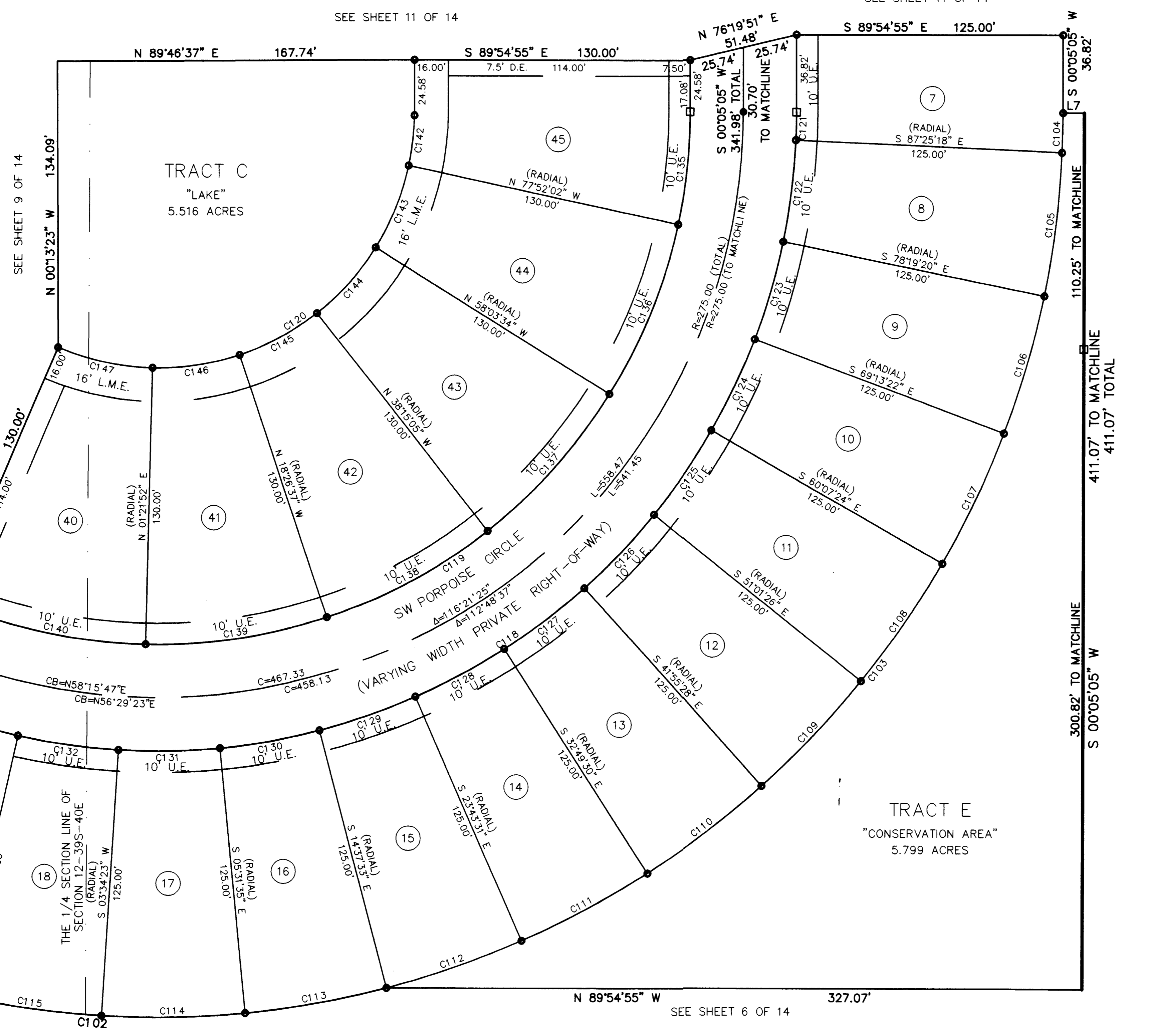


RIVER MARINA PUD, PHASES 1 & 4

REPLAT OF PORTIONS OF BLOCKS 3, 4, 11, 12, 14, 15, 23 THRU 28 AND 37 THRU 40, ST. LUCIE FALLS,
 RECORDED IN PLAT BOOK 12, PAGE 48 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
 SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

LEGEND

- Δ = DELTA
 - R = RADIUS
 - A = ARC
 - C = CHORD
 - CB = CHORD BEARING
 - PCP = PERMANENT CONTROL POINT
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - R/W = RIGHT OF WAY
 - FIR = FOUND IRON ROD "NO IDENTIFICATION"
 - FIRC = FOUND IRON ROD WITH CAP
 - FIP = FOUND IRON PIPE "NO IDENTIFICATION"
 - FIPC = FOUND IRON PIPE WITH CAP
 - SIRC = SET IRON ROD WITH CAP "LB 7268"
 - CONC = CONCRETE
 - FN&D = FOUND NAIL AND DISK
 - SN&D = SET NAIL AND DISK
 - A.K.A. = ALSO KNOWN AS
 - PI = POINT OF INTERSECTION
 - ST. = SAINT
 - (P) = PLAT
 - (M) = MEASURED
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - L = LENGTH
 - PUD = PLANNED UNIT DEVELOPMENT
 - U.E. = UTILITY EASEMENT
 - OR = OFFICIAL RECORDS
 - BK = BOOK
 - PGS = PAGES
- ☐ INDICATES PERMANENT REFERENCE MONUMENTS (SET 4"x4"x18" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 7268")
 - INDICATES PERMANENT CONTROL POINTS (SET NAIL & BRASS DISK STAMPED "PCP LB 7268")
 - INDICATES 1/2"x18" IRON ROD (SET IRON ROD WITH CAP STAMPED LB 7268)
 - D.E. INDICATES DRAINAGE EASEMENT
 - L.M.E. INDICATES LAKE MAINTENANCE EASEMENT



SEE SHEET 11 OF 14

SEE SHEET 11 OF 14

SEE SHEET 9 OF 14

SEE SHEET 9 OF 14

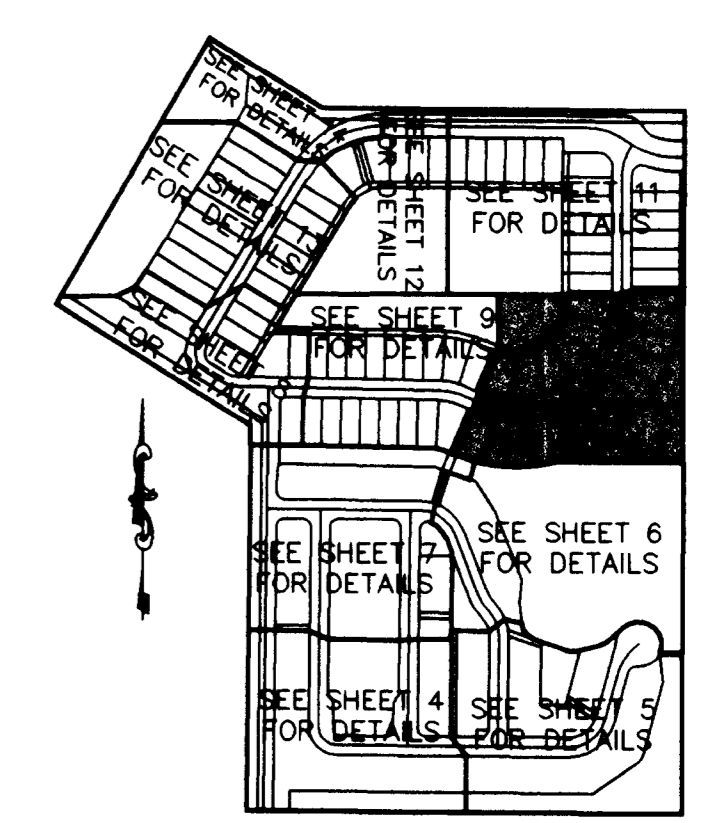
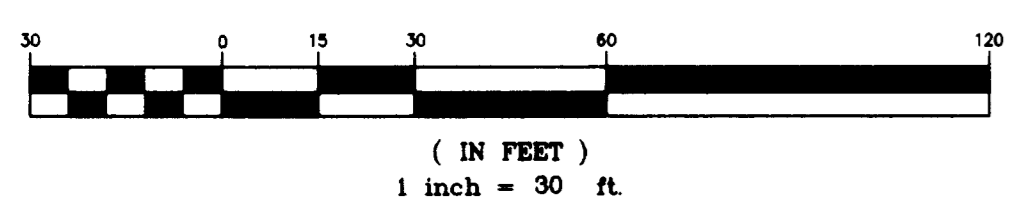
SEE SHEET 9 OF 14

SEE SHEET 6 OF 14

SURVEYOR'S NOTES:

1. THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AS BEING N 89°46'41" W.
2. ALL PLATTED UTILITY EASEMENTS DEDICATED HEREON SHALL ALSO BE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
3. 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 ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
4. 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 HOME 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.
5. THERE SHALL BE A 10 FOOT WIDE UTILITY EASEMENT ADJACENT AND PARALLEL TO ALL ROAD RIGHTS-OF-WAY WITHIN THIS PLAT.

GRAPHIC SCALE



KEY MAP

LINE TABLE

LINE	BEARING	LENGTH
L7	S 89°54'55" E	10.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C102	276.73'	425.00'	37°18'27"	271.87'	S 85°58'20" E
C103	558.47'	425.00'	75°17'22"	519.15'	N 37°43'46" E
C104	18.50'	425.00'	2°29'37"	18.49'	N 01°19'53" E
C105	67.50'	425.00'	9°05'58"	67.43'	N 07°07'41" E
C106	67.50'	425.00'	9°05'58"	67.43'	N 16°13'39" E
C107	67.50'	425.00'	9°05'58"	67.43'	N 25°19'37" E
C108	67.50'	425.00'	9°05'58"	67.43'	N 34°25'35" E
C109	67.50'	425.00'	9°05'58"	67.43'	N 43°31'33" E
C110	67.50'	425.00'	9°05'58"	67.43'	N 52°37'31" E
C111	67.50'	425.00'	9°05'58"	67.43'	N 61°43'30" E
C112	67.50'	425.00'	9°05'58"	67.43'	N 70°49'28" E
C113	67.50'	425.00'	9°05'58"	67.43'	N 79°55'26" E
C114	67.50'	425.00'	9°05'58"	67.43'	N 89°01'24" E
C115	67.50'	425.00'	9°05'58"	67.43'	S 81°52'38" E
C116	64.24'	425.00'	8°39'39"	64.18'	S 72°59'49" E
C117	10.00'	425.00'	1°20'54"	10.00'	S 67°59'33" E
C118	589.56'	300.00'	112°35'49"	499.16'	N 56°22'59" E
C119	493.35'	250.00'	113°03'59"	417.10'	N 56°37'04" E
C120	236.81'	120.00'	113°03'59"	200.21'	N 56°37'04" E
C121	13.06'	300.00'	2°29'37"	13.06'	N 01°19'53" E
C122	47.64'	300.00'	9°05'58"	47.59'	N 07°07'41" E
C123	47.64'	300.00'	9°05'58"	47.59'	N 16°13'39" E
C124	47.64'	300.00'	9°05'58"	47.59'	N 25°19'37" E
C125	47.64'	300.00'	9°05'58"	47.59'	N 34°25'35" E
C126	47.64'	300.00'	9°05'58"	47.59'	N 43°31'33" E
C127	47.64'	300.00'	9°05'58"	47.59'	N 52°37'31" E
C128	47.64'	300.00'	9°05'58"	47.59'	N 61°43'30" E
C129	47.64'	300.00'	9°05'58"	47.59'	N 70°49'28" E
C130	47.64'	300.00'	9°05'58"	47.59'	N 79°55'26" E
C131	47.64'	300.00'	9°05'58"	47.59'	N 89°01'24" E
C132	47.64'	300.00'	9°05'58"	47.59'	S 81°52'38" E
C133	42.41'	300.00'	8°05'56"	42.37'	S 73°16'41" E
C134	10.00'	300.00'	1°54'37"	10.00'	S 68°16'25" E
C135	52.57'	250.00'	12°02'53"	52.47'	N 06°06'31" E
C136	86.43'	250.00'	19°48'28"	86.00'	N 22°02'12" E
C137	86.43'	250.00'	19°48'28"	86.00'	N 41°50'41" E
C138	86.43'	250.00'	19°48'28"	86.00'	N 61°39'09" E
C139	86.43'	250.00'	19°48'28"	86.00'	N 81°27'38" E
C140	85.06'	250.00'	19°29'39"	84.65'	S 78°53'19" E
C141	10.00'	250.00'	2°17'33"	10.00'	S 67°59'43" E
C142	25.23'	120.00'	12°02'53"	25.19'	N 06°06'31" E
C143	41.49'	120.00'	19°48'28"	41.28'	N 22°02'12" E
C144	41.49'	120.00'	19°48'28"	41.28'	N 41°50'41" E
C145	41.49'	120.00'	19°48'28"	41.28'	N 61°39'09" E
C146	41.49'	120.00'	19°48'28"	41.28'	N 81°27'38" E
C147	45.63'	120.00'	21°47'12"	45.36'	S 77°44'32" E

SW PENNSYLVANIA AVENUE (100' PUBLIC RIGHT-OF-WAY)
 (AS RECORDED ST. LUCIE FALLS PLAT BOOK 12, PAGE 48)
 (O.R.B. 255, PAGE 187)

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