

TRACT A MONTEREY TRIANGLE REPLAT

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.

A REPLAT OF A PORTION OF LOTS 7 AND 8 OF "MONTEREY TRIANGLE"
LYING IN SECTION 9 TOWNSHIP 38 SOUTH, RANGE 41 EAST
CITY OF STUART, MARTIN COUNTY, FLORIDA
AS RECORDED
IN PLAT BOOK 14, PAGE 86 OF THE PUBLIC RECORDS OF MARTIN, FLORIDA.

SURVEY NOTES

- INDICATES SET PERMANENT REFERENCE MONUMENT (NAIL AND DISK PERM NO. 1337 UNLESS NOTED OTHERWISE).
- COORDINATES SYSTEM BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE SYSTEM, NAD 83 ADJUSTED.
- THIS SITE LIES IN ZONE "T" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120165 0161 F, DATED OCTOBER 4, 2002.
- P.O.B. INDICATES POINT OF BEGINNING.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF MONTEREY ROAD HAVING A BEARING OF N 89°11'17" W.
- FPL EASEMENT O.E. BOOK 1622, PAGE 1543 IS TO BE RELOCATED AND ABANDONED PRIOR TO CONSTRUCTION OF SURGERY CENTER.
- THE REMAINDER OF TRACTS 6, 7 AND 8 ARE NOW REFERRED TO AS TRACT B AND WILL NOT BE USED FOR ANY NEW BUILDING SITES IN THE FUTURE.

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LEGEND

- C.B. CHORD BEARING
- D.E. DRAINAGE EASEMENT
- D.M. BENCH MARK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- Δ CENTRAL ANGLE
- CL CENTERLINE
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- D.B. DEED BOOK
- F.P.L. FLORIDA POWER & LIGHT
- FND. FUND
- LAE. LIMITED ACCESS EASEMENT
- K&S KEITH AND SCHNARS, P.A.
- O.R.B. OFFICIAL RECORD BOOK
- P.C.P. PERMANENT CONTROL POINT
- P.B. PLAT BOOK
- P.L.S. PROFESSIONAL LAND SURVEYOR
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.R.M. PERMANENT REFERENCE MONUMENT
- RGE. RANGE
- P.O.C. POINT OF COMMENCEMENT
- R. RADIUS
- SEC. SECTION
- R/W. RIGHT-OF-WAY
- S.B. SOUTHERN BELL
- SQ. FT. SQUARE FEET
- TWP. TOWNSHIP
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W/ WITH

