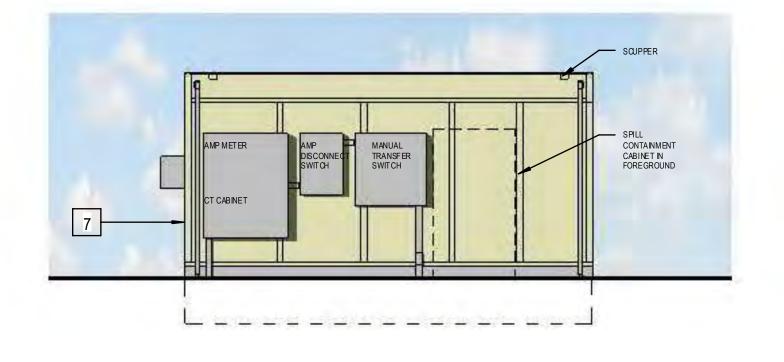




SCALE: 1/4" = 1'-0"







SIDE FACING AWAY FROM CANOPY

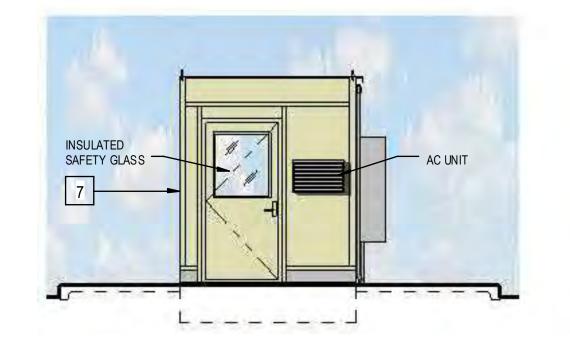
SCALE: 1/4" = 1'-0"

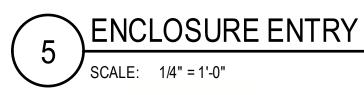
7

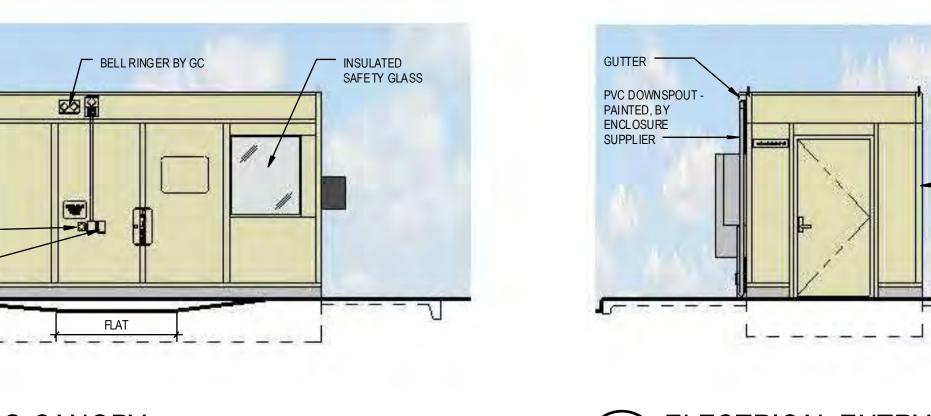
EMERGENCY

SWITCH -

SHUT-OFF ALARM ACKNOWLEDGEMENT

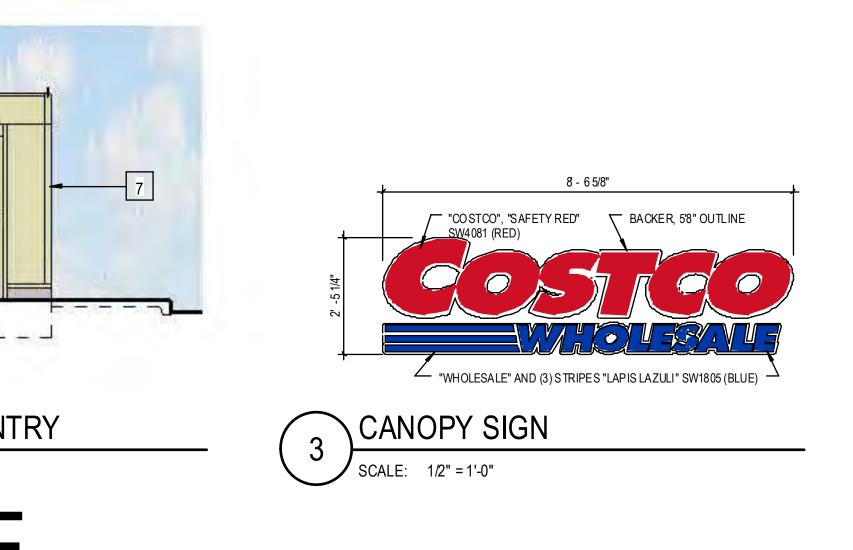








STUART, FLORIDA



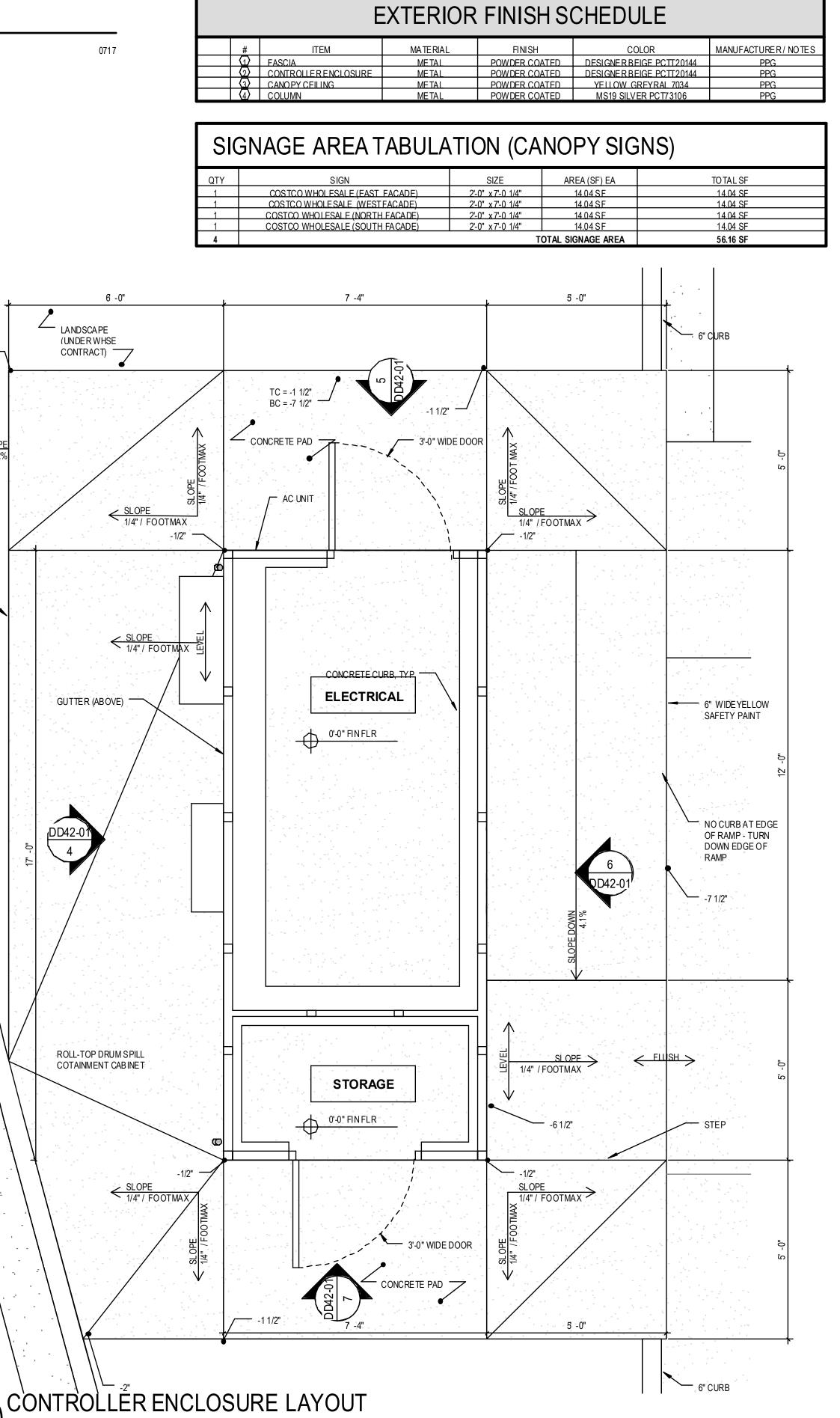
0717

GRADE 2% EDGE OF CONCRETE —

CONTROLL SCALE: 1/2" = 1'-0"

KEYNOTES

- PRE-FINIS HED METAL FASCIA PANEL SUPPLIED AND INSTALLED BY CANO PY SUPPLIER UNDER SEPARATE CONTRACT
- 2 COLUMN -SEE STRUCT DWGS SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
- 3 ACCESSIBLE MULTIPRODUCT DISPENSER
- 4 CONCRETE-FILLED METAL FOR MEDGUARD AT ENDS OF ISLANDS TOP OF GUARD AT 30" ABOVE TRAFFIC SURFACE PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION
- 5 RAISED CONCRETE IS LAND WITH METALEDGE FORM PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION
- 6 WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
- 7 CANOPY FASCIA SIGN LIGHTFIXTURE (SOIC) REFER TO DETAIL
- FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS FIRE EXTINGUISHER CABINETTO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) -FIRE EXTINGUISHER AND CABINET, BY GC
- 9 VIDEO CAMERA VERIFY LOCATION WITHOWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING
- CAMERAS SEE ELECTRICAL DRAWINGS
- 10 CAULK PERIMETER OF DISPENSER BASE WITH PETROLEUMRESISTANT SEALANT SEE T-DWGS, TYPICAL



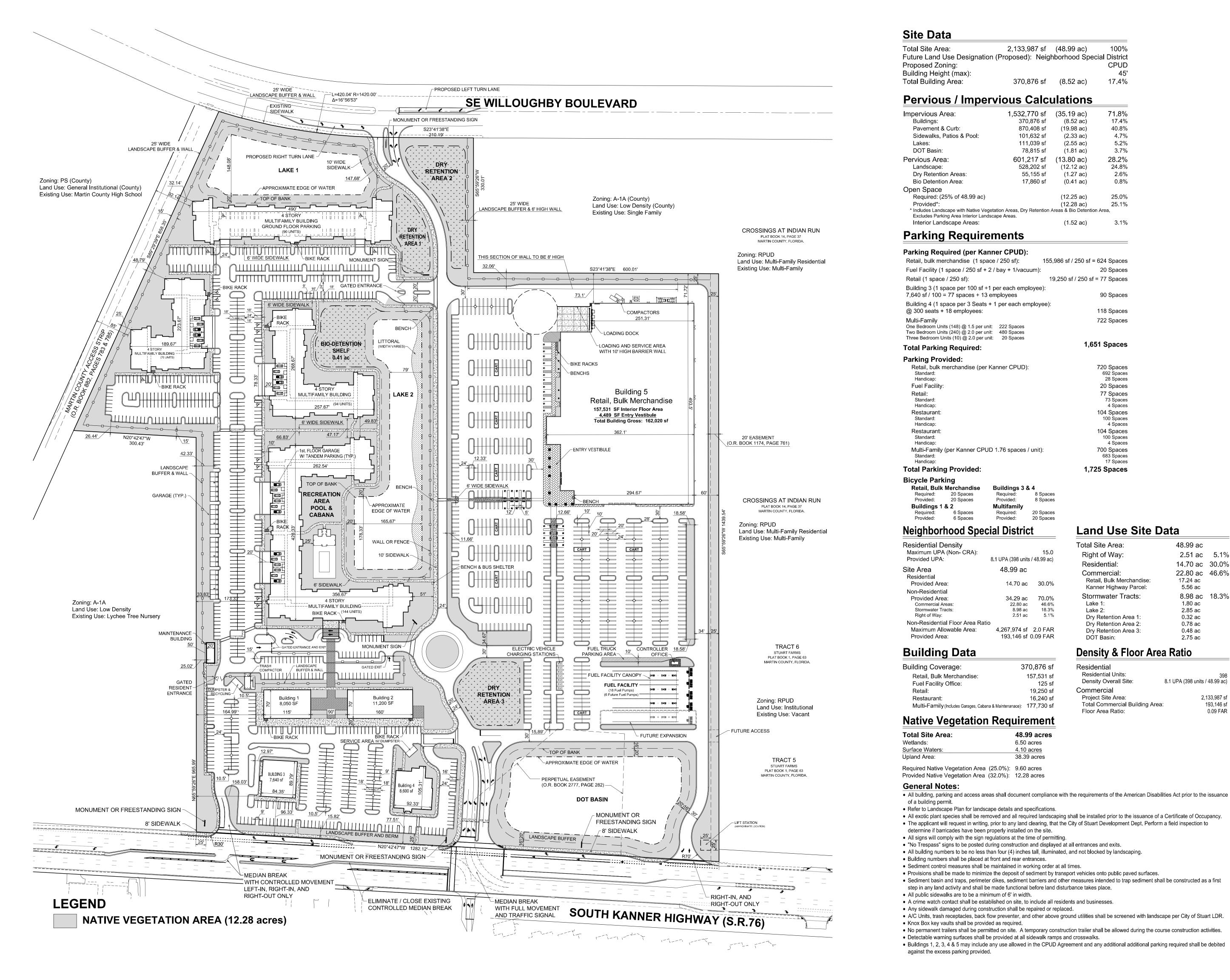
FUEL FACILITY

DECEMBER 16, 2020





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		(48.99 ac) ghborhood Sp	100% becial District CPUD
370,8	876 sf	(8.52 ac)	45' 17 <u>.</u> 4%
ious (Calc	ulations	2
1,532,7		(35.19 ac)	71.8%
	,876 sf	(8.52 ac)	17.4%
	,408 sf ,632 sf	(19.98 ac) (2.33 ac)	40.8% 4.7%
	,032 sf	(2.55 ac)	5.2%
	,815 sf	(1.81 ac)	3.7%
601.2	217 sf	(13.80 ac)	28.2%
•	,202 sf	(12.12 ac)	24.8%
55	,155 sf	(1.27 ac)	2.6%
17	,860 sf	(0.41 ac)	0.8%
		(12.25 ac)	25.0%
on Areas, Dry e Areas.	Retentior	(12.28 ac) Areas & Bio Deter	25.1% htion Area,
e Aleas.		(1.52 ac)	3.1%
ents			
r CPUD):			
250 sf):	15	5,986 sf / 250 s	f = 624 Spaces
ay + 1/vacu	um):		20 Spaces
		19,250 sf / 250	sf = 77 Spaces
r each empl loyees	oyee):		90 Spaces
per each en	nployee):	118 Spaces
			722 Spaces
222 Spaces			-
480 Spaces 20 Spaces			
		1,	651 Spaces
ner CPUD):			720 Spaces
			692 Spaces
			28 Spaces 20 Spaces
			77 Spaces
			73 Spaces
			4 Spaces
			104 Spaces 100 Spaces
			4 Spaces
			104 Spaces 100 Spaces
76 spaces /	unit):		4 Spaces 700 Spaces
			683 Spaces 17 Spaces
		1,	725 Spaces
ildings 3 8	. 4		
equired: rovided:	8 Spac 8 Spac		
ultifamily			
equired	20 Snac	ces	

equired:	8 Spaces
rovided:	8 Spaces
ultifamily	
equired:	20 Spaces
rovided:	20 Spaces
Dietri	<u>ct</u>

JPA (398 units /	15.0
48.99 ac	(48.99 ac)
14.70 ac	30.0%
34.29 ac	70.0%
22.80 ac	46.6%
8.98 ac	18.3%
2.51 ac	5.1%

4,267,974 sf 2.0 FAR 193,146 sf 0.09 FAR

3	70,876 sf
	157,531 sf
	125 sf
	19,250 sf
	16,240 sf
ntenanace).	177.730 sf

	48.99 acres
	6.50 acres
	4.10 acres
	38.39 acres
%):	9.60 acres
0/ \.	12.28 acres

المثلم

8.1 UPA (398 units / 48.99 ac)
2,133,987 sf
193,146 sf
0.09 FAR
}.

4 Spaces			
Spaces) Spaces 4 Spaces			
Spaces 3 Spaces 7 Spaces			
paces			

Land Use Site Data

Total Site Area:	48.99 ac	
Right of Way:	2.51 ac	5.1%
Residential:	14.70 ac	30.0%
Commercial:	22.80 ac	46.6%
Retail, Bulk Merchandise:	17.24 ac	
Kanner Highway Parcel:	5.56 ac	
Stormwater Tracts:	8.98 ac	18.3%
Lake 1:	1.80 ac	
Lake 2:	2.85 ac	
Dry Retention Area 1:	0.32 ac	
Dry Retention Area 2:	0.78 ac	
Dry Retention Area 3:	0.48 ac	
DOT Basin:	2.75 ac	
Density & Floor Area	Ratio	

Dens

Residential	
Residential Units:	398
Density Overall Site:	8.1 UPA (398 units / 48.99 ac)
Commercial	
Project Site Area:	2,133,987 sf
Total Commercial Building Area:	193,146 sf
Floor Area Ratio:	0.09 FAR





EDC Engineering

10250 SW Village Pkwy, Suite 201

Port St Lucie, Florida, 34987

Rod Kennedy

Project Team:

Applicant: M&M Realty Partners 1260 Stelton Rd Piscataway, NJ 07704 703-839-3776

Engineer: Maser Consulting 410 Eagleview Blvd, Suite 104 Exton, PA 19341 610-254-9140

Survevor: EDC Engineering Rod Kennedy 10250 SW Village Pkwy, Suite 201 Port St Lucie, Florida, 34987

Landscape Architect/Land Planner: Lucido & Associates 701 E Ocean Blvd Stuart, FL 34904 772-220-2100

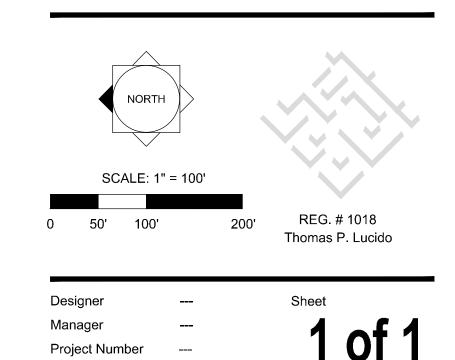
Environmental EW Consultants Ed Weinberg 1000 SE Monterey Commons Blvd #208 Stuart, Florida 34996

KANNER CPUD

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description	
8.21.2020	SLS	Initial Submittal	
12.18.2020	SLS	1st Resubmittal	
03.16.2021	SLS	2nd Resubmittal	
04.21.2021	SLS	3rd Resubmittal	
05.13.2021	SLS	LPA Comments	



• A/C Units, trash receptacles, back flow preventer, and other above ground utilities shall be screened with landscape per City of Stuart LDR.

• No permanent trailers shall be permitted on site. A temporary construction trailer shall be allowed during the course construction activities.

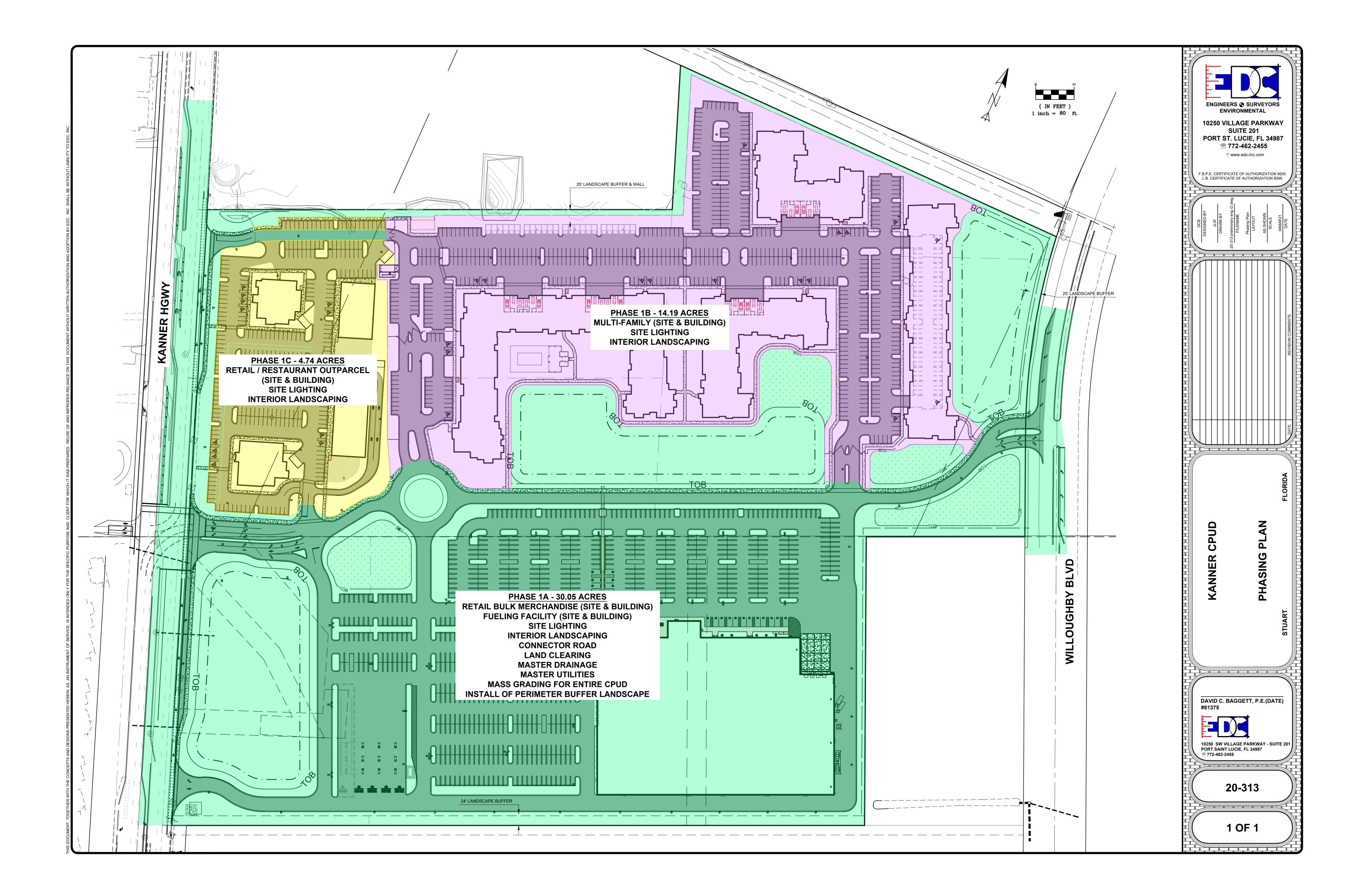
• Buildings 1, 2, 3, 4 & 5 may include any use allowed in the CPUD Agreement and any additional additional parking required shall be debited

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19-935 - Costco Master Site Plan.dwg

Municipal Number ---

Computer File



		DARY, ⁻
SCHEDULE B-II ITEMS I. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT		
PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER.	T	TLE COMMITMENT
 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND SUBSEQUENT YEARS. NOT A SURVEY MATTER. B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY 	0	LD REPUBLIC NATIONAL TITLE IN OMMITMENT # 807694 A1
MATTER. C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND	C	OMMITMENT DATE: NOVEMBER 2 CHEDULE B-II ITEMS
 INSPECTION OF THE LAND. NOT A SURVEY MATTER. D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER. E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER. 	-	DEFECTS, LIENS, ENCUMBRANCES, AE APPEARING IN THE PUBLIC RECORDS O PRIOR TO THE DATE THE PROPOSED IN OR MORTGAGE THEREON COVERED BY
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS	2.	MATTER. A. GENERAL OR SPECIAL TAXES AND A
 ACCRETED TO SUCH LANDS. NOT A SURVEY MATTER. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS 	В.	SUBSEQUENT YEARS. NOT A SURVE RIGHTS OR CLAIMS OF PARTIES IN POSS MATTER.
OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NOT A SURVEY MATTER. 5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.	C.	ANY ENCROACHMENT, ENCUMBRANCE, VI DISCLOSED BY AN INSPECTION OR AN A INSPECTION OF THE LAND. NOT A SURVE
6. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH RECORDED IN DEED BOOK 42, PAGE 63, AS AFFECTED BY ASSIGNMENT RECORDED IN 0. R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, (AS TO	D. E.	EASEMENTS OR CLAIMS OF EASEMENTS I
PARCEL I) AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE. 7. ORDINANCE NO. 2337-2017, REGARDING ANNEXATION, RECORDED IN O.R. BOOK 2902, PAGE 693, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO BOTH PARCELS) NOT A SURVEY MATTER, AFFECTS PROPERTY,	3.	ANY OWNER'S POLICY ISSUED PURSUANT ANY ADVERSE OWNERSHIP CLAIM BY THE
BLANKET IN NATURE, NOT PLOTTABLE. B. COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. NOT A SURVEY MATTER.	4.	THE LAND INSURED HEREUNDER, INCLUDI ACCRETED TO SUCH LANDS. ANY LIEN PROVIDED BY COUNTY ORDINA
TITLE COMMITMENT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY		OR PORT AUTHORITY, FOR UNPAID SERV OR GAS SYSTEMS SERVING THE LAND DE COUNTY OR MUNICIPALITY. NOT A SURVE
COMMITMENT # 807690 A1 COMMITMENT DATE: NOVEMBER 3, 2020, AT 11:00 PM		RIGHTS OF THE LESSEES UNDER UNRECO ALL MATTERS CONTAINED ON THE PLAT RECORDS OF PALM BEACH COUNTY, FLO
SCHEDULE B-II ITEMS	7.	AFFECTS PROPERTY, SHOWN ON SURVEY. RESOLUTION NO. 51-96 CREATING UTILIT
IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE	8.	RECORDS OF MARTIN COUNTY, FLORIDA. PERPETUAL EASEMENT IN FAVOR OF THE O.R. BOOK 2777, PAGE 775, PUBLIC REC
THEREON COVERED BY THIS COMMITMENT. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER. 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. NOT A SURVEY MATTER.	9,	SURVEY. TEMPORARY EASEMENT IN FAVOR OF THE O.R. BOOK 2777, PAGE 782, PUBLIC RE
RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS, NOT A SURVEY MATTER.	10.	SURVEY. RESERVATIONS IN FAVOR OF THE STATE INTERNAL IMPROVEMENT FUND OF THE S
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. NOT A SURVEY MATTER.		PARTIALLY RELEASED IN O.R. BOOK 318, RECORDED IN O.R. BOOK 835, PAGE 182 SHOWN ON SURVEY.
 EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER. 	11.	EASEMENT TO FLORIDA POWER AND LIGH OF MARTIN COUNTY, FLORIDA. DOES NOT 76.
ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF		EASEMENT RECORDED IN DEED BOOK 12, PROPERTY, SHOWN ON SURVEY.
THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. NOT A SURVEY MATTER. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 1 59, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE		OUTFALL DITCH EASEMENT RECORDED IN FLORIDA. AFFECTS PROPERTY, SHOWN OI RIGHT OF WAY RESOLUTION RECORDED IN
OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NOT A SURVEY MATTER.	15.	FLORIDA. AFFECTS PROPERTY, BLANKET ORDINANCE NO. 2327–16 RECORDED IN FLORIDA, PROVIDING FOR ANNEXATION OF
5. EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 42, PAGE 63, TOGETHER WITH ASSIGNMENT RECORDED IN O.R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN	16.	BLANKET IN NATURE, NOT PLOTTABLE. DEED RECORDED IN O.R. BOOK 2822, PA AUTOMATIC PHOSPHATE, METALS, MINERA
COUNTY, FLORIDA. AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.	17.	AFFECTS PROPERTY, BLANKET IN NATURE SUBJECT TO THE TERMS AND CONDITIONS PAGE 939, PUBLIC RECORDS OF MARTIN
LEGAL DESCRIPTION:		SURVEY MATTER. RIPARIAN AND LITTORAL RIGHTS ARE NO
TITLE COMMITMENT # 807683	19.	ANY PORTION OF THE LAND LYING WATER ACCRETED THERETO. NOT A SURVEY MAT
PARCEL 1 : THE REAL PROPERTY LYING AND BEING IN GOVERNMENT LOT 5 AND 6, SECTION 16, TOWNSHIP 38 SOUTH , RANGE 41 E		
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND THE CENTERLINE OF STAT DISTANCE OF 50.08 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 76. THENCE IN OF 330 FEET AND THE POINT OR PLACE OF BEGINNING. THENCE PROCEED NORTH 66"18'30" EAST FOR A DISTANCE OF THENCE PROCEED SOUTH 66"18'30" WEST FOR A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF W OF STATE ROAD 76 FOR A DISTANCE OF 350 FEET TO THE POINT OR PLACE OF BEGINNING. LESS AND EXCEPT PARCEL NO. 145 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDE	PROCE 984.4 IAY LI	ED NORTH 20'23'20" WEST ALONG THE EA 2 FEET TO A POINT, THENCE PROCEED NO NE OF STATE ROAD 76; THENCE PROCEED
DESCRIBED AS FOLLOWS: THAT PART OF GOVERNMENT LOT 5, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEI _OT 5; THENCE SOUTH 66°02'08" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 127.80 F	NG MO	DRE PARTICULARI Y DESCRIBED AS FOLLOWS
THENCE NORTH 20°39'37" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO DISTANCE OF 350.00 FEET; THENCE NORTH 66°02'08" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 20°39'37" EAS PARCEL 2:	THE P	OINT OF BEGINNING: THENCE CONTINUE NO
A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 7, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COMMENCING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUE WILLOUGHBY BOULEVARD; THENCE NORTH 23'40'21" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE AND SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14'55'37", AND A LINE, SOUTH 66'43'59" WEST, FOR A DISTANCE OF 791.02 FEET TO A POINT; THENCE NORTH 20'39'22" WEST FOR A DI OFFICIAL RECORDS BOOK 882, PAGES 783 AND 785, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89'28'43" EAST ALONG RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02'01'03", AND AN ARC LENGTH OF 5	ILIC R OF 2 N ARC STANC SAID EAST.	ECORDS OF MARTIN COUNTY, FLORIDA, POIL 208.04 FEET TO A POINT OF CURVATURE OF 2 LENGTH OF 369.95 FEET TO THE POINT 2E OF 395.23 FEET TO A POINT ON THE SU MARTIN COUNTY ACCESS STRIP, FOR A DIS RADIAL LINE BEARS NORTH 82'49'31" FAS
LEGAL DESCRIPTION:		
TITLE COMMITMENT # 807690 A PARCEL OF LAND LYING IN GOVERNMENT LOTS 5, 6, AND 7, SECTION 16, TOWNSHIP 38 SOUTH RANGE 41 EAST, MAR		
BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC MILLOUGHBY BOULEVARD AND ALSO BEING A POINT ON THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65'51 THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH KANNER HIGHWAY (S.R. 76); THENCE NORTH 20'39'22" WEST ALONG SAIL RIGHT-OF-WAY LINE, NORTH 65'51'31" EAST, FOR A DISTANCE OF 964.39 FEET TO A POINT; THENCE NORTH 20'39'22" TEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, SAID POINT ALSO BEING A DF 14'55'37", A CHORD BEARING OF SOUTH 16'11'46" EAST AND A CHORD LENGTH OF 368.90 FEET; THENCE TRAVEL CO S.E. WILLOUGHBY BOULEVARD, FOR A DISTANCE OF 369.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23'40'21" E	RECC 31" W D EAS WEST, POINT DUNTE	ORDS OF MARTIN COUNTY, FLORIDA, POINT EST ALONG THE NORTH LINE OF SAID HAN TERLY RIGHT OF WAY LINE, FOR A DISTAN FOR A DISTANCE OF 256.55 FEET TO A ON A NON-TANGENT CURVE CONCAVE TO R-CLOCKWISE ALONG THE ARC OF SAID N
EGAL DESCRIPTION:		
TITLE COMMITMENT # 807694 A PARCEL OF LAND LYING WITHIN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:		
THE WESTERLY 330.00 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 OF STUART FARMS, AS RECORDED IN PLAT BOOK I, COUNTY, FLORIDA.	PAGE	63, PUBLIC RECORDS OF PALM BEACH C
ESS AND EXCEPT HAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECO OLLOWS:	ORDS	BOOK 951, PAGE 282, PUBLIC RECORDS (
10 FOOT WIDE PARCEL OF LAND OVER THE WESTERLY PORTION OF LOT 4, ACCORDING TO THE PLAT OF STUART FARM	IS, AS	RECORDED IN PLAT BOOK 1, PAGE 63, P

LTING EASTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTH 66'02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF HANSON GRANT, A DISTANCE OF 376.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66'02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE SOUTH 20'39'37" EAST, ALONG A LINE THAT IS 10 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.55 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 66'06'12" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE NORTH 20'39'37" WEST, ALONG A LINE 20 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE SAID 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ABANDONED 40 FOOT DEDICATED RIGHT OF WAY LYING BETWEEN SAID LOTS 2 AND 3.

FOPOGRAPHY & TREE SURVEY FOR: M&M STUART LLC

URANCE COMPANY

2020, AT 11:00 PM

ERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT URED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST THIS COMMITMENT. AFFECTS SUBJECT PROPERTY; NOT A SURVEY

SESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND MATTER. SSION NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY

ATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE CURATE AND COMPLETE LAND SURVEY OF THE LAND AND MATTER.

T RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER. VICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT A SURVEY MATTER.

ERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF G SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS

CE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE CHARGES FOR SERVICES BY ANY WATER SYSTEMS. SEWER SYSTEMS CRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY MATTER. DED LEASES. NOT A SURVEY MATTER.

F STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC DA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA. EASEMENT RECORDED IN O.R. BOOK 1174, PAGE 761, PUBLIC FFECTS PROPERTY, SHOWN ON SURVEY.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ORDS OF MARTIN COUNTY, FLORIDA. AFFECTS PROPERTY, SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN

ORDS OF MARTIN COUNTY, FLORIDA. AFFECTS PROPERTY, SHOWN ON FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE TE OF FLORIDA RECORDED, UNDER DEED BOOK 31, PAGE 137:

AGE 309; TRANSFER OF ROAD RIGHT OF WAY RESERVATION PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS PROPERTY, COMPANY RECORDED IN O.R. BOOK 179, PAGE 275, PUBLIC RECORDS

AFFECT PROPERTY, EASEMENT NOW IN RIGHT-OF-WAY OF STATE ROAD AGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS

EED BOOK 42, PAGE 432, PUBLIC RECORDS OF MARTIN COUNTY, SURVEY. O.R. BOOK 774, PAGE 1469, PUBLIC RECORDS OF MARTIN COUNTY. NATURE, NOT PLOTTABLE.

R. BOOK 2875, PAGE 760, PUBLIC RECORDS OF MARTIN COUNTY. SUBJECT PROPERTY INTO THE CITY OF STUART. AFFECTS PROPERTY. 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SUBJECT TO AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S. NOT PLOTTABLE

SET FORTH IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 2822, OUNTY, FLORIDA, RELATED TO PERMITTING REQUIREMENTS. NOT A

INSURED. NOT A SURVEY MATTER. ARD OF THE ORDINARY HIGH WATER MARK OF LAKE, AND LANDS

EAST ALONG THE NORTH LINE OF THE HANSON GRANT FOR A TERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE TH 20°23'20" WEST FOR A DISTANCE OF 350 FEET TO A POINT. SOUTH 20"23'20" EAST ALONG THE EASTERLY RIGHT OF WAY LINE

OF MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY

COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT HT OF WAY LINE FOR STATE ROAD 76 (KANNER HIGHWAY); RTH 20'39'37" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, A 66'02'08" WEST, A DISTANCE OF 20.03 FEET.

SCRIBED AS FOLLOWS:

ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. NCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY JTH LINE OF A MARTIN COUNTY ACCESS STRIP RECORDED IN ANCE OF 859.34 FEET TO A POINT ON THE WESTERLY THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY

DESCRIBED AS FOLLOWS :

LSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. ON GRANT, FOR A DISTANCE OF 1738.28 FEET TO A POINT ON DINT; THENCE NORTH 66"43'59" EAST, FOR A DISTANCE OF 791.02 THE EAST, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE I-TANGENT CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF FOR A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

JNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN

MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS

BLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA,



SURVEYORS NOTES AND REPORT:

REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID. THE LAST DATE OF FIELD WORK WAS NOVENBER 13, 2020.

1'' = 3000'

- 3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- 4. PARCELS CONTAIN A TOTAL OF 48.99 ACRES, MORE OR LESS.
- 5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY. 6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
- 7. THE TOPOGRAPHIC AND TREE DATA COLLECTED AND DEPICTED ON THIS SURVEY IS OF SPECIFIC AREAS PREDETERMINED BY THE CLIENT AT THE TIME OF SURVEY REQUEST. 8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- 9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF THE HANSON GRANT PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. 12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR
- RESEARCH 13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE

DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS. 14. TREES SHOWN HEREON WERE LOCATED BASED ON THE CONSERVATION CRITERIA ESTABLISHED BY THE CITY OF STUART, FLORIDA. 15. SHEETS 7, 8, AND 9 IS A TREE SURVEY BASED ON INFORMATION PROVIDED BY EW CONSULTANTS, JOB NAMED "M&M REALTY KANNER". THE WESTERN HALF BEING COLLECTED ON JULY THROUGH AUGUST OF 2018. THE EASTERN HALF BEING LOCATED IN SEPTEMBER OF 2020. 16. ADDITIONAL TOPOGRAPHIC DATA PROVIDED BY SJ BROWN INC. SURVEY JOB # 7227-01-01.

REFERENCE MATERIAL:

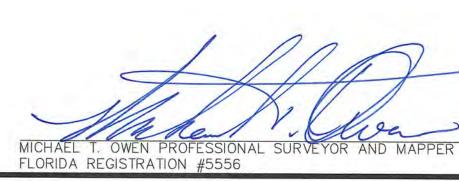
- MARTIN COUNTY ENGINEERING DEPT. RIGHT-OF-WAY SURVEY AND MAPPING RIGHT OF WAY MAP WILLOUGHBY BLVD. EXTENSION MARTIN COUNTY. MAPS PREPARED BY GCY, INC. CIVIL ENGINEERS AND LAND SURVEYORS. DATED SEPTEMBER 1992. JOB# 91-1047 • BOUNDARY SURVEY BY STEPHEN J. BROWN, INC. PREPARED FOR M&M REALTY PARTNERS, LLC. COMPLETED ON 07/03/2018, JOB # 7227-01-01.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ENGINEERING SECTION, RIGHT OF WAY MAP, STATE ROAD NO. 76, MARTIN COUNTY. SECTION 89060-2510 (2511). · CERTUS STU OWNER PLAT, LOTS 1 AND 2. PLAT BOOK 18, PAGE 17, MCR. STUART FARMS PALM BEACH COUNTY, PLAT BOOK 1, PAGE 63, MCR
- 3100 SE WILLOUGHBY BLVD, STUART. OFFICIAL RECORD BOOK 2464, PAGE 1992, MCR. PARCEL ID 16-38-41-000-000-00460-3 3171 S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2270, PAGE 399, MCR. PARCEL ID 16-38-41-000-000-00442-6. • S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2465, PAGE 1851, MCR. PARCEL ID 16-38-41-000-000-00440-8. • S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2822, PAGE 939, MCR. PARCEL ID 40-38-41-001-002-00000-5.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK951, PAGE 284, MCR. . FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK951, PAGE 286, MCR. 20' NON EXCLUSIVE EASEMENT, OFFICIAL RECORD BOOK 1174, PAGE 761, MCR.
- 60' WIDE MARTIN COUNTY ACCESS STRIP OFFICIAL RECORD BOOK 882, PAGE 783 & 785.
- PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 775, MCR. PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 782, MCR.
- OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY . 40' FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT, DEED BOOK 42, PAGE 432, MCR.
 - GCY TOPOGRAPHIC SURVEY JOB # 19-1034-02 DATED NOVEMBER 2019. • TOPOGRAPHIC SURVEY BY SJ BROWN INC. FOR M&M REALTY PARTNERS, LLC JOB # 7227-01-01 DATED 07/23/2019

CERTIFIED TO:

1. M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY 2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SHEETS:

- 1. COVER
- 2. BOUNDARY SURVEY 3. TOPOGRAPHIC SURVEY
- 4. TREE SURVEY
- 5. TREE SURVEY CONTINUED
- 6. TREE SCHEDULE 7. TREE SURVEY BY OTHERS
- 8. TREE SURVEY BY OTHERS CONTINUED
- 9. TREE SCHEDULE BY OTHERS



VICINITY MAP

11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS



ENGINEERS @ SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY UNIT 201

PORT ST. LUCIE, FL 34987 **772-462-2455**

h www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935 L.B. CERTIFICATE OF AUTHORIZATION 8098

TITLE COMMITMENT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	DARY,
<u>COMMITMENT # 807683 A1</u> COMMITMENT DATE: NOVEMBER 22, 2020, AT 11:00 PM	
SCHEDULE B-II ITEMS	•
I. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT	
PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER.	TITLE COMMITMENT
 A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND SUBSEQUENT YEARS. NOT A SURVEY MATTER. 	OLD REPUBLIC NATIONAL TITL
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.	<u>COMMITMENT # 807694 A1</u> COMMITMENT DATE: NOVEMB
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND	SCHEDULE B-II ITEMS
INSPECTION OF THE LAND. NOT A SURVEY MATTER. D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.	1 . DEFECTS, LIENS, ENCUMBRANCES APPEARING IN THE PUBLIC RECOR
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.	PRIOR TO THE DATE THE PROPOS OR MORTGAGE THEREON COVEREI
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS	MATTER. 2. A. GENERAL OR SPECIAL TAXES A
ACCRETED TO SUCH LANDS. NOT A SURVEY MATTER. 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE	SUBSEQUENT YEARS. NOT A S B. RIGHTS OR CLAIMS OF PARTIES IN
OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY	MATTER. C. ANY ENCROACHMENT, ENCUMBRANC DISCLOSED BY AN INSPECTION OR /
COUNTY OR MUNICIPALITY. NOT A SURVEY MATTER. 5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.	INSPECTION OF THE LAND. NOT A S D. EASEMENTS OR CLAIMS OF EASEMEI
6. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH RECORDED IN DEED BOOK 42, PAGE 63, AS AFFECTED BY ASSIGNMENT RECORDED IN 0. R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO	E. ANY LIEN, OR RIGHT TO A LIEN, FC NOT RECORDED IN THE PUBLIC REC
PARCEL I) AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE. 7. ORDINANCE NO. 2337-2017, REGARDING ANNEXATION, RECORDED IN O.R. BOOK 2902, PAGE 693, PUBLIC	3. ANY OWNER'S POLICY ISSUED PURS ANY ADVERSE OWNERSHIP CLAIM B
RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO BOTH PARCELS) NOT A SURVEY MATTER, AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.	THE LAND INSURED HEREUNDER, IN ACCRETED TO SUCH LANDS.
8. COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. NOT A SURVEY MATTER. TITLE COMMITMENT	4. ANY LIEN PROVIDED BY COUNTY OF OR PORT AUTHORITY, FOR UNPAID
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	OR GAS SYSTEMS SERVING THE LAN COUNTY OR MUNICIPALITY. NOT A S
<u>COMMITMENT # 807690 A1</u> COMMITMENT DATE: NOVEMBER 3, 2020, AT 11:00 PM	5. RIGHTS OF THE LESSEES UNDER UN 6. ALL MATTERS CONTAINED ON THE F
SCHEDULE B-II ITEMS	RECORDS OF PALM BEACH COUNTY, AFFECTS PROPERTY, SHOWN ON SU 7. RESOLUTION NO. 51–96 CREATING U
I. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE	7. RESOLUTION NO. 51–96 CREATING RECORDS OF MARTIN COUNTY, FLOF 8. PERPETUAL EASEMENT IN FAVOR OF
DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.	O.R. BOOK 2777, PAGE 775, PUBLI SURVEY.
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. NOT A SURVEY MATTER.	9. TEMPORARY EASEMENT IN FAVOR O O.R . BOOK 2777, PAGE 782, PUBL
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.	SURVEY. 10. RESERVATIONS IN FAVOR OF THE S
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND	INTERNAL IMPROVEMENT FUND OF T PARTIALLY RELEASED IN O.R. BOOK RECORDED IN O.R. BOOK 835, PAGE
INSPECTION OF THE LAND. NOT A SURVEY MATTER. D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.	SHOWN ON SURVEY. 11. EASEMENT TO FLORIDA POWER AND
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.	OF MARTIN COUNTY, FLORIDA. DOES 76.
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF	12. EASEMENT RECORDED IN DEED BOO PROPERTY, SHOWN ON SURVEY.
THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. NOT A SURVEY MATTER.	13. OUTFALL DITCH EASEMENT RECORDE FLORIDA. AFFECTS PROPERTY, SHOW
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 1 59, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS	14. RIGHT OF WAY RESOLUTION RECORE FLORIDA. AFFECTS PROPERTY, BLAN
OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NOT A SURVEY MATTER.	15. ORDINANCE NO. 2327–16 RECORDED FLORIDA, PROVIDING FOR ANNEXATIO BLANKET IN NATURE, NOT PLOTTAB
5. EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 42, PAGE	16. DEED RECORDED IN O.R. BOOK 282 AUTOMATIC PHOSPHATE, METALS, M
63, TOGETHER WITH ASSIGNMENT RECORDED IN O.R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.	AFFECTS PROPERTY, BLANKET IN N. 17. SUBJECT TO THE TERMS AND COND
6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.	PAGE 939, PUBLIC RECORDS OF MA Survey Matter.
LEGAL DESCRIPTION:	18. RIPARIAN AND LITTORAL RIGHTS AR 19. ANY PORTION OF THE LAND LYING
TITLE COMMITMENT # 807683	ACCRETED THERETO. NOT A SURVEY
PARCEL 1 : THE REAL PROPERTY LYING AND BEING IN GOVERNMENT LOT 5 AND 6, SECTION 16, TOWNSHIP 38 SOUTH , RANGE 41 E	EAST, MARTIN COUNTY, FLORIDA, DESCRIBEI
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND THE CENTERLINE OF STAT	TE ROAD 76, THENCE PROCEED NORTH 66°
DISTANCE OF 50.08 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 76. THENCE F OF 330 FEET AND THE POINT OR PLACE OF BEGINNING. THENCE PROCEED NORTH 66"18'30" EAST FOR A DISTANCE OF	984.42 FEET TO A POINT, THENCE PROCEE
THENCE PROCEED SOUTH 6618'30" WEST FOR A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF W OF STATE ROAD 76 FOR A DISTANCE OF 350 FEET TO THE POINT OR PLACE OF BEGINNING.	
LESS AND EXCEPT PARCEL NO. 145 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDE DESCRIBED AS FOLLOWS:	ED IN O.R. BOOK 951, PAGE 284, PUBLIC R
THAT PART OF GOVERNMENT LOT 5, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEILLOT 5; THENCE SOUTH 66°02'08" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 127.80 F	
THENCE NORTH 20°39'37" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO DISTANCE OF 350.00 FEET; THENCE NORTH 66°02'08" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 20°39'37" EAST	THE POINT OF BEGINNING; THENCE CONTIN
PARCEL 2:	
A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 7, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COMMENCING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUE	
WILLOUGHBY BOULEVARD; THENCE NORTH 23°40'21" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE AND SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", AND A	E OF 208.04 FEET TO A POINT OF CURVAT
LINE, SOUTH 66°43'59" WEST, FOR A DISTANCE OF 791.02 FEET TO A POINT; THENCE NORTH 20°39'22" WEST FOR A DI	ISTANCE OF 395.23 FEET TO A POINT ON
OFFICIAL RECORDS BOOK 882, PAGES 783 AND 785, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°28'43" EAST ALONG RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE	EAST, RADIAL LINE BEARS NORTH 82°49'3
RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02°01'03", AND AN ARC LENGTH OF 5	DU FELT TO THE POINT OF BEGINNING.
LEGAL DESCRIPTION:	
TITLE COMMITMENT # 807690	
A PARCEL OF LAND LYING IN GOVERNMENT LOTS 5, 6, AND 7, SECTION 16, TOWNSHIP 38 SOUTH RANGE 41 EAST, MAR BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC	C RECORDS OF MARTIN COUNTY, FLORIDA, I
WILLOUGHBY BOULEVARD AND ALSO BEING A POINT ON THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65'51 THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH KANNER HIGHWAY (S.R. 76); THENCE NORTH 20'39'22" WEST ALONG SAI	ID EASTERLY RIGHT OF WAY LINE, FOR A D
RIGHT-OF-WAY LINE, NORTH 65°51'31" EAST, FOR A DISTANCE OF 964.39 FEET TO A POINT; THENCE NORTH 20°39'22" FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, SAID POINT ALSO BEING A	WEST, FOR A DISTANCE OF 256.55 FEET
OF 14°55'37", A CHORD BEARING OF SOUTH 16°11'46" EAST AND A CHORD LENGTH OF 368.90 FEET; THENCE TRAVEL CO S.E. WILLOUGHBY BOULEVARD, FOR A DISTANCE OF 369.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°40'21" E	COUNTER-CLOCKWISE ALONG THE ARC OF S
LEGAL DESCRIPTION:	
TITLE COMMITMENT # 807694 A PARCEL OF LAND LYING WITHIN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:	
THE WESTERLY 330.00 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 OF STUART FARMS, AS RECORDED IN PLAT BOOK I, COUNTY, FLORIDA.	, PAGE 63, PUBLIC RECORDS OF PALM BEA
LESS AND EXCEPT	
THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL REC	URDS BOOK 951, PAGE 282, PUBLIC RECO

THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 951, PAGE 282, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE PARCEL OF LAND OVER THE WESTERLY PORTION OF LOT 4, ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EASTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTH 66'02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF HANSON GRANT, A DISTANCE OF 376.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66'02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE SOUTH 20'39'37" EAST, ALONG A LINE THAT IS 10 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.55 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 66°06'12" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE NORTH 20'39'37" WEST, ALONG A LINE 20 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE SAID 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.56 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN ABANDONED 40 FOOT DEDICATED RIGHT OF WAY LYING BETWEEN SAID LOTS 2 AND 3.

FOPOGRAPHY & TREE SURVEY FOR: M&M STUART LLC

SURANCE COMPANY

2020, AT 11:00 PM

VERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT SURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST THIS COMMITMENT. AFFECTS SUBJECT PROPERTY; NOT A SURVEY

SSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND MATTER. SSION NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY

ATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE CURATE AND COMPLETE LAND SURVEY OF THE LAND AND MATTER.

OT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER. VICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT A SURVEY MATTER. HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF G SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS

CE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE E CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS CRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY MATTER. RDED LEASES. NOT A SURVEY MATTER.

F STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA. EASEMENT RECORDED IN O.R. BOOK 1174, PAGE 761, PUBLIC

FFECTS PROPERTY, SHOWN ON SURVEY. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ORDS OF MARTIN COUNTY, FLORIDA. AFFECTS PROPERTY, SHOWN ON

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN CORDS OF MARTIN COUNTY, FLORIDA. AFFECTS PROPERTY, SHOWN ON OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE TATE OF FLORIDA RECORDED, UNDER DEED BOOK 31, PAGE 137; PAGE 309: TRANSEER OF ROAD RIGHT OF WAY RESERVATION PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS PROPERTY,

COMPANY RECORDED IN O.R. BOOK 179. PAGE 275. PUBLIC RECORDS AFFECT PROPERTY, EASEMENT NOW IN RIGHT-OF-WAY OF STATE ROAD

PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AFFECTS DEED BOOK 42, PAGE 432, PUBLIC RECORDS OF MARTIN COUNTY, SURVEY. O.R. BOOK 774, PAGE 1469, PUBLIC RECORDS OF MARTIN COUNTY,

NATURE, NOT PLOTTABLE. D.R. BOOK 2875, PAGE 760, PUBLIC RECORDS OF MARTIN COUNTY, SUBJECT PROPERTY INTO THE CITY OF STUART. AFFECTS PROPERTY,

GE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SUBJECT TO LS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S. NOT PLOTTABLE. SET FORTH IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 2822, COUNTY, FLORIDA, RELATED TO PERMITTING REQUIREMENTS. NOT A

INSURED. NOT A SURVEY MATTER. WARD OF THE ORDINARY HIGH WATER MARK OF LAKE, AND LANDS TER.

" EAST ALONG THE NORTH LINE OF THE HANSON GRANT FOR A STERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE RTH 20°23'20" WEST FOR A DISTANCE OF 350 FEET TO A POINT, SOUTH 20°23'20" EAST ALONG THE EASTERLY RIGHT OF WAY LINE

DS OF MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY

COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT IGHT OF WAY LINE FOR STATE ROAD 76 (KANNER HIGHWAY); ORTH 20°39'37" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, A 66°02'08" WEST, A DISTANCE OF 20.03 FEET.

DESCRIBED AS FOLLOWS:

NT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY SOUTH LINE OF A MARTIN COUNTY ACCESS STRIP RECORDED IN STANCE OF 859.34 FEET TO A POINT ON THE WESTERLY ST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY

_Y DESCRIBED AS FOLLOWS :

ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. NSON GRANT, FOR A DISTANCE OF 1738.28 FEET TO A POINT ON CE OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY POINT; THENCE NORTH 66°43'59" EAST, FOR A DISTANCE OF 791.02 THE EAST, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE ON-TANGENT CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF E, FOR A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

OUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN



SURVEYORS NOTES AND REPORT:

REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

- THE LAST DATE OF FIELD WORK WAS NOVENBER 13, 2020.
- 3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- 4. PARCELS CONTAIN A TOTAL OF 48.99 ACRES, MORE OR LESS. 5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF
- BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY. 6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
- 7. THE TOPOGRAPHIC AND TREE DATA COLLECTED AND DEPICTED ON THIS SURVEY IS OF SPECIFIC AREAS PREDETERMINED BY THE CLIENT AT THE TIME OF SURVEY REQUEST. 8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- 9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF THE HANSON GRANT PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS. 11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- 12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH. 13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
- DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS. 14. TREES SHOWN HEREON WERE LOCATED BASED ON THE CONSERVATION CRITERIA ESTABLISHED BY THE CITY OF STUART, FLORIDA. 15. SHEETS 7, 8, AND 9 IS A TREE SURVEY BASED ON INFORMATION PROVIDED BY EW CONSULTANTS, JOB NAMED "M&M REALTY KANNER". THE WESTERN HALF BEING COLLECTED ON JULY THROUGH
- AUGUST OF 2018. THE EASTERN HALF BEING LOCATED IN SEPTEMBER OF 2020. 16. ADDITIONAL TOPOGRAPHIC DATA PROVIDED BY SJ BROWN INC. SURVEY JOB # 7227-01-01.

REFERENCE MATERIAL:

- MARTIN COUNTY ENGINEERING DEPT. RIGHT-OF-WAY SURVEY AND MAPPING RIGHT OF WAY MAP WILLOUGHBY BLVD. EXTENSION MARTIN COUNTY. MAPS PREPARED BY GCY, INC. CIVIL ENGINEERS AND LAND SURVEYORS. DATED SEPTEMBER 1992. JOB# 91-1047 • BOUNDARY SURVEY BY STEPHEN J. BROWN, INC. PREPARED FOR M&M REALTY PARTNERS, LLC. COMPLETED ON 07/03/2018, JOB # 7227-01-01. • FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ENGINEERING SECTION, RIGHT OF WAY MAP, STATE ROAD NO. 76, MARTIN COUNTY. SECTION 89060-2510 (2511).
- CERTUS STU OWNER PLAT, LOTS 1 AND 2. PLAT BOOK 18, PAGE 17, MCR.
- STUART FARMS PALM BEACH COUNTY, PLAT BOOK 1, PAGE 63, MCR • 3100 SE WILLOUGHBY BLVD, STUART. OFFICIAL RECORD BOOK 2464, PAGE 1992, MCR. PARCEL ID 16-38-41-000-000-00460-3 • 3171 S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2270, PAGE 399, MCR. PARCEL ID 16-38-41-000-000-00442-6.
- S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2465, PAGE 1851, MCR. PARCEL ID 16-38-41-000-000-00440-8. • S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2822, PAGE 939, MCR. PARCEL ID 40-38-41-001-002-00000-5.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK951, PAGE 284, MCR. • FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK951, PAGE 286, MCR.
- 20' NON EXCLUSIVE EASEMENT, OFFICIAL RECORD BOOK 1174, PAGE 761, MCR. • 60' WIDE MARTIN COUNTY ACCESS STRIP OFFICIAL RECORD BOOK 882, PAGE 783 & 785.
- PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 775, MCR.
- PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 782, MCR. • 40' FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT, DEED BOOK 42, PAGE 432, MCR.
- GCY TOPOGRAPHIC SURVEY JOB # 19-1034-02 DATED NOVEMBER 2019. • TOPOGRAPHIC SURVEY BY SJ BROWN INC. FOR M&M REALTY PARTNERS, LLC JOB # 7227-01-01 DATED 07/23/2019
- **CERTIFIED TO:**
- 1. M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY 2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SHEETS:

- 1. COVER
- 2. BOUNDARY SURVEY 3. TOPOGRAPHIC SURVEY
- 4. TREE SURVEY
- 5. TREE SURVEY CONTINUED
- 6. TREE SCHEDULE 7. TREE SURVEY BY OTHERS
- 8. TREE SURVEY BY OTHERS CONTINUED
- 9. TREE SCHEDULE BY OTHERS

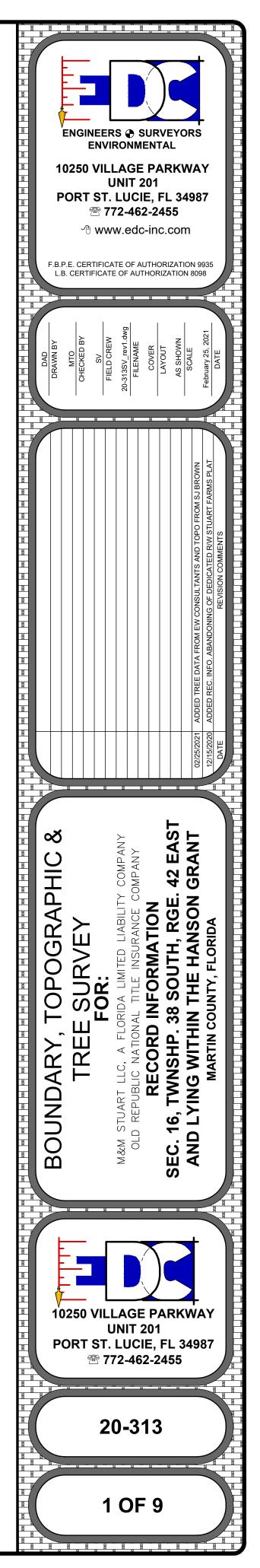
VICINITY MAP

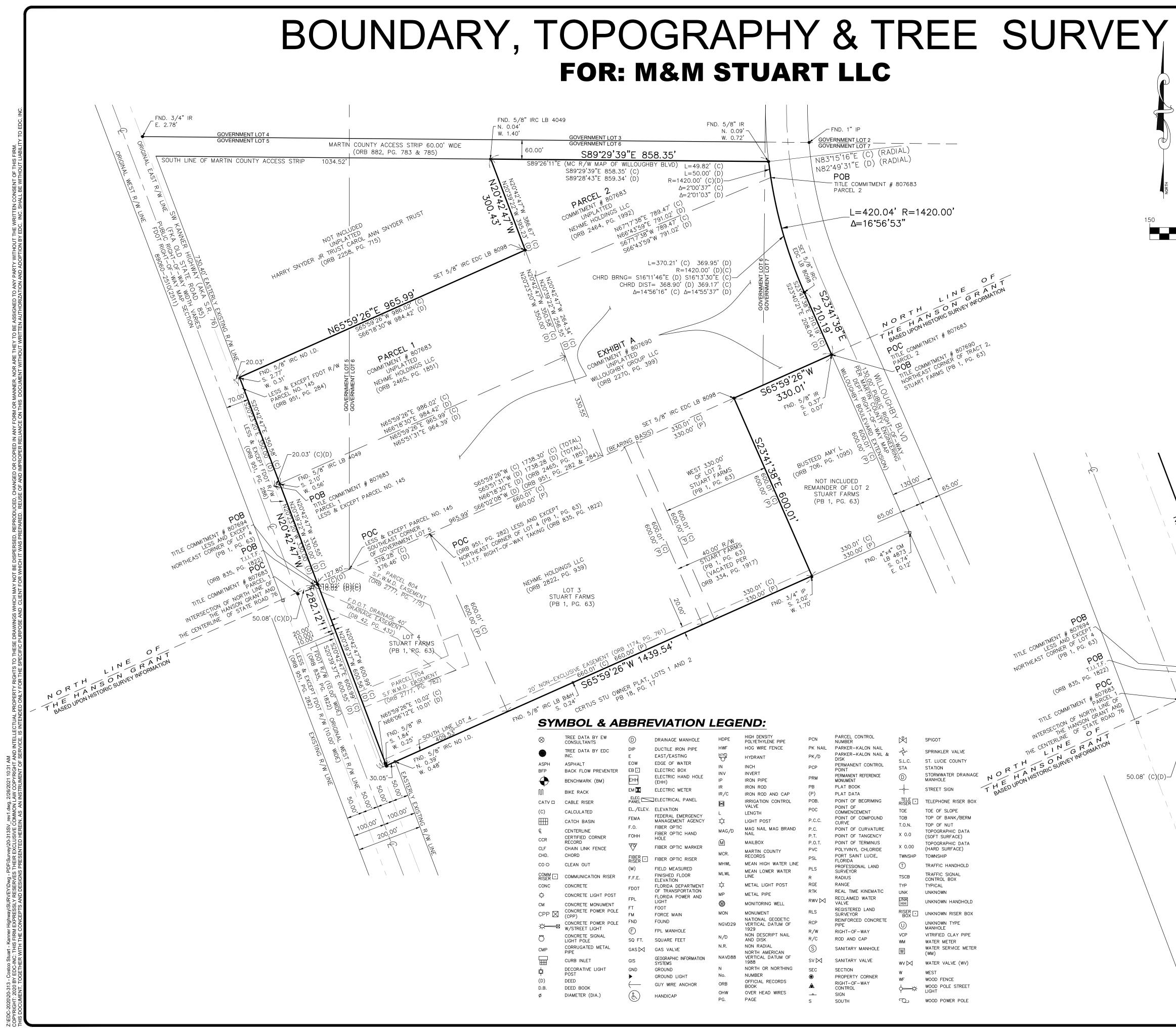
1'' = 3000'

10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR

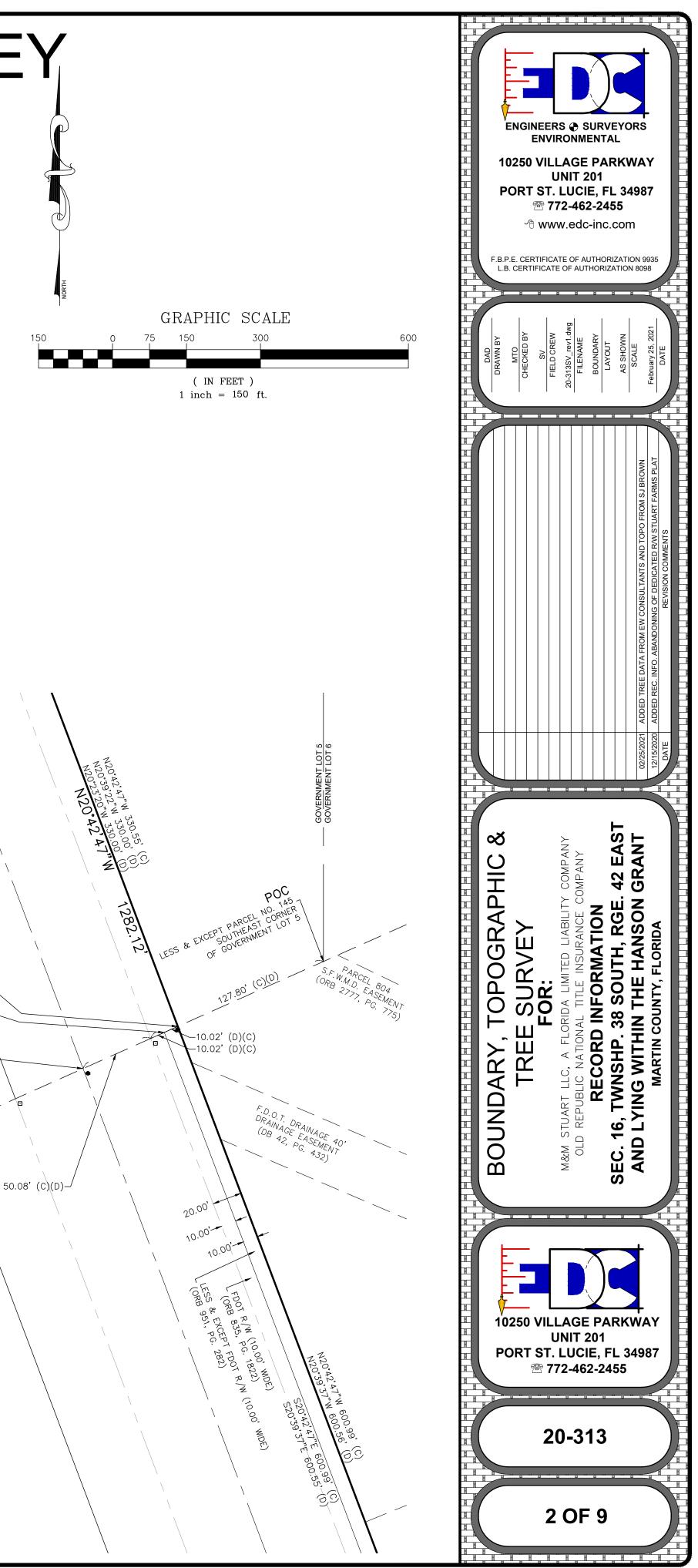


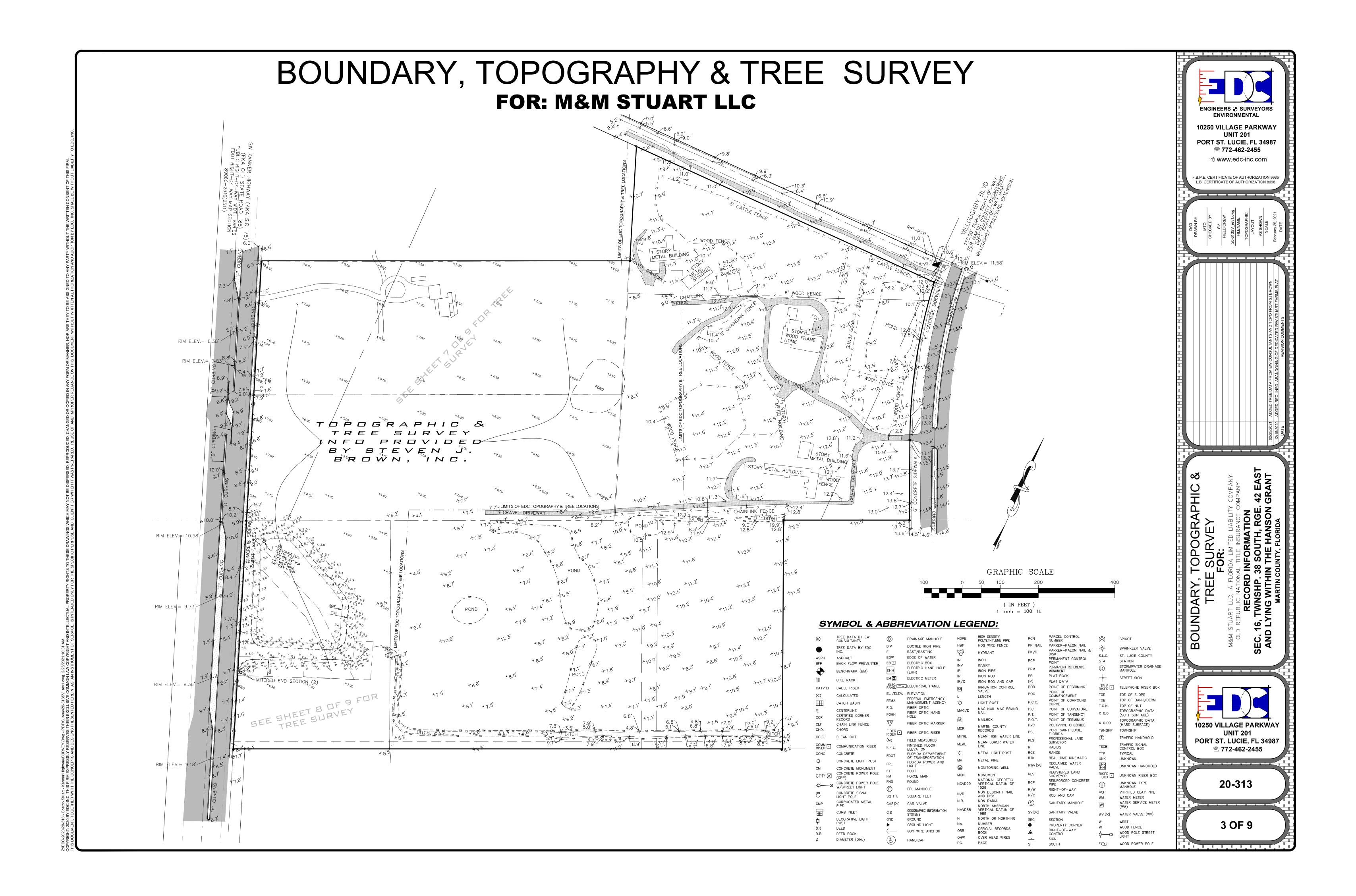
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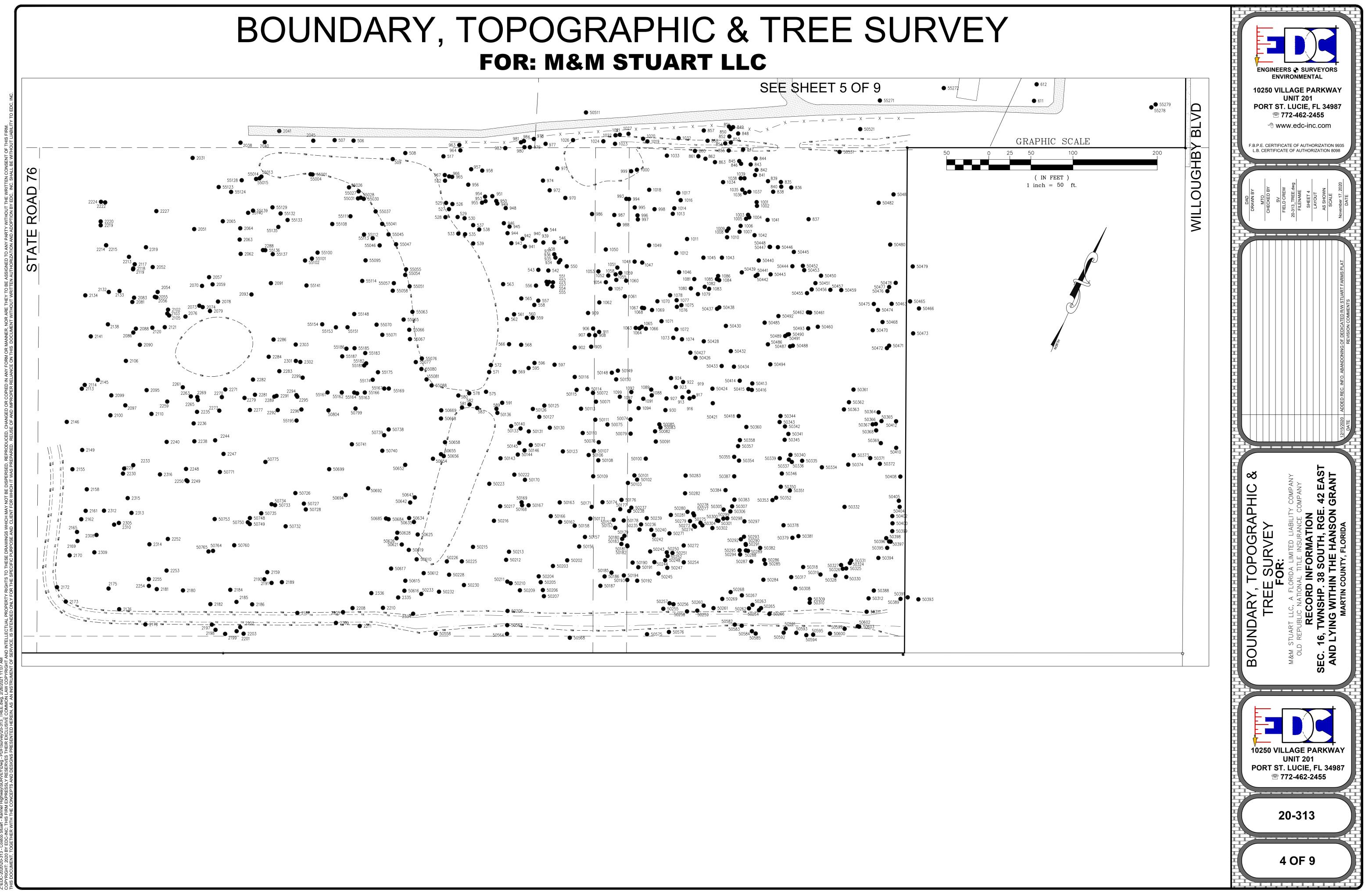


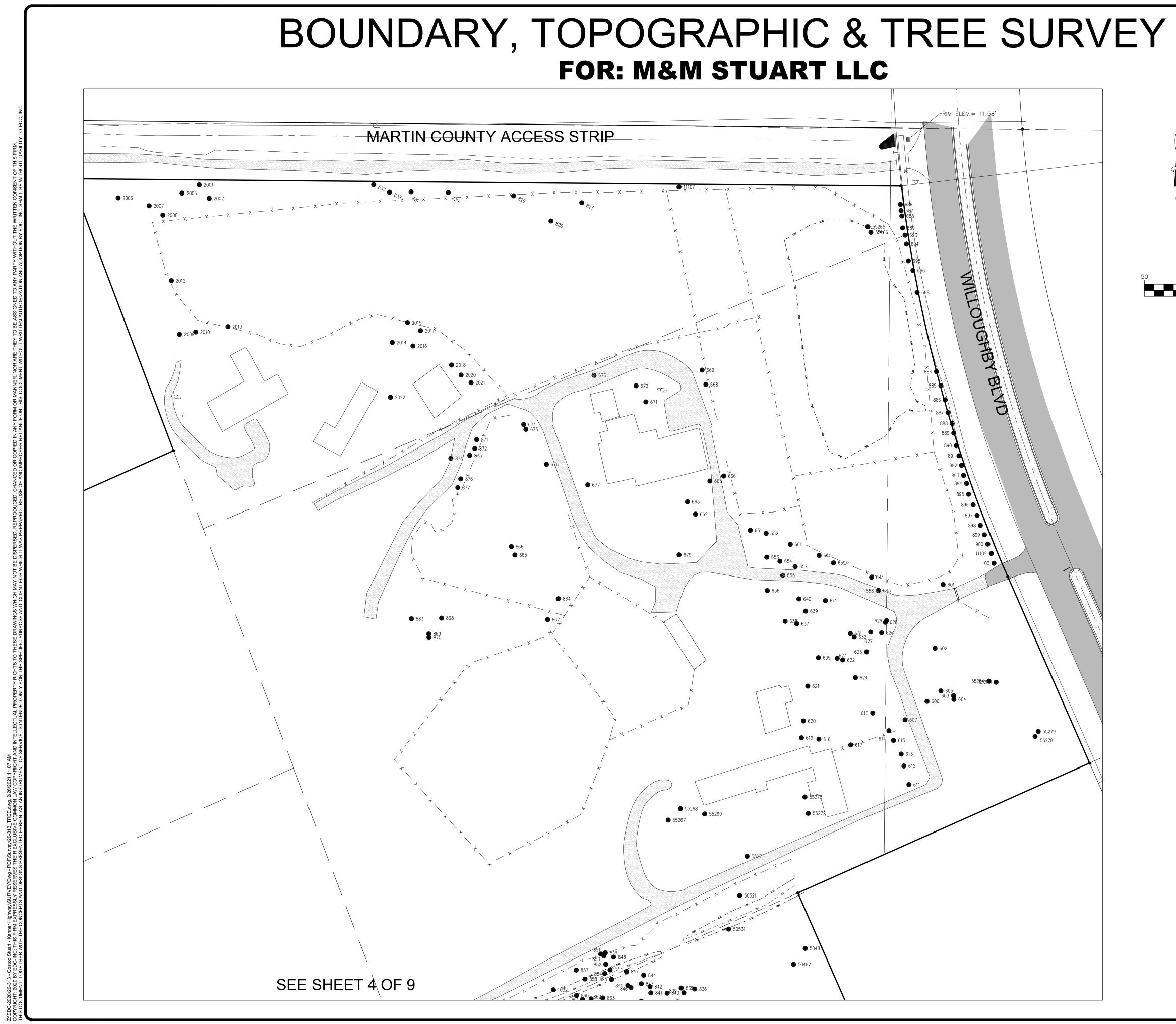


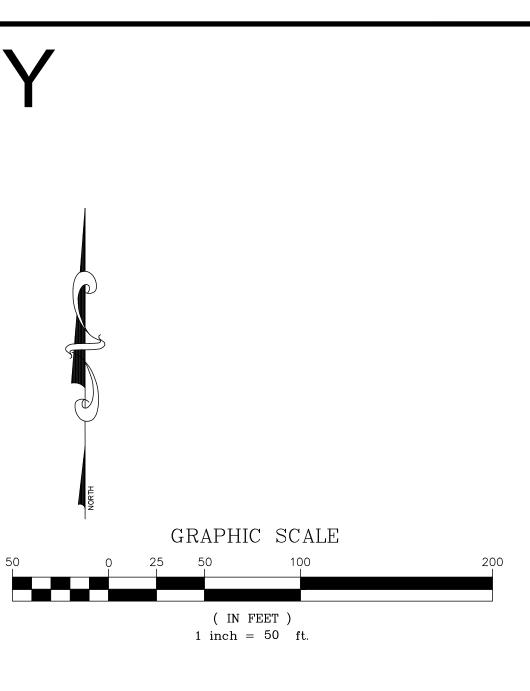
\otimes	TREE DATA BY EW CONSULTANTS	D	DRAINAGE MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PCN	PARCEL CONTROL NUMBER	\bowtie	SPIGOT
@	TREE DATA BY EDC	DIP	DUCTILE IRON PIPE	HWF	HOG WIRE FENCE	PK NAIL	PARKER–KALON NAIL PARKER–KALON NAIL &	ન્દુન	SPRINKLER VALVE
ASPH	INC. ASPHALT	E EOW	EAST/EASTING EDGE OF WATER	HYD	HYDRANT	PK/D	DISK PERMANENT CONTROL	S.L.C.	ST. LUCIE COUNTY
3FP	BACK FLOW PREVENTER	EB 🖸	ELECTRIC BOX	IN INV	INCH INVERT	PCP	POINT	STA	STATION
	BENCHMARK (BM)	ЕНН	ELECTRIC HAND HOLE	IP	IRON PIPE	PRM	PERMANENT REFERENCE MONUMENT	D	STORMWATER DRAINAGE MANHOLE
$\mathbf{\nabla}$	DEROFIMIARIA (DM)		(EHH)	IR	IRON ROD	PB	PLAT BOOK		STREET SIGN
N	BIKE RACK	EM 📉	ELECTRIC METER	IR/C	IRON ROD AND CAP	(P)	PLAT DATA	- †	STREET SIGN
D VTA	CABLE RISER	PANEL	ELECTRICAL PANEL	\bowtie	IRRIGATION CONTROL	POB.	POINT OF BEGRIMING		TELEPHONE RISER BOX
C)	CALCULATED	EL./ELEV.	ELEVATION	L	VALVE LENGTH	POC	POINT OF COMMENCEMENT	TOE	TOE OF SLOPE
		FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	¢	LIGHT POST	P.C.C.	POINT OF COMPOUND	тов	TOP OF BANK/BERM
	CATCH BASIN	F.O.	FIBER OPTIC	Ŷ	MAG NAIL MAG BRAND		CURVE	T.O.N.	TOP OF NUT
2	CENTERLINE	FOHH	FIBER OPTIC HAND	MAG/D	NAIL MAG BRAND	P.C. P.T.	POINT OF CURVATURE POINT OF TANGENCY	X 0.0	TOPOGRAPHIC DATA
CR	CERTIFIED CORNER RECORD		HOLE	M	MAILBOX	P.O.T.	POINT OF TERMINUS		(SOFT SURFACE) TOPOGRAPHIC DATA
LF	CHAIN LINK FENCE	FY	FIBER OPTIC MARKER	_	MARTIN COUNTY	PVC	POLYVINYL CHLORIDE	X 0.00	(HARD SURFACE)
HD.	CHORD		FIBER OPTIC RISER	MCR.	RECORDS	PSL	PORT SAINT LUCIE,	TWNSHP	TOWNSHIP
0 0	CLEAN OUT			MHWL	MEAN HIGH WATER LINE		FLORIDA PROFESSIONAL LAND	$(\overline{1})$	TRAFFIC HANDHOLD
		(M)	FIELD MEASURED	MLWL	MEAN LOWER WATER	PLS	SURVEYOR	-	TRAFFIC SIGNAL
OMM 🖸	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION		LINE	R	RADIUS	TSCB	CONTROL BOX
ONC	CONCRETE	FDOT	FLORIDA DEPARTMENT	\$	METAL LIGHT POST	RGE	RANGE	TYP	TYPICAL
5	CONCRETE LIGHT POST		OF TRANSPORTATION FLORIDA POWER AND	MP	METAL PIPE	RTK	REAL TIME KINEMATIC	UNK	UNKNOWN
Эм	CONCRETE MONUMENT	FPL	LIGHT	\otimes	MONITORING WELL	RWV 🖂	RECLAIMED WATER VALVE	UNK HH	UNKNOWN HANDHOLD
	CONCRETE POWER POLE	FT	FOOT	MON	MONUMENT	RLS	REGISTERED LAND		
PP 🛛	(CPP)	FM	FORCE MAIN	MON	NATIONAL GEODETIC		SURVEYOR REINFORCED CONCRETE		UNKNOWN RISER BOX
☆——⊠	CONCRETE POWER POLE W/STREET LIGHT	FND	FOUND	NGVD29	VERTICAL DATUM OF	RCP	PIPE	\bigcirc	UNKNOWN TYPE MANHOLE
	CONCRETE SIGNAL	F	FPL MANHOLE		1929 NON DESCRIPT NAIL	R/W	RIGHT-OF-WAY	VCP	VITRIFIED CLAY PIPE
5	LIGHT POLE	SQ FT.	SQUARE FEET	N/D	AND DISK	R/C	ROD AND CAP	WM	WATER METER
CMP	CORRUGATED METAL PIPE	GAS 🖂	GAS VALVE	N.R.	NON RADIAL NORTH AMERICAN	S	SANITARY MANHOLE	W	WATER SERVICE METER (WM)
ŦŦŦ	CURB INLET	GIS	GEOGRAPHIC INFORMATION SYSTEMS	NAVD88	VERTICAL DATUM OF 1988	sv 🖂	SANITARY VALVE	w∨⊠	WATER VALVE (WV)
þ	DECORATIVE LIGHT	GND	GROUND	Ν	NORTH OR NORTHING	SEC	SECTION	W	WEST
-)	POST DEED	▶	GROUND LIGHT	No.	NUMBER	۲	PROPERTY CORNER	WF	WOOD FENCE
	DEED BOOK	(GUY WIRE ANCHOR	ORB	OFFICIAL RECORDS BOOK	۸	RIGHT-OF-WAY CONTROL		WOOD POLE STREET
5 5	DIAMETER (DIA.)	(Ł)	HANDICAP	онw	OVER HEAD WIRES		SIGN	¢——☆	LIGHT
-		G	HANDICAE	PG.	PAGE	S	SOUTH	С)	WOOD POWER POLE

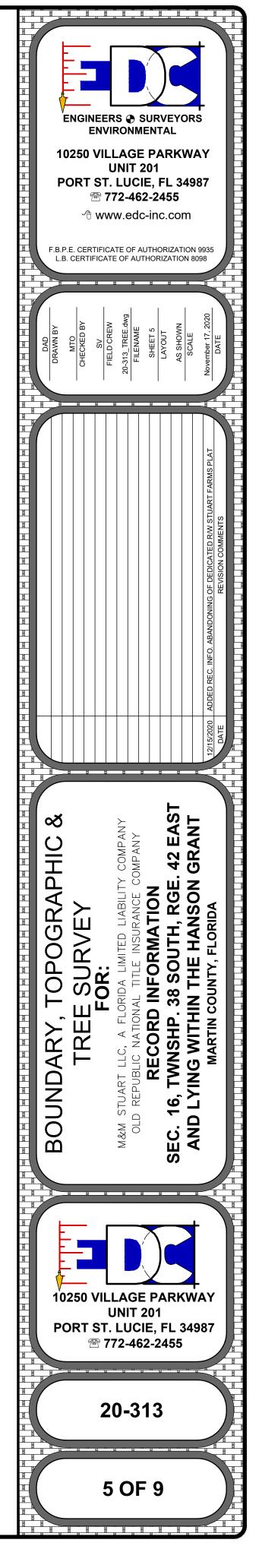












TAG #	TYPE	DBH
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EDC-508	PINE	12
EDC-509 EDC-517	PINE	18
EDC-522	PINE	15
EDC-525	PINE	15
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EDC-527 EDC-528	PINE	11
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EDC-535 EDC-537	PINE	11
EDC-538	PINE	11
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EDC-544 EDC-546	PINE	12 14
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EDC-553	BAY LEAF	9
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EDC-559	BAY LEAF	8
EDC-560 EDC-561	PINE BAY LEAF	13 9
EDC-561 EDC-562	PINE	11
EDC-563	PINE	14
EDC-565	GUMBO	8 X5
EDC-566	PINE	14
EDC-568 EDC-569	PINE	13
EDC-571	PINE	11
EDC-572	BAY LEAF	8
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EDC-582	PINE	12
EDC-583	PINE	11
EDC-589	PINE	12
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EDC-596	PINE	12
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EDC-601	PINE	16
EDC-602	PINE	16
EDC-603 EDC-604	PINE	16 16
EDC-605	OAK	18
EDC-606	PINE	20
EDC-607	PINE	15
EDC-611 EDC-612	OAK OAK	12 16
EDC-612 EDC-613	OAK	16
EDC-614	OAK	10
EDC-615	OAK	6
EDC-616	PINE	24
EDC-617 EDC-618	OAK OAK	6
EDC-619	OAK	12
EDC-620	OAK	8
EDC-621	OAK	20
EDC-622	PINE	14
EDC-623 EDC-624	PINE	20
EDC-625	PINE	18
EDC-626	PINE	15
EDC-627	PINE	14
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EDC-632	PINE	12
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EDC-644	PINE	14
EDC-651	OAK	12 15
EDC-652 EDC-653	OAK OAK	15
EDC-654	PINE	15
EDC-655	PINE	17
EDC-656	PINE	14
EDC-657 EDC-658	OAK PINE	16 17
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ТАСН	ТИРГ	
TAG # EDC-659	ТҮРЕ ОАК	28 DBH
EDC-660	ОАК	21
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EDC-663	FLOWERING TREE	13
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EDC-865	ОАК	30
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EDC-869	ОАК	12
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EDC-887	ОАК	12
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EDC-898	OAK	14
EDC-900	OAK	18
EDC-902	PINE	21 13
EDC-905		
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	PINE PINE PINE	13 13 16

TAG # EDC-911	ТҮРЕ ^{GUMBO}	DBH 7
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EDC-916	PINE	10
EDC-917 EDC-919	PINE	10
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EDC-923	PINE	13
EDC-924	PINE	13
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EDC-936	BAY LEAF	7
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EDC-967 EDC-970	BAY LEAF OAK	6 21
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EDC-974	PINE	13
EDC-975	BAY LEAF	10
EDC-977 EDC-978	BAY LEAF	7 X2 10
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EDC-980	BAY LEAF	14
EDC-981	PINE	11
EDC-983	BAY LEAF	7 8 X3
EDC-984 EDC-986	GUMBO PINE	8 X3 11
EDC-987	GUMBO	9
EDC-988	PINE	17
EDC-993	OAK	6
EDC-994 EDC-995	OAK OAK	6
EDC-996	ОАК	6
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EDC-2088	PINE	12
EDC-2090	PINE	18
	PINE	18
EDC-2091		10
	PINE PINE PINE	15 15
EDC-2091 EDC-2093	PINE	

BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: M&M STUART LLC

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EDC-2119	PINE	12
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EDC-2121	PINE	20
EDC-2132	PINE	12
EDC-2133	PINE	12
EDC-2134	PINE	18
EDC-2138	PINE	18
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EDC-2145	PINE	15
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EDC-2155	PINE	18
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EDC-2254	OAK	12
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EDC-2259	PINE	12
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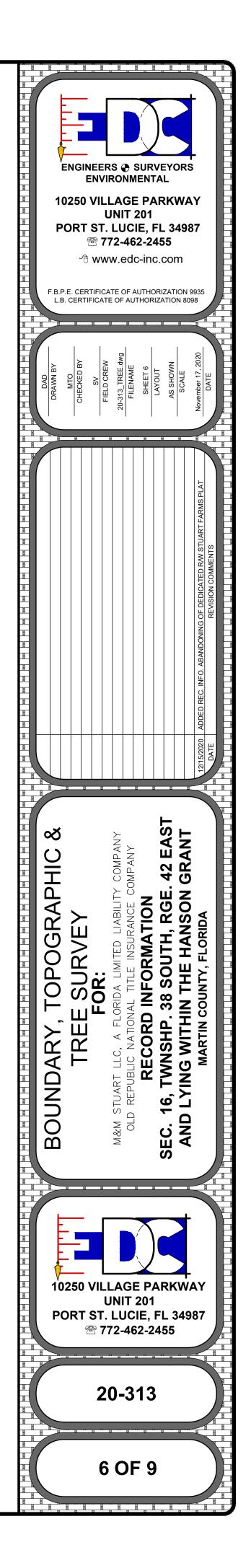
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EDC-2305	PINE	15
EDC-2308	PINE	12
EDC-2309	PINE	12
EDC-2310	PINE	18
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EDC-2314	PINE	16
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EDC-2319	PINE	12
EDC-2334	PINE	30
EDC-2335	PINE	30
EDC-2336	OAK	12
EDC-11102	OAK	12
EDC-11103 EDC-11107	OAK PINE	20
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EDC-50072	PINE	10
EDC-50074	PINE	11
EDC-50075	PINE	11
EDC-50076	OAK	9
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EDC-50110	PINE	18
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EDC-50115 EDC-50116	PINE	11
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EDC-50130	PINE	13
EDC-50131	PINE	11
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EDC-50143	PINE	10
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EDC-50149 EDC-50150	PINE	13
EDC-50150	PINE	10
EDC-50153	PINE	12
EDC-50156	PINE	15
EDC-50157	PINE	11
EDC-50158	PINE	15
EDC-50162	PINE	10
EDC-50163 EDC-50166	PINE BAY LEAF	14
EDC-50166 EDC-50167	BAY LEAF	9
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EDC-50169	PINE	11
EDC-50170	PINE	12
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EDC-50173	PINE	10
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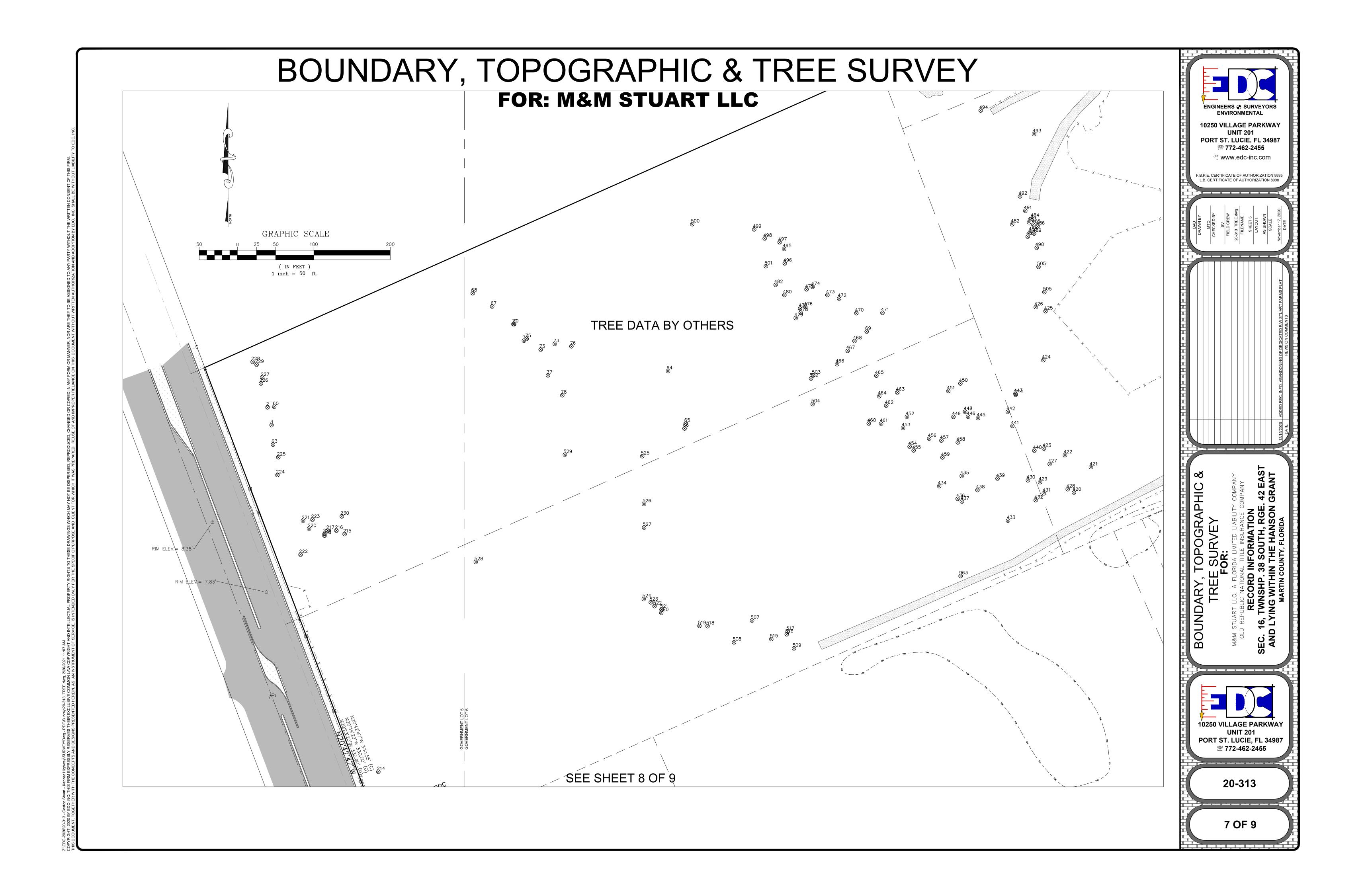
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EDC-50209 EDC-50210	PINE	16 19
EDC-50211	BANYAN	13
EDC-50212 EDC-50213	BANYAN BANYAN	22 26
EDC-50215	BAY LEAF	9
EDC-50216	PINE	15
EDC-50217 EDC-50222	PINE	18 11
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EDC-50228	PINE	15
EDC-50230	PINE	16
EDC-50232 EDC-50233	PINE	18 16
EDC-50235	PINE	10
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EDC-50239	PINE	15
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EDC-50271 EDC-50272	PINE	12 13
EDC-50273	PINE	10
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EDC-50273	OAK	6
EDC-50278	PINE	11
EDC-50279 EDC-50280	PINE	10 13
EDC-50280	PINE	13
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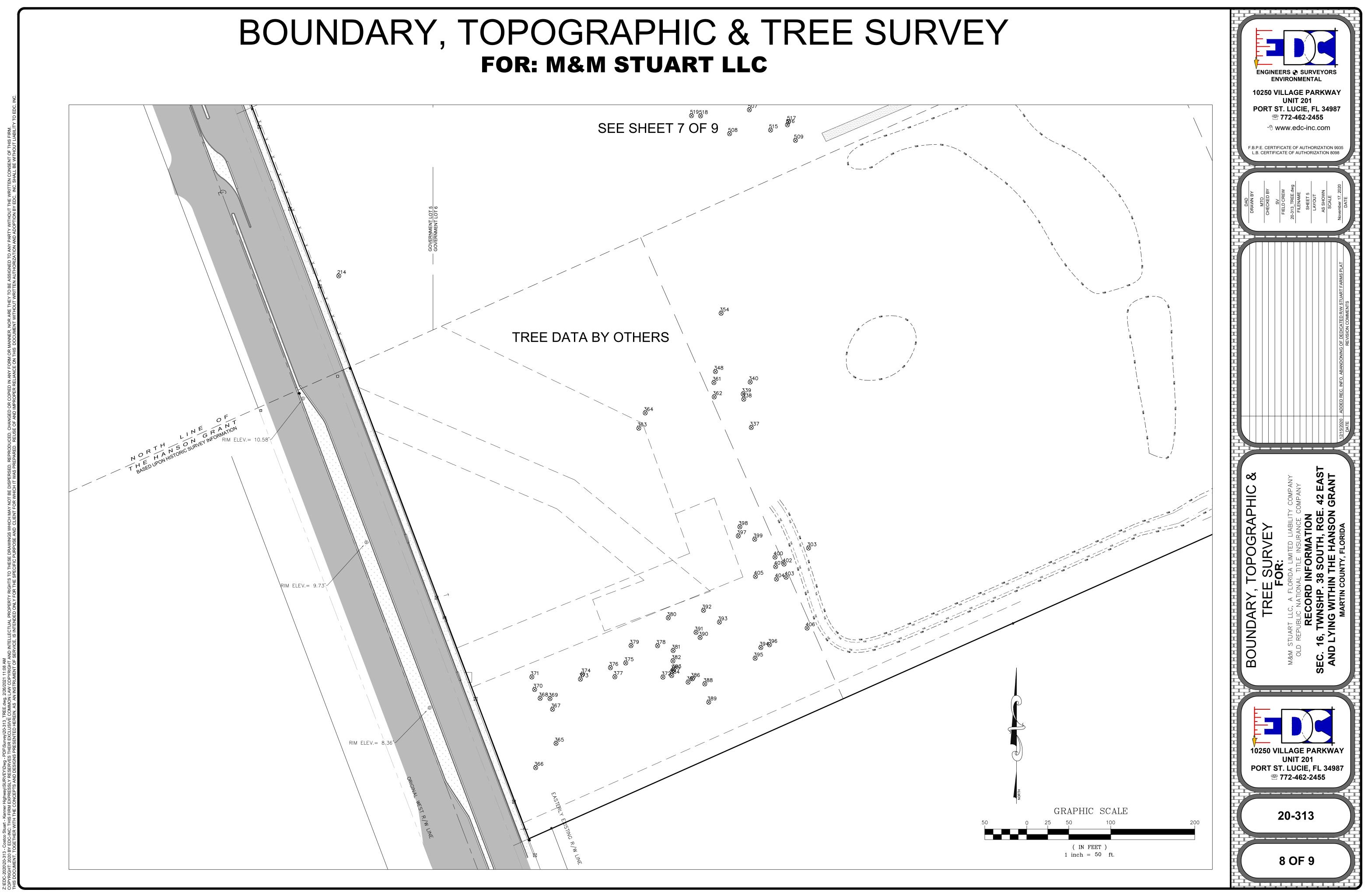
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EDC-50346	PINE	14
EDC-50350	PINE	14
EDC-50351 EDC-50352	PINE	14
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EDC-50354	PINE	11
EDC-50355	PINE	12
EDC-50357 EDC-50358	PINE	11 12
EDC-50360	PINE	11
EDC-50361	PINE	19
EDC-50362 EDC-50363	PINE	12 10
EDC-50363 EDC-50364	PINE	10
EDC-50365	PINE	20
EDC-50366	OAK	7
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EDC-50369	OAK	6
EDC-50371	PINE	13
EDC-50372	PINE	14
EDC-50373 EDC-50374	PINE	14
EDC-50378	PINE	12
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EDC-50418	PINE	13
EDC-50421	PINE	10
EDC-50424 EDC-50426	PINE	10
EDC-50426 EDC-50427	PINE	12
EDC-50428	PINE	16
EDC-50430	PINE	11
EDC-50432 EDC-50433	PINE	14 15
EDC-50433 EDC-50434	PINE	15
EDC-50437	SLASH PINE	5
EDC-50438	SLASH PINE	5
EDC-50439 EDC-50440	SLASH PINE	5
EDC-50440 EDC-50441	SLASH PINE	8
EDC-50442	SLASH PINE	10
EDC-50443	SLASH PINE	8
EDC-50444 EDC-50445	SLASH PINE	8
EDC-50446	SLASH PINE	5
EDC-50447	SLASH PINE	5
EDC-50448	OAK	7
EDC-50450 EDC-50451	OAK OAK	9
EDC-50451	OAK	8
EDC-50453	OAK	10
	OAK	6
EDC-50455 EDC-50456	OAK	6

TAG #	TYPE	DBH
EDC-50459	PINE SLASH PINE	13 15
EDC-50460 EDC-50461	SLASH PINE OAK	15
EDC-50462	OAK	7
EDC-50463 EDC-50465	PINE SLASH PINE	12
EDC-50466	OAK	10
EDC-50468 EDC-50470	PINE	13 10
EDC-50470	PINE	10
EDC-50472	OAK	6
EDC-50473 EDC-50474	PINE SLASH PINE	14 6
EDC-50475	OAK	7
EDC-50476	PINE	14
EDC-50477 EDC-50478	PINE	12
EDC-50479	PINE	13
EDC-50480 EDC-50481	PINE	16 10
EDC-50481	BAY LEAF	8
EDC-50485	SLASH PINE	5
EDC-50486 EDC-50487	SLASH PINE OAK	9
EDC-50488	ОАК	7
EDC-50489 EDC-50490	OAK OAK	9
EDC-50490	PINE	14
EDC-50492	OAK	6
EDC-50493 EDC-50494	OAK OAK	6
EDC-50511	BANYAN	34
EDC-50521	BAY LEAF	10
EDC-50531 EDC-50558	PINE	11
EDC-50563	PINE	19
EDC-50564 EDC-50568	PINE	21
EDC-50575	PINE	20
EDC-50576	PINE	23
EDC-50582 EDC-50583	PINE	15 15
EDC-50584	PINE	14
EDC-50585 EDC-50591	PINE	16 12
EDC-50592	PINE	11
EDC-50593	PINE	15
EDC-50594 EDC-50595	PINE	12
EDC-50599	PINE	13
EDC-50600 EDC-50602	PINE BAY LEAF	13 8
EDC-50602	PINE	16
EDC-50610	PINE	12
EDC-50612 EDC-50615	BAY LEAF PINE	8
EDC-50616	PINE	12
EDC-50617 EDC-50619	PINE	14 12
EDC-50621	PINE	12
EDC-50625	PINE	11
EDC-50626 EDC-50628	PINE	10
EDC-50634	PINE	12
EDC-50635 EDC-50642	PINE BAY LEAF	10 6 X3
EDC-50642 EDC-50643	PINE	15
EDC-50652	PINE	11
EDC-50654 EDC-50655	PINE	11
EDC-50656	PINE	10
EDC-50658 EDC-50668	PINE	12 12
EDC-50668 EDC-50669	PINE	12
EDC-50684	BAY LEAF	6
EDC-50685 EDC-50692	BAY LEAF PINE	6 10
EDC-50694	PINE	13
EDC-50699	BAY LEAF PINE	4 X5
EDC-50726 EDC-50727	PINE	11
EDC-50728	PINE	10
EDC-50732 EDC-50733	PINE	13 11
EDC-50734	PINE	11
EDC-50735	PINE	12
EDC-50738 EDC-50739	PINE	14
EDC-50740	PINE	14
EDC-50741 EDC-50748	PINE OAK	12 6
EDC-50749	OAK	8
EDC-50750	PINE	18
EDC-50753 EDC-50760	PINE	23 10
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TAG #	TYPE	DBH
EDC-50771	PINE	15
EDC-50775	PINE	10
EDC-50799	PINE	12
EDC-50804	PINE	10
EDC-55001 EDC-55004	PINE BAY LEAF	12 5 X4
EDC-55013	BAY LEAF	11
EDC-55014	BAY LEAF	13
EDC-55015	BAY LEAF	7
EDC-55026	PINE	13
EDC-55027 EDC-55028	PINE	15 13
EDC-55030	PINE	15
EDC-55031	PINE	11
EDC-55037	PINE	12
EDC-55041	PINE	11
EDC-55045 EDC-55046	BAY LEAF PINE	9 10
EDC-55047	PINE	10
EDC-55051	PINE	14
EDC-55054	BAY LEAF	10
EDC-55055	PINE	12
EDC-55057	PINE	12
EDC-55058 EDC-55063	PINE	12 11
EDC-55065	PINE	11
EDC-55066	PINE	10
EDC-55067	PINE	12
EDC-55070	PINE	21
EDC-55071	PINE	22
EDC-55076 EDC-55077	BAY LEAF PINE	8 12
EDC-55080	PINE	12
EDC-55081	PINE	10
EDC-55088	BAY LEAF	7
EDC-55095	PINE	13
EDC-55100	PINE	18
EDC-55101 EDC-55102	BAY LEAF BAY LEAF	8 X2 7
EDC-55102	BAY LEAF	, 8 X7
EDC-55111	PINE	10
EDC-55112	PINE	17
EDC-55113	PINE	13
EDC-55114 EDC-55123	PINE	13 12
EDC-55123	PINE	12
EDC-55128	PINE	17
EDC-55129	BAY LEAF	8 X3
EDC-55132	PINE	16
EDC-55133 EDC-55135	PINE BAY LEAF	12 8 X4
EDC-55136	PINE	14
EDC-55137	BAY LEAF	6
EDC-55139	BAY LEAF	7 X2
EDC-55140	BAY LEAF	7
EDC-55141 EDC-55148	PINE	16 15
EDC-55151	PINE	13
EDC-55153	PINE	14
EDC-55154	PINE	17
EDC-55161	PINE	14
EDC-55162 EDC-55163	PINE	14 10
EDC-55164	PINE	10
EDC-55166	PINE	13
EDC-55167	PINE	14
EDC-55169	PINE	11
EDC-55174 EDC-55175	OAK	10 6
EDC-55181	PINE	10
EDC-55182	PINE	10
EDC-55183	PINE	14
EDC-55185	PINE	13
EDC-55186	PINE	12
EDC-55187 EDC-55195	PINE	11 13
EDC-55265	BAY LEAF	8
EDC-55266	BAY LEAF	6
EDC-55267	BANYAN	44
EDC-55268	OAK	16
EDC-55269 EDC-55271	OAK OAK	17 16
EDC-55271 EDC-55272	OAK	7
EDC-55273	ОАК	12
EDC-55278	BAY LEAF	9 14
EDC-55279	BAY LEAF	8
EDC-55284 EDC-55285	BAY LEAF BAY LEAF	15 CLUSTER







TAG#TYPEDBHEW-2Slash Pine13EW-3Slash Pine11EW-60Slash Pine11EW-63Slash Pine14EW-64Slash Pine14EW-65Slash Pine14EW-66Slash Pine14EW-67Slash Pine14EW-68Slash Pine10EW-69Slash Pine10EW-69Slash Pine12EW-70Laurel Oak16EW-71Slash Pine19EW-72Slash Pine14EW-73Slash Pine14EW-73Slash Pine14EW-73Slash Pine14EW-73Slash Pine14EW-74Slash Pine14EW-75Slash Pine11EW-76Slash Pine116EW-77Slash Pine12EW-78Slash Pine12EW-214Slash Pine12EW-215Slash Pine12EW-216Slash Pine13EW-217Slash Pine13EW-220Slash Pine13EW-221Slash Pine10.5EW-222Slash Pine13EW-223Slash Pine13EW-224Slash Pine14EW-225Slash Pine14EW-226Slash Pine14EW-226Slash Pine14EW-226Slash Pine14EW-226Slash Pine14EW-226<			
EW-10EnderweineEUEW-31Slash Pine13EW-60Slash Pine11EW-63Slash Pine14EW-64Slash Pine14EW-65Slash Pine14EW-66Slash Pine14EW-67Slash Pine14EW-68Slash Pine12EW-69Slash Pine12EW-70Laurel Oak16EW-71Slash Pine19EW-72Slash Pine19EW-73Live Oak13EW-73Slash Pine16EW-73Slash Pine16EW-75Slash Pine16EW-76Slash Pine11EW-77Slash Pine11EW-78Slash Pine122EW-714Slash Pine122EW-215Slash Pine10EW-216Slash Pine12EW-217Slash Pine13EW-218Slash Pine13EW-219Slash Pine13EW-220Slash Pine13EW-221Slash Pine10EW-222Slash Pine114EW-223Slash Pine13EW-224Slash Pine13EW-224Slash Pine10.5EW-225Slash Pine12EW-224Slash Pine10.5EW-225Slash Pine13EW-224Slash Pine12EW-225Slash Pine12EW-226Slash Pine14<	TAG#	ТҮРЕ	DBH
EW-60Slash Pine13EW-63Slash Pine11EW-64Slash Pine14EW-65Slash Pine14EW-66Slash Pine14EW-67Slash Pine14EW-68Slash Pine10EW-69Slash Pine10EW-70Laurel Oak16EW-71Slash Pine19EW-72Slash Pine11EW-73Live Oak13EW-73Slash Pine14EW-75Slash Pine14EW-75Slash Pine16EW-76Slash Pine16EW-77Slash Pine16EW-78Slash Pine11EW-78Slash Pine11EW-214Slash Pine12EW-215Slash Pine12EW-216Slash Pine12EW-217Slash Pine12EW-218Slash Pine13EW-219Slash Pine10EW-220Slash Pine13EW-221Slash Pine11EW-223Slash Pine13EW-224Slash Pine13EW-225Slash Pine14EW-224Slash Pine14	EW-2	Slash Pine	13
EW-63Slash Pine11EW-63Slash Pine14EW-64Slash Pine17EW-65Slash Pine14EW-66Slash Pine14EW-67Slash Pine10EW-68Slash Pine12EW-69Slash Pine12EW-70Laurel Oak16EW-71Slash Pine19EW-72Slash Pine19EW-73Live Oak13EW-73Slash Pine14EW-75Slash Pine14EW-75Slash Pine16EW-76Slash Pine11EW-77Slash Pine11EW-78Slash Pine12EW-214Slash Pine10EW-215Slash Pine12EW-216Slash Pine12EW-217Slash Pine12EW-218Slash Pine13EW-219Slash Pine13EW-220Slash Pine13EW-221Slash Pine13EW-223Slash Pine14EW-224Slash Pine13EW-223Slash Pine13EW-224Slash Pine13EW-225Slash Pine14	EW-3	Slash Pine	15
EW-64 Slash Pine 14 EW-65 Slash Pine 17 EW-66 Slash Pine 14 EW-67 Slash Pine 14 EW-67 Slash Pine 14 EW-67 Slash Pine 10 EW-67 Slash Pine 12 EW-69 Slash Pine 12 EW-70 Laurel Oak 16 EW-71 Slash Pine 19 EW-72 Slash Pine 11 EW-73 Live Oak 13 EW-73 Slash Pine 14 EW-73 Slash Pine 14 EW-73 Slash Pine 12 EW-73 Slash Pine 14 EW-75 Slash Pine 12 EW-75 Slash Pine 12 EW-76 Slash Pine 12 EW-77 Slash Pine 12 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine	EW-60	Slash Pine	13
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EW-66 Slash Pine 14 EW-67 Slash Pine 14 EW-67 Slash Pine 10 EW-68 Slash Pine 12 EW-69 Slash Pine 12 EW-70 Laurel Oak 16 EW-71 Slash Pine 19 EW-72 Slash Pine 13 EW-73 Live Oak 13 EW-73 Slash Pine 14 EW-73 Slash Pine 14 EW-73 Slash Pine 13 EW-73 Slash Pine 16 EW-75 Slash Pine 12 EW-76 Slash Pine 12 EW-77 Slash Pine 12 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 13 EW-220 Slash Pine	EW-64	Slash Pine	14
EW-67 Slash Pine 14 EW-67 Slash Pine 10 EW-68 Slash Pine 12 EW-69 Slash Pine 12 EW-70 Laurel Oak 16 EW-71 Slash Pine 19 EW-72 Slash Pine 15 EW-73 Live Oak 13 EW-73 Slash Pine 14 EW-73 Slash Pine 14 EW-73 Slash Pine 16 EW-73 Slash Pine 12 EW-75 Slash Pine 16 EW-75 Slash Pine 12 EW-76 Slash Pine 12 EW-77 Slash Pine 11 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine 13 EW-217 Slash Pine 13 EW-218 Slash Pine 13 EW-219 Slash Pine 13 EW-220 Slash Pine	EW-65	Slash Pine	17
EW-68 Slash Pine 10 EW-69 Slash Pine 12 EW-70 Laurel Oak 16 EW-71 Slash Pine 19 EW-72 Slash Pine 15 EW-73 Live Oak 13 EW-73 Slash Pine 14 EW-73 Slash Pine 16 EW-73 Slash Pine 12 EW-73 Slash Pine 14 EW-73 Slash Pine 16 EW-75 Slash Pine 12 EW-76 Slash Pine 11 EW-75 Slash Pine 11 EW-76 Slash Pine 12 EW-77 Slash Pine 12 EW-214 Slash Pine 12 EW-215 Slash Pine 13 EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 13 EW-219 Slash Pine 10 EW-220 Slash Pine	EW-66	Slash Pine	14
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EW-71 Slash Pine 19 EW-72 Slash Pine 15 EW-72 Slash Pine 13 EW-73 Live Oak 13 EW-73 Slash Pine 14 EW-73 Slash Pine 16 EW-75 Slash Pine 22 EW-76 Slash Pine 11 EW-77 Slash Pine 11 EW-78 Slash Pine 16 EW-78 Slash Pine 12 EW-71 Slash Pine 10 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine 13 EW-217 Slash Pine 12 EW-218 Slash Pine 13 EW-219 Slash Pine 13 EW-220 Slash Pine 14 EW-221 Slash Pine 14 EW-223 Slash Pine 13 EW-224 Slash Pine 13 EW-225 Slash Pine<	EW-69	Slash Pine	12
EW-72 Slash Pine 15 EW-73 Live Oak 13 EW-73 Slash Pine 14 EW-73 Slash Pine 14 EW-75 Slash Pine 16 EW-75 Slash Pine 22 EW-76 Slash Pine 11 EW-77 Slash Pine 11 EW-78 Slash Pine 12 EW-78 Slash Pine 12 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 10 EW-220 Slash Pine 13 EW-221 Slash Pine 13 EW-222 Slash Pine 14 EW-223 Slash Pine 14 EW-224 Slash Pine 12 EW-225 Slash Pin	EW-70	Laurel Oak	16
EW-73 Live Oak 13 EW-73 Slash Pine 14 EW-75 Slash Pine 16 EW-75 Slash Pine 22 EW-76 Slash Pine 22 EW-77 Slash Pine 11 EW-78 Slash Pine 16 EW-78 Slash Pine 11 EW-78 Slash Pine 16 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine 12 EW-217 Slash Pine 12 EW-218 Slash Pine 13 EW-219 Slash Pine 13 EW-219 Slash Pine 10 EW-220 Slash Pine 10 EW-221 Slash Pine 13 EW-222 Slash Pine 14 EW-223 Slash Pine 13 EW-224 Slash Pine 13 EW-225 Slash Pine 12 EW-225 Slash Pi	EW-71	Slash Pine	19
EW-73 Slash Pine 14 EW-75 Slash Pine 16 EW-76 Slash Pine 22 EW-76 Slash Pine 11 EW-77 Slash Pine 11 EW-78 Slash Pine 16 EW-78 Slash Pine 16 EW-78 Slash Pine 16 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine 12 EW-217 Slash Pine 12 EW-218 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 10 EW-220 Slash Pine 10 EW-221 Slash Pine 14 EW-222 Slash Pine 13 EW-223 Slash Pine 14 EW-224 Slash Pine 12 EW-225 Slash Pine 12 EW-225 Slash Pine 12 EW-226 Slash	EW-72	Slash Pine	15
EW-75 Slash Pine 16 EW-76 Slash Pine 22 EW-77 Slash Pine 11 EW-77 Slash Pine 11 EW-78 Slash Pine 16 EW-78 Slash Pine 16 EW-78 Slash Pine 12 EW-214 Slash Pine 12 EW-215 Slash Pine 12 EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 10 EW-220 Slash Pine 10 EW-221 Slash Pine 11 EW-221 Slash Pine 14 EW-223 Slash Pine 13 EW-224 Slash Pine 12 EW-225 Slash Pine 12 EW-225 Slash Pine 12 EW-226 Slash Pine 12	EW-73	Live Oak	13
EW-76 Slash Pine 22 EW-77 Slash Pine 11 EW-77 Slash Pine 11 EW-78 Slash Pine 16 EW-78 Slash Pine 22 EW-78 Slash Pine 16 EW-214 Slash Pine 22 EW-215 Slash Pine 10 EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 10 EW-220 Slash Pine 10 EW-221 Slash Pine 11 EW-222 Slash Pine 14 EW-223 Slash Pine 13 EW-224 Slash Pine 13 EW-225 Slash Pine 14 EW-225 Slash Pine 12 EW-226 Slash Pine 14	EW-73	Slash Pine	14
EW-77 Slash Pine 11 EW-77 Slash Pine 16 EW-78 Slash Pine 16 EW-214 Slash Pine 22 EW-214 Slash Pine 10 EW-215 Slash Pine 10 EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 13 EW-219 Slash Pine 10 EW-219 Slash Pine 10 EW-220 Slash Pine 10 EW-221 Slash Pine 14 EW-223 Slash Pine 13 EW-224 Slash Pine 13 EW-223 Slash Pine 14 EW-225 Slash Pine 12 EW-226 Slash Pine 14	EW-75	Slash Pine	16
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EW-215 Slash Pine 10 EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 13 EW-219 Slash Pine 10 EW-220 Slash Pine 10 EW-221 Slash Pine 15 EW-222 Slash Pine 14 EW-223 Slash Pine 10.5 EW-224 Slash Pine 12 EW-225 Slash Pine 12 EW-226 Slash Pine 14	EW-78	Slash Pine	16
EW-216 Slash Pine 12 EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 13 EW-219 Slash Pine 13 EW-220 Slash Pine 10 EW-221 Slash Pine 15 EW-222 Slash Pine 14 EW-223 Slash Pine 10.5 EW-224 Slash Pine 12 EW-225 Slash Pine 12 EW-226 Slash Pine 14	EW-214	Slash Pine	22
EW-217 Slash Pine 13 EW-218 Slash Pine 12 EW-219 Slash Pine 13 EW-219 Slash Pine 13 EW-219 Slash Pine 13 EW-219 Slash Pine 13 EW-220 Slash Pine 10 EW-221 Slash Pine 15 EW-222 Slash Pine 14 EW-223 Slash Pine 13 EW-224 Slash Pine 13 EW-225 Slash Pine 14 EW-226 Slash Pine 12	EW-215	Slash Pine	10
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EW-219Slash Pine13EW-220Slash Pine10EW-221Slash Pine15EW-222Slash Pine14EW-223Slash Pine13EW-224Slash Pine10.5EW-225Slash Pine12EW-226Slash Pine14	EW-217	Slash Pine	13
EW-220Slash Pine10EW-221Slash Pine15EW-222Slash Pine14EW-223Slash Pine13EW-224Slash Pine10.5EW-225Slash Pine12EW-226Slash Pine14	EW-218	Slash Pine	12
EW-221Slash Pine15EW-222Slash Pine14EW-223Slash Pine13EW-224Slash Pine10.5EW-225Slash Pine12EW-226Slash Pine14	EW-219	Slash Pine	13
EW-222Slash Pine14EW-223Slash Pine13EW-224Slash Pine10.5EW-225Slash Pine12EW-226Slash Pine14	EW-220	Slash Pine	10
EW-223Slash Pine13EW-224Slash Pine10.5EW-225Slash Pine12EW-226Slash Pine14	EW-221	Slash Pine	15
EW-224Slash Pine10.5EW-225Slash Pine12EW-226Slash Pine14	EW-222	Slash Pine	14
EW-225Slash Pine12EW-226Slash Pine14	EW-223	Slash Pine	13
EW-226 Slash Pine 14	EW-224	Slash Pine	10.5
	EW-225	Slash Pine	12
EW-227 Red Bay 6	EW-226	Slash Pine	14
	EW-227	Red Bay	6

TAG#	ТҮРЕ	DBH
EW-228	Strangler Fig	10.5
EW-229	Slash Pine	11
EW-230	Slash Pine	12
EW-303	Slash Pine	14
EW-337	Slash Pine	13
EW-338	Slash Pine	12
EW-339	Slash Pine	13
EW-340	Slash Pine	12
EW-348	Slash Pine	14
EW-354	Slash Pine	16.5
EW-361	Slash Pine	10
EW-362	Slash Pine	19
EW-363	Slash Pine	18
EW-364	Slash Pine	20
EW-365	Slash Pine	10
EW-366	Slash Pine	21
EW-367	Slash Pine	19
EW-368	Slash Pine	12
EW-369	Slash Pine	12
EW-370	Slash Pine	13
EW-371	Slash Pine	10
EW-372	Slash Pine	14
EW-373	Slash Pine	15
EW-374	Slash Pine	10
EW-375	Slash Pine	12
EW-376	Slash Pine	10
EW-377	Slash Pine	12
EW-378	Slash Pine	10
EW-379	Slash Pine	10
EW-380	Slash Pine	14
EW-381	Slash Pine	12
EW-382	Slash Pine	10

BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: M&M STUART LLC

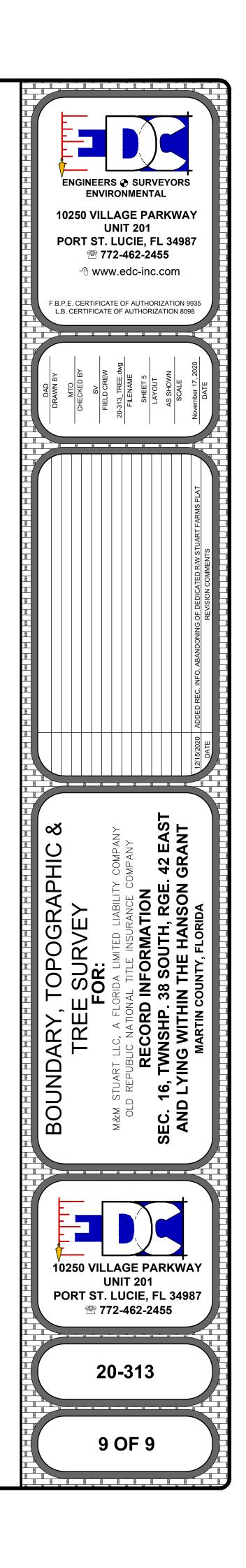
TREE DATA BY OTHERS

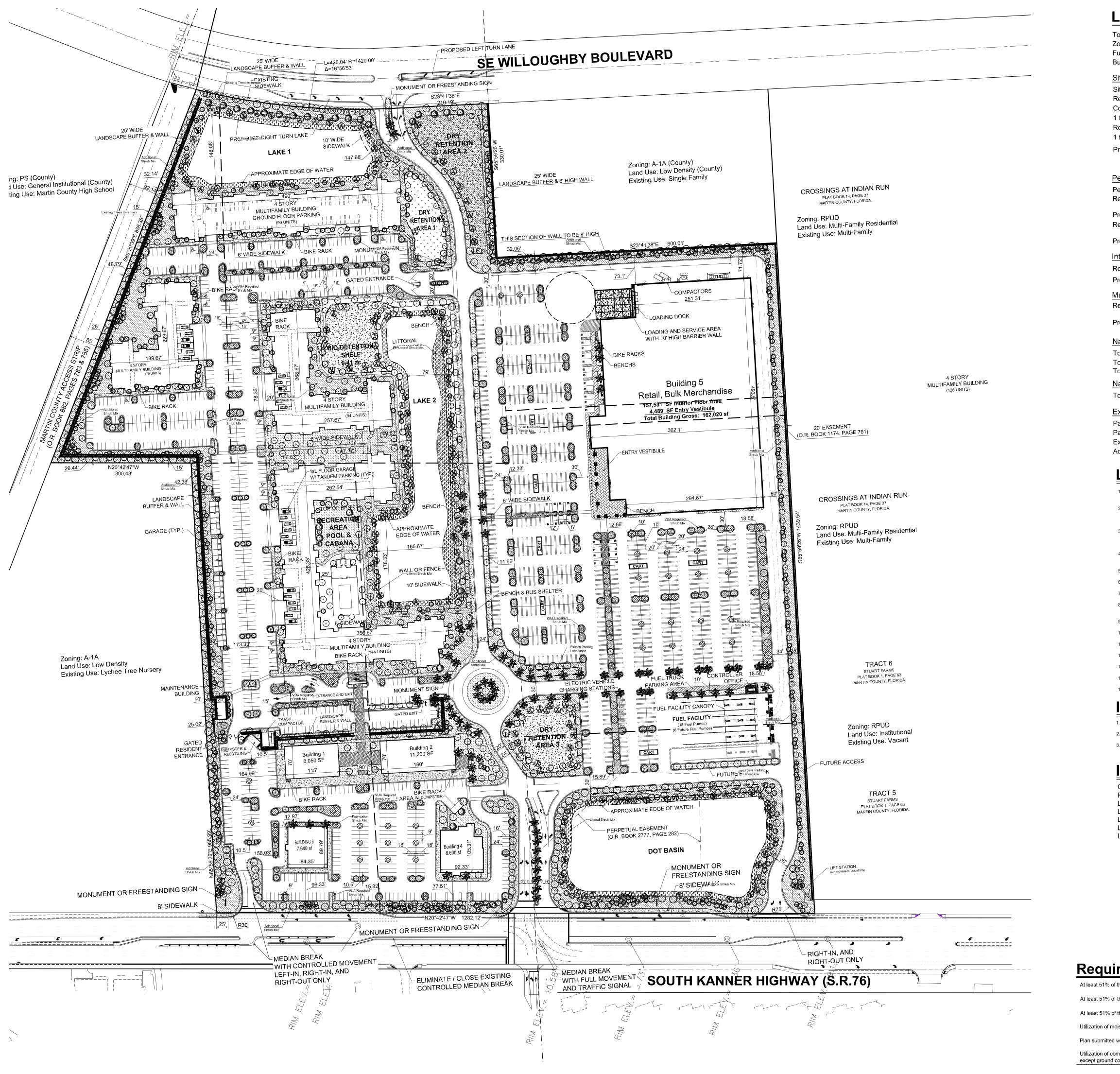
TAG#	TYPE	DBH
EW-383	Slash Pine	10
EW-384	Slash Pine	11
EW-385	Slash Pine	14
EW-386	Slash Pine	11
EW-387	Slash Pine	11
EW-388	Slash Pine	14
EW-389	Slash Pine	17
EW-390	Slash Pine	10
EW-391	Slash Pine	11
EW-392	Magnolia	6
EW-393	Slash Pine	17
EW-394	Slash Pine	12
EW-395	Slash Pine	13
EW-396	Slash Pine	10
EW-397	Slash Pine	11
EW-398	Slash Pine	11
EW-399	Slash Pine	12
EW-400	Slash Pine	18
EW-401	Slash Pine	10
EW-402	Slash Pine	11
EW-403	Slash Pine	12
EW-404	Slash Pine	11
EW-405	Slash Pine	12
EW-406	Slash Pine	10
EW-420	Slash Pine	24
EW-421	Slash Pine	18
EW-422	Slash Pine	16
EW-423	Slash Pine	18
EW-424	Slash Pine	17
EW-425	Slash Pine	16
EW-426	Slash Pine	12
EW-427	Slash Pine	16

TAG#	TYPE	DBH
EW-428	Slash Pine	13
EW-429	Slash Pine	13
EW-430	Slash Pine	13
EW-431	Slash Pine	13
EW-432	Slash Pine	13
EW-433	Slash Pine	11
EW-434	Slash Pine	18
EW-435	Slash Pine	17
EW-436	Slash Pine	12
EW-437	Slash Pine	12
EW-438	Slash Pine	19
EW-439	Slash Pine	16
EW-440	Slash Pine	16
EW-441	Slash Pine	13
EW-442	Slash Pine	20.5
EW-443	Slash Pine	10
EW-444	Slash Pine	13
EW-445	Slash Pine	14
EW-446	Slash Pine	16
EW-447	Slash Pine	13
EW-448	Slash Pine	10
EW-449	Slash Pine	12
EW-450	Slash Pine	14.5
EW-451	Slash Pine	12
EW-452	Slash Pine	11
EW-453	Slash Pine	13
EW-454	Slash Pine	11
EW-455	Slash Pine	11
EW-456	Slash Pine	13
EW-457	Slash Pine	13
EW-458	Slash Pine	10.5
EW-459	Slash Pine	15

TAG#	TYPE	DBH
EW-460	Slash Pine	10
EW-461	Slash Pine	10
EW-462	Slash Pine	10
EW-463	Slash Pine	11
EW-464	Slash Pine	10
EW-465	Slash Pine	13
EW-466	Slash Pine	14
EW-467	Slash Pine	13
EW-468	Slash Pine	11
EW-470	Slash Pine	10
EW-471	Slash Pine	11
EW-472	Slash Pine	10
EW-473	Slash Pine	12
EW-474	Slash Pine	10
EW-475	Slash Pine	11
EW-476	Slash Pine	11
EW-477	Slash Pine	13
EW-478	Slash Pine	15
EW-479	Slash Pine	14
EW-480	Slash Pine	12
EW-482	Live Oak	7.5
EW-482	Slash Pine	12
EW-483	Live Oak	10
EW-484	Live Oak	12
EW-485	Live Oak	13
EW-486	Live Oak	11
EW-487	Live Oak	8
EW-488	Live Oak	12
EW-489	Slash Pine	16
EW-490	Live Oak	9
EW-491	Slash Pine	15
EW-492	Slash Pine	15
EW-493	Slash Pine	18
EW-494	Slash Pine	17

TAG#	ТҮРЕ	DBH
EW-495	Slash Pine	10
EW-496	Slash Pine	12
EW-497	Slash Pine	10
EW-498	Slash Pine	10
EW-499	Slash Pine	18
EW-500	Slash Pine	17.5
EW-501	Slash Pine	15
EW-502	Slash Pine	11
EW-503	Slash Pine	12
EW-504	Slash Pine	16
EW-505	Live Oak	9
EW-505	Slash Pine	13
EW-507	Slash Pine	15
EW-508	Slash Pine	13
EW-509	Slash Pine	29
EW-515	Slash Pine	11
EW-516	Slash Pine	12
EW-517	Slash Pine	11
EW-518	Slash Pine	11
EW-519	Slash Pine	12
EW-520	Slash Pine	12
EW-521	Slash Pine	16
EW-522	Slash Pine	12
EW-523	Strangler Fig	7
EW-524	Slash Pine	15
EW-525	Slash Pine	15
EW-526	Slash Pine	11
EW-527	Slash Pine	10
EW-528	Slash Pine	11
EW-529	Slash Pine	13
EW-891	Sand Pine	9
EW-963	Slash Pine	16





_and	lscap	e D	ata

Landscape Data:			
Total Site Area: Zoning: Future Land Use Designation: Building Coverage:	2,133,987 sf.(48.99 Ac.) CPUD CPUD 370,876 sf.		
	010,010 31.		
Site Area Landscape:	0 400 007 (
Site Development Area: Required Site Area Trees: Commercial:	2,133,987 sf. 1,024 trees		
1 tree per 2,500 sf @ 1,493,655 sf. Residential:	597 trees		
1 tree per 1,500 sf @ 640,332 sf.	427 trees		
Provided Site Area Trees:	1,803 trees		
Perimeter Landscape:			
Perimeter Landscape Length:	5,438 lf.		
Required Perimeter Trees: (1 tree per 30 lf. @ 5,438 lf.)	181 trees		
Provided Perimeter Trees:	329 Trees		
Required Perimeter Shrubs: (1 shrub per 2.5 lf. @ 5,438 lf.)	2,175 Shrubs		
Provided Perimeter Shrubs:	2,200 Shrubs		
Interior Vehicular Use Landsca	pe:		
Required Interior Trees:	Trees (256 Terminal Trees)		
Provided Interior Trees:	Trees (256 Terminal Trees)		
Multi-Family Foundation Lands	cape		
Required Foundation Trees: (1 tree per 20 lf. @ 1,355 lf.)	68 trees		
Provided Foundation Trees:	108 trees		
Native Tree Requirement			
Total Trees Required:	1,083 Trees		
Total Native Trees Required (75%) Total Native Trees Provided:	: 816 Trees 1,516 Trees (100%)		
Native Shrubs			
Total Shrubs Provided:	Shrubs (75%)		
Excess Parking Landscape Re	quirements		
Parking Required:	1,651 spaces		
Parking Provided:	1,725 spaces		
Excess Parking:	74 spaces		

Landsca	pe N	otes:
Lanusca	he u	oles.

Additional Landscape Required:

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the

7,400 sf

- parking of vehicles and equipment. 2. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies, it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die shall be replaced by the requisite number of living
- trees according to the standards established in the City of Stuart Landscape Code. 3. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding watering, fertilizing, pruning, mowing, edging, mulching or other maintenance as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful
- exotic species within landscaping and preservation areas. 4. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan
- 5. Alternative plant species for required landscape may be permitted subject to review and approval by the City of Stuart Growth Management Department prior to installation 6. All prohibited exotic species must be removed and all required landscape improvements must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.
- . No Cypress Mulch or Red Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds. 8. Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Stuart
- Landscape Code. As-built drawings will be submitted to City of Stuart Growth Management with Certification of Landscaping installation and Maintenance.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the right tree in the Right Place'. 10. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead
- power lines 11. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the
- nearest overhead power line
- 12. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
- 13. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire, or pad-mounted transformer.
- 14. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power 15. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

Irrigation Notes:

- Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
- 3. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

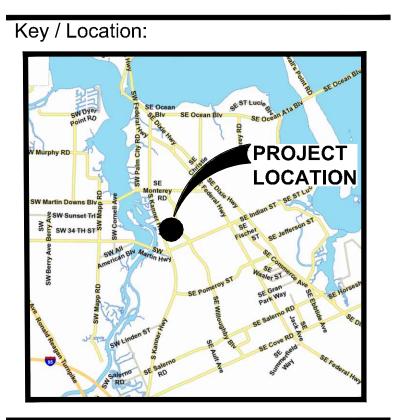
Index of Drawings:

Overall Plan	CV-1
Plant Schedules, Sections & Mitigation	LA-1
Landscape Plan	LA-2
Landscape Plan	LA-3
Landscape Plan	LA-4
Landscape Details	LA-5
Landscape Specifications	LA-6



701 E Ocean Blvd., Stuart, Florida 34994

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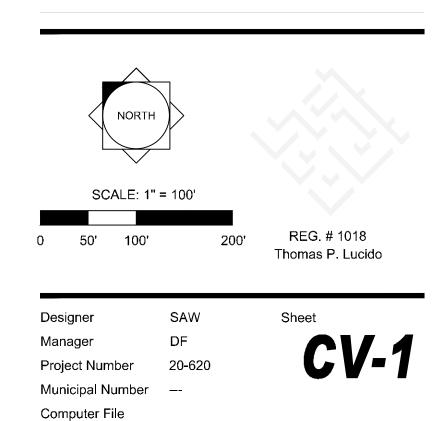
KANNER CPUD

Landscape Plan

Landscape Plans Cover Sheet

City of Stuart, Florida

Date	By	Description
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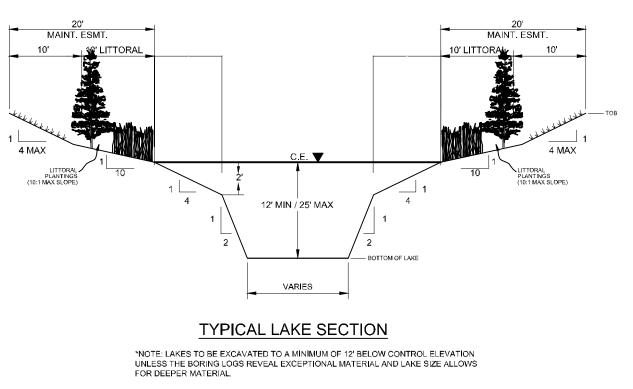


Required Xeriscape Points

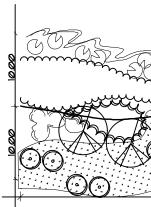
	50 total points
ompacted mulch with a 3" min. depth in all planted areas cover.	10 points
with low, moderate and high water usage zones indicated on the landscape plan*	5 points
oisture sensing controller other than a rain-sensor override device	5 points
f the required trees are made up of drought-tolerant species	10 points
f the required shrubs are made up of drought-tolerant species	10 points
f the grass areas are made up of drought-tolerant grass species	10 points

*Refer to Irrigation Notes for water usage zones.

<u>PLANT SCHEDULE OVERALL</u> PALMS REQUIRED & MITIGATION	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES		NATIVE	CALIPER		UPLAND TREES Slash pine (<i>Pinus ell</i> Cabbage palm (<i>Sabal pa</i> l	iottii var. densa) Imetto)	AQUATIC TREES Bald cypress (<i>Taxodium distichum</i>)
te o sa	SP	486	Sabal palmetto	Sabal Palm	FG	18`ct-24`ct		HVY CAL, SP		Native				virginiana)	Water hickory (<i>Carya aquatica</i>) Sweet bay (<i>Magnolia virginia</i>) Band apple (<i>Aurona alabus</i>)
کررریک PRESERVED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES		NATIVE	CALIPER		Southern magnolia (<i>Mag</i> Sea grape (Coccoloba uv	nolia grandiflora)	Pond apple (Annona glabra) AQUATIC SHRUBS
	ETR	27	Existing Tree to Remain	Southern Live Oak									Green buttonwood (Cone Silver buttonwood (Cone	ocarpus erectus)	Common buttonbush (Cephalanthus
TREES REQUIRED & MITIGATION	<u>CODE</u>	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	<u>WIDTH</u>	NOTES		NATIVE	CALIPER		UPLAND SHRUBS		AQUATIC GROUND COVER Leather fern (<i>Acrostichum danaeifol</i>
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ILE	97	llex x attenuata `Eagleston`	Eagleston Holly	FG	16`- 18` HT	6` SPR		h may vary. 4.5" Caliper must be met		5" Caliper		American beautyberry (C Saw palmetto ( <i>Serenoa r</i>	epens)	Yellow canna (Canna flaccida) Sawgrass (Cladium jamaicense)
	MD	43	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	FG	16`- 18` HT	8` SPR	FTB, SP		Native	4.5" Caliper		Yaupon Holly (Ilex vom Simpson's Stopper (Myr	cianthes fragrans)	Jointed spikerush (Eleocharis interst Fire flag (Thalia geniculata)
Number of the second se	PE	133	Pinus elliotti	Slash Pine	FG	16` HT	6`W				6" Caliper		Pink muhly grass ( <i>Muhle</i> Sand Cord Grass (Sparti Welterie Withmann (With	na bakerii)	Pickerel weed ( <i>Pontederia cordata</i> ) Lance-leaf arrowhead ( <i>Sagittaria la</i> )
	QV	341	Quercus virginiana	Southern Live Oak	FG	16` HT	7` SPR	F, SP		Native	4.5" Caliper		Walter's Viburnum (Vib Green buttonwood (Cond Silver butterwaad (Cond	ocarpus erectus)	
the second secon	RO	92	Roystonea regia	Florida/Cuban Royal Palm		18`CT		F, SP, No Scars		Native			Silver buttonwood (Cond	•	Note: Plants may be substituted with of planting in coordination with the
TREES- ADDITIONAL FOR MITIGATION	CODE	QTY		COMMON NAME	CONTAINER	HEIGHT	WIDTH	<u>NOTES</u>		NATIVE			UPLAND GROUND CC Coontie ( <i>Zamia pumila</i> ) Baudarnuff ( <i>Minung du</i>		
													Powderpuff ( <i>Mimosa stri</i> Purple lovegrass ( <i>Eragro</i>		
	AR	55	Acer rubrum	Red Maple	FG	16` HT	7` SPR	F, SP		Native	4.5" Caliper		TRANSITIONAL TREE Dahoon holly ( <i>Ilex cass</i> i		
( ) from the second	BUR	115	Bursera simaruba	Gumbo Limbo	FG	14`-16` HT	8`W			Native	5" Caliper		Loblolly bay (Gordonia Red bay (Persea ba	a lasianthus)	
E. · ·	COC	61	Coccoloba uvifera	Sea Grape	FG	14-18` OA HT	8`W			Native	4.5" Caliper		Red maple (Acer rub) Laurel oak (Quercus	rum)	
$(\cdot)$	COG	210	Conocarpus erectus	Buttonwood	FG	14" HT	5` SPR	STD, F, SP		Native	4.5" Caliper		TRANSTIONAL SHRU	-	
	CON	124	Conocarpus erectus sericeus	Silver Buttonwood	FG	14` HT	5` W	STD, F, SP		Native	4.5" Caliper		Wax myrtle <i>(Myrica ceri</i> Firebush <i>(Hamelia paten</i>	(fera)	
	EPH	21	llex x attenuata 'East Palatka'	East Palatka Holly	FG	16` HT	6` SPR			Native	4.5" DBH		Wild coffee ( <i>Psychotria</i> ) Coco plum ( <i>Chrysobala</i> )	nervosa)	
	QV1	159	Quercus virginiana	Southern Live Oak	FG	14` HT	6`W				4.5" Caliper		Sand cordgrass (Spartina Fakahatchee grass (Trips	ı bakeri)	
	TD	113	Taxodium distichum	Bald Cypress	FG	18` HT	7` SPR	F, SP		Native	6" DBH		Pink muhly grass (Muhle		
SHRUBS-REQUIRED			BOTANICAL NAME	COMMON NAME		HEIGHT	<u>WIDTH</u>	NOTES		NATIVE					
	CHR2	779	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP		Native			Costco - TREE MITIGAT	10N DATA	
$\overline{\bigcirc}$	MFF	1,841	Myrcianthes fragrans	Simpson`s Stopper	3G	30" HT	18"W			Native					
	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	CONTAINER	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>		<u>NATIVE</u>		SPACING	Hardwood Calculation		Tota Defi
	UMX	18,391	Upland Mix Upland Mix 3 gal., 24-30" OA. 52" OC Mix: 50% Native Grasses, 50% Natives Shrubs Trees as shown on the plan	Mix	3G	24"HT	12"-24" sprd					52" o.c.	Total Inches Requir <b>Total Inches Provid</b>		2.5 "
NATIVE VEGETATION AREA	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME		<u>HEIGHT</u>	<u>WIDTH</u>	NOTES		NATIVE		SPACING	Pine Calculation	139 Quercus virginiana (4.5 DBH)	
	LMX	2,689	Lttioral Mix Littoral Mix	Mix	B.R 1 G	10" ht	6"-18" sp <b>r</b> d					52" o.c.		11,181 inches (x)	1.5 "
			B.R., 1 Gal, 10"ht x 6" spr. 52"OC Mix: 33% Canna flacida, 33% Eleocharis interstincta, 33% Pontederia cordata										Total Inches Requin <b>Total Inches Provid</b>	red (3" DBH min.) led for Mitigation:	
	NVMX	4,155	NativeVegetation Area Mix Native Shrub Mix 3 gal., 24-30" OA. 52" OC Mix: 50% Native Grasses, 50% Natives Shrubs Trees as shown on the plan	Mix	3G	24"HT	12"-24" sprd					52" o.c.		<ul> <li>133 Pinus elliottii (6" DBH)</li> <li>97 Ilex x attenuata 'Eagleston' (3" DB</li> <li>113 Taxodium ascendens (6" DBH)</li> <li>43 Magnolia grandiflora</li> <li>61 Coccoloba uvifera</li> <li>92 Roystonea regia</li> </ul>	Cypress Southern Magnolia Seagrape Florida/Cuban Royal Palm 18ct
	ТМХ	3,349	Transitional Mix Transitional Mix 3 gal., 24-30" OA. 52" OC Mix: 50% Native Grasses, 50% Natives Shrubs Trees as shown on the plan	Mix	3G	24"HT	12"-24" sprd					52" o.c.		210 Conocarpus erectus 124 Conocarpus erectus sericeus 486 Sabal palmetto 115 Bursera simaruba 55 Acer Rubrum 21 Ilex x attenuata	Buttonwood Silver Buttonwood Sabal Palm 20ct Gumbo Limbo Red Maple East Palatka Holly
PARKING AREA INTERIOR LANDSCAPE	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	<u>WIDTH</u>	NOTES		NATIVE		SPACING	Shrubs		
	VSM	4,023	VUA Shrub Mix Vehicular Use Area Shrub Mix 3 Gal. 12"OA Facer, 24" OA Shrub Shore Juniper, Green Island Ficus, Dwarf Yaupon, Muhly Grass, Fakahatchee	Mix	3G	12"-24"Ht	12"-24" sprd					48" o.c.		6,038 Additional Shrubs 18,391 Upland Shrubs 3,926 Native Vegatative Mix	Shrub (1" per 12) Shrub (1"per 12) Shrub (1"per 12)
Landaaana Nat			Grass, Dw Firebush										81% Nitrogen Rem	osphate Loading Reduction from Stormwater	\$197,537.50
- Tree material may v caliper requirement	ary in												91% Phosphate rer		\$316,060.00 \$513,597.50
														Total Trees	3424
														(513597.5/150) Total Inches (3424 * 2.5'')	8560
201				201										(2424 2.2)	
MAINT. ESMT. 10' 10' LITTORAL	> >		10' LITTO	MAINT. ESMT.									×		
													BOUNDAR		
1 L	sh		189741 (1877)	тов									   	G DECORATIVE' WALL I G' GLMBO	RESIDENTIAL GARAGE PARKING
4 MAX LITTORAL PLANTINGS (10:1 MAX SLOPE)		2'	C.E. ▼ 10	4 MAX			2007	R	- 1- FRAGRANT WATER	- · ·			18-24 CT SABAL PALMS		
(10:1 MAX SLOPE)	1 4		12' MIN / 25' MAX	(10:1 MAX SLOPE)				ange (	10- ARROWH 10- PICKERE 10- SPIKERUS	ELWEED/ Pon	tedería cordata				
		2	2 BOTTOM OF LAKE				Lynn	unin har	EDGE OF	F WATER	partina bakeri inum americanum		I G' OAK TREE		
									10 GC	OLDEN CANN	4/Canna flaccida		BLTTONWOOD		
			L LAKE SECTION				$\bigcirc \bigcirc \bigcirc$	0 5000		DUTHERN BLU	E FLAG/Irie virgir yrica cerifera	lica	REQUIRED BUFF SCREEN	ER RESIDENTIAL GARAGE PARKING	DRIVE AISLE
10	OTE: LAKES T	O BE EXCAVA RING LOGS RI	TED TO A MINIMUM OF 12' BELOW CONTROL ELEVATION EVEAL EXCEPTIONAL MATERIAL AND LAKE SIZE ALLOWS			-				AND CORDGE Ess	ASS/Spartina bak	cerí	NO STRUCTURES	OR 19'-0" 21'-0"	<u>4'-6" 12'-0" 12'-0"</u>
			ection:					Littoral Pla	MAPLE SWEET	E (see lai TBAY	ndscape plan)			uffor Continu Darking	







Littoral Plan View: (typ.)

## Native Landscape Palette:

Landscape Buffer Section: Parking (typ.)

um distichum) quatica) lia virginia) a glabra)

(Cephalanthus occidentalis)

COVER um danaeifolium) laccida) aicense) charis interstincta) ılata) eria cordata) -

Sagittaria lancifolia)

ubstituted with other native species depending on availability at the time tion with the City of Stuart.

Total Inches Required

=

4.5 "

4.5 "

6 "

5 "

6 "

4.5 "

4.5 "

8.5 "

4.5 "

4.5 "

10.5 "

4.5 "

4.5 "

2.5 "

12 12

12

18-24' CT — SABAL PALMS

I G' OAK TREE -

G' DECORATIVE

Total Mitigation Inches Provided

1.5 " =

Deficit Inches

23,744.0

23,807.4

6,973 Inches

8,835 Inches

2250 Inches

1534.5 Inches

715.5 Inches

16,771.50 Inches

13,219.50 Inches 10,635 Inches

798 Inches

485 Inches

678 Inches

193.5 Inches

274.5 Inches

782 Inches

945 Inches

558 Inches

5103 Inches

517.5 Inches

247.5 Inches

52.5 Inches

503 Inches

1,533 Inches

8,560 Inches

_____

PROPOSED RESIDENTIAL BUILDING (45 Max)

327 Inches

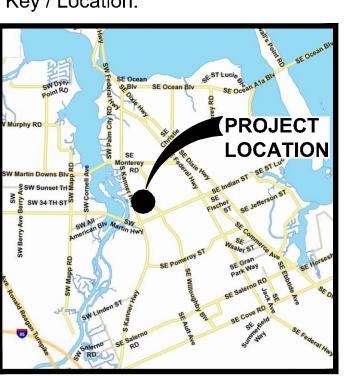
-63.38



701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220

Key / Location:



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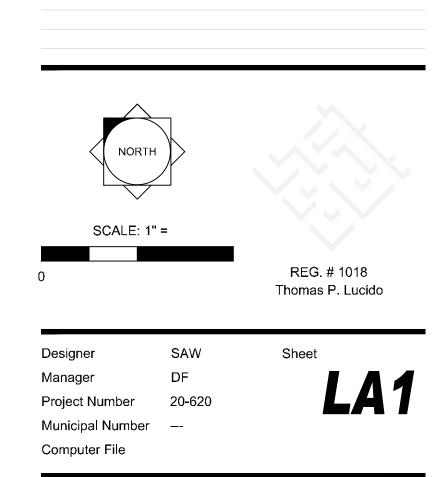
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Landscape Architect/Land Planner: Lucido & Associates 701 E Ocean Blvd Stuart, FL 34904 772-220-2100

## **KANNER CPUD**

& Mitigation Calculation

Date	Ву	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal
05.13.21	SAW	Addressing Landscape Comments



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13'-9" REQUIRED BUFFER SCREEN 15'-0" 10'-5" NO STRUCTURES OR PARKING Landscape Buffer Section: Building

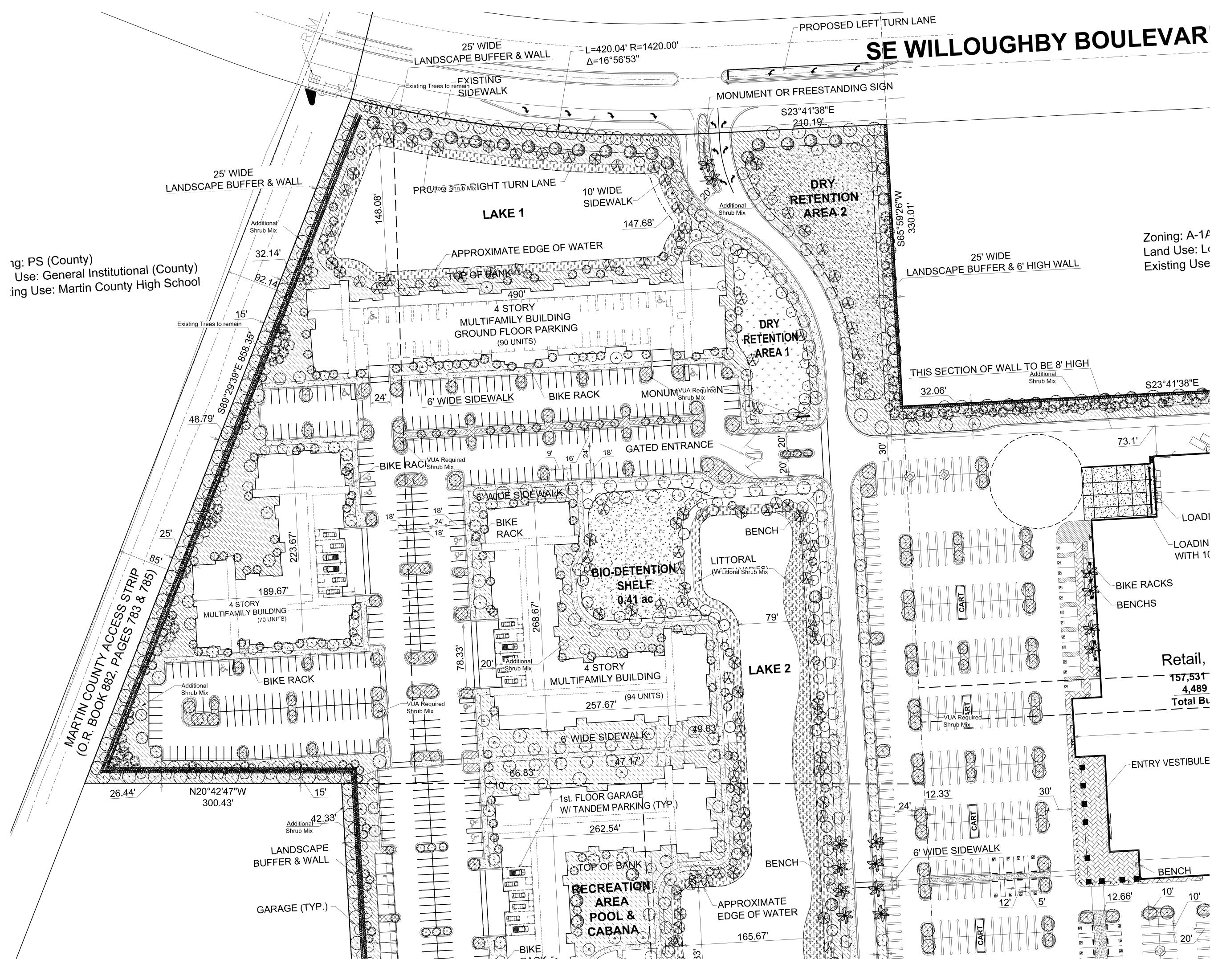
25'-5"

(typ.)

Landscape Plan Plant Schedules, Sections

City of Stuart, Florida

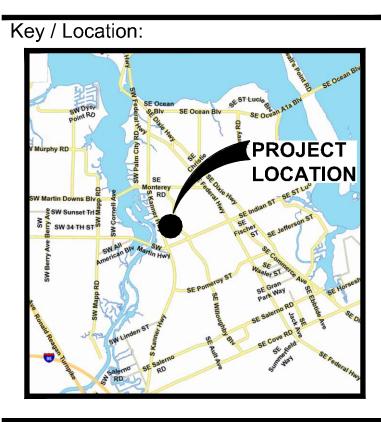
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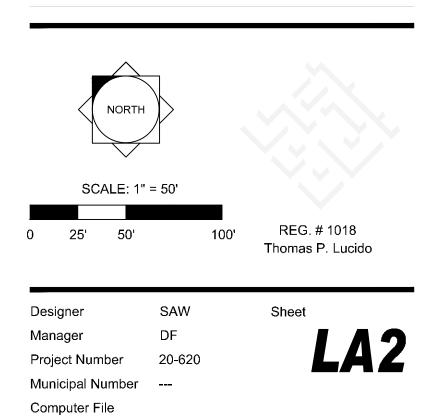
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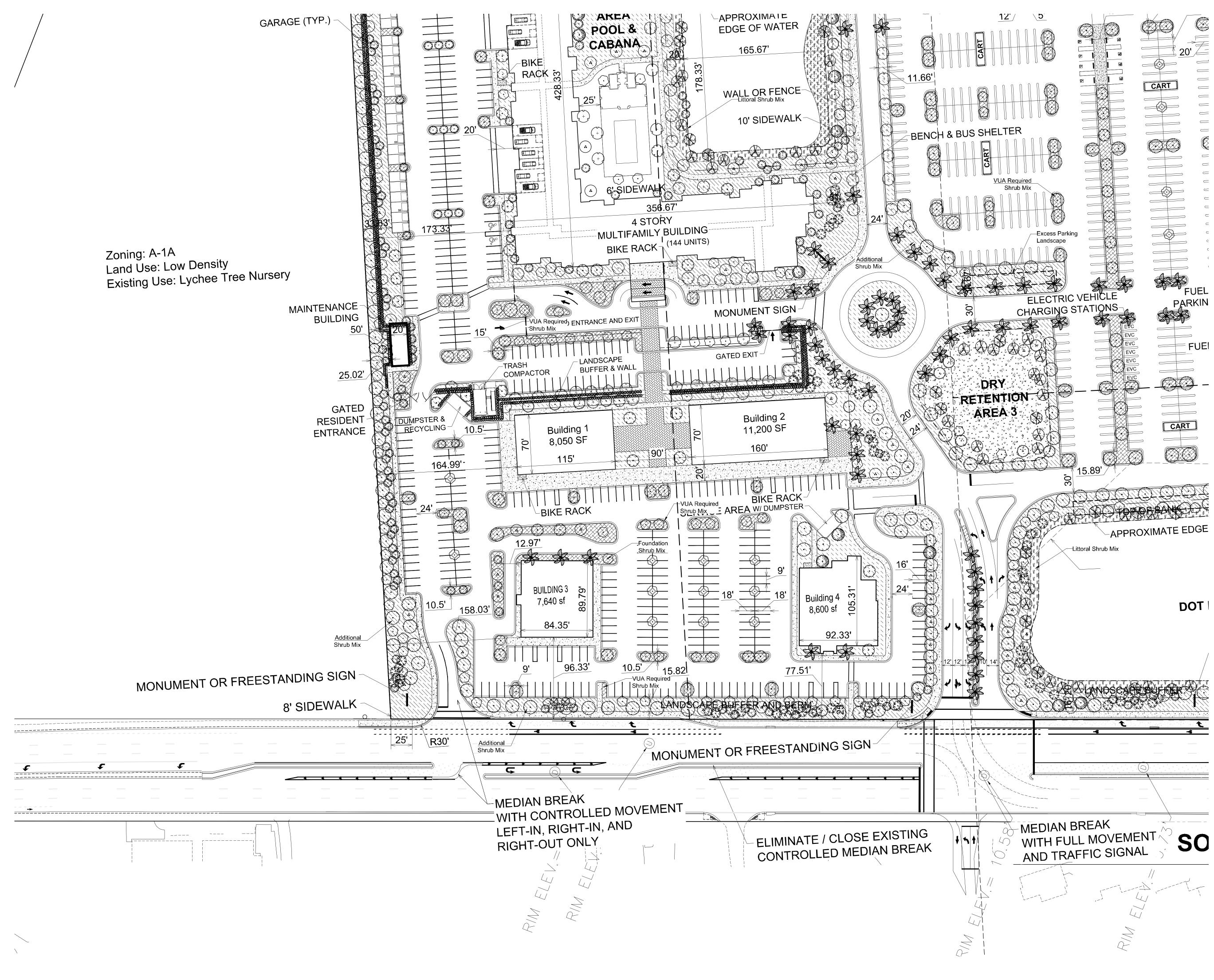
## **KANNER CPUD**

## Landscape Plan

### City of Stuart, Florida

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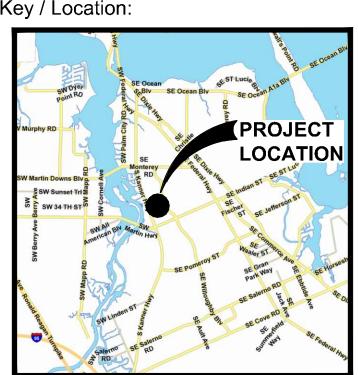




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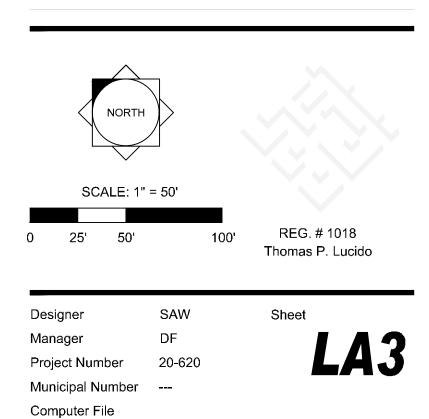
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## **KANNER CPUD**

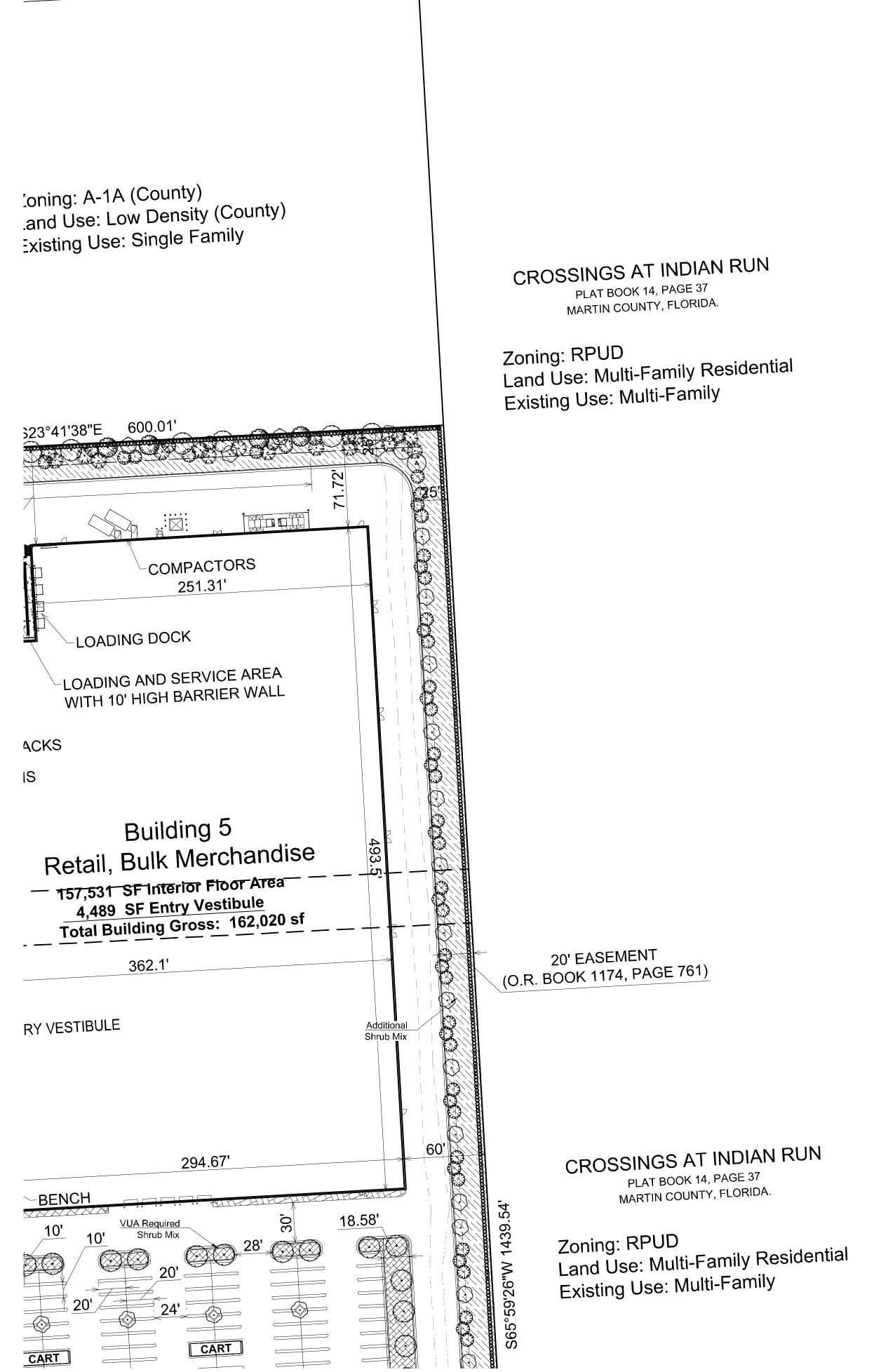
## Landscape Plan

### City of Stuart, Florida

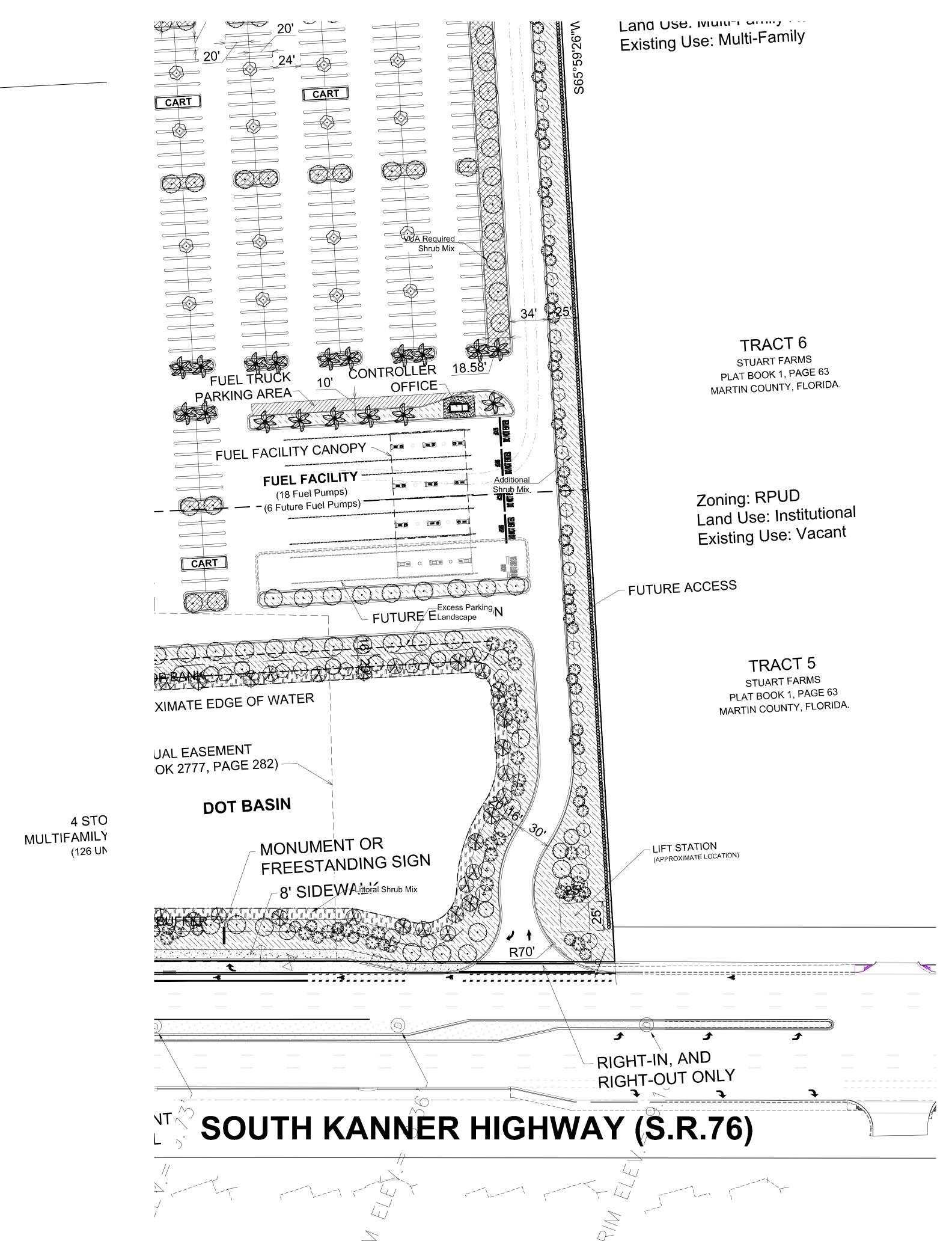
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04.22.21	SAW	3rd ReSubmittal
05.13.21	SAW	Addressing Landscape Comments



## **ZVAKU**



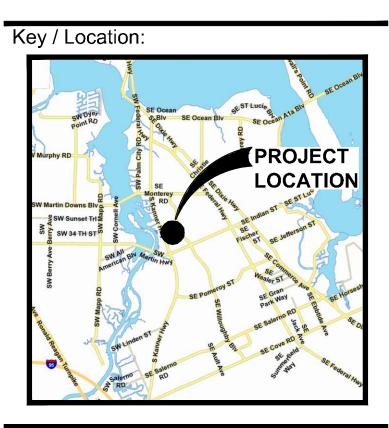
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701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



Project Team:

Applicant: M&M Realty Partners 1260 Stelton Rd Piscataway, NJ 07704 703-839-3776

Engineer: Maser Consulting 410 Eagleview Blvd, Suite 104 Exton, PA 19341 610-254-9140

Surveyor: Stephen J Brown Inc 619 E. 5th St Stuart, FL 34994 772-288-7176

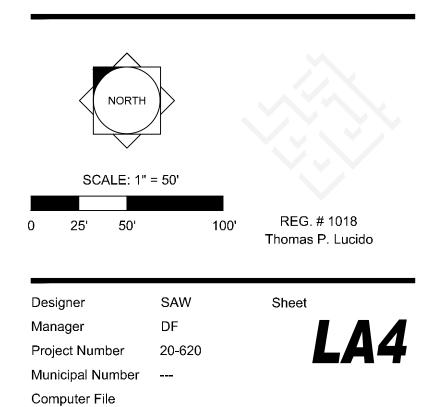
Landscape Architect/Land Planner: Lucido & Associates 701 E Ocean Blvd Stuart, FL 34904 772-220-2100

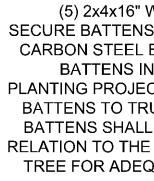
## **KANNER CPUD**

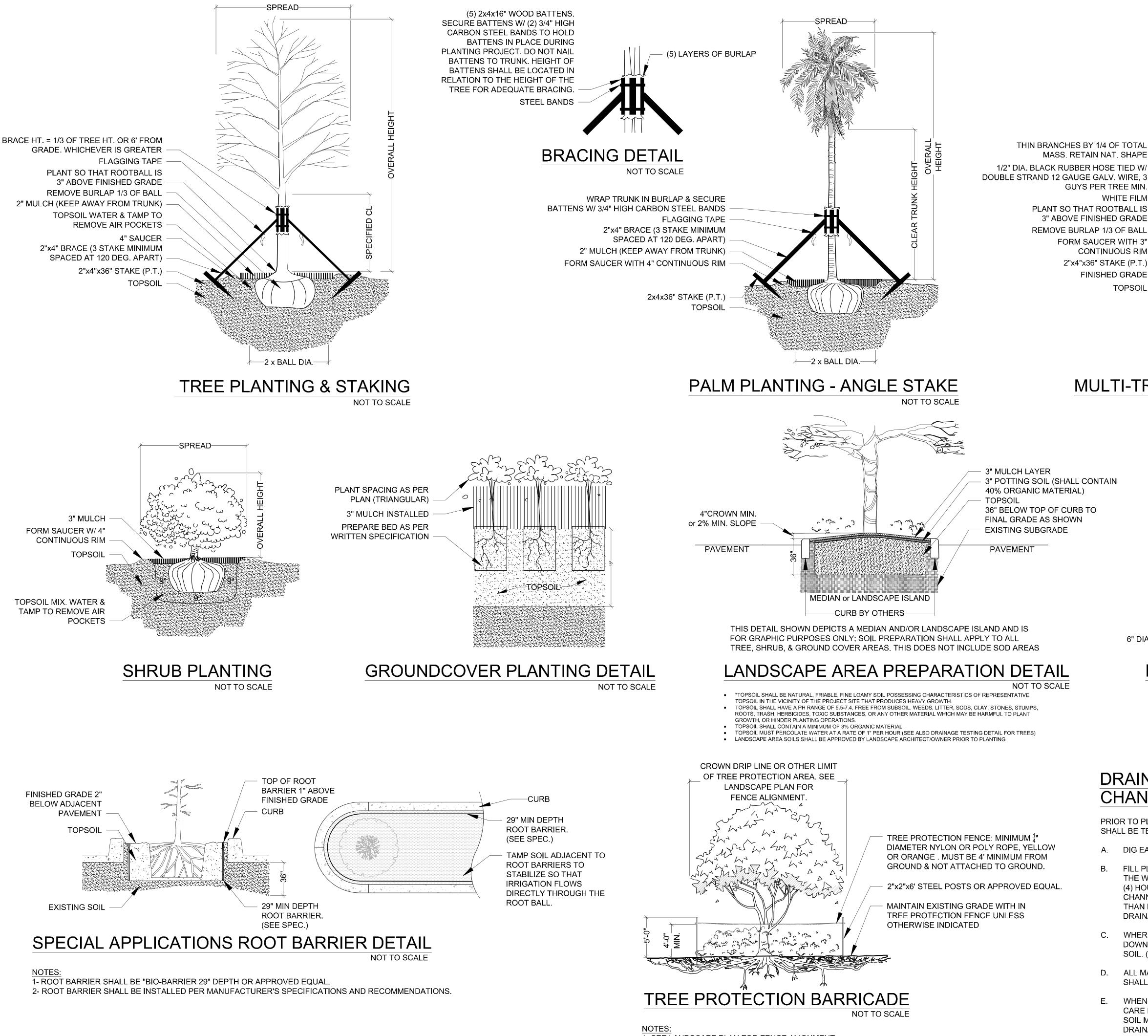
## Landscape Plan

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal
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1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST. 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING

FENCE INSTALLATION AND REMOVAL.

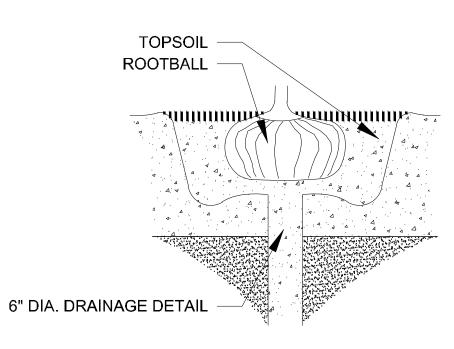


701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220

## WHITE FILM FLAGGING TAPE 2" MULCH (KEEP AWAY FROM TRUNK) CONTINUOUS RIM FINISHED GRADE TOPSOI └───2 x BALL DIA.-

## **MULTI-TRUNK PLANTING & GUYING** NOT TO SCALE



## DRAINAGE TESTING DETAIL

NOT TO SCALE

## DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF B. THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND C. DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL

### Key / Location:



Project Team:

#### Applicant: M&M Realty Partners 1260 Stelton Rd Piscataway, NJ 07704 703-839-3776

Engineer: Maser Consulting 410 Eagleview Blvd, Suite 104 Exton, PA 19341 610-254-9140

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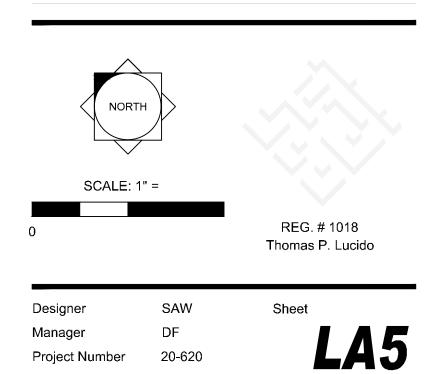
Landscape Architect/Land Planner: Lucido & Associates 701 E Ocean Blvd Stuart, FL 34904 772-220-2100

## **KANNER CPUD**

### Landscape Plan Details

City of Stuart, Florida

Date	Ву	Description
12.17.20	SAW	Initial Submittal
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Municipal Number

Computer File

LANDSCAPE SPECIFICATIONS

PART 1:	GENERAL CONDITIONS		
1.01 A.	SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.	2.02 A.	INS The requ
1.02 A.	AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.		and mat
1.03 A.	SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.	2.03 A. B.	PR Ball fibro bou Pla
1.04 A.	ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.	C. D.	All   ade Plai
В.	The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.	2.04 A.	dryi ST( All
C.	If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.	В. С.	No The
1.05 A.	EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.	D. 2.05	All I
В.	The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the	A. 2.06	Tre batt TOI
C.	superintendent) shall be immediately replaced. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.	A.	Plai repi sub to p a ra
1.06 A.	PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.	В.	Lar land of " tops the
1.07 A.	CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.		Exis not to b
1.08	GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unbactive material as determined by the Landscape Architect. The guarantee will be will and usid if plant material is damaged by	2.07 A.	con pro Lar of ti 1.08 FEF Cor
В.	unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.	В. С.	Inor orig sha Tho Tab
1.09 A.	CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.		tabl mid
В.	The Owner agrees to execute the instructions for such care and maintenance.		
1.10 A.	SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.		Larg 3 fe
В.	It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).	2.08	and MU
1.11 A.	<ul> <li>CONTRACTOR QUALIFICATION:</li> <li>The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:</li> <li>A financial statement showing assets and liabilities of the company current to date.</li> <li>A listing of not less than (3) completed projects of similar scope and nature.</li> <li>Permanent name and address of place of business.</li> </ul>	А. В.	Mul Cyp All t root
1.12	<ol> <li>The number of regular employees of the organization and length of time the organization has been in business under the present name.</li> <li>INSURANCE AND BONDING:</li> </ol>	PART 3 3.01 A.	EXE DIG The und
A.	The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.	0.00	enc obs
В.	The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.	3.02 A. B.	GR. Gra It sł
1.13 A.	PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.	5.	to b site
PART 2:	MATERIALS	3.03 A.	PLA Plai
2.01	PLANT MATERIALS:	В.	The not
Α.	A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.	C.	Tre stal
В.	Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.	D. E.	Exc pits A re
C.	All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with	E. F.	drai Plai
D.	branches in normal position. Any necessary pruning shall be done at the time of planting. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.		1 G 3 G Leri Fiel
E.	Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.	G.	No wee
F.	The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.	H.	dra Eac

NSPECTION
The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with equirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective naterial at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
PROTECTION OF PLANT MATERIALS: Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the brous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
Plants with broken, damaged or insufficient rootballs will be rejected.
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be Idequately covered to prevent windburn, drying or damage to plants.
Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the Irying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
STORAGE All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
Io plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
he Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood Pattens or other approved methods. Battens shall NOT be attached to the tree with nails
TOP SOIL: Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of epresentative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful o plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)
andscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in <u>all</u> andscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to <u>all</u> definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the opsoil and mixed in at time of planting. <i>East Coast Recycling Inc.</i> is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.
Existing soils must meet <u>all</u> definitions of 'Topsoil' as described above in <u>all</u> planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with andscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section .08.
ERTILIZER: Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. norganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened priginal containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged hall be rejected.
horoughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
abletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with abletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball hid-way in depth in accordance with the following rates:
1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets 7 gallon container 5 tablets
arge tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.
/ULCH: /ulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm ootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

#### XECUTION

DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, inderground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as b bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The ite grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

#### LANTING:

Planting shall take place during favorable weather conditions.

The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

ree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been taked on the ground by the Contractor.

Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant its shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper Irainage. See Landscape Details for complete testing methods and requirements.

Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail; Gallon material (1 gal.): 12" x 12" x 12" min.

Gallon material (3 gal.): 20" x 20" x 18" min. erio material (7 gal.): 30" x 30" x 24" min.

ield grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

Io planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, veeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards lrain inlets and swales and approved by Landscape Architect or owner's rep.

Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

	be removed from sides and top of the
J.	All flagging ribbon shall be removed from
К.	Excess excavation (fill) from all holes s
L.	All palms shall be backfilled with sand the soil line for future watering's. Sauc manner.
3.04 A.	PRUNING: Remove dead and broken branches fro and spread as possible in a manner w
В.	Make all cuts with sharp instruments fl made at right angles to line of growth v
C.	Trees shall not be poled or topped.
D.	Remove all trimming from site.
3.05	GUYING:
Α.	All trees over six (6') feet in height sha gauge malleable galvanized iron, in tri
В.	Wires shall not come in direct contact shall be fastened in such a manner as
C.	Stake & Brace all trees larger than 12' tree.
D.	Turnbuckles for guying trees shall be g tight guy wires.
3.06 A.	WATER: Each plant or tree shall be thoroughly of the Landscape Contractor until final
Β.	Prior to installing any irrigation system conduct a particle size and count analy test results to the owner/owner's repre- written approval to do so.
3.07 A.	SOD: The Landscape Contractor shall sod a
В.	It shall be the responsibility of the Land stones, and other debris.
C.	The sod shall be firm, tough texture, howeeds, or any other objectionable veg free from stones and debris.
D.	Before being cut and lifted, the sod sha than seven days before the sod is cut.
E.	6-6-6 fertilizer with all trace elements is
F.	Solid sod shall be laid with closely abu
G.	The finished level of all sod areas afte borders to allow for building turf.
H.	If in the opinion of the Landscape Arch entire surface and thoroughly washed
3.08 A.	SEEDING: The Landscape Contractor shall remove then apply fertilizer at a rate of 500 lbs
В.	Application: Argentine Bahia Grass se seed mixtures shall be applied per the
C.	Roll immediately after seeding with a r
D.	Apply fertilizer at the rate of 150 lbs. p
3.09 A.	CLEANING UP: The contractor shall at all times keep t work. He shall leave all paved areas "I
3.10 A.	MAINTENANCE: Maintenance shall begin immediately a or Landscape Architect. Maintenance : upright positions, spraying, restoration
В.	Proper protection to lawn areas shall b
C.	Replacement of plants during the mair the part of others, lighting, or hurricane
D.	In the event that weeds or other undes
E.	Trees or other plant material which fall expense to the Owner, the only except
3.11 A.	COMPLETION, INSPECTION AND AC Completion of the work shall mean the Drawings and in the Specifications, inc Contractor.
В.	Inspection of work to determine compleand/or Landscape Architect at the con
C.	All plant material shall be alive and in each plant according to Florida Grades Specifications at the time of final inspe
D.	After inspection, the Landscape Contra exclusive of the possible replacement
E.	All trees & shrubs shall be straight an shipping and identification tags & rib

All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

rom trees and shrubs before planting.

shall be removed from the site, at no additional expense to Owner.

I, thoroughly washed in during planting operations and with a shallow saucer depression left at cer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean

rom all plant material. Prune to retain typical growth habit of individual plants with as much height /hich will preserve the plant's natural character.

lush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts will not be permitted.

## all, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 ripod fashion. See Detail.

with the tree but shall be covered with an approved protection device at all contact points. Wires s to avoid pulling crotches apart.

'oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each

galvanized or cadmium plated and shall be of adequate size and strength to properly maintain

watered in after planting. Watering of all newly installed plant materials shall be the responsibility I acceptance by the Landscape Architect.

n components, the contractor shall obtain a water sample from the proposed water supply and lysis on the sample using the services of a reputable lab certified in such analysis. Submit the esentative for review and approval. Do not proceed further with system installation until given

all areas indicated on the drawings.

dscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks,

naving a compacted growth of grass with good root development. It shall contain no noxious getation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth,

hall have been mowed at least three times with a lawn mower, with the final mowing not more . The sod shall be carefully cut into uniform dimensions.

is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

utting, staggered joints with a tamped or rolled, even surface.

r settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood

hitect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the in.

ove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, s. per acre.

eed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other a manufacturer's instructions.

minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

per acre 45-60 days after seeding.

the premises free from accumulations of waste materials or rubbish caused by his employees or broom clean" when completed with his work.

after each plant is installed and shall continue until all planting has been accepted by the Owner shall include watering, weeding, removal of dead materials, resetting plants to proper grades or of planting saucer and/or any other necessary operations.

be provided and any damage resulting from planting operations shall be repaired promptly.

ntenance period shall be the responsibility of the Contractor, excluding vandalism or damage on e force winds, until final acceptance.

sirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

Il or are blown over during the maintenance period will be reset by the Contractor at no additional ption being hurricane force winds.

CCEPTANCE:

e full and exact compliance and conformity with the provisions expressed or implied in the cluding the complete removal of all trash, debris, soil or other waste created by the Landscape

letion of contract, exclusive of the possible replacement of plants, will be made by the Owner inclusion of all planting and at the request of the Landscape Contractor.

good growing condition for each specified kind of plant at the time of acceptance. The rating of as and Standards shall be equal to or better than that called for on the plans and in these ection and acceptance.

ractor will be notified by the Owner of the acceptance of all plant material and workmanship, of plants subject to guarantee.

and in correct position per the landscape plans, details and specifications. All nursery, abons shall be removed from trees & shrubs immediately after planting.



701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220

#### Key / Location:



Project Team:

Applicant: M&M Realty Partners 1260 Stelton Rd Piscataway, NJ 07704 703-839-3776 Engineer:

Maser Consulting 410 Eagleview Blvd, Suite 104 Exton, PA 19341 610-254-9140

Surveyor: Stephen J Brown Inc 619 E. 5th St Stuart, FL 34994 772-288-7176

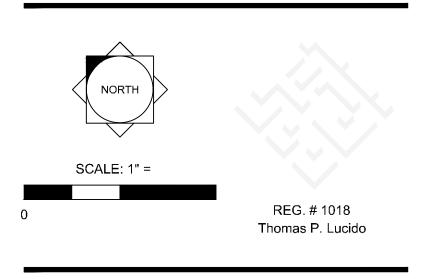
Landscape Architect/Land Planner: Lucido & Associates 701 E Ocean Blvd Stuart, FL 34904 772-220-2100

## **KANNER CPUD**

### Landscape Plan Specifications

City of Stuart, Florida

Date	Ву	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal
05.13.21	SAW	Addressing Landscape Comments



Manager	DF	
Project Number	20-620	LA6
Municipal Number		
Computer File		
~		

Shee

SAW

Designer