

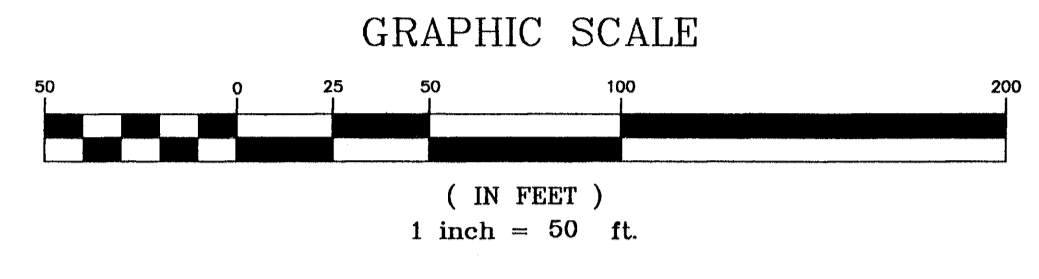
This plat was filed for record in plat book 14 page 69 Martin County, Florida public records, this 15 day of July, 1999

Maple Stiller Circuit Court Martin County by: J. Wood, D.C.



# 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



A PORTION OF THE "TABULATION OF PARCELS" TABLE AS SHOWN ON THE FLORIDA INLAND NAVIGATION DISTRICT RIGHT-OF-WAY MAP OF 1930 PER PLAT BOOK 2, PAGE 6, MARTIN COUNTY, FLORIDA.

TABULATION OF PARCELS							
ACREAGE BY PLANIMETER				EXCLUDED			
PARCEL	SECTION	SUBDIVISION	GROSS AREA	R/W NOW OWNED	PRESENT WATERWAY	TOTAL	CONVEYED
25	GOMEZ GRANT	A PORTION OF SOUTH 1/2 LOT 16	0.87	0.00	0.50	0.50	0.37
26	GOMEZ GRANT	A PORTION OF NORTH 1/2 LOT 16	2.34	0.00	0.56	0.56	1.78
27	GOMEZ GRANT	A PORTION OF 5TH STREET	0.30	0.00	0.08	0.08	0.22
28	GOMEZ GRANT	A PORTION OF LOT 17 & A PORTION OF LOT 18	6.24	0.00	2.06	2.06	4.18

SEE PAGE 4 OF 7 FOR PARCEL NO. 25 & PORTION OF PARCEL NO. 26

FLORIDA INLAND NAVIGATION DISTRICT RIGHT-OF-WAY MAP OF 1930 OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 2, PAGES 6 & 7 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SHORELINE LOCATION OF THE INDIAN RIVER (FLORIDA EAST COAST CANAL) SHOWN HEREON WAS DERIVED BY SCALE MEASUREMENT FROM THE FLORIDA INLAND NAVIGATION DISTRICT RIGHT-OF-WAY MAP OF 1930 OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 2, PAGES 6 & 7 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

**INTRACOASTAL WATERWAY**  
 CONSERVATION EASEMENT PER AND AS DEPICTED PER O.R.B. 1146, PAGE 214, LINDAHL, BROWNING, FERRARI & HELLSTROM INC. PROJECT NUMBER 89-144, "SKETCH OF DESCRIPTION OF THE CONSERVATION EASEMENT, DATED 12/30/94, SHEET 1 OF 2 (REVISED PER THIS PLAT)"

**WESTERLY RIGHT-OF-WAY LINE**  
 FLORIDA INLAND NAVIGATION DISTRICT (PLAT BOOK 2, PAGES 6 & 7)

**PEDESTRIAN ACCESS "B"**  
 25' WIDE PEDESTRIAN EASEMENT PER O.R.B. 1146, PAGE 214 AND AS DEPICTED PER LINDAHL, BROWNING, FERRARI & HELLSTROM INC. PROJECT NUMBER 89-144 "SKETCH OF DESCRIPTION OF THE CONSERVATION EASEMENT" DATED 12/30/94, SHEET 1 OF 2 (AMENDED PER THIS PLAT)

**PEDESTRIAN ACCESS "C"**  
 25' WIDE PEDESTRIAN EASEMENT PER O.R.B. 1146, PAGE 214 AND AS DEPICTED PER LINDAHL, BROWNING, FERRARI & HELLSTROM INC. PROJECT NUMBER 89-144 "SKETCH OF DESCRIPTION OF THE CONSERVATION EASEMENT" DATED 12/30/94, SHEET 1 OF 2 (AMENDED PER THIS PLAT)

- LEGEND**
- O/A OVERALL
  - 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"
  - 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)

NORTH 1/2 OF LOT 18 OF GOMEZ GRANT PLAT BOOK 1, PAGE 80 MARTIN COUNTY, FLORIDA

NORTH LINE OF THE S. 1/2 OF LOT 18 OF GOMEZ GRANT PLAT BOOK 1, PAGE 80

CONSERVATION EASEMENT

LOT 18 OF GOMEZ GRANT PLAT BOOK 1, PAGE 80  
 LOT 17 OF GOMEZ GRANT PLAT BOOK 1, PAGE 80

TRACT NO. CE-1

APPROXIMATE MEAN HIGH WATER LINE  
 EL. 1.1 FEET NGVD29 - APPROXIMATE OCTOBER 1997 LOCATION

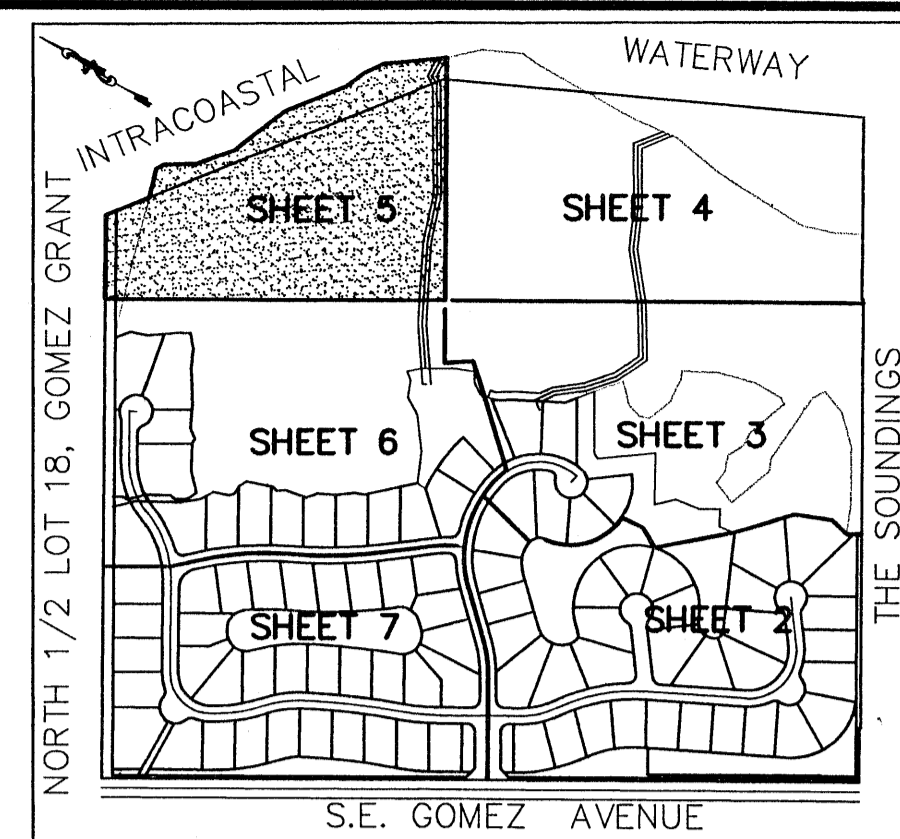
SEE SHEET 4 OF 7 FOR CONTINUATION

MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 6 OF 7

SHEET 5 OF 7  
 JOB NO. 97097



- 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.

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