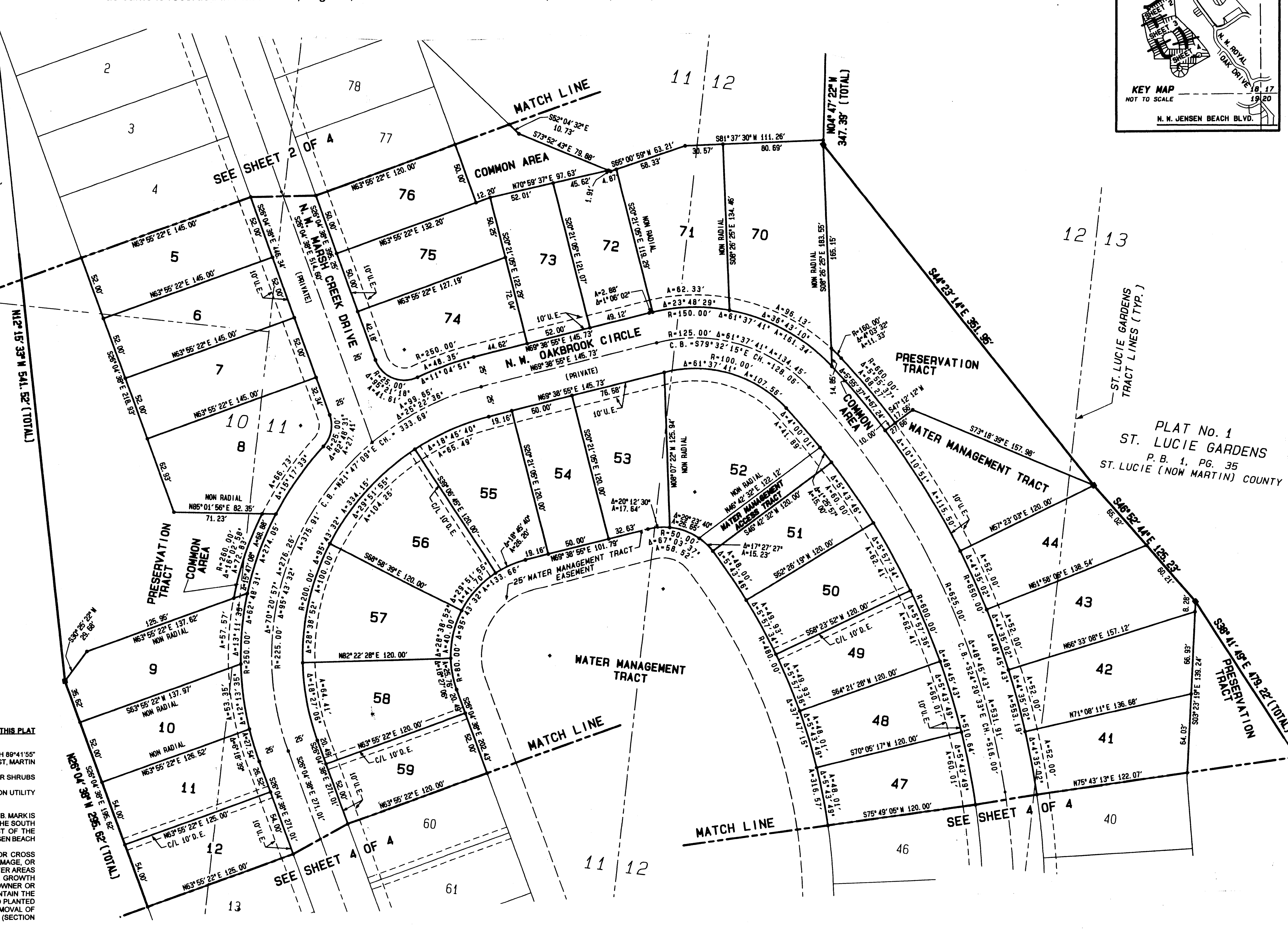
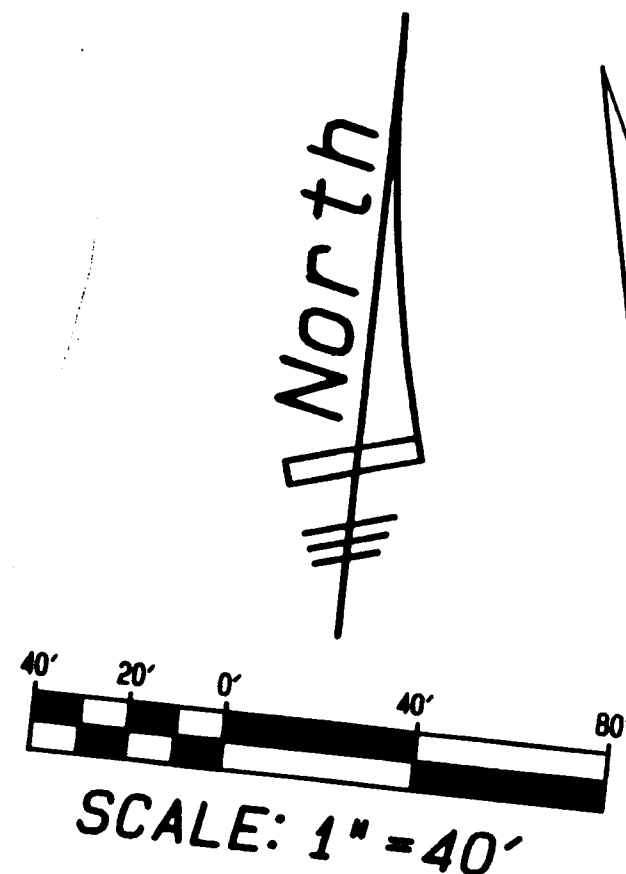
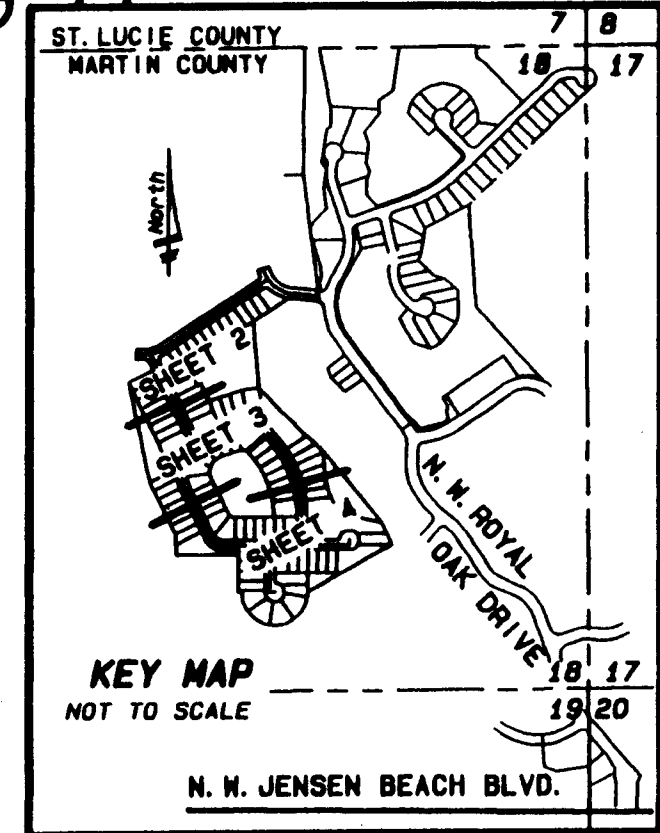


# JENSEN BEACH COUNTRY CLUB PLAT NO.9 OF WEST JENSEN, A P.U.D./D.R.I.

A parcel of land in Section 18, T37S, R41E, Martin County, Fl., Being a Replat of portions of Lots 4, 5, 6 and 9 through 14, inclusive of Block 1, and Lots 3, 4 and 5, Block 4 of Section 18, Plat No. 1 Saint Lucie Gardens as same is recorded in Plat Book 1, Page 35, of the Public Records of St. Lucie (now Martin) County, Florida.



### LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- Δ = DELTA ANGLE
- = 4" x 4" CONCRETE PERMANENT REFERENCE MONUMENT L.B. 6793 SET
- = PERMANENT REFERENCE MONUMENT FOUND AS NOTED
- = SET #5 IRON ROD WITH CAP L.B. 376
- = PERMANENT CONTROL POINT L.B. 376
- R = RADIUS
- A = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- D.E. = DRAINAGE EASEMENT (PRIVATE)
- U.E. = UTILITY EASEMENT
- CH. = CHORD DISTANCE
- C.B. = CHORD BEARING
- P.U.D. = PLANNED UNIT DEVELOPMENT
- D.R.I. = DEVELOPMENT OF REGIONAL IMPACT
- C/L = CENTERLINE
- B.M. = BENCH MARK
- ELEV. = ELEVATION
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM 1929
- L.B. = LICENSED BUSINESS
- TYP. = TYPICAL
- P.U.D. = PLANNED UNIT DEVELOPMENT
- B.P.S.M. = BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
- M.T.S. = MINIMUM TECHNICAL STANDARDS
- P.S.M. = PROFESSIONAL SURVEYORS AND MAPPERS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

### GENERAL 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. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°41'55" EAST ON THE NORTH LINE OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE THERETO.
4. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BENCH MARK REFERENCE: B.M. US-JB ELEV. 14.899-NGVD 1929. DESC. MARK IS A M.C. 2 1/4 INCH BRASS DISK STAMPED MARTIN COUNTY BM US-JB. MARK IS 270 FT. +/- EAST OF US-1 ON THE NORTH SIDE OF JENSEN BEACH BLVD. ON THE SOUTH SIDE OF A 28 X 28 INCH CONCRETE BASE FOR A LIGHT POLE JUST WEST OF THE ENTRANCE TO MOBIL STATION AT THE NORTHEAST CORNER OF US-1 AND JENSEN BEACH BOULEVARD.
7. IT WILL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE, BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS. (SECTION 4.8.3.14, LDR)
8. PROPERTY LIES IN FLOOD ZONE "AH" (ELEV 17), AS SHOWN ON FEMA/FIRM MAP NUMBERS 120161 0020 C, DATED JANUARY 5, 1994 AND 120161 0132 C, DATED JANUARY 5, 1994.
9. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
10. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, 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 GRAPHICAL OR DIGITAL.
11. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE UNDER SIGNED PROFESSIONAL SURVEYOR AND MAPPER.

NOTE:  
PRESERVATION TRACTS AS SHOWN HEREON SHALL BE PROTECTED FROM ENCRoACHMENT BY PROVIDING A MINIMUM SETBACK OF 10' BETWEEN ALL STRUCTURES AND ANY LOT LINE WHICH ABUTS A PRESERVATION TRACT. THE MAXIMUM SLOPE WITHIN AND ADJACENT TO THE SETBACK AREA SHALL NOT EXCEED ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL.

**Dailey-Fotony, inc.**  
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