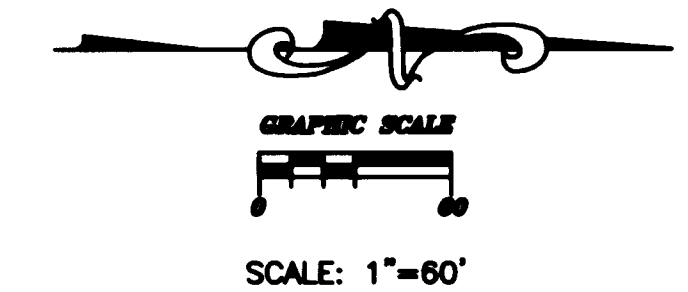
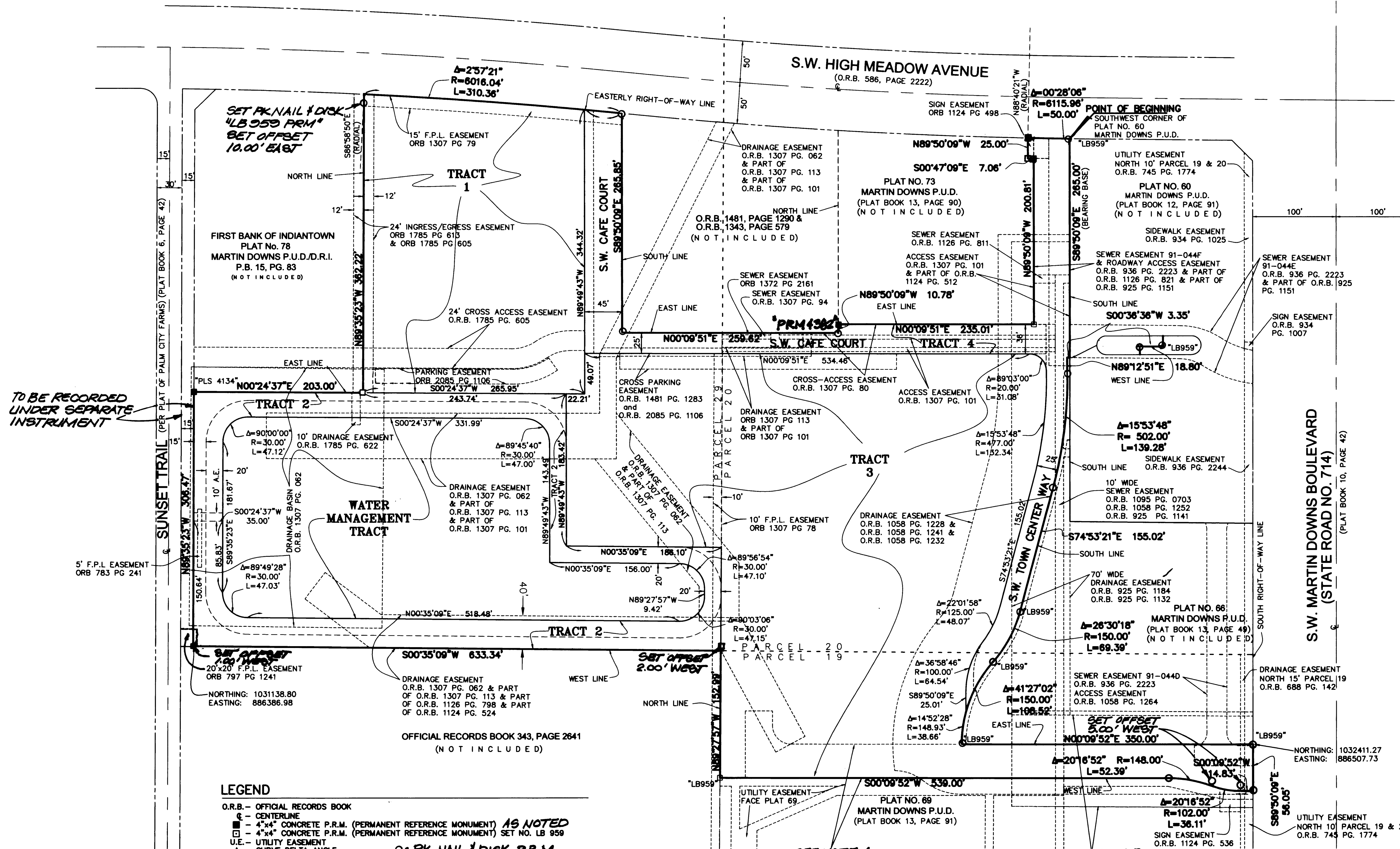


# A PLAT OF MARTIN DOWNS P.U.D., PARCEL II, TOWN CENTER

Plat Book 16 Page 44



A PART OF MARTIN DOWNS P.U.D.  
BEING A REPLAT OF A PORTION OF TRACTS 19, 20 AND 29, PALM CITY FARMS  
AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA



**NOTES:**

A) PUBLIC ACCESS EASEMENT  
O.R.B. 1307, PG. 113 & PART OF  
O.R.B. 1307, PG. 62 & PART OF  
O.R.B. 1126, PG. 706 & PART OF  
O.R.B. 1124, PG. 524 & PART OF  
O.R.B. 1307, PG. 101 & PART OF  
O.R.B. 1124, PG. 512

B) ACCESS & SEWER EASEMENT  
O.R.B. 934, PG. 1041  
110' WIDE DRAINAGE  
EASEMENT  
O.R.B. 925, PG. 1124  
O.R.B. 925, PG. 1132

**SURVEYOR'S NOTE:**  
COORDINATES SHOWN HEREON ARE GRID.  
DATUM IS NAD 83, 1990 ADJUSTMENT.  
ZONE - FLORIDA EAST  
LINEAR FOOT - U.S. SURVEY FOOT  
COORDINATE SYSTEM IS 1983 STATE PLANE  
TRAVERSE MERCATOR PROJECTION

**LEGEND**

O.R.B. - OFFICIAL RECORDS BOOK  
C - CENTERLINE  
4"x4" CONCRETE P.R.M. (PERMANENT REFERENCE MONUMENT) AS NOTED  
4"x4" CONCRETE P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959  
U.E. - UTILITY EASEMENT  
Δ - CURVE DELTA ANGLE  
R - RADIUS  
M.E. - MAINTENANCE EASEMENT  
L - ARC LENGTH  
A.E. - ACCESS EASEMENT  
PG. - PAGE

○ = PK. NAIL & DISK P.R.M.  
(PERMANENT REFERENCE  
MONUMENT) SET NO. LB959

**BEARING BASE**  
SEE NOTE A

THE SOUTH LINE OF PLAT NO. 60, MARTIN DOWNS P.U.D. IS TAKEN TO BEAR  
SOUTH 89°50'09" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE  
RELATIVE THERETO.

SEE NOTE B

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