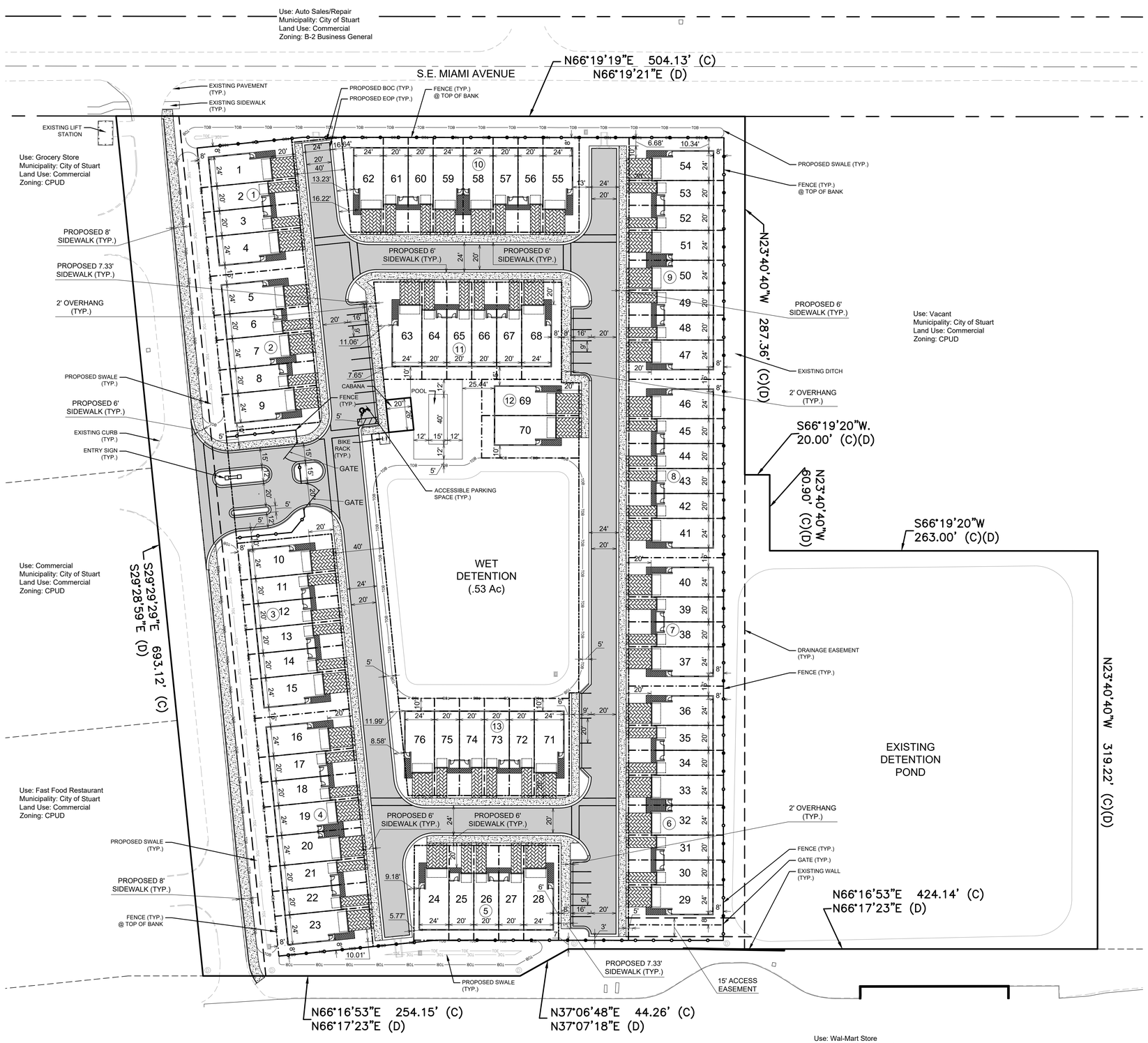


Site Data:

Existing Future Land Use:	**Commercial**	
Proposed Future Land Use:	**Multifamily**	
Existing Zoning:	**CPUD**	
Proposed Zoning:	**RPUD**	
Total Units:	**76 Units**	
Gross Density:	**8.05 DU/ac.**	
Area (Total Site):	**411,484 sf**	**9.45 ac.**
Impervious Area:	286,352 sf	6.57 ac. (69.0%)
Buildings:	81,022 sf	1.86 ac.
Pavement/Impervious (VUA, Curbs, Driveways, & Sidewalks):	112,547 sf	2.58 ac.
Lake:	69,696 sf	1.60 ac.
Wet Detention:	23,087 sf	0.53 ac.
Pervious Area:	125,132 sf	2.88 ac. (31%)
Landscape Area:	125,132 sf	2.88 ac.

Building Data:

Product Type:	Townhomes
Maximum Height:	2 Stories - 30'
Building Coverage:	19%

Parking Calculations:

Total Parking Spaces Required **152 Spaces**

76 - Two bedroom or greater units @ 2 Spaces per unit: 152 Spaces

Total Parking Spaces Provided **177 Spaces**

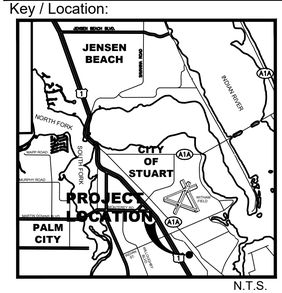
Standard Spaces:	22 Spaces (1 Accessible Space)
Parallel Spaces:	3 Spaces
Garage Spaces:	111 Spaces
Driveway Spaces:	41 Spaces

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the final site plan application.
- The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
- The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

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

Key / Location:



Project Team:

Client & Property Owner:	Meritage Homes 5337 Millenia Lakes Blvd, Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	**SP-1**
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Site Plan.dwg	

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BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

PARCEL 6–B

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

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

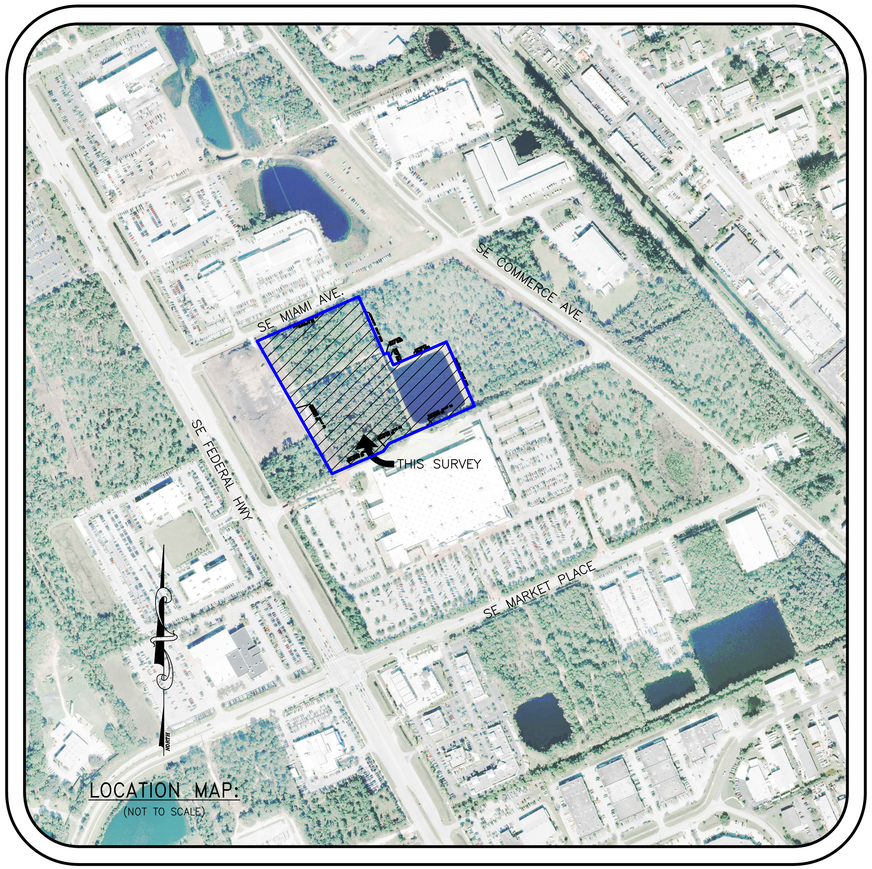
–AND LESS
LESS AND EXCEPTING LANDS CONVEYED TO WAL–MART STORES EAST, LP RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 557.

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

–AND LESS
PARCEL 6–A
A PARCEL OF LAND LYING IN A PORTION OF TRACTS 153, 154, 155, AND 156, SEWALL'S POINT LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT–OF–WAY LINE OF S.E. MIAMI AVENUE, DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT–OF–WAY, AND THE SOUTHWEST RIGHT–OF–WAY LINE OF S.E. COMMERCE AVENUE, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT–OF–WAY; THENCE ON A NON–TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIAL BEARING OF NORTH 61°36'25" EAST, A RADIUS OF 7460.00 FEET, A CENTRAL ANGLE OF 02°22'14", TRAVEL COUNTER–CLOCKWISE, ALONG THE ARC OF SAID NON–TANGENT CURVE, AND SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 308.63 FEET; THENCE SOUTH 55°29'19" EAST, ALONG SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 127.93 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7460.00 FEET, AND A CENTRAL ANGLE OF 02°35'09"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID TANGENT CURVE, AND SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 336.67 FEET TO A POINT ON THE NORTH LINE OF A NON–EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594; THENCE, DEPARTING SAID TANGENT CURVE, AND SAID SOUTHWEST RIGHT–OF–WAY LINE OF S.E. COMMERCE AVENUE, SOUTH 66°16'53" WEST, ALONG SAID NORTH LINE OF THE NON–EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, FOR A DISTANCE OF 592.21 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 155, THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 155, FOR A DISTANCE OF 319.22 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 66°19'20" WEST, FOR A DISTANCE OF 263.00 FEET; THENCE NORTH 23°40'40" WEST, FOR A DISTANCE OF 60.90 FEET; THECE SOUTH 66°19'20" WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 156; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID RIGHT–OF–WAY LINE OF SAID S.E. MIAMI AVENUE; THENCE NORTH 66°19'21" EAST, ALONG SAID SOUTH RIGHT–OF–WAY LINE, FOR A DISTANCE OF 484.39 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

LEGEND:

Ⓑ	BACKFLOW PREVENTOR
(C)	CALCULATED DIMENSION FROM FIELD MEASUREMENTS
C.B.S.	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
⊗	CLEANOUT
CMP	CORRUGATED METAL PIPE
(D)	DEED DIMENSION
Δ	DELTA (CENTRAL ANGLE)
Ⓓ	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
E	ELECTRICAL JUNCTION BOX
ELEV.	ELEVATION
	FIRE HYDRANT
F.F.	FINISH FLOOR
FND	FOUND
GPS	GLOBAL POSITIONING SYSTEM
	GUY ANCHOR
H.D.P.E.	HIGH DENSITY POLYETHYLENE
INV.	INVERT
	LIGHT POLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
— OHU —	OVERHEAD UTILITY LINE
PG.	PAGE
P.B.	PLAT BOOK
(P)	PLATTED DIMENSION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT–OF–WAY
Ⓢ	SANITARY SEWER MANHOLE
— SAN —	SANITARY SEWER LINE
	SANITARY SEWER VALVE
	SINGLE SUPPORT SIGN
— STM —	STORM SEWER LINE
T	TELEPHONE PEDESTAL
	UTILITY POLE
WV	WATER VALVE
W	WATER METER



LOCATION MAP:
(NOT TO SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS APRIL 15, 2019.
2. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J–17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST RIGHT OF WAY LINE OF SE FEDERAL HIGHWAY, SAID LINE BEARS N29°29'27"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NGS CONTROL POINT DESIGNATION "J 403" HAVING A PUBLISHED ELEVATION OF 15.27' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/– 0.1'. A CONVERSION OF NAVD88 + 1.45 TO NGVD29. AN EXAMPLE, FOR A DATUM–SHIFT VALUE OF –1.45, AN ELEVATION OF 15.27 FEET IN NAVD88 WOULD BE 16.72 FEET IN NGVD29.
7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
6. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
7. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
8. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MARTIN COUNTY PROPERTY APPRAISER OFFICE.
9. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2016 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12085C, PANEL NUMBER 0163G, WITH AN EFFECTIVE DATE OF 03/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) TED GLASRUD ASSOCIATES FL, LLC
2) INDUSTRIAL DEVELOPMENT CORP.,
3) COMMONWEALTH LAND TITLE INSURANCE COMPANY
4) RICHARD G. COKER JR., P.A.

_____DATE_____
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA – LB #3591

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

		BY:
	REVISIONS:	
		DATE:

CAD \\10.0.10.9\projects\08458-00-00-00-navd88\drawings\Survey\
REF \\10.0.10.9\projects\08458-00-00-00-navd88\drawings\Survey\W001

FLD	HW, WF, DF	FB./PG. RJ #1/20-22	DATE 04/15/19
OFF	BHM		
CKD	REB	SHEET 1 OF 2	DWG 8458-SUR

BOUNDARY & TOPOGRAPHIC SURVEY
SE MIAMI AVENUE
STUART, FLORIDA 34997

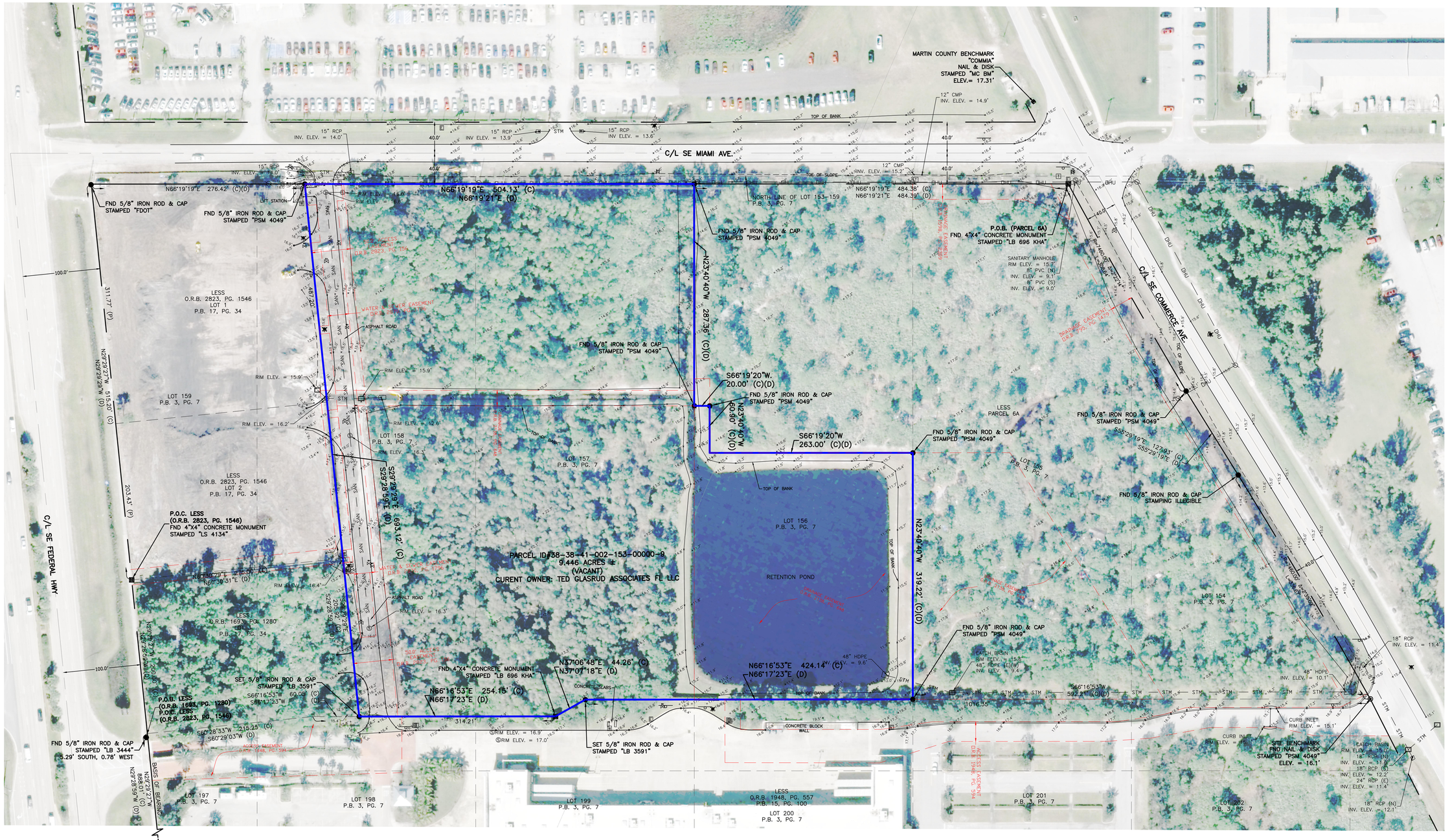
BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING, SURVEYING
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CAD	\\10.0.10.9\projects\08458-00-00-00-navd88\drawings\Survey	BY:	
REF	\\10.0.10.9\projects\08458-00-00-00-navd88\drawings\Survey\M201	REVISIONS:	
FLD	HW, WF, DF	FB./PG.	RJ #1/20-22
OFF	BHM	DATE	04/15/19
CKD	REB	DWG	8458-SUR
		SHEET	2 OF 2
		DATE:	

BOUNDARY & TOPOGRAPHIC SURVEY
SE MIAMI AVENUE
STUART, FLORIDA 34997

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

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

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

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

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

FURTHER LESS AND EXCEPT LANDS CONVEYED TO CITY OF STUART, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3031, PAGE 2172, MORE FULLY DESCRIBED AS:

A PARCEL OF LAND LYING IN A PORTION OF TRACTS 153, 154, 155 AND 156, SEWALL'S POINT LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SE MIAMI AVENUE, DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT-OF-WAY, AND THE SOUTHWEST RIGHT-OF WAY LINE OF SE COMMERCE AVENUE, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIAL BEARING OF NORTH 61°36'25" EAST, A RADIUS OF 7460.00 FEET, A CENTRAL ANGLE OF 02°22'14", TRAVEL COUNTER-CLOCKWISE, ALONG THE ARC OF SAID NON-TANGENT CURVE, AND SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 308.63 FEET; THENCE SOUTH 55°29'19" EAST, ALONG SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 127.93 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7460.00 FEET, AND A CENTRAL ANGLE OF 02°35'09"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID TANGENT CURVE, AND SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 336.67 FEET TO A POINT ON THE NORTH LINE OF A NON-EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594; THENCE, DEPARTING SAID TANGENT CURVE, AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF SE COMMERCE AVENUE, SOUTH 66°16'53" WEST, ALONG SAID NORTH LINE OF THE NON-EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, FOR A DISTANCE OF 592.21 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 155; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 155, FOR A DISTANCE OF 319.22 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 66°19'20" WEST, FOR A DISTANCE OF 263.00 FEET; THENCE NORTH 23°40'40" WEST, FOR A DISTANCE OF 60.90 FEET; THENCE SOUTH 66°19'20" WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 156; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 156, FOR A DISTANCE OF 287.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SE MIAMI AVENUE; THENCE NORTH 66°19'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 484.39 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

TOGETHER WITH:

A NONEXCLUSIVE EASEMENTS CONTAINED IN ACCESS EASEMENT AGREEMENT BETWEEN WAL-MART STORES EAST LP AND INDUSTRIAL DEVELOPMENT CORP RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

TITLE INFORMATION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – SECTION 2

ORDER NUMBER 7435886, EFFECTIVE DATE: JANUARY 16, 2019 @ 5:00 P.M.

4. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF SEWALL'S POINT LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH NOW MARTIN) COUNTY, FLORIDA. (DEPICTED ON SURVEY)

5. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; AND B. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS FOR STUART BUSINESS PARK RECORDED IN OFFICIAL RECORDS BOOK 450, PAGE 945, AS AMENDED IN OFFICIAL RECORDS BOOK 624, PAGE 1191, OFFICIAL RECORDS BOOK 665, PAGE 1397 AND OFFICIAL RECORDS BOOK 1106, PAGE 1383, AS ASSIGNED IN OFFICIAL RECORDS BOOK 2925, PAGE 2705. (NOT A SURVEY MATTER)

6. RESTRICTIVE COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 550, PAGE 2332.
(NOT A SURVEY MATTER)

7. EASEMENT IN FAVOR OF STUART BUSINESS PARK OWNERS ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 557, PAGE 2497 AS AFFECTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2138, PAGE 648. (EASEMENTS THAT WERE NOT VACATED ARE DEPICTED ON SURVEY)

8. EASEMENT MAINTENANCE AGREEMENT IN FAVOR OF MARTIN COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 1635. (AFFECTS NOTHING TO PLOT)

9. EASEMENTS IN FAVOR OF STUART BUSINESS PARK OWNERS ASSOCIATION INC., RECORDED IN OFFICIAL RECORDS BOOK 795, PAGE 1479, OFFICIAL RECORDS BOOK 796, PAGE 2355 AND OFFICIAL RECORDS BOOK 1598, PAGE 2309, AS AMENDED IN OFFICIAL RECORDS BOOK 2138, PAGE 648. (DEPICTED ON SURVEY)

10. PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1277, PAGE 1707, AS AMENDED IN OFFICIAL RECORDS BOOK 1277, PAGE 1753, OFFICIAL RECORDS BOOK 1787, PAGE 2271, OFFICIAL RECORDS BOOK 2185, PAGE 2040, AND OFFICIAL RECORDS BOOK 2277, PAGE 156. (NOT A SURVEY MATTER)

11. DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 547. (NOT A SURVEY MATTER)

12. EASEMENT AGREEMENT IN FAVOR OF WAL-MART STORES EAST, LP, RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 560. (DEPCITED ON SURVEY)

13. TERMS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 594. (NOT A SURVEY MATTER)

14. DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 2055, PAGE 1980. (NOT A SURVEY MATTER)

15. EASEMENT AGREEMENT IN FAVOR OF DKC STUART LANDINGS LLC, RECORDED IN OFFICIAL RECORDS BOOK 2823, PAGE 1079. (DEPICTED ON SURVEY)

16. UTILITY EASEMENT IN FAVOR OF MARTIN COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 2870, PAGE 1796. (DEPICTED ON SURVEY)

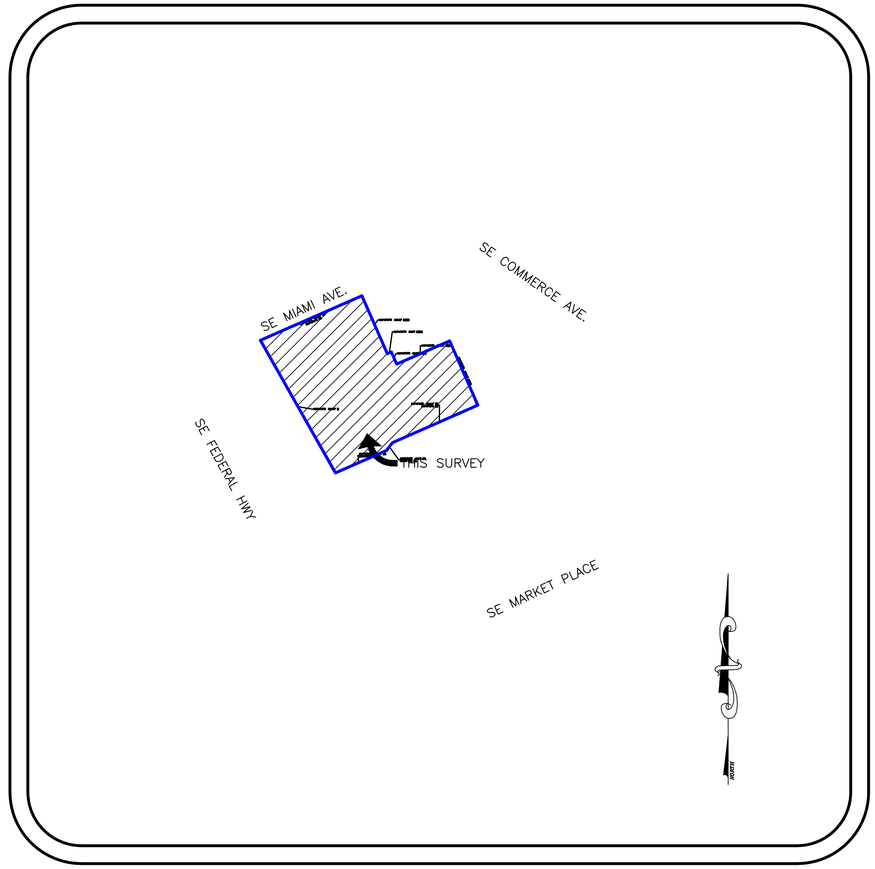
17. ORDINANCE NO. 2363-2018 RECORDED IN OFFICIAL RECORDS BOOK 2982, PAGE 1278. (NOT A SURVEY MATTER)

18. ORDINANCE NO. 2384-2018 RECORDED IN OFFICIAL RECORDS BOOK 3022, PAGE 1. (DOES NOT AFFECT)

19. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED.

20. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

ALL RECORDING REFERENCES IN THIS FORM SHALL REFER TO THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.



LOCATION MAP:

(NOT TO SCALE)

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
223	12	PINE TREE
224	12	PINE TREE
225	12	PINE TREE
226	10	PINE TREE
227	14	PINE TREE
228	5	PINE TREE
229	4	PINE TREE
230	4	PINE TREE
231	5	PINE TREE
232	8	PINE TREE
233	4	PINE TREE
234	16	PINE TREE
235	14	PINE TREE
236	10	PINE TREE
237	8	PINE TREE
238	4	PINE TREE
239	14	PINE TREE
240	7	PINE TREE
241	5	PINE TREE
242	8	PINE TREE
243	8	PINE TREE
244	6	PINE TREE
245	10	PINE TREE
246	6	PINE TREE
247	5	PINE TREE
248	6	PINE TREE
249	6	PINE TREE
250	4	PINE TREE
251	7	PINE TREE
252	4	PINE TREE
253	6	PINE TREE
254	8	PINE TREE
255	4	PINE TREE
256	12	PINE TREE
257	10	PINE TREE
258	12	PALM TREE
259	8	PINE TREE
260	4	PINE TREE
261	8	PINE TREE
262	6	PINE TREE
263	10	PINE TREE
264	8	PINE TREE
265	8	PINE TREE
266	5	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
267	6	PINE TREE
268	5	PINE TREE
269	16	PINE TREE
270	8	PINE TREE
271	4	PINE TREE
272	10	PINE TREE
273	5	PINE TREE
274	10	PINE TREE
275	12	PINE TREE
276	7	PINE TREE
277	5	PINE TREE
278	12	PINE TREE
279	12	PINE TREE
280	14	PINE TREE
281	7	PINE TREE
282	6	PINE TREE
283	12	PINE TREE
284	12	PALM TREE
285	17	PINE TREE
286	16	PINE TREE
287	4	PINE TREE
288	6	PINE TREE
289	5	PINE TREE
290	20	PINE TREE
291	10	PINE TREE
292	12	PINE TREE
293	12	PINE TREE
294	14	PINE TREE
295	6	PINE TREE
296	5	PINE TREE
297	5	PINE TREE
298	4	PINE TREE
299	5	PINE TREE
300	7	PINE TREE
301	5	PINE TREE
302	6	PINE TREE
303	5	PINE TREE
304	4	PINE TREE
305	6	PINE TREE
306	8	PINE TREE
307	5	PINE TREE
308	6	PINE TREE
309	10	PINE TREE
310	8	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
311	8	PINE TREE
312	11	PINE TREE
313	5	PINE TREE
314	5	PINE TREE
315	8	PINE TREE
316	5	PINE TREE
317	10	PINE TREE
318	5	PINE TREE
319	4	PINE TREE
320	6	PINE TREE
321	5	PINE TREE
322	5	PINE TREE
323	6	PINE TREE
324	6	PINE TREE
325	5	PINE TREE
326	14	PINE TREE
327	12	PINE TREE
328	12	PINE TREE
329	4	PINE TREE
330	10	PINE TREE
331	13	PINE TREE
332	5	PINE TREE
333	5	PINE TREE
334	5	PINE TREE
335	6	PINE TREE
336	6	PINE TREE
337	4	PINE TREE
338	6	PINE TREE
339	7	PINE TREE
340	8	PINE TREE
341	10	PINE TREE
342	10	PINE TREE
343	10	PINE TREE
344	8	PINE TREE
345	10	PINE TREE
346	10	PINE TREE
347	8	PINE TREE
348	8	PINE TREE
349	7	PINE TREE
350	6	PINE TREE
351	8	PINE TREE
352	12	PINE TREE
353	12	PINE TREE
354	4	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
355	14	PALM TREE
356	16	PINE TREE
357	8	PINE TREE
358	8	PINE TREE
359	12	PINE TREE
360	8	PINE TREE
361	6	PINE TREE
362	12	PINE TREE
363	5	PINE TREE
364	7	PINE TREE
365	5	PINE TREE
366	12	PINE TREE
367	5	PINE TREE
368	8	PINE TREE
369	14	PALM TREE
370	14	PINE TREE
371	14	PALM TREE
372	10	PINE TREE
373	8	PINE TREE
374	10	PINE TREE
375	10	PINE TREE
376	12	PINE TREE
377	10	PINE TREE
378	12	PINE TREE
379	6	PINE TREE
380	12	PINE TREE
381	16	PINE TREE
382	8	PINE TREE
383	8	PINE TREE
384	10	PINE TREE
385	6	PINE TREE
386	12	PINE TREE
387	20	PINE TREE
388	6	PINE TREE
389	12	PINE TREE
390	12	PINE TREE
391	6	PINE TREE
392	4	PINE TREE
393	5	PINE TREE
394	12	PALM TREE
395	4	PINE TREE
396	12	PALM TREE
397	8	PINE TREE
398	10	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
399	8	PINE TREE
400	6	PINE TREE
401	8	PALM TREE
402	6	PINE TREE
403	6	PINE TREE
404	8	PALM TREE
405	4	PINE TREE
406	4	PINE TREE
407	10	PINE TREE
408	4	PINE TREE
409	10	PINE TREE
410	6	PINE TREE
411	6	PINE TREE
412	6	PINE TREE
413	5	PINE TREE
414	12	PALM TREE
415	6	PINE TREE
416	6	PINE TREE
417	6	PINE TREE
418	8	PINE TREE
419	7	PINE TREE
420	12	PINE TREE
421	10	PALM TREE
422	12	PALM TREE
423	10	PINE TREE
424	5	PINE TREE
425	5	PINE TREE
426	5	PINE TREE
427	5	PINE TREE
428	4	PINE TREE
429	10	PINE TREE
430	14	PALM TREE
431	14	PINE TREE
432	10	PALM TREE
433	12	PINE TREE
434	10	PINE TREE
435	10	PINE TREE
436	10	PINE TREE
437	4	PINE TREE
438	10	PINE TREE
439	5	PINE TREE
440	12	PINE TREE
441	4	PINE TREE
442	10	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
443	5	PINE TREE
444	9	PINE TREE
445	6	PINE TREE
446	5	PINE TREE
447	6	PINE TREE
448	4	PINE TREE
449	8	PINE TREE
450	10	PALM TREE
451	10	PALM TREE
452	10	PALM TREE
453	10	PALM TREE
454	6	PINE TREE
455	6	PINE TREE
456	6	PINE TREE
457	6	PINE TREE
458	5	PINE TREE
459	6	PINE TREE
460	6	PINE TREE
461	8	PINE TREE
462	8	PINE TREE
463	6	PINE TREE
502	4	PINE TREE
503	6	PINE TREE
504	8	PINE TREE
505	10	PINE TREE
506	4	PINE TREE
507	6	PINE TREE
508	6	PINE TREE
509	6	PINE TREE
510	8	PINE TREE
511	6	PINE TREE
512	6	PINE TREE
513	4	PINE TREE
514	6	PINE TREE
515	4	PINE TREE
516	4	PINE TREE
517	8	PINE TREE
518	6	PINE TREE
519	14	PALM TREE
520	10	PINE TREE
521	8	PINE TREE
522	4	PINE TREE
523	6	PINE TREE
524	8	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
525	8	PINE TREE
526	4	PINE TREE
527	4	PINE TREE
528	10	PINE TREE
529	6	PINE TREE
530	6	PINE TREE
531	8	PINE TREE
532	8	PINE TREE
533	4	PINE TREE
534	10	PINE TREE
535	10	PINE TREE
536	6	PINE TREE
537	8	PINE TREE
538	8	PINE TREE
539	10	PINE TREE
540	10	PINE TREE
541	10	PINE TREE
542	6	PINE TREE
543	6	PINE TREE
544	6	PINE TREE
545	6	PINE TREE
546	4	PINE TREE
547	4	PINE TREE
548	4	PINE TREE
549	4	PINE TREE
550	4	PINE TREE
551	8	PINE TREE
552	8	PINE TREE
553	8	PINE TREE
554	12	PALM TREE
555	5	PINE TREE
556	8	PINE TREE
557	4	PINE TREE
558	10	PINE TREE
559	10	PINE TREE
560	10	PINE TREE
561	5	PINE TREE
562	6	PINE TREE
563	6	PINE TREE
564	8	PINE TREE
565	8	PINE TREE
566	6	PINE TREE
567	8	PINE TREE
568	4	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
569	10	PINE TREE
570	12	PINE TREE
571	12	PINE TREE
572	12	PINE TREE
573	5	PINE TREE
574	14	PALM TREE
575	4	PINE TREE
576	8	PINE TREE
577	4	PINE TREE
578	8	PINE TREE
579	4	PINE TREE
580	8	PINE TREE
581	4	PINE TREE
582	4	PINE TREE
583	14	PALM TREE
584	10	PINE TREE
585	10	PINE TREE
586	12	PINE TREE
587	4	PINE TREE
588	8	PINE TREE
589	14	PINE TREE
590	6	PINE TREE
591	4	PINE TREE
592	12	PINE TREE
593	4	PINE TREE
594	6	PINE TREE
595	4	PINE TREE
596	4	PINE TREE
597	6	PINE TREE
598	6	PINE TREE
599	6	PINE TREE
600	5	PINE TREE
601	5	PINE TREE
602	4	PINE TREE
603	5	PINE TREE
604	7	PINE TREE
605	5	PINE TREE
606	5	PINE TREE
607	6	PINE TREE
608	5	PINE TREE
609	4	PINE TREE
610	10	PINE TREE
611	4	PINE TREE
612	5	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
613	4	PINE TREE
614	4	PINE TREE
615	4	PINE TREE
616	6	PINE TREE
617	4	PINE TREE
618	5	PINE TREE
619	5	PINE TREE
620	4	PINE TREE
621	10	PINE TREE
622	5	PINE TREE
623	4	PINE TREE
624	4	PINE TREE
625	4	PINE TREE
626	5	PINE TREE
627	5	PINE TREE
628	6	PINE TREE
629	5	PINE TREE
630	5	PINE TREE
631	4	PINE TREE
632	10	PINE TREE
633	6	PINE TREE
634	5	PINE TREE
635	8	PINE TREE
636	8	PINE TREE
637	7	PINE TREE
638	5	PINE TREE
639	5	PINE TREE
640	8	PINE TREE
641	6	PINE TREE
642	5	PINE TREE
643	8	PINE TREE
644	8	PINE TREE
645	7	PINE TREE
646	6	PINE TREE
647	5	PINE TREE
648	8	PINE TREE
649	7	PINE TREE
650	7	PINE TREE
651	6	PINE TREE
652	6	PINE TREE
653	5	PINE TREE
654	7	PINE TREE
655	10	PINE TREE
656	4	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
657	6	PINE TREE
658	8	PINE TREE
659	8	PINE TREE
660	5	PINE TREE
661	5	PINE TREE
662	5	PINE TREE
663	4	PINE TREE
664	4	PINE TREE
665	6	PINE TREE
666	6	PINE TREE
667	8	OAK TREE
668	4	PINE TREE
669	12	PINE TREE
670	12	PINE TREE
671	12	PINE TREE
672	12	OAK TREE
673	8	PINE TREE
674	8	OAK TREE
675	6	OAK TREE
676	6	OAK TREE
677	6	OAK TREE
678	7	OAK TREE
683	6	PINE TREE
684	5	PINE TREE
685	5	PINE TREE
686	4	PINE TREE
687	6	PINE TREE
688	4	PINE TREE
689	5	PINE TREE
690	5	PINE TREE
691	4	PINE TREE
692	4	PINE TREE
693	10	PINE TREE
694	5	PINE TREE
695	4	PINE TREE
696	4	PINE TREE
697	5	PINE TREE
698	4	PINE TREE
699	10	PINE TREE
700	8	PINE TREE
701	5	PINE TREE
702	7	PINE TREE
703	6	PINE TREE
704	6	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
705	4	PINE TREE
706	4	PINE TREE
707	4	PINE TREE
708	4	PINE TREE
709	6	PINE TREE
710	4	PINE TREE
711	6	PINE TREE
712	5	PINE TREE
713	4	PINE TREE
714	4	PINE TREE
715	6	PINE TREE
716	4	PINE TREE
717	7	PINE TREE
718	10	PINE TREE
719	10	PINE TREE
720	5	PINE TREE
721	5	PINE TREE
722	5	PINE TREE
723	4	PINE TREE
724	4	PINE TREE
725	4	PINE TREE
726	5	PINE TREE
727	5	PINE TREE
728	6	PINE TREE
729	8	PINE TREE
730	12	PINE TREE
731	11	PINE TREE
732	8	PINE TREE
733	10	PINE TREE
734	10	PINE TREE
735	12	PINE TREE
736	8	PINE TREE
737	6	PINE TREE
738	11	PINE TREE
739	5	PINE TREE
740	10	PINE TREE
741	12	PINE TREE
742	14	PINE TREE
743	12	PINE TREE
744	10	PINE TREE
745	9	PINE TREE
746	12	PINE TREE
747	5	PINE TREE
748	8	PINE TREE

TREE TABLE		
POINT ID	DIAMETER	TREE TYPE
749	10	PINE TREE
750	6	PINE TREE
751	6	PINE TREE
752	12	PINE TREE
753	7	PINE TREE
754	7	PINE TREE
755	6	PINE TREE
756	5	PINE TREE
757	12	PINE TREE
758	10	PINE TREE
759	10	PINE TREE
760	9	PINE TREE
761	12	PINE TREE
762	10	PINE TREE
763	5	PINE TREE
764	8	PINE TREE
765	5	PINE TREE
766	12	PINE TREE
767	10	PINE TREE
768	10	PINE TREE
769	9	PINE TREE
770	10	PINE TREE
771	12	PINE TREE
772	5	PINE TREE
773	4	PINE TREE
774	10	PINE TREE
775	5	PINE TREE
776	6	PINE TREE
777	4	PINE TREE
778	5	PINE TREE
779	12	PALM TREE
780	4	PINE TREE
781	5	PINE TREE
782	6	PINE TREE
783	5	PINE TREE

LEGEND:

BFP	BACKFLOW PREVENTOR
(C)	CALCULATED DIMENSION FROM FIELD MEASUREMENTS
C.B.S.	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
CO	CLEANOUT
CMP	CORRUGATED METAL PIPE
(D)	DEED DIMENSION
Δ	DELTA (CENTRAL ANGLE)
DMH	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
EJB	ELECTRICAL JUNCTION BOX
ELEV.	ELEVATION
FH	FIRE HYDRANT
F.F.	FINISH FLOOR
FND	FOUND
GPS	GLOBAL POSITIONING SYSTEM
	GUY ANCHOR
H.D.P.E.	HIGH DENSITY POLYETHYLENE
INV.	INVERT
	LIGHT POLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
OHU	OVERHEAD UTILITY LINE
PG.	PAGE
P.B.	PLAT BOOK
(P)	PLATTED DIMENSION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SMH	SANITARY SEWER MANHOLE
SAN	SANITARY SEWER LINE
SVLV	SANITARY SEWER VALVE
	SINGLE SUPPORT SIGN
STM	STORM SEWER LINE
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
WV	WATER VALVE
WM	WATER METER

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS APRIL 15, 2019.
2. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST RIGHT OF WAY LINE OF SE FEDERAL HIGHWAY, SAID LINE BEARS N29°29'27"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
7. THE TITLE INFORMATION SOWN HEREON IS BASED ON A REVIEW OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 7435886, EFFECTIVE DATE: JANUARY 16, 2019 @ 5:00 P.M. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B – SECTION 2 OF THE TITLE COMMITMENT LISTED ABOVE.
8. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER SCHEDULE A OF THE TITLE COMMITMENT REFERENCED ABOVE.
9. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
10. UNDERGROUND IMPROVEMENTS, IF ANY,

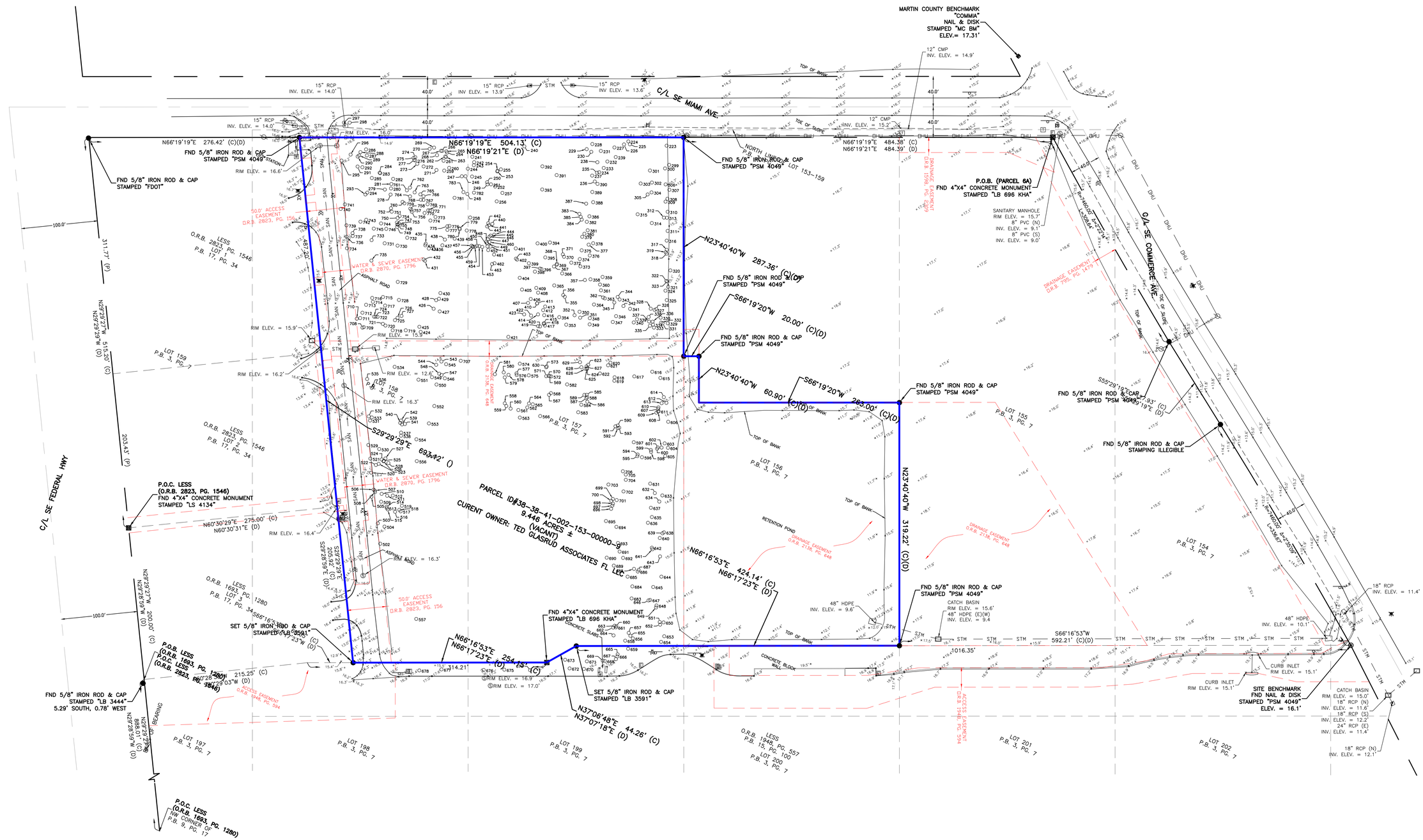
ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.



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7900 GLADES ROAD - SUITE 100
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BY:	REVISIONS:	E-SUR DATE:

CAD \\10.0.10.9\projects\08458-00-00-00-nova08\drawings\Survey\
REF \\10.0.10.9\projects\08458-00-00-00-nova08\drawings\Survey\M001

FLD	HW, WF, DF	FB./PG.	RJ #1/20-22
OFF	BHM	DATE	04/15/19
CKD	REB	SHEET	2 OF 2
		DWG	8458-ALTA-TREE-SUR

ALTA/NSPS LAND TITLE SURVEY
SE MIAMI AVENUE
STUART, FLORIDA 34997