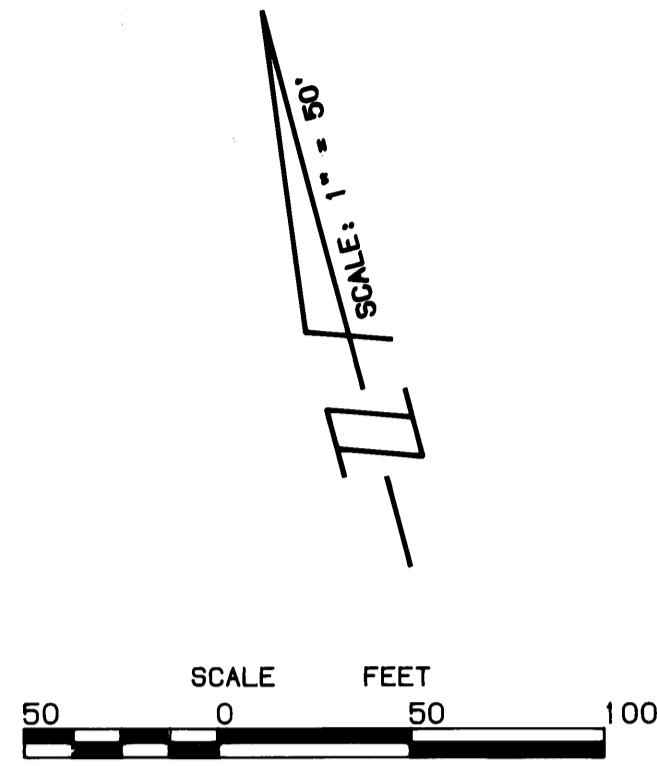


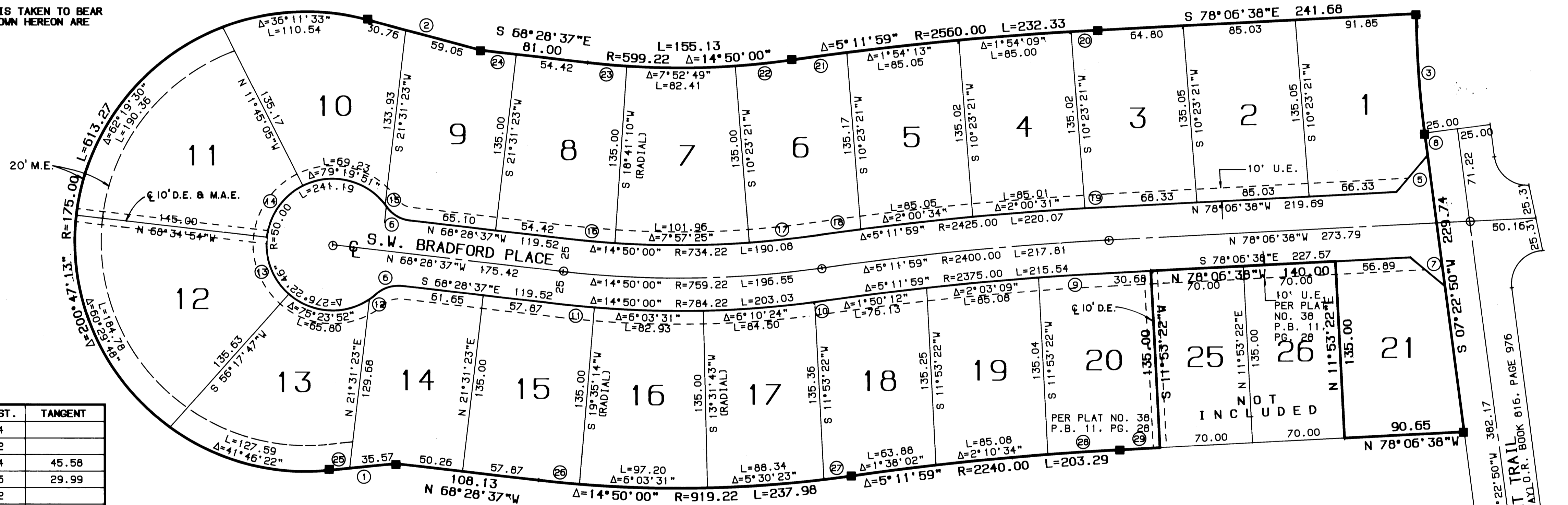
MONARCH COVE, PLAT NO. 38A MARTIN DOWNS P.U.D.

BEING A REPLAT OF A PORTION OF PLAT NO. 38, MARTIN DOWNS P.U.D.
AS RECORDED IN PLAT BOOK 11, PAGE 28, MARTIN COUNTY PUBLIC RECORDS
LYING IN SECTION 7
TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA



UNPLATTED

BEARING BASE:
THE CENTERLINE OF S.V. FOXPOINT TRAIL IS TAKEN TO BEAR
N 07°22'50"E AND ALL OTHER BEARINGS SHOWN HEREON ARE
RELATIVE THERETO.



UNPLATTED

UNPLATTED

DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 80°51'47"W		50.94	
2	S 60°04'34"E		89.82	
3	7°01'06"	743.24	91.04	45.58
4	12°13'43"	280.00	59.76	29.99
5	S 54°38'06"W		36.72	
6	48°11'23"	25.00	21.03	11.18
7	S 35°21'54"E		33.94	
8	S 07°22'50"W		17.12	
9	1°18'38"	2375.00	54.32	27.16
10	0°39'56"	784.22	9.11	4.55
11	1°56'09"	784.22	26.50	13.25
12	7°33'55"	50.00	6.60	3.31
13	55°07'19"	50.00	48.10	26.10
14	55°49'49"	50.00	49.59	27.05
15	2°08'00"	50.00	1.86	0.93
16	2°50'13"	734.22	36.35	18.18
17	4°02'22"	734.22	51.76	25.89
18	0°47'14"	2425.00	33.32	16.56
19	0°23'40"	2425.00	16.69	8.35
20	0°27'10"	2560.00	20.23	10.12
21	0°55'27"	2560.00	42.04	21.02
22	4°06'58"	599.22	43.05	21.53
23	2°50'13"	599.22	29.67	14.84
24	N 68°28'37"W		26.58	
25	S 80°51'47"E		15.38	
26	1°56'09"	919.22	31.06	15.53
27	1°19'57"	919.22	21.38	10.69
28	1°23'23"	2240.00	54.33	27.17
29	S 78°06'38"E		30.68	

NOTES:

- EACH NUMBERED TRACT DEPICTED HEREON IS A LOT.
- THERE SHALL BE NO BUILDINGS OR OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

UNPLATTED

LEGEND:

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND#959
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET#4169
- - DENOTES P.C.P. (PERMANENT CONTROL POINT) FOUND L.B.F.H#959
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- CL - DENOTES CENTERLINE
- M.E. - MAINTENANCE EASEMENT
- M.A.E. - MAINTENANCE ACCESS EASEMENT

PLAT NO. 31
MARTIN DOWNS P.U.D.
P.B. 10, PG. 81



LINDA L. BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
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210 JUPITER LAKES BLVD. SUITE 420 FT. PIERCE, FL. 34980
JUPITER, FL. 33458 STUART, FL. 34997 FT. PIERCE, FL. 34980
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