



# A Plat of Estuary P.U.D., Phase 11a

Being a Replat of a Portion of River Shores Plantation, Phase One, Plat Book 8,  
Page 58, as recorded in the Public Records of St. Lucie County (now Martin  
County), Florida, all lying in Section 30, Township 37 South, Range 41 East,  
Martin County, Florida.

**Benchmark**  
Elevation=4.42 Feet  
NGVD 1929  
Fd. P.K. Nail and Disk  
Stamped "PCP #2102"

N.A.D. 83  
North: 1,054,872.73  
East: 889,306.09

N.A.D. 83  
North: 1,054,664.43  
East: 889,273.88

**Benchmark**  
Elevation=6.25 Feet  
NGVD 1929  
Fd. P.K. Nail and  
Disk Stamped "PCP  
#2102"

River Shores Plantation  
Phase One  
Plat Book 8, Page 58,

**Britt Road**

**Point of Beginning  
Northeasterly Corner  
Tract B, River Shores  
Plantation, Phase One  
P.B. 8, Pg. 58**

BUILDING LINE TABLE		
LINE	LENGTH	BEARING
BL1	10.00'	N88°15'12"E
BL2	10.00'	N00°55'39"W

- NOTES**
- Benchmark elevations as shown are referenced to the National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), and are referenced to South Florida Water Management District Benchmark MAR-16, elevation 4.052 feet.
  - Interior centerlines are shown for graphic purposes only; are part of the common area; and are not separately dedicated on this plat.
  - Bearings refer to the East Right of Way Line of N.W. 22nd Avenue, having a Bearing of N 8°47'24"E, according to the plat of River Shores Plantation Phase 1, as recorded in Plat Book 8, Page 58 of the Public Records of Martin County, Florida.
  - 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.
  - = Set P.R.M. (Permanent Reference Monument), a Set 4"x4" Concrete Monument with Disk Stamped "Aslan, Inc. P.S.M. 3336".
  - = Set P.C.P. (Permanent Control Point), a Set P.K. Nail with Washer Stamped "Aslan, Inc. P.S.M. 3336".
  - Coordinates shown hereon are based upon NAD 1983/1990 Adjustment, State Plane Transverse Mercator Projection, Florida East Zone, US Survey Feet Units.

**NOTICE**

1. 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 replatted 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.

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