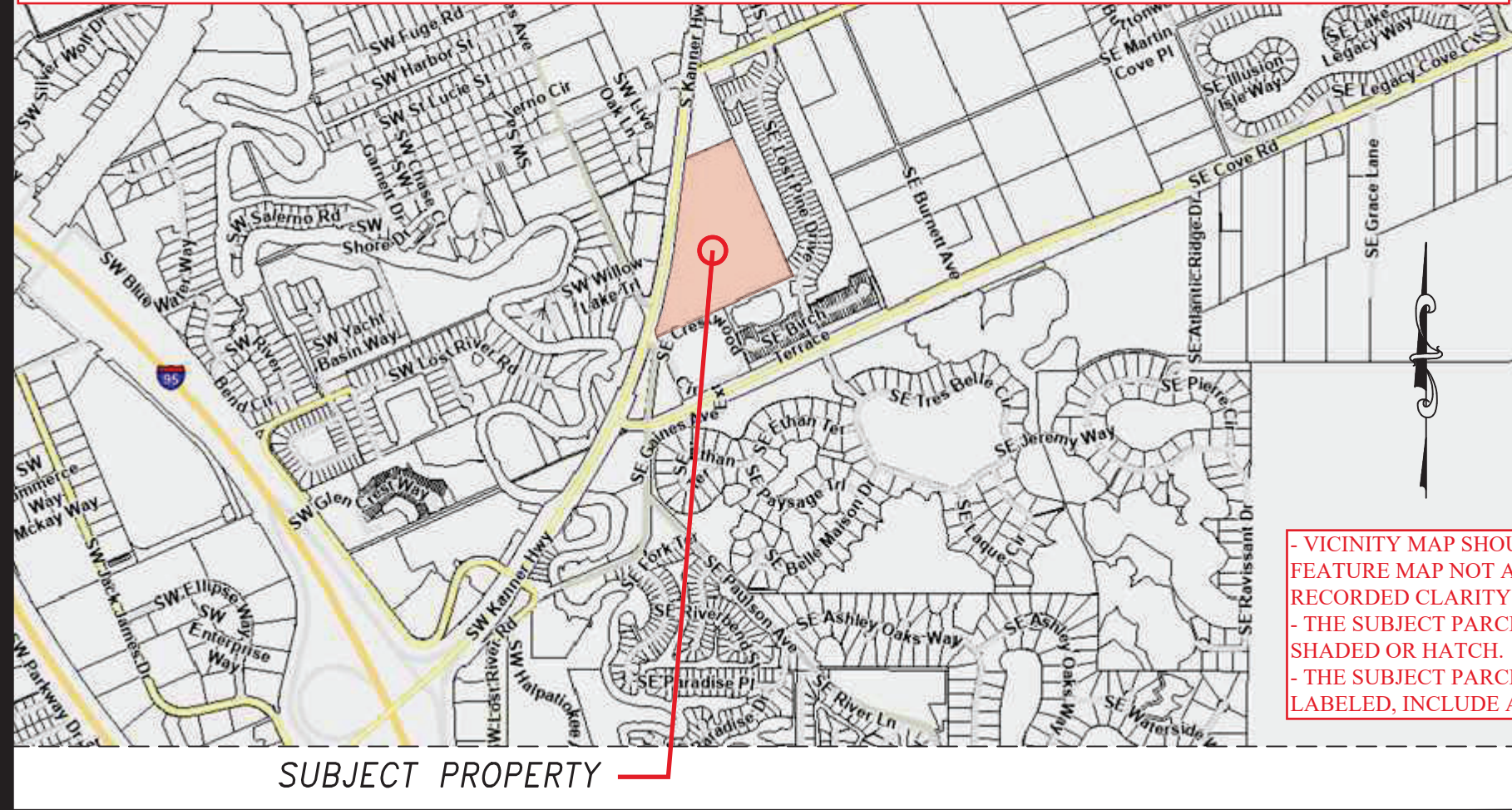
BARON LANDINGS COMMERCIAL PROJECT
 MARTIN COUNTY, FL

SITE PLAN DETAILS

GIANGRANDE ENGINEERING AND PLANNING
 710 SE OCEAN BLVD.
 STUART, FLORIDA 34994
 PH. (772) 888-9076
 leo@gep-llc.com

LEO D. GIANGRANDE, P.E.
 PROJECT #: 22-022
 SP-3
 License No: 66387

1. DUE TO THE AMOUNT OF COMMENTS AND MISSING REQUIRED SUBMITTAL DOCUMENTS, THERE WILL BE ADDITIONAL COMMENTS ADDED DURING SUBSEQUENT REVIEWS OF THE PLAT THAT WERE NOT NOTED IN THIS ROUND OF REVIEW.
2. SEE COMMENT NOTATIONS.



SUBJECT PROPERTY

LOCATION MAP (NOT TO SCALE)

LEGAL DESCRIPTION

TRACTS 3 AND 4, BLOCK 43 AND TRACTS 5 AND 6, BLOCK 44, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EAST OF STATE ROAD 76 AND NORTH AND WEST OF SALERNO RESERVE AT SHOWCASE PUD, AS RECORDED IN PLAT BOOK 19, PAGE 73, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADD AND NORTH OF SALERNO RESERVE AT SHOWCASE PUD PHASE 2, PB 20 P 3

BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID TRACT 6, BLOCK 44, ST. LUCIE INLET FARMS, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY); THENCE NORTH 66°08'34" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 448.85 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE SOUTH 24°10'02" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 6, A DISTANCE OF 657.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 6 AS OCCUPIED BY SAID PLAT OF SALERNO PRESERVE AT SHOWCASE, P.U.D.; THENCE SOUTH 23°12'43" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 3, BLOCK 43, AS OCCUPIED BY SAID PLAT OF SALERNO PRESERVE AT SHOWCASE, P.U.D., A DISTANCE OF 659.69 FEET TO A 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "P.R.M. LB2438"; THENCE SOUTH 66°08'36" WEST ALONG THE NORTH LINE OF SAID PLAT OF SALERNO PRESERVE AT SHOWCASE P.U.D., A DISTANCE OF 660.47 TO A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION, BEING THE SOUTHEAST CORNER OF TRACT 4, BLOCK 43 OF SAID ST. LUCIE INLET FARMS; THENCE SOUTH 66°02'58" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, BLOCK 43, A DISTANCE OF 643.42 FEET TO THE POINT OF INTERSECTION WITH EASTERLY RIGHT OF WAY LINE OF A PLATTED NOT OPENED 30.00 FOOT RIGHT OF WAY; THENCE NORTH 23°45'07" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.49 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LIMITS OF THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL NUMBER 149, RECORDED IN OFFICIAL RECORDS BOOK 808, PAGE 1102, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 5783.58 FEET; THENCE NORTHERLY, ALONG THE EASTERLY LIMITS OF SAID RIGHT OF WAY PARCEL 149 AND THE ARC OF SAID CURVE, A DISTANCE OF 771.14 FEET, THRU A CENTRAL ANGLE OF 07°38'22" TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 4, BLOCK 43 ST. LUCIE INLET FARMS; THENCE SOUTH 66°13'17" WEST, ALONG SAID NORTH LINE OF TRACT 4, BLOCK 43, A DISTANCE OF 30.79 FEET TO A POINT ON THE EASTERLY LINE OF THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL 107; SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 5809.58 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 178.20 FEET THRU A CENTRAL ANGLE OF 01°45'28"; THENCE CONTINUE, ALONG SAID RIGHT OF WAY PARCEL, NORTH 06°55'45" EAST 18.37 FEET; THENCE, CONTINUE ALONG SAID RIGHT OF WAY PARCEL, SOUTH 83°04'05" EAST, A DISTANCE OF 23.00 FEET; THENCE, CONTINUE ALONG SAID RIGHT OF WAY PARCEL, NORTH 06°55'45" EAST, A DISTANCE OF 559.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.03 ACRES MORE OR LESS

SURVEYOR'S NOTES: MAKE REVISIONS TO THE SURVEYOR'S NOTES SHOWN ON EACH SHEET

- 1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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 REQUIREMENTS.
4. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
5. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF TRACT 4, BLOCK 43, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983 / 2011 ADJUSTMENT) OF SOUTH 66°02'58" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
7. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CONSTITUTIONAL OFFICES OF MARTIN COUNTY, FLORIDA.
8. THE STATE PLANE COORDINATES AS SHOWN HEREON AND VERTICAL AND/OR HORIZONTAL CONTROL POINTS ESTABLISHED WERE BASED ON THE FOLLOWING FOUND AND OBSERVED CONTROL POINTS USING THEIR PUBLISHED DATUM AS AN OCCUPATION REFERENCE WHICH ARE BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAD 83/11), FLORIDA EAST ZONE. A) NGS VERTICAL CONTROL POINT N 693 PID 067618 AT ELEVATION 5.21 FEET (NAVD 88); B) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION K 403 PID AF7524 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAD 83/11), FLORIDA EAST ZONE AND C) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION GY 024 PID 452777 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAD 83/11), FLORIDA EAST ZONE.
9. 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.

VICINITY MAP SHOULD BE A LINE FEATURE MAP NOT AN IMAGE FOR RECORDED CLARITY PURPOSES.
- THE SUBJECT PARCEL SHOULD BE SHADED OR HATCHED.
- THE SUBJECT PARCEL SHOULD BE LABELED, INCLUDE A LEADER AS NEEDED.

REVISE TO STATE: BEING A RE-PLAT OF TRACT 3, BLOCK 43 AND A PORTION OF TRACT 4, BLOCK 43 AND A PORTION OF TRACTS 5 AND 6, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN THE HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. (TYPICAL FOR ALL SHEETS)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

BARON LANDINGS, LLC., A FLORIDA NOT-FOR-PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS: ON THE PLAT OF BARON LANDINGS

- 1. TRACTS W-1 AND W-2 AS SHOWN ON THIS PLAT OF BARON LANDINGS, ARE HEREBY DESIGNATED AS WETLAND PRESERVATION ZONES AND ARE HEREBY DEDICATED TO THE BARON LANDINGS MASTER ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF PRESERVATION, NO CONSTRUCTION IN, OR ALTERATION, OR DESTRUCTION OF THE WETLAND PRESERVATION ZONE SHALL OCCUR, EXCEPT AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND PRESERVATION ZONE DESIGNATED AS SUCH ON THIS PLAT OF BARON LANDINGS.
2. THE UPLAND PRESERVATION EASEMENTS AS SHOWN ON THIS PLAT OF BARON LANDINGS ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE (A) PRIVATE UPLAND PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF UPLAND PRESERVATION OF UPLAND HABITAT AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVATION AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION, OR DESTRUCTION OF THE PARCELS 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 UPLAND PRESERVATION ZONE DESIGNATED AS SUCH ON THIS PLAT OF BARON LANDINGS.
3. THE WILDLIFE CORRIDOR TRACT AS SHOWN ON THIS PLAT OF BARON LANDINGS IS HEREBY DEDICATED TO THE ASSOCIATION, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF PRESERVATION OF UPLAND HABITAT NO CONSTRUCTION IN, OR ALTERATION, OR DESTRUCTION OF THE WETLAND PRESERVATION ZONE SHALL OCCUR, EXCEPT AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND PRESERVATION ZONE DESIGNATED AS SUCH ON THIS PLAT OF BARON LANDINGS.
4. THE PRIVATE LANDSCAPE EASEMENTS AS SHOWN ON THIS PLAT OF BARON LANDINGS, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FEE SIMPLE PROPERTY OWNER OF THE PROPERTY THE EASEMENT IS LOCATED ON AND SHALL BE DEDICATED TO THE ASSOCIATION FOR LANDSCAPE, DRAINAGE AND UTILITY PURPOSES AND ALL 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 TRACT DESIGNATED AS SUCH ON THIS PLAT.
5. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF BARON LANDINGS, 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.
6. THE ACCESS EASEMENTS AND / OR TRACTS AS SHOWN ON THIS PLAT OF BARON LANDINGS, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND THE PRIVATE STREETS AND RIGHTS-OF-WAY 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 IS HEREBY GRANTED A NON-EXCLUSIVE EASEMENT OVER THE ACCESS TRACT AND EASEMENT INCLUDING ACCESS THRU ANY LOCKED GATES. 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.
7. TRACT DOT-1 AS SHOWN ON THIS PLAT OF BARON LANDINGS IS HEREBY DEDICATED TO THE ASSOCIATION, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE PROVIDING WATER DETENTION USE TO THE DEPARTMENT OF TRANSPORTATION. MARTIN COUNTY AND/OR THE DEPARTMENT OF TRANSPORTATION SHALL HAVE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DOT TRACT DESIGNATED AS SUCH ON THIS PLAT OF BARON LANDINGS.
8. THE PRIVATE DETENTION TRACTS AND LAKE ACCESS EASEMENTS AS SHOWN ON THIS PLAT OF BARON LANDINGS, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE 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 TRACT DESIGNATED AS SUCH ON THIS PLAT.

AND SEALED

SIGNED THIS DAY OF 2024, ON BEHALF OF BARON LANDINGS MASTER ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

BY: JEREMIAH BARON, PRESIDENT

SEE RESOLUTION NUMBER 02-6.1 FOR FURTHER CLARIFICATION OF ACCEPTED FORMATTING

WITNESS: Print Signature

WITNESS: Print Signature

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED A AS IDENTIFICATION.

DATED THIS DAY OF 2024.

NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. MY COMMISSION EXPIRES:

NOTARY STAMP

A PLAT OF BARON LANDINGS

SIZE AND FONT OF EACH PLAT NAME SHOWN ON EACH SHEET MUST BE CONSISTANT

BEING A RE-PLAT OF TRACT 3, BLOCK 43 AND A PORTION OF TRACT 4, BLOCK 43 AND A PORTION OF TRACTS 5 AND 6 BLOCK 44, ST LUCIE INLET FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LYING AND BEING A PORTION OF LOT 26 OF THE HANSON GRANT IN, TOWNSHIP 38 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA

CLERK 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 2024.

CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: DEPUTY CLERK (CIRCUIT COURT SEAL)

FILE NO.

Plat Book Page

SUBDIVISION PARCEL CONTROL NUMBER

ACCEPTANCE OF DEDICATIONS:

BARON LANDINGS MASTER ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DO HEREBY ACCEPT THE FOREMENTIONED DEDICATIONS OF ALL WATER RETENTION TRACTS, PRESERVATION TRACTS, WETLAND TRACTS AND ACCESS EASEMENTS, AS SHOWN ON THIS PLAT OF BARON LANDINGS, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON.

BARON LANDINGS MASTER ASSOCIATION, INC.

BY: President, Signature Print

FIX MISALIGNMENTS AND ENSURE CONSISTENCY WITH RESOLUTION NUMBER 02-6.1

WITNESS: Print Signature

WITNESS: Print Signature

ACKNOWLEDGEMENT FOR ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TO ME WELL KNOWN TO BE THE PRESIDENT OF BARON LANDINGS MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND ACKNOWLEDGES THAT HE/SHE EXECUTED THE ACCEPTANCE OF DEDICATIONS AS THE PRESIDENT OF SAID CORPORATION BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE/SHE IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS DAY OF

NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. MY COMMISSION EXPIRES:

STAMP

SEE RESOLUTION NUMBER 02-6.1 FOR FURTHER CLARIFICATION OF ACCEPTED FORMATTING

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: COUNTY SURVEYOR AND MAPPER THOMAS M. WALKER, JR., P.S.M.

DATE: COUNTY ENGINEER USA WIGHSER, P.E. MICHAEL GRZELKA, P.E.

DATE: COUNTY ATTORNEY SARAH WOODS

DATE: CHAIRMAN, BOARD OF COUNTY COMMISSIONERS EDWARD V. CIAMPI . ATTEST:

DATE: CLERK CAROLYN TIMMANN CLERK OF COURT

- ALL CALLS REFERENCED IN DESCRIPTION MUST BE LABELED ON PLAT.
- ENSURE ALL BEARINGS AND DISTANCES, AND CURVE INFORMATION IS CONSISTENT WITH WHAT IS SHOWN ON THE PLAT.
- CORRECT MISSPELLINGS
- CORRECT INCONSISTENCIES IN PUNCTUATION AND VERBIAGE.

MISSING SPACE

MISSING SPACE

REFERENCE BEARING AND BASIS MUST BE THE SAME AS WHAT IS REFERENCED ON BOUNDARY SURVEY.

NAD (TYPICAL)

REMOVE ALL VERTICAL (TYPICAL)

A PLAT OF BARON LANDINGS

BEING A RE-PLAT OF TRACT 3, BLOCK 43 AND A PORTION OF TRACT 4, BLOCK 43 AND A PORTION OF TRACTS 5 AND 6 BLOCK 44, ST LUCIE INLET FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LYING AND BEING A PORTION OF LOT 26 OF THE HANSON GRANT IN, TOWNSHIP 38 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA

SUBDIVISION PARCEL CONTROL NUMBER

(THIS ONLY NEEDS TO APPEAR ON SHEET 1 (TYPICAL))

SEE RESOLUTION NUMBER 02-6.1 FOR FURTHER CLARIFICATION OF ACCEPTED FORMATTING

TITLE CERTIFICATION:

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2024:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF BARON LANDINGS IS IN THE NAME OF BARON LANDINGS, LLC, EXECUTING THE CERTIFICATION OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO FLORIDA STATUTE 197,192 F.S. HAVE BEEN PAID.

DATED _____
SIGNED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
FLORIDA BAR NO. _____
ADDRESS: _____

IF NO MORTGAGES, THEN SUBSECTION 2 IS NOT REQUIRED

ADD ADJOINING PROPERTY RECORDED INFORMATION

MEASURED (M), CALCIED (C), PLATTED (P), ETC. VALUES ARE FOR BOUNDARY SURVEY, NOT PLAT (TYPICAL)
WHAT IS CALLED FOR IN THE MEETS AND BOUNDS DESCRIPTION SHOULD BE WHAT IS SHOWN ON THE PLAT. (TYPICAL)

CERTIFICATE OF SURVEYOR AND MAPPER:

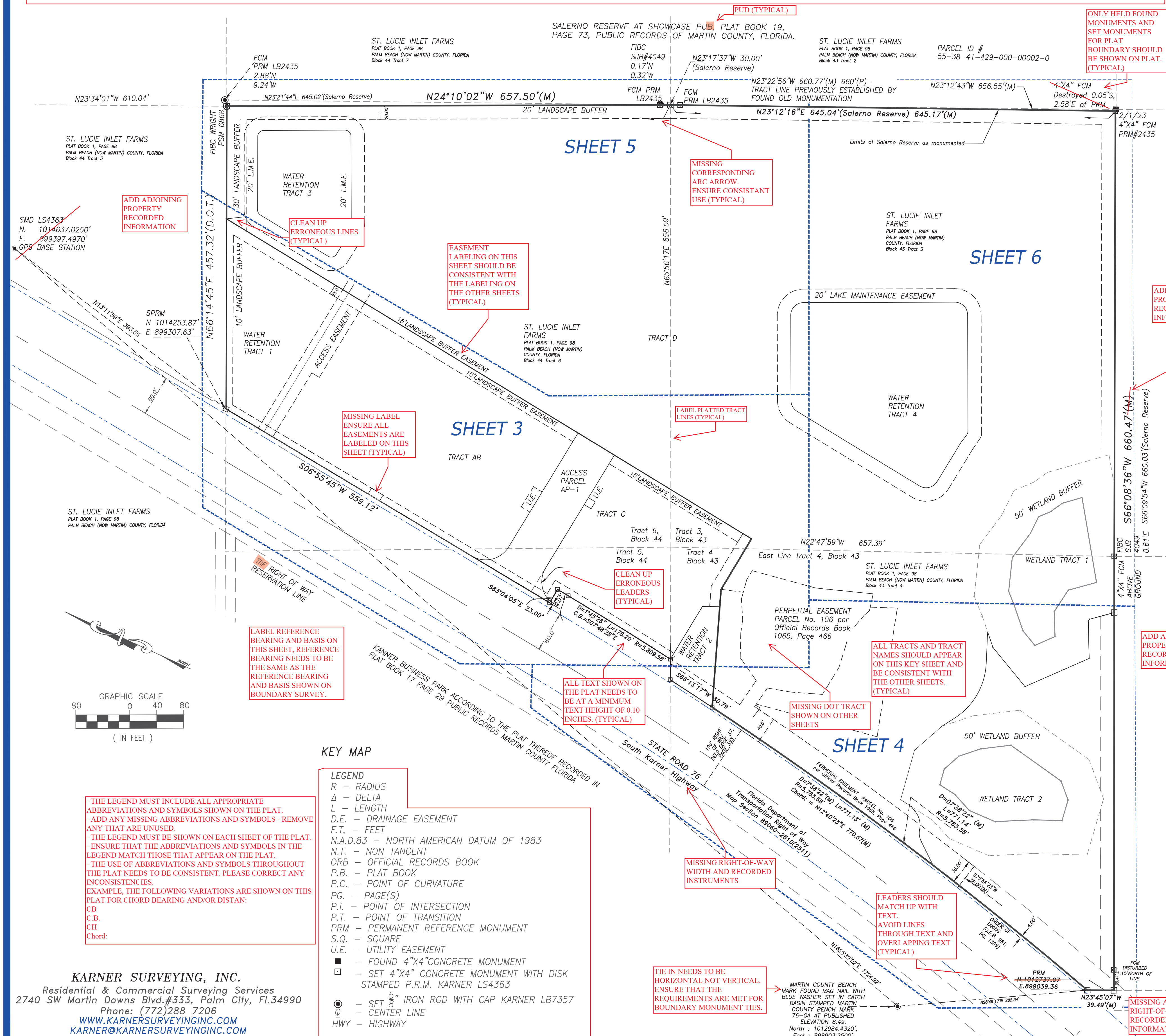
I, REGINA KARNER, HEREBY CERTIFY THAT THIS PLAT OF BARON LANDINGS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS 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.

Date: _____
REGINA KARNER, PROFESSIONAL LAND SURVEYOR AND MAPPER (MISSING ADDRESS)
REGISTRATION NO 4363 - STATE OF FLORIDA
KARNER SURVEYING INC., A LICENSED BUSINESS 7357
JOB NUMBER: 1508-1202

SEAL

SURVEYOR'S NOTES:

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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 REQUIREMENTS.
4. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
5. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF TRACT 4, BLOCK 43, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983 / 2011 ADJUSTMENT) OF SOUTH 66°02'58" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
7. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CONSTITUTIONAL OFFICES OF MARTIN COUNTY, FLORIDA.
8. THE STATE PLANE COORDINATES AS SHOWN HEREON AND VERTICAL AND/OR HORIZONTAL CONTROL POINTS ESTABLISHED WERE BASED ON THE FOLLOWING FOUND AND OBSERVED CONTROL POINTS USING THEIR PUBLISHED DATUM AS AN OCCUPATION REFERENCE WHICH ARE BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAO 83/11), FLORIDA EAST ZONE. A) NGS VERTICAL CONTROL POINT N 693 PID D07618 AT ELEVATION 5.21 FEET (NAVD 88), B) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION K 403 PID A7524 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAO 83/11), FLORIDA EAST ZONE AND C) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION GGY 024 PID A45277 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAO 83/11), FLORIDA EAST ZONE.
9. ALL PLATTED UTILITY 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.



ADD ADJOINING PROPERTY RECORDED INFORMATION

CLEAN UP ERRONEOUS LINES (TYPICAL)

EASEMENT LABELING ON THIS SHEET SHOULD BE CONSISTENT WITH THE LABELING ON THE OTHER SHEETS (TYPICAL)

MISSING CORRESPONDING ARC ARROW. ENSURE CONSISTENT USE (TYPICAL)

MISSING LABEL ENSURE ALL EASEMENTS ARE LABELED ON THIS SHEET (TYPICAL)

LABEL PLATTED TRACT LINES (TYPICAL)

CLEAN UP ERRONEOUS LEADERS (TYPICAL)

ALL TEXT SHOWN ON THE PLAT NEEDS TO BE AT A MINIMUM TEXT HEIGHT OF 0.10 INCHES (TYPICAL)

MISSING DOT TRACT SHOWN ON OTHER SHEETS

ALL TRACTS AND TRACT NAMES SHOULD APPEAR ON THIS KEY SHEET AND BE CONSISTENT WITH THE OTHER SHEETS. (TYPICAL)

MISSING RIGHT-OF-WAY WIDTH AND RECORDED INSTRUMENTS

LEADERS SHOULD MATCH UP WITH TEXT. AVOID LINES THROUGH TEXT AND OVERLAPPING TEXT (TYPICAL)

TIE IN NEEDS TO BE HORIZONTAL NOT VERTICAL. ENSURE THAT THE REQUIREMENTS ARE MET FOR BOUNDARY MONUMENT TIES.

MISSING ADJOINING RIGHT-OF-WAY RECORDED INFORMATION

KEY MAP

- LEGEND
- R - RADIUS
 - Δ - DELTA
 - L - LENGTH
 - D.E. - DRAINAGE EASEMENT
 - F.T. - FEET
 - N.A.D.83 - NORTH AMERICAN DATUM OF 1983
 - N.T. - NON TANGENT
 - ORB - OFFICIAL RECORDS BOOK
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - PG. - PAGE(S)
 - P.I. - POINT OF INTERSECTION
 - P.T. - POINT OF TRANSITION
 - PRM - PERMANENT REFERENCE MONUMENT
 - S.Q. - SQUARE
 - U.E. - UTILITY EASEMENT
 - - FOUND 4"x4" CONCRETE MONUMENT
 - - SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED P.R.M. KARNER LS4363
 - - SET 5" IRON ROD WITH CAP KARNER LB7357
 - - CENTER LINE
 - HWY - HIGHWAY

- THE LEGEND MUST INCLUDE ALL APPROPRIATE ABBREVIATIONS AND SYMBOLS SHOWN ON THE PLAT.
- ADD ANY MISSING ABBREVIATIONS AND SYMBOLS - REMOVE ANY THAT ARE UNUSED.
- THE LEGEND MUST BE SHOWN ON EACH SHEET OF THE PLAT.
- ENSURE THAT THE ABBREVIATIONS AND SYMBOLS IN THE LEGEND MATCH THOSE THAT APPEAR ON THE PLAT.
- THE USE OF ABBREVIATIONS AND SYMBOLS THROUGHOUT THE PLAT NEEDS TO BE CONSISTENT. PLEASE CORRECT ANY INCONSISTENCIES.
EXAMPLE, THE FOLLOWING VARIATIONS ARE SHOWN ON THIS PLAT FOR CHORD BEARING AND/OR DISTANCE:

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, FL 34990
Phone: (772)288 7206
WWW.KARNERSURVEYINGINC.COM
KARNER@KARNERSURVEYINGINC.COM

A PLAT OF BARON LANDINGS

BEING A RE-PLAT OF TRACT 3, BLOCK 43 AND A PORTION OF TRACT 4, BLOCK 43 AND A PORTION OF TRACTS 5 AND 6 BLOCK 44, ST LUCIE INLET FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;
LYING AND BEING A PORTION OF LOT 26 OF THE HANSON GRANT IN, TOWNSHIP 38 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA

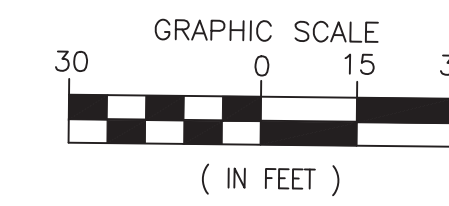
SUBDIVISION PARCEL CONTROL NUMBER

SURVEYOR'S NOTES:

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. 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 REQUIREMENTS.
4. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
5. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF TRACT 4, BLOCK 43, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983 / 2011 ADJUSTMENT) OF SOUTH 66°02'58" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
7. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CONSTITUTIONAL OFFICES OF MARTIN COUNTY, FLORIDA.
8. THE STATE PLANE COORDINATES AS SHOWN HEREON AND VERTICAL AND/OR HORIZONTAL CONTROL POINTS ESTABLISHED WERE BASED ON THE FOLLOWING FOUND AND OBSERVED CONTROL POINTS USING THEIR PUBLISHED DATUM AS AN OCCUPATION REFERENCE WHICH ARE BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAO 83/11), FLORIDA EAST ZONE. A) NGS VERTICAL CONTROL POINT N 693 PID D07618 AT ELEVATION 5.21 FEET (NAVD 88), B) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION K 403 PID AF7524 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAO 83/11), FLORIDA EAST ZONE AND C) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION GCY D24 PID AJ5277 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAO 83/11), FLORIDA EAST ZONE.
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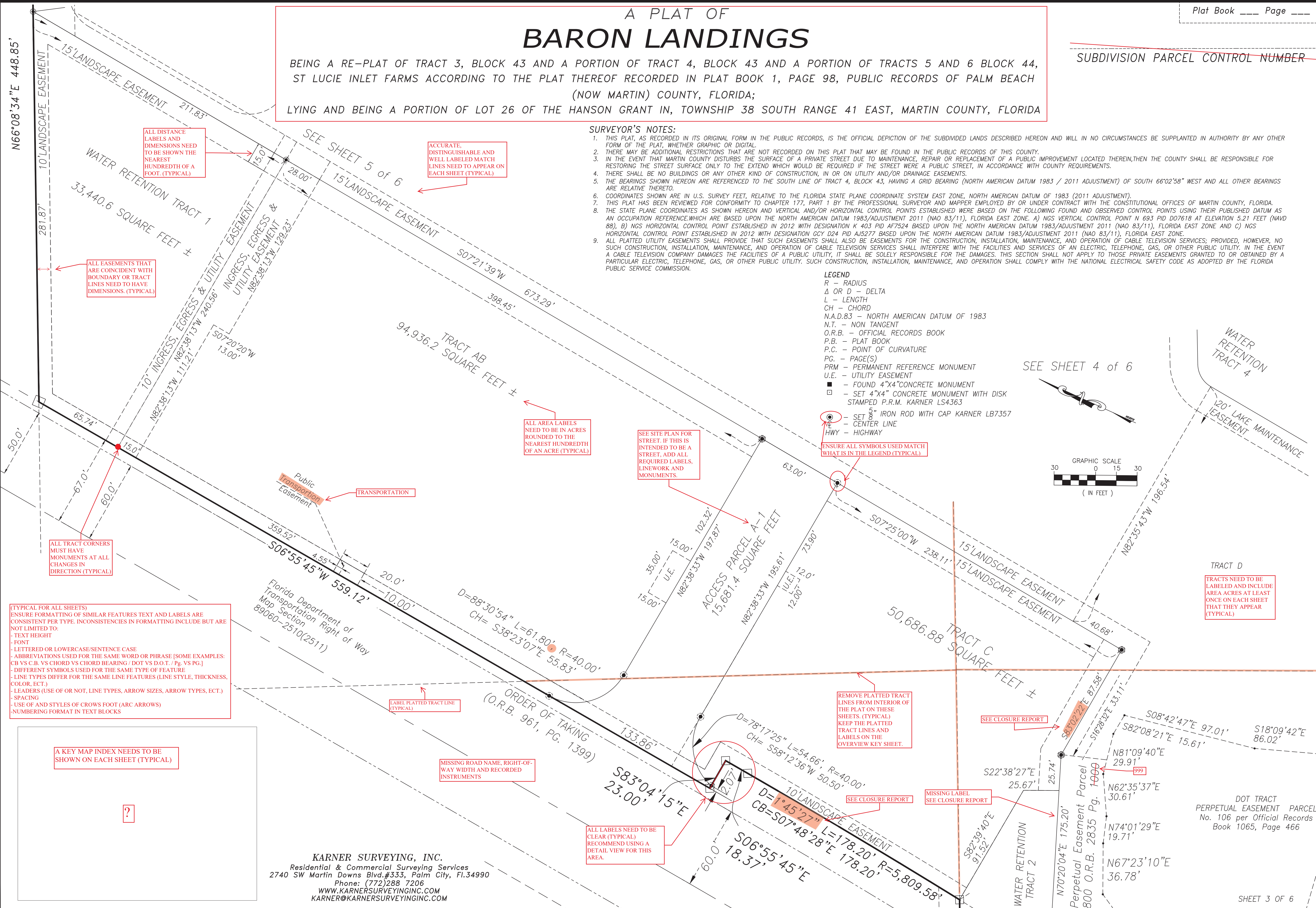
LEGEND

- R - RADIUS
 - Δ OR Δ - DELTA
 - L - LENGTH
 - CH - CHORD
 - N.A.D.83 - NORTH AMERICAN DATUM OF 1983
 - N.T. - NON TANGENT
 - O.R.B. - OFFICIAL RECORDS BOOK
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - PG. - PAGE(S)
 - PRM - PERMANENT REFERENCE MONUMENT
 - U.E. - UTILITY EASEMENT
 - - FOUND 4"x4" CONCRETE MONUMENT
 - - SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED P.R.M. KARNER LS4363
 - - SET 5" IRON ROD WITH CAP KARNER LB7357
 - ⊙ - CENTER LINE
 - HWY - HIGHWAY
- ENSURE ALL SYMBOLS USED MATCH WHAT IS IN THE LEGEND (TYPICAL)



SEE SHEET 4 of 6

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(TYPICAL FOR ALL SHEETS)
ENSURE FORMATTING OF SIMILAR FEATURES TEXT AND LABELS ARE CONSISTENT PER TYPE. INCONSISTENCIES IN FORMATTING INCLUDE BUT ARE NOT LIMITED TO:
- TEXT HEIGHT
- FONT
- LETTERED OR LOWERCASE/SENTENCE CASE
- ABBREVIATIONS USED FOR THE SAME WORD OR PHRASE [SOME EXAMPLES: CB VS C.B. VS CHORD VS CHORD BEARING / DOT VS D.O.T. / Pg. VS PG.]
- DIFFERENT SYMBOLS USED FOR THE SAME TYPE OF FEATURE
- LINE TYPES DIFFER FOR THE SAME LINE FEATURES (LINE STYLE, THICKNESS, COLOR, ECT.)
- LEADERS (USE OF OR NOT, LINE TYPES, ARROW SIZES, ARROW TYPES, ECT.)
- SPACING
- USE OF AND STYLES OF CROWS FOOT (ARC ARROWS)
- NUMBERING FORMAT IN TEXT BLOCKS

A KEY MAP INDEX NEEDS TO BE SHOWN ON EACH SHEET (TYPICAL)

MISSING ROAD NAME, RIGHT-OF-WAY WIDTH AND RECORDED INSTRUMENTS

ALL LABELS NEED TO BE CLEAR (TYPICAL) RECOMMEND USING A DETAIL VIEW FOR THIS AREA.

REMOVE PLATTED TRACT LINES FROM INTERIOR OF THE PLAT ON THESE SHEETS. (TYPICAL) KEEP THE PLATTED TRACT LINES AND LABELS ON THE OVERVIEW KEY SHEET.

DOT TRACT
PERPETUAL EASEMENT PARCEL
No. 106 per Official Records
Book 1065, Page 466

SUBDIVISION PARCEL CONTROL NUMBER

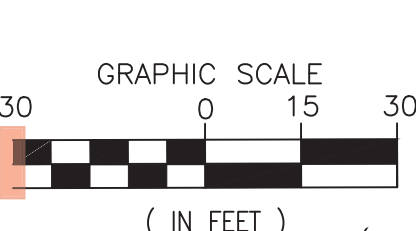
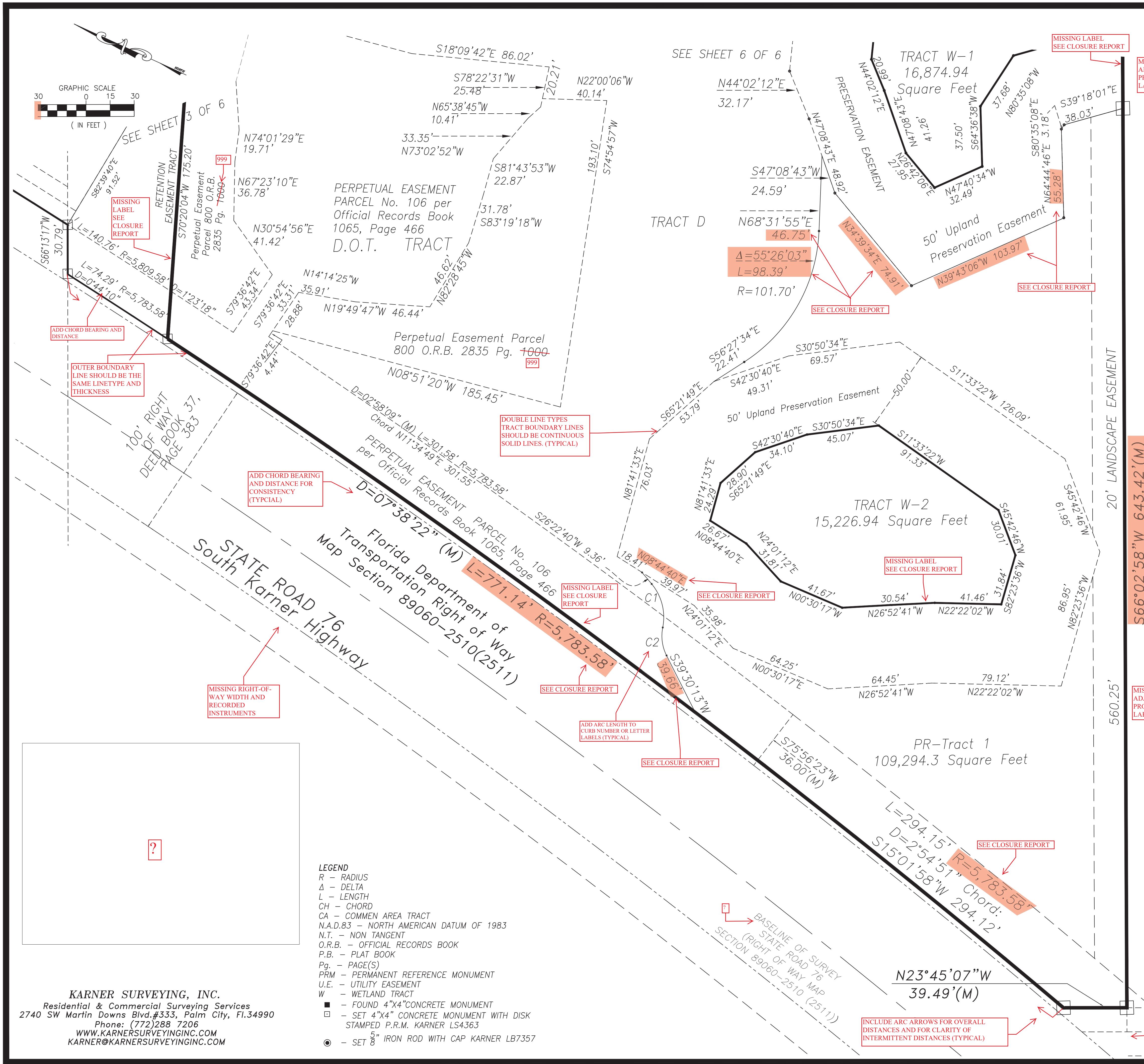
A PLAT OF BARON LANDINGS

BEING A RE-PLAT OF TRACT A, SAGO SANDS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 27, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING AND BEING A PORTION OF GOVERNMENT LOT 1, LYING IN SECTION 27, TOWNSHIP 37 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA

LINE and CURVE TABLE

L1	526° 22' 40"W	9.36'
L2	539° 30' 13"W	39.66'
C1	Radius: 32.37' Arc Length: 28.95' Delta: 51°14'38" Course: S51° 59' 59"W	Chord: 27.93'
C2	Radius: 27.00' Arc Length: 17.96' Delta: 38°07'06" Course: S58° 33' 46"W	Chord: 17.63'

- SURVEYOR'S NOTES:**
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 - W - WETLAND TRACT
 - - FOUND 4"x4" CONCRETE MONUMENT
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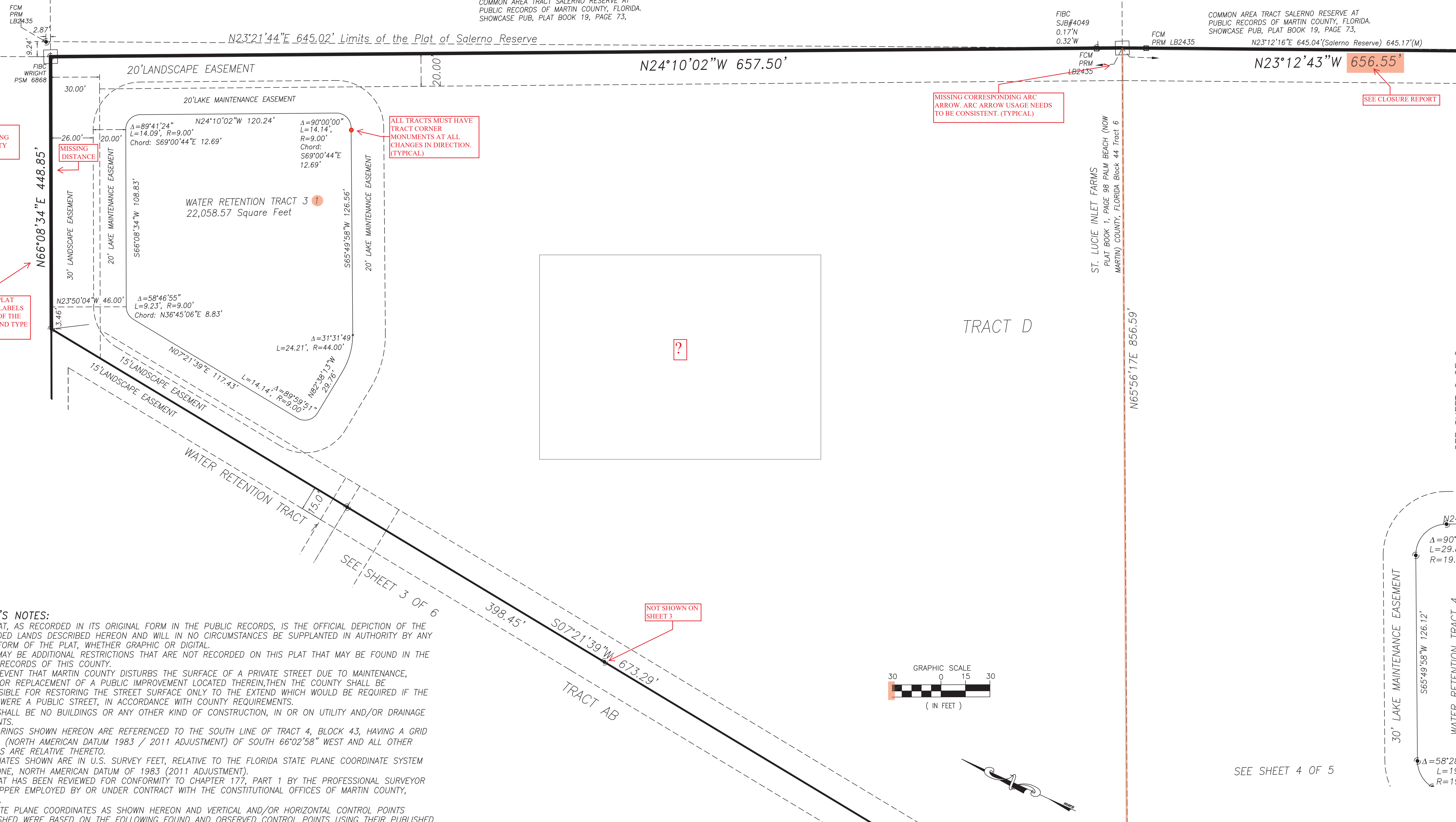
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SUBDIVISION PARCEL CONTROL NUMBER

COMMON AREA TRACT SALERNO RESERVE AT PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWCASE PUB, PLAT BOOK 19, PAGE 73.

COMMON AREA TRACT SALERNO RESERVE AT PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SHOWCASE PUB, PLAT BOOK 19, PAGE 73.



MISSING ADJOINING PROPERTY LABELS

ALL OUTER PLAT BOUNDARY LABELS SHOULD BE OF THE SAME SIZE AND TYPE (TYPICAL)

ALL TRACTS MUST HAVE TRACT CORNER MONUMENTS AT ALL CHANGES IN DIRECTION. (TYPICAL)

MISSING CORRESPONDING ARC ARROW. ARC ARROW USAGE NEEDS TO BE CONSISTENT. (TYPICAL)

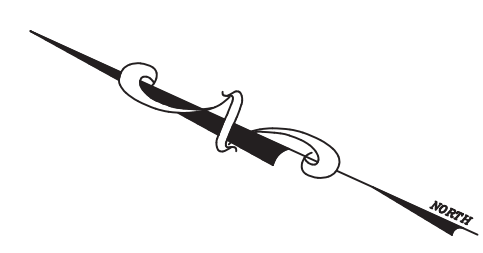
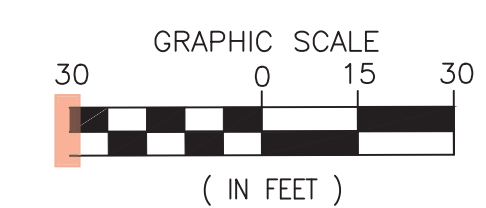
SEE CLOSURE REPORT

?

NOT SHOWN ON SHEET 3

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~~SUBDIVISION PARCEL CONTROL NUMBER~~

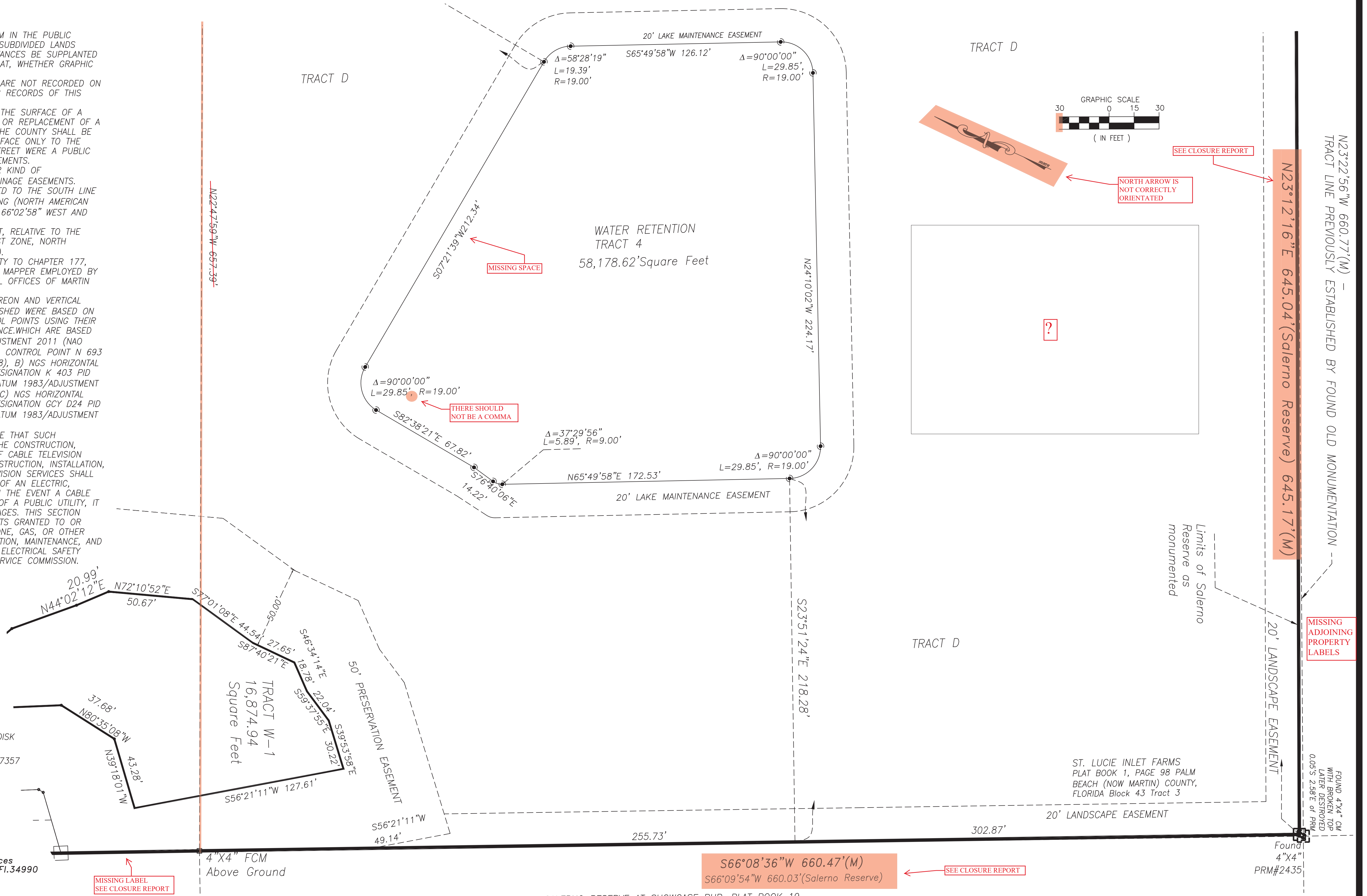
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LEGEND

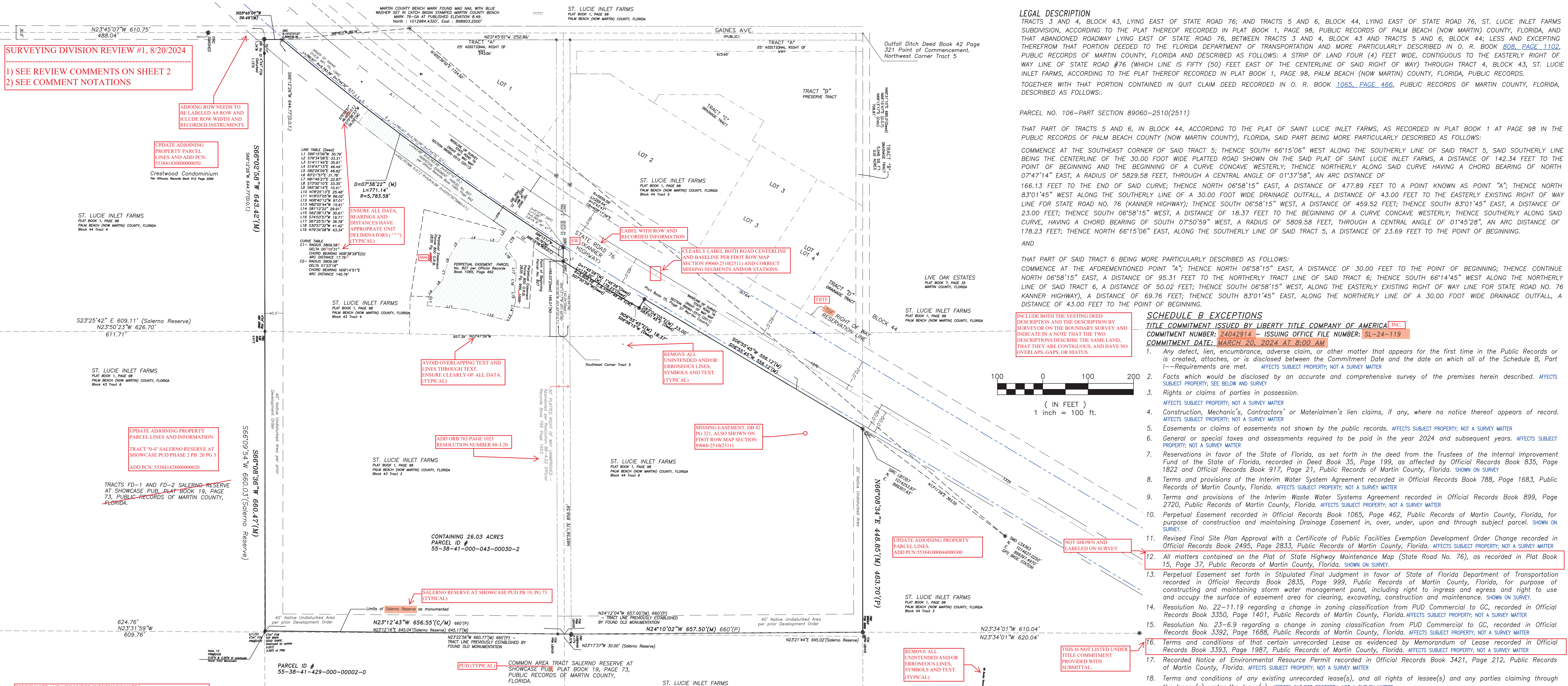
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TRACTS FD-1 AND FD-2 SALERNO RESERVE AT SHOWCASE PUB, PLAT BOOK 19, PAGE 73, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

UPDATE ADJOINING PROPERTY INFORMATION



LEGAL DESCRIPTION
 TRACTS 3 AND 4, BLOCK 43, LYING EAST OF STATE ROAD 76; AND TRACTS 5 AND 6, BLOCK 44, LYING EAST OF STATE ROAD 76, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND THAT ABANDONED ROADWAY LYING EAST OF STATE ROAD 76, BETWEEN TRACTS 3 AND 4, BLOCK 43 AND TRACTS 5 AND 6, BLOCK 44; LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MORE PARTICULARLY DESCRIBED IN O. R. BOOK 808, PAGE 1102, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: A STRIP OF LAND FOUR (4) FEET WIDE, CONTIGUOUS TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD #76 (WHICH LINE IS FIFTY (50) FEET EAST OF THE CENTERLINE OF SAID RIGHT OF WAY) THROUGH TRACT 4, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS. TOGETHER WITH THAT PORTION CONTAINED IN QUIT CLAIM DEED RECORDED IN O. R. BOOK 1065, PAGE 466, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL NO. 106-PART SECTION 89060-2510(2511)
 THAT PART OF TRACTS 5 AND 6, IN BLOCK 44, ACCORDING TO THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1 AT PAGE 98 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 66°15'06" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 5, SAID SOUTHERLY LINE BEING THE CENTERLINE OF THE 30.00 FOOT WIDE DRAINAGE OUTFALL ON THE SAID PLAT OF SAINT LUCIE INLET FARMS, A DISTANCE OF 142.34 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE HAVING A CHORD BEARING OF NORTH 07°47'14" EAST, A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 01°37'58", AN ARC DISTANCE OF 166.13 FEET TO THE END OF SAID CURVE; THENCE NORTH 06°58'15" EAST, A DISTANCE OF 477.89 FEET TO A POINT KNOWN AS POINT "A"; THENCE NORTH 83°01'45" WEST ALONG THE SOUTHERLY LINE OF A 30.00 FOOT WIDE DRAINAGE OUTFALL, A DISTANCE OF 43.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD NO. 76 (KANNER HIGHWAY); THENCE SOUTH 06°58'15" WEST, A DISTANCE OF 459.52 FEET; THENCE SOUTH 83°01'45" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 06°58'15" WEST, A DISTANCE OF 18.37 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 07°50'59" WEST, A RADIUS OF 5809.58 FEET, THROUGH A CENTRAL ANGLE OF 01°45'28", AN ARC DISTANCE OF 178.23 FEET; THENCE NORTH 66°15'06" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 5, A DISTANCE OF 23.69 FEET TO THE POINT OF BEGINNING.
 AND
 THAT PART OF SAID TRACT 6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 06°58'15" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 06°58'15" EAST, A DISTANCE OF 95.31 FEET TO THE NORTHERLY TRACT LINE OF SAID TRACT 6; THENCE SOUTH 66°14'45" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 50.02 FEET; THENCE SOUTH 06°58'15" WEST, ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD NO. 76 KANNER HIGHWAY), A DISTANCE OF 69.76 FEET; THENCE SOUTH 83°01'45" EAST, ALONG THE NORTHERLY LINE OF A 30.00 FOOT WIDE DRAINAGE OUTFALL, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS
TITLE COMMITMENT ISSUED BY LIBERTY TITLE COMPANY OF AMERICA, INC.
 COMMITMENT NUMBER: 24042914 - ISSUING OFFICE FILE NUMBER: SL-24-119
 COMMITMENT DATE: MARCH 20, 2024 AT 8:00 AM

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. AFFECTS SUBJECT PROPERTY; SEE BELOW AND SURVEY
- Rights or claims of parties in possession. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Easements or claims of easements not shown by the public records. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- General or special taxes and assessments required to be paid in the year 2024 and subsequent years. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 35, Page 199, as affected by Official Records Book 835, Page 1822 and Official Records Book 917, Page 21, Public Records of Martin County, Florida. SHOWN ON SURVEY
- Terms and provisions of the Interim Water System Agreement recorded in Official Records Book 788, Page 1683, Public Records of Martin County, Florida. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Terms and provisions of the Interim Waste Water Systems Agreement recorded in Official Records Book 899, Page 2720, Public Records of Martin County, Florida. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Perpetual Easement recorded in Official Records Book 1065, Page 462, Public Records of Martin County, Florida, for purpose of construction and maintaining Drainage Easement in, over, under, upon and through subject parcel. SHOWN ON SURVEY
- Revised Final Site Plan Approval with a Certificate of Public Facilities Exemption Development Order Change recorded in Official Records Book 2495, Page 2833, Public Records of Martin County, Florida. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- All matters contained on the Plat of State Highway Maintenance Map (State Road No. 76), as recorded in Plat Book 15, Page 37, Public Records of Martin County, Florida. SHOWN ON SURVEY
- Perpetual Easement set forth in Stipulated Final Judgment in favor of State of Florida Department of Transportation recorded in Official Records Book 2835, Page 999, Public Records of Martin County, Florida, for purpose of constructing and maintaining storm water management pond, including right to ingress and egress and right to use and occupy the surface of easement area for clearing, excavating, construction and maintenance. SHOWN ON SURVEY
- Resolution No. 22-11.19 regarding a change in zoning classification from PUD Commercial to CC, recorded in Official Records Book 3350, Page 1401, Public Records of Martin County, Florida. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Resolution No. 23-6.9 regarding a change in zoning classification from PUD Commercial to CC, recorded in Official Records Book 3392, Page 1688, Public Records of Martin County, Florida. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Terms and conditions of that certain unrecorded Lease as evidenced by Memorandum of Lease recorded in Official Records Book 3393, Page 1987, Public Records of Martin County, Florida. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Recorded Notice of Environmental Resource Permit recorded in Official Records Book 3421, Page 212, Public Records of Martin County, Florida. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
- Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER

SURVEYOR'S REPORT

ACCURACY:
 1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
 3. THIS SURVEY IS BASED ON REPETITIVE RTK, GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
 4. THE STATE PLANE COORDINATES AS SHOWN HEREON AND VERTICAL AND/OR HORIZONTAL CONTROL POINTS ESTABLISHED WERE BASED ON THE FOLLOWING FOUND AND OBSERVED CONTROL POINTS USING THEIR PUBLISHED DATUM AS AN OCCUPATION REFERENCE WHICH ARE BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAD 83/11), FLORIDA EAST ZONE.
 A) NGS VERTICAL CONTROL POINT N 693-PID-D07618 AT ELEVATION 5.21 FEET (NAVD 88);
 B) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION K 403 PID AF7524 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAD 83/11), FLORIDA EAST ZONE.
 C) NGS HORIZONTAL CONTROL POINT ESTABLISHED IN 2012 WITH DESIGNATION GCY D24 PID AJ5277 BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT 2011 (NAD 83/11), FLORIDA EAST ZONE.
 5. ALL ELEVATIONS SHOWN ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 6. VERTICAL CONTROL POINTS ARE REFERENCED FROM THE FOLLOWING PUBLISHED DATUM - MARTIN COUNTY BENCH MARK 76-GA - AT ELEVATION 8.49;
 7. THE BASIS OF BEARING BEING OF N06°55'45"E IS ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD 76 - S. KANNER HIGHWAY. [AND ALL OTHERS ARE RELATIVE TO SAID BEARING].
 8. PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE RB-3 GPS SYSTEM IN REAL TIME KINEMATICS MODE. REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. ALL OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THEN THREE WAS IN EFFECT

REVISION NOTE AND ADD UNDER SURVEYOR'S NOTES.
 FLOOD HAZARD MAP INFORMATION:
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BY GRAPHIC PLOTTING ONLY SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X" AS DETERMINED BY FEMA ON FLOOD RATE PANEL NUMBER 12085C023H REVISION DATE: FEBRUARY 19, 2020 AND FLOOD RATE PANEL NUMBER 12085C030IH REVISION DATE: FEBRUARY 19, 2020.
 FEMA FLOOD ZONE DATA SHOWN HERE ON IS BASED ON THE VISUAL INSPECTION OF THE DIGITAL FLOOD HAZARDOUS MAPS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND IS LIMITED TO THE ACCURACY OF SUCH MAPS.
 FLOOD ZONE: X, ACCORDING TO PANEL NO. 282 and 301, COMMUNITY #: 120161 SUFFIX: H DATE: 2.19.2020

SURVEYOR'S CERTIFICATION

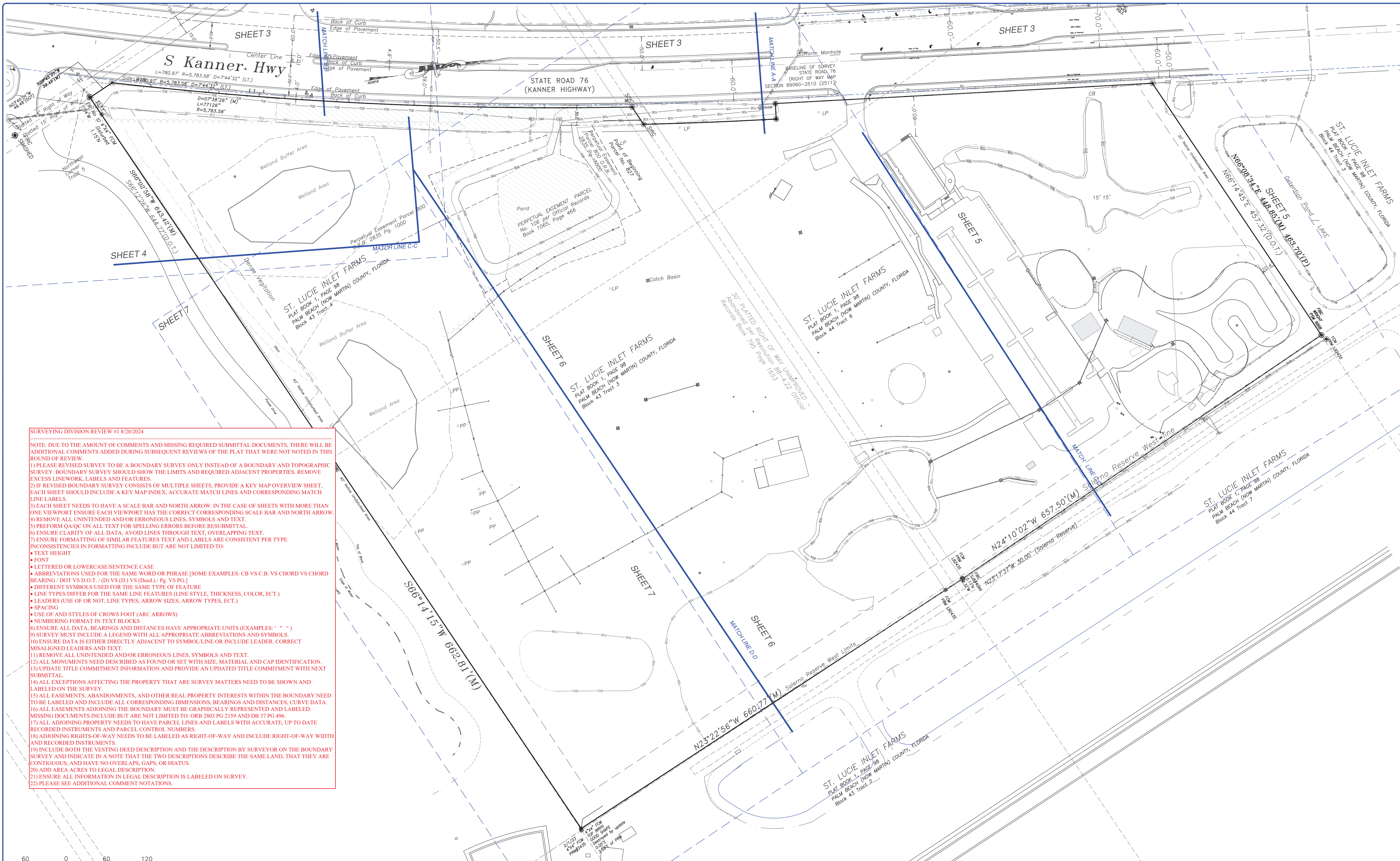
(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF REGINA C. KARNER, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)
 I HEREBY CERTIFY TO BARON LANDINGS, LLC; EVELYN DEGELLER REVOCABLE TRUST; IRVIN DEGELLER REVOCABLE TRUST; ROSS, EARLE, BONAN & ENSOR, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT THE SURVEY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH FLORIDA ADMINISTRATIVE CODE SJ-17, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.

KARNER SURVEYING INC.
 REGINA C. KARNER, PSM 4363 Karner Surveying Inc. LB#7357 Date

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 BARON LANDINGS, LLC
 MARTIN COUNTY FLORIDA

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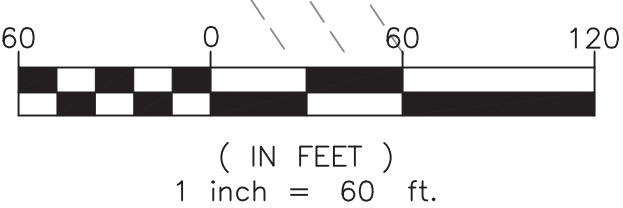
DATE: 2.03.2023	REVISION DESCRIPTION: UPDATE of Physical Improvements	SHEET TITLE:
3.6.2023	Rev Boundary-Adj, Occupation	
5.31.2023	Add Title Easement Misc Rev	
1.17.2024	update adjacent topo	
4.28.2024	update Title Review	
5.30.2024	add parcel area	
DATE: 2.03.2023	DATE: 11.14.2023	DATE: 10.17.2023
SCALE: 1"=100'	SCALE: 1"=100'	SCALE: 1"=100'
DRAWN BY: [Name]	CHECKED BY: [Name]	DATE: [Date]
DATE: [Date]	DATE: [Date]	DATE: [Date]



SURVEYING DIVISION REVIEW #1 8/20/2024

NOTE: DUE TO THE AMOUNT OF COMMENTS AND MISSING REQUIRED SUBMITTAL DOCUMENTS, THERE WILL BE ADDITIONAL COMMENTS ADDED DURING SUBSEQUENT REVIEWS OF THE PLAT THAT WERE NOT NOTED IN THIS ROUND OF REVIEW.

- PLEASE REVISED SURVEY TO BE A BOUNDARY SURVEY ONLY INSTEAD OF A BOUNDARY AND TOPOGRAPHIC SURVEY. BOUNDARY SURVEY SHOULD SHOW THE LIMITS AND REQUIRED ADJACENT PROPERTIES. REMOVE EXCESS LINWORK, LABELS AND FEATURES.
- IF REVISED BOUNDARY SURVEY CONSISTS OF MULTIPLE SHEETS, PROVIDE A KEY MAP OVERVIEW SHEET. EACH SHEET SHOULD INCLUDE A KEY MAP INDEX, ACCURATE MATCH LINES AND CORRESPONDING MATCH LINE LABELS.
- EACH SHEET NEEDS TO HAVE A SCALE BAR AND NORTH ARROW. IN THE CASE OF SHEETS WITH MORE THAN ONE VIEWPORT ENSURE EACH VIEWPORT HAS THE CORRECT CORRESPONDING SCALE BAR AND NORTH ARROW.
- REMOVE ALL UNINTENDED AND/OR ERRONEOUS LINES, SYMBOLS AND TEXT.
- PERFORM QA/QC ON ALL TEXT FOR SPELLING ERRORS BEFORE RESUBMITTAL.
- ENSURE CLARITY OF ALL DATA. AVOID LINES THROUGH TEXT, OVERLAPPING TEXT.
- ENSURE FORMATTING OF SIMILAR FEATURES TEXT AND LABELS ARE CONSISTENT PER TYPE. INCONSISTENCIES IN FORMATTING INCLUDE BUT ARE NOT LIMITED TO:
 - TEXT HEIGHT
 - FONT
 - LETTERED OR LOWERCASE/SENTENCE CASE
 - ABBREVIATIONS USED FOR THE SAME WORD OR PHRASE [SOME EXAMPLES: CB VS C.B. VS CHORD VS CHORD BEARING / DOT VS D.O.T. / (D) VS (D.) VS (Dsed.) / Pg VS PG.]
 - DIFFERENT SYMBOLS USED FOR THE SAME TYPE OF FEATURE
 - LINE TYPES DIFFER FOR THE SAME LINE FEATURES (LINE STYLE, THICKNESS, COLOR, ECT.)
 - LEADERS (USE OF OR NOT, LINE TYPES, ARROW SIZES, ARROW TYPES, ECT.)
 - SPACING
 - USE OF AND STYLES OF CROWS FOOT (ARC ARROWS)
 - NUMBERING FORMAT IN TEXT BLOCKS
- ENSURE ALL DATA, BEARINGS AND DISTANCES HAVE APPROPRIATE UNITS (EXAMPLES: ' ° °)
- SURVEY MUST INCLUDE A LEGEND WITH ALL APPROPRIATE ABBREVIATIONS AND SYMBOLS.
- ENSURE DATA IS EITHER DIRECTLY ADJACENT TO SYMBOL/LINE OR INCLUDE LEADER. CORRECT MISALIGNED LEADERS AND TEXT.
- REMOVE ALL UNINTENDED AND/OR ERRONEOUS LINES, SYMBOLS AND TEXT.
- ALL MONUMENTS NEED DESCRIBED AS FOUND OR SET WITH SIZE, MATERIAL, AND CAP IDENTIFICATION.
- UPDATE TITLE COMMITMENT INFORMATION AND PROVIDE AN UPDATED TITLE COMMITMENT WITH NEXT SUBMITTAL.
- ALL EXCEPTIONS AFFECTING THE PROPERTY THAT ARE SURVEY MATTERS NEED TO BE SHOWN AND LABELED ON THE SURVEY.
- ALL EASEMENTS, ABANDONMENTS, AND OTHER REAL PROPERTY INTERESTS WITHIN THE BOUNDARY NEED TO BE LABELED AND INCLUDE ALL CORRESPONDING DIMENSIONS, BEARINGS AND DISTANCES, CURVE DATA.
- ALL EASEMENTS ADJOINING THE BOUNDARY MUST BE GRAPHICALLY REPRESENTED AND LABELED. MISSING DOCUMENTS INCLUDE BUT ARE NOT LIMITED TO: CRE 2803 PG 2159 AND DB 37 PG 496.
- ALL ADJOINING PROPERTY NEEDS TO HAVE PARCEL LINES AND LABELS WITH ACCURATE, UP TO DATE RECORDED INSTRUMENTS AND PARCEL CONTROL NUMBERS.
- ADJOINING RIGHTS-OF-WAY NEEDS TO BE LABELED AS RIGHT-OF-WAY AND INCLUDE RIGHT-OF-WAY WIDTH AND RECORDED INSTRUMENTS.
- INCLUDE BOTH THE VESTING DEED DESCRIPTION AND THE DESCRIPTION BY SURVEYOR ON THE BOUNDARY SURVEY AND INDICATE IN A NOTE THAT THE TWO DESCRIPTIONS DESCRIBE THE SAME LAND, THAT THEY ARE CONTIGUOUS, AND HAVE NO OVERLAPS, GAPS, OR HIATUS.
- ADD AREA ACRES TO LEGAL DESCRIPTION.
- ENSURE ALL INFORMATION IN LEGAL DESCRIPTION IS LABELED ON SURVEY.
- PLEASE SEE ADDITIONAL COMMENT NOTATIONS.

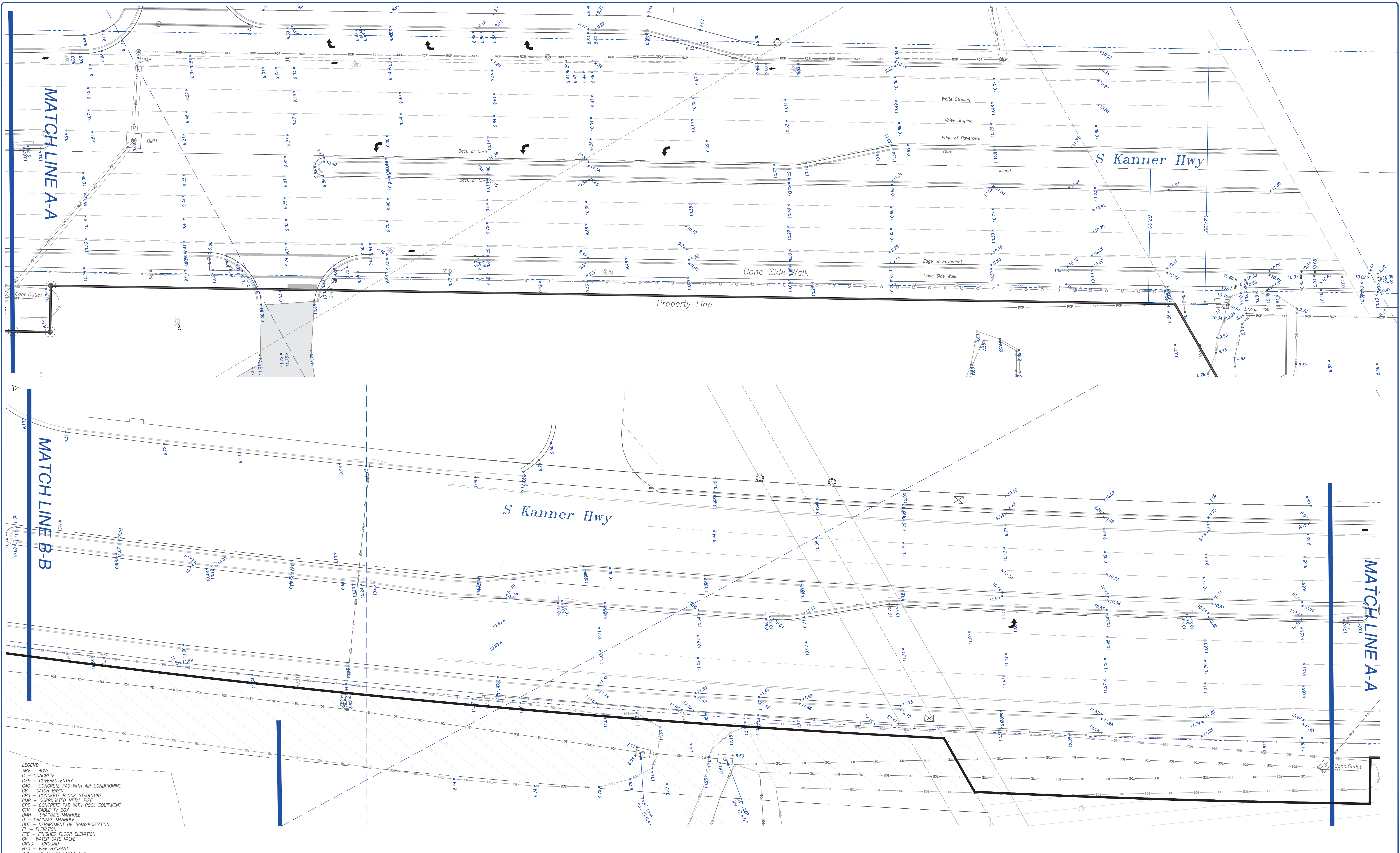


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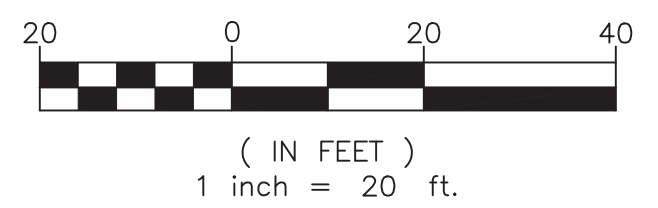
DATE	REVISION DESCRIPTION
5/22	Wetland Area
2/3/23	Update Improvements
6/1/23	Revised as signed. Owner Name Pl
3/29/24	Update Title

KEY MAP	
DATE	5/22
DRAWN BY	TSC
CHECKED BY	TSC
DATE	5/22
FILE NO.	20f7



- LEGEND**
- ADV - ADVANCE
 - ABV - ABOVE
 - C - CONCRETE
 - C/E - COVERED ENTRY
 - CAC - CONCRETE PAD WITH AIR CONDITIONING
 - CB - CATCH BASIN
 - CBS - CONCRETE BLOCK STRUCTURE
 - CMP - CORRUGATED METAL PIPE
 - CPC - CONCRETE PAD WITH POOL EQUIPMENT
 - CTV - CABLE TV BOX
 - DMH - DRAINAGE MANHOLE
 - D - DRAINAGE MANHOLE
 - DOT - DEPARTMENT OF TRANSPORTATION
 - EL - ELEVATION
 - FFE - FINISHED FLOOR ELEVATION
 - GV - WATER GATE VALVE
 - GRND - GROUND
 - HYD - FIRE HYDRANT
 - O/L - OVERHEAD UTILITY LINE
 - PP - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - S - SANITARY SEWER MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - TCB - TELEPHONE COMMUNICATIONS BOX
 - TOB - TOP OF BANK
 - TOE - TOE OF BANK
 - UB - UTILITY BOX
 - WM - WATER METER

This Survey, consisting of 7 sheets, shall be incomplete, unless provided in it's entirety. All Boundary data can be found on Sheet 1. Sheet 2 is a key map

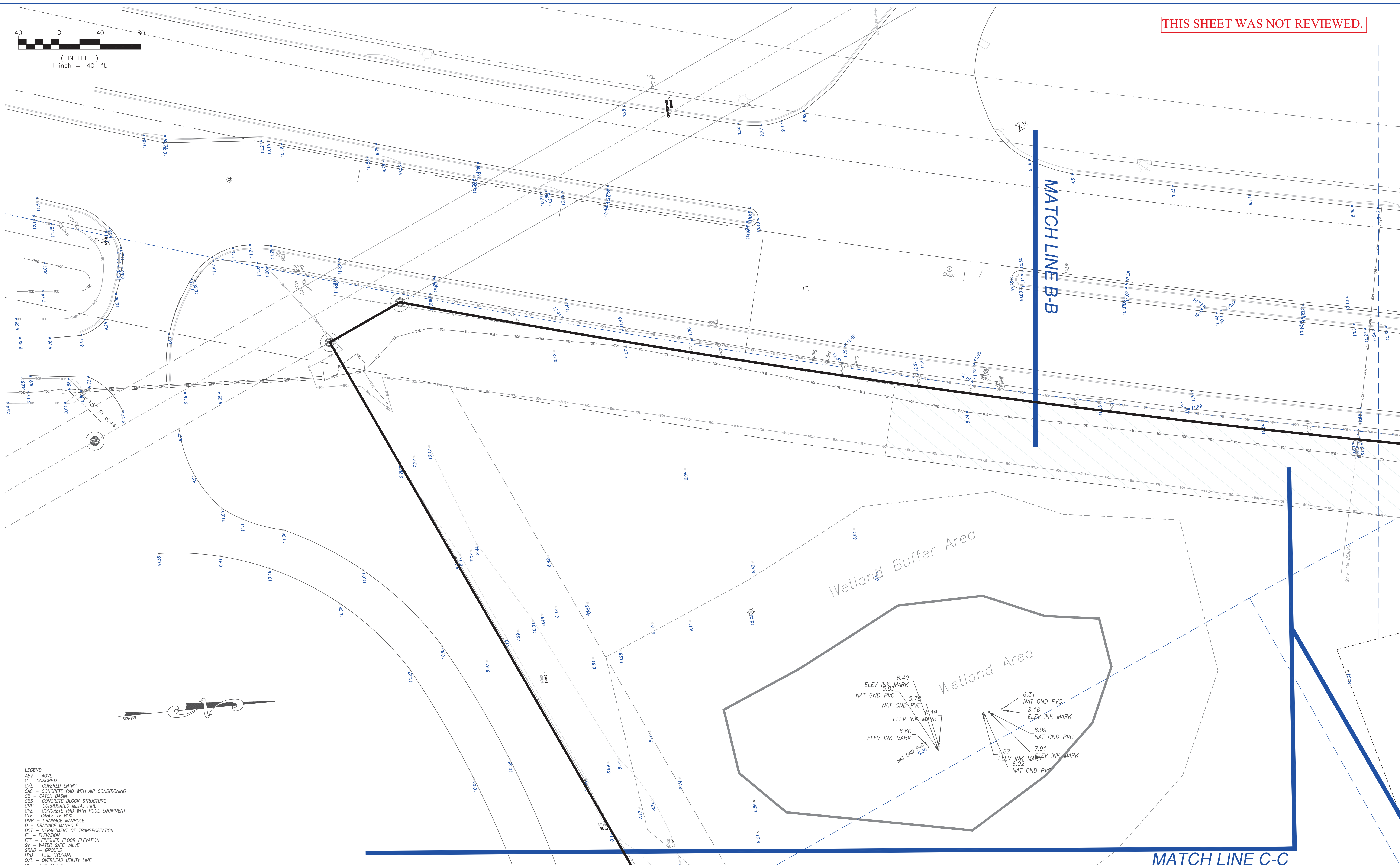
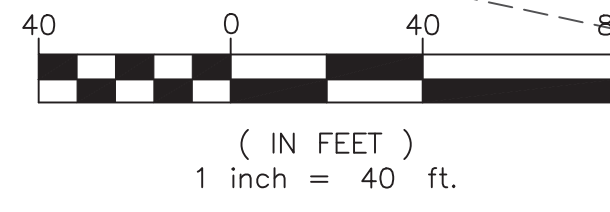


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DATE: 2/3/23	REVISION DESCRIPTION: Update Improvements	SHEET TITLE: Improvements/Topography
4/29/24	Update Title	
SCALE: AS SHOWN	DATE: 2/3/23	SHEET NO: 3 OF 7
DRAWN BY: FIELD BOOK	DATE: 2/3/23	FILE NO:
CHECKED BY: 8/7/23	DATE: 2/3/23	
DATE: 1/28/24	DATE: 2/3/23	

THIS SHEET WAS NOT REVIEWED.



- LEGEND**
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MATCH LINE BB

MATCH LINE C-C

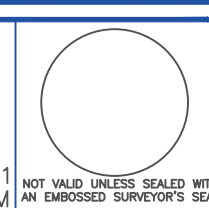
Wetland Buffer Area

Wetland Area

- ELEV INK MARK 6.49
- NAT GND PVC 5.83
- NAT GND PVC 5.78
- ELEV INK MARK 6.49
- ELEV INK MARK 6.60
- NAT GND PVC 6.02
- NAT GND PVC 6.31
- NAT GND PVC 8.16
- ELEV INK MARK 6.09
- NAT GND PVC 7.87
- ELEV INK MARK 7.91
- ELEV INK MARK 6.02
- NAT GND PVC

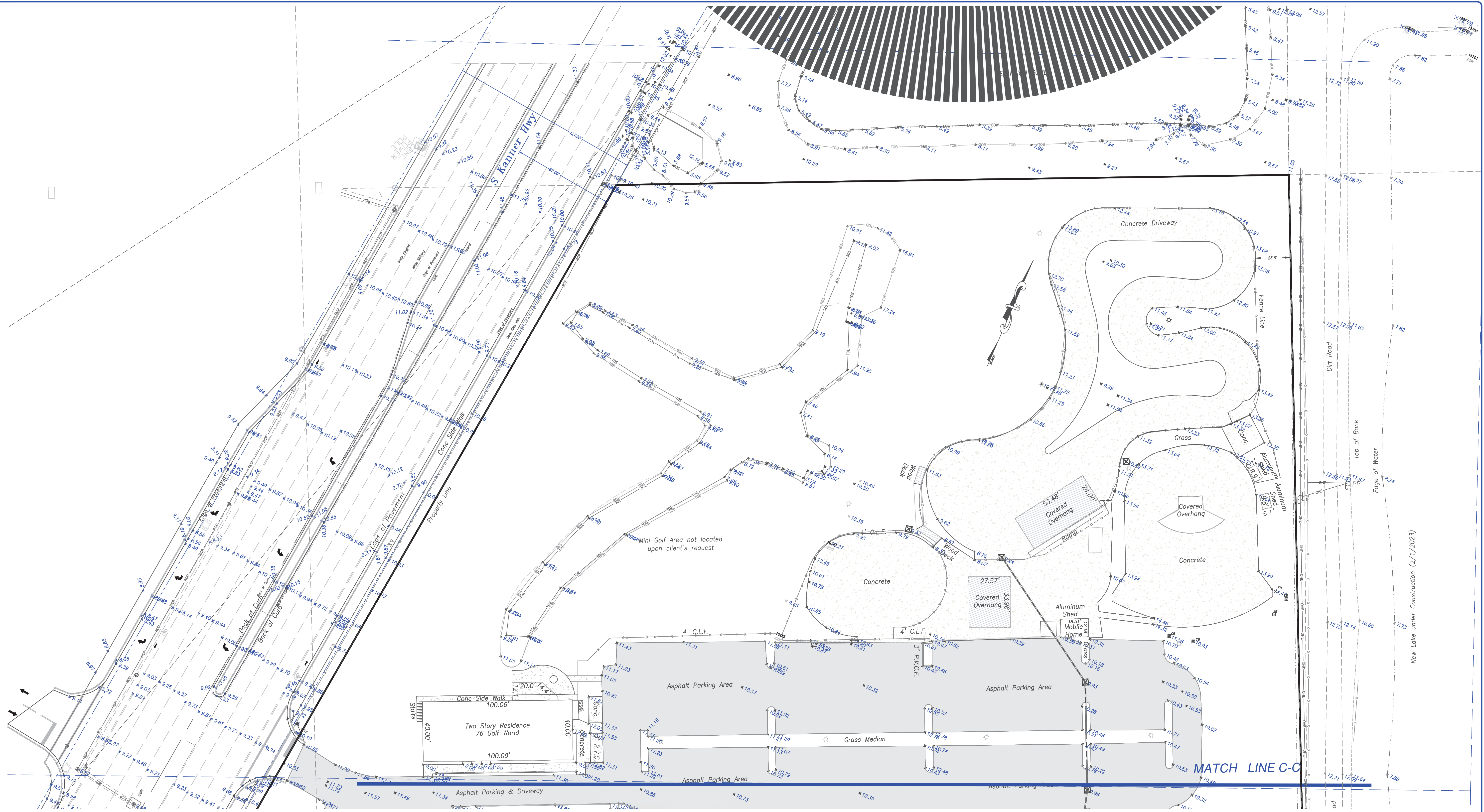
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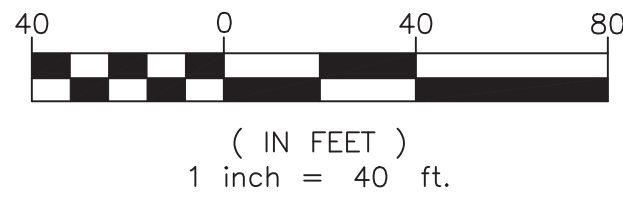
DATE	REVISION DESCRIPTION
2/3/23	Update Improvements
4/29/24	Update Title

SHEET TITLE	
Improvements/Topography	
SCALE	DATE
DRAWN BY	FIELD BOOK
CHECKED BY	NO. OF
JOB NO.	CADD FILE
2108-03	



- LEGEND**
- ABV - AOVE
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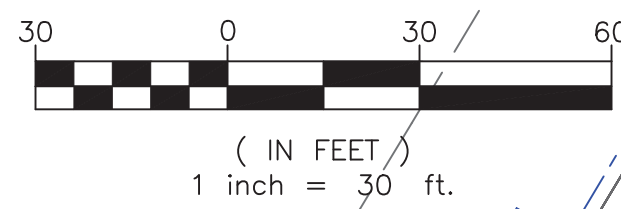
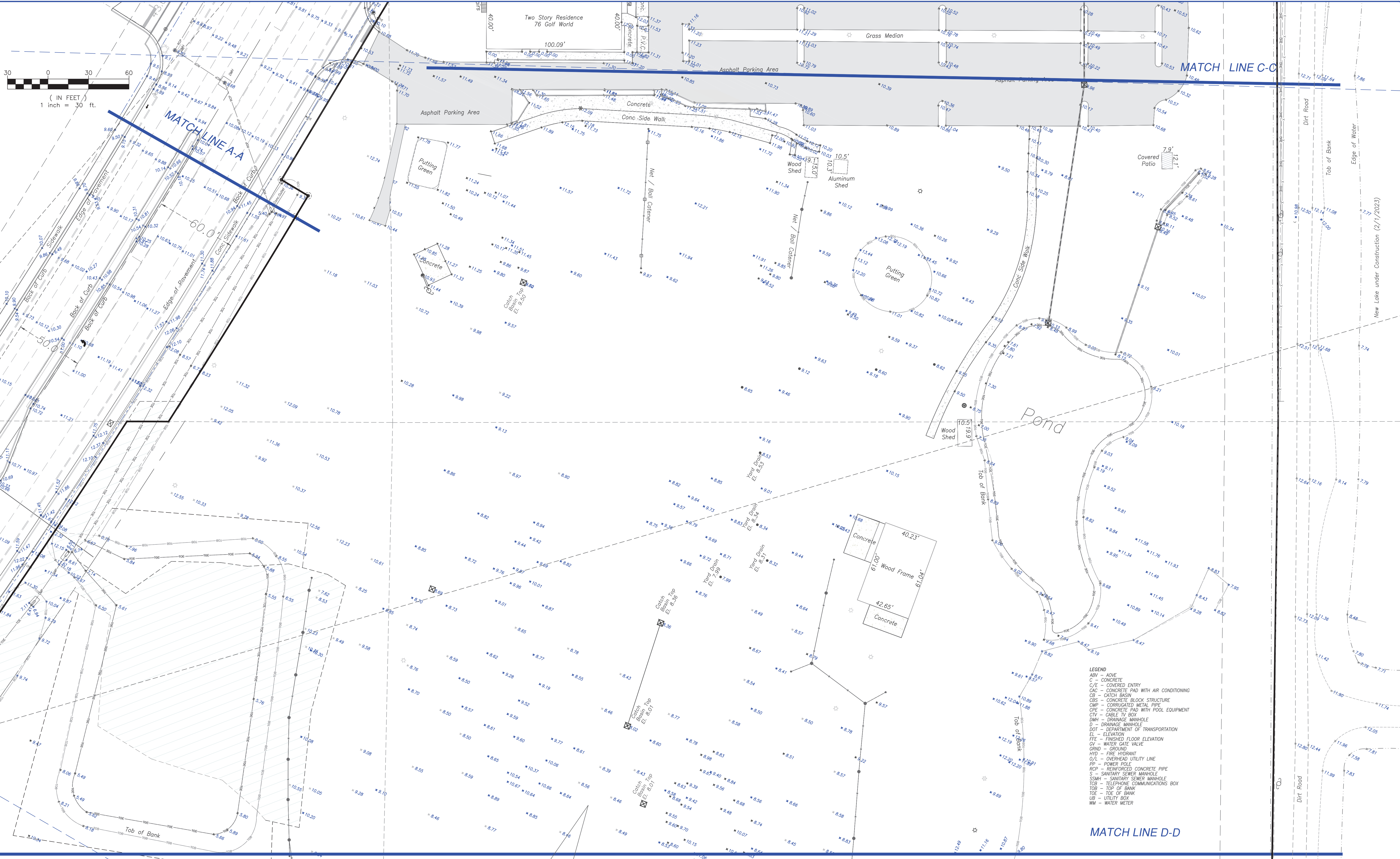


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DATE	REVISION DESCRIPTION	SHEET TITLE
2/3/23	Update Improvements	
4/29/24	Update Title	

SCALE	DATE	SHEET NO.
AS SHOWN	4/29/24	5 OF 7



MATCH LINE A-A

MATCH LINE C-C

MATCH LINE D-D

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 - GRND - GROUND
 - HYD - FIRE HYDRANT
 - O/L - OVERHEAD UTILITY LINE
 - PP - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - SMH - SANITARY SEWER MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - TGB - TELEPHONE COMMUNICATIONS BOX
 - TGB - TOP OF BANK
 - TOE - TOE OF BANK
 - UB - UTILITY BOX
 - WM - WATER METER

This Survey, consisting of 7 sheets, shall be incomplete, unless provided in its entirety. All Boundary data can be found on Sheet 1. Sheet 2 is a key map

PREPARED FOR:
BARON LANDINGS, LLC
 MARTIN COUNTY
 FLORIDA

KARNER SURVEYING, INC.
 RESIDENTIAL & COMMERCIAL SURVEYING SERVICES
 2740 SW MARTIN DOWNS BLVD.#333, PALM CITY, FL 34990
 PHONE: (772)288 7206 FAX:(772)223 8181
 WWW.KARNERSURVEYINGINC.COM KARNER@KARNERSURVEYINGINC.COM

DATE: 7/3/23	REVISION DESCRIPTION: Update Improvements	SHEET NO.: 6 OF 7
DATE: 4/29/24	REVISION DESCRIPTION: Update Title	SHEET NO.: 6 OF 7
SCALE: AS SHOWN	DATE: 7/3/23	SHEET NO.: 6 OF 7
DRAWN BY: JLD	DATE: 7/3/23	SHEET NO.: 6 OF 7
CHECKED BY: JLD	DATE: 7/3/23	SHEET NO.: 6 OF 7
DATE: 7/3/23	DATE: 7/3/23	SHEET NO.: 6 OF 7
DATE: 7/3/23	DATE: 7/3/23	SHEET NO.: 6 OF 7

SURVEYING DIVISION REVIEW #1, 8/19/2024

PLEASE SEE COMMENT NOTATIONS
INDICATING INCONSISTENCIES BETWEEN
THE CLOSURE REPORTS AND THE PLAT.

Parcel Name: Access Parcel 1-A - Standard : 8

Point of Beginning at Southwest Corner of Access Parcel 1-A

Segment #1 : Line
Course: N06° 55' 45"E Length: 133.86'

Segment #2 : Curve
Length: 61.80' Radius: 40.000'
Delta: 88°30'54" Tangent: 38.976'
Chord: 55.83' Course: S38° 23' 07"E
Course In: S84° 07' 39.71"E Course Out: S07° 21' 26.59"W

Segment #3 : Line
Course: S82° 38' 33"E Length: 197.87'

Segment #4 : Line
Course: S07° 21' 39"W Length: 63.00'

Segment #5 : Line
Course: N82° 38' 33"W Length: 195.61'

Segment #6 : Curve
Length: 54.66' Radius: 40.00'
Delta: 78°17'25" Tangent: 32.559'
Chord: 50.50' Course: S58° 12' 36"W
Course In: S07° 21' 18.46"W Course Out: N70° 56' 06.23"W

Segment #7 : Line
Course: N83° 04' 15"W Length: 2.07'

Perimeter: 708.856' Area: 15674.41 Sq. Ft. 15,681.4 SQFT ON PLAT
Error Closure: 0.0002 Course: S41° 30' 48.67"W
Precision 1: 3493705.000

1.) PLEASE SEE COMMENT NOTATIONS INDICATING INCONSISTENCIES BETWEEN THE CLOSURE REPORTS AND THE PLAT.
2.) CORRECT THE INCONSISTENCIES BETWEEN THE OVERALL PLAT BOUNDARY CLOSURE REPORT, CORRESPONDING CLOSURE REPORTS AND WHAT IS LABELED ON THE PLAT.

Parcel Name: Plat Boundary - Standard : 1

Point of Beginning at Southwest Corner of Plat Boundary

Segment #1 : Line
Course: N23° 45' 07"W Length: 39.49'

Segment #2 : Curve
Length: 771.13' Radius: 5783.58' L=771.13' ON PLAT
Delta: 07°38'22" Tangent: 386.142'
Chord: 770.568' Course: N12° 40' 23"E
Course In: N73° 30' 26.03"W Course Out: S81° 08' 47.84"E

RADIUS DIFFERS ON OTHER CLOSURE REPORTS

Segment #3 : Line
Course: N66° 13' 17"E Length: 30.79'

Segment #4 : Curve
Length: 178.20' Radius: 5809.58'
Delta: 01°45'28" Tangent: 89.109' Δ=01°45'28" ON PLAT
Chord: 178.20' Course: N07° 48' 28"E
Course In: N81° 18' 47.93"W Course Out: S83° 04' 14.95"E

Segment #5 : Line
Course: N06° 55' 45"E Length: 18.37'

Segment #6 : Line
Course: N83° 04' 15"W Length: 23.00'

Segment #7 : Line
Course: N06° 55' 45"E Length: 559.12'

Segment #8 : Line
Course: N66° 08' 34"E Length: 448.85'

Segment #9 : Line
Course: S24° 10' 02"E Length: 657.50'

Segment #10 : Line
Course: S23° 12' 43"E Length: 656.55'

MISSING LABEL ON SHEET 6 OF 6 OF PLAT

LENGTH DIFFERS ON OTHER CLOSURE REPORTS

Segment #11 : Line
Course: S66° 09' 54"W Length: 660.03'

LABEL INCONSISTENCY ON SHEET 6 OF 6 OF PLAT

DIFFERS FROM OTHER CLOSURE REPORTS

Segment #12 : Line
Course: S66° 12' 26"W Length: 644.77'

LABEL INCONSISTENCY ON SHEET 4 OF 6
OF PLAT

Perimeter: 4690.029' Area: 1133875.68 Sq. Ft.
Error Closure: 0.0010 Course: N21° 49' 56.83"E
Precision 1: 4689452.000

1.) ENSURE UNITS AND ROUNDING IS THE CONSISTENT WITH WHAT IS SHOWN ON THE PLAT.
2.) PLEASE SEE COMMENT NOTATIONS INDICATING INCONSISTENCIES BETWEEN THE CLOSURE REPORTS AND THE PLAT.

Parcel Name: PR-Tract - Standard : 9

Point of Beginning at Southwest Corner of PR-Tract

Segment #1 : Line

Course: N23°45' 06.80"W Length: 39.489'

Segment #2 : Curve

Length: 294.152' Radius: 5783.590' 5783.58' ON PLAT

Delta: 02°54'51" Tangent: 147.108'

Chord: 294.120' Course: N15°01' 57.79"E

Course In: N73°30' 36.92"W Course Out: S76°25 ' 27.50"E

Segment #3 : Line

Course: N39°30' 13.12"E Length: 39.658'

Segment #4 : Curve

Length: 17.963' Radius: 27.000'

Delta: 38°07'06" Tangent: 9.328'

Chord: 17.633' Course: N58°33' 45.88"E

Course In: S50°29' 46.88"E Course Out: N12°22 ' 41.36"W

Segment #5 : Curve

Length: 28.948' Radius: 32.367'

Delta: 51°14'38" Tangent: 15.523'

Chord: 27.993' Course: N51°59' 59.44"E CHORD LENGTH=27.93' OF PLAT

Course In: N12°22' 41.36"W Course Out: S63°37 ' 19.77"E

Segment #6 : Line

Course: N26°22' 40.22"E Length: 9.363'

Segment #7 : Line

Course: N08°51' 10.98"E Length: 18.414'

08°44'40" ON PLAT

Segment #8 : Line
Course: N81°41' 32.63"E Length: 76.033'

Segment #9 : Line
Course: S65°21' 48.94"E Length: 53.792'

Segment #10 : Line
Course: S56°27' 33.93"E Length: 22.410'

Segment #11 : Curve
Length: 97.640' Radius: 101.700' L=98.39' ON PLAT
Delta: 55°00'31" Tangent: 52.951' Δ=55°26'03" ON PLAT
Chord: 93.933' Course: S83°57' 49.24"E
Course In: N33°32' 26.07"E Course Out: S21°28 ' 04.55"E

Segment #12 : Line
Course: N68°31' 55.45"E Length: 46.920'
46.75' ON PLAT

Segment #13 : Line
Course: S47°08' 43.00"W Length: 24.590'

Segment #14 : Line
Course: S26°42' 05.86"W Length: 74.907'
34°39'34" ON PLAT

Segment #15 : Line
Course: S47°40' 34.05"E Length: 103.824'
39°43'06" ON PLAT 103.97' ON PLAT

Segment #16 : Line
Course: N64°44' 46.16"E Length: 55.422'
55.28' ON PLAT

Segment #17 : Line
Course: S80°35' 08.41"E Length: 3.176'

Segment #18 : Line
Course: S39°18' 01.44"E Length: 38.026'

Segment #19 : Line
Course: S66°02' 57.79"W Length: 560.251'

LABEL INCONSISTENCY ON
SHEET 4 OF 6

Perimeter: 1604.663' Area: 109294.34 Sq. Ft.
Error Closure: 0.0017 Course: S50°44' 05.55"W
Precision 1: 940964.118

*

PLEASE SEE COMMENT NOTATIONS
INDICATING INCONSISTENCIES BETWEEN
THE CLOSURE REPORTS AND THE PLAT.

Parcel Name: Tract AB - Standard : 12

Point of Beginning at Southwest Corner of Tract AB

Segment #1 : Line
Course: N06° 55' 45"E Length: 359.52'

Segment #2 : Line
Course: S82° 38' 13"E Length: 240.56'

Segment #3 : Line
Course: S07° 21' 39"W Length: 398.45'

Segment #4 : Line
Course: N82° 38' 33"W Length: 197.87'

Segment #5 : Curve
Length: 61.80' Radius: 40.00'
Delta: 88°30'54" Tangent: 38.976'
Chord: 55.83' Course: N38° 23' 07"W
Course In: N07° 21' 26.59"E Course Out: N84° 07' 39.71"W

Perimeter: 1258.199' Area: 94920.74 Sq. Ft. 94,936.2 SQFT ON PLAT
Error Closure: 0.0003 Course: N22° 11' 53.55"E
Precision 1: 4174120.000

 PLEASE SEE COMMENT NOTATIONS
 INDICATING INCONSISTENCIES BETWEEN
 THE CLOSURE REPORTS AND THE PLAT.

Parcel Name: Tract C - Standard : 13

Point of Beginning at Southwest Corner of Tract C

Segment #1 : Curve

Length: 178.20' Radius: 5809.58'

Delta: 01°45'27" Tangent: 89.109'

Chord: 178.20' Course: N07° 48' 28"E

Course In: N81° 18' 47.96"W Course Out: S83° 04' 14.95"E

Segment #2 : Line

Course: N06° 55' 45"E Length: 18.37'

Segment #3 : Line

Course: N83° 04' 15"W Length: 20.93'

MISSING LABEL ON PLAT

Segment #4 : Curve

Length: 54.66' Radius: 40.00'

Delta: 78°17'25" Tangent: 32.559'

Chord: 50.50' Course: S58° 12' 36"W

Course In: S07° 21' 18.46"W Course Out: N70° 56' 06.23"W

Segment #5 : Line

Course: S82° 38' 33"E Length: 195.61'

Segment #6 : Line

Course: S07° 25' 00"W Length: 238.11'

Segment #7 : Line

Course: N83° 02' 23"W Length: 87.58'

22" ON PLAT

Segment #8 : Line

Course: S70° 20' 04"W Length: 25.74'

Segment #9 : Line

Course: N22° 38' 27"W Length: 25.75'

25.67' ON PLAT

Segment #10 : Line

Course: N82° 39' 40"W Length: 91.52'

Perimeter: 936.383'

Area: 50556.08 Sq. Ft.

50,686.88 SQFT ON PLAT

Error Closure: 0.0009

Course: N14° 06' 39.00"W

Precision 1: 1035543.333

1.) ENSURE UNITS AND ROUNDING IS THE CONSISTENT WITH WHAT IS SHOWN ON THE PLAT.

2.) PLEASE SEE COMMENT NOTATIONS INDICATING INCONSISTENCIES BETWEEN THE CLOSURE REPORTS AND THE PLAT.

Parcel Name: Tract D - Standard : 11
Point of Beginning at Northwest Corner of Tract D

Segment #1 : Line
Course: N70°20' 04.25"E Length: 175.197'

Segment #2 : Line
Course: S83°02' 22.61"E Length: 87.584'
22" ON PLAT

Segment #3 : Line
Course: N07°25' 00.18"E Length: 238.106'

Segment #4 : Line
Course: N07°21' 38.63"E Length: 673.289'

Segment #5 : Line
Course: N66°08' 34.04"E Length: 166.972' MISSING LABEL ON PLAT

Segment #6 : Line
Course: S24°10' 01.89"E Length: 657.500'

Segment #7 : Line
Course: S23°12' 43.17"E Length: 659.694' MISSING LABEL ON SHEET 6 OF 6 OF PLAT

656.55' ON SHEET 5 OF 6 OF PLAT

Segment #8 : Line
Course: S66°08' 36.16"W Length: 660.466'

Segment #9 : Line
Course: S66°02' 57.79"W Length: 83.165' MISSING LABEL ON SHEET 4 OF 6 AND SHEET 6 OF 6 OF PLAT

Segment #10 : Line
Course: N39°18' 01.44"W Length: 38.026'

Segment #11 : Line
Course: N80°35' 08.41"W Length: 3.176'

Segment #12 : Line
Course: S64°44' 46.16"W Length: 55.422'
55.28' ON PLAT

Segment #13 : Line
Course: N47°40' 34.05"W Length: 103.824'
39°43'06" ON PLAT 103.97' ON PLAT

Segment #14 : Line
Course: N26°42' 05.86"E Length: 74.907'
34°39'34" ON PLAT

Segment #15 : Line
Course: N47°08' 43.00"E Length: 24.590'

Segment #16 : Line
Course: S68°31' 55.45"W Length: 46.920'
46.75' ON PLAT

Segment #17 : Curve
Length: 97.640' Radius: 101.700' L=98.39' ON PLAT
Delta: 55°00'31" Tangent: 52.951' Δ=55°26'03" ON PLAT
Chord: 93.933' Course: N83°57' 49.24"W
Course In: N21°28' 04.55"W Course Out: S33°32 ' 26.07"W

Segment #18 : Line
Course: N56°27' 33.93"W Length: 22.410'

Segment #19 : Line
Course: N65°21' 48.94"W Length: 53.792'

Segment #20 : Line
Course: S81°41' 32.63"W Length: 76.033'

Segment #21 : Line
Course: S08°51' 10.98"W Length: 18.414'
08°44'40" ON PLAT

Segment #22 : Line
Course: S26°22' 40.22"W Length: 9.363'

Segment #23 : Curve
Length: 28.948' Radius: 32.367'
Delta: 51°14'38" Tangent: 15.523'
Chord: 27.993' Course: S51°59' 59.44"W CHORD LENGTH=27.93' ON PLAT
Course In: N63°37' 19.77"W Course Out: S12°22' 41.36"E

Segment #24 : Curve
Length: 17.963' Radius: 27.000'
Delta: 38°07'06" Tangent: 9.328'
Chord: 17.633' Course: S58°33' 45.88"W
Course In: S12°22' 41.36"E Course Out: N50°29' 46.88"W

Segment #25 : Line
Course: S39°30' 13.12"W Length: 39.623'
39.66' ON PLAT

Segment #26 : Curve
Length: 402.806' Radius: 5783.569'
Delta: 03°59'26" Tangent: 201.485'
Chord: 402.725' Course: N11°34' 48.01"E
Course In: N76°25' 29.16"W Course Out: S80°24' 54.81"E

CURVE SEGMENT NOT
LABELED ON PLAT.

Perimeter: 4515.515' Area: 823013.47 Sq. Ft. MISSING AREA ACRES
Error Closure: 0.0015 Course: N27°32' 08.44"E LABEL ON PLAT
Precision 1: 3006961.333

PLEASE SEE COMMENT NOTATIONS
INDICATING INCONSISTENCIES BETWEEN
THE CLOSURE REPORTS AND THE PLAT.

Parcel Name: Tract W-2 - Standard : 3

Point of Beginning at Southwest Corner of Tract W-2

Segment #1 : Line
Course: N22° 22' 02"W Length: 41.46'

Segment #2 : Line
Course: N26° 32' 02"W Length: 27.22'

MISSING LABEL ON PLAT

Segment #3 : Line
Course: N26° 52' 41"W Length: 30.54'

Segment #4 : Line
Course: N00° 30' 17"W Length: 41.67'

Segment #5 : Line
Course: N24° 01' 12"E Length: 31.81'

Segment #6 : Line
Course: N08° 44' 40"E Length: 26.67'

Segment #7 : Line
Course: N81° 41' 33"E Length: 24.29'

Segment #8 : Line
Course: S65° 21' 49"E Length: 28.90'

Segment #9 : Line
Course: S42° 30' 40"E Length: 34.10'

Segment #10 : Line
Course: S30° 50' 34"E Length: 45.07'

Segment #11 : Line
Course: S11° 33' 22"W Length: 91.33'

Segment #12 : Line
Course: S45° 42' 46"W Length: 30.01'

Segment #13 : Line
Course: S82° 23' 36"W Length: 31.84'

Perimeter: 484.905' Area: 15226.94 Sq. Ft.
Error Closure: 0.0012 Course: N21° 05' 18.34"E
Precision 1: 404087.500

PLEASE SEE COMMENT NOTATIONS
INDICATING INCONSISTENCIES BETWEEN
THE CLOSURE REPORTS AND THE PLAT.

Parcel Name: Water Retention Tract 2 - Standard : 5

Point of Beginning at Southwest Corner of Water Retention Tract 2

Segment #1 : Curve
Length: 74.29' Radius: 5783.58'
Delta: 00°44'10" Tangent: 37.075'
Chord: 74.15' Course: N09° 13' 14"E
Course In: N80° 24' 43.43"W Course Out: S81° 08' 47.84"E

Segment #2 : Line
Course: N66° 13' 17"E Length: 30.79'

Segment #3 : Line
Course: S82° 39' 40"E Length: 91.52'

Segment #4 : Line
Course: S22° 38' 27"E Length: 25.67'

Segment #5 : Line
Course: S70° 20' 04"W Length: 149.46'

MISSING LABEL ON PLAT

Perimeter: 371.552' Area: 6984.51 Sq. Ft.
Error Closure: 0.0012 Course: N74° 33' 23.68"E
Precision 1: 309626.667

MISSING AREA ACRES LABEL ON PLAT

