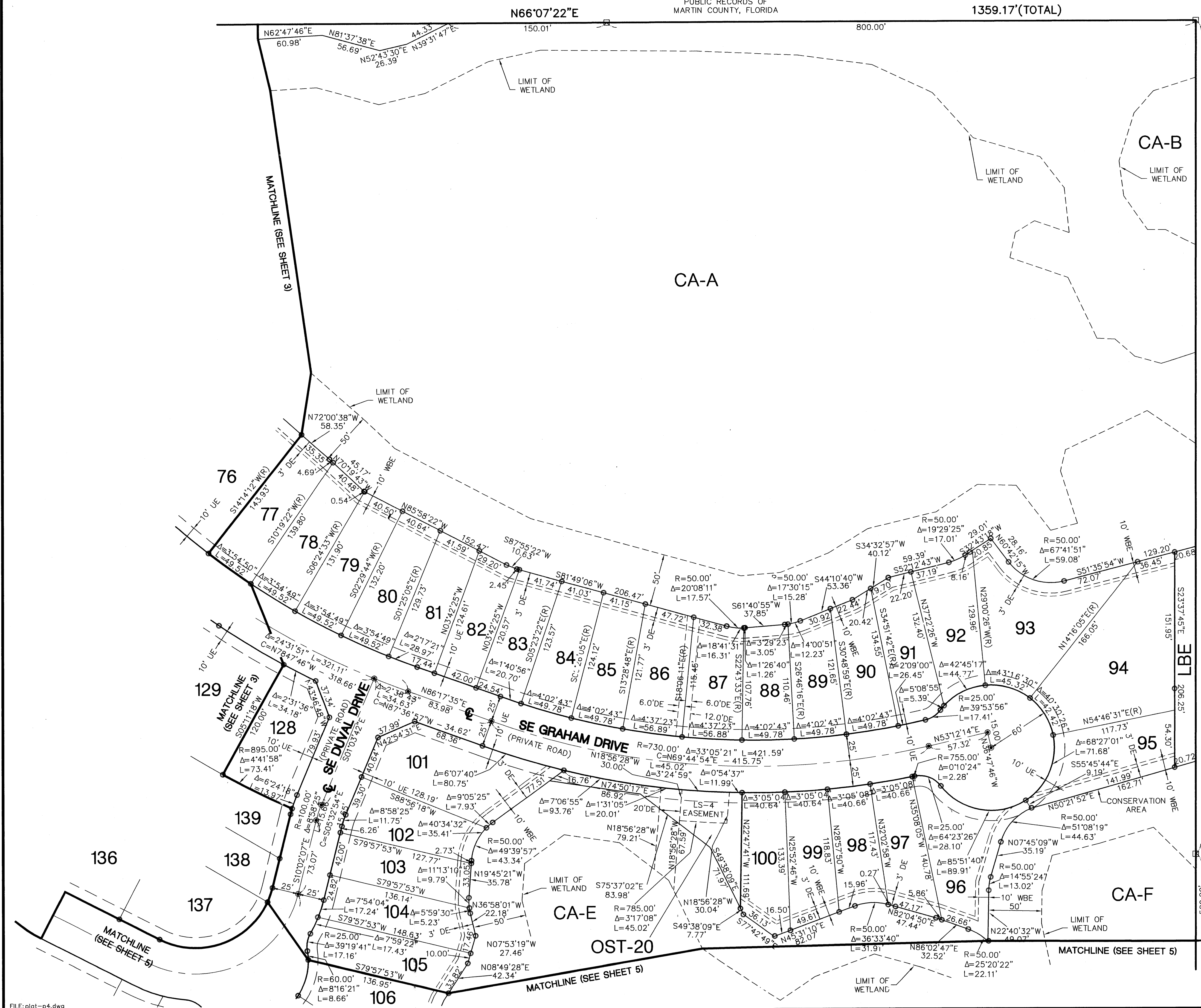
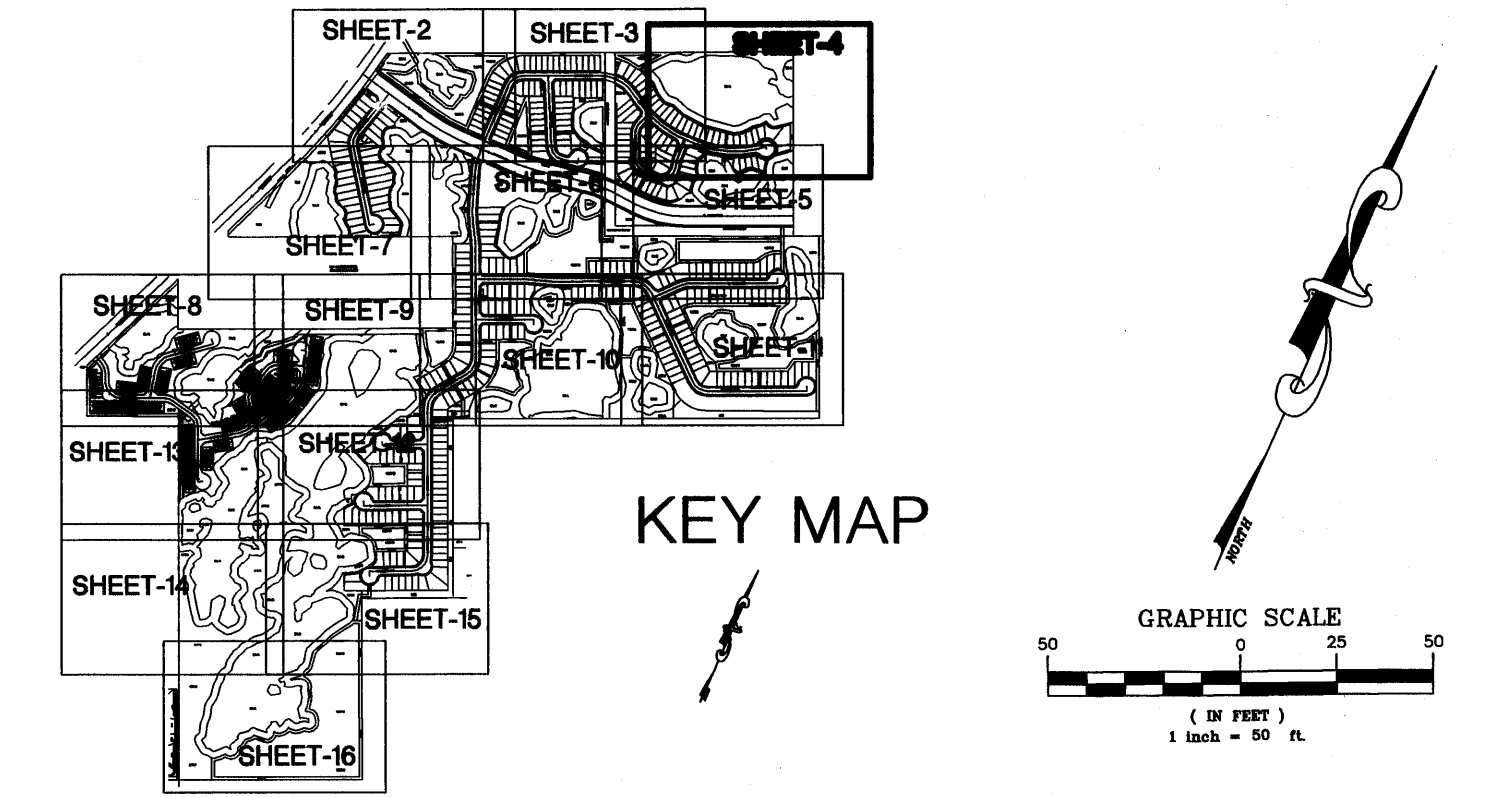


MARTIN'S CROSSING P.U.D.

BEING A REPLAT OF A PORTION OF LOT 6 OF COMMISSIONER'S SUBDIVISION OF HANSON GRANT, AND TRACTS 42, 43, 44, 45, 46, 47, OF STUART FARMS, TRACTS 1, 5, 6, 7, 8, BLOCK 60, TRACTS 2, 3, 4, 5, 6, 7, BLOCK 61, TRACTS 2, 3, 4, 5, 6, 7, BLOCK 59, TRACTS 3, 4, 5, 6, BLOCK 58, AND A PORTION OF TRACTS 1 AND 8, BLOCK 49, MARTIN COUNTY, FLORIDA

FISHERMAN'S COVE - SECTION 2 - PHASE 3A

AS RECORDED IN PLAT BOOK 10, PAGE 16, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA



SURVEY NOTES

- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER.
- NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76, HAVING A BEARING OF S 22°43'03" W.
- PLAT CONTAINS 325.28 ACRES, MORE OR LESS.
- PLAT CONTAINS 433 LOTS.
- AN IRON ROD AND CAP, LB4286 HAS BEEN SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
- ALL THOSE PORTIONS OF THE PLATS OF A) ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY; AND B) STUART FARMS, PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING WITHIN THE BOUNDARIES OF THIS PLAT OF MARTIN'S CROSSINGS ARE HEREBY VACATED IN ACCORDANCE WITH CHAPTER 177.101 FLORIDA STATUTES.

LEGEND

⊕	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
(D)	DENOTES DEED DATA
DR	DENOTES DRY RETENTION
TYP.	DENOTES TYPICAL
FND.	DENOTES FOUND
L.B.	DENOTES LICENSED BUSINESS
LS	DENOTES LIFT STATION
P.B.	DENOTES PLAT BOOK
UPT	DENOTES UPLAND PRESERVE TRACT
PG.	DENOTES PAGE
(R)	DENOTES RADIAL LINE
U.E.	DENOTES UTILITY EASEMENT
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
I.P.	DENOTES IRON PIPE
I.R.	DENOTES IRON ROD
C.M.	DENOTES CONCRETE MONUMENT
IP&C	DENOTES IRON PIPE & CAP
IR&C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
DE	DENOTES DRAINAGE EASEMENT
WMME	DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT
O.R.B.	DENOTES OFFICIAL RECORDS BOOK
LBE	DENOTES LANDSCAPE BUFFER EASEMENT
No.	DENOTES NUMBER
R.L.S.	DENOTES REGISTERED LAND SURVEYOR
R/W	DENOTES RIGHT-OF-WAY
D.B.	DENOTES DEED BOOK
PK & D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
C	DENOTES CHORD BEARING
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT
CA	DENOTES CONSERVATION AREA
MF	DENOTES MULTI-FAMILY
RA	DENOTES RECREATION AREA
PS	DENOTES PUBLIC SERVICE
⊙	DENOTES SET PERMANENT CONTROL POINT (LB 4286)
[]	DENOTES SET 4" X 4" CONCRETE MONUMENT (LB 4286)
[]	DENOTES WETLAND BUFFER EASEMENT
○	DENOTES SET 5/8" IRON ROD & CAP (LB 4286)
—	DENOTES RIGHT-OF-WAY TRACT
FOOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

BY
RICHARD W. BUSSELL
FLORIDA CERTIFICATE No. 3858
PROFESSIONAL SURVEYOR AND MAPPER