

THIS INSTRUMENT PREPARED BY:

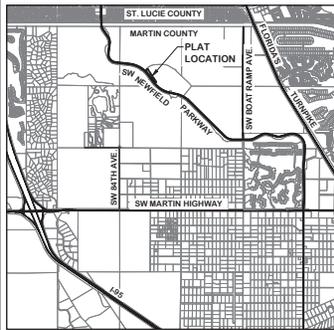
**Bowman**

Bowman Consulting Group, Ltd. Phone (772) 283-1463  
301 S.E. Ocean Blvd. Suite 301 Fax (772) 292-7007  
Stuart, Florida 34984 www.bowmanconsulting.com  
CERTIFICATE OF AUTHORIZATION NO. LB 8030

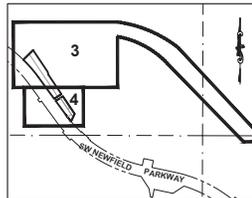
# NEWFIELD CROSSROADS PHASE 1A-2

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

MARTIN COUNTY, FLORIDA



VICINITY MAP  
SCALE: 1" = 5000'



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

### SURVEYOR'S NOTES

- 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: 867797.54  
 \*CANAL C232 - PID: AB2493 FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"  
 NORTHING: 1044557.83  
 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.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1601, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

### CERTIFICATE OF SURVEYOR AND MAPPER

I, RICHARD E. BARNES, JR., HEREBY CERTIFY THAT THIS PLAT OF NEWFIELD PHASE 1A 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.

DATE: \_\_\_\_\_

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 34984  
CERTIFICATE OF AUTHORIZATION NO. LB8030



RICHARD E. BARNES, JR.  
PROFESSIONAL SURVEYOR  
AND MAPPER

### ABBREVIATIONS

AC.	ACRES
∠	CENTRAL ANGLE OF CURVE
CH	CHORD OF CURVE
CCR	CENTRAL CORNER RECORD
CONC.	CONCRETE
DEGREE	DEGREE
"	DITTO OR SECONDS (ANGULAR)
E	EASTING
E.E.	FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
FEET	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
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.P.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

### LEGEND

●	FOUND 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030 PRM"
○	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"
▲	FOUND CONTROL POINT
▲	FOUND QUARTER SECTION CORNER
⊕	FOUND SECTION CORNER
Cx	CURVE NUMBER
ⓧ	LOT NUMBER
---	PLAT LIMITS
---	PLAT EASEMENT
---	SECTION LINE
---	RIGHT OF WAY LINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

### LEGAL DESCRIPTION

TRACTS 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 2832.32 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°42'58" 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 69°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 69.38 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 52.26 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 NORTH 89°39'52" WEST A DISTANCE OF 703.14 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 2197, 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 2°00'02", A CHORD BEARING OF SOUTH 46°41'36" EAST AND A CHORD DISTANCE OF 62.05 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°21'40" EAST A DISTANCE OF 235.17 FEET;

THENCE SOUTH 33°50'59" EAST A DISTANCE OF 445.76 FEET;

THENCE SOUTH 16°32'09" EAST A DISTANCE OF 56.56 FEET;

THENCE SOUTH 33°50'59" EAST A DISTANCE OF 396.56 FEET;

THENCE SOUTH 57°01'16" WEST A DISTANCE OF 132.63 FEET TO POINT "A" AND SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE NEXT FOUR (4) COURSES:

THENCE NORTH 36°07'54" WEST A DISTANCE OF 3.15 FEET;

THENCE SOUTH 53°52'09" WEST A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°07'54" WEST A DISTANCE OF 459.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2350.00 FEET, A CENTRAL ANGLE OF 9°13'31", A CHORD BEARING OF NORTH 40°54'49" WEST AND A CHORD DISTANCE OF 391.70 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 392.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.59 ACRES OR 156,534 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE AFORESAID POINT "A", SAID POINT BEING ON SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE NEXT THREE (3) COURSES:

THENCE SOUTH 36°07'54" EAST A DISTANCE OF 41.85 FEET;

THENCE SOUTH 53°52'09" WEST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 36°07'54" EAST A DISTANCE OF 3.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 57°01'16" EAST A DISTANCE OF 145.81 FEET;

THENCE SOUTH 33°50'59" EAST A DISTANCE OF 381.41 FEET;

THENCE SOUTH 25°13'58" WEST A DISTANCE OF 122.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.65 FEET, A CENTRAL ANGLE OF 22°15'47", A CHORD BEARING OF SOUTH 35°52'47" WEST AND A CHORD DISTANCE OF 19.34 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.46 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD) AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2334.00 FEET, A CENTRAL ANGLE OF 3°47'53", A CHORD BEARING OF NORTH 38°01'51" WEST AND A CHORD DISTANCE OF 148.06 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.09 FEET;

THENCE NORTH 36°07'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 286.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.26 ACRES OR 54,968 SQUARE FEET MORE OR LESS.

CONTAINING A TOTAL OF 4.85 ACRES OR 211,502 SQUARE FEET MORE OR LESS.

### 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

### TITLE CERTIFICATION

I, \_\_\_\_\_, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ (L.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

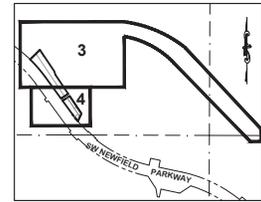
THIS INSTRUMENT PREPARED BY:

**Bowman**

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Suwanee, Florida 31704 www.bowmanconsulting.com  
CERTIFICATE OF AUTHORIZATION NO. LB 8030

# NEWFIELD CROSSROADS PHASE 1A-2

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



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

### 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-2, AND HEREBY DEDICATES AS FOLLOWS:

- CANALS**  
TRACTS C-1 AND C-2, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-2, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (HEREINAFTER DISTRICT), AND IS FURTHER DECLARED TO BE PRIVATE CANALS, WHICH SHALL BE CONVEYED BY DEED TO THE DISTRICT FOR DRAINAGE PURPOSES, 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 CANAL DESIGNATED AS SUCH ON THIS PLAT.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-2 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.
- DRAINAGE EASEMENTS**  
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-2 AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (HEREINAFTER DISTRICT), AND SHALL BE CONVEYED BY DEED TO THE DISTRICT FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN 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 DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- PUBLIC FLOW-THROUGH DRAINAGE EASEMENT**  
NOTWITHSTANDING THE OBLIGATION OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (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:  
TRACTS C-1 AND C-2; ALL DRAINAGE EASEMENTS  
IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH 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 EQUILABLE 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.

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

WITNESS \_\_\_\_\_ NAME: \_\_\_\_\_  
WITNESS \_\_\_\_\_  
WITNESS \_\_\_\_\_ NAME: \_\_\_\_\_  
WITNESS \_\_\_\_\_

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

WITNESS: \_\_\_\_\_  
PRINT NAME: KARL ALBERTSON  
TITLE: VICE PRESIDENT  
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 KARL ALBERTSON, 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

ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC., 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.

ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC.  
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 ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. HE/SHE/IT 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/IT IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(NOTARY SEAL)

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NUMBER: \_\_\_\_\_

### SURVEYOR'S NOTES

- 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: AB2489; 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: 1044557.83  
EASTING: 864253.70  
THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'50" 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 DESCRIPTION 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.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1601; PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

### ABBREVIATIONS

- AC. ACRES
- Δ CENTRAL ANGLE OF CURVE
- CH CHORD OF CURVE
- CCR CERTIFIED CORNER RECORD
- CONC. CONCRETE
- DEGREE DEGREE
- " DITTO OR SECONDS (ANGULAR)
- E. EASTING
- E.E. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- ' FEET OR MINUTES (ANGULAR)
- IDENTIFICATION
- L ARC LENGTH OF CURVE
- LB LICENSED BUSINESS
- N: NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- 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

### LEGEND

- FOUND 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030 PRM"
  - 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"
  - ▲ FOUND CONTROL POINT
  - ⊕ FOUND QUARTER SECTION CORNER
  - ⊕ FOUND SECTION CORNER
  - Cx CURVE NUMBER
  - ⊗ LOT NUMBER
  - PLAT LIMITS
  - PLAT EASEMENT
  - SECTION LINE
  - RIGHT OF WAY LINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

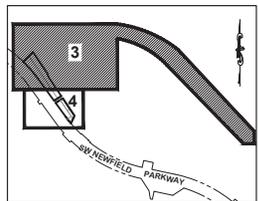
THIS INSTRUMENT PREPARED BY:

**Bowman**

Bowman Consulting Group, Ltd.  
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CERTIFICATE OF AUTHORIZATION NO. LB 8030

# NEWFIELD CROSSROADS PHASE 1A-2

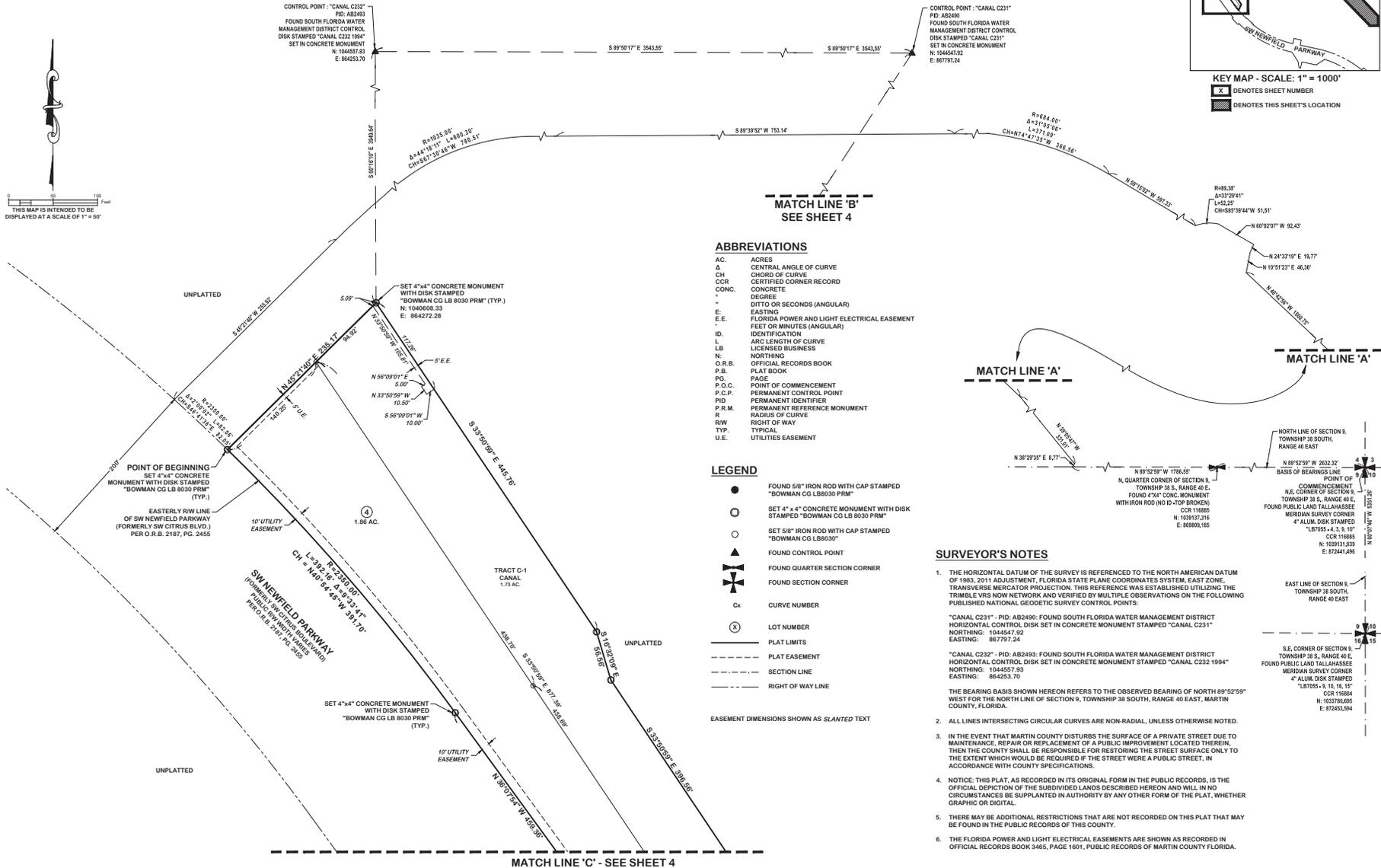
LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



KEY MAP - SCALE: 1" = 1000'  
X DENOTES SHEET NUMBER  
[Shaded Box] DENOTES THIS SHEET'S LOCATION



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80'



### 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
E.E.	FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
F.	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
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
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

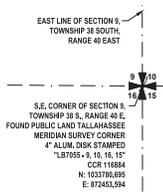
### LEGEND

●	FOUND 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030 PRM"
○	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"
▲	FOUND CONTROL POINT
⊕	FOUND QUARTER SECTION CORNER
⊕	FOUND SECTION CORNER
⊕	FOUND SECTION CORNER
Cx	CURVE NUMBER
⊗	LOT NUMBER
---	PLAT LIMITS
---	PLAT EASEMENT
---	SECTION LINE
---	RIGHT OF WAY LINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

### SURVEYOR'S NOTES

- 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 LEVS 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: 1044557.82  
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: 1044557.83  
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 DESCRIPTION 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.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1691, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.



THIS INSTRUMENT PREPARED BY:

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 CERTIFICATE OF AUTHORIZATION NO. LB 8030

# NEWFIELD CROSSROADS PHASE 1A-2

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

MARTIN COUNTY, FLORIDA

## SURVEYOR'S NOTES

- 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 NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETTIC 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: 897797.24  
 \*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: 894253.70  
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## ABBREVIATIONS

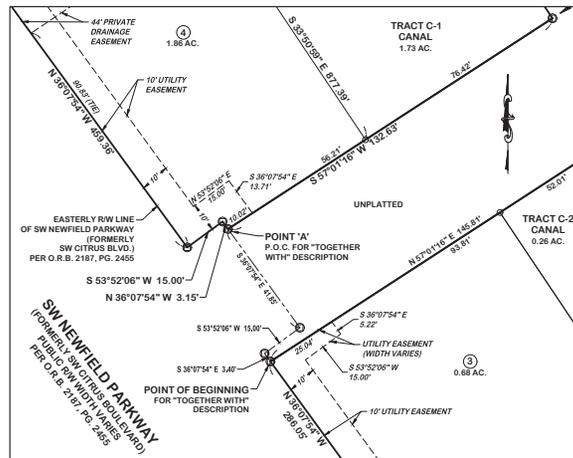
- AC ACRES
- ∠ CENTRAL ANGLE OF CURVE
- CH CHORD OF CURVE
- CCR CERTIFIED CORNER RECORD
- CONC. CONCRETE
- DEGREE DEGREE
- " DITTO OR SECONDS (ANGULAR)
- E. EASTING
- E.E. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- FEET OR MINUTES (ANGULAR)
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- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
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## LEGEND

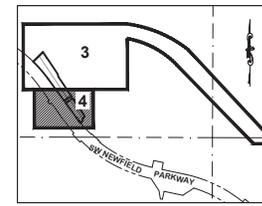
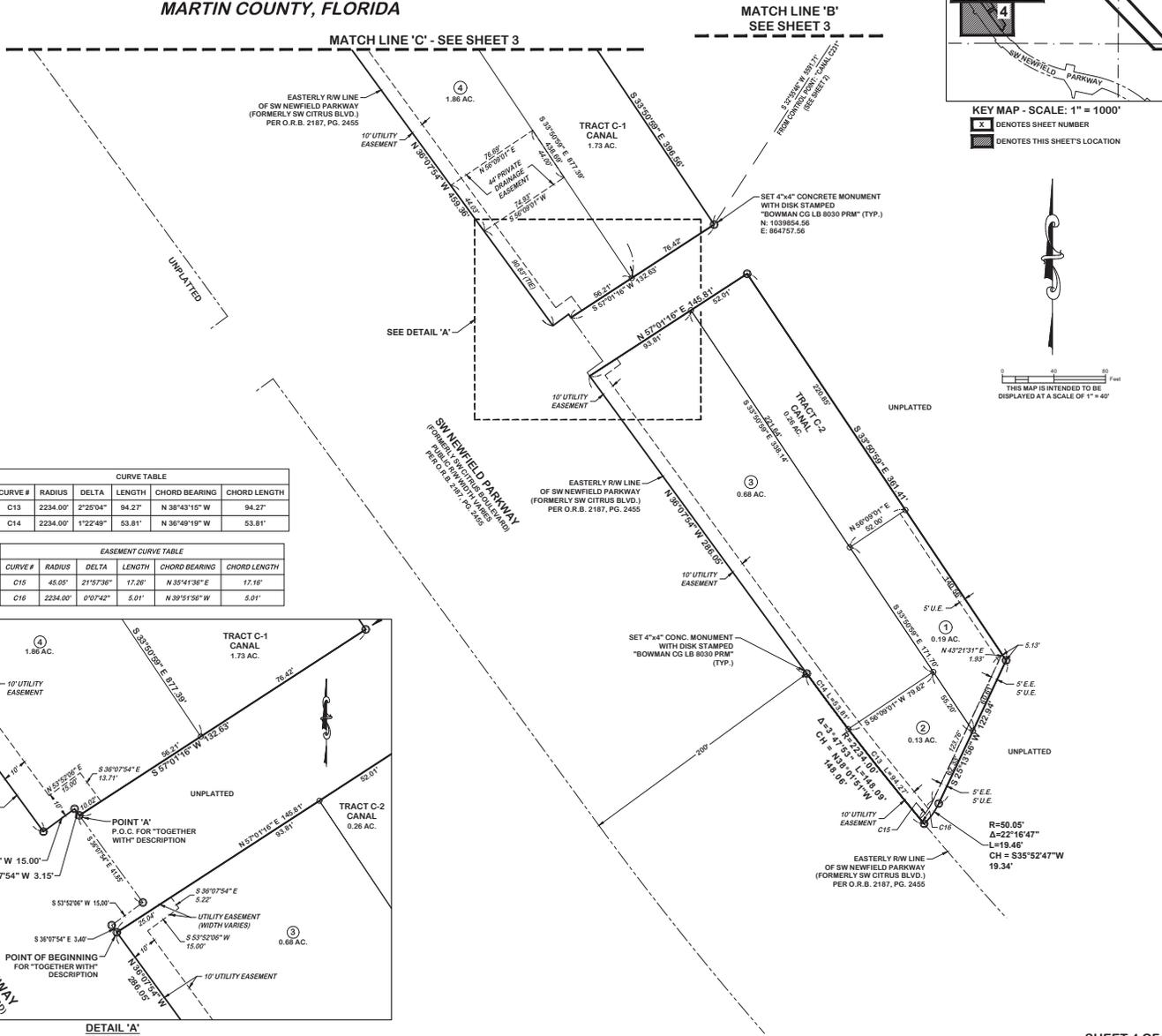
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  - ▲ FOUND SECTION CORNER
  - Cx CURVE NUMBER
  - (X) LOT NUMBER
  - PLAT LIMITS
  - - - PLAT EASEMENT
  - - - SECTION LINE
  - - - RIGHT OF WAY LINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C13	2234.00'	2°25'04"	94.27'	N 38°43'15" W
C14	2234.00'	1°22'49"	53.81'	N 36°49'19" W

EASEMENT CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C15	45.00'	21°57'38"	17.26'	N 35°14'38" E
C16	2234.00'	0°10'42"	5.01'	N 39°51'56" W



DETAIL 'A'  
SCALE: 1" = 20'



KEY MAP - SCALE: 1" = 1000'  
 X DENOTES SHEET NUMBER  
 ■ DENOTES THIS SHEET'S LOCATION

