

# PALM PIKE CROSSING

BEING A REPLAT OF PORTIONS OF TRACTS 7 AND 11 AND ALL OF TRACT 10, PLAT OF PALM CITY FARMS,  
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA  
JUNE 2021

## LEGAL DESCRIPTION:

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH 00°05'17" WEST, A DISTANCE OF 610.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH 89°43'13" EAST, A DISTANCE OF 554.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HIGH MEADOW AVENUE, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°05'45" WEST, A DISTANCE OF 647.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 30 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, NORTH 89°44'39" WEST, A DISTANCE OF 1218.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF TRACTS 10 AND 7, NORTH 00°04'49" EAST, A DISTANCE OF 1261.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,196,906 SQUARE FEET OR 27.477 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

PALM PIKE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PALM CITY WAGAS VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED AUTHORIZED REPRESENTATIVES, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE PLAT OF PALM PIKE CROSSING AND HEREBY DEDICATE AS FOLLOWS:

1. OPEN SPACE TRACTS 1, 2 AND 3 SHOWN ON THIS PLAT OF PALM PIKE CROSSING ARE HEREBY DECLARED TO BE PROPERTY OF PALM PIKE CROSSING, LLC AND ARE FURTHER DECLARED TO BE OPEN SPACE FOR COMMON AREA PURPOSES INCLUDING STORM WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS. 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.

2. TRACTS R-1 AND R-2 SHOWN ON THIS PLAT OF PALM PIKE CROSSING, ARE HEREBY DEDICATED TO MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS ("COUNTY") AND SHALL BE CONVEYED TO THE COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AS A PUBLIC STREET FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV).

3. TRACT R-3 SHOWN ON THIS PLAT OF PALM PIKE CROSSING AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PALM PIKE CROSSING, LLC, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE OWNER OR ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

4. WETLAND TRACTS 1 AND 2 SHOWN ON THIS PLAT OF PALM PIKE CROSSING ARE HEREBY DECLARED TO BE PROPERTY OF PALM PIKE CROSSING, LLC AND ARE FURTHER DECLARED TO BE PRIVATE WETLAND AREAS, AND SHALL BE MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE WETLAND TRACTS 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 WETLAND AREAS DESIGNATED AS SUCH ON THIS PLAT.

5. WETLAND BUFFER TRACTS 1 AND 2 SHOWN ON THIS PLAT OF PALM PIKE CROSSING ARE HEREBY DECLARED TO BE PROPERTY OF PALM PIKE CROSSING, LLC AND ARE FURTHER DECLARED TO BE PRIVATE WETLAND BUFFERS TO ADJACENT WETLAND AREAS, AND SHALL BE MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE WETLAND BUFFER TRACTS 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 WETLAND BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.

6. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PALM PIKE CROSSING 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.

7. THE ACCESS EASEMENT, AS SHOWN ON THIS PLAT OF PALM PIKE CROSSING, IS HEREBY DEDICATED TO THE OWNER OF LOT 3, ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS FROM LOT 3 TO TRACT R-3 AND SHALL BE THE MAINTENANCE OBLIGATION OF THE OWNER OF LOT 3, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE OWNER OF LOT 4 NOR PALM PIKE CROSSING, LLC.

8. THE CROSS ACCESS EASEMENTS, AS SHOWN ON THIS PLAT OF PALM PIKE CROSSING, ARE HEREBY RESERVED BY PALM PIKE CROSSING, LLC, FOR PUBLIC VEHICULAR CROSS ACCESS PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF PALM PIKE CROSSING, LLC, ITS SUCCESSORS AND ASSIGNS.

9. THE SIGN EASEMENTS, AS SHOWN ON THIS PLAT OF PALM PIKE CROSSING ARE HEREBY RESERVED BY PALM PIKE CROSSING, LLC FOR THE CONSTRUCTION AND MAINTENANCE OF SIGNS AND SHALL BE THE MAINTENANCE OBLIGATION OF PALM PIKE CROSSING, LLC, ITS SUCCESSORS AND ASSIGNS.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS AUTHORIZED REPRESENTATIVE.

PALM PIKE CROSSING, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: CW FAMILY, LLLP  
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP,  
ITS MANAGER

BY: CW FAMILY, LLC  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

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

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

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

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

CHARLES WHITTALL  
MANAGER

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY CHARLES WHITTALL, IN HIS CAPACITY AS MANAGER OF CW FAMILY, LLC, A FLORIDA LIMITED COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF CW FAMILY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, IN ITS CAPACITY AS MANAGER OF PALM PIKE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF SAID ENTITIES. SAID PERSON IS ☐ PERSONALLY KNOWN TO ME OR ☐ PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

COMMISSION NUMBER

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS AUTHORIZED REPRESENTATIVE.

PALM CITY WAGAS VII, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: UNICORP INVESTORS III, LLC  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS MANAGER

BY: CW FAMILY, LLLP  
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP,  
ITS MANAGER

BY: CW FAMILY, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

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

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

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

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

CHARLES WHITTALL  
MANAGER

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY CHARLES WHITTALL, IN HIS CAPACITY AS MANAGER OF CW FAMILY, LLC, A FLORIDA LIMITED COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF CW FAMILY, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, IN ITS CAPACITY AS MANAGER OF UNICORP INVESTORS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF PALM CITY WAGAS VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITIES. SAID PERSON IS ☐ PERSONALLY KNOWN TO ME OR ☐ PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

COMMISSION NUMBER

## MORTGAGEE'S CONSENT TO PLAT

STATE OF FLORIDA  
COUNTY OF MARTIN

SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFY THAT THEY ARE HOLDERS OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FUTURE FILING ON THE LAND DESCRIBED HEREON, DATED MAY 28, 2021, AND RECORDED IN OFFICIAL RECORD BOOK 3229, PAGE 1494, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND DO HEREBY CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, ON BEHALF OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

SEACOAST NATIONAL BANK,  
A NATIONAL BANKING ASSOCIATION.

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

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

TITLE: \_\_\_\_\_

ATTEST

NAME:  
CORPORATION SECRETARY

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, AND \_\_\_\_\_, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: ☐ PERSONALLY KNOWN TO ME OR ☐ HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

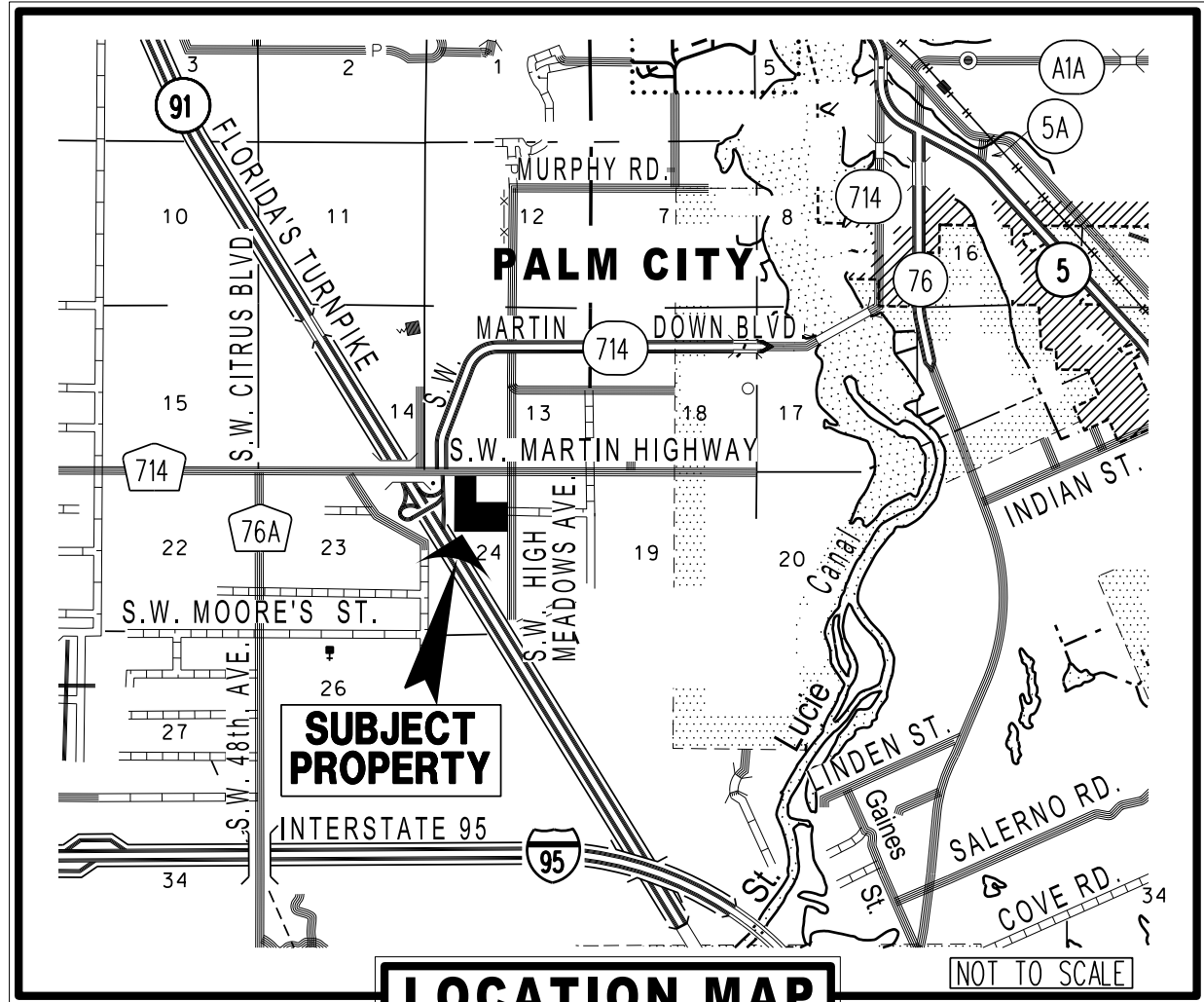
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MY COMMISSION EXPIRES: \_\_\_\_\_

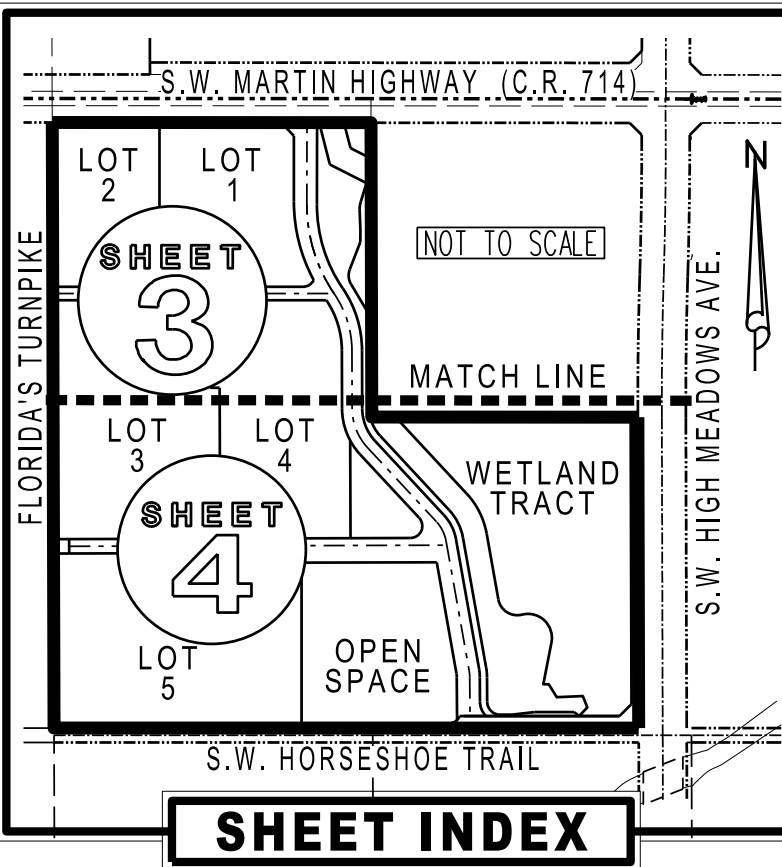
SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

COMMISSION NUMBER



AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
LOT 1	96,116	2.207
LOT 2	74,577	1.712
LOT 3	168,897	3.877
LOT 4	132,926	3.052
LOT 5	183,046	4.202
OPEN SPACE TRACT 1	36,919	0.848
OPEN SPACE TRACT 2	17,203	0.395
OPEN SPACE TRACT 3	103,475	2.375
TRACT R-1	5,147	0.118
TRACT R-2	27,520	0.632
TRACT R-3	105,804	2.429
WETLAND BUFFER TRACT 1	14,291	0.328
WETLAND BUFFER TRACT 2	54,410	1.249
WETLAND TRACT 1	2,662	0.061
WETLAND TRACT 2	173,913	3.992
<b>TOTAL</b>	<b>1,196,906</b>	<b>27.477</b>



## SURVEYOR'S NOTES:

- ① - NAIL AND DISK STAMPED "PCP LB 4431" PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.
- ② - "4"x4" CONCRETE MONUMENT AND DISK STAMPED "PM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ③ - DENOTES END POINT OF A LINE OR CURVE (CHANGE IN DIRECTION)

1. BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT (NAD 83/90). FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION'S EAST ZONE AND ARE RELATIVE TO A GRID BEARING OF NORTH 89°22'33" EAST AND A GRID DISTANCE OF 9,352.33 FEET BETWEEN RECORDED GEODETIC CONTROL MONUMENTS "B517" AND "GCY 801". ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2. LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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. a) 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.  
b) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

5. THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

## ABBREVIATIONS:

C = CENTERLINE  
(C) = CALCULATED  
(P) = AS SHOWN ON PLAT  
CB = CURVE'S CHORD BEARING  
CL = CURVE'S CHORD LENGTH  
CONC. = CONCRETE  
C.R. = COUNTY ROAD  
D. = CURVE'S DELTA  
EL. = ELEVATION  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
F.K.A. = FORMERLY KNOWN AS  
FND. = FOUND  
L = CURVE'S ARC LENGTH

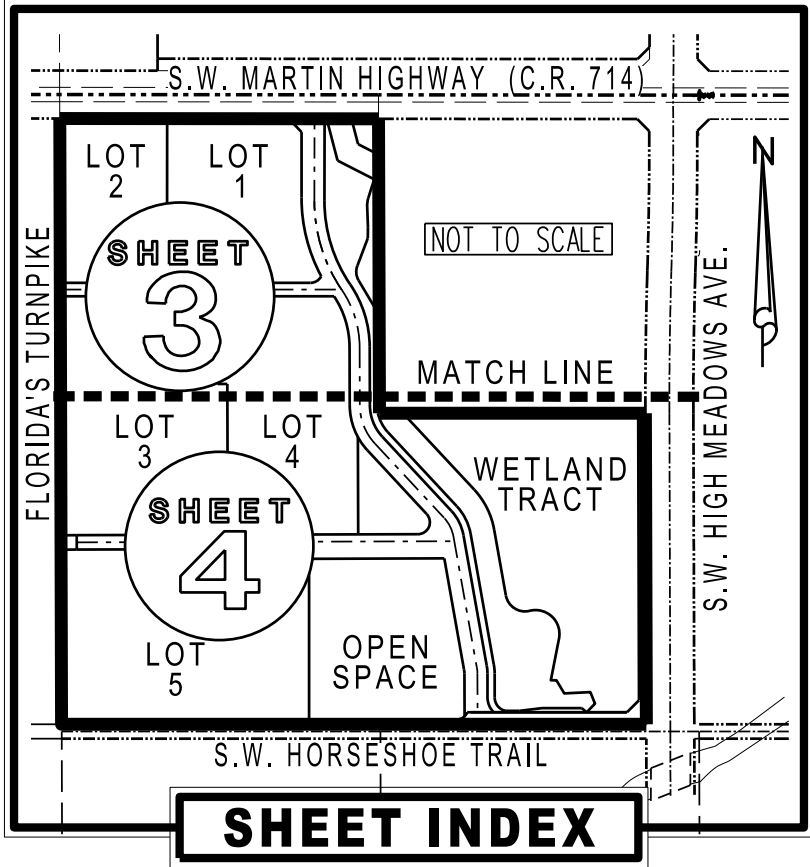
NAD83/90= NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT  
NAVDB8 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NO. = NUMBER  
O.R.B. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
P.C. = PAGE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
R = CURVE'S RADIUS  
R/W = RIGHT OF WAY  
S.R. = STATE ROAD  
STA. = STATION



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CKD.	D.C.L.	SHEET	1 OF 4
		DWG.	D15-055P

# PALM PIKE CROSSING

BEING A REPLAT OF PORTIONS OF TRACTS 7 AND 11 AND ALL OF TRACT 10, PLAT OF PALM CITY FARMS,  
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA  
JUNE 2021



## TITLE CERTIFICATION:

I, ROBERT M. POPPELL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2021:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) 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 \_\_\_\_\_, 2021.

ROBERT M. POPPELL, ESQUIRE  
FLORIDA BAR NO. 710131  
P.O. BOX 231  
ORLANDO, FLORIDA 32802-0231

## COUNTY APPROVAL:

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

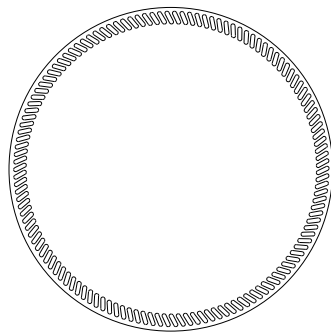
DATE \_\_\_\_\_ COUNTY SURVEYOR AND MAPPER

DATE \_\_\_\_\_ COUNTY ENGINEER

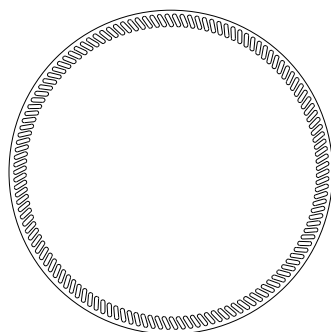
DATE \_\_\_\_\_ COUNTY ATTORNEY

DATE \_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: \_\_\_\_\_  
CLERK OF COURT



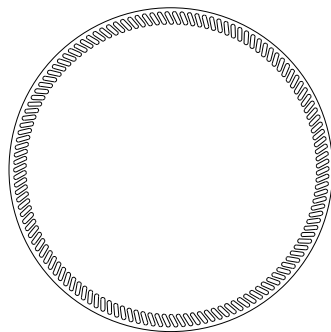
COUNTY ENGINEER



COUNTY SURVEYOR

## CERTIFICATE OF SURVEYOR AND MAPPER:

I, DAVID C. LIDBERG, HEREBY CERTIFY THAT THIS PLAT OF PALM PIKE CROSSING 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 AND MONUMENTS 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.



DAVID C. LIDBERG  
SURVEYOR AND MAPPER

## SURVEYOR'S NOTES:

- ① - NAIL AND DISK STAMPED "PCP LB 4431" PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.
- - 4"x4" CONCRETE MONUMENT AND DISK STAMPED "PM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊕ - DENOTES END POINT OF A LINE OR CURVE (CHANGE IN DIRECTION)
- 1. BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT (NAD 83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION'S EAST ZONE AND ARE RELATIVE TO A GRID BEARING OF NORTH 89°22'33" EAST AND A GRID DISTANCE OF 9,352.33 FEET BETWEEN RECOVERED GEODETIC CONTROL MONUMENTS "0517" AND "00Y 001". ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2. LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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. a) 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.  
b) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5. THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

## ABBREVIATIONS:

- CL = CENTERLINE
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- STA. = STATION

DAVID C. LIDBERG  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 3613

DATE \_\_\_\_\_

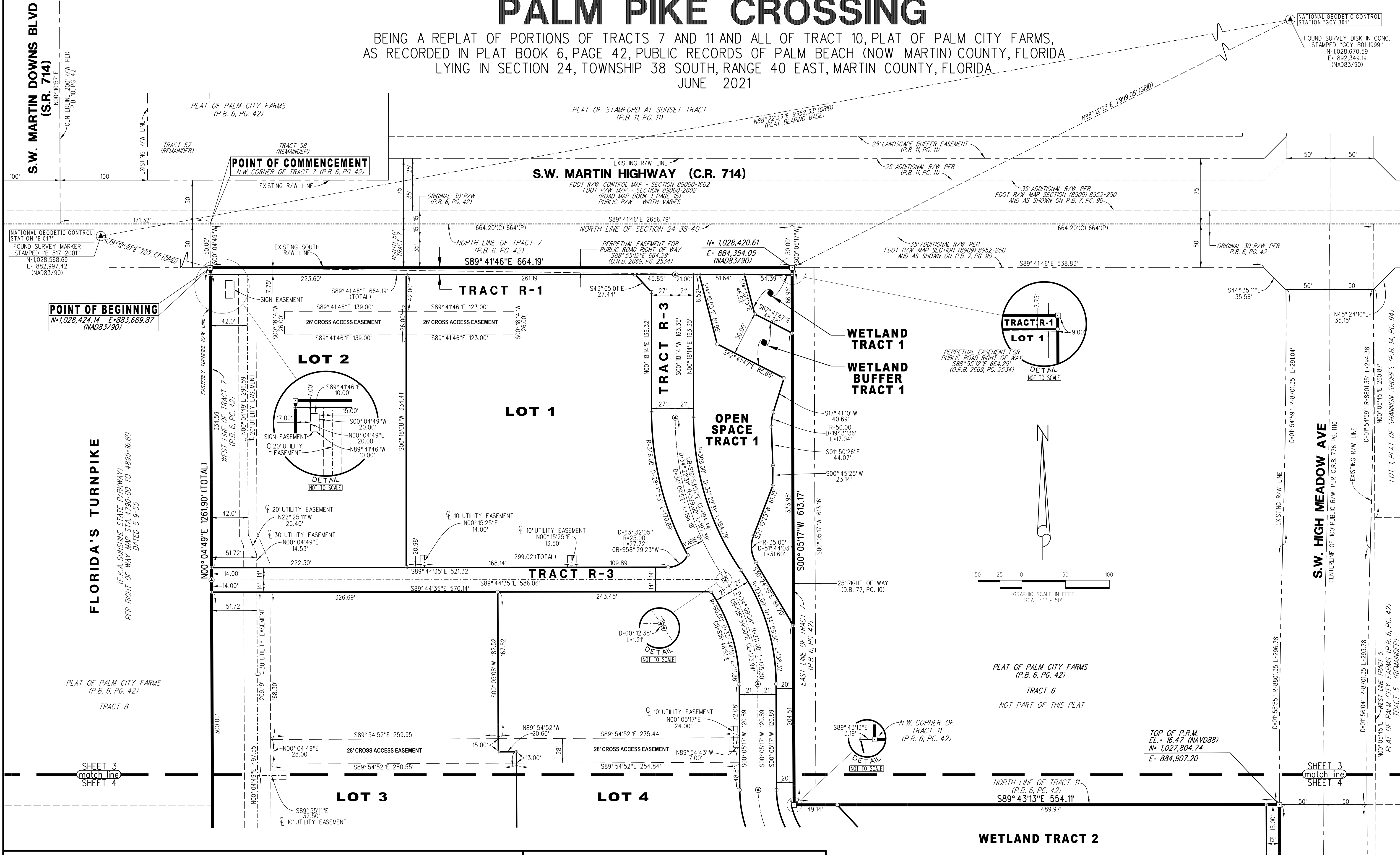


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FLD. --	FB. PG.	JOB	15-055-306
OFF. CASASUS, R.J.W.	--	DATE	JUNE 2021
CKD. D.C.L.	SHEET 2 OF 4	DWG.	D15-055P



# PALM PIKE CROSSING

BEING A REPLAT OF PORTIONS OF TRACTS 7 AND 11 AND ALL OF TRACT 10, PLAT OF PALM CITY FARMS,  
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA  
JUNE 2021



## SURVEYOR'S NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT (NAD 83/90). FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION'S EAST ZONE AND ARE RELATIVE TO A GRID BEARING OF NORTH 89°22'33" EAST AND A GRID DISTANCE OF 9,352.33 FEET BETWEEN RECOVERED GEODETIC CONTROL MONUMENTS "B517" AND "GCY B01". ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
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. a) 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.  
b) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

## ABBREVIATIONS:

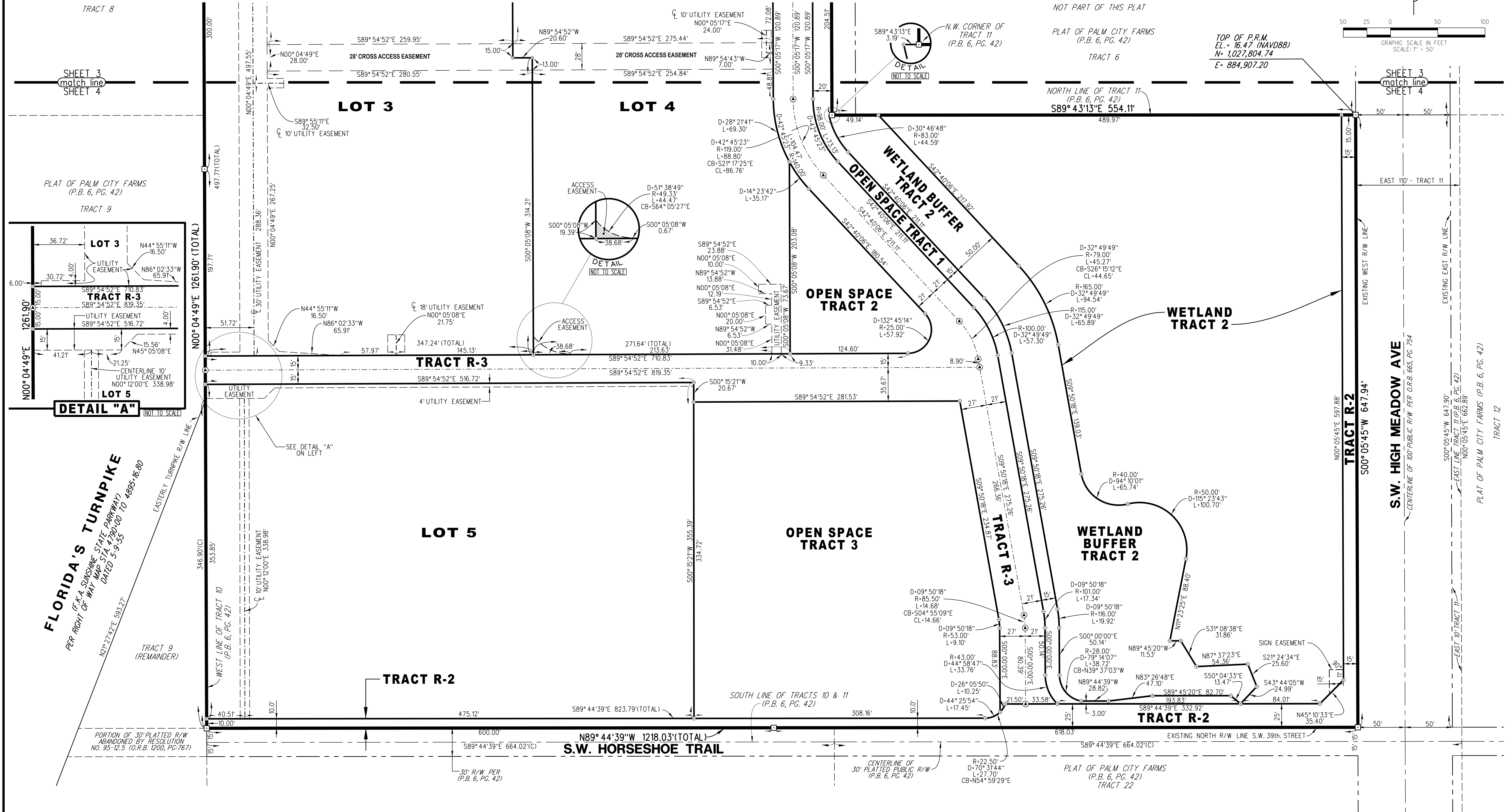
- CL = CENTERLINE  
(C) = CALCULATED  
(P) = AS SHOWN ON PLAT  
CB = CURVE'S CHORD BEARING  
CL = CURVE'S CHORD LENGTH  
CONC. = CONCRETE  
C.R. = COUNTY ROAD  
D. = CURVE'S DELTA  
E.L. = ELEVATION  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
F.K.A. = FORMERLY KNOWN AS  
FND. = FOUND  
L = CURVE'S ARC LENGTH
- NAD83/90= NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT  
NAVDB8 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NO. = NUMBER  
O.R.B. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
PAGE = PAGE  
P.R.W. = PERMANENT REFERENCE MONUMENT  
R = CURVE'S RADIUS  
R/W = RIGHT OF WAY  
S.R. = STATE ROAD  
STA. = STATION

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454  
LB4431

CAD.	K:\JUST \ 243840 \ 06-42 \ 15-055-306 \ 15-055-306.DGN
REF.	
F.L.D.	PG.
OFF.	CASASUS, R.J.W.
CKD.	D.C.L.
JOB	15-055-306
DATE	JUNE 2021
DWG.	D15-055P

# PALM PIKE CROSSING

BEING A REPLAT OF PORTIONS OF TRACTS 7 AND 11 AND ALL OF TRACT 10, PLAT OF PALM CITY FARMS,  
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA  
JUNE 2021



## SURVEYOR'S NOTES:

- NAIL AND DISK STAMPED "PCP LB 4431" PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.
- "4"x4" CONCRETE MONUMENT AND DISK STAMPED "PPM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- DENOTES END POINT OF A LINE OR CURVE (CHANGE IN DIRECTION)

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