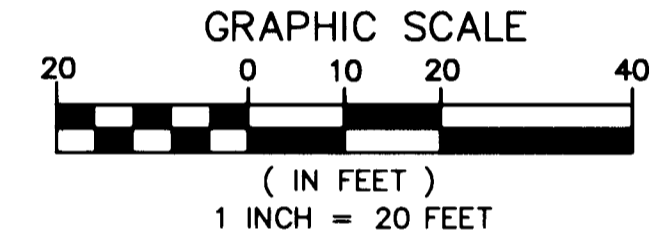
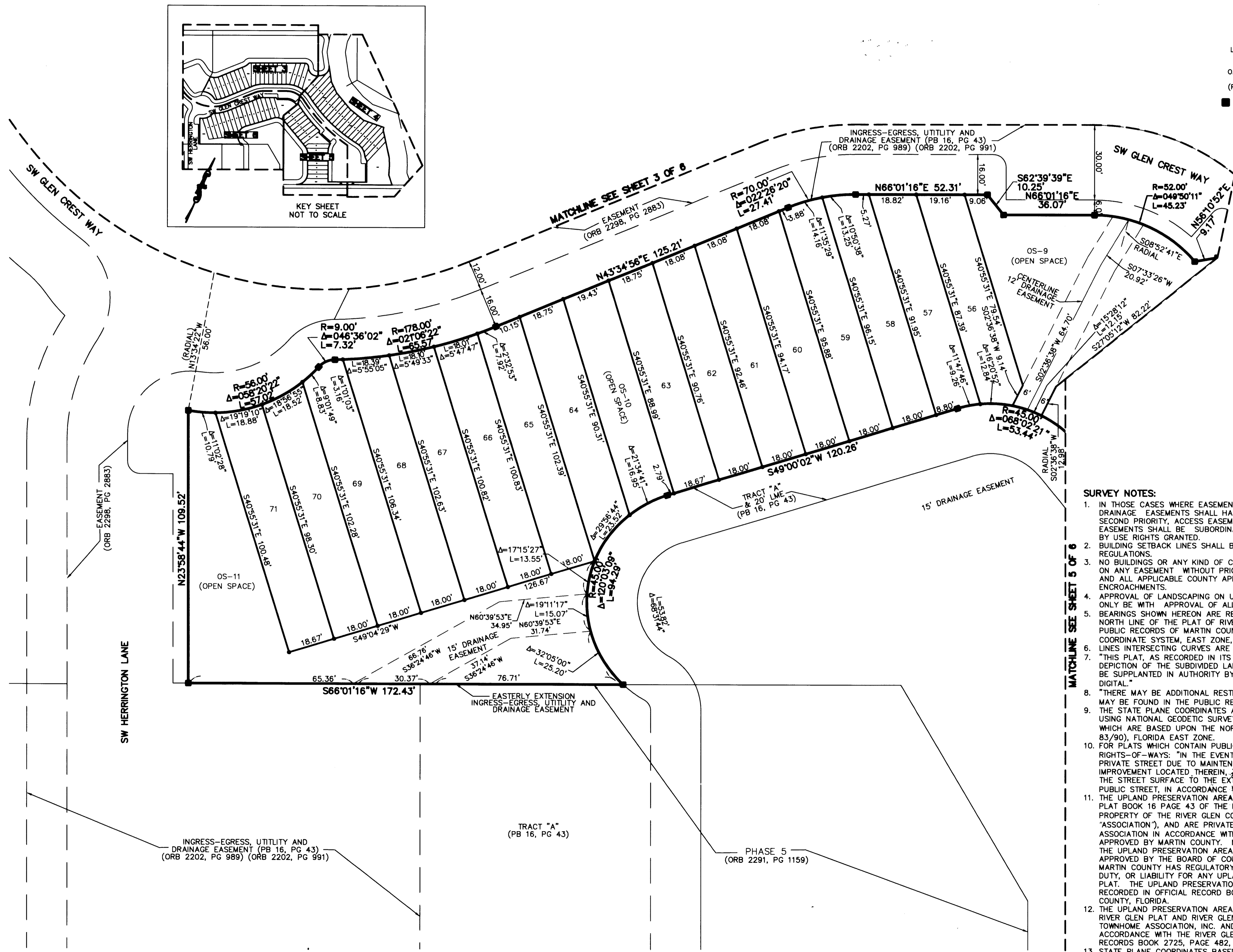
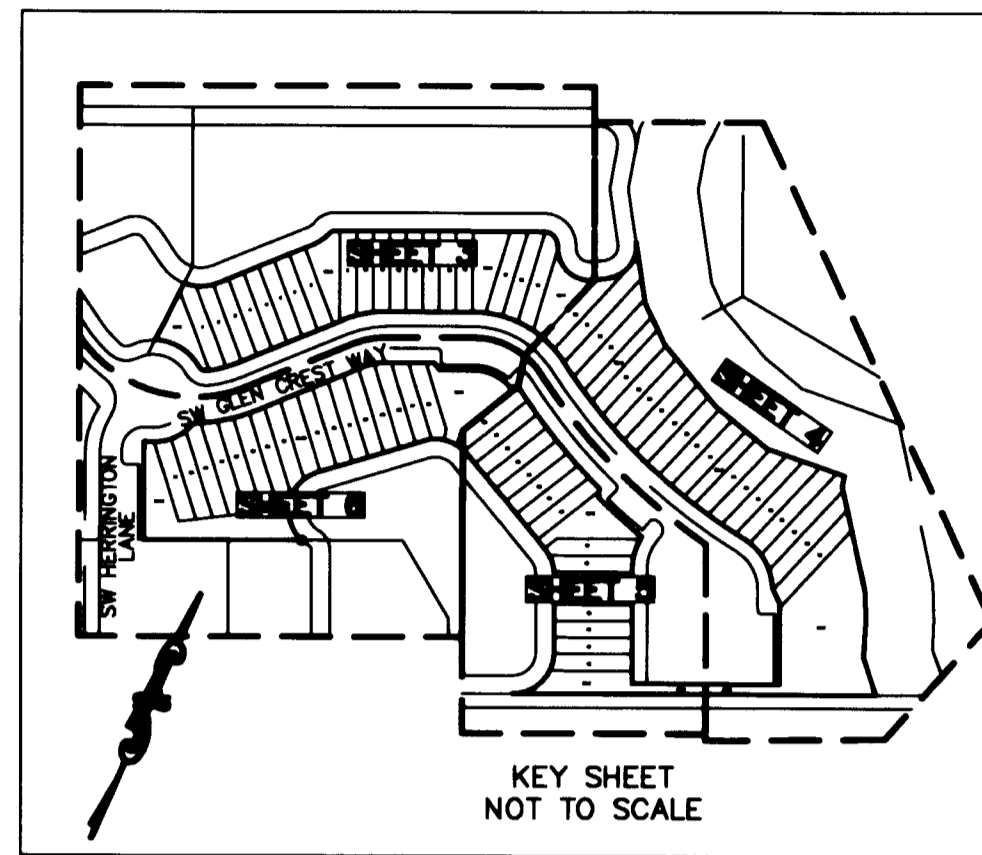


RIVER GLEN REPLAT

BEING A REPLAT OF A PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF RIVER GLEN,
 AS RECORDED IN PLAT BOOK 16, PAGE 43, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,
 LYING IN THE HANSON GRANT IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LEGEND/ABBREVIATIONS:

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING
- L - ARC LENGTH
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- R - RADIUS
- (RAD) - INDICATES RADIAL LINE
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB3591"
- - DENOTES SET 5/8" IRON ROD WITH PLASTIC CAP "C&W LB3591"



- SURVEY NOTES:**
1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.
 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 5. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N66°01'37"E ALONG THE NORTH LINE OF THE PLAT OF RIVER GLEN, AS RECORDED IN PLAT BOOK 16, PAGE 43, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
 6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
 7. 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 GRAPHIC OR DIGITAL.
 8. "THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA."
 9. THE STATE PLANE COORDINATES AS SHOWN ON SHEETS 3 AND 4 WERE ESTABLISHED BY USING NATIONAL GEODETIC SURVEY MONUMENT F015 AND MARTIN COUNTY MONUMENT GS 23 WHICH ARE BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT OF 1990 (NAD 83/90), FLORIDA EAST ZONE.
 10. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: "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 TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS."
 11. THE UPLAND PRESERVATION AREAS SHOWN ON THE PLAT OF RIVER GLEN, AS RECORDED IN PLAT BOOK 16 PAGE 43 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ARE THE PROPERTY OF THE RIVER GLEN CONDOMINIUM ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE PRIVATE PRESERVATION AREAS, AND ARE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE UPLAND PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UPLAND PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT. THE UPLAND PRESERVATION AREAS ARE SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 02024, PAGE 1682, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 12. THE UPLAND PRESERVATION AREAS AND OTHER COMMON AREA TRACTS SHOWN ON THE RIVER GLEN PLAT AND RIVER GLEN REPLAT SHALL BE MAINTAINED BY THE RIVER GLEN TOWNHOME ASSOCIATION, INC. AND THE RIVER GLEN CONDOMINIUM ASSOCIATION, INC. IN ACCORDANCE WITH THE RIVER GLEN COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2725, PAGE 482, MARTIN COUNTY, RECORDS.
 13. STATE PLANE COORDINATES BASED UPON THE FLORIDA EAST ZONE, NAD 83/90 AS ADJUSTED UTILIZING FOUND MONUMENT STAMPED GCY D27 2001, NORTHING=1,019,803.97, EASTING=900,422.97 AND MONUMENT STAMPED GS23_1992, NORTHING=1,007,149.28, EASTING=894,323.11.