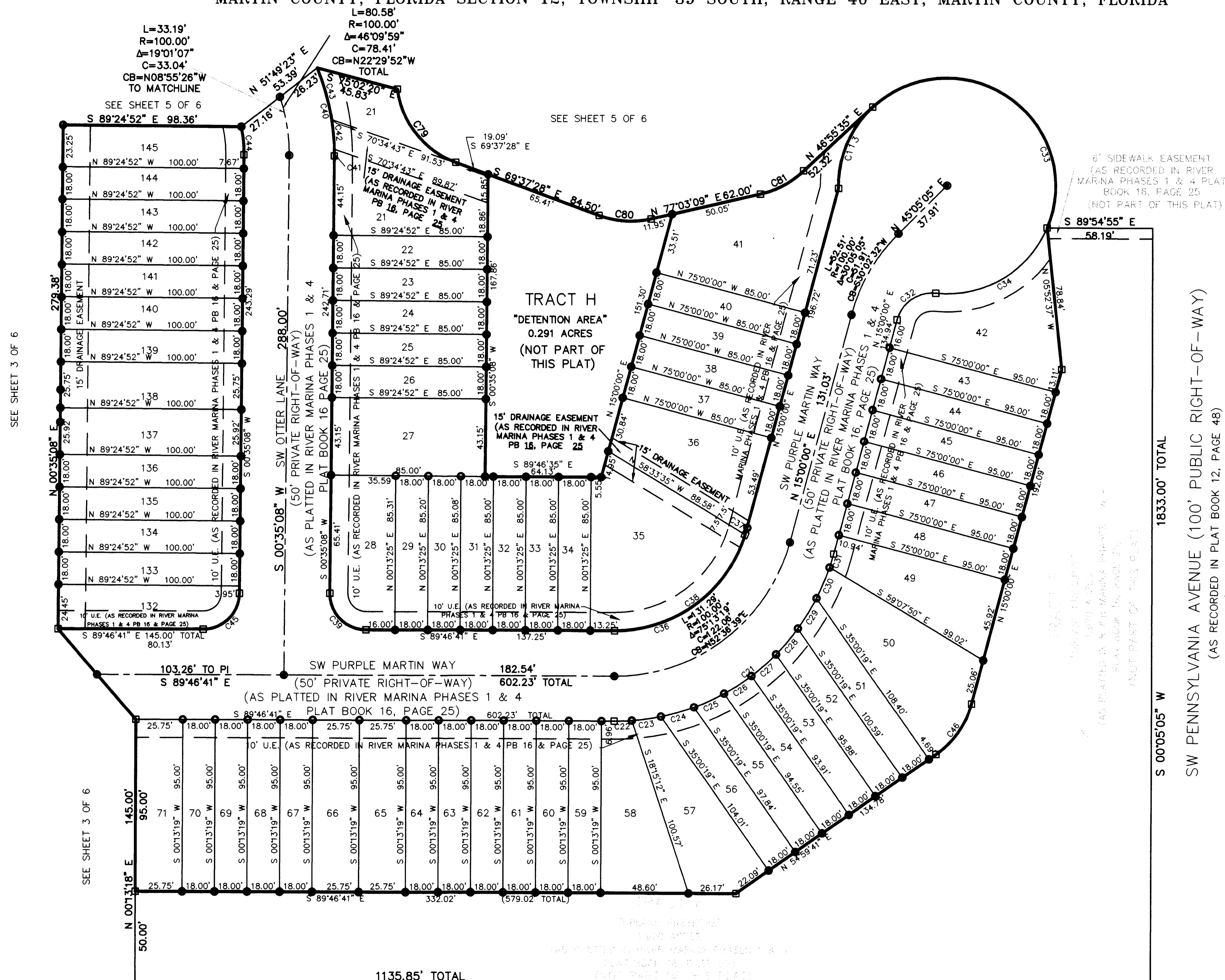


RIVER MARINA PUD, PHASES 3 & 5

Plat Book 16 Page 42

REPLAT OF A PORTION OF TRACTS 1, 2 & 4 AND ALL OF TRACT 3, RIVER MARINA PUD, PHASES 1 & 4, RECORDED IN PLAT BOOK 16, PAGE 25
MARTIN COUNTY, FLORIDA SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA



SEE SHEET 3 OF 6

SEE SHEET 3 OF 6

SEE SHEET 5 OF 6

SEE SHEET 5 OF 6

6' SIDEWALK EASEMENT
(AS RECORDED IN RIVER MARINA PHASES 1 & 4 PLAT BOOK 16, PAGE 25)
(NOT PART OF THIS PLAT)

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

S.W. 96TH STREET
(COUNTY ROAD 76A)
(A.K.A.) PRATT WHITNEY ROAD
(100' PUBLIC RIGHT-OF-WAY)

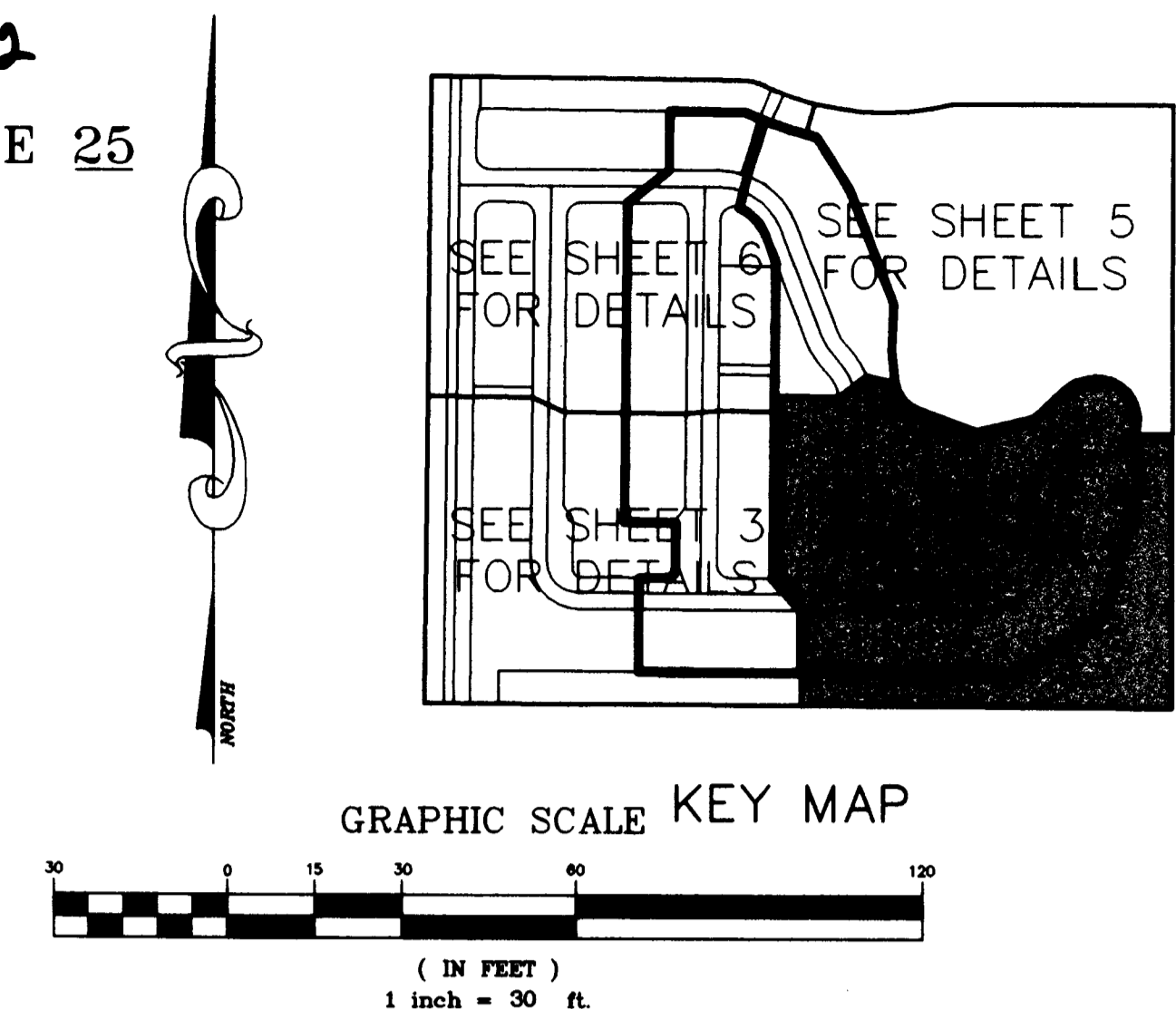
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C21	164.11	125.00	75°13'19"	152.57	N 52°36'39" E
C22	9.78	125.00	4°28'55"	9.78	N 87°58'51" E
C23	16.26	125.00	7°27'16"	16.26	N 82°00'46" E
C24	19.05	125.00	8°43'50"	19.03	N 73°55'13" E
C25	18.31	125.00	8°23'42"	18.30	N 65°21'27" E
C26	18.03	125.00	8°15'47"	18.01	N 57°01'43" E
C27	18.12	125.00	8°18'26"	18.11	N 48°44'37" E
C28	18.62	125.00	8°32'12"	18.61	N 40°19'18" E

CURVE TABLE					
C29	19.84	125.00	9°00'08"	19.82	N 31°33'08" E
C30	18.39	125.00	8°25'41"	18.37	N 22°50'13" E
C31	7.90	125.00	3°37'23"	7.90	N 16°48'41" E
C32	28.27	20.00	80°59'22"	25.98	S 55°29'43" W
C33	290.79	60.00	277°40'49"	78.98	N 42°50'58" W
C34	76.55	60.00	73°05'46"	71.46	N 59°26'34" E
C35	50.89	60.00	48°35'57"	49.38	S 22°36'36" W
C36	98.47	75.00	75°13'19"	91.54	N 52°36'39" E
C37	2.42	75.00	1°50'47"	2.42	N 15°55'23" E
C38	96.05	75.00	73°22'32"	89.62	N 53°32'03" E
C39	31.54	20.00	90°21'49"	28.37	S 44°35'47" E

CURVE TABLE					
C40	50.36	125.00	23°04'59"	50.02	N 10°57'22" W
C41	3.74	125.00	1°42'21"	3.72	N 00°16'03" W
C42	16.47	125.00	7°33'21"	16.46	N 04°53'44" W
C43	30.17	125.00	13°49'38"	30.00	N 15°35'03" W
C44	15.70	75.00	11°59'30"	15.67	N 05°24'37" W
C45	31.29	20.00	89°38'11"	28.19	N 45°24'13" E
C46	34.90	50.00	39°59'41"	34.20	N 34°59'50" E
C47	54.82	50.00	62°49'01"	52.11	S 38°12'57" E
C48	29.08	50.00	33°19'23"	28.67	S 86°17'09" E
C49	27.55	50.00	31°34'01"	27.20	N 61°16'08" E
C50	50.89	60.00	48°35'57"	27.09	N 22°36'36" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°51'30" E	9.48'
L2	S 44°24'52" E	9.03'
L3	N 13°53'47" E	12.38'
L4	N 31°20'10" E	7.70'

- 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
 - PUD = PLANNED UNIT DEVELOPMENT
 - PB = PLAT BOOK
 - FN&D = FOUND NAIL AND DISK
 - SN&D = SET NAIL AND DISK
 - ST. = SAINT
 - A.K.A. = ALSO KNOWN AS
 - PI = POINT OF INTERSECTION
 - (M) = MEASURED
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - L = LENGTH
 - U.E. = UTILITY EASEMENT
 - OR = OFFICIAL RECORDS
 - BK = BOOK
 - PG = PAGE
- INDICATES PERMANENT REFERENCE MONUMENTS
 (FOUND 4"x4"x18" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 7268")
- INDICATES PERMANENT CONTROL POINTS
 (FOUND 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



- 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.
 6. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN

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