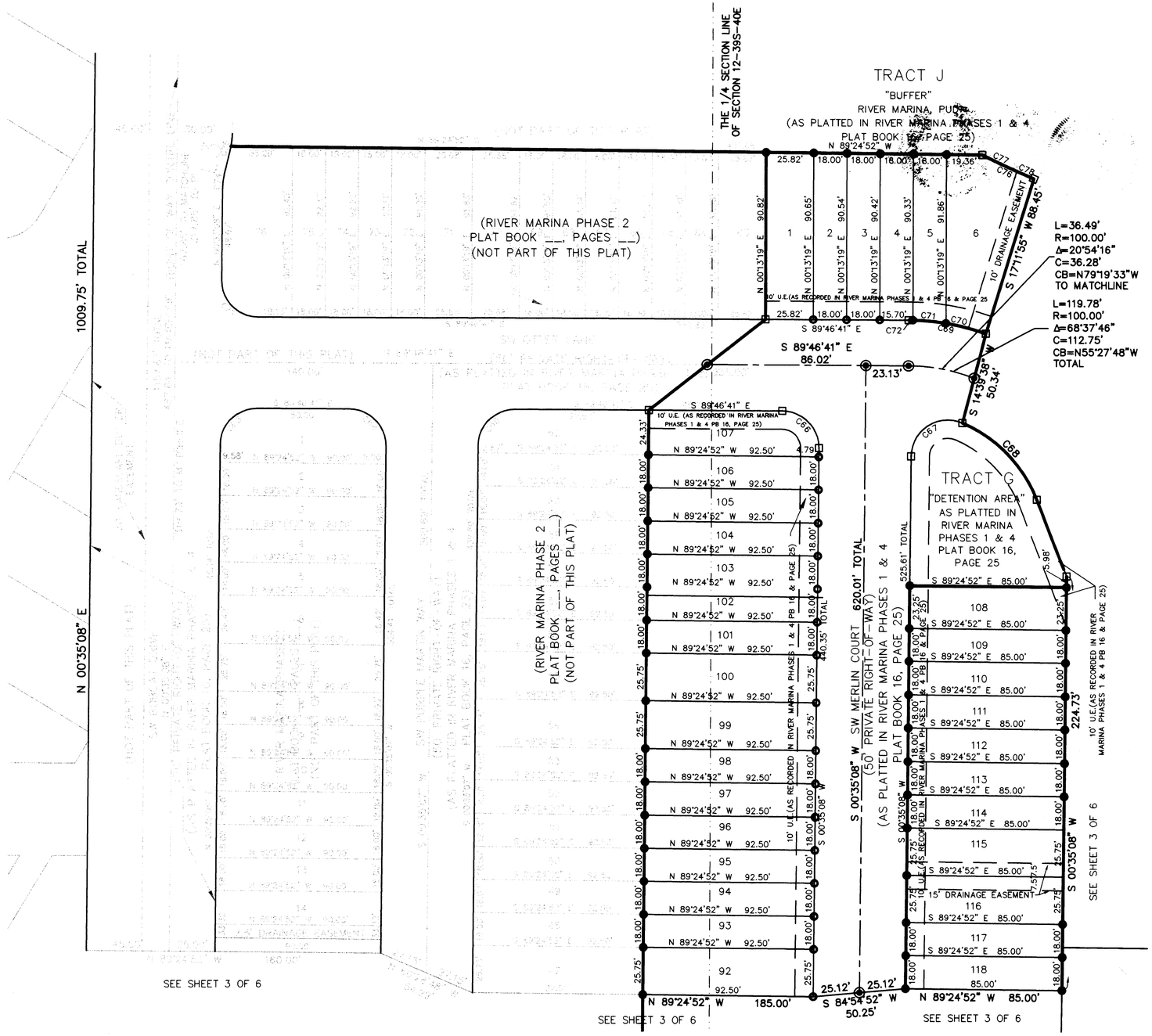
RIVER MARINA PUD, PHASES 3 & 5

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



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

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
PG = PAGE
PB= PLAT BOOK

⊡ 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

LINE TABLE

LINE	BEARING	LENGTH
L3	N 13°53'47" E	12.38'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C69	42.78'	125.00'	19°36'26"	42.57'	N 79°58'28" W
C70	22.39'	125.00'	10°15'40"	22.36'	N 75°18'05" W
C71	18.09'	125.00'	8°17'31"	18.07'	N 84°34'41" W
C72	2.30'	125.00'	1°03'15"	2.30'	N 89°15'04" W
C73	31.54'	20.00'	90°21'49"	28.37'	S 44°35'47" E
C74	9.29'	40.00'	13°18'39"	9.27'	S 07°14'27" W
C75	2.38'	40.00'	3°24'21"	2.38'	N 12°11'36" E
C76	30.87'	475.00'	3°43'24"	30.86'	S 65°25'13" E
C77	20.81'	475.00'	2°30'37"	20.81'	S 64°48'49" E
C78	10.06'	475.00'	1°12'47"	10.06'	S 66°40'31" E

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SHEET # 6 OF 6

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