

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 , 20.

CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

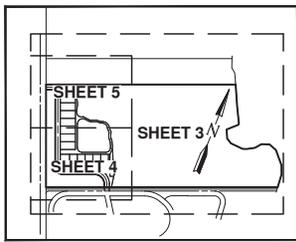
FILE NUMBER BY DEPUTY CLERK (CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER



PRESERVE AT LOBLOLLY NORTH PUD

A REPLAT OF A PORTION OF TRACTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.



SHEET INDEX 1"=300'

LEGAL DESCRIPTION

LOTS THIRTY FOUR (34) AND THIRTY FIVE (35), ACCORDING TO THE PLAT OF "GOMEZ GRANT AND JUPITER ISLAND" AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 265.99 FEET OF LOT 35. CONTAINING 51.33 ACRES, MORE OR LESS. SAID PARCEL SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR DEDICATIONS.

COUNTY APPROVAL

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

DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE COUNTY SURVEYOR AND MAPPER
DATE COUNTY ATTORNEY
DATE COUNTY ENGINEER

ATTEST:

CLERK OF COURT

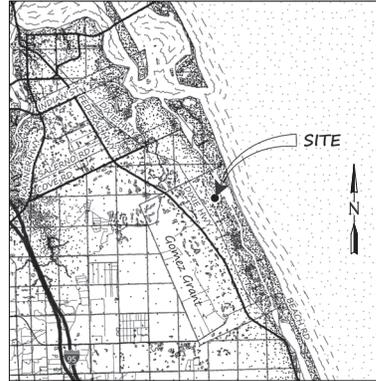
TITLE CERTIFICATION

AS OF A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLY NORTH PUD IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCLUMBERING THE LAND DESCRIBED HEREON, ARE LISTED AS FOLLOWS: SOUTHSTATE BANK, N.A. MORTGAGE DATED DECEMBER 19, 2024 AND RECORDED IN OFFICIAL RECORD BOOK 3474, PAGE 1844, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID.

DATED THIS DAY OF 20.

NAME:
FLORIDA BAR NO.
ADDRESS:



VICINITY MAP (INTENDED DISPLAY SCALE: 1"= 2 Miles)

MORTGAGEE'S CONSENT TO PLAT

STATE OF FLORIDA
COUNTY OF

SOUTHSTATE BANK, N.A. HEREBY CERTIFY THAT THEY ARE HOLDERS OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FUTURE FILING ON THE LAND DESCRIBED HEREON, DATED DECEMBER 19, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3474, PAGE 1844, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND DO HEREBY CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS DAY OF 20, ON BEHALF OF SOUTHSTATE BANK, N.A.

BY:
PRINT NAME:
TITLE:

ATTEST

BY:
PRINT NAME:
TITLE:

ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, BY OF SOUTHSTATE BANK, N.A., ON BEHALF OF SAID CORPORATION, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PROVED TO ME ON THE BASIS OF A DRIVER'S LICENSE OR OTHER SATISFACTORY EVIDENCE CONSISTING OF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ACCEPTANCE OF DEDICATIONS, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS DAY OF 20.

(NOTARIAL STAMP)

NOTARY PUBLIC
PRINT NAME:
MY COMMISSION EXPIRES:

LEGEND

- AC = ACRES
CB = CHORD BEARING
CD = CHORD DISTANCE
D = CURVE DEGREE/PC CURVATURE
DE = DRAINAGE EASEMENT
L = CURVE ARC LENGTH
LB = LICENSED SURVEYING BUSINESS
LME = LAKE MANAGEMENT EASEMENT
NAVD83 = NORTH AMERICAN VERTICAL DATUM OF 1988
ORB = OFFICIAL RECORDS BOOK
PCP = PERMANENT CONTROL POINT
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PUD = PLANNED UNIT DEVELOPMENT
R = RADIUS
SQ FT = SQUARE FOOT
RW = RIGHT OF WAY
UE = UTILITY EASEMENT
= FOUND IRON ROD (VARIES AS DESCRIBED)
= SET 6"IP IRON ROD & CAP STAMPED
= NORTHSTAR LB 7217
= SET 1/2" DIA. & DISC STAMPED
= PCP NORTHSTAR LB 7217
= FOUND CONCRETE MONUMENT
= SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM LB 7217" UNLESS OTHERWISE NOTED

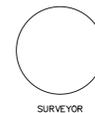
SURVEYOR'S NOTES

- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE WEST LINE OF LOTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND PLAT, PB 1, PG 80 AS SHOWN HEREON AS BEING N21°36'10"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
5. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.343A.13.LDR).
6. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HEREIN, 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.

CERTIFICATE OF SURVEYOR AND MAPPER

I, FRANK VELDHUIS, HEREBY CERTIFY THAT THIS PLAT OF PRESERVE AT LOBLOLLY NORTH PUD 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 OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6562



SURVEYOR

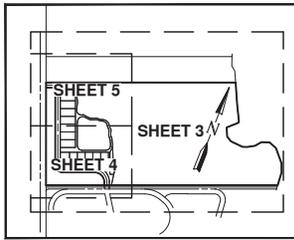
NORTHSTAR GEOMATICS
5820 NW ZENITH DR
PORT ST LUCIE, FLORIDA 34986
(772) 751-6400 WWW.NSgeo.COM
LICENSED BUSINESS NO. 7217
Sheet 1 of 5



# PRESERVE AT LOBLOLLOLY NORTH PUD

A REPLAT OF A PORTION OF TRACTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1,

PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.



### SHEET INDEX

## CERTIFICATE OF OWNERSHIP AND DEDICATION

LOBLOLLOLY NORTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD AND HEREBY DEDICATES AS FOLLOWS:

### 1. STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY, AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, LOBLOLLOLY PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "LOBLOLLOLY NORTH ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO LOBLOLLOLY NORTH ASSOCIATION, FOR ACCESS, LANDSCAPE, SIGNAGE, AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY LOBLOLLOLY NORTH ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

### 2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD 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.

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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

### 3. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (DE) SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, LOBLOLLOLY NORTH ASSOCIATION AS PRIVATE DRAINAGE EASEMENTS, AND SHALL BE CONVEYED TO LOBLOLLOLY NORTH ASSOCIATION FOR PRESERVATION PURPOSES, INCLUDING THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY LOBLOLLOLY NORTH 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.

### 4. COMMON AREAS

THE COMMON AREA TRACTS SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD IS HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO LOBLOLLOLY NORTH ASSOCIATION, AND IS FURTHER DECLARED TO BE A PRIVATE COMMON AREA WHICH SHALL BE CONVEYED BY DEED TO LOBLOLLOLY NORTH ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS MEMBERS AND THEIR INVITED GUESTS, AND SHALL BE MAINTAINED BY THE LOBLOLLOLY NORTH ASSOCIATION AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR PRESERVE AT LOBLOLLOLY NORTH PUD, AS IT MAY BE AMENDED FROM TIME TO TIME. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY COMMON AREA TRACT DESIGNATED AS SUCH ON THIS PLAT.

### 5. PRESERVE AREAS

PRESERVE AREA TRACT 1 SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD IS HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO LOBLOLLOLY COMMUNITY SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVE AREA WHICH SHALL BE CONVEYED BY DEED TO LOBLOLLOLY COMMUNITY SERVICE CORPORATION FOR PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY LOBLOLLOLY COMMUNITY SERVICE CORPORATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVE AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR PRESERVE AREA TRACT 1 DESIGNATED AS SUCH ON THIS PLAT.

PRESERVE AREA TRACTS 2, 3 AND 4 SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO LOBLOLLOLY NORTH ASSOCIATION, AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVE AREAS WHICH SHALL BE CONVEYED BY DEED TO LOBLOLLOLY NORTH ASSOCIATION FOR PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY LOBLOLLOLY NORTH ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVE AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR PRESERVE AREA TRACTS 2, 3 AND 4 DESIGNATED AS SUCH ON THIS PLAT.

### 6. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF LOBLOLLOLY NORTH ASSOCIATION AND LOBLOLLOLY COMMUNITY SERVICE CORPORATION 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: THE DRAINAGE EASEMENTS (DE), RIGHT OF WAY TRACT, AND STORMWATER TRACT SHOWN HEREIN.

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 AND/OR COMMON AREAS, TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING SUCH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO LOBLOLLOLY NORTH ASSOCIATION AND LOBLOLLOLY COMMUNITY SERVICE CORPORATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO LOBLOLLOLY NORTH ASSOCIATION AND LOBLOLLOLY COMMUNITY SERVICE CORPORATION IN ORDER TO PROVIDE 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. LOBLOLLOLY NORTH ASSOCIATION AND LOBLOLLOLY COMMUNITY SERVICE CORPORATION SHALL PAY THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR 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.

### 7. STORMWATER TRACT

THE STORMWATER TRACT SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD IS HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO LOBLOLLOLY NORTH ASSOCIATION, AND IS FURTHER DECLARED TO BE A PRIVATE STORMWATER TRACT WHICH SHALL BE CONVEYED BY DEED TO LOBLOLLOLY NORTH ASSOCIATION FOR WATER MANAGEMENT, LANDSCAPE AND MAINTENANCE PURPOSES, INCLUDING THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. THE STORMWATER TRACT AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED BY LOBLOLLOLY NORTH ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE STORMWATER TRACT DESIGNATED AS SUCH ON THIS PLAT.

## LEGEND

- AC = ACRES
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - D = CURVE DEGREE OF CURVATURE
  - DE = DRAINAGE EASEMENT
  - L = CURVE ARC LENGTH
  - LI = LICENSED SURVEYING BUSINESS
  - LME = LAKE MANAGEMENT EASEMENT
  - NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
  - ORIS = OFFICIAL RECORDS BOOK
  - PCP = PERMANENT CONTROL POINT
  - PS = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - PRM = PERMANENT REFERENCE MONUMENT
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - PLD = PLANNED LIND DEVELOPMENT
  - R = RADIUS
  - SQ FT = SQUARE FOOT
  - RW = RIGHT OF WAY
  - UE = UTILITY EASEMENT
- = FOUND IRON ROD (VARIES AS DESCRIBED)
  - = SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
  - = SET MAG NAIL & DISC STAMPED "PCP NORTHSTAR LB 7217"
  - = FOUND CONCRETE MONUMENT
  - = SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM LB 7217" UNLESS OTHERWISE NOTED

## CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS AUTHORIZED REPRESENTATIVES.

LOBLOLLOLY NORTH LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### ATEST

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATE OF OWNERSHIP & DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_, AS \_\_\_\_\_ OF LOBLOLLOLY COMMUNITY SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, THE MANAGER OF LOBLOLLOLY NORTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITY, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

(NOTARIAL STAMP)

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

## ACCEPTANCE OF DEDICATIONS

LOBLOLLOLY PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATIONS OF LAND, UTILITY EASEMENTS, DRAINAGE EASEMENTS, COMMON AREAS, STREETS, RIGHTS-OF-WAY, AND PRESERVE AREA TRACT 2, 3, AND 4 AS SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD, AND DOES HEREBY ACCEPT THE RESPONSIBILITIES SET FORTH THEREIN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

LOBLOLLOLY PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, BY \_\_\_\_\_, PRESIDENT OF LOBLOLLOLY PRESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF SAID CORPORATION, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PROVIDED TO ME ON THE BASIS OF A DRIVER'S LICENSE OR OTHER SATISFACTORY EVIDENCE CONSISTING OF \_\_\_\_\_, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ACCEPTANCE OF DEDICATIONS, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(NOTARIAL STAMP)

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

## ACCEPTANCE OF DEDICATIONS

LOBLOLLOLY COMMUNITY SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATIONS OF PRESERVE AREA TRACT 1 AND PUBLIC FLOW THROUGH EASEMENT AS SHOWN ON THIS PLAT OF PRESERVE AT LOBLOLLOLY NORTH PUD, AND DOES HEREBY ACCEPT THE RESPONSIBILITIES SET FORTH THEREIN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

LOBLOLLOLY COMMUNITY SERVICE CORPORATION  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, BY \_\_\_\_\_, PRESIDENT OF LOBLOLLOLY COMMUNITY SERVICE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF SAID CORPORATION, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PROVIDED TO ME ON THE BASIS OF A DRIVER'S LICENSE OR OTHER SATISFACTORY EVIDENCE CONSISTING OF \_\_\_\_\_, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ACCEPTANCE OF DEDICATIONS, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(NOTARIAL STAMP)

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

## SURVEYOR'S NOTES

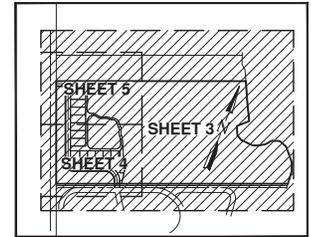
- 1) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE WEST LINE OF LOTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND PLAT, PG. 10 AS SHOWN HEREON AS BEING N2°16'16"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
- 5) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.24A-13.01).
- 6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HEREIN, 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.

**NORTHSTAR  
GEOMATICS**  
5820 NW ZENITH DR  
PORT ST LUCE, FLORIDA 34986  
(772) 761-6400 WWW.NSgeo.com  
LICENSED BUSINESS NO. 7217  
Sheet 2 of 5



# PRESERVE AT LOBLOLLY NORTH PUD

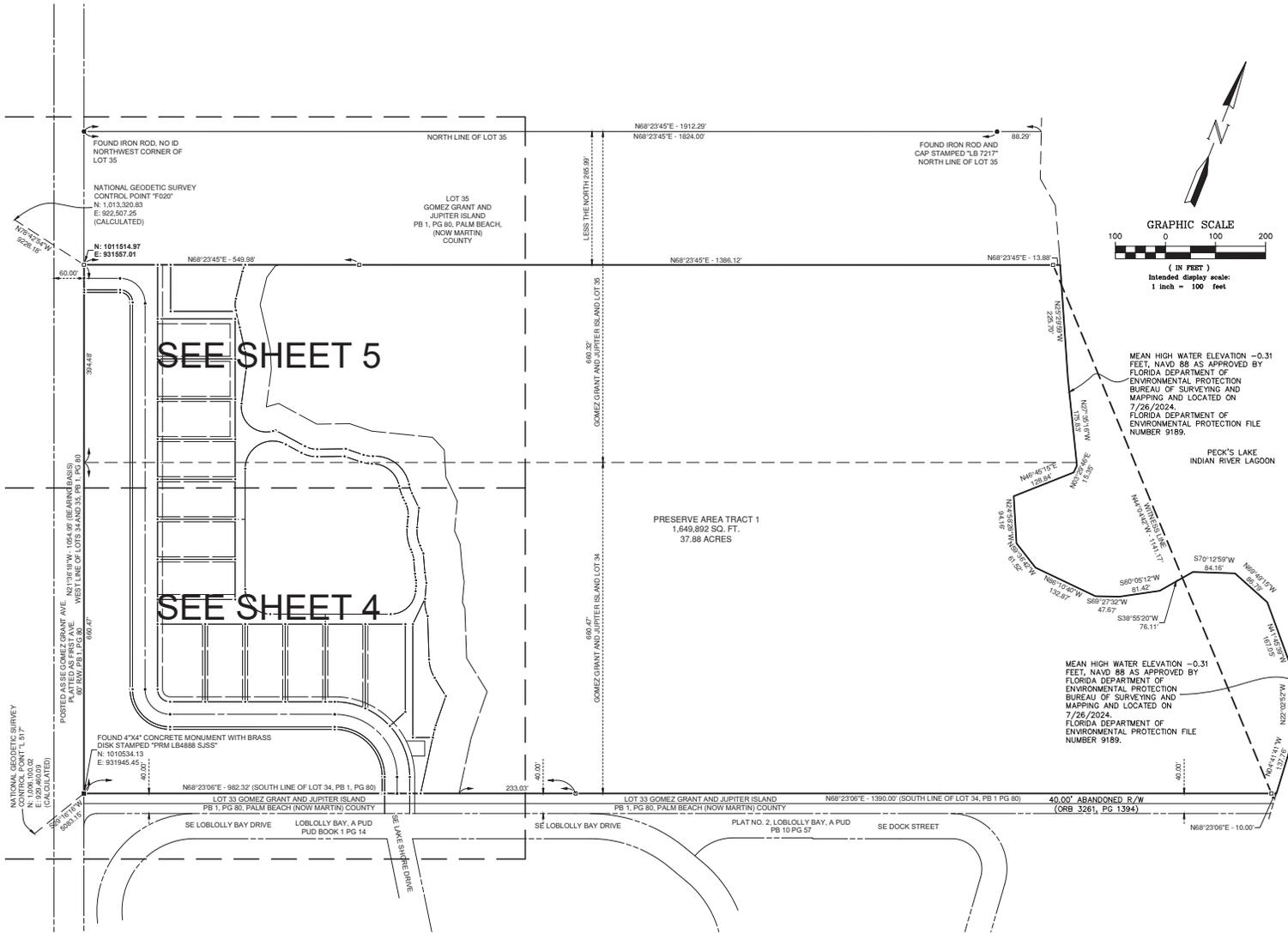
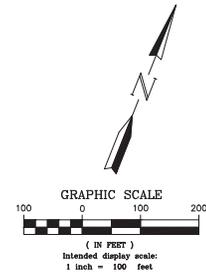
A REPLAT OF A PORTION OF TRACTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.



SHEET INDEX  
1"=500'

### LEGEND

- AC = ACRES
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- DE = CURVE DEGREE OF CURVATURE
- DI = DRAINAGE EASEMENT
- L = CURVE ARC LENGTH
- LB = LICENSED SURVEYING BUSINESS
- LME = LAKE MANAGEMENT EASEMENT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- ORIS = OFFICIAL RECORDS BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- POB = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PUD = PLANNED UNIT DEVELOPMENT
- R = RADIUS
- SQ FT = SQUARE FOOT
- R/W = RIGHT OF WAY
- UE = UTILITY EASEMENT
- = FOUND IRON ROD (VARIES AS DESCRIBED)
- = SET 5/8" IRON ROD & CAP STAMPED
- = "NORTHSTAR LB 721"
- = SET MAG NAIL & DISC STAMPED
- = "PCP NORTHSTAR LB 721"
- = FOUND CONCRETE MONUMENT
- = SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM LB 721" UNLESS OTHERWISE NOTED



MEAN HIGH WATER ELEVATION -0.31 FEET, NAVD 88 AS APPROVED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING AND MAPPING AND LOCATED ON 7/26/2024. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FILE NUMBER 9189.

MEAN HIGH WATER ELEVATION -0.31 FEET, NAVD 88 AS APPROVED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING AND MAPPING AND LOCATED ON 7/26/2024. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FILE NUMBER 9189.

### SURVEYOR'S 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) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NCS AND THE WEST LINE OF LOTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND PLAT, PB 1, PG 80 AS SHOWN HEREON AS BEING N03°08'19"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
- 5) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, IF APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE RECLAIMED SURVEYORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.343A.13.12DR).
- 6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HEREIN, 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.

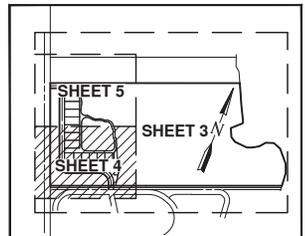
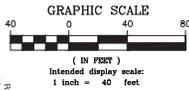
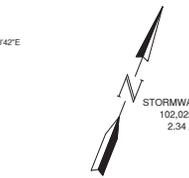
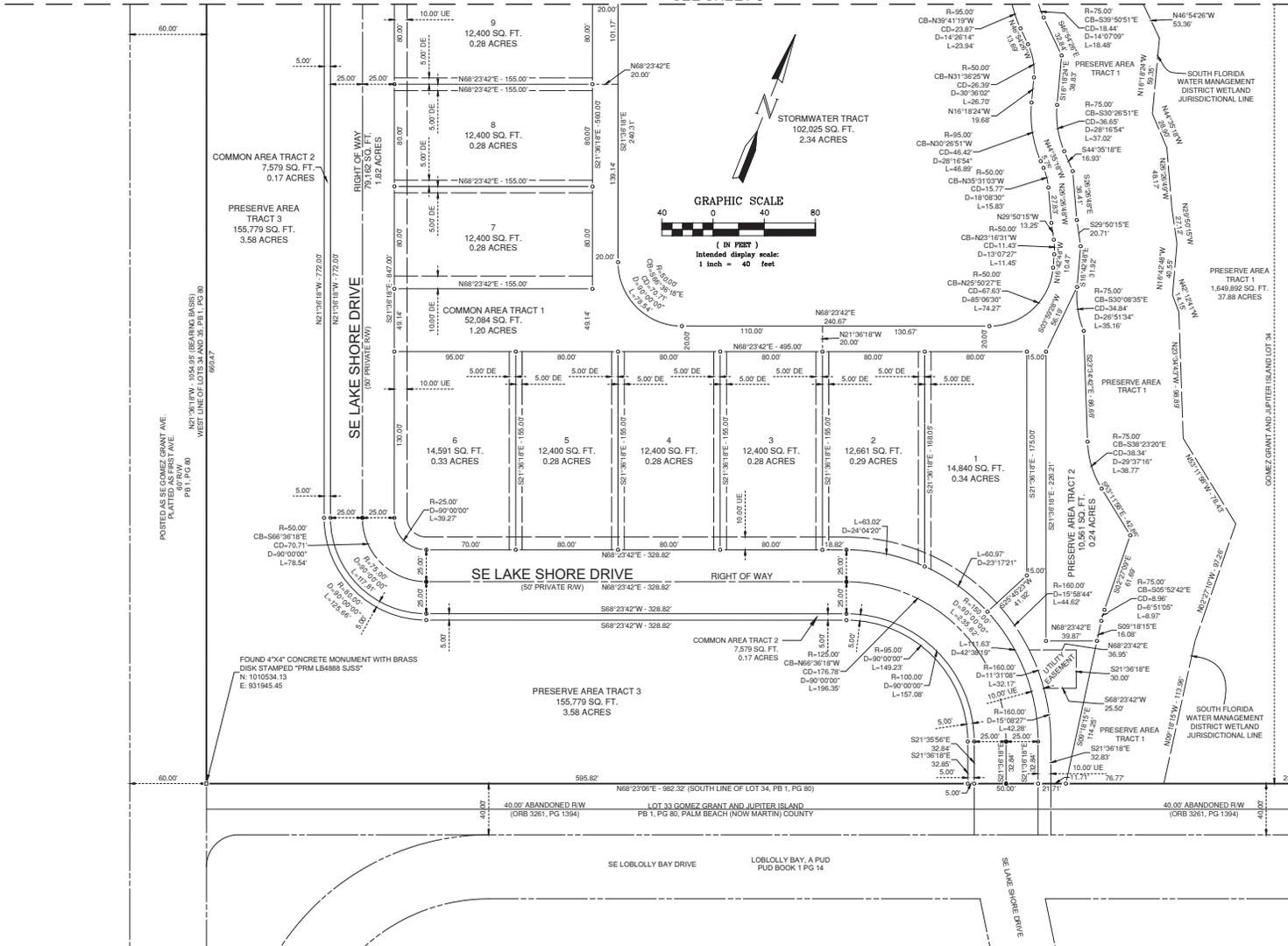
**NORTHSTAR GEOMATICS**  
 5820 NW ZENITH DR  
 PORT ST LUCE, FLORIDA 34986  
 (772) 751-6400 WWW.NSGeo.COM  
 LICENSED BUSINESS NO. 7217  
 Sheet 3 of 5



# PRESERVE AT LOBLOLLY NORTH PUD

A REPLAT OF A PORTION OF TRACTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.

SEE SHEET 5



- SHEET INDEX**  
1-1000
- LEGEND**
- AC = ACRES
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - D = CURVE DEGREE OF CURVATURE
  - DE = DRAINAGE EASEMENT
  - L = CURVE ARC LENGTH
  - LB = LICENSED SURVEYING BUSINESS
  - LM = LAKE MANAGEMENT EASEMENT
  - NAVD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
  - ORB = OFFICIAL RECORDS BOOK
  - PCP = PERMANENT CONTROL POINT
  - PG = PAGE
  - PGD = PLAT BOOK
  - POB = POINT OF BEGINNING
  - PRM = PERMANENT REFERENCE MONUMENT
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - PUD = PLANNED UNIT DEVELOPMENT
  - R = RADIUS
  - SO FT = SQUARE FOOT
  - R/W = RIGHT OF WAY
  - UE = UTILITY EASEMENT
  - = FOUND IRON ROD (VARIES AS DESCRIBED)
  - = SET 5/8" IRON ROD & CAP STAMPED
  - = NORTHSTAR LB 7217
  - = SET MAGNAIL & DISC STAMPED
  - = PCP NORTHSTAR LB 7217
  - = FOUND CONCRETE MONUMENT
  - = SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM LB 7217" UNLESS OTHERWISE NOTED

SEE SHEET 3

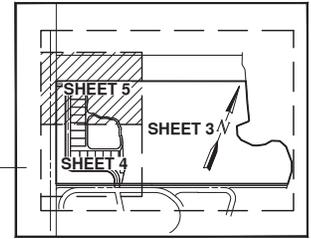
- SURVEYOR'S NOTES**
- 1) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE WEST LINE OF LOTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND, PLAT, PG 80 AS SHOWN HEREON AS BEING N21°38'18"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - 4) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
  - 5) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REEDED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE VEGETATIVE SPECIES FROM THESE AREAS (CODE 4.3A3A.13.LDR).
  - 6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HEREIN, 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.

**NORTHSTAR GEOMATICS**  
5820 NW ZENITH DR  
PORT ST LUCE, FLORIDA 34986  
(772) 751-6400 WWW.NSgeo.COM  
LICENSED BUSINESS NO. 7217  
Sheet 4 of 5



# PRESERVE AT LOBLOLLY NORTH PUD

A REPLAT OF A PORTION OF TRACTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.



SHEET INDEX  
1:500

### LEGEND

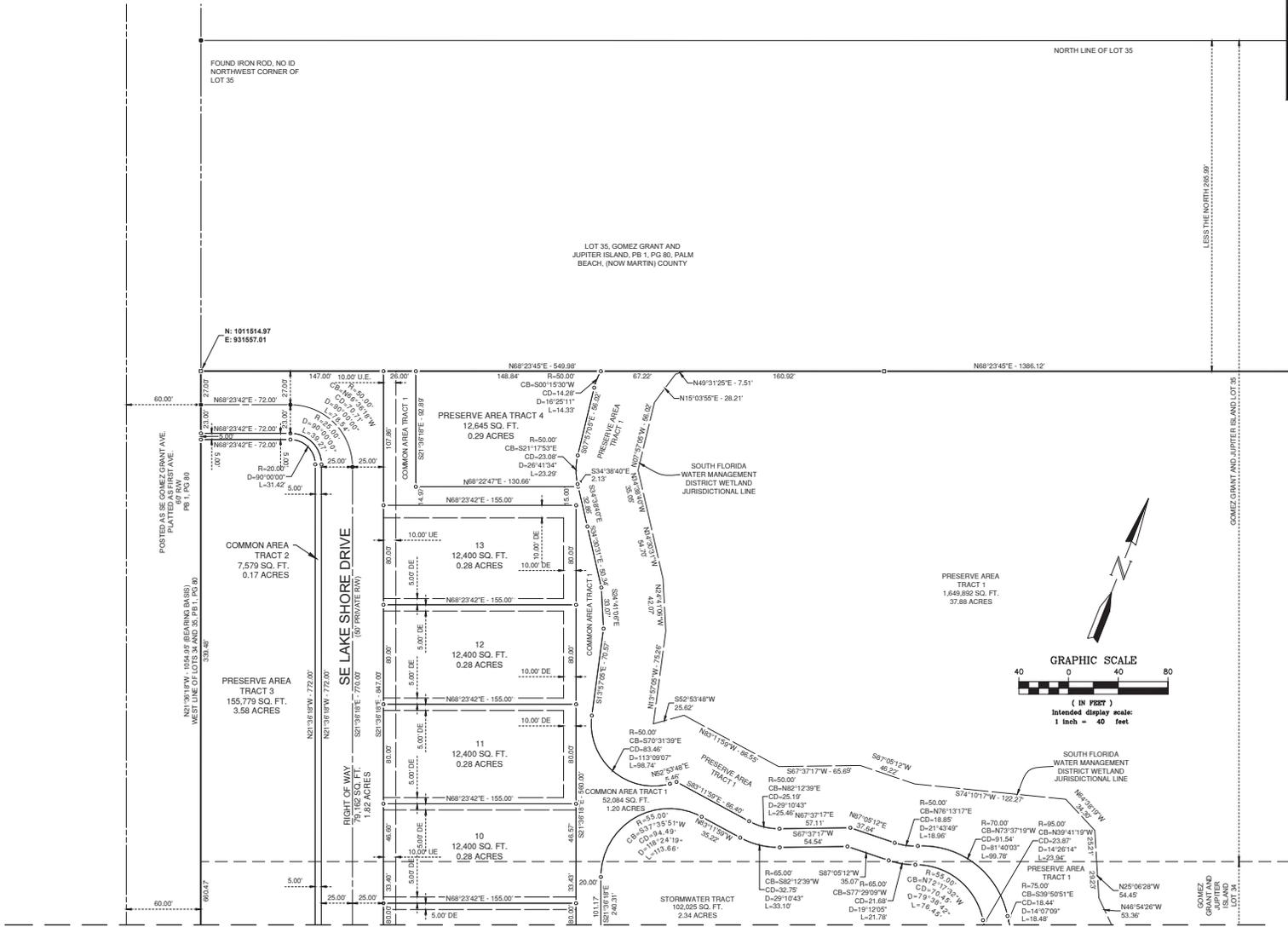
- AC = ACRES
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- D = CURVE DEGREE OF CURVATURE
- E = DRAINAGE EASEMENT
- L = CURVE ARC LENGTH
- LB = LICENSED SURVEYING BUSINESS
- LME = LAKE MANAGEMENT EASEMENT
- NAVDBS = NORTH AMERICAN VERTICAL DATUM OF 1988
- ORB = OFFICIAL RECORDS BOOK
- PCP = PERMANENT CONTROL POINT
- PL = PLAT BOOK
- PG = PAGE
- PCRB = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PUD = PLANNED UNIT DEVELOPMENT
- R = RADIUS
- SQ FT = SQUARE FOOT
- RW = RIGHT OF WAY
- UE = UTILITY EASEMENT
- = FOUND IRON ROD (VARIES AS DESCRIBED)
- = SET 5/8" IRON ROD & CAP STAMPED
- = NORTHSTAR LB 7217
- ◆ = SET MAG NAIL & DISC STAMPED
- ◆ = PCP NORTHSTAR LB 7217
- = FOUND CONCRETE MONUMENT
- = SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM LB 7217" UNLESS OTHERWISE NOTED

### SURVEYOR'S 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) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE WEST LINE OF LOTS 34 AND 35 OF GOMEZ GRANT AND JUPITER ISLAND PLAT, PG. 80 AS SHOWN HEREON AS BEING N21°38'18"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
- 5) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.343A.13.D).
- 6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HEREIN, 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.

SEE SHEET 3

SEE SHEET 5



SEE SHEET 4

**NORTHSTAR GEOMATICS**  
 5820 NW ZENITH DR  
 PORT ST LUCIE, FLORIDA 34986  
 (772) 781-6400 WWW.NSGO.COM  
 LICENSED BUSINESS NO. 7217  
 Sheet 5 of 5