PLATBK 16 PG97 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL CURVE TABLE IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD OTHER GRAPHICAL OR DIGITAL FORM OF PLAT. THERE MAY BY 25.00 55°09'00" N61°52'45"W 23.15' ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS RIVER OAK PLACE C2 42.22' 45.00' 53'45'41" N61'11'05W 40.69' C3 30.14' 25.00' 69°04'31" N53°31'40"W 28.35'
 59.67'
 175.00'
 19°32'10"
 S09°13'20"E

 30.37'
 175.00'
 09°56'31"
 S14°0''09"E
A PORTION OF GOVERNMENT LCTS 2 AND 3 175.00' 09'35'39" S04'15'04"E 29.26' LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST 225.00' | 06°00'44" | N02°27'37"W | 23.60' TOWN ON SEWALL'S POINT, MARTIN COUNTY, FLORIDA C8 26.84' 25.00' 61°31'04" N25°17'33"E 25.57' LEGEND AND ABBREVIATIONS: C9 | 16.22' | 45.00' | 20°39'21" | N45°43'25"E | 16.14' 25.00' 55*09'00" N62*58'15"E 23.15' BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. 24.06* P.R.M. = PERMANENT REFERENCE MONUMENT. C11 53.11' 225.00' 13°31'26" N12°13'42"W 52.98' SET 4"x4"x24" CONCRETE MONUMENTS WITH 5/8' 791 NE DIXIE HIGHWAY IRON ROD AND DISC - STAMPED: (PRM PLS 4134) TRACT 1: 17004.19 SQUARE FEET OR 0.390 ACRES ± O P.C.P. = PERMANENT CONTROL POINT (SET MAG JENSEN BEACH, FLORIDA 34957 TRACT 2: 14346.54 SQUARE FEET OR 0.329 ACRES ± NAIL & DISC, PCP PLS 4134) OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283 ● SET 4"x4"x24 CONCRETE MONUMENT WITH 5/8" IRON ROD & DISC - STAMPED: (LB 6018) PLS = PROFESSIONAL LAND SURVEYOR LB = LICENSED BUSINESS GRAPHIC SCALE PB = PLAT BOOKPG = PAGELOT 1 MCR = MARTIN COUNTY RECORDS UE = UTILITY EASEMENTDE = DRAINAGE EASEMENT (NR) = NON - RADIAL(IN FEET) (R) = RADIAL1 inch = 40 ft.R = RADIUSD = DELTAL = LENGTHAC = ACRESRP = RADIUS POINTCAPTAIN'S ESMT = EASEMENTFPL = FLORIDA POWER & LIGHT R.O.W. = RIGHT OF WAYCM = CONCRETE MONUMENT CAPTAIN'S COVE (PB 4, PG 66) **UNPLATTED** N 1047230.0304 N 1047233.3800 THE SOUTH LINE OF THE NORTH 124.00 FEET OF GOVERNMENT LOT 2 E 913119.6820 E 913854.7504 N.8915'48"W. 788.62 6'x21' UTILITY EASEMENT - 240.00**'**-N16'56'16"W 12.29' 6' FPL EASEMENT 6' FPL EASEMENT SET PRM (ORB 353, PG 481) (ORB 353, PG 481) S24°46'45"E (5' OFFSET SOUTH) 49.79 41199.78 SQUARE FEET **UNPLATTED** 0.946 ACRES ± 30423.26 SQUARE FEET S20'37'04"E 37.74' 0.698 ACRES ± PARCEL 1 STORM WATER - N71°00'35"E(R) RETENTION AREA __ N01°56'05"E(R) 23165.15 SQUARE FEET N8975'48"W 378.51' 0.532 ACRES ± S14°51′56″E 33.97′ - N55°41'45"E(R) THE SOUTH LINE OF GOVERNMENT LOT 2 THE NORTH LINE OF GOVERNMENT LOT 3 S20°57'22"E 14.27'----N00°32'45"E(R) N30°16'18"E 33.4 MEAN HIGH WATER ELEVATION 123.73 ELEVATION' = 0.88', NGVD 1929 LOT 3 _ SET PCP N89°27′15″W TRACT 2 (30' PRIVATE R.O.W.) *416.53*′ AS LOCATED ON 6/13/05 42219.66 SQUARE FEET CENTERLINE 390.00' NE RIVER OAK PLACE (SEE NOTE: #6) *30.95*′ 0.969 ACRES ± S22°48'32"E 61.25' (FRONT LINE) 159.27' S02'35'22"W 10' UE (TYPICAL) *79.99*′ -S00°32'45"W(R) S59°40'37"E 23.51 14.40' SET PRM S54'36'15"E(R) (5' OFFSET SOUTH) N8975'48"W 336.23' ---S33'56'55"E(R) S84'32'01"W(R) S15°09'08"E 57.99'-PARCEL 2 69.38' 10' UE LOT 6 15' UTILITY & 31994.40 SQUARE FEET DRAINAGE EASEMENT LOT 4 0.734 ACRES ± 39302.63 SQUARE FEET LOT 5 0.902 ACRES ± *30629.14 SQUARE FEET* S17'54'13"E 46.69' — 0.703 ACRES ± SET PRM (10' OFFSET NORTH) S16'16'08"E 21.28'-SET PRM 260.00' 210.00' 295.16 N89°27'15"W 867.39 N 1046904.3710 N 1046903.3731 E 913231.2290 E 914046.3863 NORTH LINE OF THE SOUTH 1076.7 FEET OF GOVERNMENT LOT 3 6' FPL EASEMENT (ORB 353, PG 481) - 6'x21' UTILITY EASEMENT **UNPLATTED** 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. 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 3. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS IN OR ON UTILITY AND/OR DRAINAGE 38.45 EASEMENTS. 4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH SEWALL'S POINT ROAD (N.29°55'22"W.) STORM WATER 5. 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, ETENTION AREA 6. THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177,K 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.

7. COORDINATES SYSTEM BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED.

8. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

DETAIL SCALE: 1" = 40'

SHEET 2 of 2