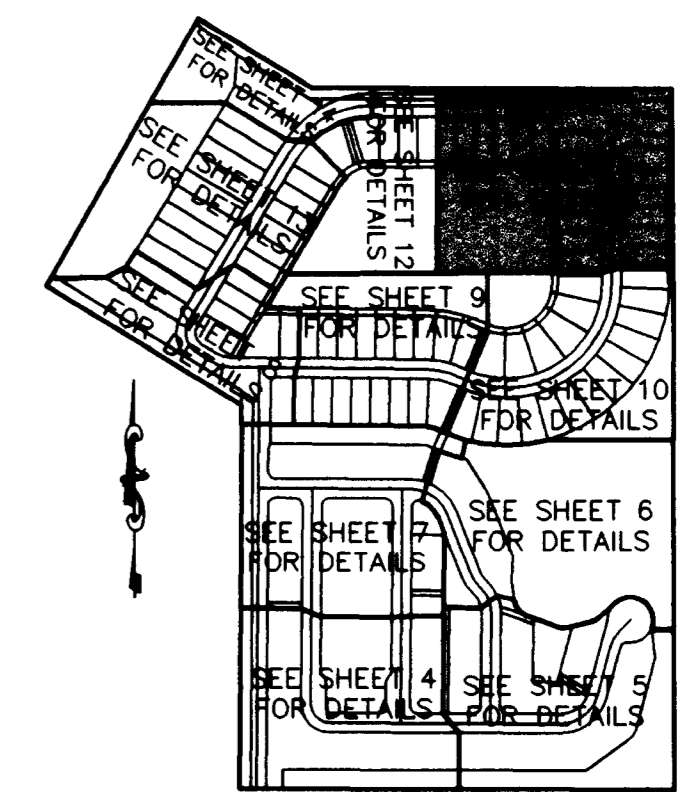


# RIVER MARINA PUD, PHASES 1 & 4

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



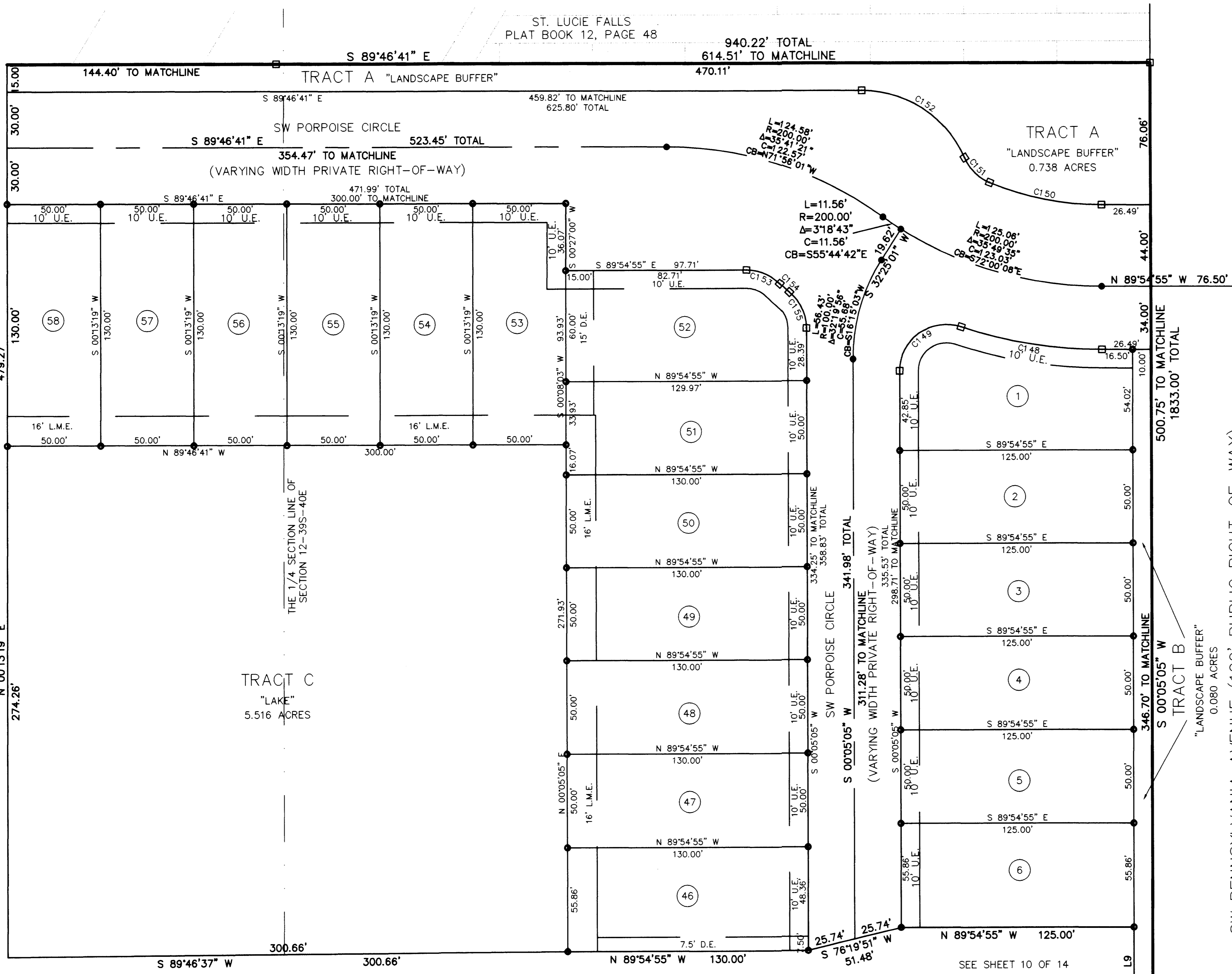
KEY MAP

**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.

**LEGEND**

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

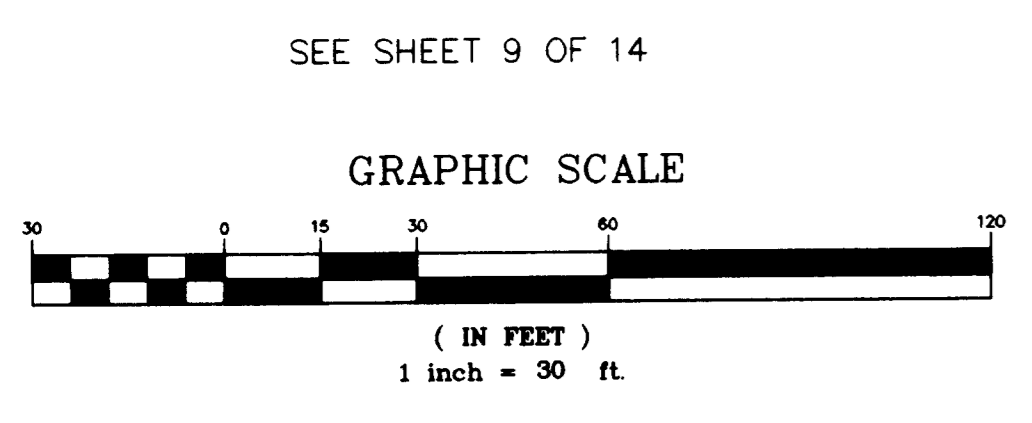


**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C148	76.81'	234.00'	18°48'29"	76.47'	S 80°30'41" E
C149	47.48'	25.00'	108°48'29"	40.66'	S 54°29'19" W
C150	61.47'	156.00'	22°34'40"	61.08'	S 78°37'35" E
C151	19.26'	25.00'	44°07'47"	18.78'	S 45°16'21" E
C152	69.71'	60.00'	66°34'13"	65.86'	N 56°29'35" W
C153	19.97'	25.00'	45°46'14"	19.44'	N 67°01'48" W
C154	6.97'	62.00'	6°26'45"	6.97'	S 47°22'04" E
C155	22.11'	25.00'	50°40'31"	21.40'	N 25°15'11" W

**LINE TABLE**

LINE	BEARING	LENGTH
L8	N 89°54'55" W	10.00'
L9	N 00°05'05" E	36.82'



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

**Geodetic Survey Services, Inc.**  
 1326 Malabar Rd. Suite 8  
 Palm Bay, FL 32907  
 321-724-6659