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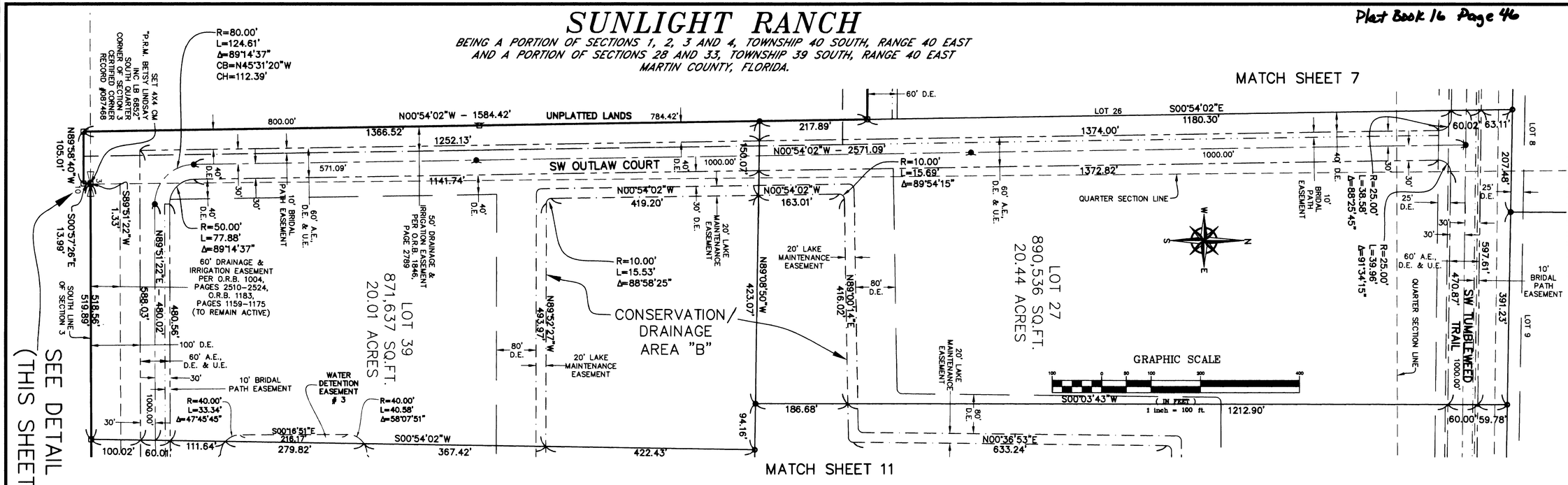
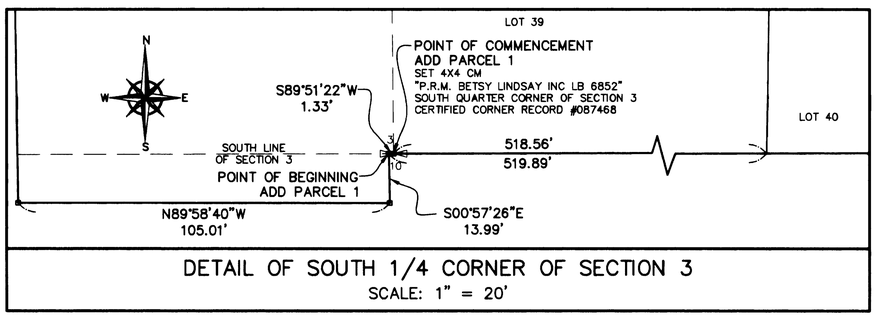
SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST
AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA.





DETAIL OF SOUTH 1/4 CORNER OF SECTION 3
SCALE: 1" = 20'

GENERAL NOTES

A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS, REFERENCE A BEARING OF N00°56'45"W ALONG THE EAST LINE OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

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

E. 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 CONSTRUCTION LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE MARTIN COUNTY GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC., 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 ONGOING REMOVAL OF PROHIBITED AND INVASIVE NONNATIVE PLANT SPECIES FROM THESE AREAS.

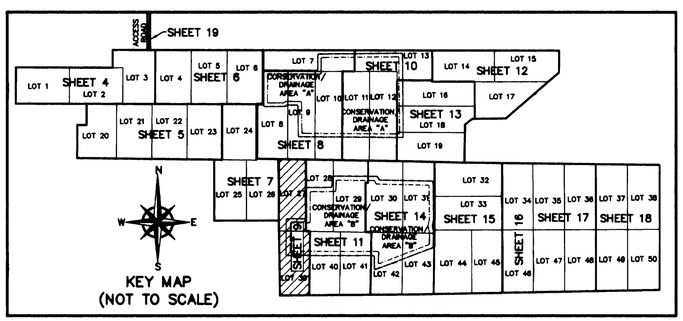
F. ALL STRUCTURES GREATER THAN 499 SQUARE FEET MUST BE CONSTRUCTED WITH AUTOMATIC SPRINKLERS.

G. THE LAKE MAINTENANCE EASEMENTS AND DRAINAGE EASEMENTS AROUND CONSERVATION/DRAINAGE AREAS A & B ARE OFFSET AND PARALLEL TO CONSERVATION/DRAINAGE AREAS A & B, EXCEPT FOR THE CHANGES OF DIRECTION WHERE THE LINES ARE FILLETED WITH A 10.00 FOOT RADIUS.

LEGEND

- ○ INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852" UNLESS OTHERWISE NOTED
- ⊡ INDICATES SET 4"X4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED
- ◉ INDICATES PARKER KALON NAIL & WASHER "BL LB 6852" [PERMANENT CONTROL POINT (PCP)] UNLESS OTHERWISE NOTED

A.E.	INDICATES ACCESS EASEMENT
BL	INDICATES BETSY LINDSAY, INC.
CB	INDICATES CHORD BEARING
CH.	INDICATES CHORD LENGTH
CM	INDICATES CONCRETE MONUMENT
Δ	INDICATES DELTA (CENTRAL) ANGLE
D	INDICATES DEED
D.E.	INDICATES DRAINAGE EASEMENT
E.	INDICATES EAST
IRC	INDICATES IRON ROD & CAP
L	INDICATES LENGTH OF ARC
LB	INDICATES LICENSED BUSINESS
M	INDICATES MEASURED
N.	INDICATES NORTH
NAD	INDICATES NORTH AMERICAN DATUM
NGVD	INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
PCP	INDICATES PERMANENT CONTROL POINT
P.R.M.	INDICATES PERMANENT REFERENCE MONUMENT
R	INDICATES RADIUS
S.	INDICATES SOUTH
SQ.FT.	INDICATES SQUARE FEET
U.E.	INDICATES UTILITY EASEMENT
W.	INDICATES WEST



KEY MAP
(NOT TO SCALE)

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852