

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

LEGAL DESCRIPTION

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ALL THAT PART OF ST. LUCIE FALLS, AS FILED JUNE 17, 1925, IN PLAT BOOK 12, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

SAID LINE BEGINNING ON THE WESTERLY LINE OF LOT 35 OF BLOCK 4 OF SAID ST. LUCIE FALLS SUBDIVISION 10 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 35 AT A CONCRETE MARKER; THENCE PROCEED NORTHERLY ALONG THE WESTERLY LINE OF LOTS 35 AND 1 IN BLOCK 4, AND CONTINUING NORTHERLY ALONG THE WESTERLY LINES OF LOTS 24 AND 1 IN BLOCKS 11, 15, 23, 28 AND 37 AND CONTINUING NORTHERLY ALONG THE WESTERLY LINES OF LOTS 1 AND 19 OF BLOCK 40 AND THE CONTINUATION THEREOF FOR A DISTANCE OF 33.68 FEET NORTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 40 TO A POINT OF CURVE TO THE WEST; SAID POINT OF CURVE BEING 2003.68 FEET NORTHERLY OF THE POINT OF BEGINNING AS MEASURED ALONG THE AFOREMENTIONED LOT LINES; THENCE CONTINUE NORTHWESTERLY FROM SAID POINT OF CURVE ALONG THE ARC OF A CURVE WITH A CENTRAL ANGLE OF 32°05'00", RADIUS OF 434.75 FEET, AND A TANGENT DISTANCE OF 125.0 FEET, FOR AN ARC DISTANCE OF 110.60 FEET TO A POINT; THENCE PROCEED WESTERLY ALONG A LINE PARALLEL TO AND 93 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF SEVENTH STREET AS SHOWN ON SAID ST. LUCIE FALLS PLAT FOR A DISTANCE OF 871.23 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE ST. LUCIE CANAL; THENCE PROCEED NORTHWESTERLY ALONG A LINE PERPENDICULAR TO SAID CANAL RIGHT OF WAY LINE FOR A DISTANCE OF 240 FEET, MORE OR LESS, TO THE SHORE LINE OF THE ST. LUCIE CANAL.

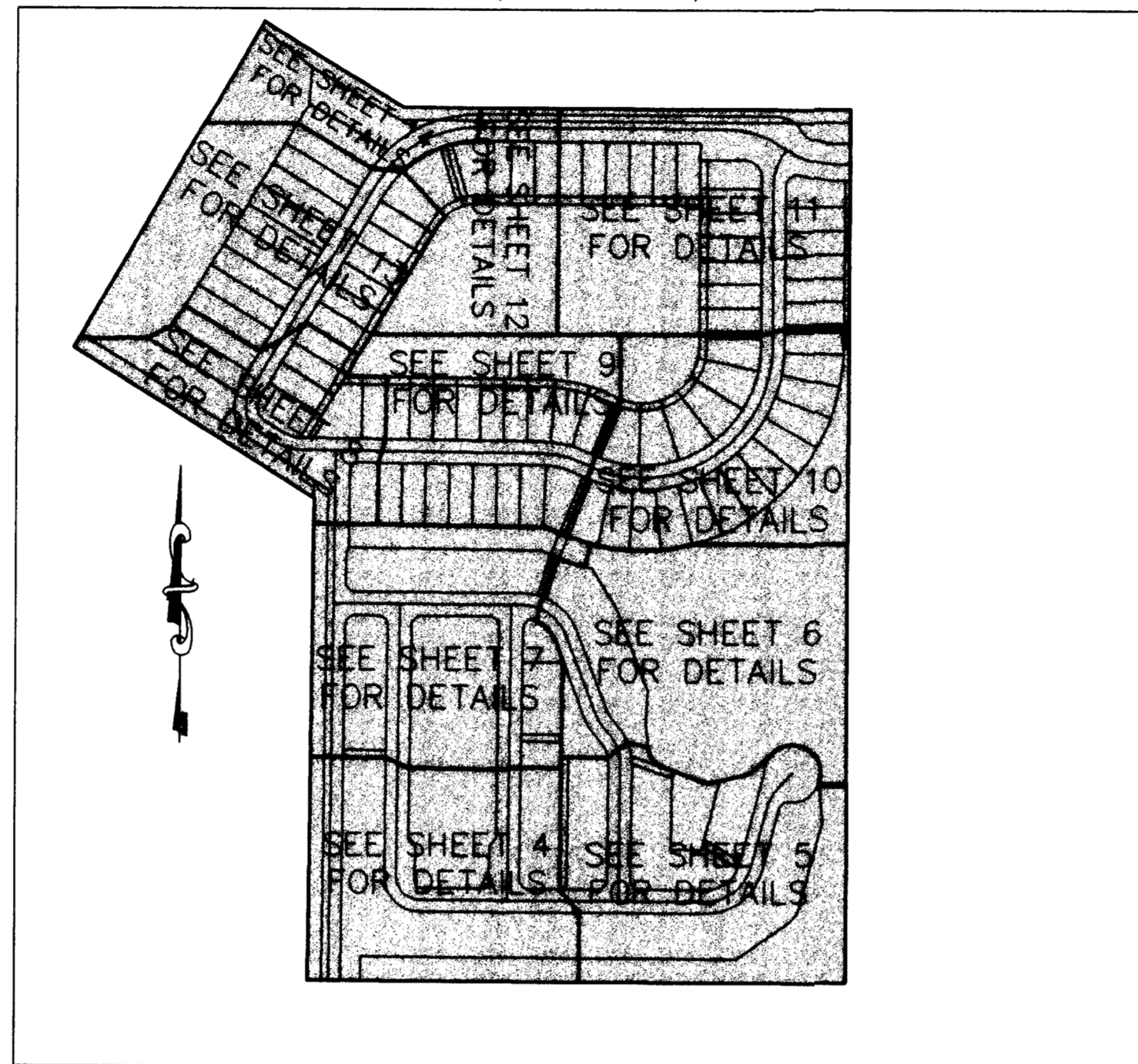
EXCEPTING THEREFROM: 1) LOT 7, BLOCK 1, ST. LUCIE FALLS, AFORESAID; 2) THAT PARCEL OF LAND PREVIOUSLY CONVEYED TO TRANS-STATE DREDGE COMPANY AS RECORDED IN O.R. BOOK 119, PAGE 29; 3) COUNTY ROAD RIGHT OF WAY AS RECORDED IN O.R. BOOK 110, PAGE 525; 4) STATE ROAD RIGHT OF WAY FOR STATE ROAD NO. 76A; 5) THE ARUNDEL CORPORATION PROPERTY AS IT IS SHOWN ON THE PLAT OF ST. LUCIE FALLS SUBDIVISION; 6) THAT PARCEL OF LAND CONVEYED TO FOSTER MARINE CONTRACTORS, INC. AS RECORDED IN O.R. BOOK 306, PAGE 421; 7) THAT PARCEL CONVEYED TO MARTIN COUNTY AS RECORDED IN O.R. BOOK 723, PAGE 1369; AND 8) THAT PARCEL CONVEYED TO SOUTH ATLANTIC EQUIPMENT COMPANY, A NORTH CAROLINA CORPORATION AS RECORDED IN O.R. BOOK 815, PAGE 1326.

FURTHER LESS AND EXCEPTING THEREFROM:

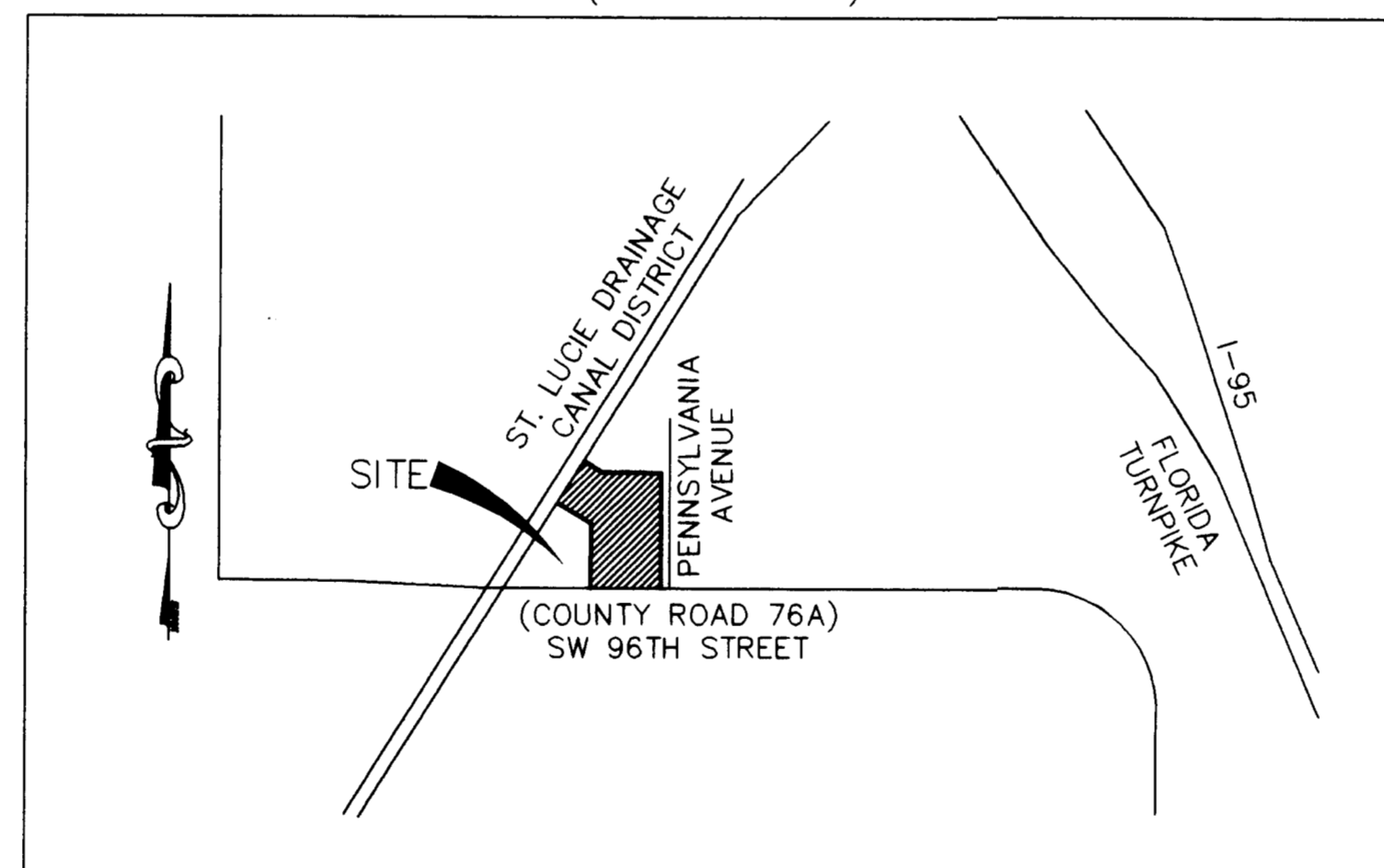
ALL LANDS LYING WESTERLY OF A LINE BEING THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF TRANS-STATE DREDGING COMPANY PROPERTY, AS RECORDED IN O.R. BOOK 119, PAGE 29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE INTERSECTING A LINE 50 FEET NORTHERLY OF THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

CONTAINS 54.366 ACRES MORE OR LESS.

KEY MAP
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)



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
- 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
- FN&D = FOUND NAIL AND DISK
- SN&D = SET NAIL AND DISK
- A.K.A. = ALSO KNOWN AS
- PI = POINT OF INTERSECTION
- ST. = SAINT
- (P) = PLAT
- (M) = MEASURED
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- P.R.M. = PERMANENT REFERENCE MONUMENT
- L = LENGTH
- PUD = PLANNED UNIT DEVELOPMENT
- U.E. = UTILITY EASEMENT
- OR = OFFICIAL RECORDS
- 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

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 GRAPHIC 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 MARTIN COUNTY, FLORIDA.

