

THIS INSTRUMENT PREPARED BY:

Bowman

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Suart, Florida 34984 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'

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 NONT 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: 864263.70
 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.

ABBREVIATIONS

- AC. ACRES
- CA CENTRAL ANGLE OF CURVE
- CH CHORD OF CURVE
- CCR CERTIFIED CORNER RECORD
- CONC. CONCRETE
- D.E. DRAINAGE EASEMENT
- ° 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
- P.C. POINT OF CURVATURE
- PG. 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

LEGEND

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

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

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 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°29'28" EAST A DISTANCE OF 8.77 FEET;

THENCE, NORTH 39°06'47" WEST A DISTANCE OF 331.01 FEET;

THENCE, NORTH 48°42'56" WEST A DISTANCE OF 1560.75 FEET;

THENCE, NORTH 10°15'23" EAST A DISTANCE OF 46.36 FEET;

THENCE, NORTH 24°33'19" EAST A DISTANCE OF 18.77 FEET;

THENCE, NORTH 80°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 83°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 368.56 FEET;

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

THENCE, SOUTH 89°39'32" 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°30'46" WEST AND A CHORD DISTANCE OF 800.30 FEET;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 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 2181, PAGE 2465, 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 11°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 38°07'54" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 459.38 FEET;

THENCE, NORTH 53°52'06" 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 58°09'01" EAST A DISTANCE OF 47.00 FEET;

THENCE, NORTH 59°57'15" 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 80.00 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 2324.00 FEET, A CENTRAL ANGLE OF 1°37'00"; A CHORD BEARING OF NORTH 40°44'17" WEST AND A CHORD DISTANCE OF 63.84 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE A DISTANCE OF 63.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.05 FEET, A CENTRAL ANGLE OF 2°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 122.84 FEET;

THENCE, NORTH 33°50'59" WEST A DISTANCE OF 154.26 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 53°52'06" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.00 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.

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 ENTITIES) 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

ATTES: _____ CLERK OF COURT

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.

_____, DATE: _____

RICHARD E. BARNES, JR., P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5172

BOWMAN CONSULTING GROUP, LTD.
301 S.E. OCEAN BLVD., SUITE 301
SUART, FL 34984
CERTIFICATE OF AUTHORIZATION NO. LB8830



RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR
AND MAPPER

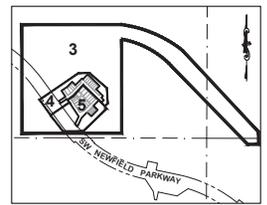
THIS INSTRUMENT PREPARED BY:

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Suw1, Fortis 34004 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

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:

- STREETS**
A) TRACT R-1, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1, AND DESIGNATED AS PUBLIC 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 PUBLIC 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 PUBLIC STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
- 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 ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (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.
- 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 ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE PUBLIC 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 RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.
- 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 ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE PRIVATE WALKWAYS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WALKWAY PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY WALKWAY AREAS DESIGNATED AS SUCH ON THIS PLAT.
- 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.
- DRAINAGE EASEMENTS**
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-1 AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 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 R-1, A-1, A-2, A-3 AND A-4- 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 POSSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

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

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 _____ AS _____ 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:

PRINT NAME: _____

PRINT NAME: _____

PRINT NAME: _____

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 _____ 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 _____ 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: 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 1954"
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.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1691, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

ABBREVIATIONS

AC.	ACRES
CA.	CENTRAL ANGLE OF CURVE
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
°	DEGREE
'	DITTO OR SECONDS (ANGULAR)
E.	EASTING
E.E.	FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
+	FEET OR MINUTES (ANGULAR)
ID.	IDENTIFICATION
L	ARC LENGTH OF CURVE
LB	LICENSED BUSINESS
NE	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
PC.	PAGE
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
PD	PERMANENT IDENTIFIER
P.R.M.	PERMANENT REFERENCE MONUMENT
R	RADIUS OF CURVE
RW	RIGHT OF WAY
TRYP.	TYPICAL
U.E.	UTILITIES EASEMENT

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"
▲	FOUND CONTROL POINT
⊠	FOUND QUARTER SECTION CORNER
⊞	FOUND SECTION CORNER
Cx	CURVE NUMBER
Lx	LINE NUMBER
⊗	LOT NUMBER
---	PLAT LIMITS
----	PLAT EASEMENT
----	SECTION LINE
----	PLAT RIGHT OF WAY LINE
----	RIGHT OF WAY LINE
----	CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

THIS INSTRUMENT PREPARED BY:

Bowman

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CERTIFICATE OF AUTHORIZATION NO. LB 80330

NEWFIELD CROSSROADS PHASE 1A-1

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

MARTIN COUNTY, FLORIDA

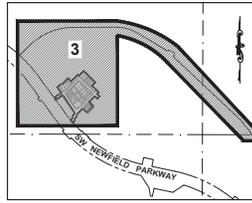
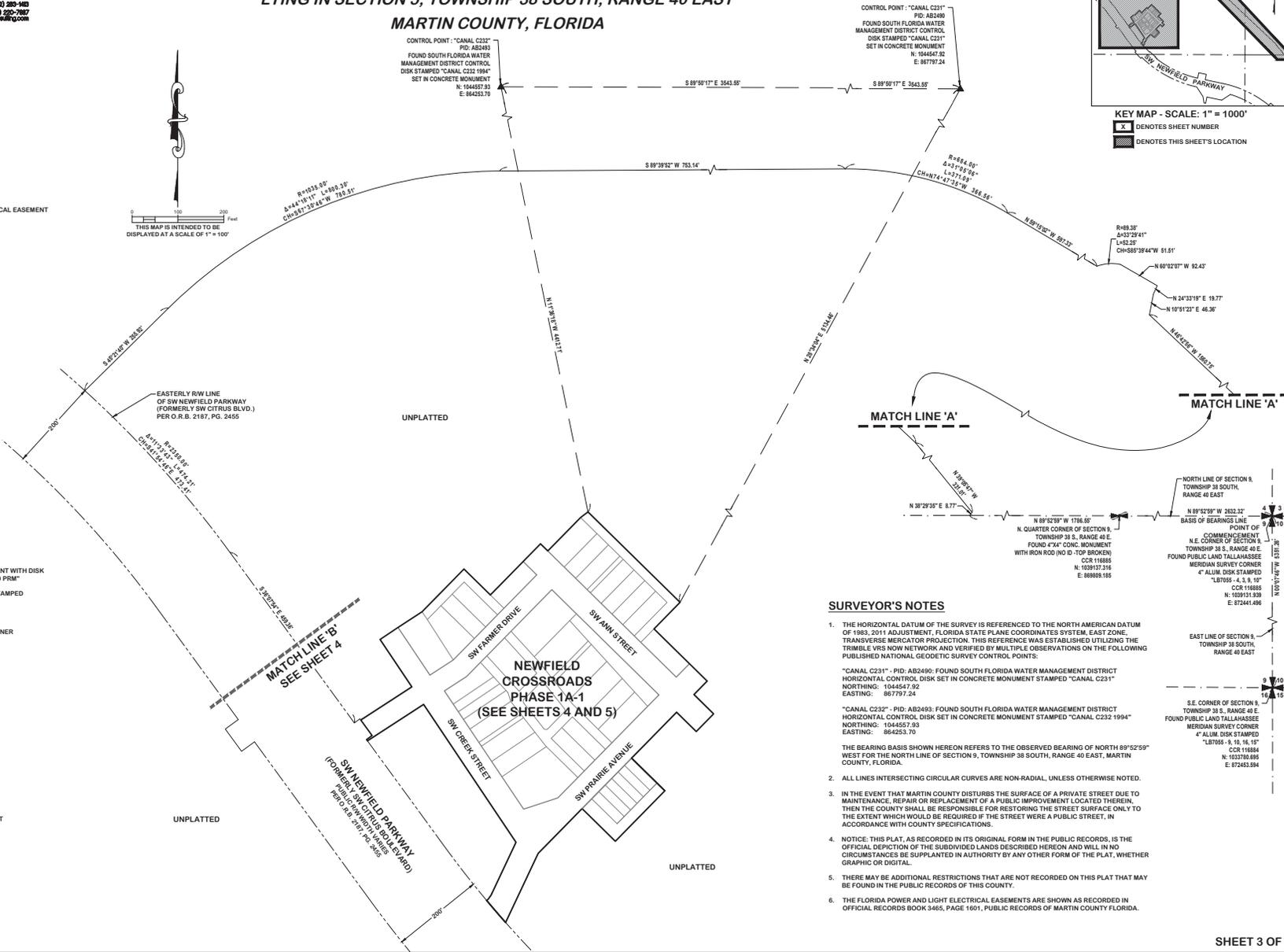
ABBREVIATIONS

AC.	ACRES
A.	CENTRAL ANGLE OF CURVE
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
-	DEGREE
D.T.O.	DITTO OR SECONDS (ANGULAR)
E.	EASTING
E.E.	FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
-	FEET OR MINUTES (ANGULAR)
ID.	IDENTIFICATION
L.	ARC LENGTH OF CURVE
LB	LICENSED BUSINESS
N.	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
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P.R.M.	PERMANENT REFERENCE MONUMENT
R.	RADIUS OF CURVE
R.W.	RIGHT OF WAY
TYP.	TYPICAL
U.E.	UTILITIES EASEMENT

LEGEND

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⊕	FOUND SECTION CORNER
Cx	CURVE NUMBER
Lx	LINE NUMBER
Lx	LOT NUMBER
---	PLAT LIMITS
- - - -	PLAT EASEMENT
- - - -	SECTION LINE
---	PLAT RIGHT OF WAY LINE
- - - -	RIGHT OF WAY LINE
---	CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT



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

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: 1044547.82
 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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www.bowmanconsulting.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-1

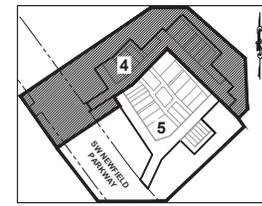
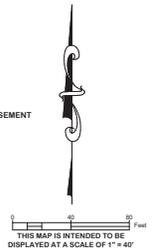
LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES

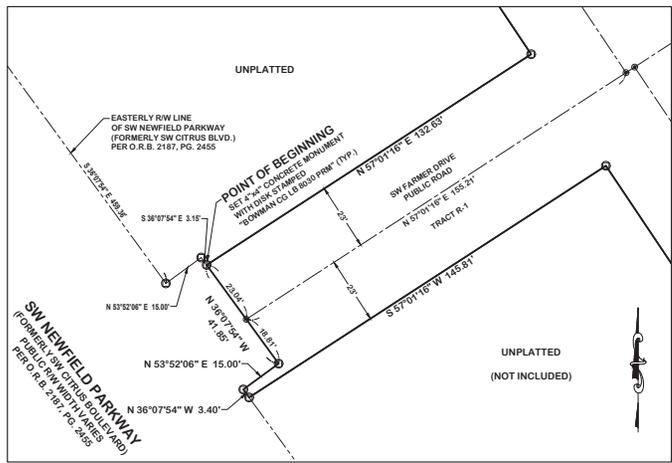
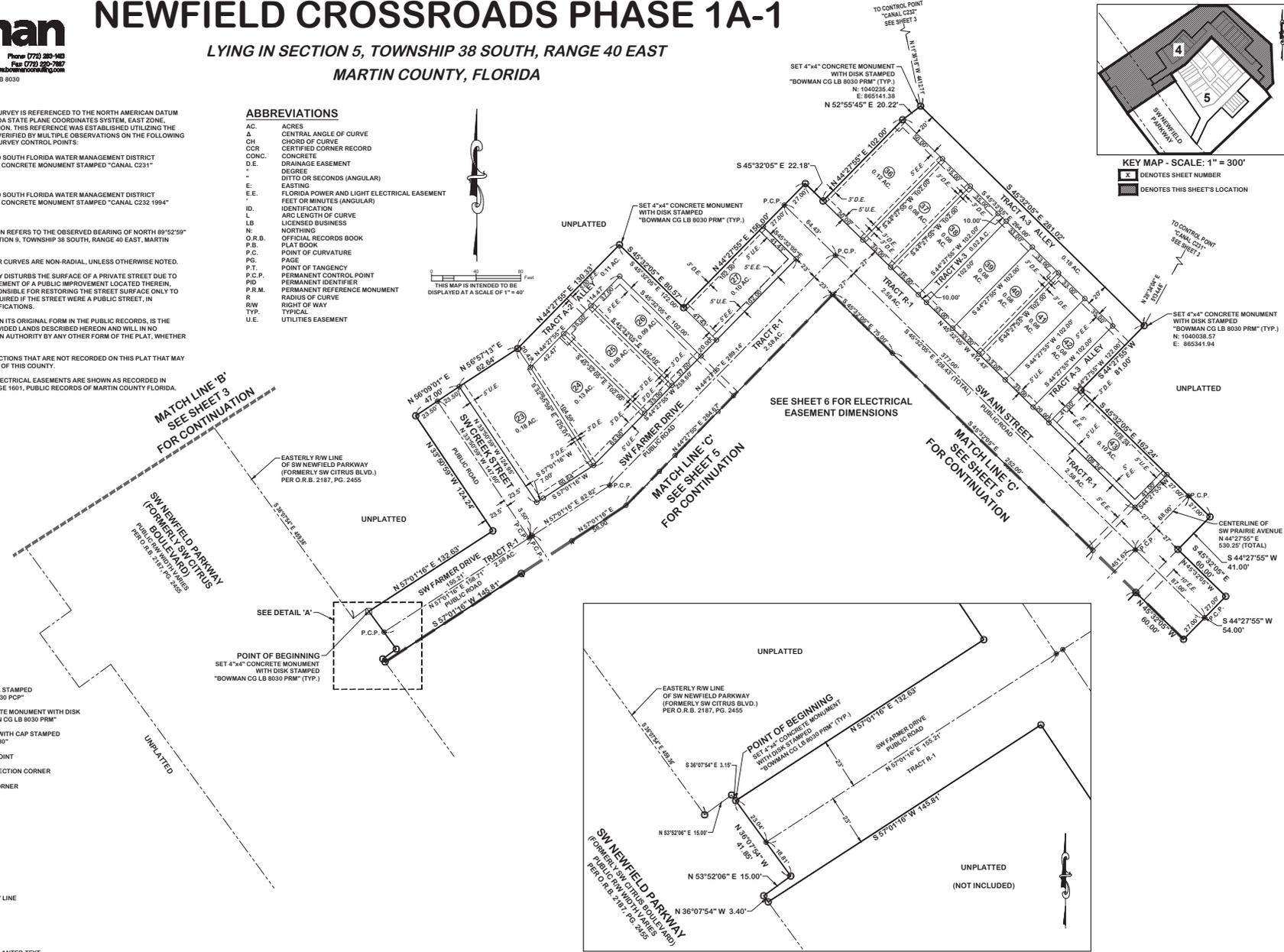
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 CANAL C231 - PID: AB2490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
 NORTHINGS: 1044547.92
 EASTINGS: 89737.24
 CANAL C232 - PID: AB2492; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
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ABBREVIATIONS

AC.	ACRES
A.	CENTRAL ANGLE OF CURVE
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
D.	DEGREE
-	DITTO OR SECONDS (ANGULAR)
E.	EASTING
E.E.	FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
F.	FEET OR MINUTES (ANGULAR)
ID.	IDENTIFICATION
L.	NORTHING
LB	LICENSED BUSINESS
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
PID	PERMANENT IDENTIFIER
P.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
 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 LB8030R"
- ▲ FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊙ FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- 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:

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 CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-1

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

SURVEYOR'S NOTES

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 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: 894563.70
 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.
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SEE SHEET 7 FOR ELECTRICAL EASEMENT DIMENSIONS

ABBREVIATIONS

- AC: ACRES
- A: CENTRAL ANGLE OF CURVE
- CH: CHORD OF CURVE
- CCR: CERTIFIED CORNER RECORD
- CONC.: CONCRETE
- D.E.: DRAINAGE EASEMENT
- ": DEGREE
- "': DITTO OR SECONDS (ANGULAR)
- E: EASTING
- E.E.: FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- 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
- PID: PERMANENT IDENTIFIER
- P.R.M.: PERMANENT REFERENCE MONUMENT
- R: RADIUS OF CURVE
- R/W: RIGHT OF WAY
- TYP.: TYPICAL
- U.E.: UTILITIES EASEMENT

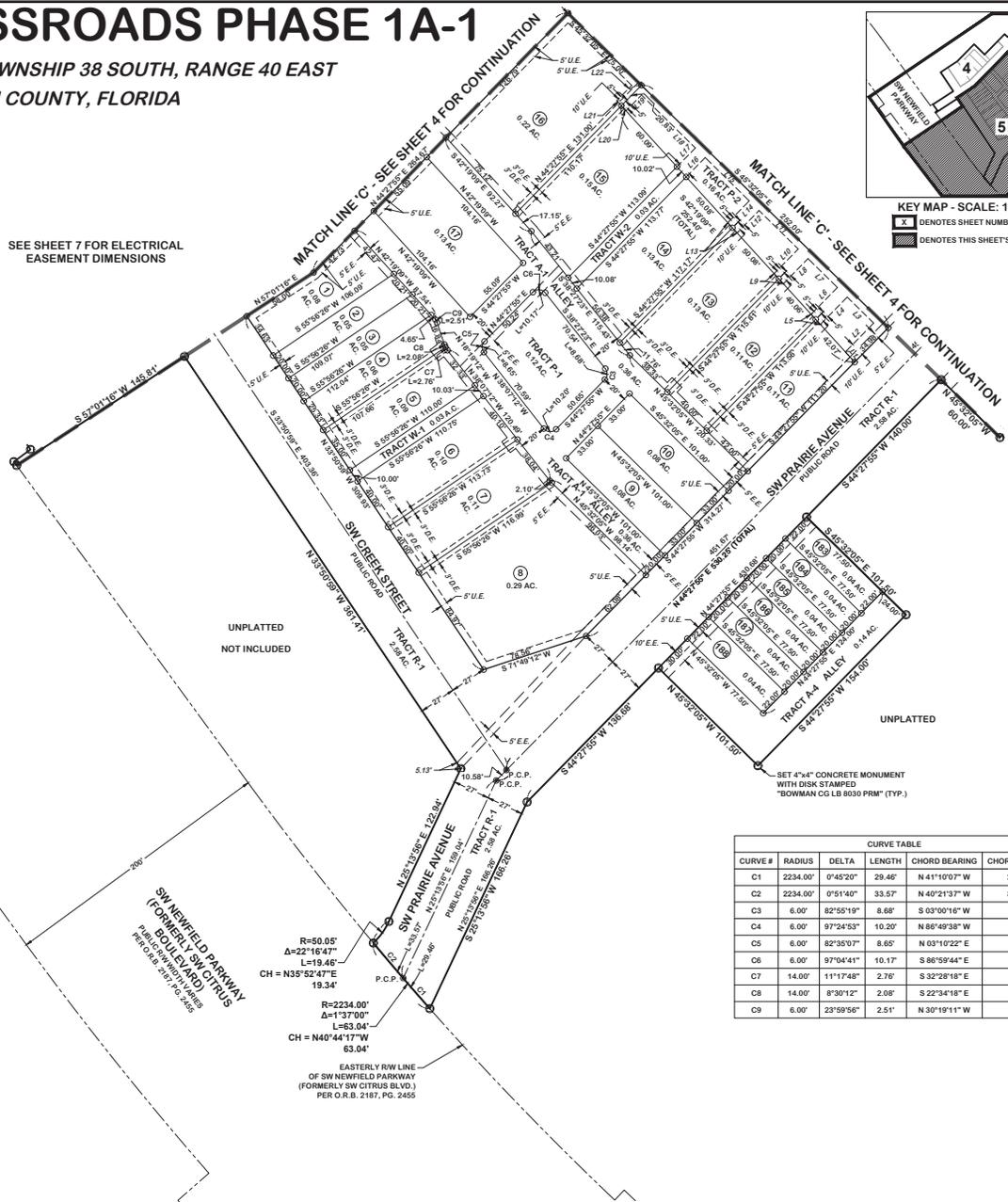
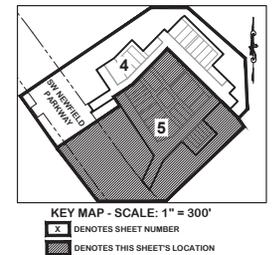
LEGEND

- ⊙ 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"
- ▲ FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊙ FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- ⊙ LOT NUMBER
- PLAT LIMITS
- - - PLAT EASEMENT
- SECTION LINE
- - - PLAT RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

LINE #	BEARING	LENGTH
L1	N 42°19'09" W	10.02'
L2	N 44°27'55" E	28.42'
L3	N 45°32'05" W	27.00'
L4	S 44°27'55" W	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	S 44°27'55" W	25.88'
L9	N 42°19'09" W	10.02'
L10	N 44°27'55" E	25.10'
L11	N 45°32'05" W	40.00'
L12	S 44°27'55" W	22.85'
L13	N 42°19'09" W	10.02'
L14	N 44°27'55" E	22.29'
L15	N 45°32'05" W	45.00'
L16	S 44°27'55" W	18.78'
L17	N 44°27'55" E	19.20'
L18	N 45°32'05" W	55.00'
L19	S 44°27'55" W	16.11'
L20	N 42°19'09" W	5.01'
L21	S 44°27'55" E	5.01'
L22	S 44°27'55" W	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'	111°17'48"	2.76'	S 32°28'18" E	2.76'
C8	14.00'	87°30'12"	2.08'	S 22°34'18" E	2.08'
C9	6.00'	23°59'58"	2.51'	N 30°19'11" W	2.49'



THIS INSTRUMENT PREPARED BY:

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 Stuart, Florida 34984 www.bowmanconsulting.com
 CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-1

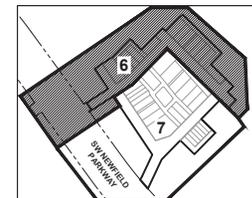
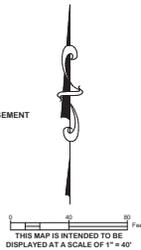
LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES

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 CANAL C231 - PID: AB2490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
 NORTHING: 1044547.92
 EASTING: 89737.24
 CANAL C232 - PID: AB2492; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
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ABBREVIATIONS

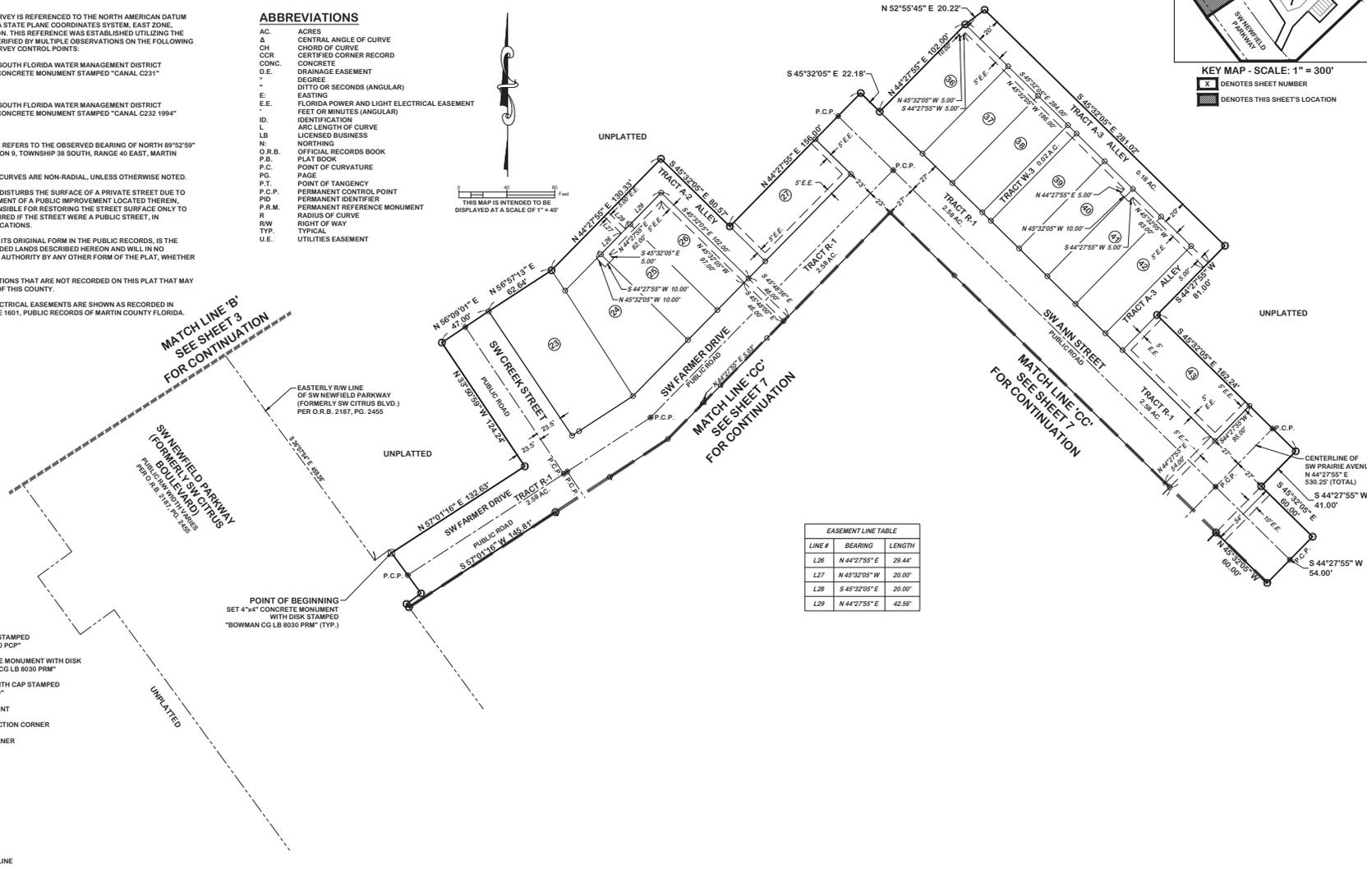
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- Δ CENTRAL ANGLE OF CURVE
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- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
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LEGEND

- ⊙ 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"
- ▲ FOUND CONTROL POINT
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- - - PLAT EASEMENT
- · - · - SECTION LINE
- PLAT RIGHT OF WAY LINE
- - - RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT



EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L26	N 44°27'55" E	29.44'
L27	N 45°32'05" W	20.00'
L28	S 45°32'05" W	20.00'
L29	N 44°27'55" E	42.58'

THIS INSTRUMENT PREPARED BY:

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 301 SE Ocean Blvd. Suite 301 Fax (772) 282-7807
 Seaside, Florida 32084 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

SURVEYOR'S NOTES

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 - 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: 894263.19
- 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 DEFINITION 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 1901, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.



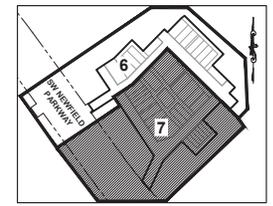
ABBREVIATIONS

- AC: ACRES
- A: CENTRAL ANGLE OF CURVE
- CH: CHORD OF CURVE
- CCR: CERTIFIED CORNER RECORD
- CONC.: CONCRETE
- D.E.: DRAINAGE EASEMENT
- ": DEGREE
- " : DITTO OR SECONDS (ANGULAR)
- E: EASTING
- E.E.: FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- F.M.: 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
- PID: PERMANENT IDENTIFIER
- P.R.M.: PERMANENT REFERENCE MONUMENT
- R: RADIUS OF CURVE
- R/W: RIGHT OF WAY
- TYP.: TYPICAL
- U.E.: UTILITIES EASEMENT

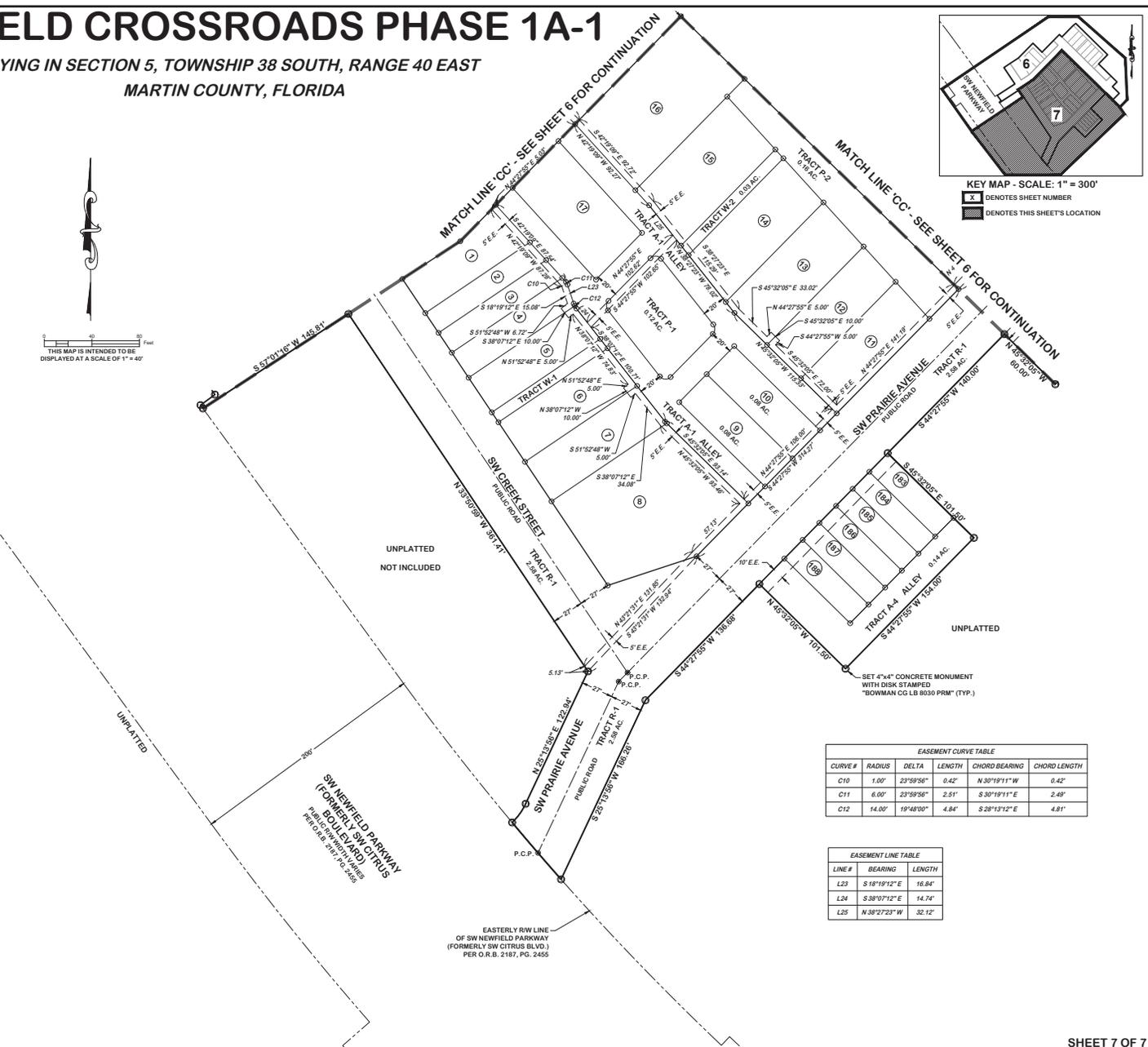
LEGEND

- ⊙ 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"
- ▲ FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊙ FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- ⊙ LOT NUMBER
- PLAT LIMITS
- - - - PLAT EASEMENT
- SECTION LINE
- - - - PLAT RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT



KEY MAP - SCALE: 1" = 300'
 X DENOTES SHEET NUMBER
 ■ DENOTES THIS SHEET'S LOCATION



EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C10	1.00'	23°59'56"	0.42'	N 30°19'11" W	0.42'
C11	6.00'	23°59'56"	2.51'	S 30°19'11" E	2.49'
C12	14.00'	19°48'00"	4.84'	S 28°13'12" E	4.81'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L23	S 18°19'12" E	16.84'
L24	S 38°07'12" E	14.74'
L25	N 38°27'23" W	32.12'