



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

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

## **95 RIVERSIDE PUD PHASE IV PLAT**

Applicant:	Pulte Home Company, LLC
Property Owner:	I-95 GROUP LLC
Agent for the Applicant:	HJA Design Studio, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	N027-014
Record Number:	DEV2023110004
Report Number:	2024_0531_N027-014_Staff_Report_Final
Application Received:	11/16/2023
Transmitted:	11/21/2023
Date of Report:	01/05/2024
Application Received:	04/10/2024
Transmitted:	04/11/2024
Date of Report:	05/31/2024

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

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

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

### **C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Michael Grzelka	772-223-7945	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	N/A
O	Wellfield Review	Leo Repetti	772-320-3065	Comply
O	Water and Wastewater Review	Leo Repetti	772-320-3065	Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
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	Elyse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Exemption

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

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

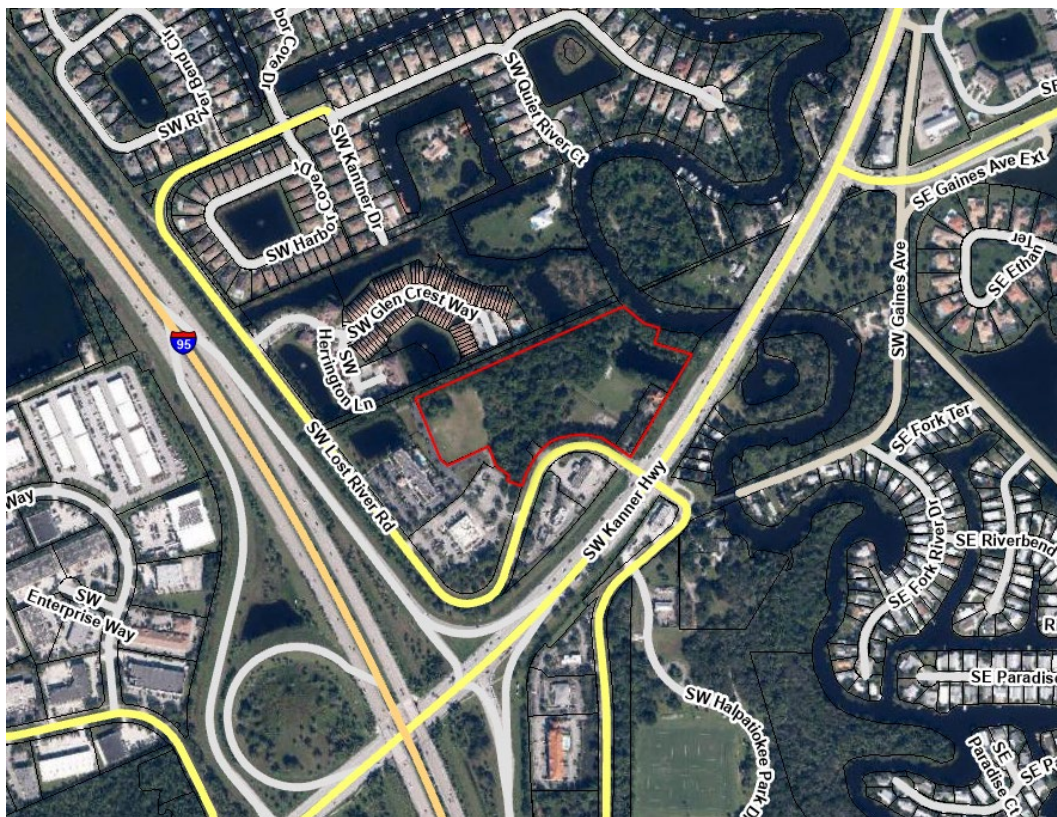
The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report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

**E. Location and site information**

Parcel number(s) and address: 05-39-41-003-000-00020-4  
05-39-41-000-000-00130-4  
05-39-41-003-000-00001-7

Existing Zoning: I-95 Riverside PUD  
Future Land use: Commercial Office/Residential (COR)  
Gross area of site: 12.40 acres

**Figure I:  
Location Map**



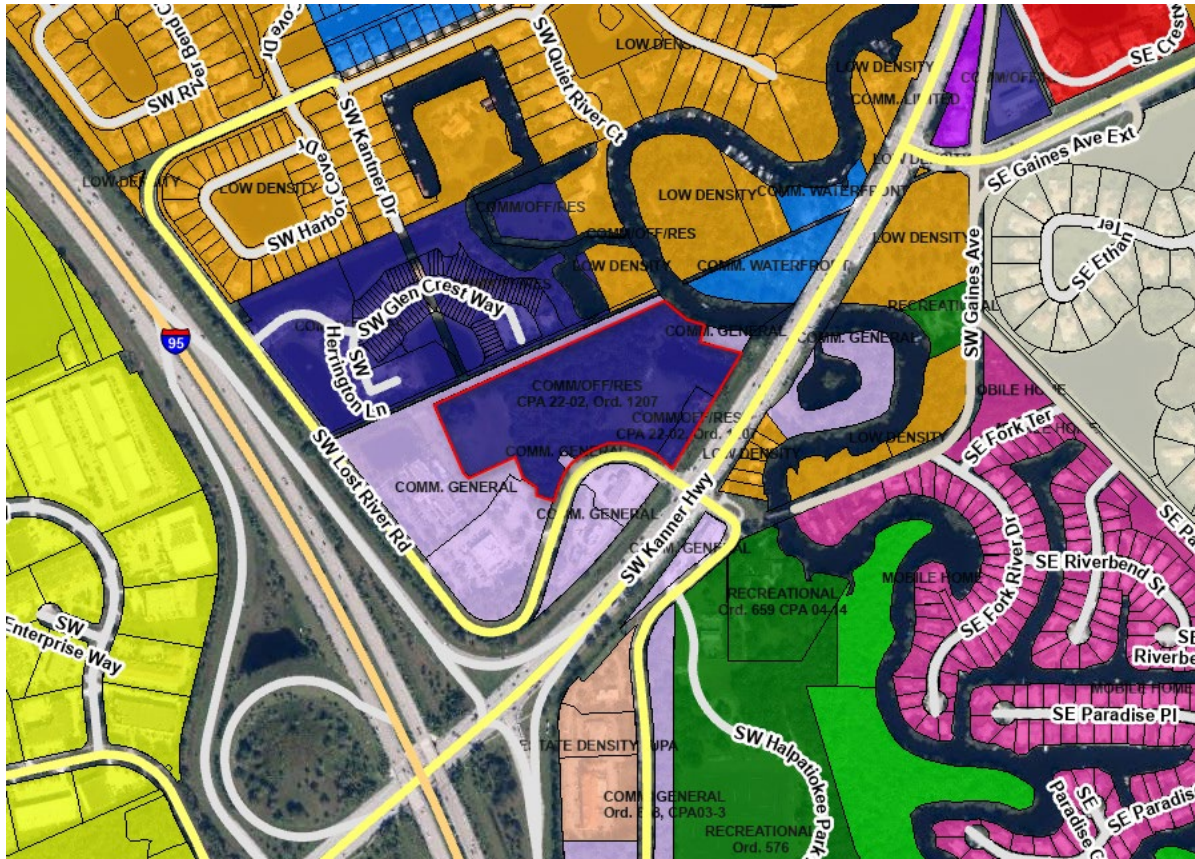
**Figure II:  
Zoning Map**



**Zoning districts of abutting properties:**

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

**Figure III:  
Future Land Use Map**



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

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

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

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance:**

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

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

**Unresolved Issues:**

**Item #1:**

**General**

1. Draft Contract for Construction of Required Improvements and Infrastructure:
  - a. On page 4, please update legal sufficiency approval to Elysse Elder, Deputy County Attorney.
2. Since minor technical adjustments were required to the final site plan, include the revision date on the final site plan and update the title block to “Phase IV – Revised Final Site Plan.”
3. Please add and label the dashed line segment denoting limits of the public access easement adjacent to the public parking spaces (plat sheet 4). This line segment was shown on the first-round plat submittal. See Attachment I in Section Z of this report.

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

**Community Redevelopment**

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

**Commercial Design**

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

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

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

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

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and

finds it in compliance with the applicable land development regulations.

## **Landscaping**

### **Finding of Compliance:**

This Plat complies with the approved Landscaping Plan.

## ***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 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. Show all dedications, reservations, and certifications on the cover sheet.
2. Ensure that all County certifications appear on the cover sheet.

#### **Item #2**

The dedication language must be executed by the owner and all persons, corporations or entities having a record interest in the property. [Ch 171.081.(2), Part I, F. S.]

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

Correct various inconsistencies and spelling errors in the dedication language.

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

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:**

Add all missing abbreviations and symbols to the legend to include the points of curve such as P.R.C., N.T., etc.

#### **Item # 4:**

The legal description shall be consistent with the title certification. It shall include the total acreage of the platted land. [Ch 177.091.(11), Part 1, F.S.; 4.912.C.20, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

1. Please see comments on the provided markup of the boundary survey regarding the discrepancies between the multiple title commitments provided.
2. On the Boundary Survey and underneath the vesting deed description pursuant to the current title report, add a header label above the new description as shown on said survey entitled “description by surveyor” with “Being particularly described as follows:”.
3. Provide a “Surveyor’s Affidavit” verifying that the lands as described in said title report , (reference report information) are or are not one and the same as those described in the legal description of the subject property as prepared by the surveyor of record for the proposed plat of “95 Riverside PUD Phase IV Plat” and as shown on said supporting Boundary Survey, (reference survey information) to said plat. If said vesting deed description are not the same lands, then itemize those reasons on said affidavit.

**Item # 5:**

Platted lines must conform to the following criteria:

1. Non-curved lines shall include the distances angles, and bearings or azimuths.
2. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of non-radial lines shall be indicated.
3. Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.
4. The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths. A tabular form may be used to display the information, to be included on the sheet to which it pertains. (Ch 177.091.(20-22), Part I, F.S.; Sec. 4.912.C.8a,b & c)

**Remedy/Suggestion/Clarification:**

1. Label any “Radial”, (R) lines on that plat.
2. Label the points of curve on the road center lines.
3. Provide a radial line and bearing to the radius point at all curvilinear intersections on the perimeter boundary lines.

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

**Engineering**

**Unresolved Issues:**

1. Survey notes #1 The second paragraph is a repeat of the last sentence in the first paragraph, remove one of the repeated sentences.
2. Survey notes #5 The third line should read “BASED ON REDUNDANT.”
3. Certificate of ownership and dedication #3. In the first line of the fourth paragraph remove the word “the” in the “THROUGH THE ALL OF THE ABOVE”



4. Dedication # 6. Remove the last sentence “Where the upland transitional zone coincides with the lake maintenance easement, the lake maintenance easement shall be subordinate to the upland transitional zone plantings.”
5. Add dedication language for the Lake Maintenance Easement.

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

**Electronic Files**

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

**Addressing**

**Findings of Compliance:**

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

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

**Water and Wastewater**

**Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds the Plat in compliance with Martin County's requirements for water and wastewater level of service.

**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**

**Finding of Compliance**

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews

**Emergency Management**

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

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

**ADA**

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

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

**Martin County Health Department**

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

**Martin County School Board**

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

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

Review Ongoing

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

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

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

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

**U. Post-approval requirements**

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

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

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

Item	Description	Requirement
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Approved Plat	One (1) paper 24" x 36" copy of the approved plat.
6.	Approved Revised Final Site Plan	One (1) paper 24" X 36" copy of the approved revised final site plan.
7.	Declarations of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner'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 in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat 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.

Item	Description	Requirement
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**

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

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

\* Advertising fees will be determined once the ads have been placed and billed to the County.  
 \*\* Recording fees will be identified after the post approval package has been submitted.  
 \*\*\*Impact fees are required at building permit.

**X. General application information**

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

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

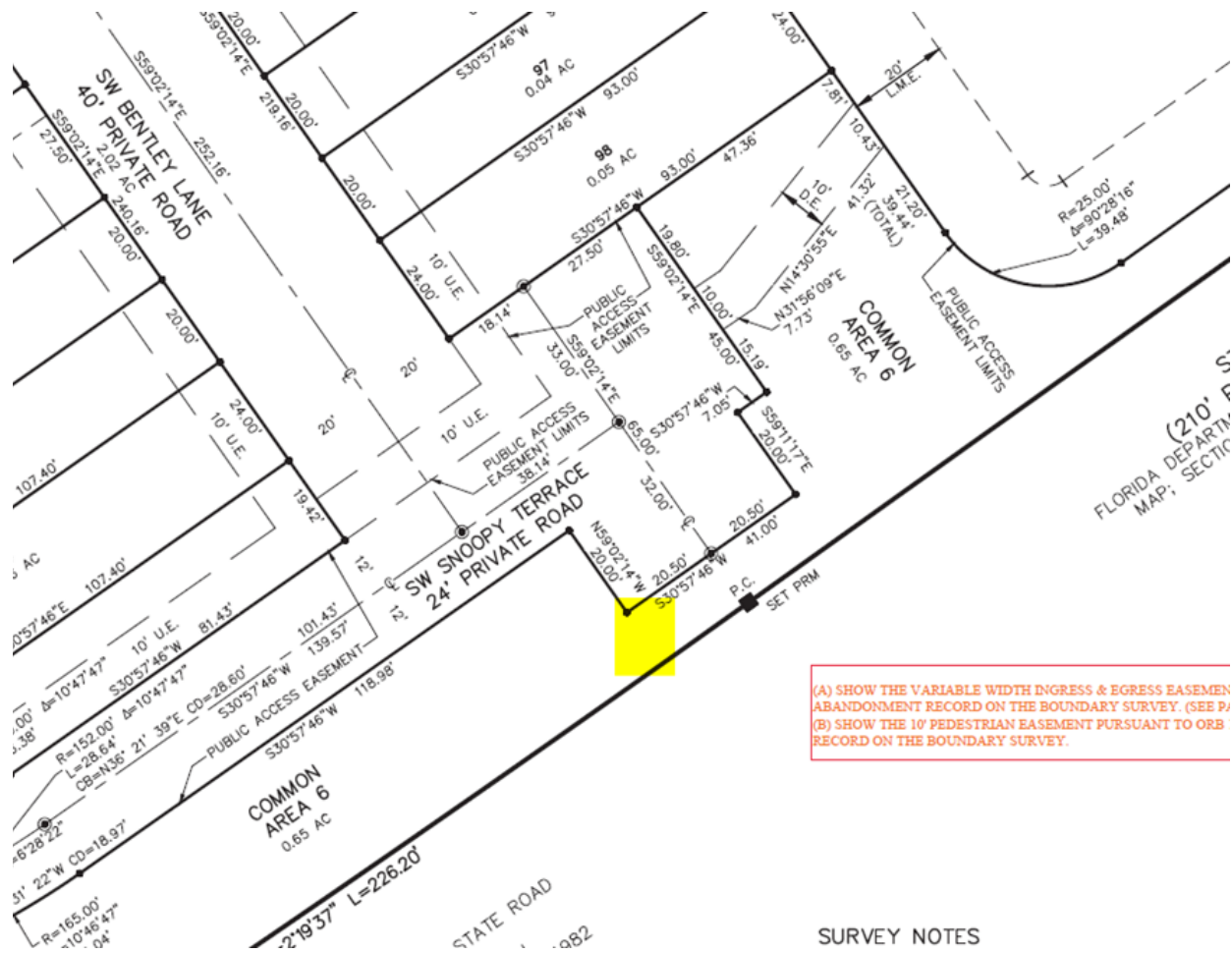
Engineer of Record: Engineering Design & Construction, Inc.  
David Baggett  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL, 34987  
772-462-2455 x 113  
[davidbaggett@edc.inc.com](mailto:davidbaggett@edc.inc.com)

## Y. Acronyms

ADA..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

## Z. Attachments

## ATTACHMENT I Public Access Easement Boundary Segment



(A) SHOW THE VARIABLE WIDTH INGRESS & EGRESS EASEMENT ABANDONMENT RECORD ON THE BOUNDARY SURVEY. (SEE P/ (B) SHOW THE 10' PEDESTRIAN EASEMENT PURSUANT TO ORB RECORD ON THE BOUNDARY SURVEY.

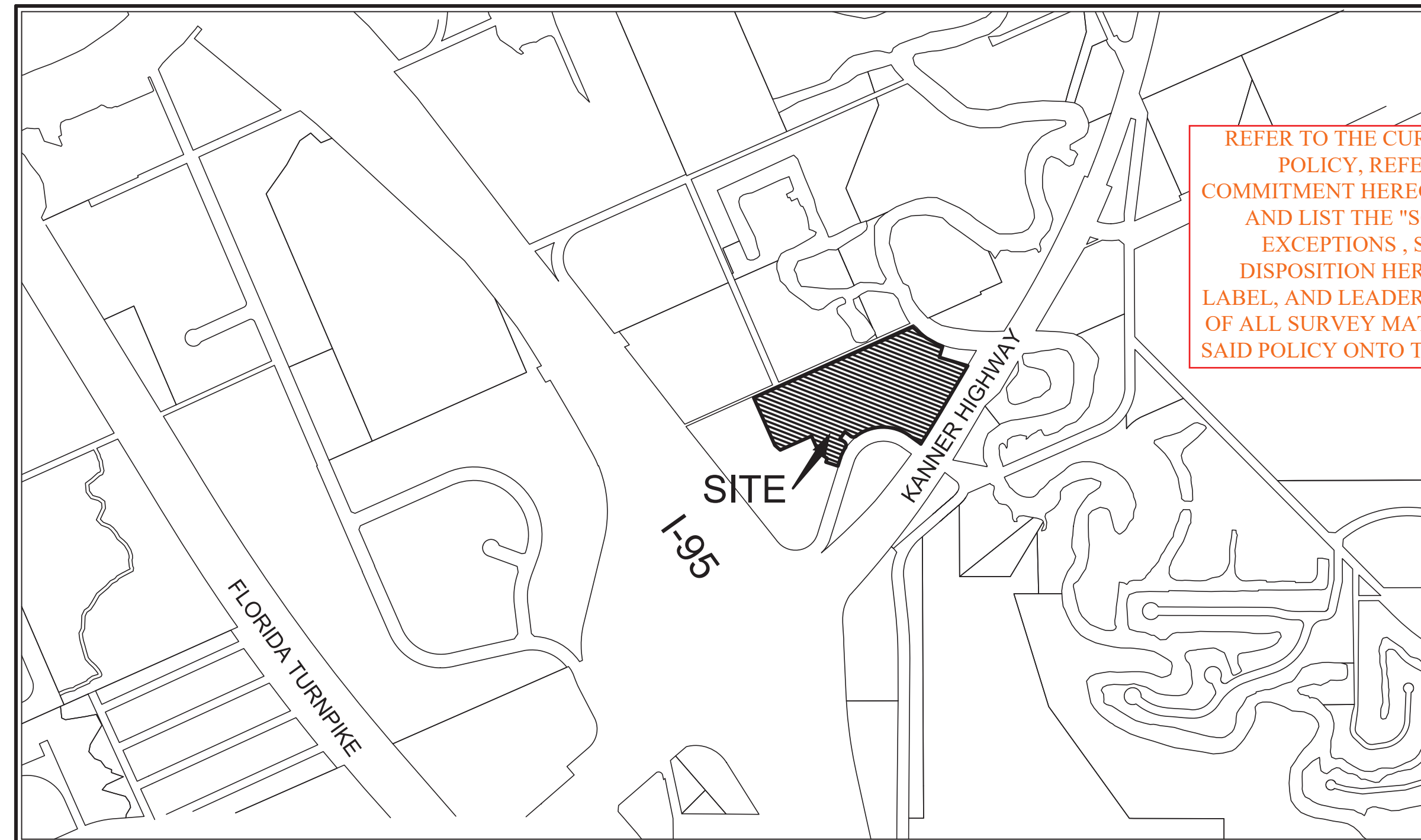
SURVEY NOTES

**ATTACHMENT II**  
**Redlines**



# BOUNDARY SURVEY KANNER I-95 PARCEL MARTIN COUNTY, FLORIDA

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (2011 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.00001525  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION ANGLE FROM PLAT BEARINGS TO GRID BEARINGS  
IS COUNTERCLOCKWISE 00°00'00"  
S30°29'30"W (PLAT BEARING)  
S30°29'30"W (GRID BEARING)  
NORTHERLY RIGHT-OF-WAY LINE OF  
STATE ROAD NO. 76



REFER TO THE CURRENT TITLE POLICY, REFERENCE SAID COMMITMENT HEREON, REVIEW AND LIST THE "SCHEDULE B" EXCEPTIONS, STATE THEIR DISPOSITION HEREON, SHOW, LABEL, AND LEADER THE LIMITS OF ALL SURVEY MATTERS FROM SAID POLICY ONTO THE SURVEY.

**SURVEY NOTES:**

- LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS JANUARY 25, 2024.
- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT A OF THE TITLE COMMITMENT REFERENCED ABOVE. WARRANTY DEED IN OFFICIAL RECORDS BOOK, 3411, PAGE 330, AND QUIT CLAIM DEED IN OFFICIAL RECORDS BOOK, 3411 PAGE 889, OF THE PUBLIC RECORD OF MARTIN COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT). AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ALSO BEING THE SOUTH BOUNDARY LINE OF THE SUBJECT PARCEL, HAVING A GRID BEARING OF NORTH 30°29'30" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN ARE IN U.S. SURVEY FEET ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
- ELEVATIONS FOR THIS SURVEY DERIVED BY CONVENTIONAL DIFFERENTIAL LEVELING LOOP BETWEEN MARTIN COUNTY SURVEY CONTROL POINT "G GUERIN" PUBLISHED ELEVATION OF 4.99' (NAVD 88) A FOUND 2" ALUMIN DISK STAMPED MARTIN COUNTY BENCHMARK G GUERIN 2012. SET IN CURB INLET NORTH EDGE OF PAVEMENT LOST RIVER ROAD NORTHWEST OF CHEVRON GAS STATION 355'+/- NORTHERLY OF FIRST ENTRANCE TO CRACKER BARREL AND MARTIN COUNTY SURVEY CONTROL POINT "LR-1" PUBLISHED ELEVATION OF 9.01' (NAVD 88) A FOUND MAG NAIL & BLUE WASHER STAMPED MC BENCHMARK SET IN CONC ENDWALL NORTHWESTERLY OF NORTHWESTERLY ENTRANCE TO CRACKER BARREL REST/COURTYARD MARRIOTT HOTEL SW LOST RIVER RD. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN SURVEY FOOT UNIT OF MEASUREMENT.
- SUBJECT PROPERTY FALLS WITHIN AE AND ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 1201610282H, MARTIN COUNTY, COMMUNITY; DATED FEBRUARY 19, 2020.
- THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
- MEAN HIGH WATER (MHW) DATUM OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING ON 11/7/2022. UNIT OF MEASUREMENT: FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). USGS 7.5 MILE QUAD MAP INDIANTOWN SE. TIDE INTERPOLATION POINT: 1040. MEAN HIGH WATER ELEVATION OF -0.32, MEAN LOW WATER ELEVATION OF (-1.28).
- A TIDAL WATER SURVEY HAS BEEN FILED IN THE BUREAU OF SURVEY AND MAPPING PUBLIC REPOSITORY. MEAN HIGH WATER SURVEY FILE NUMBER: 9039 PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DATE 3/15/2024.
- PURSUANT TO RULE 5J-17.052(5)(B), FLORIDA ADMINISTRATIVE CODE, THE FOLLOWING NOTE HAS BEEN PLACED ON THE MAP OF THIS SURVEY: IN THE COURSE OF PREPARING THE SURVEY AND EXCEPT AS SHOWN HEREON, WE DID NOT UNCOVER ANY PHYSICAL SURVEY BY OTHERS THAT IS NOT ALREADY ADDRESSED BY EASEMENTS OR AGREEMENTS. THIS SURVEY WAS CREATED TO SUPPORT THE REPLAT OF A PARCEL OF LAND BEING TRACT "A" TOGETHER WITH LOT 2, OF PLAT I OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST.

**DESCRIPTION:**

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

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE, NORTH 54 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 108 DEGREES 01 MINUTES 09 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD, AS RECORDED ON SAID PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., A DISTANCE OF 499.60 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT III OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT THREE (3) COURSES, NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 17 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.43 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SIX (6) COURSES, NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 307.13 FEET TO THE NORTHERNMOST SOUTHEASTERLY LINE, PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D. ; THENCE ALONG SAID NORTHERNMOST SOUTHEASTERLY LINE, NORTH 66 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 1028.79 FEET TO THE SOUTHWESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER AS DETERMINED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER SURVEY CONDUCTED NOVEMBER 17, 2022, WITH A FILE NUMBER : 8723, HAVING AN ELEVATION OF -0.32', NORTH AMERICAN VERTICAL DATUM OF 1988; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID MEAN HIGH WATER LINE, THE NEXT FOUR (4) COURSES; THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.22 FEET; THENCE SOUTH 52 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 60 DEGREES 26 MINUTES 51 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.87 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, SOUTH 16 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 30 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.52 FEET TO A POINT OF CURVATURE OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.402 ACRES, MORE OR LESS.

VERIFY LANDS DESCRIBED IN THE TITLE COMMITMENT.  
PROVIDE AN AFFIDAVIT STATING THE LEGAL DESCRIPTION PREPARED BY SURVEYOR IS THE SAME AS THE LAND DESCRIBED IN THE VESTING DEED(S) AND THAT THE LAND DESCRIBED IS CONTIGUOUS AND HAS NO OVERLAPS, GAPS, OR HIATUS.  
ADD A SIMILAR STATEMENT IN THE NOTES HEREON.

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

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

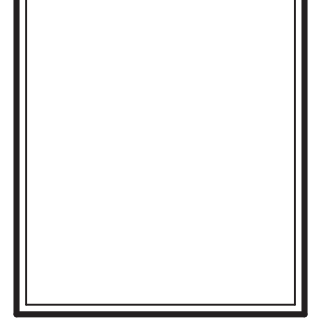
DATE: JANUARY 25, 2024

DATE	03/18/24
FILE NAME	9611-ALTA-BINDING
REVISIONS	
ADDED FDP MHW SURVEY FILE NUMBER	
BY	
RF	
UPDATE	

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

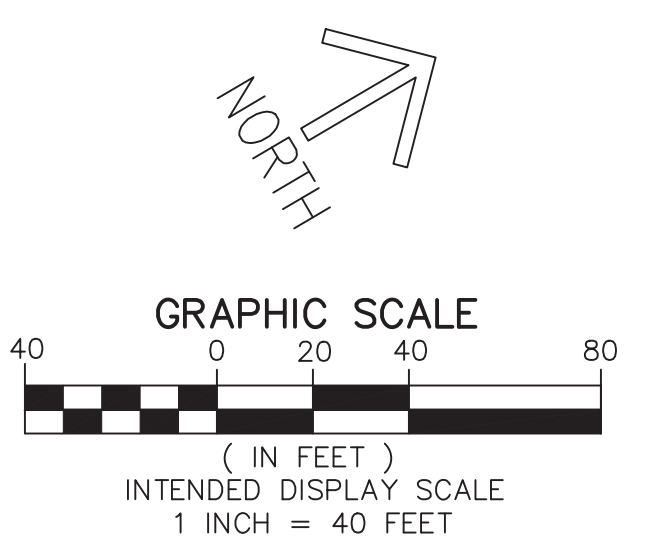
BOUNDARY SURVEY  
KANNER I-95 PARCEL  
MARTIN COUNTY, FLORIDA

DATE	01/26/2024
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN



JOB #	9611
SHT. NO.	1
OF 3 SHEETS	

- LEGEND**
- CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - CONC - CONCRETE
  - Δ - DELTA (CENTRAL ANGLE)
  - FND - FOUND
  - ID - IDENTIFICATION
  - IR - IRON ROD
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - NGS - NATIONAL GEODETIC SURVEY
  - (NAVD 88) - NORTH AMERICAN VERTICAL DATUM OF 1988
  - O.R.B. - OFFICIAL RECORDS BOOK
  - P.B. - PLAT BOOK
  - P.C. - POINT OF CURVATURE
  - PG. - PAGE
  - PLS - PROFESSIONAL LAND SURVEYOR
  - PRM - PERMANENT REFERENCE MONUMENT
  - PSM - PROFESSIONAL SURVEYORS AND MAPPER
  - P.T. - POINT OF TANGENCY
  - P.U.D. - PLANNED UNIT DEVELOPMENT
  - R - RADIUS
  - (R) - RADIUS
  - RLS - REGISTERED LAND SURVEYOR
  - R/W - RIGHT-OF-WAY
  - ANCHOR
  - CATCH BASIN
  - CONC. POWER POLE
  - WOOD POWER POLE (UNLESS NOTED)
  - SEWER VALVE
  - SANITARY MANHOLE
  - TELEPHONE MANHOLE/RISER
  - TRAFFIC SIGN
  - ELECTRICAL WIRES OVERHEAD
  - DENOTES FOUND SURVEY ROD & CAP
  - DENOTES FOUND PERMANENT REFERENCE MONUMENT
  - DENOTES NAIL & SURVEY DISK
  - FOUND GEODETIC CONTROL POINT
  - DENOTES PERMANENT REFERENCE MONUMENT
  - 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"



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

Parcel ID  
05-39-41-000-000-00130-4  
VACANT  
(O.R.B. 3411, PG. 330)  
CONTAINING 12.402 ACRES,  
MORE OR LESS.

REFER TO THE SITE PLAN, LABEL RELEASED EASEMENTS WITH RECORDING INFORMATION AS APPLICABLE.

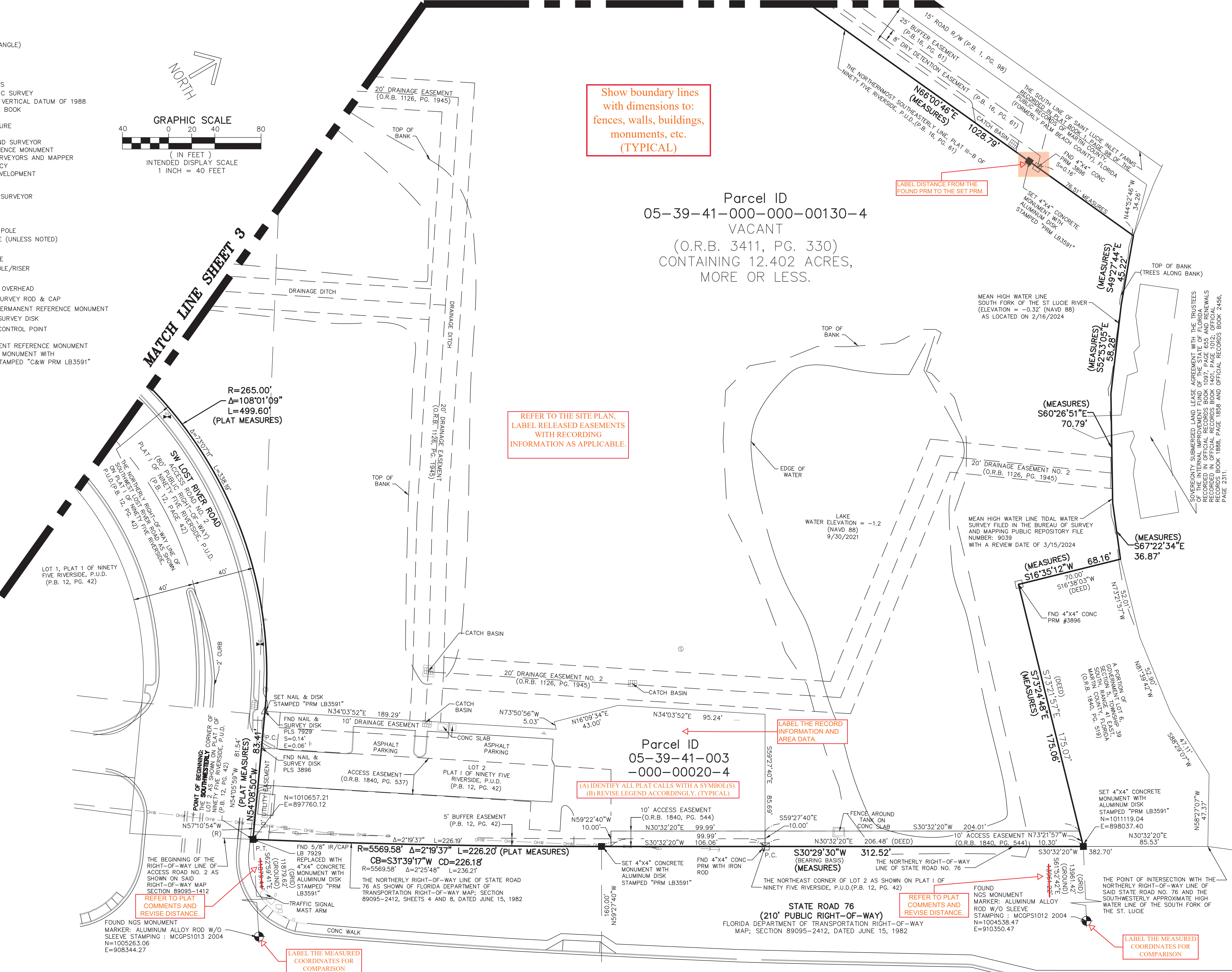
LABEL THE RECORD INFORMATION AND AREA DATA.

(A) IDENTIFY ALL PLAT CALLS WITH A SYMBOLS;  
(B) REVISE LEGEND ACCORDINGLY. (TYPICAL)

REFER TO PLAT COMMENTS AND REVISE DISTANCE.

LABEL THE MEASURED COORDINATES FOR COMPARISON

(A) SHOW THE VARIABLE WIDTH INGRESS & EGRESS EASEMENT PURSUANT TO ORB 1840, PG. 537 OR SHOW AND LABEL ITS ABANDONMENT RECORD ON THE BOUNDARY SURVEY (SEE PAGE 540 AND 541)  
(B) SHOW THE 10' BUFFER EASEMENT PURSUANT TO ORB 1840, PG. 540 & 559 OR SHOW AND LABEL ITS ABANDONMENT RECORD ON THE BOUNDARY SURVEY  
(C) SHOW THE 10' DRAINAGE EASEMENT AND THE 5' BUFFER EASEMENT PURSUANT TO ORB 12, PG. 42.



DATE	BY
03/18/24	RLF
REVISIONS	
ADDED FDP MHW SURVEY FILE NUMBER	
UPDATE	
FILE NAME	9611-ALTA-BINDING

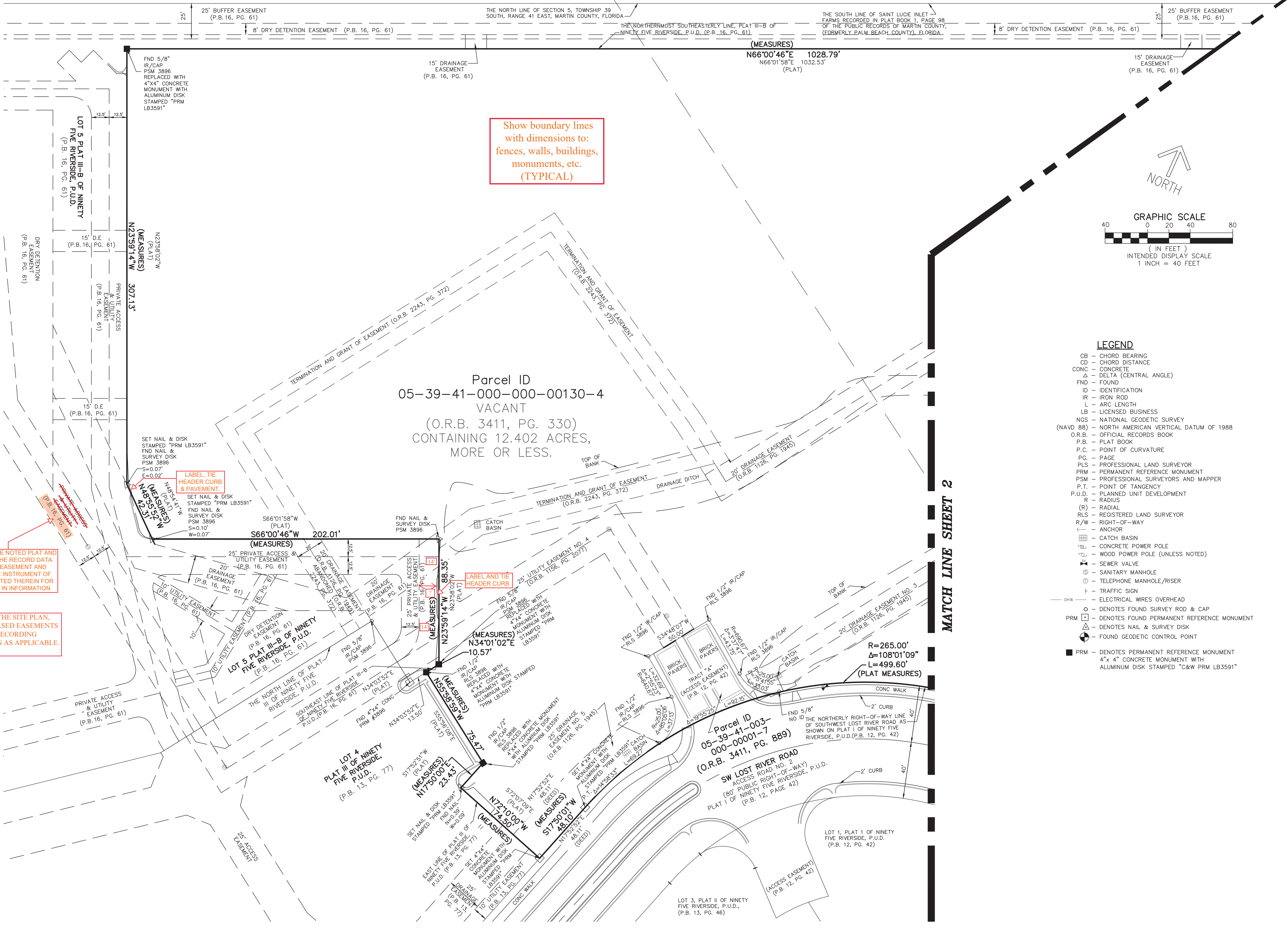
**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - SURVEYING  
LANDSCAPE ARCHITECTURE - SUITE 100  
7900 GLADES ROAD, BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY  
KANNER 1-95 PARCEL  
MARTIN COUNTY, FLORIDA

DATE	01/26/2024
DRAWN BY	RLF
F.B./PG.	ELECT
SCALE	AS SHOWN

JOB #	9611
SHT. NO.	2

OF 3 SHEETS

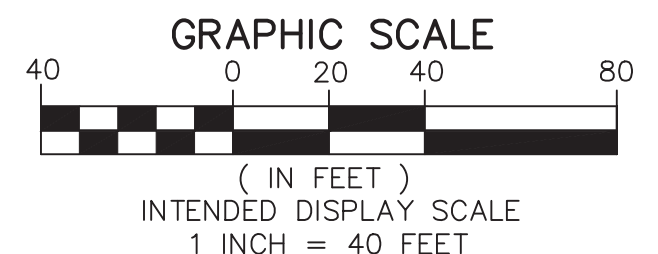


Show boundary lines with dimensions to: fences, walls, buildings, monuments, etc. (TYPICAL)

Parcel ID  
05-39-41-000-000-00130-4  
VACANT  
(O.R.B. 3411, PG. 330)  
CONTAINING 12.402 ACRES,  
MORE OR LESS.

REFER TO THE NOTED PLAT AND CORRECT THE RECORD DATA FOR THIS EASEMENT AND VERIFY THE INSTRUMENT OF RECORD NOTED THEREIN FOR ACCURACY IN INFORMATION

REFER TO THE SITE PLAN, LABEL RELEASED EASEMENTS WITH RECORDING INFORMATION AS APPLICABLE.



- LEGEND**
- CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - CONC - CONCRETE
  - Δ - DELTA (CENTRAL ANGLE)
  - FND - FOUND
  - ID - IDENTIFICATION
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  - LB - LICENSED BUSINESS
  - NGS - NATIONAL GEODETIC SURVEY
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  - O.R.B. - OFFICIAL RECORDS BOOK
  - P.B. - PLAT BOOK
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  - ⊖ - ANCHOR
  - ⊞ - CATCH BASIN
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  - ⊞ - SANITARY MANHOLE
  - ⊞ - TELEPHONE MANHOLE/RISER
  - ⊞ - TRAFFIC SIGN
  - ⊞ - ELECTRICAL WIRES OVERHEAD
  - ⊞ - DENOTES FOUND SURVEY ROD & CAP
  - ⊞ - DENOTES FOUND PERMANENT REFERENCE MONUMENT
  - ⊞ - DENOTES NAIL & SURVEY DISK
  - ⊞ - FOUND GEODETIC CONTROL POINT
  - ⊞ - PRM - DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"

MATCH LINE SHEET 2

DATE	BY
03/18/24	RLF
REVISIONS	
ADDED TDEP MHW SURVEY FILE NUMBER	
FILE NAME: 9611-ALTA-BINDING	
UPDATE	

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING & SURVEYING  
LANDSCAPE ARCHITECTURE - SUITE 100  
7900 GLADES ROAD - BOCA RATON, FLORIDA 33434  
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BOUNDARY SURVEY  
KANNER 1-95 PARCEL  
MARTIN COUNTY, FLORIDA

DATE 01/26/2024  
DRAWN BY RLF  
F.B./ PG. ELECT  
SCALE AS SHOWN

JOB # 9611  
SHT. NO. 3  
OF 3 SHEETS

LEGAL DESCRIPTION

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "95 RIVERSIDE PUD PHASE IV PLAT", AND HEREBY DEDICATES AS FOLLOWS:

SPELLING

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

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 54 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 108 DEGREES 01 MINUTES 09 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD, AS RECORDED ON SAID PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., A DISTANCE OF 499.60 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT III OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT THREE (3) COURSES, NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 17 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.43 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SIX (6) COURSES, NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 307.13 FEET TO THE NORTHERMOST SOUTHEASTERLY VENE, PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D.; THENCE ALONG SAID NORTHERMOST SOUTHEASTERLY LINE, NORTH 66 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 1028.79 FEET TO THE SOUTHWESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER AS DETERMINED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER SURVEY CONDUCTED NOVEMBER 17, 2022, WITH A FILE NUMBER: 8723, HAVING AN ELEVATION OF -0.32', NORTH AMERICAN VERTICAL DATUM OF 1988; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID MEAN HIGH WATER LINE THE NEXT FOUR (4) COURSES; THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.22 FEET; THENCE SOUTH 52 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 60 DEGREES 26 MINUTES 51 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.87 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, SOUTH 16 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 30 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.52 FEET TO A POINT OF CURVATURE OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING. CONTAINING 12.402 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION 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 STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

THE ACCESS EASEMENT SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS ACCESS EASEMENT ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT 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.

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.

3. THE PRIVATE DRAINAGE AND DRY DETENTION EASEMENTS AND TRACTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

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

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

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

4. THE RECREATION AREA SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

5. COMMON AREAS "1 THRU 6", AS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE OPEN SPACE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A BUFFER WALL AND RELATED IMPROVEMENTS AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY OPEN SPACE AREAS DESIGNATED AS SUCH ON THIS PLAT.

6. THE UPLAND BUFFER PRESERVE SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT IS HEREBY DECLARED TO BE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVATION TRACTS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION TRACTS DESIGNATED AS SUCH ON THIS PLAT. WHERE THE UPLAND TRANSITIONAL ZONE COINCIDES WITH THE LAKE MAINTENANCE EASEMENT, THE LAKE MAINTENANCE EASEMENT SHALL BE SUBORDINATE TO THE UPLAND TRANSITIONAL ZONE PLANTINGS.

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

NAME:
TITLE:

ATTEST

NAME:
TITLE:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND AND TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED AS IDENTIFICATION.

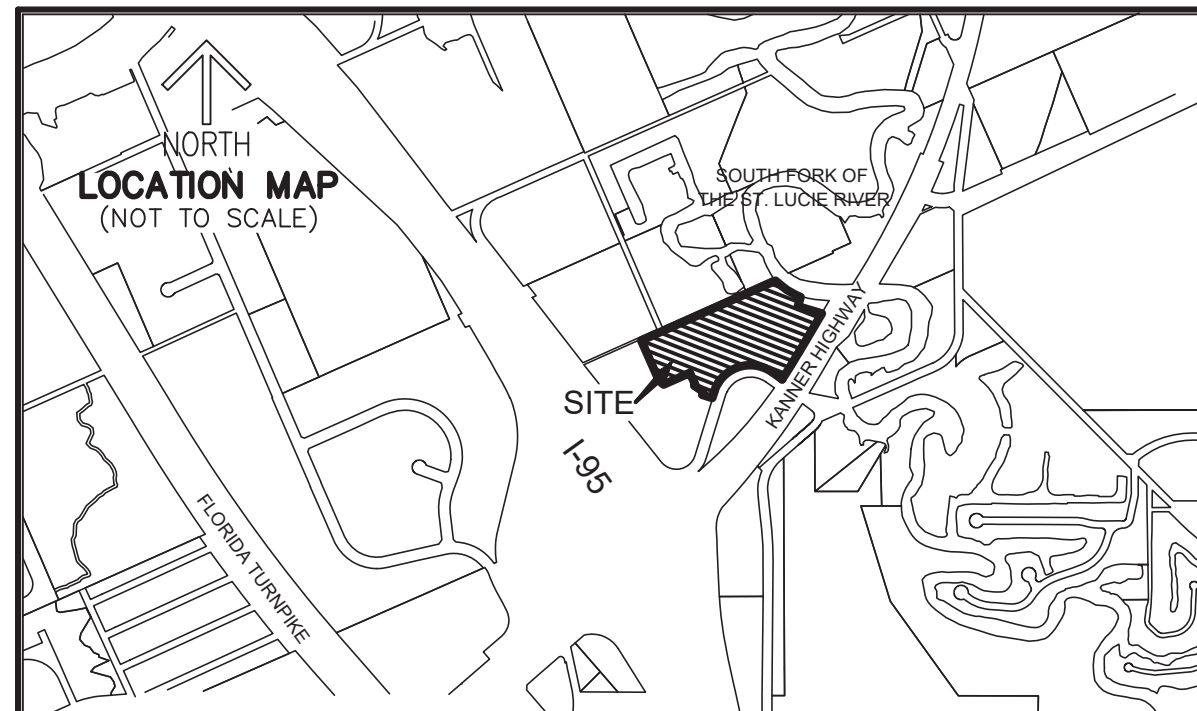
DATED THIS DAY OF 2024.

NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO.
MY COMMISSION EXPIRES

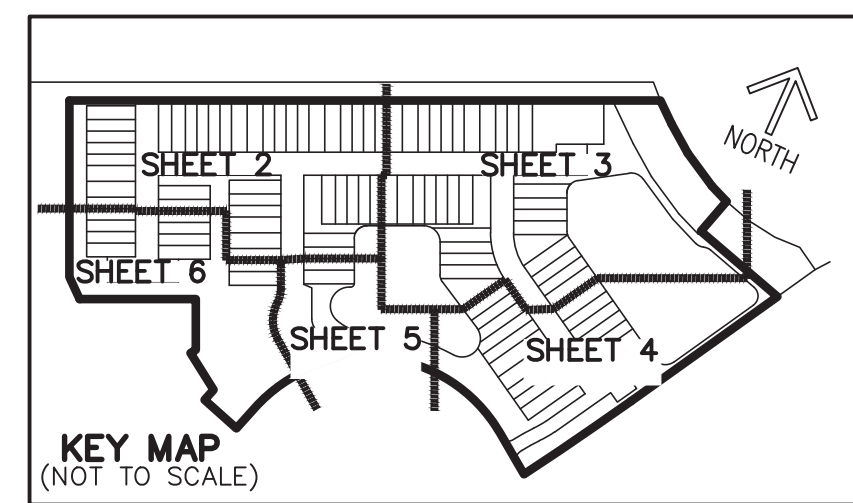
95 RIVERSIDE PUD PHASE IV PLAT

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

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



SUBDIVISION PARCEL CONTROL NUMBER



MARTIN COUNTY SURVEYING DIVISION
ROUND 2 REVIEW
VIEWER: Jesse Perez, PSM
(772) 288-5452 / jperez@martin.fl.us

COUNTY APPROVAL

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

DATE COUNTY SURVEYOR AND MAPPER
DATE COUNTY ENGINEER
DATE COUNTY ATTORNEY
DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
CAROLYN TIMMANN, CLERK OF COURT

SURVEY NOTES

- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS PLAT IS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412. SAID LINE MEASURES AND BEARS SOUTH 30°29'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED OR REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE INDICATED AS (R) - RADIAL.

CERTIFICATE OF SURVEYOR AND MAPPER

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

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

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

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591

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

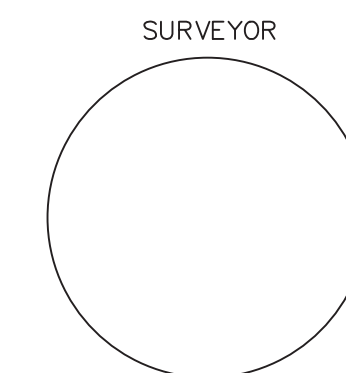
- 1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE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

DATED: THIS DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_, ATTORNEY

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

ENSURE ALL TEXT MEETS OR EXCEEDS MINIMUM HEIGHT REQUIREMENTS OF 0.1" (CHAPTER 177, F.S.)

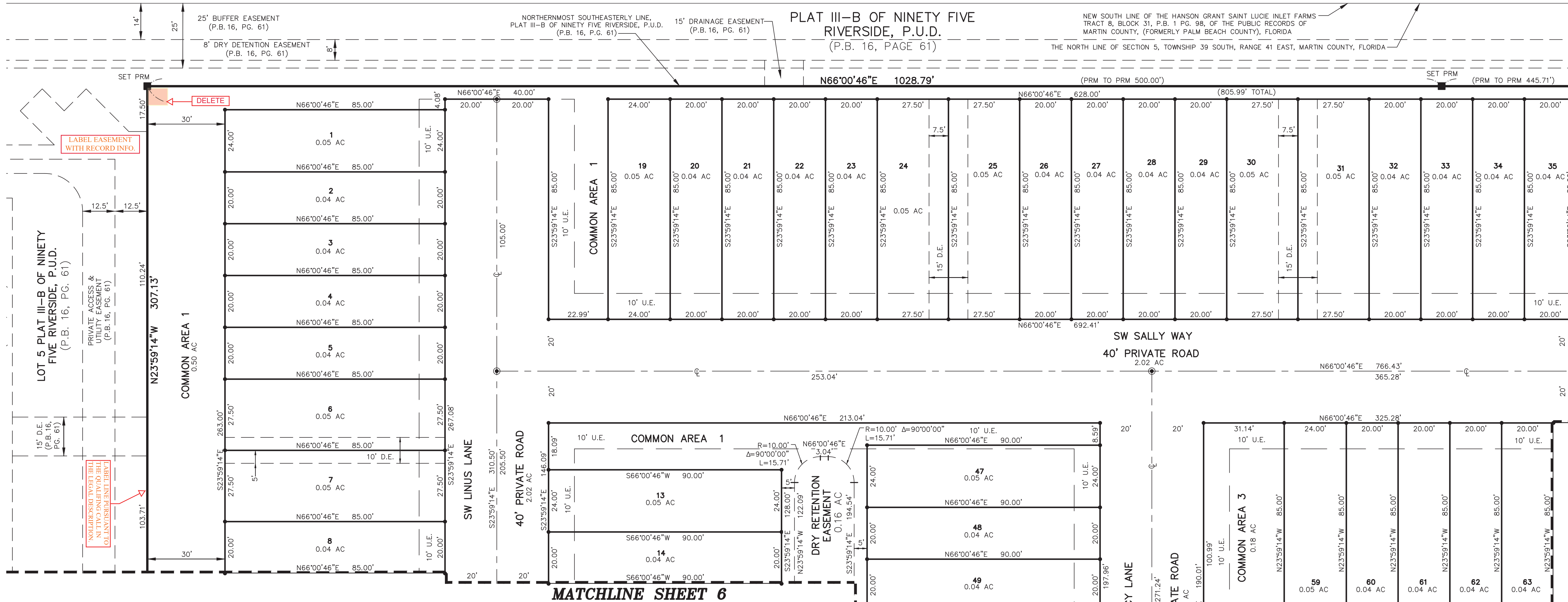
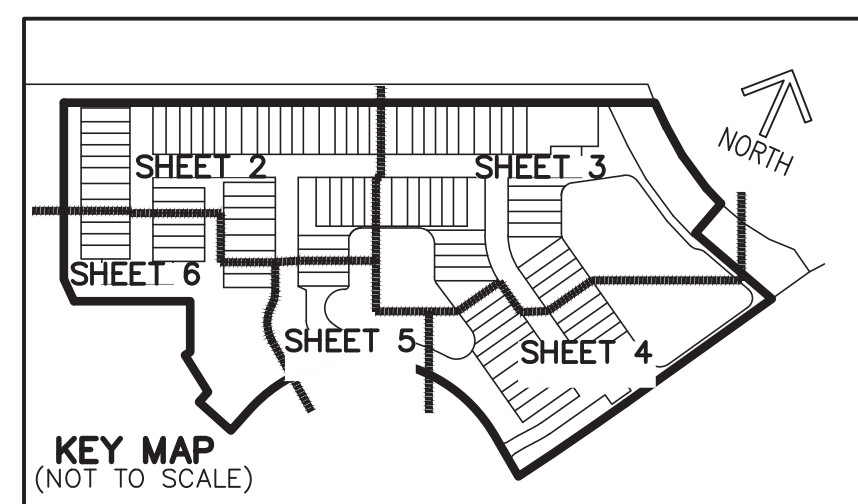
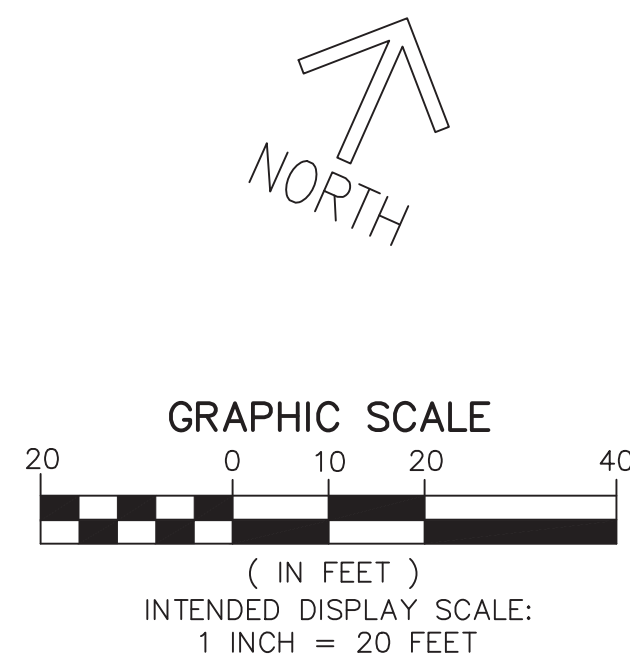


# 95 RIVERSIDE PUD PHASE IV PLAT

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THIS INSTRUMENT PREPARED BY  
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BOCA RATON, FLORIDA 33434 - (561)392-1991  
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## SURVEY NOTES

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- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE INDICATED AS (R) - RADIAL.

## LEGEND/ABBREVIATIONS

- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- D.E. - DRAINAGE EASEMENT
- GOV - GOVERNMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- L.M.E. - LAKE MAINTENANCE EASEMENT
- (NAVD 88) - NORTH AMERICAN VERTICAL DATUM OF 1988
- NGS - NATIONAL GEODETIC SURVEY
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- PG - PAGE
- P.O.B. - POINT OF BEGINNING
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- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.T. - POINT OF TANGENCY
- PUD - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- (R) - RADIAL
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
- PCP - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- SIRC - DENOTES SET IRON ROD AND CAP
- ⊕ - FOUND GEODETIC CONTROL POINT

ENSURE ALL TEXT MEETS OR EXCEEDS MINIMUM HEIGHT REQUIREMENTS OF 0.1" (CHAPTER 177, F.S.)

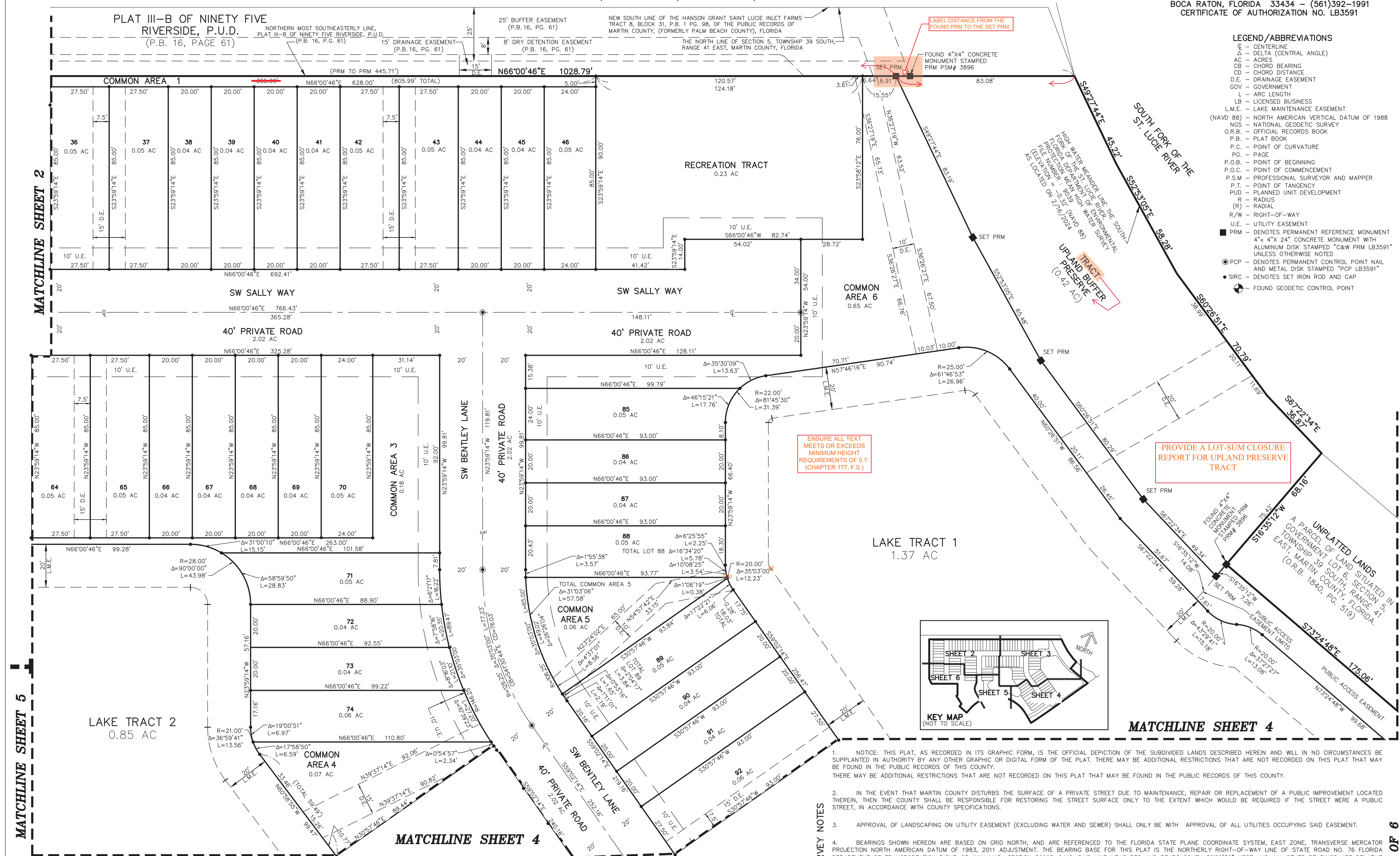
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THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
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**CAULFIELD & WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
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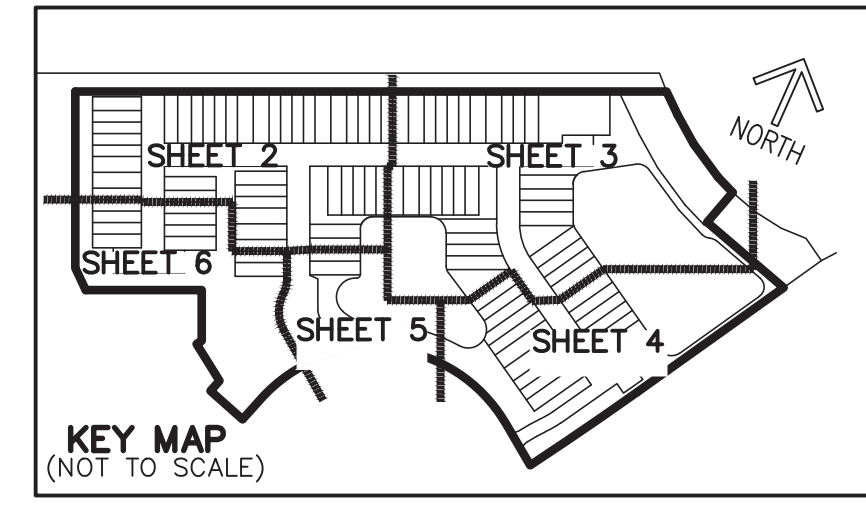
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 ALUMINUM DISK STAMPED "C&W PRM LB3591"  
 UNLESS OTHERWISE NOTED
- - DENOTES PERMANENT CONTROL POINT NAIL  
 AND METAL DISK STAMPED "PCP LB3591"
- - DENOTES SET IRON ROD AND CAP
- ⊙ - FOUND GEODETIC CONTROL POINT

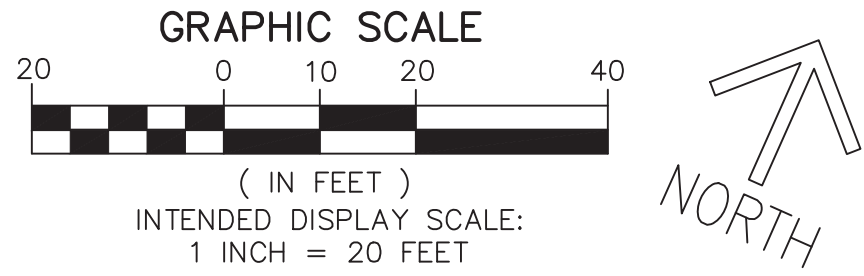


ENSURE ALL TEXT MEETS OR EXCEEDS MINIMUM HEIGHT REQUIREMENTS OF 0.1" (CHAPTER 177, F.S.)

PROVIDE A LOT-SUM CLOSURE REPORT FOR UPLAND PRESERVE TRACT



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MATCHLINE SHEET 2

MATCHLINE SHEET 5

MATCHLINE SHEET 4

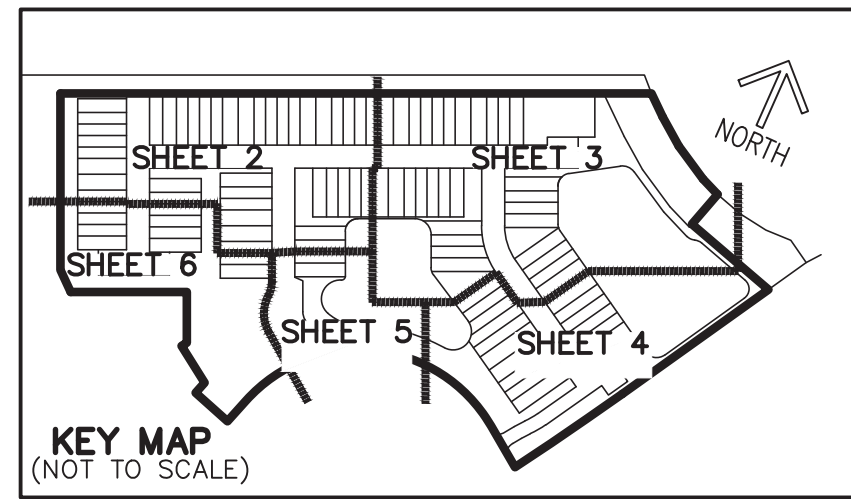
MATCHLINE SHEET 4

# 95 RIVERSIDE PUD PHASE IV PLAT

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THIS INSTRUMENT PREPARED BY  
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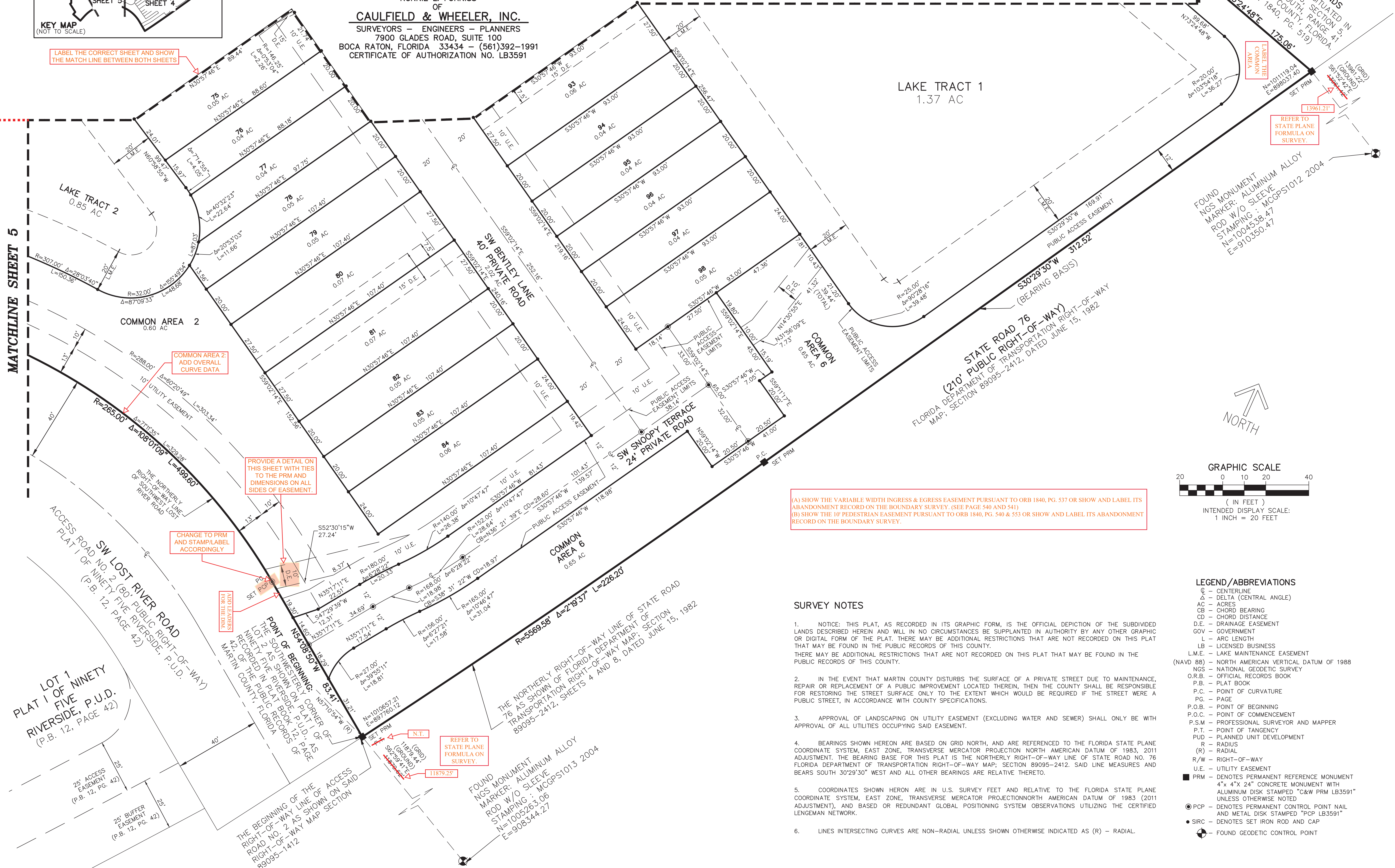
MATCHLINE SHEET 3



LABEL THE CORRECT SHEET AND SHOW THE MATCH LINE BETWEEN BOTH SHEETS

ENSURE ALL TEXT MEETS OR EXCEEDS MINIMUM HEIGHT REQUIREMENTS OF 0.1" (CHAPTER 177, F.S.)

UNPLATTED LANDS  
A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. (O.R.B. 1840, PG. 519)



LAKE TRACT 1  
1.37 AC

LAKE TRACT 2  
0.85 AC

COMMON AREA 2  
0.60 AC

SW BENTLEY LANE  
40' PRIVATE LANE

SW SNOOPY TERRACE  
24' PRIVATE ROAD

STATE ROAD 76  
(210' PUBLIC RIGHT-OF-WAY)  
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, DATED JUNE 15, 1982

FOUND NGS MONUMENT MARKER: ALUMINUM ALLOY ROD W/O SLEEVE STAMPING: MCGP51012 2004 N=1004538.47 E=910350.47

MATCHLINE SHEET 5

SW LOST RIVER ROAD  
ACCESS ROAD NO. 2 (80' PUBLIC RIGHT-OF-WAY)  
PLAT I OF NINETY FIVE RIVERSIDE, P.U.D. (P.B. 12, PAGE 42)

POINT OF BEGINNING  
THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE, P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982

COMMON AREA 2: ADD OVERALL CURVE DATA

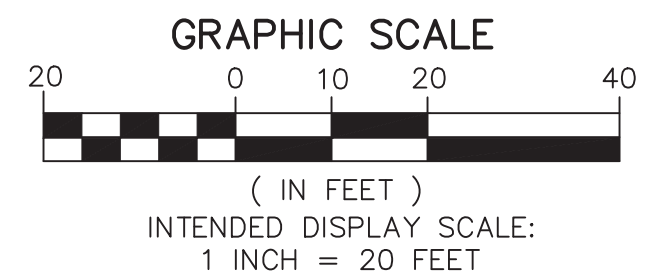
PROVIDE A DETAIL ON THIS SHEET WITH TIES TO THE PRM AND DIMENSIONS ON ALL SIDES OF EASEMENT

CHANGE TO PRM AND STAMPLABEL ACCORDINGLY

ADD TIE DIMENSIONS FOR THE DIM

REFER TO STATE PLANE FORMULA ON SURVEY

(A) SHOW THE VARIABLE WIDTH INGRESS & EGRESS EASEMENT PURSUANT TO ORB 1840, PG. 537 OR SHOW AND LABEL ITS ABANDONMENT RECORD ON THE BOUNDARY SURVEY. (SEE PAGE 540 AND 541)  
(B) SHOW THE 10' PEDESTRIAN EASEMENT PURSUANT TO ORB 1840, PG. 540 & 553 OR SHOW AND LABEL ITS ABANDONMENT RECORD ON THE BOUNDARY SURVEY.



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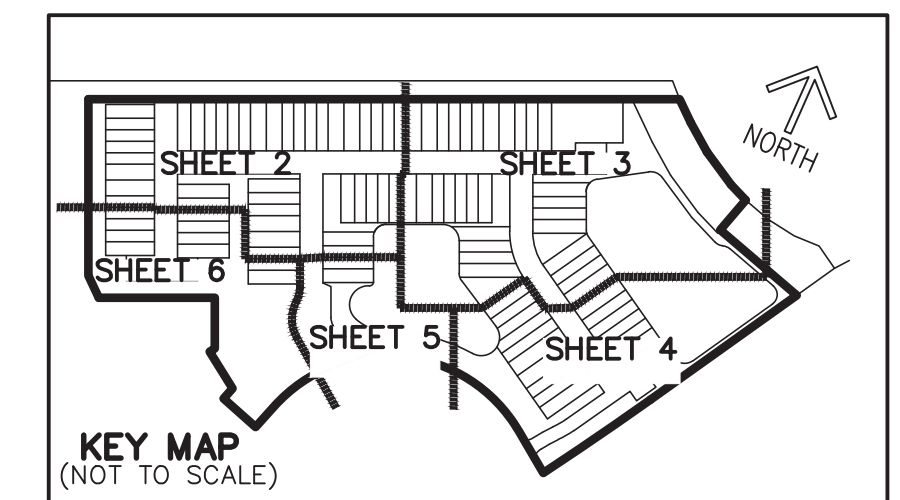
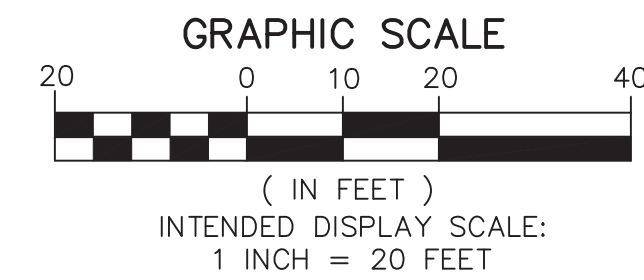
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# 95 RIVERSIDE PUD PHASE IV PLAT

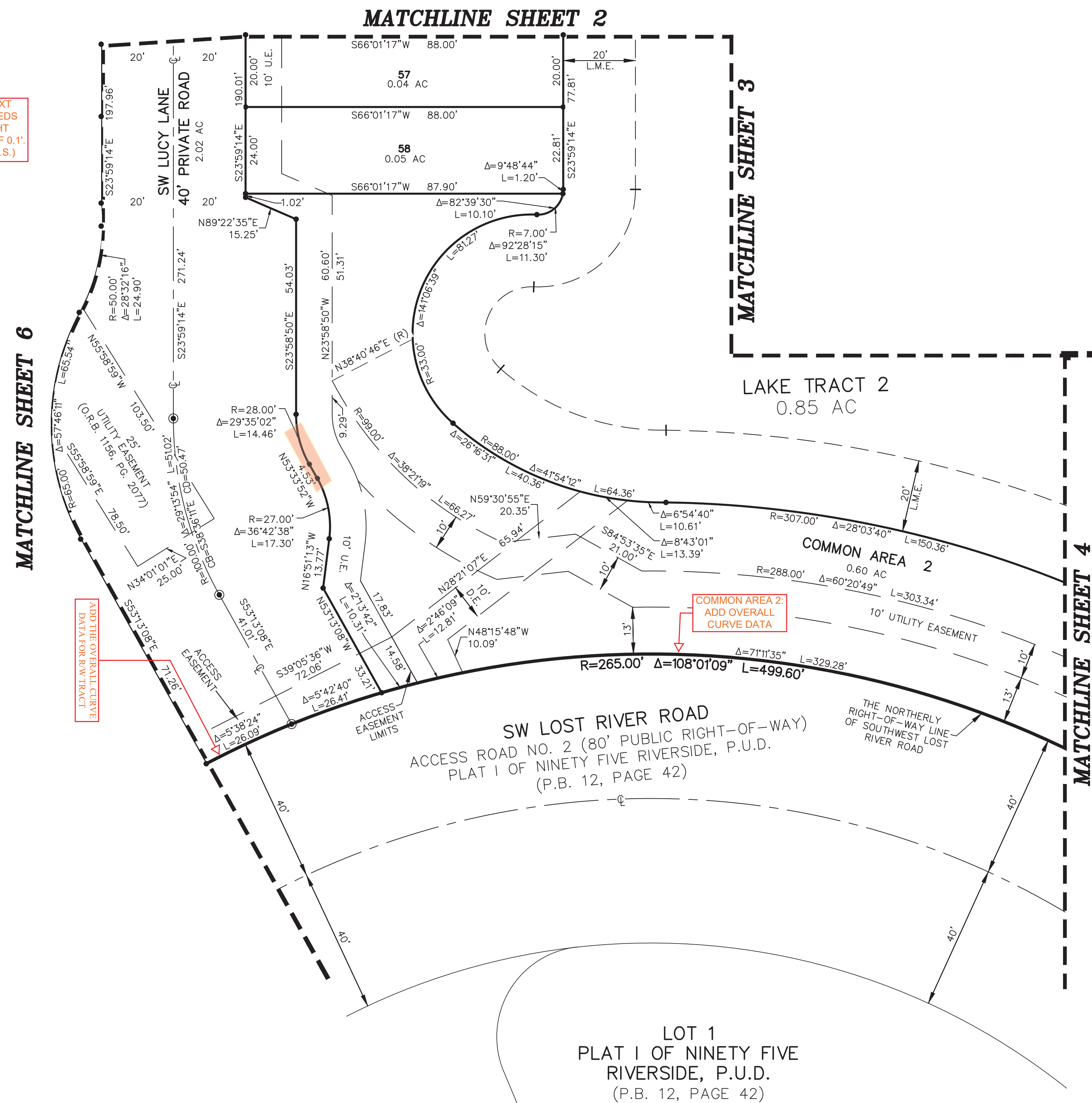
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THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS

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



ENSURE ALL TEXT MEETS OR EXCEEDS MINIMUM HEIGHT REQUIREMENTS OF 0.1" (CHAPTER 177, F.S.)



## SURVEY NOTES

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## LEGEND/ABBREVIATIONS

- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- AC — ACRES
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- D.E. — DRAINAGE EASEMENT
- GOV — GOVERNMENT
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- L.M.E. — LAKE MAINTENANCE EASEMENT
- (NAVD 83) — NORTH AMERICAN VERTICAL DATUM OF 1983
- NGS — NATIONAL GEODETIC SURVEY
- O.R.B. — OFFICIAL RECORDS BOOK
- P.B. — PLAT BOOK
- P.C. — POINT OF CURVATURE
- PG. — PAGE
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- P.S.M. — PROFESSIONAL SURVEYOR AND MAPPER
- P.T. — POINT OF TANGENCY
- PUD — PLANNED UNIT DEVELOPMENT
- R — RADIUS
- (R) — RADIAL
- R/W — RIGHT-OF-WAY
- U.E. — UTILITY EASEMENT
- PRM — DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
- PCP — DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- SIRC — DENOTES SET IRON ROD AND CAP
- FOUND GEODETIC CONTROL POINT

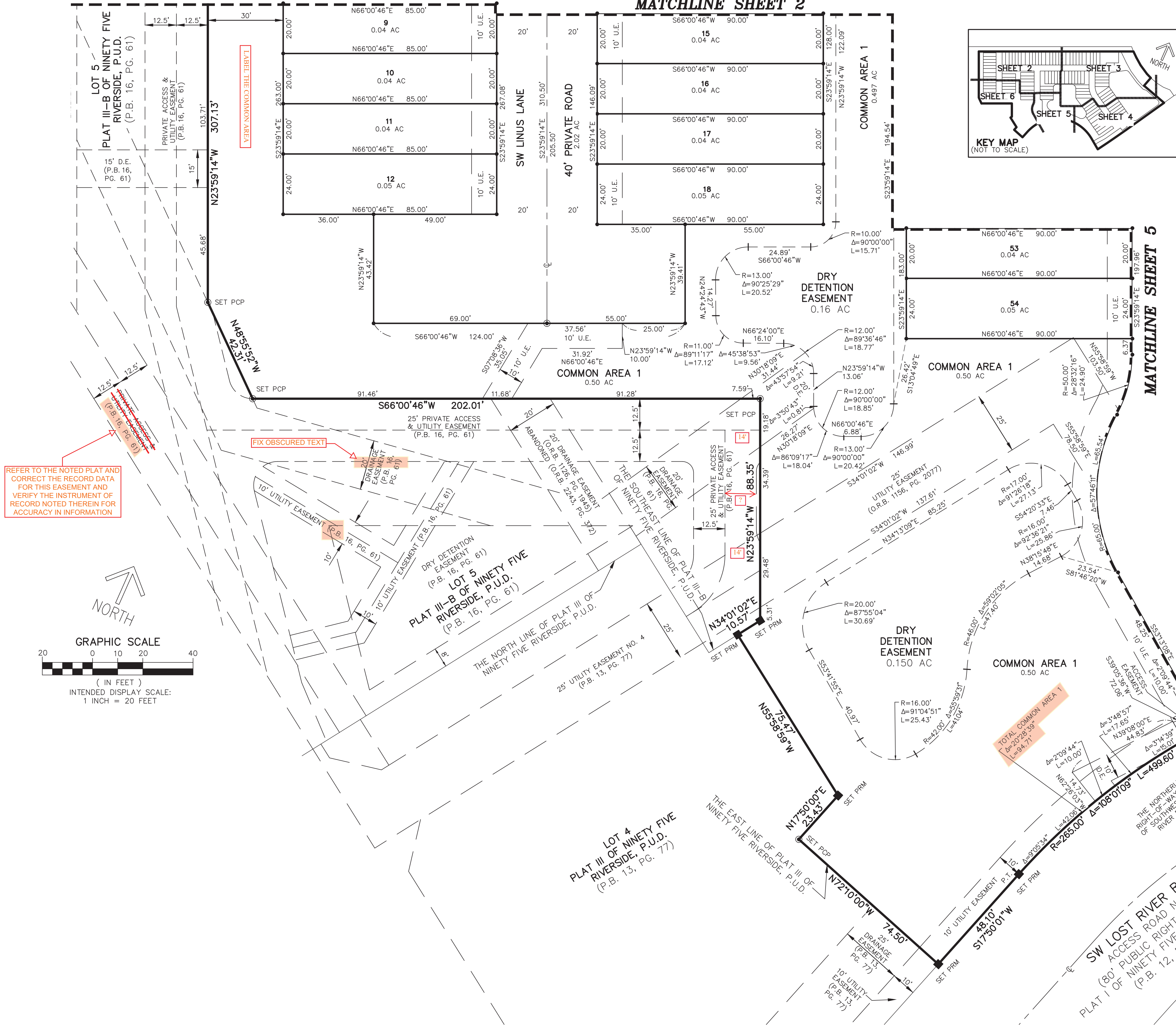
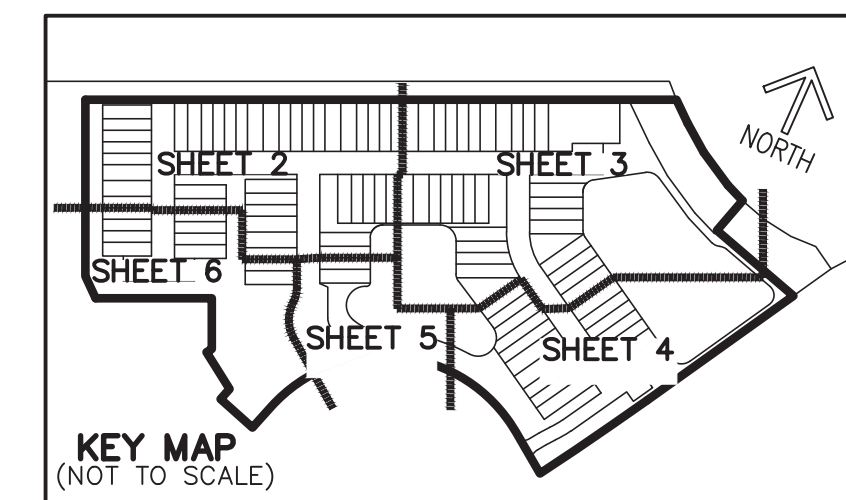


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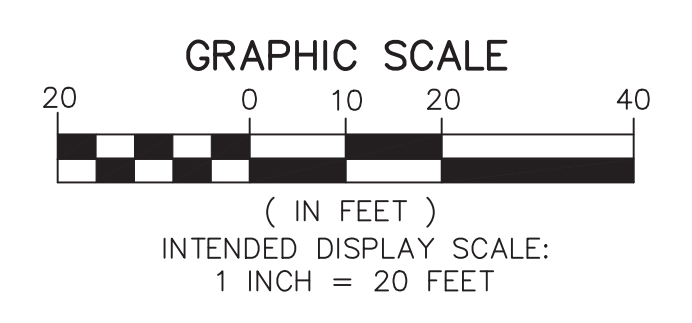
THIS INSTRUMENT PREPARED BY  
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MATCHLINE SHEET 2



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