Plat Book 16 PG 14

PLAT OF
PHASE 3 OF LOST RIVER
LOST RIVER MANORS

BEING A REPLAT OF A PORTION OF TRACTS 5, 6 & 7 BLOCK 41, AND A PORTION OF TRACTS 1, 2, 3, 4, 6 & 7 BLOCK 42 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 32, TOWNSHIP 38 SOUTH, RANGE 41 EAST

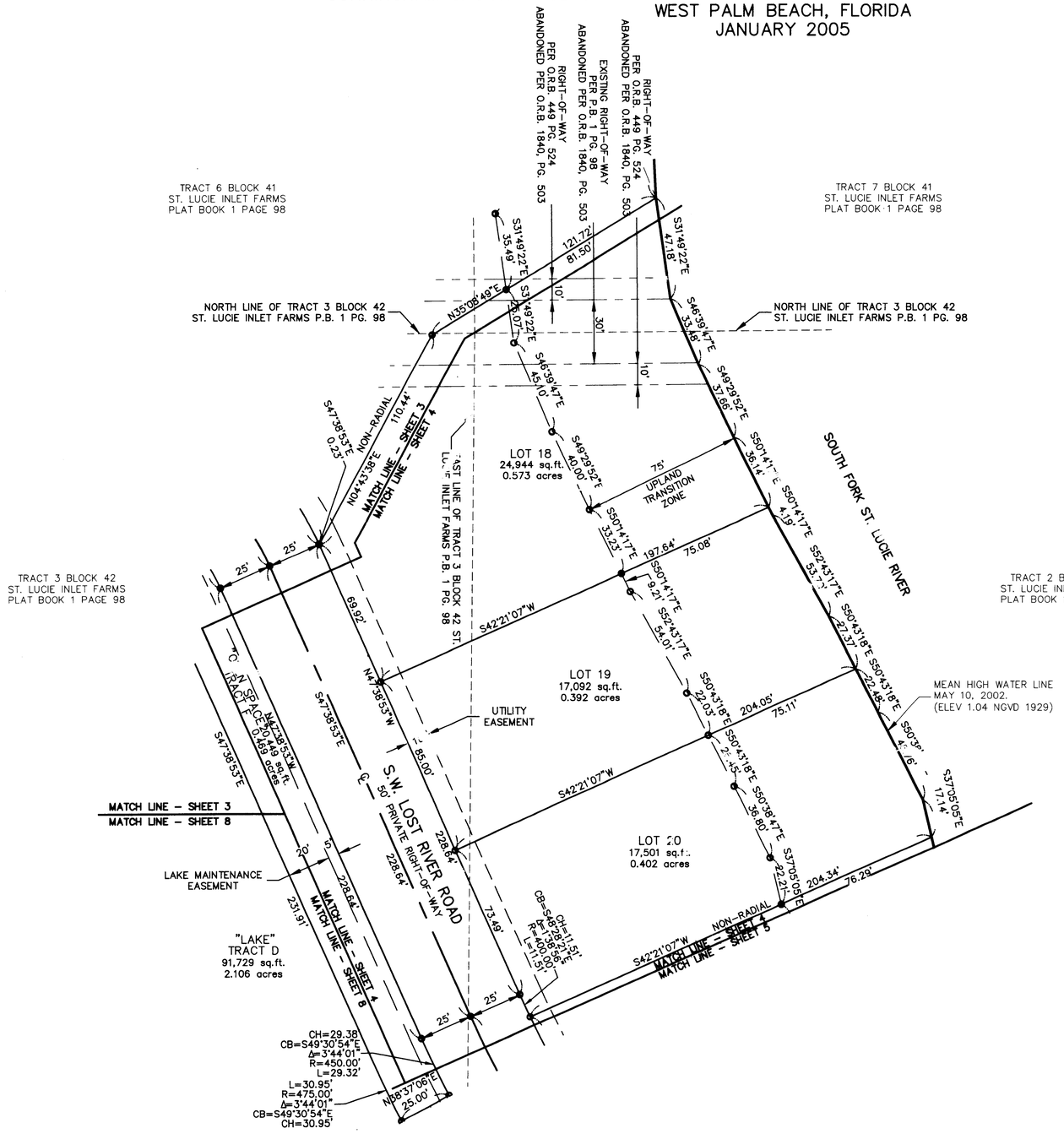
CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC., 400 EXECUTIVE CENTER DRIVE, SUITE 108, WEST PALM BEACH, FLORIDA

JANUARY 2005

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



LEGEND

- ■ DENOTES 4"x 4" PERMANENT REFERENCE MONUMENT SET, PSM No. 3896
- ⊡ DENOTE PERMANENT REFERENCE MONUMENT FOUND
- ● DENOTES PERMANENT CONTROL POINT
- o DENOTES PROPERTY CORNER ⅝" IRON ROD & CAP PSM No.3896
- R DENOTES RADIUS
- L DENOTES LENGTH OF ARC
- Δ DENOTES DELTA
- CHB DENOTES CHORD BEARING
- CH DENOTES CHORD
- ℄ DENOTES CENTER LINE
- NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM
- FP&L DENOTES FLORIDA POWER & LIGHT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- PG. DENOTES PAGE
- P.B. DENOTES PLAT BOOK
- R/W DENOTES RIGHT-OF-WAY
- NAD DENOTES NORTH AMERICAN DATUM
- GPS DENOTES GLOBAL POSITIONING SYSTEM
- PSM DENOTES PROFESSIONAL SURVEY AND MAPPER
- LB DENOTES LICENSED BUSINESS
- ELEV. DENOTES ELEVATION

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. MEAN HIGH WATER ELEVATION WAS FURNISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

E. MEAN HIGH WATER ELEVATION WAS ESTABLISHED BY INTERPOLATION.

F. 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).

G. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATES WITH THE SOUTH LINE OF TRACT 5, BLOCK 41, ST. LUCIE INLET FARMS SUBDIVISION, BEARING S.66°00'44"W. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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

I. BEARINGS AND COORDINATES ARE BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6x6 CONCRETE MONUMENT, NORTHING 1007149.217 - EASTING 894323.132), AND GS 35 (6x6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING 889859.331), AND WITPORT (10' METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549)