TRILLIUM

BEING A REPLAT OF TRACTS 153, 154, 155, 156, 157, AND 158 LYING WEST OF S.E. COMMERCE AVENUE AND SOUTH OF SE MIAMI STREET, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
LANDS SITUATED IN MILES OR HANSON GRANT, MARTIN COUNTY, FLORID.
CITY OF STUART, 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) 392–1991

SUBDIVISION PARCEL CONTROL NUMBER

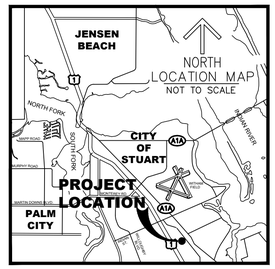
CLERK'S RECORDING CERTIFICATE:

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK_____ PAGE_____, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS_____ DAY OF _____, 2020

CAROLYN TIMMANN
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO.

_____



LEGAL DESCRIPTION:

TRACTS 153, 154, 155, 156, 157, AND 158 LYING WEST OF S.E. COMMERCE AVENUE AND SOUTH OF SE MIAMI STREET, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPTING LANDS CONVEYED TO HARBOR EDERAL SAVINGS BANK, RECORDED IN OFFICIAL RECORDS BOOK 1693, PAGE 1280.

AND LESS
LESS AND EXCEPTING LANDS CONVEYED TO WAL–MART STORES EAST, LP RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 557.

AND LESS
LESS AND EXCEPTING LANDS CONVEYED TO DKC STUART LANDINGS LLC, RECORDED IN OFFICIAL RECORDS BOOK 2823, PAGE 1546.

AND LESS

A PARCEL OF LAND LYING IN A PORTION OF TRACTS 153, 154, 155, AND 156, SEWALL'S POINT LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT–OF–WAY LINE OF S.E. MIAMI AVENUE, DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT–OF–WAY, AND THE SOUTHWEST RIGHT–OF–WAY LINE OF S.E. COMMERCE AVENUE, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT–OF–WAY; THENCE ON A NON–TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIAL BEARING OF NORTH 61°36'25" EAST, A RADIUS OF 7460.00 FEET, A CENTRAL ANGLE OF 02°22'14", TRAVEL COUNTER–CLOCKWISE, ALONG THE ARC OF SAID NON–TANGENT CURVE, AND SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 308.63 FEET; THENCE SOUTH 55°29'19" EAST, ALONG SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 127.93 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7460.00 FEET, AND A CENTRAL ANGLE OF 02°35'09"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID TANGENT CURVE, AND SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 336.67 FEET TO A POINT ON THE NORTH LINE OF A NON–EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594; THENCE, DEPARTING SAID TANGENT CURVE, AND SAID SOUTHWEST RIGHT–OF–WAY LINE OF S.E. COMMERCE AVENUE, SOUTH 66°16'53" WEST, ALONG SAID NORTH LINE OF THE NON–EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, FOR A DISTANCE OF 592.21 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 155, THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 155, FOR A DISTANCE OF 319.22 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 66°19'20" WEST, FOR A DISTANCE OF 263.00 FEET; THENCE NORTH 23°40'40" WEST, FOR A DISTANCE OF 60.90 FEET; THECE SOUTH 66°19'20" WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 156; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID RIGHT–OF–WAY LINE OF SAID S.E. MIAMI AVENUE; THENCE NORTH 66°19'21" EAST, ALONG SAID SOUTH RIGHT–OF–WAY LINE, FOR A DISTANCE OF 484.39 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

LANDS SITUATED IN MILES OR HANSON GRANT, MARTIN COUNTY, FLORIDA

CONTAINING 9.446 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED DIVISION PRESIDENT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF TRILLIUM AND HEREBY DEDICATES AS FOLLOWS:

1. TRACT "R" SHOWN ON THIS PLAT OF TRILLIUM AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE ROAD EASEMENT CONVEYED BY THIS PLAT TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART SHALL HAVE ACCESS TO SAID TRACT "R" FOR EMERGENCY VEHICLES AND PERSONNEL, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE STREET AND RIGHT–OF–WAY TRACT R DESIGNATED AS SUCH ON THIS PLAT.
2. TRACT "AE" SHOWN ON THIS PLAT OF TRILLIUM AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, (HEREINAFTER "ASSOCIATION"), AND THE ACCESS EASEMENT CONVEYED BY THIS PLAT TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART SHALL HAVE ACCESS TO SAID TRACT "AE" FOR EMERGENCY VEHICLES AND PERSONNEL, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE STREET AND RIGHT–OF–WAY TRACT AE DESIGNATED AS SUCH ON THIS PLAT
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
4. TRACT "REC" SHOWN ON THIS PLAT OF TRILLIUM AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF ASSOCIATION, AND THE PRIVATE "REC" TRACT SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR OPEN SPACE, PARK, AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF STUART.
5. TRACT "O" AS SHOWN ON THIS PLAT OF TRILLIUM IS HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND IS 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. THE CITY OF STUART HAS AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT "O" DESIGNATED AS SUCH ON THIS PLAT.
6. TRACT "W" AS SHOWN ON THIS PLAT OF TRILLIUM IS HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND RETENTION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT "W" DESIGNATED AS SUCH ON THIS PLAT.
7. TRACT "DT" DRAINAGE TRACT AS SHOWN ON THIS PLAT OF TRILLIUM IS HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND DRAINAGE MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LAKE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
8. LAKE MAINTENANCE EASEMENT (LME) AS SHOWN ON THIS PLAT OF TRILLIUM IS HEREBY DEDICATED TO THE ASSOCIATION, WHICH SHALL BE CONVEYED BY THIS PLAT TO THE ASSOCIATION FOR ACCESS AND LAKE MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LAKE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
9. DRAINAGE EASEMENTS (DE) AS SHOWN ON THIS PLAT OF TRILLIUM, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO BE THE PROPERTY OF THE ASSOCIATION, AND SHALL BE CONVEYED BY THIS PLAT TO THE ASSOCIATION FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS _____ DAY OF _____ 2020, ON BEHALF OF SAID CORPORATION BY ITS DIVISION PRESIDENT.

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

WITNESS BY: _____
PRINT NAME

BY: _____
JUSTIN COOK
DIVISION PRESIDENT

WITNESS BY: _____
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 _____, 2020.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ _____ PRINT NAME

ACCEPTANCE OF DEDICATION:

TRILLIUM 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 OBLIGATIONS FOR SAME.
DATED THIS _____DAY OF _____, 2020.

TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC.,
A FLORIDA, NOT–FOR–PROFIT CORPORATION

WITNESS: _____

BY: _____

PRINT NAME: _____

PRINT NAME: DANTE FRAIEGARI

TITLE: VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____
BEFORE ME PERSONALLY APPEARED DANTE FRAIEGARI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS VICE PRESIDENT OF TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA, NOT–FOR–PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS DIRECTOR 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_____,2020.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ _____ PRINT NAME

APPROVAL BY CITY OF STUART:

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

DATE _____ _____ GREGORY S. FLEMING CITY SURVEYOR AND MAPPER REVIEWER

DATE _____ _____ KEVIN M. ROBERSON, CITY ENGINEER–KIMLEY HORN & ASSOC. INC.

DATE _____ _____ MICHAEL J. MORTELL CITY ATTORNEY

DATE _____ _____ MICHAEL J. MEIER MAYOR

DATE _____ _____ MARY KINDEL CITY CLERK

TRILLIUM RESIDENTIAL COMMUNITY ASSOCIATION, INC

TITLE CERTIFICATION:

I, DAVID BARKER A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020,

1. 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 MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A) NONE

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

DATED: THIS _____ DAY OF _____, 2020.

DAVID BARKER, ATTORNEY
FLORIDA BAR NO.: _____
_____
_____
_____, FLORIDA

SURVEY NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO SOUTH RIGHTI–OF–WAY LINE OF SOUTHEAST MIAMI AVENUE HAVING A GRID BEARING OF N66°19'19"E. BEARINGS ARE BASED ON GPS RTK MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
4. LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS SHOWN OTHERWISE.
5. 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.
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.

CERTIFICATE OF SURVEYOR AND MAPPER:

I, RONNIE L. FURNISS, HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, 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

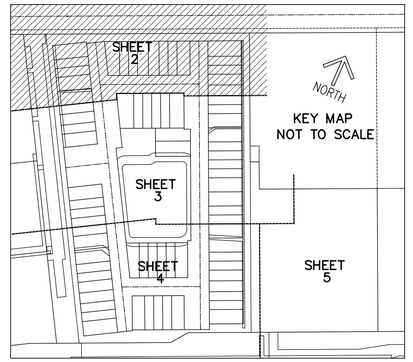
SURVEYOR

PLAT BOOK _____
PAGE _____

TRILLIUM

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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



LEGEND/ABBREVIATIONS

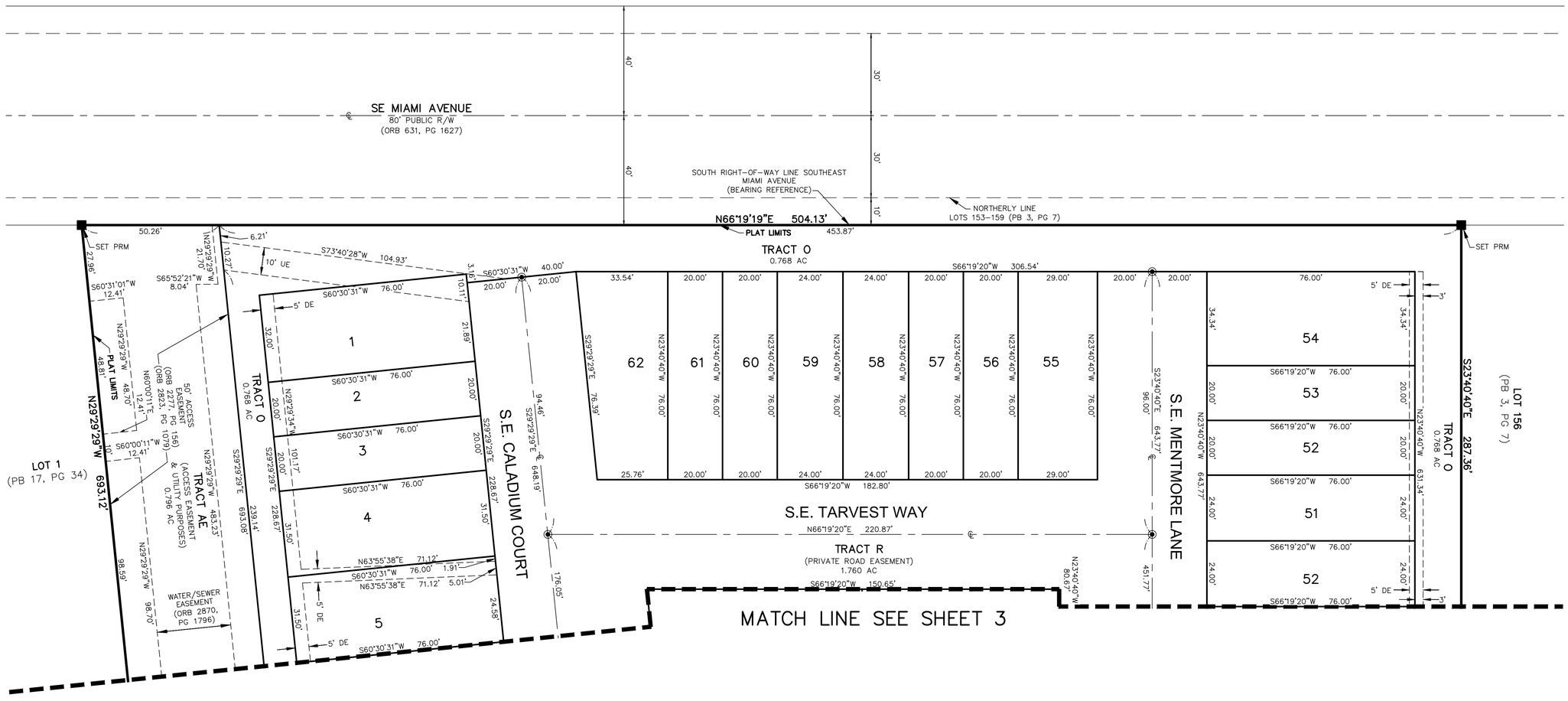
- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACERS
- BWE – BUFFER WALL EASEMENT
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- (D) – DEED
- DE – DRAINAGE EASEMENT
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- LME – LAKE MAINTENANCE EASEMENT
- ORB – OFFICIAL RECORD BOOK
- R – RADIUS
- (R) – INDICATES LINE RADIAL LOT LINE
- R/W – RIGHT–OF–WAY
- UE – UTILITY EASEMENT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT
- ■ 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
- ● – DENOTES SET 5/8" IRON ROD WITH PLASTIC CAP "C&W LB3591"
- ◉ DENOTES SET PERMANENT CONTROL POINT "PCP LB3591"

NORTH

GRAPHIC SCALE
(IN FEET)
20 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 20 FEET

SURVEY NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO SOUTH RIGHTI–OF–WAY LINE OF SOUTHEAST MIAMI AVENUE HAVING A GRID BEARING OF N66°19'19"E. BEARINGS ARE BASED ON GPS RTK MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
4. LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS SHOWN OTHERWISE.
5. 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.
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.



TRILLIUM

BEING A REPLAT OF TRACTS 153, 154, 155, 156, 157, AND 158 LYING WEST OF S.E. COMMERCE AVENUE AND SOUTH OF SE MIAMI STREET, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LANDS SITUATED IN MILES OR HANSON GRANT, MARTIN COUNTY, FLORID. CITY OF STUART, MARTIN COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

SHEET 3 OF 5

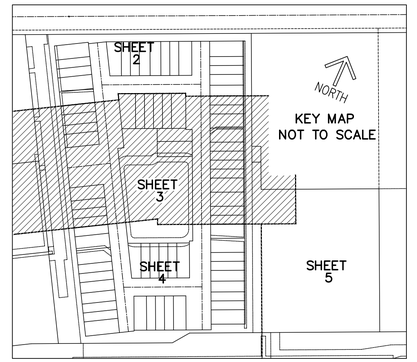
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1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
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THIS INSTRUMENT PREPARED BY
RONNIE L FURNISS
OF
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SURVEYORS–ENGINEERS–PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392–1991

NORTH

GRAPHIC SCALE
(IN FEET)
20 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 20 FEET



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5

LOT 1
(PB 17, PG 34)

LOT 2
(PB 17, PG 34)

LOT 156
(PB 3, PG 7)

TRACT O
0.768 AC

TRACT R
(PRIVATE ROAD EASEMENT)
1.760 AC

TRACT AE
(ACCESS EASEMENT & UTILITY PURPOSES)
0.796 AC

50' ACCESS EASEMENT (ORB 2277, PG 156) (ORB 2823, PG 1079)

WATER/SEWER EASEMENT (ORB 2870, PG 1796)

TRACT REC
PRIVATE
0.111 AC

TRACT W
(LAKE)
0.688 AC

TRACT DT
(DRAINAGE TRACT)
2.102 AC

S.E. TRILLIUIM WAY

S.E. CALADIUM COURT

S.E. MENTMORE LANE

PLAT LIMITS

DRAINAGE EASEMENT
(ORB 1948, PG 560)
(ORB 2138, PG 648)

SET PRM

LEGEND/ABBREVIATIONS

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- Δ – DELTA (CENTRAL ANGLE)
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- CB – CHORD BEARING
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- PRM – DENOTES PERMANENT REFERENCE MONUMENT ■ 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
- ● – DENOTES SET 5/8" IRON ROD WITH PLASTIC CAP "C&W LB3591"
- ◉ DENOTES SET PERMANENT CONTROL POINT "PCP LB3591"

TRILLIUM

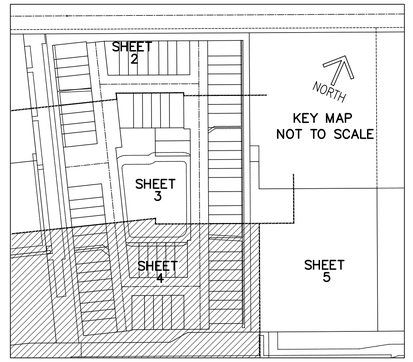
BEING A REPLAT OF TRACTS 153, 154, 155, 156, 157, AND 158 LYING WEST OF S.E. COMMERCE AVENUE AND SOUTH OF SE MIAMI STREET, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LANDS SITUATED IN MILES OR HANSON GRANT, MARTIN COUNTY, FLORID. CITY OF STUART, MARTIN COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

SURVEY NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO SOUTH RIGHTI-OF-WAY LINE OF SOUTHEAST MIAMI AVENUE HAVING A GRID BEARING OF N66°19'19"E. BEARINGS ARE BASED ON GPS RTK MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
4. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
5. 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.
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.

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



NORTH

GRAPHIC SCALE
(IN FEET)
20 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 20 FEET

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

LOT 2 (PB 17, PG 34)

LOT 3 (PB 17, PG 34)

TRACT O 0.768 AC

TRACT AE (ACCESS EASEMENT & UTILITY PURPOSES) 0.796 AC

TRACT W (LAKE) 0.688 AC

TRACT R (PRIVATE ROAD EASEMENT) 1.760 AC

S.E. CADUCEUS COURT

S.E. MENTMORE LANE

S.E. VISCARIA PLACE

PLAT LIMITS

20' DRAINAGE EASEMENT (ORB 1948, PG 560)

WATER/SEWER EASEMENT (ORB 2870, PG 1796)

50' ACCESS EASEMENT (ORB 2277, PG 156) (ORB 2823, PG 1079)

DRAINAGE EASEMENT (ORB 1948, PG 560) (ORB 2138, PG 648)

UTILITY EASEMENT (ORB 1951, PG 1474)

ACCESS EASEMENT (ORB 1948, PG 594)

WAL-MART AT PORT SEWALL LOT 1 BLOCK 1 (PB 15, PG 100)

FND 4"X4" CONCRETE MONUMENT STAMPED "KHA LB 696"

SET PRM

S66°16'53"W 254.15'

S66°16'53"W 424.14'

S37°06'48"W 44.26'

S66°16'53"W 60.06'

N29°29'29"W 693.12'

LEGEND/ABBREVIATIONS

- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACERS
- BWE – BUFFER WALL EASEMENT
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- (D) – DEED
- DE – DRAINAGE EASEMENT
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- LME – LAKE MAINTENANCE EASEMENT
- ORB – OFFICIAL RECORD BOOK
- R – RADIUS
- (R) – INDICATES LINE RADIAL LOT LINE
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
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TRILLIUM

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PLAT BOOK _____
PAGE _____

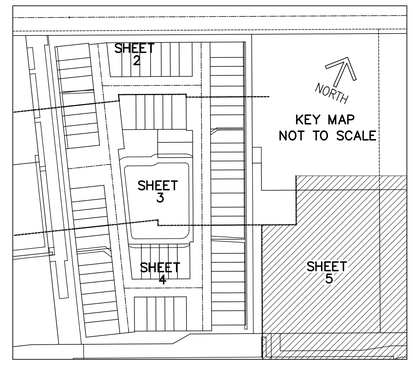
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(IN FEET)
20 0 20 40 80
INTENDED DISPLAY SCALE 1 INCH = 20 FEET

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MATCH LINE SEE SHEET 3

LOT 156
(PB 3, PG 7)

N66°19'20"E 263.00'
PLAT LIMITS

LOT 155
(PB 3, PG 7)

SET PRM

MATCH LINE SEE SHEET 4

TRACT DT
(DRAINAGE TRACT)
2.102 AC

DRAINAGE EASEMENT
(ORB 1948, PG 560)
(ORB 2138, PG 648)

S23°40'40"E 319.22'
PLAT LIMITS

DRAINAGE EASEMENT
(ORB 1948, PG 560)
(ORB 2138, PG 648)

LOT 155
(PB 3, PG 7)

PLAT LIMITS
283.00'
S66°16'53"W 424.14'

SET PRM

ACCESS EASEMENT (ORB 1948, PG 594)

UTILITY EASEMENT (ORB 1951, PG 1474)

WAL–MART AT PORT SEWALL
LOT 1 BLOCK 1
(PB 15, PG 100)

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