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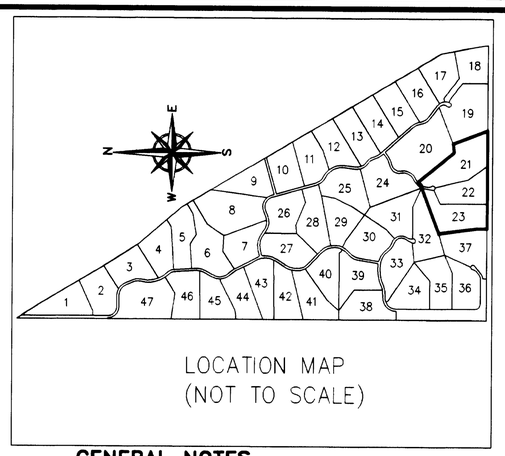
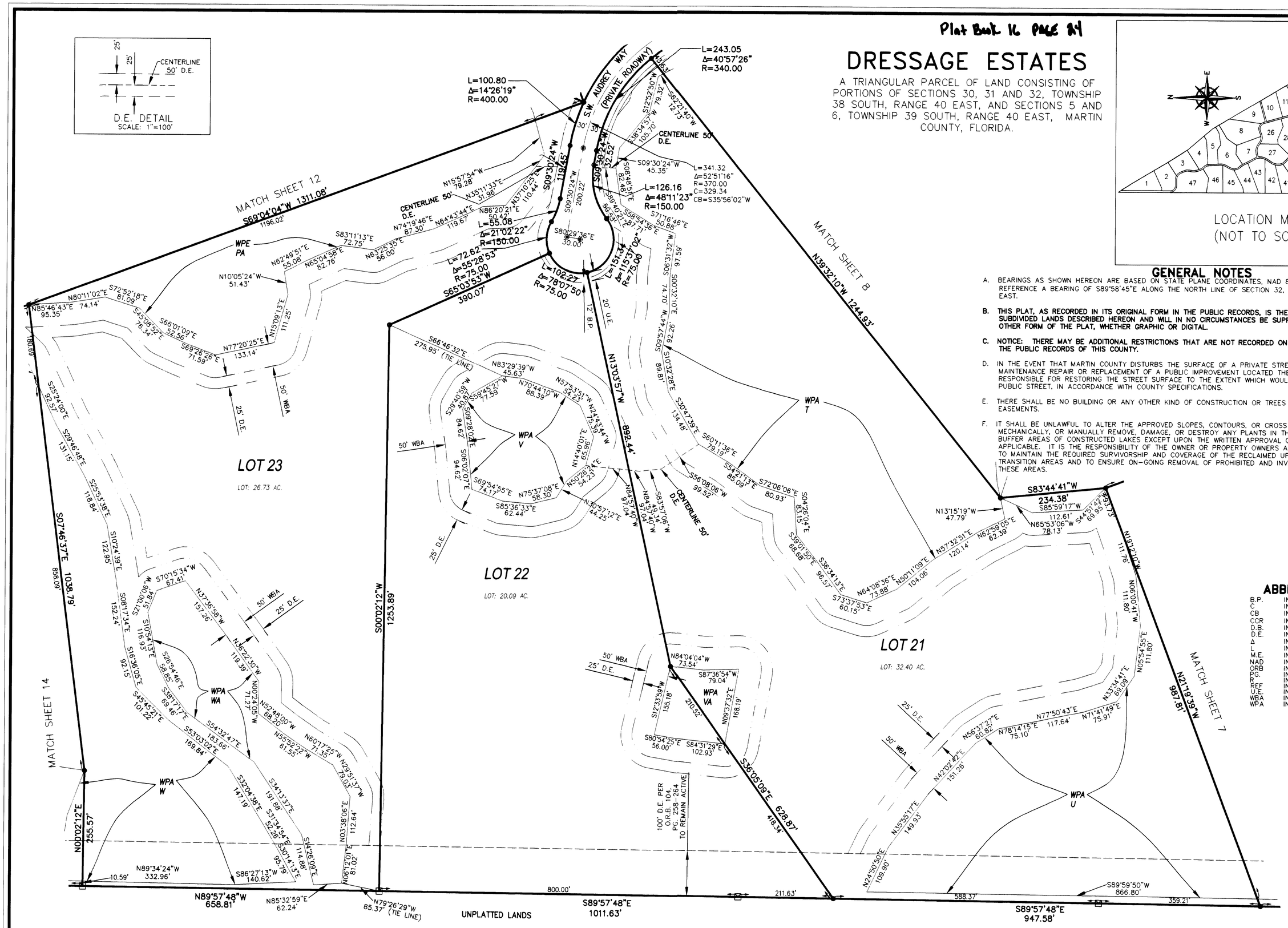
DRESSAGE ESTATES

A TRIANGULAR PARCEL OF LAND CONSISTING OF PORTIONS OF SECTIONS 30, 31 AND 32, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AND SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.





GENERAL NOTES

A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°58'45"E ALONG THE NORTH LINE OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 40 EAST.

B. 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.

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

D. 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 TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

E. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

F. 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.

ABBREVIATIONS

B.P.	INDICATES BRIDLE PATH
C	INDICATES CHORD DISTANCE
CB	INDICATES CHORD BEARING
CCR	INDICATES CERTIFIED CORNER RECORD
D.B.	INDICATES DEED BOOK
D.E.	INDICATES DRAINAGE EASEMENT
Δ	INDICATES CENTRAL ANGLE
L	INDICATES ARC LENGTH
M.E.	INDICATES MAINTENANCE EASEMENT
NAD	INDICATES NORTH AMERICAN DATUM
ORB	INDICATES OFFICIAL RECORD BOOK
PG.	INDICATES PAGE
R	INDICATES RADIUS
REF	INDICATES REFERENCE
U.E.	INDICATES UTILITY EASEMENT
WBA	INDICATES WETLAND BUFFER EASEMENT
WPA	INDICATES WETLAND PRESERVATION EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SYMBOL LEGEND

- SET 4X4 CONCRETE MONUMENT "BETSY LINDSAY, INC. PRM LB 6852"
- SET #5 IRON ROD & CAP "BL LB 6852"
- SET NAIL AND WASHER (PCP) "BL LB 6852"

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