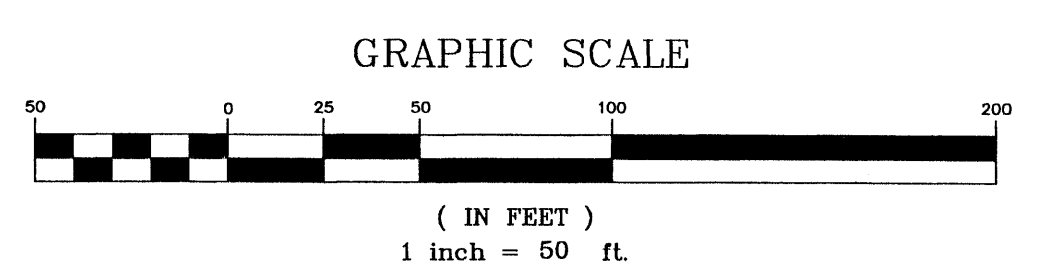


This plat was filed for record in Plat Book 14 page 69, Martin County, Florida, public records, this 15 day of July, 1999

mauka hills circuit court Martin County by J. J. [unclear]

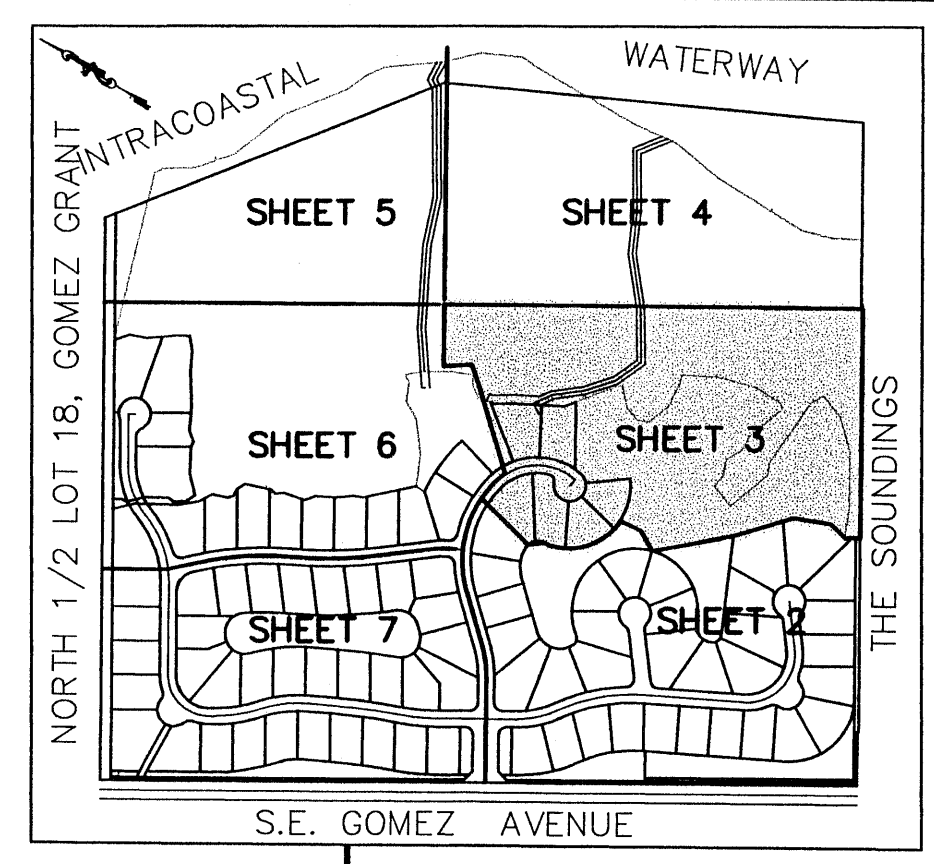
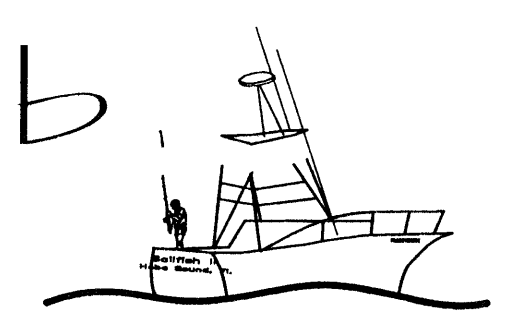


CURVE DATA LEGEND
Δ = DELTA (ANGLE OF ARC)
R = RADIUS OF ARC
L = LENGTH OF ARC

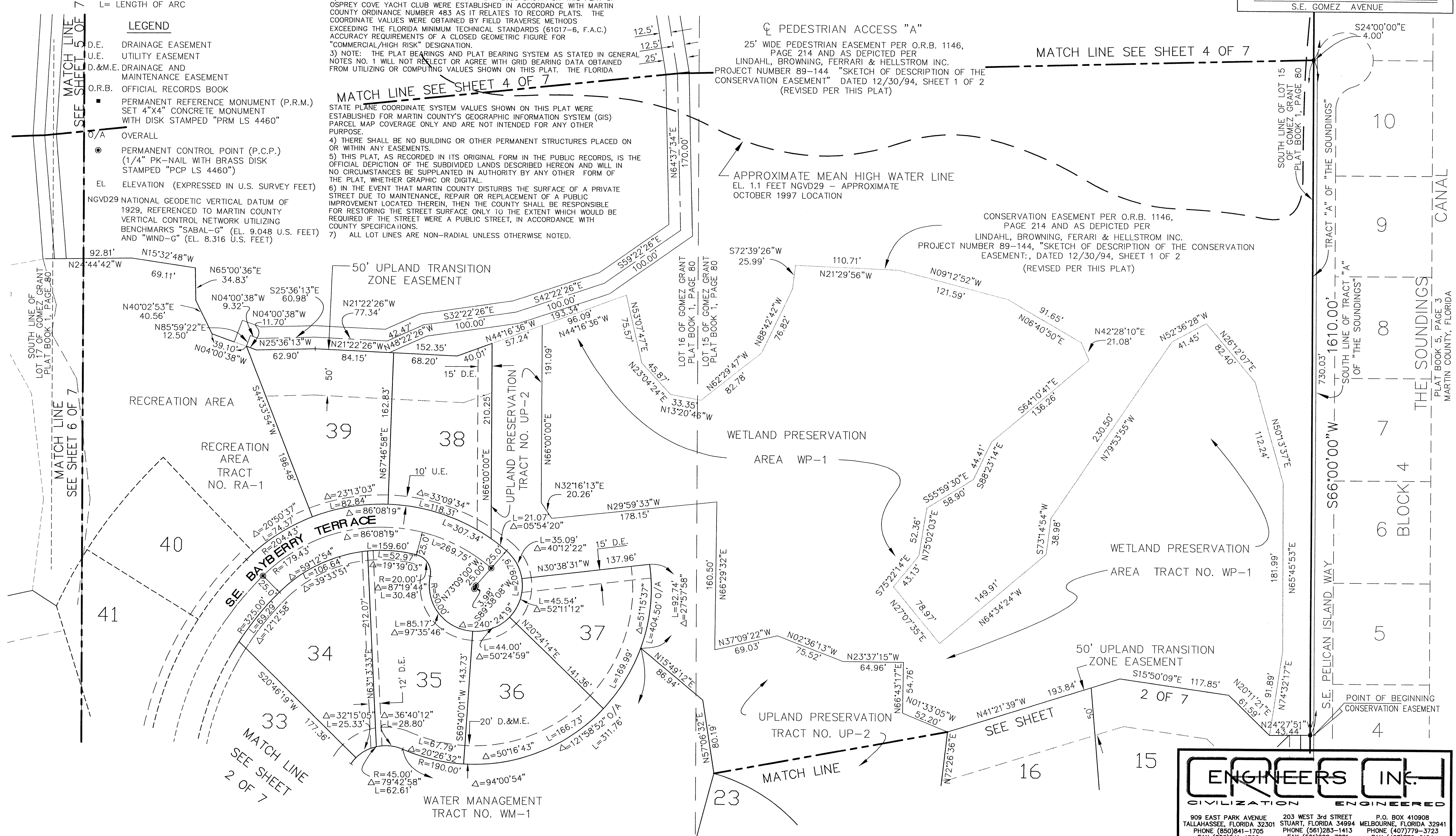
LEGEND
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
D.&M.E. DRAINAGE AND MAINTENANCE EASEMENT
O.R.B. OFFICIAL RECORDS BOOK
PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LS 4460"
OVERALL
PERMANENT CONTROL POINT (P.C.P.) (1/4" PK-NAIL WITH BRASS DISK STAMPED "PCP LS 4460")
EL ELEVATION (EXPRESSED IN U.S. SURVEY FEET)
NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929, REFERENCED TO MARTIN COUNTY VERTICAL CONTROL NETWORK UTILIZING BENCHMARKS "SABAL-G" (EL. 9.048 U.S. FEET) AND "WIND-G" (EL. 8.316 U.S. FEET)

Plat Of Osprey Cove Yacht Club

A REPLAT OF LOTS 15, 16, 17 AND THE SOUTH 1/2 OF LOT 18 OF GOMEZ GRANT, PLAT BOOK 1, PAGE 80, AND A REPLAT OF TRACT-A OF THE SOUNDINGS, PLAT BOOK 5, PAGE 3 TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA



GENERAL NOTES
1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH A REFERENCE BEARING OF N. 24°00'00" W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.E. GOMEZ AVENUE BETWEEN THE SOUTH LINE OF LOT 15 AND THE NORTH LINE OF THE SOUTH ONE-HALF OF LOT 18, BOTH OF THE PLAT OF GOMEZ GRANT PER PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS THE BASIS OF THE BEARING SYSTEM FOR THIS PLAT OF OSPREY COVE YACHT CLUB.
2) THE FLORIDA STATE PLANE COORDINATE VALUES SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB WERE ESTABLISHED IN ACCORDANCE WITH MARTIN COUNTY ORDINANCE NUMBER 483 AS IT RELATES TO RECORD PLATS. THE COORDINATE VALUES WERE OBTAINED BY FIELD TRAVERSE METHODS EXCEEDING THE FLORIDA MINIMUM TECHNICAL STANDARDS (61G17-6, F.A.C.) ACCURACY REQUIREMENTS OF A CLOSED GEOMETRIC FIGURE FOR "COMMERCIAL/HIGH RISK" DESIGNATION.
3) NOTE: THE PLAT BEARINGS AND PLAT BEARING SYSTEM AS STATED IN GENERAL NOTES NO. 1 WILL NOT REFLECT OR AGREE WITH GRID BEARING DATA OBTAINED FROM UTILIZING OR COMPUTING VALUES SHOWN ON THIS PLAT. THE FLORIDA STATE PLANE COORDINATE SYSTEM VALUES SHOWN ON THIS PLAT WERE ESTABLISHED FOR MARTIN COUNTY'S GEOGRAPHIC INFORMATION SYSTEM (GIS) PARCEL MAP COVERAGE ONLY AND ARE NOT INTENDED FOR ANY OTHER PURPOSE.
4) THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON OR WITHIN ANY EASEMENTS.
5) 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.
6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
7) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.



ENGINEERS INC.
CIVILIZATION ENGINEERED
909 EAST PARK AVENUE TALLAHASSEE, FLORIDA 32301 PHONE (850)841-1705 FAX (850)841-1706
203 WEST 3rd STREET STUART, FLORIDA 34994 PHONE (888)283-1413 FAX (561)220-7881
P.O. BOX 410908 MELBOURNE, FLORIDA 32941 PHONE (407)779-3723 FAX (407)779-2184