BOUNDARY, TOPOGRAPHY & TREE SURVEY

FOR: M&M STUART LLC

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807683 A1
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.**

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 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 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.**

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 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 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.**
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**
6. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH RECORDED IN DEED BOOK 42, PAGE 63, AS AFFECTED BY ASSIGNMENT RECORDED IN O. R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO 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, BLANKET IN NATURE, NOT PLOTTABLE.**
8. COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. **NOT A SURVEY MATTER.**

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807690 A1
COMMITMENT DATE: NOVEMBER 3, 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. **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.**
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY 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 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.**

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 ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER.**
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 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. 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 COUNTY, FLORIDA. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807694 A1
COMMITMENT DATE: NOVEMBER 2, 2020, AT 11:00 PM
SCHEDULE B-II ITEMS

1 . 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. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

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 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 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.**

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 ACCRETED TO SUCH LANDS.
4. 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 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.**
6. ALL MATTERS CONTAINED ON THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
7. RESOLUTION NO. 51–96 CREATING UTILITY EASEMENT RECORDED IN O.R. BOOK 1174, PAGE 761, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
8. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN O.R. BOOK 2777, PAGE 775, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
9. TEMPORARY EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN O.R . BOOK 2777, PAGE 782, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
10. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED, UNDER DEED BOOK 31, PAGE 137; PARTIALLY RELEASED IN O.R. BOOK 318, PAGE 309; TRANSFER OF ROAD RIGHT OF WAY RESERVATION RECORDED IN O.R. BOOK 835, PAGE 1822, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
11. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 179. PAGE 275, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **DOES NOT AFFECT PROPERTY, EASEMENT NOW IN RIGHT–OF–WAY OF STATE ROAD 76.**
12. EASEMENT RECORDED IN DEED BOOK 12, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
13. OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 42, PAGE 432, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
14. RIGHT OF WAY RESOLUTION RECORDED IN O.R. BOOK 774, PAGE 1469, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
15. ORDINANCE NO. 2327–16 RECORDED IN O.R. BOOK 2875, PAGE 760, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, PROVIDING FOR ANNEXATION OF SUBJECT PROPERTY INTO THE CITY OF STUART. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
16. DEED RECORDED IN O.R. BOOK 2822, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
17. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 2822, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, RELATED TO PERMITTING REQUIREMENTS. **NOT A SURVEY MATTER.**
18. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. **NOT A SURVEY MATTER.**
19. ANY PORTION OF THE LAND LYING WATERWARD OF THE ORDINARY HIGH WATER MARK OF LAKE, AND LANDS ACCRETED THERETO. **NOT A SURVEY MATTER.**

LEGAL DESCRIPTION:

TITLE COMMITMENT # 807683

PARCEL 1 :

THE REAL PROPERTY LYING AND BEING IN GOVERNMENT LOT 5 AND 6, SECTION 16, TOWNSHIP 38 SOUTH , RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND THE CENTERLINE OF STATE ROAD 76, THENCE PROCEED NORTH 66°18'30" EAST ALONG THE NORTH LINE OF THE HANSON GRANT FOR A DISTANCE OF 50.08 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 76. THENCE PROCEED NORTH 20°23'20" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE 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 PROCEED NORTH 20°23'20" WEST FOR A DISTANCE OF 350 FEET TO A POINT, THENCE PROCEED SOUTH 66°18'30" WEST FOR A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE PROCEED SOUTH 20°23'20" EAST ALONG THE EASTERLY RIGHT OF WAY LINE 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, RECORDED IN O.R. BOOK 951, PAGE 284, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF GOVERNMENT LOT 5, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 66°02'08" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 127.80 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 76 (KANNER HIGHWAY); THENCE NORTH 20°39'37" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 20°39'37" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 66°02'08" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 20°39'37" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 66°02'08" WEST, A DISTANCE OF 20.03 FEET.

PARCEL 2:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 7, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD; THENCE NORTH 23°40'21" WEST ALONG SAID WESTERLY RIGHT–OF–WAY LINE, FOR A DISTANCE OF 208.04 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT–OF–WAY LINE HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", AND AN ARC LENGTH OF 369.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT–OF–WAY LINE, SOUTH 66°43'59" WEST, FOR A DISTANCE OF 791.02 FEET TO A POINT; THENCE NORTH 20°39'22" WEST FOR A DISTANCE OF 395.23 FEET TO A POINT ON THE SOUTH LINE OF A MARTIN COUNTY ACCESS STRIP RECORDED IN OFFICIAL RECORDS BOOK 882, PAGES 783 AND 785, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°28'43" EAST ALONG SAID MARTIN COUNTY ACCESS STRIP, FOR A DISTANCE OF 859.34 FEET TO A POINT ON THE WESTERLY 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°49'31" EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02°01'03", AND AN ARC LENGTH OF 50 FEET 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, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD AND ALSO BEING A POINT ON THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65°51'31" WEST ALONG THE NORTH LINE OF SAID HANSON GRANT, FOR A DISTANCE OF 1738.28 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF SOUTH KANNER HIGHWAY (S.R. 76); THENCE NORTH 20°39'22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT–OF–WAY LINE, NORTH 65°51'31" EAST, FOR A DISTANCE OF 964.39 FEET TO A POINT; THENCE NORTH 20°39'22" WEST, FOR A DISTANCE OF 256.55 FEET TO A POINT; THENCE NORTH 66°43'59" EAST, FOR A DISTANCE OF 791.02 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD, SAID POINT ALSO BEING A POINT ON A NON–TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", A CHORD BEARING OF SOUTH 16°11'46" EAST AND A CHORD LENGTH OF 368.90 FEET; THENCE TRAVEL COUNTER–CLOCKWISE ALONG THE ARC OF SAID NON–TANGENT CURVE AND THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD, FOR A DISTANCE OF 369.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°40'21" EAST ALONG SAID WESTERLY RIGHT–OF–WAY LINE, FOR A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

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, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

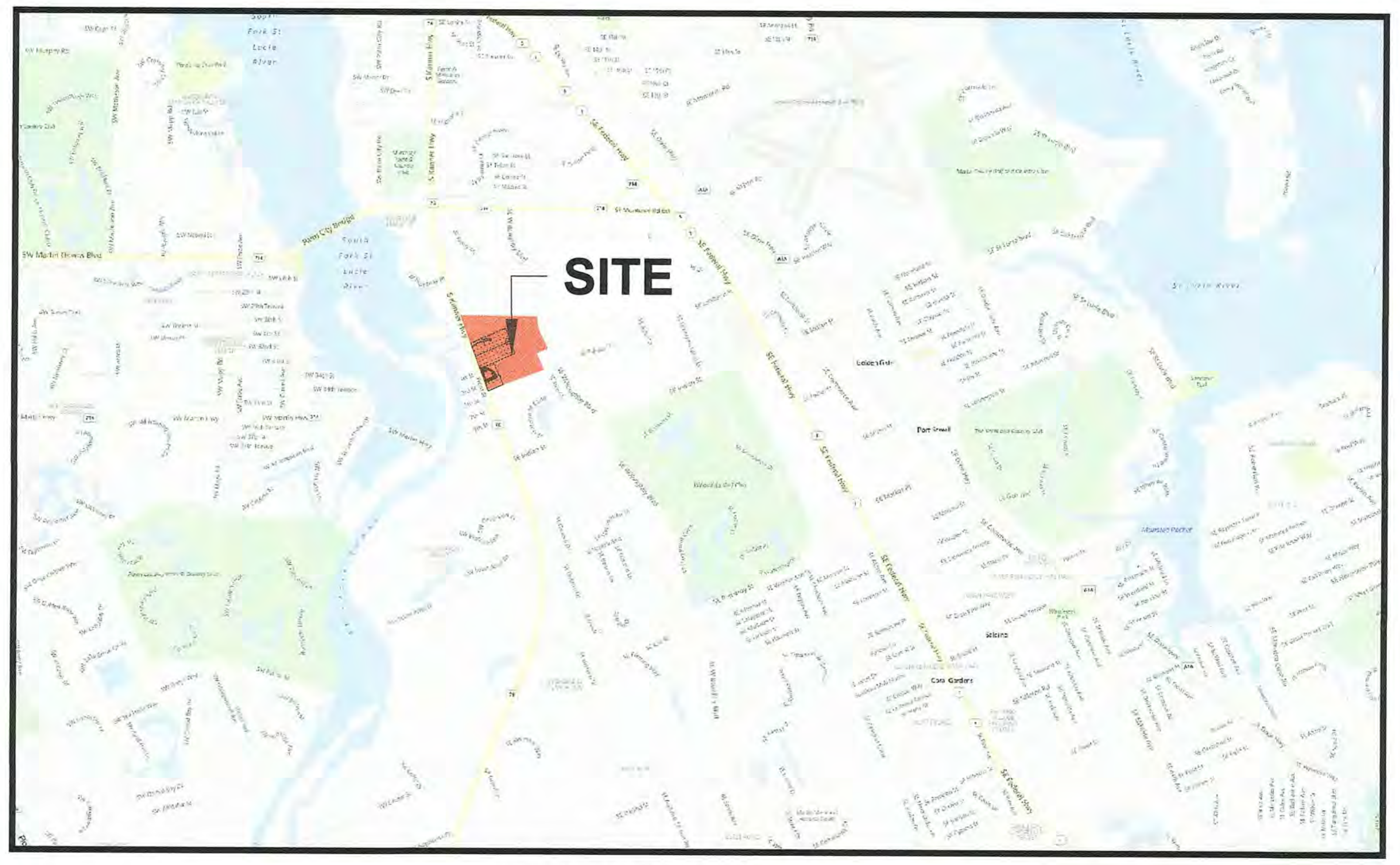
LESS AND EXCEPT

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.



MARTIN COUNTY, FLORIDA
VICINITY MAP
1" = 3000'

SURVEYORS NOTES AND REPORT:

1. 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.
2. THE LAST DATE OF FIELD WORK WAS NOVEMBER 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.
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.
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

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN
License Number 5556
STATE OF FLORIDA
Professional Surveyor and Mapper

2-26-2021
SIGNATURE DATE

ENGINEERS ⊕ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com

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

DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	20-313SV_rev1.dwg
LAYOUT	COVER
SCALE	AS SHOWN
DATE	February 25, 2021

DATE	REVISION COMMENTS
02/25/2021	ADDED TREE DATA FROM EW CONSULTANTS AND TOPO FROM SJ BROWN
12/15/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWNSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

20-313

Z:\EDC-2020\20-313 - Costco Stuart - Kanner Highway\SURVEY\Dwg - PDF\Survey\20-313SV_rev1.dwg, 2/26/2021 10:31 AM
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BOUNDARY, TOPOGRAPHY & TREE SURVEY

FOR: M&M STUART LLC

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807683 A1
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.**

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 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 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.**

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 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 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.**

5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**

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 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, BLANKET IN NATURE, NOT PLOTTABLE**.

8. COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. **NOT A SURVEY MATTER.**

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807690 A1
COMMITMENT DATE: NOVEMBER 3, 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. **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.**

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY 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 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.**

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 ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER.**

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 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. 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 COUNTY, FLORIDA. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**

6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807694 A1
COMMITMENT DATE: NOVEMBER 2, 2020, AT 11:00 PM
SCHEDULE B-II ITEMS

1 . 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. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

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 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 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.**

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 ACCRETED TO SUCH LANDS.

4. 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 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.**

6. ALL MATTERS CONTAINED ON THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**

7. RESOLUTION NO. 51–96 CREATING UTILITY EASEMENT RECORDED IN O.R. BOOK 1174, PAGE 761, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**

8. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN O.R. BOOK 2777, PAGE 775, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**

9. TEMPORARY EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN O.R . BOOK 2777, PAGE 782, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**

10. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED, UNDER DEED BOOK 31, PAGE 137; PARTIALLY RELEASED IN O.R. BOOK 318, PAGE 309; TRANSFER OF ROAD RIGHT OF WAY RESERVATION RECORDED IN O.R. BOOK 835, PAGE 1822, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**

11. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 179. PAGE 275, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **DOES NOT AFFECT PROPERTY, EASEMENT NOW IN RIGHT–OF–WAY OF STATE ROAD 76.**

12. EASEMENT RECORDED IN DEED BOOK 12, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**

13. OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 42, PAGE 432, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**

14. RIGHT OF WAY RESOLUTION RECORDED IN O.R. BOOK 774, PAGE 1469, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**

15. ORDINANCE NO. 2327–16 RECORDED IN O.R. BOOK 2875, PAGE 760, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, PROVIDING FOR ANNEXATION OF SUBJECT PROPERTY INTO THE CITY OF STUART. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**

16. DEED RECORDED IN O.R. BOOK 2822, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**

17. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 2822, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, RELATED TO PERMITTING REQUIREMENTS. **NOT A SURVEY MATTER.**

18. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. **NOT A SURVEY MATTER.**

19. ANY PORTION OF THE LAND LYING WATERWARD OF THE ORDINARY HIGH WATER MARK OF LAKE, AND LANDS ACCRETED THERETO. **NOT A SURVEY MATTER.**

LEGAL DESCRIPTION:

TITLE COMMITMENT # 807683

PARCEL 1 :

THE REAL PROPERTY LYING AND BEING IN GOVERNMENT LOT 5 AND 6, SECTION 16, TOWNSHIP 38 SOUTH , RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND THE CENTERLINE OF STATE ROAD 76, THENCE PROCEED NORTH 66°18'30" EAST ALONG THE NORTH LINE OF THE HANSON GRANT FOR A DISTANCE OF 50.08 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 76. THENCE PROCEED NORTH 20°23'20" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE 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 PROCEED NORTH 20°23'20" WEST FOR A DISTANCE OF 350 FEET TO A POINT, THENCE PROCEED SOUTH 66°18'30" WEST FOR A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE PROCEED SOUTH 20°23'20" EAST ALONG THE EASTERLY RIGHT OF WAY LINE 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, RECORDED IN O.R. BOOK 951, PAGE 284, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF GOVERNMENT LOT 5, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 66°02'08" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 127.80 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 76 (KANNER HIGHWAY); THENCE NORTH 20°39'37" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 20°39'37" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 66°02'08" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 20°39'37" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 66°02'08" WEST, A DISTANCE OF 20.03 FEET.

PARCEL 2:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 7, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD; THENCE NORTH 23°40'21" WEST ALONG SAID WESTERLY RIGHT–OF–WAY LINE, FOR A DISTANCE OF 208.04 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT–OF–WAY LINE HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", AND AN ARC LENGTH OF 369.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT–OF–WAY LINE, SOUTH 66°43'59" WEST, FOR A DISTANCE OF 791.02 FEET TO A POINT; THENCE NORTH 20°39'22" WEST FOR A DISTANCE OF 395.23 FEET TO A POINT ON THE SOUTH LINE OF A MARTIN COUNTY ACCESS STRIP RECORDED IN OFFICIAL RECORDS BOOK 882, PAGES 783 AND 785, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°28'43" EAST ALONG SAID MARTIN COUNTY ACCESS STRIP, FOR A DISTANCE OF 859.34 FEET TO A POINT ON THE WESTERLY 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°49'31" EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT–OF–WAY LINE, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02°01'03", AND AN ARC LENGTH OF 50 FEET 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, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD AND ALSO BEING A POINT ON THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65°51'31" WEST ALONG THE NORTH LINE OF SAID HANSON GRANT, FOR A DISTANCE OF 1738.28 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF SOUTH KANNER HIGHWAY (S.R. 76); THENCE NORTH 20°39'22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT–OF–WAY LINE, NORTH 65°51'31" EAST, FOR A DISTANCE OF 964.39 FEET TO A POINT; THENCE NORTH 20°39'22" WEST, FOR A DISTANCE OF 256.55 FEET TO A POINT; THENCE NORTH 66°43'59" EAST, FOR A DISTANCE OF 791.02 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD, SAID POINT ALSO BEING A POINT ON A NON–TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", A CHORD BEARING OF SOUTH 16°11'46" EAST AND A CHORD LENGTH OF 368.90 FEET; THENCE TRAVEL COUNTER–CLOCKWISE ALONG THE ARC OF SAID NON–TANGENT CURVE AND THE WESTERLY RIGHT–OF–WAY LINE OF S.E. WILLOUGHBY BOULEVARD, FOR A DISTANCE OF 369.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°40'21" EAST ALONG SAID WESTERLY RIGHT–OF–WAY LINE, FOR A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

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, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

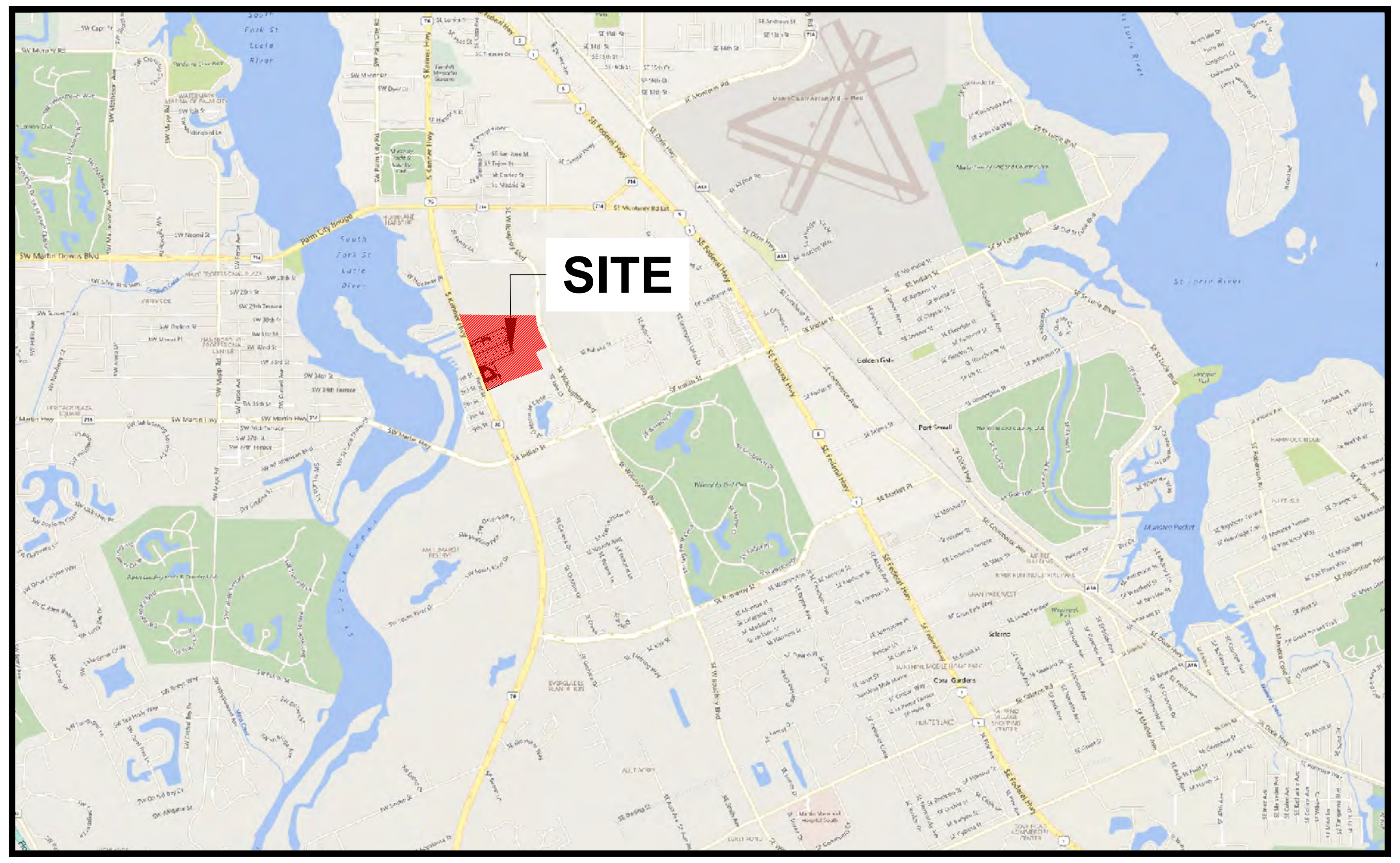
LESS AND EXCEPT

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.



MARTIN COUNTY, FLORIDA
VICINITY MAP
1" = 3000'

SURVEYORS NOTES AND REPORT:

1. 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.
2. 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.
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.
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

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com

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

DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	20-313SV_rev1.dwg
LAYOUT	COVER
SCALE	AS SHOWN
DATE	February 25, 2021

DATE	REVISION COMMENTS
12/15/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT
02/25/2021	ADDED TREE DATA FROM EW CONSULTANTS AND TOPO FROM SJ BROWN

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWNSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

20-313

Z:\EDC-2020\20-313 - Costco Stuart - Kanner Highway\SURVEY\Dwg - PDF\Survey\20-313SV_rev1.dwg, 2/26/2021 10:31 AM
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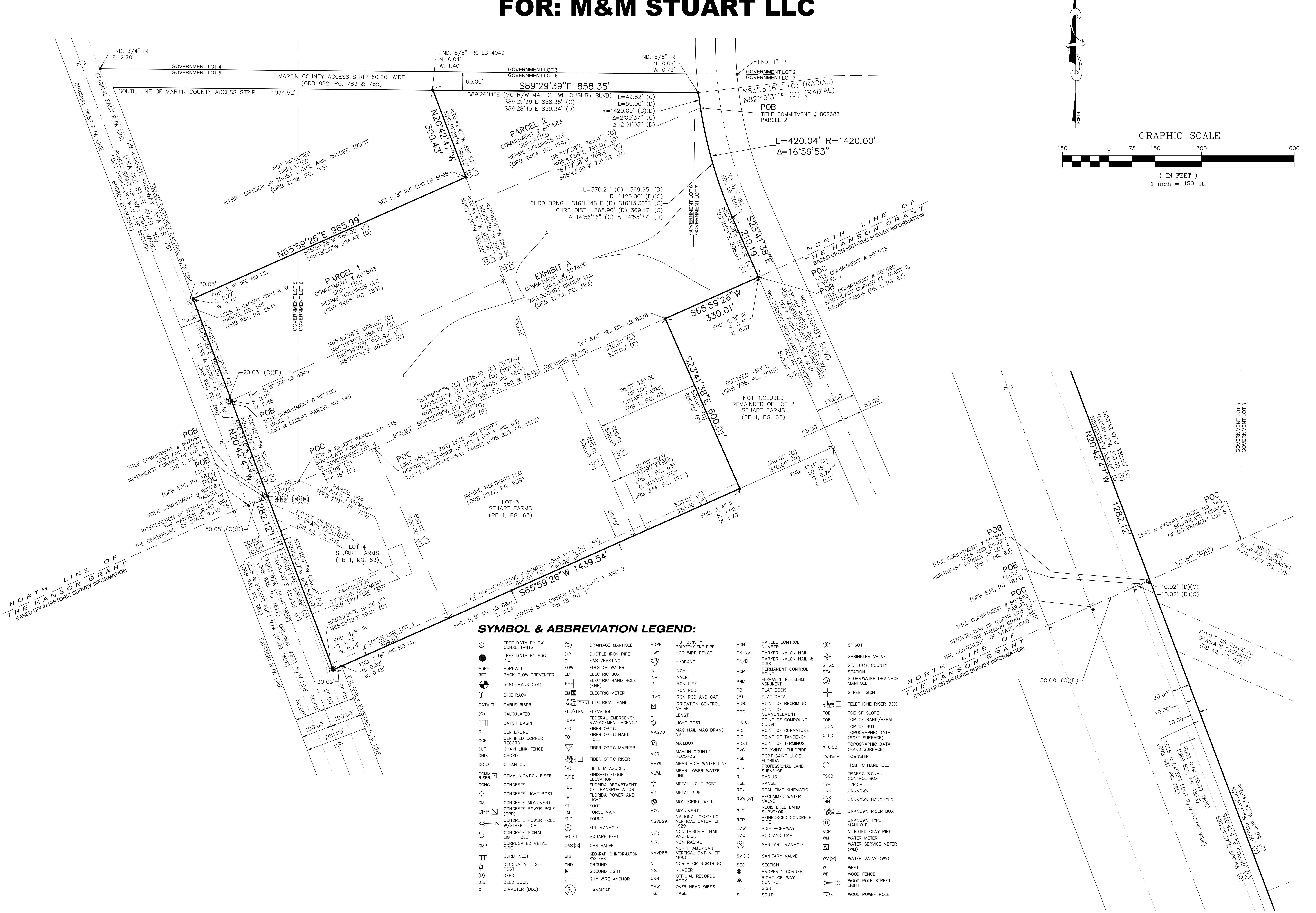
BOUNDARY, TOPOGRAPHY & TREE SURVEY

FOR: M&M STUART LLC


FND. 3/4" IR
E. 2.78'
GOVERNMENT LOT 4
GOVERNMENT LOT 5
MARTIN COUNTY ACCESS STRIP 60.00' WIDE
(ORB 882, PG. 783 & 785)
SOUTH LINE OF MARTIN COUNTY ACCESS STRIP
1034.52'
ORIGINAL WEST R/W LINE
ORIGINAL EAST R/W LINE
SW KANNER HIGHWAY (AKA S.R. 76)
(FKA OLD STATE ROAD 85)
PUBLIC RIGHT-OF-WAY WIDTH VARIES
FDOT RIGHT-OF-WAY MAP SECTION
89060-2510(2511)
730.40' EASTERLY EXISTING R/W LINE
NOT INCLUDED
UNPLATTED
HARRY SNYDER JR TRUST CAROL ANN SNYDER TRUST
(ORB 2258, PG. 715)
FND. 5/8" IRC LB 4049
N. 0.04'
W. 1.40'
60.00'
GOVERNMENT LOT 3
GOVERNMENT LOT 6
S89°29'39"E 858.35'
S89°26'11"E (MC R/W MAP OF WILLOUGHBY BLVD)
S89°29'39"E 858.35' (C)
S89°28'43"E 859.34' (D)
FND. 5/8" IR
N. 0.09'
W. 0.72'
FND. 1" IP
GOVERNMENT LOT 2
GOVERNMENT LOT 7
N83°15'16"E (C) (RADIAL)
N82°49'31"E (D) (RADIAL)
L=49.82' (C)
L=50.00' (D)
R=1420.00' (C)(D)
Δ=2°00'37" (C)
Δ=2°01'03" (D)
POB
TITLE COMMITMENT # 807683
PARCEL 2
L=420.04' R=1420.00'
Δ=16°56'53"
N20°42'47"W
300.43'
N20°42'47"W 386.67' (C)
N20°39'22"W 395.23' (D)
SET 5/8" IRC EDC LB 8098
PARCEL 2
COMMITMENT # 807683
UNPLATTED
NEHME HOLDINGS LLC
(ORB 2464, PG. 1992)
N67°17'38"E 789.47' (C)
N66°43'59"E 791.02' (D)
S67°17'38"W 789.47' (C)
S66°43'59"W 791.02' (D)
L=370.21' (C) 369.95' (D)
R=1420.00' (D)(C)
CHRD BRNG= S16°11'46"E (D) S16°13'30"E (C)
CHRD DIST= 368.90' (D) 369.17' (C)
Δ=14°56'16" (C) Δ=14°55'37" (D)
GOVERNMENT LOT 6
GOVERNMENT LOT 7
SET 5/8" IRC
EDC LB 8098
S23°41'38"E
210.19'
S23°41'38"E 210.19' (C)
S23°40'21"E 208.04' (D)
NORTH LINE OF
THE HANSON GRANT
BASED UPON HISTORIC SURVEY INFORMATION
POC
TITLE COMMITMENT # 807683
PARCEL 2
POB
TITLE COMMITMENT # 807690
NORTHEAST CORNER OF TRACT 2,
STUART FARMS (PB 1, PG. 63)
N20°42'47"W 264.34' (C)
N20°39'22"W 256.55' (D)
N20°42'47"W 350.58' (C)
N20°23'20"W 350.00' (D)
EXHIBIT A
COMMITMENT # 807690
UNPLATTED
WILLOUGHBY GROUP LLC
(ORB 2270, PG. 399)
N65°59'26"E 965.99'
S65°59'26"W 986.02' (C)
S66°18'30"W 984.42' (D)
-20.03'
FND. 5/8" IRC NO I.D.
S. 2.77'
W. 0.31'
LESS & EXCEPT FDOT R/W
PARCEL NO. 145
(ORB 951, PG. 284)
GOVERNMENT LOT 5
GOVERNMENT LOT 6
PARCEL 1
COMMITMENT # 807683
UNPLATTED
NEHME HOLDINGS LLC
(ORB 2465, PG. 1851)
N65°59'26"E 986.02' (C)
N66°18'30"E 984.42' (D)
N65°59'26"E 965.99' (C)
N65°51'31"E 964.39' (D)
330.55'
S65°59'26"W
330.01'
FND. 5/8" IR
S. 0.37'
E. 0.07'
WILLOUGHBY BLVD
130.00' PUBLIC RIGHT-OF-WAY
PER MARTIN COUNTY ENGINEERING
DEPT. RIGHT-OF-WAY MAP
WILLOUGHBY BOULEVARD EXTENSION)
600.01' (C)
600.00' (P)
70.00'
S20°42'47"E 350.58' (C)
S20°23'20"E 350.00' (D)
LESS & EXCEPT FDOT R/W
(ORB 951, PG. 286)
20.03' (C)(D)
FND. 5/8" IRC LB 4049
S. 2.10'
W. 0.56'
POB
TITLE COMMITMENT # 807683
PARCEL 1
LESS & EXCEPT PARCEL NO. 145
S65°59'26"W (C) 1738.30' (C) (TOTAL)
S65°51'31"W (D) 1738.28 (D) (TOTAL)
N66°18'30"E (D) (ORB 2465, PG. 1851)
S66°02'08"W (D) (ORB 951, PG. 282 & 284)
660.01' (C)
660.00' (P)
(BEARING BASIS)
SET 5/8" IRC EDC LB 8098
330.01' (C)
330.00' (P)
S23°41'38"E 600.01'
WEST 330.00'
OF LOT 2
STUART FARMS
(PB 1, PG. 63)
BUSTEED AMY L
(ORB 706, PG. 1095)
NOT INCLUDED
REMAINDER OF LOT 2
STUART FARMS
(PB 1, PG. 63)
130.00'
65.00'
65.00'
POB
TITLE COMMITMENT # 807694
LESS AND EXCEPT
NORTHEAST CORNER OF LOT 4
(PB 1, PG. 63)
POB
T.I.I.T.F.
(ORB 835, PG. 1822)
POC
TITLE COMMITMENT # 807683
PARCEL 1
INTERSECTION OF NORTH LINE OF
THE HANSON GRANT AND
THE CENTERLINE OF STATE ROAD 76
N20°42'47"W
N20°42'47"W 330.55' (C)
N20°39'22"W 330.00' (D)
N20°23'20"W 330.00' (D)
POC
LESS & EXCEPT PARCEL NO. 145
SOUTHEAST CORNER
OF GOVERNMENT LOT 5
378.28' (C)
376.46' (D)
965.99'
POC
(ORB 951, PG. 282) LESS AND EXCEPT
NORTHEAST CORNER OF LOT 4 (PB 1, PG. 63)
T.I.I.T.F. RIGHT-OF-WAY TAKING (ORB 835, PG. 1822)
127.80' (C)(D)
10.02' (D)(C)
10.02' (D)(C)
PARCEL 804
S.F.W.M.D. EASEMENT
(ORB 2777, PG. 775)
1282.12'
50.08' (C)(D)
F.D.O.T. DRAINAGE 40'
DRAINAGE EASEMENT
(DB 42, PG. 432)
LOT 4
STUART FARMS
(PB 1, PG. 63)
NEHME HOLDINGS LLC
(ORB 2822, PG. 939)
LOT 3
STUART FARMS
(PB 1, PG. 63)
600.01' (C)
600.00' (P)
40.00' R/W
STUART FARMS
(PB 1, PG. 63)
(VACATED PER
ORB 334, PG. 1917)
20.00'
330.01' (C)
330.00' (P)
FND. 4"x4" CM
LB 4873
S. 0.74'
E. 0.12'
FND. 3/4" IP
S. 2.02'
W. 1.70'
20.00'
10.00'
10.00'
LESS & EXCEPT FDOT R/W
(ORB 951, PG. 282)
FDOT R/W (10.00' WIDE)
(ORB 835, PG. 1822)
ORIGINAL WEST R/W LINE
N20°42'47"W 600.99' (C)
N20°39'37"W 600.56' (D)
S20°42'47"E 600.99' (C)
S20°39'37"E 600.55' (D)
PARCEL 704
S.F.W.M.D. EASEMENT
(ORB 2777, PG. 782)
N65°59'26"E 10.02' (C)
N66°06'12"E 10.01' (D)
20' NON-EXCLUSIVE EASEMENT (ORB 1174, PG. 761)
660.01' (C) 660.00' (P)
S65°59'26"W 1439.54'
CERTUS STU OWNER PLAT, LOTS 1 AND 2
PB 18, PG. 17
FND. 5/8" IRC LB B&H
S. 0.24'
FND. 5/8" IR
S. 1.84'
W. 0.25'
SOUTH LINE LOT 4
409.53'
FND. 5/8" IRC NO I.D.
N. 0.39'
W. 0.48'
30.05'
50.00'
50.00'
50.00'
50.00'
100.00'
100.00'
200.00'
EXISTING R/W LINE
EASTERLY EXISTING R/W LINE
GOVERNMENT LOT 5
GOVERNMENT LOT 6
NORTH
GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

SYMBOL & ABBREVIATION LEGEND:

⊗	TREE DATA BY EW CONSULTANTS
●	TREE DATA BY EDC INC.
ASPH	ASPHALT
BFP	BACK FLOW PREVENTER
⊕	BENCHMARK (BM)
	BIKE RACK
CATV ☐	CABLE RISER
(C)	CALCULATED
▦	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CHD.	CHORD
CO ○	CLEAN OUT
COMM RISER ⊡	COMMUNICATION RISER
CONC	CONCRETE
	CONCRETE LIGHT POST
CM	CONCRETE MONUMENT
CPP ☒	CONCRETE POWER POLE (CPP)
	CONCRETE POWER POLE W/STREET LIGHT
	CONCRETE SIGNAL LIGHT POLE
CMP	CORRUGATED METAL PIPE
	CURB INLET
	DECORATIVE LIGHT POST
(D)	DEED
D.B.	DEED BOOK
ø	DIAMETER (DIA.)
Ⓓ	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
E	EAST/EASTING
EOW	EDGE OF WATER
EB ⊡	ELECTRIC BOX
EHH	ELECTRIC HAND HOLE (EHH)
EM ☒	ELECTRIC METER
ELEC. PANEL	ELECTRICAL PANEL
EL./ELEV.	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.O.	FIBER OPTIC
FOHH	FIBER OPTIC HAND HOLE
FO	FIBER OPTIC MARKER
FIBER RISER ⊡	FIBER OPTIC RISER
(M)	FIELD MEASURED
F.F.E.	FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FT	FOOT
FM	FORCE MAIN
FND	FOUND
Ⓕ	FPL MANHOLE
SQ FT.	SQUARE FEET
GAS ⋈	GAS VALVE
GIS	GEOGRAPHIC INFORMATION SYSTEMS
GND	GROUND
	GROUND LIGHT
	GUY WIRE ANCHOR
♿	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
HYD	HYDRANT
IN	INCH
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
☒	IRRIGATION CONTROL VALVE
L	LENGTH
☼	LIGHT POST
MAG/D	MAG NAIL MAG BRAND NAIL
Ⓜ	MAILBOX
MCR.	MARTIN COUNTY RECORDS
MHWL	MEAN HIGH WATER LINE
MLWL	MEAN LOWER WATER LINE
☼	METAL LIGHT POST
MP	METAL PIPE
Ⓦ	MONITORING WELL
MON	MONUMENT
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N/D	NON DESCRIPT NAIL AND DISK
N.R.	NON RADIAL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
N	NORTH OR NORTHING
No.	NUMBER
ORB	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG.	PAGE
PCN	PARCEL CONTROL NUMBER
PK NAIL	PARKER-KALON NAIL
PK/D	PARKER-KALON NAIL & DISK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PB	PLAT BOOK
(P)	PLAT DATA
POB.	POINT OF BEGRIMING
POC	POINT OF COMMENCEMENT
P.C.C.	POINT OF COMPOUND CURVE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.T.	POINT OF TERMINUS
PVC	POLYVINYL CHLORIDE
PSL	PORT SAINT LUCIE, FLORIDA
PLS	PROFESSIONAL LAND SURVEYOR
R	RADIUS
RGE	RANGE
RTK	REAL TIME KINEMATIC
RWV ⋈	RECLAIMED WATER VALVE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R/C	ROD AND CAP
Ⓢ	SANITARY MANHOLE
SV ⋈	SANITARY VALVE
SEC	SECTION
◉	PROPERTY CORNER
▲	RIGHT-OF-WAY CONTROL
	SIGN
S	SOUTH
⋈	SPIGOT
	SPRINKLER VALVE
S.L.C.	ST. LUCIE COUNTY
STA	STATION
Ⓓ	STORMWATER DRAINAGE MANHOLE
	STREET SIGN
TELE RISER ⊡	TELEPHONE RISER BOX
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
T.O.N.	TOP OF NUT
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TWNSHP	TOWNSHIP
Ⓣ	TRAFFIC HANDHOLD
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
UNK	UNKNOWN
UNK HH	UNKNOWN HANDHOLD
RISER BOX ⊡	UNKNOWN RISER BOX
Ⓤ	UNKNOWN TYPE MANHOLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
W	WATER SERVICE METER (WM)
WV ⋈	WATER VALVE (WV)
W	WEST
WF	WOOD FENCE
	WOOD POLE STREET LIGHT
	WOOD POWER POLE

ENGINEERS ⊕ SURVEYORS
ENVIRONMENTAL

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DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	20-313SV_rev1.dwg
LAYOUT	BOUNDARY
SCALE	AS SHOWN
DATE	February 25, 2021

DATE	REVISION COMMENTS
02/25/2021	ADDED TREE DATA FROM EW CONSULTANTS AND TOPO FROM SJ BROWN
12/15/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWNSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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20-313

2 OF 9

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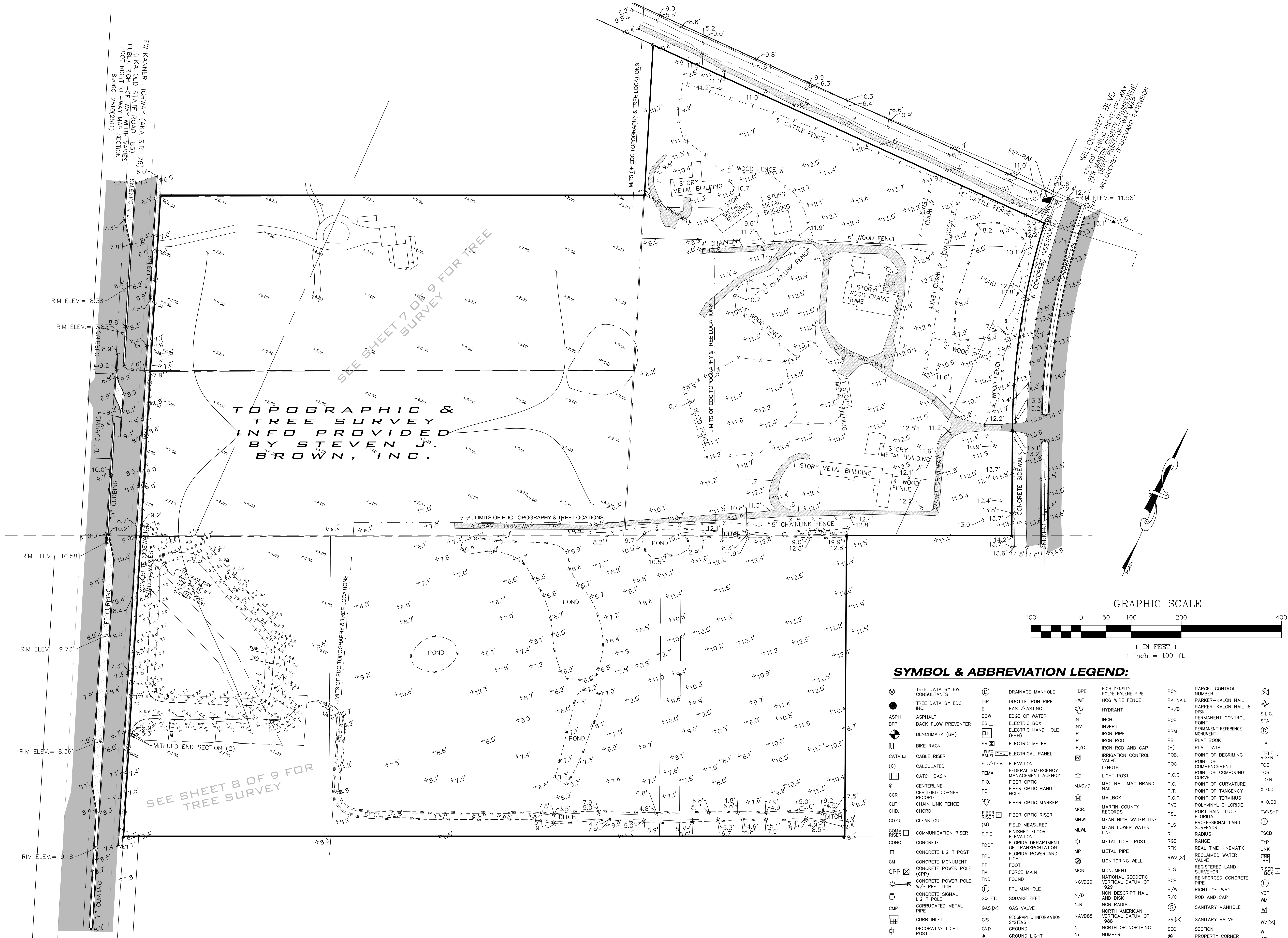
BOUNDARY, TOPOGRAPHY & TREE SURVEY

FOR: M&M STUART LLC


SW KANNER HIGHWAY (AKA S.R. 76)
(FKA OLD STATE ROAD 85)
PUBLIC RIGHT-OF-WAY WIDTH VARIES
FDOT RIGHT-OF-WAY MAP SECTION
89060-2510(2511)
WILLOUGHBY BLVD
130.00' PUBLIC RIGHT-OF-WAY
PER MARTIN COUNTY ENGINEERING
DEPT. RIGHT-OF-WAY MAP
WILLOUGHBY BOULEVARD EXTENSION
RIP-RAP
RIM ELEV.= 11.58'
RIM ELEV.= 8.38'
RIM ELEV.= 7.8'
RIM ELEV.= 10.58'
RIM ELEV.= 9.73'
RIM ELEV.= 8.36'
RIM ELEV.= 9.18'
"F" CURBING
"D" CURBING
CONCRETE SIDEWALK
LIMITS OF EDC TOPOGRAPHY & TREE LOCATIONS
TOPOGRAPHIC & TREE SURVEY INFO PROVIDED BY STEVEN J. BROWN, INC.
SEE SHEET 7 OF 9 FOR TREE SURVEY
SEE SHEET 8 OF 9 FOR TREE SURVEY
5' CATTLE FENCE
4' WOOD FENCE
6' WOOD FENCE
4' CHAINLINK FENCE
5' CHAINLINK FENCE
4' WOOD FENCE
1 STORY METAL BUILDING
1 STORY WOOD FRAME HOME
GRAVEL DRIVEWAY
POND
DITCH
MITERED END SECTION (2)
EOW
TOB
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SYMBOL & ABBREVIATION LEGEND:

⊗	TREE DATA BY EW CONSULTANTS
●	TREE DATA BY EDC INC.
ASPH	ASPHALT
BFP	BACK FLOW PREVENTER
⊕	BENCHMARK (BM)
	BIKE RACK
CATV ☐	CABLE RISER
(C)	CALCULATED
▦	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CHD.	CHORD
CO ○	CLEAN OUT
COMM RISER ⊡	COMMUNICATION RISER
CONC	CONCRETE
	CONCRETE LIGHT POST
CM	CONCRETE MONUMENT
CPP ☒	CONCRETE POWER POLE (CPP)
	CONCRETE POWER POLE W/STREET LIGHT
	CONCRETE SIGNAL LIGHT POLE
CMP	CORRUGATED METAL PIPE
▦	CURB INLET
	DECORATIVE LIGHT POST
(D)	DEED
D.B.	DEED BOOK
∅	DIAMETER (DIA.)
Ⓓ	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
E	EAST/EASTING
EOW	EDGE OF WATER
EB ⊡	ELECTRIC BOX
EHH	ELECTRIC HAND HOLE (EHH)
EM ☒	ELECTRIC METER
ELEC. PANEL	ELECTRICAL PANEL
EL./ELEV.	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.O.	FIBER OPTIC
FOHH	FIBER OPTIC HAND HOLE
▽	FIBER OPTIC MARKER
FIBER RISER ⊡	FIBER OPTIC RISER
(M)	FIELD MEASURED
F.F.E.	FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FT	FOOT
FM	FORCE MAIN
FND	FOUND
Ⓕ	FPL MANHOLE
SQ FT.	SQUARE FEET
GAS ⋈	GAS VALVE
GIS	GEOGRAPHIC INFORMATION SYSTEMS
GND	GROUND
➤	GROUND LIGHT
	GUY WIRE ANCHOR
♿	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
HYD	HYDRANT
IN	INCH
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
☒	IRRIGATION CONTROL VALVE
L	LENGTH
☼	LIGHT POST
MAG/D	MAG NAIL MAG BRAND NAIL
Ⓜ	MAILBOX
MCR.	MARTIN COUNTY RECORDS
MHWL	MEAN HIGH WATER LINE
MLWL	MEAN LOWER WATER LINE
☼	METAL LIGHT POST
MP	METAL PIPE
Ⓦ	MONITORING WELL
MON	MONUMENT
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N/D	NON DESCRIPT NAIL AND DISK
N.R.	NON RADIAL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
N	NORTH OR NORTHING
No.	NUMBER
ORB	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG.	PAGE
PCN	PARCEL CONTROL NUMBER
PK NAIL	PARKER-KALON NAIL
PK/D	PARKER-KALON NAIL & DISK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PB	PLAT BOOK
(P)	PLAT DATA
POB.	POINT OF BEGRIMING
POC	POINT OF COMMENCEMENT
P.C.C.	POINT OF COMPOUND CURVE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.T.	POINT OF TERMINUS
PVC	POLYVINYL CHLORIDE
PSL	PORT SAINT LUCIE, FLORIDA
PLS	PROFESSIONAL LAND SURVEYOR
R	RADIUS
RGE	RANGE
RTK	REAL TIME KINEMATIC
RWV ⋈	RECLAIMED WATER VALVE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R/C	ROD AND CAP
Ⓢ	SANITARY MANHOLE
SV ⋈	SANITARY VALVE
SEC	SECTION
◉	PROPERTY CORNER
▲	RIGHT-OF-WAY CONTROL
	SIGN
S	SOUTH
⋈	SPIGOT
	SPRINKLER VALVE
S.L.C.	ST. LUCIE COUNTY
STA	STATION
Ⓓ	STORMWATER DRAINAGE MANHOLE
⌖	STREET SIGN
TELE RISER ⊡	TELEPHONE RISER BOX
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
T.O.N.	TOP OF NUT
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TWNSHP	TOWNSHIP
Ⓣ	TRAFFIC HANDHOLD
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
UNK	UNKNOWN
UNK HH	UNKNOWN HANDHOLD
RISER BOX ⊡	UNKNOWN RISER BOX
Ⓤ	UNKNOWN TYPE MANHOLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
Ⓦ	WATER SERVICE METER (WM)
WV ⋈	WATER VALVE (WV)
W	WEST
WF	WOOD FENCE
	WOOD POLE STREET LIGHT
	WOOD POWER POLE

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

DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	20-313SV_rev1.dwg
LAYOUT	TOPOGRAPHIC
SCALE	AS SHOWN
DATE	February 25, 2021

DATE	REVISION COMMENTS
02/25/2021	ADDED TREE DATA FROM EW CONSULTANTS AND TOPO FROM SJ BROWN
12/15/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWNSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

20-313

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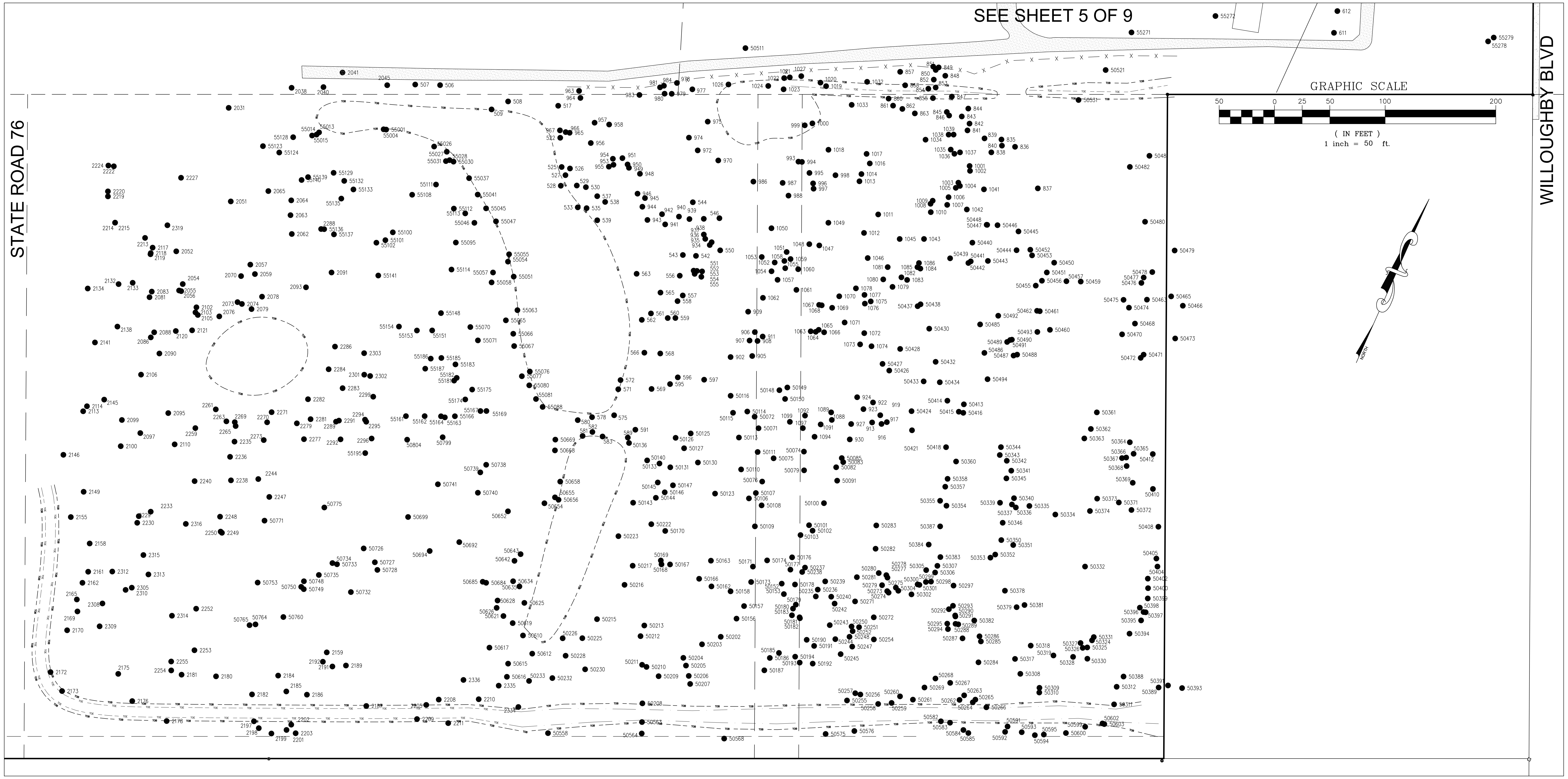
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC



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DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	20-313_TREE.dwg
LAYOUT	SHEET 4
SCALE	AS SHOWN
DATE	November 17, 2020

DATE	REVISION COMMENTS
12/15/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWNSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

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20-313

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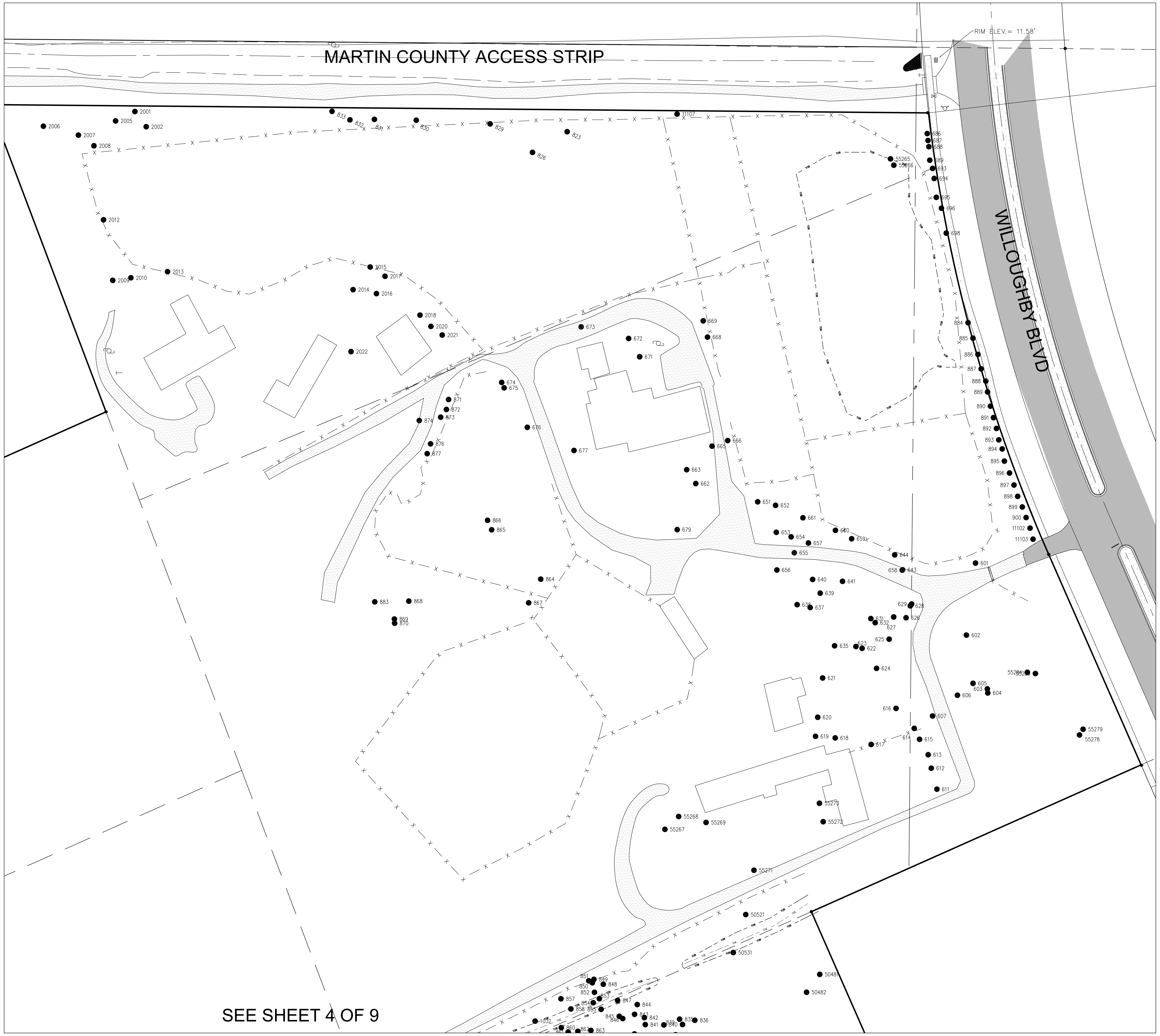
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC


MARTIN COUNTY ACCESS STRIP
RIM ELEV.= 11.58'
WILLOUGHBY BLVD
2001
2002
2005
2006
2007
2008
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2014
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2021
2022
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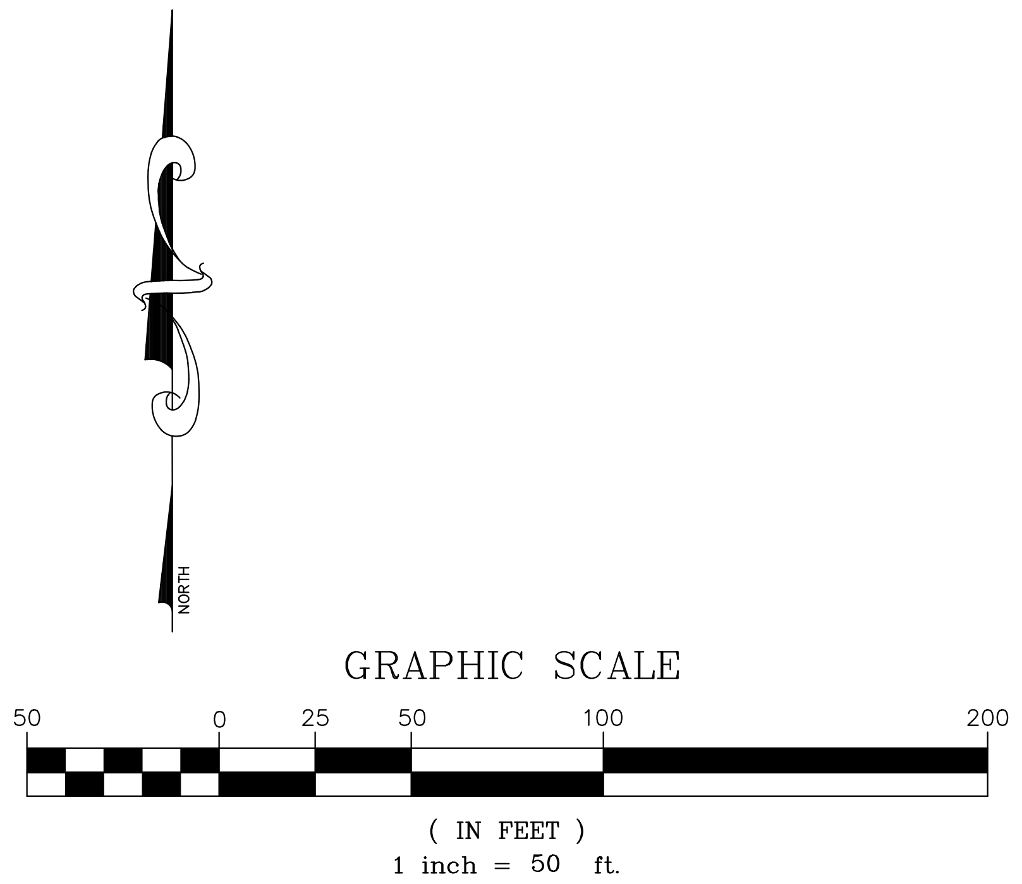
900
11102
11103
55265
55266
55267
55268
55269
55271
55272
55273
55278
55279
50482
50521
50531
836
841
842
844
847
848
852
857
SEE SHEET 4 OF 9


NORTH
GRAPHIC SCALE
50
0
25
50
100
200
(IN FEET)
1 inch = 50 ft.

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ENVIRONMENTAL

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DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	20-313_TREE.dwg
LAYOUT	SHEET 5
SCALE	AS SHOWN
DATE	November 17, 2020

DATE	REVISION COMMENTS
12/15/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWNSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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20-313

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC

TAG #	TYPE	DBH
EDC-506	PINE	18
EDC-507	PINE	15
EDC-508	PINE	12
EDC-509	PINE	18
EDC-517	PINE	16
EDC-522	PINE	15
EDC-525	PINE	15
EDC-526	PINE	11
EDC-527	PINE	11
EDC-528	PINE	11
EDC-529	PINE	16
EDC-530	PINE	10
EDC-532	WILLOW	12
EDC-533	PINE	12
EDC-535	PINE	11
EDC-537	PINE	15
EDC-538	PINE	11
EDC-539	PINE	11
EDC-542	PINE	11
EDC-543	PINE	14
EDC-544	PINE	12
EDC-546	PINE	14
EDC-550	PINE	10
EDC-551	BAY LEAF	7
EDC-552	BAY LEAF	9
EDC-553	BAY LEAF	9
EDC-554	BAY LEAF	9
EDC-555	BAY LEAF	9
EDC-556	BAY LEAF	8
EDC-557	BAY LEAF	6
EDC-558	BAY LEAF	6 X2
EDC-559	BAY LEAF	8
EDC-560	PINE	13
EDC-561	BAY LEAF	9
EDC-562	PINE	11
EDC-563	PINE	14
EDC-565	GUMBO	8 X5
EDC-566	PINE	14
EDC-568	PINE	13
EDC-569	PINE	14
EDC-571	PINE	11
EDC-572	BAY LEAF	8
EDC-575	PINE	13
EDC-578	PINE	10
EDC-580	PINE	11
EDC-581	PINE	13
EDC-582	PINE	12
EDC-583	PINE	11
EDC-589	PINE	12
EDC-591	PINE	11
EDC-595	PINE	12
EDC-596	PINE	19
EDC-597	BANYAN	8
EDC-601	PINE	16
EDC-602	PINE	16
EDC-603	PINE	16
EDC-604	PINE	16
EDC-605	OAK	18
EDC-606	PINE	20
EDC-607	PINE	15
EDC-611	OAK	12
EDC-612	OAK	16
EDC-613	OAK	18
EDC-614	OAK	12
EDC-615	OAK	6
EDC-616	PINE	24
EDC-617	OAK	6
EDC-618	OAK	6
EDC-619	OAK	12
EDC-620	OAK	8
EDC-621	OAK	20
EDC-622	PINE	14
EDC-623	PINE	14
EDC-624	PINE	20
EDC-625	PINE	18
EDC-626	PINE	15
EDC-627	PINE	14
EDC-628	PINE	13
EDC-629	PINE	16
EDC-631	PINE	11
EDC-632	PINE	12
EDC-635	PINE	12
EDC-637	PINE	12
EDC-638	PINE	18
EDC-639	PINE	11
EDC-640	PINE	12
EDC-641	PINE	18
EDC-643	PINE	17
EDC-644	PINE	14
EDC-651	OAK	12
EDC-652	OAK	15
EDC-653	OAK	19
EDC-654	PINE	15
EDC-655	PINE	17
EDC-656	PINE	14
EDC-657	OAK	16
EDC-658	PINE	17

TAG #	TYPE	DBH
EDC-659	OAK	28
EDC-660	OAK	21
EDC-661	OAK	15
EDC-662	FLOWERING TREE	15
EDC-663	FLOWERING TREE	18
EDC-665	FLOWERING TREE	8
EDC-666	FLOWERING TREE	36
EDC-668	FLOWERING TREE	8
EDC-669	FLOWERING TREE	8
EDC-671	FLOWERING TREE	16
EDC-672	PINE	14
EDC-673	FLOWERING TREE	36
EDC-674	FLOWERING TREE	16
EDC-675	FLOWERING TREE	20
EDC-676	OAK	28
EDC-677	FLOWERING TREE	28
EDC-679	PINE	11
EDC-686	OAK	16
EDC-687	OAK	8
EDC-688	OAK	12
EDC-689	OAK	12
EDC-693	OAK	16
EDC-694	OAK	16
EDC-695	OAK	18
EDC-696	OAK	18
EDC-698	OAK	18
EDC-823	OAK	18
EDC-826	PINE	12
EDC-829	PINE	20
EDC-830	PINE	24
EDC-831	FLOWERING TREE	8
EDC-832	BANYAN	12
EDC-833	BANYAN	12
EDC-835	SLASH PINE	9
EDC-836	SLASH PINE	10
EDC-837	SLASH PINE	14
EDC-838	SLASH PINE	5
EDC-839	SLASH PINE	8
EDC-840	SLASH PINE	5
EDC-841	SLASH PINE	6
EDC-842	SLASH PINE	7
EDC-843	SLASH PINE	5
EDC-844	SLASH PINE	5
EDC-845	SLASH PINE	5
EDC-846	SLASH PINE	6
EDC-847	SLASH PINE	6
EDC-848	SLASH PINE	10
EDC-849	SLASH PINE	8
EDC-850	SLASH PINE	10
EDC-851	SLASH PINE	7
EDC-852	SLASH PINE	6
EDC-853	SLASH PINE	6
EDC-854	SLASH PINE	6
EDC-855	SLASH PINE	6
EDC-857	SLASH PINE	9
EDC-858	SLASH PINE	6
EDC-860	SLASH PINE	7
EDC-861	SLASH PINE	6
EDC-862	SLASH PINE	8
EDC-863	SLASH PINE	8
EDC-864	OAK	8
EDC-865	OAK	30
EDC-866	OAK	12
EDC-867	OAK	24
EDC-868	OAK	6
EDC-869	OAK	12
EDC-870	OAK	36
EDC-871	FLOWERING TREE	18
EDC-872	FLOWERING TREE	8
EDC-873	FLOWERING TREE	18
EDC-874	FLOWERING TREE	18
EDC-876	FLOWERING TREE	8
EDC-877	FLOWERING TREE	12
EDC-883	PINE	15
EDC-884	OAK	24
EDC-885	OAK	16
EDC-886	OAK	16
EDC-887	OAK	12
EDC-888	OAK	16
EDC-889	OAK	18
EDC-890	OAK	12
EDC-891	OAK	12
EDC-892	OAK	18
EDC-893	OAK	12
EDC-894	OAK	12
EDC-895	OAK	12
EDC-896	OAK	12
EDC-897	OAK	12
EDC-898	OAK	14
EDC-899	OAK	14
EDC-900	OAK	18
EDC-902	PINE	21
EDC-905	PINE	13
EDC-906	PINE	13
EDC-907	PINE	13
EDC-908	PINE	16
EDC-909	PINE	15

TAG #	TYPE	DBH
EDC-911	GUMBO	7
EDC-913	PINE	10
EDC-916	PINE	10
EDC-917	PINE	10
EDC-919	PINE	10
EDC-922	PINE	11
EDC-923	PINE	13
EDC-924	PINE	13
EDC-927	PINE	15
EDC-930	PINE	11
EDC-934	BAY LEAF	12
EDC-935	BAY LEAF	7
EDC-936	BAY LEAF	7
EDC-937	BAY LEAF	7
EDC-938	BAY LEAF	7
EDC-939	BAY LEAF	8 X2
EDC-940	BAY LEAF	7 X2
EDC-941	BAY LEAF	8
EDC-942	BAY LEAF	8
EDC-943	BAY LEAF	10
EDC-944	BAY LEAF	6
EDC-945	BAY LEAF	8
EDC-946	BAY LEAF	8
EDC-948	PINE	12
EDC-949	PINE	12
EDC-950	PINE	13
EDC-951	PINE	12
EDC-953	BAY LEAF	8
EDC-954	BAY LEAF	7
EDC-955	BAY LEAF	7
EDC-956	PINE	11
EDC-957	PINE	12
EDC-958	PINE	10
EDC-963	BAY LEAF	11
EDC-964	BAY LEAF	8
EDC-965	BAY LEAF	6
EDC-966	BAY LEAF	7
EDC-967	BAY LEAF	6
EDC-970	OAK	21
EDC-972	PINE	12
EDC-974	PINE	13
EDC-975	BAY LEAF	10
EDC-977	BAY LEAF	7 X2
EDC-978	BAY LEAF	10
EDC-979	BAY LEAF	21
EDC-980	BAY LEAF	14
EDC-981	PINE	11
EDC-983	BAY LEAF	7
EDC-984	GUMBO	8 X3
EDC-986	PINE	11
EDC-987	GUMBO	9
EDC-988	PINE	17
EDC-993	OAK	6
EDC-994	OAK	6
EDC-995	OAK	6
EDC-996	OAK	6
EDC-997	OAK	6
EDC-998	PINE	12
EDC-999	BAY LEAF	12
EDC-1000	BAY LEAF	15
EDC-1001	SLASH PINE	7
EDC-1002	SLASH PINE	9
EDC-1003	SLASH PINE	7
EDC-1004	SLASH PINE	7
EDC-1005	SLASH PINE	6
EDC-1006	PINE	12
EDC-1007	SLASH PINE	7
EDC-1008	SLASH PINE	5
EDC-1009	SLASH PINE	6
EDC-1010	PINE	11
EDC-1011	SLASH PINE	12
EDC-1012	SLASH PINE	13
EDC-1013	SLASH PINE	11
EDC-1014	SLASH PINE	5
EDC-1016	SLASH PINE	11
EDC-1017	PINE	16
EDC-1018	PINE	18
EDC-1019	PINE	13
EDC-1020	PINE	11
EDC-1021	PINE	13
EDC-1022	BAY LEAF	7
EDC-1023	BAY LEAF	8
EDC-1024	BAY LEAF	20
EDC-1026	GUMBO	7
EDC-1027	GUMBO	6
EDC-1032	OAK	10
EDC-1033	PINE	18
EDC-1034	SLASH PINE	6
EDC-1035	SLASH PINE	6
EDC-1036	SLASH PINE	6
EDC-1037	SLASH PINE	6
EDC-1038	SLASH PINE	8
EDC-1039	SLASH PINE	5
EDC-1041	SLASH PINE	6
EDC-1042	SLASH PINE	11
EDC-1043	SLASH PINE	6
EDC-1045	SLASH PINE	6

TAG #	TYPE	DBH
EDC-1046	SLASH PINE	9
EDC-1047	SLASH PINE	9
EDC-1048	PINE	13
EDC-1049	PINE	14
EDC-1050	PINE	14
EDC-1051	PINE	13
EDC-1052	PINE	15
EDC-1053	PINE	13
EDC-1054	PINE	12
EDC-1055	PINE	14
EDC-1057	OAK	6
EDC-1058	OAK	6
EDC-1059	OAK	9
EDC-1060	PINE	12
EDC-1061	SLASH PINE	9
EDC-1062	PINE	15
EDC-1063	OAK	7
EDC-1064	OAK	7
EDC-1065	OAK	7
EDC-1066	OAK	7
EDC-1067	PINE	17
EDC-1068	PINE	16
EDC-1069	SLASH PINE	7
EDC-1070	SLASH PINE	7
EDC-1071	PINE	13
EDC-1072	PINE	11
EDC-1073	PINE	11
EDC-1074	PINE	12
EDC-1075	SLASH PINE	11
EDC-1076	SLASH PINE	9
EDC-1077	PINE	11
EDC-1078	SLASH PINE	6
EDC-1079	SLASH PINE	9
EDC-1080	SLASH PINE	6
EDC-1081	SLASH PINE	5
EDC-1082	SLASH PINE	5
EDC-1083	SLASH PINE	6
EDC-1084	SLASH PINE	5
EDC-1085	SLASH PINE	5
EDC-1086	SLASH PINE	6
EDC-1088	BAY LEAF	6
EDC-1089	GUMBO	6 X5
EDC-1091	PINE	10
EDC-1092	PINE	14
EDC-1094	PINE	12
EDC-1097	PINE	11
EDC-1099	PINE	12
EDC-2001	OAK	14
EDC-2002	OAK	18
EDC-2005	OAK	8
EDC-2006	PINE	16
EDC-2007	OAK	18
EDC-2008	OAK	12
EDC-2009	OAK	24
EDC-2010	OAK	18
EDC-2012	OAK	24
EDC-2013	OAK	12
EDC-2014	PINE	17
EDC-2015	OAK	12
EDC-2016	BANYAN	14
EDC-2017	OAK	6
EDC-2018	OAK	18
EDC-2020	OAK	24
EDC-2021	OAK	24
EDC-2022	BANYAN	36
EDC-2031	PINE	12
EDC-2038	PINE	24
EDC-2040	PINE	15
EDC-2041	PINE	20
EDC-2045	PINE	20
EDC-2051	PINE	14
EDC-2052	PINE	14
EDC-2054	PINE	16
EDC-2055	PINE	16
EDC-2056	PINE	16
EDC-2057	PINE	18
EDC-2059	PINE	20
EDC-2062	PINE	18
EDC-2063	PINE	10
EDC-2064	PINE	20
EDC-2065	PINE	18
EDC-2070	PINE	20
EDC-2073	PINE	12
EDC-2074	PINE	20
EDC-2076	PINE	24
EDC-2078	PINE	14
EDC-2079	PINE	14
EDC-2081	PINE	18
EDC-2083	PINE	12
EDC-2086	PINE	12
EDC-2088	PINE	12
EDC-2090	PINE	18
EDC-2091	PINE	18
EDC-2093	PINE	15
EDC-2095	PINE	15
EDC-2097	PINE	10
EDC-2099	PINE	14

TAG #	TYPE	DBH
EDC-2100	PINE	18
EDC-2102	PINE	12
EDC-2103	PINE	16
EDC-2105	PINE	12
EDC-2106	PINE	12
EDC-2110	PINE	12
EDC-2113	PINE	12
EDC-2114	PINE	12
EDC-2117	PINE	20
EDC-2118	PINE	12
EDC-2119	PINE	12
EDC-2120	PINE	12
EDC-2121	PINE	20
EDC-2132	PINE	12
EDC-2133	PINE	12
EDC-2134	PINE	18
EDC-2138	PINE	18
EDC-2141	PINE	20
EDC-2145	PINE	15
EDC-2146	PINE	15
EDC-2149	PINE	15
EDC-2155	PINE	18
EDC-2158	PINE	13
EDC-2159	PINE	13
EDC-2161	PINE	16
EDC-2162	PINE	16
EDC-2165	PINE	12
EDC-2169	PINE	12
EDC-2170	PINE	24
EDC-2172	PINE	18
EDC-2173	PINE	20
EDC-2175	PINE	20
EDC-2176	PINE	20
EDC-2178	PINE	20
EDC-2180	PINE	15
EDC-2181	PINE	30
EDC-2182	PINE	16
EDC-2184	PINE	18
EDC-2185	PINE	12
EDC-2186	PINE	18
EDC-2187	PINE	28
EDC-2189	PINE	10
EDC-2191	PINE	18
EDC-2192	PINE	18
EDC-2197	PINE	20
EDC-2198	PINE	30
EDC-2199	PINE	20
EDC-2201	PINE	15
EDC-2202	PINE	20
EDC-2203	PINE	16
EDC-2205	PINE	16
EDC-2208	PINE	20
EDC-2209	PINE	24
EDC-2210	PINE	24
EDC-2211	PINE	18
EDC-2213	PINE	30
EDC-2214	PINE	12
EDC-2215	PINE	16
EDC-2219	PINE	12
EDC-2220	PINE	18
EDC-2222	PINE	18
EDC-2224	PINE	18
EDC-2227	PINE	12
EDC-2229	PINE	14
EDC-2230	PINE	18
EDC-2233	PINE	16
EDC-2235	PINE	12
EDC-2236	PINE	12
EDC-2238	PINE	12
EDC-2240	PINE	15
EDC-2244	PINE	18
EDC-2247	PINE	12
EDC-2248	PINE	10
EDC-2249	PINE	12
EDC-2250	PINE	12
EDC-2252	PINE	20
EDC-2253	PINE	18
EDC-2254	OAK	12
EDC-2255	PINE	18
EDC-2259	PINE	12
EDC-2261	PINE	12
EDC-2263	PINE	10
EDC-2265	PINE	10
EDC-2269	PINE	14
EDC-2270	PINE	10
EDC-2271	PINE	12
EDC-2273	PINE	15
EDC-2277	PINE	10
EDC-2279	PINE	14
EDC-2281	PINE	10
EDC-2282	PINE	12
EDC-2283	PINE	14
EDC-2284	PINE	20
EDC-2286	PINE	14
EDC-2288	PINE	18
EDC-2289	PINE	12
EDC-2291	PINE	14

TAG #	TYPE	DBH
EDC-2292	PINE	10
EDC-2294	PINE	10
EDC-2295	PINE	12
EDC-2296	PINE	15
EDC-2299	PINE	18
EDC-2301	PINE	15
EDC-2302	PINE	12
EDC-2303	PINE	15
EDC-2305	PINE	15
EDC-2308	PINE	12
EDC-2309	PINE	12
EDC-2310	PINE	18
EDC-2312	PINE	12
EDC-2313	PINE	15
EDC-2314	PINE	10
EDC-2315	PINE	16
EDC-2316	PINE	18
EDC-2319	PINE	12
EDC-2334	PINE	30
EDC-2335	PINE	30
EDC-2336	OAK	12
EDC-11102	OAK	12
EDC-11103	OAK	20
EDC-11107	PINE	20
EDC-50071	PINE	12
EDC-50072	PINE	10
EDC-50074	PINE	11
EDC-50075	PINE	11
EDC-50076	OAK	9
EDC-50079	PINE	12
EDC-50082	PINE	12
EDC-50083	PINE	10
EDC-50085	BAY LEAF	11
EDC-50091	PINE	10
EDC-50100	PINE	12
EDC-50101	PINE	10
EDC-50102	PINE	10
EDC-50103	PINE	12
EDC-50106	PINE	11
EDC-50107	PINE	11
EDC-50108	PINE	13
EDC-50109	PINE	18
EDC-50110	PINE	18
EDC-50111	PINE	16
EDC-50113	BAY LEAF	7 X2
EDC-50114	PINE	11
EDC-50115	PINE	11
EDC-50116	PINE	14
EDC-50123	PINE	16
EDC-50125	PINE	15
EDC-50126	PINE	17
EDC-50127	PINE	14
EDC-50130	PINE	13
EDC-50131	PINE	11
EDC-50133	BANYAN	12
EDC-50136	PINE	11
EDC-50140	PINE	13
EDC-50143	PINE	10
EDC-50144	PINE	18
EDC-50145	BANYAN	8
EDC-50146	BANYAN	10
EDC-50147	PINE	15
EDC-50148	PINE	10
EDC-50149	PINE	13
EDC-50150	PINE	10
EDC-50152	PINE	12
EDC-50153	PINE	12
EDC-50156	PINE	15
EDC-50157	PINE	11
EDC-50158	PINE	15
EDC-50162	PINE	10
EDC-50163	PINE	14
EDC-50166	BAY LEAF	8
EDC-50167	BANYAN	9
EDC-50168	PINE	10
EDC-50169	PINE	11
EDC-50170	PINE	12
EDC-50171	PINE	12
EDC-50173	PINE	10
EDC-50174	PINE	10
EDC-50176	PINE	14
EDC-50177	PINE	12
EDC-50178	PINE	10
EDC-50179	PINE	10
EDC-50180	PINE	15
EDC-50181	OAK	7
EDC-50182	PINE	12
EDC-50183	PINE	11
EDC-50185	PINE	15
EDC-50186	PINE	15
EDC-50187	PINE	11
EDC-50190	PINE	10
EDC-50191	BAY LEAF	6
EDC-50192	PINE	12
EDC-50193	PINE	12
EDC-50194	PINE	10
EDC-50202	BAY LEAF	10

TAG #	TYPE	DBH
EDC-50203	PINE	18
EDC-50204	BANYAN	9
EDC-50205	PINE	15
EDC-50206	PINE	10
EDC-50207	PINE	12
EDC-50208	PINE	15
EDC-50209	PINE	16
EDC-50210	PINE	19
EDC-50211	BANYAN	13
EDC-50212	BANYAN	22
EDC-50213	BANYAN	26
EDC-50215	BAY LEAF	9
EDC-50216	PINE	15
EDC-50217	PINE	18
EDC-50222	PINE	11
EDC-50223	PINE	18
EDC-50225	PINE	15
EDC-50226	PINE	15
EDC-50228	PINE	16
EDC-50230	PINE	16
EDC-50232	PINE	18
EDC-50233	PINE	16
EDC-50235	PINE	10
EDC-50236	PINE	11
EDC-50237	PINE	11
EDC-50238	PINE	13
EDC-50239	PINE	15
EDC-50240	PINE	12
EDC-50242	PINE	10
EDC-50243	PINE	11
EDC-50244	PINE	10
EDC-50245	PINE	11
EDC-50247	PINE	12
EDC-50248	PINE	12
EDC-50250	PINE	10
EDC-50251	PINE	12
EDC-50252	PINE	11
EDC-50254	PINE	12
EDC-50255	PINE	17
EDC-50256	PINE	13
EDC-50257	OAK	10
EDC-50258	PINE	13
EDC-50259	PINE	13
EDC-50260	PINE	12
EDC-50261	PINE	14
EDC-50262	PINE	12
EDC-50263	PINE	10
EDC-50264	PINE	12
EDC-50265	OAK	9
EDC-50266	PINE	13
EDC-50267	PINE	12
EDC-50268	PINE	12
EDC-50269	PINE	10
EDC-50271	PINE	12
EDC-50272	PINE	13
EDC-50273	PINE	10
EDC-50274	PINE	11
EDC-50275	PINE	12
EDC-50277	OAK	6
EDC-50278	PINE	11
EDC-50279	PINE	10
EDC-50280	PINE	13
EDC-50281	PINE	12
EDC-50282	PINE	12
EDC-50283	PINE	12
EDC-50284	PINE	14
EDC-50285	PINE	12
EDC-50286	PINE	12
EDC-50287	PINE	12
EDC-50288	PINE	13
EDC-50289	PINE	11
EDC-50290	PINE	14
EDC-50291	PINE	11
EDC-50292	PINE	11
EDC-50293	PINE	13
EDC-50294	PINE	11
EDC-50295	PINE	13
EDC-50297	PINE	10
EDC-50298	PINE	10
EDC-50299	PINE	12
EDC-50300	PINE	13
EDC-50301	PINE	12
EDC-50302	PINE	12
EDC-50304	PINE	10
EDC-50305	PINE	10
EDC-50306	PINE	14
EDC-50307	PINE	14
EDC-50308	PINE	14
EDC-50309	PINE	12
EDC-50310	PINE	12
EDC-50311	PINE	18
EDC-50312	PINE	18
EDC-50317	PINE	12
EDC-50318	PINE	13
EDC-50319	PINE	13
EDC-50324	OAK	8
EDC-50325	OAK	8

TAG #	TYPE	DBH
EDC-50326	OAK	8
EDC-50327	OAK	8
EDC-50328	OAK	12
EDC-50330	OAK	6
EDC-50331	OAK	7
EDC-50332	PINE	16
EDC-50334	PINE	14
EDC-50335	PINE	12
EDC-50336	OAK	7
EDC-50337	PINE	11
EDC-50339	PINE	14
EDC-50340	OAK	8
EDC-50341	PINE	14
EDC-50342	PINE	17
EDC-50343	PINE	10
EDC-50344	PINE	13
EDC-50345	PINE	13
EDC-50346	PINE	14
EDC-50350	PINE	14
EDC-50351	PINE	14
EDC-50352	PINE	12
EDC-50353	PINE	14
EDC-50354	PINE	11
EDC-50355	PINE	12
EDC-50357	PINE	11
EDC-50358	PINE	12
EDC-50360	PINE	11
EDC-50361	PINE	19
EDC-50362	PINE	12
EDC-50363	PINE	10
EDC-50364	PINE	14
EDC-50365	PINE	20
EDC-50366	OAK	7
EDC-50367	OAK	6
EDC-50368	PINE	11
EDC-50369	OAK	6
EDC-50371	PINE	13
EDC-50372	PINE	14
EDC-50373	PINE	14
EDC-50374	PINE	13
EDC-50378	PINE	12
EDC-50379	PINE	18
EDC-50381	PINE	15
EDC-50382	PINE	12
EDC-50383	PINE	12
EDC-50384	PINE	11
EDC-50387	PINE	11
EDC-50388	PINE	23
EDC-50389	PINE	13
EDC-50391	PINE	13
EDC-50393	PINE	17
EDC-50394	PINE	19
EDC-50395	PINE	10
EDC-50396	PINE	15
EDC-50397	PINE	10
EDC-50398	PINE	11
EDC-50399	PINE	16
EDC-50400	PINE	11
EDC-50402	PINE	15
EDC-50404	PINE	11
EDC-50405	PINE	10
EDC-50408	PINE	11
EDC-50410	PINE	10
EDC-50412	PINE	16
EDC-50413	PINE	12
EDC-50414	PINE	11
EDC-50415	PINE	16
EDC-50416	PINE	10
EDC-50418	PINE	13
EDC-50421	PINE	10
EDC-50424	PINE	10
EDC-50426	PINE	12
EDC-50427	PINE	12
EDC-50428	PINE	16
EDC-50430	PINE	11
EDC-50432	PINE	14
EDC-50433	PINE	15
EDC-50434	PINE	14
EDC-50437	SLASH PINE	5
EDC-50438	SLASH PINE	5
EDC-50439	SLASH PINE	5
EDC-50440	SLASH PINE	8
EDC-50441	SLASH PINE	8
EDC-50442	SLASH PINE	10
EDC-50443	SLASH PINE	8
EDC-50444	SLASH PINE	8
EDC-50445	SLASH PINE	8
EDC-50446	SLASH PINE	5
EDC-50447	SLASH PINE	5
EDC-50448	OAK	7
EDC-50450	OAK	9
EDC-50451	OAK	6
EDC-50452	OAK	8
EDC-50453	OAK	10
EDC-50455	OAK	6
EDC-50456	OAK	6
EDC-50457	OAK	6

TAG #	TYPE	DBH
EDC-50459	PINE	13
EDC-50460	SLASH PINE	15
EDC-50461	OAK	7
EDC-50462	OAK	7
EDC-50463	PINE	12
EDC-50465	SLASH PINE	11
EDC-50466	OAK	10
EDC-50468	PINE	13
EDC-50470	PINE	10
EDC-50471	PINE	11
EDC-50472	OAK	6
EDC-50473	PINE	14
EDC-50474	SLASH PINE	6
EDC-50475	OAK	7
EDC-50476	PINE	14
EDC-50477	PINE	12
EDC-50478	PINE	11
EDC-50479	PINE	13
EDC-50480	PINE	16
EDC-50481	PINE	10
EDC-50482	BAY LEAF	8
EDC-50485	SLASH PINE	5
EDC-50486	SLASH PINE	9
EDC-50487	OAK	6
EDC-50488	OAK	7
EDC-50489	OAK	9
EDC-50490	OAK	6
EDC-50491	PINE	14
EDC-50492	OAK	6
EDC-50493	OAK	6
EDC-50494	OAK	6
EDC-50511	BANYAN	34
EDC-50521	BAY LEAF	10
EDC-50531	PINE	11
EDC-50558	PINE	18
EDC-50563	PINE	19
EDC-50564	PINE	21
EDC-50568	PINE	17
EDC-50575	PINE	20
EDC-50576	PINE	23
EDC-50582	PINE	15
EDC-50583	PINE	15
EDC-50584	PINE	14
EDC-50585	PINE	16
EDC-50591	PINE	12
EDC-50592	PINE	11
EDC-50593	PINE	15
EDC-50594	PINE	12
EDC-50595	PINE	14
EDC-50599	PINE	13
EDC-50600	PINE	13
EDC-50602	BAY LEAF	8
EDC-50603	PINE	16
EDC-50610	PINE	12
EDC-50612	BAY LEAF	8
EDC-50615	PINE	11
EDC-50616	PINE	12
EDC-50617	PINE	14
EDC-50619	PINE	12
EDC-50621	PINE	12
EDC-50625	PINE	11
EDC-50626	PINE	10
EDC-50628	PINE	12
EDC-50634	PINE	12
EDC-50635	PINE	10
EDC-50642	BAY LEAF	6 X3
EDC-50643	PINE	15
EDC-50652	PINE	11
EDC-50654	PINE	11
EDC-50655	PINE	10
EDC-50656	PINE	12
EDC-50658	PINE	12
EDC-50668	PINE	12
EDC-50669	PINE	10
EDC-50684	BAY LEAF	6
EDC-50685	BAY LEAF	6
EDC-50692	PINE	10
EDC-50694	PINE	13
EDC-50699	BAY LEAF	4 X5
EDC-50726	PINE	11
EDC-50727	PINE	12
EDC-50728	PINE	10
EDC-50732	PINE	13
EDC-50733	PINE	11
EDC-50734	PINE	12
EDC-50735	PINE	12
EDC-50738	PINE	14
EDC-50739	PINE	12
EDC-50740	PINE	14
EDC-50741	PINE	12
EDC-50748	OAK	6
EDC-50749	OAK	8
EDC-50750	PINE	18
EDC-50753	PINE	23
EDC-50760	PINE	10
EDC-50764	PINE	12
EDC-50765	PINE	10

TAG #	TYPE	DBH
EDC-50771	PINE	15
EDC-50775	PINE	10
EDC-50799	PINE	12
EDC-50804	PINE	10
EDC-55001	PINE	12
EDC-55004	BAY LEAF	5 X4
EDC-55013	BAY LEAF	11
EDC-55014	BAY LEAF	13
EDC-55015	BAY LEAF	7
EDC-55026	PINE	13
EDC-55027	PINE	15
EDC-55028	PINE	13
EDC-55030	PINE	15
EDC-55031	PINE	11
EDC-55037	PINE	12
EDC-55041	PINE	11
EDC-55045	BAY LEAF	9
EDC-55046	PINE	10
EDC-55047	PINE	11
EDC-55051	PINE	14
EDC-55054	BAY LEAF	10
EDC-55055	PINE	12
EDC-55057	PINE	12
EDC-55058	PINE	12
EDC-55063	PINE	11
EDC-55065	PINE	10
EDC-55066	PINE	10
EDC-55067	PINE	12
EDC-55070	PINE	21
EDC-55071	PINE	22
EDC-55076	BAY LEAF	8
EDC-55077	PINE	12
EDC-55080	PINE	10
EDC-55081	PINE	10
EDC-55088	BAY LEAF	7
EDC-55095	PINE	13
EDC-55100	PINE	18
EDC-55101	BAY LEAF	8 X2
EDC-55102	BAY LEAF	7
EDC-55108	BAY LEAF	8 X7
EDC-55111	PINE	10
EDC-55112	PINE	17
EDC-55113	PINE	13
EDC-55114	PINE	13
EDC-55123	PINE	12
EDC-55124	PINE	14
EDC-55128	PINE	17
EDC-55129	BAY LEAF	8 X3
EDC-55132	PINE	16
EDC-55133	PINE	12
EDC-55135	BAY LEAF	8 X4
EDC-55136	PINE	14
EDC-55137	BAY LEAF	6
EDC-55139	BAY LEAF	7 X2
EDC-55140	BAY LEAF	7
EDC-55141	PINE	16
EDC-55148	PINE	15
EDC-55151	PINE	13
EDC-55153	PINE	14
EDC-55154	PINE	17
EDC-55161	PINE	14
EDC-55162	PINE	14
EDC-55163	PINE	10
EDC-55164	PINE	10
EDC-55166	PINE	13
EDC-55167	PINE	14
EDC-55169	PINE	11
EDC-55174	PINE	10
EDC-55175	OAK	6
EDC-55181	PINE	10
EDC-55182	PINE	10
EDC-55183	PINE	14
EDC-55185	PINE	13
EDC-55186	PINE	12
EDC-55187	PINE	11
EDC-55195	PINE	13
EDC-55265	BAY LEAF	8
EDC-55266	BAY LEAF	6
EDC-55267	BANYAN	44
EDC-55268	OAK	16
EDC-55269	OAK	17
EDC-55271	OAK	16
EDC-55272	OAK	7
EDC-55273	OAK	12
EDC-55278	BAY LEAF	9 14
EDC-55279	BAY LEAF	8
EDC-55284	BAY LEAF	15
EDC-55285	BAY LEAF	CLUSTER

ENGINEERS SURVEYORS
ENVIRONMENTAL

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☎ 772-462-2455
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DAD	DRAWN BY
MTO	CHECKED BY
SV	FIELD CREW
20-313_TREE.dwg	FILENAME
SHEET 6	LAYOUT
AS SHOWN	SCALE
November 17, 2020	DATE

DATE	REVISION COMMENTS
12/15/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWNSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

20-313

6 OF 9

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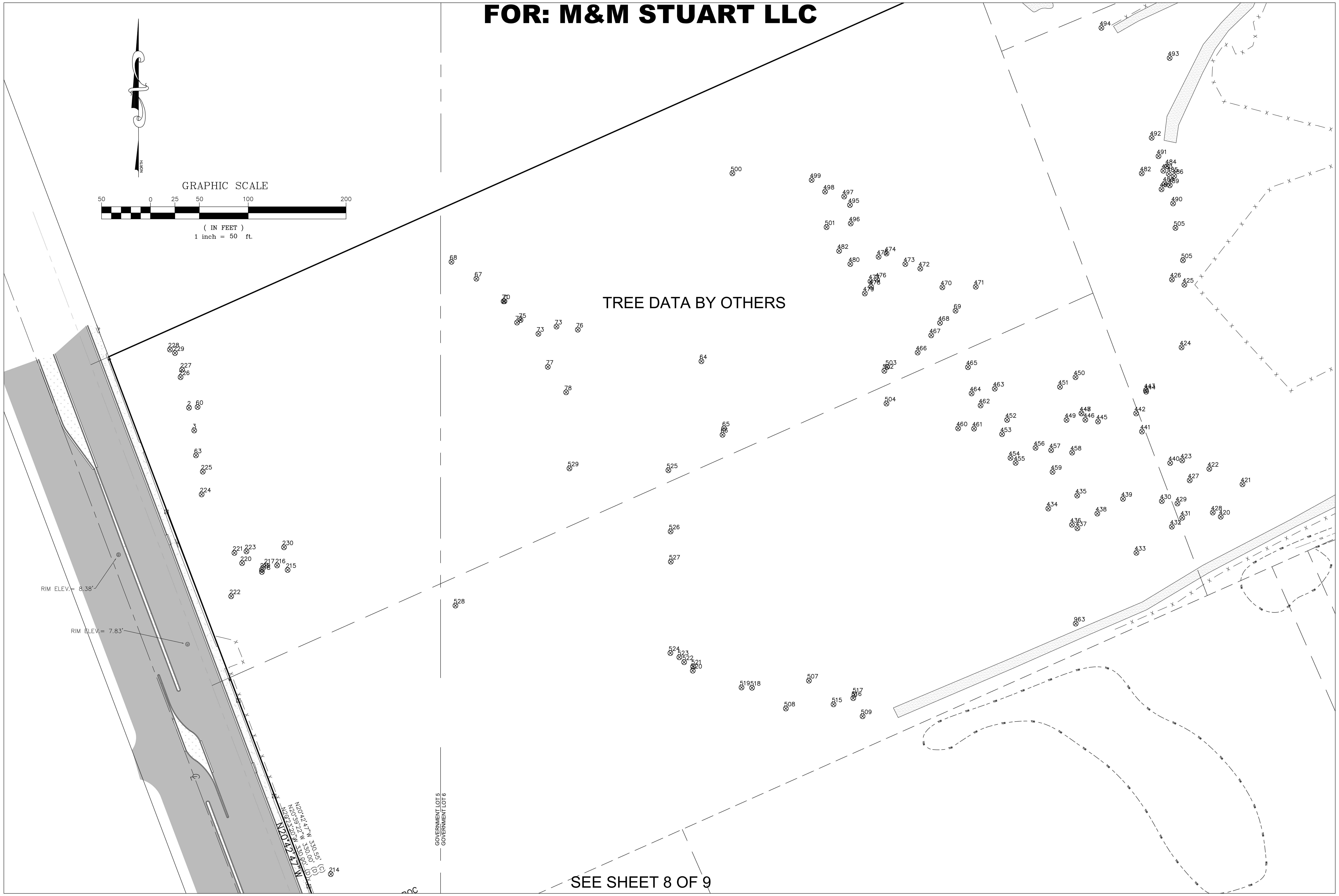
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC


NORTH
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
TREE DATA BY OTHERS
RIM ELEV.= 8.38'
RIM ELEV.= 7.83'
N20°42'47"W 330.55' (C)
N20°39'22"W 330.00' (D)
N20°23'20"W 330.00' (D)
N20°42'47"W
GOVERNMENT LOT 5
GOVERNMENT LOT 6
TOB
494
493
492
491
484
486
489
490
505
426
425
424
443
442
441
440
423
422
427
421
500
499
498
497
495
496
501
482
480
474
476
473
472
470
471
69
468
467
466
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432
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420
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863
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67
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75
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64
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228
229
227
226
2
60
3
63
225
224
221
223
220
230
217
216
215
218
222
529
525
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527
528
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515
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214
EOC

SEE SHEET 8 OF 9

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RECORD INFORMATION

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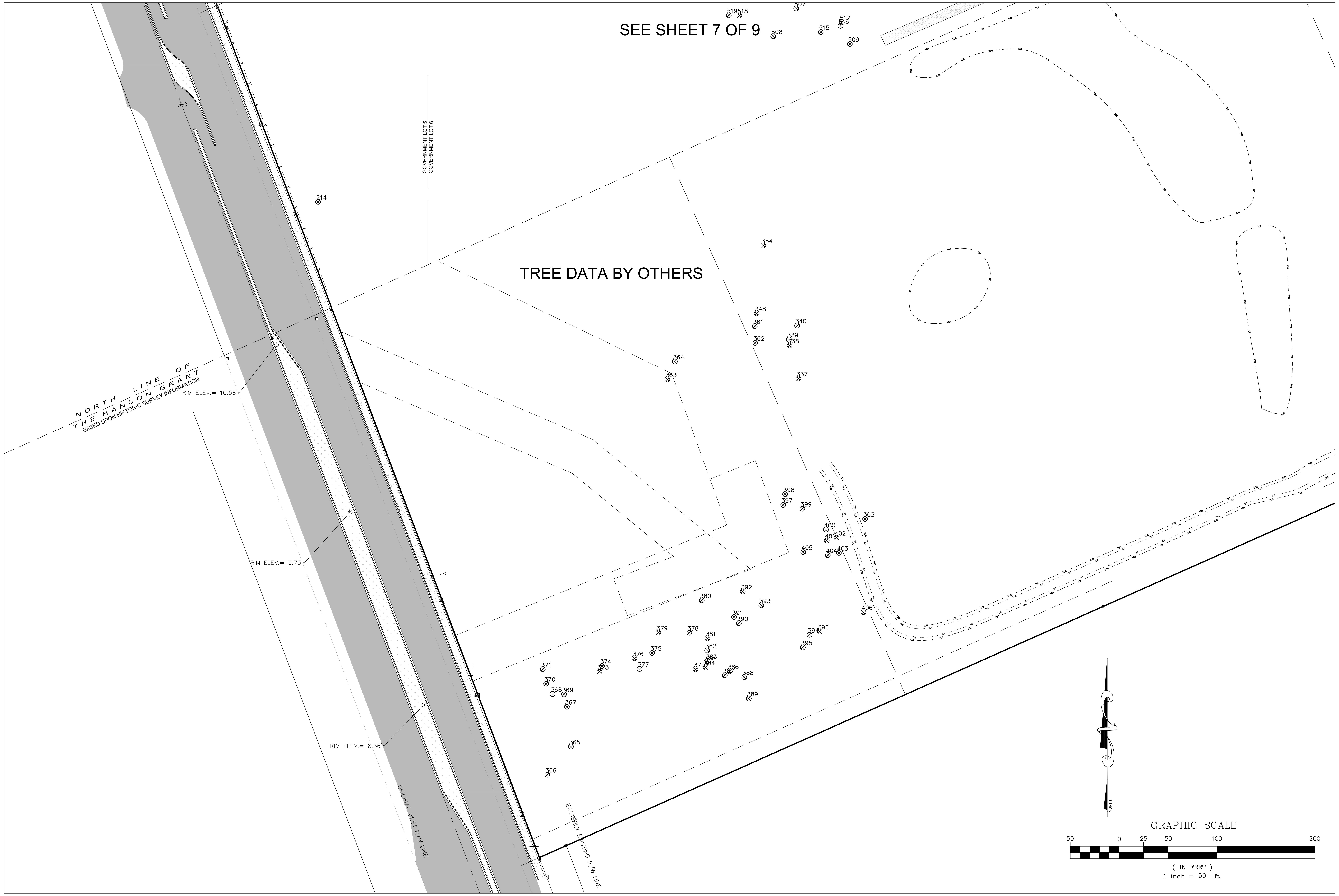
FOR: M&M STUART LLC


SEE SHEET 7 OF 9
TREE DATA BY OTHERS
GOVERNMENT LOT 5
GOVERNMENT LOT 6
NORTH LINE OF THE HANSON GRANT
BASED UPON HISTORIC SURVEY INFORMATION
RIM ELEV.= 10.58'
RIM ELEV.= 9.73'
RIM ELEV.= 8.36'
ORIGINAL WEST R/W LINE
EASTERLY EXISTING R/W LINE
TOB
TOE
214
354
348
361
362
340
339
338
337
364
363
398
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303
400
401
402
405
404
403
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392
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376
375
377
374
373
371
370
368
369
367
365
366
519
518
507
508
515
517
516
509
NORTH
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ENGINEERS SURVEYORS ENVIRONMENTAL

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

TREE DATA BY OTHERS

TAG#	TYPE	DBH
EW-2	Slash Pine	13
EW-3	Slash Pine	15
EW-60	Slash Pine	13
EW-63	Slash Pine	11
EW-64	Slash Pine	14
EW-65	Slash Pine	17
EW-66	Slash Pine	14
EW-67	Slash Pine	14
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-75	Slash Pine	16
EW-76	Slash Pine	22
EW-77	Slash Pine	11
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-220	Slash Pine	10
EW-221	Slash Pine	15
EW-222	Slash Pine	14
EW-223	Slash Pine	13
EW-224	Slash Pine	10.5
EW-225	Slash Pine	12
EW-226	Slash Pine	14
EW-227	Red Bay	6

TAG#	TYPE	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

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#	TYPE	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

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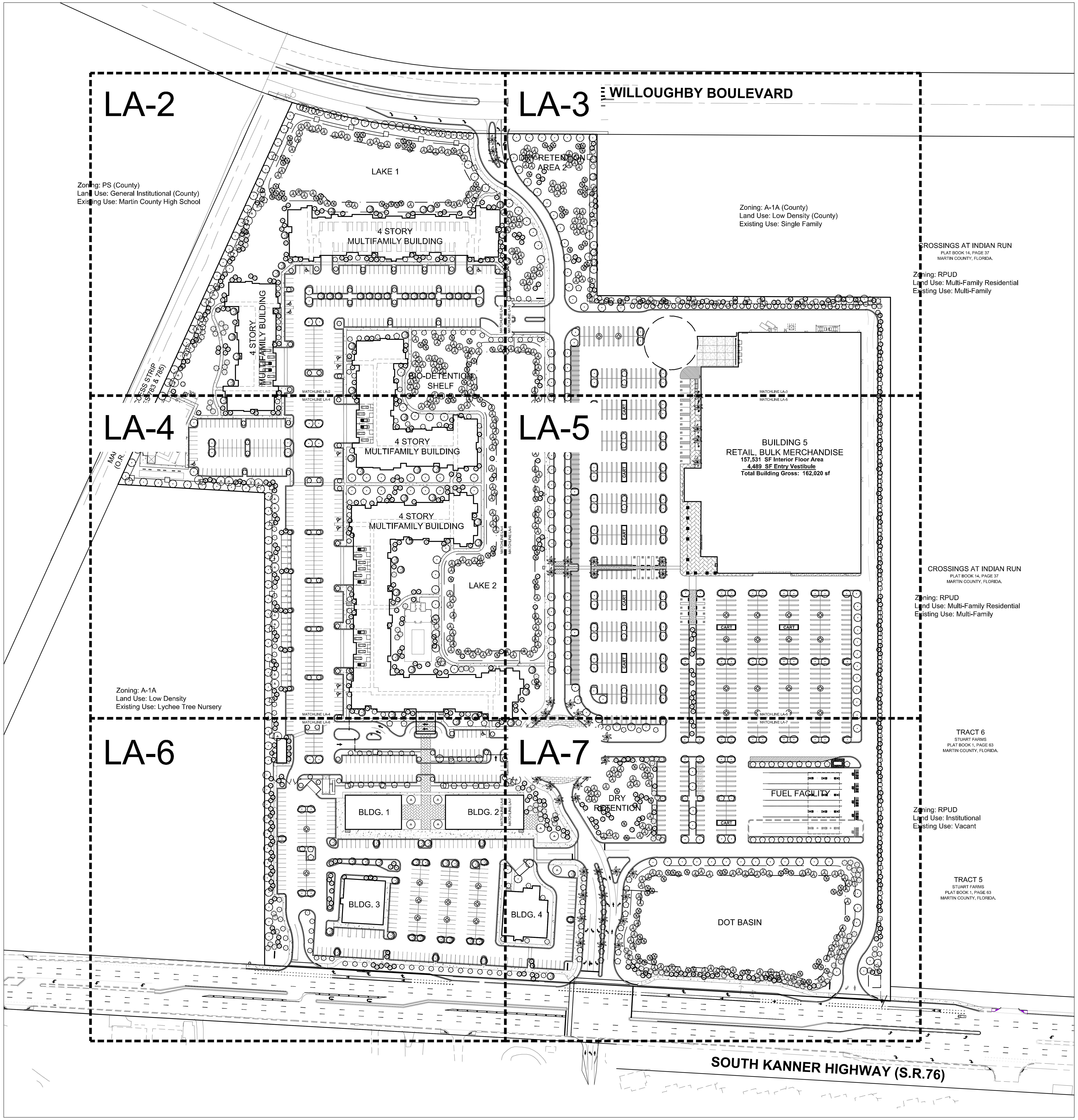

LA-2
LA-3
LA-4
LA-5
LA-6
LA-7
WILLOUGHBY BOULEVARD
SOUTH KANNER HIGHWAY (S.R.76)
LAKE 1
LAKE 2
DRY RETENTION AREA 2
4 STORY MULTIFAMILY BUILDING
4 STORY MULTIFAMILY BUILDING
4 STORY MULTIFAMILY BUILDING
4 STORY MULTIFAMILY BUILDING
BIO-DETENTION SHELF
BUILDING 5
RETAIL, BULK MERCHANDISE
157,531 SF Interior Floor Area
4,489 SF Entry Vestibule
Total Building Gross: 162,020 sf
FUEL FACILITY
DRY RETENTION
DOT BASIN
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
Zoning: PS (County)
Land Use: General Institutional (County)
Existing Use: Martin County High School
Zoning: A-1A (County)
Land Use: Low Density (County)
Existing Use: Single Family
CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 37
MARTIN COUNTY, FLORIDA.
Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family
CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 37
MARTIN COUNTY, FLORIDA.
Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family
Zoning: A-1A
Land Use: Low Density
Existing Use: Lychee Tree Nursery
TRACT 6
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA.
Zoning: RPUD
Land Use: Institutional
Existing Use: Vacant
TRACT 5
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA.
CART

SITE DATA

TOTAL SITE AREA:		2,133,987 SF, 48.99 AC
COMMERCIAL SITE AREA:	1,493,655 SF	
RESIDENTIAL SITE AREA:	640,332 SF	
TOTAL DEVELOPED AREA: (TOTAL SITE AREA MINUS NATIVE AREAS)		2,130,905 SF, 48.92 AC

LANDSCAPE CALCULATIONS

NATIVE LANDSCAPE (SEC. 6.04.02)

REQUIRED:	MIN. 50% OF ALL REQUIRED LANDSCAPE
PROVIDED:	99%

LANDSCAPE AREA (SEC. 6.04.03.B.1)

REQUIRED LANDSCAPE AREA: (MIN. 20% OF TOTAL DEVELOPED AREA)	426,181 SF
PROVIDED LANDSCAPE AREA:	577,309 SF (27%)

MULTI-FAMILY PARKING AREAS (SEC. 6.04.07)

REQUIRED VUA TREES:	227 TREES
PROVIDED VUA TREES:	227 TREES

DEVELOPMENT LANDSCAPING REQUIREMENTS (SEC. 6.04.08.B)

REQUIRED SITE AREA TREES:		1,024 TREES
COMMERCIAL: (ONE TREE PER 2,500 SF OF DEVELOPED AREA)	597	
RESIDENTIAL: (ONE TREE PER 1,500 SF OF DEVELOPED AREA)	427	
PROVIDED SITE AREA TREES:		1,833 TREES

LF OF BUILDING WALL ADJACENT TO PARKING:	1,734 LF
REQUIRED MULTIFAMILY FOUNDATION TREES: (ONE TREE PER 20 LF)	86 TREES
PROVIDED MULTIFAMILY FOUNDATION TREES:	86 TREES

PERIMETER LANDSCAPE:	6,141 LF
REQUIRED PERIMETER TREES: (ONE TREE PER 30 LF)	204 TREES
PROVIDE PERIMETER TREES:	268 TREES
REQUIRED PERIMETER SHRUBS: (ONE SHRUB PER 2.5 LF)	2,456 SHRUBS
PROVIDED PERIMETER SHRUBS:	2,456 SHRUBS

Landscape Notes:

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 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.
7. 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.
9. 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 lines.
15. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

Irrigation Notes:

1. 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.
2. 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:

Cover Sheet	CV
Plant Schedules, Sections & Mitigation	LA-1
Landscape Plan	LA-2 - LA-7
Tree Mitigation Plan	LA-8 - LA-14
Landscape Details	LA-15
Landscape Specifications	LA-16

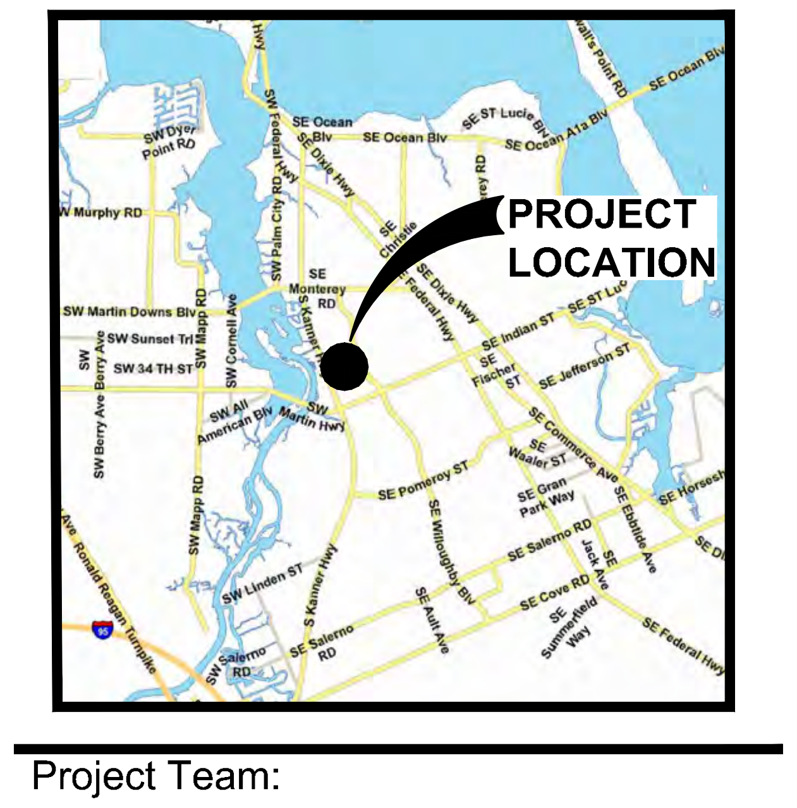
Required Xeriscape Points

At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Plan submitted with low, moderate and high water usage zones indicated on the landscape plan*	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

*Refer to Irrigation Notes for water usage zones.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

Key / Location:


PROJECT LOCATION
SW Dyer Point RD
W Murphy RD
SE Ocean Blv
SW Federal Hwy
SE Dixie Hwy
SE ST Lucie Blv
SE Ocean A1a Blv
SE Monterey RD
S Kanner Hwy
SW Martin Downs Blv
SW Sunset Trl
SW 34 TH ST
SW Mapp RD
SW Cornell Ave
SW Berry Ave
SW All American Blv
SW Martin Hwy
SE Indian ST
SE Jefferson ST
SE Pomeroy ST
SE Willoughby Blv
SE Salerno RD
SE Cove RD
SW Linden ST
Ronald Reagan Turnpike
SE Federal Hwy
95

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

Cover Sheet

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
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05.13.21	SAW	Addressing Landscape Comments
07.01.21	KV	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	CV
Project Number	20-620	
Municipal Number	---	
Computer File		

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
AR	130	Acer rubrum	Red Maple	FG	16` HT	7` SPR	F, SP	Native	4.5" Caliper
BUR	33	Bursera simaruba	Gumbo Limbo	FG	14`-16` HT	8`W		Native	5" Caliper
COG	156	Conocarpus erectus	Buttonwood	FG	14" HT	5` SPR	STD, F, SP	Native	4.5" Caliper
CON	90	Conocarpus erectus sericeus	Silver Buttonwood	FG	14` HT	5` W	STD, F, SP	Native	4.5" Caliper
RP	1	Delonix regia	Royal Poinciana	FG	16` HT	8` SPR	F, SP	Non-native	6" Caliper
ILE	152	Ilex x attenuata `Eagleston`	Eagleston Holly	FG	16`- 18` HT	6` SPR	F, SP	Native	5" Caliper
NCM	29	Lagerstroemia fauriei 'Natchez'	Natchez Crape Myrtle	FG	16` H	7` SPR	STD, F, SP	Non-native	4.5" Caliper
MD	89	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	FG	16`- 18` HT	8` SPR	FTB, SP	Native	4.5" Caliper
PE	171	Pinus elliotti	Slash Pine	FG	16` HT	6`W	F, SP	Native	6" Caliper
QV	341	Quercus virginiana	Southern Live Oak	FG	16` HT	7` SPR	F, SP	Native	4.5" Caliper
TD	305	Taxodium distichum	Bald Cypress	FG	18` HT	7` SPR	F, SP	Native	6" Caliper

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
RO	60	Roystonea regia	Florida/Cuban Royal Palm	FG	18`CT		F, SP, No Scars	Native	
SP	612	Sabal palmetto	Sabal Palm	FG	20`CT		HVY CAL, SP	Native	

PRESERVED TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
ETR	27	Existing Tree to Remain	Existing	.					

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CHR2	824	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native
MFF	1,802	Myrcianthes fragrans	Simpson`s Stopper	3G	30" HT	18"W		Native

CONCEPT PLANT SCHEDULE

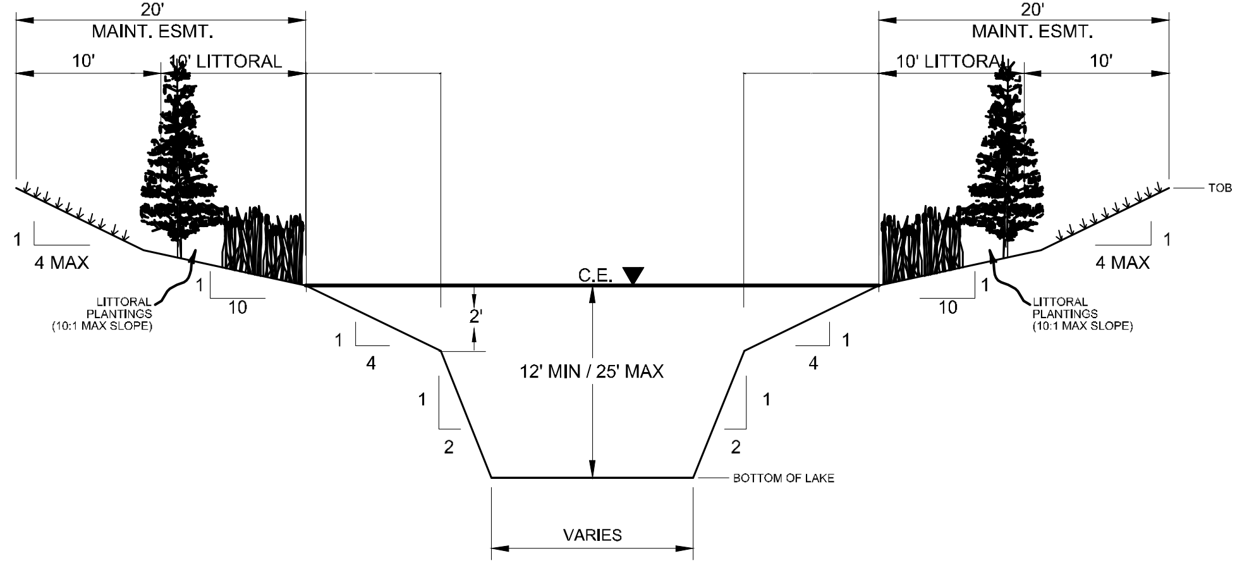
▨	LITTORAL	56,058 sf		
	Acrostichum danaeifolium / Leather Fern	183	1G	5% @ 48" oc
	Canna flaccida / Yellow Canna	1,457	B.R.	10% @ 24" oc
	Cladium jamaicense / Sawgrass	1,457	1G	10% @ 24" oc
	Eleocharis interstincta / Jointed Spikerush	5,179	B.R.	20% @ 18" oc
	Pontederia cordata / Pickerel Weed	5,179	B.R.	20% @ 18" oc
	Sagittaria lancifolia / Lanceleaf Arrowhead	3,884	B.R.	15% @ 18" oc
	Thalia geniculata / Fire Flag	11,652	B.R.	20% @ 12" oc
▨	RETENTION	72,935 sf		
	Muhlenbergia capillaris / Pink Muhly Grass	1,685	3G, 24"HT	20% @ 36" oc
	Paspalum notatum / Bahia Grass	30,319	Flat, Non-native	40% @ 12" oc
	Spartina bakeri / Sand Cordgrass	1,685	3G, 24"HT	20% @ 36" oc
	Spartina patens / Salt Meadow Cord Grass	1,685	3G, 12"HT	20% @ 36" oc
▨	UPLAND	386,517 sf		
	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	6,427	3G, 18"HT	10% @ 30" oc
	Conocarpus erectus / Buttonwood	3,214	3G, 24"HT	5% @ 30" oc
	Hamelia patens / Firebush	6,427	3G, 18" HT	10% @ 30" oc
	Muhlenbergia capillaris / Pink Muhly Grass	6,427	3G, 18" HT, Native	10% @ 30" oc
	Myrcianthes fragrans / Simpson's Stopper	6,427	3G, 24"HT	10% @ 30" oc
	Paspalum notatum / Bahia Grass	160,673	Flat, Non-native	40% @ 12" oc
	Serenoa repens 'Cinerea' / Silver Saw Palmetto	1,256	3G, 24" OA	5% @ 48" oc
	Tripsacum floridanum / Florida Gamagrass	4,464	3G, 24"HT	10% @ 36" oc
▦	INTERNAL	61,799 sf		
	Callicarpa americana / American Beautyberry	1,071	3G, 18" HT	15% @ 36" oc
	Ilex vomitoria ``Nana' / Dwarf Yaupon Holly	2,855	3G, 12" OA	10% @ 18" oc
	Muhlenbergia capillaris / Pink Muhly Grass	1,542	3G, 18"HT, Native	15% @ 30" oc
	Tripsacum floridanum / Florida Gamagrass	2,141	3G, 24"HT	30% @ 36" oc
	Viburnum obovatum / Walter's Viburnum	2,141	3G, 18" HT	30% @ 36" oc

LANDSCAPE MITIGATION

	DBH	MULTIPLIER	REQUIRED MITIGATION (DBH)	
HARDWOOD				
Removed:	3173	2.5	7932.5	
Provided (4.5" DBH MIN.):	3280			
PINE				
Inches Removed:	11181	1.5	16771.5	
Inches Provided (3" DBH MIN.):	11184			
	QTY	**NOTES**	**PROVIDED MITIGATION (DBH)**	
SHRUB CREDITS				
Retention Shrub Mix	5055	1" DBH PER 12 SHRUBS	421	
Upland Shrub Mix	34642	1" DBH PER 12 SHRUBS	2887	
Littoral Shrub Mix	28991	1" DBH PER 12 SHRUBS	2416	
	NOTES	**ESTIMATED COST**	**CONVERSION TO TREES**	**CONVERSION TO DBH**
SITE IMPROVEMENT CREDITS				
Innovative Stormwater BMP's & Phosphorus and Nitrogen Removal		$ 486,712	$486,712 / $187.5 = 2,595	2,595 x 2.5 = 6,487"

MISC. LANDSCAPE CALCULATIONS

Total Mitigation Required (DBH):	**24,704**
Total Mitigation Provided (DBH):	**26,675**
Hardwood DBH Provided:	**3,280**
Pine DBH Provided:	**11,184**
Shrub DBH Provided:	**5,724**
Site Improvement DBH Provided:	**6,487**
Required Site Area Trees:	**1024**
Shade / Canopy Tree Proposed:	**883**
Min. Required Shade Trees:	**50%**
Provided Shade Trees (883/1024):	**86%**

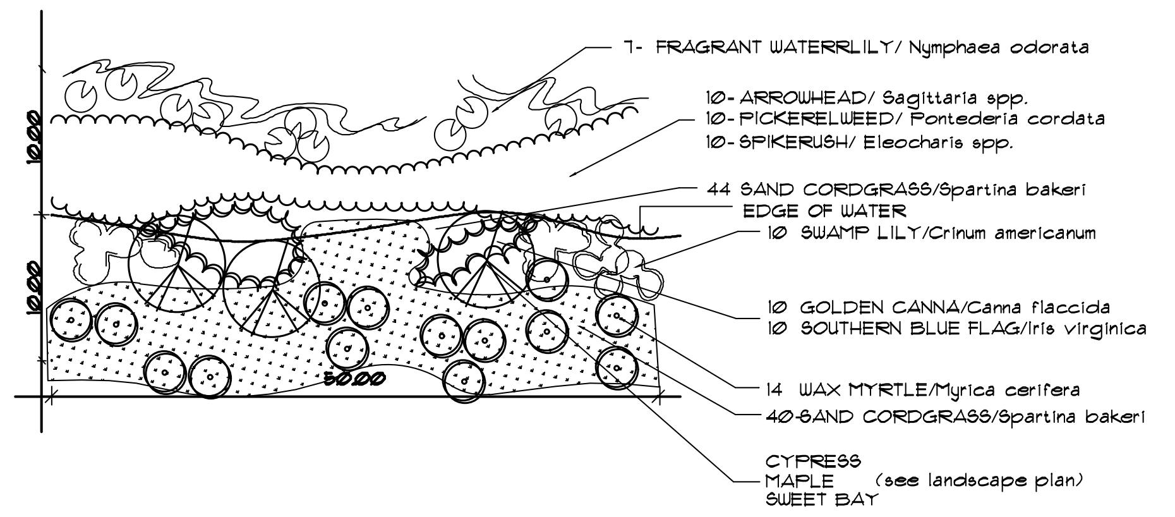

20'
MAINT. ESMT.
10'
10' LITTORAL
TOB
1
4 MAX
LITTORAL PLANTINGS (10:1 MAX SLOPE)
10
C.E.
2'
12' MIN / 25' MAX
4
2
BOTTOM OF LAKE
VARIES

TYPICAL LAKE SECTION

*NOTE: LAKES TO BE EXCAVATED TO A MINIMUM OF 12' BELOW CONTROL ELEVATION UNLESS THE BORING LOGS REVEAL EXCEPTIONAL MATERIAL AND LAKE SIZE ALLOWS FOR DEEPER MATERIAL.

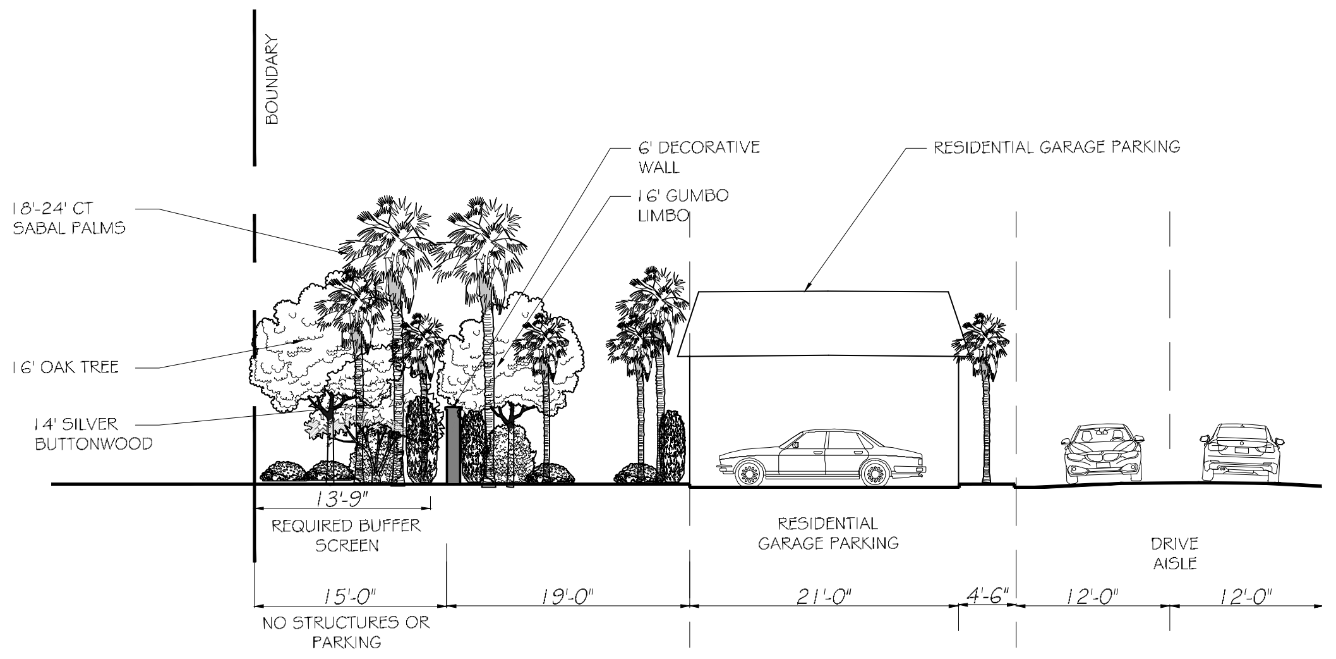
Littoral Section:

(typ.)

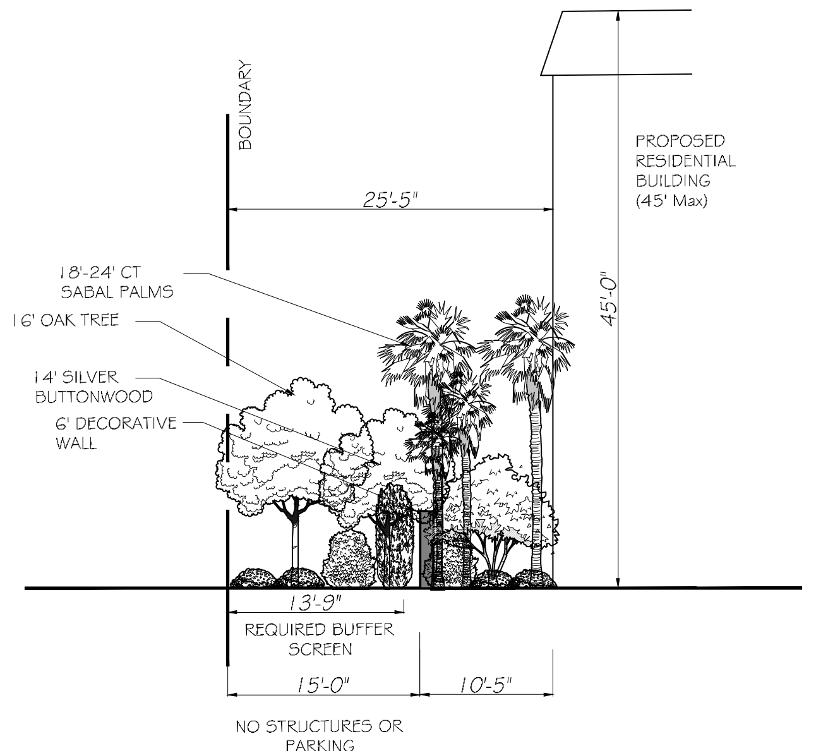

7- FRAGRANT WATERRLILY/ Nymphaea odorata
10- ARROWHEAD/ Sagittaria spp.
10- PICKERELWEED/ Pontederia cordata
10- SPIKERUSH/ Eleocharis spp.
44 SAND CORDGRASS/Spartina bakeri
EDGE OF WATER
10 SWAMP LILY/Crinum americanum
10 GOLDEN CANNA/Canna flaccida
10 SOUTHERN BLUE FLAG/Iris virginica
14 WAX MYRTLE/Myrica cerifera
40-SAND CORDGRASS/Spartina bakeri
CYPRESS
MAPLE (see landscape plan)
SWEET BAY
10.00
10.00
30.00

Littoral Plan View:

(typ.)


BOUNDARY
6' DECORATIVE WALL
16' GUMBO LIMBO
RESIDENTIAL GARAGE PARKING
18'-24' CT SABAL PALMS
16' OAK TREE
14' SILVER BUTTONWOOD
13'-9"
REQUIRED BUFFER SCREEN
RESIDENTIAL GARAGE PARKING
DRIVE AISLE
15'-0"
19'-0"
21'-0"
4'-6"
12'-0"
12'-0"
NO STRUCTURES OR PARKING

Landscape Buffer Section: Parking
(typ.)

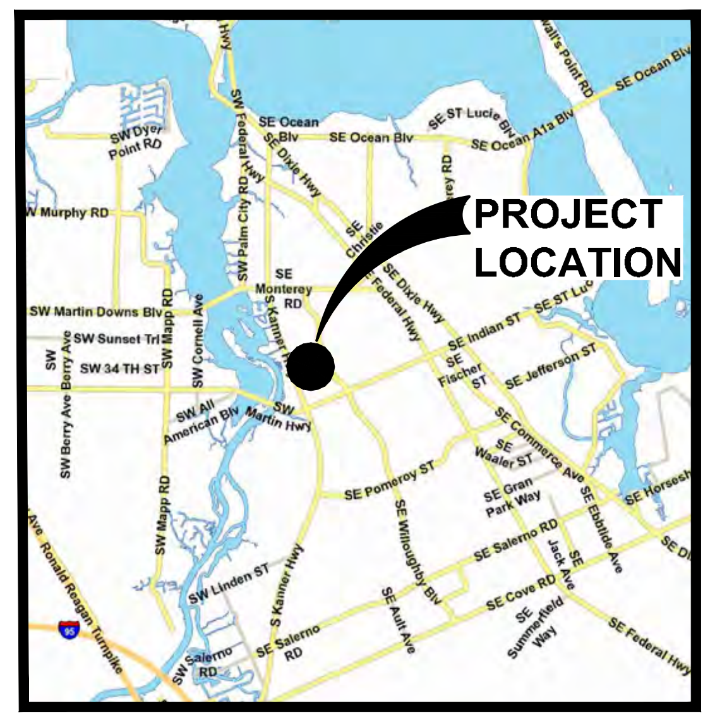

BOUNDARY
PROPOSED RESIDENTIAL BUILDING (45' Max)
25'-5"
45'-0"
18'-24' CT SABAL PALMS
16' OAK TREE
14' SILVER BUTTONWOOD
6' DECORATIVE WALL
13'-9"
REQUIRED BUFFER SCREEN
15'-0"
10'-5"
NO STRUCTURES OR PARKING

Landscape Buffer Section: Building

(typ.)

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

Key / Location:


PROJECT LOCATION
SE Ocean Blv
SW Dyer Point RD
W Murphy RD
SW Palm City RD
SW Federal Hwy
SE Dixie Hwy
SE Christie
SE Monterey RD
S Kanner Hwy
SW Martin Downs Blv
SW Sunset Trl
SW 34 TH ST
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SW Cornell Ave
SW Berry Ave
SW All American Blv
SW Martin Hwy
SE Federal Hwy
SE Indian ST
SE ST Lucie Blv
SE Ocean A1a Blv
SE Fischer ST
SE Jefferson ST
SE Commerce Ave
SE Waaler ST
SE Gran Park Way
SE Pomeroy ST
SE Willoughby Blv
SE Salerno RD
SE Jack Ave
SE Ebbtide Ave
SE Cove RD
SE Ault Ave
SE Summerfield Way
SW Linden ST
S Kanner Hwy
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95

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KANNER CPUD

Plant Schedules, Sections and Mitigation

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
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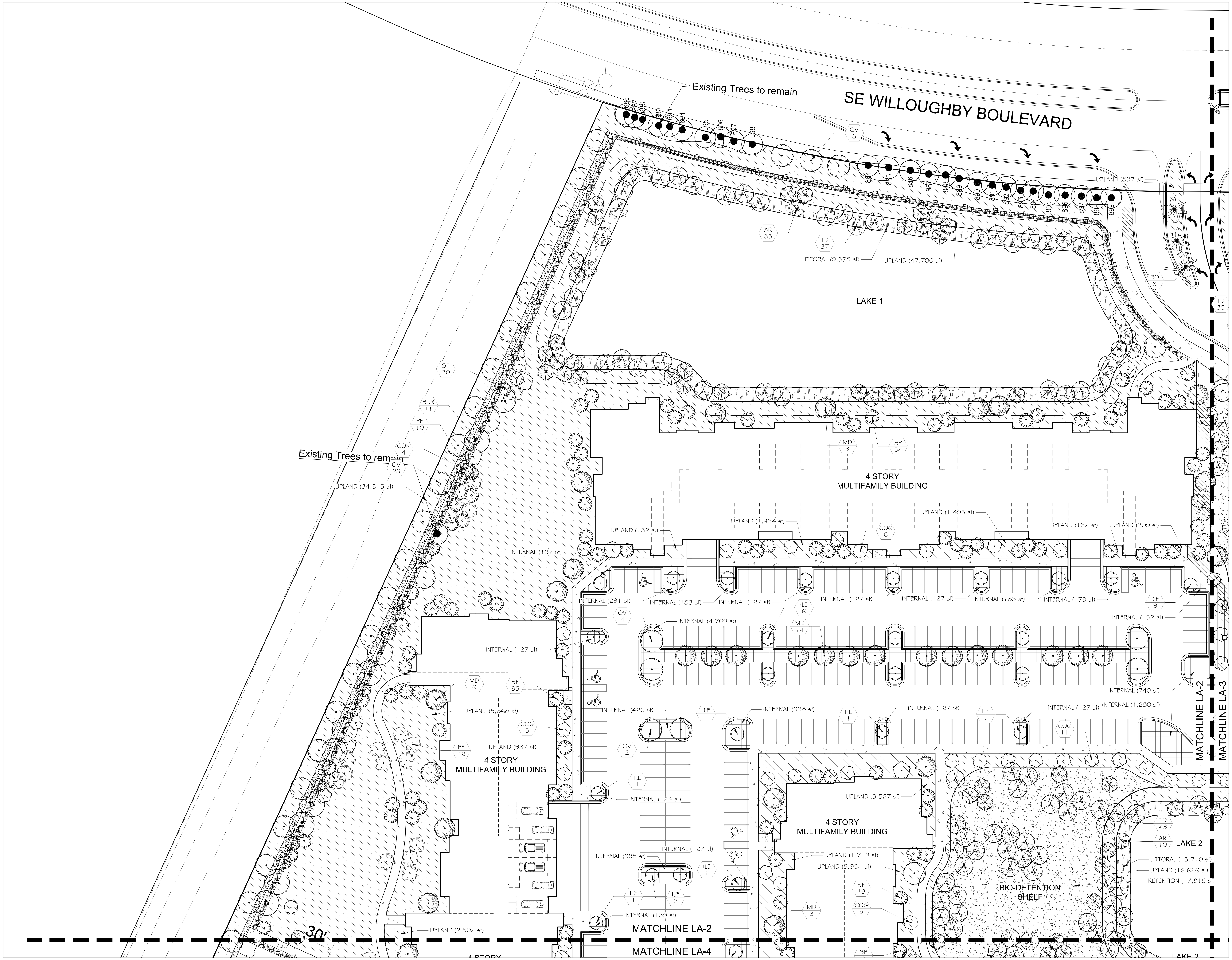
NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	**LA-1**
Project Number	20-620	
Municipal Number	---	
Computer File	☒	


Existing Trees to remain
SE WILLOUGHBY BOULEVARD
686
687
688
689
693
694
695
696
697
698
QV
3
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
UPLAND (897 sf)
AR
35
TD
37
LITTORAL (9,578 sf)
UPLAND (47,706 sf)
RO
3
TD
35
LAKE 1
SP
30
BUR
11
PE
10
CON
4
Existing Trees to remain
QV
23
UPLAND (34,315 sf)
MD
9
SP
54
4 STORY
MULTIFAMILY BUILDING
UPLAND (1,434 sf)
UPLAND (1,495 sf)
COG
6
UPLAND (132 sf)
UPLAND (132 sf)
UPLAND (309 sf)
INTERNAL (187 sf)
INTERNAL (231 sf)
INTERNAL (183 sf)
INTERNAL (127 sf)
INTERNAL (127 sf)
INTERNAL (127 sf)
INTERNAL (183 sf)
INTERNAL (179 sf)
ILE
9
INTERNAL (152 sf)
QV
4
INTERNAL (4,709 sf)
ILE
6
MD
14
INTERNAL (127 sf)
INTERNAL (749 sf)
MD
6
SP
35
UPLAND (5,868 sf)
COG
5
PE
12
UPLAND (937 sf)
4 STORY
MULTIFAMILY BUILDING
INTERNAL (420 sf)
ILE
1
INTERNAL (338 sf)
ILE
1
INTERNAL (127 sf)
ILE
1
INTERNAL (127 sf)
INTERNAL (1,280 sf)
COG
11
QV
2
ILE
1
INTERNAL (124 sf)
UPLAND (3,527 sf)
4 STORY
MULTIFAMILY BUILDING
INTERNAL (127 sf)
INTERNAL (395 sf)
ILE
1
UPLAND (1,719 sf)
UPLAND (5,954 sf)
SP
13
COG
5
ILE
1
ILE
2
MD
3
INTERNAL (139 sf)
UPLAND (2,502 sf)
BIO-DETENTION
SHELF
TD
43
AR
10
LAKE 2
LITTORAL (15,710 sf)
UPLAND (16,626 sf)
RETENTION (17,815 sf)
MATCHLINE LA-2
MATCHLINE LA-3
MATCHLINE LA-2
MATCHLINE LA-4
30'
4 STORY
SP
LAKE 2

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

PROJECT
LOCATION
SE Ocean Blv
SE Ocean Blv
SE ST Lucie Blv
SE Ocean A1a Blv
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SW Dyer Point RD
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KANNER CPUD

Landscape Plan

City of Stuart, Florida

Date	By	Description
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NORTH

SCALE: 1" = 30'

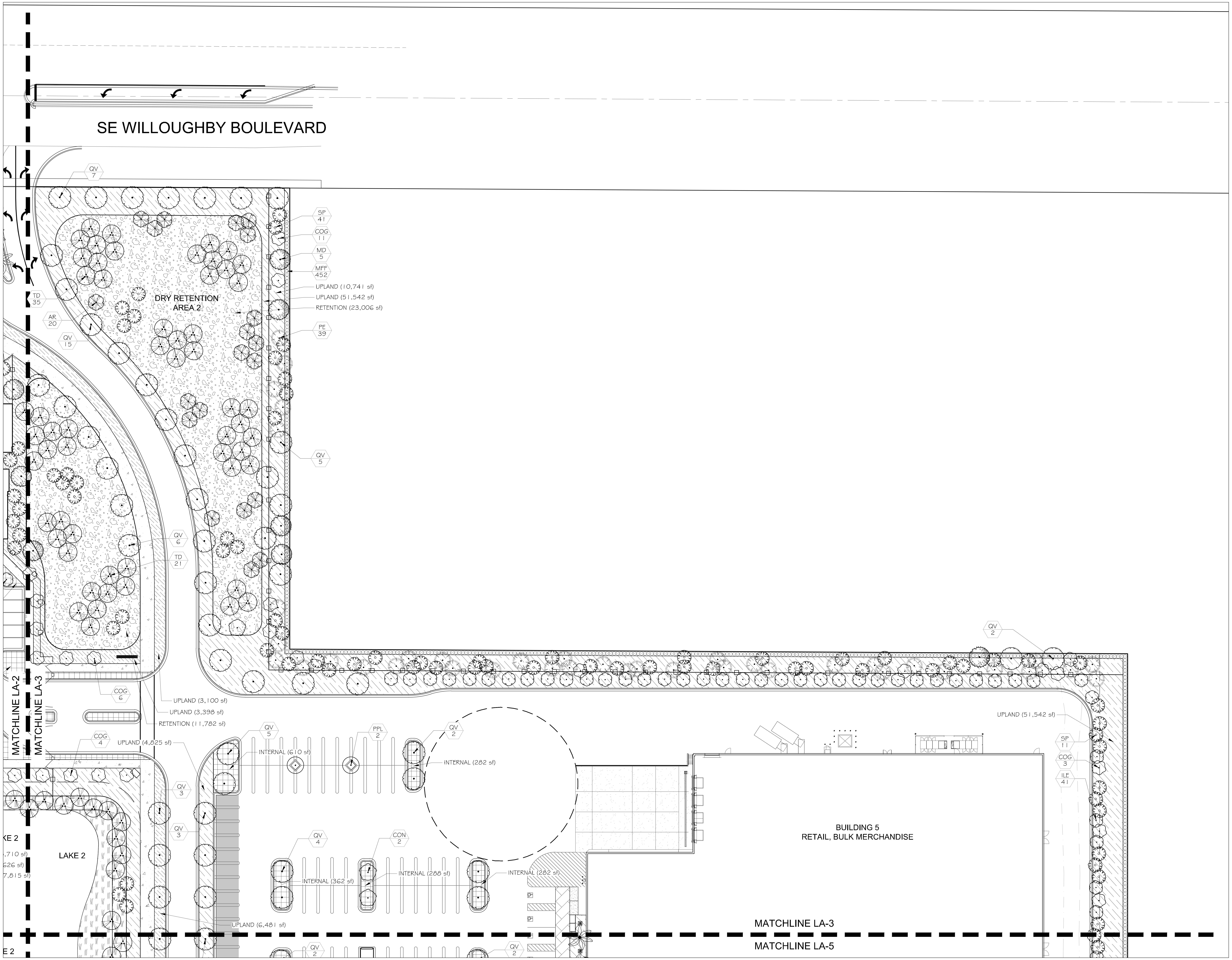
0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-620
Municipal Number	---
Computer File	

Sheet

LA-2


SE WILLOUGHBY BOULEVARD
QV 7
SP 41
COG 11
MD 5
MFF 452
UPLAND (10,741 sf)
UPLAND (51,542 sf)
RETENTION (23,006 sf)
PE 39
TD 35
AR 20
QV 15
DRY RETENTION AREA 2
QV 5
QV 6
TD 21
QV 2
COG 6
UPLAND (3,100 sf)
UPLAND (3,398 sf)
RETENTION (11,782 sf)
COG 4
UPLAND (4,825 sf)
QV 5
INTERNAL (610 sf)
PPL 2
QV 2
INTERNAL (282 sf)
UPLAND (51,542 sf)
SP 11
COG 3
ILE 41
QV 3
QV 3
QV 4
CON 2
INTERNAL (362 sf)
INTERNAL (288 sf)
INTERNAL (282 sf)
BUILDING 5
RETAIL, BULK MERCHANDISE
MATCHLINE LA-2
MATCHLINE LA-3
KE 2
,710 sf)
626 sf)
7,815 sf)
LAKE 2
UPLAND (6,481 sf)
MATCHLINE LA-3
MATCHLINE LA-5
E 2
QV 2
QV 2

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

PROJECT LOCATION
SE Ocean Blv
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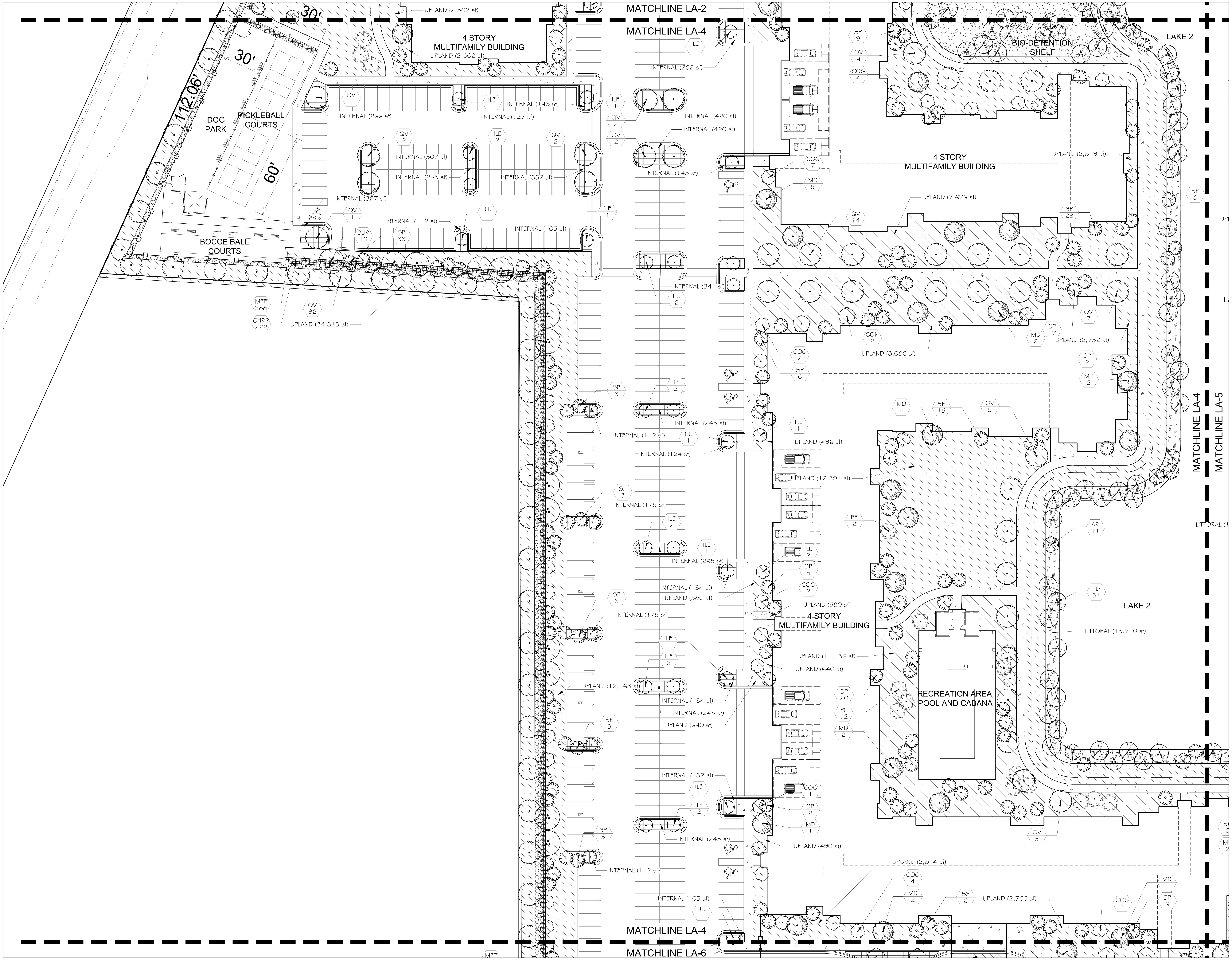
NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	**LA-3**
Project Number	20-620	
Municipal Number	---	
Computer File		


MATCHLINE LA-2
MATCHLINE LA-4
MATCHLINE LA-4
MATCHLINE LA-6
MATCHLINE LA-4
MATCHLINE LA-5
112.06'
30'
30'
60'
DOG PARK
PICKLEBALL COURTS
BOCCE BALL COURTS
4 STORY MULTIFAMILY BUILDING
4 STORY MULTIFAMILY BUILDING
4 STORY MULTIFAMILY BUILDING
BIO-DETENTION SHELF
LAKE 2
LAKE 2
RECREATION AREA, POOL AND CABANA
UPLAND (2,502 sf)
UPLAND (2,502 sf)
UPLAND (34,315 sf)
UPLAND (2,819 sf)
UPLAND (7,676 sf)
UPLAND (8,086 sf)
UPLAND (2,732 sf)
UPLAND (496 sf)
UPLAND (12,391 sf)
UPLAND (580 sf)
UPLAND (580 sf)
UPLAND (11,156 sf)
UPLAND (640 sf)
UPLAND (640 sf)
UPLAND (12,163 sf)
UPLAND (490 sf)
UPLAND (2,814 sf)
UPLAND (2,760 sf)
LITTORAL (15,710 sf)
INTERNAL (262 sf)
INTERNAL (266 sf)
INTERNAL (148 sf)
INTERNAL (127 sf)
INTERNAL (420 sf)
INTERNAL (420 sf)
INTERNAL (307 sf)
INTERNAL (245 sf)
INTERNAL (332 sf)
INTERNAL (143 sf)
INTERNAL (327 sf)
INTERNAL (112 sf)
INTERNAL (105 sf)
INTERNAL (341 sf)
INTERNAL (245 sf)
INTERNAL (112 sf)
INTERNAL (124 sf)
INTERNAL (175 sf)
INTERNAL (245 sf)
INTERNAL (134 sf)
INTERNAL (175 sf)
INTERNAL (134 sf)
INTERNAL (245 sf)
INTERNAL (132 sf)
INTERNAL (245 sf)
INTERNAL (112 sf)
INTERNAL (105 sf)
MFF 388
CHR2 222
QV 32
BUR 13
SP 33
QV 14
SP 23
SP 8
SP 17
MD 2
QV 7
CON 2
COG 2
SP 6
SP 2
MD 2
MD 4
SP 15
QV 5
PE 2
AR 11
TD 51
SP 20
PE 12
MD 2
QV 5
COG 4
MD 2
SP 6
COG 1
MD 1
SP 6

PROJECT LOCATION

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

Project Team:

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Date	By	Description
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03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal
05.13.21	SAW	Addressing Landscape Comments
07.01.21	KV	Resubmittal

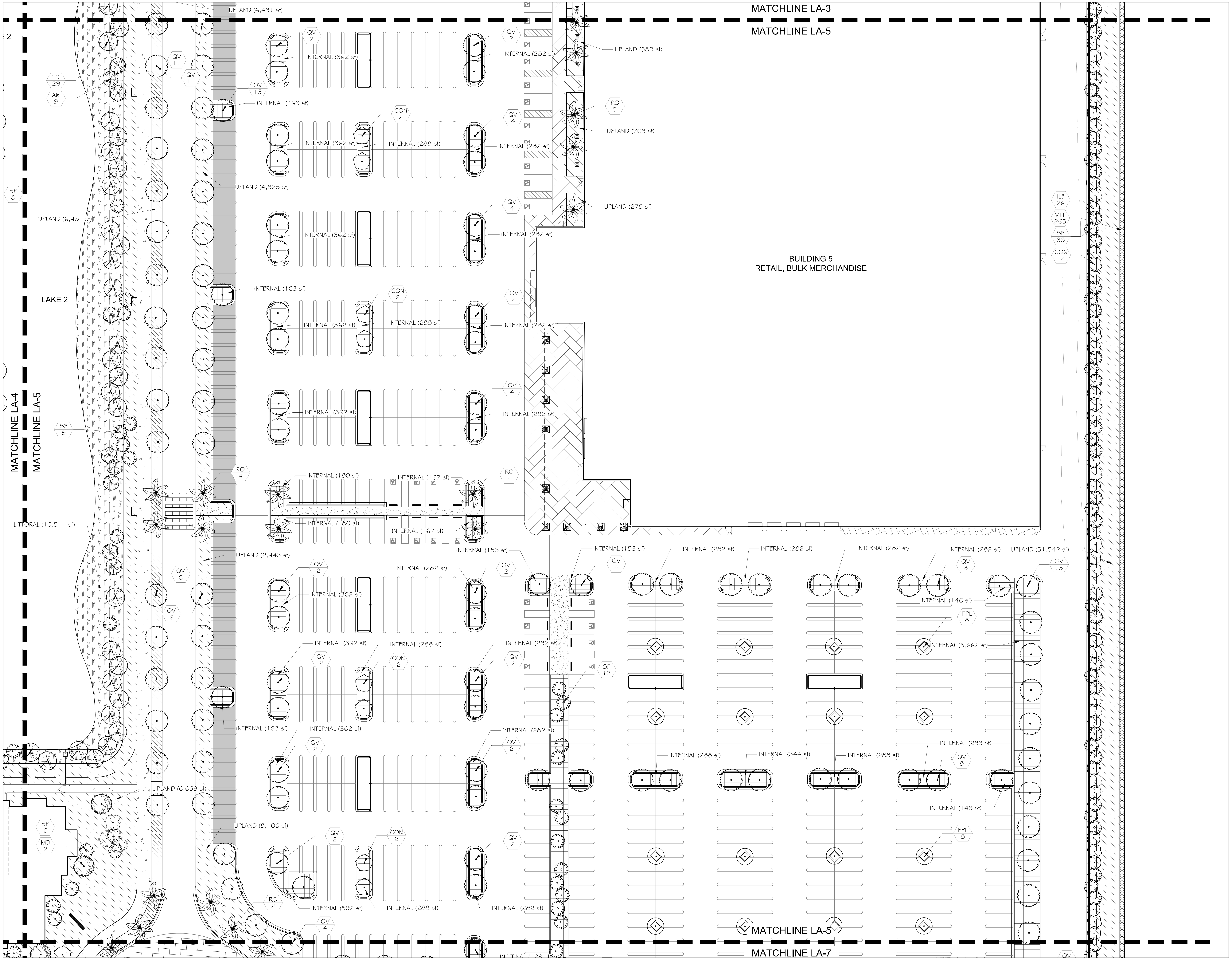
NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	LA-4
Project Number	20-620	
Municipal Number	---	
Computer File		


MATCHLINE LA-3
MATCHLINE LA-5
MATCHLINE LA-4
MATCHLINE LA-5
MATCHLINE LA-5
MATCHLINE LA-7
LAKE 2
BUILDING 5
RETAIL, BULK MERCHANDISE
UPLAND (6,481 sf)
UPLAND (6,481 sf)
UPLAND (4,825 sf)
UPLAND (589 sf)
UPLAND (708 sf)
UPLAND (275 sf)
UPLAND (2,443 sf)
UPLAND (6,653 sf)
UPLAND (8,106 sf)
UPLAND (51,542 sf)
LITTORAL (10,511 sf)
INTERNAL (362 sf)
INTERNAL (282 sf)
INTERNAL (163 sf)
INTERNAL (288 sf)
INTERNAL (180 sf)
INTERNAL (167 sf)
INTERNAL (153 sf)
INTERNAL (146 sf)
INTERNAL (5,662 sf)
INTERNAL (344 sf)
INTERNAL (148 sf)
INTERNAL (592 sf)
INTERNAL (129 sf)
QV 2
QV 11
QV 13
QV 4
QV 6
QV 8
TD 29
AR 9
SP 8
SP 9
SP 6
SP 13
SP 38
MD 2
CON 2
RO 5
RO 4
RO 2
ILE 26
MFF 265
COG 14
PPL 8

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

Key / Location:

PROJECT 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

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
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NORTH

SCALE: 1" = 30'

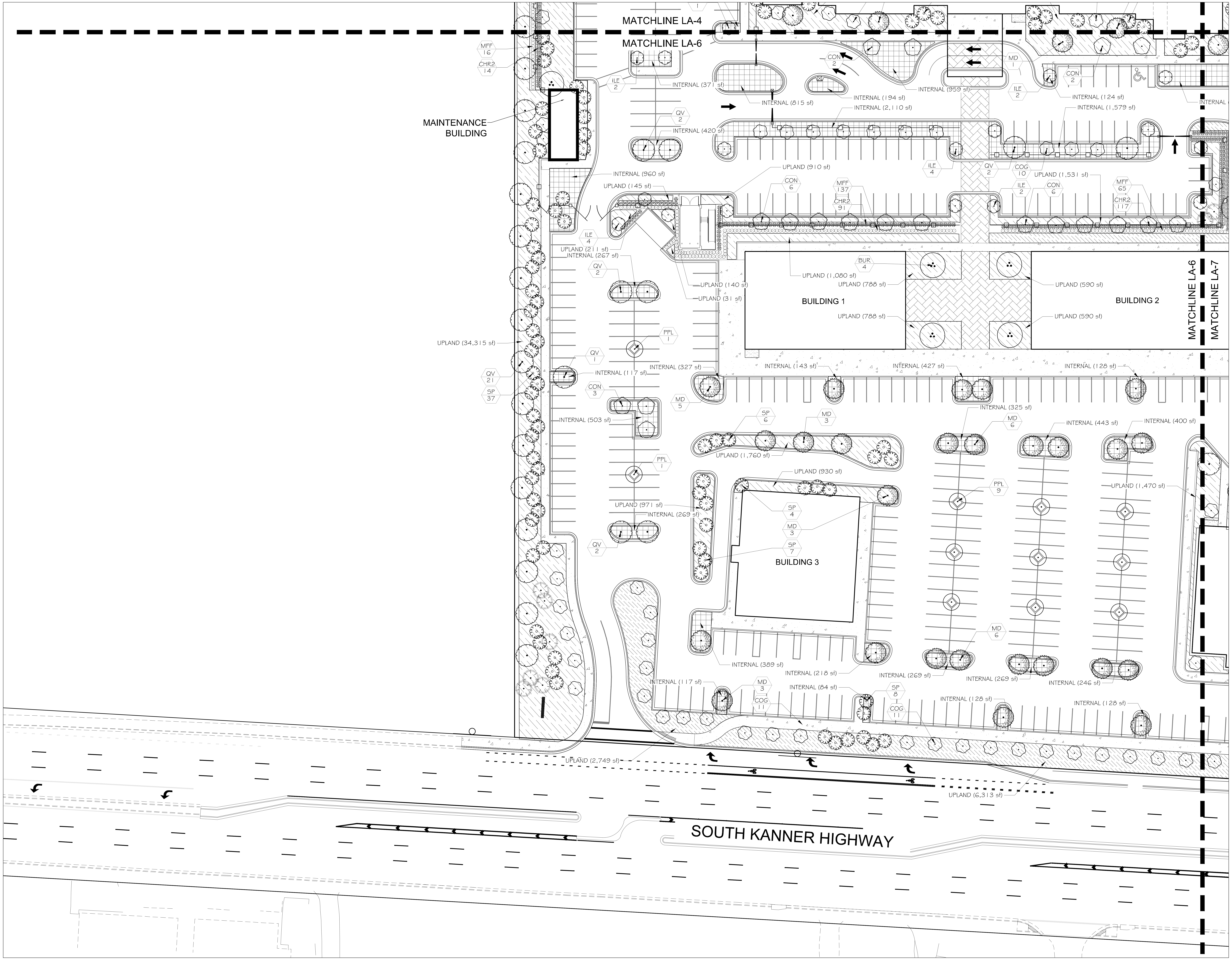
0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer KV
Manager DF
Project Number 20-620
Municipal Number ---
Computer File

Sheet

LA-5


MATCHLINE LA-4
MATCHLINE LA-6
MATCHLINE LA-6
MATCHLINE LA-7
MAINTENANCE BUILDING
BUILDING 1
BUILDING 2
BUILDING 3
SOUTH KANNER HIGHWAY
MFF 16
CHR2 14
ILE 2
INTERNAL (371 sf)
INTERNAL (815 sf)
CON 2
INTERNAL (194 sf)
INTERNAL (2,110 sf)
INTERNAL (959 sf)
MD 1
ILE 2
CON 2
INTERNAL (124 sf)
INTERNAL (1,579 sf)
INTERNAL
QV 2
INTERNAL (420 sf)
INTERNAL (960 sf)
UPLAND (145 sf)
UPLAND (910 sf)
CON 6
MFF 137
CHR2 91
ILE 4
QV 2
COG 10
UPLAND (1,531 sf)
ILE 2
CON 6
MFF 65
CHR2 117
ILE 4
UPLAND (211 sf)
INTERNAL (267 sf)
QV 2
BUR 4
UPLAND (1,080 sf)
UPLAND (788 sf)
UPLAND (140 sf)
UPLAND (31 sf)
UPLAND (788 sf)
UPLAND (590 sf)
UPLAND (590 sf)
UPLAND (34,315 sf)
PPL 1
QV 1
QV 21
SP 37
INTERNAL (117 sf)
INTERNAL (327 sf)
INTERNAL (143 sf)
INTERNAL (427 sf)
INTERNAL (128 sf)
CON 3
MD 5
INTERNAL (503 sf)
INTERNAL (325 sf)
SP 6
MD 3
MD 6
INTERNAL (443 sf)
INTERNAL (400 sf)
UPLAND (1,760 sf)
PPL 1
UPLAND (930 sf)
PPL 9
UPLAND (1,470 sf)
UPLAND (971 sf)
INTERNAL (269 sf)
SP 4
MD 3
SP 7
QV 2
MD 6
INTERNAL (389 sf)
INTERNAL (218 sf)
INTERNAL (269 sf)
INTERNAL (269 sf)
INTERNAL (246 sf)
INTERNAL (117 sf)
MD 3
COG 11
INTERNAL (84 sf)
SP 8
COG 11
INTERNAL (128 sf)
INTERNAL (128 sf)
UPLAND (2,749 sf)
UPLAND (6,313 sf)

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

PROJECT LOCATION
SW Linden ST
S Kanner Hwy
SE Salerno RD
SW Salerno RD
SE Cove RD
SE Federal Hwy
Ronald Reagan Turnpike

Project Team:

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

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KANNER CPUD

Landscape Plan

City of Stuart, Florida

Date	By	Description
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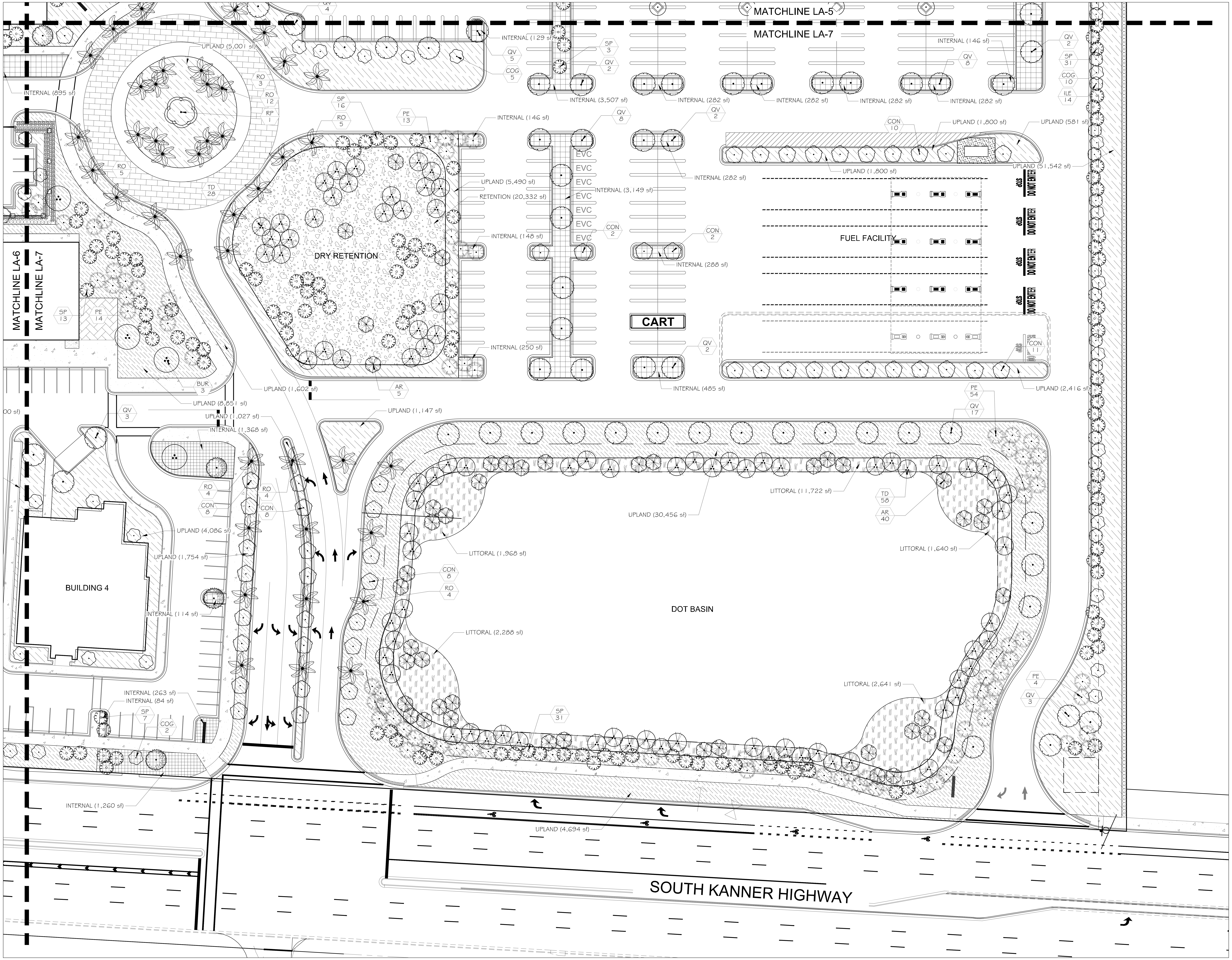
NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	**LA-6**
Project Number	20-620	
Municipal Number	---	
Computer File		


MATCHLINE LA-5
MATCHLINE LA-7
MATCHLINE LA-6
MATCHLINE LA-7
UPLAND (5,001 sf)
INTERNAL (895 sf)
INTERNAL (129 sf)
QV 5
COG 5
SP 3
QV 2
INTERNAL (3,507 sf)
INTERNAL (282 sf)
INTERNAL (282 sf)
INTERNAL (282 sf)
INTERNAL (282 sf)
INTERNAL (146 sf)
QV 8
QV 2
SP 31
COG 10
ILE 14
RO 3
RO 12
RP 1
SP 16
RO 5
PE 13
INTERNAL (146 sf)
QV 8
QV 2
CON 10
UPLAND (1,800 sf)
UPLAND (581 sf)
UPLAND (1,800 sf)
UPLAND (51,542 sf)
RO 5
TD 28
UPLAND (5,490 sf)
RETENTION (20,332 sf)
EVC
INTERNAL (3,149 sf)
INTERNAL (282 sf)
CON 2
CON 2
INTERNAL (148 sf)
INTERNAL (288 sf)
DRY RETENTION
FUEL FACILITY
STOP
DO NOT ENTER
SP 13
PE 14
CART
INTERNAL (250 sf)
QV 2
CON 11
BUR 3
UPLAND (1,602 sf)
AR 5
INTERNAL (485 sf)
UPLAND (2,416 sf)
UPLAND (8,851 sf)
QV 3
UPLAND (1,027 sf)
INTERNAL (1,368 sf)
UPLAND (1,147 sf)
PE 54
QV 17
RO 4
CON 8
RO 4
CON 8
LITTORAL (11,722 sf)
TD 58
AR 40
UPLAND (30,456 sf)
UPLAND (4,086 sf)
UPLAND (1,754 sf)
LITTORAL (1,968 sf)
LITTORAL (1,640 sf)
BUILDING 4
CON 8
RO 4
INTERNAL (114 sf)
DOT BASIN
LITTORAL (2,288 sf)
LITTORAL (2,641 sf)
PE 4
QV 3
INTERNAL (263 sf)
INTERNAL (84 sf)
SP 7
COG 2
SP 31
PE 14
INTERNAL (1,260 sf)
UPLAND (4,694 sf)
SOUTH KANNER HIGHWAY

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

PROJECT LOCATION
SE Ocean Blv
SE Ocean A1a Blv
SE ST Lucie Blv
SW Dyer Point RD
W Murphy RD
SW Palm City RD
SW Federal Hwy
SE Dixie Hwy
SE Christie
SE Monterey RD
S Kanner Hwy
SW Martin Downs Blv
SW Sunset Trl
SW 34 TH ST
SW Mapp RD
SW Cornell Ave
SW Berry Ave
SW All American Blv
SW Martin Hwy
SE Federal Hwy
SE Indian ST
SE Fischer ST
SE Jefferson ST
SE Commerce Ave
SE Waaler ST
SE Pomeroy ST
SE Gran Park Way
SE Salerno RD
SE Willoughby Blv
SE Ebbtide Ave
Jack Ave
SE Cove RD
SE Summerfield Way
SE Ault Ave
SW Linden ST
SE Salerno RD
SW Salerno RD
Ronald Reagan Turnpike
95

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
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Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan

City of Stuart, Florida

Date	By	Description
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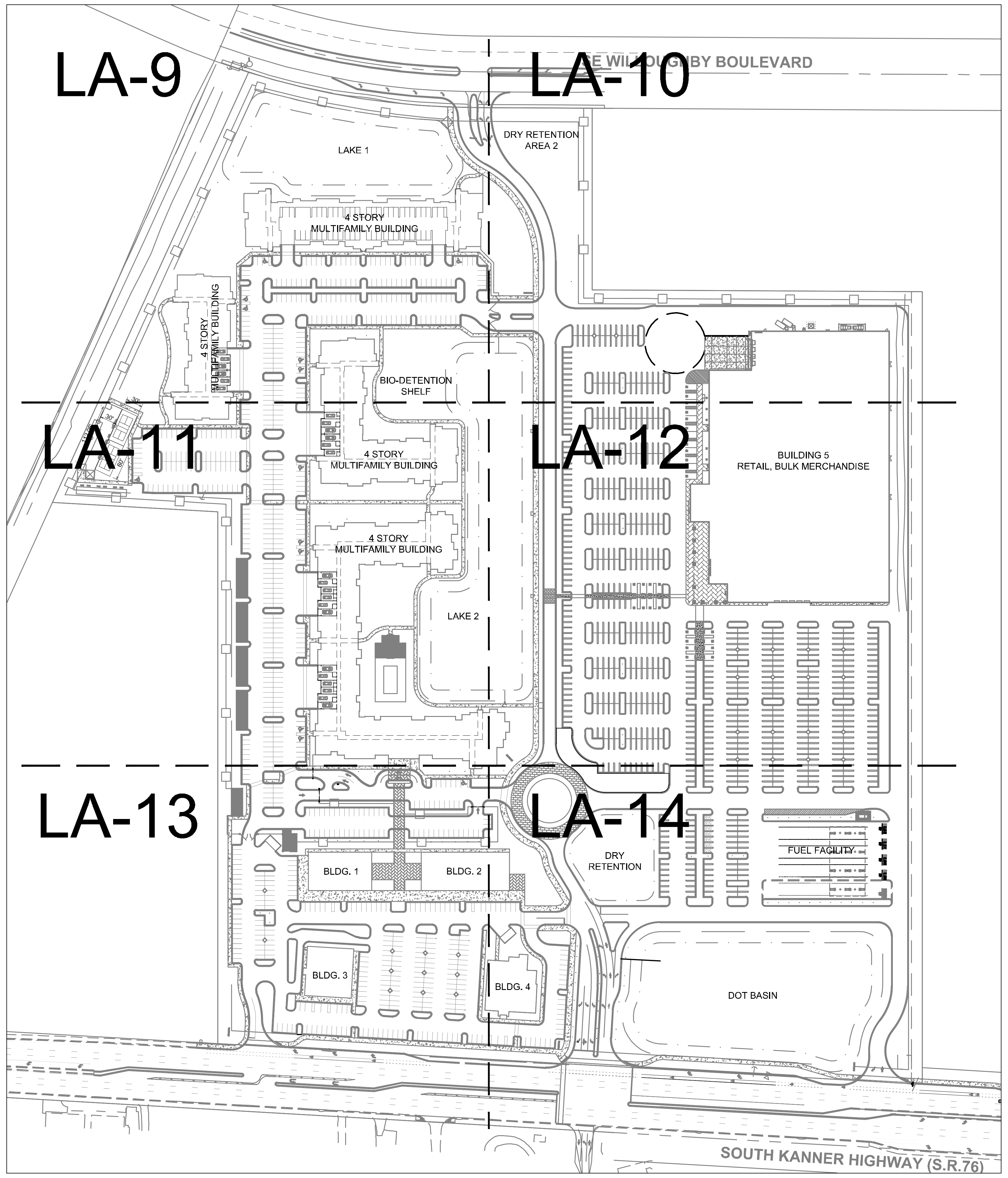
NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	**LA-7**
Project Number	20-620	
Municipal Number	---	
Computer File		


LA-9
LA-10
SE WILLOUGHBY BOULEVARD
LAKE 1
DRY RETENTION AREA 2
4 STORY MULTIFAMILY BUILDING
4 STORY MULTIFAMILY BUILDING
BIO-DETENTION SHELF
LA-11
LA-12
4 STORY MULTIFAMILY BUILDING
BUILDING 5 RETAIL, BULK MERCHANDISE
4 STORY MULTIFAMILY BUILDING
LAKE 2
LA-13
LA-14
DRY RETENTION
FUEL FACILITY
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
DOT BASIN
SOUTH KANNER HIGHWAY (S.R.76)

TAG#	TYPE	DBH	MIT. REQ.
EW-70	Laurel Oak	16	YES - OAK
EW-73	Live Oak	13	YES - OAK
EW-482	Live Oak	7.5	YES - OAK
EW-483	Live Oak	10	YES - OAK
EW-484	Live Oak	12	YES - OAK
EW-485	Live Oak	13	YES - OAK
EW-486	Live Oak	11	YES - OAK
EW-487	Live Oak	8	YES - OAK
EW-488	Live Oak	12	YES - OAK
EW-490	Live Oak	9	YES - OAK
EW-505	Live Oak	9	YES - OAK
EDC-605	OAK	18	YES - OAK
EDC-611	OAK	12	YES - OAK
EDC-612	OAK	16	YES - OAK
EDC-613	OAK	18	YES - OAK
EDC-614	OAK	12	YES - OAK
EDC-615	OAK	6	YES - OAK
EDC-617	OAK	6	YES - OAK
EDC-618	OAK	6	YES - OAK
EDC-619	OAK	12	YES - OAK
EDC-620	OAK	8	YES - OAK
EDC-621	OAK	20	YES - OAK
EDC-651	OAK	12	YES - OAK
EDC-652	OAK	15	YES - OAK
EDC-653	OAK	19	YES - OAK
EDC-657	OAK	16	YES - OAK
EDC-659	OAK	28	YES - OAK
EDC-660	OAK	21	YES - OAK
EDC-661	OAK	15	YES - OAK
EDC-676	OAK	28	YES - OAK
EDC-686	OAK	16	NO
EDC-687	OAK	8	NO
EDC-688	OAK	12	NO
EDC-689	OAK	12	NO
EDC-693	OAK	16	NO
EDC-694	OAK	16	NO
EDC-695	OAK	18	NO
EDC-696	OAK	18	NO
EDC-698	OAK	18	NO
EDC-823	OAK	18	NO
EDC-864	OAK	8	YES - OAK
EDC-865	OAK	30	YES - OAK
EDC-866	OAK	12	YES - OAK
EDC-867	OAK	24	YES - OAK
EDC-868	OAK	6	YES - OAK
EDC-869	OAK	12	YES - OAK
EDC-870	OAK	36	YES - OAK
EDC-884	OAK	24	NO
EDC-885	OAK	16	NO
EDC-886	OAK	16	NO
EDC-887	OAK	12	NO
EDC-888	OAK	16	NO
EDC-889	OAK	18	NO
EDC-890	OAK	12	NO
EDC-891	OAK	12	NO
EDC-892	OAK	18	NO
EDC-893	OAK	12	NO
EDC-894	OAK	12	NO
EDC-895	OAK	12	NO
EDC-896	OAK	12	NO
EDC-897	OAK	12	NO
EDC-898	OAK	14	NO
EDC-899	OAK	14	YES - OAK
EDC-900	OAK	18	YES - OAK
EDC-970	OAK	21	YES - OAK
EDC-993	OAK	6	YES - OAK
EDC-994	OAK	6	YES - OAK
EDC-995	OAK	6	YES - OAK
EDC-996	OAK	6	YES - OAK
EDC-997	OAK	6	YES - OAK
EDC-1,032	OAK	10	YES - OAK
EDC-1,057	OAK	6	YES - OAK
EDC-1,058	OAK	6	YES - OAK
EDC-1,059	OAK	9	YES - OAK
EDC-1,063	OAK	7	YES - OAK
EDC-1,064	OAK	7	YES - OAK
EDC-1,065	OAK	7	YES - OAK
EDC-1,066	OAK	7	YES - OAK
EDC-2,001	OAK	14	YES - OAK
EDC-2,002	OAK	18	YES - OAK
EDC-2,005	OAK	8	YES - OAK
EDC-2,007	OAK	18	YES - OAK
EDC-2,008	OAK	12	YES - OAK
EDC-2,009	OAK	24	YES - OAK
EDC-2,010	OAK	18	YES - OAK
EDC-2,012	OAK	24	YES - OAK
EDC-2,013	OAK	12	YES - OAK
EDC-2,015	OAK	12	YES - OAK
EDC-2,017	OAK	6	YES - OAK
EDC-2,018	OAK	18	YES - OAK
EDC-2,020	OAK	24	YES - OAK
EDC-2,021	OAK	24	YES - OAK
EDC-2,254	OAK	12	YES - OAK
EDC-2,336	OAK	12	YES - OAK
EDC-11,102	OAK	12	YES - OAK
EDC-11,103	OAK	20	YES - OAK
EDC-50,076	OAK	9	YES - OAK
EDC-50,181	OAK	14	YES - OAK
EDC-50,257	OAK	10	YES - OAK
EDC-50,265	OAK	9	YES - OAK
EDC-50,277	OAK	6	YES - OAK
EDC-50,324	OAK	8	YES - OAK
EDC-50,325	OAK	8	YES - OAK
EDC-50,326	OAK	8	YES - OAK
EDC-50,327	OAK	8	YES - OAK
EDC-50,328	OAK	12	YES - OAK
EDC-50,330	OAK	6	YES - OAK
EDC-50,331	OAK	7	YES - OAK
EDC-50,336	OAK	7	YES - OAK
EDC-50,340	OAK	8	YES - OAK
EDC-50,366	OAK	7	YES - OAK
EDC-50,367	OAK	6	YES - OAK
EDC-50,369	OAK	6	YES - OAK
EDC-50,448	OAK	7	YES - OAK
EDC-50,450	OAK	9	YES - OAK
EDC-50,451	OAK	6	YES - OAK
EDC-50,452	OAK	8	YES - OAK
EDC-50,453	OAK	10	YES - OAK
EDC-50,455	OAK	6	YES - OAK
EDC-50,456	OAK	6	YES - OAK
EDC-50,457	OAK	6	YES - OAK
EDC-50,461	OAK	7	YES - OAK
EDC-50,462	OAK	7	YES - OAK
EDC-50,466	OAK	10	YES - OAK
EDC-50,472	OAK	6	YES - OAK
EDC-50,475	OAK	7	YES - OAK
EDC-50,487	OAK	6	YES - OAK
EDC-50,488	OAK	7	YES - OAK
EDC-50,489	OAK	9	YES - OAK
EDC-50,490	OAK	6	YES - OAK
EDC-50,492	OAK	6	YES - OAK
EDC-50,493	OAK	6	YES - OAK
EDC-50,494	OAK	6	YES - OAK
EDC-50,748	OAK	6	YES - OAK
EDC-50,749	OAK	8	YES - OAK
EDC-55,175	OAK	6	YES - OAK
EDC-55,268	OAK	16	YES - OAK
EDC-55,269	OAK	17	YES - OAK
EDC-55,271	OAK	16	YES - OAK
EDC-55,272	OAK	7	YES - OAK
EDC-55,273	OAK	20	YES - OAK
EW-2	Slash Pine	13	YES -PINE
EW-3	Slash Pine	15	YES -PINE
EW-60	Slash Pine	13	YES -PINE
EW-63	Slash Pine	11	YES -PINE
EW-64	Slash Pine	14	YES -PINE
EW-65	Slash Pine	17	YES -PINE
EW-66	Slash Pine	14	YES -PINE
EW-67	Slash Pine	14	YES -PINE
EW-68	Slash Pine	10	YES -PINE
EW-69	Slash Pine	12	YES -PINE
EW-71	Slash Pine	19	YES -PINE
EW-72	Slash Pine	15	YES -PINE
EW-73	Slash Pine	14	YES -PINE
EW-75	Slash Pine	16	YES -PINE
EW-76	Slash Pine	22	YES -PINE
EW-77	Slash Pine	11	YES -PINE
EW-78	Slash Pine	16	YES -PINE
EW-214	Slash Pine	22	YES -PINE
EW-215	Slash Pine	10	YES -PINE
EW-216	Slash Pine	12	YES -PINE
EW-217	Slash Pine	13	YES -PINE
EW-218	Slash Pine	12	YES -PINE
EW-219	Slash Pine	13	YES -PINE
EW-220	Slash Pine	10	YES -PINE
EW-221	Slash Pine	15	YES -PINE
EW-222	Slash Pine	14	YES -PINE
EW-223	Slash Pine	13	YES -PINE
EW-224	Slash Pine	10.5	YES -PINE
EW-225	Slash Pine	12	YES -PINE
EW-226	Slash Pine	14	YES -PINE
EW-229	Slash Pine	11	YES -PINE
EW-230	Slash Pine	12	YES -PINE
EW-303	Slash Pine	14	YES -PINE
EW-337	Slash Pine	13	YES -PINE
EW-338	Slash Pine	12	YES -PINE
EW-339	Slash Pine	13	YES -PINE
EW-340	Slash Pine	12	YES -PINE
EW-348	Slash Pine	14	YES -PINE
EW-354	Slash Pine	16.5	YES -PINE
EW-361	Slash Pine	10	YES -PINE
EW-362	Slash Pine	19	YES -PINE
EW-363	Slash Pine	18	YES -PINE
EW-364	Slash Pine	20	YES -PINE
EW-365	Slash Pine	10	YES -PINE
EW-366	Slash Pine	21	YES -PINE
EW-367	Slash Pine	19	YES -PINE
EW-368	Slash Pine	12	YES -PINE
EW-369	Slash Pine	12	YES -PINE
EW-370	Slash Pine	13	YES -PINE
EW-371	Slash Pine	10	YES -PINE
EW-372	Slash Pine	14	YES -PINE
EW-373	Slash Pine	15	YES -PINE
EW-374	Slash Pine	10	YES -PINE
EW-375	Slash Pine	12	YES -PINE
EW-376	Slash Pine	10	YES -PINE
EW-377	Slash Pine	12	YES -PINE
EW-378	Slash Pine	10	YES -PINE
EW-379	Slash Pine	10	YES -PINE
EW-380	Slash Pine	14	YES -PINE
EW-381	Slash Pine	12	YES -PINE
EW-382	Slash Pine	10	YES -PINE
EW-383	Slash Pine	10	YES -PINE
EW-384	Slash Pine	11	YES -PINE
EW-385	Slash Pine	14	YES -PINE
EW-386	Slash Pine	11	YES -PINE
EW-387	Slash Pine	11	YES -PINE
EW-388	Slash Pine	14	YES -PINE
EW-389	Slash Pine	17	YES -PINE
EW-390	Slash Pine	10	YES -PINE
EW-391	Slash Pine	11	YES -PINE
EW-393	Slash Pine	17	YES -PINE
EW-394	Slash Pine	12	YES -PINE
EW-395	Slash Pine	13	YES -PINE

TAG#	TYPE	DBH	MIT. REQ.
EW-396	Slash Pine	10	YES -PINE
EW-397	Slash Pine	11	YES -PINE
EW-398	Slash Pine	11	YES -PINE
EW-399	Slash Pine	12	YES -PINE
EW-400	Slash Pine	18	YES -PINE
EW-401	Slash Pine	10	YES -PINE
EW-402	Slash Pine	11	YES -PINE
EW-403	Slash Pine	12	YES -PINE
EW-404	Slash Pine	11	YES -PINE
EW-405	Slash Pine	12	YES -PINE
EW-406	Slash Pine	10	YES -PINE
EW-420	Slash Pine	24	YES -PINE
EW-421	Slash Pine	18	YES -PINE
EW-422	Slash Pine	16	YES -PINE
EW-423	Slash Pine	18	YES -PINE
EW-424	Slash Pine	17	YES -PINE
EW-425	Slash Pine	16	YES -PINE
EW-426	Slash Pine	12	YES -PINE
EW-427	Slash Pine	16	YES -PINE
EW-428	Slash Pine	13	YES -PINE
EW-429	Slash Pine	13	YES -PINE
EW-430	Slash Pine	13	YES -PINE
EW-431	Slash Pine	13	YES -PINE
EW-432	Slash Pine	13	YES -PINE
EW-433	Slash Pine	11	YES -PINE
EW-434	Slash Pine	18	YES -PINE
EW-435	Slash Pine	17	YES -PINE
EW-436	Slash Pine	12	YES -PINE
EW-437	Slash Pine	12	YES -PINE
EW-438	Slash Pine	19	YES -PINE
EW-439	Slash Pine	16	YES -PINE
EW-440	Slash Pine	16	YES -PINE
EW-441	Slash Pine	13	YES -PINE
EW-442	Slash Pine	20.5	YES -PINE
EW-443	Slash Pine	10	YES -PINE
EW-444	Slash Pine	13	YES -PINE
EW-445	Slash Pine	14	YES -PINE
EW-446	Slash Pine	16	YES -PINE
EW-447	Slash Pine	13	YES -PINE
EW-448	Slash Pine	10	YES -PINE
EW-449	Slash Pine	12	YES -PINE
EW-450	Slash Pine	14.5	YES -PINE
EW-451	Slash Pine	12	YES -PINE
EW-452	Slash Pine	11	YES -PINE
EW-453	Slash Pine	13	YES -PINE
EW-454	Slash Pine	11	YES -PINE
EW-455	Slash Pine	11	YES -PINE
EW-456	Slash Pine	13	YES -PINE
EW-457	Slash Pine	13	YES -PINE
EW-458	Slash Pine	10.5	YES -PINE
EW-459	Slash Pine	15	YES -PINE
EW-460	Slash Pine	10	YES -PINE
EW-461	Slash Pine	10	YES -PINE
EW-462	Slash Pine	10	YES -PINE
EW-463	Slash Pine	11	YES -PINE
EW-464	Slash Pine	10	YES -PINE
EW-465	Slash Pine	13	YES -PINE
EW-466	Slash Pine	14	YES -PINE
EW-467	Slash Pine	13	YES -PINE
EW-468	Slash Pine	11	YES -PINE
EW-470	Slash Pine	10	YES -PINE
EW-471	Slash Pine	11	YES -PINE
EW-472	Slash Pine	10	YES -PINE
EW-473	Slash Pine	12	YES -PINE
EW-474	Slash Pine	10	YES -PINE
EW-475	Slash Pine	11	YES -PINE
EW-476	Slash Pine	11	YES -PINE
EW-477	Slash Pine	13	YES -PINE
EW-478	Slash Pine	15	YES -PINE
EW-479	Slash Pine	14	YES -PINE
EW-480	Slash Pine	12	YES -PINE
EW-482	Slash Pine	12	YES -PINE
EW-489	Slash Pine	16	YES -PINE
EW-491	Slash Pine	15	YES -PINE
EW-492	Slash Pine	15	YES -PINE
EW-493	Slash Pine	18	YES -PINE
EW-494	Slash Pine	17	YES -PINE
EW-495	Slash Pine	10	YES -PINE
EW-496	Slash Pine	12	YES -PINE
EW-497	Slash Pine	10	YES -PINE
EW-498	Slash Pine	10	YES -PINE
EW-499	Slash Pine	18	YES -PINE
EW-500	Slash Pine	17.5	YES -PINE
EW-501	Slash Pine	15	YES -PINE
EW-502	Slash Pine	11	YES -PINE
EW-503	Slash Pine	12	YES -PINE
EW-504	Slash Pine	16	YES -PINE
EW-505	Slash Pine	13	YES -PINE
EW-507	Slash Pine	15	YES -PINE
EW-508	Slash Pine	13	YES -PINE
EW-509	Slash Pine	29	YES -PINE
EW-515	Slash Pine	11	YES -PINE
EW-516	Slash Pine	12	YES -PINE
EW-517	Slash Pine	11	YES -PINE
EW-518	Slash Pine	11	YES -PINE
EW-519	Slash Pine	12	YES -PINE
EW-520	Slash Pine	12	YES -PINE
EW-521	Slash Pine	16	YES -PINE
EW-522	Slash Pine	12	YES -PINE
EW-524	Slash Pine	15	YES -PINE
EW-525	Slash Pine	15	YES -PINE
EW-526	Slash Pine	11	YES -PINE
EW-527	Slash Pine	10	YES -PINE
EW-528	Slash Pine	11	YES -PINE
EW-529	Slash Pine	13	YES -PINE
EW-963	Slash Pine	16	YES -PINE
EDC-506	PINE	18	YES -PINE
EDC-507	PINE	15	YES -PINE
EDC-508	PINE	12	YES -PINE
EDC-509	PINE	18	YES -PINE
EDC-517	PINE	16	YES -PINE
EDC-519	PINE	18	YES -PINE
EDC-522	PINE	15	YES -PINE
EDC-525	PINE	15	YES -PINE
EDC-526	PINE	11	YES -PINE
EDC-527	PINE	11	YES -PINE
EDC-528	PINE	11	YES -PINE
EDC-529	PINE	16	YES -PINE
EDC-530	PINE	10	YES -PINE
EDC-533	PINE	12	YES -PINE
EDC-535	PINE	11	YES -PINE
EDC-537	PINE	15	YES -PINE
EDC-538	PINE	11	YES -PINE
EDC-539	PINE	11	YES -PINE
EDC-542	PINE	11	YES -PINE
EDC-543	PINE	14	YES -PINE
EDC-544	PINE	12	YES -PINE
EDC-546	PINE	14	YES -PINE
EDC-550	PINE	10	YES -PINE
EDC-560	PINE	13	YES -PINE
EDC-562	PINE	11	YES -PINE
EDC-563	PINE	14	YES -PINE
EDC-566	PINE	14	YES -PINE
EDC-568	PINE	13	YES -PINE
EDC-569	PINE	14	YES -PINE
EDC-571	PINE	11	YES -PINE
EDC-575	PINE	13	YES -PINE
EDC-578	PINE	10	YES -PINE
EDC-580	PINE	11	YES -PINE
EDC-581	PINE	13	YES -PINE
EDC-582	PINE	12	YES -PINE
EDC-583	PINE	11	YES -PINE
EDC-589	PINE	12	YES -PINE
EDC-591	PINE	11	YES -PINE
EDC-595	PINE	12	YES -PINE
EDC-596	PINE	19	YES -PINE
EDC-601	PINE	16	YES -PINE
EDC-602	PINE	16	YES -PINE
EDC-603	PINE	16	YES -PINE
EDC-604	PINE	16	YES -PINE
EDC-606	PINE	20	YES -PINE
EDC-607	PINE	15	YES -PINE
EDC-616	PINE	24	YES -PINE
EDC-622	PINE	14	YES -PINE
EDC-623	PINE	14	YES -PINE
EDC-624	PINE	20	YES -PINE
EDC-625	PINE	18	YES -PINE
EDC-626	PINE	15	YES -PINE
EDC-627	PINE	14	YES -PINE
EDC-628	PINE	13	YES -PINE
EDC-629	PINE	16	YES -PINE
EDC-631	PINE	11	YES -PINE
EDC-632	PINE	12	YES -PINE
EDC-635	PINE	12	YES -PINE
EDC-637	PINE	12	YES -PINE
EDC-638	PINE	18	YES -PINE
EDC-639	PINE	11	YES -PINE
EDC-640	PINE	12	YES -PINE
EDC-641	PINE	18	YES -PINE
EDC-643	PINE	17	YES -PINE
EDC-644	PINE	14	YES -PINE
EDC-654	PINE	15	YES -PINE
EDC-655	PINE	17	YES -PINE
EDC-656	PINE	14	YES -PINE
EDC-658	PINE	17	YES -PINE
EDC-672	PINE	14	YES -PINE
EDC-679	PINE	11	YES -PINE
EDC-826	PINE	12	YES -PINE
EDC-829	PINE	20	YES -PINE
EDC-830	PINE	24	YES -PINE
EDC-836	PINE S	10	YES -PINE
EDC-837	PINE S	14	YES -PINE
EDC-848	PINE S	10	YES -PINE
EDC-850	PINE S	10	YES -PINE
EDC-883	PINE	15	YES -PINE
EDC-902	PINE	21	YES -PINE
EDC-905	PINE	13	YES -PINE
EDC-906	PINE	13	YES -PINE
EDC-907	PINE	13	YES -PINE
EDC-908	PINE	16	YES -PINE
EDC-909	PINE	15	YES -PINE
EDC-913	PINE	10	YES -PINE
EDC-916	PINE	10	YES -PINE
EDC-917	PINE	10	YES -PINE
EDC-919	PINE	10	YES -PINE
EDC-922	PINE	11	YES -PINE
EDC-923	PINE	13	YES -PINE
EDC-924	PINE	13	YES -PINE
EDC-927	PINE	15	YES -PINE
EDC-930	PINE	11	YES -PINE
EDC-948	PINE	12	YES -PINE
EDC-949	PINE	12	YES -PINE
EDC-950	PINE	13	YES -PINE
EDC-951	PINE	12	YES -PINE
EDC-956	PINE	11	YES -PINE
EDC-957	PINE	12	YES -PINE
EDC-958	PINE	10	YES -PINE
EDC-972	PINE	12	YES -PINE
EDC-974	PINE	13	YES -PINE
EDC-981	PINE	11	YES -PINE
EDC-986	PINE	11	YES -PINE
EDC-988	PINE	17	YES -PINE
EDC-998	PINE	12	YES -PINE
EDC-1,006	PINE	12	YES -PINE
EDC-1,010	PINE	11	YES -PINE
EDC-1,011	PINE S	12	YES -PINE
EDC-1,012	PINE S	13	YES -PINE

TAG#	TYPE	DBH	MIT. REQ.
EDC-1,013	PINE S	11	YES -PINE
EDC-1,016	PINE S	11	YES -PINE
EDC-1,017	PINE	16	YES -PINE
EDC-1,018	PINE	18	YES -PINE
EDC-1,019	PINE	13	YES -PINE
EDC-1,020	PINE	11	YES -PINE
EDC-1,021	PINE	13	YES -PINE
EDC-1,033	PINE	18	YES -PINE
EDC-1,042	PINE S	11	YES -PINE
EDC-1,048	PINE	13	YES -PINE
EDC-1,049	PINE	14	YES -PINE
EDC-1,050	PINE	14	YES -PINE
EDC-1,051	PINE	13	YES -PINE
EDC-1,052	PINE	15	YES -PINE
EDC-1,053	PINE	13	YES -PINE
EDC-1,054	PINE	12	YES -PINE
EDC-1,055	PINE	14	YES -PINE
EDC-1,060	PINE	12	YES -PINE
EDC-1,062	PINE	15	YES -PINE
EDC-1,067	PINE	17	YES -PINE
EDC-1,068	PINE	16	YES -PINE
EDC-1,071	PINE	13	YES -PINE
EDC-1,072	PINE	11	YES -PINE
EDC-1,073	PINE	11	YES -PINE
EDC-1,074	PINE	12	YES -PINE
EDC-1,075	PINE S	11	YES -PINE
EDC-1,077	PINE	11	YES -PINE
EDC-1,091	PINE	10	YES -PINE
EDC-1,092	PINE	14	YES -PINE
EDC-1,094	PINE	12	YES -PINE
EDC-1,097	PINE	11	YES -PINE
EDC-1,099	PINE	12	YES -PINE
EDC-2,006	PINE	16	YES -PINE
EDC-2,014	PINE	17	YES -PINE
EDC-2,031	PINE	12	YES -PINE
EDC-2,038	PINE	24	YES -PINE
EDC-2,040	PINE	15	YES -PINE
EDC-2,041	PINE	20	YES -PINE
EDC-2,045	PINE	20	YES -PINE
EDC-2,051	PINE	14	YES -PINE
EDC-2,052	PINE	14	YES -PINE
EDC-2,054	PINE	16	YES -PINE
EDC-2,055	PINE	16	YES -PINE
EDC-2,056	PINE	16	YES -PINE
EDC-2,057	PINE	18	YES -PINE
EDC-2,059	PINE	20	YES -PINE
EDC-2,062	PINE	18	YES -PINE
EDC-2,063	PINE	10	YES -PINE
EDC-2,064	PINE	20	YES -PINE
EDC-2,065	PINE	18	YES -PINE
EDC-2,070	PINE	20	YES -PINE
EDC-2,073	PINE	12	YES -PINE
EDC-2,074	PINE	20	YES -PINE
EDC-2,076	PINE	24	YES -PINE
EDC-2,078	PINE	14	YES -PINE
EDC-2,079	PINE	14	YES -PINE
EDC-2,081	PINE	18	YES -PINE
EDC-2,083	PINE	12	YES -PINE
EDC-2,086	PINE	12	YES -PINE
EDC-2,088	PINE	12	YES -PINE
EDC-2,090	PINE	18	YES -PINE
EDC-2,091	PINE	18	YES -PINE
EDC-2,093	PINE	15	YES -PINE
EDC-2,095	PINE	15	YES -PINE
EDC-2,097	PINE	10	YES -PINE
EDC-2,099	PINE	14	YES -PINE
EDC-2,100	PINE	18	YES -PINE
EDC-2,102	PINE	12	YES -PINE
EDC-2,103	PINE	16	YES -PINE
EDC-2,105	PINE	12	YES -PINE
EDC-2,106	PINE	12	YES -PINE
EDC-2,110	PINE	12	YES -PINE
EDC-2,113	PINE	12	YES -PINE
EDC-2,114	PINE	12	YES -PINE
EDC-2,117	PINE	20	YES -PINE
EDC-2,118	PINE	12	YES -PINE
EDC-2,119	PINE	12	YES -PINE
EDC-2,120	PINE	12	YES -PINE
EDC-2,121	PINE	20	YES -PINE
EDC-2,132	PINE	12	YES -PINE
EDC-2,133	PINE	12	YES -PINE
EDC-2,134	PINE	18	YES -PINE
EDC-2,138	PINE	18	YES -PINE
EDC-2,141	PINE	20	YES -PINE
EDC-2,145	PINE	15	YES -PINE
EDC-2,146	PINE	15	YES -PINE
EDC-2,149	PINE	15	YES -PINE
EDC-2,155	PINE	18	YES -PINE
EDC-2,158	PINE	13	YES -PINE
EDC-2,159	PINE	13	YES -PINE
EDC-2,161	PINE	16	YES -PINE
EDC-2,162	PINE	16	YES -PINE
EDC-2,165	PINE	12	YES -PINE
EDC-2,169	PINE	12	YES -PINE
EDC-2,170	PINE	24	YES -PINE
EDC-2,172	PINE	18	YES -PINE
EDC-2,173	PINE	20	YES -PINE
EDC-2,175	PINE	20	YES -PINE
EDC-2,176	PINE	20	YES -PINE
EDC-2,178	PINE	20	YES -PINE
EDC-2,180	PINE	15	YES -PINE
EDC-2,181	PINE	30	YES -PINE
EDC-2,182	PINE	16	YES -PINE
EDC-2,184	PINE	18	YES -PINE
EDC-2,185	PINE	12	YES -PINE
EDC-2,186	PINE	18	YES -PINE
EDC-2,187	PINE	28	YES -PINE
EDC-2,189	PINE	10	YES -PINE
EDC-2,191	PINE	18	YES -PINE
EDC-2,192	PINE	18	YES -PINE
EDC-2,197	PINE	20	YES -PINE
EDC-2,198	PINE	30	YES -PINE
EDC-2,199	PINE	20	YES -PINE
EDC-2,201	PINE	15	YES -PINE
EDC-2,202	PINE	20	YES -PINE
EDC-2,203	PINE	16	YES -PINE
EDC-2,205	PINE	16	YES -PINE
EDC-2,208	PINE	20	YES -PINE
EDC-2,209	PINE	24	YES -PINE
EDC-2,210	PINE	24	YES -PINE
EDC-2,211	PINE	18	YES -PINE
EDC-2,213	PINE	30	YES -PINE
EDC-2,214	PINE	12	YES -PINE
EDC-2,215	PINE	16	YES -PINE
EDC-2,219	PINE	12	YES -PINE
EDC-2,220	PINE	18	YES -PINE
EDC-2,222	PINE	18	YES -PINE
EDC-2,224	PINE	18	YES -PINE
EDC-2,227	PINE	12	YES -PINE
EDC-2,229	PINE	14	YES -PINE
EDC-2,230	PINE	18	YES -PINE
EDC-2,233	PINE	16	YES -PINE
EDC-2,235	PINE	12	YES -PINE
EDC-2,236	PINE	12	YES -PINE
EDC-2,238	PINE	12	YES -PINE
EDC-2,240	PINE	15	YES -PINE
EDC-2,244	PINE	18	YES -PINE
EDC-2,247	PINE	12	YES -PINE
EDC-2,248	PINE	10	YES -PINE
EDC-2,249	PINE	12	YES -PINE
EDC-2,250	PINE	12	YES -PINE
EDC-2,252	PINE	20	YES -PINE
EDC-2,253	PINE	18	YES -PINE
EDC-2,255	PINE	18	YES -PINE
EDC-2,259	PINE	12	YES -PINE
EDC-2,261	PINE	12	YES -PINE
EDC-2,263	PINE	10	YES -PINE
EDC-2,265	PINE	10	YES -PINE
EDC-2,269	PINE	14	YES -PINE
EDC-2,270	PINE	10	YES -PINE
EDC-2,271	PINE	12	YES -PINE
EDC-2,273	PINE	15	YES -PINE
EDC-2,277	PINE	10	YES -PINE
EDC-2,279	PINE	14	YES -PINE
EDC-2,281	PINE	10	YES -PINE
EDC-2,282	PINE	12	YES -PINE
EDC-2,283	PINE	14	YES -PINE
EDC-2,284	PINE	20	YES -PINE
EDC-2,286	PINE	14	YES -PINE
EDC-2,288	PINE	18	YES -PINE
EDC-2,289	PINE	12	YES -PINE
EDC-2,291	PINE	14	YES -PINE
EDC-2,292	PINE	10	YES -PINE
EDC-2,294	PINE	10	YES -PINE
EDC-2,295	PINE	12	YES -PINE
EDC-2,296	PINE	15	YES -PINE
EDC-2,299	PINE	18	YES -PINE
EDC-2,301	PINE	15	YES -PINE
EDC-2,302	PINE	12	YES -PINE
EDC-2,303	PINE	15	YES -PINE
EDC-2,305	PINE	15	YES -PINE
EDC-2,308	PINE	12	YES -PINE
EDC-2,309	PINE	12	YES -PINE
EDC-2,310	PINE	18	YES -PINE
EDC-2,312	PINE	12	YES -PINE
EDC-2,313	PINE	15	YES -PINE
EDC-2,314	PINE	10	YES -PINE
EDC-2,315	PINE	16	YES -PINE
EDC-2,316	PINE	18	YES -PINE
EDC-2,319	PINE	12	YES -PINE
EDC-2,334	PINE	30	YES -PINE
EDC-2,335	PINE	30	YES -PINE
EDC-50,071	PINE	12	YES -PINE
EDC-50,072	PINE	10	YES -PINE
EDC-50,074	PINE	11	YES -PINE
EDC-50,075	PINE	11	YES -PINE
EDC-50,079	PINE	12	YES -PINE
EDC-50,082	PINE	12	YES -PINE
EDC-50,083	PINE	10	YES -PINE
EDC-50,091	PINE	10	YES -PINE
EDC-50,100	PINE	12	YES -PINE
EDC-50,101	PINE	10	YES -PINE
EDC-50,102	PINE	10	YES -PINE
EDC-50,103	PINE	12	YES -PINE
EDC-50,106	PINE	11	YES -PINE
EDC-50,107	PINE	11	YES -PINE
EDC-50,108	PINE	13	YES -PINE
EDC-50,109	PINE	18	YES -PINE
EDC-50,110	PINE	18	YES -PINE
EDC-50,111	PINE	16	YES -PINE
EDC-50,114	PINE	11	YES -PINE
EDC-50,115	PINE	11	YES -PINE
EDC-50,116	PINE	14	YES -PINE
EDC-50,123	PINE	16	YES -PINE
EDC-50,125	PINE	15	YES -PINE
EDC-50,126	PINE	17	YES -PINE
EDC-50,127	PINE	14	YES -PINE
EDC-50,130	PINE	13	YES -PINE
EDC-50,131	PINE	11	YES -PINE
EDC-50,136	PINE	11	YES -PINE
EDC-50,140	PINE	13	YES -PINE
EDC-50,143	PINE	10	YES -PINE
EDC-50,144	PINE	18	YES -PINE
EDC-50,147	PINE	15	YES -PINE
EDC-50,148	PINE	10	YES -PINE
EDC-50,149	PINE	13	YES -PINE

TAG#	TYPE	DBH	MIT. REQ.
EDC-50,150	PINE	10	YES -PINE
EDC-50,152	PINE	12	YES -PINE
EDC-50,153	PINE	12	YES -PINE
EDC-50,156	PINE	15	YES -PINE
EDC-50,157	PINE	11	YES -PINE
EDC-50,158	PINE	15	YES -PINE
EDC-50,162	PINE	10	YES -PINE
EDC-50,163	PINE	14	YES -PINE
EDC-50,168	PINE	10	YES -PINE
EDC-50,169	PINE	11	YES -PINE
EDC-50,170	PINE	12	YES -PINE
EDC-50,171	PINE	12	YES -PINE
EDC-50,173	PINE	10	YES -PINE
EDC-50,174	PINE	10	YES -PINE
EDC-50,176	PINE	14	YES -PINE
EDC-50,177	PINE	12	YES -PINE
EDC-50,178	PINE	10	YES -PINE
EDC-50,179	PINE	10	YES -PINE
EDC-50,180	PINE	15	YES -PINE
EDC-50,182	PINE	12	YES -PINE
EDC-50,183	PINE	11	YES -PINE
EDC-50,185	PINE	15	YES -PINE
EDC-50,186	PINE	15	YES -PINE
EDC-50,187	PINE	11	YES -PINE
EDC-50,190	PINE	10	YES -PINE
EDC-50,192	PINE	12	YES -PINE
EDC-50,193	PINE	12	YES -PINE
EDC-50,194	PINE	10	YES -PINE
EDC-50,203	PINE	18	YES -PINE
EDC-50,205	PINE	15	YES -PINE
EDC-50,206	PINE	10	YES -PINE
EDC-50,207	PINE	12	YES -PINE
EDC-50,208	PINE	15	YES -PINE
EDC-50,209	PINE	16	YES -PINE
EDC-50,210	PINE	19	YES -PINE
EDC-50,216	PINE	15	YES -PINE
EDC-50,217	PINE	18	YES -PINE
EDC-50,222	PINE	11	YES -PINE
EDC-50,223	PINE	18	YES -PINE
EDC-50,225	PINE	15	YES -PINE
EDC-50,226	PINE	15	YES -PINE
EDC-50,228	PINE	16	YES -PINE
EDC-50,230	PINE	16	YES -PINE
EDC-50,232	PINE	18	YES -PINE
EDC-50,233	PINE	16	YES -PINE
EDC-50,235	PINE	10	YES -PINE
EDC-50,236	PINE	11	YES -PINE
EDC-50,237	PINE	11	YES -PINE
EDC-50,238	PINE	13	YES -PINE
EDC-50,239	PINE	15	YES -PINE
EDC-50,240	PINE	12	YES -PINE
EDC-50,242	PINE	10	YES -PINE
EDC-50,243	PINE	11	YES -PINE
EDC-50,244	PINE	10	YES -PINE
EDC-50,245	PINE	11	YES -PINE
EDC-50,247	PINE	12	YES -PINE
EDC-50,248	PINE	12	YES -PINE
EDC-50,250	PINE	10	YES -PINE
EDC-50,251	PINE	12	YES -PINE
EDC-50,252	PINE	11	YES -PINE
EDC-50,254	PINE	12	YES -PINE
EDC-50,255	PINE	17	YES -PINE
EDC-50,256	PINE	13	YES -PINE
EDC-50,258	PINE	13	YES -PINE
EDC-50,259	PINE	13	YES -PINE
EDC-50,260	PINE	12	YES -PINE
EDC-50,261	PINE	14	YES -PINE
EDC-50,262	PINE	12	YES -PINE
EDC-50,263	PINE	10	YES -PINE
EDC-50,264	PINE	12	YES -PINE
EDC-50,266	PINE	13	YES -PINE
EDC-50,267	PINE	12	YES -PINE
EDC-50,268	PINE	12	YES -PINE
EDC-50,269	PINE	10	YES -PINE
EDC-50,271	PINE	12	YES -PINE
EDC-50,272	PINE	13	YES -PINE
EDC-50,273	PINE	10	YES -PINE
EDC-50,274	PINE	11	YES -PINE
EDC-50,275	PINE	12	YES -PINE
EDC-50,278	PINE	11	YES -PINE
EDC-50,279	PINE	10	YES -PINE
EDC-50,280	PINE	13	YES -PINE
EDC-50,281	PINE	12	YES -PINE
EDC-50,282	PINE	12	YES -PINE
EDC-50,283	PINE	12	YES -PINE
EDC-50,284	PINE	14	YES -PINE
EDC-50,285	PINE	12	YES -PINE
EDC-50,286	PINE	12	YES -PINE
EDC-50,287	PINE	12	YES -PINE
EDC-50,288	PINE	13	YES -PINE
EDC-50,289	PINE	11	YES -PINE
EDC-50,290	PINE	14	YES -PINE
EDC-50,291	PINE	11	YES -PINE
EDC-50,292	PINE	11	YES -PINE
EDC-50,293	PINE	13	YES -PINE
EDC-50,294	PINE	11	YES -PINE
EDC-50,295	PINE	13	YES -PINE
EDC-50,297	PINE	10	YES -PINE
EDC-50,298	PINE	10	YES -PINE
EDC-50,299	PINE	12	YES -PINE
EDC-50,300	PINE	13	YES -PINE
EDC-50,301	PINE	12	YES -PINE
EDC-50,302	PINE	12	YES -PINE
EDC-50,304	PINE	10	YES -PINE
EDC-50,305	PINE	10	YES -PINE
EDC-50,306	PINE	14	YES -PINE
EDC-50,307	PINE	14	YES -PINE
EDC-50,308	PINE	14	YES -PINE
EDC-50,309	PINE	12	YES -PINE
EDC-50,310	PINE	12	YES -PINE
EDC-50,311	PINE	18	YES -PINE
EDC-50,312	PINE	18	YES -PINE
EDC-50,317	PINE	12	YES -PINE
EDC-50,318	PINE	13	YES -PINE
EDC-50,319	PINE	13	YES -PINE
EDC-50,332	PINE	16	YES -PINE
EDC-50,334	PINE	14	YES -PINE
EDC-50,335	PINE	12	YES -PINE
EDC-50,337	PINE	11	YES -PINE
EDC-50,339	PINE	14	YES -PINE
EDC-50,341	PINE	14	YES -PINE
EDC-50,342	PINE	17	YES -PINE
EDC-50,343	PINE	10	YES -PINE
EDC-50,344	PINE	13	YES -PINE
EDC-50,345	PINE	13	YES -PINE
EDC-50,346	PINE	14	YES -PINE
EDC-50,350	PINE	14	YES -PINE
EDC-50,351	PINE	14	YES -PINE
EDC-50,352	PINE	12	YES -PINE
EDC-50,353	PINE	14	YES -PINE
EDC-50,354	PINE	11	YES -PINE
EDC-50,355	PINE	12	YES -PINE
EDC-50,357	PINE	11	YES -PINE
EDC-50,358	PINE	12	YES -PINE
EDC-50,360	PINE	11	YES -PINE
EDC-50,361	PINE	19	YES -PINE
EDC-50,362	PINE	12	YES -PINE
EDC-50,363	PINE	10	YES -PINE
EDC-50,364	PINE	14	YES -PINE
EDC-50,365	PINE	20	YES -PINE
EDC-50,368	PINE	11	YES -PINE
EDC-50,371	PINE	13	YES -PINE
EDC-50,372	PINE	14	YES -PINE
EDC-50,373	PINE	14	YES -PINE
EDC-50,374	PINE	13	YES -PINE
EDC-50,378	PINE	12	YES -PINE
EDC-50,379	PINE	18	YES -PINE
EDC-50,381	PINE	15	YES -PINE
EDC-50,382	PINE	12	YES -PINE
EDC-50,383	PINE	12	YES -PINE
EDC-50,384	PINE	11	YES -PINE
EDC-50,387	PINE	11	YES -PINE
EDC-50,388	PINE	23	YES -PINE
EDC-50,389	PINE	13	YES -PINE
EDC-50,391	PINE	13	YES -PINE
EDC-50,393	PINE	17	YES -PINE
EDC-50,394	PINE	19	YES -PINE
EDC-50,395	PINE	10	YES -PINE
EDC-50,396	PINE	15	YES -PINE
EDC-50,397	PINE	10	YES -PINE
EDC-50,398	PINE	11	YES -PINE
EDC-50,399	PINE	16	YES -PINE
EDC-50,400	PINE	11	YES -PINE
EDC-50,402	PINE	15	YES -PINE
EDC-50,404	PINE	11	YES -PINE
EDC-50,405	PINE	10	YES -PINE
EDC-50,408	PINE	11	YES -PINE
EDC-50,410	PINE	10	YES -PINE
EDC-50,412	PINE	16	YES -PINE
EDC-50,413	PINE	12	YES -PINE
EDC-50,414	PINE	11	YES -PINE
EDC-50,415	PINE	16	YES -PINE
EDC-50,416	PINE	10	YES -PINE
EDC-50,418	PINE	13	YES -PINE
EDC-50,421	PINE	10	YES -PINE
EDC-50,424	PINE	10	YES -PINE
EDC-50,426	PINE	12	YES -PINE
EDC-50,427	PINE	12	YES -PINE
EDC-50,428	PINE	16	YES -PINE
EDC-50,430	PINE	11	YES -PINE
EDC-50,432	PINE	14	YES -PINE
EDC-50,433	PINE	15	YES -PINE
EDC-50,434	PINE	14	YES -PINE
EDC-50,442	PINE S	10	YES -PINE
EDC-50,459	PINE	13	YES -PINE
EDC-50,460	PINE S	15	YES -PINE
EDC-50,463	PINE	12	YES -PINE
EDC-50,465	PINE S	11	YES -PINE
EDC-50,468	PINE	13	YES -PINE
EDC-50,470	PINE	10	YES -PINE
EDC-50,471	PINE	11	YES -PINE
EDC-50,473	PINE	14	YES -PINE
EDC-50,476	PINE	14	YES -PINE
EDC-50,477	PINE	12	YES -PINE
EDC-50,478	PINE	11	YES -PINE
EDC-50,479	PINE	13	YES -PINE
EDC-50,480	PINE	16	YES -PINE
EDC-50,481	PINE	10	YES -PINE
EDC-50,491	PINE	14	YES -PINE
EDC-50,531	PINE	11	YES -PINE
EDC-50,558	PINE	18	YES -PINE
EDC-50,563	PINE	19	YES -PINE
EDC-50,564	PINE	21	YES -PINE
EDC-50,568	PINE	17	YES -PINE
EDC-50,575	PINE	20	YES -PINE
EDC-50,576	PINE	23	YES -PINE
EDC-50,582	PINE	15	YES -PINE
EDC-50,583	PINE	15	YES -PINE
EDC-50,584	PINE	14	YES -PINE
EDC-50,585	PINE	16	YES -PINE
EDC-50,591	PINE	12	YES -PINE
EDC-50,592	PINE	11	YES -PINE
EDC-50,593	PINE	15	YES -PINE
EDC-50,594	PINE	12	YES -PINE
EDC-50,595	PINE	14	YES -PINE
EDC-50,599	PINE	13	YES -PINE

TAG#	TYPE	DBH	MIT. REQ.
EDC-50,600	PINE	13	YES -PINE
EDC-50,603	PINE	16	YES -PINE
EDC-50,610	PINE	12	YES -PINE
EDC-50,615	PINE	11	YES -PINE
EDC-50,616	PINE	12	YES -PINE
EDC-50,617	PINE	14	YES -PINE
EDC-50,619	PINE	12	YES -PINE
EDC-50,621	PINE	12	YES -PINE
EDC-50,625	PINE	11	YES -PINE
EDC-50,626	PINE	10	YES -PINE
EDC-50,628	PINE	12	YES -PINE
EDC-50,634	PINE	12	YES -PINE
EDC-50,635	PINE	10	YES -PINE
EDC-50,643	PINE	15	YES -PINE
EDC-50,652	PINE	11	YES -PINE
EDC-50,654	PINE	11	YES -PINE
EDC-50,655	PINE	10	YES -PINE
EDC-50,656	PINE	12	YES -PINE
EDC-50,658	PINE	12	YES -PINE
EDC-50,668	PINE	12	YES -PINE
EDC-50,669	PINE	10	YES -PINE
EDC-50,694	PINE	13	YES -PINE
EDC-50,726	PINE	11	YES -PINE
EDC-50,727	PINE	12	YES -PINE
EDC-50,728	PINE	10	YES -PINE
EDC-50,732	PINE	13	YES -PINE
EDC-50,733	PINE	11	YES -PINE
EDC-50,734	PINE	12	YES -PINE
EDC-50,735	PINE	12	YES -PINE
EDC-50,738	PINE	14	YES -PINE
EDC-50,739	PINE	12	YES -PINE
EDC-50,740	PINE	14	YES -PINE
EDC-50,741	PINE	12	YES -PINE
EDC-50,750	PINE	18	YES -PINE
EDC-50,753	PINE	23	YES -PINE
EDC-50,760	PINE	10	YES -PINE
EDC-50,764	PINE	12	YES -PINE
EDC-50,765	PINE	10	YES -PINE
EDC-50,771	PINE	15	YES -PINE
EDC-50,775	PINE	10	YES -PINE
EDC-50,799	PINE	12	YES -PINE
EDC-50,804	PINE	10	YES -PINE
EDC-55,001	PINE	12	YES -PINE
EDC-55,026	PINE	13	YES -PINE
EDC-55,027	PINE	15	YES -PINE
EDC-55,028	PINE	13	YES -PINE
EDC-55,030	PINE	15	YES -PINE
EDC-55,031	PINE	11	YES -PINE
EDC-55,037	PINE	12	YES -PINE
EDC-55,041	PINE	11	YES -PINE
EDC-55,046	PINE	10	YES -PINE
EDC-55,047	PINE	11	YES -PINE
EDC-55,051	PINE	14	YES -PINE
EDC-55,055	PINE	12	YES -PINE
EDC-55,057	PINE	12	YES -PINE
EDC-55,058	PINE	12	YES -PINE
EDC-55,063	PINE	11	YES -PINE
EDC-55,065	PINE	10	YES -PINE
EDC-55,066	PINE	10	YES -PINE
EDC-55,067	PINE	12	YES -PINE
EDC-55,070	PINE	21	YES -PINE
EDC-55,071	PINE	22	YES -PINE
EDC-55,077	PINE	12	YES -PINE
EDC-55,080	PINE	10	YES -PINE
EDC-55,081	PINE	10	YES -PINE
EDC-55,095	PINE	13	YES -PINE
EDC-55,100	PINE	18	YES -PINE
EDC-55,111	PINE	10	YES -PINE
EDC-55,112	PINE	17	YES -PINE
EDC-55,113	PINE	13	YES -PINE
EDC-55,114	PINE	13	YES -PINE
EDC-55,123	PINE	12	YES -PINE
EDC-55,124	PINE	14	YES -PINE
EDC-55,128	PINE	17	YES -PINE
EDC-55,132	PINE	16	YES -PINE
EDC-55,133	PINE	12	YES -PINE
EDC-55,136	PINE	14	YES -PINE
EDC-55,141	PINE	16	YES -PINE
EDC-55,148	PINE	15	YES -PINE
EDC-55,151	PINE	13	YES -PINE
EDC-55,153	PINE	14	YES -PINE
EDC-55,154	PINE	17	YES -PINE
EDC-55,161	PINE	14	YES -PINE
EDC-55,162	PINE	14	YES -PINE
EDC-55,163	PINE	10	YES -PINE
EDC-55,164	PINE	10	YES -PINE
EDC-55,166	PINE	13	YES -PINE
EDC-55,167	PINE	14	YES -PINE
EDC-55,169	PINE	11	YES -PINE
EDC-55,174	PINE	10	YES -PINE
EDC-55,181	PINE	10	YES -PINE
EDC-55,182	PINE	10	YES -PINE
EDC-55,183	PINE	14	YES -PINE
EDC-55,185	PINE	13	YES -PINE
EDC-55,186	PINE	12	YES -PINE
EDC-55,187	PINE	11	YES -PINE
EDC-55,195	PINE	13	YES -PINE
EDC-55,270	PINE	16	YES -PINE
EW-227	Red Bay	6	YES-STUART TREE
EW-228	Strangler Fig	10.5	YES-STUART TREE
EW-392	Magnolia	6	YES-STUART TREE
EW-523	Strangler Fig	7	YES-STUART TREE
EDC-551	BAY LEAF	7	YES-STUART TREE
EDC-552	BAY LEAF	9	YES-STUART TREE
EDC-553	BAY LEAF	9	YES-STUART TREE
EDC-554	BAY LEAF	9	YES-STUART TREE
EDC-555	BAY LEAF	9	YES-STUART TREE
EDC-556	BAY LEAF	8	YES-STUART TREE
EDC-557	BAY LEAF	6	YES-STUART TREE
EDC-558	BAY LEAF	12	YES-STUART TREE
EDC-559	BAY LEAF	8	YES-STUART TREE
EDC-561	BAY LEAF	9	YES-STUART TREE
EDC-565	GUMBO	30	YES-STUART TREE
EDC-572	BAY LEAF	8	YES-STUART TREE
EDC-597	BANYAN	8	YES-STUART TREE
EDC-662	FLOWERING TREE	15	YES-STUART TREE
EDC-663	FLOWERING TREE	18	YES-STUART TREE
EDC-665	FLOWERING TREE	8	YES-STUART TREE
EDC-666	FLOWERING TREE	36	YES-STUART TREE
EDC-668	FLOWERING TREE	8	YES-STUART TREE
EDC-669	FLOWERING TREE	8	YES-STUART TREE
EDC-671	FLOWERING TREE	16	YES-STUART TREE
EDC-673	FLOWERING TREE	36	YES-STUART TREE
EDC-674	FLOWERING TREE	16	YES-STUART TREE
EDC-675	FLOWERING TREE	20	YES-STUART TREE
EDC-677	FLOWERING TREE	28	YES-STUART TREE
EDC-831	FLOWERING TREE	8	YES-STUART TREE
EDC-832	BANYAN	12	YES-STUART TREE
EDC-833	BANYAN	12	YES-STUART TREE
EDC-871	FLOWERING TREE	18	YES-STUART TREE
EDC-872	FLOWERING TREE	8	YES-STUART TREE
EDC-873	FLOWERING TREE	18	YES-STUART TREE
EDC-874	FLOWERING TREE	18	YES-STUART TREE
EDC-876	FLOWERING TREE	8	YES-STUART TREE
EDC-877	FLOWERING TREE	12	YES-STUART TREE
EDC-911	GUMBO	7	YES-STUART TREE
EDC-934	BAY LEAF	12	YES-STUART TREE
EDC-935	BAY LEAF	7	YES-STUART TREE
EDC-936	BAY LEAF	7	YES-STUART TREE
EDC-937	BAY LEAF	7	YES-STUART TREE
EDC-938	BAY LEAF	7	YES-STUART TREE
EDC-939	BAY LEAF	16	YES-STUART TREE
EDC-940	BAY LEAF	14	YES-STUART TREE
EDC-941	BAY LEAF	8	YES-STUART TREE
EDC-942	BAY LEAF	8	YES-STUART TREE
EDC-943	BAY LEAF	10	YES-STUART TREE
EDC-944	BAY LEAF	6	YES-STUART TREE
EDC-945	BAY LEAF	8	YES-STUART TREE
EDC-946	BAY LEAF	8	YES-STUART TREE
EDC-953	BAY LEAF	8	YES-STUART TREE
EDC-954	BAY LEAF	7	YES-STUART TREE
EDC-955	BAY LEAF	7	YES-STUART TREE
EDC-963	BAY LEAF	11	YES-STUART TREE
EDC-964	BAY LEAF	8	YES-STUART TREE
EDC-965	BAY LEAF	6	YES-STUART TREE
EDC-966	BAY LEAF	7	YES-STUART TREE
EDC-967	BAY LEAF	6	YES-STUART TREE
EDC-975	BAY LEAF	10	YES-STUART TREE
EDC-977	BAY LEAF	14	YES-STUART TREE
EDC-978	BAY LEAF	10	YES-STUART TREE
EDC-979	BAY LEAF	21	YES-STUART TREE
EDC-980	BAY LEAF	14	YES-STUART TREE
EDC-983	BAY LEAF	7	YES-STUART TREE
EDC-984	GUMBO	24	YES-STUART TREE
EDC-987	GUMBO	9	YES-STUART TREE
EDC-999	BAY LEAF	12	YES-STUART TREE
EDC-1,000	BAY LEAF	15	YES-STUART TREE
EDC-1,022	BAY LEAF	7	YES-STUART TREE
EDC-1,023	BAY LEAF	8	YES-STUART TREE
EDC-1,024	BAY LEAF	20	YES-STUART TREE
EDC-1,026	GUMBO	7	YES-STUART TREE
EDC-1,027	GUMBO	6	YES-STUART TREE
EDC-1,088	BAY LEAF	6	YES-STUART TREE
EDC-1,089	GUMBO	30	YES-STUART TREE
EDC-2,016	BANYAN	14	YES-STUART TREE
EDC-2,022	BANYAN	36	YES-STUART TREE
EDC-50,085	BAY LEAF	11	YES-STUART TREE
EDC-50,113	BAY LEAF	14	YES-STUART TREE
EDC-50,133	BANYAN	12	YES-STUART TREE
EDC-50,145	BANYAN	8	YES-STUART TREE
EDC-50,146	BANYAN	10	YES-STUART TREE
EDC-50,166	BAY LEAF	8	YES-STUART TREE
EDC-50,167	BANYAN	9	YES-STUART TREE
EDC-50,191	BAY LEAF	6	YES-STUART TREE
EDC-50,202	BAY LEAF	20	YES-STUART TREE
EDC-50,204	BANYAN	9	YES-STUART TREE
EDC-50,211	BANYAN	39	YES-STUART TREE
EDC-50,212	BANYAN	22	YES-STUART TREE
EDC-50,213	BANYAN	26	YES-STUART TREE
EDC-50,215	BAY LEAF	9	YES-STUART TREE
EDC-50,482	BAY LEAF	8	YES-STUART TREE
EDC-50,511	BANYAN	34	YES-STUART TREE
EDC-50,521	BAY LEAF	10	YES-STUART TREE
EDC-50,602	BAY LEAF	8	YES-STUART TREE
EDC-50,612	BAY LEAF	8	YES-STUART TREE
EDC-50,642	BAY LEAF	6	YES-STUART TREE
EDC-50,684	BAY LEAF	6	YES-STUART TREE
EDC-50,685	BAY LEAF	6	YES-STUART TREE
EDC-55,013	BAY LEAF	11	YES-STUART TREE
EDC-55,014	BAY LEAF	13	YES-STUART TREE
EDC-55,015	BAY LEAF	7	YES-STUART TREE
EDC-55,045	BAY LEAF	9	YES-STUART TREE
EDC-55,054	BAY LEAF	10	YES-STUART TREE
EDC-55,076	BAY LEAF	8	YES-STUART TREE
EDC-55,088	BAY LEAF	7	YES-STUART TREE
EDC-55,101	BAY LEAF	8	YES-STUART TREE
EDC-55,102	BAY LEAF	7	YES-STUART TREE
EDC-55,108	BAY LEAF	8	YES-STUART TREE
EDC-55,135	BAY LEAF	8	YES-STUART TREE
EDC-55,137	BAY LEAF	6	YES-STUART TREE
EDC-55,139	BAY LEAF	7	YES-STUART TREE
EDC-55,140	BAY LEAF	7	YES-STUART TREE
EDC-55,265	BAY LEAF	8	YES-STUART TREE
EDC-55,266	BAY LEAF	6	YES-STUART TREE
EDC-55,267	BANYAN	44	YES-STUART TREE
EDC-55,278	BAY LEAF	20	YES-STUART TREE
EDC-55,279	BAY LEAF	8	YES-STUART TREE
EDC-55,284	BAY LEAF	15	YES-STUART TREE
EDC-55,285	BAY LEAF	15	YES-STUART TREE

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

Key / Location:

PROJECT LOCATION
SE Ocean Blv
SE Ocean A1a Blv
SW Dyer Point RD
SW Murphy RD
SW Martin Downs Blv
SW Sunset Trl
SW 34 TH ST
SW Mapp RD
SW Cornell Ave
SW Palm City RD
SW Federal Hwy
SE Dixie Hwy
SE Monterey RD
S Kanner Hwy
SW Martin Hwy
SW All American Blv
SE Indian ST
SE Jefferson ST
SE Fischer ST
SE Commerce Ave
SE Waaler ST
SE Pomeroy ST
SE Gran Park Way
SE Salerno RD
SE Willoughby Blv
SE Ault Ave
SE Cove RD
Jack Ave
SE Ebbtide Ave
SE Summerfield Way
SE Federal Hwy
SW Linden ST
SW Salerno RD
SW Berry Ave
Ronald Reagan Turnpike
95

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

Tree Mitigation 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
05.13.21	SAW	Addressing Landscape Comments
07.01.21	KV	Resubmittal

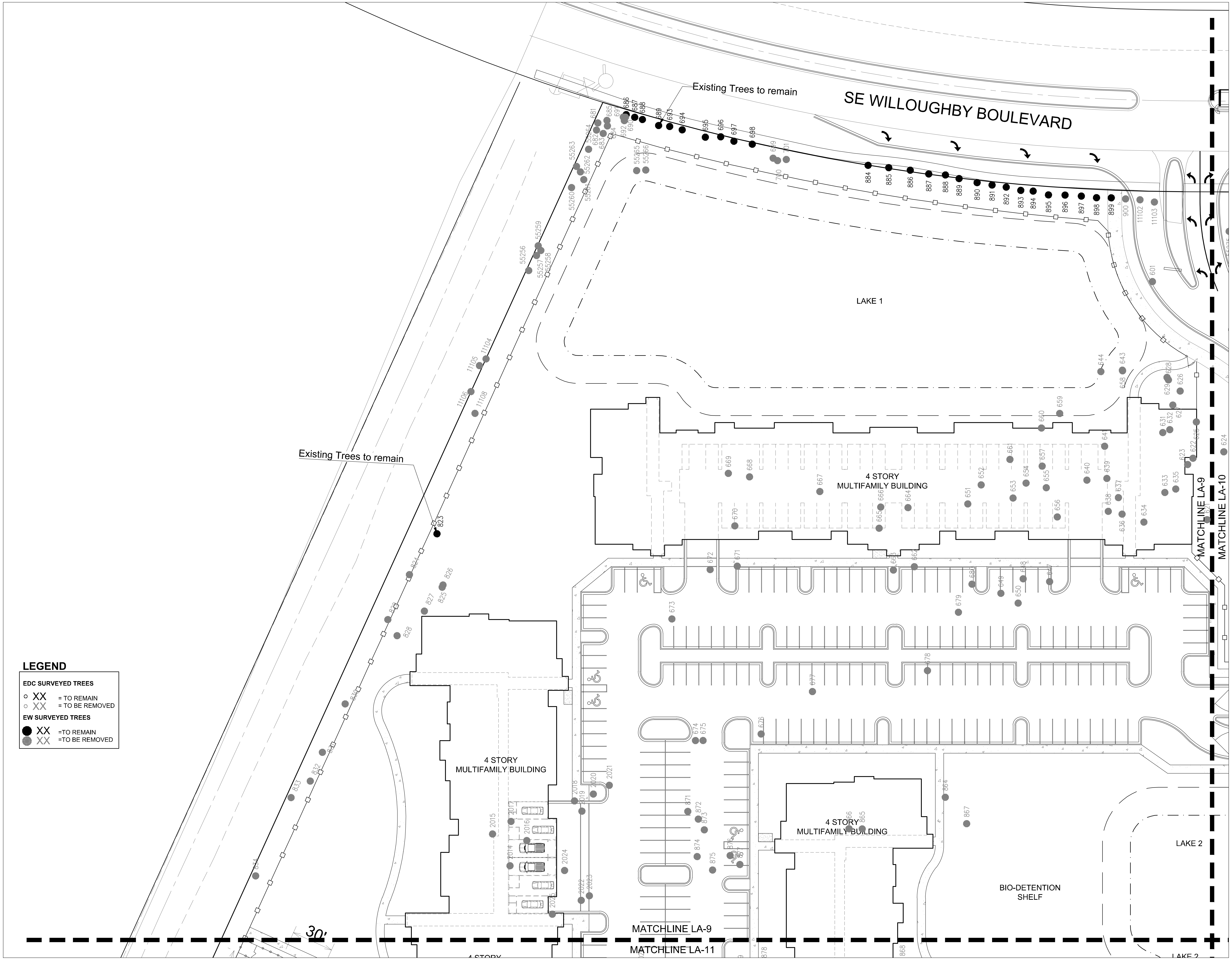
NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	**LA-8**
Project Number	20-620	
Municipal Number	---	
Computer File		


SE WILLOUGHBY BOULEVARD
Existing Trees to remain
Existing Trees to remain
LAKE 1
4 STORY
MULTIFAMILY BUILDING
4 STORY
MULTIFAMILY BUILDING
4 STORY
MULTIFAMILY BUILDING
LAKE 2
BIO-DETENTION
SHELF
MATCHLINE LA-9
MATCHLINE LA-10
MATCHLINE LA-9
MATCHLINE LA-11
30'
686
687
688
689
693
694
695
696
697
698
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
823
LEGEND
EDC SURVEYED TREES
○ XX = TO REMAIN
○ XX = TO BE REMOVED
EW SURVEYED TREES
● XX =TO REMAIN
● XX =TO BE REMOVED

lucido & associates

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Key / Location:

PROJECT
LOCATION
SE Ocean Blv
SE Ocean Blv
SE ST Lucie Blv
SE Ocean A1a Blv
SW Dyer Point RD
W Murphy RD
SW Martin Downs Blv
SW Sunset Trl
SW 34 TH ST
SW Mapp RD
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SW Palm City RD
SW Federal Hwy
SE Dixie Hwy
SE Monterey RD
S Kanner Hwy
SE Christie
SE Federal Hwy
SE Indian ST
SE Fischer ST
SE Jefferson ST
SE Commerce Ave
SE Waaler ST
SE Pomeroy ST
SE Gran Park Way
SE Salerno RD
SE Willoughby Blv
SE Ault Ave
SE Cove RD
SE Summerfield Way
Jack Ave
SE Ebbitide Ave
SE Federal Hwy
SW All American Blv
SW Martin Hwy
SW Berry Ave
SW Linden ST
SW Salerno RD
SE Salerno RD
Ronald Reagan Turnpike
95

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

Tree Mitigation 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
05.13.21	SAW	Addressing Landscape Comments
07.01.21	KV	Resubmittal

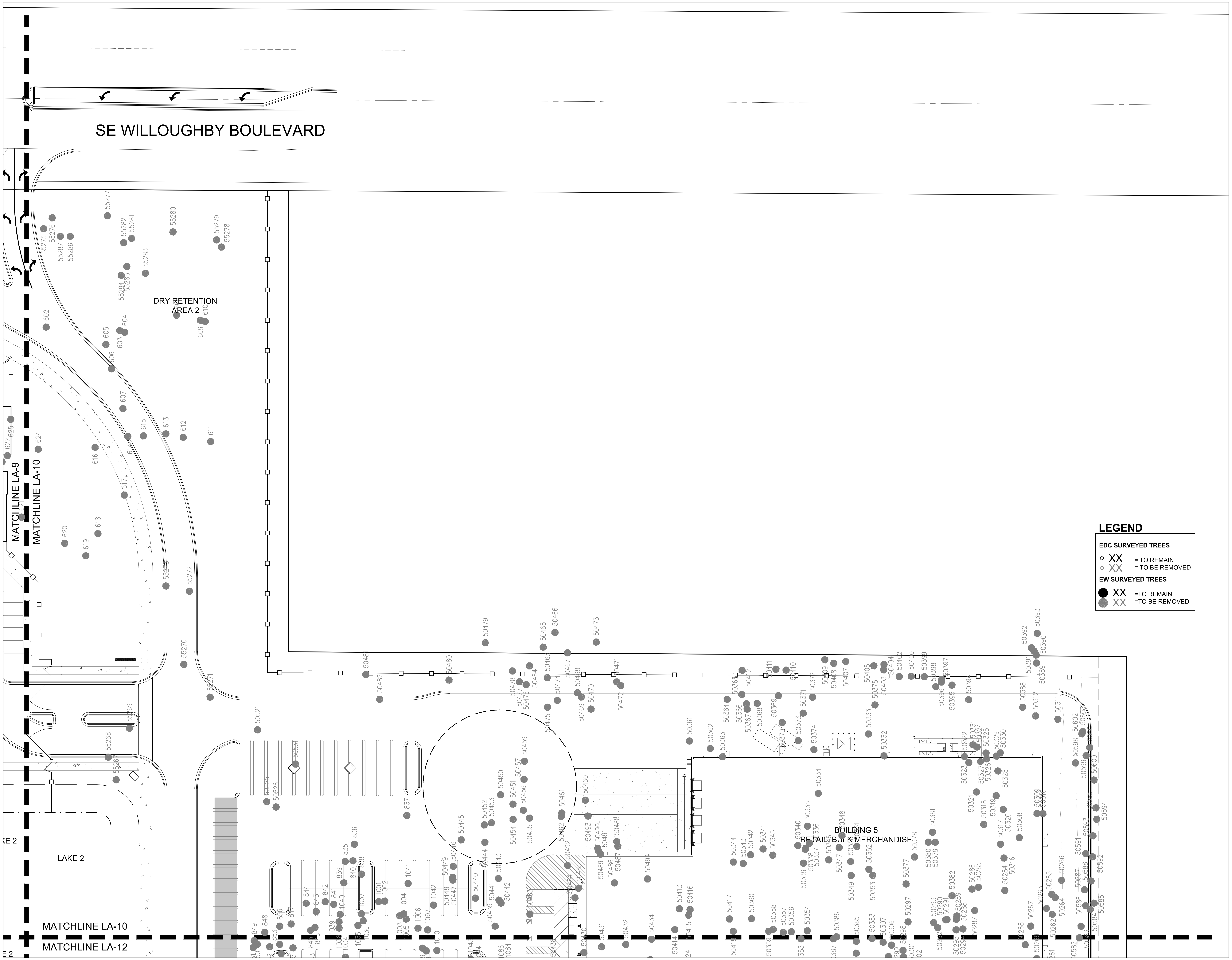
NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	**LA-9**
Project Number	20-620	
Municipal Number	---	
Computer File		


SE WILLOUGHBY BOULEVARD
DRY RETENTION AREA 2
MATCHLINE LA-9
MATCHLINE LA-10
LAKE 2
MATCHLINE LA-10
MATCHLINE LA-12
BUILDING 5
RETAIL: BULK MERCHANDISE

LEGEND

EDC SURVEYED TREES

○ XX = TO REMAIN
○ XX = TO BE REMOVED

EW SURVEYED TREES

● XX =TO REMAIN
● XX =TO BE REMOVED

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

Key / Location:

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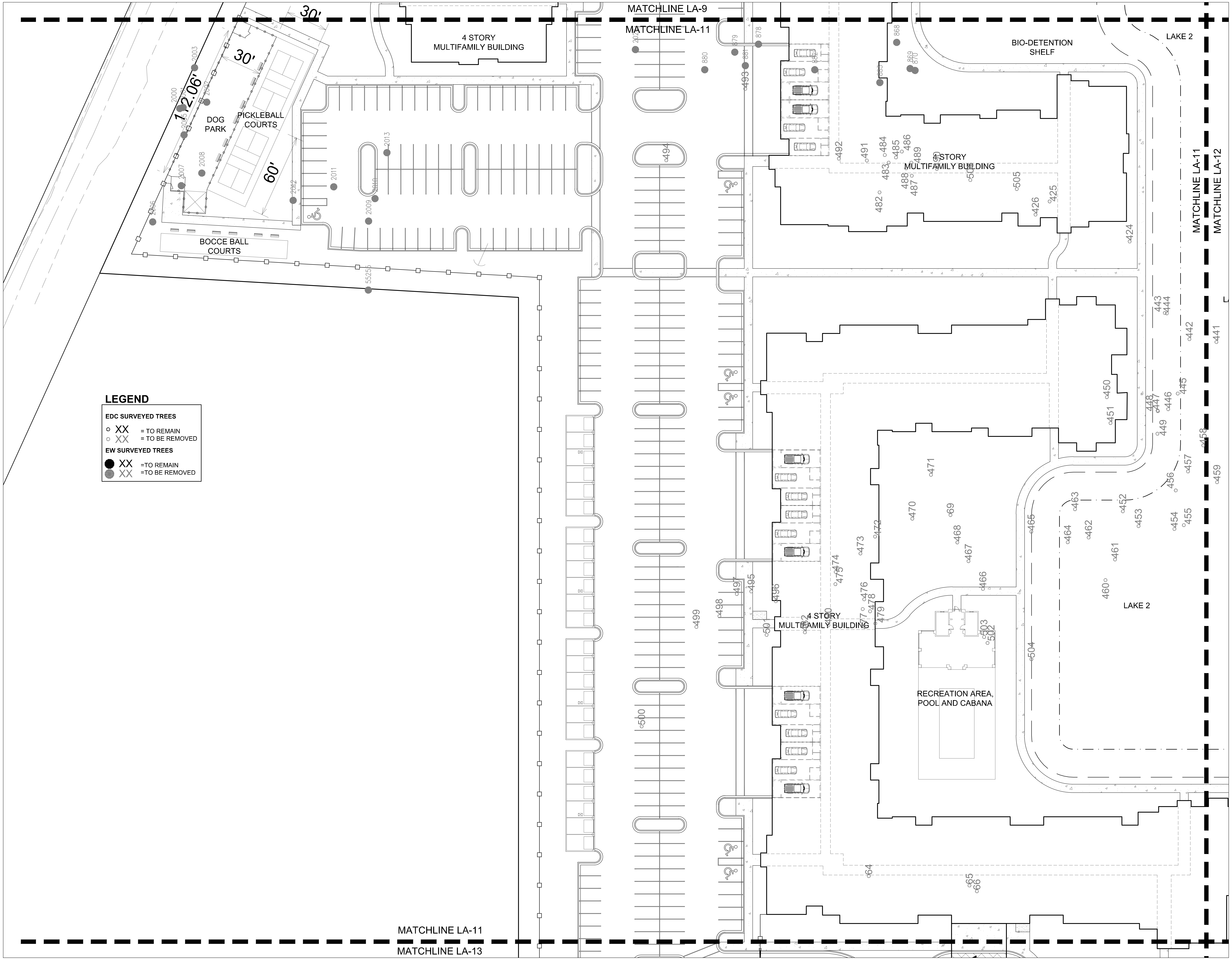
Manager	DF	LA-10
Project Number	20-620	
Municipal Number	---	
Computer File		


MATCHLINE LA-9
MATCHLINE LA-11
30'
30'
12.06'
60'
DOG PARK
PICKLEBALL COURTS
BOCCE BALL COURTS
4 STORY MULTIFAMILY BUILDING
BIO-DETENTION SHELF
LAKE 2
4 STORY MULTIFAMILY BUILDING
4 STORY MULTIFAMILY BUILDING
RECREATION AREA, POOL AND CABANA
LAKE 2
MATCHLINE LA-11
MATCHLINE LA-12
MATCHLINE LA-11
MATCHLINE LA-13
LEGEND
EDC SURVEYED TREES
○ XX = TO REMAIN
○ XX = TO BE REMOVED
EW SURVEYED TREES
● XX =TO REMAIN
● XX =TO BE REMOVED
2000
2003
2008
2007
2009
2010
2011
2012
2013
5525
880
878
879
881
493
868
869
870
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503
504
64
65
66

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

PROJECT LOCATION
SE Ocean Blv
SE ST Lucie Blv
SE Ocean A1a Blv
SW Dyer Point RD
W Murphy RD
SW Federal Hwy
SE Dixie Hwy
SW Palm City RD
SE Monterey RD
SW Martin Downs Blv
SW Sunset Trl
SW 34 TH ST
SW Mapp RD
SW Cornell Ave
SW Berry Ave
S Kanner Hwy
SE Federal Hwy
SE Indian ST
SE Jefferson ST
SW All American Blv
SW Martin Hwy
SE Commerce Ave
SE Pomeroy ST
SE Willoughby Blv
SE Salerno RD
SE Cove RD
SW Linden ST
SW Salerno RD
SE Ault Ave
Ronald Reagan Turnpike
95

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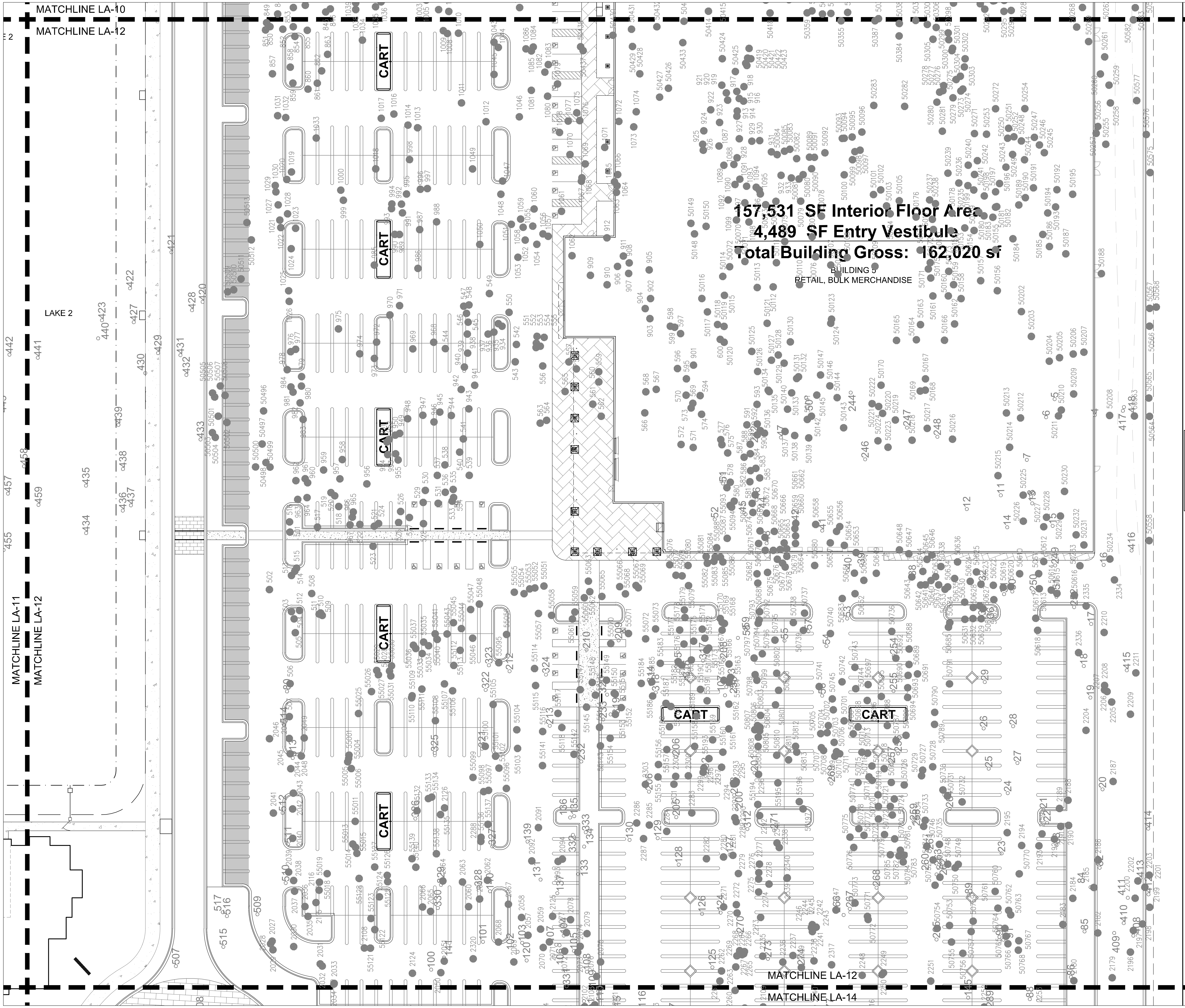
Manager	DF	**LA-11**
Project Number	20-620	
Municipal Number	---	
Computer File		


MATCHLINE LA-10
MATCHLINE LA-12
MATCHLINE LA-11
MATCHLINE LA-12
MATCHLINE LA-12
MATCHLINE LA-14
LAKE 2
CART
157,531 SF Interior Floor Area
4,489 SF Entry Vestibule
Total Building Gross: 162,020 sf
BUILDING 3
RETAIL, BULK MERCHANDISE

LEGEND

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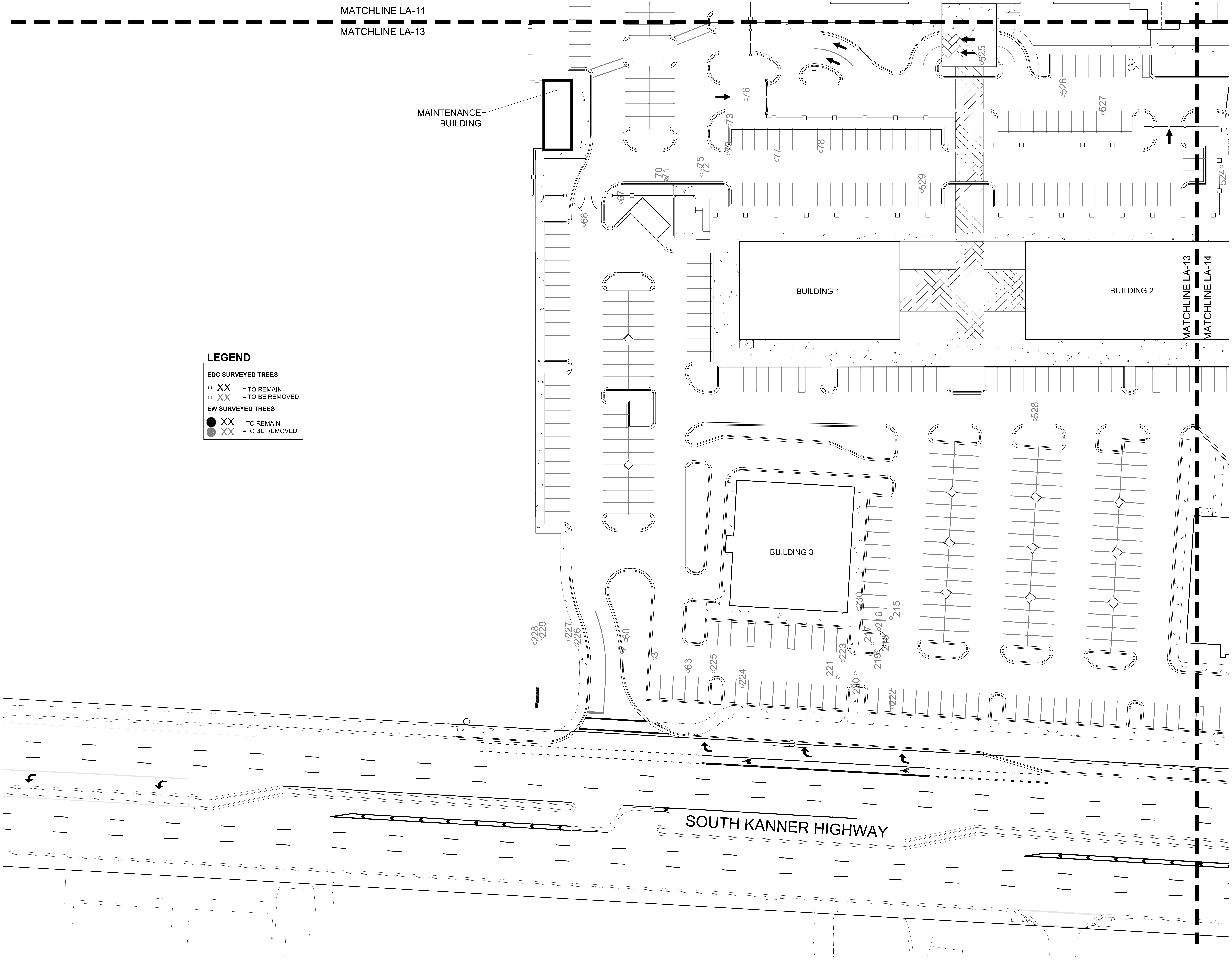
Project Number	20-620	
Municipal Number	---	
Computer File		


MATCHLINE LA-11
MATCHLINE LA-13
MAINTENANCE BUILDING
525
526
527
76
73
77
78
75
72
70
71
67
68
529
524
BUILDING 1
BUILDING 2
MATCHLINE LA-13
MATCHLINE LA-14
528
BUILDING 3
228
229
227
226
60
2
3
63
225
224
221
223
230
216
215
217
218
219
220
222
SOUTH KANNER HIGHWAY

LEGEND

EDC SURVEYED TREES

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EW SURVEYED TREES

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SW Palm City RD
SE Monterey RD
S Kanner Hwy
SW Martin Downs Blv
SW Sunset Trl
SW 34 TH ST
SW Mapp RD
SW Cornell Ave
SW Berry Ave
SW All American Blv
SW Martin Hwy
SE Pomeroy ST
SE Indian ST
SE Jefferson ST
SE Commerce Ave
SE Salerno RD
SE Cove RD
SE Federal Hwy
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Ronald Reagan Turnpike
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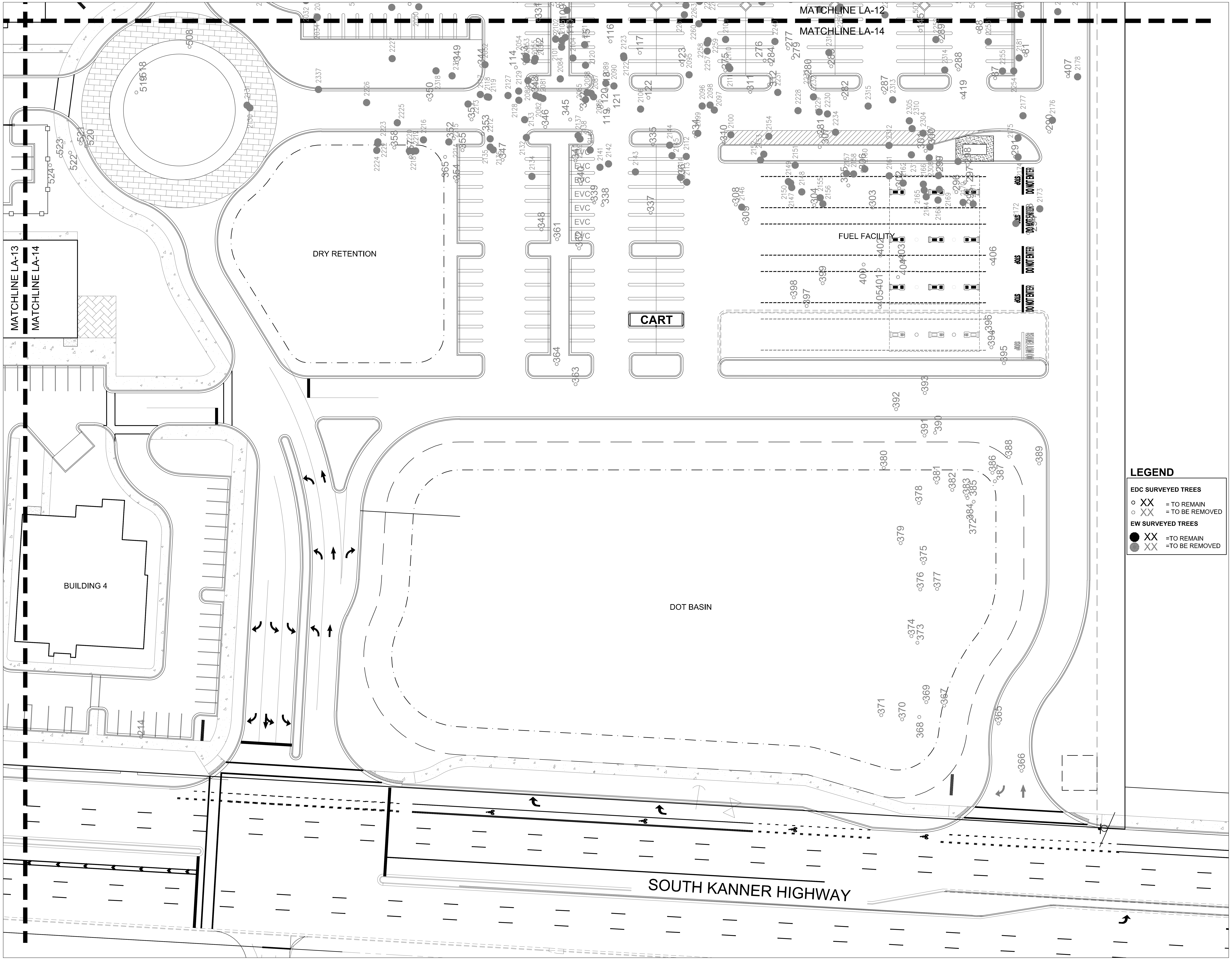
Municipal Number	---	
Computer File		


MATCHLINE LA-12
MATCHLINE LA-14
MATCHLINE LA-13
MATCHLINE LA-14
DRY RETENTION
EVC
FUEL FACILITY
DO NOT ENTER
STOP
CART
BUILDING 4
DOT BASIN
SOUTH KANNER HIGHWAY

LEGEND

EDC SURVEYED TREES

○ XX	= TO REMAIN
○ XX	= TO BE REMOVED

EW SURVEYED TREES

● XX	=TO REMAIN
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SW Cornell Ave
SW Berry Ave
SW All American Blv
SW Martin Hwy
S Kanner Hwy
SE Indian ST
SE Fischer ST
SE Jefferson ST
SE Commerce Ave
SE Waaler ST
SE Pomeroy ST
SE Gran Park Way
SE Willoughby Blv
SE Salerno RD
SE Cove RD
Jack Ave
SE Ebbitide Ave
SE Horseshoe
SE Summerfield Way
SE Federal Hwy
SE Ault Ave
SW Linden ST
SW Salerno RD
SE Salerno RD
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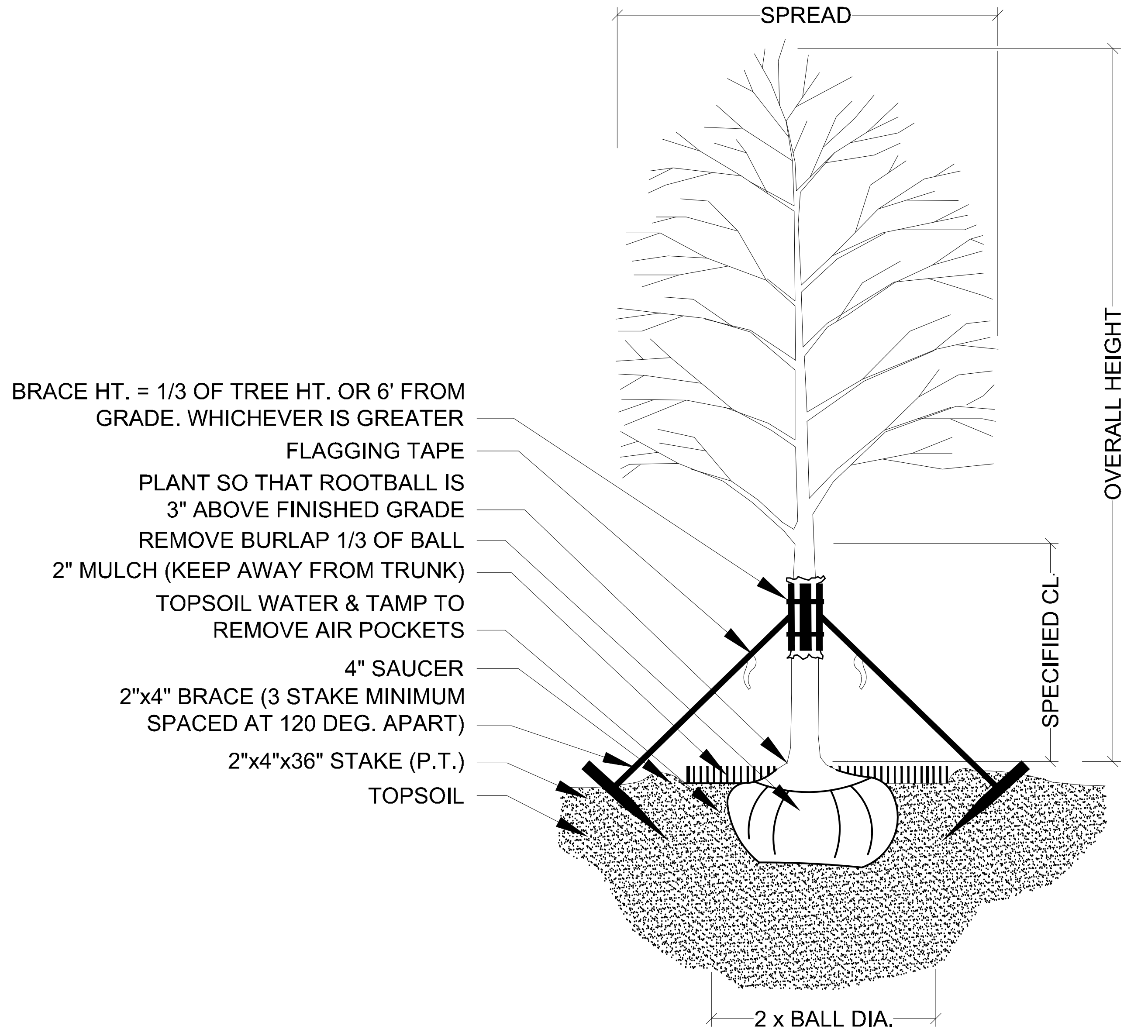
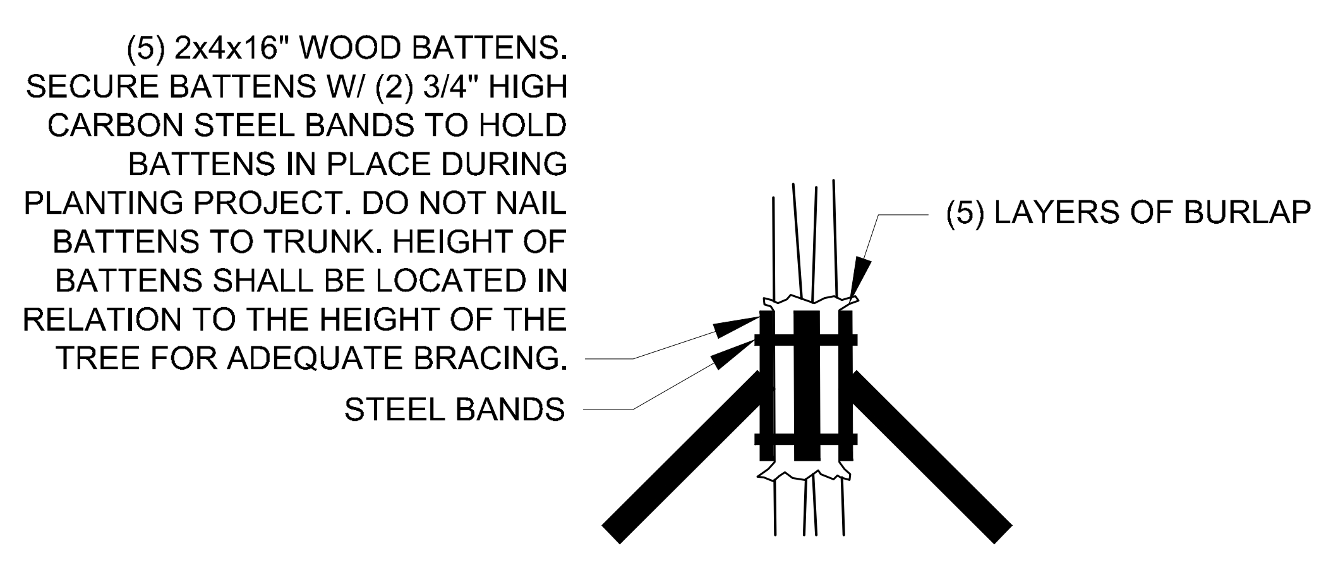
Manager	DF	**LA-14**
Project Number	20-620	
Municipal Number	---	
Computer File		


SPREAD
OVERALL HEIGHT
SPECIFIED CL
BRACE HT. = 1/3 OF TREE HT. OR 6' FROM GRADE. WHICHEVER IS GREATER
FLAGGING TAPE
PLANT SO THAT ROOTBALL IS 3" ABOVE FINISHED GRADE
REMOVE BURLAP 1/3 OF BALL
2" MULCH (KEEP AWAY FROM TRUNK)
TOPSOIL WATER & TAMP TO REMOVE AIR POCKETS
4" SAUCER
2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)
2"x4"x36" STAKE (P.T.)
TOPSOIL
2 x BALL DIA.

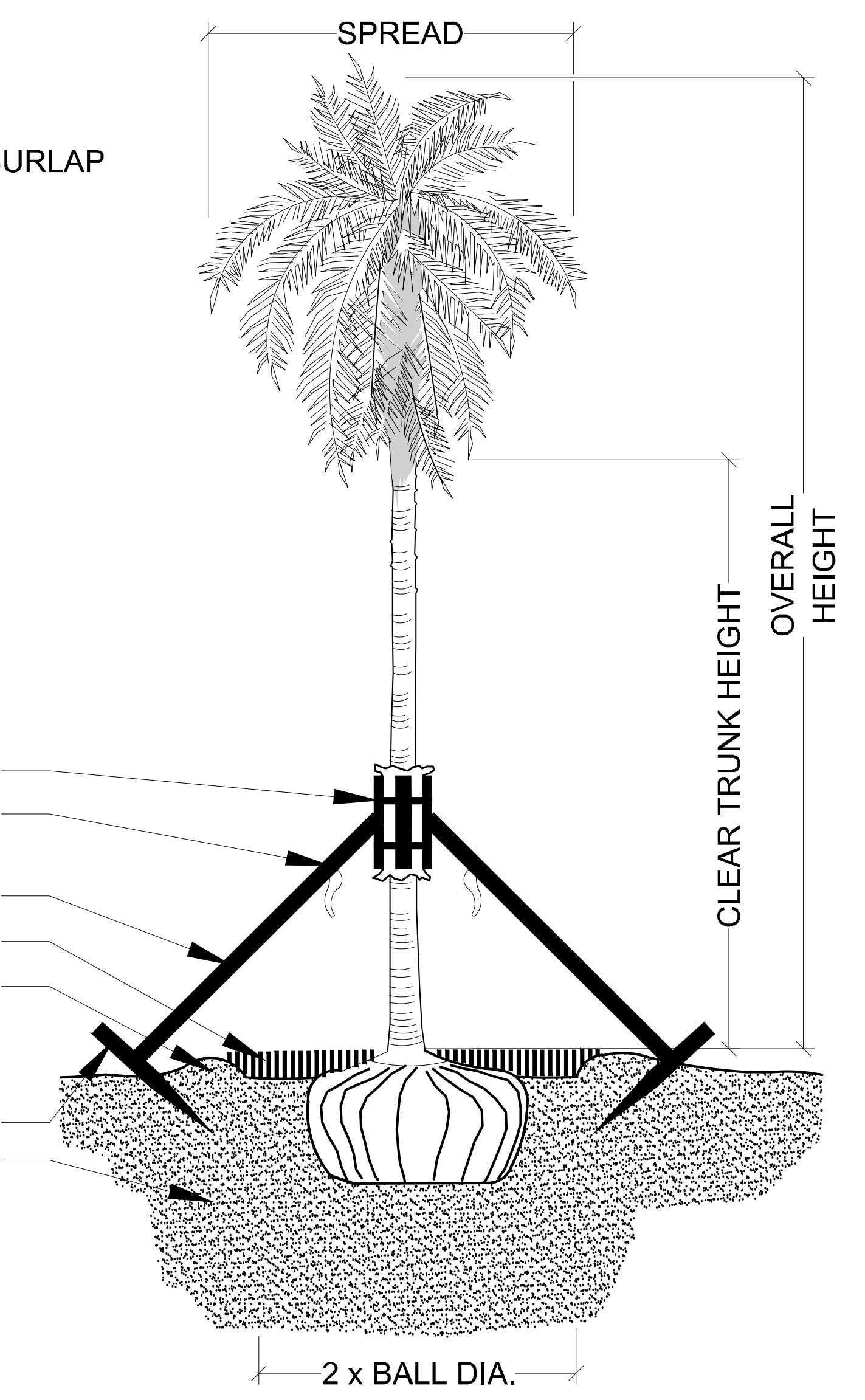
TREE PLANTING & STAKING

NOT TO SCALE


(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.
STEEL BANDS
(5) LAYERS OF BURLAP

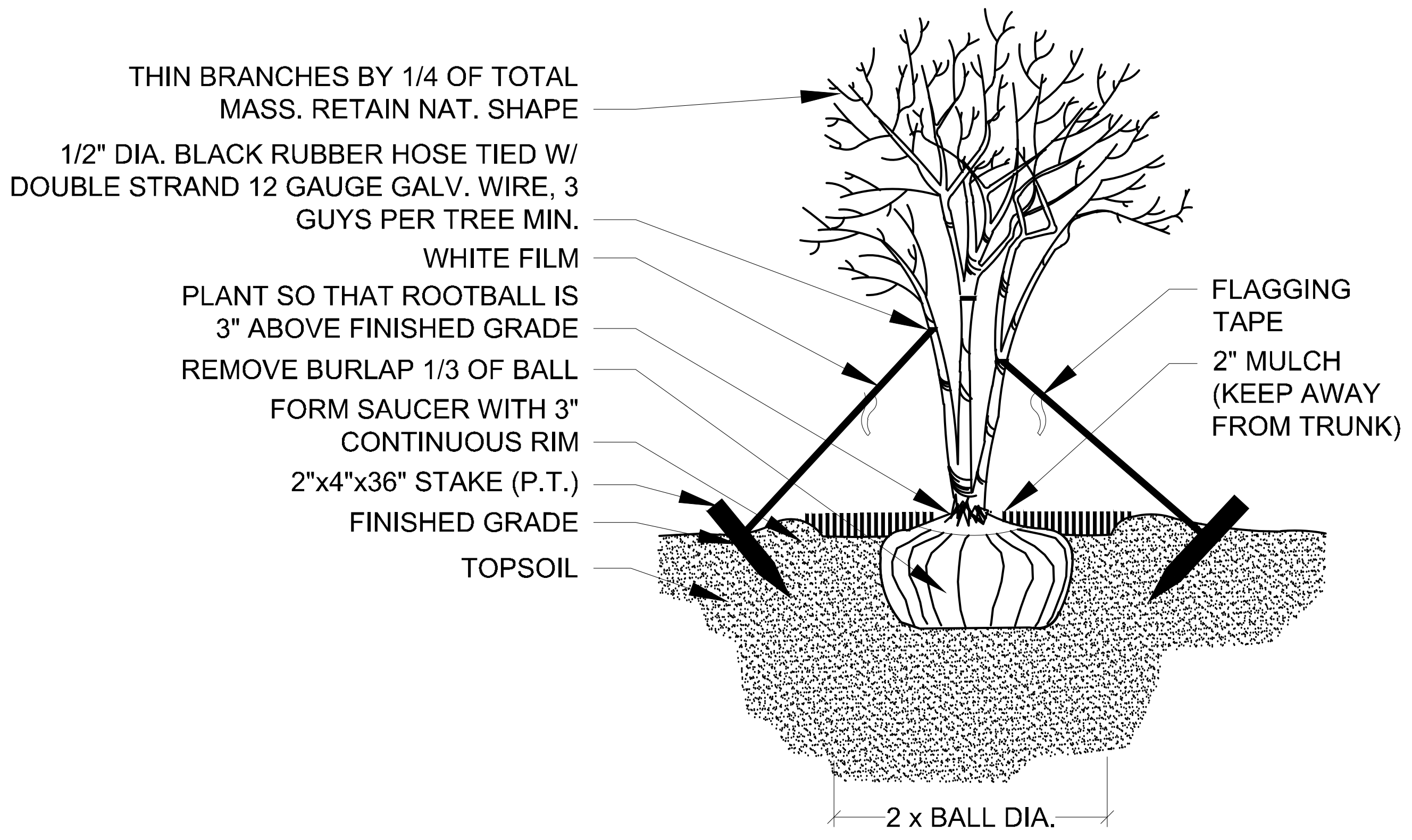
BRACING DETAIL

NOT TO SCALE


SPREAD
OVERALL HEIGHT
CLEAR TRUNK HEIGHT
WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS
FLAGGING TAPE
2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)
2" MULCH (KEEP AWAY FROM TRUNK)
FORM SAUCER WITH 4" CONTINUOUS RIM
2x4x36" STAKE (P.T.)
TOPSOIL
2 x BALL DIA.

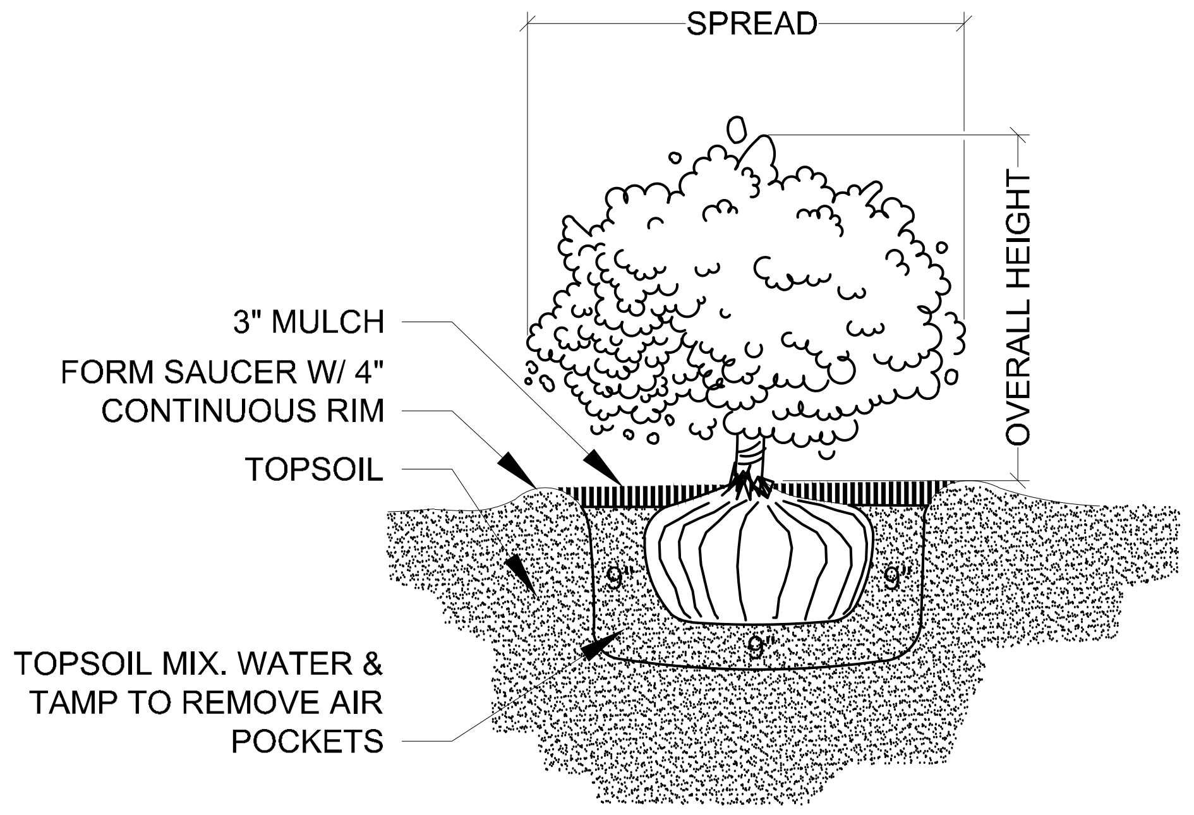
PALM PLANTING - ANGLE STAKE

NOT TO SCALE


THIN BRANCHES BY 1/4 OF TOTAL MASS. RETAIN NAT. SHAPE
1/2" DIA. BLACK RUBBER HOSE TIED W/ DOUBLE STRAND 12 GAUGE GALV. WIRE, 3 GUYS PER TREE MIN.
WHITE FILM
PLANT SO THAT ROOTBALL IS 3" ABOVE FINISHED GRADE
REMOVE BURLAP 1/3 OF BALL
FORM SAUCER WITH 3" CONTINUOUS RIM
2"x4"x36" STAKE (P.T.)
FINISHED GRADE
TOPSOIL
FLAGGING TAPE
2" MULCH (KEEP AWAY FROM TRUNK)
2 x BALL DIA.

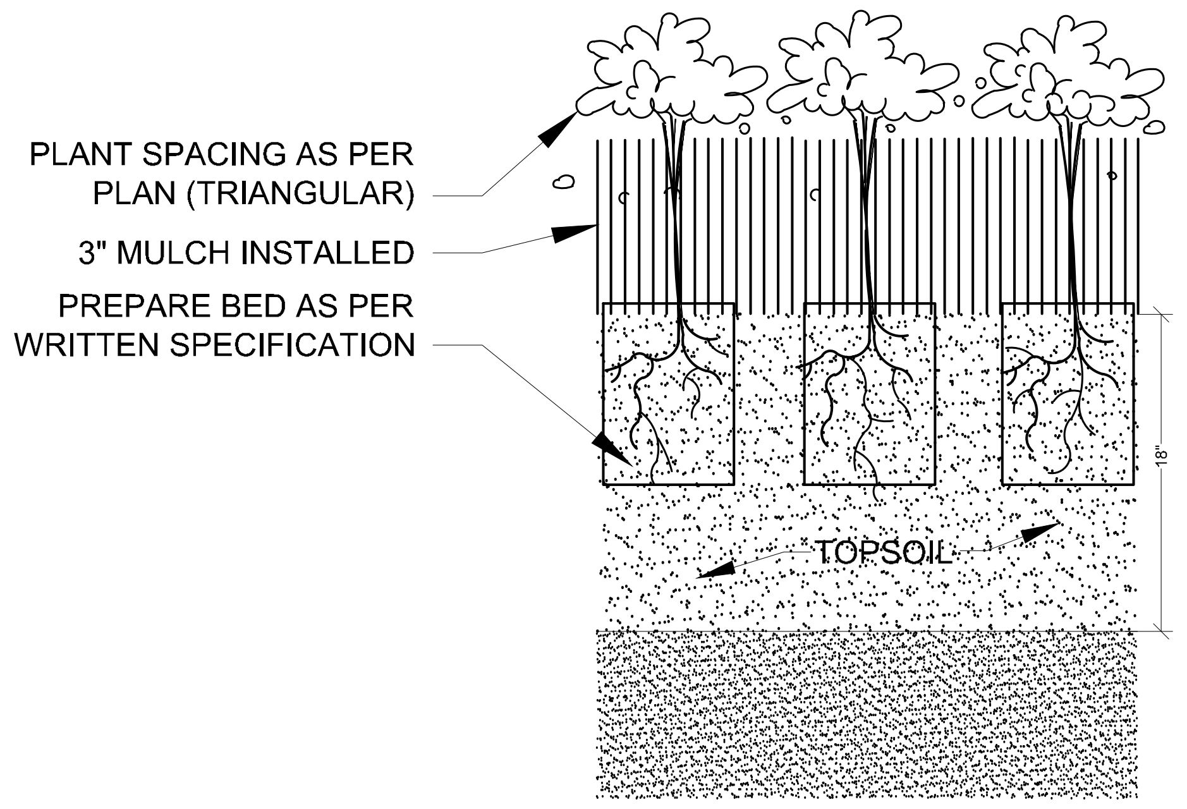
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE


SPREAD
OVERALL HEIGHT
3" MULCH
FORM SAUCER W/ 4" CONTINUOUS RIM
TOPSOIL
TOPSOIL MIX. WATER & TAMP TO REMOVE AIR POCKETS
9"
9"
9"

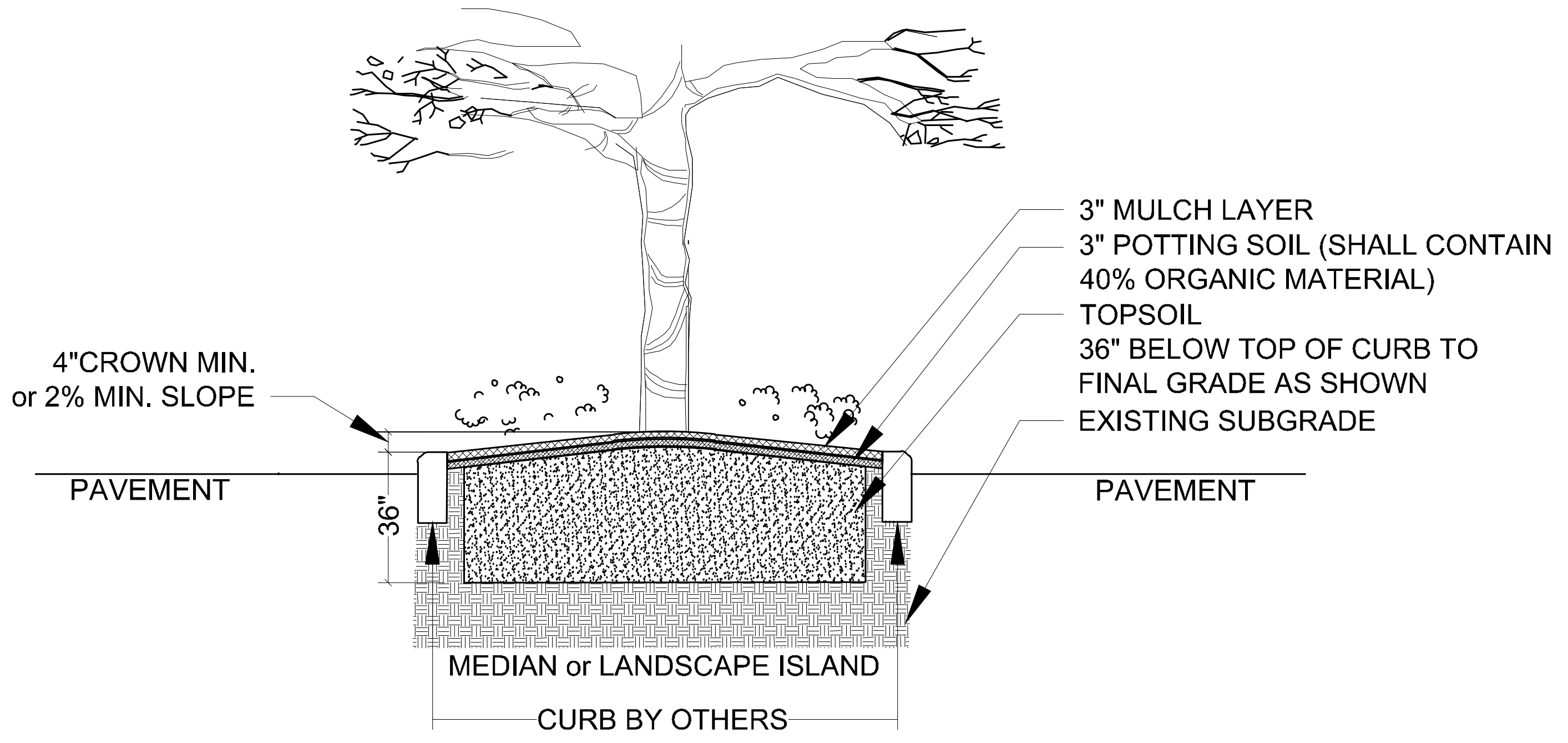
SHRUB PLANTING

NOT TO SCALE


PLANT SPACING AS PER PLAN (TRIANGULAR)
3" MULCH INSTALLED
PREPARE BED AS PER WRITTEN SPECIFICATION
TOPSOIL

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

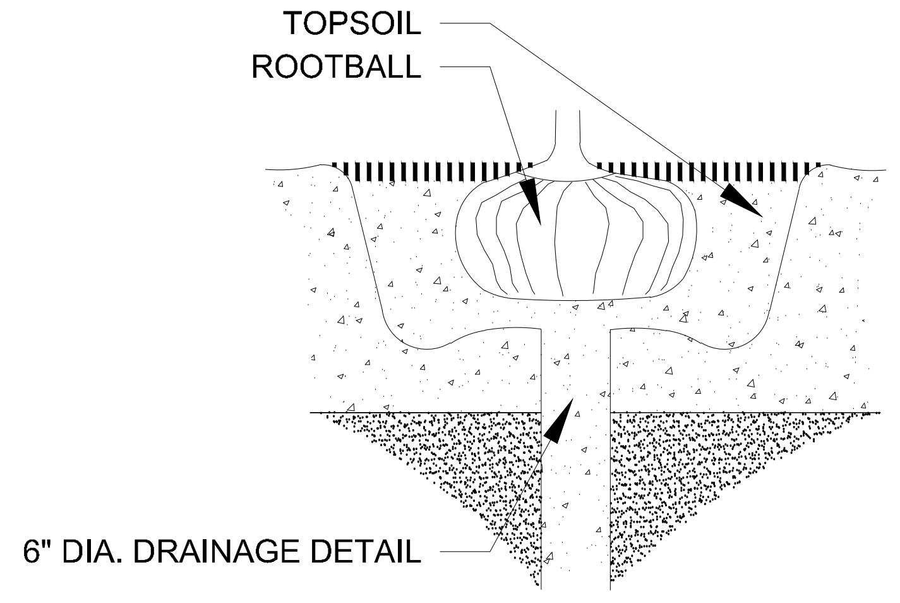

4"CROWN MIN. or 2% MIN. SLOPE
PAVEMENT
PAVEMENT
36"
3" MULCH LAYER
3" POTTING SOIL (SHALL CONTAIN 40% ORGANIC MATERIAL)
TOPSOIL
36" BELOW TOP OF CURB TO FINAL GRADE AS SHOWN
EXISTING SUBGRADE
MEDIAN or LANDSCAPE ISLAND
CURB BY OTHERS

THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

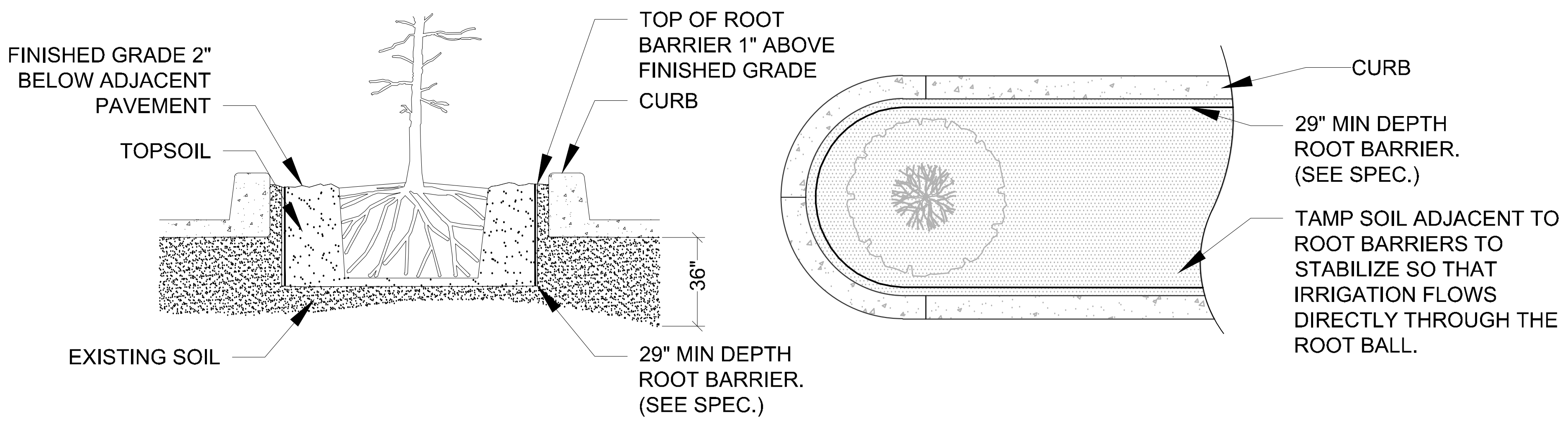
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE 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 TO 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)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING


TOPSOIL
ROOTBALL
6" DIA. DRAINAGE DETAIL

DRAINAGE TESTING DETAIL

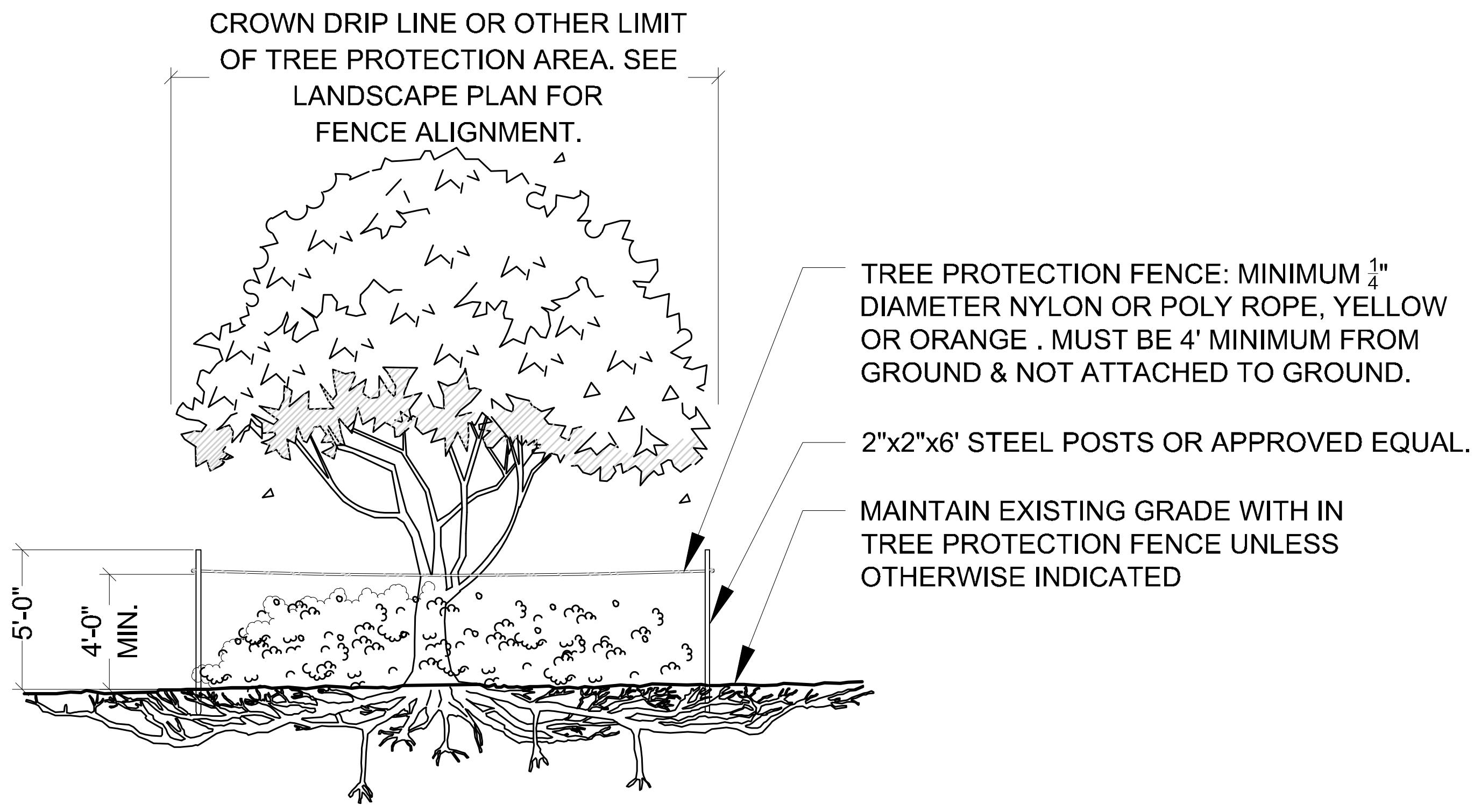
NOT TO SCALE


FINISHED GRADE 2" BELOW ADJACENT PAVEMENT
TOPSOIL
EXISTING SOIL
TOP OF ROOT BARRIER 1" ABOVE FINISHED GRADE
CURB
36"
29" MIN DEPTH ROOT BARRIER. (SEE SPEC.)
CURB
29" MIN DEPTH ROOT BARRIER. (SEE SPEC.)
TAMP SOIL ADJACENT TO ROOT BARRIERS TO STABILIZE SO THAT IRRIGATION FLOWS DIRECTLY THROUGH THE ROOT BALL.

SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.


CROWN DRIP LINE OR OTHER LIMIT OF TREE PROTECTION AREA. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
TREE PROTECTION FENCE: MINIMUM 1/4" DIAMETER NYLON OR POLY ROPE, YELLOW OR ORANGE . MUST BE 4' MINIMUM FROM GROUND & NOT ATTACHED TO GROUND.
2"x2"x6' STEEL POSTS OR APPROVED EQUAL.
MAINTAIN EXISTING GRADE WITH IN TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED
5'-0"
4'-0" MIN.

TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
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.

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.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF 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.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. 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.

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NORTH

SCALE: 1" =
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REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	DF	**LA-15**
Project Number	20-620	
Municipal Number	---	
Computer File		

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

A. 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.

1.02 AGENCY STANDARDS:

A. 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.

1.03 SITE EXAMINATION:

A. 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.

1.04 ERRORS AND OMISSIONS:

A. 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.

B. 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.

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.

1.05 EXECUTION OF THE WORK:

A. 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.

B. 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 superintendent) shall be immediately replaced.

C. 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.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

A. 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.

1.07 CHANGES AND EXTRAS:

A. 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.

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 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.

B. 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.

1.09 CARE AND MAINTENANCE:

A. 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.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:

A. 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.

B. 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.).

1.11 CONTRACTOR QUALIFICATION:

A. 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:

1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:

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.

B. 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.

1.13 PERMITS AND CERTIFICATES:

A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:

A. 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.

B. 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.

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 branches in normal position. Any necessary pruning shall be done at the time of planting.

D. 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.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

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.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements 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 material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous 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.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE

A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:

A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative 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 to 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)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of “Topsoil” (seeLandscape Area Preparation Detail); In addition, a 3” layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc*. is a recommended source for imported Topsoil (if needed) as well as the top 3” layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all 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 Landscape 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 1.08.

2.07 FERTILIZER:

A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-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

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 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.

2.08 MULCH:

A. Mulch 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.

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

PART 3 EXECUTION

3.01 DIGGING:

A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground 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.

3.02 GRADING:

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

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

3.03 PLANTING:

A. Planting shall take place during favorable weather conditions.

B. 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.

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

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

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

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

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

I. 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.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:

A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:

A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:

A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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lucido & associates

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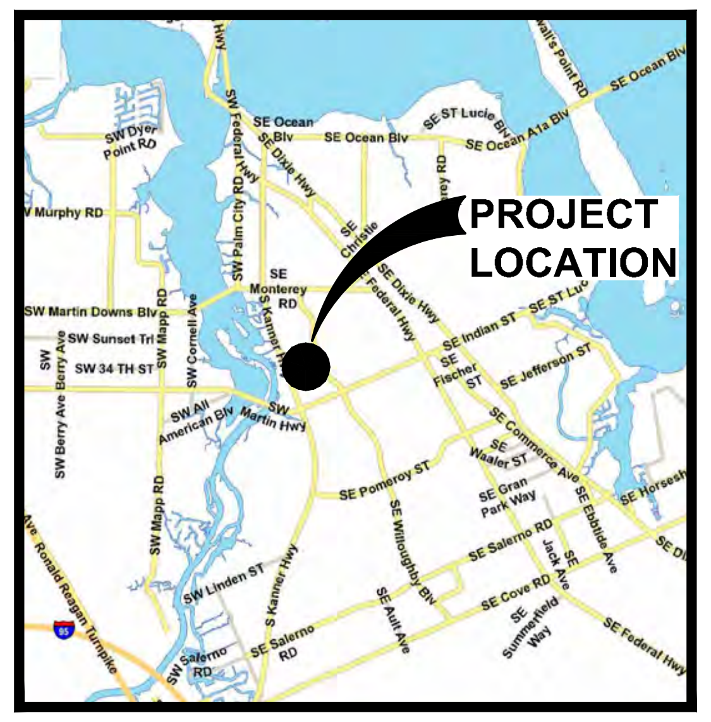
Key / Location:



Project Team:

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KANNER CPUD

Landscape Specification

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
05.13.21	SAW	Addressing Landscape Comments
07.01.21	KV	Resubmittal

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