

SHOPPES AT MONTEREY AND KANNER

Bk 17 Pg 30 Sheet 2 of 2

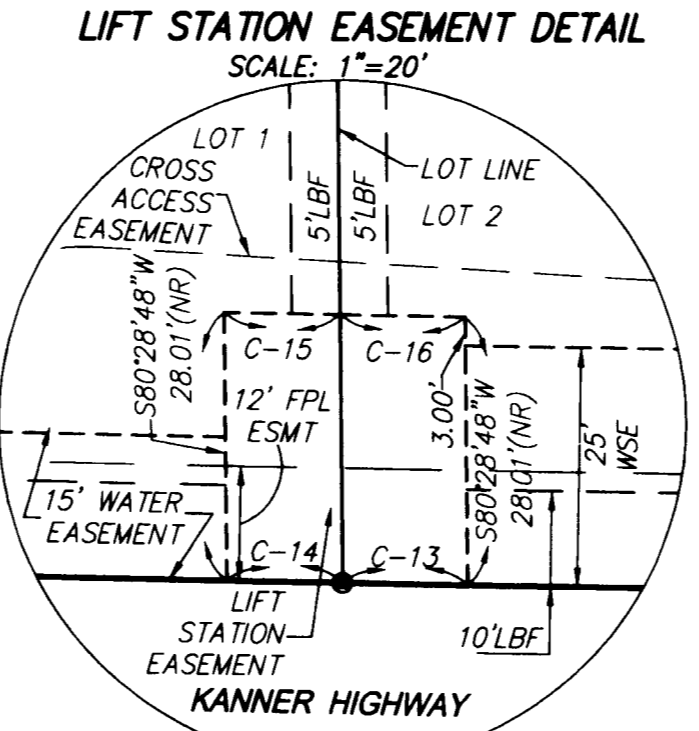
PLAT BOOK: 17 PAGE: 30

LOCATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA. A COMMERCIAL PLANNED UNIT DEVELOPMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C-1	225.58	9772.18	001°19'21"	225.58	N10°59'42"W
C-2	186.00	9772.18	001°05'26"	186.00	N09°47'18"W
C-3	228.04	9772.18	001°20'13"	228.03	N08°34'28"W
C-4	346.29	9772.18	002°01'49"	346.27	N06°53'27"W
C-5	23.53	15.00	089°53'18"	21.19	N50°31'47"W
C-6	21.66	25.00	049°37'47"	20.98	S59°42'40"W
C-7	52.24	9772.18	000°18'23"	52.24	S07°33'03"E
C-8	19.75	25.00	045°15'14"	19.24	S72°50'49"E
C-9	34.46	9772.18	000°12'07"	34.46	S07°48'18"E
C-10	5.02	9772.18	000°01'46"	5.02	S05°53'26"E
C-11	8.98	9772.18	000°03'10"	8.98	S05°55'53"E
C-12	14.54	19.50	042°43'29"	14.21	N15°45'59"E
C-17	23.33	9762.18	000°08'13"	23.33	S11°36'01"E

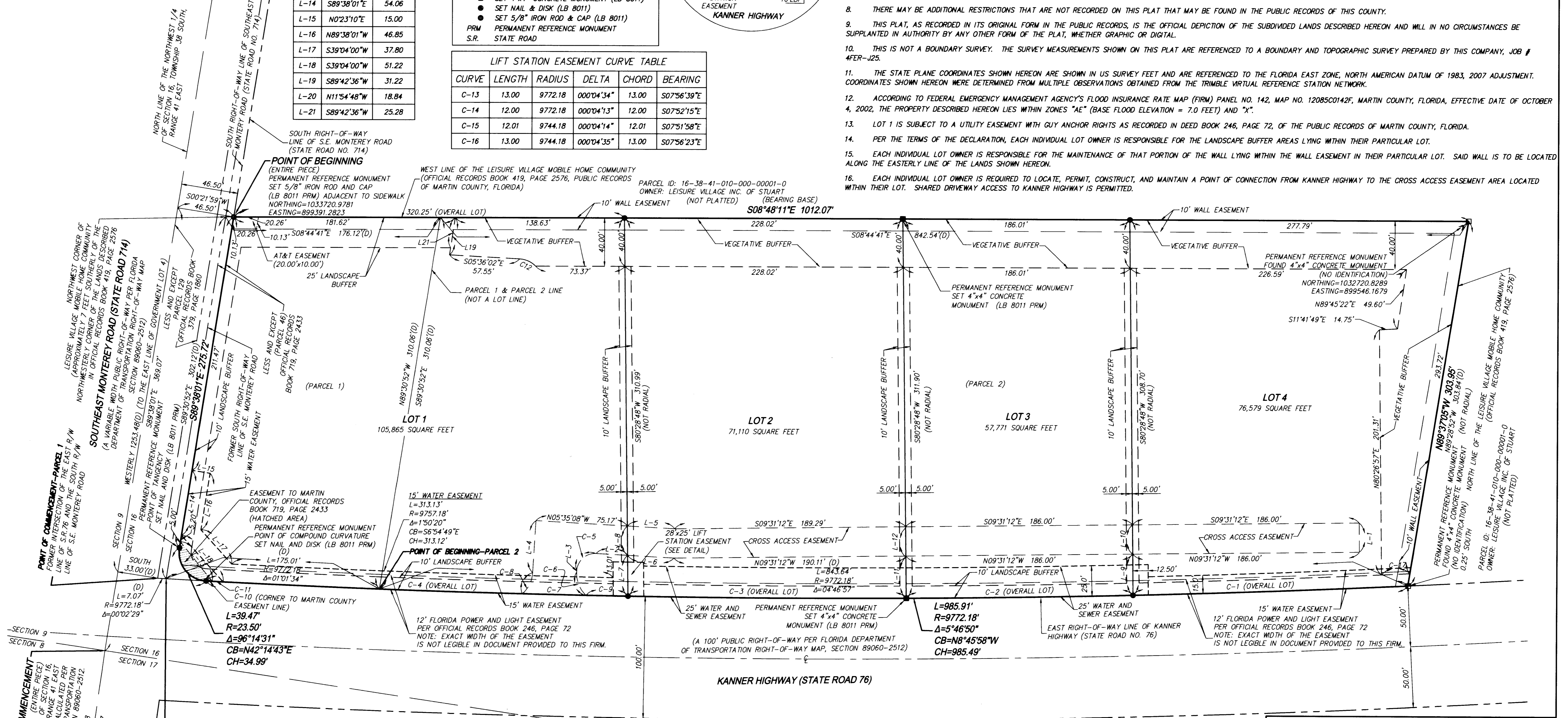
LINE TABLE		
LINE	BEARING	LENGTH
L-1	S80°28'48"W	24.00
L-2	N5°35'08"W	25.90
L-3	S84°31'34"W	0.77
L-4	S84°31'34"W	42.85
L-5	N5°35'08"W	38.81
L-6	N5°35'08"W	37.98
L-7	N80°28'48"E	33.55
L-8	N80°28'48"E	24.06
L-9	N80°28'48"E	33.83
L-10	N80°28'48"E	24.00
L-11	N80°28'48"E	34.70
L-12	N80°28'48"E	24.00
L-13	S42°31'11"W	41.69
L-14	S89°38'01"E	54.06
L-15	N0°23'10"E	15.00
L-16	N89°38'01"W	46.85
L-17	S39°04'00"W	37.80
L-18	S39°04'00"W	51.22
L-19	S89°42'36"W	31.22
L-20	N11°54'48"W	18.84
L-21	S89°42'36"W	25.28

- LEGEND AND ABBREVIATIONS:**
- ± MORE OR LESS
 - LB LICENSED BUSINESS FPL ESMT FLORIDA POWER & LIGHT EASEMENT
 - NO. NUMBER
 - LS LAND SURVEYOR
 - I.D. IDENTIFICATION
 - CL CENTERLINE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA (CENTRAL ANGLE)
 - CH CHORD LENGTH
 - CB CHORD BEARING
 - C-1 CURVE TAG LABEL (SEE CURVE TABLE)
 - L-1 LINE TAG LABEL (SEE LINE TABLE)
 - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
 - (D) DEED MEASUREMENT
 - FOUND 4"x4" CONCRETE MONUMENT AS NOTED
 - SET 4"x4" CONCRETE MONUMENT (LB 8011)
 - SET NAIL & DISK (LB 8011)
 - SET 5/8" IRON ROD & CAP (LB 8011)
 - PRM PERMANENT REFERENCE MONUMENT
 - S.R. STATE ROAD



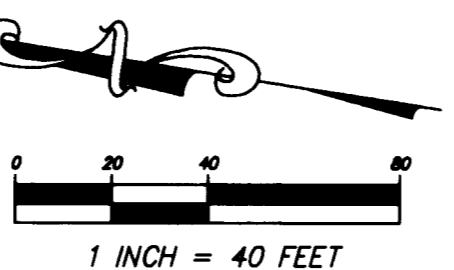
LIFT STATION EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C-13	13.00	9772.18	000°04'34"	13.00	S07°56'39"E
C-14	12.00	9772.18	000°04'13"	12.00	S07°52'15"E
C-15	12.01	9744.18	000°04'14"	12.01	S07°51'58"E
C-16	13.00	9744.18	000°04'35"	13.00	S07°56'23"E

- PLAT NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT, AS DERIVED FROM THE TRIMBLE VIRTUAL REFERENCE STATION NETWORK. AS A REFERENCE FOR THIS PLAT, THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY HAS A BEARING OF SOUTH 08°48'11" EAST. THE COORDINATES SHOWN HEREON WERE DETERMINED FROM SAID NETWORK.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - ANY CONSTRUCTION IN THAT PORTION OF THE PLATTED UTILITY EASEMENT MAY NOT CONFLICT WITH FPL'S USE (FACILITIES, RIGHTS, ETC.) AND THE INSTALLING PARTY PAYS FOR ANY DAMAGE CAUSED TO FPL FACILITIES. THE INSTALLING PARTY MUST OBTAIN FPL'S PERMISSION PRIOR TO COMMENCING CONSTRUCTION IN THE EASEMENT AREA.
 - LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF STUART LAND DEVELOPMENT REGULATIONS.
 - ALL LOT LINES ALONG CURVES ARE NOT RADIAL UNLESS NOTED OTHERWISE.
 - STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
 - ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 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.
 - THIS IS NOT A BOUNDARY SURVEY. THE SURVEY MEASUREMENTS SHOWN ON THIS PLAT ARE REFERENCED TO A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY THIS COMPANY, JOB # 4FER-025.
 - THE STATE PLANE COORDINATES SHOWN HEREON ARE SHOWN IN US SURVEY FEET AND ARE REFERENCED TO THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT. COORDINATES SHOWN HEREON WERE DETERMINED FROM MULTIPLE OBSERVATIONS OBTAINED FROM THE TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
 - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 142, MAP NO. 12085C0142F, MARTIN COUNTY, FLORIDA, EFFECTIVE DATE OF OCTOBER 4, 2002, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "AE" (BASE FLOOD ELEVATION = 7.0 FEET) AND "X".
 - LOT 1 IS SUBJECT TO A UTILITY EASEMENT WITH GUY ANCHOR RIGHTS AS RECORDED IN DEED BOOK 246, PAGE 72, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - PER THE TERMS OF THE DECLARATION, EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THE LANDSCAPE BUFFER AREAS LYING WITHIN THEIR PARTICULAR LOT.
 - EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALL LYING WITHIN THE WALL EASEMENT IN THEIR PARTICULAR LOT. SAID WALL IS TO BE LOCATED ALONG THE EASTERLY LINE OF THE LANDS SHOWN HEREON.
 - EACH INDIVIDUAL LOT OWNER IS REQUIRED TO LOCATE, PERMIT, CONSTRUCT, AND MAINTAIN A POINT OF CONNECTION FROM KANNER HIGHWAY TO THE CROSS ACCESS EASEMENT AREA LOCATED WITHIN THEIR LOT. SHARED DRIVEWAY ACCESS TO KANNER HIGHWAY IS PERMITTED.



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POINT OF BEGINNING-PARCEL 1
 FORMER INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF S.R.76 AND THE SOUTH RIGHT-OF-WAY LINE OF S.E. MONTEREY ROAD
 POINT OF BEGINNING-EXCEPTION PER OFFICIAL RECORDS BOOK 719, PAGE 2433 (PARCEL 46)



SHEET 2 OF 2

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