

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RIVER OAK PLACE

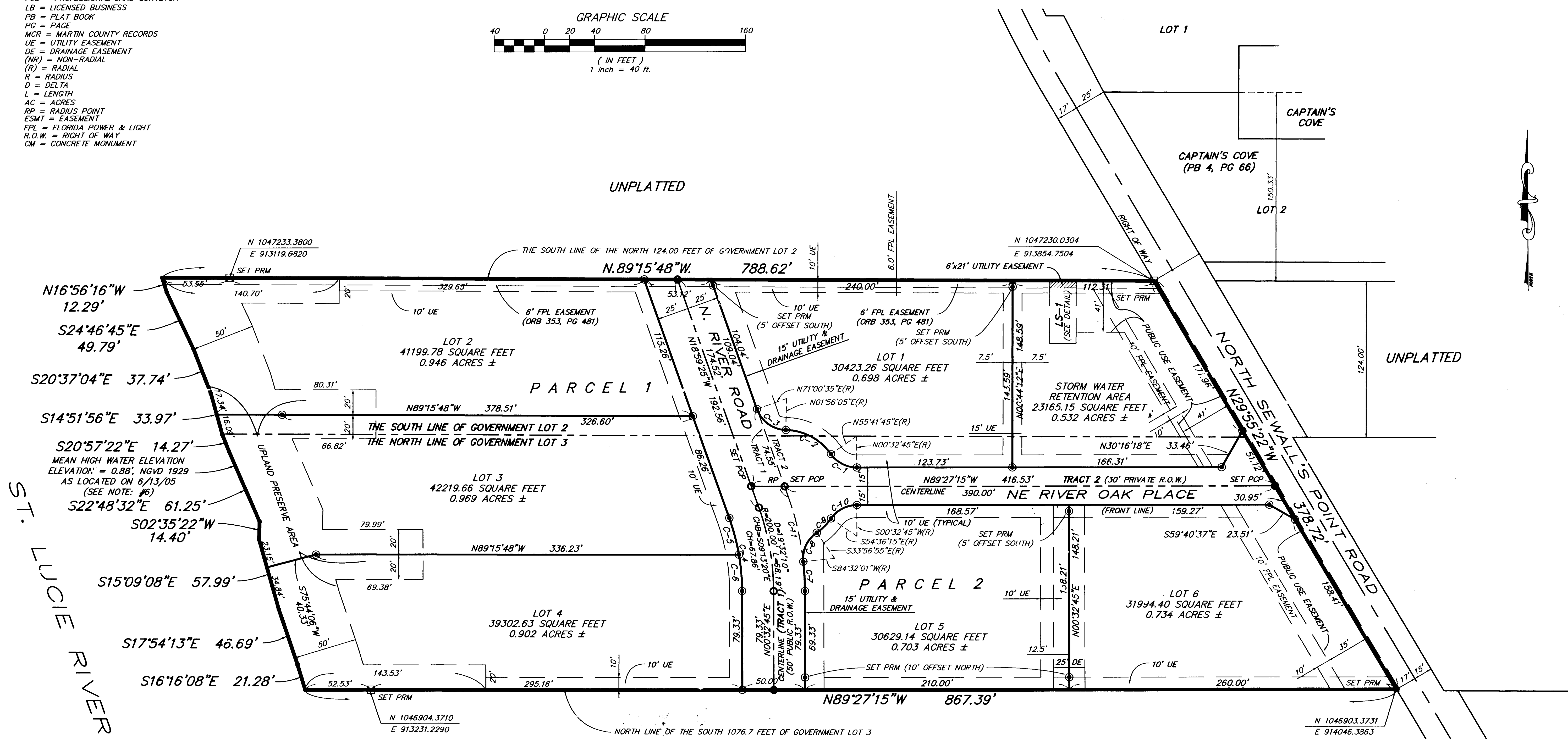
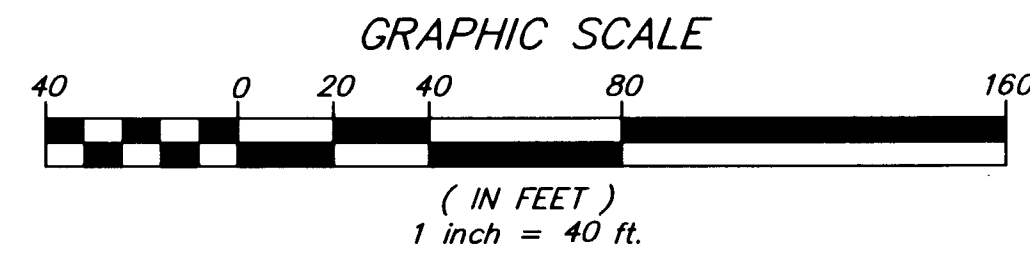
A PORTION OF GOVERNMENT LOTS 2 AND 3
LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST
TOWN ON SEWALL'S POINT, MARTIN COUNTY, FLORIDA

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
791 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
OFFICE PHONE NO. (772) 334-0866 - FAX NO. (772) 334-5283

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	24.06'	25.00'	55°09'00"	N61°52'45"W	23.15'
C2	42.22'	45.00'	53°45'41"	N61°11'05"W	40.69'
C3	30.14'	25.00'	69°04'31"	N53°31'40"W	28.35'
C4	59.67'	175.00'	19°32'10"	S09°13'20"E	59.38'
C5	30.37'	175.00'	09°56'31"	S14°0'09"E	30.32'
C6	29.30'	175.00'	09°35'39"	S04°15'04"E	29.26'
C7	23.61'	225.00'	06°00'44"	N02°27'37"W	23.60'
C8	26.84'	25.00'	61°31'04"	N25°17'33"E	25.57'
C9	16.22'	45.00'	20°39'21"	N45°43'25"E	16.14'
C10	24.06'	25.00'	55°09'00"	N62°58'15"E	23.15'
C11	53.11'	225.00'	13°31'26"	N12°13'42"W	52.98'

TRACT 1: 17004.19 SQUARE FEET OR 0.390 ACRES ±
TRACT 2: 14346.54 SQUARE FEET OR 0.329 ACRES ±

- LEGEND AND ABBREVIATIONS:**
- P.R.M. = PERMANENT REFERENCE MONUMENT
 - SET 4"x4"x24" CONCRETE MONUMENTS WITH 5/8" IRON ROD AND DISC - STAMPED: (PRM PLS 4134)
 - P.C.P. = PERMANENT CONTROL POINT (SET MAG NAIL & DISC, POP PLS 4134)
 - SET 4"x4"x24" CONCRETE MONUMENT WITH 5/8" IRON ROD & DISC - STAMPED: (LB 6018)
 - PLS = PROFESSIONAL LAND SURVEYOR
 - LB = LICENSED BUSINESS
 - PB = PLAT BOOK
 - PG = PAGE
 - MCR = MARTIN COUNTY RECORDS
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - (NR) = NON-RADIAL
 - (R) = RADIAL
 - R = RADIUS
 - D = DELTA
 - L = LENGTH
 - AC = ACRES
 - RP = RADIUS POINT
 - ESMT = EASEMENT
 - FPL = FLORIDA POWER & LIGHT
 - R.O.W. = RIGHT OF WAY
 - CM = CONCRETE MONUMENT



SURVEYOR'S 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.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH SEWALL'S POINT ROAD (N.29°55'22"W).
- THIS SITE LIES IN FLOOD ZONE 'X' AND 'AE' (BASE 8.0' & 9.0') AS SCALED AND INTERPOLATED FROM FEMA COMMUNITY MAP PANEL 120164-0154-F, DATED: OCTOBER 4, 2002.
- THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177K PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE NO. 3640, RECORDED ON JULY 15, 2005.
- COORDINATE SYSTEM BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

