

THE FALLS OF JENSEN BEACH

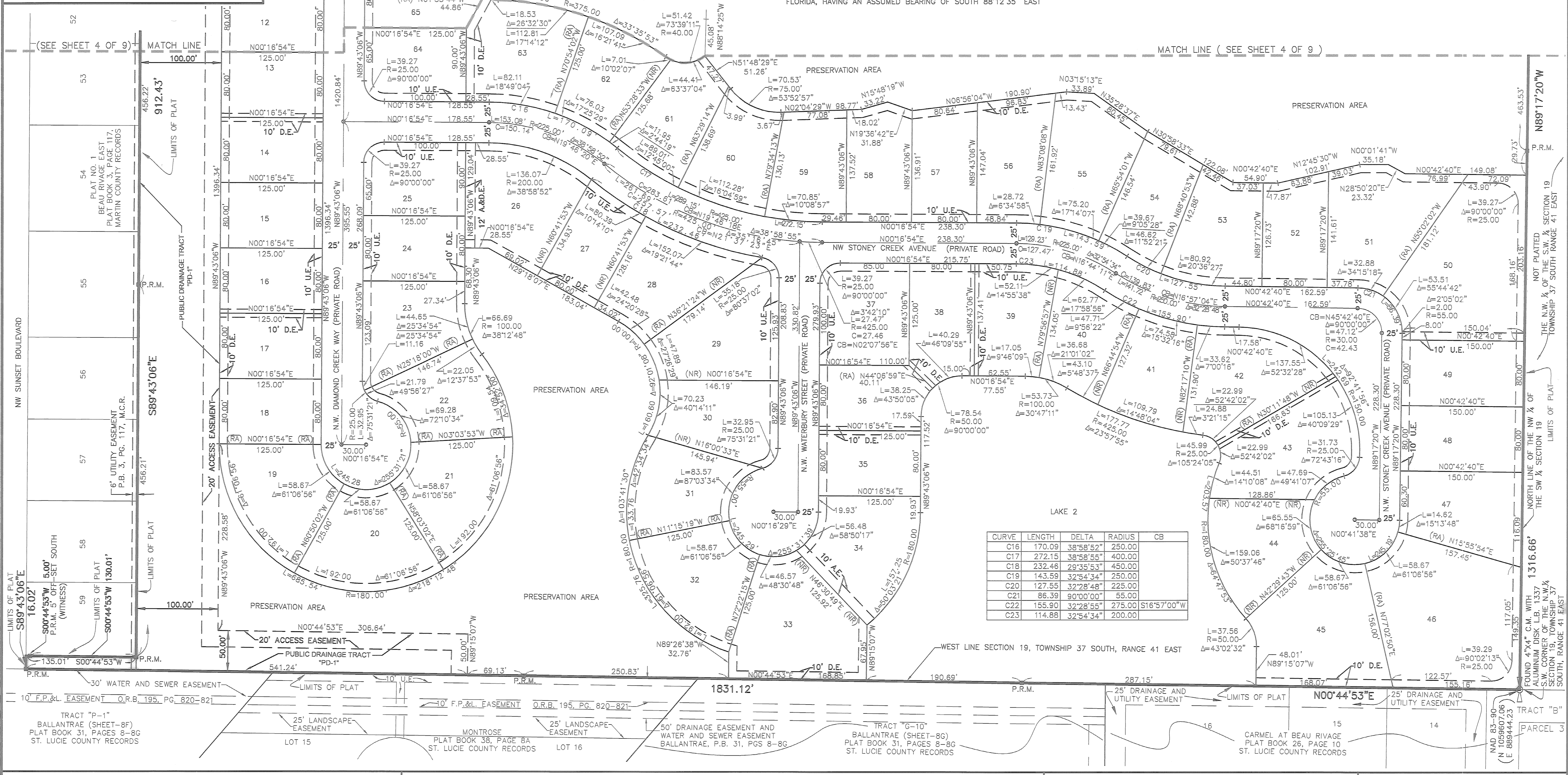
MARTIN COUNTY, FLORIDA
 A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST AND BEING A REPLAT OF PORTIONS OF LOTS 43, 50, 51 AND 59, "BEAU RIVAGE EAST, PLAT No. 1", PLAT BOOK 3, PAGE 117, MARTIN COUNTY PUBLIC RECORDS. MARTIN COUNTY, FLORIDA

PLAT NOTES

ALL PERMANENT REFERENCE MONUMENTS ARE 6" DIAMETER CONCRETE MONUMENTS WITH A 2" ALUMINUM DISK LB 1337 (UNLESS NOTED OTHERWISE).
 BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH SECTION LINE OF SECTION 19 TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 88°12'35" EAST

LEGEND:

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|--------|--------------------------|---|---------|-----------------------------------|
| P.O.C. | POINT OF COMMENCEMENT | □ | P.R.M. | (PERMANENT REFERENCE MONUMENT) |
| P.O.B. | POINT OF BEGINNING | ○ | P.C.P. | (PERMANENT CONTROL POINT) |
| P.B. | PLAT BOOK | ○ | L.B. | LICENSE BUSINESS |
| PG. | PAGE | ○ | M.A.E. | MAINTENANCE ACCESS EASEMENT |
| M.C.R. | MARTIN COUNTY RECORDS | ○ | N.R. | NON-RADIAL |
| O.R.B. | OFFICIAL RECORDS BOOK | ○ | T.B. | TANGENT BEARING |
| L | ARC LENGTH | ○ | C.B. | CHORD BEARING |
| Δ | CENTRAL ANGLE | ○ | C | CHORD DISTANCE |
| R | RADIUS | ○ | A.&D.E. | ACCESS EASEMENT/DRAINAGE EASEMENT |
| C.M. | CONCRETE MONUMENT | ○ | D.E. | DRAINAGE EASEMENT (PRIVATE) |
| R/W | RIGHT-OF-WAY | ○ | U.E. | UTILITY EASEMENT |
| 50 FT | SQUARE FEET | ○ | A.E. | ACCESS EASEMENT |
| US-1 | FEDERAL HIGHWAY 1 | ○ | (RA) | RADIAL |
| F.P.L. | FLORIDA POWER & LIGHT | ○ | (NR) | NON-RADIAL |
| P.U.D. | PLANNED UNIT DEVELOPMENT | ○ | A.T.T. | AMERICAN TELEPHONE & TELEGRAPH |



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 CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, 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 NON-NATIVE PLANT SPECIES FROM THESE AREAS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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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