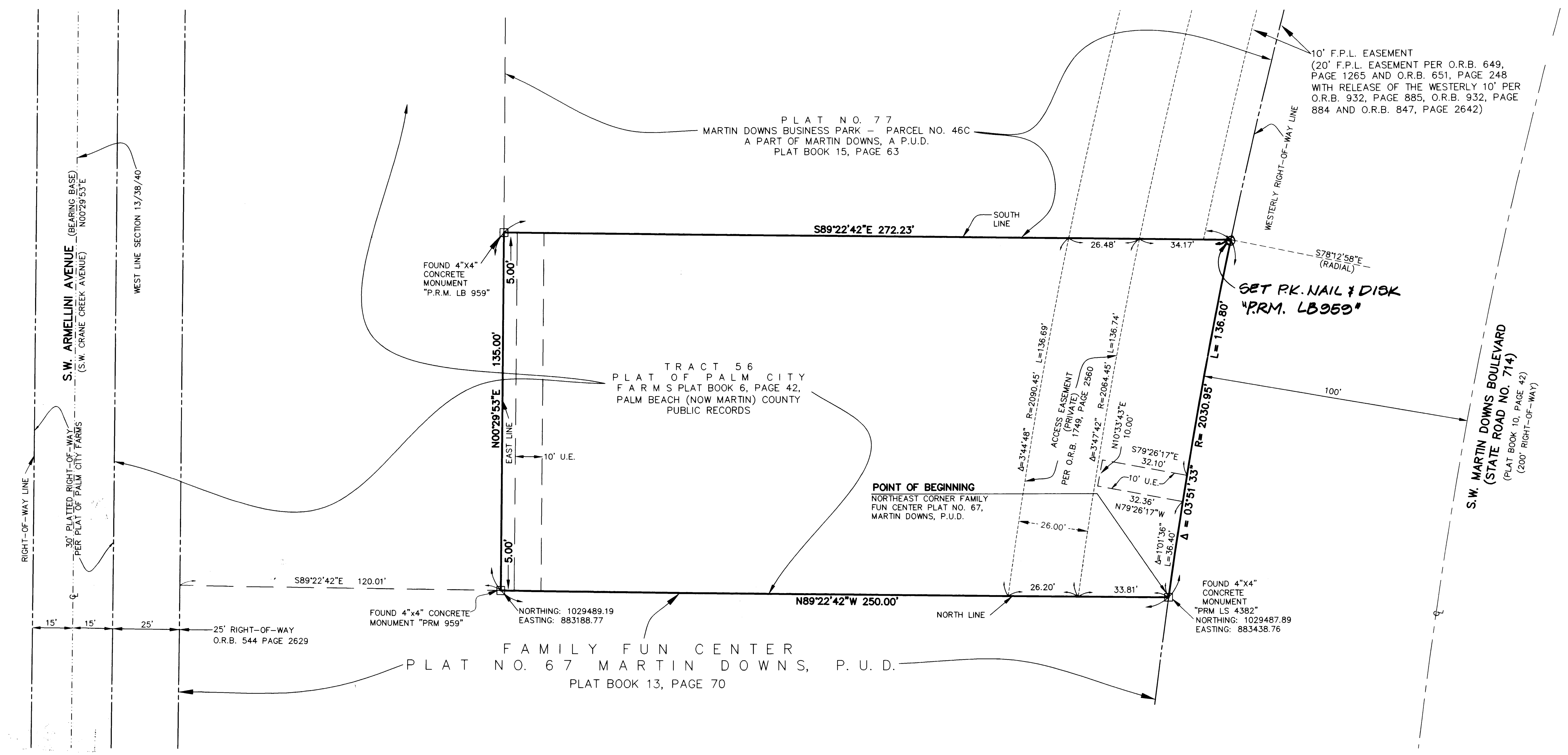
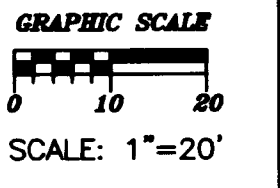


A PLAT OF MARTIN DOWNS PUD, A PORTION OF PARCEL 46C

BEING A REPLAT OF A PORTION OF TRACT 56, 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



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
- - P.R.M. 4"x4" (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
- U.E. - UTILITY EASEMENT
- D.E. - PRIVATE DRAINAGE EASEMENT
- Δ - CURVE DELTA ANGLE
- S.E. - SANITARY EASEMENT
- R - RADIUS
- L - ARC LENGTH
- F.P.L. - FLORIDA POWER AND LIGHT COMPANY
- - P.R.M. 4"x4" (PERMANENT REFERENCE MONUMENT) FOUND AS NOTED
- △ - DELTA ANGLE

BEARING BASE

THE WEST LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, IS TAKEN TO BEAR NORTH 00°29'53" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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

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