

NOTICE:
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 GRAPHICAL 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 THIS COUNTY.

RIVER OAK PLACE REPLAT

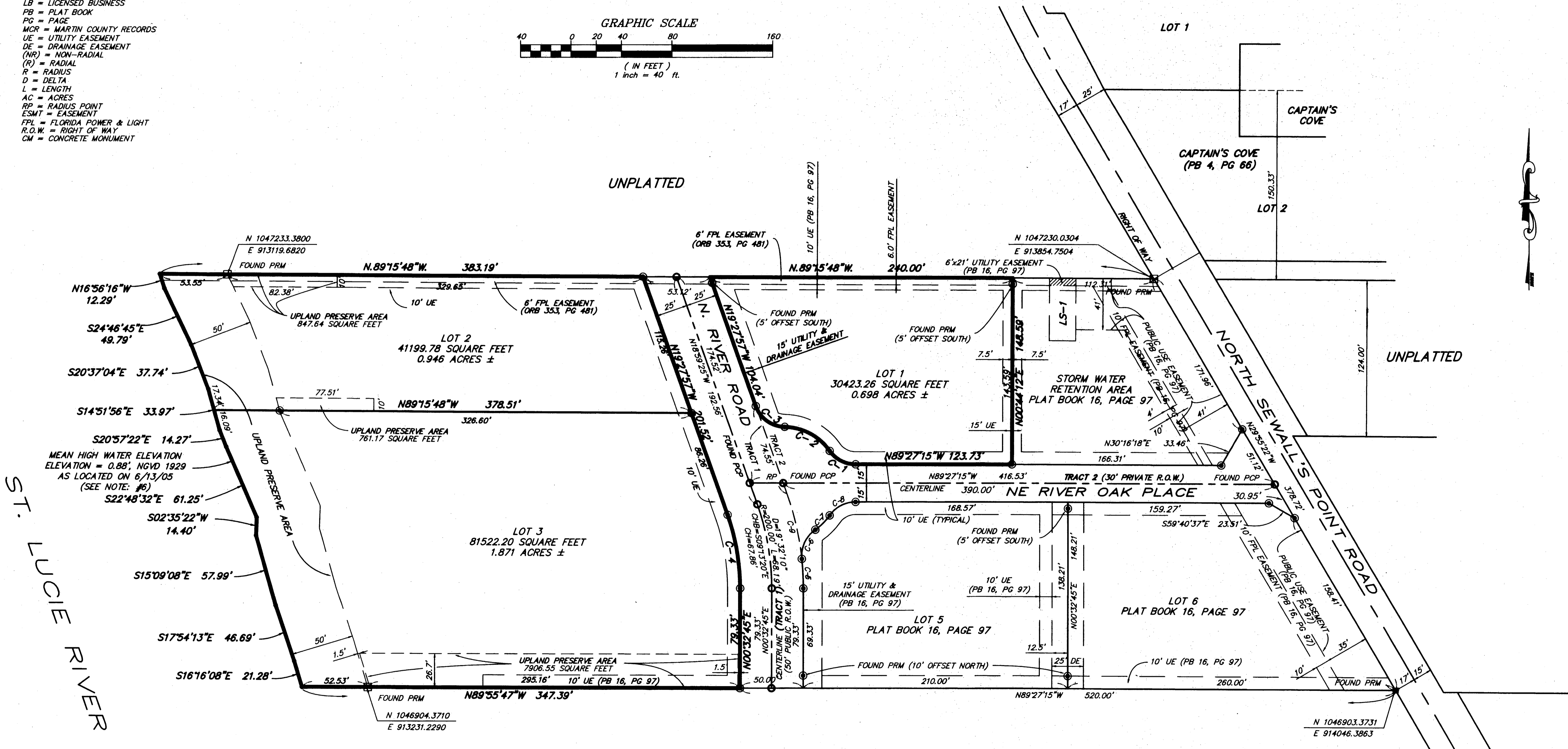
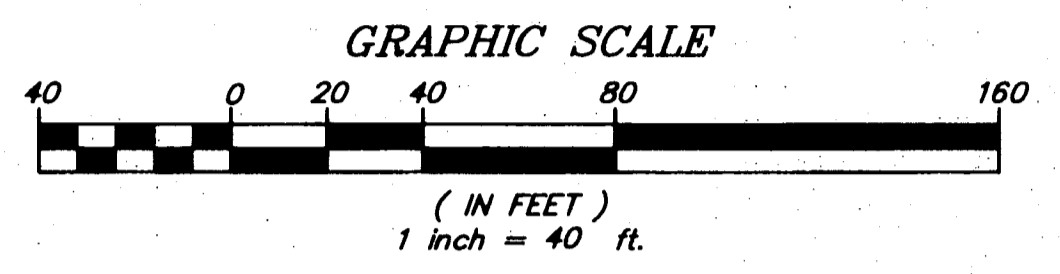
A REPLAT OF LOTS 1, 2, 3 AND 4, RIVER OAK PLACE AS RECORDED IN PLAT BOOK 16, PAGE 97, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST TOWN 84 SEWALL'S POINT, MARTIN COUNTY, FLORIDA

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	24.06'	25.00'	55°09'00"	N61°32'45"W	23.15'
C2	42.22'	45.00'	53°45'41"	N61°11'05"W	40.69'
C3	30.14'	25.00'	69°04'31"	N53°31'40"W	28.35'
C4	59.67'	175.00'	19°32'10"	S09°13'20"E	59.38'
C5	23.61'	225.00'	06°00'44"	N02°27'37"W	23.60'
C6	26.84'	25.00'	61°31'04"	N25°17'33"E	25.57'
C7	16.22'	45.00'	20°39'21"	N45°43'25"E	16.14'
C8	24.06'	25.00'	55°09'00"	N62°58'15"E	23.15'
C9	53.11'	225.00'	13°31'26"	N12°13'42"W	52.98'

LEGEND AND ABBREVIATIONS:
 P.R.M. = PERMANENT REFERENCE MONUMENT, FOUND 4"x4"x24" CONCRETE MONUMENTS WITH 5/8" IRON ROD AND DISC - STAMPED: (PRM PLS 4134)
 P.C.P. = PERMANENT CONTROL POINT (FOUND MAG NAIL & DISC, PCP PLS 4134)
 FOUND 4"x4"x24" CONCRETE MONUMENT WITH 5/8" IRON ROD & DISC - STAMPED: (LB 6018)
 PLS = PROFESSIONAL LAND SURVEYOR
 LB = LICENSED BUSINESS
 PB = PLAT BOOK
 PG = PAGE
 MCR = MARTIN COUNTY RECORDS
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 (NR) = NON-RADIAL
 (R) = RADIAL
 R = RADIUS
 D = DELTA
 L = LENGTH
 AC = ACRES
 RP = RADIUS POINT
 ESMT = EASEMENT
 FPL = FLORIDA POWER & LIGHT
 R.O.W. = RIGHT OF WAY
 CM = CONCRETE MONUMENT



SURVEYOR'S NOTES:

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 SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHICAL 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 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).
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, DATED: OCTOBER 4, 2002.
6. THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177K 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.