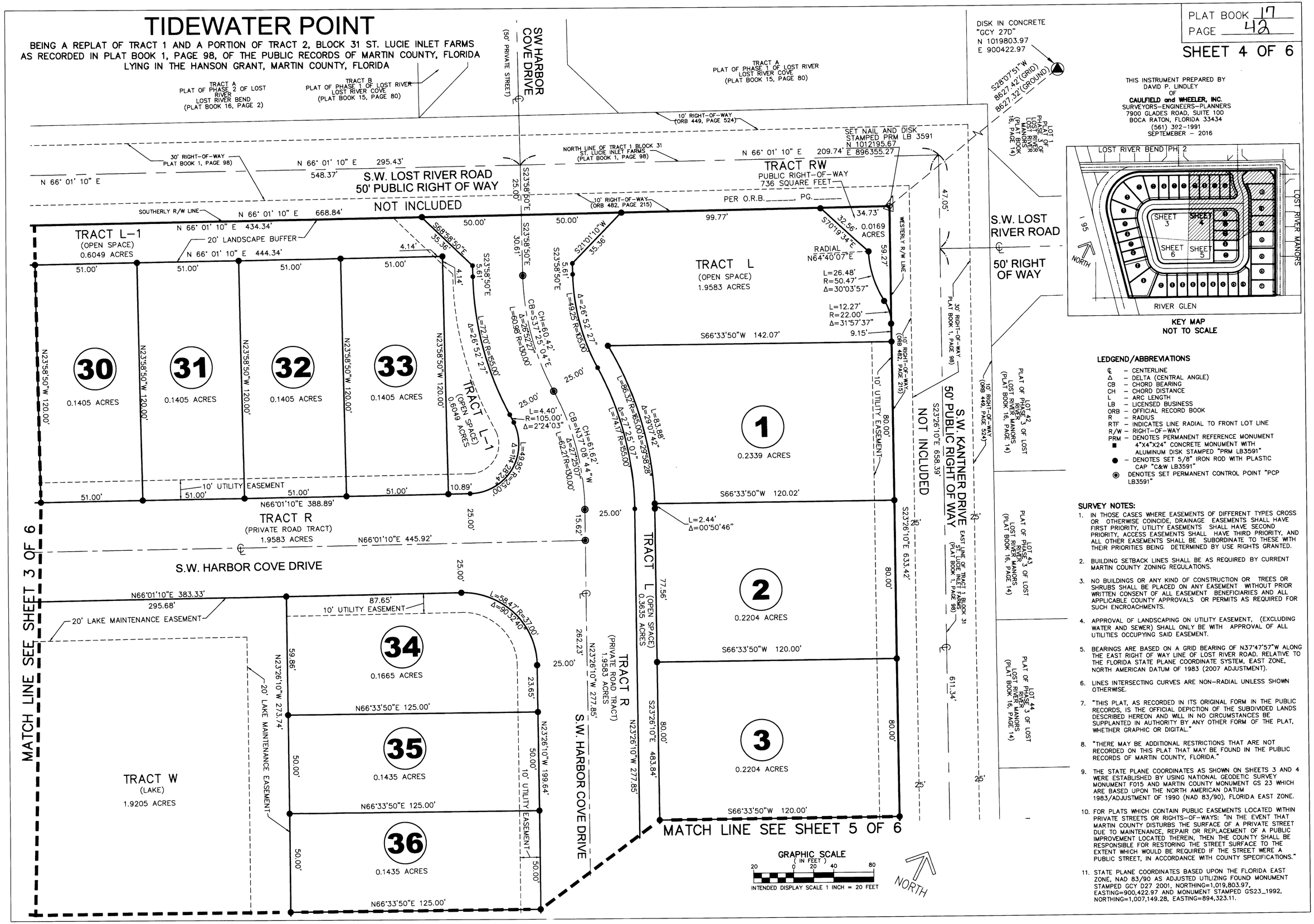
TIDEWATER POINT

BEING A REPLAT OF TRACT 1 AND A PORTION OF TRACT 2, BLOCK 31 ST. LUCIE INLET FARMS AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

PLAT BOOK 17
PAGE 42

SHEET 4 OF 6



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SEPTEMEBER - 2016

KEY MAP
NOT TO SCALE

LEDGEND/ABBREVIATIONS

- ℄ – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- CB – CHORD BEARING
- CH – CHORD DISTANCE
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- ORB – OFFICIAL RECORD BOOK
- R – RADIUS
- RTF – INDICATES LINE RADIAL TO FRONT LOT LINE
- R/W – RIGHT-OF-WAY
- PRM – DENOTES PERMANENT REFERENCE MONUMENT
- ■ – 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
- ● – DENOTES SET 5/8" IRON ROD WITH PLASTIC CAP "C&W LB3591"
- ◉ – DENOTES SET PERMANENT CONTROL POINT "PCP LB3591"

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS ARE BASED ON A GRID BEARING OF N37°47'57"W ALONG THE EAST RIGHT OF WAY LINE OF LOST RIVER ROAD. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
7. "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."
8. "THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA."
9. THE STATE PLANE COORDINATES AS SHOWN ON SHEETS 3 AND 4 WERE ESTABLISHED BY USING NATIONAL GEODETIC SURVEY MONUMENT F015 AND MARTIN COUNTY MONUMENT GS 23 WHICH ARE BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT OF 1990 (NAD 83/90), FLORIDA EAST ZONE.
10. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: "IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS."
11. STATE PLANE COORDINATES BASED UPON THE FLORIDA EAST ZONE, NAD 83/90 AS ADJUSTED UTILIZING FOUND MONUMENT STAMPED GCY D27 2001, NORTHING=1,019,803.97, EASTING=900,422.97 AND MONUMENT STAMPED GS23_1992, NORTHING=1,007,149.28, EASTING=894,323.11.