Plat Book 14 pg. 91

JENSEN BEACH COUNTRY CLUB PLAT NO.6

OF WEST JENSEN, P.U.D./D.R.I.

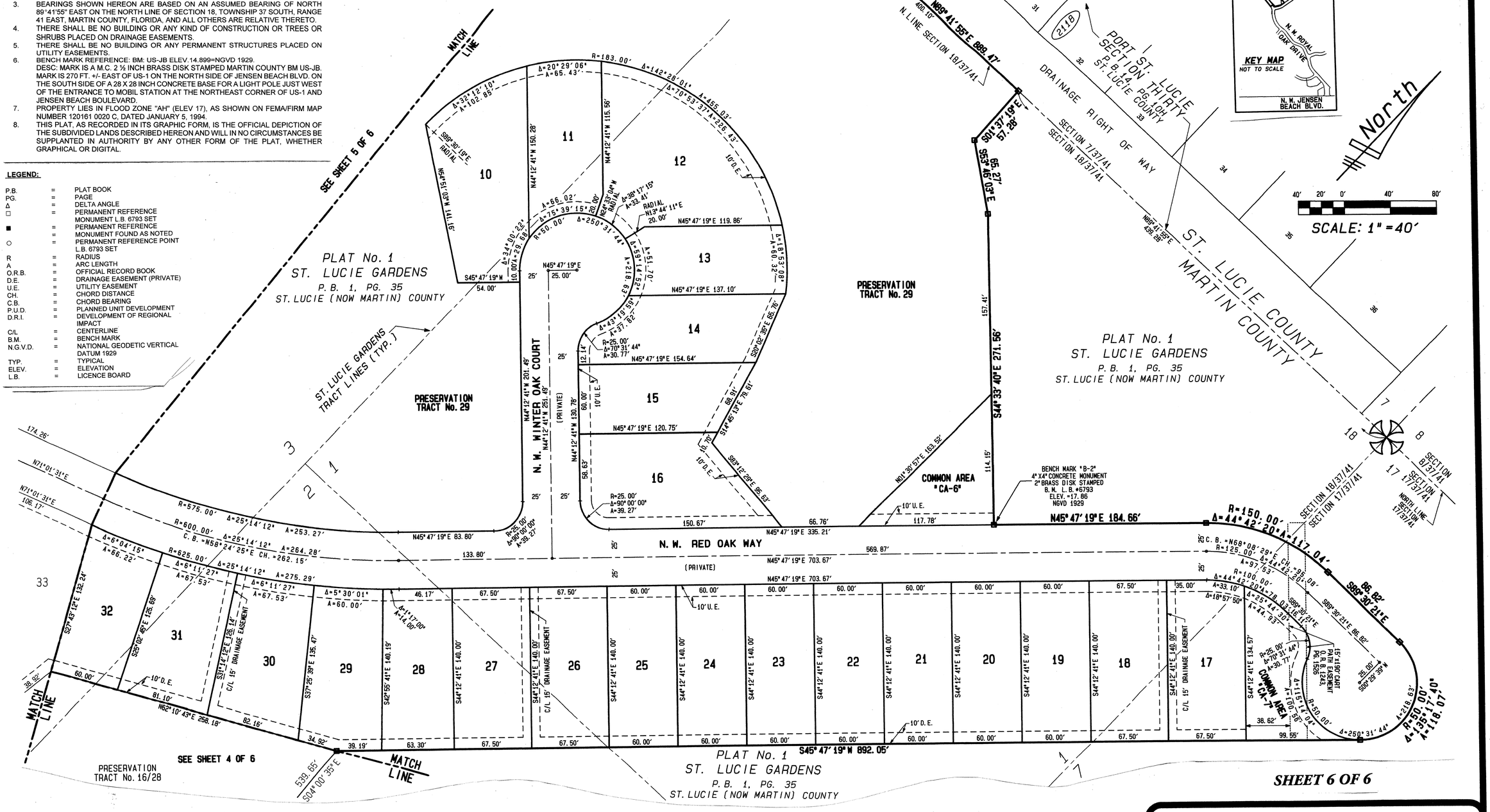
BEING A REPLAT OF PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, PLAT NO.1 ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW MARTIN) COUNTY, FLORIDA

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 89°41'55" EAST ON THE NORTH LINE OF SECTION 18, 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 ½ 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 THE ENTRANCE TO MOBIL STATION AT THE NORTHEAST CORNER OF US-1 AND JENSEN BEACH BOULEVARD.
7. PROPERTY LIES IN FLOOD ZONE "AH" (ELEV 17), AS SHOWN ON FEMA/FIRM MAP NUMBER 120161 0020 C, DATED JANUARY 5, 1994.
8. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, 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.

LEGEND:

P.B.	=	PLAT BOOK
PG.	=	PAGE
Δ	=	DELTA ANGLE
□	=	PERMANENT REFERENCE MONUMENT L.B. 6793 SET
■	=	PERMANENT REFERENCE
	=	MONUMENT FOUND AS NOTED
○	=	PERMANENT REFERENCE POINT L.B. 6793 SET
R	=	RADIUS
A	=	ARC LENGTH
O.R.B.	=	OFFICIAL RECORD BOOK
D.E.	=	DRAINAGE EASEMENT (PRIVATE)
U.E.	=	UTILITY EASEMENT
CH.	=	CHORD DISTANCE
C.B.	=	CHORD BEARING
P.U.D.	=	PLANNED UNIT DEVELOPMENT
D.R.I.	=	DEVELOPMENT OF REGIONAL IMPACT
C/L	=	CENTERLINE
B.M.	=	BENCH MARK
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM 1929
TYP.	=	TYPICAL
ELEV.	=	ELEVATION
L.B.	=	LICENCE BOARD



SHEET 6 OF 6

NOTE: PRESERVATION TRACTS AS SHOWN HEREON SHALL BE PROTECTED FROM ENCROACHMENT BY PROVIDING A MINIMUM REAR SETBACK OF TEN FEET (10') FROM ALL STRUCTURES. THE MAXIMUM SLOPE WITHIN AND ADJACENT TO THE SETBACK AREA SHALL NOT EXCEED ONE FOOT (1') VERTICAL TO FOUR FEET (4') HORIZONTAL.

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