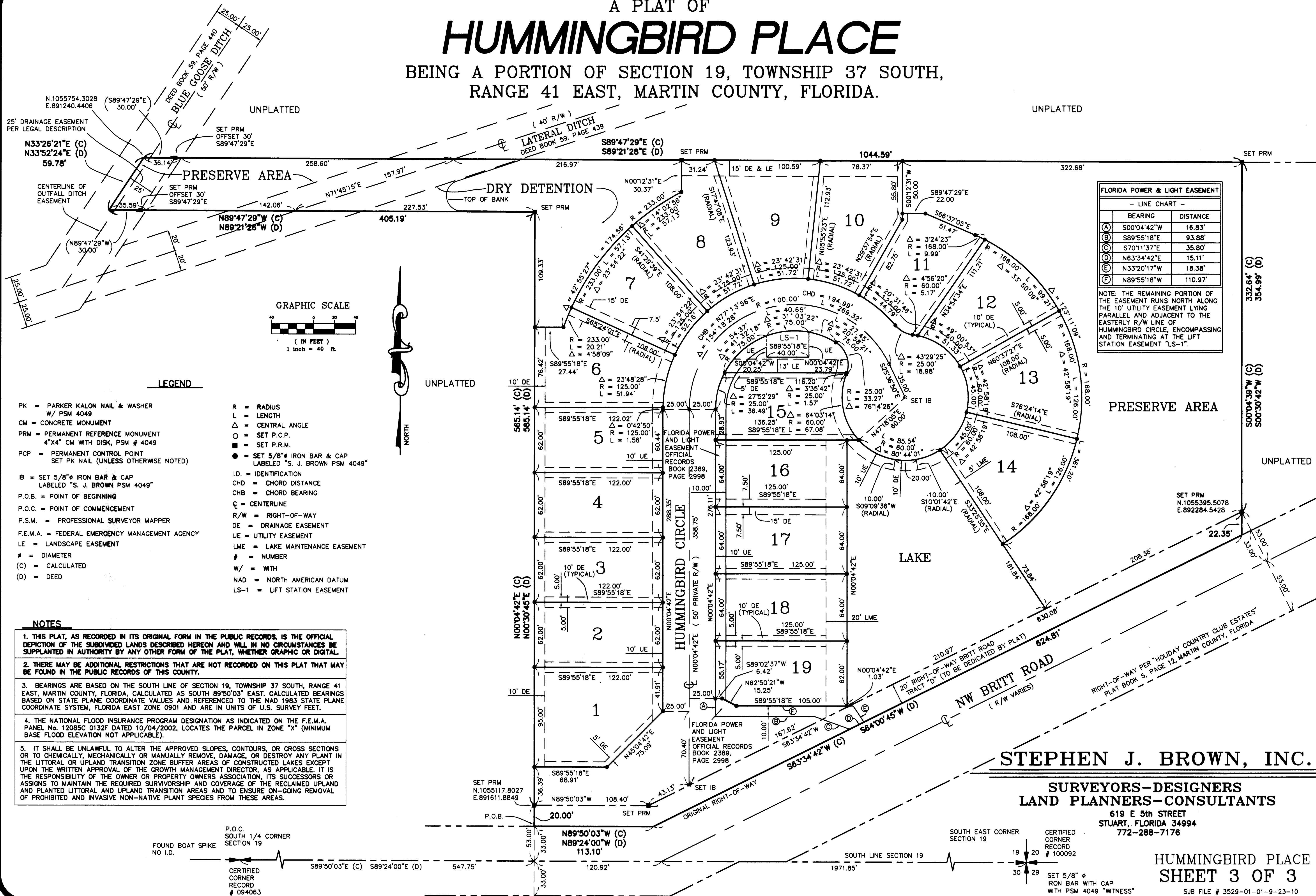
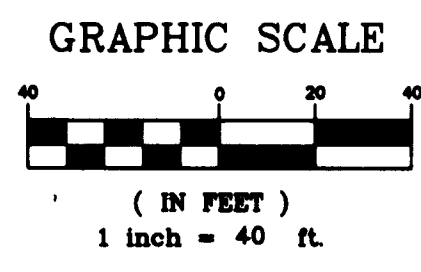


A PLAT OF
HUMMINGBIRD PLACE
 BEING A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH,
 RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



FLORIDA POWER & LIGHT EASEMENT	
- LINE CHART -	
BEARING	DISTANCE
(A) S00°04'42"W	16.83'
(B) S89°55'18"E	93.88'
(C) S70°11'37"E	35.80'
(D) N63°34'42"E	15.11'
(E) N33°20'17"W	18.38'
(F) N89°55'18"W	110.97'

NOTE: THE REMAINING PORTION OF THE EASEMENT RUNS NORTH ALONG THE 10' UTILITY EASEMENT LYING PARALLEL AND ADJACENT TO THE EASTERLY R/W LINE OF HUMMINGBIRD CIRCLE, ENCOMPASSING AND TERMINATING AT THE LEFT STATION EASEMENT "LS-1".



- LEGEND**
- PK = PARKER KALON NAIL & WASHER W/ PSM 4049
 - CM = CONCRETE MONUMENT
 - PRM = PERMANENT REFERENCE MONUMENT 4"x4" CM WITH DISK, PSM # 4049
 - PCP = PERMANENT CONTROL POINT SET PK NAIL (UNLESS OTHERWISE NOTED)
 - IB = SET 5/8" IRON BAR & CAP LABELED "S. J. BROWN PSM 4049"
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.S.M. = PROFESSIONAL SURVEYOR MAPPER
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - LE = LANDSCAPE EASEMENT
 - Ø = DIAMETER
 - (C) = CALCULATED
 - (D) = DEED
 - R = RADIUS
 - L = LENGTH
 - Δ = CENTRAL ANGLE
 - = SET P.C.P.
 - = SET P.P.R.M.
 - = SET 5/8" IRON BAR & CAP LABELED "S. J. BROWN PSM 4049"
 - I.D. = IDENTIFICATION
 - CHD = CHORD DISTANCE
 - CHB = CHORD BEARING
 - ⊙ = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - LME = LAKE MAINTENANCE EASEMENT
 - # = NUMBER
 - W/ = WITH
 - NAD = NORTH AMERICAN DATUM
 - LS-1 = LIFT STATION EASEMENT

- NOTES**
- 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.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, CALCULATED AS SOUTH 89°50'03" EAST. CALCULATED BEARINGS BASED ON STATE PLANE COORDINATE VALUES AND REFERENCED TO THE NAD 1983 STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 0901 AND ARE IN UNITS OF U.S. SURVEY FEET.
 - THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. PANEL No. 12085C 0132F DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X" (MINIMUM BASE FLOOD ELEVATION NOT APPLICABLE).
 - IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANT 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 ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

STEPHEN J. BROWN, INC.

**SURVEYORS-DESIGNERS
 LAND PLANNERS-CONSULTANTS**
 619 E 5th STREET
 STUART, FLORIDA 34994
 772-288-7176

HUMMINGBIRD PLACE
 SHEET 3 OF 3
 SJB FILE # 3529-01-01-9-23-10

