

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

DESCRIPTION:

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1 AND 2, AND A PORTION OF TRACTS 7, 8, 9 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:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.00°42'48"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 4,261.92 FEET; THENCE S.54°46'15"W. A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°09'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 29°25'26"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.68 FEET; THENCE S.39°30'08"W. A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°53'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET; THENCE S.59°23'28"W. A DISTANCE OF 86.37 FEET; THENCE S.63°32'35"W. A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°08'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°18'39"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 92.69 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°41'53"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET; THENCE N.65°56'09"W. A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°57'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET; THENCE N.38°58'29"W. A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°58'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET; THENCE N.21°59'54"E. A DISTANCE OF 17.30 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 58°43'47"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 51.25 FEET; THENCE N.06°08'04"E. A DISTANCE OF 49.26 FEET; THENCE N.20°02'07"E. A DISTANCE OF 67.33 FEET; THENCE N.27°55'10"E. A DISTANCE OF 61.01 FEET; THENCE N.33°16'26"E. A DISTANCE OF 57.70 FEET; THENCE N.45°44'54"E. A DISTANCE OF 40.93 FEET; THENCE N.32°57'23"E. A DISTANCE OF 13.10 FEET; THENCE N.00°55'59"W. A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°52'14"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET; THENCE N.46°56'16"E. A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W. A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E. A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET; THENCE N.14°53'10"W. A DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W. A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 11°22'20"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 97.19 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°59'05"E. A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 79°18'17", A DISTANCE OF 119.02 FEET; THENCE N.03°12'08"E. A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E. A DISTANCE OF 50.55 FEET; THENCE N.12°26'30"E. A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 113.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET; THENCE N.13°49'18"E. A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'33"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 381.31 FEET; THENCE N.19°45'59"W. A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W. A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W. A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET; THENCE S.73°33'17"W. A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET; THENCE N.89°02'46"W. A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET; THENCE N.39°52'44"W. A DISTANCE OF 79.42 FEET; THENCE N.32°34'24"W. A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W. A DISTANCE OF 95.50 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W. A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°15'28", A DISTANCE OF 282.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 66.24 FEET AND A CENTRAL ANGLE OF 99°13'27"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 114.71 FEET; THENCE N.27°52'09"W. A DISTANCE OF 122.57 FEET; THENCE S.46°11'08"W. A DISTANCE OF 49.49 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.38°26'38"W. A RADIAL DISTANCE OF 167.73 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE N.54°25'04"W. A DISTANCE OF 5.95 FEET; THENCE S.40°11'34"E. A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W. A DISTANCE OF 171.00 FEET; THENCE S.49°33'51"W. A DISTANCE OF 62.14 FEET; THENCE N.33°33'33"W. A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W. A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W. A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 85.70 FEET AND A CENTRAL ANGLE OF 13°32'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF 08°52'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°43'18"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 52.67 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 241.82 FEET AND A CENTRAL ANGLE OF 24°55'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 105.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF 40°58'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 33.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF 32°43'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET; THENCE S.61°28'32"W. A DISTANCE OF 39.71 FEET; THENCE S.57°23'10"W. A DISTANCE OF 40.18 FEET; THENCE S.60°43'39"W. A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 06°59'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 244.05 FEET AND A CENTRAL ANGLE OF 10°33'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET; THENCE S.64°17'57"W. A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF 17°31'19"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF 37°27'22"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET; THENCE N.02°15'47"E. A DISTANCE OF 1,387.97 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 4,683.75 FEET AND A CENTRAL ANGLE OF 08°22'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 684.99 FEET; THENCE N.02°15'47"E. A DISTANCE OF 317.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.89°59'32"W. ALONG SAID SOUTH LINE, A DISTANCE OF 30.03 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 20.00 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 40 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, 1923; THENCE N.01°58'42"E. A DISTANCE OF 834.99 FEET; THENCE N.89°59'32"E. ALONG A LINE LYING 834.49 FEET NORTH (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, A DISTANCE OF 2,218.93 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY, PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE S.22°15'27"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET; THENCE S.03°46'16"W. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 218.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA, CONTAINING 7,652,969 SQUARE FEET/175.688 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

# HIGHPOINTE PUD PHASE 1 PLAT

BEING A REPLAT OF TRACTS 1 AND 2, PORTIONS OF TRACTS 7, 8, 9 AND 16 SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST AND THE NORTH THREE QUARTERS 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, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF HIGHPOINTE PUD PHASE 1 AND HEREBY DEDICATES AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF HIGHPOINTE PUD PHASE 1 AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE OPEN AND TO BE THE PROPERTY OF THE HIGHPOINTE PROPERTY OWNER'S ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS, THE ESTABLISHMENT AND MAINTENANCE OF REQUIRED STREET TREES, AND NON-EXCLUSIVE PUBLIC 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 PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF HIGHPOINTE PUD PHASE 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
- THE PRESERVATION AREAS, SHOWN ON THIS PLAT OF HIGHPOINTE PUD PHASE 1 ARE HEREBY DECLARED TO BE PROPERTY OF THE HIGHPOINTE PROPERTY OWNER'S ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF HIGHPOINTE PUD PHASE 1, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE HIGHPOINTE PROPERTY OWNER'S 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.
- TRACT LS-1 (LIFT STATION), AS SHOWN ON THE PLAT OF HIGHPOINTE PUD PHASE 1, IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH TRACT LS-1 AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.
- TRACTS LAKE 5, LAKE 6, LAKE 7 AND LAKE 8, (WATER MANAGEMENT TRACTS), THE LAKE MAINTENANCE EASEMENTS (LME) SHOWN ON THIS PLAT OF HIGHPOINTE PUD PHASE 1 SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AND DECLARED TO BE PRIVATE WATER MANAGEMENT TRACTS FOR THE PURPOSES OF DRAINAGE, WATER RETENTION, WATER MANAGEMENT AND LAKE MANAGEMENT, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- TRACTS O-1 THRU O-7 (OPEN SPACE TRACTS) AS SHOWN ON THIS PLAT OF HIGHPOINTE PUD PHASE 1 ARE HEREBY DECLARED TO BE OPEN SPACE AREAS, AND ARE DEDICATED TO THE ASSOCIATION, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE, PEDESTRIAN ACCESS PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. EXISTING NATIVE VEGETATION AS SHOWN ON LANDSCAPE PLANS SHALL BE PRESERVED AND PROTECTED ON THESE TRACTS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- NOTWITHSTANDING THE OBLIGATION OF THE HIGHPOINTE PROPERTY OWNER'S ASSOCIATION (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 ALL PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN 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.

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.

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

ATTEST: \_\_\_\_\_

NAME:  
CORPORATION SECRETARY

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY PATRICK GONZALEZ, VICE PRESIDENT LAND DEVELOPMENT, ON BEHALF OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA

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

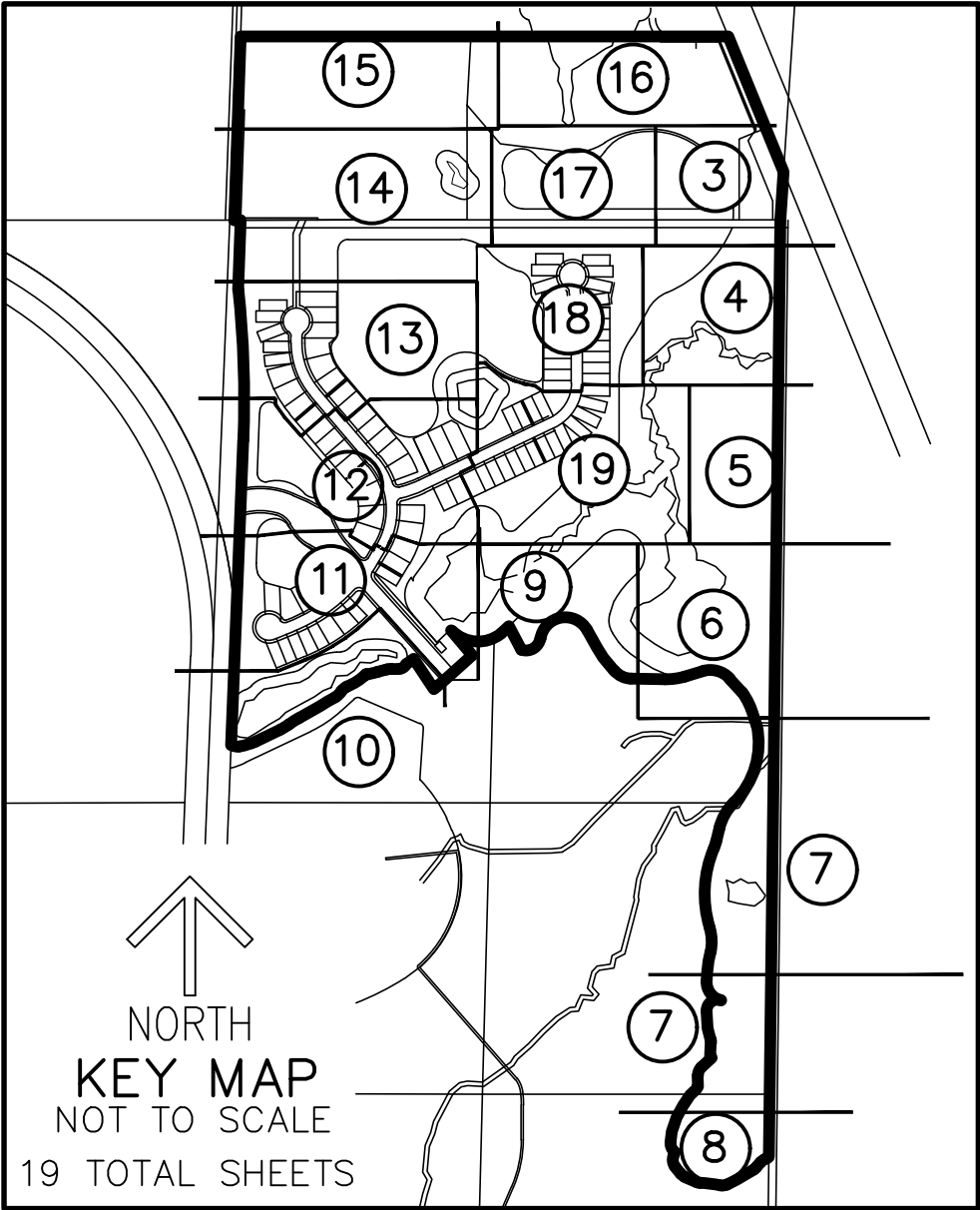
CLERK'S RECORDING CERTIFICATE  
I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

FILE NO. \_\_\_\_\_

SUBDIVISION PARCEL CONTROL NO.



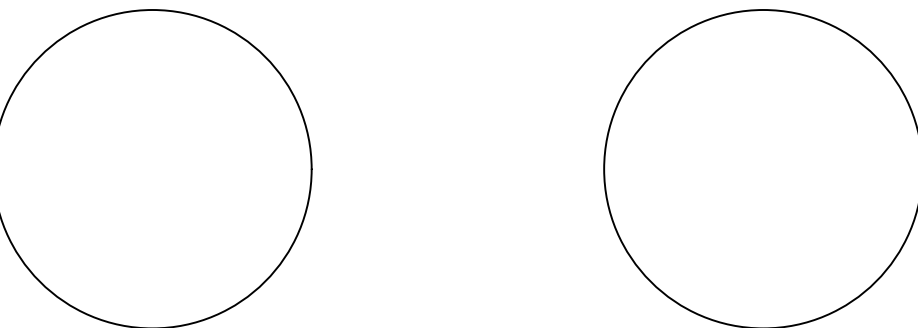
LEGEND/ABBREVIATIONS

- ⊕ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- FPL - FLORIDA POWER & LIGHT COMPANY
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- MC - MARTIN COUNTY
- M.C.R. - MARTIN COUNTY RECORDS
- O.R.B. - OFFICIAL RECORD BOOK
- PG/PGS. - PAGE/PAGES
- PUD - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- R/W - RIGHT OF WAY
- (R) - RADIAL TO FRONT LOT LINE
- UE - UTILITY EASEMENT
- - DENOTES SET 5/8" IRON ROD & CAP LB3591
- PCP - DENOTES PERMANENT CONTROL POINT SET NAIL AND DISK, LB3591
- PRM - DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE
- ✱ - INDICATES SECTION CORNER
- ▶ - INDICATES 1/4 SECTION CORNER

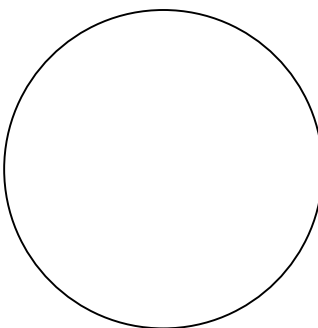
SURVEYOR AND MAPPER'S NOTES:

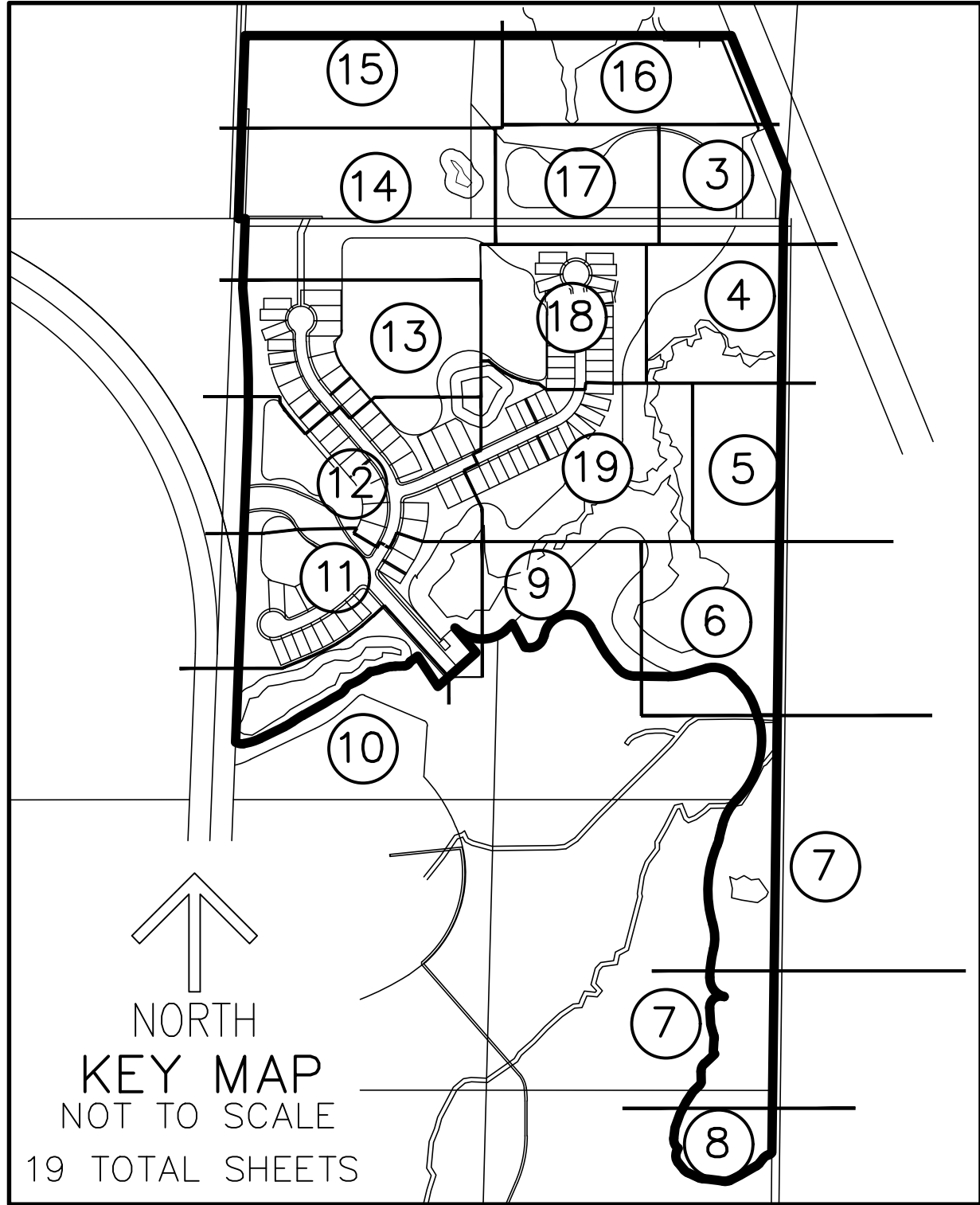
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.02°15'47"E. ALONG THE WEST LINE OF THE EAST ONE-HALF OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
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- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
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- COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).

PULTE HOME COMPANY



PULTE HOME COMPANY  
NOTARY





# HIGHPOINTE PUD PHASE 1 PLAT

BEING A REPLAT OF TRACTS 1 AND 2, PORTIONS OF TRACTS 7, 8, 9 AND 16 SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST AND THE NORTH THREE QUARTERS 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, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

## TABULAR DATA:

ZONING: MIXED USE PLANNED UNIT DEVELOPMENT  
FUTURE LAND USE DESIGNATION: MIXED USE

TABULAR DATA	ACRES
RESIDENTIAL LOTS	17.120
PRIVATE ROAD RIGHT-OF-WAYS	6.980
OPP TRACT	19.543
TRACT 0-1	3.377
TRACT 0-2	21.949
TRACT 0-3	0.066
TRACT 0-4	0.069
TRACT 0-5	0.063
TRACT 0-6	1.168
TRACT 0-7	0.080
TRACT LS-1	0.031
TRACT LAKE 5	1.488
TRACT LAKE 6	2.003
TRACT LAKE 7	13.662
TRACT LAKE 8	6.067
PRESERVATION AREA W-2	3.336
PRESERVATION AREA W-4	0.348
PRESERVATION AREA W-5	7.041
PRESERVATION AREA W-6	1.648
PRESERVATION AREA W-7	0.522
PRESERVATION AREA W-8	0.095
PRESERVATION AREA W-9	0.999
PRESERVATION AREA WB-2	2.169
PRESERVATION AREA WB-3	0.790
PRESERVATION AREA WB-4-5	10.081
PRESERVATION AREA WB-6	2.072
PRESERVATION AREA WB-7	0.848
PRESERVATION AREA WB-8	0.573
PRESERVATION AREA WB-9	1.201
PRESERVATION TRACT 3	1.320
PRESERVATION TRACT 4	0.789
PRESERVATION TRACT 5	1.768
PRESERVATION TRACT 6	4.128
PRESERVATION TRACT 7	0.518
CONSERVATION TRACT 2A	7.593
CONSERVATION TRACT 2B	15.233
CONSERVATION TRACT 5	6.406
CONSERVATION TRACT 7	12.544
TOTAL AREA THIS PLAT	175.688

## TITLE CERTIFICATION:

I, DAVID BARKER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2022:

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DAVID BARKER, ATTORNEY

FLORIDA BAR NO.: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

## ACCEPTANCE OF DEDICATION:

HIGHPOINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

HIGHPOINTE HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION.

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

BY: \_\_\_\_\_

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

PRINT NAME: \_\_\_\_\_  
TITLE: PRESIDENT

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

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

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_, PRESIDENT, ON BEHALF OF HIGHPOINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE NOT-FOR-PROFIT CORPORATION, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COMMISSION NO. & \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA  
EXPIRATION DATE

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

## LEGEND/ABBREVIATIONS

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- CD — CHORD DISTANCE
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- PUD — PLANNED UNIT DEVELOPMENT
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- R/W — RIGHT OF WAY
- (R) — RADIAL TO FRONT LOT LINE
- UE — UTILITY EASEMENT
- — DENOTES SET 5/8" IRON ROD & CAP LB3591
- PCP — DENOTES PERMANENT CONTROL POINT SET NAIL AND DISK, LB3591
- PRM — DENOTES PERMANENT REFERENCE MONUMENT 4" X 4" X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE
- ✱ — INDICATES SECTION CORNER
- ✱ — INDICATES 1/4 SECTION CORNER

## SURVEYOR AND MAPPER'S NOTES:

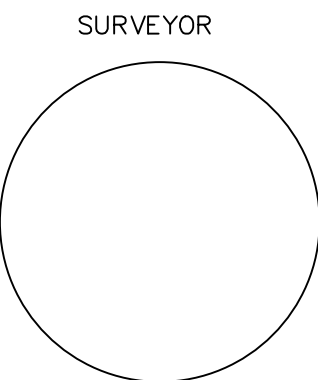
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## CERTIFICATE OF SURVEYOR AND MAPPER:

I, RONNIE L. FURNISS, PSM, HEREBY CERTIFY THAT THIS PLAT OF HIGHPOINTE PUD PHASE 1 PLAT 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.

\_\_\_\_\_  
RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR AND MAPPER #6272  
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
(561)392-1991  
CERTIFICATION OF AUTHORIZATION NO. LB 3591



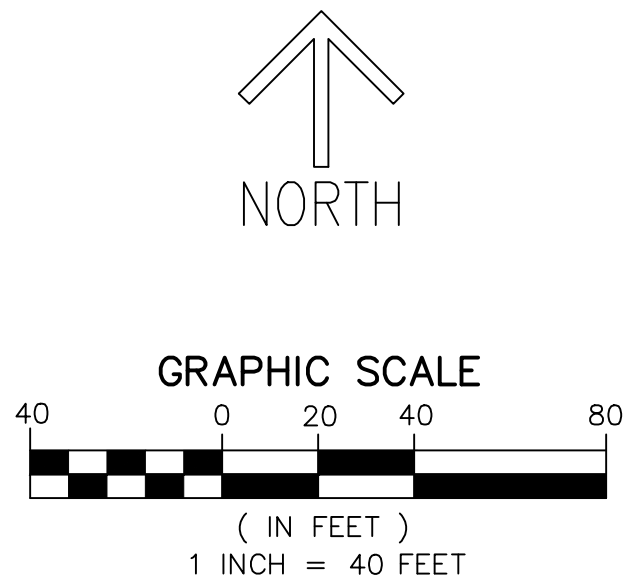


# HIGHPOINTE PUD PHASE 1 PLAT

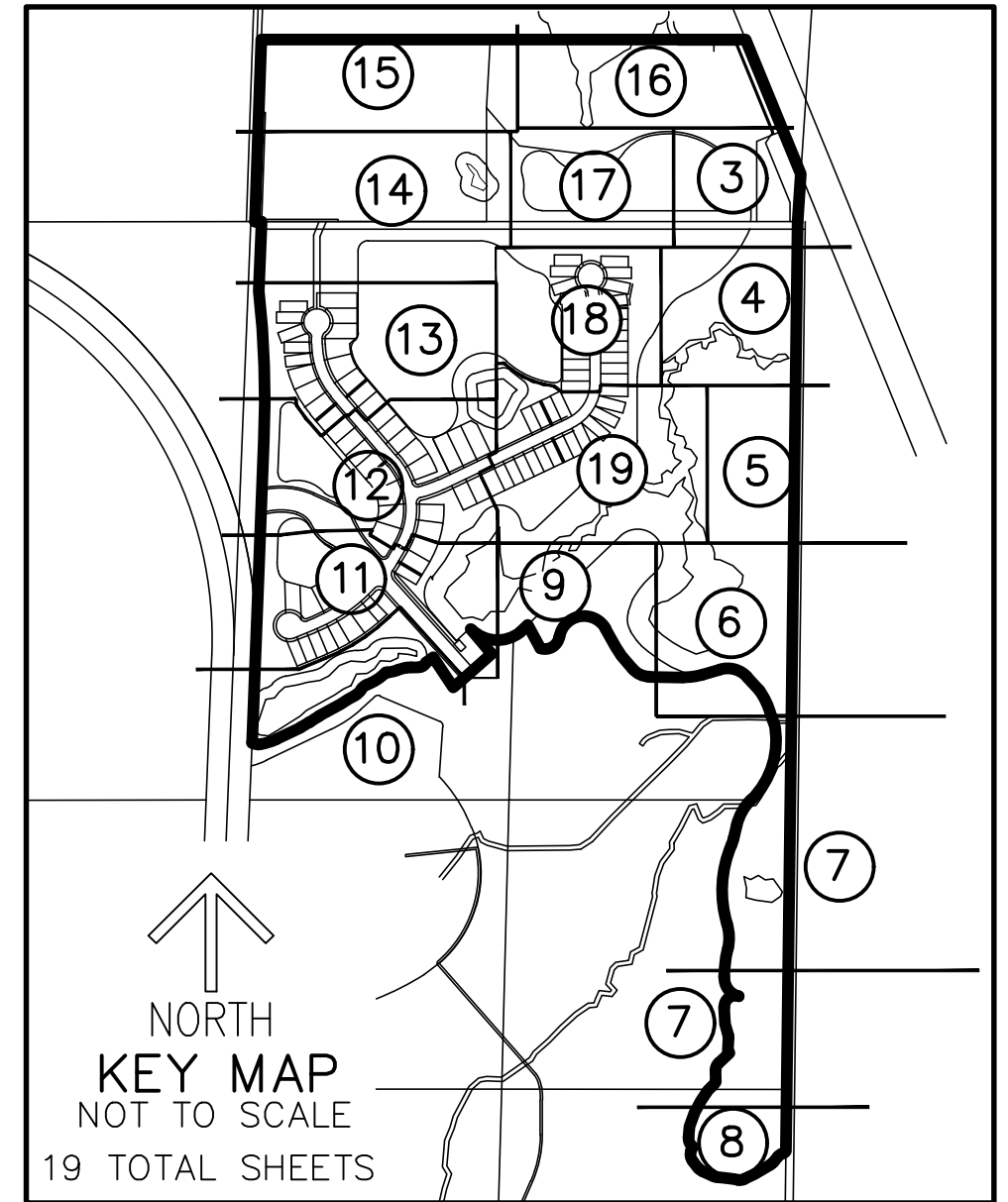
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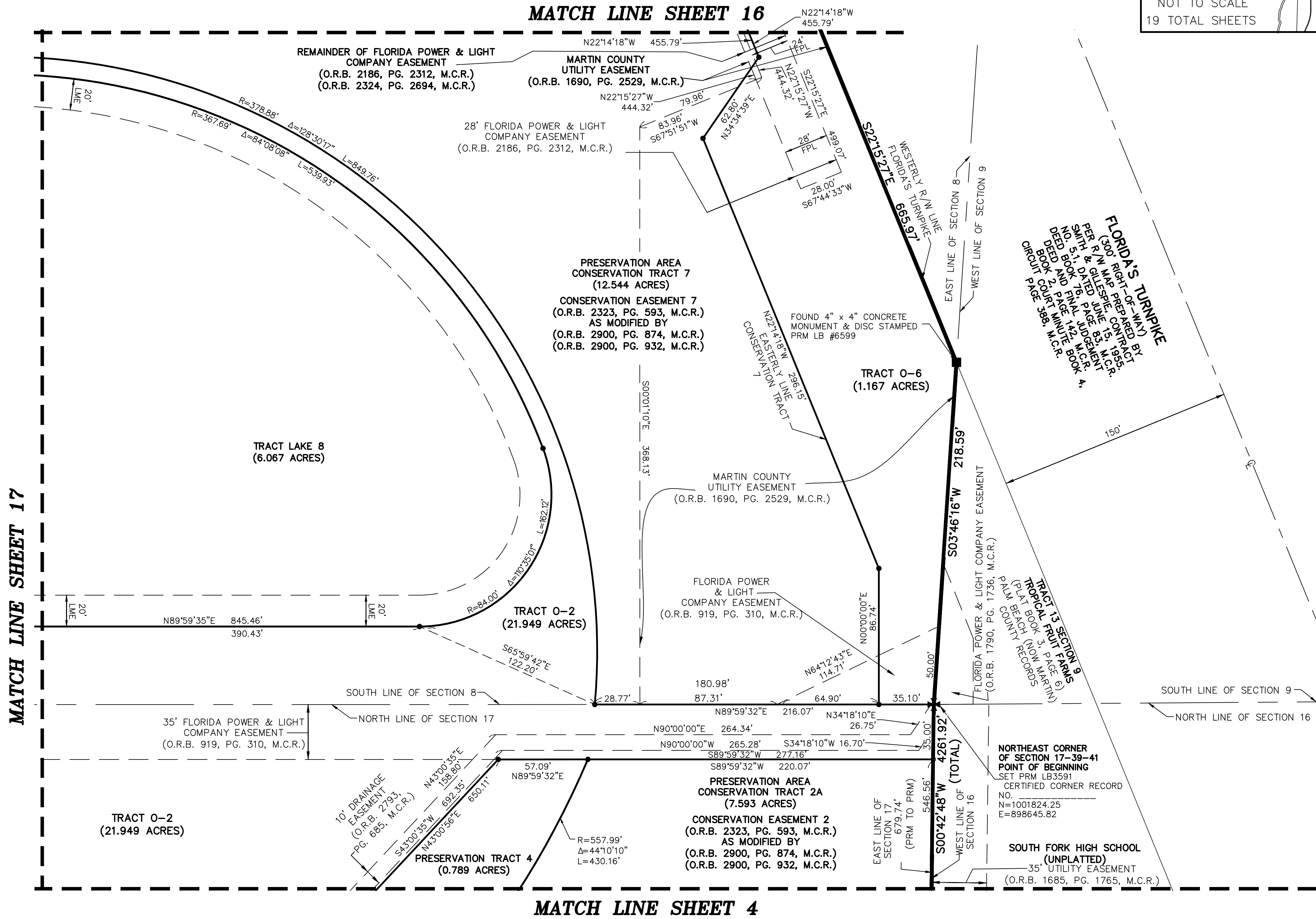


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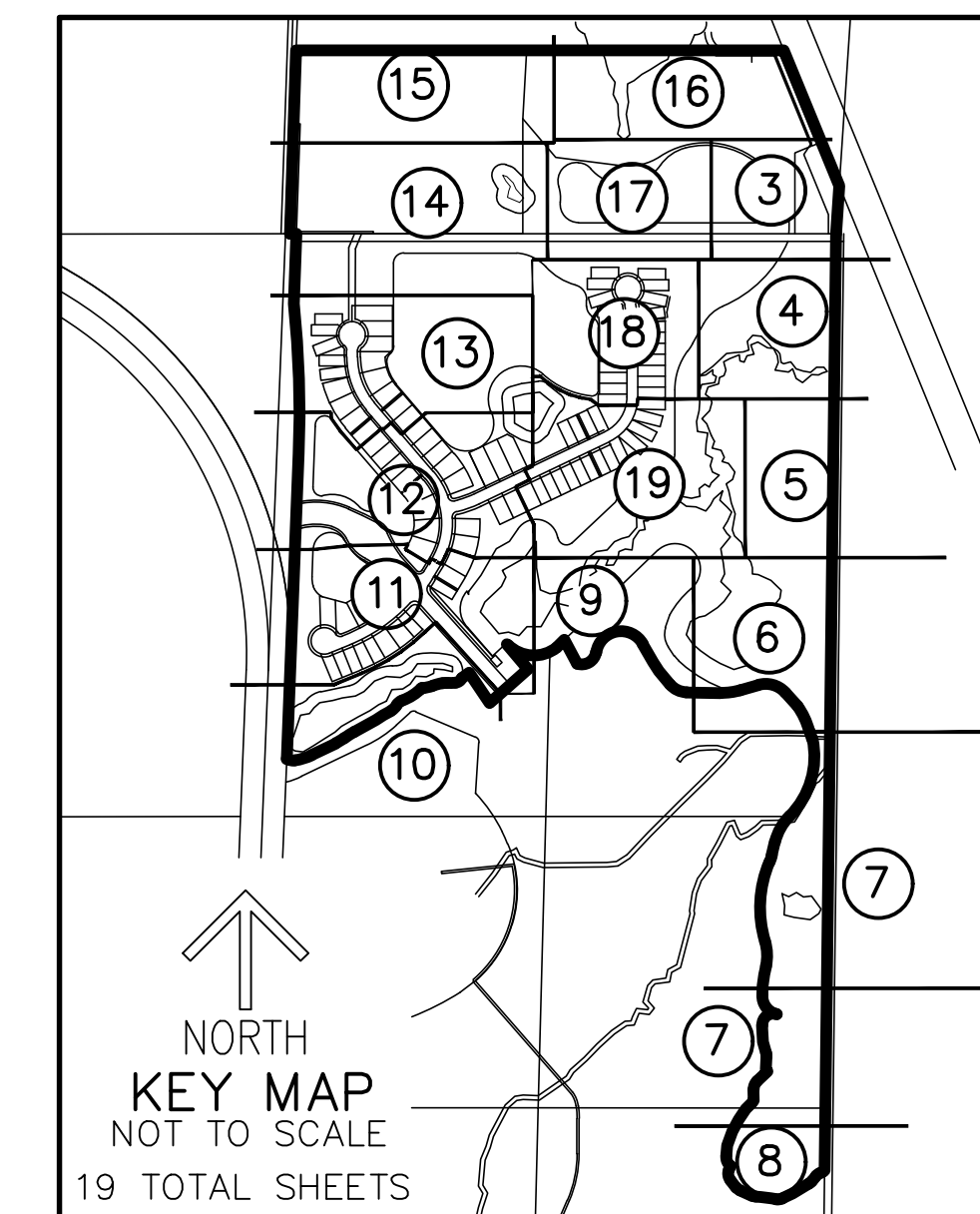
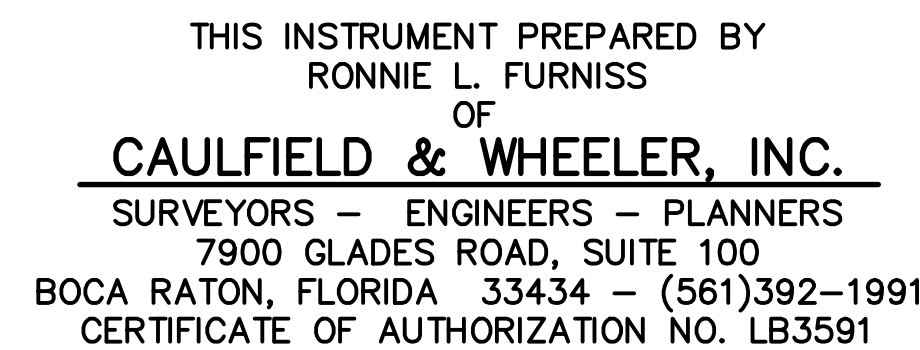


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SURVEYOR AND MAPPER'S NOTES:

- SURVEY AND MAP NOTES:**
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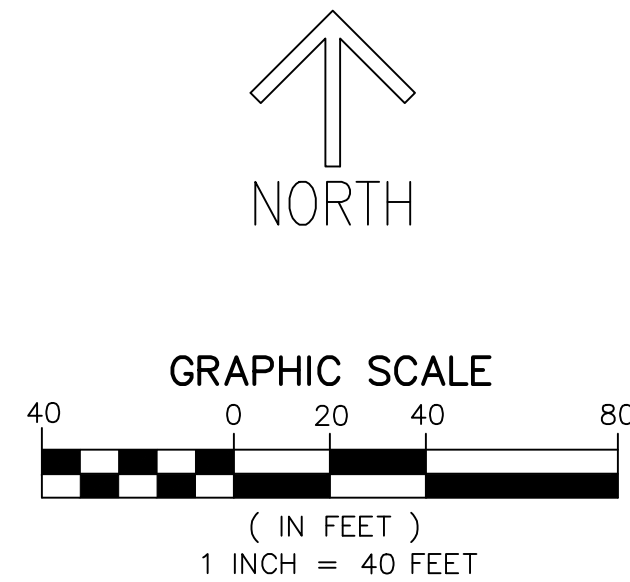


# HIGHPOINTE PUD PHASE 1 PLAT

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CERTIFICATE OF AUTHORIZATION NO. LB3591

## MATCH LINE SHEET 4

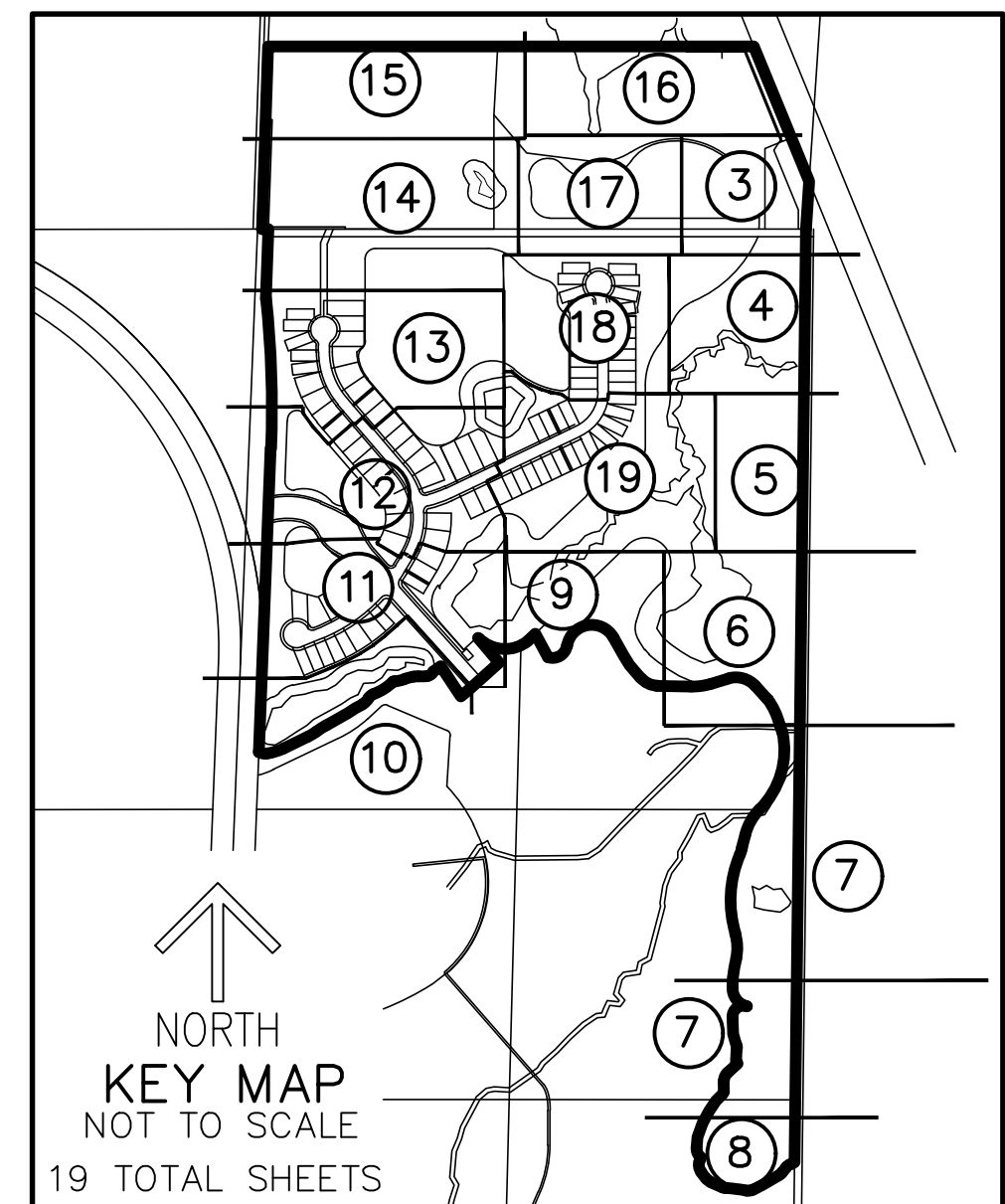


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MATCH LINE SHEET 19

PRESERVATION AREA  
CONSERVATION TRACT 2B  
(15.233 ACRES)  
CONSERVATION EASEMENT 2  
(O.R.B. 2323, PG. 593, M.C.R.)  
AS MODIFIED BY  
(O.R.B. 2900, PG. 874, M.C.R.)  
(O.R.B. 2900, PG. 932, M.C.R.)

PRESERVATION AREA  
WB-4-5  
(10.081 ACRES)

R=50.00'  
Δ=53°17'39"  
L=46.51'  
N17°36'23"E  
51.67'

S18°52'05"E  
52.92'

PRESERVATION AREA  
WB-4-5  
(10.081 ACRES)

R=50.00'  
Δ=29°02'25"  
L=25.34'

N10°10'21"E  
59.73'

S45°36'27"E  
32.69'

PRESERVATION AREA  
WB-4-5  
(10.081 ACRES)

R=50.00'  
Δ=30°17'39"  
L=26.44'

R=50.00'  
Δ=19°54'17"  
L=17.37'

PRESERVATION AREA  
TRACT W-5  
CONSERVATION EASEMENT 2  
(O.R.B. 2323, PG. 593, M.C.R.)  
AS MODIFIED BY  
(O.R.B. 2900, PG. 874, M.C.R.)  
(O.R.B. 2900, PG. 932, M.C.R.)

S35°13'05"E  
54.09'

N15°13'05"E  
54.09'

N13°32'11"W  
8.10'

## MATCH LINE SHEET 6

1580.48' TOTAL  
TRACT 2B

660.03' (PRM TO PRM)  
4261.92'  
(TOTAL)

500°42'48"W

35' UTILITY EASEMENT  
(O.R.B. 1685, PG. 1765, M.C.R.)

SOUTH FORK HIGH SCHOOL  
(UNPLATTED)

SET PRM

45.56'  
(PRM TO PRM)

SET PRM

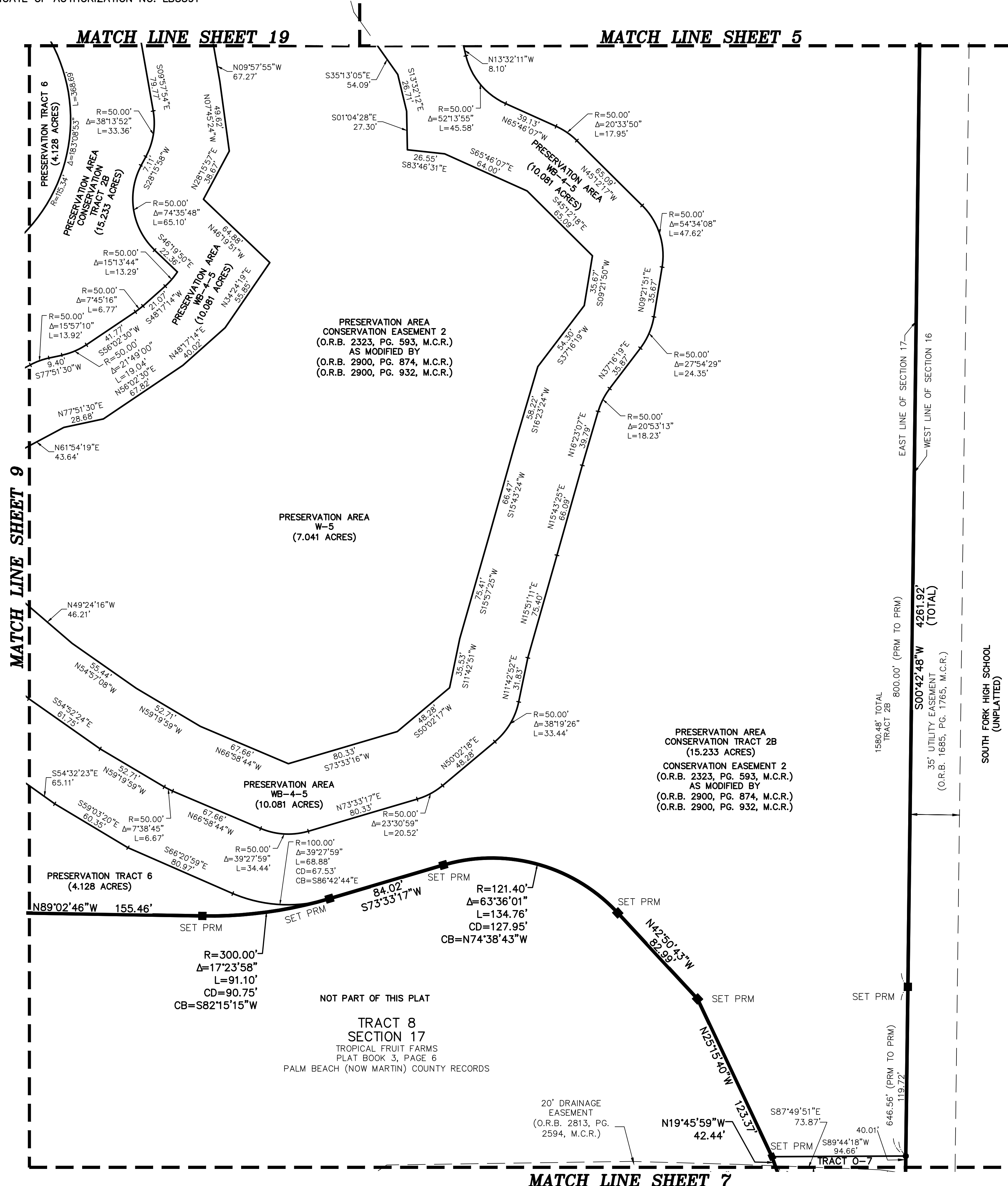
45.56'  
(PRM TO PRM)

800.00' (PRM TO PRM)

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

# HIGHPOINTE PUD PHASE 1 PLAT

BEING A REPLAT OF TRACTS 1 AND 2, PORTIONS OF TRACTS 7, 8, 9 AND 16 SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST AND THE NORTH THREE QUARTERS 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, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

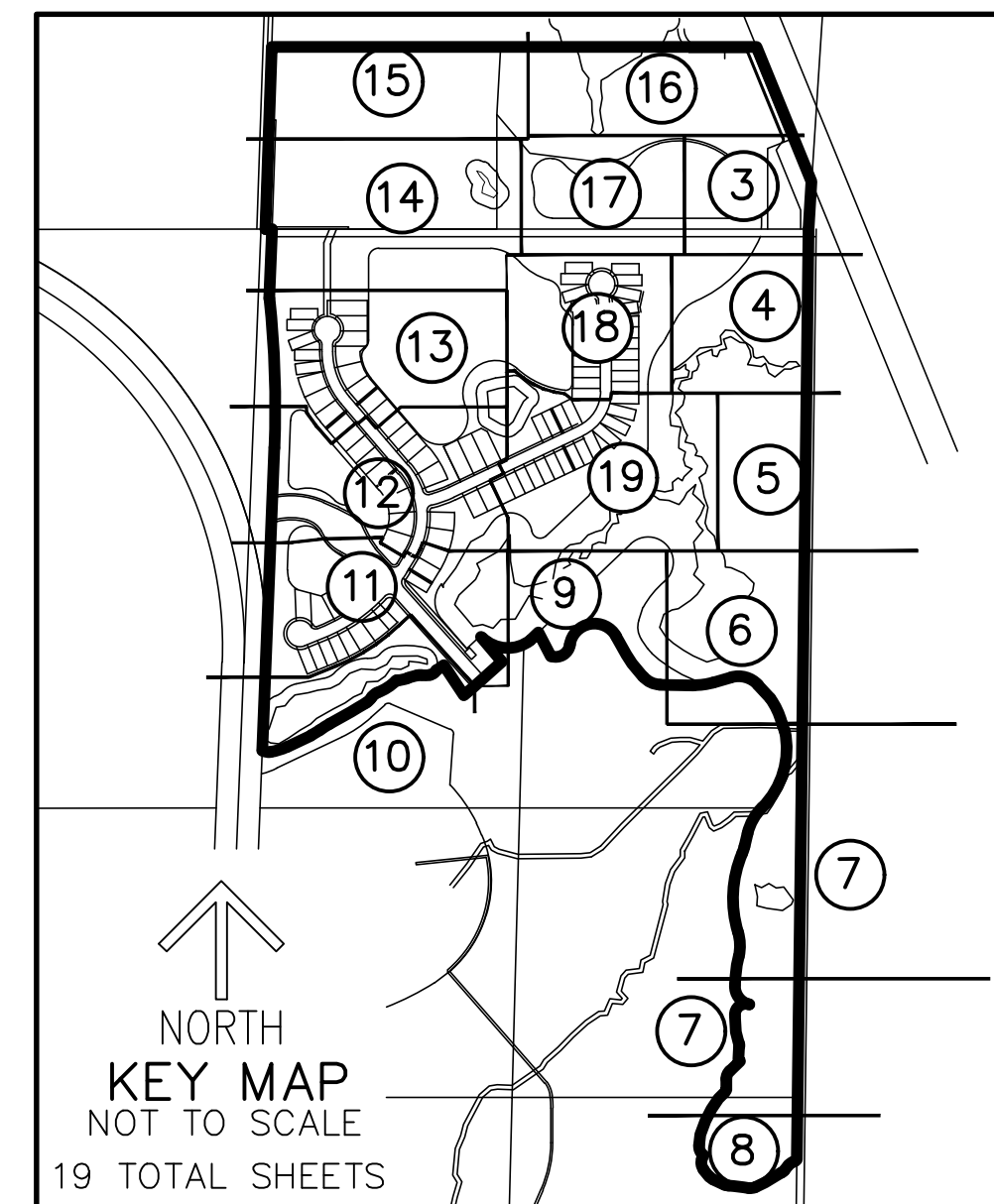


## LEGEND/ABBREVIATIONS

C = CENTERLINE  
 Δ = DELTA (CENTRAL ANGLE)  
 AC = ACRES  
 CB = CHORD BEARING  
 CD = CHORD DISTANCE  
 DB = DEED BOOK  
 DE = DRAINAGE EASEMENT  
 FPL = FLORIDA POWER & LIGHT COMPANY  
 L = ARC LENGTH  
 LB = LICENSED BUSINESS  
 LME = LAKE MANAGEMENT EASEMENT  
 LSE = LIFT STATION EASEMENT  
 MC = MARTIN COUNTY  
 M.C.R. = MARTIN COUNTY RECORDS  
 O.R.B. = OFFICIAL RECORD BOOK  
 P/G.PGS. = PAGE/PAGES  
 PUD = PLANNED UNIT DEVELOPMENT  
 R = RADIUS  
 R/W = RIGHT OF WAY  
 (R) = RADIAL TO FRONT LOT LINE  
 UE = UTILITY EASEMENT  
 ● = DENOTES SET 5/8" IRON ROD & CAP LB3591  
 ● PCP = DENOTES PERMANENT CONTROL POINT  
 SET NAIL AND DISK, LB3591  
 ■ PRM = DENOTES PERMANENT REFERENCE MONUMENT  
 4" x 4" 24" CONCRETE MONUMENT WITH  
 ALUMINUM DISK STAMPED "C&W PRM LB3591"  
 UNLESS NOTED OTHERWISE  
 ✕ = INDICATES SECTION CORNER  
 ✕ = INDICATES 1/4 SECTION CORNER

**SURVEYOR AND MAPPER'S NOTES:**

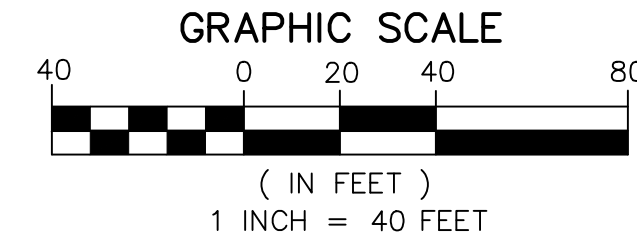
1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N 74°47'E. ALONG THE WEST LINE OF THE EAST ONE-HALF OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
6. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE BEST DETECTION OF THE SUBDIVIDED LAND DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
8. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET USED TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE TO THE CONDITION WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
9. COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).





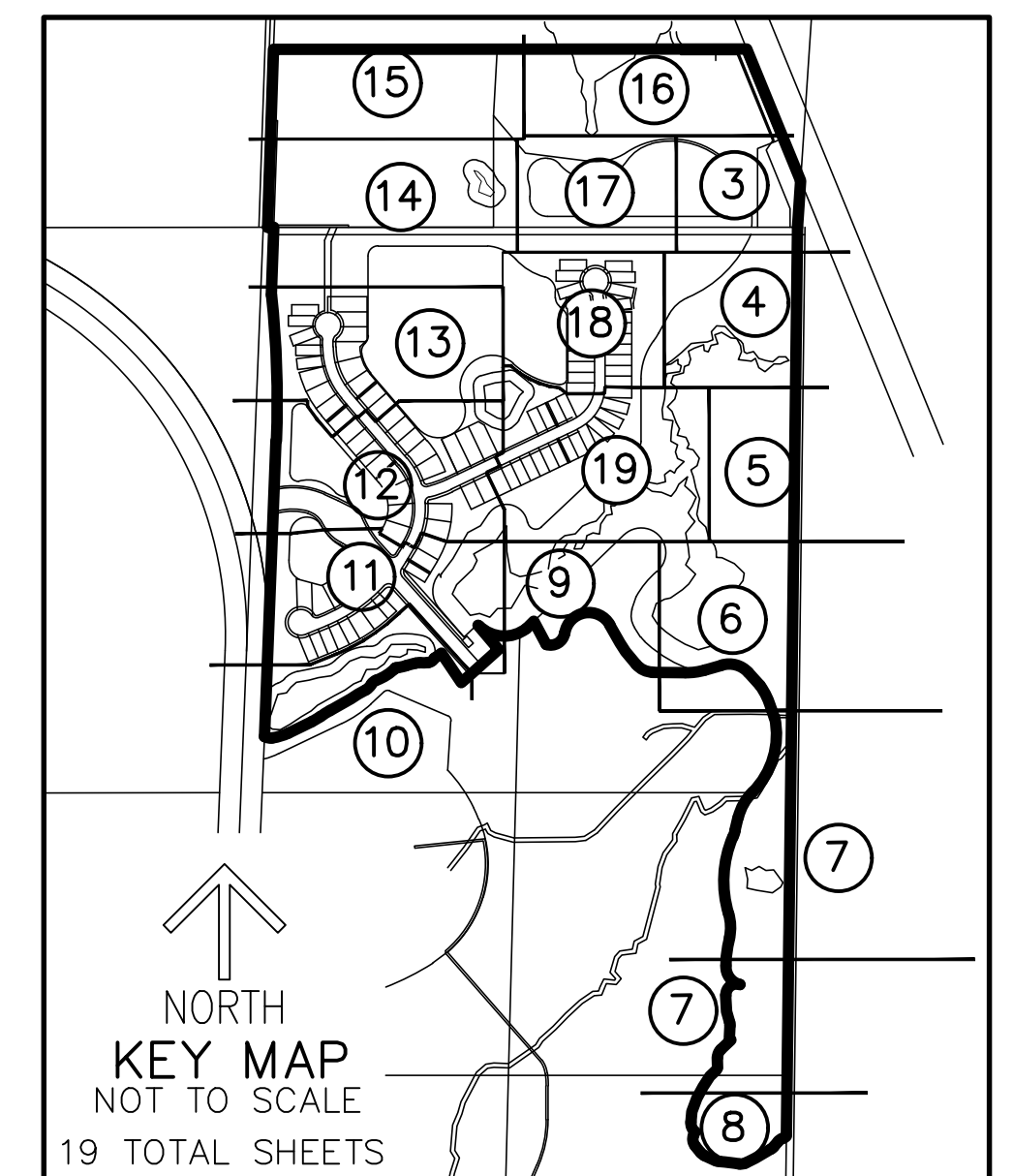
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NORTH



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- ⊙ PCP — DENOTES PERMANENT CONTROL POINT
- SE — SET NAIL AND DISK- LB3591
- PRM — DENOTES PERMANENT REFERENCE MONUMENT  
4" x 4" x 24" CONCRETE MONUMENT WITH  
ALUMINUM DISK STAMPED "C&W PRM LB3591"  
UNLESS NOTED OTHERWISE
- ✚ — INDICATES SECTION CORNER
- ✚ — INDICATES 1/4 SECTION CORNER

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2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON THE EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.0215°47'E. ALONG THE WEST LINE OF THE EAST ONE-HALF OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
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9. COORDINATES SHOWN ARE BASED ON SURVEY OF THE COUNTY SHOWN IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).



**SHEET 7 OF 19**

NOT PART OF THIS PLAT

TRACT 9  
SECTION 17  
TROPICAL FRUIT FARMS  
PLAT BOOK 3, PAGE 6  
PALM BEACH (NOW MARTIN) COUNTY RECORDS

R=530.99'  
Δ=39°49'52"  
L=369.14'  
CD=361.75'  
CB=N03°08'42"E

SET PRM

R=222.00'  
Δ=29°12'44"  
L=113.19'  
CD=111.96'  
CB=N02°09'52"W

SET PRM

SET PRM

40.08'  
N12°26'30"E

50.55'  
N07°12'17"E

41.81'  
N03°12'08"E

SET PRM

SET PRM

R=85.99'  
Δ=79°18'17"  
L=119.02'  
CD=109.74'  
CB=N36°27'01"W

SET PRM

R=50.00'  
Δ=111°22'20"  
L=97.19'  
CD=82.60'  
CB=N52°24'37"E

SET PRM

12.55'  
S60°29'35"E

SET PRM

75.49'  
N03°16'33"W

SET PRM

52.83'  
N14°53'10"W

SET PRM

62.31'  
S15°06'49"E

69.82'  
S03°16'53"E

34.25'  
N81°45'54"W

PRESERVATION AREA W-1 (2.169 ACRES)

PRESERVATION AREA W-2 (3.336 ACRES)

PRESERVATION AREA W-3 (0.790 ACRES)

PRESERVATION AREA W-4

CONSERVATION TRACT 5 (6.406 ACRES)

PRESERVATION AREA CONSERVATION EASEMENT 5 (O.R.B. 2323, PG. 593, M.C.R.) AS MODIFIED BY (O.R.B. 2900, PG. 874, M.C.R.) (O.R.B. 2900, PG. 932, M.C.R.)

35' UTILITY EASEMENT (O.R.B. 1685, PG. 1785, M.C.R.)

856.15' TOTAL CONSERVATION TRACT 5 671.94' (PRM TO PRM) 331.51'

303.64' (PRM TO PRM)

4261.92' (TOTAL)

S00°42'48"W

SET PRM

EAST LINE OF SECTION 17

WEST LINE OF SECTION 16

SOUTH FORK HIGH SCHOOL (UNPLATTED)

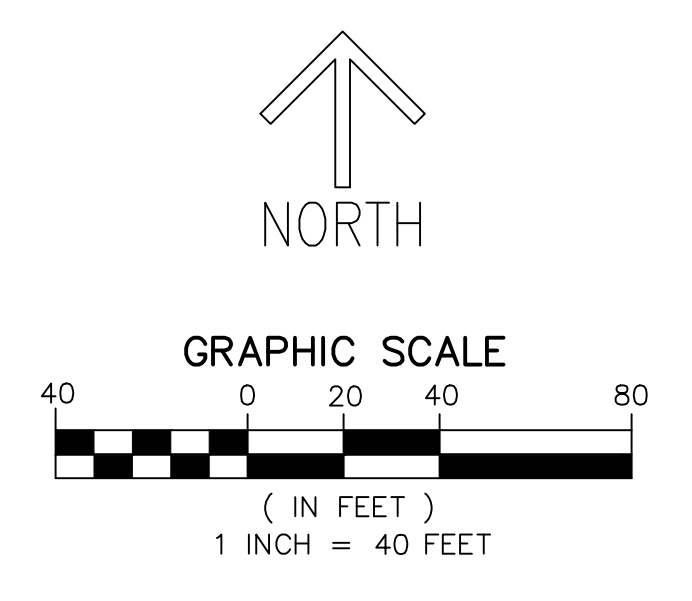
**MATCH LINE SHEET 8**

## MATCH LINE SHEET 8

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
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CERTIFICATE OF AUTHORIZATION NO. LB3591

# HIGHPOINTE PUD PHASE 1 PLAT

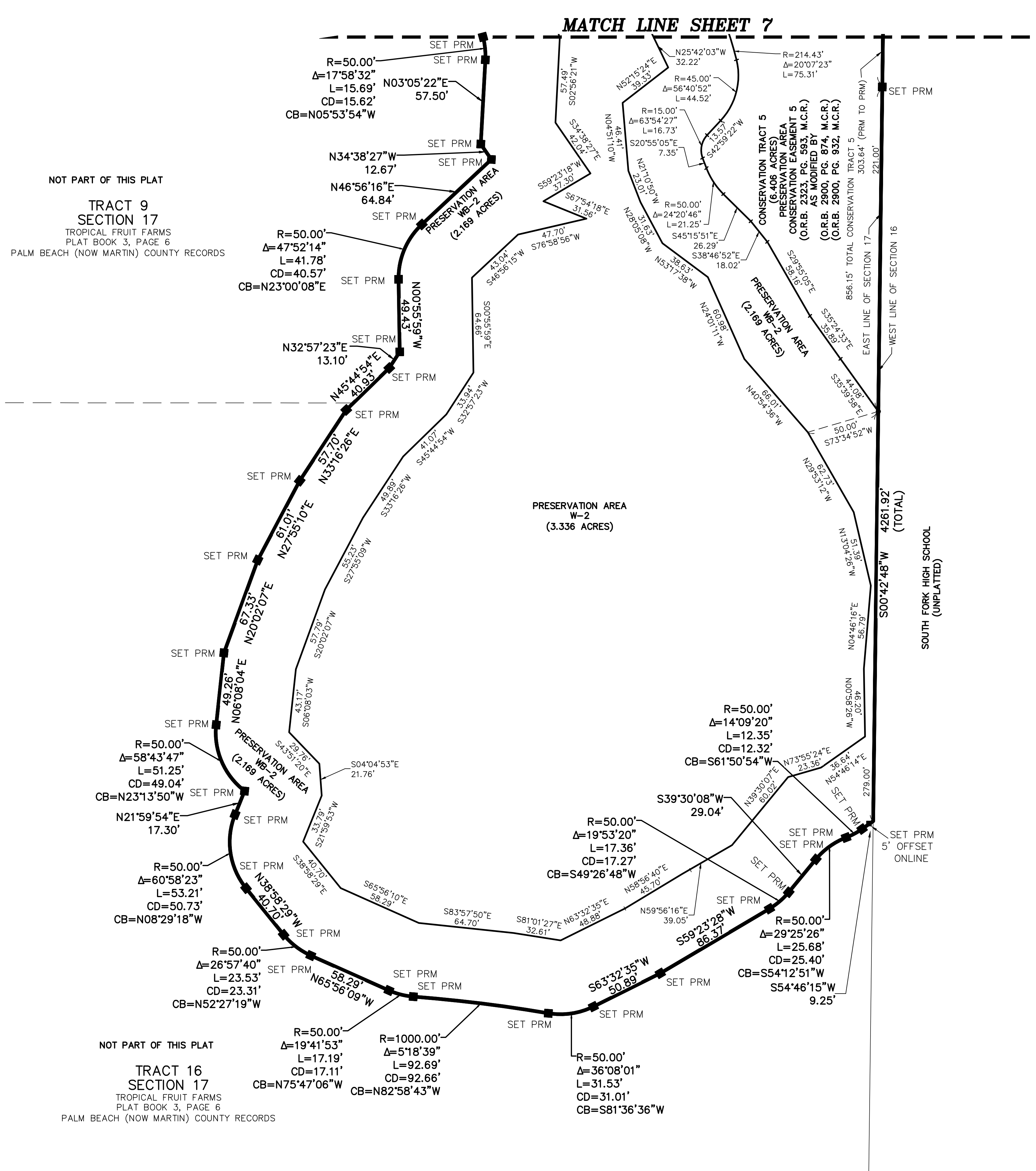
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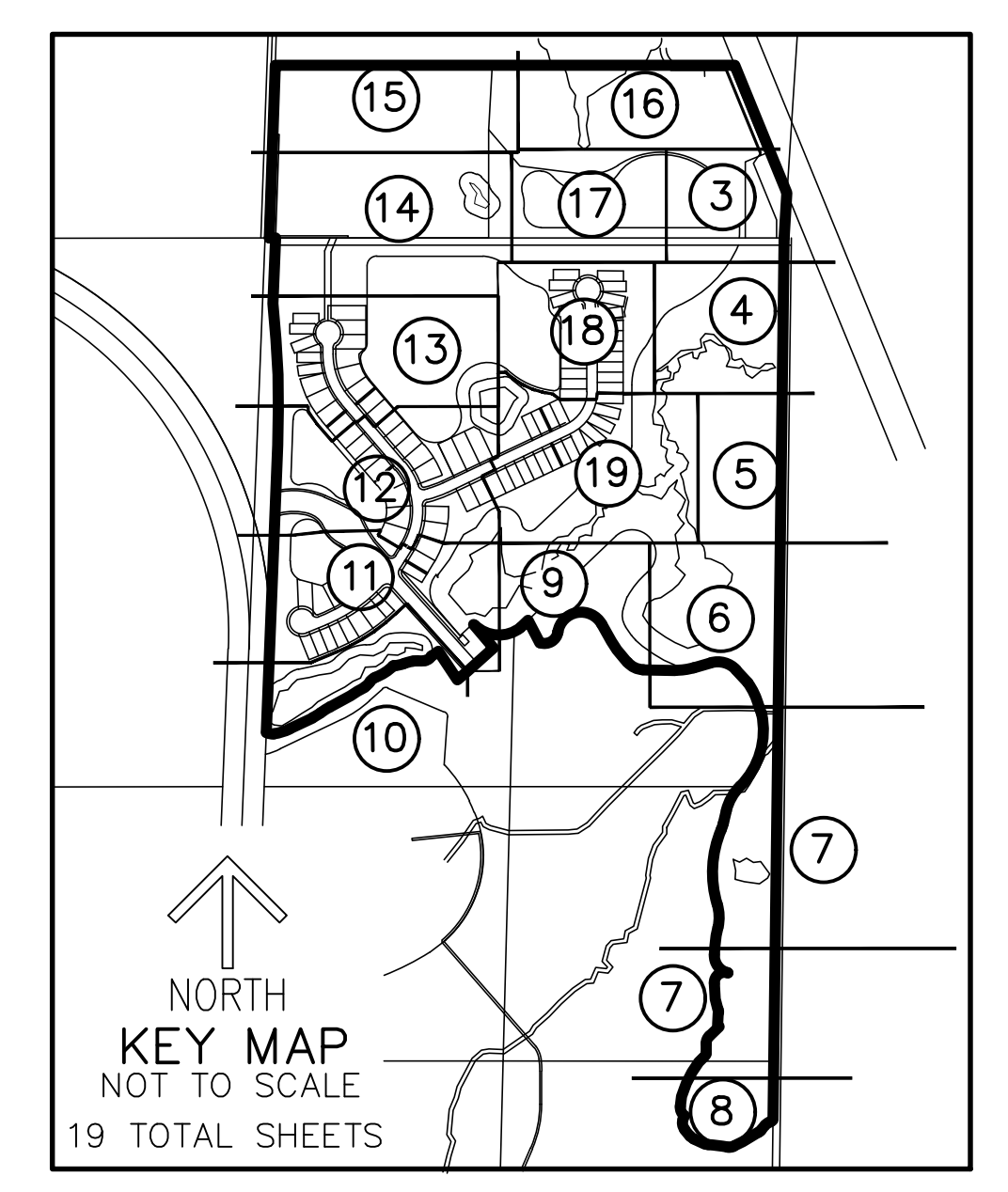
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  - ✱ — INDICATES SECTION CORNER
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NOT PART OF THIS PLAT  
**TRACT 9  
SECTION 17**  
TROPICAL FRUIT FARMS  
PLAT BOOK 3, PAGE 6  
PALM BEACH (NOW MARTIN) COUNTY RECORDS

NOT PART OF THIS PLAT  
**TRACT 16  
SECTION 17**  
TROPICAL FRUIT FARMS  
PLAT BOOK 3, PAGE 6  
PALM BEACH (NOW MARTIN) COUNTY RECORDS



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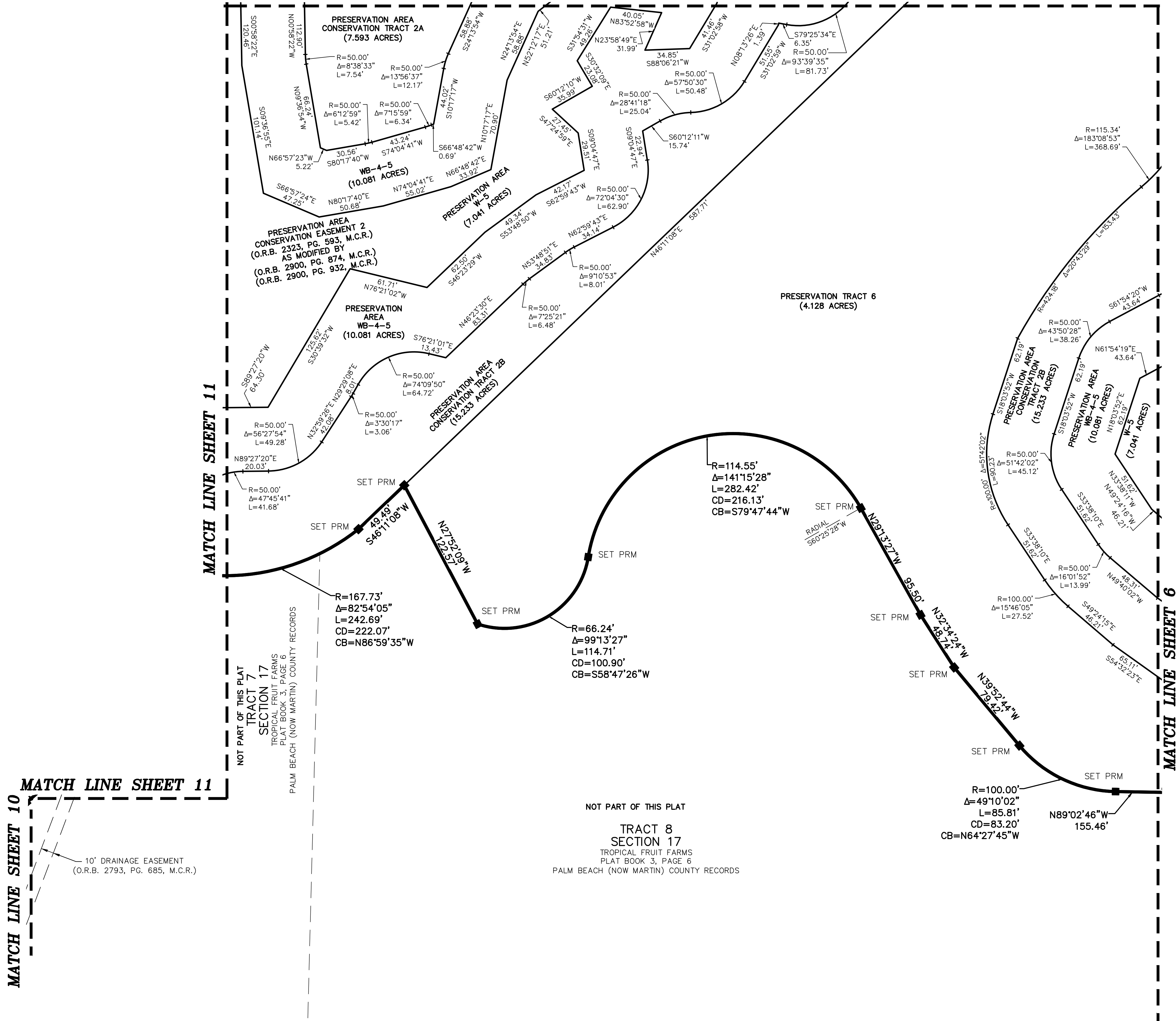


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# HIGHPOINTE PUD PHASE 1 PLAT

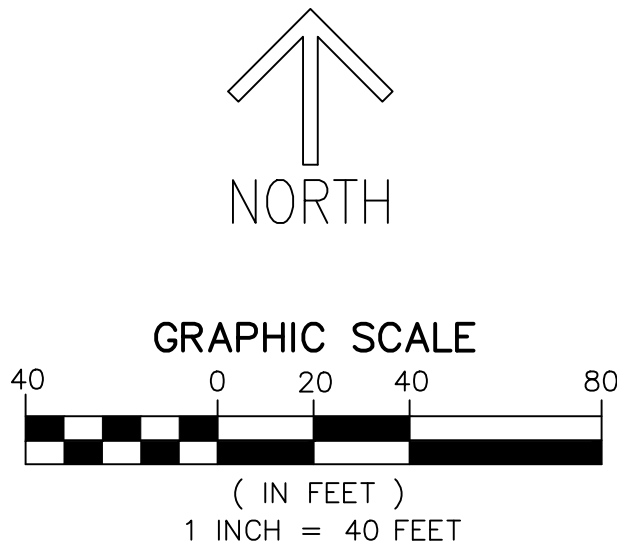
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## MATCH LINE SHEET 19



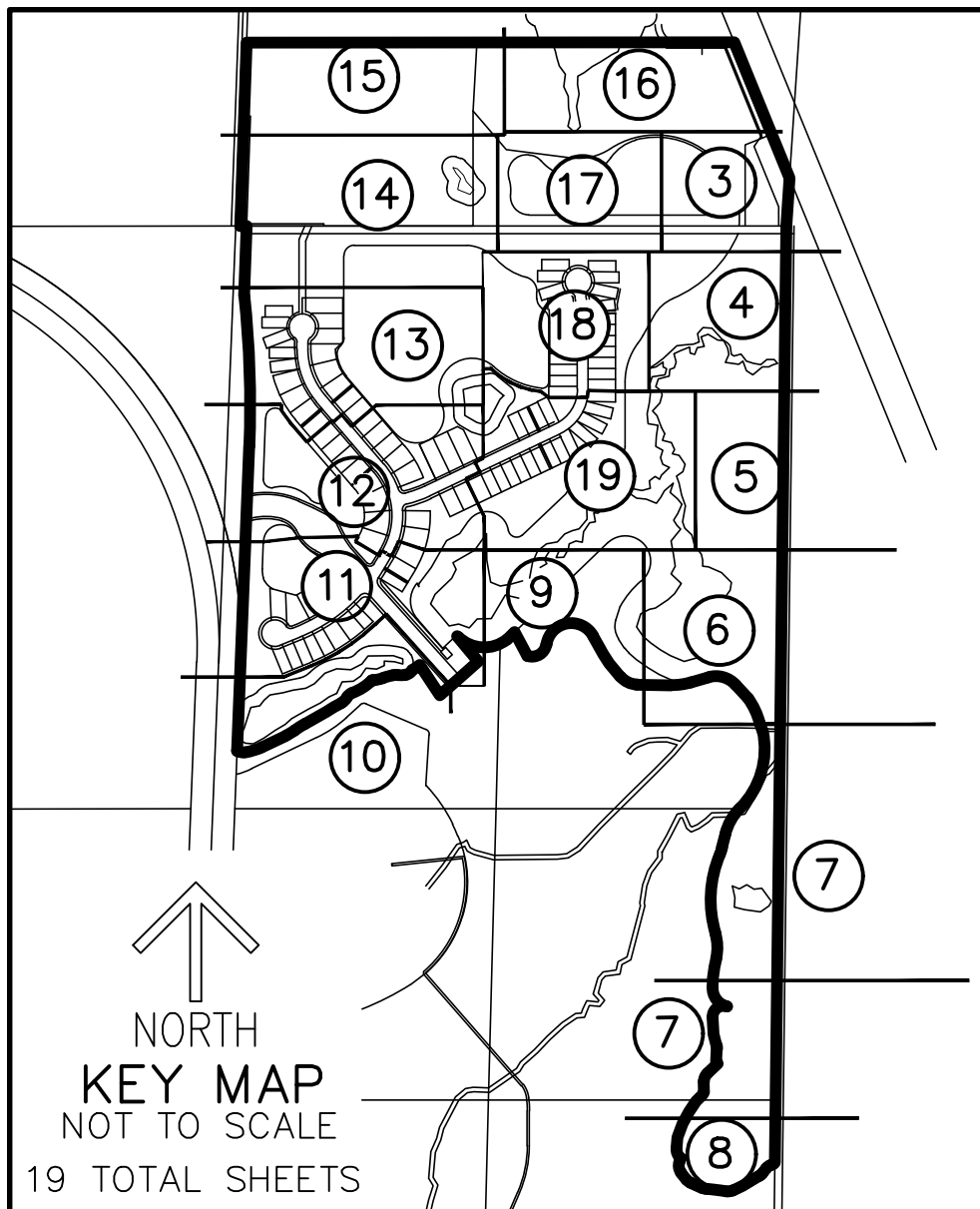
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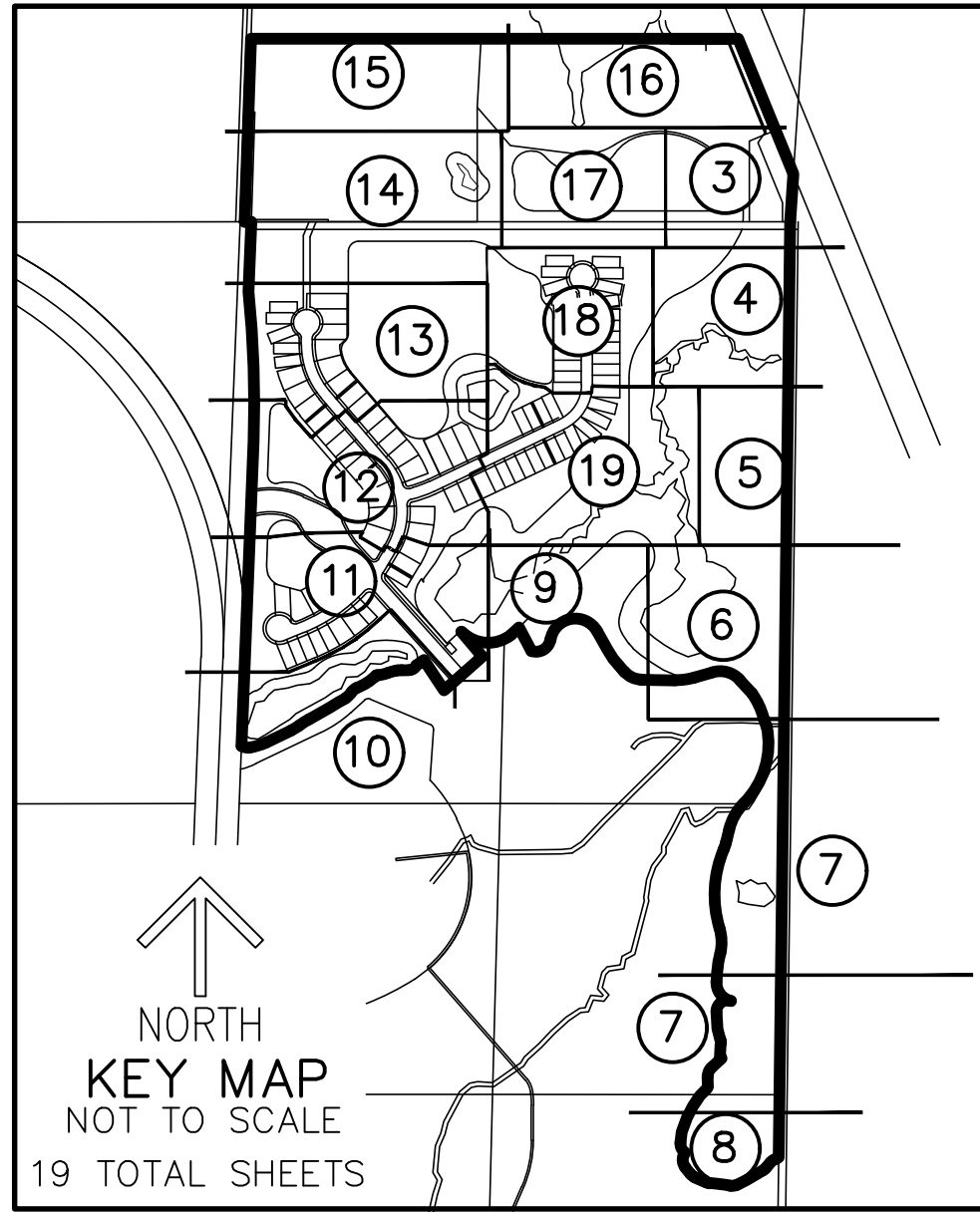


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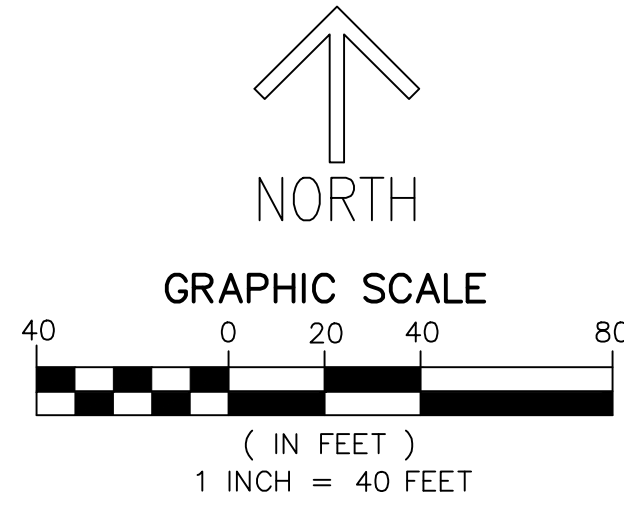
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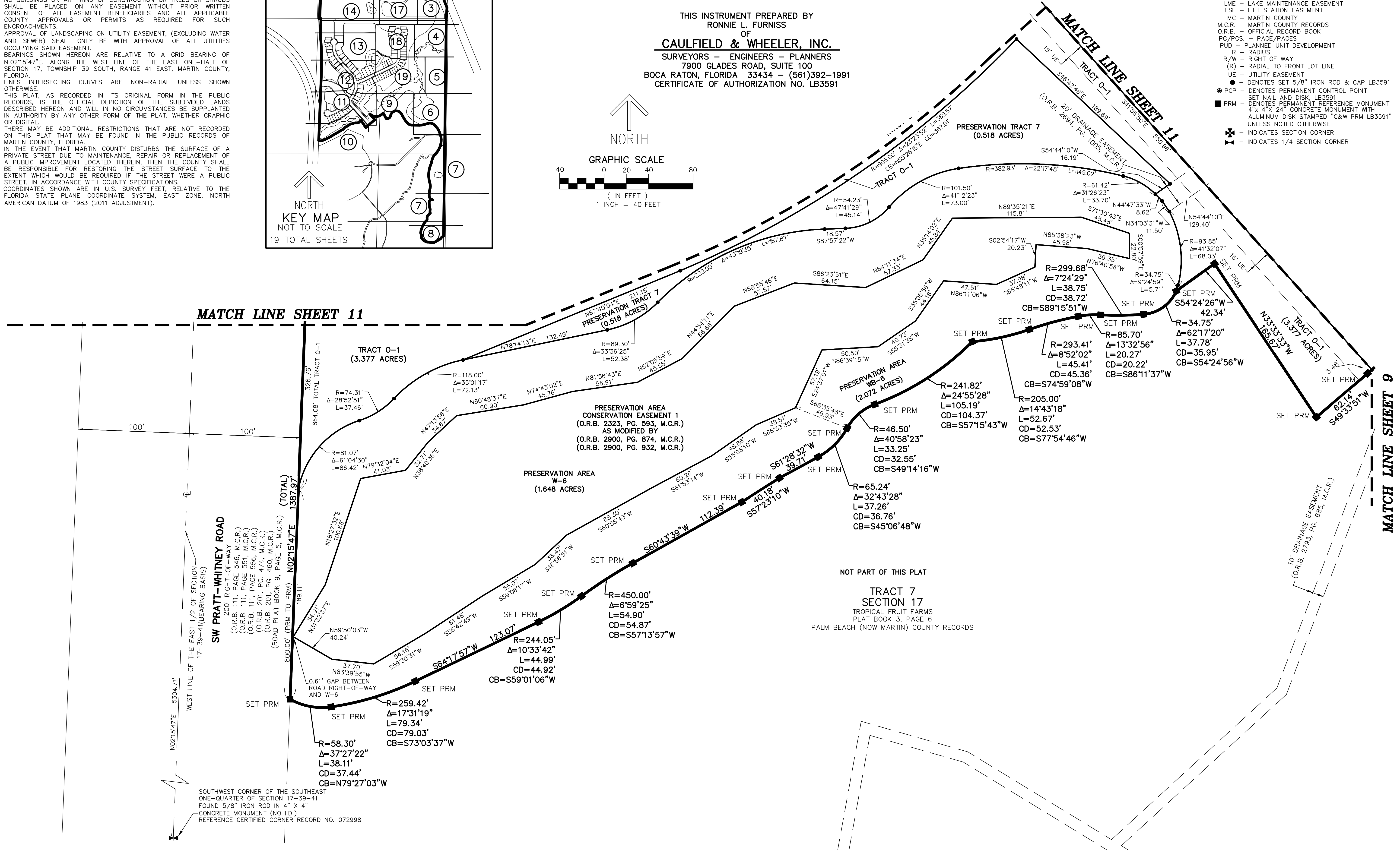


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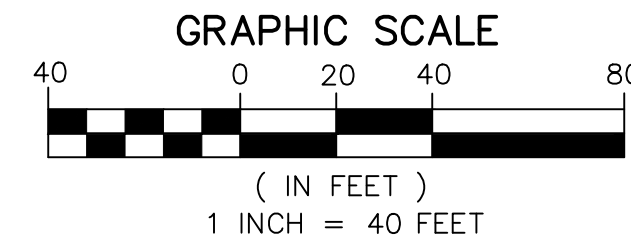
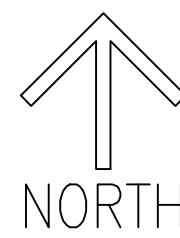
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- 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
- UNLESS NOTED OTHERWISE
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER





# LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
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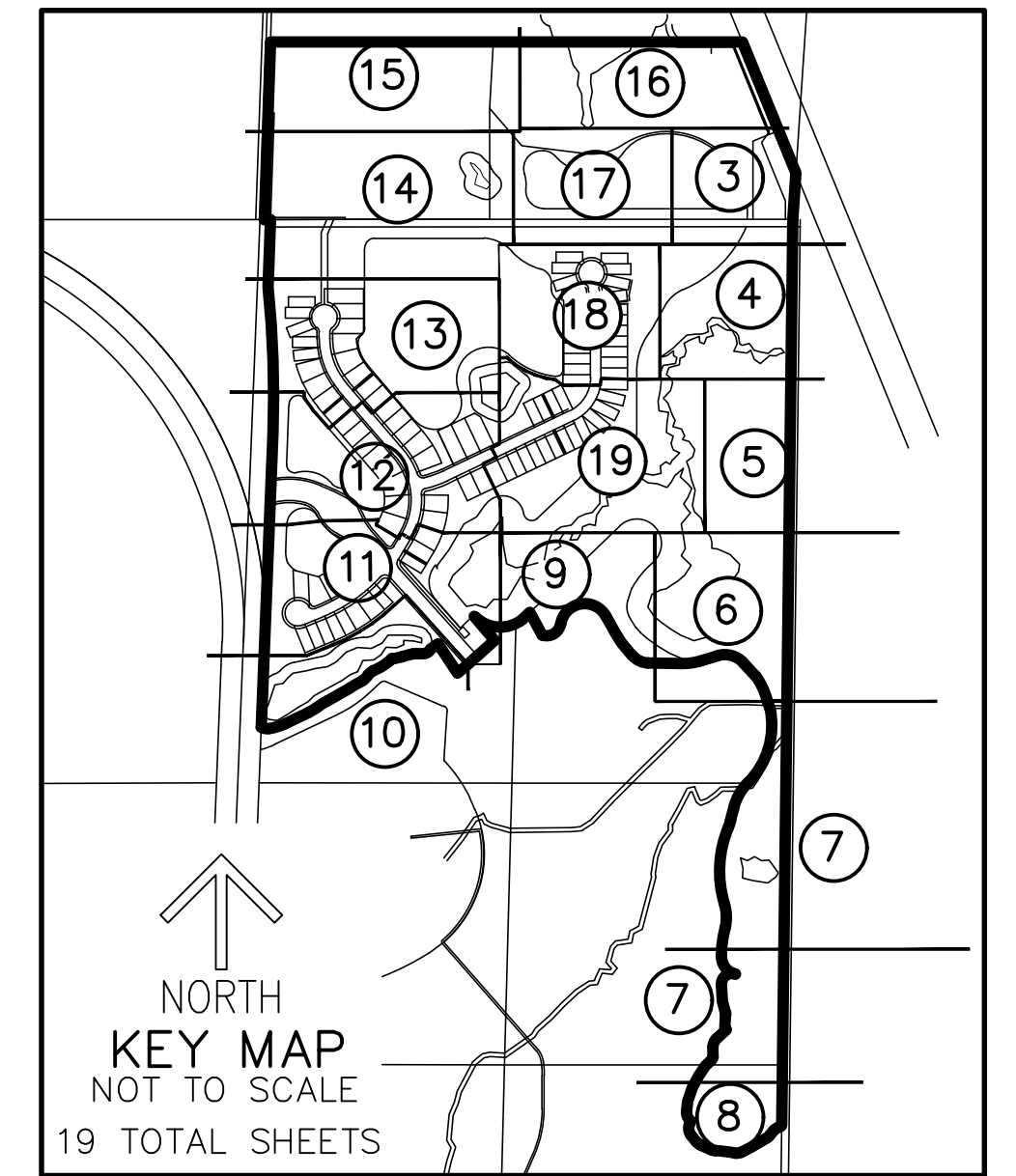
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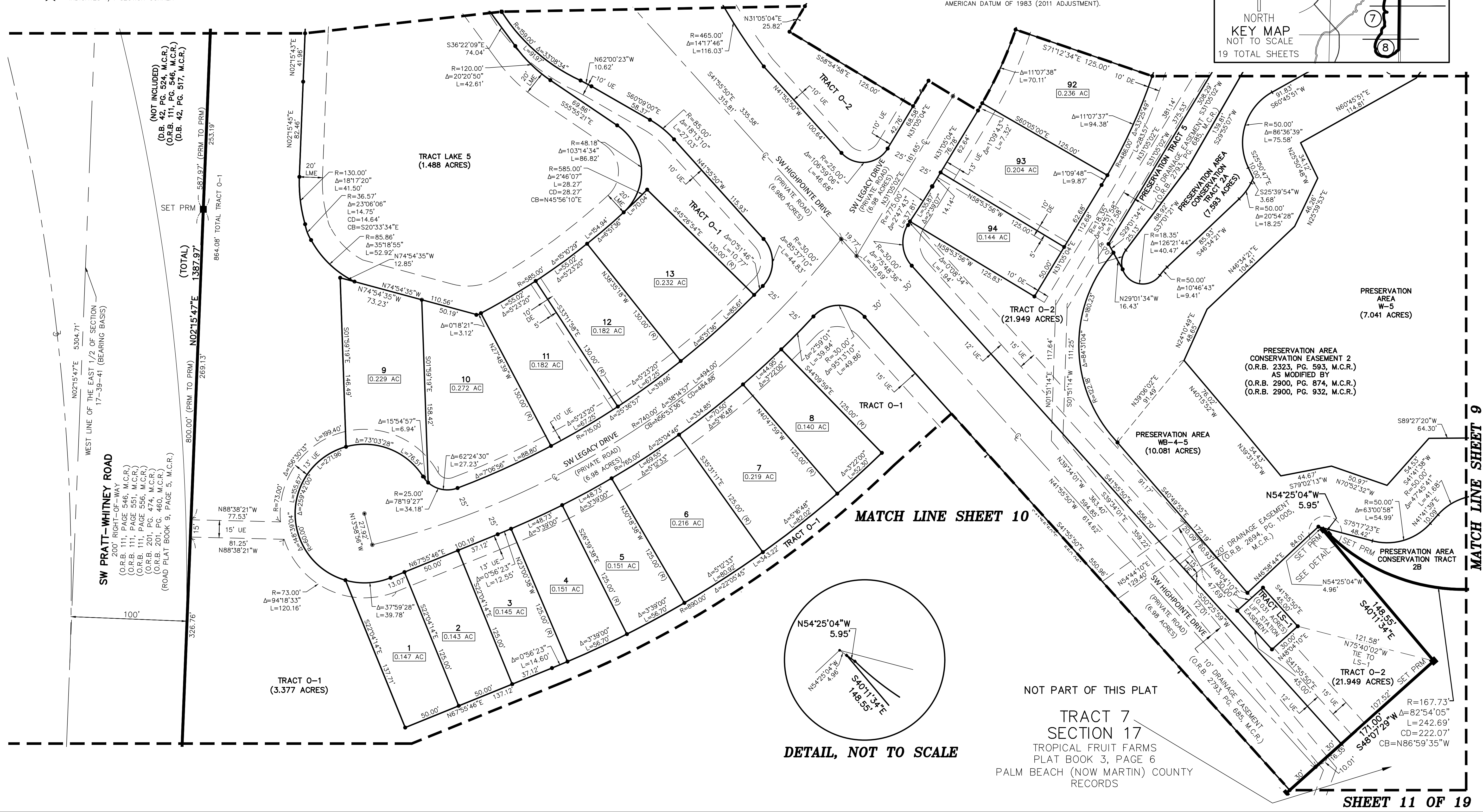
THIS INSTRUMENT PREPARED BY  
**RONNIE L. FURNESS**  
 OF  
**CAULFIELD & WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

## SURVEYOR AND MAPPER'S NOTES:

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## MATCH LINE SHEET 12



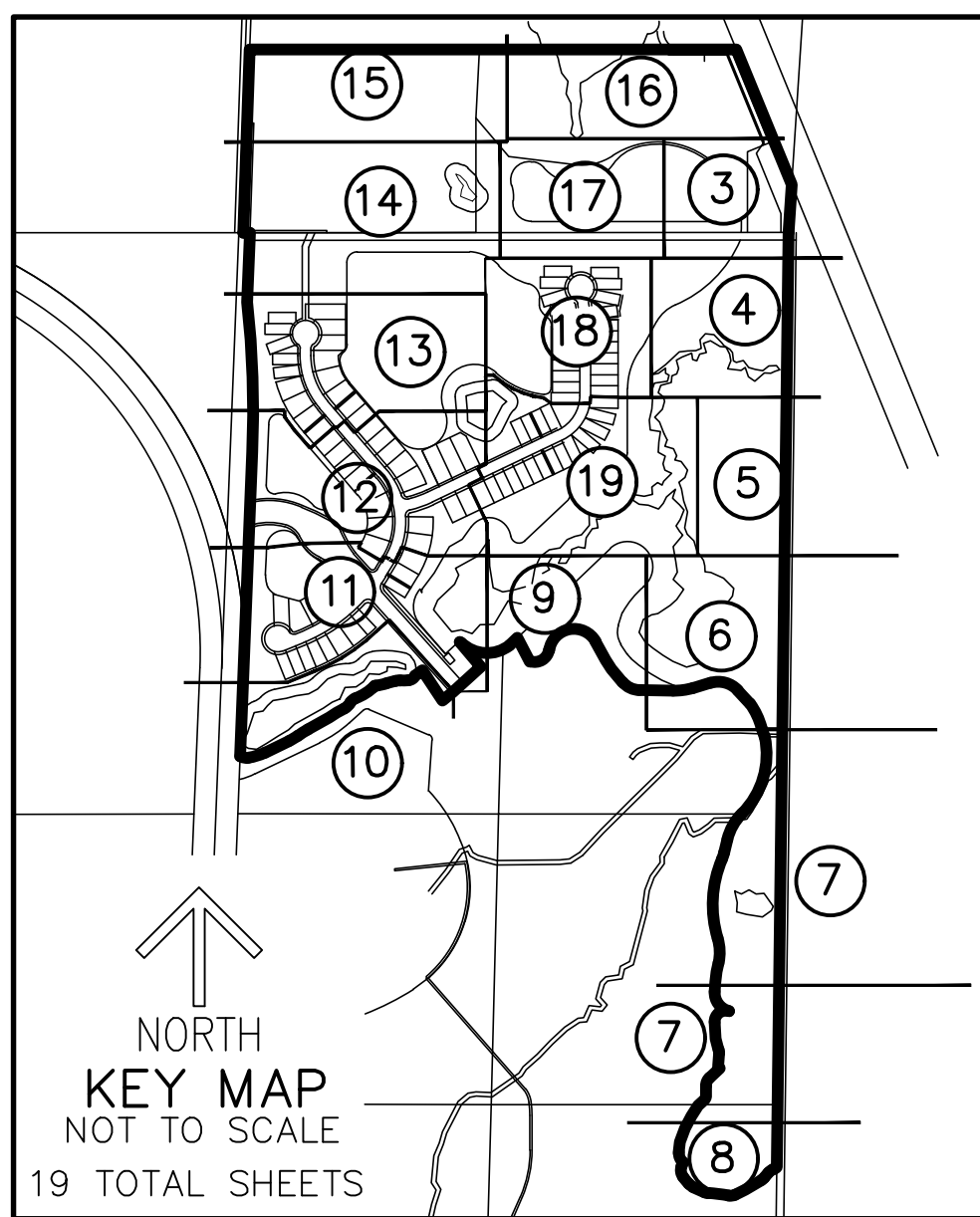
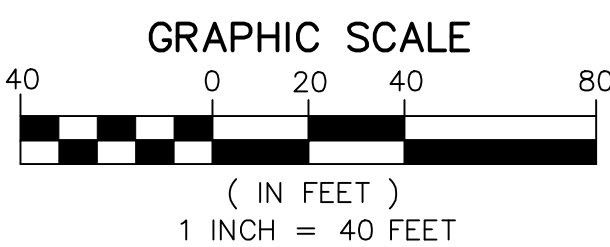
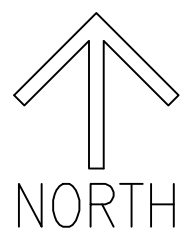
DETAIL, NOT TO SCALE

NOT PART OF THIS PLAT

TRACT 7  
 SECTION 17  
 TROPICAL FRUIT FARMS  
 PLAT BOOK 3, PAGE 6  
 PALM BEACH (NOW MARTIN) COUNTY  
 RECORDS

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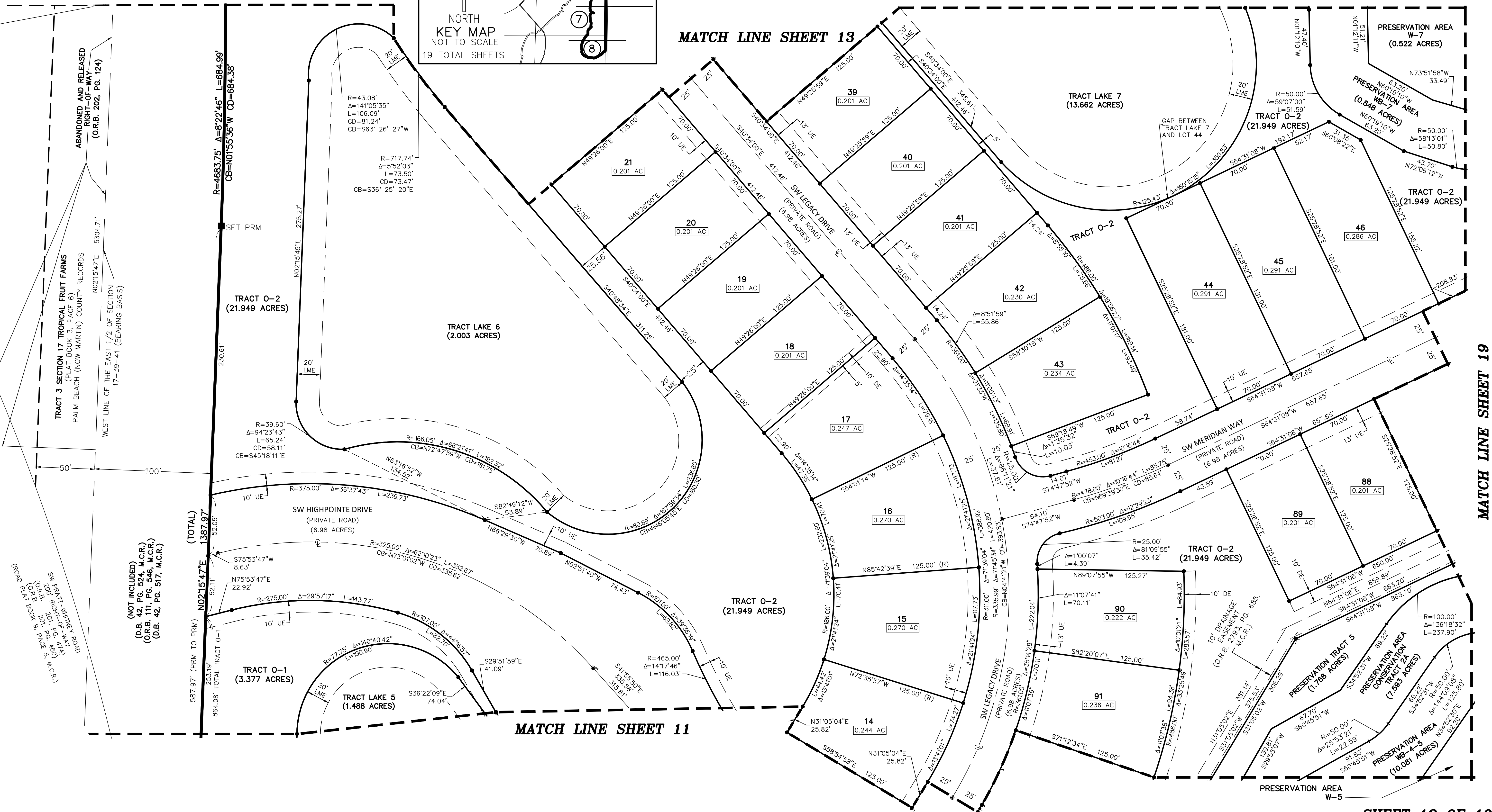
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THIS INSTRUMENT PREPARED BY  
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7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

SURVEYOR AND MAPPER'S NOTES:

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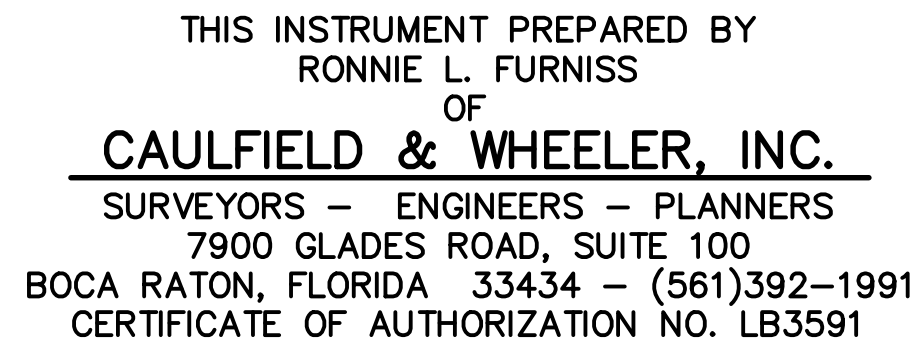


MATCH LINE SHEET 19

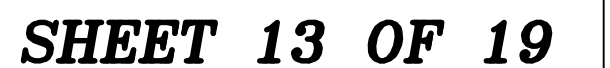


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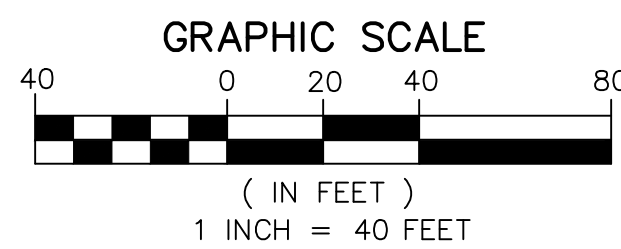
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TRACT 0-2  
(21.949 ACRES)



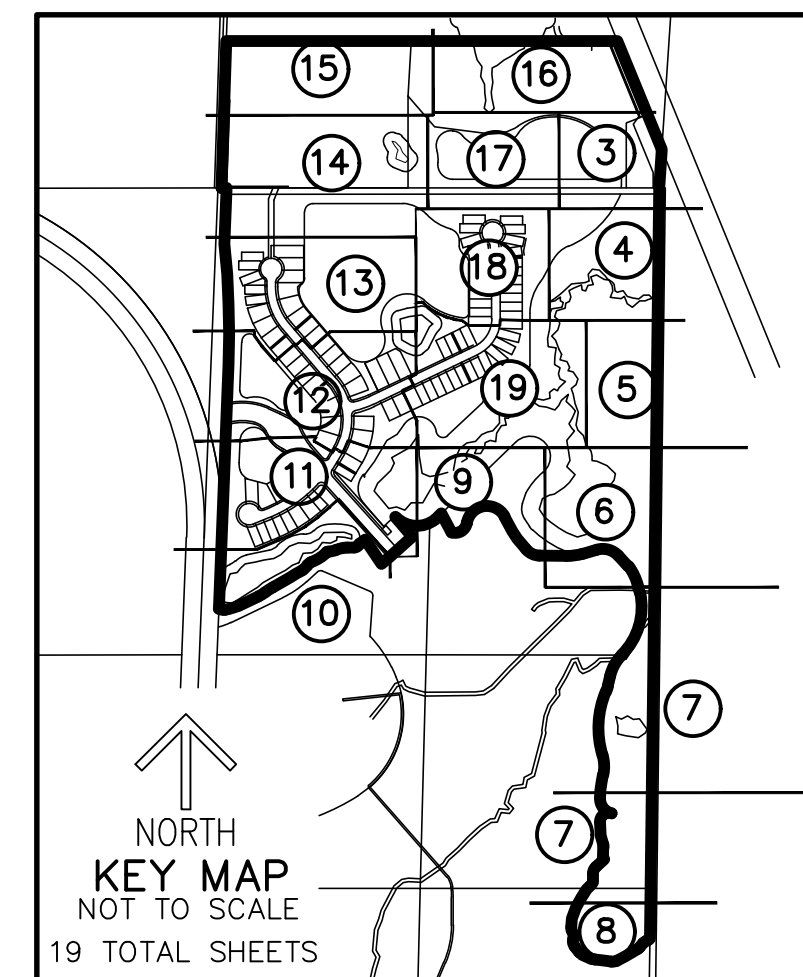
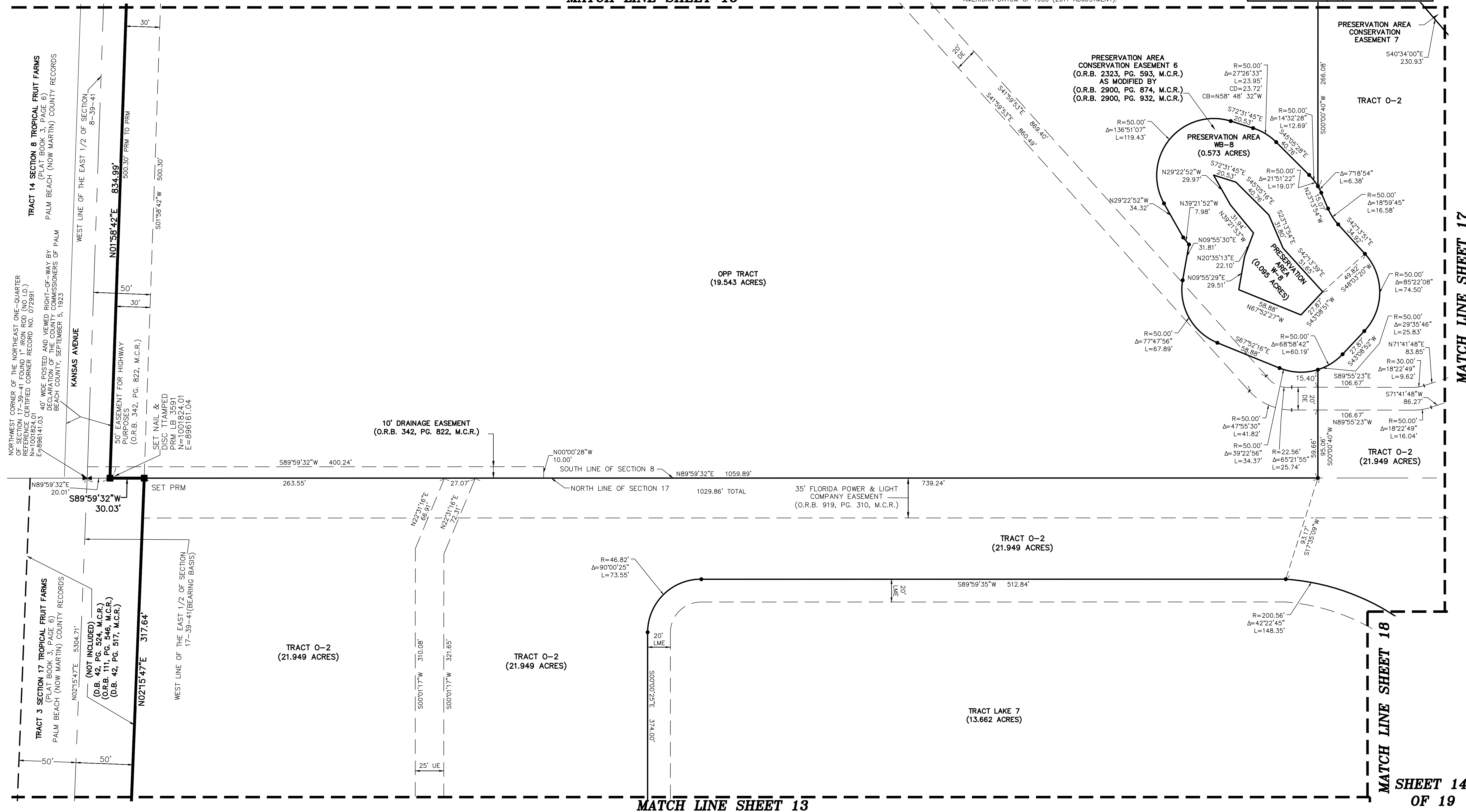
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  - LICENSED BUSINESS
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**MATCH LINE SHEET 15**

**MATCH LINE SHEET 18**

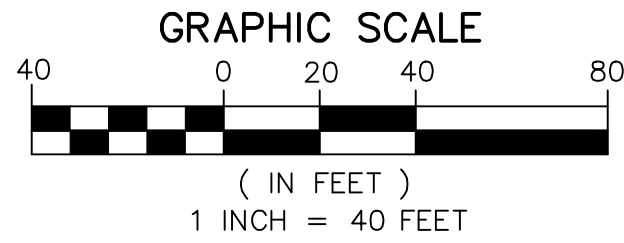


# HIGHPOINTE PUD PHASE 1 PLAT

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## LEGEND/ABBREVIATIONS

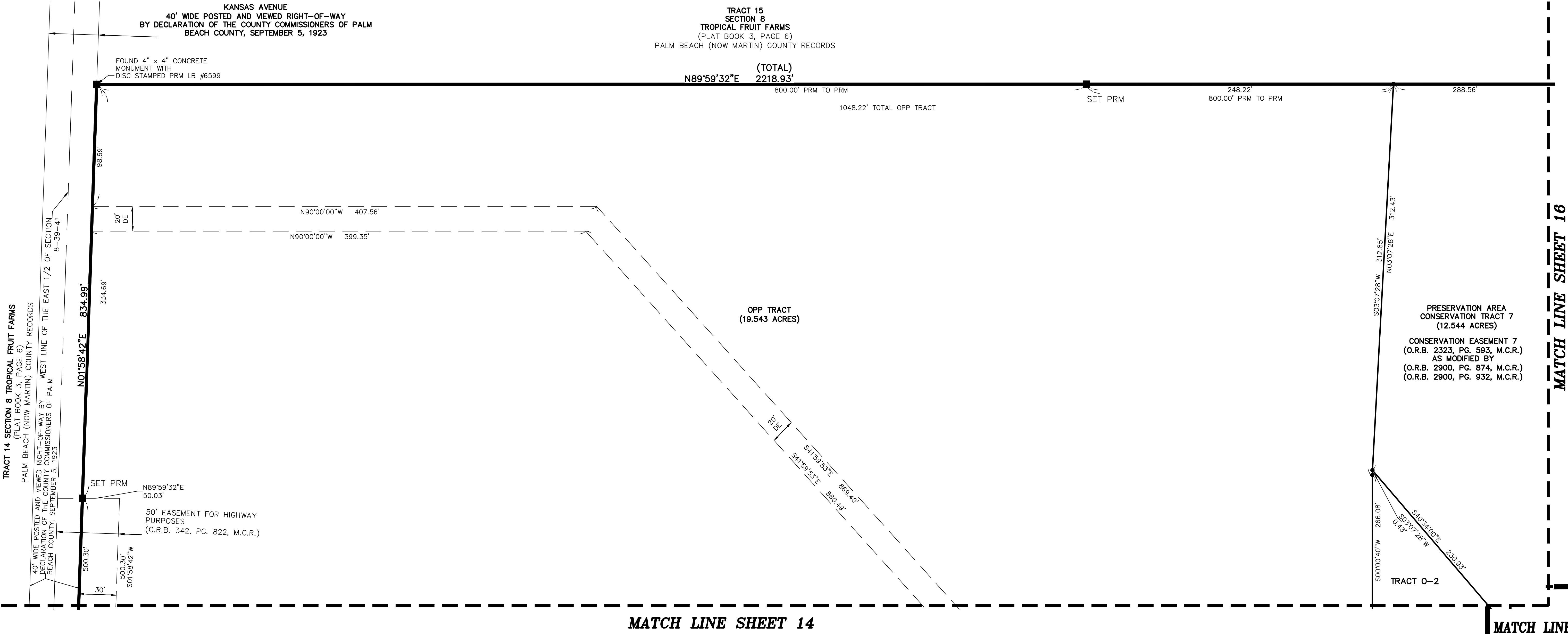
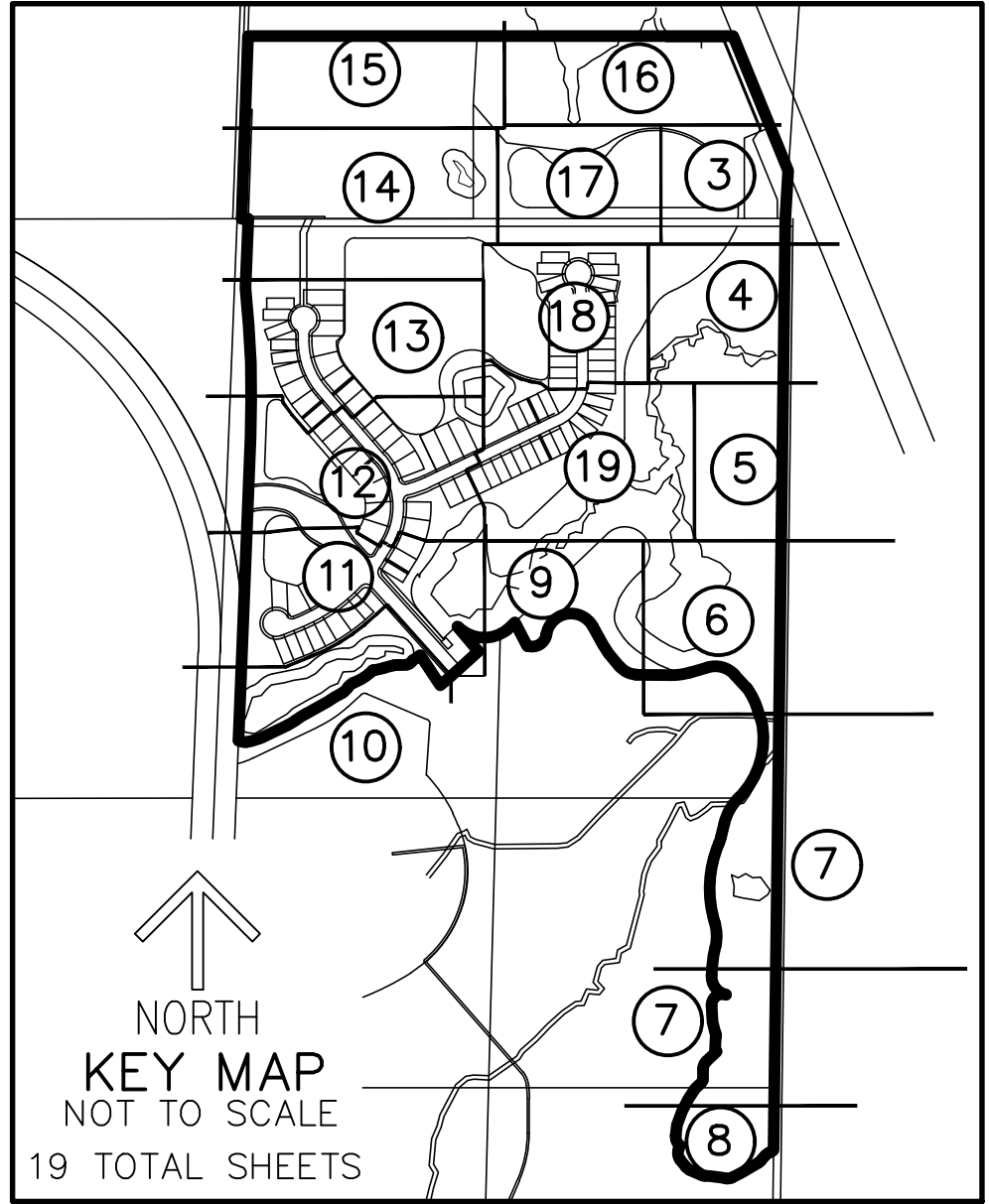
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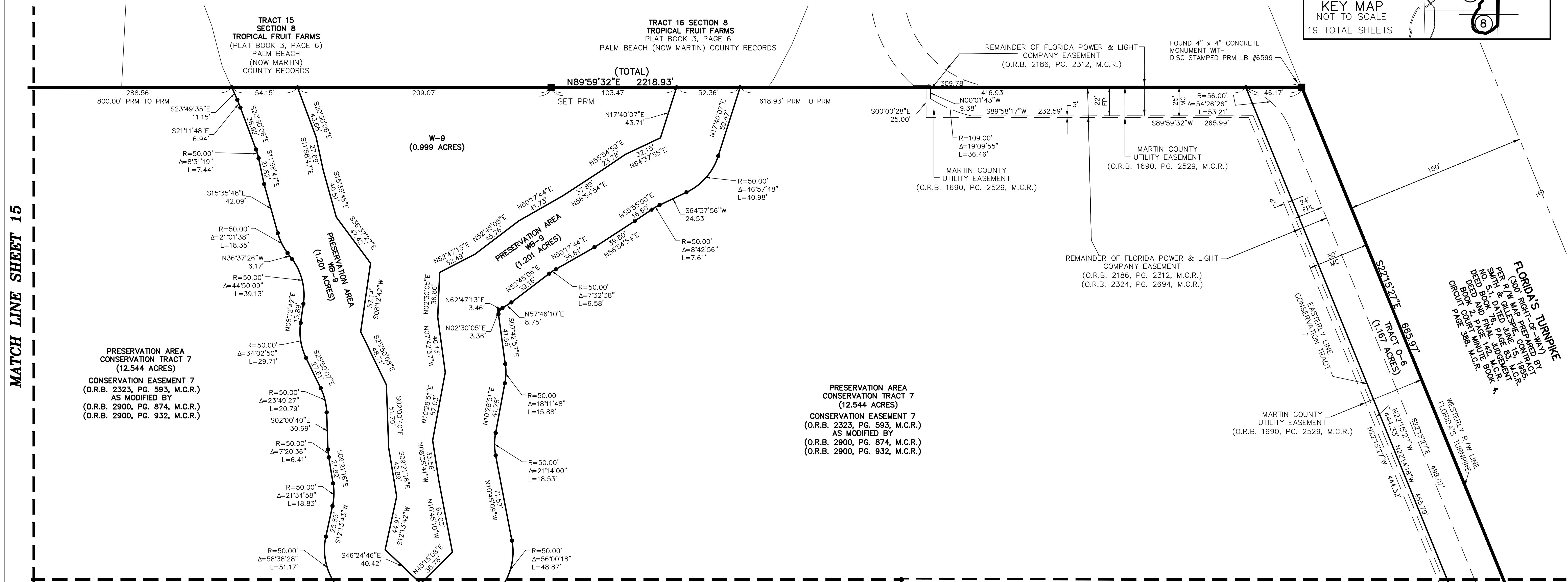
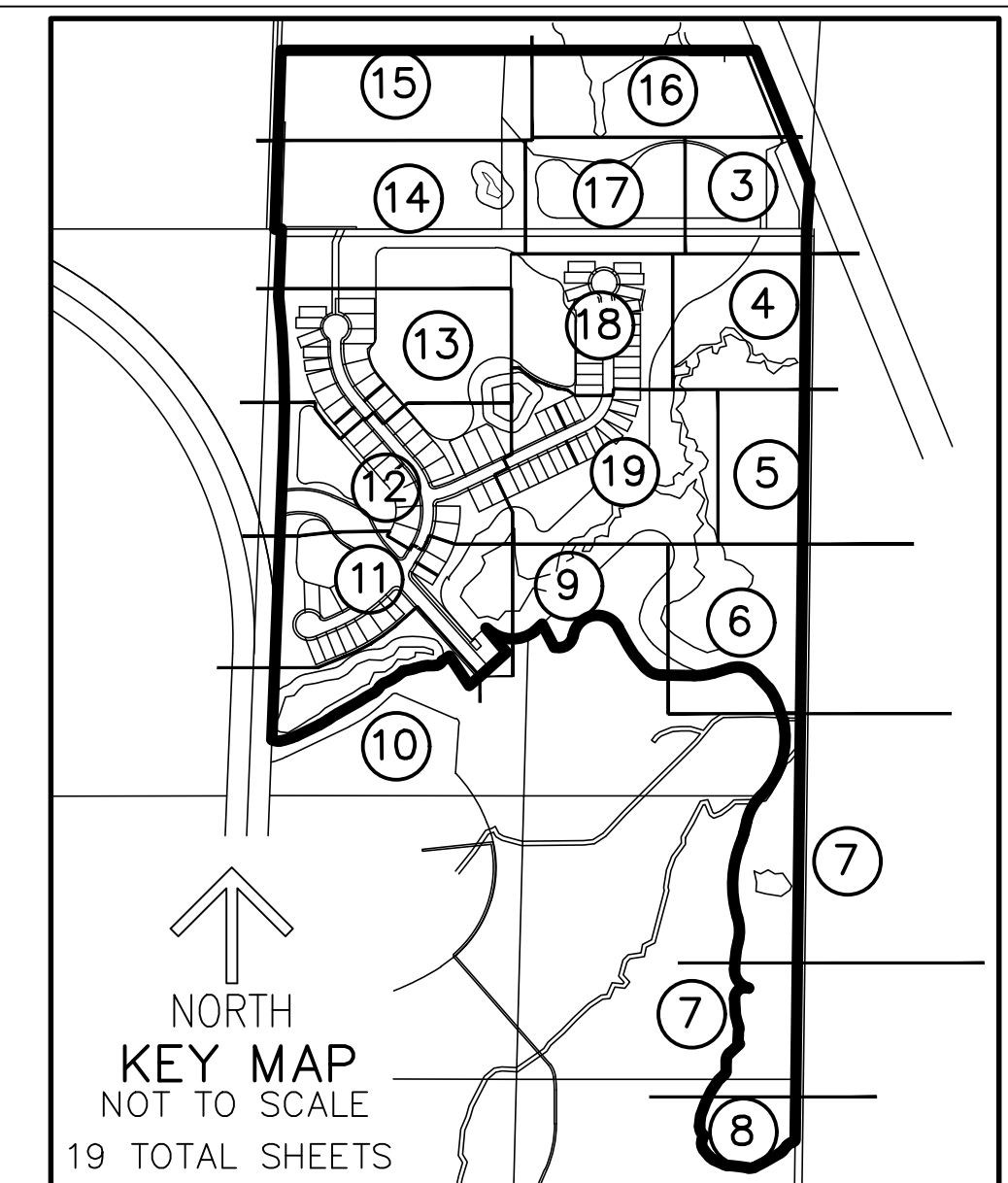
MATCH LINE SHEET 14

MATCH LINE  
SHEET 17

MATCH LINE SHEET 16

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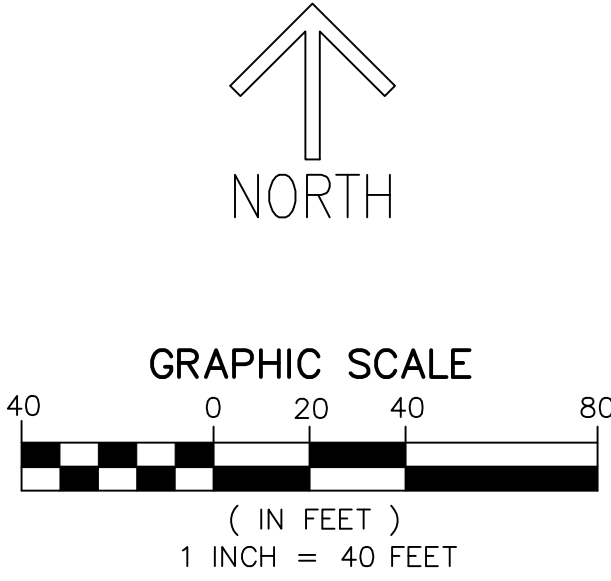
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 SET NAIL AND DISK, LB3591  
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 4" x 4" x 24" CONCRETE MONUMENT WITH  
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 UNLESS NOTED OTHERWISE  
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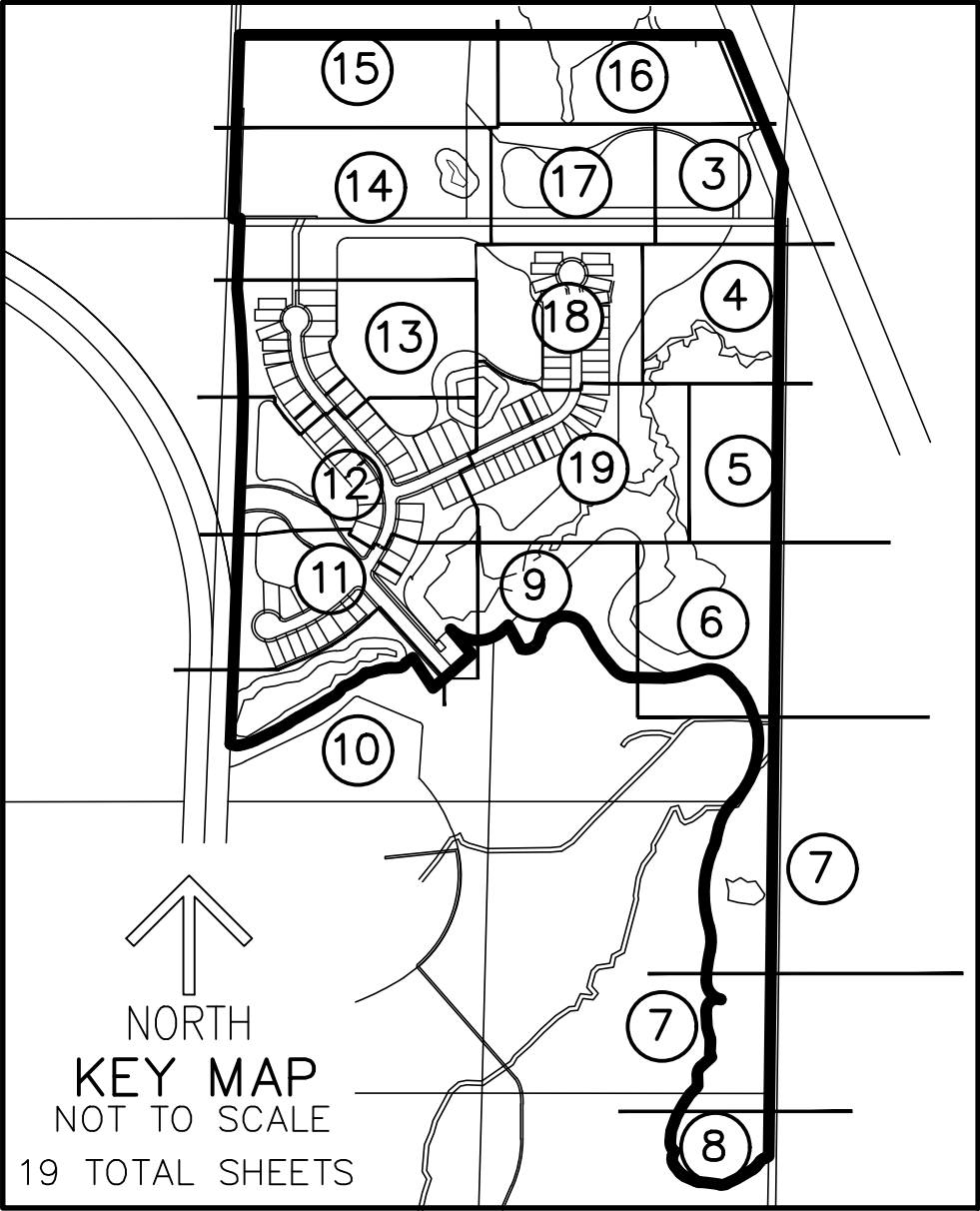
HIGHPOINTE PUD PHASE 1 PLAT

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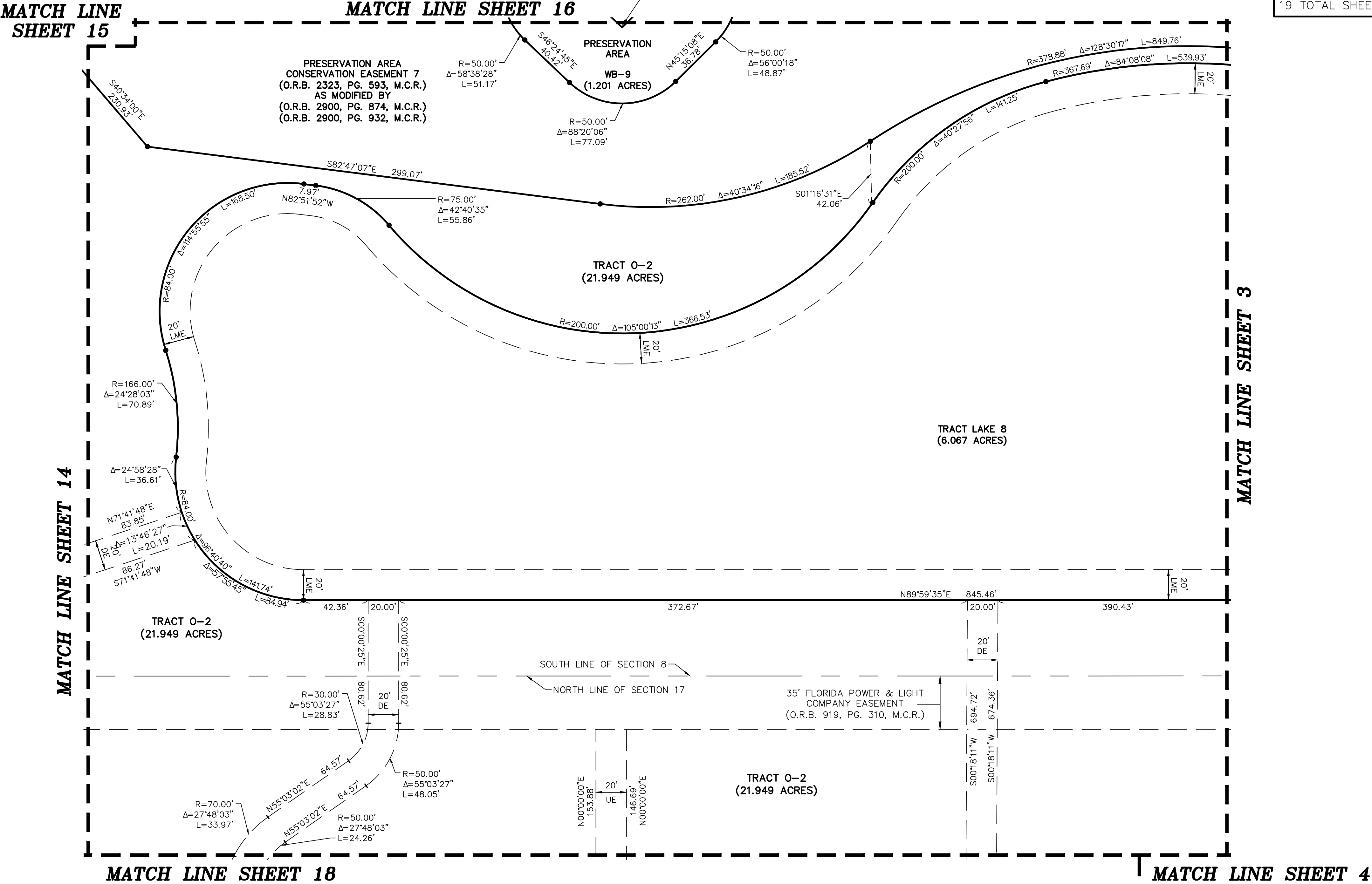
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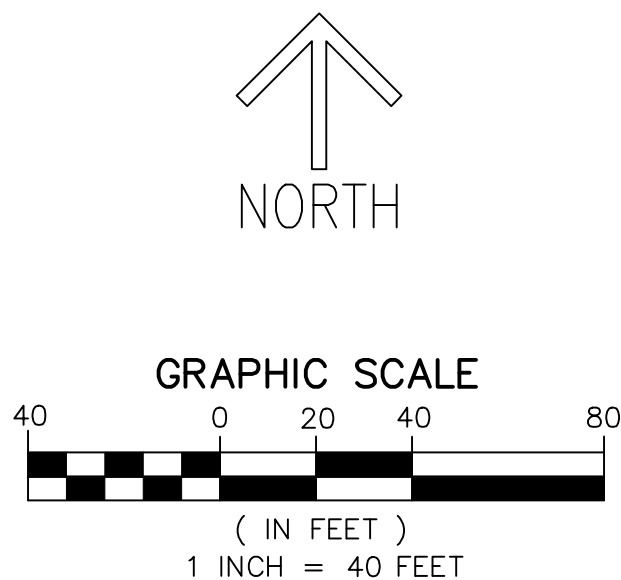


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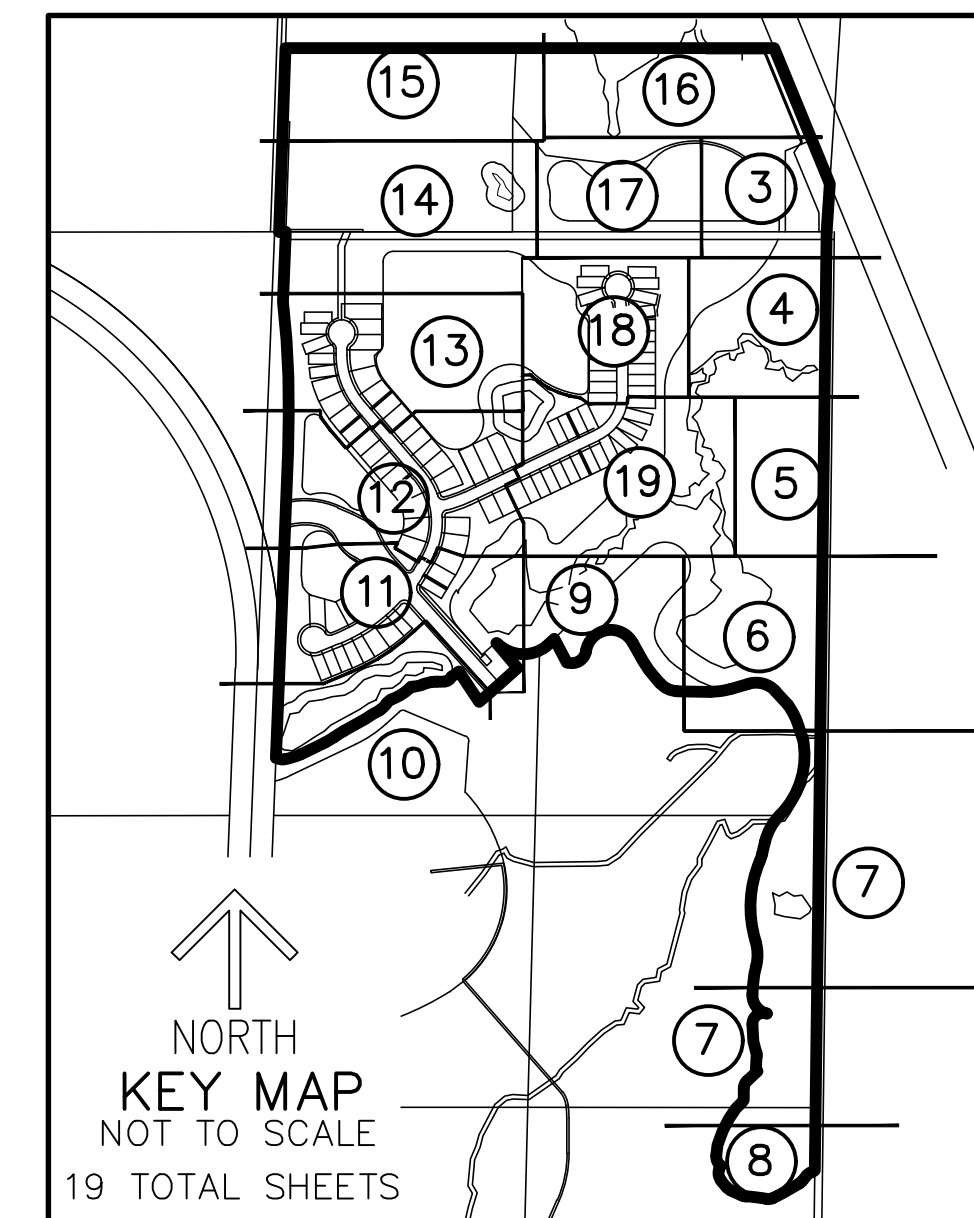


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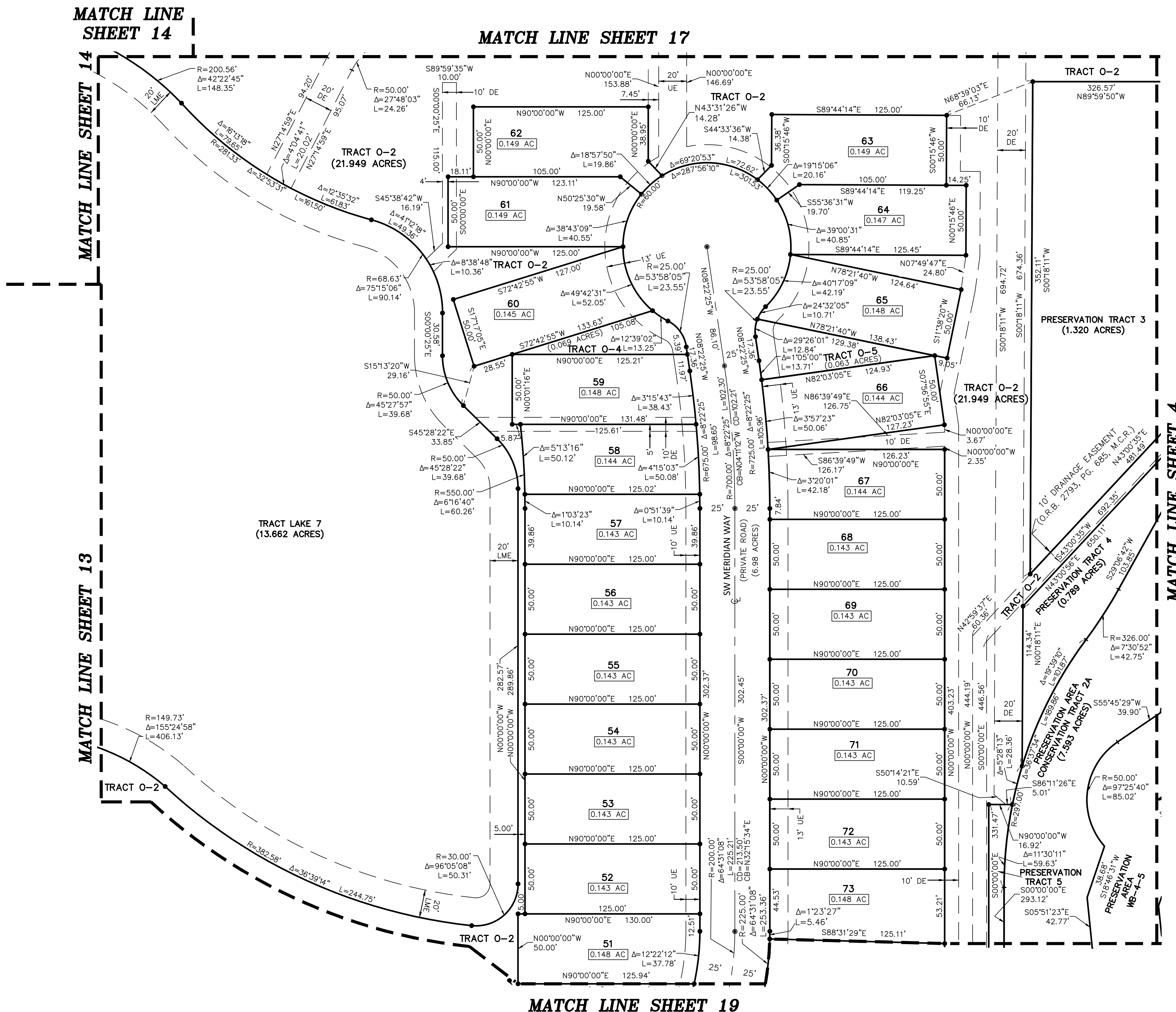


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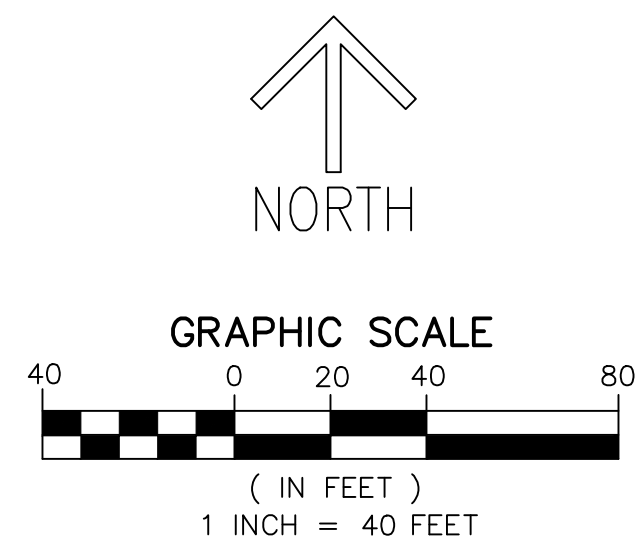




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