

VENETIAN VILLAGE REPLAT

BEING A REPLAT OF "VENETIAN VILLAGE", PLAT BOOK 16, PAGE 45, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST

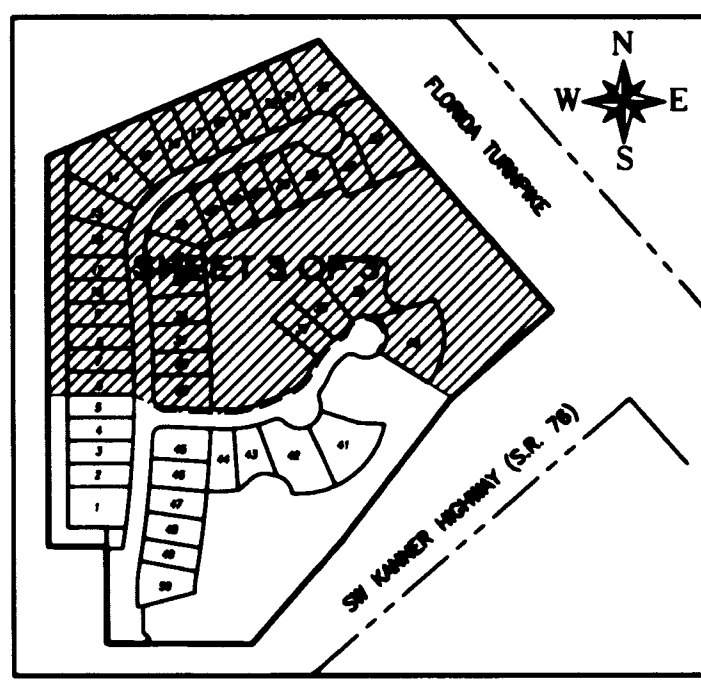
MARTIN COUNTY, FLORIDA. DATE: DECEMBER 2010

LEGEND

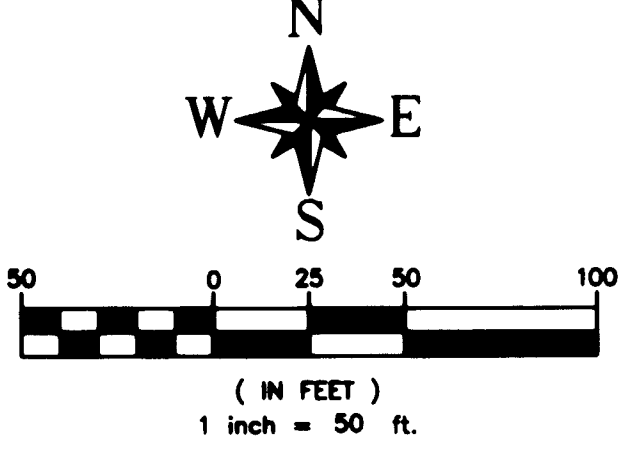
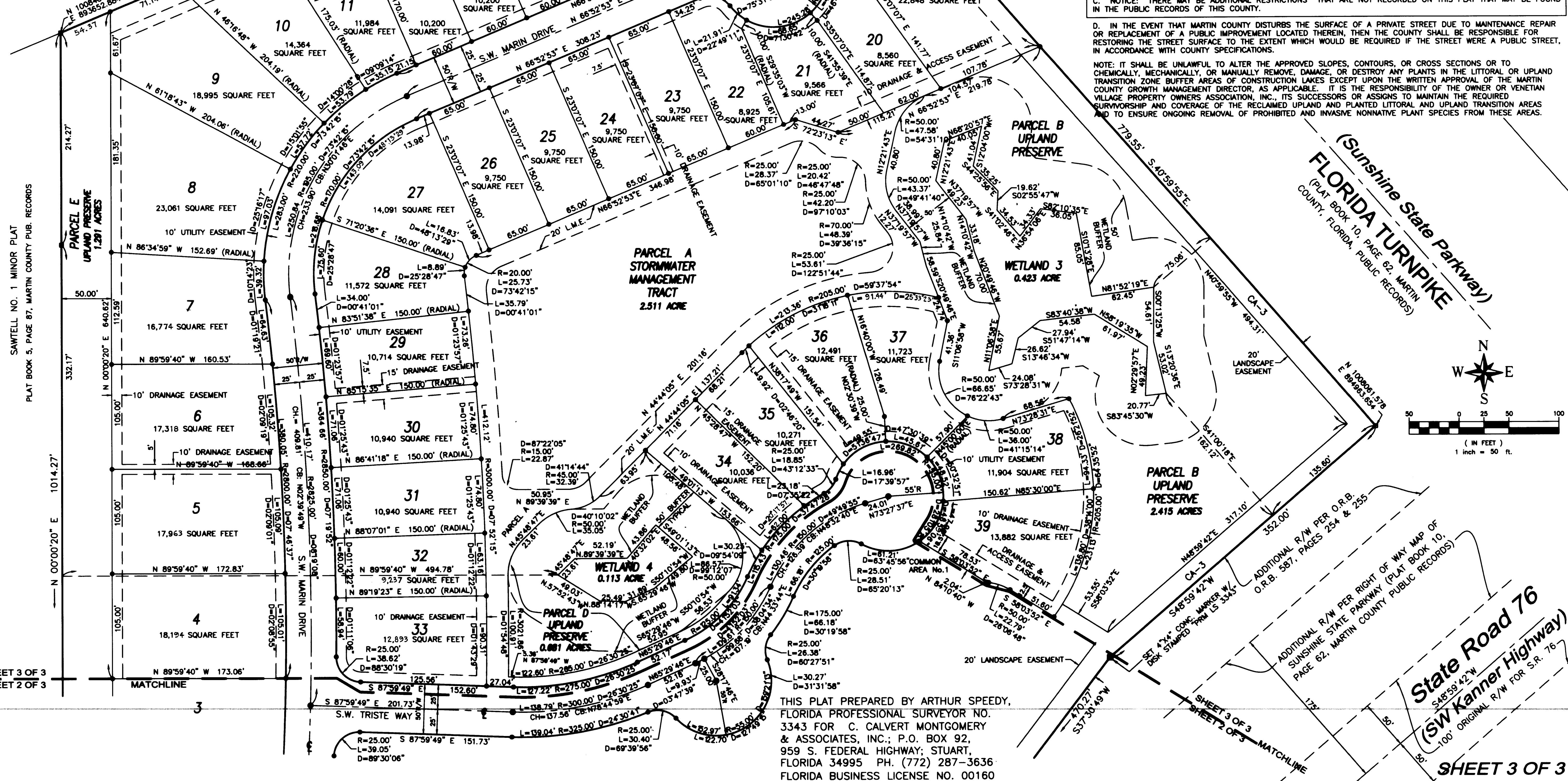
- INDICATES NO. 5 (5/8") IRON ROD AND CAP "LS 3343"
- INDICATES NAIL AND DISK "LS 3343" [PERMANENT CONTROL POINT (PCP)]
- INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)]
- ▣ INDICATES SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LS 3343" [PERMANENT REFERENCE MONUMENT (PRM)]
- CA INDICATES COMMON AREA
- CB INDICATES CHORD BEARING
- CH. INDICATES CHORD LENGTH
- ⊕ INDICATES CENTERLINE
- CM INDICATES CONCRETE MONUMENT
- D INDICATES DELTA ANGLE
- D.E. INDICATES DRAINAGE EASEMENT
- L INDICATES LENGTH OF ARC
- LB INDICATES LICENSED BUSINESS
- LS INDICATES LICENSED SURVEYOR
- L.M.E. INDICATES LAKE MAINTENANCE EASEMENT
- O.R.B. INDICATES MARTIN COUNTY OFFICIAL RECORDS BOOK
- R INDICATES RADIUS
- RGE. INDICATES RANGE
- R/W INDICATES RIGHT OF WAY
- SF INDICATES SQUARE FEET
- TWP. INDICATES TOWNSHIP
- U.E. INDICATES UTILITY EASEMENT

GENERAL NOTES

- A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83/90, FLORIDA EAST ZONE, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS G523 (PID A15270) AT S.R. 76 AND S.W. LOCKS ROAD AND F105 (PID A7692) AT S.W. LOCKS ROAD AND S.W. TROPICAL AVE. REFERENCE A BEARING OF S89°41'58"E ALONG THE SOUTH LINE OF SECTION 5.
 - B. 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
 - C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - D. 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 TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- NOTE: 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 CONSTRUCTION LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE MARTIN COUNTY GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., 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 NONNATIVE PLANT SPECIES FROM THESE AREAS.



KEY MAP



THIS PLAT PREPARED BY ARTHUR SPEEDY, FLORIDA PROFESSIONAL SURVEYOR NO. 3343 FOR C. CALVERT MONTGOMERY & ASSOCIATES, INC.; P.O. BOX 92, 959 S. FEDERAL HIGHWAY; STUART, FLORIDA 34995 PH. (772) 287-3636 FLORIDA BUSINESS LICENSE NO. 00160

SAWTELL NO. 1 MINOR PLAT PLAT BOOK 5, PAGE 87, MARTIN COUNTY PUB. RECORDS

SHEET 3 OF 3 SHEET 2 OF 3

State Road 76 (SW Kanner Highway) 48°59'42"W 100' ORIGINAL R/W FOR S.R. 76

ADDITIONAL R/W PER RIGHT OF WAY MAP OF SUNSHINE STATE PARKWAY (PLAT BOOK 10, PAGE 62, MARTIN COUNTY PUBLIC RECORDS)

ADDITIONAL R/W PER O.R.B. O.R.B. 587, PAGES 254 & 255