

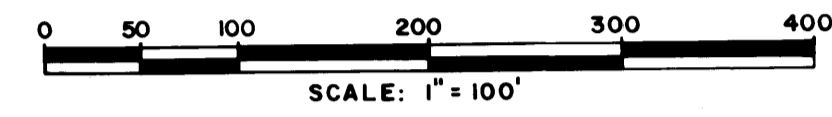
A PLAT OF

# River Ridge

JAN. 1980

NOTE: DIRECT ACCESS FROM PERIMETER LOTS ONTO S.E. COUNTY LINE ROAD IS PROHIBITED UNLESS OTHERWISE APPROVED BY MARTIN COUNTY.

A RESIDENTIAL SUBDIVISION IN GOVERNMENT LOTS 1, 4 AND 6, SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA



I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK PAGE 22, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS DAY OF \_\_\_\_\_, A.D. 1979.  
LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA  
BY \_\_\_\_\_  
FILE NO. \_\_\_\_\_

PROPERTY LINE CURVE TABLE

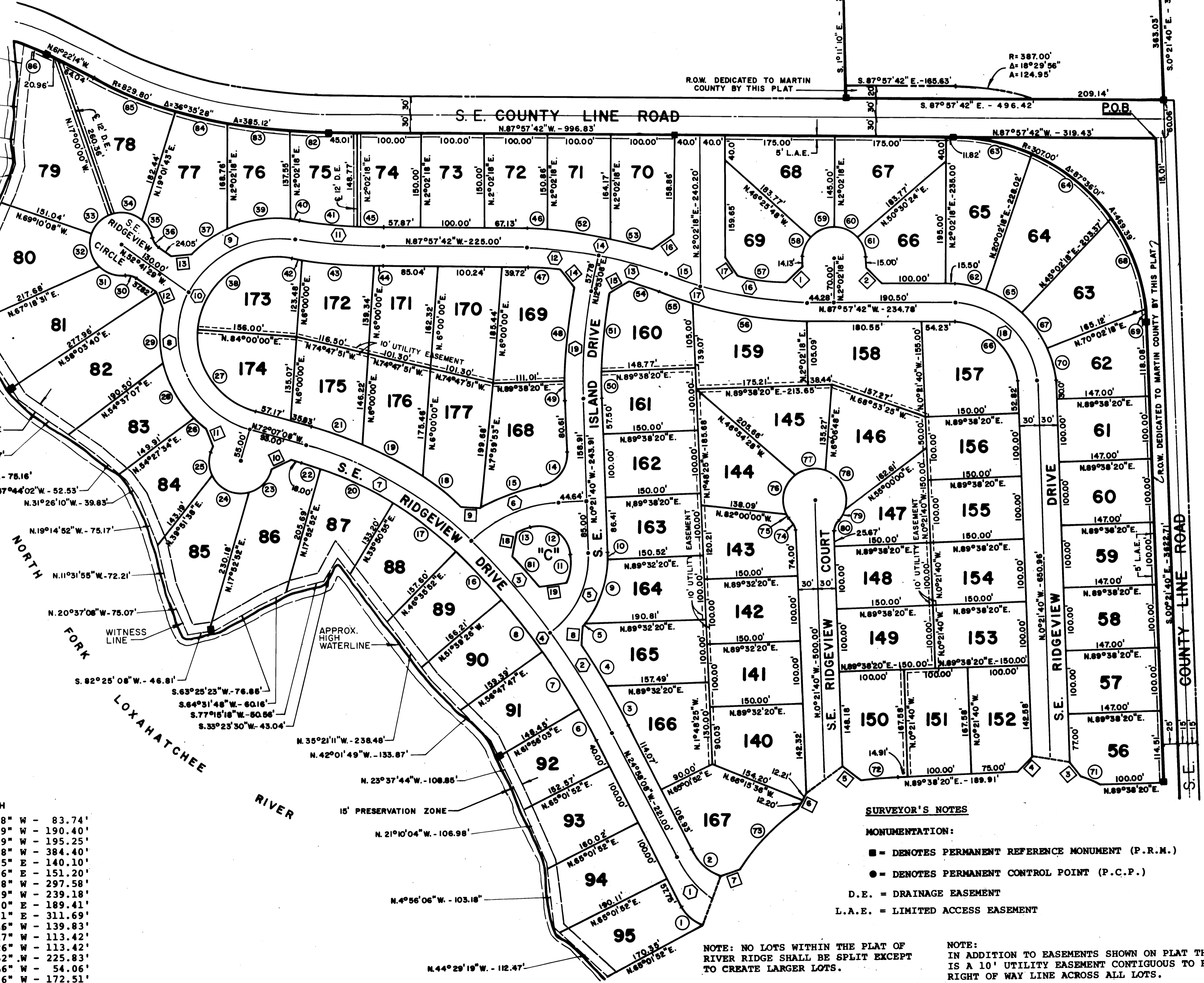
R	A	A	
1.	61.83'	40°05'29"	43.26'
2.	85.00'	42°42'00"	63.35'
3.	1230.00'	03°18'38"	71.07'
4.	1230.00'	03°36'46"	77.56'
5.	178.50'	01°21'19"	4.22'
6.	1170.00'	03°08'49"	63.24'
7.	1170.00'	05°08'16"	104.92'
8.	1170.00'	05°08'72"	104.95'
9.	178.50'	35°09'16"	109.32'
10.	178.50'	04°21'59"	13.60'
11.	118.50'	22°12'40"	45.94'
12.	50.00'	104°55'10"	91.56'
13.	176.09'	07°01'42"	21.60'
14.	50.00'	83°18'13"	72.70'
15.	236.08'	24°36'15"	101.38'
16.	1170.00'	05°09'34"	103.32'
17.	570.00'	12°44'57"	126.83'
18.	630.00'	06°49'18"	75.01'
19.	630.00'	10°00'08"	109.98'
20.	570.00'	12°44'57"	126.83'
21.	630.00'	07°33'19"	83.06'
22.	570.00'	03°13'06"	32.02'
23.	50.00'	60°00'00"	52.36'
24.	50.00'	76°17'28"	66.58'
25.	50.00'	43°42'32"	38.14'
26.	186.00'	07°42'44"	25.04'
27.	126.00'	78°07'08"	126.00'
28.	186.00'	31°24'20"	101.95'
29.	186.00'	27°07'27"	88.05'
30.	25.00'	42°50'00"	18.69'
31.	50.00'	63°47'25"	55.67'
32.	50.00'	63°47'25"	55.67'
33.	50.00'	52°10'28"	45.53'
34.	50.00'	58°21'02"	50.91'
35.	50.00'	38°47'29"	33.85'
36.	25.00'	42°50'00"	18.69'
37.	186.00'	20°50'10"	67.64'
38.	126.00'	96°44'10"	212.73'
39.	186.00'	31°40'39"	102.84'
40.	186.00'	04°49'06"	15.64'
41.	720.00'	07°20'37"	92.28'
42.	780.00'	01°07'29"	15.31'
43.	780.00'	08°27'27"	115.14'
44.	780.00'	01°06'56"	15.19'
45.	720.00'	03°21'15"	42.15'
46.	630.00'	02°59'28"	32.89'
47.	570.00'	05°03'19"	50.29'
48.	794.64'	10°46'26"	149.72'
49.	794.64'	02°28'22"	34.30'
50.	734.64'	03°19'00"	42.52'
51.	734.64'	09°55'49"	127.33'
52.	630.00'	09°11'05"	100.99'
53.	630.00'	06°13'48"	69.58'
54.	570.00'	05°13'19"	50.29'
55.	630.00'	05°00'36"	55.09'
56.	630.00'	16°41'05"	183.46'
57.	570.00'	07°57'14"	79.13'
58.	50.00'	41°31'54"	36.24'
59.	50.00'	48°28'06"	42.30'
60.	50.00'	48°28'06"	42.30'
61.	50.00'	41°31'54"	36.24'
62.	160.00'	18°00'00"	50.27'
63.	307.00'	23°44'21"	127.20'
64.	307.00'	31°02'52"	166.36'
65.	160.00'	25°00'00"	69.21'
66.	100.00'	87°36'02"	152.89'
67.	160.00'	25°00'00"	69.81'
68.	307.00'	28°53'36"	158.82'
69.	307.00'	03°55'12"	21.01'
70.	160.00'	19°36'02"	54.74'
71.	180.00'	10°37'39"	33.39'
72.	300.00'	10°39'19"	55.79'
73.	300.00'	26°00'25"	136.17'
74.	25.00'	42°50'00"	18.69'
75.	50.00'	13°01'06"	11.36'
76.	50.00'	81°55'18"	71.49'
77.	50.00'	53°01'16"	46.27'
78.	50.00'	90°51'25"	79.29'
79.	50.00'	20°23'21"	17.79'
80.	25.00'	42°50'00"	18.69'
81.	1230.00'	03°06'46"	66.82'
82.	829.80'	14°17'03"	62.05'
83.	829.80'	06°58'23"	100.99'
84.	829.80'	05°43'58"	83.03'
85.	829.80'	09°36'04"	139.05'
86.	375.80'	05°25'55"	136.72'

PROPERTY LINE CHORD AT INTERSECTIONS

1.	N 48°39'14" E	- 36.34'
2.	N 42°57'42" W	- 35.36'
3.	N 35°40'30" W	- 28.90'
4.	N 44°38'20" W	- 35.36'
5.	N 50°41'19" W	- 38.49'
6.	N 28°51'36" E	- 24.41'
7.	N 72°12'10" W	- 32.23'
8.	N 04°18'41" E	- 29.53'
9.	N 84°42'03" W	- 30.06'
10.	N 62°52'52" E	- 35.36'
11.	N 16°42'30" W	- 28.39'
12.	N 18°52'26" W	- 27.83'
13.	N 86°21'23" E	- 32.77'
14.	N 35°00'37" W	- 37.10'
15.	N 60°46'54" E	- 37.10'
16.	N 56°17'25" E	- 40.58'
17.	N 37°22'09" W	- 31.74'
18.	N 13°24'39" E	- 40.38'
19.	N 82°04'48" W	- 43.57'

OF ROAD CURVE TABLE

R	A	A	T	CH
1.	115.00'	42°42'00"	85.70'	N 46°19'08" W - 83.74'
2.	1200.00'	09°06'02"	190.60'	N 29°31'09" W - 190.40'
3.	1200.00'	09°19'58"	195.47'	N 38°44'09" W - 195.25'
4.	1200.00'	18°26'00"	386.07'	N 34°11'08" W - 384.40'
5.	148.50'	56°17'30"	145.90'	N 27°47'05" E - 140.10'
6.	206.09'	43°02'28"	154.81'	N 68°07'06" E - 151.20'
7.	600.00'	28°43'00"	300.72'	N 57°45'38" W - 297.58'
8.	156.00'	100°05'57"	272.54'	N 22°04'09" W - 239.18'
9.	156.00'	74°45'21"	203.54'	N 65°21'30" E - 189.41'
10.	156.00'	174°51'19"	476.08'	N 15°18'31" E - 311.69'
11.	750.00'	10°41'52"	140.03'	N 82°36'46" W - 139.83'
12.	600.00'	10°50'50"	113.59'	N 82°32'17" W - 113.42'
13.	600.00'	10°50'51"	113.60'	N 71°41'26" W - 113.42'
14.	600.00'	21°41'41"	227.19'	N 77°06'52" W - 225.83'
15.	600.00'	05°09'50"	54.08'	N 68°50'56" W - 54.06'
16.	600.00'	16°31'51"	173.11'	N 79°41'46" W - 172.51'
17.	600.00'	21°41'41"	227.19'	N 77°06'52" W - 225.83'
18.	130.00'	87°36'02"	198.76'	N 44°09'41" W - 179.96'
19.	764.64'	13°14'48"	176.79'	N 06°15'44" E - 176.39'



**SURVEYOR'S NOTES**

MONUMENTATION:  
 ● = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)  
 ○ = DENOTES PERMANENT CONTROL POINT (P.C.P.)

D.E. = DRAINAGE EASEMENT  
 L.A.E. = LIMITED ACCESS EASEMENT

NOTE: NO LOTS WITHIN THE PLAT OF RIVER RIDGE SHALL BE SPLIT EXCEPT TO CREATE LARGER LOTS.

NOTE: IN ADDITION TO EASEMENTS SHOWN ON PLAT THERE IS A 10' UTILITY EASEMENT CONTIGUOUS TO ROAD RIGHT OF WAY LINE ACROSS ALL LOTS.

BEARING BASE THE EAST LINE OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N 00°21'40" W.

LINDAHL, BROWNING & FERRARI, INC.  
 Consulting Engineers, Planners & Surveyors  
 426 INDIANTOWN ROAD JUPITER, FLORIDA 33458 951 COLORADO AVENUE STUART, FLORIDA 33494