

Project Team:

Applicant / Property Owner:
Hessenberg Family Financial Investments, LLC
725 NE Bayberry Way
Jensen Beach, Florida 34957
(772) 871-1915

Land Planner / Landscape Architect:
Lucido & Associates
701 East Ocean Boulevard
Suite 3400
Jensen Beach, Florida 34957
(772) 225-0100

Engineer:
LaComa Engineering
2440 SE Federal Hwy, Suite W
Stuart, Florida 34994
(772) 376-0871

Surveyor:
Christian Fennel and Associates, LLC
2303 NE Roberts Street
Jensen Beach, FL 34957
(772) 262-9977

Traffic
LaComa Engineering
2440 SE Federal Hwy, Suite W
Stuart, Florida 34994
(772) 376-0871

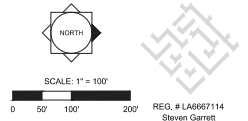
Environmental Consultant
Advanced Restoration Ecology
2303 NE Roberts Street
Jensen Beach, FL 34957
(772) 262-9977

Paradise Lake PUD

Martin County, Florida

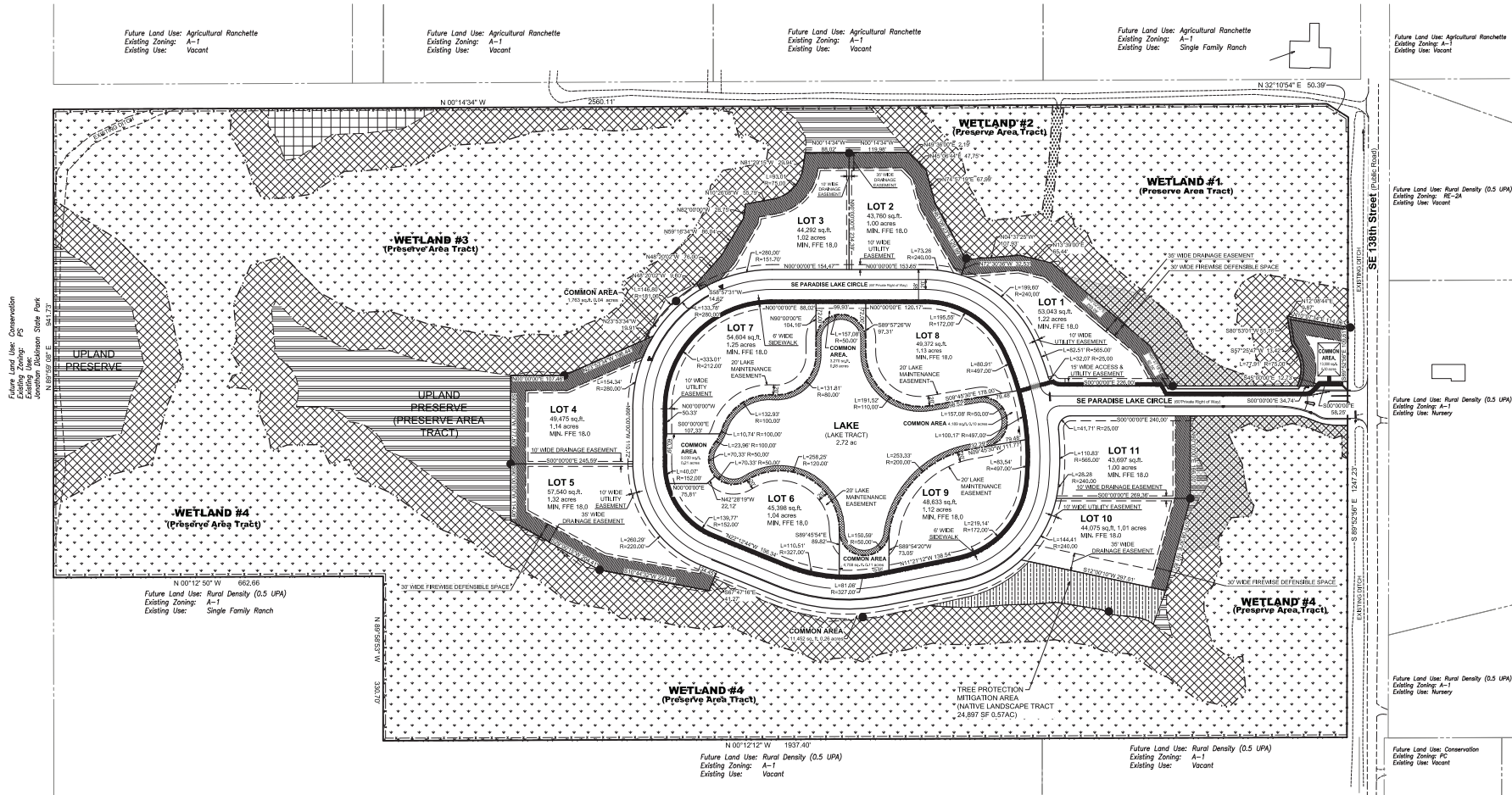
Lot Dimension Plan

Date	By	Description
11/8/2024	S.L.S.	Initial Submittal
8/11/2024	S.L.S.	Resubmittal #1
10/30/2023	S.L.S.	Resubmittal #2
3/5/2026	S.L.S.	Resubmittal #3
4/28/2026	S.L.S.	Consultant Coordination



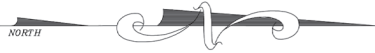
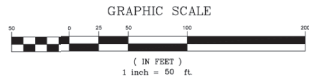
Designer: S.L.S. Sheet
Manager: M.M. 2 of 8
Project Number: 06-550
Municipal Number: N/A
Computer File: 22-465 Paradise Lake - Master Plan.dwg

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, distribution, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.





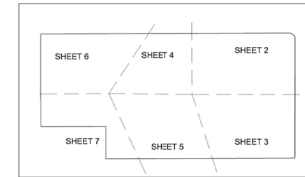
SHEET 3 OF 8



PARADISE LAKE PUD

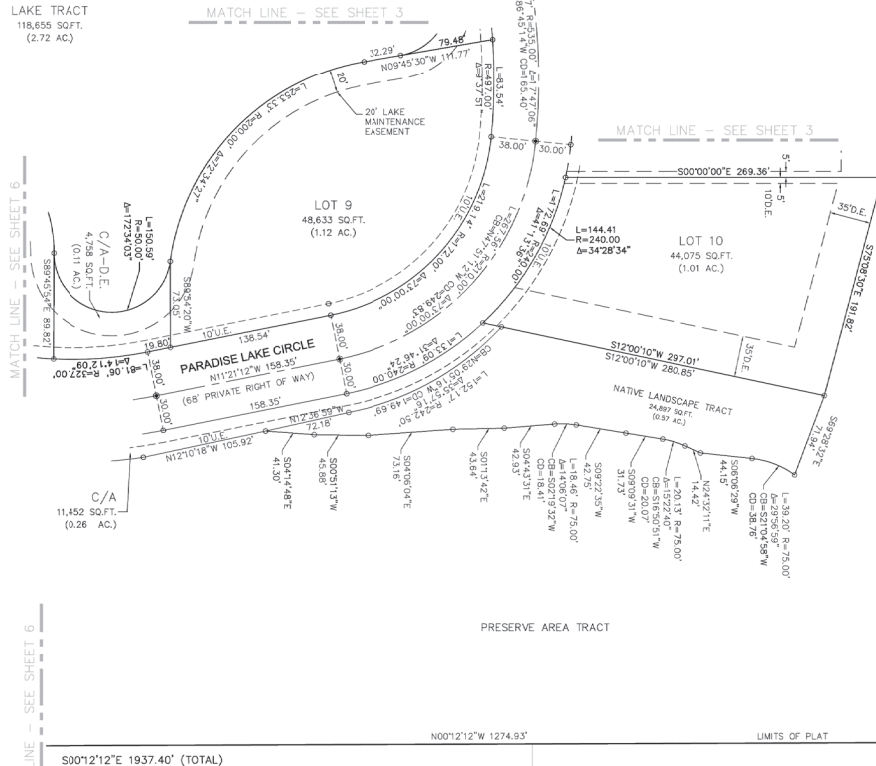
LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
(NOT TO SCALE)

LAKE TRACT
118,655 SQ.FT.
(2.72 AC.)

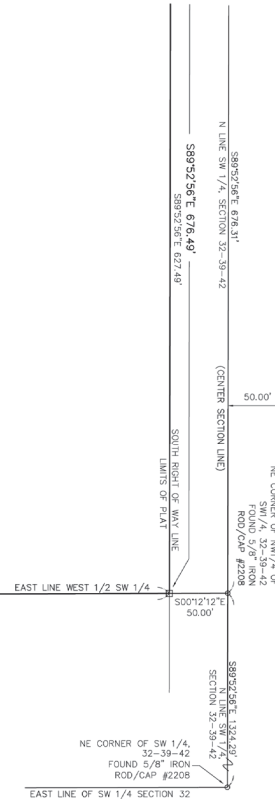


PRESERVE AREA TRACT

S90°12'12"E 1937.40' (TOTAL)

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00310-8
14534 SE KITCHEN CREEK RD
O.R. BOOK 1504, PAGE 1057

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00302-0
UNASSIGNED ADDRESS
O.R. BOOK 2164, PAGE 1624



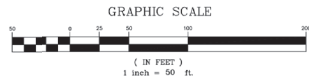
GENERAL NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. BEARING BASE MAY BE ESTABLISHED ALONG THE EAST LINE OF LOT B, THE EXPOSITION.

LEGEND

SQ. FT.	SQUARE FEET
AC	ACRES
PRM	PERMANENT REFERENCE MONUMENT
●	SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK "FENEX PCP #102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊙	CENTERLINE
MC	MARTIN COUNTY
PBC	PALM BEACH COUNTY
ORB.PG.	OFFICIAL RECORDS BOOK , PAGE
PB.PG.	PLAT BOOK, PAGE
D.O.T.	DEPARTMENT OF TRANSPORTATION
U.E., D.E.	UTILITY EASEMENT, DRAINAGE EASEMENT
C/A	COMMON AREA
C/A-D.E.	COMMON AREA AND DRAINAGE EASEMENT
N.T.S.	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE

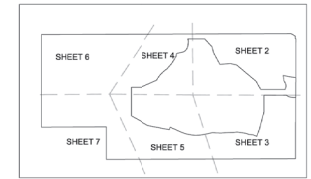
PREPARED BY:
CHRISTIAN FENEX & ASSOCIATES
PROFESSIONAL SURVEYING & MAPPING
1263 SW HELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEY@FENEXGMAIL.COM
LICENSED BUSINESS # 6958



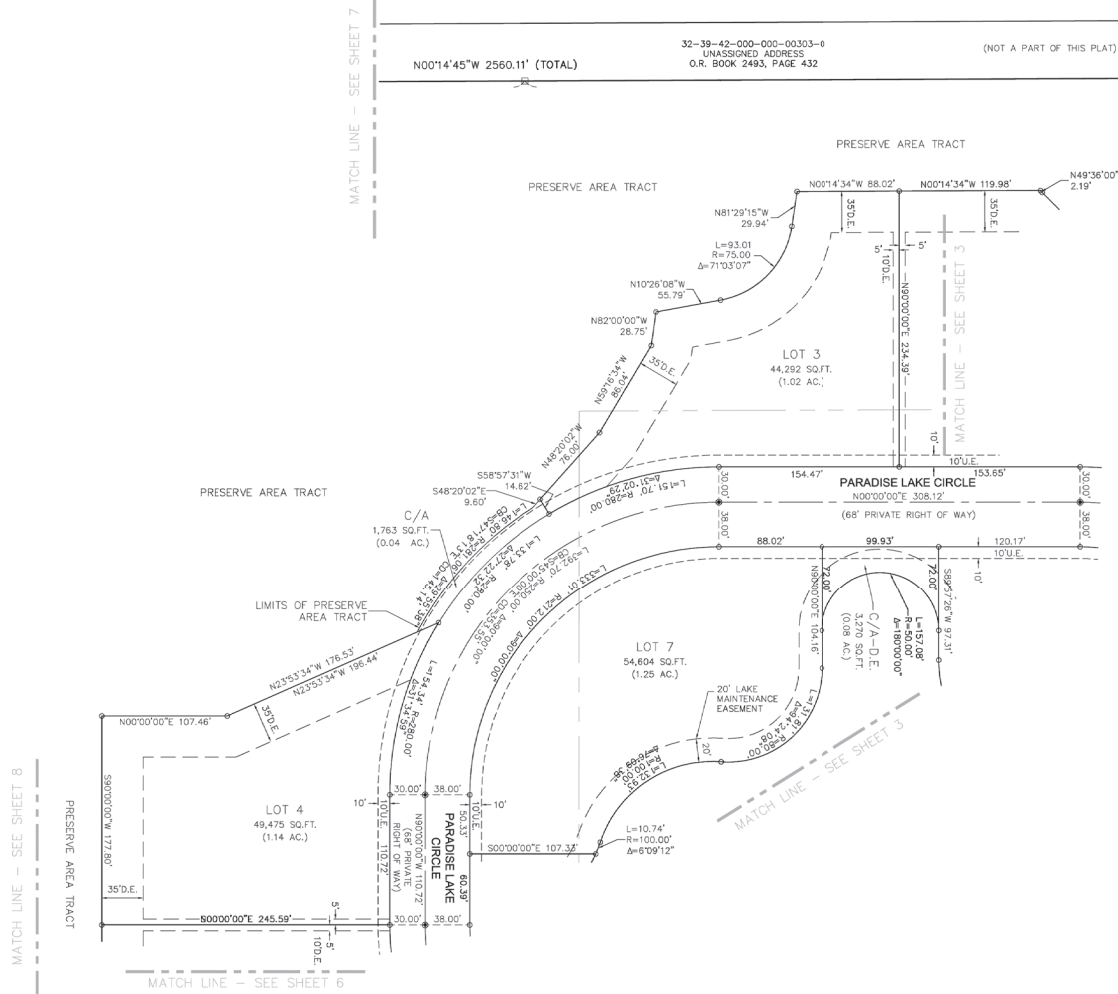
PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
(NOT TO SCALE)



GENERAL NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. 2011 ADJUSTMENT. BEARING BASE MAY BE ESTABLISHED ALONG THE EAST LINE OF LOT 8, THE EXPOSITION

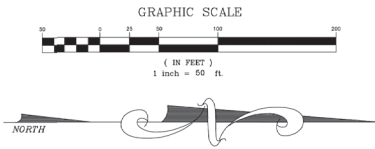
LEGEND

SQ. FT.	SQUARE FEET
AC.	ACRES
PRM	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK "FENEX POP 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊕	CENTERLINE
MC	MARTIN COUNTY
PBC	PALM BEACH COUNTY
ORB., PG.	OFFICIAL RECORDS BOOK, PAGE
PLAT BOOK, PAGE	PLAT BOOK, PAGE
D.O.T.	DEPARTMENT OF TRANSPORTATION
U.E., D.E.	UTILITY EASEMENT, DRAINAGE EASEMENT
C/A	COMMON AREA
C/A-D.E.	COMMON AREA AND DRAINAGE EASEMENT
N.T.S.	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE

PREPARED BY:

CHRISTIAN FENEX & ASSOCIATES
PROFESSIONAL SURVEYING & MAPPING
1263 SW HELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEY@FENEXMAIL.COM
LICENSED BUSINESS # 6958

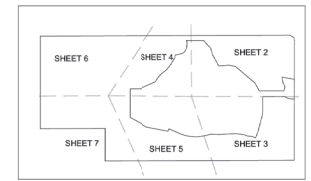
SHEET 5 OF 8



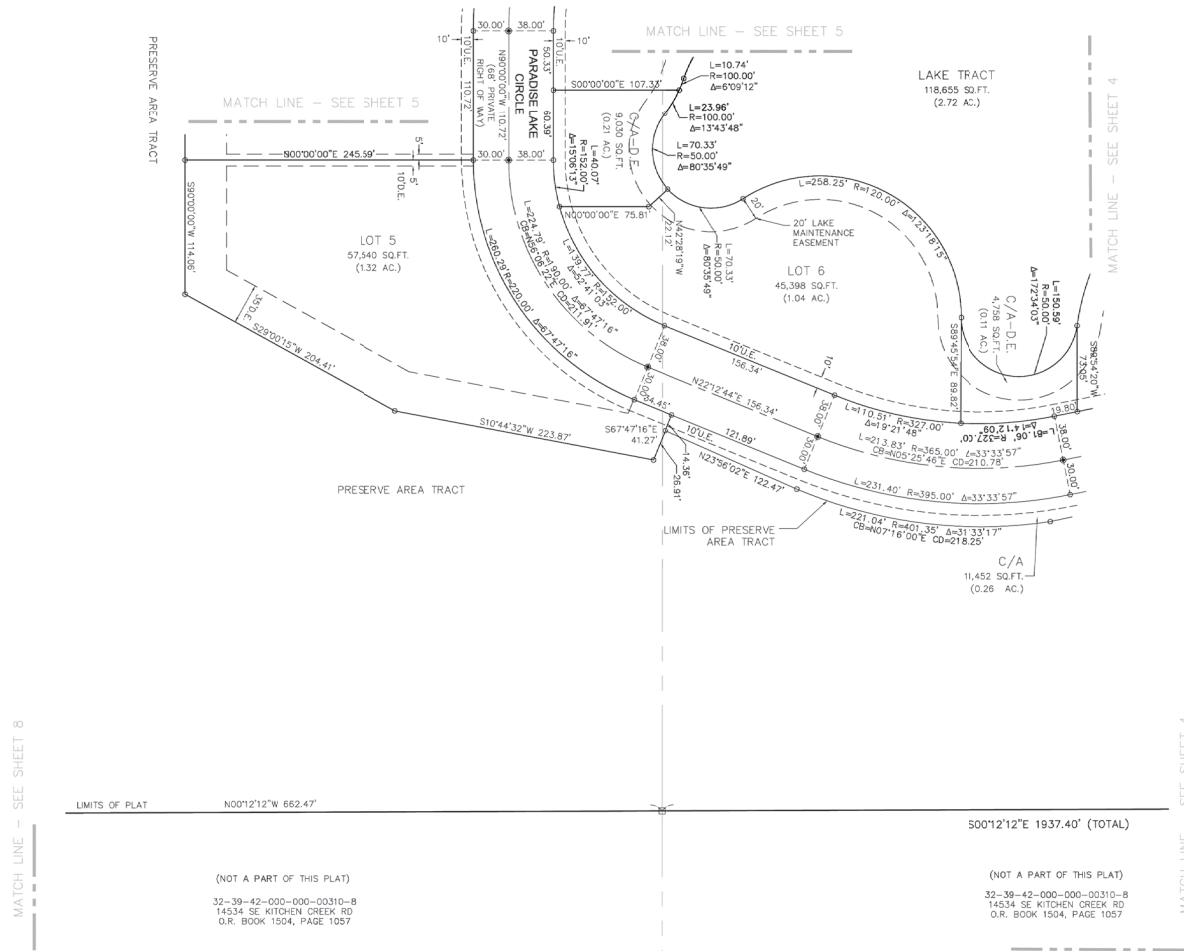
PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
(NOT TO SCALE)



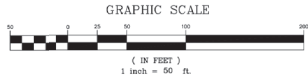
GENERAL NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. BEARING BASE MAY BE ESTABLISHED ALONG THE EAST LINE OF LOT B, THE EXPOSITION.

LEGEND:

SQ. FT.	SQUARE FEET
AC.	ACRES
PRM	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1/4" METAL NAIL & 1-1/4" BRASS DISK "FENEX PCP 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 3/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊥	CENTERLINE
MC	MARTIN COUNTY
PBC	PALM BEACH COUNTY
ORB, PG.	OFFICIAL RECORDS BOOK, PAGE
PB, PG.	PLAT BOOK, PAGE
D.O.T.	DEPARTMENT OF TRANSPORTATION
U.E., D.E.	UTILITY EASEMENT, DRAINAGE EASEMENT
C/A	COMMON AREA
C/A-D-E	COMMON AREA AND DRAINAGE EASEMENT
N.T.S.	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE

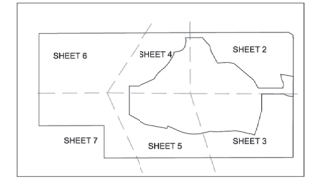
PREPARED BY:
CHRISTIAN FENEX & ASSOCIATES
PROFESSIONAL SURVEYING & MAPPING
1263 SW HELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH. (772) 283-2977 SURVEY@FENEX90MAIL.COM
LICENSED BUSINESS # 6858



PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary



KEY MAP
(NOT TO SCALE)



MAIN PLAT COMMENTS (PLAT)
POINT OF BEGINNING LESS OUT
SW CORNER OF SECTION
31-39-42
FOUND 6"x6" CONCRETE
MONUMENT, NO ID.
N=898629.607
E=925132.437

WEST LINE OF SW 1/4 SECTION 32

BEARING REFERENCE LINE
W LINE SW 1/4 SECTION 32
N00°14'45"W

32-39-42-000-000303-0
UNASSIGNED ADDRESS
O.R. BOOK 2463, PAGE 432

(NOT A PART OF THIS PLAT)

N00°14'45"W 2560.11' (TOTAL)

POINT OF BEGINNING (PLAT)
SET PRM
FOUND 5/8" IRON ROD/CAP
#6018 (1.5", 0.4N)
FOUND 5/8" IRON ROD/CAP,
NO ID, (0.4E)

LIMITS OF PLAT

N00°14'45"W 1280.05'

50.00'

S LINE SW 1/4, SECTION 32-39-42

LIMITS OF PLAT
N89°59'08"E 941.73'

PRESERVE AREA

GENERAL NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. BEARING BASE MAY BE ESTABLISHED ALONG THE EAST LINE OF LOT B, THE EXPOSITION

LEGEND:

SQ. FT.	SQUARE FEET
AC.	ACRES
PRM	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK "FENEX PCP 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
⊕	CENTERLINE
MC	MARTIN COUNTY
PBC	PALM BEACH COUNTY
ORB., PG.	OFFICIAL RECORDS BOOK, PAGE
PB., PG.	PLAT BOOK, PAGE
D.O.T.	DEPARTMENT OF TRANSPORTATION
U.E., D.E.	UTILITY EASEMENT, DRAINAGE EASEMENT
C/A	COMMON AREA
C/A-D.E.	COMMON AREA AND DRAINAGE EASEMENT
N.T.S.	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE

PREPARED BY:

CHRISTIAN FENEX & ASSOCIATES
PROFESSIONAL SURVEYING & MAPPING
1263 SW HELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH. (772) 283-2977 SURVEY@FENEXANDASSOCIATES.COM
LICENSED BUSINESS # 6858

SHEET 7 OF 8

MATCH LINE - SEE SHEET 8

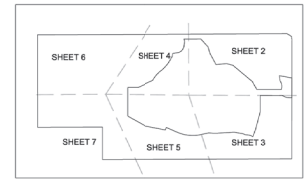
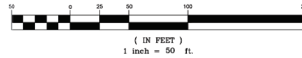
(NOT A PART OF THIS PLAT)
03-40-42-000-00010-5
UNASSIGNED ADDRESS 59
O.R. BOOK 228, PAGE 289

PARADISE LAKE PUD

LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

Preliminary

GRAPHIC SCALE



KEY MAP
(NOT TO SCALE)



PRESERVE AREA TRACT

SET PRM
FOUND 5/8" IRON ROD/CAP
#2799 (0.22'E, 0.17'N)
FOUND 4"x4" CONCRETE
MONUMENT, NO ID., (1.02'S)

LIMITS OF PLAT
N00°12'50"W 662.66'

SET PRM
FOUND 5/8" IRON
ROD/CAP, NO ID.
(0.4W, 0.1'N)

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00310-8
14534 SE KITCHEN CREEK RD
O.R. BOOK 1504, PAGE 1057

SET PRM
FOUND 5/8" IRON ROD/CAP,
NO ID., (0.6'N, 1.3'W)
FOUND 4" CONCRETE
MONUMENT, NO ID., (0.2'N,
1.2'W)

PRESERVE AREA TRACT

EAST LINE WEST 1/2 SW 1/4 LIMITS OF PLAT N00°12'12"W 662.47'

(NOT A PART OF THIS PLAT)
32-39-42-000-000-00310-8
14534 SE KITCHEN CREEK RD
O.R. BOOK 1504, PAGE 1057

FOUND 4"x4" CONCRETE
MONUMENT, "K&S PCP",
(1.86'W, 0.63'N)

EAST LINE OF SW 1/4 SECTION 32
SE CORNER OF SW 1/4,
32-39-42
FOUND 4"x4" CONCRETE
MONUMENT, NO ID.

GENERAL NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. BEARING BASE MAY BE ESTABLISHED ALONG THE EAST LINE OF LOT 6, THE EXPOSITION

LEGEND:

50 FT	SQUARE FEET
AC	ACRES
PRM	PERMANENT REFERENCE MONUMENT
•	SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK "FENEX PCP 5102" PERMANENT CONTROL POINT
□	SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT
○	SET 5/8" x 18" IRON ROD/CAP "FENEX 5102", UNLESS SHOWN OTHERWISE
℄	CENTERLINE
MC	MARTIN COUNTY
PBC	PALM BEACH COUNTY
ORB.PG.	OFFICIAL RECORDS BOOK, PAGE
PB.PG.	PLAT BOOK, PAGE
D.O.T.	DEPARTMENT OF TRANSPORTATION
U.E., D.E.	UTILITY EASEMENT, DRAINAGE EASEMENT
C/A	COMMON AREA
C/A-D.E.	COMMON AREA AND DRAINAGE EASEMENT
N.T.S.	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE

PREPARED BY:

CHRISTIAN FENEX & ASSOCIATES
PROFESSIONAL SURVEYING & MAPPING
1263 SW HELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEY@FENEX90MAIL.COM
LICENSED BUSINESS # 6858

SHEET 8 OF 8