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PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D.

IN PART OF GOVERNMENT LOT 6
SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC.,
400 EXECUTIVE CENTER DRIVE, SUITE 108,
WEST PALM BEACH, FLORIDA
FEBRUARY 2007

SURVEYOR'S NOTES

A. **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.**
B. **THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.**
C. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: 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.
D. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATES WITH THE SOUTH LINE OF ST. LUCIE INLET FARMS, BEARING S.66°01'58"W. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
E. COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
F. BEARINGS AND COORDINATES ARE BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6x6 CONCRETE MONUMENT, NORTHING 1007149.217 - EASTING 894323.132), AND GS 35 (6x6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING 889859.331), AND WITPORT (10' METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549)

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

- ■ DENOTES 4"x 4" CONCRETE PERMANENT REFERENCE MONUMENT SET, PSM No. 3896
- ⊡ DENOTES 4"X 4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND, No. 4275
- ◥ DENOTES 4"X 4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND, (NO NUMBER)
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST
- R DENOTES RADIUS
- L DENOTES LENGTH OF ARC
- Δ DENOTES DELTA
- CB DENOTES CHORD BEARING
- CH DENOTES CHORD LENGTH
- ℄ DENOTES CENTER LINE
- NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM
- FP&L DENOTES FLORIDA POWER & LIGHT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- PG. DENOTES PAGE
- P.B. DENOTES PLAT BOOK
- R/W DENOTES RIGHT-OF-WAY
- NAD DENOTES NORTH AMERICAN DATUM
- GPS DENOTES GLOBAL POSITIONING SYSTEM
- PSM DENOTES PROFESSIONAL SURVEY AND MAPPER
- LB DENOTES LICENSED BUSINESS
- AKA DENOTES ALSO KNOWN AS