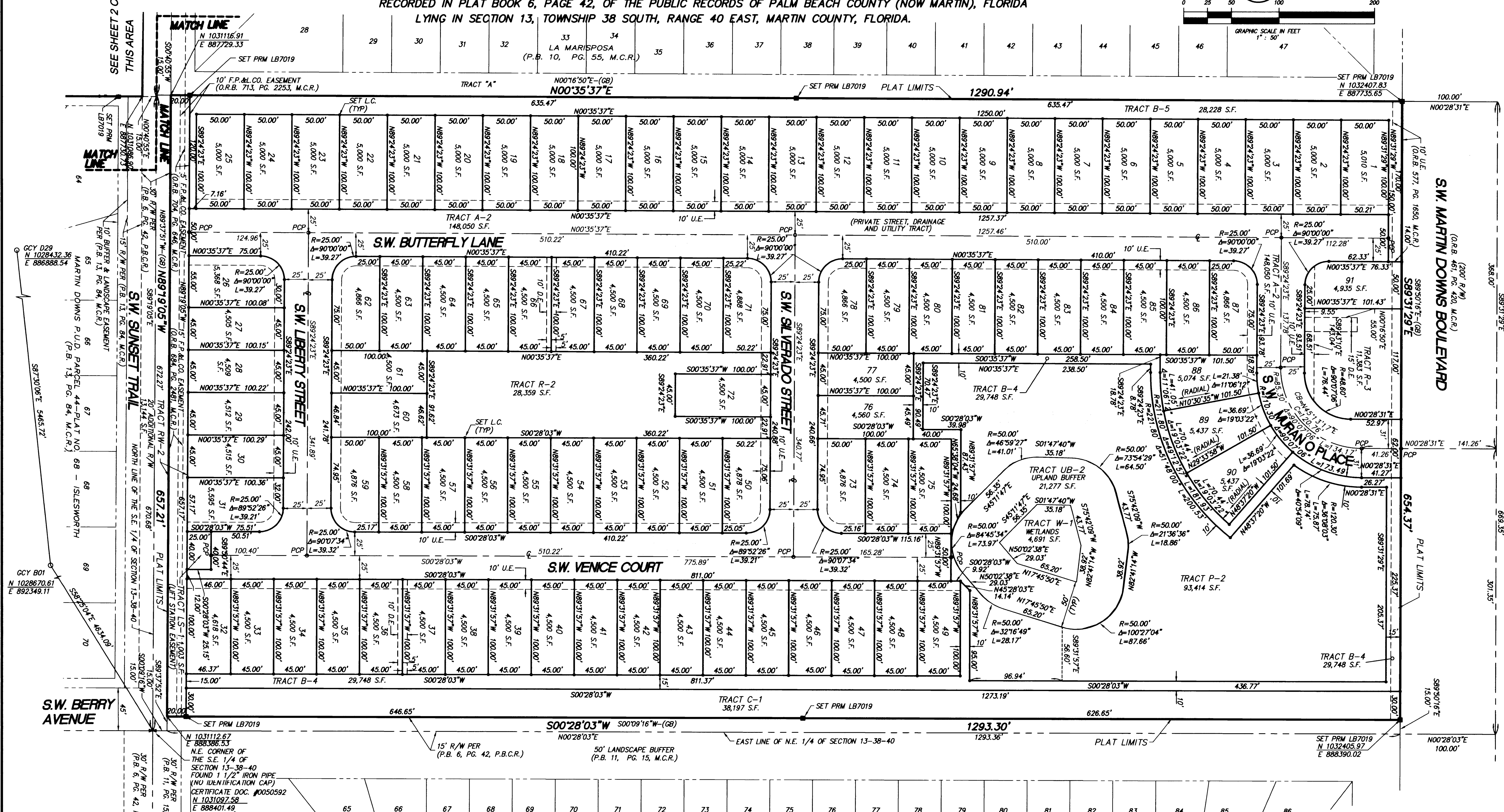
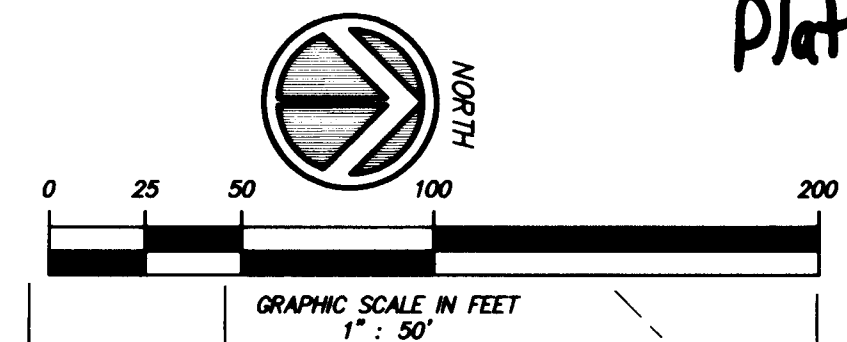


MURANO P.U.D.

A REPLAT OF TRACTS 17, 32, 34 AND A PORTION OF TRACT 35, PALM CITY FARMS
RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN), FLORIDA
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.



- LEGEND:**
- A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.C.P. PERMANENT CONTROL POINT (SET NAIL & DISC #LB7019)
 - P.B. PLAT BOOK
 - P.B.C.R. PALM BEACH COUNTY RECORDS
 - M.C.R. MARTIN COUNTY RECORDS
 - PAGE PAGE
 - S.F. SQUARE FEET
 - R/W RIGHT-OF-WAY
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - PLANNED ANGLE
 - ARC LENGTH
 - R RADIUS
 - (GB) GRID BEARINGS
 - U.E. UTILITY EASEMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT (SET 4"X4"X24" CONCRETE MONUMENT WITH CAP #LB7019)
 - F.P. & L. CO. O.R.B. OFFICIAL RECORDS BOOK
 - N.R. NOT RADIAL
 - LOT CORNER (SET 1/2" IRON ROD WITH CAP #LB7019)
 - U.S.G.S. UNITED STATES GEODETIC SURVEY BENCHMARK
 - B.M. BENCHMARK
 - SRD STATE ROAD DEPARTMENT PLANNED UNIT DEVELOPMENT
 - P.U.D. (TYP) PLANNED UNIT DEVELOPMENT
 - CB CHORD BEARING
 - C CHORD DISTANCE
 - N 5000 E 5000 INDICATES STATE PLANE COORDINATES

PLAT NOTES:

1. THE PLAT BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD (STATE ROAD NO. 714), AS SHOWN ON THE PLAT "LA MARIPOSA", (PLAT BOOK 10, PAGE 55), WITH A REFERENCE BEARING OF SOUTH 89°31'28" EAST, AS SHOWN THEREON. THE GRID BEARINGS AND THE STATE PLANE COORDINATES (EAST ZONE) SHOWN HEREON ARE ON THE NAD 83/90 ADJUSTED DATUM AND WERE OBTAINED BY GLOBAL POSITIONING SYSTEM METHODS AND EXCEED THIRD ORDER CLASS 1 ACCURACY STANDARDS. THE FOLLOWING NATIONAL GEODETIC SURVEY (NGS) SURVEY CONTROL POINTS WERE USED, GCY D29, GS 35 & GCY 801. ALL POINTS WERE COLLECTED FROM TWO SEPARATE OBSERVATION POINTS AND THE RESULTS EXCEED THE REQUIRED ACCURACY.
2. THE BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (M.G.V.D. OF 1929) AS ESTABLISHED FROM USGS BM 195 G13 SRD DISC, ELEVATION = 14.24 AND USGS BM 195 F13 SRD DISC, ELEVATION = 11.19.

3. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. 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.
6. ALL LINE INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
7. ALL REFERENCES TO P.B.C.R. (PALM BEACH COUNTY RECORDS), ARE RECORDS THAT WERE RECORDED PRIOR TO MARTIN COUNTY BEING ESTABLISHED.

8. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY RIGHTS GRANTED.
9. 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 ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

THIS INSTRUMENT PREPARED BY
CHARLES E. ROSSI, P.L.S.
FLORIDA REGISTRATION NO. 4798

Sun-Tech Engineering, Inc.
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