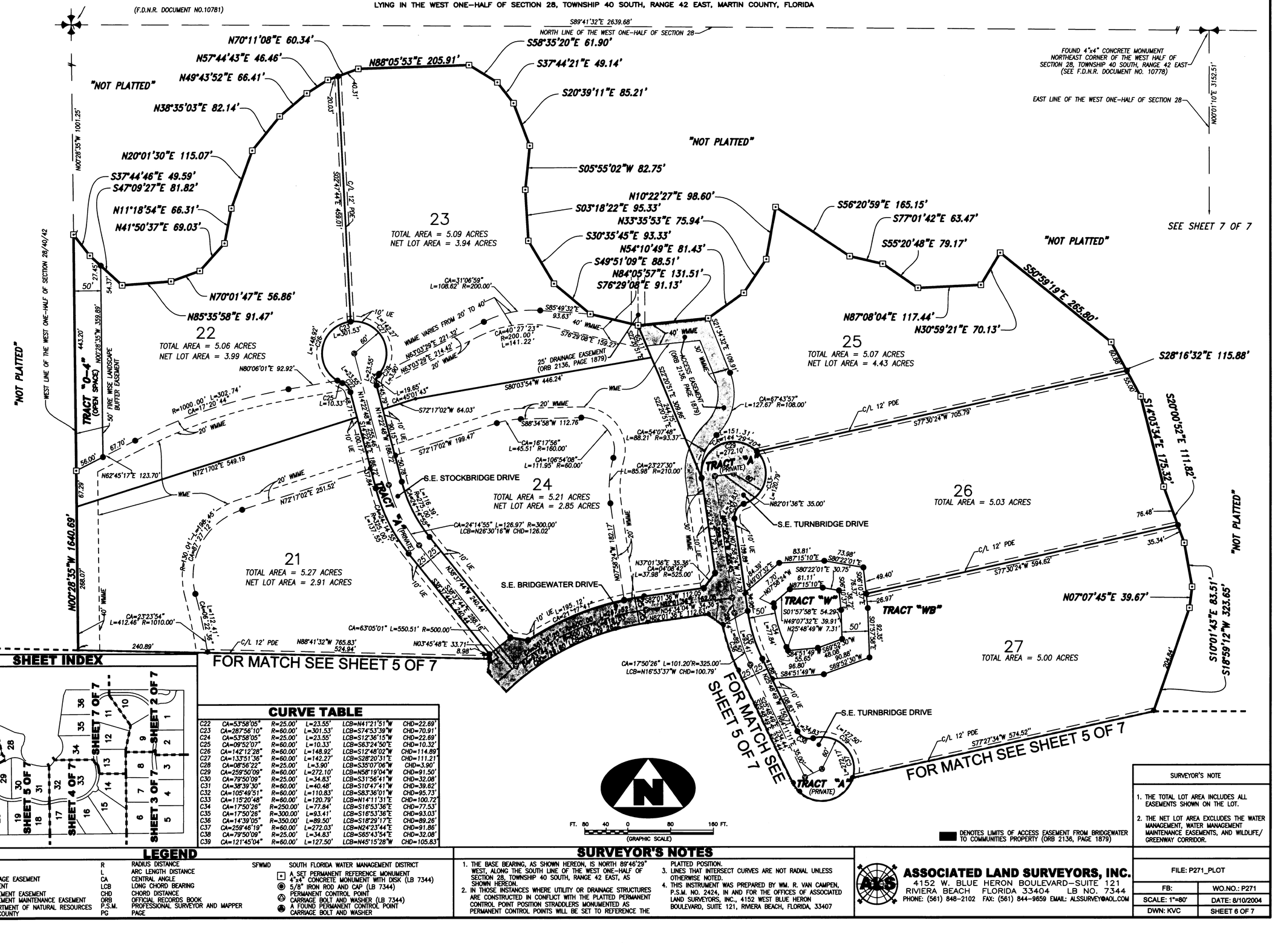
APRIL 2006

# BRIDGEWATER PRESERVE

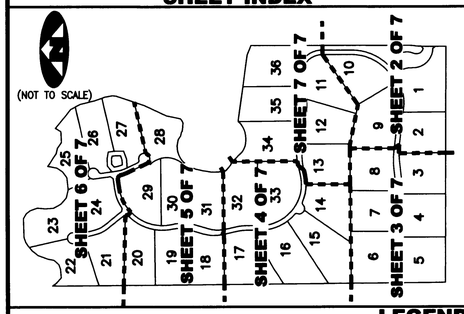
LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

Plat Book 16 Page 33






## SHEET INDEX




## CURVE TABLE

| | | | | | |
|---|---|---|---|---|---|
| C22 | CA=53°58'05" | R=25.00' | L=23.55' | LCB=N41°21'51"W | CHD=22.69' |
| C23 | CA=287°56'10" | R=60.00' | L=301.53' | LCB=S74°53'39"W | CHD=70.91' |
| C24 | CA=53°58'05" | R=25.00' | L=23.55' | LCB=S12°36'15"W | CHD=22.69' |
| C25 | CA=09°52'07" | R=60.00' | L=10.33' | LCB=S63°24'50"E | CHD=10.32' |
| C26 | CA=142°12'28" | R=60.00' | L=148.92' | LCB=S12°48'02"W | CHD=114.89' |
| C27 | CA=133°51'36" | R=60.00' | L=142.27' | LCB=S28°20'31"E | CHD=111.21' |
| C28 | CA=08°56'22" | R=25.00' | L=3.90' | LCB=S35°07'06"W | CHD=3.90' |
| C29 | CA=259°50'09" | R=60.00' | L=272.10' | LCB=N58°19'04"W | CHD=91.50' |
| C30 | CA=79°50'09" | R=25.00' | L=34.83' | LCB=S31°56'41"W | CHD=32.08' |
| C31 | CA=38°39'30" | R=60.00' | L=40.48' | LCB=S10°47'41"W | CHD=39.62' |
| C32 | CA=105°49'51" | R=60.00' | L=110.83' | LCB=S83°36'01"W | CHD=95.73' |
| C33 | CA=115°20'48" | R=60.00' | L=120.79' | LCB=N14°11'31"E | CHD=100.72' |
| C34 | CA=17°50'26" | R=250.00' | L=77.84' | LCB=S16°53'36"E | CHD=77.53' |
| C35 | CA=17°50'26" | R=300.00' | L=93.41' | LCB=S16°53'36"E | CHD=93.03' |
| C36 | CA=14°39'05" | R=350.00' | L=89.50' | LCB=S18°29'17"E | CHD=89.26' |
| C37 | CA=259°46'19" | R=60.00' | L=272.03' | LCB=N24°23'44"E | CHD=91.86' |
| C38 | CA=79°50'09" | R=25.00' | L=34.83' | LCB=S65°43'54"E | CHD=32.08' |
| C39 | CA=121°45'04" | R=60.00' | L=127.50' | LCB=N45°15'28"W | CHD=105.83' |




DENOTES LIMITS OF ACCESS EASEMENT FROM BRIDGEWATER TO COMMUNITIES PROPERTY (ORB 2136, PAGE 1879)

## SURVEYOR'S NOTE

1. THE TOTAL LOT AREA INCLUDES ALL EASEMENTS SHOWN ON THE LOT.
2. THE NET LOT AREA EXCLUDES THE WATER MANAGEMENT, WATER MANAGEMENT MAINTENANCE EASEMENTS, AND WILDLIFE/ GREENWAY CORRIDOR.

## LEGEND

| | | | |
|---|---|---|---|
| (R) | A RADIAL LINE | R | RADIUS DISTANCE |
| C/L | A CENTERLINE | L | ARC LENGTH DISTANCE |
| PDE | PRIVATE DRAINAGE EASEMENT | CA | CENTRAL ANGLE |
| UE | UTILITY EASEMENT | LCB | LONG CHORD BEARING |
| WME | WATER MANAGEMENT EASEMENT | CHD | CHORD DISTANCE |
| WMME | WATER MANAGEMENT MAINTENANCE EASEMENT | ORB | OFFICIAL RECORDS BOOK |
| F.D.N.R. | FLORIDA DEPARTMENT OF NATURAL RESOURCES | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| P.B.CO. | PALM BEACH COUNTY | PG | PAGE |

SFWMD SOUTH FLORIDA WATER MANAGEMENT DISTRICT

- A SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK (LB 7344)
- 5/8" IRON ROD AND CAP (LB 7344) PERMANENT CONTROL POINT
- CARRIAGE BOLT AND WASHER (LB 7344)
- A FOUND PERMANENT CONTROL POINT CARRIAGE BOLT AND WASHER

## SURVEYOR'S NOTES

1. THE BASE BEARING, AS SHOWN HEREON, IS NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AS SHOWN HEREON.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.
3. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. NO. 2424, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33407

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| | |
|---|---|
| FILE: P271_PLOT | |
| FB: | WO.NO.: P271 |
| SCALE: 1"=80' | DATE: 8/10/2004 |
| DWN: KVC | SHEET 6 OF 7 |