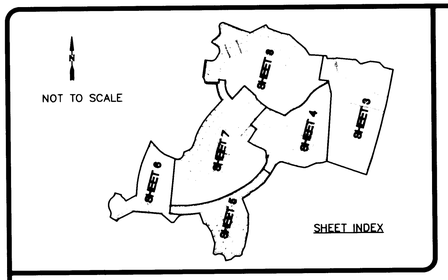
# Banyan Bay P.U.D., Phase 1

Plat Bk 16 Pg 75

Being a parcel of land lying in the Hanson Grant, Martin County, Florida



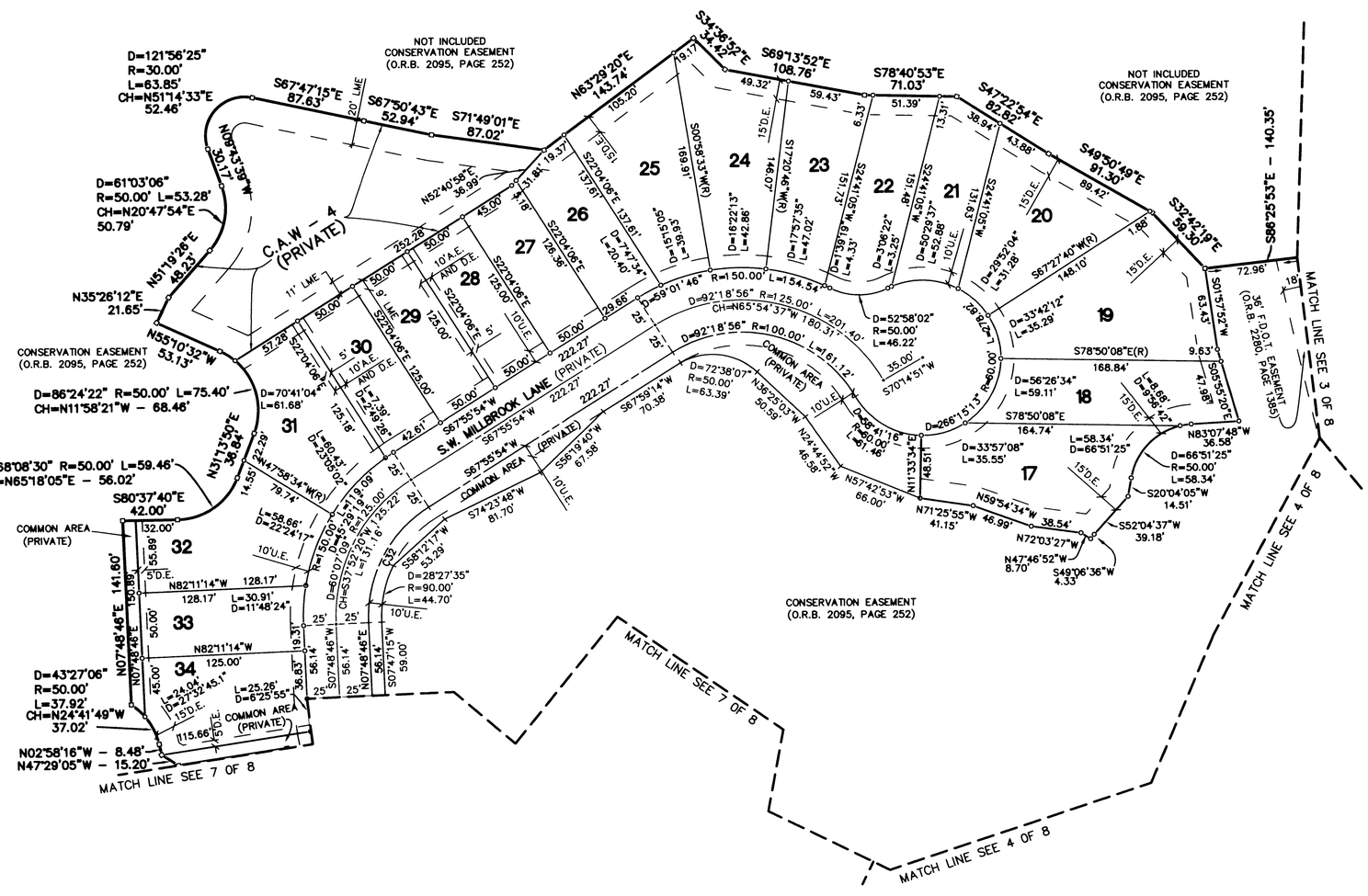

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

## LEGEND

- • = SET PERMANENT CONTROL POINT PARKER KALON NAIL & WASHER, LABELED, "GCY LB 4108"
- O = SET 3/4 IRON PIPE WITH YELLOW CAP LABELED, "GCY LB 4108 PSM 4864"
- □ = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT WITH DISK LABELED "GCY LB 4108 PSM 4864"
- D = DELTA (CENTRAL ANGLE)
- L = ARC LENGTH
- R = RADIUS
- CH = CHORD BEARING & DISTANCE
- A.E. = ACCESS EASEMENT
- C.A.W. = COMMON AREA WATER TRACT (PRIVATE)
- D.E. = DRAINAGE EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.L. = FLORIDA POWER & LIGHT
- L.B. = LICENSED BUSINESS
- L.M.E. = LAKE MAINTENANCE EASEMENT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORD BOOK
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.U.D. = PLANNED UNIT DEVELOPMENT
- (R) = RADIAL LINE
- U.E. = UTILITY EASEMENT
- W.B. = WETLAND BUFFER

A.E. AND D.E. = ACCESS EASEMENT AND DRAINAGE EASEMENT




## SURVEYOR'S NOTES

1) 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

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

3) 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 (CODE 4.343A.13.LDR)

4) CONSERVATION AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.

5) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOT 7 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID LINE BEARS SOUTH 66°37'10" WEST.

### Curve Table

| CURVE | RADIUS | CHORD BEARING | CHORD DISTANCE | DELTA | ARC LENGTH |
|---|---|---|---|---|---|
| C32 | 100.00' | S37°52'20"W | 100.18' | 60°07'09" | 104.93' |

Job Number 05-1036-01-01
Licensed Business #4108


INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

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