

Willoughby Townhomes PUD Plat

117 townhome subdivision

Approximately 17.84 acres

Site plan approved on October 18, 2022

Master site plan approved on April 19, 2022

LEGAL DESCRIPTION:

PARCEL 1:

START AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID STARTING POINT BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SALESINO ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF THE 30 FOOT COUNTY ROAD LYING EASTERLY OF SAID BLOCK 64; THENCE RUN WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF SALESINO ROAD A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN WESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 148.15 FEET; THENCE RUN NORTHERLY PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 325.00 FEET; THENCE RUN WESTERLY PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF SALESINO ROAD, A DISTANCE OF 50.00 FEET; THENCE RUN NORTHERLY PARALLEL TO SAID COUNTY ROAD RIGHT-OF-WAY LINE A DISTANCE OF 300.00 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE RUN EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 324.15 FEET TO SAID COUNTY ROAD RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID COUNTY ROAD RIGHT-OF-WAY LINE A DISTANCE OF 320.00 FEET; THENCE RUN WESTERLY PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SALESINO ROAD A DISTANCE OF 125.00 FEET; THENCE RUN SOUTHERLY PARALLEL TO SAID COUNTY ROAD RIGHT-OF-WAY LINE A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING. (LESS ROAD RIGHT-OF-WAY)

PARCEL 2:

START AT THE SOUTHWEST CORNER OF TRACT 8, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SNAKE ROAD A DISTANCE OF 523.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN ALONG SAID RIGHT-OF-WAY A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE RUN NORTHEASTERLY ALONG THE EAST LINE OF TRACT 8 A DISTANCE OF 30 FEET; THENCE RUN SOUTHWESTERLY, PARALLEL TO THE SOUTH LINE OF TRACT 8, A DISTANCE OF 125 FEET; THENCE RUN SOUTHEASTERLY, PARALLEL TO THE EAST LINE OF TRACT 8, A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING. (LESS ROAD RIGHT-OF-WAY)

PARCEL 3:

ALL THAT PART OF THE WESTERLY ONE-HALF (1/2) OF LOT 8 OR TRACT 8, BLOCK 64, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS; LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING POINT SET AT S.E. CORNER OF WESTERLY ONE-HALF (1/2) OF SAID LOT 8; THENCE RUN N.W. ALONG EASTERLY ONE-HALF OF SAID LOT 8 A DISTANCE OF 325 FEET TO A POINT; THENCE RUN S.W. (N.W. ON DEED) ON A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 125 FEET TO A POINT; THENCE S.E. ON A LINE PARALLEL TO THE EASTERLY LINE OF WESTERLY ONE-HALF (1/2) OF SAID LOT 8, A DISTANCE OF 325 FEET TO A POINT ON SOUTHERLY LINE OF SAID LOT 8; THENCE RUN N.E. ALONG SOUTHERLY LINE OF LOT 8 A DISTANCE OF 125 FEET TO POINT OF BEGINNING. (LESS ROAD RIGHT-OF-WAY)

PARCEL 4:

START AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID STARTING POINT BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SALESINO ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF A 30 FOOT COUNTY ROAD LYING EASTERLY OF SAID BLOCK 64; THENCE RUN WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF SALESINO ROAD, A DISTANCE OF 274.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF SALESINO ROAD, A DISTANCE OF 175 FEET; THENCE RUN NORTHERLY PARALLEL TO SAID 30 FOOT COUNTY ROAD A DISTANCE OF 325 FEET; THENCE RUN EASTERLY PARALLEL TO SALESINO ROAD, A DISTANCE OF 175 FEET; THENCE RUN SOUTHERLY PARALLEL TO SAID 30 FOOT COUNTY ROAD A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING, SAID LAND SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA. (LESS ROAD RIGHT-OF-WAY)

PARCEL 5:

THE WEST 298 FEET OF TRACT 1, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 6:

THE EAST 382 FEET OF TRACT 1, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 800,469 SQUARE FEET, 18.376 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF WILLOUGHBY TOWNHOMES P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATCH), 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.
- PUBLIC RIGHTS-OF-WAY SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. DESIGNATED AS PUBLIC STREETS ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATCH) 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 RECREATION AREA SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.
- THE NATIVE VEGETATION TRACT SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. IS HEREBY DECLARED TO BE PROPERTY OF THE EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE A PRIVATE NATIVE VEGETATION TRACT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PASSIVE USE AND WILL BE A COMMON TRACT MAINTAINED BY THE ASSOCIATION.
- THE PRIVATE DRAINAGE EASEMENTS AND TRACTS SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (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.
- NOTWITHSTANDING THE OBLIGATION OF THE EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (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 FLOW OF WATER TO ENSURE THE 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:

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.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH ALL OF 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, TO GRANT ENTRY 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 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 ADJUSTABLE OF SPECIAL ASSESSMENT LIA, 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.

WILLOUGHBY TOWNHOMES P.U.D.

BEING A REPLAT OF LOTS 8, AND 1, BLOCK 64, SAINT LUCIE FARMS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LANDS SITUATED IN HANSON GRANT, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RODNEY L. FURNES
OF
CALIFIELD and WHEELER, INC.
SURVEYORS-ENGINEERS-PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 352-1991

CERTIFICATE OF OWNERSHIP AND DEDICATION:

- TRACT LS-1 (LIFT STATION), AS SHOWN ON THE PLAT OF WILLOUGHBY TOWNHOMES P.U.D. 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 "D1 THRU D6" AND LANDSCAPE TRACTS 1 AND 2, AS SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE OPEN SPACE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A BUFFER WALL AND RELATED IMPROVEMENTS AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY OPEN SPACE AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE EMERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. IS HEREBY DEDICATED TO MARTIN COUNTY FOR EMERGENCY ACCESS PURPOSES, NO PLANTING OR CONSTRUCTION WILL TAKE PLACE ON SAID ACCESS EASEMENT. THE MAINTENANCE OF SAID EASEMENT IS THE PERPETUAL OBLIGATION OF EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

SIGNED AND SEALED THIS ____ DAY OF _____, 2023, ON BEHALF OF SAID CORPORATION BY ITS DIVISION PRESIDENT,
MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION,

WITNESS: _____ BY: _____
PRINT NAME: _____ JUSTIN COOK
DIVISION PRESIDENT
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED JUSTIN COOK, DIVISION PRESIDENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS DIVISION PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME

ACCEPTANCE OF DEDICATION:

EDGEWATER PONTE RESIDENTIAL COMMUNITY 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 OBLIGATION FOR SAME.
DATED THIS ____ DAY OF _____, 2023, EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA, NOT-FOR-PROFIT CORPORATION

WITNESS: _____ BY: _____
PRINT NAME: _____ MARTHA SCHIFFER
TITLE: PRESIDENT
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED MARTHA SCHIFFER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS PRESIDENT OF EDGEWATER PONTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA, NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME

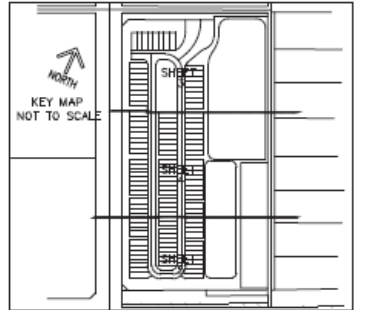
SUBDIVISION PARCEL CONTROL NUMBER

CLERK'S RECORDING CERTIFICATE
I, CAROLYN THOMAS, 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, 1945 ____ DAY OF _____, 2023.
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NO. _____ BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)



SURVEY NOTES:

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTHERLY RIGHT-OF-WAY LINE OF DARLING STREET. SAID LINE BEARS NORTH 66°06'50" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONDUCE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THOSE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- SITE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY'S CONTROL POINTS "WLL-S" HAVING A PUBLISHED ELEVATION OF 17.68' (NAVD88) AND "WLL-D" HAVING A PUBLISHED ELEVATION OF 15.59' (NAVD88).

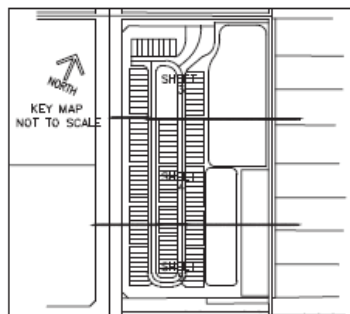


LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACERS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- LIB - LANDSCAPE BUFFER EASEMENT
- LB - LICENSED BUSINESS
- PB - PLAT BOOK
- PG - PAGE
- R - RADIOS
- SF - SQUARE FEET
- UL - UTILITY EASEMENT
- PM - DEDICATES PERMANENT REFERENCE MONUMENT
- - 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PM 103561"
- △ - DEDICATES BENCHMARK NAVD 88
- - DEDICATES SET PERMANENT CONTROL POINT "PCP 103561"
- - DEDICATES SET 5/8" IRON ROD AND CAP "103561"
- ⊕ - FOUND GEODETIC CONTROL POINT

WILLOUGHBY TOWNHOMES P.U.D.

BEING A REPLAT OF LOTS 8, AND 1, BLOCK 64, SAINT LUCIE FARMS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
LANDS SITUATED IN HANSON GRANT, MARTIN COUNTY, FLORIDA.



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACERS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LBE - LANDSCAPE BUFFER EASEMENT
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- R - RADIUS
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- - 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM BIRK STAMPED "PRM LB3591"
- △ - DENOTES BENCHMARK NAVD 88
- ⊙ - DENOTES SET PERMANENT CONTROL POINT "PCP LB3591"
- - DENOTES SET 5/8" IRON ROD AND CAP "LB3591"
- ⊕ - FOUND GEODETIC CONTROL POINT

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS-ENGINEERS-PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392-1991

SURVEY NOTES:

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE HEARING BASE FOR THIS SURVEY IS THE SOUTHERLY RIGHT-OF-WAY LINE OF DARLING STREET, SAID LINE BEARS NORTH 69°06'50" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- SITE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY'S CONTROL POINTS "WLL-S" HAVING A PUBLISHED ELEVATION OF 17.68' (NAVD88) AND "WLL-D" HAVING A PUBLISHED ELEVATION OF 13.59' (NAVD88).

TITLE CERTIFICATION:

I, KYLE D. ELLIOTT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2023:

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF HERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION 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 _____, 2023.

KYLE D. ELLIOTT, ATTORNEY

FLORIDA BAR NO.: 1011782
ADDRESS: WILLIAMS PARKER HARRISON DIETZ & GETZEN
200 S. ORANGE AVENUE
SARASOTA, FL 34236

COUNTY APPROVAL:

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

DATE: _____ BY: _____
COUNTY SURVEYOR AND MAPPER

DATE: _____ BY: _____
COUNTY ENGINEER

DATE: _____ BY: _____
COUNTY ATTORNEY

DATE: _____ BY: _____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

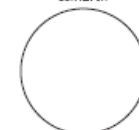
ATTEST: _____
CLERK OF COURT

CERTIFICATE OF SURVEYOR AND MAPPER:

I, RONNIE L. FURNISS, PSM, HEREBY CERTIFY THAT THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. 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.

DATED: _____ BY: _____
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

SURVEYOR

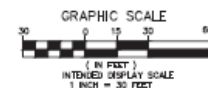


- CAULFIELD and WHEELER, INC.
SURVEYORS-ENGINEERS-PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(361) 392-1991



SURVEY NOTES:

1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
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. 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.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTHERLY RIGHT-OF-WAY LINE OF DARLING STREET, SAID LINE BEARS NORTH 66°06'50" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONJOIN, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
7. SITE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY'S CONTROL POINTS "MILL-5" HAVING A PUBLISHED ELEVATION OF 17.68' (NAVD88) AND "MILL-0" HAVING A PUBLISHED ELEVATION OF 15.35' (NAVD88).

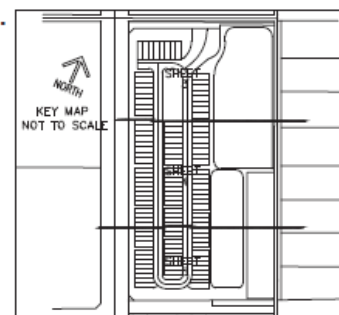


WILLOUGHBY TOWNHOMES P.U.D.

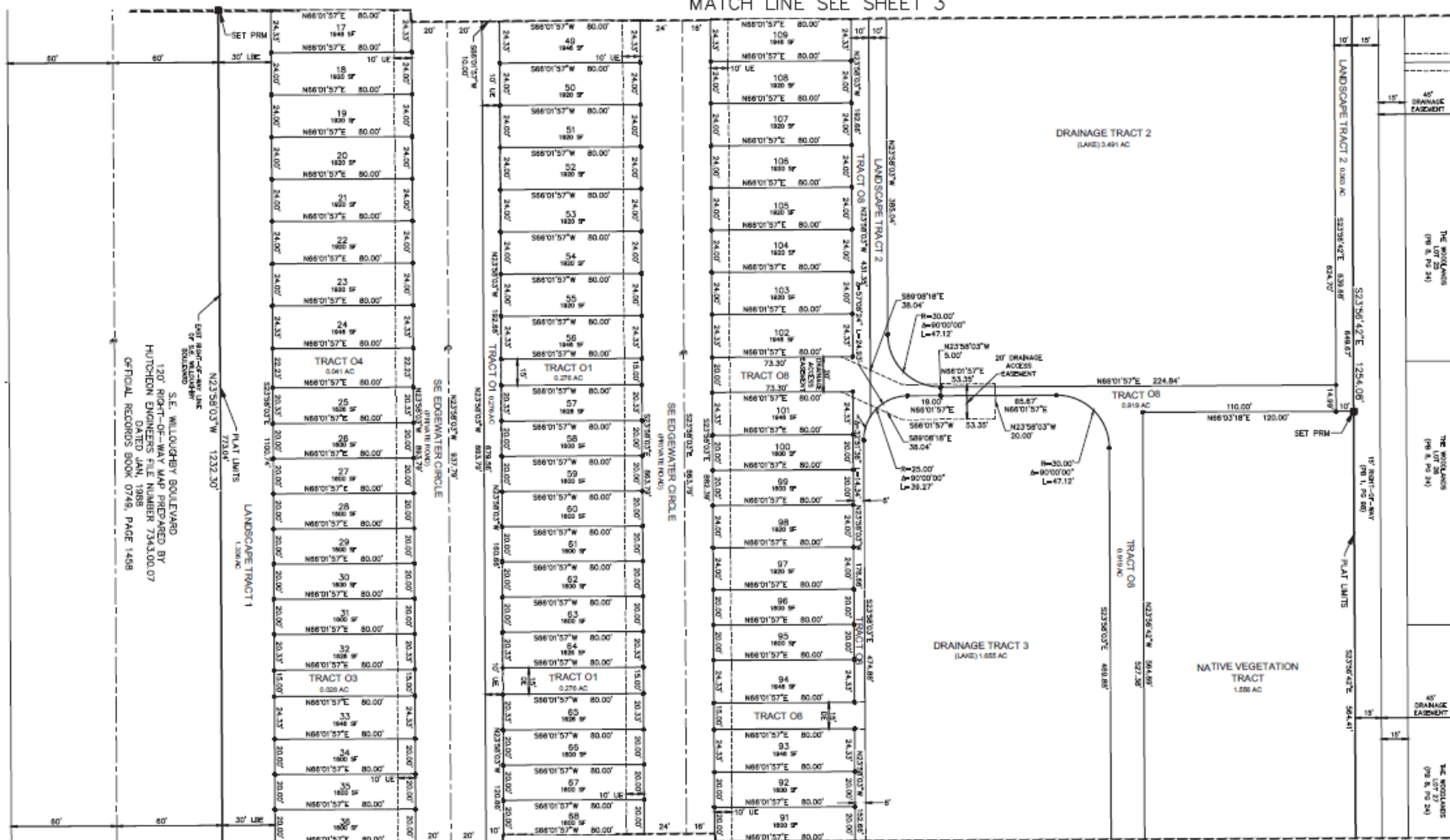
BEING A REPLAT OF LOTS 8, AND 1, BLOCK 64, SAINT LUCIE FARMS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LANDS SITUATED IN HANSON GRANT, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS-ENGINEERS-PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 382-1991



MATCH LINE SEE SHEET 3



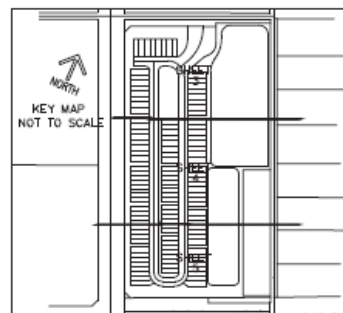
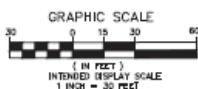
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6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
7. SITE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS ESTABLISHED BY MARTIN COUNTY'S CONTROL POINTS "WILL-5" HAVING A PUBLISHED ELEVATION OF 17.68' (NAVD88) AND "WILL-0" HAVING A PUBLISHED ELEVATION OF 15.99' (NAVD88).

WILLOUGHBY TOWNHOMES P.U.D.

BEING A REPLAT OF LOTS 8, AND 1, BLOCK 64, SAINT LUCIE FARMS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
LANDS SITUATED IN HANSON GRANT, MARTIN COUNTY, FLORIDA.

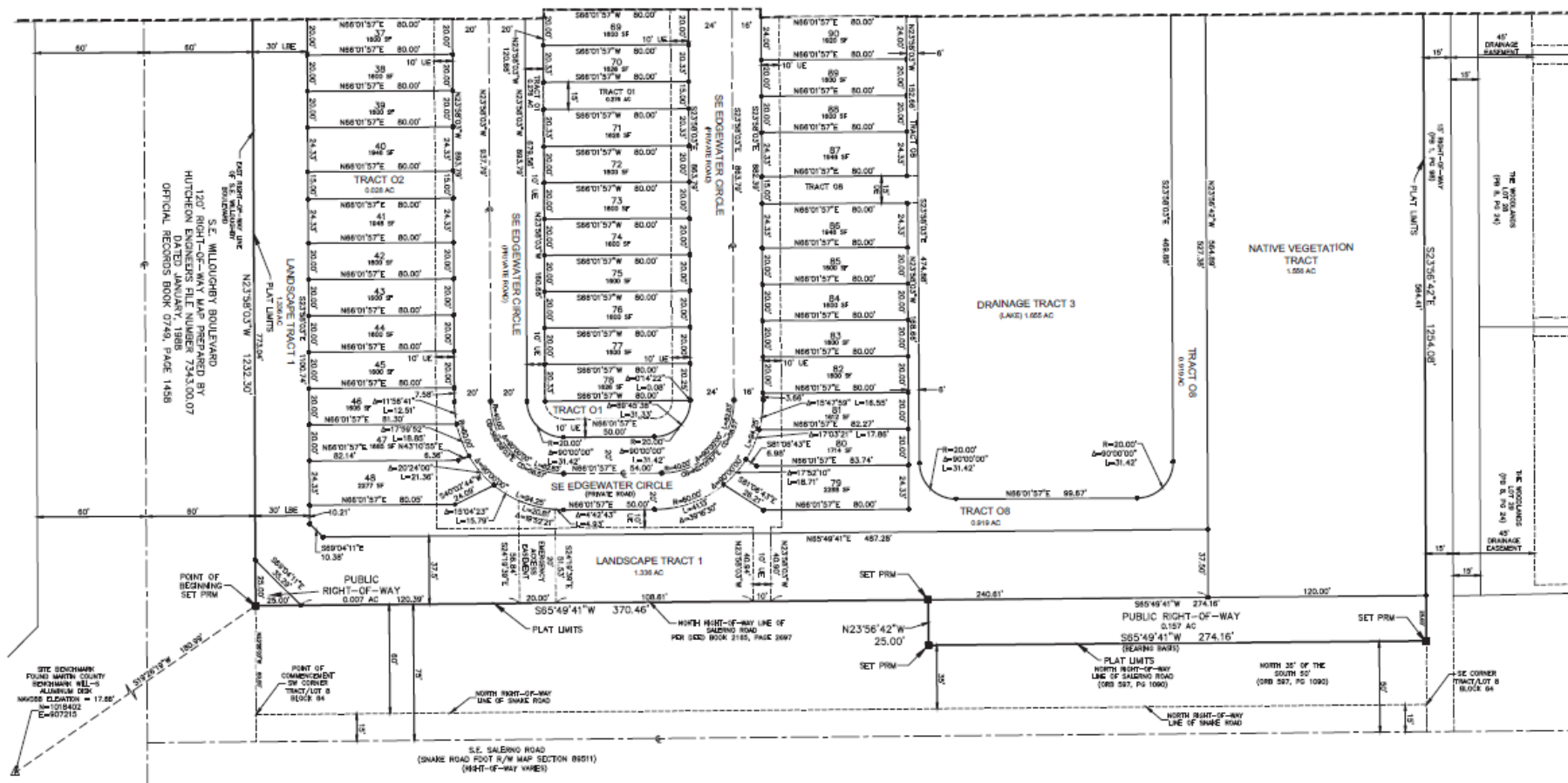
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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LEGEND/ABBREVIATIONS

- CE - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACERS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LINE - LANDSCAPE BUFFER EASEMENT
- UB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- R - RADIUS
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
4"x4"x24" CONCRETE MONUMENT WITH
ALUMINUM DISK STAMPED "PRM L83591"
- BM - DENOTES BENCHMARK NAVD 88
- SP - DENOTES SET PERMANENT CONTROL POINT "POP L83591"
- SR - DENOTES SET 5/8" IRON ROD AND CAP "L83591"
- FG - FOUND GEODETIC CONTROL POINT

MATCH LINE SEE SHEET 4



Development review staff have found the application to be In compliance with all applicable land development regulations and the comprehensive growth management plan.
Staff recommends approval



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

WILLOUGHBY TOWNHOMES PUD PLAT

Applicant:	Meritage Homes of Florida, Inc.
Property Owner:	Meritage Homes of Florida, Inc.
Agent for the Applicant:	Morris Crady, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	W096-003
Record Number:	DEV2021080005
Report Number:	2022 0210 W096-003 Staff Report Final
Application Received:	08/26/2021
Transmitted:	08/27/2021
Staff Report Issued:	10/11/2021
Resubmittal Received:	06/06/2022
Transmitted:	06/06/2022
Date of Report:	07/18/2022
Resubmittal Received:	08/15/2022
Transmitted:	08/15/2022
Date of Report:	10/20/2022
Resubmittal Received:	12/01/2022
Transmitted:	12/01/2022
Date of Report:	01/03/2022
Revised Report:	02/10/2023

Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.

Move that the Board approve the plat for Willoughby Townhomes PUD, including the Contract for Completion of Required Improvements and Infrastructure and the Revised Final Site Plan