

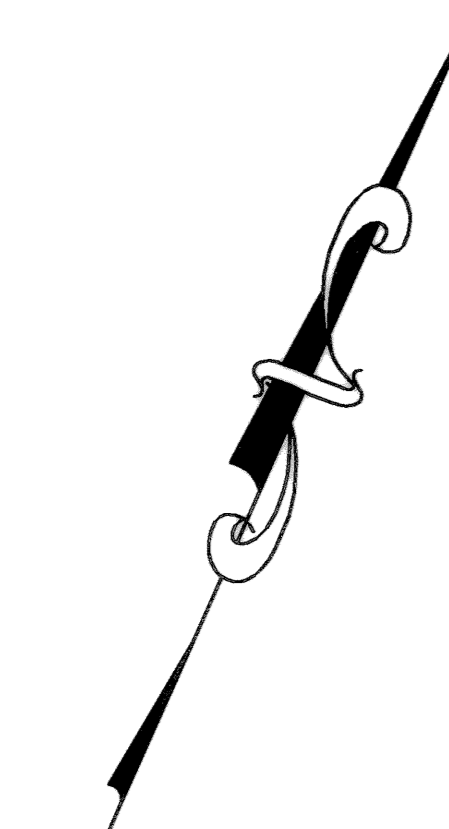
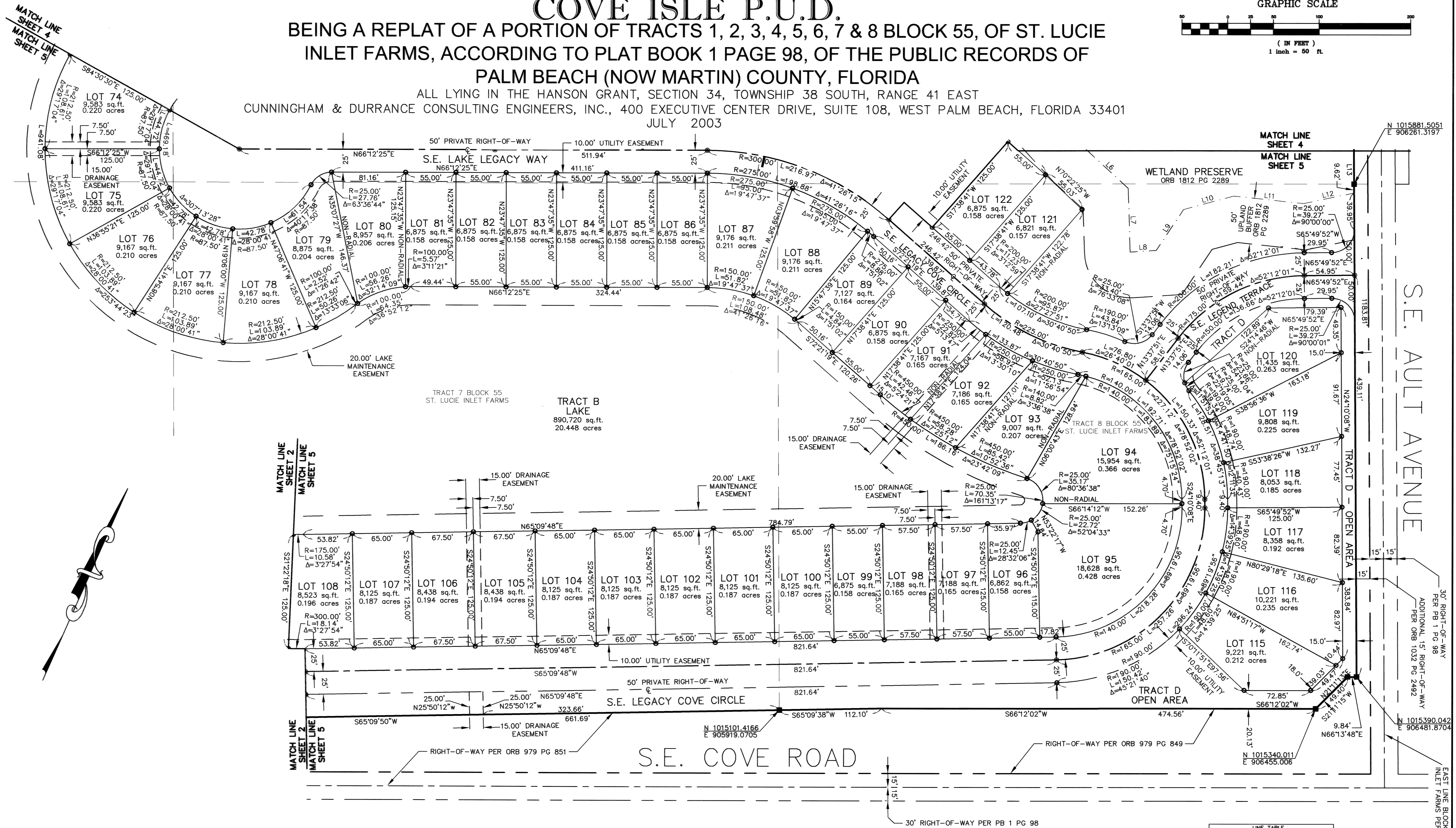
# PLAT OF COVE ISLE P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 7 & 8 BLOCK 55, OF ST. LUCIE INLET FARMS, ACCORDING TO PLAT BOOK 1 PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

ALL LYING IN THE HANSON GRANT, SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST

CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC., 400 EXECUTIVE CENTER DRIVE, SUITE 108, WEST PALM BEACH, FLORIDA 33401

JULY 2003



### SURVEYOR'S NOTES

A. 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.

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

C. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN 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.

D. ELEVATIONS SHOWN HEREON ARE TAKEN FROM MARTIN COUNTY BENCHMARK DATUM (BENCHMARK: 76 & COVE, ELEV. 14.26, AND GS 23 ELEV. 12.96) AND ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD 1929).

E. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATES WITH THE EAST LINE OF BLOCK 55, ST. LUCIE INLET FARMS, BEARING N 24° 10' 08" W. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

F. COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

G. BEARINGS AND COORDINATES ARE BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6x6 CONCRETE MONUMENT, NORTHING 1007149.318 - EASTING 894323.037), AND GCY D27 (6x6 CONCRETE MONUMENT, NORTHING 1019804.000 - EASTING 900422.894), AND GCY D25 (6x6 CONCRETE MONUMENT, NORTHING 1021711.802 - EASTING 920988.585)

### LEGEND

- DENOTES 4"x 4" PERMANENT REFERENCE MONUMENT SET, No. 3896
- DENOTE PERMANENT REFERENCE MONUMENT FOUND
- DENOTES PERMANENT CONTROL POINT
- DENOTES PROPERTY CORNER 3/4" IRON ROD & CAP PSM No. 3896
- R DENOTES RADIUS
- L DENOTES LENGTH OF ARC
- Δ DENOTES DELTA
- ⊙ DENOTES CENTER LINE
- FP&L DENOTES FLORIDA POWER & LIGHT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.G. DENOTES PAGE
- P.B. DENOTES PLAT BOOK
- R/W DENOTES RIGHT-OF-WAY
- SQ. FT. DENOTES SQUARE FEET
- T.I.I.F. DENOTES TRUSTEES OF THE INTERNAL IMPROVEMENT FUND
- NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM
- PERM DENOTES PERMANENT

LINE	LENGTH	BEARING
L1	61.74'	S87°38'02"W
L2	63.37'	S90°45'04"W
L3	50.78'	S43°30'15"E
L4	80.64'	S77°43'12"E
L5	86.03'	S66°27'45"E
L6	62.62'	S71°13'15"E
L7	69.52'	S25°35'44"E
L8	28.69'	N62°32'11"E
L9	53.58'	N09°49'08"E
L10	56.83'	N51°04'12"E
L11	76.82'	N72°15'52"E
L12	56.40'	N54°25'49"E
L13	119.19'	N24°10'08"W
L14	38.80'	S81°54'09"W
L15	100.99'	S77°11'52"W
L16	79.31'	S80°01'45"W
L17	106.48'	S84°01'19"W