

Project Team:

Applicant / Property Owner:
 Henssberg Family Financial Investments, LLC
 725 NE Bayberry Way
 Jensen Beach, Florida 34957
 (772) 871-1915

Land Planner / Landscape Architect:
 Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994
 (772) 225-0100

Engineer:
 LaComa Engineering
 2440 SE Federal Hwy, Suite W
 Stuart, Florida 34994
 (772) 376-0871

Traffic:
 LaComa Engineering
 2440 SE Federal Hwy, Suite W
 Stuart, Florida 34994
 (772) 376-0871

Surveyor:
 Christian Fennel and Associates, LLC
 2393 NE Roberts Street
 Palm City, Florida 34981
 (772) 263-2977

Environmental Consultant:
 Advanced Restoration Ecology
 2393 NE Roberts Street
 Jensen Beach, FL 34957
 (772) 442-7200

Paradise Lake PUD

Martin County, Florida

Lot Dimension Plan

Date	By	Description
11/8/2024	S.L.S.	Initial Submittal
8/11/2024	S.L.S.	Resubmittal #1
10/30/2023	S.L.S.	Resubmittal #2
3/5/2026	S.L.S.	Resubmittal #3
4/28/2026	S.L.S.	Consultant Coordination

Scale: 1" = 100'

North Arrow: (Symbol pointing North)

REG. # LA6967114
 Steven Garrett

Designer: S.L.S. **Sheet:** 2 of 8

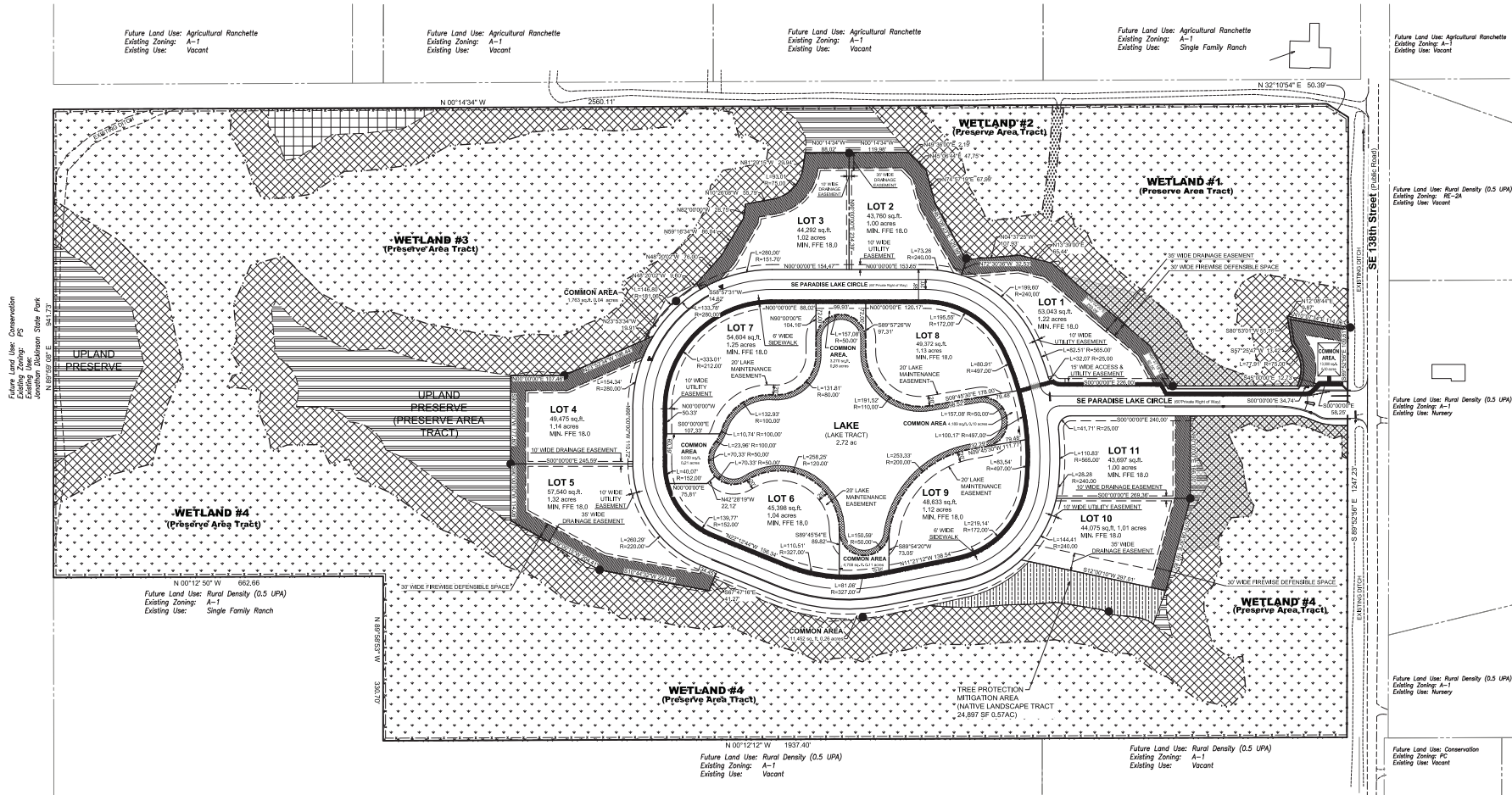
Manager: M.M.

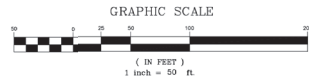
Project Number: 06-550

Municipal Number: N/A

Computer File: 22-465 Paradise Lake - Master Plan.dwg

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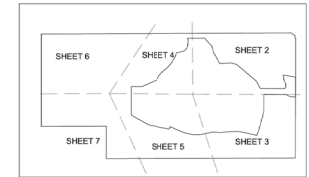




PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
(NOT TO SCALE)



GENERAL 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.

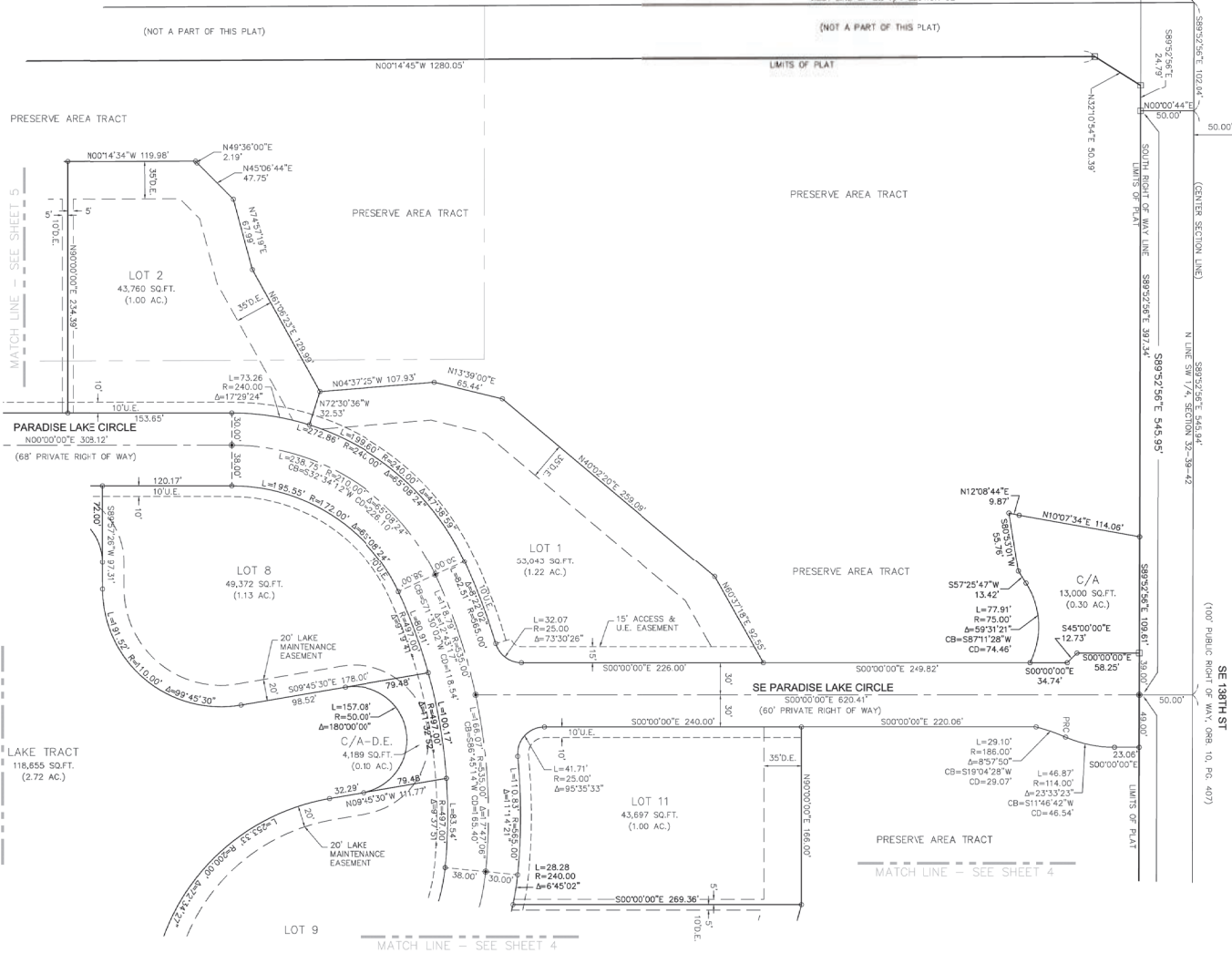
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. BEARING BASE MAY BE ESTABLISHED ALONG THE EAST LINE OF LOT 8, THE EXPOSITION

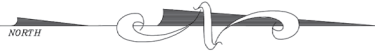
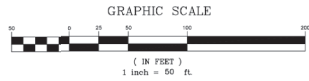
LEGEND

50 FT	SQUARE FEET
AC	ACRES
PRM	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK "FENEX PC" 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊕	CENTERLINE
MC	MARTIN COUNTY
PBC	PALM BEACH COUNTY
ORB, PG.	OFFICIAL RECORDS BOOK, PAGE
PB, PG.	PLAT BOOK, PAGE
D.O.T.	DEPARTMENT OF TRANSPORTATION
U.E., D.E.	UTILITY EASEMENT, DRAINAGE EASEMENT
C/A	COMMON AREA
C/A-D.E.	COMMON AREA AND DRAINAGE EASEMENT
N.T.S.	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE

PREPARED BY:
CHRISTIAN FENEX & ASSOCIATES
PROFESSIONAL SURVEYING & MAPPING
1263 SW HELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH (772) 283-2977 SURVEY@FENEX90MAIL.COM
LICENSED BUSINESS # 6958

SHEET 3 OF 8

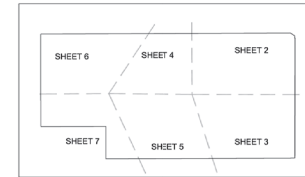




PARADISE LAKE PUD

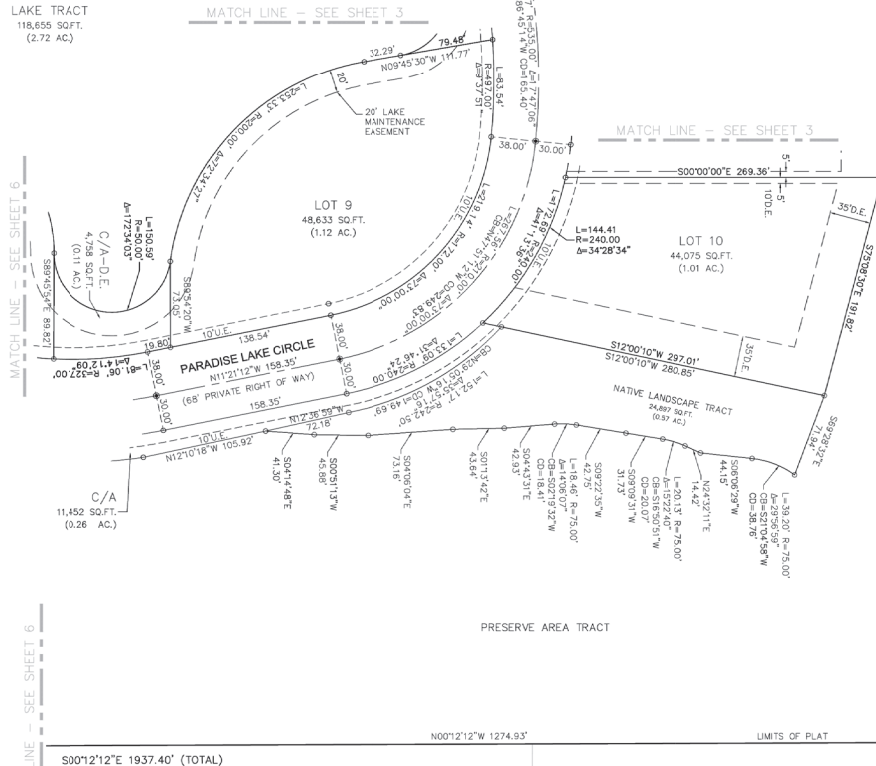
LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
(NOT TO SCALE)

LAKE TRACT
118,655 SQ.FT.
(2.72 AC.)

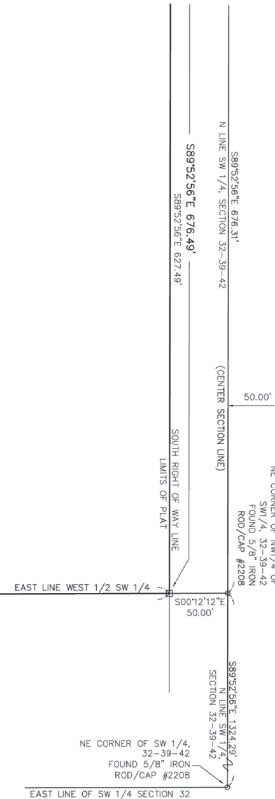


S00°12'12"E 1937.40' (TOTAL)

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00310-8
14534 SE KITCHEN CREEK RD
O.R. BOOK 1504, PAGE 1057

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00302-0
UNASSIGNED ADDRESS
O.R. BOOK 2164, PAGE 1624

PRESERVE AREA TRACT



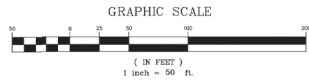
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LEGEND

SQ. FT.	SQUARE FEET
AC	ACRES
PRM	PERMANENT REFERENCE MONUMENT
●	SET 1-1/2" x 1/4" METAL MAG
●	NAIL & 1-1/4" BRASS DISK "FENEX
●	PCP #102" PERMANENT CONTROL
●	POINT
□	SET 4"x4"x24" CONCRETE
□	MONUMENT & 1-1/4" BRASS DISK
□	"FENEX PRM 5102" PERMANENT
□	REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX
○	5102", UNLESS SHOWN OTHERWISE
⊕	CENTERLINE
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PBC	PALM BEACH COUNTY
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PB.PG.	PLAT BOOK, PAGE
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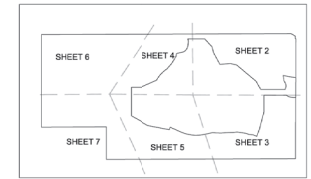
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1263 SW HELMA ST., PALM CITY, FLORIDA
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LICENSED BUSINESS # 6958



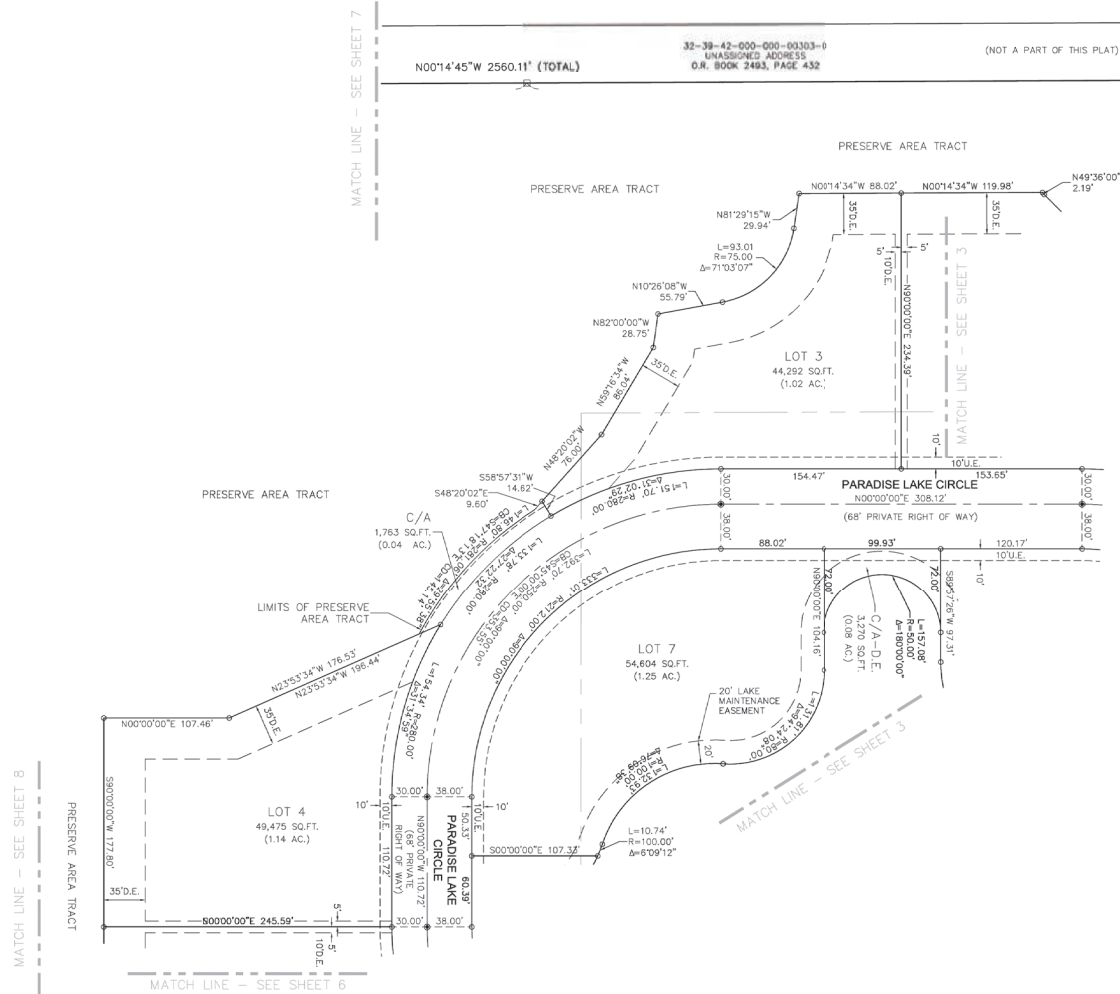
PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
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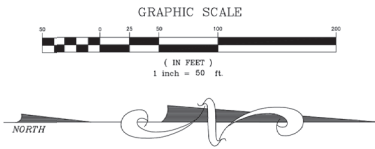
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LEGEND

SQ. FT.	SQUARE FEET
AC	ACRES
PRM	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK "FENEX POP 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊕	CENTERLINE
MC	MARTIN COUNTY
PBC	PALM BEACH COUNTY
ORB., PG.	OFFICIAL RECORDS BOOK, PAGE
PLAT BOOK, PAGE	PLAT BOOK, PAGE
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N.T.S.	NOT TO SCALE
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PC	POINT OF CURVE

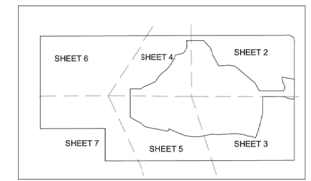
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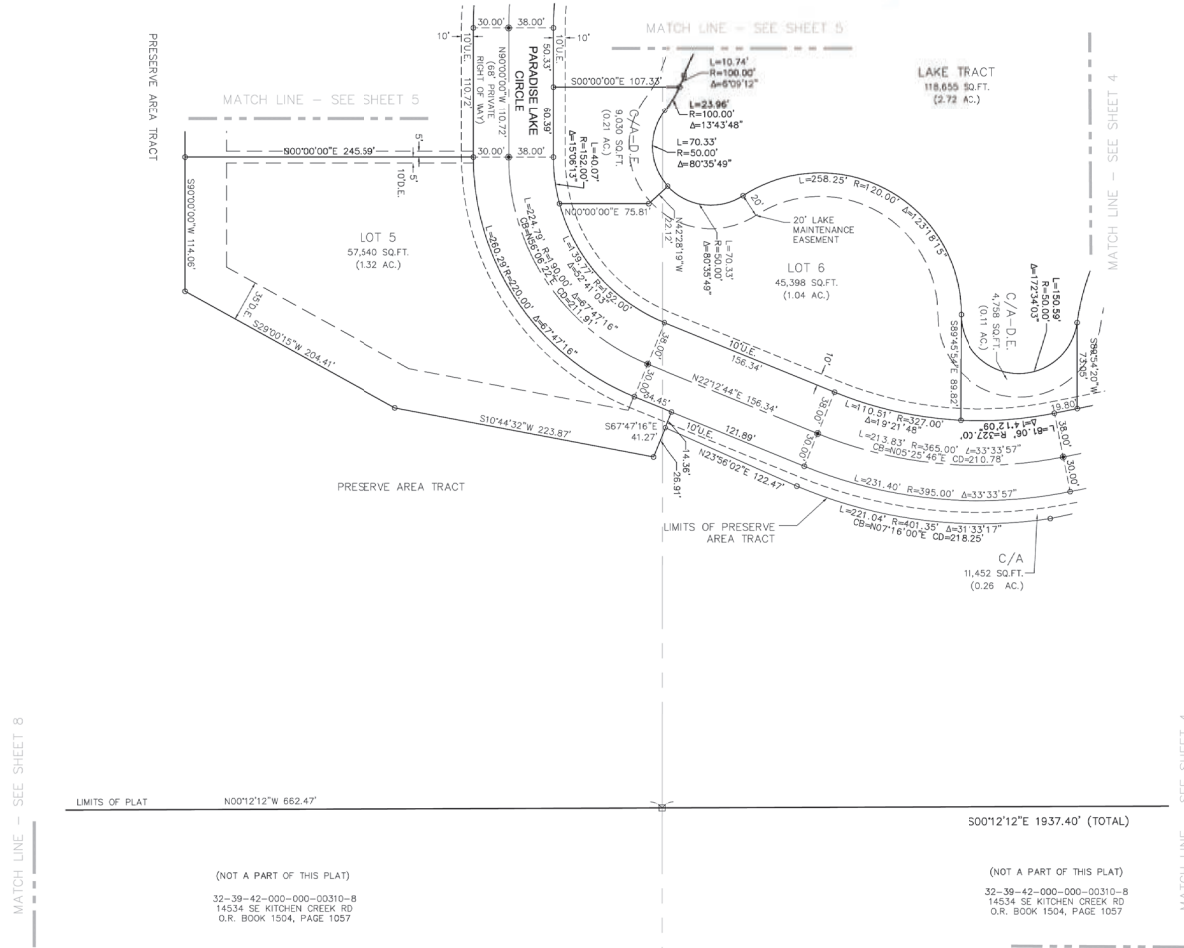
PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



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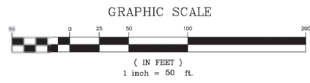
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LEGEND:

SQ. FT.	SQUARE FEET
AC.	ACRES
PRM	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1-1/4" METAL NAIL & 1-1/4" BRASS DISK "FENEX PCP 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 3/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊂	CENTERLINE
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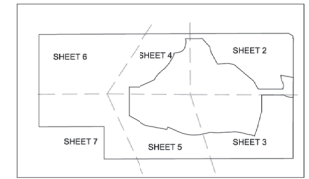
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LICENSED BUSINESS # 6858



PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
(NOT TO SCALE)



PLAN 1 UP LUMBER/1/4 (PLAT 1)
POINT OF BEGINNING LESS OUT
SW CORNER OF SECTION
31-39-42
FOUND 4"x6" CONCRETE
MONUMENT, NO ID.
N=898629.607
E=925132.437

WEST LINE OF SW 1/4 SECTION 32

BEARING REFERENCE LINE
W LINE SW 1/4 SECTION 32
N00°14'45"W

32-39-42-000-000303-0
UNASSIGNED ADDRESS
O.R. BOOK 2463, PAGE 432

(NOT A PART OF THIS PLAT)

N00°14'45"W 2560.11' (TOTAL)

POINT OF BEGINNING (PLAT)
SET PRM
FOUND 5/8" IRON ROD/CAP
#6018 (1.5'E, 0.4N)
FOUND 5/8" IRON ROD/CAP,
NO ID, (0.4E)

LIMITS OF PLAT

N00°14'45"W 1280.05'

50.00'

S 89°29'08"E

S LINE SW 1/4 SECTION 32-39-42

LIMITS OF PLAT

N89°59'08"E 941.73'

PRESERVE AREA

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LEGEND:

SQ. FT.	SQUARE FEET
AC.	ACRES
PRM.	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK "FENEX PCP 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊕	CENTERLINE
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SHEET 7 OF 8

MATCH LINE - SEE SHEET 8

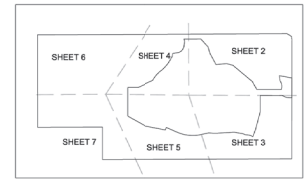
(NOT A PART OF THIS PLAT)
03-40-42-000-00010-5
UNASSIGNED ADDRESS
O.R. BOOK 228, PAGE 289

PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary

GRAPHIC SCALE



KEY MAP
(NOT TO SCALE)



PRESERVE AREA TRACT

SET PRM
FOUND 5/8" IRON ROD/CAP
#2799 (0.22'E, 0.17'N)
FOUND 4"x4" CONCRETE
MONUMENT, NO ID., (1.02'S)

LIMITS OF PLAT
N00°12'50"W 662.66'

SET PRM
FOUND 5/8" IRON
ROD/CAP, NO ID.
(0.4W, 0.1'N)

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00310-8
14534 SE KITCHEN CREEK RD
O.R. BOOK 1504, PAGE 1057

SET PRM
FOUND 5/8" IRON ROD/CAP,
NO ID., (0.6'N, 1.3'W)
FOUND 4" CONCRETE
MONUMENT, NO ID., (0.2'N,
1.2' W)

PRESERVE AREA TRACT

EAST LINE WEST 1/2 SW 1/4 LIMITS OF PLAT N00°12'12"W 662.47'

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00310-8
14534 SE KITCHEN CREEK RD
O.R. BOOK 1504, PAGE 1057

FOUND 4"x4" CONCRETE
MONUMENT, 'K&S PCP',
(1.86'W, 0.6'N)

EAST LINE OF SW 1/4 SECTION 32
SE CORNER OF SW 1/4,
32-39-42
FOUND 4"x4" CONCRETE
MONUMENT, NO ID.

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SHEET 8 OF 8