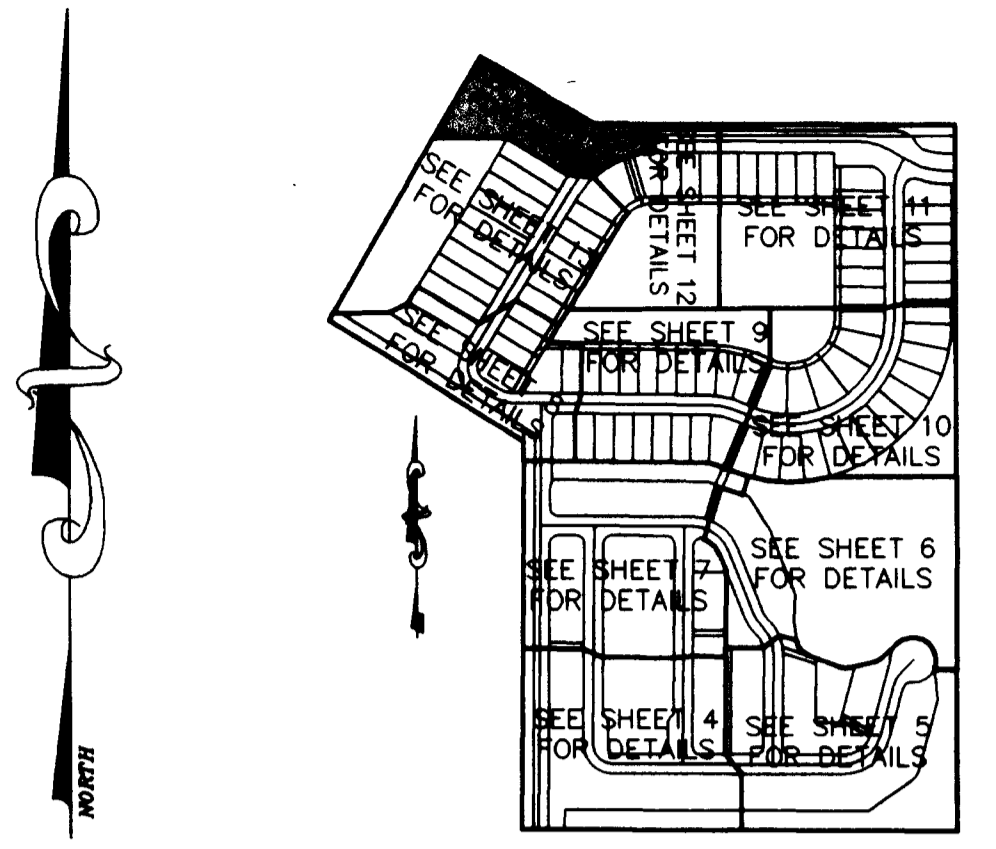
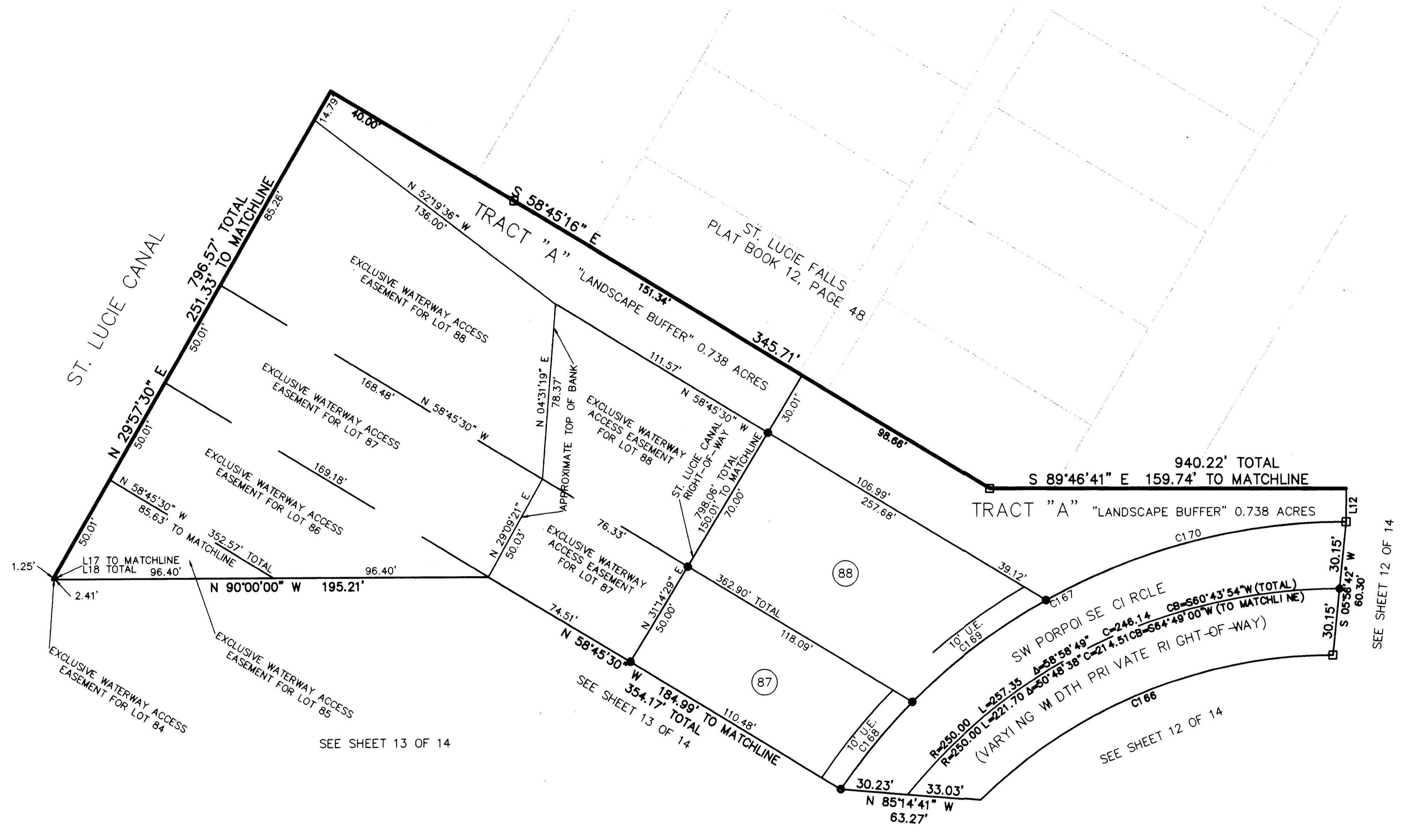


# RIVER MARINA PUD, PHASES 1 & 4

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

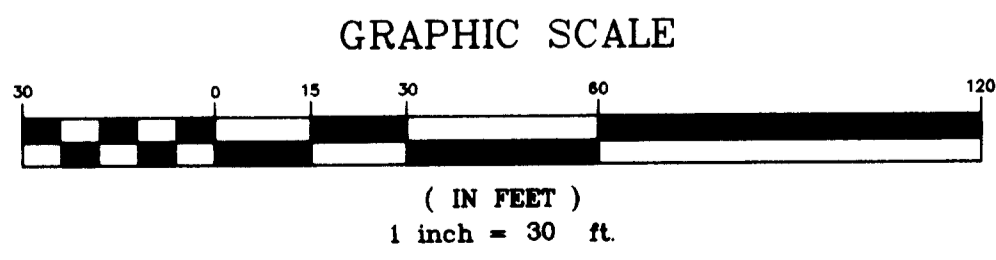
**NOTE:**  
THE EXCLUSIVE WATERWAY ACCESS EASEMENTS FOR LOTS 84 THROUGH 88 AS SHOWN ON THIS PLAT OF RIVER MARINA PUD, PHASES 1 AND 4 HAVE BEEN GRANTED AND ACCEPTED BY THE DEPARTMENT OF ARMY TO USE CORPS OF ENGINEERS RIGHT-OF-WAY PER INSTRUMENT # 1791982 OR BK 01955 PGS 0066-0088 AS RECORDED IN MARTIN COUNTY, FLORIDA.

**LINE TABLE**

LINE	BEARING	LENGTH
L12	N 00°13'19" E	15.00'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C166	174.92'	225.00'	44°32'37"	170.55'	S 67°57'00" W
C167	266.87'	275.00'	55°36'04"	256.52'	S 62°25'17" W
C168	50.65'	275.00'	10°33'08"	50.58'	S 39°53'49" W
C169	75.64'	275.00'	15°45'31"	75.40'	S 53°03'09" W
C170	140.58'	275.00'	29°17'25"	139.06'	S 75°34'36" W



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