## PLAT OF

## SHANNON SHORES

BEING A REPLAT OF A PORTION OF TRACT 5, SECTION 24,

TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PLAT OF STAMFORD AT SUNSET TRACE (PLAT BOOK 11, PAGE 11) 30' ROADWAYS AS SHOWN > ON THE PLAT OF PALM CITY FARMS P.B. 6, PAGE 42 POINT OF COMMENCEMENT
FOUND PK NAIL & DISC
(N.E. CORNER OF THE N.W. QUARTER 24/38/40)
FDEP DOC. NO. 69247 PLAT OF MILL CREEK AT MARTIN DOWNS (PLAT BOOK 12, PAGE 45) \_\_\_\_\_\_\_ 14 13 FOUND PK NAIL & DISC "MC. #1703" S0017'25"W 50.00' SW MARTIN HIGHWAY N89\*42'35"W 2656.80' (COUNTY ROAD NO. 714) NORTH LINE OF TRACT 5 SOUTH RIGHT-OF-WAY LINE 35' RIGHT-OF-WAY TO THE STATE OF FLORIDA S89'42'35"E 300.00' (DEED BOOK 65, PAGE 1) (LESSED-OUT) FOUND WITNESS N45'24'10"E 4"X4" CONCRETE TRUSTEES OF THE INTERNAL IMPROVEMENT (OFFICIAL RECORD BOOK 819, PAGE 574) MONUMENT .20' EAST FUND OF THE STATE OF FLORIDA (OFFICIAL RECORD BOOK 776, PAGE 1110, PARCEL 2) RIGHT-OF-WAY (DEED BOOK 32, PAGE 165) --POINT OF BEGINNING (EASEMENT PARCEL 2) (O.R.B. 806, PAGE 480) POINT OF BEGINNING S89'56'31"E GRAPHIC SCALE 1 inch = 50 ft.TRACT 5, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, PLAT BOOK 6, PAGE 42, MARTIN COUNTY, FLORIDA 201.16 123.84 N89°56'31"W 325.00' 30' ROADWAYS AS SHOWN ON THE PLAT OF PALM CITY LEGEND FARMS P.B. 6, PAGE 42 □ = SET 4"X4" CONCRETE MONUMENT STAMPED "P.R.M. #4873" O.R.B. = OFFICIAL RECORD BOOK Da = CURVE CENTRAL ANGLE Q = CENTERLINEP.B. = PLAT BOOK(EASEMENT) (OFFICIAL RECORD BOOK 806, PAGE 480) **NOTES:** SOUTH LINE 1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC OF TRACT 5 RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN N89'44'53"W 325.00' AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR FOUND SHELL ROCK 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON S89°44'53"E MONUMENT THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. TRACT 12

BEARING BASE: THE NORTH LINE OF SECTION 24, TOWNSHIP 38

AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.

SOUTH, RANGE 40 EAST, IS TAKEN TO BEAR NORTH 89'42'35" WEST,

LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS 2090 PALM BEACH LAKES BLVD. 3550 S.W. CORPORATE PKWY TOWER II, SUITE 600 PALM CITY, FL. 34990-8149 SUITE 201 DKEECHOBEE, FL. 33978 VEST PALM BEACH, FL 33409 561-286-3883 FT. PIERCE, FL. 34950 561-746-9248 561-461-2450

Plat Book ... 14