

# A PLAT OF EGRET POND

BEING PLAT NO. 4 OF MARTIN DOWNS, A P.U.D. LYING IN SECTION 14, TWP. 38S., RANGE 40E., MARTIN COUNTY, FLORIDA

APRIL 1983  
SHEET 2 OF 2

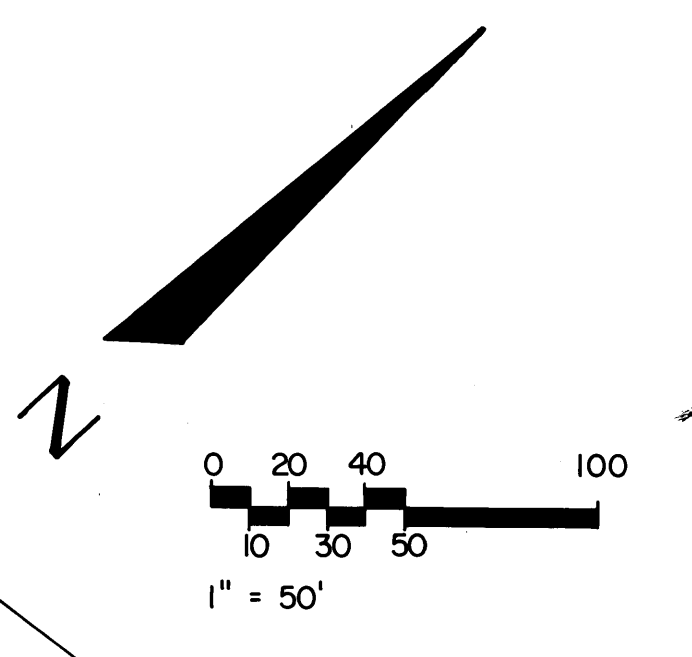
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 4, page 34, Martin County, Florida, Public Records this day of \_\_\_\_\_ 1983

Louise V. Isaacs, Clerk of Circuit Court Martin County, Florida

By: \_\_\_\_\_ Deputy Clerk

File No. \_\_\_\_\_

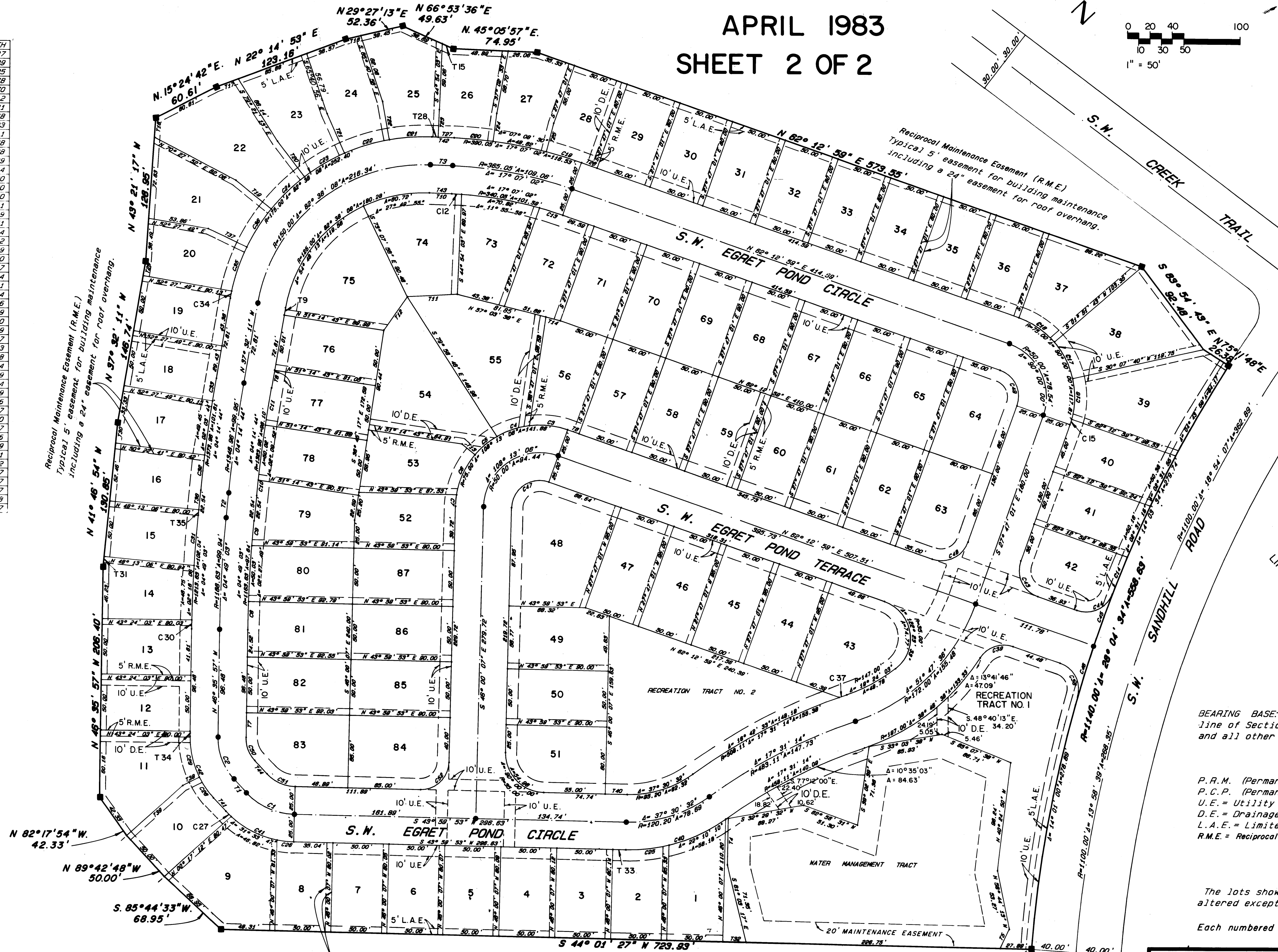
(Circuit Court Seal)



LABEL	BEARING	DISTANCE
T45	S 85° 44' 33" W	68.95
T46	N 89° 42' 48" W	50.00
T47	N 82° 17' 54" W	42.33
T48	N 15° 24' 42" E	80.61
T49	N 29° 27' 13" E	52.36
T50	N 66° 53' 36" E	49.63
T51	N 45° 05' 57" E	74.95
T52	N 75° 11' 48" E	26.39

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	80.00	46° 17' 19"	48.47
C2	85.00	43° 06' 51"	41.39
C3	75.00	26° 37' 27"	34.85
C4	75.00	23° 28' 05"	30.88
C5	75.00	19° 37' 53"	25.70
C6	75.00	30° 39' 04"	40.12
C7	75.00	07° 52' 37"	10.31
C8	1163.63	01° 15' 17"	25.48
C9	1163.63	01° 05' 57"	22.39
C10	1323.96	00° 36' 38"	14.11
C11	1323.96	01° 28' 13"	33.99
C12	340.05	01° 29' 46"	9.88
C13	340.05	03° 41' 20"	21.89
C14	1140.00	01° 47' 29"	35.64
C15	75.00	03° 49' 21"	5.00
C16	75.00	28° 15' 57"	37.00
C17	75.00	28° 15' 57"	37.00
C18	75.00	29° 38' 44"	38.81
C19	390.05	04° 52' 34"	33.19
C20	390.05	05° 05' 58"	34.71
C21	175.00	12° 27' 21"	38.04
C22	175.00	13° 41' 27"	41.82
C23	175.00	13° 38' 53"	41.69
C24	175.00	13° 35' 20"	41.50
C25	145.20	15° 20' 22"	38.87
C26	85.00	10° 08' 13"	15.04
C27	85.00	04° 35' 19"	6.81
C28	80.00	16° 00' 08"	22.34
C29	80.00	27° 06' 42"	37.86
C30	1213.63	00° 23' 12"	6.19
C31	1213.63	02° 07' 46"	45.10
C32	1373.96	01° 19' 33"	31.79
C33	1373.96	00° 51' 27"	20.57
C34	175.00	02° 10' 09"	6.63
C35	175.00	02° 06' 42"	41.88
C36	175.00	13° 22' 20"	40.84
C37	506.11	00° 48' 41"	7.19
C38	25.00	86° 28' 58"	37.74
C39	25.00	76° 59' 02"	33.59
C40	145.20	37° 30' 32"	95.06
C41	85.00	46° 17' 19"	68.67
C42	80.00	43° 06' 51"	60.20
C43	25.00	90° 00' 00"	39.27
C44	25.00	88° 35' 48"	38.66
C45	1140.00	02° 28' 57"	49.39
C46	1140.00	02° 26' 17"	48.51
C47	25.00	108° 13' 06"	47.29
C48	25.00	90° 00' 00"	39.27
C49	25.00	90° 00' 00"	39.27
C50	30.00	43° 06' 51"	22.57
C51	35.00	46° 17' 19"	28.28
C52	25.00	90° 00' 00"	39.27

LABEL	BEARING	DISTANCE
T1	N 89° 42' 48" W	16.34
T2	N 45° 05' 57" E	22.54
T3	N 45° 05' 57" E	20.00
T4	S 46° 24' 08" E	41.91
T5	N 22° 23' 09" W	19.06
T6	S 62° 12' 59" W	10.73
T7	N 46° 35' 57" W	21.95
T8	N 37° 32' 11" W	16.03
T9	N 37° 32' 11" W	6.77
T10	N 45° 05' 57" E	20.00
T11	S 39° 50' 18" W	44.63
T12	S 12° 27' 01" F	36.91
T13	N 82° 31' 34" E	15.30
T14	S 57° 03' 36" W	13.21
T15	S 68° 53' 36" W	10.94
T16	S 29° 27' 13" N	13.91
T17	S 22° 14' 53" N	20.92
T18	S 43° 21' 17" F	17.62
T19	N 81° 42' 57" E	40.76
T20	S 84° 41' 43" E	39.83
T21	S 71° 02' 51" E	38.90
T22	S 57° 21' 24" E	34.96
T23	S 44° 54' 03" E	25.00
T24	S 39° 48' 05" F	25.48
T25	S 32° 39' 35" E	26.51
T26	S 62° 12' 59" W	14.59
T27	S 45° 05' 57" W	14.36
T28	S 45° 06' 37" W	5.64
T29	S 37° 32' 11" F	13.21
T30	S 41° 46' 54" E	19.07
T31	S 41° 46' 54" E	4.32
T32	N 44° 01' 27" E	20.98
T33	S 43° 59' 53" W	11.59
T34	N 46° 35' 57" W	4.67
T35	N 41° 46' 54" W	4.91
T36	N 41° 46' 54" W	17.84
T37	N 68° 20' 36" E	38.18
T38	N 18° 17' 20" E	16.48
T39	N 00° 30' 20" E	67.48
T40	N 43° 59' 53" E	15.74
T41	N 89° 42' 48" W	16.34
T42	N 45° 05' 57" E	20.00
T43	S 45° 05' 57" E	20.00
T44	S 89° 42' 48" E	16.34



Typical 5' easement for building maintenance including a 24" easement for roof overhang. (Reciprocal Maintenance Easement (R.M.E.))

BEARING BASE: The East-West one-quarter section line of Section 14 is taken to be N. 89° 08' 06" W. and all other bearings are relative thereto.

P.R.M. (Permanent Reference Monument) = ■  
 P.C.P. (Permanent Control Point) = ●  
 U.E. = Utility Easement  
 D.E. = Drainage Easement  
 L.A.E. = Limited Access Easement  
 R.M.E. = Reciprocal Maintenance Easement

The lots shown will not be subdivided or altered except to create larger lots.

Each numbered tract depicted herein is a "Lot"

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors		2	2
JUPITER, FLORIDA	STUART, FLORIDA		
FORT PIERCE, FLORIDA			