# HARBOUR ISLAND AT CUTTER SOUND P.U.D.

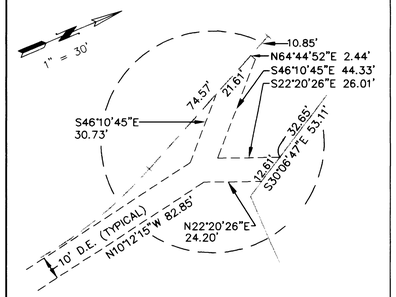
## SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST
## AND SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST
## MARTIN COUNTY, FLORIDA
## SHEET NO. 2 OF 3

GEE & JENSON
ENGINEERS – ARCHITECTS – PLANNERS, INC.
WEST PALM BEACH, FLORIDA
AUGUST 1996

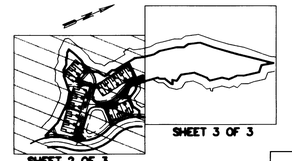
GRAPHIC SCALE

30 0 15 30 60 120

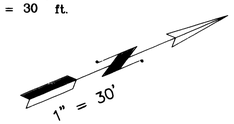
( IN FEET )
1 inch = 30 ft.




DETAIL "B"



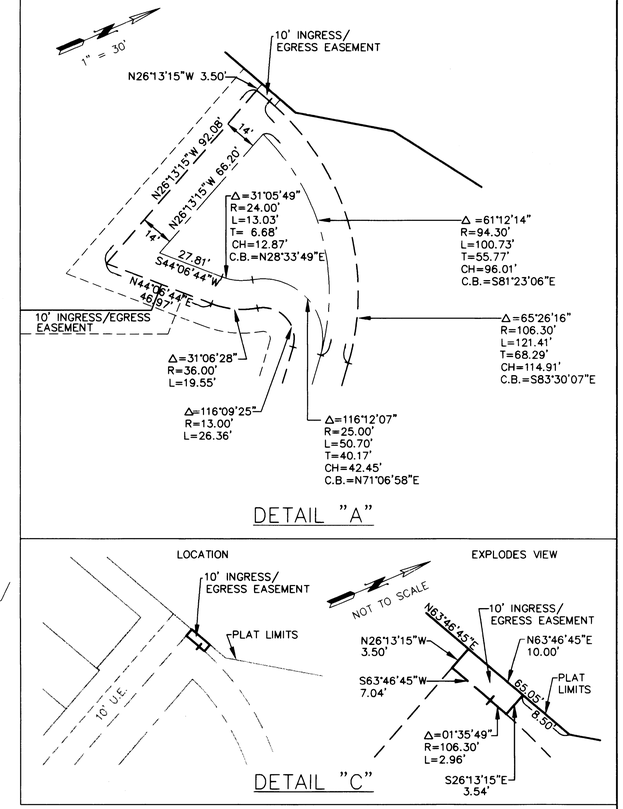

KEY SHEET MAP




CLERK'S RECORDING CERTIFICATE

I, Warsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 14, Page 34, Martin County, Florida, Public Records, this 16th day of ~~March, 1996~~ June, 1997

Warsha Stiller
Circuit Court
Martin County, Florida
By: Joanne F. Lopes
Deputy Clerk
(Circuit Court Seal)
File No. 1239799




DETAIL "A"




DETAIL "C"

FOUND MARTIN COUNTY ALUMINUM DISK IN CONCRETE STAMPED "GS24 1992" PUBLISHED STATE PLANE COORDINATES NORTH (Y) = 1,043,514.100 EAST (X) = 882,911.980

FOUND MARTIN COUNTY ALUMINUM ROD IN CONCRETE STAMPED "F016 1992" PUBLISHED STATE PLANE COORDINATES NORTH (Y) = 1,042,939.729 EAST (X) = 885,293.755

APPROXIMATE LOCATION OF SECTION LINE

SECTION 1 RANGE 40 EAST
SECTION 6 RANGE 41 EAST

N 1,042,559.9520
E 888,345.7980

N 1,042,665.3903
E 888,090.4561

N 1,042,799.5715
E 888,252.6871

N 1,042,909.5113
E 888,526.2723

N 1,042,919.3681
E 888,596.1569

N 1,042,355.9788
E 888,496.9535

POINT OF BEGINNING

PLAT LIMITS

12.00' OFFSET PRM (RADIAL)
N 1,042,494.680
E 888,552.422

POINT OF COMMENCEMENT
NE CORNER "PLAT OF PHASE 10 AND 11 CUTTER SOUND P.U.D." PLAT BOOK 12, PAGE 49

NORTH LINE "PLAT OF PHASE 10 AND 11 CUTTER SOUND P.U.D." PLAT BOOK 12, PAGE 49

S.W. CUTTER SOUND DRIVE PLAT OF PHASE 3 & 8 PLAT BOOK 12, PAGE 50

TRACT A

TRACT B WATER MANAGEMENT

UNPLATTED

UNPLATTED WETLAND

50' (NO-ALTERATION) BUFFER AREA

90' (NO-ALTERATION) BUFFER AREA

10' INGRESS/ EGRESS EASEMENT

S.W. ISLAND CREEK TRAIL INGRESS / EGRESS EASEMENT

INGRESS / EGRESS EASEMENT

SIGN EASEMENT TRACT G

SIGN EASEMENT TRACT H

MATCH LINE

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

THIS INSTRUMENT PREPARED BY:
ALLAN F. OSLUND, PSM
FOR GEE & JENSON, ENGINEERS – ARCHITECTS – PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

## LEGEND

| | |
|---|---|
| PRM | Permanent Reference Monument |
| ■ | Permanent Reference Monument (LS # 4659) |
| LME | Lake Maintenance Easement |
| PC | Point of Curve |
| PT | Point of Tangency |
| PRC | Point of Reverse Curve |
| DE | Drainage Easement |
| UE | Utility Easement |
| C/A | Control of access. |
| R/W | Right-Of-Way |
| Δ | Delta Angle |
| R | Radius |
| L | Arc Length |
| T | Tangent |
| CH. | Chord |
| C.B. | Chord Bearing |
| P.B. | Plat Book |
| PG. | Page |

## SURVEYOR'S NOTES

1.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2.) Scale factor used for State Plane Coordinates is 1.000002978

3.) All lines are non–radial unless otherwise noted.

4.) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

5.) This plat, as recorded in its original form in the public records, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other form of the plat, whether graphic or digital.

6.) In the event Martin County disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, than the county shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with county specifications.

7.) All bearings shown hereon are relative to Grid North for the East Zone of Florida and are based on a line between Martin County Survey Department Monuments "GS24" and "F016", which has a published bearing of South 76°26'30.5" East.

8.) There shall be no building or other kind of construction or trees or shrubs placed on Drainage Easements.

9.) There shall be no building or other permanent structures or trees placed on Utility Easements.

10.) C/A = control of access. No vehicular access without the approval of the Board of Martin County Commissioners.

| | |
|---|---|
| COMPUTED | |
| DRAWN | MKH |
| CHECKED | |
| APPROVED | |
| JOB NO. | 96–113 |