



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

NEWFIELD PHASE 1A-1 PLAT

Applicant/Property Owner:	Mattamy Palm Beach, LLC, James FitzGerald
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	P172-019
Record Number:	DEV2024070009
Report Number:	2024_1001_P172-019_Staff_Report_Final
Application Received:	08/08/2024
Transmitted:	08/08/2024
Date of Report:	10/01/2024

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B. Project description and analysis

This is a request by Mattamy Palm Beach LLC for plat approval for Newfield Crossroads Phase 1A-1. The plat is to be consistent with the Newfield Crossroads Phase 1A-1 Final Site Plan which includes 36 residential lots, 2 civic areas, and associated infrastructure on an approximately 7.17-acre site. The subject site is a portion of the approximately 139-acre Crossroads Neighborhood Phase 1 Master Plan and is located northeast of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.7 miles south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

The Newfield Crossroad Phase 1A-1 Final Site Plan was approved on June 19, 2024. As a result of the review of the plat application, minor technical adjustments were required to the previously approved final site plan for to ensure consistency with the plat in accordance with Section 10.5.F.6(e), Land Development Regulations, Martin County, Fla.

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	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	Michael Grzelka	772-223-7945	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Michael Grzelka	772-223-7945	Pending
N	Addressing Review	Emily Kohler	772-288-5400	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	Sally Waite	772-285-2298	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	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 (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

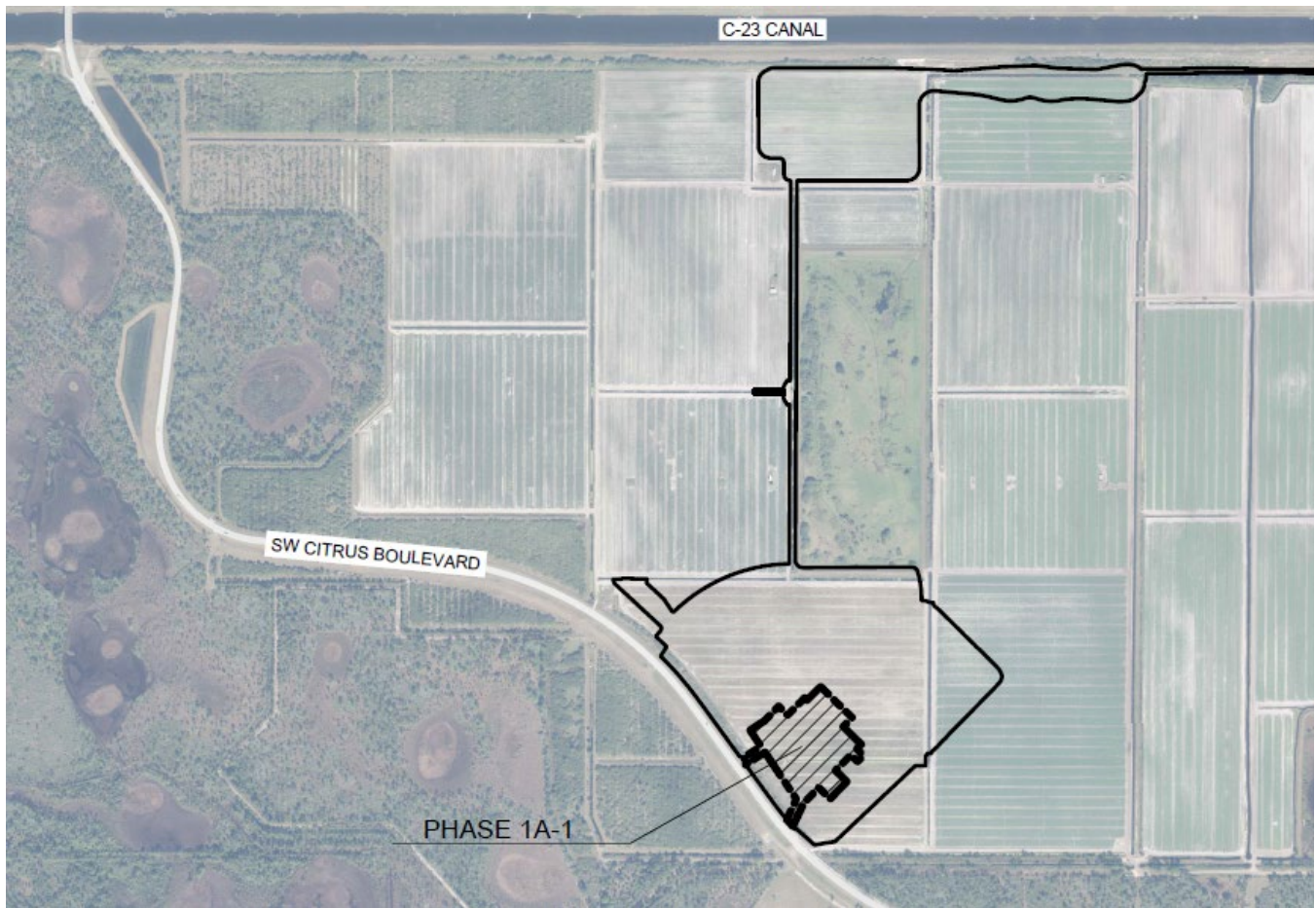
Parcel number: 04-38-40-000-000-00012-0

Existing Zoning: Planned Mixed-Use Village (PMUV)

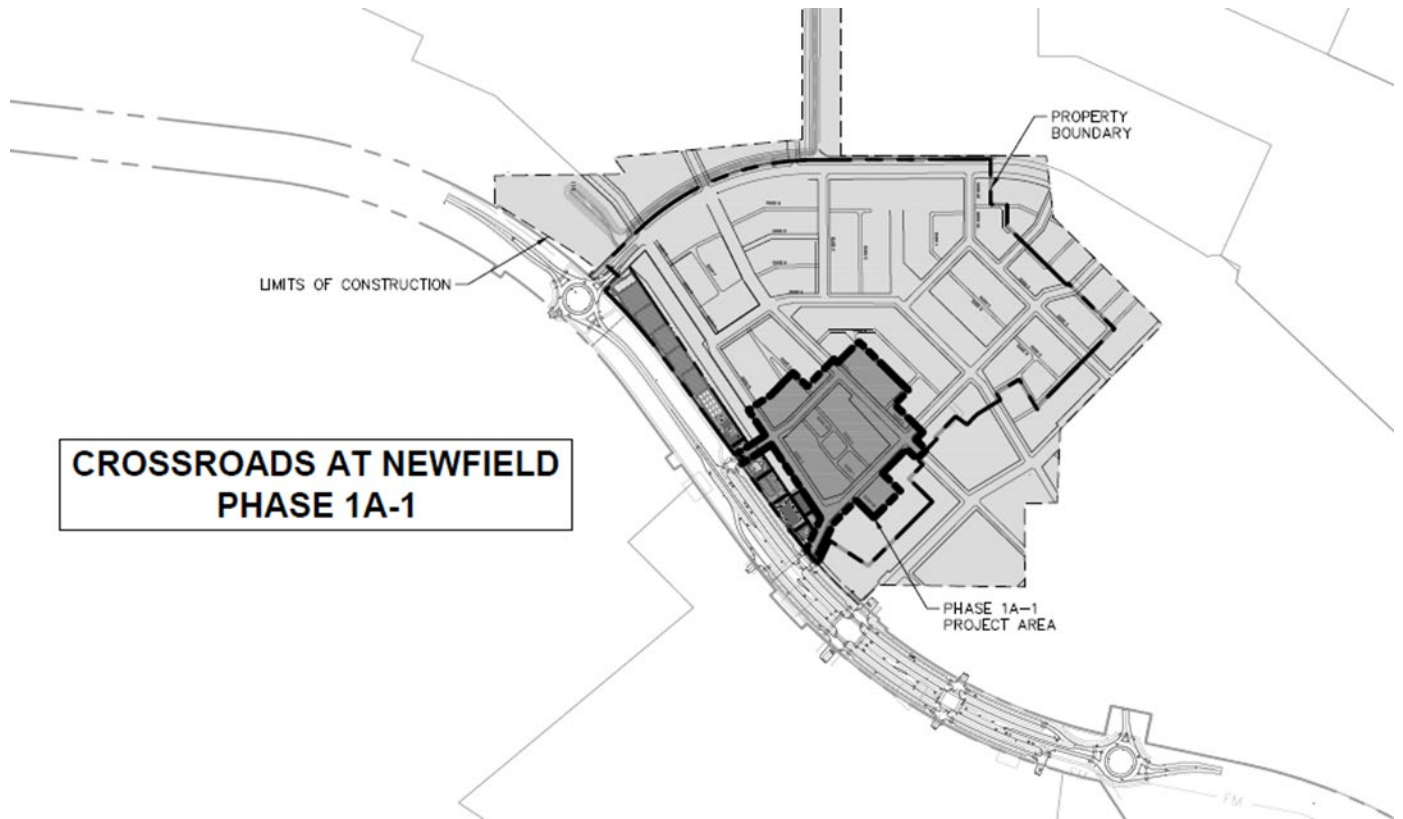
Future Land use: MUV

Gross area of site: 7.17

**Figure I:
General Location Map**



**Figure II:
Detail Map**



***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. Title should be “CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS AND INFRASTRUCTURE FOR NEWFIELD CROSSROADS PHASE 1A-1.”
 - b. The completion date in the first line of the second to last paragraph on page 1 should be “June 19, 2029.”
 - c. 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).
 - d. Approved EOPC must be included as Exhibit A.
 - e. Chairperson name will need to be included prior to BCC meeting.
2. Declaration of Covenants and Restrictions:
 - a. Page 86 – Section 20.6 is referenced. This section is not included in the document.
 - b. Page 88 – Section 9.4 is referenced. This section is not included in the document.
3. Please ensure the property is posted with a sign pursuant to Martin County LDR, Section 10.6.B, and provide the sign posting affidavit/photo.

Item #2:

Plan Consistency

1. Label the paseos on the final site plan with the tract number as shown on the plat (i.e. “Tract W-1”).
2. Dedications:
 - a. The proposed ownership of the park tracts is acceptable; however, these tracts should be dedicated for public use and not as “private recreation areas.” These areas were indicated as civic transect and civic open space on the approved final site plan. All designated civic open spaces shall be accessible to the public. See Martin County LDR, Section 11.3.13.C.

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 project as currently proposed.

Commercial Design

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

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 11 - PLANNED MIXED-USE VILLAGE. The plat documents are consistent with the approved final site plan and approved development order.

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:

4.912.E. Permanent reference monuments. Permanent reference monuments, at least four in number, and

no more than 800 feet apart, shall be placed within the platted lands and on the exterior boundaries thereof so as to provide definite reference points from which may be located any points, lines or lots shown on the plat. All point of curvature, points of reverse curvature, points of tangency and at least two points in each block shall be permanently marked with PRMs. The monuments shall be four inches by four inches reinforced concrete, 24 inches long, said monument having the reference point marked thereon. They shall have their position in reference to each other included by distances and angles and not less than one of said monuments shall have its location indicated on the plat in reference to the nearest government corner. The top of the monuments shall be set not less than one inch nor more than four inches above finished grade at their respective locations. The position of said monuments shall be indicated on the plat and shall be marked "Permanent Reference Monument" or the initial "PRM" to designate the same.

Remedy/Suggestion/Clarification:

The monuments shall be four inches by four inches reinforced concrete, 24 inches long, said monument having the reference point marked thereon.

Item #2:

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

Remedy/Suggestion/Clarification:

Address comments on markup of Plat.

Item #3:

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:

Bearing basis for Boundary Survey and Plat should match.

Item #4:

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

Remedy/Suggestion/Clarification:

Please address markups of Plat and ensure consistency with the Final Site Plan.

There are several inconsistencies including but not limited to:

- **Utility easements are not shown on the final site plan.**
- **Bearings/distances of SW Farmer Drive and SW Prairie Avenue where they terminate at Newfield Parkway not shown on the final site plan.**
- **Tract P-1 Park line segment distances not shown on final site plan.**
- **Discrepancies in distances around boundary of final site plan.**

Item #5:

Include closure report for the Utility Easement over Tract P-2.

Item #6:

PRM inspection.

Remedy/Suggestion/Clarification:

Please complete a Field Inspection Request form for the inspection of all PRMs, PCPs, and lot corners as soon as possible. Failure to do so can potentially delay the Post Approval process.

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

Engineering

Pending – Engineering comments are forthcoming.

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. (2024).

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

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

Emergency Management

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

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

ADA

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

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

Martin County Health Department

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

Martin County School Board

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

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

Review Ongoing

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

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

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

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

U. Post-approval requirements

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

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

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

Item	Description	Requirement
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	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/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.

Item	Description	Requirement
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.
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:	\$13,600.00	\$13,600.00	\$0.00
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: Mattamy Palm Beach LLC
 2500 Quantum Lakes Drive, Suite 215
 Boynton Beach, FL 33426
 James FitzGerald

Engineer of Record: Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411
Mike Schwartz, P.E.
561-404-7247
mike.schwartz@kimley-horn.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

THIS INSTRUMENT PREPARED BY:

Bowman

Bowman Consulting Group, Ltd.
301 S.E. Ocean Blvd. Suite 301
Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7887
www.bowmanconsulting.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-1

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

CLERK'S RECORDING CERTIFICATE:

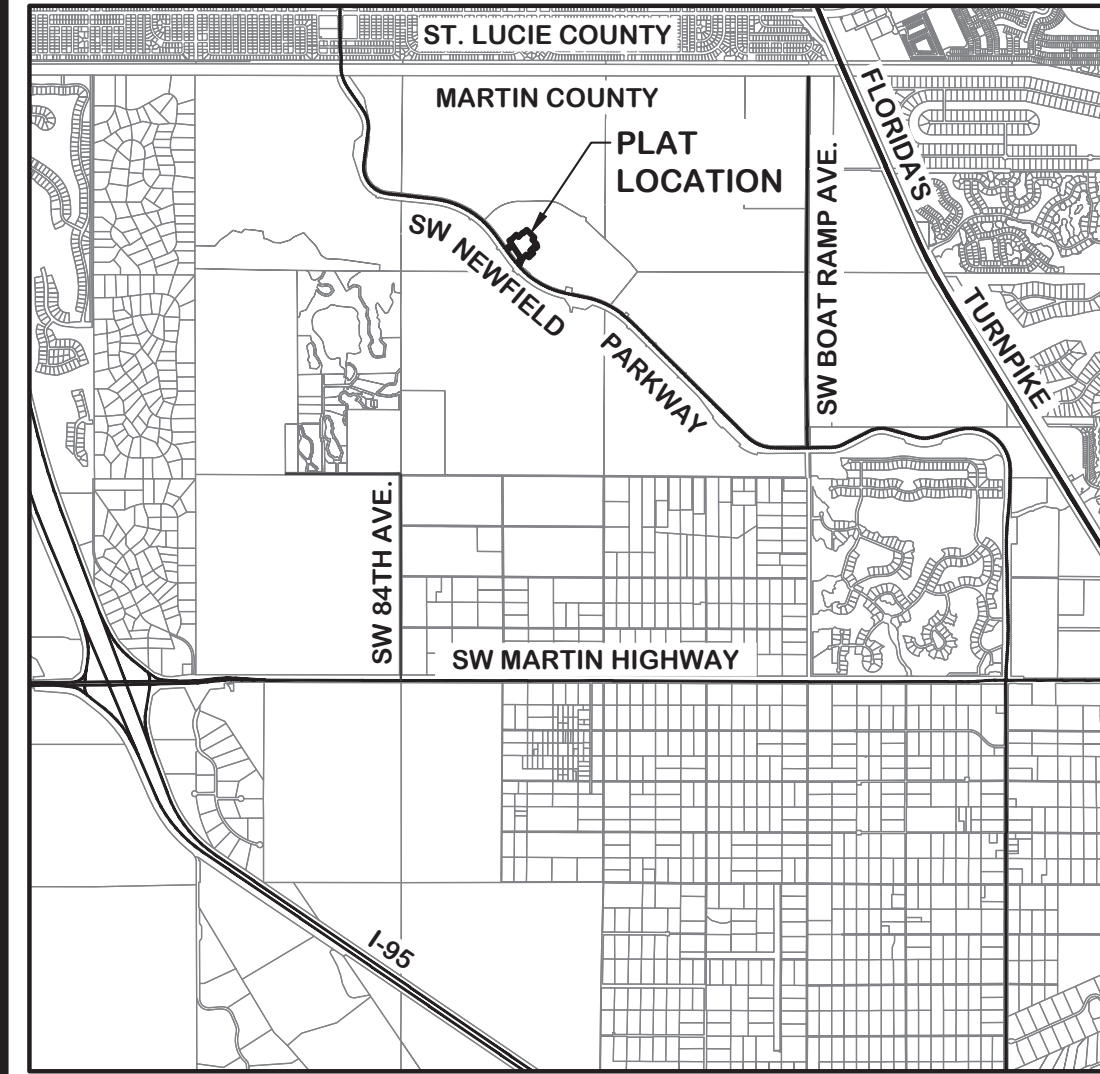
I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS _____, DAY OF _____, 2024.

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER: _____

BY: _____
DEPUTY CLERK

PARCEL CONTROL NUMBER _____



VICINITY MAP
SCALE: 1" = 5000'

ABBREVIATIONS

AC.	ACRES
Δ	CENTRAL ANGLE OF CURVE
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
°	DEGREE
"	DITTO OR SECONDS (ANGULAR)
E:	EASTING
'	FEET OR MINUTES (ANGULAR)
ID.	IDENTIFICATION
L	ARC LENGTH OF CURVE
LB	LICENSED BUSINESS
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.G.	PAGE
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
PID	PERMANENT IDENTIFIER
P.R.M.	PERMANENT REFERENCE MONUMENT
R	RADIUS OF CURVE
R/W	RIGHT OF WAY
TYP.	TYPICAL
U.E.	UTILITIES EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA;

THENCE, NORTH 89°52'59" WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 2632.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE, CONTINUE NORTH 89°52'59" WEST A DISTANCE OF 1786.55 FEET;

THENCE, NORTH 38°29'35" EAST A DISTANCE OF 8.77 FEET;

THENCE, NORTH 39°05'47" WEST A DISTANCE OF 331.01 FEET;

THENCE, NORTH 46°42'56" WEST A DISTANCE OF 1560.75 FEET;

THENCE, NORTH 10°51'23" EAST A DISTANCE OF 46.36 FEET;

THENCE, NORTH 24°33'19" EAST A DISTANCE OF 19.77 FEET;

THENCE, NORTH 60°02'07" WEST A DISTANCE OF 92.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 85°39'44" WEST AND A CHORD DISTANCE OF 51.51 FEET;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET;

THENCE, NORTH 59°15'02" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 31°05'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 366.56 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET;

THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 753.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 44°18'11", A CHORD BEARING OF SOUTH 67°30'46" WEST AND A CHORD DISTANCE OF 780.51 FEET;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 800.30 FEET;

THENCE, SOUTH 45°21'40" WEST A DISTANCE OF 255.92 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2187, PAGE 2455, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2350.00 FEET, A CENTRAL ANGLE OF 1°33'43", A CHORD BEARING OF SOUTH 41°54'46" EAST AND A CHORD DISTANCE OF 473.41 FEET;

THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.21 FEET;

THENCE, SOUTH 36°07'54" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 459.36 FEET;

THENCE, NORTH 53°52'06" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET;

THENCE, SOUTH 36°07'54" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3.15 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 57°01'16" EAST A DISTANCE OF 132.63 FEET;

THENCE, NORTH 33°50'59" WEST A DISTANCE OF 124.24 FEET;

THENCE, NORTH 56°09'01" EAST A DISTANCE OF 47.00 FEET;

THENCE, NORTH 56°57'13" EAST A DISTANCE OF 62.64 FEET;

THENCE, NORTH 44°27'55" EAST A DISTANCE OF 130.33 FEET;

THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 80.57 FEET;

THENCE, NORTH 44°27'55" EAST A DISTANCE OF 156.00 FEET;

THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 22.18 FEET;

THENCE, NORTH 44°27'55" EAST A DISTANCE OF 102.00 FEET;

THENCE, NORTH 52°55'45" EAST A DISTANCE OF 20.22 FEET;

THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 281.02 FEET;

THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 81.00 FEET;

THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 162.24 FEET;

THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 41.00 FEET;

THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 60.00 FEET;

THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 54.00 FEET;

THENCE, NORTH 45°32'05" WEST A DISTANCE OF 60.00 FEET;

THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 140.00 FEET;

THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 101.50 FEET;

THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 154.00 FEET;

THENCE, NORTH 45°32'05" WEST A DISTANCE OF 101.50 FEET;

THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 136.68 FEET;

THENCE, SOUTH 25°13'56" WEST A DISTANCE OF 166.26 FEET TO SAID EASTERLY RIGHT OF WAY LINE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2234.00 FEET, A CENTRAL ANGLE OF 1°37'00", A CHORD BEARING OF NORTH 40°44'17" WEST AND A CHORD DISTANCE OF 63.04 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE A DISTANCE OF 63.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.05 FEET, A CENTRAL ANGLE OF 22°16'47", A CHORD BEARING OF NORTH 35°52'47" EAST AND A CHORD DISTANCE OF 19.34 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.46 FEET;

THENCE, NORTH 25°13'56" EAST A DISTANCE OF 122.94 FEET;

THENCE, NORTH 33°50'59" WEST A DISTANCE OF 361.41 FEET;

THENCE, SOUTH 57°01'16" WEST A DISTANCE OF 145.81 FEET TO SAID EASTERLY RIGHT OF WAY LINE;

THENCE, NORTH 36°07'54" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3.40 FEET;

THENCE, NORTH 53°52'06" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET;

THENCE, NORTH 36°07'54" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 41.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.17 ACRES MORE OR LESS.

TITLE CERTIFICATION

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2024, AT _____ (____ M.):

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S) AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE 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 THIS _____ DAY OF _____, 2024.

BY: _____
FLORIDA BAR NO. _____
[NAME]
[COMPANY]
[ADDRESS]

COUNTY APPROVAL

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

DATE: _____	BY: _____ COUNTY SURVEYOR AND MAPPER
DATE: _____	BY: _____ COUNTY ENGINEER
DATE: _____	BY: _____ COUNTY ATTORNEY
DATE: _____	BY: _____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
	ATTEST: _____ CLERK OF COURT

SURVEYOR'S NOTES

1. THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VRS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:

"CANAL C231" - PID: AB2490: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
NORTHING: 1044547.92
EASTING: 867797.24

"CANAL C232" - PID: AB2493: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
NORTHING: 1044557.93
EASTING: 864253.70

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'59" WEST FOR THE NORTH LINE OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

2. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.

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5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

	SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8030 PCP"
	SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "BOWMAN CG LB 8030 PRM"
	SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030"
	SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030 PRM"
	FOUND CONTROL POINT
	FOUND QUARTER SECTION CORNER
	FOUND SECTION CORNER
Cx	CURVE NUMBER
Lx	LINE NUMBER
(X)	LOT NUMBER
— — — — —	PLAT LIMITS
- - - - -	PLAT EASEMENT
- - - - -	SECTION LINE
— — — — —	PLAT RIGHT OF WAY LINE
— — — — —	RIGHT OF WAY LINE
— — — — —	CENTERLINE

EASEMENT DIMENSIONS SHOWN AS *SLANTED* TEXT

CERTIFICATE OF SURVEYOR AND MAPPER

I, RICHARD E. BARNES, JR., HEREBY CERTIFY THAT THIS PLAT OF NEWFIELD PHASE 1A-1 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

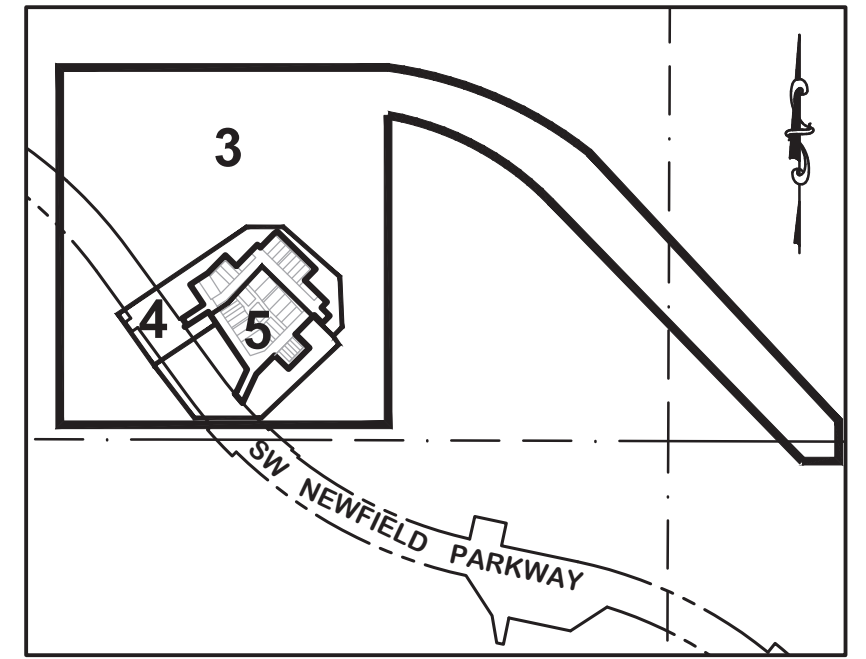
RICHARD E. BARNES, JR., P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5173

BOWMAN CONSULTING GROUP, LTD.
301 S.E. OCEAN BLVD. SUITE 301
STUART, FL 34994
CERTIFICATE OF AUTHORIZATION NO. LB8030

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR
AND MAPPER

NEWFIELD CROSSROADS PHASE 1A-1

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA



KEY MAP - SCALE: 1" = 1000'
X DENOTES SHEET NUMBER

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- 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ABBREVIATIONS

AC.	ACRES
Δ	CENTRAL ANGLE OF CURVE
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
°	DEGREE
"	DITTO OR SECONDS (ANGULAR)
E:	EASTING
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— · · · · ·	RIGHT OF WAY LINE
— — — — —	CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

CERTIFICATE OF OWNERSHIP & DEDICATION

MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, AND HEREBY DEDICATES AS FOLLOWS:

- 1. **STREETS**
A.) TRACT R-1, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, AND DESIGNATED AS A PRIVATE STREETS ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND ARE TO BE THE PROPERTY OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (HEREINAFTER DISTRICT) AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE DISTRICT, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE DISTRICT. 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.
B.) TRACT R-2, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, AND DESIGNATED AS PUBLIC STREETS ARE HEREBY OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND ARE DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC. AND SHALL BE CONVEYED BY DEED TO THE COUNTY FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV).
- 2. **ALLEYS**
TRACTS A-1, A-2, A-3 AND A-4, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, AND DESIGNATED AS AN ALLEY ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NEWFIELD HOME OWNER'S ASSOCIATION (HEREINAFTER ASSOCIATION) AND THE ALLEYS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY ALLEY DESIGNATED AS SUCH ON THIS PLAT.
- 3. **PARKS RECREATION AREAS**
TRACTS P-1 AND P-2, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NEWFIELD HOME OWNER'S ASSOCIATION (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE PRIVATE RECREATION AREAS, 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 PARK DESIGNATED AS SUCH ON THIS PLAT.
- 4. **WALKS WALKWAY AREAS**
TRACTS W-1, W-2 AND W-3 AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NEWFIELD HOME OWNER'S ASSOCIATION (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE PRIVATE WALKS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WALK PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY WALK DESIGNATED AS SUCH ON THIS PLAT.
- 5. **UTILITY EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1 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. **ALL LOTS, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED TO, AND UNDER THE OWNERSHIP OF, MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITH FULL POWER AND AUTHORITY TO SELL, LEASE, ENCUMBER, OR OTHERWISE MANAGE AND DISPOSE OF SAID TRACTS AND LOTS.**

WALKWAYS

WALKWAY

RECREATION AREAS

WALKWAY AREAS

ADD PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _____, 2024.

BY: MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
PRINT NAME: KARL ALBERTSON PRINT NAME: _____
TITLE: VICE PRESIDENT TITLE: _____

WITNESS: _____
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS DAY OF _____, 2024 BY ANTHONY PALUMBO, DIVISION VICE PRESIDENT OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

(NOTARY SEAL) NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
PRINT NUMBER: _____

ACCEPTANCE OF DEDICATIONS

NEWFIELD HOME OWNER'S ASSOCIATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2024.

NEWFIELD HOME OWNER'S ASSOCIATION

BY: _____
PRINT NAME: _____
TITLE: _____

WITNESSES:

SIGNATURE: _____
PRINT NAME: _____

SIGNATURE: _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS DAY OF _____, 2024 BY _____ AS _____ OF NEWFIELD HOME OWNER'S ASSOCIATION. HE/SHE/THEY IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

(NOTARY SEAL)

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
PRINT NUMBER: _____

ACCEPTANCE OF DEDICATIONS

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2024.

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINT NAME: _____
TITLE: _____

WITNESSES:

SIGNATURE: _____
PRINT NAME: _____

SIGNATURE: _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS DAY OF _____, 2024 BY _____ AS _____ OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT. HE/SHE/THEY IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

(NOTARY SEAL)

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
PRINT NUMBER: _____

THIS INSTRUMENT PREPARED BY:

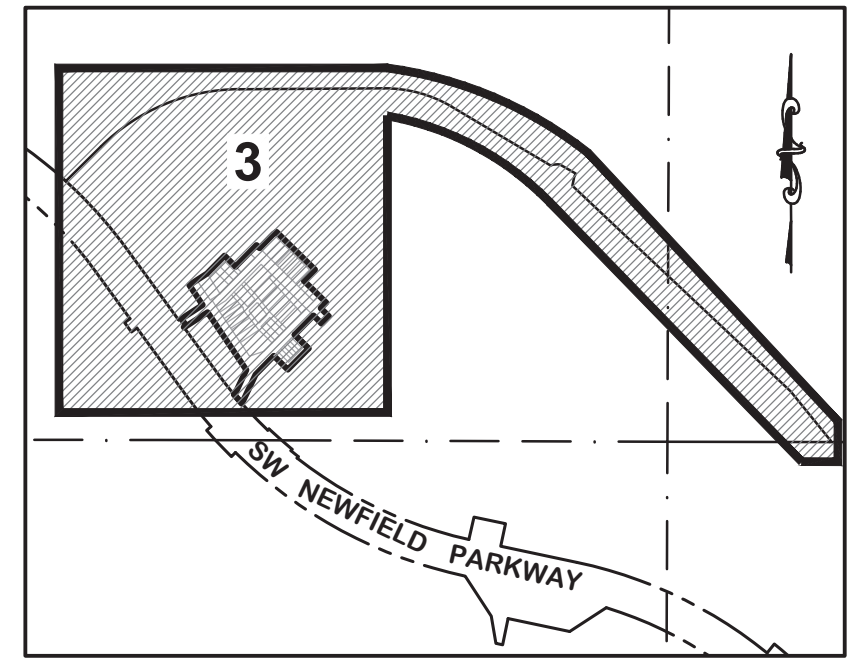
Bowman

Bowman Consulting Group, Ltd. Phone: (772) 283-1413
301 S.E. Ocean Blvd. Suite 301 Fax: (772) 220-7887
Stuart, Florida 34994 www.bowmanconsulting.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-1

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

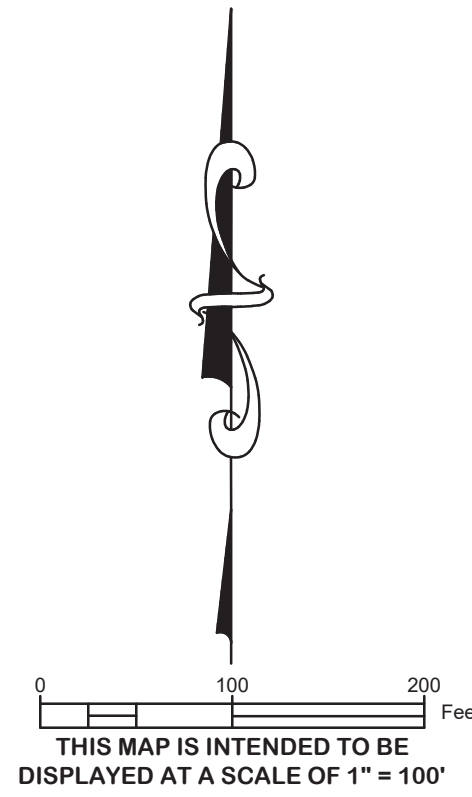


KEY MAP - SCALE: 1" = 1000'

X DENOTES SHEET NUMBER
[Shaded Box] DENOTES THIS SHEET'S LOCATION

ABBREVIATIONS

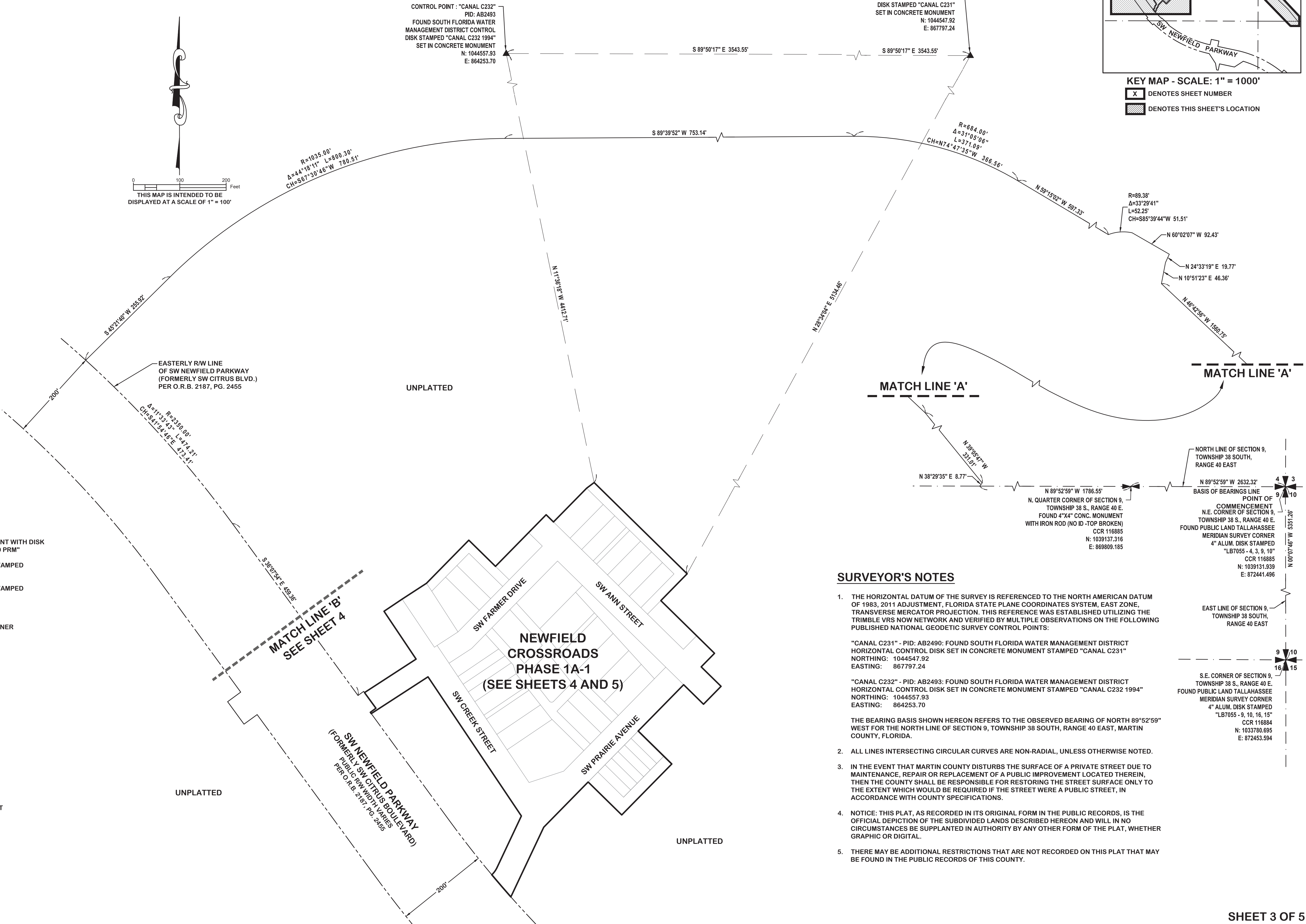
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LEGEND

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EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT



CONTROL POINT : "CANAL C231"
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FOUND SOUTH FLORIDA WATER
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DISK STAMPED "CANAL C232 1994"
SET IN CONCRETE MONUMENT
N: 1044557.93
E: 864253.70

R=604.00'
Δ=31°05'06"
L=371.05'
CH=N74°47'35"W 366.56'

R=89.38'
Δ=33°29'41"
L=52.25'
CH=S85°39'44"W 51.51'

N 59°15'00" W 597.33'

N 60°02'07" W 92.43'
N 24°33'19" E 19.77'
N 10°51'23" E 46.36'

MATCH LINE 'A'

MATCH LINE 'A'

MATCH LINE 'B'
SEE SHEET 4

SW NEWFIELD PARKWAY
(FORMERLY SW CITRUS BOULEVARD)
PER O.R.B. 2187, PG. 2455

SURVEYOR'S NOTES

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NORTH LINE OF SECTION 9,
TOWNSHIP 38 SOUTH,
RANGE 40 EAST
BASIS OF BEARINGS LINE
N 89°52'59" W 2632.32'
POINT OF
COMMENCEMENT
N.E. CORNER OF SECTION 9,
TOWNSHIP 38 S., RANGE 40 E.
FOUND PUBLIC LAND TALLAHASSEE
MERIDIAN SURVEY CORNER
4" ALUM. DISK STAMPED
"LB7055 - 4, 3, 9, 10"
CCR 116885
N: 1039131.939
E: 872441.496

EAST LINE OF SECTION 9,
TOWNSHIP 38 SOUTH,
RANGE 40 EAST
S.E. CORNER OF SECTION 9,
TOWNSHIP 38 S., RANGE 40 E.
FOUND PUBLIC LAND TALLAHASSEE
MERIDIAN SURVEY CORNER
4" ALUM. DISK STAMPED
"LB7055 - 9, 10, 16, 15"
CCR 116884
N: 1033780.695
E: 872453.594

THIS INSTRUMENT PREPARED BY:

Bowman

Bowman Consulting Group, Ltd. Phone: (772) 283-1413
301 S.E. Ocean Blvd. Suite 301 Fax: (772) 220-7887
Stuart, Florida 34994 www.bowmanconsulting.com
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LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

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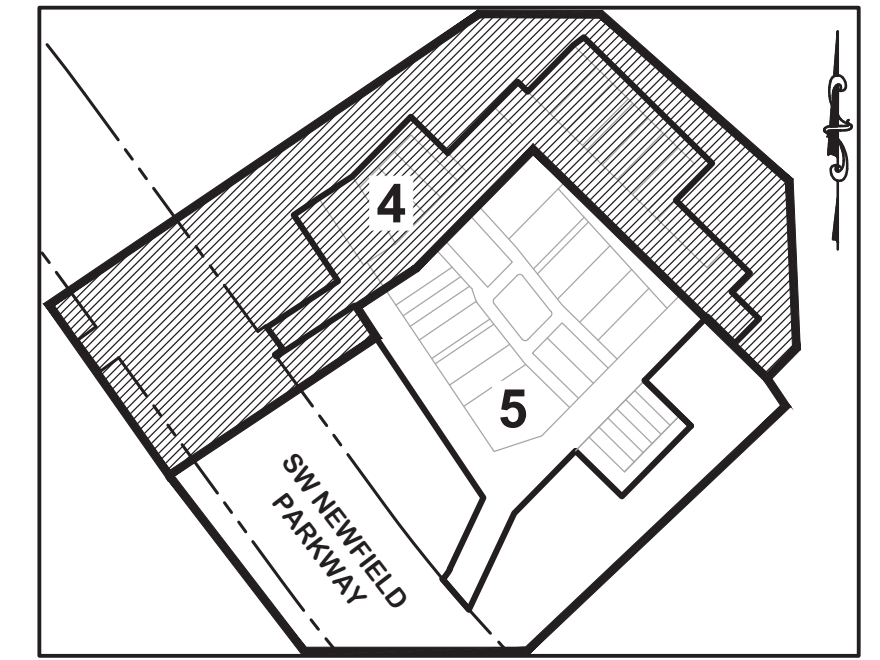
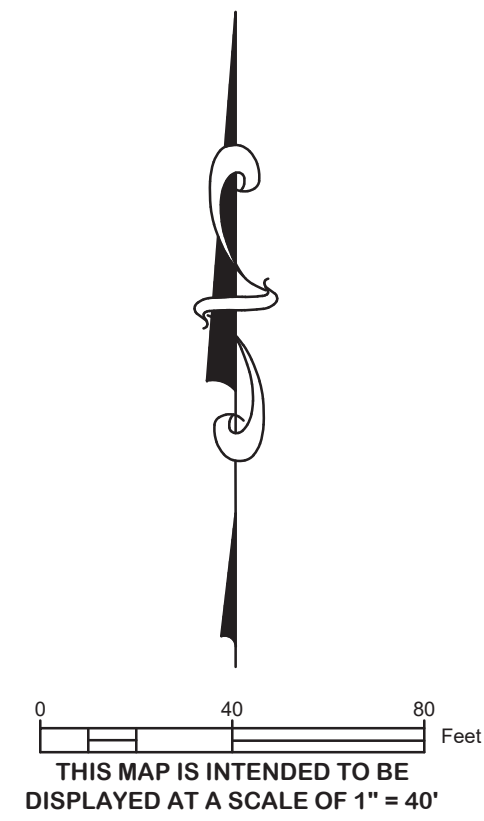
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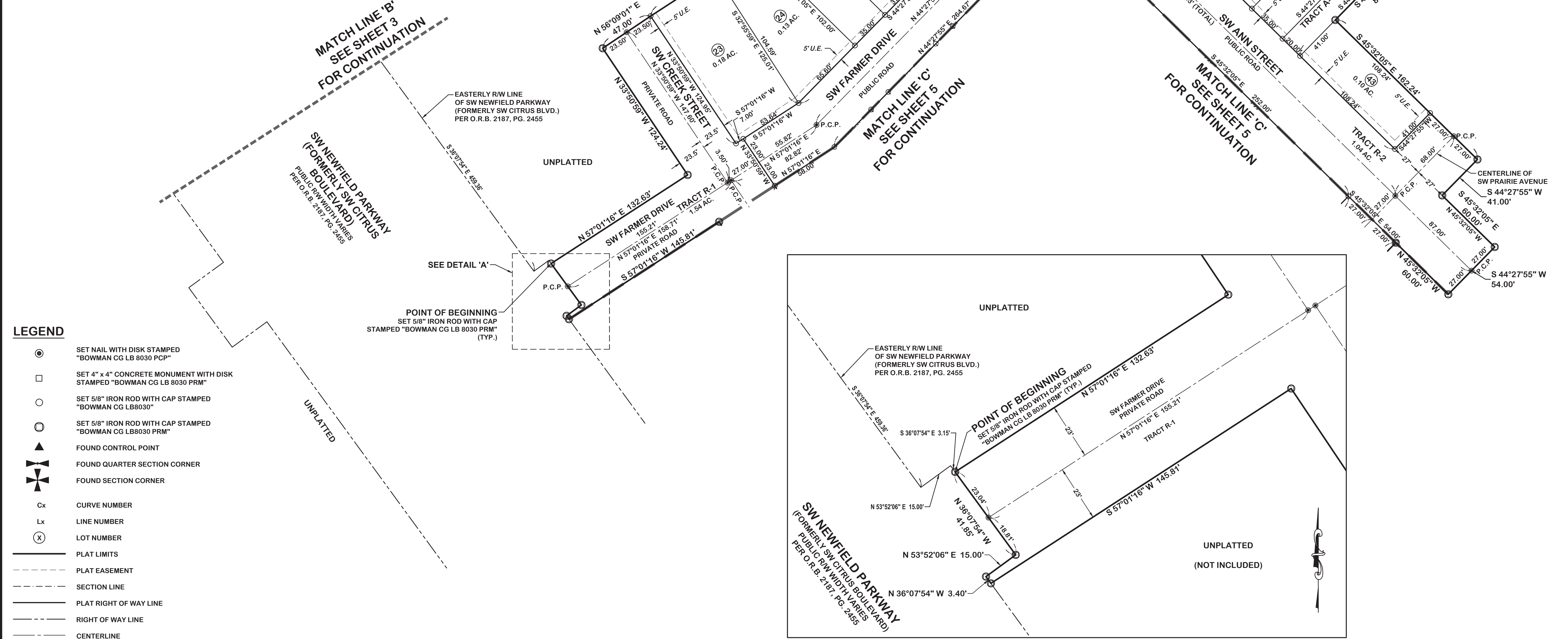
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CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
°	DEGREE
"	DITTO OR SECONDS (ANGULAR)
'	FEET OR MINUTES (ANGULAR)
ID.	IDENTIFICATION
L	ARC LENGTH OF CURVE
LB	LICENSED BUSINESS
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
PG.	PAGE
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.I.D.	PERMANENT IDENTIFIER
P.R.M.	PERMANENT REFERENCE MONUMENT
R	RADIUS OF CURVE
R/W	RIGHT OF WAY
TYP.	TYPICAL
U.E.	UTILITIES EASEMENT



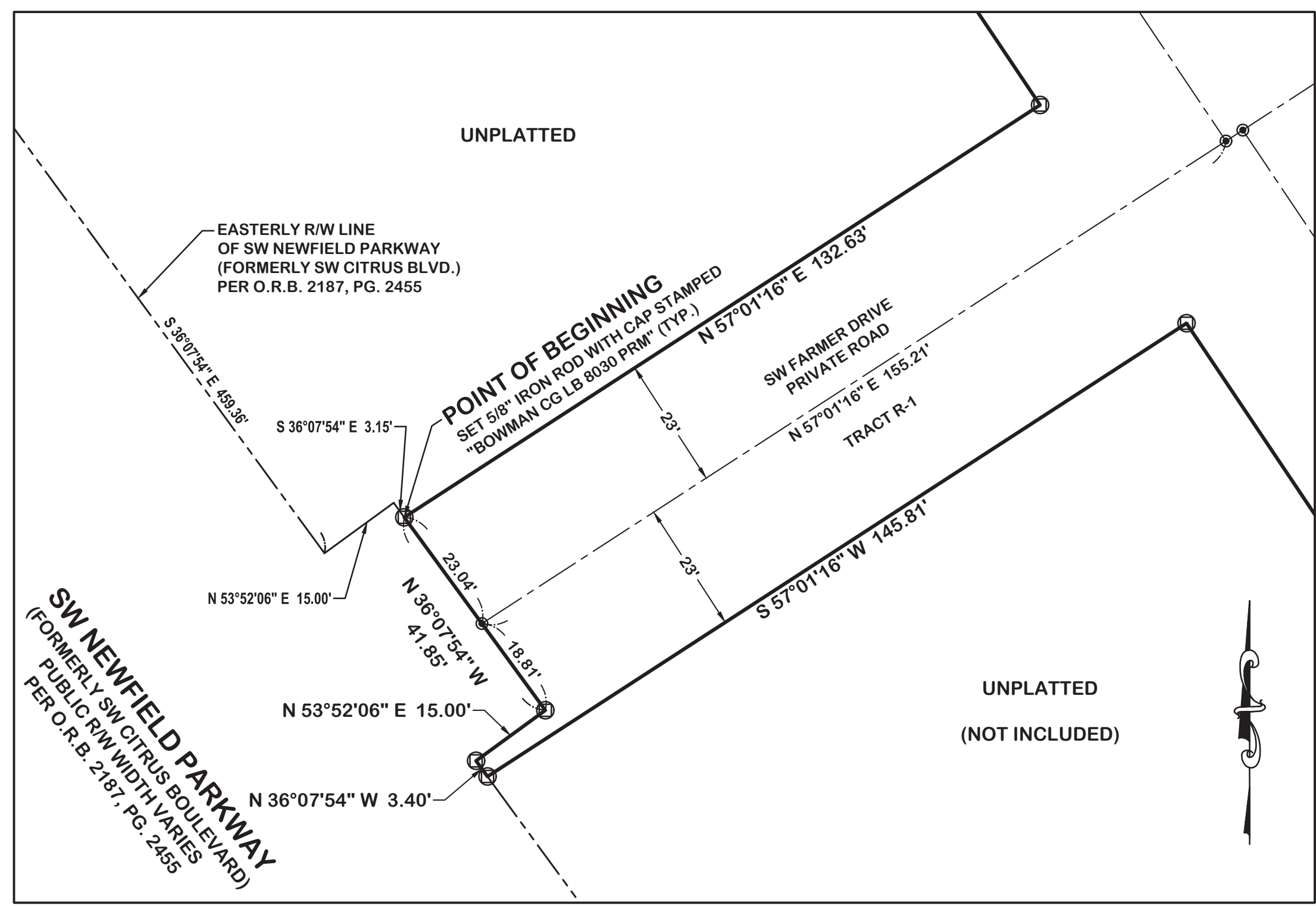
KEY MAP - SCALE: 1" = 300'
X DENOTES SHEET NUMBER
[Shaded Box] DENOTES THIS SHEET'S LOCATION



LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8030 PCP"
- SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "BOWMAN CG LB 8030 PRM"
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030"
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030 PRM"
- ▲ FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊕ FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- (X) LOT NUMBER
- PLAT LIMITS
- - - PLAT EASEMENT
- - - SECTION LINE
- PLAT RIGHT OF WAY LINE
- - - RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT



DETAIL 'A'
SCALE: 1" = 20'

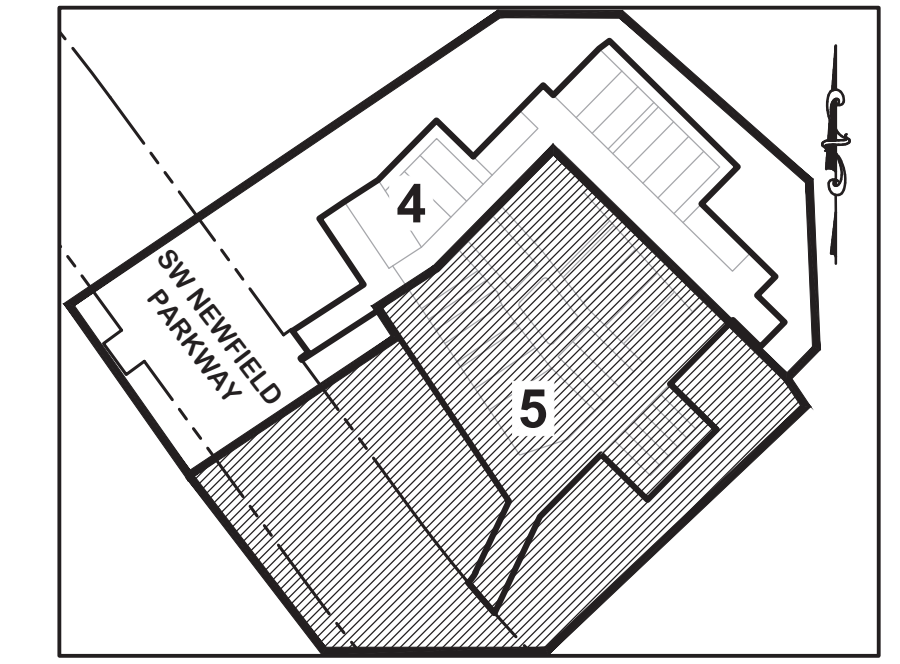
THIS INSTRUMENT PREPARED BY:

Bowman

Bowman Consulting Group, Ltd. Phone: (772) 283-1413
 301 S.E. Ocean Blvd. Suite 301 Fax: (772) 220-7887
 Stuart, Florida 34994 www.bowmanconsulting.com
 CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-1

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA



KEY MAP - SCALE: 1" = 300'

X DENOTES SHEET NUMBER
 [Shaded Area] DENOTES THIS SHEET'S LOCATION

SURVEYOR'S NOTES

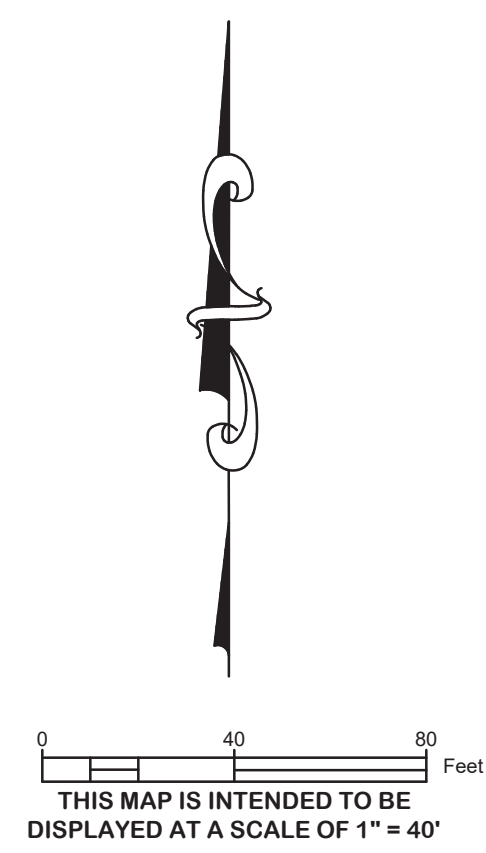
1. THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VRS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:

"CANAL C231" - PID: AB2490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
 NORTHING: 1044547.92
 EASTING: 867797.24

"CANAL C232" - PID: AB2493; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
 NORTHING: 1044557.93
 EASTING: 864253.70

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'59" WEST FOR THE NORTH LINE OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- 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.
- NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

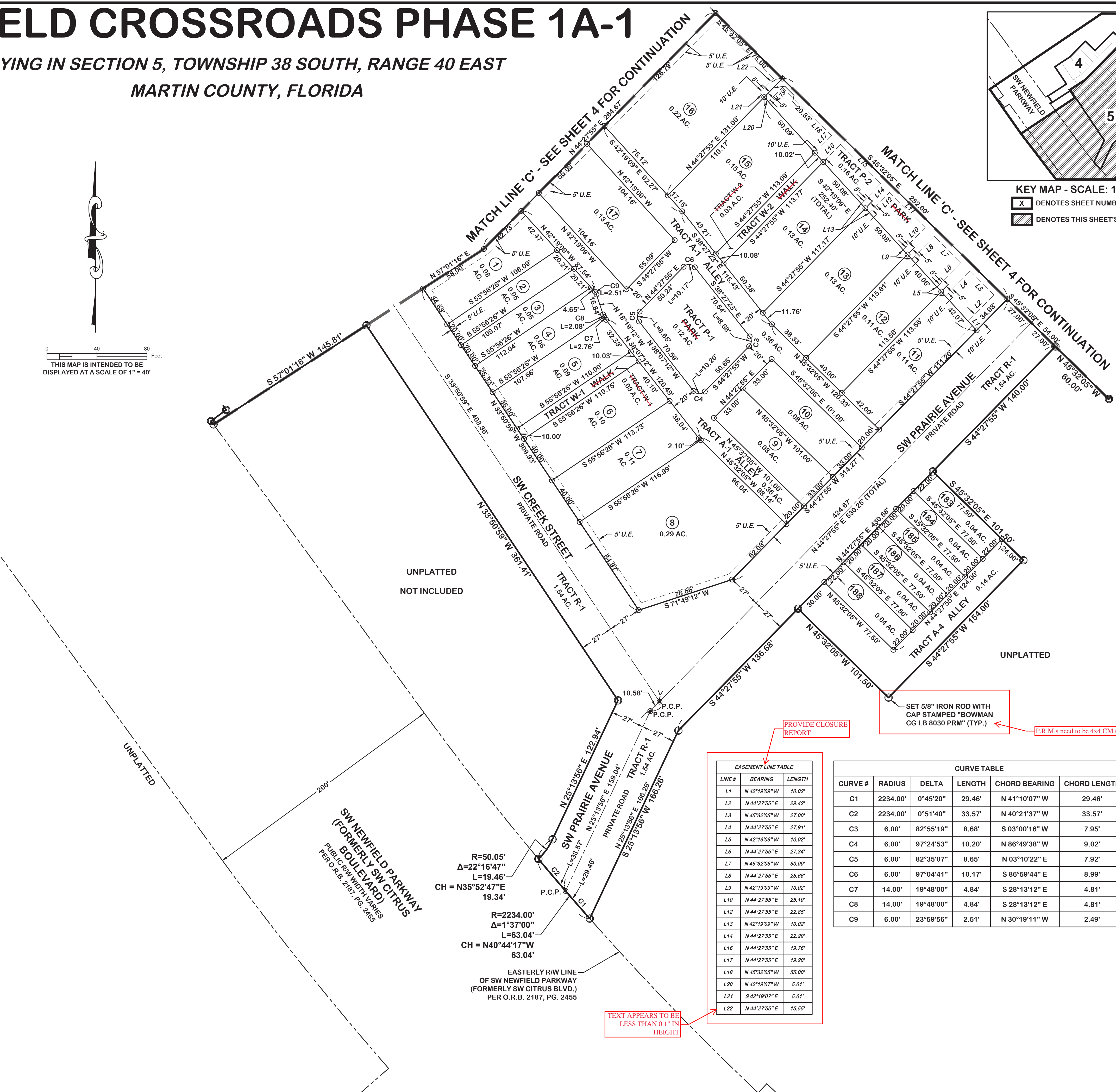


ABBREVIATIONS

- AC. ACRES
- Δ CENTRAL ANGLE OF CURVE
- CH CHORD OF CURVE
- CCR CERTIFIED CORNER RECORD
- CONC. CONCRETE
- ° DEGREE
- " DITTO OR SECONDS (ANGULAR)
- E: EASTING
- ' FEET OR MINUTES (ANGULAR)
- ID. IDENTIFICATION
- L ARC LENGTH OF CURVE
- LB LICENSED BUSINESS
- N: NORTHING
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LEGEND

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 - - - PLAT EASEMENT
 - · - · SECTION LINE
 - PLAT RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT



UNPLATTED
NOT INCLUDED

UNPLATTED

PROVIDE CLOSURE REPORT

SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030 PRM" (TYP.)

TEXT APPEARS TO BE LESS THAN 0.1" IN HEIGHT

LINE #	BEARING	LENGTH
L1	N 42°19'09" W	10.02'
L2	N 44°27'55" E	29.42'
L3	N 45°32'05" W	27.00'
L4	N 44°27'55" E	27.91'
L5	N 42°19'09" W	10.02'
L6	N 44°27'55" E	27.34'
L7	N 45°32'05" W	30.00'
L8	N 44°27'55" E	25.66'
L9	N 42°19'09" W	10.02'
L10	N 44°27'55" E	25.10'
L12	N 44°27'55" E	22.85'
L13	N 42°19'09" W	10.02'
L14	N 44°27'55" E	22.29'
L16	N 44°27'55" E	19.76'
L17	N 44°27'55" E	19.20'
L18	N 45°32'05" W	55.00'
L20	N 42°19'09" W	5.01'
L21	S 42°19'07" E	5.01'
L22	N 44°27'55" E	15.55'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2234.00'	0°45'20"	29.46'	N 41°10'07" W	29.46'
C2	2234.00'	0°51'40"	33.57'	N 40°21'37" W	33.57'
C3	6.00'	82°55'19"	8.68'	S 03°00'16" W	7.95'
C4	6.00'	97°24'53"	10.20'	N 86°49'38" W	9.02'
C5	6.00'	82°35'07"	8.65'	N 03°10'22" E	7.92'
C6	6.00'	97°04'41"	10.17'	S 86°59'44" E	8.99'
C7	14.00'	19°48'00"	4.84'	S 28°13'12" E	4.81'
C8	14.00'	19°48'00"	4.84'	S 28°13'12" E	4.81'
C9	6.00'	23°59'56"	2.51'	N 30°19'11" W	2.49'

SW NEWFIELD PARKWAY
 (FORMERLY SW CITRUS BOULEVARD)
 PUBLIC R.O.W. 120 FT. W/14' VARIES
 PER O.R.B. 2187, PG. 2455

EASTERLY R/W LINE OF SW NEWFIELD PARKWAY (FORMERLY SW CITRUS BLVD.) PER O.R.B. 2187, PG. 2455