

LOCATION MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY NEWFIELD CROSSROADS PHASE 1A-3 SW NEWFIELD PARKWAY SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE BOUNDARY SURVEY IS SHOWN UTILIZING A SITE PLAN AS PROVIDED BY THE CLIENT.
- 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: 1044557.93
 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: 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.
- THIS SURVEY WAS PERFORMED UTILIZING REAL-TIME KINEMATIC - GLOBAL POSITIONING SYSTEM (R.T.K.-G.P.S.) AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A HORIZONTAL POSITIONAL TOLERANCE OF LESS THAN 0.07 FEET.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TABLE "A" ITEM 2: THE ADDRESS FOR THE PARENT PARCEL IS 1001 SW NEWFIELD PARKWAY, PALM CITY, FLORIDA 34990.
- TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12085C0130H, DATED FEBRUARY 19, 2020, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.
- TABLE "A" ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PARCEL IS 32.56 ACRES, MORE OR LESS.
- TABLE "A" ITEM 6(b): NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- TABLE "A" ITEM 7(a): NO BUILDINGS OBSERVED DURING THE FIELDWORK OF THE SURVEY.
- TABLE "A" ITEM 8: SUBSTANTIAL FEATURES ALONG THE BOUNDARY LINES OBSERVED DURING FIELDWORK ARE SHOWN ON SURVEY.
- TABLE "A" ITEM 9: NO PARKING SPACES WERE OBSERVED DURING THE FIELDWORK OF THE SURVEY.
- TABLE "A" ITEM 11: NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN ON SURVEY.
- TABLE "A" ITEM 13: NAMES OF ADJOINING OWNERS ARE SHOWN ON SURVEY.
- TABLE "A" ITEM 16: THERE IS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE AERIAL IMAGERY SHOWN ON SHEETS 2 THROUGH 6 OF 6 ARE TILED 2023 AERIAL IMAGES OBTAINED FROM THE MARTIN COUNTY WEBSITE: <https://data-mcgov.opendata.arcgis.com/apps/imagery-finder/explore>.

INDEX OF SHEETS:

- SHEET 1 OF 6 COVER SHEET
- SHEET 2 OF 6 BOUNDARY SURVEY AND CERTIFICATE OF TITLE
- SHEETS 3 - 6 OF 6 BOUNDARY SURVEY WITH IMPROVEMENTS

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

LEGAL DESCRIPTION (BY SURVEYOR)

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 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°29'35" EAST A DISTANCE OF 8.77 FEET;
 THENCE, NORTH 39°05'47" WEST A DISTANCE OF 331.01 FEET;
 THENCE, NORTH 46°42'56" 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 60°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 85°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°09'06", A CHORD BEARING OF NORTH 74°47'35" WEST AND A CHORD DISTANCE OF 386.56 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.09 FEET;
 THENCE, SOUTH 89°39'52" WEST A DISTANCE OF 24.27 FEET TO THE POINT OF BEGINNING;
 THENCE, SOUTH 00°05'39" EAST A DISTANCE OF 185.17 FEET;
 THENCE, SOUTH 89°09'14" EAST A DISTANCE OF 67.27 FEET;
 THENCE, SOUTH 00°04'49" WEST A DISTANCE OF 89.15 FEET;
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 338.02 FEET;
 THENCE, NORTH 75°33'12" EAST A DISTANCE OF 10.51 FEET;
 THENCE, SOUTH 45°32'05" EAST A DISTANCE OF 261.28 FEET;
 THENCE, SOUTH 44°27'51" WEST A DISTANCE OF 432.33 FEET;
 THENCE, SOUTH 30°02'05" WEST A DISTANCE OF 23.87 FEET;
 THENCE, NORTH 31°00'59" WEST A DISTANCE OF 142.56 FEET;
 THENCE, SOUTH 58°59'01" WEST A DISTANCE OF 109.00 FEET;
 THENCE, SOUTH 31°00'59" EAST A DISTANCE OF 31.60 FEET;
 THENCE, SOUTH 58°18'30" WEST A DISTANCE OF 109.04 FEET;
 THENCE, SOUTH 46°18'14" WEST A DISTANCE OF 20.02 FEET;
 THENCE, SOUTH 44°10'40" WEST A DISTANCE OF 41.57 FEET;
 THENCE, NORTH 54°14'50" WEST A DISTANCE OF 57.56 FEET;
 THENCE, SOUTH 44°17'34" WEST A DISTANCE OF 120.44 FEET;
 THENCE, SOUTH 45°49'20" EAST A DISTANCE OF 9.85 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 60.30 FEET;
 THENCE, NORTH 45°32'05" WEST A DISTANCE OF 60.00 FEET;
 THENCE, NORTH 44°27'55" EAST A DISTANCE OF 41.00 FEET;
 THENCE, NORTH 45°32'05" WEST A DISTANCE OF 162.24 FEET;
 THENCE, NORTH 44°27'55" EAST A DISTANCE OF 81.00 FEET;
 THENCE, NORTH 45°32'05" WEST A DISTANCE OF 281.02 FEET;
 THENCE, SOUTH 52°55'45" WEST A DISTANCE OF 20.22 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 102.00 FEET;
 THENCE, NORTH 45°32'05" WEST A DISTANCE OF 22.18 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 156.00 FEET;
 THENCE, NORTH 45°32'05" WEST A DISTANCE OF 80.57 FEET;
 THENCE, SOUTH 44°27'55" WEST A DISTANCE OF 130.33 FEET;
 THENCE, SOUTH 56°57'13" WEST A DISTANCE OF 62.64 FEET;
 THENCE, SOUTH 56°09'01" WEST A DISTANCE OF 47.00 FEET;
 THENCE, NORTH 33°50'59" WEST A DISTANCE OF 272.32 FEET;
 THENCE, NORTH 16°32'09" WEST A DISTANCE OF 56.56 FEET;
 THENCE, NORTH 33°50'59" WEST A DISTANCE OF 445.76 FEET;
 THENCE, SOUTH 45°21'40" WEST A DISTANCE OF 235.17 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD), AS DESCRIBED IN OFFICIAL RECORDS BOOK 2187, 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 NORTH 46°41'36" WEST AND A CHORD DISTANCE OF 82.05 FEET;
 THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 82.06 FEET;
 THENCE, NORTH 45°21'40" EAST A DISTANCE OF 255.92 FEET 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 NORTH 67°30'46" EAST AND A CHORD DISTANCE OF 780.51 FEET;
 THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 800.30 FEET;
 THENCE, NORTH 89°39'52" EAST A DISTANCE OF 728.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.56 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

THIS SURVEY IS MADE FOR THE BENEFIT OF:
MATTAMY HOMES USA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 8, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MAY 6, 2024
DATE OF LAST FIELDWORK

RICHARD E. BARNES, JR.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. 5173

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

LEGEND:

ALUM.	ALUMINUM		ROAD SIGN
(C)	CALCULATED DATA		GUY ANCHOR
CH	CHORD OF CURVE		WOOD UTILITY POLE
CM	CONCRETE MONUMENT		
CMP	CORRUGATED METAL PIPE		
CCR	CERTIFIED CORNER RECORD		
COR.	CORNER		SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "BOWMAN CG LB 8030 PRM"
CONC.	CONCRETE		SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030 PRM"
Δ	CENTRAL ANGLE OF CURVE		FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "BOWMAN CG LB 8030 PRM"
(D)	DEED DATA		FOUND IRON ROD OR PIPE WITH IDENTIFICATION
D.B.	DEED BOOK		CALCULATED QUARTER SECTION CORNER
DIP	DUCTILE IRON PIPE		FOUND QUARTER SECTION CORNER
E.	EASTING		CALCULATED SECTION CORNER
EL.	ELEVATION		FOUND SECTION CORNER
⊕	FH FIRE HYDRANT		TITLE ITEM NUMBER
□	FOHH FIBER OPTIC HANDHOLE		FENCE LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE		OVERHEAD ELECTRIC WIRES
ID	IDENTIFICATION		PRESERVE AREA MANAGEMENT PLAN II
INV	INVERT		STORM PIPE
L	ARC LENGTH OF CURVE		RIGHT OF WAY LINE
(M)	MEASURED DATA		SECTION LINE
MES	MITERED END SECTION		SUBJECT PROPERTY LINE
N:	NORTHING		TOP OF BANK
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		
PG.	PAGE		
PID	PERMANENT IDENTIFIER		
P.O.C.	POINT OF COMMENCEMENT		
PROP.	PROPERTY		
PVC	POLYVINYLCHLORIDE		
R	RADIUS OF CURVE		
RCP	REINFORCED CONCRETE PIPE		
RGE	RANGE		
R/W	RIGHT OF WAY		
TWP	TOWNSHIP		
TYP.	TYPICAL		
⊗	WM WATER METER		
⊕	WV WATER VALVE		

COVER SHEET

NEWFIELD CROSSROADS PHASE 1A-3

SW CITRUS BOULEVARD

PROJECT NO
31092-01-001

REVISIONS

DATE	DESCRIPTION
10/24/24	UPDATE TITLE

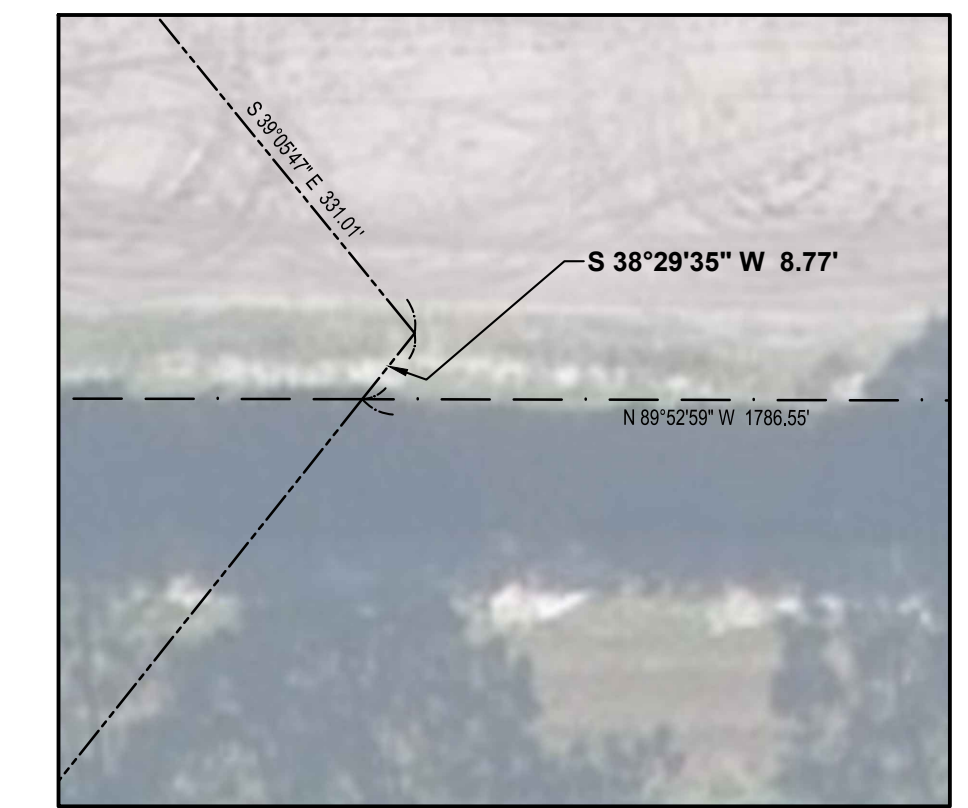
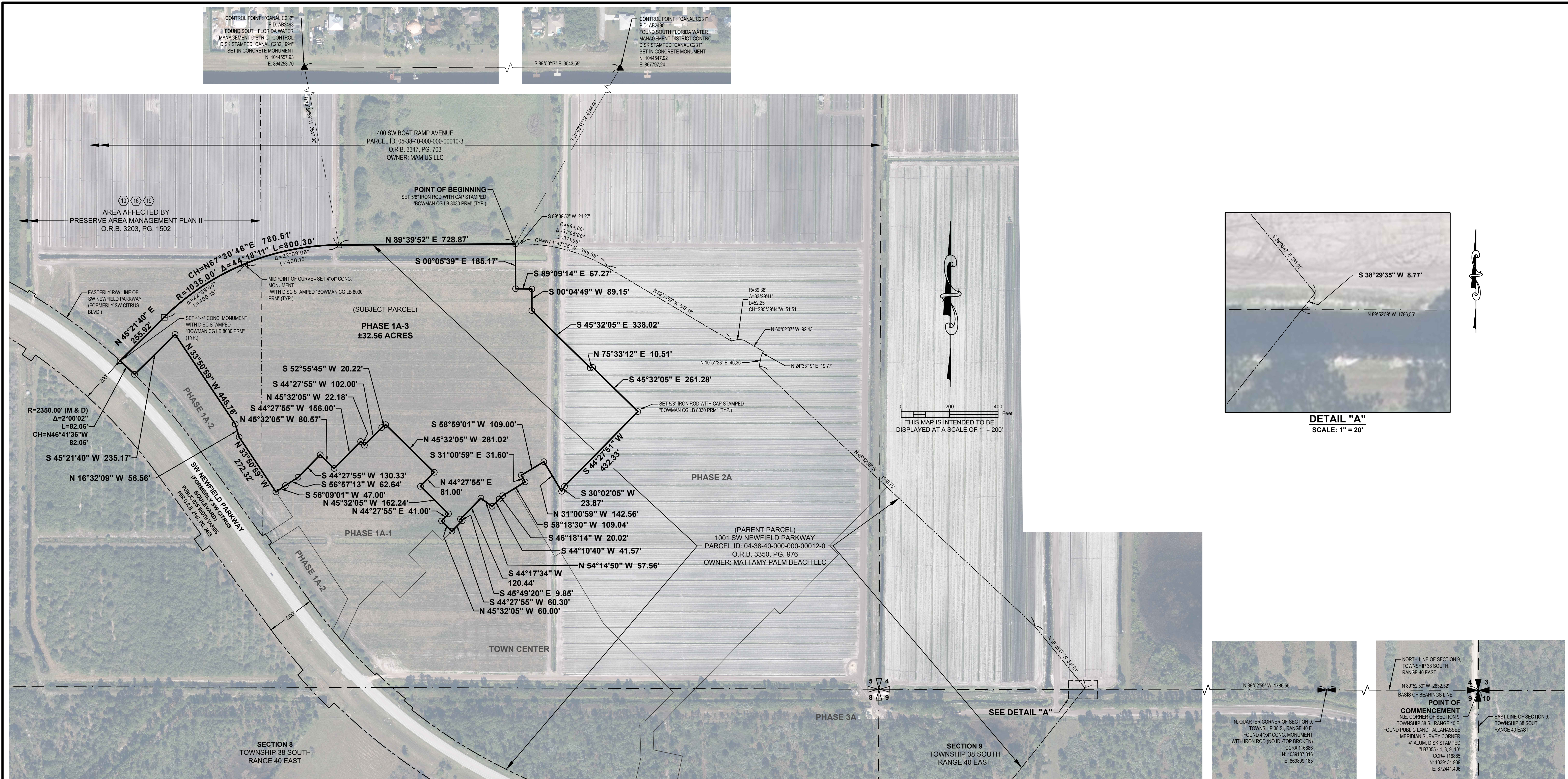
R.T. DRAWN	R.B. CHKD
SCALE H: AS SHOWN V:	
JOB No. 31092-01-001	
DATE: OCT. 14, 2024	
FILE No. 31092-D-BP-PH1A-3	

SHEET **1** OF **6**

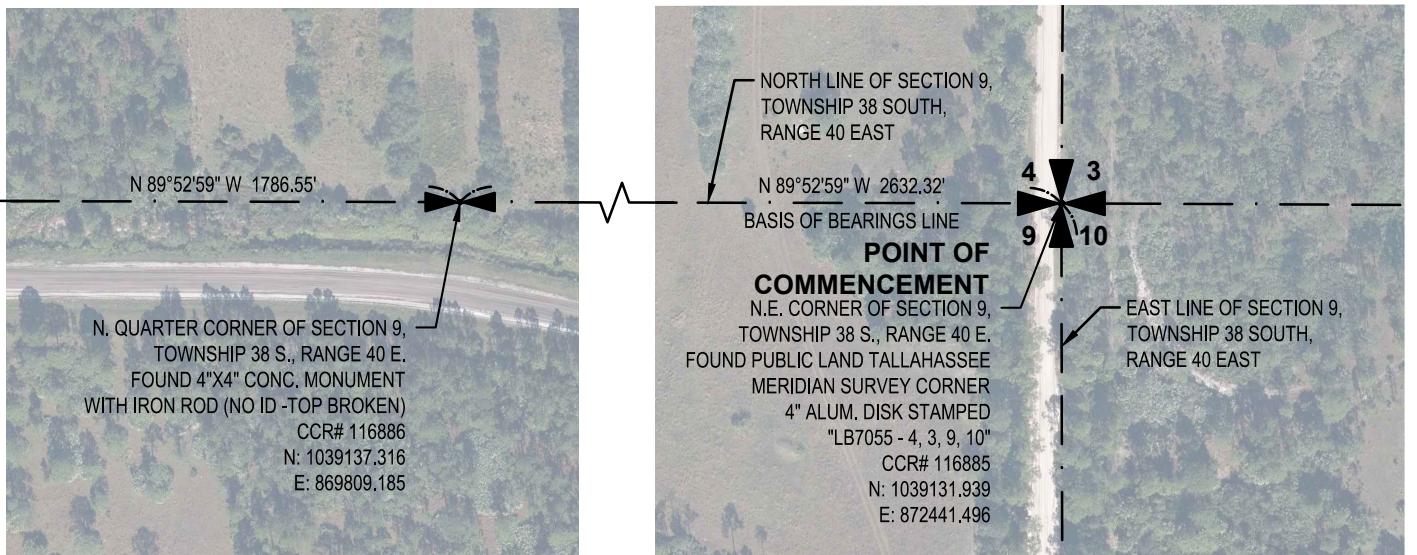
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PROFESSIONAL SURVEYORS AND MAPPERS: CERTIFICATE NO. LE 8600
 BOARD OF PROFESSIONAL ENGINEERS: CERTIFICATE OF QUALIFICATION NO. 30482

MARTIN COUNTY
FLORIDA



DETAIL "A"
SCALE: 1" = 20'



CERTIFICATE OF TITLE:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: 2240-2801654
THROUGH DATE: SEPTEMBER 30, 2024 @ 8:00 A.M.

UNDERLYING RIGHTS OF WAYS, EASEMENTS OR PLATS AFFECTING PROPERTY:

- RESERVATIONS UNTO THE STATE OF FLORIDA FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED RECORDED NOVEMBER 26, 1943 IN DEED BOOK 32, PAGE 327. **DOES NOT AFFECT SUBJECT PARCEL**
- OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED FROM CARL M. BRUKENFELD, ALSO KNOWN AS CARL M. BRUKENFELD, JOINED BY HIS WIFE HELEN A. BRUKENFELD, RECORDED JUNE 12, 1952 IN DEED BOOK 57, PAGE 178, AS AFFECTED BY RATIFICATION AGREEMENT RECORDED DECEMBER 2, 1955 IN SUBSURFACE BOOK 2, PAGE 435, AND FURTHER AFFECTED BY QUIT-CLAIM DEED RECORDED DECEMBER 8, 1969 IN BOOK 278, PAGE 170. THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY FLORIDA STATUTES. (CHAPTER 704.05 AND CHAPTER 712). **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY**
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 795, PAGE 2611, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **DOES NOT AFFECT SUBJECT PARCEL**
- EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, D/B/A AT&T FLORIDA RECORDED IN BOOK 2667, PAGE 2797. **DOES NOT AFFECT SUBJECT PARCEL**

- RESOLUTION NO. 18-9.7 RECORDED IN BOOK 3025, PAGE 275. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- NOTICE OF ESTABLISHMENT OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 3189, PAGE 1299. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- DEVELOPER'S AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3203, PAGE 1357. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- RESOLUTION NO. 20-12.12 RECORDED IN BOOK 3203, PAGE 1388. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- PAMP 1 PRESERVE AREA MANAGEMENT PLAN RECORDED IN BOOK 3203, PAGE 1393. **DOES NOT AFFECT SUBJECT PARCEL**
- PAMP II PRESERVE AREA MANAGEMENT PLAN RECORDED IN BOOK 3203, PAGE 1502. **AFFECTS SUBJECT PARCEL - AS SHOWN ON SURVEY**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 3259, PAGE 2056. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- NEWFIELD COMMUNITY DEVELOPMENT DISTRICT'S NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD RECORDED IN BOOK 3368, PAGE 294. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- WATER AND WASTEWATER SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3393, PAGE 1108. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 3402, PAGE 1252. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- RESOLUTION NUMBER 24-3.30 RECORDED IN BOOK 3442, PAGE 1789. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- RESOLUTION NO. 24-3.31 RECORDED IN BOOK 3442, PAGE 1809. OPEN SPACE CONSERVATION EASEMENTS "PAMP 1" AND "PAMP 2". **"PAMP 2" AFFECTS SUBJECT PARCEL - AS SHOWN ON SURVEY**
- RECORDED DEED OF CONSERVATION EASEMENT FOR NEWFIELD PAMP 1 CONSERVATION AREA RECORDED IN BOOK 3442, PAGE 1811. **DOES NOT AFFECT SUBJECT PARCEL**
- RECORDED DEED OF CONSERVATION EASEMENT FOR NEWFIELD PAMP II WETLAND AND UPLAND BUFFER PRESERVES RECORDED IN BOOK 3442, PAGE 1956. **DOES NOT AFFECT SUBJECT PARCEL**
- RECORDED DEED OF CONSERVATION EASEMENT FOR NEWFIELD OPEN SPACE RECORDED IN BOOK 3442, PAGE 2548. PAMP 2 CONSERVATION AREA NORTHWEST. **"PAMP 2" AFFECTS SUBJECT PARCEL - AS SHOWN ON SURVEY**
- RESOLUTION NUMBER 24-6.17 RECORDED IN BOOK 3446, PAGE 1859. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**
- RECORDED TEMPORARY EASEMENT AGREEMENT RECORDED IN BOOK 3457, PAGE 859. **AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOTHING TO PLOT**

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8630
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

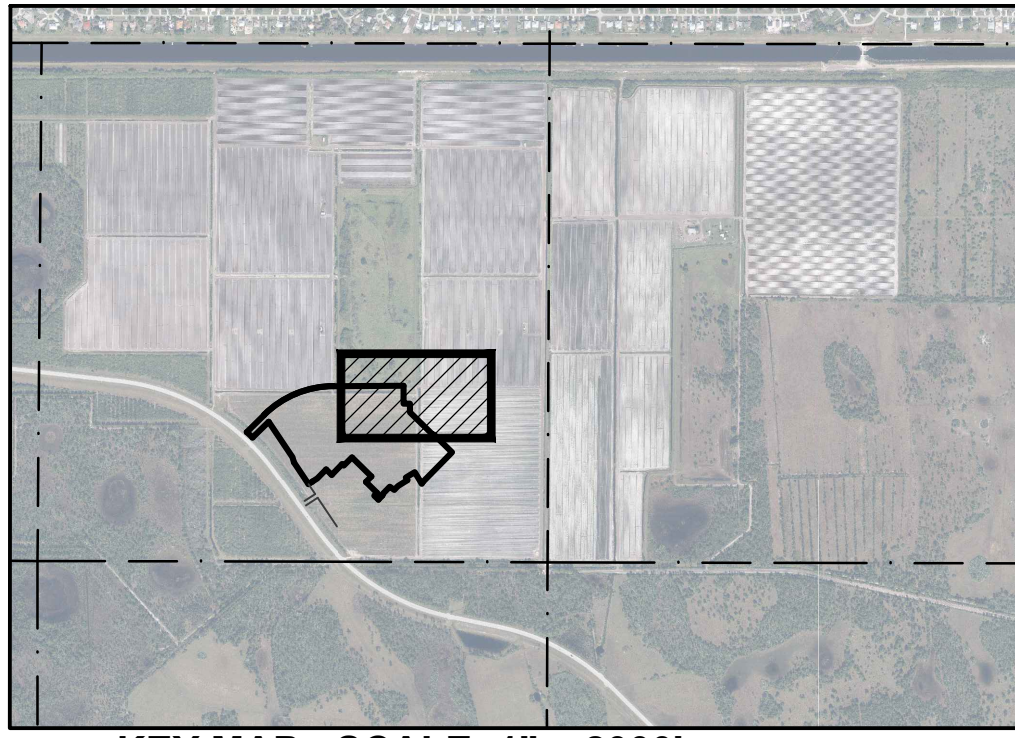
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BOUNDARY SURVEY
NEWFIELD CROSSROADS PHASE 1A-3
SW CITRUS BOULEVARD

FLORIDA
MARTIN COUNTY

PROJECT NO
31092-01-001

DATE	DESCRIPTION
10/24/24	UPDATE TITLE
F. CREW	F. BOOK PAGE
CS	22-233 32-44
MJ	22-240 31-47
JS	22-237 39-51
AA	22-231 43-44
R.T.	R.B.
DRAWN	CHKD
SCALE	H: 1" = 200'
JOB No.	31092-01-001
DATE:	OCT. 14, 2024
FILE No.	31092-D-BP-PH1A-3
SHEET	2 OF 6



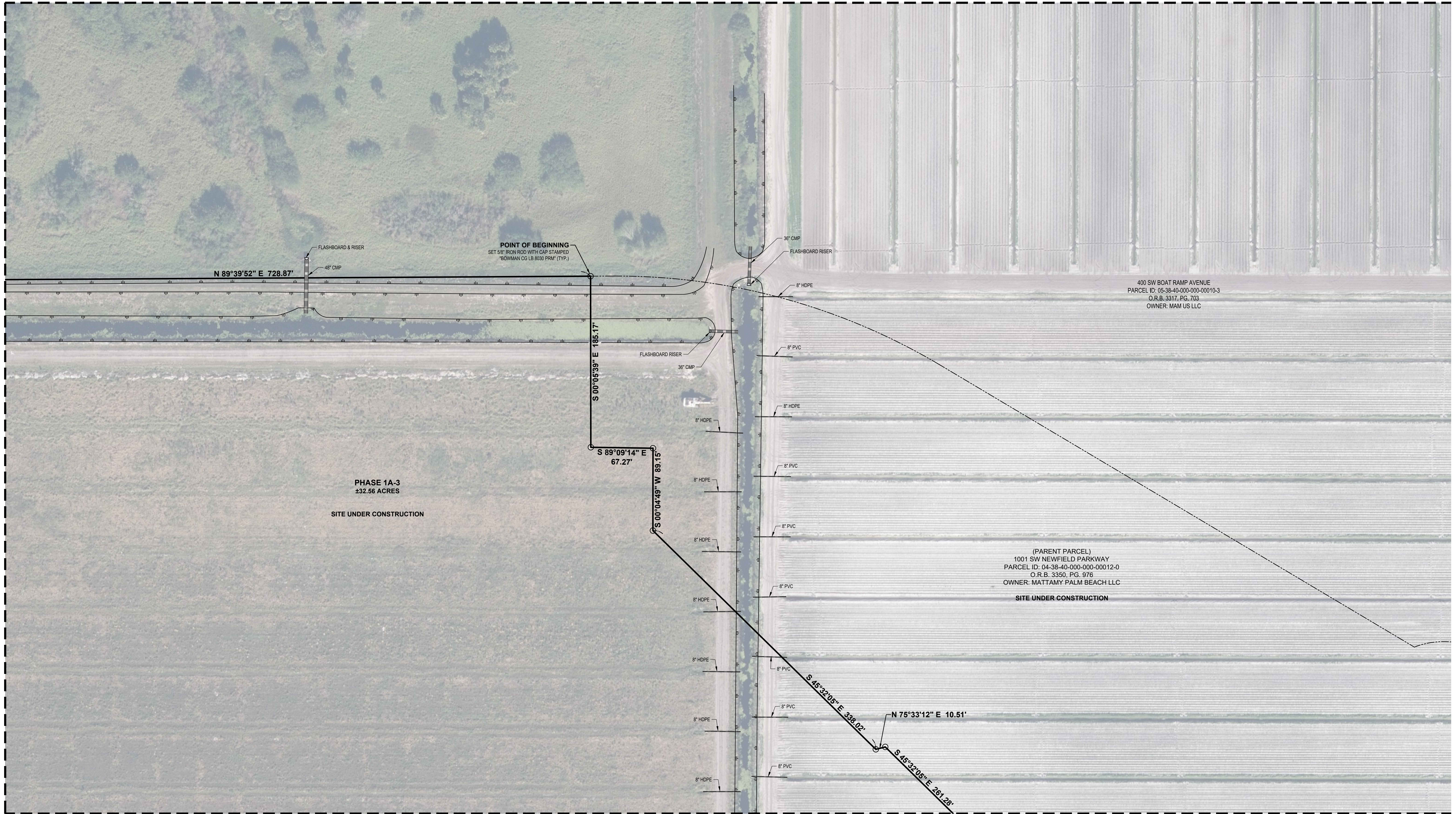
KEY MAP - SCALE: 1" = 2000'
 DENOTES THIS SHEET'S LOCATION

0 50 100 Feet
 THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50'



MATCH LINE SEE SHEET 9 FOR CONTINUATION

MATCH LINE SEE SHEET 6 FOR CONTINUATION



PHASE 1A-3
 ±32.56 ACRES
 SITE UNDER CONSTRUCTION

400 SW BOAT RAMP AVENUE
 PARCEL ID: 05-38-40-000-00010-3
 O.R.B. 3317, PG. 703
 OWNER: MAM US LLC

(PARENT PARCEL)
 1001 SW NEWFIELD PARKWAY
 PARCEL ID: 04-38-40-000-000-00012-0
 O.R.B. 3350, PG. 976
 OWNER: MATTAMY PALM BEACH LLC
 SITE UNDER CONSTRUCTION

MATCH LINE SEE SHEET 4 FOR CONTINUATION

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 9839
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

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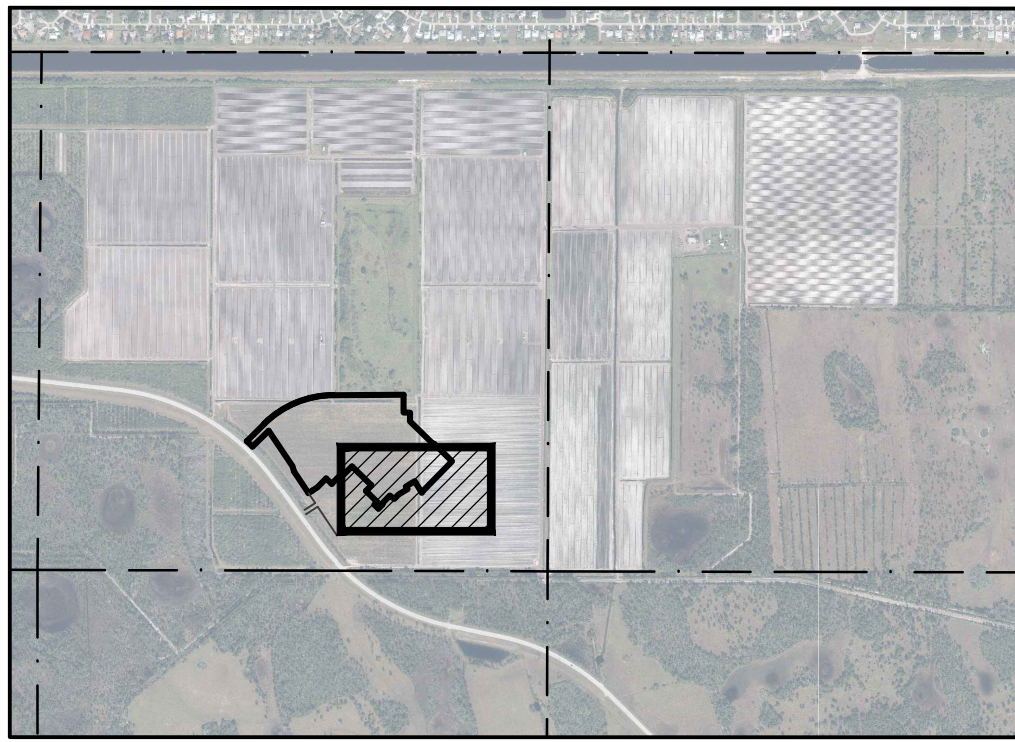
BOUNDARY SURVEY WITH IMPROVEMENTS
NEWFIELD CROSSROADS PHASE 1A-3
 SW CITRUS BOULEVARD

MARTIN COUNTY
 FLORIDA

PROJECT NO
 31092-01-001

REVISIONS		
DATE	UPDATE	TITLE

F. CREW	F. BOOK	PAGE
CS	22-233	32 - 44
MJ	22-240	31 - 47
JS	22-237	39 - 51
AA	22-231	43 - 44
R. T.	R. B.	
DRAWN	CHKD	
SCALE	H: 1" = 50'	V:
JOB No.	31092-01-001	
DATE:	OCT. 14, 2024	
FILE No.	31092-D-BP-PH1A-3	
SHEET	3	OF 6



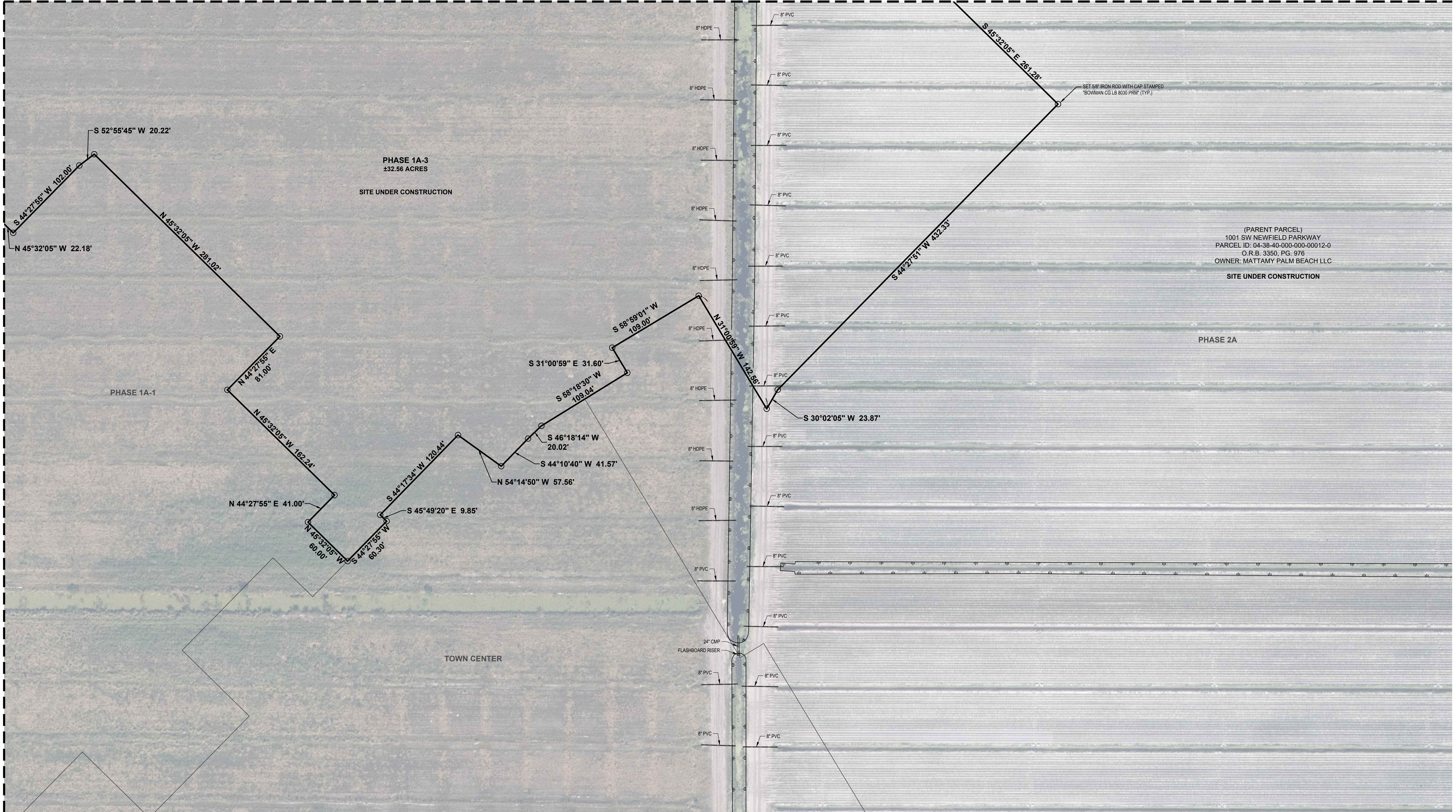
KEY MAP - SCALE: 1" = 2000'
 DENOTES THIS SHEET'S LOCATION

0 50 100 Feet
 THIS MAP IS INTENDED TO BE
 DISPLAYED AT A SCALE OF 1" = 50'



MATCH LINE SEE SHEET 3 FOR CONTINUATION

MATCH LINE SEE SHEET 5 FOR CONTINUATION



PHASE 1A-3
 ±32.56 ACRES
 SITE UNDER CONSTRUCTION

(PARENT PARCEL)
 1001 SW NEWFIELD PARKWAY
 PARCEL ID: 04-38-40-000-00012-0
 O.R.B. 3350, PG. 976
 OWNER: MATTAMY PALM BEACH LLC
 SITE UNDER CONSTRUCTION

PHASE 2A

PHASE 1A-1

TOWN CENTER

Bowman Consulting Group, Ltd., Inc.
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BOUNDARY SURVEY WITH IMPROVEMENTS
NEWFIELD CROSSROADS PHASE 1A-3
 SW CITRUS BOULEVARD

FLORIDA

MARTIN COUNTY

PROJECT NO
 31092-01-001

REVISIONS	
NO.	DESCRIPTION

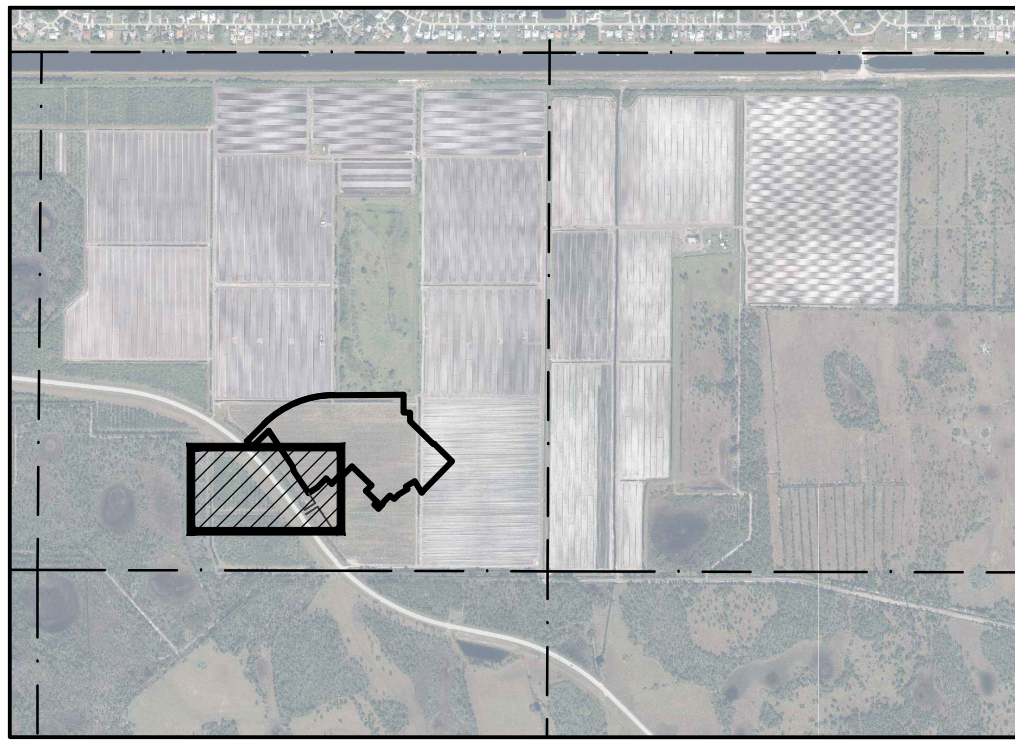
DATE	UPDATE TITLE	DESCRIPTION
10/24/24		

F. CREW	F. BOOK	PAGE
CS	22-233	32 - 44
MJ	22-240	31 - 47
JS	22-237	39 - 51
AA	22-231	43 - 44

R.T. DRAWN H: 1" = 50'
 SCALE V: CHKD

JOB No. 31092-01-001
 DATE: OCT. 14, 2024

FILE No.
 31092-D-BP-PH1A-3



KEY MAP - SCALE: 1" = 2000'
 DENOTES THIS SHEET'S LOCATION

0 50 100 Feet
 THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50'



MATCH LINE SEE SHEET 6 FOR CONTINUATION



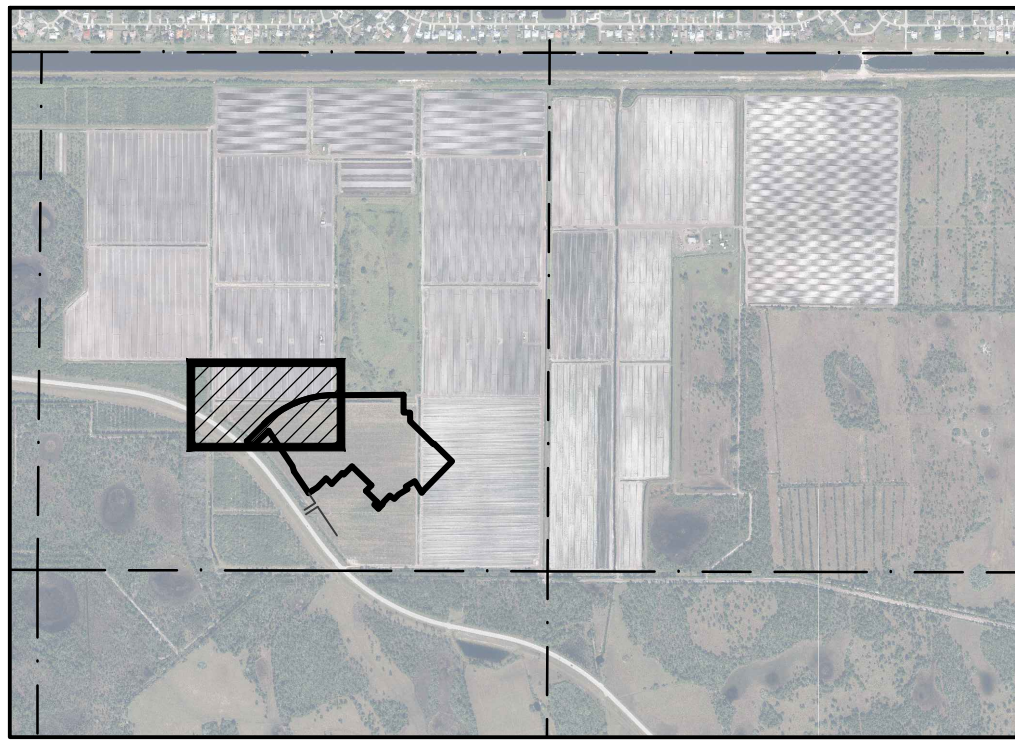
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FLORIDA
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 BOUNDARY SURVEY WITH IMPROVEMENTS
NEWFIELD CROSSROADS PHASE 1A-3
 SW CITRUS BOULEVARD

PROJECT NO
 31092-01-001

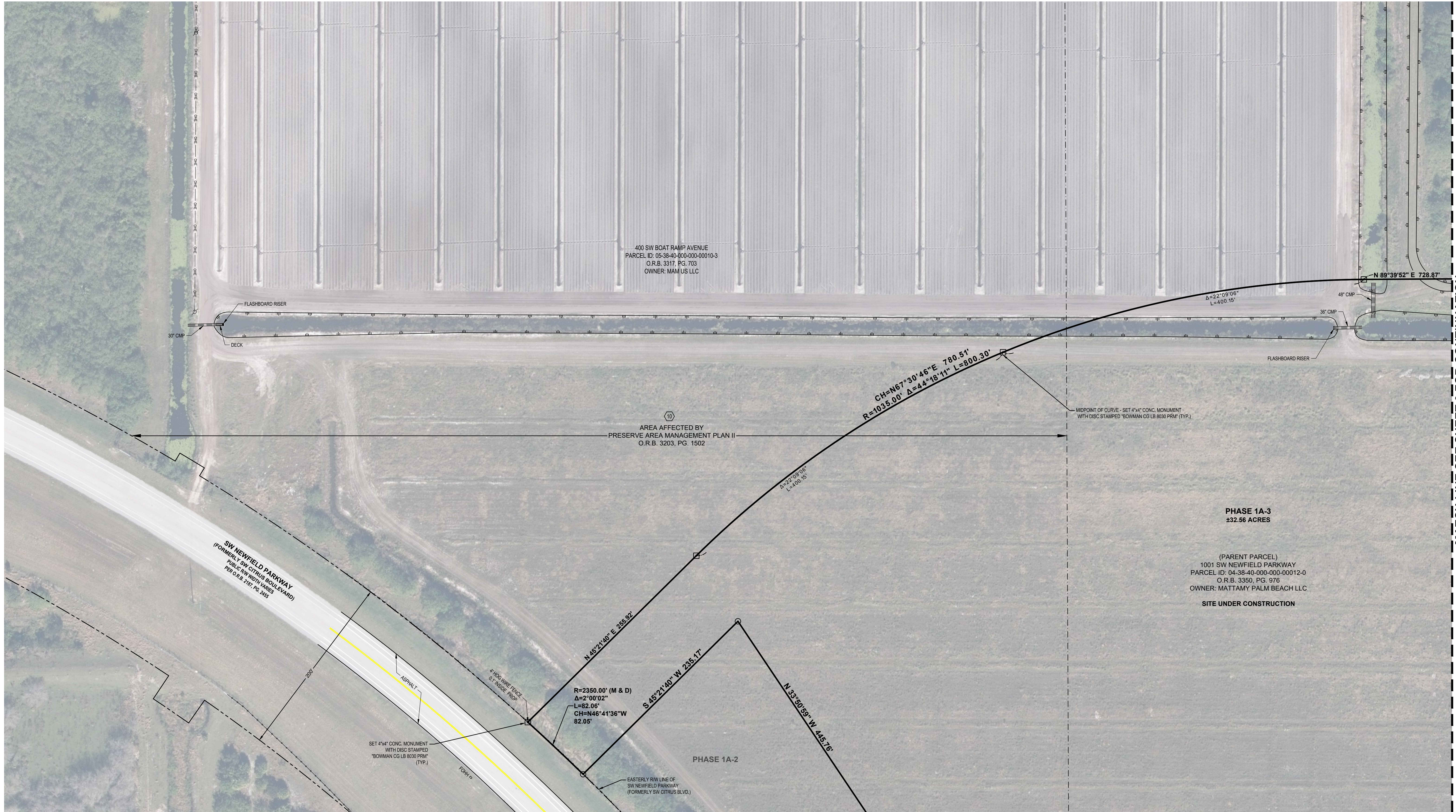
REVISIONS		
DATE	UPDATE TITLE	DESCRIPTION
10/24/24		

R. T.	R. B.
DRAWN	CHKD
SCALE	H: 1" = 50'
	V:
JOB No. 31092-01-001	
DATE: OCT. 14, 2024	
FILE No.	
31092-D-BP-PH1A-3	
SHEET	5 OF 6



KEY MAP - SCALE: 1" = 2000'
 DENOTES THIS SHEET'S LOCATION

0 50 100
 Feet
 THIS MAP IS INTENDED TO BE
 DISPLAYED AT A SCALE OF 1" = 50'



MATCH LINE SEE SHEET 5 FOR CONTINUATION

MATCH LINE SEE SHEET 3 FOR CONTINUATION

Bowman
 PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

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NEWFIELD CROSSROADS PHASE 1A-3
 SW CITRUS BOULEVARD

MARTIN COUNTY
 FLORIDA

PROJECT NO
 31092-01-001

REVISIONS		
DATE	UPDATE	TITLE
10/24/24		

R.T.	R.B.
DRAWN	CHKD

SCALE H: 1" = 50'
 V:

JOB No. 31092-01-001
 DATE: OCT. 14, 2024
 FILE No.
 31092-D-BP-PH1A-3

Cad file name: P:\031092 - Mattamy Homes\031092-01-001 (SUR) - Newfield Phase 1\Survey\Topo Boundary\31092-D-BP-PH1A-3.dwg 10/24/2024