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:

START AT THE SOUTHEAST CORNER OF LOT B. BLOCK BA. SAINT LUCIE INLET FARMS. ACCORDING TO THE PLAT THEREOF

START AT THE SOUTHWEST CORNER OF TRACT 8, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, START AT THE SOCIEMEST CORRECT OF TRACE IS, SECURE OF, SPAN IELECT (NOW MARTH), COUNTY, FERDING, THENCE RUN INCREMENTATION THE NORTHERS WITH THE PROPERTY OF SHARE ROAD A DISTANCE OF 523,30 FEET TO THE POINT OF BEONNING, THORSE CONTINUE TO RUN ALONG SAIR RORT-OF-WAY A DISTANCE OF 125 FEET TO THE SOUTHEST OF SHARE ROAD SAID TRACE IS, THENCE RUN MORTHWESTERLY ALONG THE EAST LINE OF TRACE IS A DISTANCE OF 325 FEET. THENCE RUN SOUTHWESTERLY, PARALLEL TO THE SOUTH LINE OF TRACE IS, A DISTANCE OF 125 FEET, THENCE RUN SOUTHESTERLY, PARALLEL TO THE SOUTH LINE OF TRACE IS, A DISTANCE OF 325 FEET, THENCE RUN SOUTHESTERLY, PARALLEL TO THE SOUTH LINE OF TRACE IS, A DISTANCE OF 325 FEET, THENCE RUN SOUTHESTERLY, PARALLEL TO THE SOUTH LINE OF TRACE IS, AND DISTANCE OF 325 FEET, THENCE RUN SOUTHESTERLY, PARALLEL TO THE SOUTH LINE OF TRACE IS, AND DISTANCE OF 325 FEET, THENCE RUN SOUTHESTERLY, PARALLEL TO TO THE EAST LINE OF TRACT 8, A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING. (LESS ROAD RIGHT-OF-

ALL THAT PART OF THE WESTERLY ONE-HALF (WI/2) OF LOT OR TRACT 8, BLOCK 64, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 58, PALM BEACH, NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDED, SEE FOLLOWING DESCRIBED PAGEL, OF LAND SEGNINING POINT SET AT SE COUNTY OF WESTERLY ONE-HALF (WI/2) OF SAD LOT 8, THENCE RINN NM. ALONG EASTERLY LINE OF WESTERLY OWE-HALF OF SAD LOT 8, A DISTANCE OF 325 FEZT TO A POINT PHACK RINN NM. (M.M. ON DESCRIP) ON A LINE PARALLED. TO THE SOUTHERLY LINE OF SAD LOT 8, A DISTANCE OF 7125 FEET TO A POINT, THENCE S.E. ON A LINE PARALLEL TO THE EASTERLY LINE OF WESTERLY ONE-HALF (W/2) OF SAD LOT 8, A DISTANCE OF 325 FEET TO A POINT ON SOUTHERLY LINE OF BAD LOT 8, THENDER HUN N.E. ALONG SOUTHERLY LINE OF LOT 8 A DISTANCE OF 125 FEET TO POINT OF SEGMINION, (LESS ROAD RIGHT-OF-WAY)

PARCEL 4:

START AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, ST. LUGE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF PAUL BEACH, (NOW MARTIN) COUNTY, FLORIDA, SAID STARTING POWN FEELING THE POWN OF SALESHOWN OF THE WESTERLY ROOM OF THE WAY OF SALESHON ROOM, AND THE MESTERLY ROOM OF WAY UNKNOWN OF THE WESTERLY ROOM OF THE WAY UNKNOWN OF THE WESTERLY PLANCE OF THE PET THE WESTERLY ROOM OF THE WESTERLY PLANCE OF THE PET THE WESTERLY ROOM OF THE WESTERLY PLANCE OF THE PET THE WESTERLY ROOM OF THE WESTERLY PLANCE OF THE PET THE WESTERLY ROOM OF THE WESTERLY PLANCE OF THE PET THE PET THE WESTERLY PLANCE OF THE PET T SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA, (LESS ROAD RIGHT-OF-WAY).

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.

THE EAST 362 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 UNDERSIONED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF WILLDUCHBY TOWNHOMES P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

- THE STREETS AND ROWTS-OF-MAY SHOWN ON THIS FLAT OF MILLOUGHEY TOWN-HOMES PLID. ARE REFIRED FOCLARED OFFIN IN THE MARTIN COUNTY ROWS INVESTIGATED AND EXPRINATE ARE HERREY BECLARED TO BE THE PROPERTY OF THE EDGEMATER POINTE RESIDENTIAL COMMUNITY ASSOCIATION, AND THE PRIVATE STREETS SHALL BE CONNEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (NICLIDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION, MARTIN COUNTY HAS REQULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABLITY FOR, ANY PRIVATE STREETS AND REPRITS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
- PUBLIC RIGHTS—GF—WAY SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. DESIGNATED AS PUBLIC STREETS ARE HEREBY DESIGNATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY.
- 3. THE UTLITY EXSENSITY SHOWN ON THE PLAT OF MELOSCHIEV TOWNSHOED PLUD, MAY RE USED FOR UTLITY PURPOSED INCLUDING CATY OF NATURITY IN CONTRIBUTIONS WITH SHORT OF REPORT AND PRODUCED FROM THE DISTRIBUTION OF AN ARTITLE COUNTY HAS BEEN AT BEEN ADDRESS AS MAY BE ADDRESS AS MAY BEEN ADDRESS AND ADDRESS AS MAY BEEN ADDRESS AS MAY BE ADDRE
- 4. THE RECREATION AREA SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES PLUD. IS HEREBY DECLARED TO BE THE PROPERTY OF THE DESTRIBUTION AND A SHOWN ON THIS PLAT OF WILLOUGHEY TOWNHOUSES PLUD. IS HERSEY DECLARED TO BE THE PROPERTY OF THE EDISCANTE POINTE RESIDENTIAL COMMANDY ASSOCIATION, NO. A RICHOR NOT-FOR-MINDTO COMPORATION, FEBRUATE ASSOCIATION, AND IS PIRTHER DECLARED TO BE A PRIVATE REDISCATION AREA, WHICH SHALL BE CONVEYED BY DEED TO ASSOCIATION, MARTIN COUNTY HAS REQULATED ASSOCIATION, WARTH COUNTY HAS REQULATED AND AND ASSOCIATION, WARTH COUNTY HAS REQULATED AS SUCH ON THIS PLAT.
- 5. THE NATIVE VEGETATION TRACT SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES PLUD. IS HEREBY DECLARED TO BE PROPERTY OF THE EDISENATER POINTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROPIT CORPORATION, (PEDENAFER ASSOCIATION), AND ARE FURTHER DECLARED TO BE A PRIVATE NATIVE VEGETATION TRACT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PASSING USE AND WILL BE A COMMON TRACT MAINTAINED BY THE ASSOCIATION.
- STHE PRIVATE DRANAGE EASDEWIS AND TRACTS SHOWN ON THIS PLAT OF MULDIURPY TOWNHOUSE PLUID, AND DESIDANCE AS SUCH ON THE PLAT, ARE RESERY DELEADED TO BE THE PROPERTY OF THE EDDEFANTER POINTE RESIDENTAL COMMINITY ASSIGNATION, INC., A FLORIDA NOT-FOR-PROFIT COMPORATION, (PERHAPTER ASSIGNATION), AND SHALL BE CONVEYED BY DEED TO THE ASSIGNATION FOR DRANAGE PURPOSES, AND ALL DEMANDE FALLES LOCATION THESE MALL BE MADE AND ASSIGNATION, SPEARED AND REPLACED BY THE ASSIGNATION, MARTHN COUNTY HAS RESULTORY AUTHORITY OVER, BUT SHALL SEAR NO RESPONSIBILITY, DUTY, OF MAINLY FOR ANY PRIVATE CRANAGE EXPENDED SCIENCATED AS SUCH ON THIS PLAT.
- 7. NOTWITHSTANDING THE OBLICATION OF THE EDGEWATER POINTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOTHING JANGAING THE OSCILARION OF THE EDICHMENTS POWIE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROTIC CORPORATION, DETERMENTS ASSOCIATION) OF MAINTENANCE REPAR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASSMENTS AND/OR TRACTS SHOWN ON THIS FLAT, THERE IS HEREBY CEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT AND RESONABLE RIGHT OF ACCESS TO EMSIRE THE FOR ARTIN COUNTY AS FOR GENERAL FULLIC 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 MANTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION, MANTIN COUNTY HAS REGULATION AUTHORITY OFFICE AUTOMACE ASSOCIATION AS OFFI DRAINAGE ASSOCIATION AS SUCH ON HIS FLAT.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE 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 ROOK BUT NOT THE COUNTY SHALL HAVE THE ROOK BUT THAT THE ADMINISTRATION OF THE PURPOSE OF PERFORMING FLOW—THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIVE WITTEN MOTE TO THE ASSOCIATION HOWEVER, MARTIN COUNTY SHALL BE REQUIRED OUT, YO ATTEMPT TO PROVIDE NOTICE TO THE ASSOCIATION NO ROOK TO PERFORM FLOW—THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO PRIVATE AND THE ASSOCIATION NO ROOK TO PERFORM FLOW—THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO PRIVATE AND THE ASSOCIATION NO ROOK TO PERFORM FLOW—THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO PRIVATE AND THE ASSOCIATION NO ROOK TO PERFORM FLOW—THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO PRIVATE AND THE ASSOCIATION NO ROOK TO PERFORM FLOW—THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO PRIVATE AND THE ASSOCIATION AND THE ASSOCIATION NO ROOK TO PRIVATE AND THE ASSOCIATION AND THE ASSOCIATION NO ROOK TO PERFORM FLOW—THROUGH DRAINAGE MAINTENANCE WITHOUT THE ASSOCIATION AND THE ASSOCIATION NO ROOK THE ASSOCIATION N (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAMAGE MAINTDIANCE BY MARTIN COUNTY. THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLIDING ADMINISTRATIC COSTS) THEREBY NOUNDED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EDUTABLE OF SPECIAL ASSESSMENT LIDE, 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 RONNIE L FURNISS CAULFIELD and WHEELER, INC. SURVEYORS-ENGINEERS-PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 (561) 392-1991

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MY COMMISSION EXPIRES:

COMMISSION NUMBER:_

- 8. TRACT LS-1 (UFT STATION), AS SHOWN ON THE PLAT OF WILLOUGHBY TOWNHOMES P.U.D. IS HERRBIY DESIGNED TO MANTIN. COUNTY AS A PERMANENT, EXCLUSIVE ASSISTED FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, AMONESANCE, AND REPAR OF URILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO UTILITY STATION, PUMPS, PPELINES, EDUCKES, STRUCTURES, AND POWER UNE HOOKINGS AND EXPRESS AND EXPRESS AND EXPRESS OF PRINCIPLES. AND EXPRESS A
- STRACTS OF THE OF AND LANDSCAPE TRACTS I AND 2. AS SHOWN ON THE PLAT OF WILLDHEIT TRANSMINES PLUE ARE
 HEBBY ESCLARDS TO BE THE REPEBTY OF THE ASSOCIATION, AND ARE PRINTED ESCLARDS. TO BE CHEEVE AREAS,
 HIGH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE DRAINAGE, UTILITY AND LANDSCAPING
 PURPOSES, INCLUDING CONSTRUCTION, MAINTENANCE, REPEAR AND REPLAEMENT OF A BUFFER WALL OR RELATED
 HIPPOYNEMENTS AND SHALL BE MAINTAINED BY THE ASSOCIATION, MARTIN COUNTY HAS REGULATORY ANTHORYTY OVER, BUT
 SHALL BEAR ON RESPONSIBILITY, DUTY OF HEALITY FOR, ANY OPEN SPACE AREAS SESSIONATED AS SUCH ON THE
- 10. THE ENERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF WILLOUGHBY TOWNHOMES P.U.D. IS HEREBY DEXICATED TO MATTIN COUNTY FOR EMPIRENCY ACCESS PRIVATED SET. OF PLANTING OR CONSTRUCTION WILL TAKE PLACE ON SAID ACCESS EASEMENT. THE MAINTENANCE OF SAID EASEMENT IS THE PERPETUAL OBLIGATION OF EDICEMENT POINTE RESUBERTIAL.

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION,

SIGNED AND SEALED THIS ____ DAY OF __________ 2023, ON BEHALF OF SAID CORPORATION BY ITS DIMSION PRESIDENT

WITNESS: BY:	
PRINT NAME: JUSTIN COCK DIMSON PRESIDENT	
WITNESS:	
PRINT NAME:	
ACKNOWLEDGMENT:	
STATE OF FLORIDA	
COUNTY OF	
BEFORE ME PERSONALLY APPEARED JUSTIN COCK, DIMBION PRESIDENT, WHO IS PERSON DEDICATION AS DIMBION PRESIDENT OF MORTIAGE HOMES OF FLORIDA, INC., A F	ALLY KNOWN TO ME OR HAS PRODUCED ONG CERTIFICATE OF OWNERSHIP AND
DEDICATION AS DIVISION PRESIDENT OF MONTAGE HOMES OF ROMIDA, INC., A FI ACCHONIZEDED TO AND REFORE ME THAT HE EXECUTED SUCH CENTRICATE OF PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DE	MERSHIP AND DEDICATION AS DIVISION
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF	2023.
MY COMMISSION EXPIRES:	_
COMMISSION NUMBER: PRINT NAME	
ACCEPTANCE OF DEDICATION:	
EDICEMATER POINTE RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA, NOT.—FOR-JPR THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREO MAINTENANCE COLUMNOTORS FOR SAME DATE THIS DAY 0 2023.	OFIT CORPORATION, HEREBY ACCEPTS IN, AND HEREBY ACCEPTS ITS
EDGEWATER POINTE RESIDE A FLORIDA, NOT-FOR-PRO	NTIAL COMMUNITY ASSOCIATION, INC.,
WTINESS:	
PRINT NAME:	HFFER
WITNESS:	
PRINT NAME:	
ACKNOWLEDGEMENT:	
STATE OF PLORIDA COUNTY OF	
COUNTY OF PERSONALLY APPEARED MARTHA SCHEFFER, WHO IS PERSONALLY KNOWN TO MESONALLY KNOWN TO MESONALLY KNOWN TO MESONAL REPORT OF THE FOREIGN ACCEPTANCE DECEMBER POINTE RESIDENTIAL COMMUNITY ASSOCIATION, NO. 6, FLORIDA, DONN-FOR-PRACKNOWLEDGED TO AND BEFORE ME THAT SHE EMECUTED SUCH INSTRUMENT AS PRESIDENTIAL STRUMENT AS PRESIDENT AS PRESIDENTIAL STRUMENT AS PRESIDENT AS PRESIDENTIAL STRUMENT AS PRESIDENTIAL STRUMENT AS PRESIDENT AS PR	OF DEDICATIONS AS DESSIDENT OF

NOTARY PUBLIC

PRINT NAME

LOCATION MAP

FILE NO. _____

SUBVEY NOTES:

SUBDIVISION PARCEL CONTROL NUMBER

- 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
- 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 MAKING COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE REPAIR OR REPLACEMENT OF A PUBLIC IMPROVAMENT LOCATED THERM. THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTRICTIONED THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIALCHOIST.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEAMINGS 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 DEPTEMENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THIS HALL HAVE THIS HAVE THE HALL HAVE THIS HAVE THE HALL HAVE THIS HALL HAVE THIS HAVE THE HAVE THE HAVE THIS HALL HAVE THIS HALL HAVE THIS HAVE THE HAVE THE HAVE THE HAVE THIS HAVE THE HAVE TH
- 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 "WILL-S" HAVING A PUBLISHED ELEVATION OF 17.68" (NAVDBB) AND "MILL-D" HAVING A PUBLISHED ELEVATION OF 15.59' (NAVD88).



LEGEND / ABBREVIATIONS

C - CENTRILINE

- OETA (CENTRAL ANGLE)

AC - ACERS

CO - CHORD BEARING

CO - CHORD BEARING

CO - CHORD BEARING

L- ARC LEWOTH

LIE - LANDSCAPE BUFFER EASEMENT

LB - LICENSED BUSINESS

ORB - OFFICIAL RECORD BOOK

ALUMINUM DISK STAMPED "PRM LB3591" △ - DENOTES BENCHMARK NAVO 88

⑥ - DENOTES SET PERMANENT CONTROL POINT "PCP

PCP

**

- DENOTES SET 5/8" IRON ROD AND CAP

A - FOUND GEODETIC CONTROL POINT

COUNTY, ROBER, HORSEY CERTIFICATE

NO THE THE THE THE THE THE THAT THE PLAT WAS FARD

OCUNTY, ROBER, HORSEY CERTIFY THAT THE PLAT WAS FARD

OCUNTY, ROBER, PUBLIC RECORDS, THES DAY OF

2023.

GROUT COURT

CLERK'S RECORDING CERTIFICATE

MARTIN COUNTY, PLORIDA

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

THS INSTRUMENT PREPARED BY RONNE L FURNISS OF CAULFELD ON WHEELER, INC. SURVEYORS-ENGMEERS-PLANNERS 7900 GLADES ROAD, SURE 100 BOCA RATON, FLORIDA 33434 (AS), 3023-3031.

(561) 392-1991

SHE KEY MAP NOT TO SCAL

LEGEND / ABBREVIATIONS

- CENTERLINE - DELTA (CENTRAL ANGLE)

■ - DENOTES SET PERMANENT CONTROL POINT "PCP.

DENOTES SET 5/8" RON ROD AND CAP
"L83591"

- FOUND GEODETIC CONTROL POINT

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, WHITTENE 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.
- 3. IN THE ENDIT THAT MARTIN COUNT DISTURBS THE SUFFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPURE OR REPLEADANT OF A PUBLIC INPROMEMENT LOCATED THERBY. THEN THE COUNTY SHALL ER RESPONSIBLE FOR RESTORMS THE STREET SURFACE ONLY TO THE CITEM'S WHICH WOULD BE REQUIRED IT THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATION.
- 4. 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 RETERIENCED TO THE FLORIDA STATE PLANE COORDINATE STEDAL EAST ZONE, NORTH JAMPICAN DATUM OF 1983, 2011 ADJUSTIGHT. THE DRAING DAKE FOR THIS SURVEY IS THE SOUTHELY RIGHT-OF-MAY LINE OF DATUM STREET, SAUD LINE SEARS NORTH 60Y0007 CAST AND ALL OTHER BEAGINGS.
- 6. IN THOSE CASES WERE EASEMENTS OF DIFFERENT THYES CROSS OR OTHERWISE CONCIDE. DIRANGE EASEMENTS SHALL HAVE THE ROST EFFORTY, CALLETY EASEMENTS SHALL HAVE THOO PRIORITY, AND ALL OTHER EASEMENTS SHALL HAVE THOO PRIORITY, AND ALL OTHER EASEMENTS SHALL HAVE THOO PRIORITY, AND ALL OTHER EASEMENTS SHALL HAVE THOO PRIORITY SHOULD SET SHALL BE SUBDRIBNATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE MICHIGANTS.
- 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-S" HAVING A PUBLISHED ELEVATION OF 17.88" (NAVD88) AND "WILL-D" HAVING A PUBLISHED ELEVATION OF 15.59" (NAVD68).

CERTIFICATE OF SURVEYOR AND MAPPER:

I, ROWNIE L FURNISS, PSM, HEREBY CERTIFY THAT THIS PLAT OF WILLOUGHBY TOWNHOWES PLUD. IS A TRUE AND CORRECT REPRESENTATION OF THE LANCE SURVEY FOR JUNKEY WAS ALKE UNKERN BY RESTROYMENT, THAT PLUM SURVEY WAS ALKE UNKERN BY RESTROYMENT, THAT SURVEY AND A REQUIRED BY THE STANDARD AND PROMISED TO THE PROMISED TOWN THE PLATTED LANDS: AND, PURTHER, THAT THE SURVEY DATA COWPLES WITH ALL OF THE REQUIRED MAPPOROUGHBYS WITH FLATTED LANDS: AND, PURTHER, THAT THE SURVEY DATA COWPLES WITH ALL OF THE REQUIRED MAPPOROUGHBYS WITH FLATTED LANDS: AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED:

PROFESSIONAL SURVEYOR AND MAPPER #6272

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



TITLE	CERTII	FICAT	I ON

I, KYLE D. ELLIOTT , A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____ RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF MERITAGE 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 _____

KYLE D. ELLIOTT, ATTORNEY

FLORIDA BAR NO.: 1011782
ADDRESS: MILIAMS PARKER HARMSON DIETZ & GETZEN
200 S. GRANGE AVENUE
SARASOTA, FL 34236

COUNTY APPROVAL: THIS PLAT IS HEREBY APPROVED BY THE	E UNDERSIGNED ON THE DATES INDICATED:
DATE:	BY: COUNTY SURVEYOR AND MAPPER
DATE:	BY: COUNTY ENGINEER
DATE	RYSCOUNTY_ATTORNEY
DATE:	BY)CHARMAN, BOARD OF COUNTY COMMISSIONERS
	ATTEST:

- THS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBCIVIDED LANDS DESCRIBED REPRON AND MILL IN NO CIRCUMSTANCES BE SUPPLIANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPH OR DISTAL.
- 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 EMBIT THAT MARTH COUNTY DISTURBS THE SUFFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAR OF REPLACEMENT OF A PUBLIC INPROVEMENT LOCATED THERMAN THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTREMENT THE STREET SURFACE ONLY TO THE CRIENT WHICH WOULD BE RECHARGED IT THE STREET WHICE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATION.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARRIGS SHOWN LEBEON ARE BASED ON GRID NORTH, AND ARE REPERBACED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1988, 2011 ADJUSTMENT. THE ELEBANDS BASE FOR THIS SIMPLY IS THE SOUTHERLY RICHT-OF-WAY LINE OF DARLING STREET, SAID LINE BEARS MORTH 66'00'50' EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- a. In THOSE CASES WHERE EASEMENTS OF DETERRIT TYPES CROSS OR OTHERWISE COUNDED, DRAINAGE EASEMENTS SHALL HAVE THE PREST PROBETY, UNITY EASEMENTS SHALL HAVE THE DESCRIPTION FROM THE PROPERTY SHALL HAVE THEN PROBETY, AND ALL OTHER EASEMENTS SHALL BE SUBGROWNET TO THESE WITH THEIR PROPERTY BEING DETERMINED BY USE RIGHTS GRANTED.
- SITE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVO 88). AS STREUBERD BY MARTIN COUNTY'S CONTROL POINTS "MILL-S" HANNIG A PUBLISHED ELEVATION OF 17.58" (NAVOBB) AND "MILL-O" HANNIG A PUBLISHED ELEVATION OF 15.58" (NAVOBB).

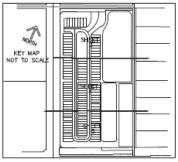
WILLOUGHBY TOWNHOMES P.U.D.

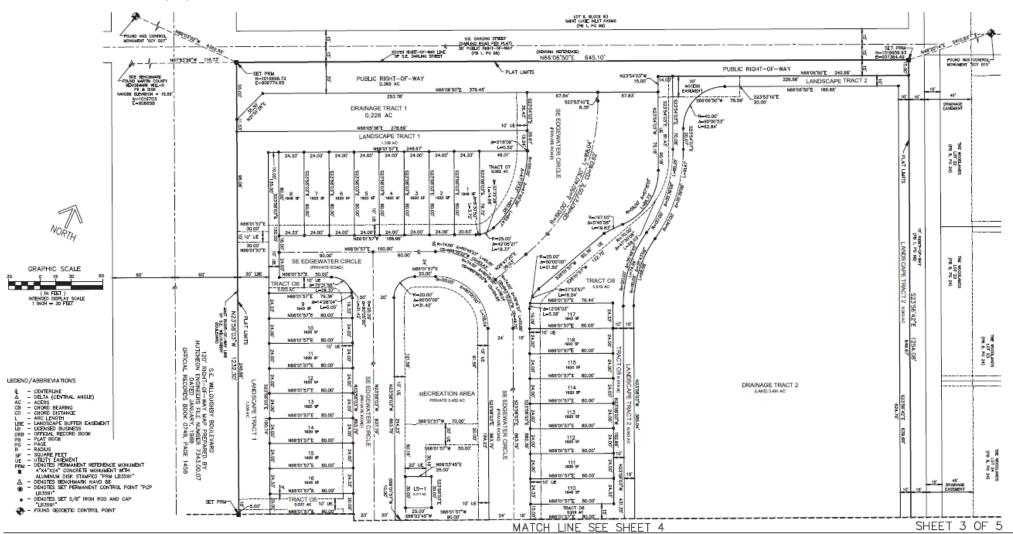
BEING A REPLAT OF LOTS 8, AND 1, BLOCK 64, SAINT LUCIE FARMS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LANDS SITUATED IN HANSON GRANT, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY RONNIE L FURNISS

CAULFELD and WHEELER, INC. SURVEYORS—ENGINEERS—PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 (561) 392—1991





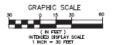
- THS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED RESCON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OF DISTRAL.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE 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 OF REPLACEMENT OF A PUBLIC IMPROVAMENT LOCATED THERM THEN THE OUTDY'S SHALL BE RESPONSIBLE FOR RESTORM THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE RESUMBED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATION.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARROS SHAWN HERSON ARE BASED ON GRID NORTH, AND ARE REPERHEED TO THE FLORIDA STATE PLANS COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1883, 2011 ADJUSTMENT. THE REARING BASE FOR THIS SURVEY IS THE SOUTHERLY BIGHT-OF-MAY UNE OF DARLING STREET, SAID LINE BEARS NORTH 66/06/50° EAST AND ALL OTHER BEARINGS
- 6. IN THOSE CAUSES HERE EASEBOTIS OF DETROIT THES CROSS OF OTBERNET CONVOICE, INDIVINCE CASSIDERTS SHALL HAVE THE PRETET PROSTY, UTILITY EASEBOTIS SHALL HAVE SECOND PRIDRITY, ACCESS EASEMENTS SHALL HAVE THEO PROSTY, AND ALL OF DETROITS CAUSED AND ALL DESCRIPTION TO THESE WHITH THESE PRIORITY BEING OFTENHED BY USE RIGHTS GRANT OF THE PRIORITY BEING OFTENHED BY USE RIGHTS GRANT OF THE PRIORITY BEING OFTENHED BY USE
- SITE BENCHMARKS SHOWN HOREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY'S CONTROL POINTS "MLL-S" HAMING A PUBLISHED ELEVATION OF 17.68" (NAVD88) AND "MILL-D" HAVING A PUBLISHED ELEVATION OF 15.59' (NAVDSS).

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

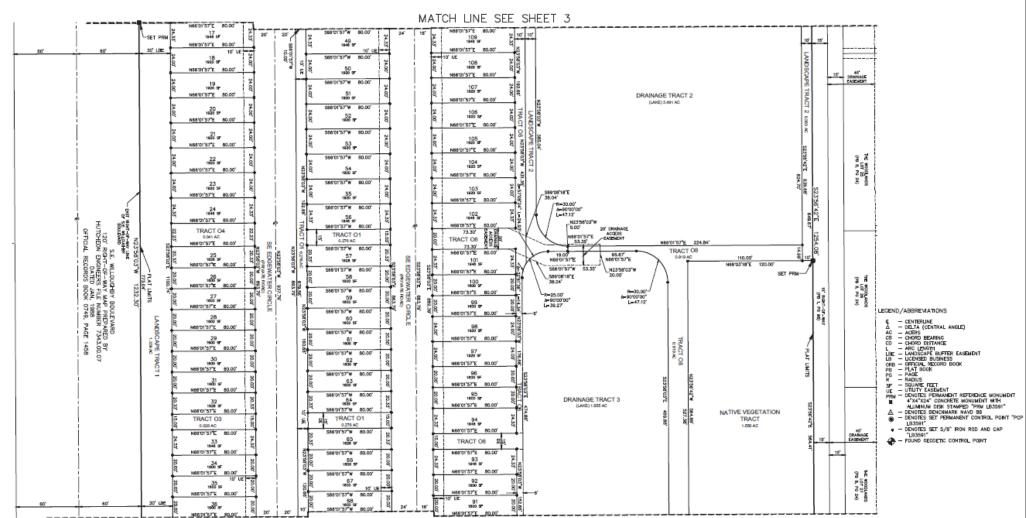
THIS INSTRUMENT PREPARED BY RONNIE L FURNISS

CFU CAULFIELD and WHEELER, INC.
SURVEYORS—BOOK BOOK, 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 SUBSIMISED LANDS DESCRIBED REPRON AND MILL IN NO CRICUMSTANCES BE SUPPLAYMED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, METERINE GRAPHIC OF DISTAL.
- 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 ENDIT THAT MARTIN COUNTY DISTURBS THE SUFFACE OF A PRIVATE STREET DUE TO MAINTENANCE, RODAR OR REPLACEMENT OF A PUBLIC IMPROVAMENT LOCATED THERM. THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORMING THE STREET SURFACE CALLY TO THE EXTENT WHICH WOULD BE RECKARED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECEPACHING.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- 5. BEARMOS SHOWN HERSON ARE BASED ON GRID NORTH, AND ARE REPERIONED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATING OF 1988, 2011 ADMISTMENT, THE ERPAINE BASE FOR THIS SINGEY IS THE SOUTHERLY RIGHT-OF-WAY LINE OF DARLING STREET, SAID LINE BEARS MORTH 68'00'50" EAST AND ALL OTHER BEARINGS ARE RELATING THERETO.
- 6. IN THOSE CASES WHERE EXSENDING OF DEPORTOR TYPES CROSS OR OTHERWISE COUNCIDE, DRAINAGE EXSENDING SHALL HAVE THE PRIST PRICHTY, UTILITY EXSENDENTS SHALL HAVE SECOND PRICHTY, ACCESS EXSENDING SHALL HAVE THRD PRICHTY, AND ALL OTHER EXSENDING SHALL SE SUBGROWNET TO THESE WITH THEIR PRICHTY BONG DETERMINED BY USE
- SITE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVO 88), AS
 ESTABLISHED BY MARTIN COUNTY'S CONTROL POINTS "MILL—S" HAWING A PUBLISHED ELEVATION OF 17.88" (NAVO88) AND
 "MILL—O" HAWING A PUBLISHED ELEVATION (F 15.58" (NAVO88).

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 RONNE L PURISS
OF OF CAULFELD and WHEELER, INC.
SURVEYORS—ENGINEERS—PLANNERS
7900 (AADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 382—1991

KEY MAP NOT TO SCAL





LEGEND/ABBREVIATIONS € − CENTERLINE

€ — CENTERLINE Δ — DELTA (CENTRAL ANGLE) AC — ACERS

AC — ACERS

CB — CHORD BEARING

CD — CHORD DISTANCE

L — ARC LENGTH

LILE — LANDSCAPE BUFFER EASEME

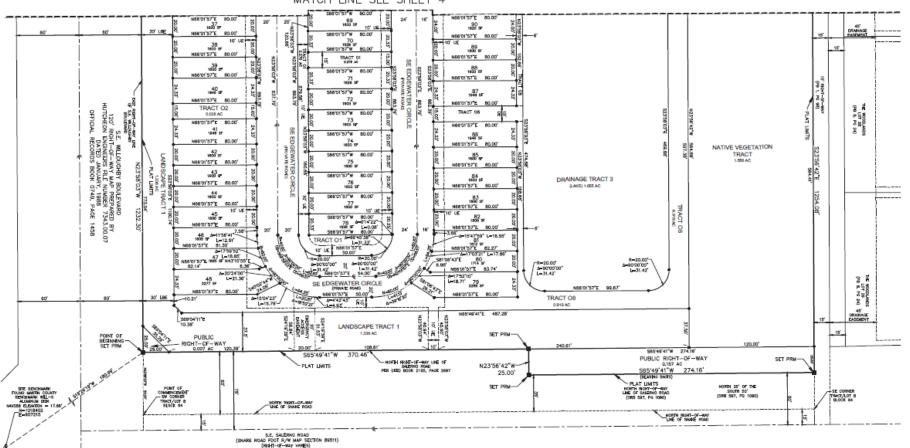
L — ARC LENGTH
LIB — LANDSCAPE BUFFER EASEMENT
LB — UCEMSED BUSINESS
CRB — CFFICIAL MECORD BOOK
PB — PLAT BOOK
PG — PAGE
R — RADIUS

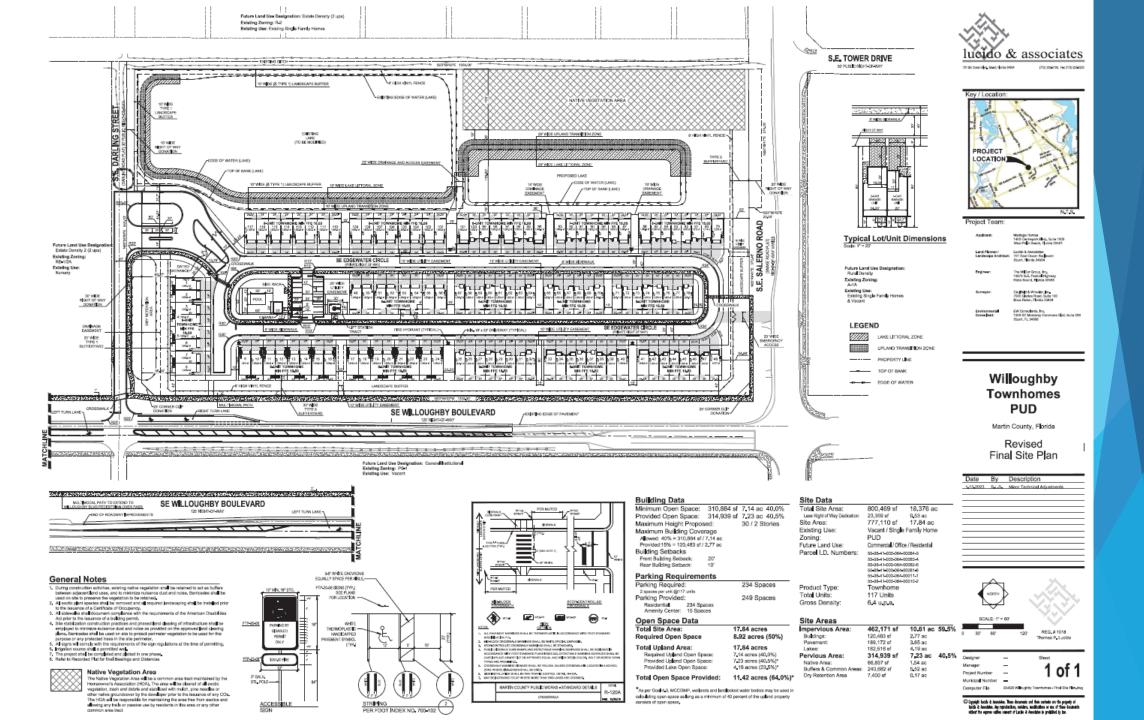
F = SQUAME FEET
UE - UTLITY EASEMENT
WHITE - UTLITY EASEMENT
DENOTES PERMAMENT REFERENCE MONUMENT
4"X4"X24" CONCINETE MONUMENT WITH
ALUMMUM DISK STAMPEN "PRI LB3391"

UB3591"
- DENOTES SET 5/8" IRON ROD AND CAP

- 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

Revised Report:

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

02/10/2023

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 10/20/2022 Date of Report: Resubmittal Received: 12/01/2022 Transmitted: 12/01/2022 Date of Report: 01/03/2022 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