

A PLAT OF

SPRINGTREE

BEING A REPLAT OF A PORTION OF LOTS 18, 19 AND 20 OF HANSON GRANT
MARTIN COUNTY FLORIDA

FILED IN DADE COUNTY IN BOOK B, PAGE 59, AND REFILED IN PALM BEACH COUNTY IN BOOK 1, PAGE 11.

LEGEND

- PERMANENT CONTROL POINT (PCP)
- PERMANENT REFERENCE MONUMENT (PRM)
- FOUND CONCRETE MONUMENT
- △ CENTRAL ANGLE OR DELTA
- R ARC LENGTH
- L RADIUS
- T TANGENT LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- C1 CURVE TABLE DESIGNATION FOR CURVE
- C2 CURVE TABLE DESIGNATION FOR CURVE
- C3 CURVE TABLE DESIGNATION FOR CURVE

I, hereby certify that this plat was filed for record in Plat Bk 14 pg 46, Martin County, Florida

GENERAL NOTES

- A. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N66°21'10"E ALONG THE NORTH LINE OF THE PROPERTY AS SHOWN HEREON.
- B. THERE SHALL BE NO BUILDING, OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- C. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- D. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- E. 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 GRAPHIC OR DIGITAL.

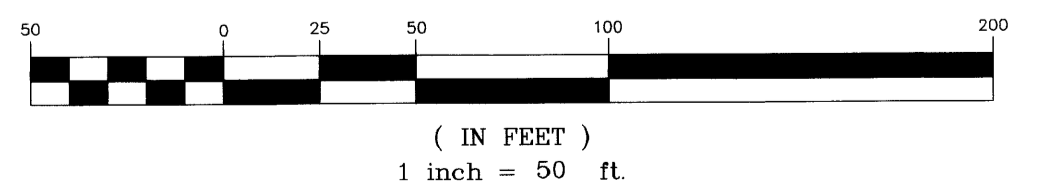
CURVE DATA

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
COMMON AREA	C2	200.00'	163.04'	158.56'	N89°38'25"E	46°42'29"
PRESERVE	C3	150.00'	71.31'	70.64'	N80°37'27"W	27°14'13"
LOT 1	C4	150.00'	50.98'	50.73'	S76°01'18"W	19°28'16"
LOT 156	C5	150.00'	59.71'	59.31'	N77°41'21"E	22°48'22"
LOT 157	C6	150.00'	62.58'	62.12'	N78°57'24"W	23°54'07"
LOT 158	C7	200.00'	50.54'	50.40'	N74°58'21"W	14°28'39"
LOT 159	C8	200.00'	50.54'	50.40'	S74°58'21"E	14°28'39"
LOT 160	C9	200.00'	45.45'	45.36'	N88°43'20"W	13°01'18"
LOT 161	C10	200.00'	45.45'	45.36'	N78°15'22"E	13°01'18"
LOT 162	C11	200.00'	19.06'	19.05'	S69°00'56"W	05°27'33"
LOT 163	C12	25.00'	19.38'	19.26'	N41°31'06"E	39°17'42"
LOT 164	C13	45.00'	30.86'	30.26'	N41°31'06"E	39°17'42"
LOT 165	C14	45.00'	30.00'	29.45'	N80°15'52"E	39°17'42"
LOT 166	C15	45.00'	30.00'	29.45'	S61°32'19"E	39°17'42"
LOT 167	C16	45.00'	31.09'	30.47'	N22°38'58"W	39°34'51"
LOT 168	C17	45.00'	2.91'	2.90'	N02°10'46"E	10°04'38"
LOT 169	C18	25.00'	13.53'	13.36'	N08°17'00"W	31°00'10"
LOT 170	C19	25.00'	39.24'	35.33'	S68°44'58"W	89°55'45"
LOT 171	C20	25.00'	39.30'	35.38'	N21°15'02"E	90°04'15"
PRESERVE	C21	25.00'	39.24'	35.33'	N68°44'58"W	89°55'45"
PRESERVE	C22	25.00'	30.77'	28.87'	N11°26'47"E	70°31'44"
PRESERVE	C23	50.00'	90.75'	78.80'	S05°14'42"E	103°59'31"
LOT 25	C24	50.00'	41.61'	40.42'	S81°04'49"E	47°40'42"
LOT 26	C25	50.00'	30.87'	30.38'	N57°23'46"E	35°22'09"
LOT 27	C26	50.00'	30.19'	29.73'	N22°26'36"E	34°35'47"
LOT 28	C27	50.00'	25.22'	24.95'	N09°20'05"W	28°54'00"
PRESERVE	C28	80.00'	27.67'	27.54'	N56°22'34"E	19°49'7"
LOT 29	C29	80.00'	44.96'	44.37'	N30°21'58"E	32°12'00"
LOT 30	C30	130.00'	34.45'	34.35'	S58°41'41"W	15°10'59"
LOT 31	C31	130.00'	40.00'	39.84'	N42°17'18"E	17°37'18"
LOT 32	C32	130.00'	32.38'	32.30'	N26°20'14"E	14°16'22"
LOT 33	C33	130.00'	11.20'	11.19'	N16°44'00"E	04°56'05"
LOT 34	C34	160.00'	44.44'	44.30'	N22°13'26"E	15°54'56"
LOT 35	C35	160.00'	44.44'	44.30'	S38°08'22"W	15°54'56"
LOT 36	C36	160.00'	44.44'	44.30'	N54°03'17"E	15°54'56"
LOT 37	C37	160.00'	12.12'	12.12'	N64°10'58"E	04°20'25"
LOT 38	C38	110.00'	93.45'	90.67'	S38°36'16"W	48°40'37"
LOT 39	C39	110.00'	6.55'	6.55'	N64°38'52"E	93°24'35"
LOT 40	C40	25.00'	39.93'	35.82'	S67°53'37"E	91°30'27"
LOT 41	C41	25.00'	13.54'	13.37'	S50°50'32"W	31°01'16"
LOT 42	C42	45.00'	19.01'	18.87'	N47°26'00"E	24°12'2"
LOT 43	C43	45.00'	39.44'	38.19'	S84°38'32"W	50°12'52"
LOT 44	C44	45.00'	21.11'	20.91'	N45°10'09"W	50°19'47"
LOT 45	C45	25.00'	12.49'	12.49'	S06°39'05"E	26°52'20"
LOT 46	C46	25.00'	12.49'	12.49'	N07°40'39"W	28°52'20"
LOT 47	C47	25.00'	38.58'	34.87'	N22°04'23"E	88°25'33"
PRESERVE	C48	25.00'	39.96'	35.84'	S67°55'37"E	91°34'22"
PRESERVE	C49	200.00'	44.82'	44.72'	S72°42'19"W	12°50'19"
PRESERVE	C50	200.00'	44.82'	44.72'	N72°42'19"E	12°50'19"
ACCESS EASE	C51	200.00'	63.25'	63.25'	S75°23'01"W	18°11'42"
ACCESS EASE	C52	200.00'	63.51'	63.25'	S75°23'01"W	18°11'42"
LOT 30	C53	270.00'	75.00'	74.76'	N22°13'26"E	15°54'56"
LOT 31	C54	270.00'	75.00'	74.76'	N38°08'22"E	15°54'56"
LOT 32	C55	270.00'	75.00'	74.76'	N54°03'17"E	15°54'56"
LOT 33	C56	270.00'	20.45'	20.45'	N64°10'58"E	04°20'25"
LOT 34	C57	50.00'	35.88'	35.12'	S34°49'28"W	41°07'01"
LOT 35	C58	50.00'	9.57'	9.56'	S60°52'04"W	10°58'12"
LOT 36	C59	310.00'	29.54'	29.53'	N69°00'56"E	05°27'33"
LOT 37	C60	310.00'	70.45'	70.30'	N78°15'22"E	13°01'18"
LOT 38	C61	310.00'	70.45'	70.30'	N88°43'20"W	13°01'18"
LOT 39	C62	310.00'	30.22'	30.16'	N73°54'13"W	09°16'54"
LOT 40	C63	310.00'	32.05'	32.04'	S69°56'03"E	05°55'24"
LOT 41	C64	40.00'	16.19'	16.57'	S78°57'24"E	23°54'07"
LOT 42	C65	40.00'	15.92'	15.82'	N77°41'21"E	22°48'22"
LOT 43	C66	50.00'	0.88'	0.88'	N14°46'17"E	01°00'35"
LOT 44	C67	270.00'	104.57'	103.92'	N55°15'23"E	22°11'29"

Note:
Lake Upland Buffer and Littoral Zone Plans shall be provided in conjunction with Final Development Plan Application.

Lake
TRACT D
131,265 sq. ft.
3.01 acres

GRAPHIC SCALE



Keith & Schnars, Inc.
ENGINEERS - PLANNERS - SURVEYORS



101 S.W. FLAGLER AVENUE
STUART, FLORIDA 34994
(561) 287-2826

SHEET 2 OF 3
PLAT OF
SPRINGTREE
STUART DIVISION

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