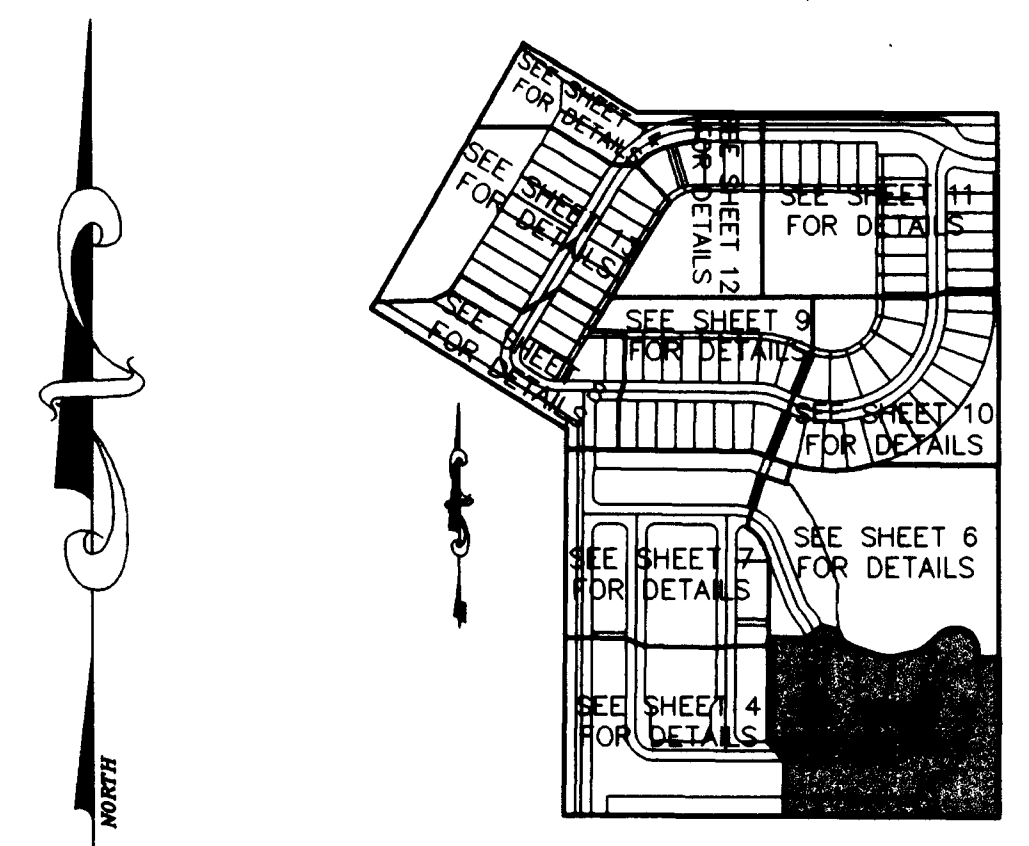
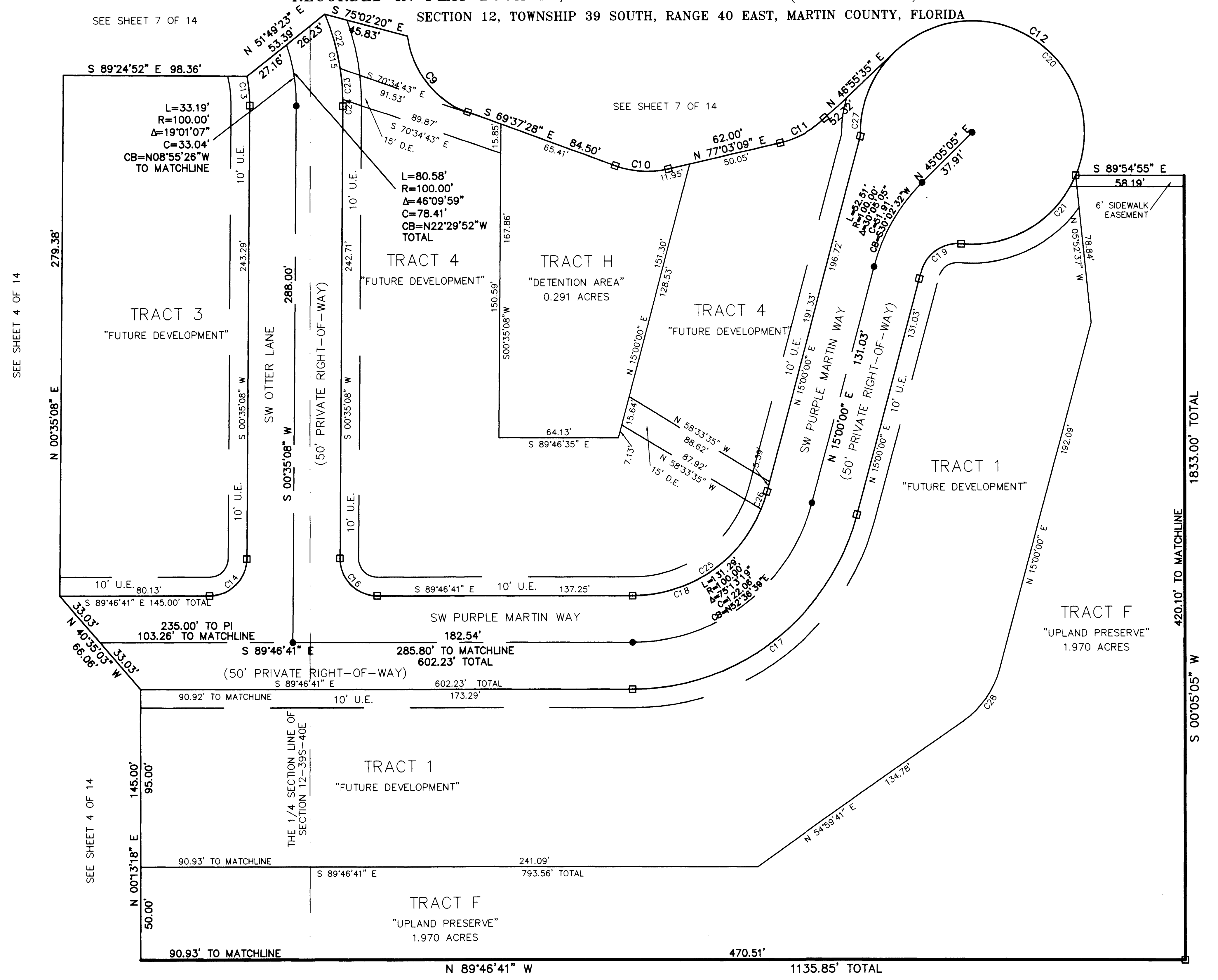


RIVER MARINA PUD, PHASES 1 & 4

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



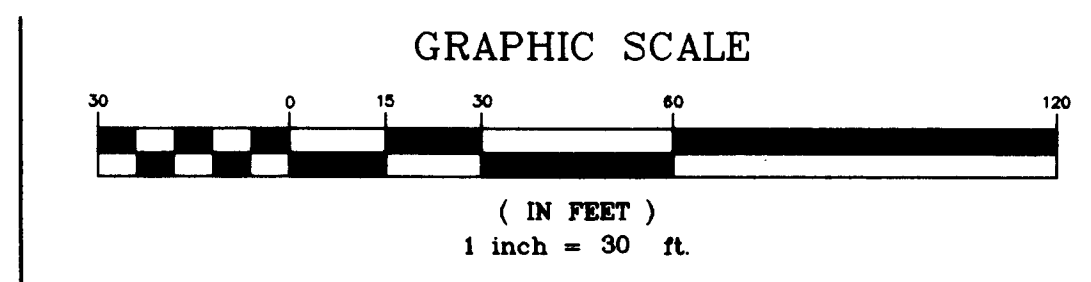
SURVEYOR'S NOTES:

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	SF = SQUARE FOOT
PC = POINT OF CURVATURE	(P) = PLAT
PT = POINT OF TANGENCY	(M) = MEASURED
R/W = RIGHT OF WAY	N = NORTH
FIR = FOUND IRON ROD "NO IDENTIFICATION"	S = SOUTH
FIRC = FOUND IRON ROD WITH CAP	E = EAST
FIP = FOUND IRON PIPE "NO IDENTIFICATION"	W = WEST
FIPC = FOUND IRON PIPE WITH CAP	P.R.M. = PERMANENT REFERENCE MONUMENT
SIRC = SET IRON ROD WITH CAP "LB 7268"	L = LENGTH
CONC = CONCRETE	U.E. = UTILITY EASEMENT
PUD = PLANNED UNIT DEVELOPMENT	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



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C9	54.82'	50.00'	62°49'01"	52.11'	S 38°12'57" E
C10	29.08'	50.00'	33°19'23"	28.67'	S 86°17'09" E
C11	27.55'	50.00'	31°34'01"	27.20'	N 61°16'08" E
C12	163.35'	60.00'	155°59'06"	117.37'	N 55°05'52" W
C13	15.70'	75.00'	11°59'30"	15.67'	N 05°24'37" W
C14	31.29'	20.00'	89°38'11"	28.19'	N 45°24'13" W
C15	50.36'	125.00'	23°04'59"	50.02'	N 10°57'22" W
C16	31.54'	20.00'	90°21'49"	28.37'	S 44°35'47" E
C17	164.11'	125.00'	75°13'19"	152.57'	S 22°36'39" E
C18	98.47'	75.00'	75°13'19"	91.54'	N 52°36'39" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C19	26.80'	20.00'	76°47'04"	24.84'	S 57°29'46" W
C20	290.68'	60.00'	277°34'41"	79.06'	N 42°54'02" W
C21	76.44'	60.00'	72°59'38"	71.37'	N 59°23'30" E
C22	30.17'	125.00'	13°49'38"	30.00'	N 15°35'03" W
C23	16.47'	125.00'	7°33'01"	16.46'	N 04°53'44" W
C24	3.72'	125.00'	1°42'21"	3.72'	N 00°16'03" W
C25	88.39'	75.00'	67°31'21"	83.36'	N 56°27'38" E
C26	10.08'	75.00'	7°41'58"	10.07'	N 18°50'59" E
C27	50.89'	60.00'	48°35'57"	49.38'	S 22°36'36" W
C28	34.90'	50.00'	39°59'41"	34.20'	N 34°59'50" E

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

(BASIS OF BEARINGS)
 THE SOUTH LINE OF SECTION 12-39S-40E
 N 89°46'41" W

SHEET # 5 OF 14

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