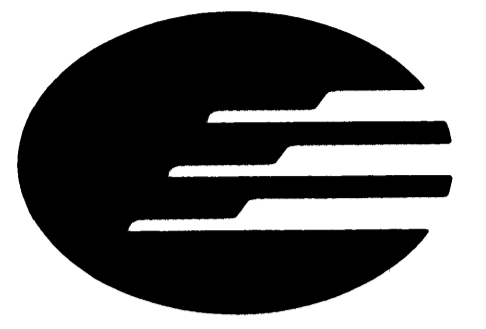


PLAT OF THE ELLIPSE

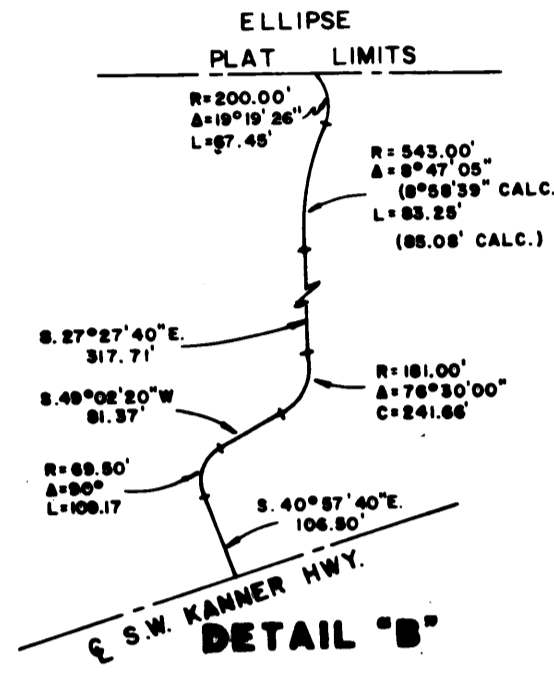
A SUBDIVISION OF LAND LYING IN GOVERNMENT LOT 7, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND ALONG WITH A REPLAT OF TRACTS 5, 6, AND 7, BLOCK 31, ST. LUCIE INLET FARMS PLAT BOOK 1, PAGE 98 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND IN THE COMMISSIONERS SUBDIVISION OF HANSON'S GRANT



PREPARED BY
KEITH & SCHNARS
 Engineers - Planners - Surveyors
 141 S.W. Flagler Avenue
 Stuart, FL 34984
 (305) 287-2626

CLERK'S RECORDING CERTIFICATE
 I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 84, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____, 1989.
 MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
 FILE NUMBER _____ BY _____
 DEPUTY CLERK
 SUBDIVISION PARCEL CONTROL NUMBER
5-39-41-002-000-000-0

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	724.51	4°22'02"	55.22	27.63	55.21	S 26°28'25"E
2	724.51	27°56'37"	353.35	140.26	349.86	S 10°19'05"E
3	724.51	10°01'50"	126.84	63.56	126.67	S 06°40'08"W
4	400.00	26°05'25"	180.15	92.66	180.58	N 79°03'54"E
5	400.00	48°45'15"	340.37	181.26	330.19	S 63°30'46"E
6	400.00	32°30'00"	226.89	116.59	223.86	S 22°53'08"E
7	400.00	26°39'20"	186.09	94.76	184.42	S 06°41'31"W
8	360.00	134°00'00"	841.95	848.11	662.76	S 46°58'48"E
9	360.00	70°54'48"	396.05	227.69	371.25	S 78°31'25"E
10	360.00	61°40'48"	344.48	196.43	334.81	S 11°31'25"E
11	340.00	16°51'00"	50.36	24.99	50.63	S 11°35'41"W
12	340.00	9°57'28"	59.09	29.62	59.02	S 01°48'33"E
13	380.00	26°48'28"	177.80	90.56	176.18	S 06°36'57"W
14	420.00	19°13'54"	140.98	71.16	140.31	S 10°24'14"W
15	420.00	17°34'34"	135.54	67.61	135.49	S 03°00'00"E
16	50.00	233°07'48"	203.44	100.00	89.44	S 46°36'05"W
17	50.00	92°48'05"	80.96	52.51	72.42	N 63°15'03"W
18	50.00	89°44'21"	78.31	49.77	70.55	S 25°24'44"W
19	50.00	50°35'22"	44.15	23.63	42.73	S 44°41'08"E
20	340.00	53°16'16"	316.12	180.72	319.16	S 62°02'23"E
21	300.00	5°50'18"	50.57	25.30	50.56	N 80°17'35"E
22	300.00	61°20'44"	321.20	177.93	306.08	S 66°06'55"E
23	260.00	65°20'56"	256.55	166.76	260.73	S 69°57'06"E
24	250.00	74°13'17"	345.67	206.90	318.79	S 63°00'56"E
25	290.00	74°13'17"	400.98	240.00	369.74	S 63°00'56"E
26	330.00	16°19'44"	94.05	47.34	93.73	S 31°34'10"E
27	330.00	24°52'34"	143.28	72.79	142.15	S 52°10'18"E
28	330.00	36°01'00"	218.96	113.68	214.97	S 63°37'05"E
29	11309.16	0°25'13"	82.96	41.48	82.96	S 31°42'37"E
30	11309.16	9°18'33"	653.15	326.67	653.06	S 33°34'29"E
31	11309.16	3°18'29"	652.96	326.57	652.87	S 36°53'00"E
32	11309.16	2°07'21"	418.95	209.50	418.93	S 39°35'55"E



- THERE SHALL BE NO LOT SPLIT EXCEPT TO CREATE EQUAL OR LARGER LOTS UNLESS A REPLAT IS FILED WITH MARTIN COUNTY.
- THIS PROJECT MUST BE CONNECTED TO A REGIONAL WATER SYSTEM PURSUANT TO THE INTERIM WATER AGREEMENT ENTERED INTO WITH THE COUNTY. AT SUCH TIME AS THIS OCCURS STUART LAND PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS, SHALL BE OBLIGATED TO OBTAIN, USE, DEVELOP AND/OR SELL LOT 5 IN THE HANSON SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS OF THE ELLIPSE.
- THIS PROJECT MUST BE CONNECTED TO A REGIONAL WASTEWATER TREATMENT FACILITY PURSUANT TO THE INTERIM WASTEWATER SYSTEM AGREEMENT ENTERED INTO WITH THE COUNTY. STUART LAND PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO OWN, USE, DEVELOP AND/OR SELL LOT 23 IN THE HANSON DESCRIBED IN THE DECLARATION OF PROTECTIVE COVENANTS OF THE ELLIPSE.
- CONTROL OF ACCESS - NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF THE MARTIN COUNTY COMMISSIONERS SHALL BE ALLOWED ALONG THE NORTH PROPERTY LINE LOT 25.
- NOTICE - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
- ALL PLANTED UTILITY MARKERS DESIGNATED BY U.E. SHALL ALSO BE MARKERS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC OR PRIVATE UTILITY.
- BEARINGS RELATIVE TO ASSUMED DATUM.

- LEGEND**
- PERMANENT REFERENCE MONUMENT - SET
 - PERMANENT REFERENCE MONUMENT - FOUND (UNMARKED)
 - PERMANENT CONTROL POINT
 - D.E. DRAINAGE EASEMENT
 - (C/A) CONTROL OF ACCESS
 - U.E. UTILITY EASEMENT

