



**LOCATION MAP**  
NOT TO SCALE

**LEGEND:**

|        |   |
|--------|---|
| ALUM.  | ALUMINIUM   |
| (C)    | CALCULATED DATA   |
| CH     | CHORD OF CURVE  |
| CM     | CONCRETE MONUMENT   |
| CCR    | CERTIFIED CORNER RECORD   |
| COR.   | CORNER  |
| CONC.  | CONCRETE  |
| Δ      | CENTRAL ANGLE OF CURVE  |
| (D)    | DEED DATA   |
| E      | EASTING   |
| EL     | ELEVATION   |
| FH     | FIRE HYDRANT  |
| FH     | FIBER OPTIC HANDHOLE  |
| ID     | IDENTIFICATION  |
| INV    | INVERT  |
| L      | ARC LENGTH OF CURVE   |
| (M)    | MEASURED DATA   |
| N      | NORTHING  |
| O.R.B. | OFFICIAL RECORDS BOOK   |
| P.B.   | PLAT BOOK   |
| PG.    | PAGE  |
| PID    | PERMANENT IDENTIFIER  |
| PROP.  | PROPERTY  |
| R      | RADIUS OF CURVE   |
| RCP    | REINFORCED CONCRETE PIPE  |
| R/W    | RIGHT OF WAY  |
| S.F.   | SQUARE FEET   |
| TWP    | TOWNSHIP  |
| TYP.   | TYPICAL   |
| WM     | WATER METER   |
| WV     | WATER VALVE   |
| +      | ROAD SIGN   |
| ○      | SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030"                  |
| ○      | SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030 PRM"              |
| ■      | FOUND 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "BOWMAN CG LB 8030 PRM" |
| ●      | FOUND IRON ROD OR PIPE WITH IDENTIFICATION                              |
| ▲      | HORIZONTAL CONTROL POINT WITH IDENTIFICATION                            |
| ⊕      | FOUND QUARTER SECTION CORNER  |
| ⊗      | CALCULATED SECTION CORNER   |
| ⊕      | FOUND SECTION CORNER  |
| —○—    | FENCE LINE  |
| —●—    | STORM PIPE  |
| ---    | RIGHT OF WAY LINE   |
| - - -  | SECTION LINE  |
| ---    | SUBJECT PROPERTY LINE   |
|        | TOP OF BANK   |

# BOUNDARY SURVEY NEWFIELD CROSSROADS PHASE 1A-1

## SW NEWFIELD PARKWAY SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA



**LEGAL DESCRIPTION** (PER CERTIFICATE OF TITLE)

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 NORTH 44°42'59" WEST A DISTANCE OF 1796.55 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 44°42'59" WEST A DISTANCE OF 1593.75 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°52'07" WEST A DISTANCE OF 9243 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 89.36 FEET, A CENTRAL ANGLE OF 33°29'41", A CHORD BEARING OF SOUTH 65°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 99°19'02" 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°05'09", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 386.85 FEET;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.00 FEET;  
 THENCE SOUTH 89°39'52" WEST A DISTANCE OF 753.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 44°18'11", A CHORD BEARING OF SOUTH 67°30'49" 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 2500.00 FEET, A CENTRAL ANGLE OF 11°33'43", A CHORD BEARING OF SOUTH 41°54'48" 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 38°57'54" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 459.36 FEET;  
 THENCE NORTH 53°50'28" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET;  
 THENCE SOUTH 38°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 96°09'01" EAST A DISTANCE OF 47.00 FEET;  
 THENCE NORTH 96°57'13" EAST A DISTANCE OF 62.64 FEET;  
 THENCE NORTH 44°27'50" EAST A DISTANCE OF 139.33 FEET;  
 THENCE SOUTH 45°32'05" EAST A DISTANCE OF 80.97 FEET;  
 THENCE NORTH 44°27'50" EAST A DISTANCE OF 156.00 FEET;  
 THENCE SOUTH 45°32'05" EAST A DISTANCE OF 22.18 FEET;  
 THENCE NORTH 44°27'50" EAST A DISTANCE OF 102.00 FEET;  
 THENCE NORTH 52°55'45" EAST A DISTANCE OF 20.22 FEET;  
 THENCE NORTH 45°32'05" EAST A DISTANCE OF 281.02 FEET;  
 THENCE SOUTH 44°27'50" WEST A DISTANCE OF 81.03 FEET;  
 THENCE NORTH 45°32'05" EAST A DISTANCE OF 162.24 FEET;  
 THENCE SOUTH 44°27'50" WEST A DISTANCE OF 41.00 FEET;  
 THENCE SOUTH 45°32'05" EAST A DISTANCE OF 80.00 FEET;  
 THENCE SOUTH 44°27'50" WEST A DISTANCE OF 54.00 FEET;  
 THENCE NORTH 45°32'05" WEST A DISTANCE OF 60.00 FEET;  
 THENCE SOUTH 44°27'50" WEST A DISTANCE OF 140.00 FEET;  
 THENCE SOUTH 45°32'05" EAST A DISTANCE OF 101.50 FEET;  
 THENCE SOUTH 44°27'50" WEST A DISTANCE OF 186.88 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 173°00", A CHORD BEARING OF NORTH 40°41'17" WEST AND A CHORD DISTANCE OF 634 FEET;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE A DISTANCE OF 634 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 26°52'47" EAST AND A CHORD DISTANCE OF 19.4 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 38°07'54" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3.40 FEET;  
 THENCE NORTH 33°50'59" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 14.00 FEET;  
 THENCE NORTH 38°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.

**INDEX OF SHEETS:**

|              |                                   |
|--------------|-----------------------------------|
| SHEET 1 OF 3 | COVER SHEET                       |
| SHEET 2 OF 3 | BOUNDARY SURVEY                   |
| SHEET 3 OF 3 | BOUNDARY SURVEY WITH IMPROVEMENTS |

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

**SURVEYOR'S NOTES:**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE BOUNDARY SURVEY IS SHOWN UTILIZING A SITE PLAN AS PROVIDED BY THE CLIENT.
- 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: 864653.70
- 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.
- THIS SURVEY WAS PERFORMED UTILIZING REAL-TIME KINEMATIC - GLOBAL POSITIONING SYSTEM (R.T.K.-G.P.S.) AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A HORIZONTAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE ADDRESS FOR THE PARENT PARCEL IS 1001 SW NEWFIELD PARKWAY, PALM CITY, FLORIDA 34980.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12080C0130A, DATED FEBRUARY 19, 2020, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.
- THE GROSS LAND AREA OF THE SUBJECT PARCEL IS 7.17 ACRES, MORE OR LESS.
- NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- NO BUILDINGS OBSERVED DURING THE FIELDWORK OF THE SURVEY.
- NATURAL FEATURES ALONG THE BOUNDARY LINES OBSERVED DURING FIELDWORK ARE SHOWN ON SURVEY.
- NO PARKING SPACES WERE OBSERVED DURING THE FIELDWORK OF THE SURVEY.
- NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN ON SURVEY.
- NAMES OF ADJOINING OWNERS ARE SHOWN ON SURVEY.
- THERE IS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE AERIAL IMAGERY SHOWN ON SHEETS 2 AND 3 OF 3 ARE TILED 2023 AERIAL IMAGES OBTAINED FROM THE MARTIN COUNTY WEBSITE: <https://data.mco.gov/opendata.org/s/imagery/index/#!/explore>.

**SURVEYOR'S CERTIFICATION:**

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
MATTAMY HOMES USA

I CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Richard Barnes**

Digitally signed by Richard Barnes  
Date: 2024.06.05 07:07:41 -04'00'

**RICHARD E. BARNES, JR.**  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 5173

MAY 6, 2024  
DATE OF LAST FIELDWORK

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOWMAN CONSULTING GROUP, LTD., INC.  
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(LS 8030 - LICENSED BUSINESS NUMBER 8030)



Bowman Consulting Group, Ltd., Inc.  
301 S.E. Cass Blvd., Suite 301  
Palm Bay, FL 32909  
Phone: (772) 380-9433  
Fax: (772) 250-7881  
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COVER SHEET  
**NEWFIELD - PHASE 1A-1**  
**SW CITRUS BOULEVARD**  
 FLORIDA  
 MARTIN COUNTY

PROJECT NO  
31092-01-001

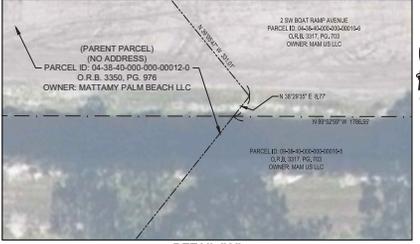
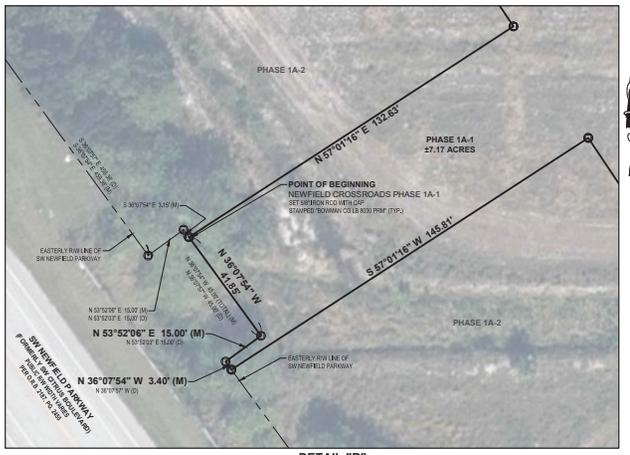
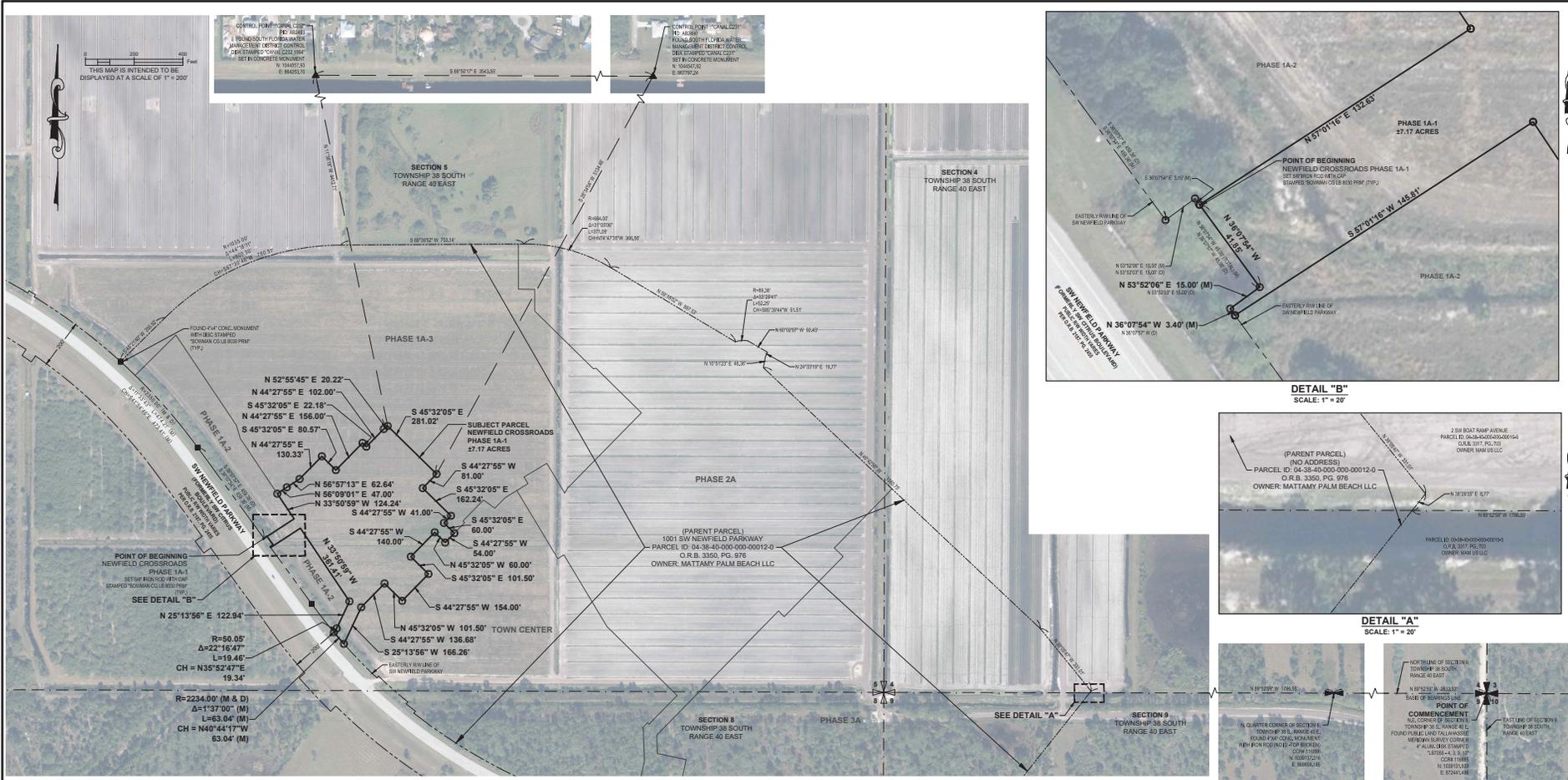
| REVISIONS |  |
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| C. F. CREW | F. BOOK PAGE |
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| R.T.     | R.B.              |
| DRAWN    | CHKD              |
| SCALE    | AS SHOWN          |
| JOB No.  | 31092-01-001      |
| DATE     | JUNE 4, 2024      |
| FILE No. | 31092-D-BP-PH1A-1 |

SHEET **1** OF **3**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION HEREON AS A DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND REVISION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD. Doc file name: P:\310192-01-001 (SUR) - Newfield Phase 1\Survey\Top Boundary\31092-D-BP-PH1A-1.dwg 6/4/2024



**CERTIFICATE OF TITLE:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NUMBER: 2249-2001552  
 THROUGH DATE: MAY 10, 2024 @ 8:00 A.M.

**UNSATISFIED MORTGAGES OR LIENS ENCUMBERING SAID PROPERTY ARE AS FOLLOWS:**

- NOTICE OF COMMENCEMENT RECORDED MARCH 15, 2024 IN BOOK 3425, PAGE 2112. **AFFECTS SUBJECT PARCEL - NOTHING TO PLOT**
- NOTICE OF COMMENCEMENT RECORDED MARCH 15, 2024 IN BOOK 3425, PAGE 2113. **AFFECTS SUBJECT PARCEL - NOTHING TO PLOT**

**UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:**

- RESERVATIONS UNTO THE STATE OF FLORIDA FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED RECORDED NOVEMBER 26, 1943 IN DEED BOOK 32, PAGE 327. **DOES NOT AFFECT SUBJECT PARCEL**
- OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED FROM CARL M. BRUKENFELD, ALSO KNOWN AS CARL M. BRUKENFELD, JOINED BY HIS WIFE HELEN A. BRUKENFELD, RECORDED JUNE 12, 1962 IN DEED BOOK 57, PAGE 178, AS AFFECTED BY RATIFICATION AGREEMENT RECORDED DECEMBER 2, 1965 IN SURFACE BOOK 2, PAGE 435, AND FURTHER AFFECTED BY QUIT-CLAIM DEED RECORDED DECEMBER 8, 1965 IN BOOK 278, PAGE 170. THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY FLORIDA STATUTES, CHAPTER 70A.05 AND CHAPTER 712. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY**

- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 3256, PAGE 2611, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **DOES NOT AFFECT SUBJECT PARCEL**
- EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, D/B/A AT&T FLORIDA RECORDED IN BOOK 2687, PAGE 2797. **DOES NOT AFFECT SUBJECT PARCEL**
- RESOLUTION NO. 18-9-7 RECORDED IN BOOK 3025, PAGE 275. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- NOTICE OF ESTABLISHMENT OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 3189, PAGE 1299. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- DEVELOPER'S AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3203, PAGE 1357. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- RESOLUTION NO. 20-12-12 RECORDED IN BOOK 3203, PAGE 1388. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- PAMP I PRESERVE AREA MANAGEMENT PLAN RECORDED IN BOOK 3203, PAGE 1393. **DOES NOT AFFECT SUBJECT PARCEL**
- PAMP II PRESERVE AREA MANAGEMENT PLAN RECORDED IN BOOK 3203, PAGE 1502. **DOES NOT AFFECT SUBJECT PARCEL**

- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 3256, PAGE 2056. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- NEWFIELD COMMUNITY DEVELOPMENT DISTRICTS NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD RECORDED IN BOOK 3368, PAGE 294. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- WATER AND WASTEWATER SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3393, PAGE 1109. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 3402, PAGE 1252. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**



Bowman Consulting Group, Ltd. Inc.  
 301 S.E. Ocean Blvd. Suite 301  
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 Phone: (772) 383-1413  
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BOUNDARY SURVEY  
**NEWFIELD - PHASE 1A-1**  
**SW CITRUS BOULEVARD**

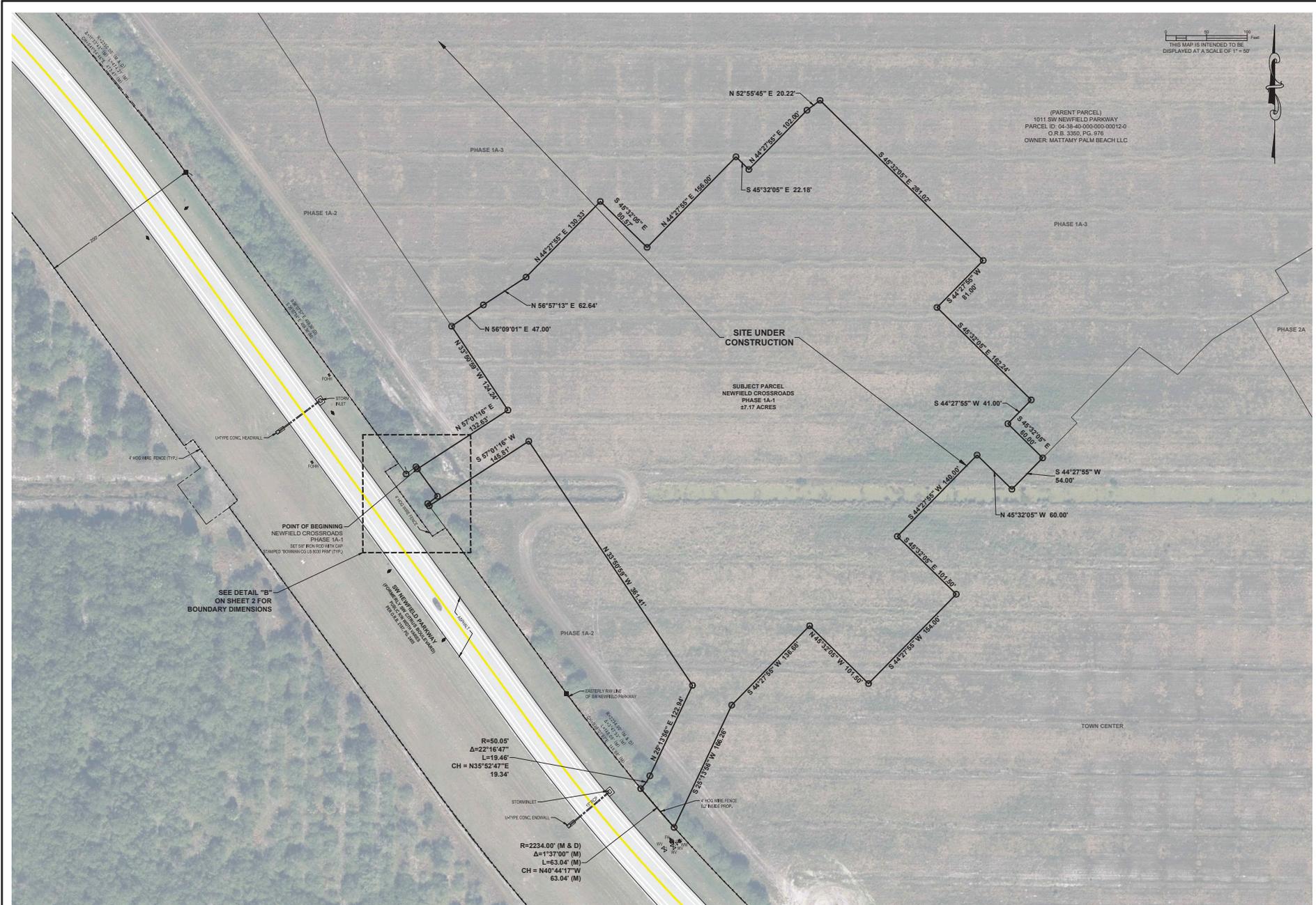
FLORIDA  
 MARTIN COUNTY  
 PROJECT NO  
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| R.T. | R.B. |
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SCALE: H. 1" = 200'  
 V. 1" = 400'  
 JOB No. 31092-01-001  
 DATE: JUNE 4, 2024  
 FILE No.  
 31092-D-BP-PH1A-1



THIS MAP IS INTENDED TO BE  
 DISPLAYED AT A SCALE OF 1" = 50'

(PARENT PARCEL)  
 1011 SW NEWFIELD PARKWAY  
 PARCEL ID: 04-38-40-000-000-12-0  
 C.R.B. 3350, PG. 976  
 OWNER: MATTHEW PALM BEACH LLC

SITE UNDER  
 CONSTRUCTION

SUBJECT PARCEL  
 NEWFIELD CROSSROADS  
 PHASE 1A-1  
 27.17 ACRES

POINT OF BEGINNING  
 NEWFIELD CROSSROADS  
 PHASE 1A-1  
 SET 50' BORN ROD WITH CAP  
 STAMPED "30MMANGLS LEBED PROE 1000"

SEE DETAIL "B"  
 ON SHEET 2 FOR  
 BOUNDARY DIMENSIONS

R=50.05'  
 $\Delta=22^{\circ}16'47''$   
 L=19.46'  
 CH = N35°52'47"E  
 19.34'

R=2234.00' (M & D)  
 $\Delta=1^{\circ}37'00''$  (M)  
 L=53.04' (M)  
 CH = N40°44'17"W  
 63.04' (M)



PROFESSIONAL SURVEYOR AND APPRAISER, CERTIFICATE NO. 18, 1808  
 BOARD OF PROFESSIONAL SURVEYORS, STATE OF FLORIDA, LICENSE NO. 2000-0000-0000-0000

Bowman Consulting Group, Ltd., Inc.  
 301 S.E. Ocean Blvd., Suite 301  
 Shreve, FL 34994  
 Phone: (772) 283-1413  
 Fax: (772) 282-7881  
 www.bowmanconsulting.com  
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BOUNDARY SURVEY WITH IMPROVEMENTS  
**NEWFIELD CROSSROADS PHASE 1A-1**  
**SW NEWFIELD PARKWAY**

FLORIDA  
 MARTIN COUNTY

PROJECT NO  
 31092-01-001

| REVISIONS |  |
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| R.T.                          | R.B. |
|-------------------------------|------|
| DRAWN                         | CHKD |
| SCALE: H: 1" = 50'            |      |
| JOB No: 31092-01-001          |      |
| DATE: JUNE 4, 2024            |      |
| FILE No:<br>31092-D-BP-PH1A-1 |      |

SHEET **3** OF **3**