

JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3 OF WEST JENSEN, P.U.D./D.R.I. BEING A REPLAT OF A PORTION OF SECTIONS 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, PLAT NO. 1 ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA

Plat Book 14 Page 63

PLAT No. 1
ST. LUCIE GARDENS
PLAT BOOK 1, PAGE 35
ST. LUCIE (NOW MARTIN) COUNTY

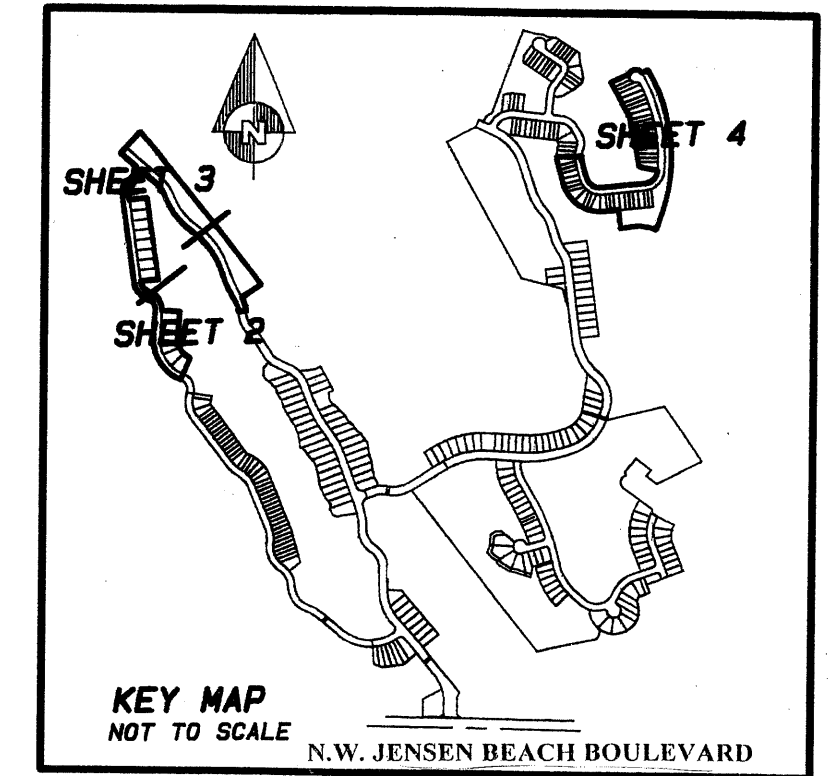
BLOCK 3

BLOCK 4

BLOCK 2
BLOCK 1

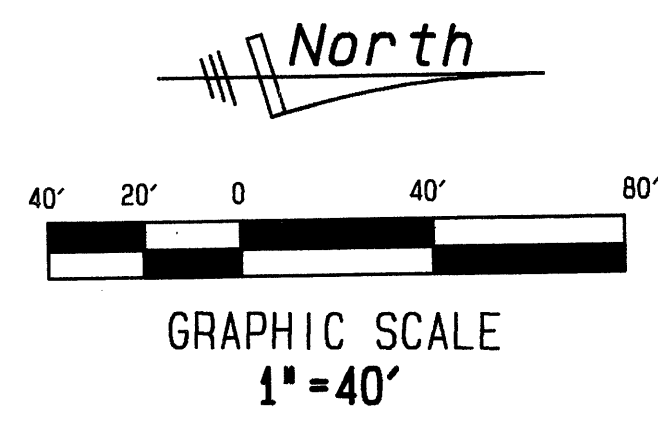
LEGEND:

P.B.	=	PLAT BOOK
P.G.	=	PAGE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
Δ	=	DELTA ANGLE
A	=	ARC LENGTH
C.B.	=	CHORD BEARING
O.R.B.	=	OFFICIAL RECORD BOOK
D.B.	=	DEED BOOK
R/W	=	RIGHT-OF-WAY
F.P.&L.	=	FLORIDA POWER & LIGHT CENTERLINE
□	=	DENOTES SET P.R.M. # 2297 UNLESS OTHERWISE NOTED
■	=	DENOTES FOUND P.R.M. AS NOTED
○	=	DENOTES SET PERMANENT CONTROL POINT (P.C.P.) #2297
P.U.D.	=	PLANNED UNIT DEVELOPMENT
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT (PRIVATE)
D.T.	=	DRAINAGE TRACT (PRIVATE)
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM 1929
BM	=	BENCH MARK
RAD.	=	RADIAL LINE
P.O.B.	=	POINT OF BEGINNING



GENERAL NOTES

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°05'53" EAST ALONG THE WEST LINE OF SAID SECTION 17, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE THERETO.
4. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BENCH MARK REFERENCE: BM: US-JB ELEV. 14.899 = NGVD 1929
DESC. MARK IS A M.C. 2 1/2 INCH BRASS DISK STAMPED MARTIN COUNTY BM US-JB MARK IS 270 FT. +/- EAST OF US-1 ON THE NORTH SIDE OF JENSEN BEACH BLVD. ON THE SOUTH SIDE OF A 28 X 28 INCH CONCRETE BASE FOR A LIGHT POLE JUST WEST OF WEST ENTRANCE TO MOBIL STATION AT NORTHEAST CORNER OF US-1 AND JENSEN BEACH BOULEVARD.
7. PROPERTY LIES IN FLOOD ZONES "AH" (ELEV 17) AND "B", AS SHOWN ON FEMA/FIRM MAP NUMBERS 120161 0020 C, DATED JANUARY 5, 1994 AND 120161 0132 C, DATED JANUARY 5, 1994.
8. 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 THE PLAT, WHETHER GRAPHICAL OR DIGITAL.



POINT OF COMMENCEMENT
S.W. CORNER SECTION 17,
TOWNSHIP 37 SOUTH,
RANGE 41 EAST.
FOUND CONC. MONUMENT

POINT OF BEGINNING PARCEL 2
N06°14'32"W 141.11'

PRESERVATION TRACT 36

PLAT No. 1
ST. LUCIE GARDENS
PLAT BOOK 1, PAGE 35
ST. LUCIE (NOW MARTIN) COUNTY

PLAT No. 1
ST. LUCIE GARDENS
PLAT BOOK 1, PAGE 35
ST. LUCIE (NOW MARTIN) COUNTY

SHEET 4 OF 4

METES & BOUNDS, INC.
Land Surveyors-Planners
5050 10th Avenue North Suite B
Lake Worth FL 33463-2602
Phone: 561-965-8941 Fax: 561-965-8963