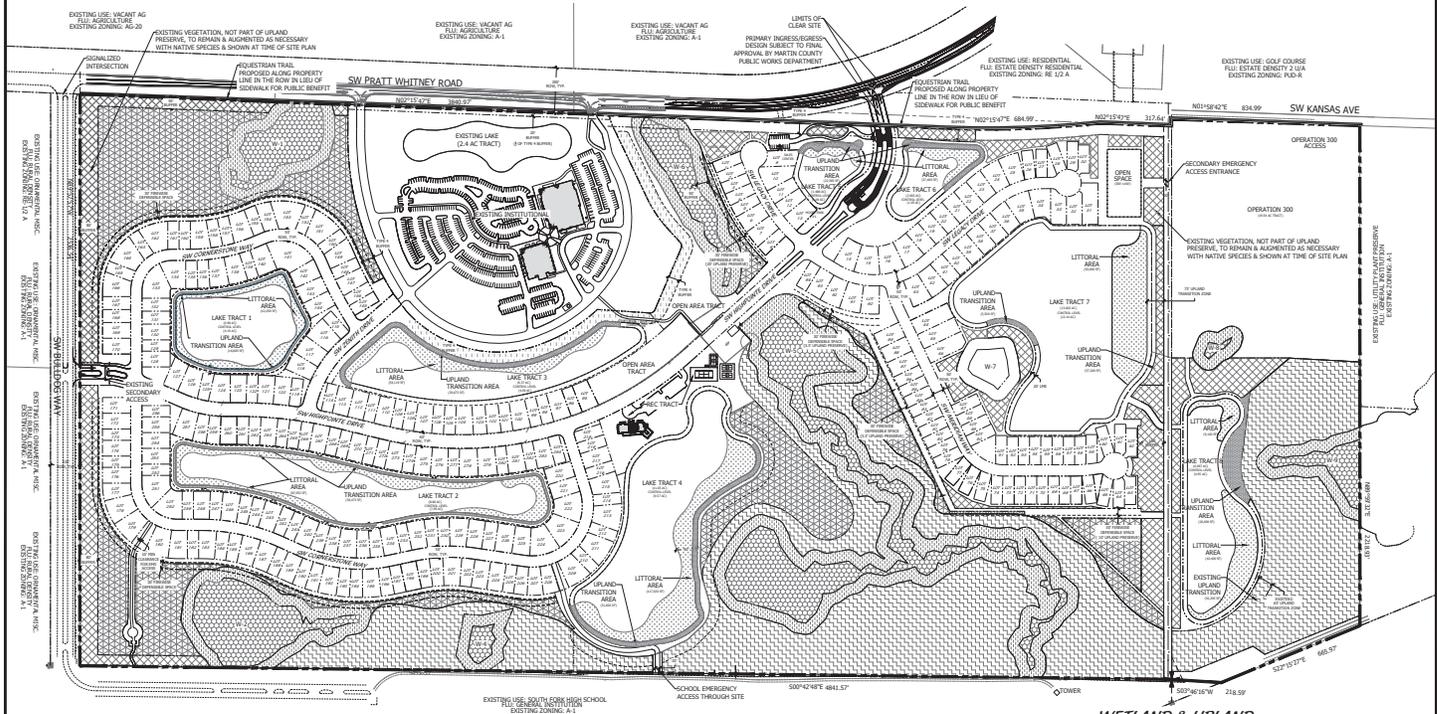


**HIGHPOINTE PUD (2ND AMENDMENT) -
 MASTER SITE PLAN**
 Martin County, Florida



SITE DATA

OVERALL SITE DATA	AREA (ACRES)	PERCENTAGE
LOT AREA	1,000.00	100%
WETLAND PRESERVE	53.73	5.37%
WETLAND BUFFER	15.39	1.54%
UPLAND PRESERVE	41.78	4.18%
UPLAND TRANSITION AREA	14.07	1.41%
UPLAND OPEN SPACE	99.77	9.98%
LOT AREA	1,000.00	100%

WETLAND & UPLAND PRESERVE LEGEND/TABLE	AREA (ACRES)	PERCENTAGE
Total Upland Preserve Required	53.73	5.37%
Wetland Preserve	15.39	1.54%
Wetland Buffer	15.39	1.54%
Upland Preserve	41.78	4.18%
Additional Upland Preserve (Per PUD Public Benefit)	22.59	2.26%
Upland Preserve (Total)	64.37	6.44%
Total Preserve Acreage (Wetlands, Wetland Buffers, Upland Preserve)	99.77	9.98%

NATIVE LANDSCAPE AREAS TABLE	AREA (ACRES)	PERCENTAGE
Native Landscape Areas to Remain	13.39	1.34%



PUD MASTER SITE PLAN



LEGAL DESCRIPTION

ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

TOGETHER WITH THE SOUTH 834.49 FEET OF THAT PART OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WESTERLY OF THE RIGHT-OF-WAY FOR FLOREDA TURNPIKE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 517 AND DEED BOOK 42, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHTS-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 546 AND OFFICIAL RECORD BOOK 111, PAGE 555, AND OFFICIAL RECORD BOOK 111, PAGE 556, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY FOR THE SOUTH FORK HIGH SCHOOL ACCESS ROAD, RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2863, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT POSTED AND VIEWED RIGHT OF WAY (KANSAS AVENUE) BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY SEPTEMBER 5, 1932.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA:

THENCE NORTH 02°15'42" EAST (AS A BASIS OF BEARING) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2863 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE NORTH 89°52'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.80 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17; AND THE POINT OF BEGINNING;

THENCE NORTH 02°15'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,845.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 89°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17;

THENCE NORTH 02°15'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 127.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF SAID SECTION 17; ALSO BEING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 554, OFFICIAL RECORD BOOK 111, PAGE 555, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THENCE SOUTH 89°52'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT BEING ON A LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 80 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1932.

THENCE NORTH 01°58'02" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE NORTH 89°52'57" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.85 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER S-3, SHEET 4 OF 6, DATED JUNE 15, 1952;

THENCE SOUTH 22°12'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 465.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE SOUTH 02°15'42" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.89 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 02°15'42" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2863 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THENCE NORTH 89°52'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,538.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 1,146.795 SQUARE FEET (26.38 ACRES) MORE OR LESS.

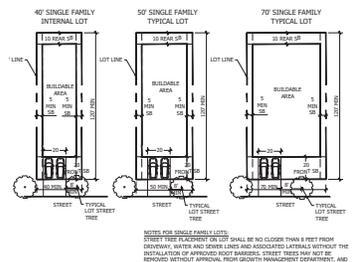
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES

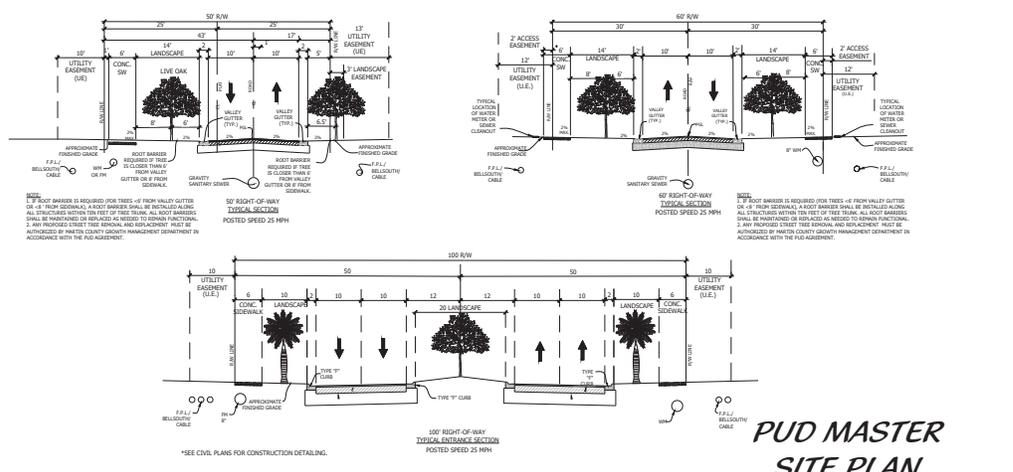
THE AMENDED MASTER PLAN REFLECTS THE CORRECT ACRES FOR THE WETLAND AREAS, WETLAND BUFFER AREAS, UPLAND PRESERVE AREAS, AND ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT. THE PUD MASTER PLAN THAT WAS APPROVED BY STAFF IN MAY 2022 HAD AN INCORRECT ACRES OF 88.82 AC FOR THE TOTAL UPLAND PRESERVE AREA, WHICH WAS CORRECTED IN THE MASTER PLAN APPROVED BY STAFF IN MAY 2022 WITH AN ACRES OF 64.44 AC. THIS DISCREPANCY ORIGINATED IN THE PMP FOR CHEST FELLOWSHIP DATING BACK TO 2011, AND HAS SINCE BEEN CORRECTED TO 64.47 ON THE AMENDED MASTER PLAN MOVING FORWARD.

THE WETLANDS ORIGINALLY HAD AN EXTRA LABEL, SPLITTING ONE OF THE AREAS AND WAS CORRECTED ON THE PLAT PMP; TO CLARIFY, W-3 HAS BEEN REMOVED FROM THE LABELING AND W-2 TO W-4 IS THE CORRECT DESIGNATION OF THE WETLANDS.

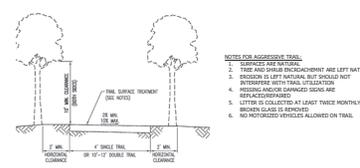
TYPICAL LOT LAYOUTS



RIGHT-OF-WAY SECTIONS



EQUESTRIAN TRAIL



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HIGHPOINTE PUD (2ND AMENDMENT) - MASTER SITE PLAN
Martin County, Florida

DESIGNED	DES
APPROVED	JLD/CAR
JOB NUMBER	18-0217
DATE	06-29-22
REVISIONS	11-26-21
	06-29-22
	06-29-22
	06-29-22

PAGE 2 OF 2