

**LEGAL DESCRIPTION**

THE NORTH ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LESS AND EXCEPT THE NORTH 160 FEET THEREOF AND LESS AND EXCEPT THE EAST 50 FEET THEREOF.

CONTAINING 649,062 SQUARE FEET OR 14.90 ACRES MORE OR LESS.

PCN 07-38-41-000-000-00050-8 AND 07-38-41-000-000-00051-7

SAID PARCEL SUBJECT TO ANY/ALL DEDICATIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

RIVER OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

- STREET AND ROADWAY**  
THE SW PINWOOD WAY AND SW PINWOOD COURT ROADWAY RIGHT-OF-WAY SHOWN ON THIS PLAT OF RIVER OAKS AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RIVER OAKS OF PALM CITY PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF RIVER OAKS MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AND FRANCHISED CABLE TELEVISION SYSTEMS; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS**  
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF RIVER OAKS AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF RIVER OAKS OF PALM CITY PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- UPLAND PRESERVE AND WETLAND PRESERVE TRACTS**  
THE UPLAND PRESERVE AND WETLAND PRESERVE TRACTS AS SHOWN ON THIS PLAT OF RIVER OAKS ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RIVER OAKS OF PALM CITY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR CONSERVATION PURPOSES. PRESERVE TRACTS AS SHOWN ON THIS PLAT OF RIVER OAKS SHALL BE 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 PRESERVE TRACTS AS SHOWN ON THIS PLAT SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE UPLAND PRESERVE AND WETLAND PRESERVE TRACTS AS SHOWN ON THIS PLAT.
- OPEN TRACT**  
THE OPEN TRACTS SHOWN ON THIS PLAT OF RIVER OAKS IS HEREBY DECLARED TO BE THE PROPERTY OF THE RIVER OAKS OF PALM CITY PROPERTY OWNERS ASSOCIATION, (HEREINAFTER "ASSOCIATION") AND THE OPEN TRACTS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR COMMON AREA PURPOSES, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY OPEN TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- DRY RETENTION AREAS**  
THE DRY RETENTION AREAS AS SHOWN ON THIS PLAT OF RIVER OAKS ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RIVER OAKS OF PALM CITY PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE DRY RETENTION AREAS WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LAKE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE AND MAINTENANCE EASEMENT**  
THE DRAINAGE AND MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF RIVER OAKS IS DESIGNATED AS A PRIVATE DRAINAGE AND MAINTENANCE EASEMENT AND IS HEREBY DECLARED TO BE THE PROPERTY OF RIVER OAKS OF PALM CITY PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY DRAINAGE AND MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- PUBLIC FLOW-THROUGH DRAINAGE EASEMENT**  
NOTWITHSTANDING THE OBLIGATION OF THE RIVER OAKS OF PALM CITY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, (HEREINAFTER "ASSOCIATION") OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS MANAGER.

RIVER OAKS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY;

BY: \_\_\_\_\_  
NAME: DON R. MANCIL JR.  
MANAGER

**TITLE CERTIFICATION**

I, ROBERT A. BURSON, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2019:

RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.  
ALL MORTGAGES HAVE BEEN SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.

ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

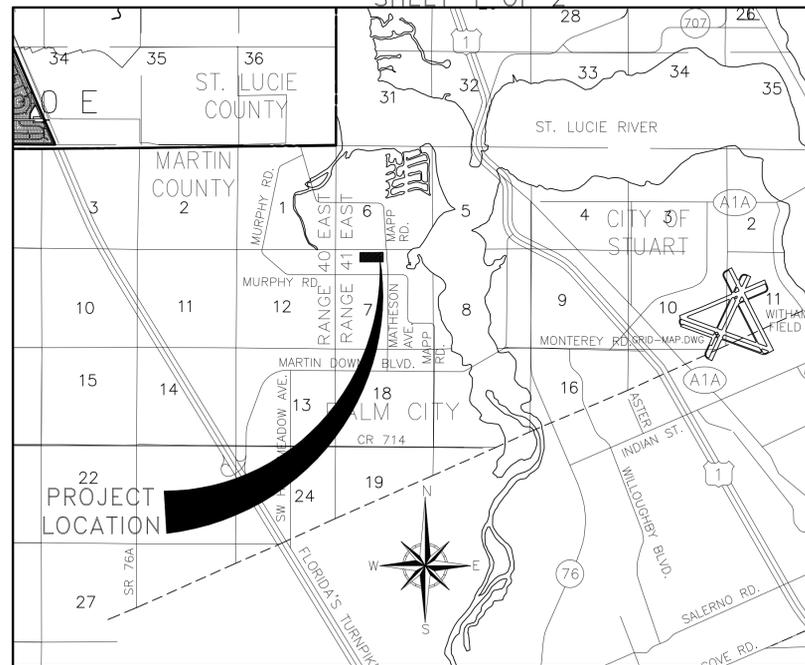
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

NAME: ROBERT A. BURSON  
ATTORNEY AT LAW, FLORIDA BAR NO. 217638

**RIVER OAKS**

NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST LESS THE NORTH 160.00' THEREOF, O.R.B. 1859, PAGE 1767, MARTIN COUNTY, FLORIDA

SHEET 1 OF 2



LOCATION SKETCH  
NOT TO SCALE

**LEGEND**

- Δ INDICATES DELTA (CENTRAL) ANGLE
- INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852"
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED
- INDICATES PERMANENT CONTROL POINT MAG NAIL AND DISK "BL PCP LB 6852"
- BL INDICATES BETSY LINDSAY, INC.
- (C) INDICATES COMPUTED
- CB INDICATES CHORD BEARING
- CM INDICATES CONCRETE MONUMENT
- D.E. INDICATES DRAINAGE EASEMENT
- FND. INDICATES FOUND
- IR INDICATES IRON ROD
- L INDICATES LENGTH OF ARC
- LB INDICATES LICENSED BUSINESS
- (M) INDICATES MEASURED
- NAD INDICATES NORTH AMERICAN DATUM
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- (P) INDICATES DISTANCE PER PLAT
- P.B. INDICATES PLAT BOOK
- PCN INDICATES PARCEL CONTROL NUMBER
- PCP INDICATES PERMANENT CONTROL POINT
- PG. INDICATES PAGE
- R INDICATES RADIUS
- SQ. FT. INDICATES SQUARE FEET
- U.E. INDICATES UTILITY EASEMENT
- PRM INDICATES PERMANENT REFERENCE MONUMENT

**COUNTY APPROVAL**

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

DATE \_\_\_\_\_ COUNTY SURVEYOR AND MAPPER \_\_\_\_\_  
DATE \_\_\_\_\_ COUNTY ENGINEER \_\_\_\_\_  
DATE \_\_\_\_\_ COUNTY ATTORNEY \_\_\_\_\_  
DATE \_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF COURT

**ACCEPTANCE OF DEDICATIONS**

RIVER OAKS OF PALM CITY PROPERTY ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL STREET AND ROADWAY RIGHT-OF-WAY, DRAINAGE EASEMENTS, UPLAND PRESERVE AND WETLAND PRESERVE TRACTS, OPEN TRACTS, DRY RETENTION AREAS; AND DRAINAGE AND MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF RIVER OAKS, HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 RIVER OAKS OF PALM CITY PROPERTY ASSOCIATION, INC.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
PRESIDENT

WITNESS: \_\_\_\_\_  
PRINTED NAME : \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DON R. MANCIL, JR., TO ME WELL KNOWN TO BE THE MANAGER OF RIVER OAKS, LLC, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF SAID COMPANY AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OR SAID COMPANY. HE IS: [ ] PERSONALLY KNOWN TO ME OR [ ] PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY STAMP

**GENERAL NOTES**

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF S00°07'56"E ALONG THE NORTH LINE OF THE PROPERTY BEING THE NORTH HALF OF TRACT 4 OF BLOCK 19 OF THE PLAT OF ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98. PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
- 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF RIVER OAKS AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ELIZABETH A. LINDSAY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4724  
LICENSED BUSINESS NO. 6852

SEAL SEAL SEAL

**BETSY LINDSAY, INC.**  
SURVEYING AND MAPPING  
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852  
RIVER OAKS SHEET 1 OF 2

**CLERK'S RECORDING CERTIFICATE**

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019

CAROLYN TIMMANN  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY DEPUTY CLERK  
FILE NO. \_\_\_\_\_

# RIVER OAKS

NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7,  
TOWNSHIP 38 SOUTH, RANGE 41 EAST LESS THE NORTH 160.00' THEREOF,  
O.R.B. 1859, PAGE 1767, MARTIN COUNTY, FLORIDA

SHEET 2 OF 2

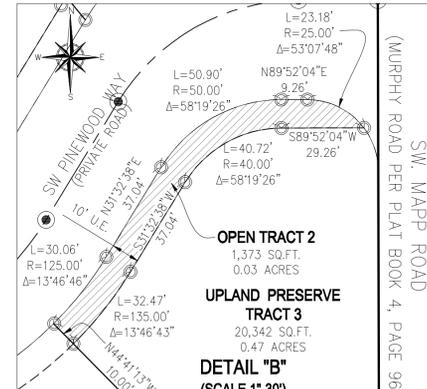
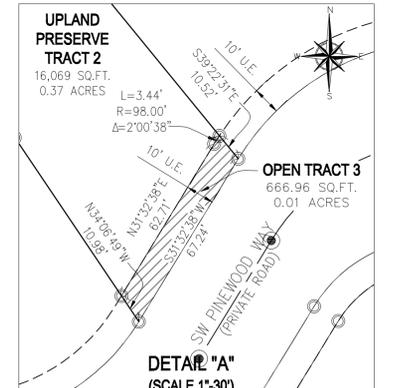
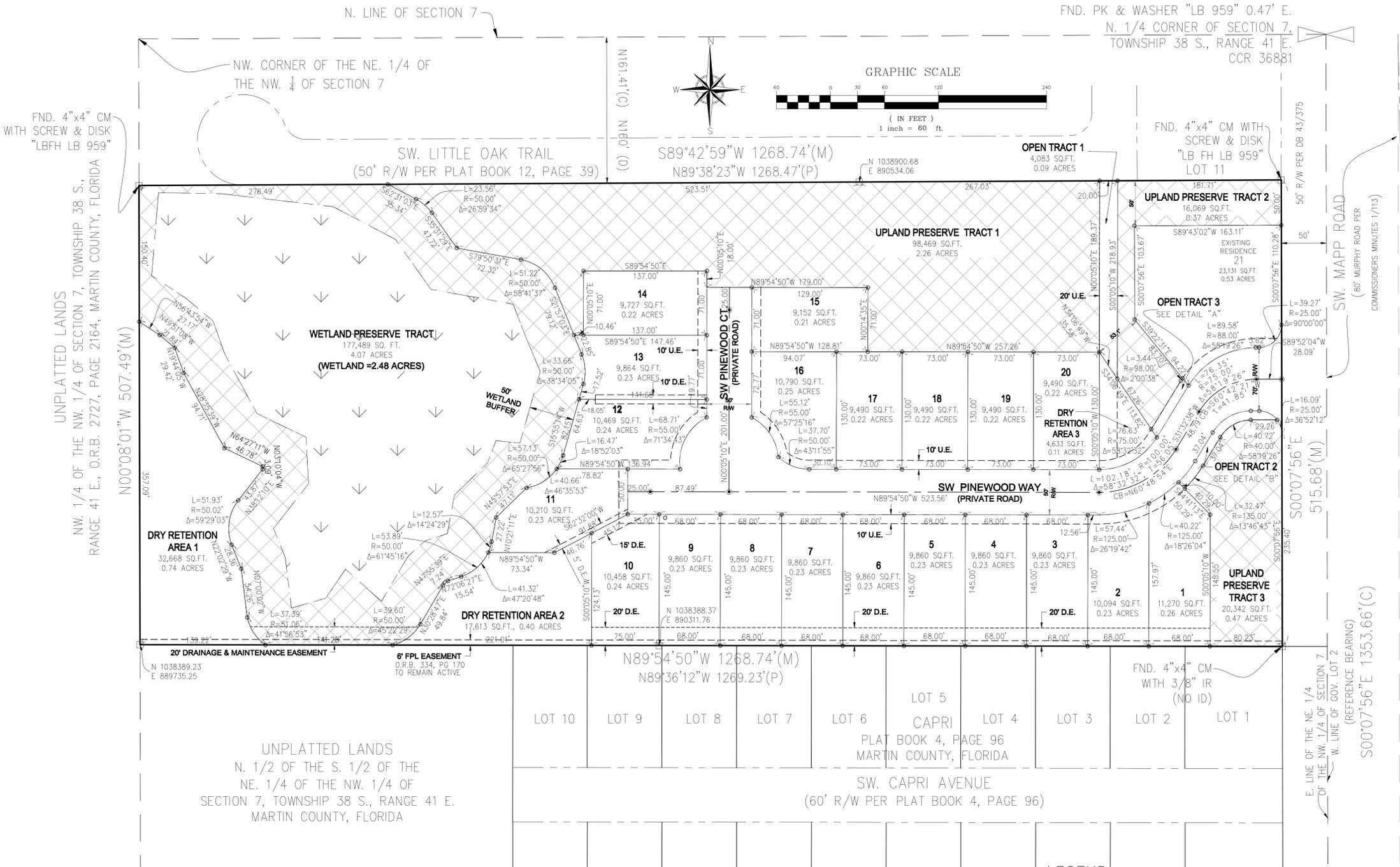
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CAROLYN TIMMANN

CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY DEPUTY CLERK  
FILE NO. \_\_\_\_\_



### GENERAL NOTES

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B. 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

D. 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.

### LEGEND

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RIVER OAKS SHEET 2 OF 2

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