## Plat Book 14 P6 6 FOX GROVE BEING A REPLAT OF A PORTION OF TRACT 12, COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, PLAT BOOK B, PAGE 59, DADE (NOW MARTIN) COUNTY, FLORIDA; AND BEING A REPLAT OF A PORTION OF TRACT 57, SECTION 26-38-40, PALM CITY FARMS, PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; AND BEING A REPLAT OF A PORTION OF LOT B, WINEBRENNER SUBDIVISION MINOR PLAT, PLAT BOOK 5, PAGE 49, MARTIN COUNTY, FLORIDA. CURVE TABLE LINE TABLE CURVE | RADIUS | LENGTH | DELTA LINE | BEARING | LENGTH 60.00' 31.79' 30°21'13" C2 67.53' 58.66' 49°46'34" L2 N59°31'55"W 15.34' PALM CITY FARMS, SECTION 26-38-40 C3 50.00' 16.85' 19°18'27" C4 50.00' 28.30' 32°26'06" L3 N70°41'31"E 44.32' KEY MAP PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) S89°53'08"E C5 280.00' 87.76' 17°57'26" L5 | S53°52'53"W | 10.57' TRACT 27 TRACT 40 TRACT 39 280.00' 33.15' 6°47'02" L6 S74°58'11"E 46.48 C7 280.00' 54.60' 11°10'24" L7 N00°06'52"E 40.50' N66°04'15"E 5820.23'(OVERALL) L8 N00°06'52"E 40.50' C8 20.00' 12.65' 36°13'58" C9 60.53' 54.03' 51°08'55" 217.34 339.05 339.70' 340.36 341.02' 355.69 C10 50.00' 16.88' 19°20'30" C11 50.00' 38.74' 44°23'26" C12 220.00' 54.21' 14°07'08" └50' PRIVATE DRAINAGE EASEMENT -10' EQUESTRIAN EASEMENT LEGEND: SQ FT SQUARE FEET PERMANENT REFERENCE MONUMENT LOT 63 LOT 60 LOT 62 LOT 65 LOT 64 LOT 61 SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS LOT 66 DISK "FENEX PCP 5102" PERMANENT CONTROL POINT 217,800.00 SQ FT 219,424.01 SQ FT 5.00 AC 5.00 AC 5.00 AC 5.00 AC 5.00 AC SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK 5.04 AC "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT SET 5/8"x18" IRON ROD & 1-1/4" PLASTIC CAP "FENEX 5102" LOT CORNER RADIAL LINE -LANDSCAPE, FENCE & SIGN ---R=300.00'EASEMENT/BUFFER NUMBER L=211.08' RIGHT OF WAY -5'x20' EASEMENT TO FLORIDA POWER $\Delta = 40^{\circ}18'47''$ & LIGHT, OFFICIAL RECORD BOOK 338, PAGE 2582, TO BE ABANDONED. CENTERLINE CB=N45°42'21"E LINE NUMBER CURVE NUMBER RADIUS 20' EQUESTRIAN & UTILITY LENGTH EASEMENT DELTA CHORD BEARING CHORD DISTANCE S.W. STONEYBROOK WAY (60' WIDE) \_ 3<u>45.</u>70<u>'</u> \_\_\_\_ <u>345.70'</u> \_\_\_\_ \_\_\_ -R=250.00' TRACT "C" 20' EQUESTRIAN & UTILITY L=105.82' EASEMENT $\Delta = 24^{\circ}15'07''$ CB=N77°59'18"E CHD=105.03' LOT 5 LOT 6 LOT 7 LOT 3 LOT 2 218,413.40 SQ FT 218,554.69 SQ FT 218,272.11 SQ FT 247,974.77 SQ FT 218,130.82 SQ FT 220,148.25 SQ FT 231,872.19 SQ FT 5.01 AC 5.02 AC 5.69 AC 5.01 AC 5.01 AC 5.32 AC 5.05 AC LOT 8 LANDSCAPE, FENCE & SIGN EASEMENT/BUFFER -10' EQUESTRIAN EASEMENT 1 inch = 100 ft.345.70 347.77**'** 693.47 S65°55'48"W 3248.75'(OVERALL) PORTION OF LOT 12, COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT **GENERAL NOTES:** PLAT BOOK B, PAGE 59, DADE (NOW MARTIN) 1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE 4. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED PREPARED BY: THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, CHRISTIAN FENEX & ASSOCIATES WHETHER GRAPHIC OR DIGITAL. SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS. PROFESSIONAL SURVEYING & MAPPING 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. 5. ALL LINES NON-RADIAL UNLESS NOTED OTHERWISE. **ENVIRONMENTAL CONSULTING** 1657 S. DIXIE HIGHWAY 3. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE 6. \* PLAT BOOK B, PAGE 59, DADE COUNTY IS ALSO KNOWN AS PLAT BOOK 1. PAGE 11. STUART, FLORIDA 34994 COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND PALM BEACH (NOW MARTIN) COUNTY AND MAY BE FOUND IN THE PUBLIC RECORDS AS PHONE: (772)283-2977 FAX: (772)283-2979 ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATIONS OWEN RESET, A 517, SUCH. THE ORIGINAL LEGAL DESCRIPTION AS PER TITLE COMMITMENT CALLS FOR PLAT GCY D27, GS 23, AND GCY D09. BEARING BASE MAY BE ESTABLISHED ALONG THE BOOK B, PAGE 59, DADE COUNTY AND IT IS THE INTENT OF THIS LEGAL DESCRIPTION TO CENTERLINE OF 76-A (LOOP ROAD) AS SHOWN HEREON. FOLLOW THE INTEGRITY OF THE ORIGINAL LEGAL DESCRIPTION. SHEET TWO OF NINE