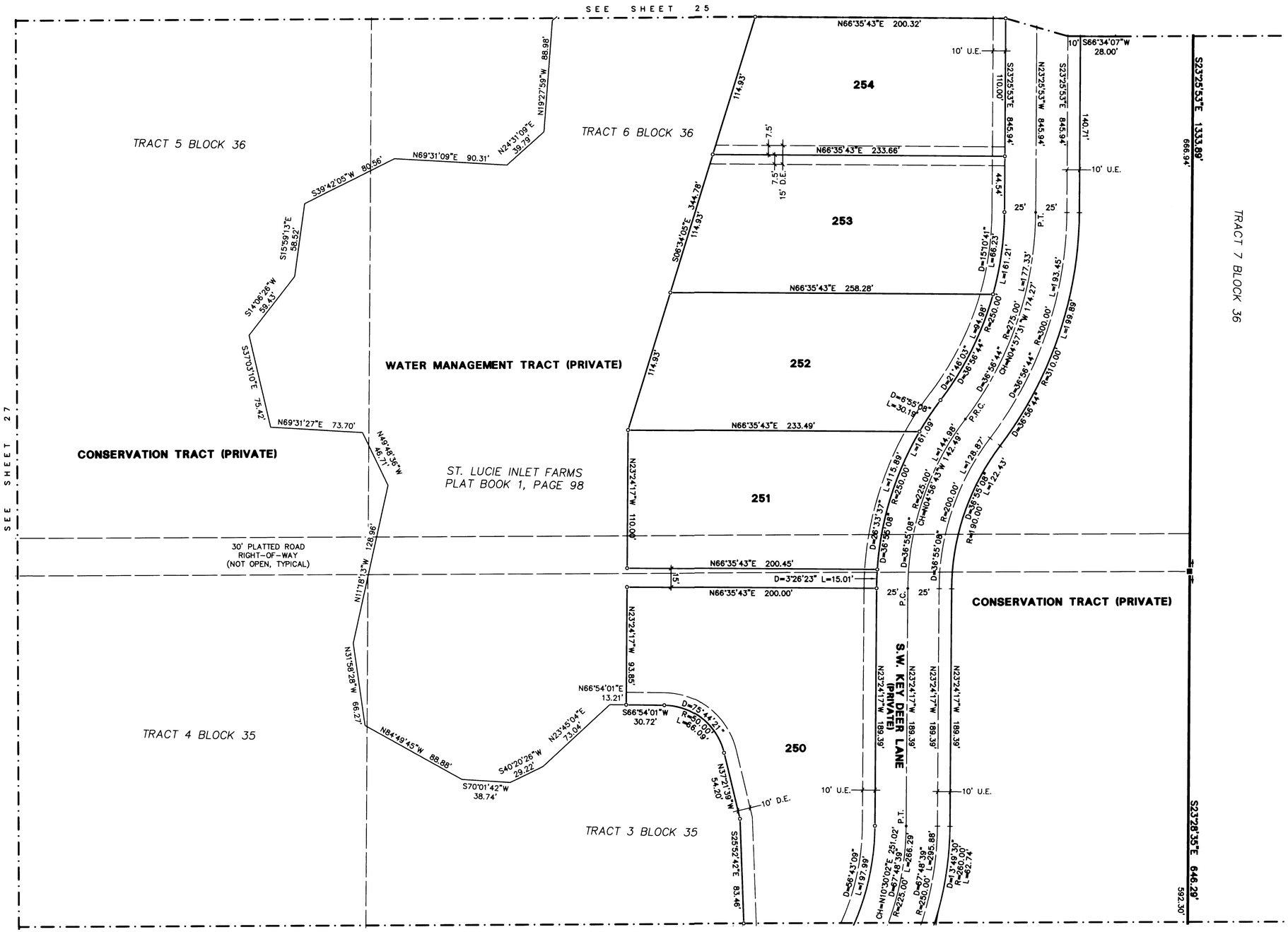
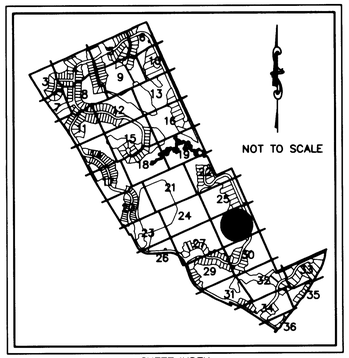
Plat Book 16 Pg 18

Highlands Reserve P.U.D.

Being a portion of the Miles or Hanson Grant, as recorded in Plat Book 1, Page 11, public records of Dade (now Martin) County, Florida and being a replat of a portion of St. Lucie Inlet Farms, as recorded in Plat Book 1, Page 98, public records of Palm Beach (now Martin) County, Florida.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.





SHEET INDEX

LEGEND

- —●— = SET PERMANENT CONTROL POINT (PCP) PARKER KALON NAIL & WASHER, LABELED "PCP GCY LB 4108"
- —○— = SET 3/4" IRON PIPE WITH YELLOW CAP LABELED, "GCY, INC. LB 4108"
- —■— = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED, "GCY INC. P.R.M. LB 4108, PSM 4864"

D = DELTA (CENTRAL ANGLE)
L = ARC LENGTH
R = RADIUS
CH = CHORD BEARING AND LENGTH
D.E. = DRAINAGE EASEMENT (PRIVATE)
FP&L = FLORIDA POWER & LIGHT COMPANY
LB = LAND SURVEY BUSINESS
L.B.E. = LANDSCAPE BUFFER EASEMENT
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.I. = POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVATURE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.T. = POINT OF TANGENCY
PUD = PLANNED UNIT DEVELOPMENT
(R) = RADIAL LINE
U.E. = UTILITY EASEMENT

SURVEYOR'S NOTES

1) 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

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

3) IT SHALL 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.

4) CONSERVATION TRACT (PRIVATE)S SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.

5) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF HAMMOCK CREEK PLAT NO. 1 (PLAT BOOK 13, PAGE 75). SAID LINE BEARS NORTH 66°01'46" EAST.

Job Number 04-1020-01
Licensed Business #4108

GCY
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