

A PLAT OF

OLD ST. LUCIE

A REPLAT OF LOTS 1, 2, 3, AND 4, BLOCK 29, OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY'S REVISED PLAT AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN LOT 2 OF THE COMMISSIONER'S SUBDIVISION OF THE HANSON GRANT AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

96 APR 12 PH12:31

CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK // PAGE // DAY

FILE NUMBER 1169548 BY John Lang

37-38-41-029-000-0000.0 SUBDIVISION PARCEL CONTROL NUMBER

LEGEND AND NOTES

SHEET 2 OF 2

1. THERE ARE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT CAN BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FL.

2. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF OLD SAINT LUCIE BOULEVARD WHICH IS ASSUMED TO BE N 35'35'00" E.

3. OFF SITE BENCH MARK (MARTIN COUNTY - BAY 1, ELEV. 11.639)

4. DRIVEWAY ENTRY TO LOTS 4 AND 12 SHALL BE FROM S.E. OLD ST. LUCIE BLVD. ONLY AND SHALL BE AT LEAST 50 FEET FOR LOT 4 AND 100 FEET FOR LOT 12

SWALES WITHIN THESE DRAINAGE EASEMENTS SHALL BE PRESERVED AND MAINTAINED BY LOT OWNERS.

6. ALL LOTS HAVE A MINIMUM OF 1/3 ACRE OUTSIDE OF DRAINAGE EASEMENT AREAS. 7. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON SAFE SIGHT EASEMENT.

PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF FROM THE INTERSECTION WITH S.E. ST. LUCIE BLVD. PALM BEACH (NOW MARTIN) COUNTY, FL. FND. 4"X4" C.M. 5. DRAINAGE EASEMENTS ON THIS PLAT ARE DEFINED AS SHOWN. W/NO I.D. N. Q.J3' LOT 5 LOT 6 S. **2.30**' E. 0,09' E. 1.75' N. O.08' S 24°53'12" E FND. 4"x4" C.M. - NO I FND. 4"x4" C.M. W/"LB #4108" W. O.46 57**9**.83' 183.02 214.96 $\triangle = 105^{\circ}34^{\prime}33^{\prime\prime}$ 260.31' N 24'53'12" W R = 50.00'16072.755 DENOTES SET 4"x4" CONCRETE P.R.M. #4049 S.E. BAY HARBOUR COURT 227.72' L = 92.13'SQ. FT. O DENOTES SET P.K. & W. #4049 P.C.P. $\triangle = 34.55'15''$ R = 50.00'LOT 18 18316.498 **ACRES** DENOTES FND 4"x4" CONCRETE MONUMENT 5.35' $\Delta = 70^{\circ}31'43'' / 18/53'$ WITH IDENTIFICATION {I.D.} AS NOTED 30.47' SQ. FT. N 24°53'12" W R = 10.00'.421 D.E. DRAINAGE EASEMENT LOT 14 L = 12.31° $^{\circ}$ ACRES $\Delta = 44.55.52.03.4$ 15353.954 $\triangle = 65^{\circ}08'59''$ $\triangle = 50.00'$ $\triangle = 56.85'$ SQ. FT. .353 ACRES S 2373'00" E \ O, Q LOT 2 16370.449 18 112.59' SQ. FT. $^{|}$ R = 50.00' S 24°58'32" E | L = 39.21' 165.46' N 24°53'12" W LOT 17 21893.352 SQ. FT. .503 ACRES 18939.811 SQ. FT. 19781.617 SQ. FT. 189.86 LOT 13 16128.306 SQ. FT. LOT 3 16115.307 SQ. FT. .370 ACRES .370 7.5' D.E. 10' D.E.-5' D.E. – 1<u>65.4</u>6' 151.33' \S 24.58.32" 166.33' 97.86' 5' D.E. 98.90 87.34 75.89' 98.46' 5' D.E. 89.57 100.19 - NO I.D S. **O.04** W. **O.35** LOT 12 17871.049 SQ. FT. .410 ACRES LOT 4 15185.510 SQ. FT. .349 ACRES LOT 6 15045.635 SQ. FT. .345 ACRES LOT 5 15007.731 SQ. FT. .345 ACRES LOT 7 15074.900 SQ. FT. .346 ACRES LOT 8 15061.649 SQ. FT. .346 ACRES LOT 11 15022.023 SQ. FT. .345 ACRES LOT 9 15015.413 15060.263 SQ. FT. .346 ACRES SQ. FT. .345 ACRES FND. 4"X4" C.M. FND. 3/4" IRON PIPE W/NO I.D. N. 0.58" E. 0.55' S. 0.06' E. 0.56' 115.75**'** 104.82' 101.92 102.34' 160.94 124.41 999.29' S 24°58'32" E R.O.W. "SAFE SIGHT"EASEMENT 25' -EXISTING R.O.W. EASEMENT (O.R.B. 498, PAGE 829) (O.R.B. 500, PAGE 2115) S.E. ST. LUCIE BLVD. FND, 5/8" IRON BAR W/L,B,#50 S.O.05' W. O.28' BENCH MARK ELEV.=11.639'-(MARTIN COUNTY - BAY 1)

SEWALL'S POINT LAND COMPANY REVISED PLAT

STEPHEN J. BROWN, INC.

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