

LOCATION MAP  
NOT TO SCALE

#### LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST AND LYING SOUTHWESTERLY OF STATE ROAD NO. 5 (US HIGHWAY NO. 1), MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 89°19'06" EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31, A DISTANCE OF 2,380.10 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE NORTH 57°47'05" WEST ALONG A LINE THAT IS 600.00 FEET SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5 (AS NOW LOCATED AND IN USE), A DISTANCE OF 384.56 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT AS RECORDED IN OFFICIAL DEED BOOK 37, PAGE 435, MARTIN COUNTY, FLORIDA; THENCE NORTH 87°55'12" WEST ALONG SAID LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 408.82 FEET; THENCE NORTH 39°33'10" WEST ALONG A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 511.36 FEET; THENCE NORTH 32°12'55" EAST, A DISTANCE OF 645.26 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, THENCE SOUTH 57°47'05" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,160.70 FEET; THENCE SOUTH 00°36'33" WEST, A DISTANCE OF 544.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31; THENCE NORTH 89°19'06" WEST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 260.69 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

PARCEL "A" & ACCESS TRACT "A" OF PLAT I OF MARINER VILLAGE SQUARE, P.U.D. ("MARINER VILLAGE SQUARE"), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.4196 ACRES, MORE OR LESS.

#### TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ (\_\_\_\_M.):

1) 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.

2) ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

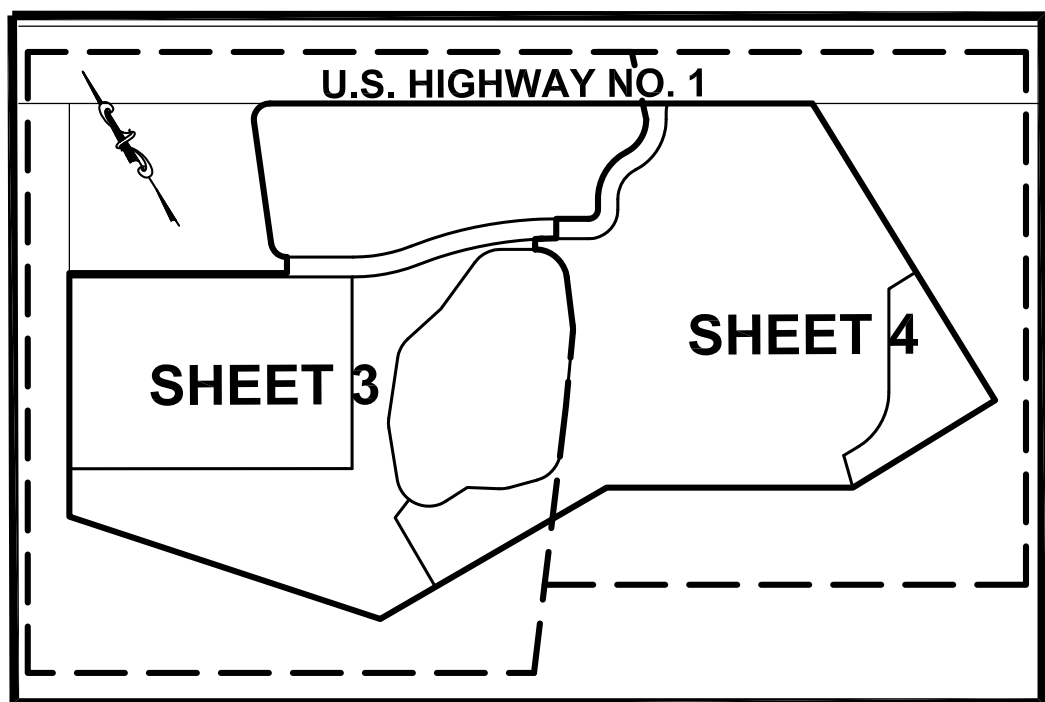
NONE

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO FLORIDA STATUTE 197.192, F.S., HAVE BEEN PAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

FLORIDA BAR NO. 168845  
TERENCE P. MCCARTHY  
MCCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ, P.A.  
2400 S.E. FEDERAL HIGHWAY, FOURTH FLOOR  
STUART, FLORIDA 34994



#### SHEET INDEX

THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1" = 300' OR SMALLER

## MARINER VILLAGE SQUARE PLAT III, P.U.D.

BEING A REPLAT OF PLAT II OF MARINER VILLAGE SQUARE PUD,  
AS RECORDED IN PLAT BOOK 12, PAGE 48, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,  
TOGETHER WITH UNPLATTED LANDS LYING IN THE SOUTHWEST 1/4 OF  
SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA,

#### CERTIFICATE OF OWNERSHIP & DEDICATION

RIBBON VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

##### 1. ACCESS TRACT

THE ACCESS TRACT AS SHOWN ON THIS PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D., IS HEREBY DECLARED TO BE THE PROPERTY OF MARINER VILLAGE SQUARE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER CALLED THE "ASSOCIATION"), FOR ACCESS, UTILITY (INCLUDING CATV), AND OTHER PROPER PURPOSES AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY IS HEREBY GRANTED A NON-EXCLUSIVE EASEMENT OVER THE ACCESS TRACT, INCLUDING ACCESS THROUGH ANY LOCKED GATE. THE PRIVATE ACCESS TRACT SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR THE ACCESS TRACT DESIGNATED AS SUCH ON THIS PLAT.

##### 2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D. 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; 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.

##### 3. DRAINAGE EASEMENT

THE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D. AND DESIGNATED AS SUCH, IS HEREBY DEDICATED TO MARINER VILLAGE SQUARE ASSOCIATION, INC. (HEREINAFTER CALLED THE "ASSOCIATION") FOR DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

##### 4. STORMWATER TRACT

THE STORMWATER TRACT AS SHOWN ON THIS PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D., AND DESIGNATED AS SUCH, IS HEREBY DECLARED TO BE THE PROPERTY OF MARINER VILLAGE SQUARE ASSOCIATION, INC. (HEREINAFTER CALLED THE "ASSOCIATION"). THE STORMWATER TRACT SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT, LANDSCAPE AND MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY STORMWATER TRACT DESIGNATED AS SUCH ON THIS PLAT.

##### 5. PRESERVE TRACTS

THE PRESERVE TRACTS, AS SHOWN ON THIS PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D., AND DESIGNATED AS SUCH ARE HEREBY DECLARED TO BE THE PROPERTY OF MARINER VILLAGE SQUARE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER CALLED THE "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVE TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND 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 SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRESERVE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

##### 6. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENT AS SHOWN ON THIS PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D., AND DESIGNATED AS SUCH, IS HEREBY DEDICATED TO MARINER VILLAGE SQUARE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER CALLED THE "ASSOCIATION") FOR LANDSCAPE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LANDSCAPE BUFFER EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RIBBON VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINT NAME: RITA WILSON PRINT NAME: \_\_\_\_\_

TITLE: MANAGER

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

#### 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 \_\_\_\_\_, 20\_\_\_\_.

CAROLYN TIMMANN  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

FILE NO. \_\_\_\_\_

SUBDIVISION PARCEL CONTROL NO. \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, PERSONALLY APPEARED RITA WILSON, TO ME WELL KNOWN TO BE THE MANAGER OF RIBBON VENTURES, LLC, WHO [ \_\_\_\_ ] IS PERSONALLY KNOWN TO ME, OR [ \_\_\_\_ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

CERTIFICATE OF OWNERSHIP & DEDICATION AS MANAGER OF RIBBON VENTURES, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT NUMBER: \_\_\_\_\_

#### ACCEPTANCE OF DEDICATIONS

MARINER VILLAGE SQUARE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF MARINER VILLAGE SQUARE PLAT III, P.U.D., AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESSES: \_\_\_\_\_ MARINER VILLAGE SQUARE ASSOCIATION, INC.

SIGNATURE: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO [ \_\_\_\_ ] IS PERSONALLY KNOWN TO ME, OR [ \_\_\_\_ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS \_\_\_\_\_ OF MARINER VILLAGE SQUARE ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT NUMBER: \_\_\_\_\_

# Bowman

## CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462  
BOWMAN CONSULTING GROUP, LTD., INC.  
301 S.E. OCEAN BLVD., STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

MARINER VILLAGE SQUARE PLAT III, P.U.D.  
BEING A REPLAT OF PLAT II OF MARINER VILLAGE SQUARE PUD,  
AS RECORDED IN PLAT BOOK 12, PAGE 48, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,  
TOGETHER WITH UNPLATTED LANDS LYING IN THE SOUTHWEST 1/4 OF  
SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA,

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE SOUTH LINE OF U.S. HIGHWAY NO. 1, ALSO BEING THE NORTHEAST LINE OF MARINER VILLAGE SQUARE P.U.D., AS RECORDED IN OFFICIAL RECORDS BOOK 712, PAGE 626 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE SOUTH LINE OF U.S. HIGHWAY NO. 1 AND THE NORTH LINE OF SAID P.U.D. BEING SOUTH 57°47'05" EAST.
2. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. 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.
5. 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.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
7. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEVEN N. BRICKLEY, HEREBY CERTIFY THAT THIS PLAT OF "MARINER SQUARE VILLAGE PLAT III, P.U.D." 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.

STEVEN N. BRICKLEY  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 6841

DATE: \_\_\_\_\_

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
COUNTY SURVEYOR AND MAPPER

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
COUNTY ENGINEER

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
COUNTY ATTORNEY

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: \_\_\_\_\_  
CLERK OF COURT

**Bowman**

CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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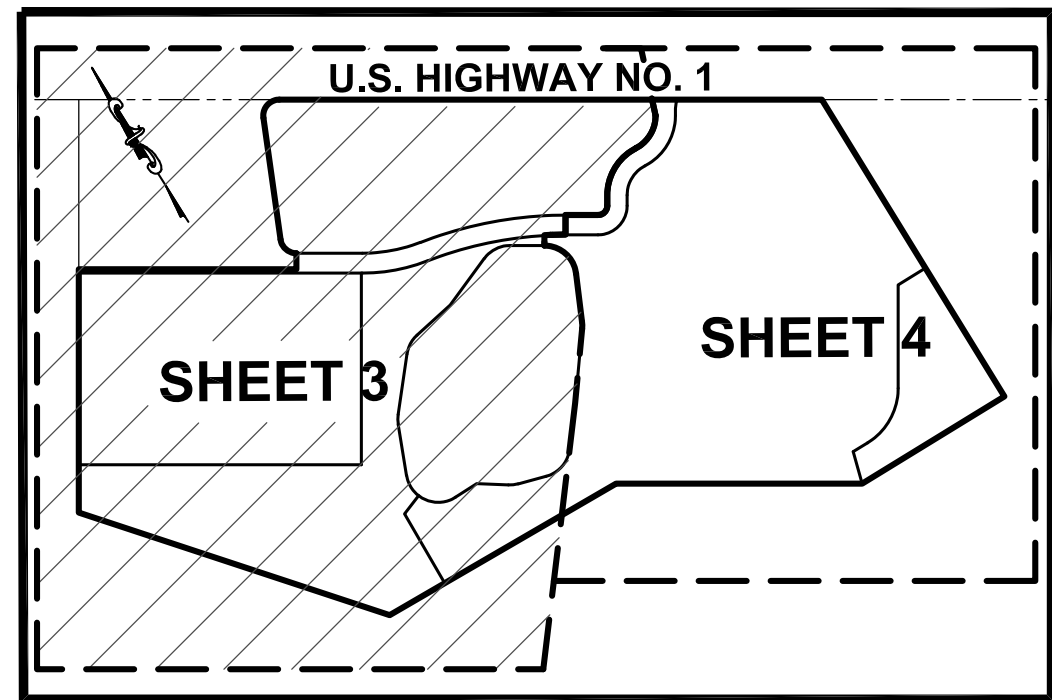
# MARINER VILLAGE SQUARE PLAT III, P.U.D.

BEING A REPLAT OF PLAT II OF MARINER VILLAGE SQUARE PUD,  
AS RECORDED IN PLAT BOOK 12, PAGE 48, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,  
TOGETHER WITH UNPLATTED LANDS LYING IN THE SOUTHWEST 1/4 OF  
SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA,

## U.S HIGHWAY NO. 1 (S.R. NO. 5)

PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89010-2500  
200' RIGHT-OF-WAY

"F020"  
FOUND ALUMINUM ALLOY DEEP ROD  
STAMPED "F020 1992"  
N = 1,013,320.83  
E = 922,507.25



### SHEET INDEX

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AT A SCALE OF 1" = 300' OR SMALLER

### LEGEND

CH = CHORD BEARING AND DISTANCE	Δ = CENTRAL ANGLE
INC. = INCORPORATED	L = ARC LENGTH
LB = LICENSED BUSINESS	U.S. = UNITED STATES
LS = LICENSED SURVEYOR	Δ = SECTION QUARTER CORNER
NO. = NUMBER	Δ = SECTION QUARTER CORNER
# = NUMBER	Δ = SECTION QUARTER CORNER
O.R.B. = OFFICIAL RECORDS BOOK	Δ = SET P.R.M. - 4" ROUND CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "P.R.M. BOWMAN CG LB 8030"
P.B. = PLAT BOOK	Δ = SET PK NAIL AND DISK STAMPED "P.R.M. LB 8030"
P.C.P. = PERMANENT CONTROL POINT	Δ = SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
PG. = PAGE	Δ = FOUND CONCRETE MONUMENT
PK = PARKER KALON	Δ = FOUND 5/8" IRON ROD
P.R.M. = PERMANENT REFERENCE MONUMENT	
R = RADIUS	

### SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE SOUTH LINE OF U.S. HIGHWAY NO. 1, ALSO BEING THE NORTHEAST LINE OF MARINER VILLAGE SQUARE P.U.D., AS RECORDED IN OFFICIAL RECORDS BOOK 712, PAGE 626 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE SOUTH LINE OF U.S. HIGHWAY NO. 1 AND THE NORTH LINE OF SAID P.U.D. BEING SOUTH 57°47'05" EAST.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- 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.
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LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 57°47'05" E	99.39'
L2	N 20°18'14" E	13.50'
L3	S 69°41'46" E	20.00'
L4	S 20°18'14" W	17.72'
L5	S 57°47'05" E	3.24'
L6	N 14°22'06" E	5.00'
L7	S 14°48'59" W	5.00'
L8	S 57°47'05" E	27.25'
L9	N 28°11'07" E	14.81'
L10	S 61°48'53" E	20.00'
L11	S 28°11'07" W	16.22'
L12	S 57°47'05" E	3.41'
L13	N 32°12'57" E	16.51'
L14	N 32°12'53" E	25.01'
L15	N 57°47'04" W	167.67'
L16	N 57°47'04" W	10.00'
L17	N 32°12'56" E	3.47'
L18	N 57°47'04" W	20.00'
L19	N 32°12'56" E	10.00'
L20	S 57°47'04" E	15.40'
L21	N 32°12'56" E	5.53'
L22	S 57°47'04" E	14.60'
L23	S 32°12'56" W	19.00'
L24	S 57°47'04" E	191.08'
L25	N 32°12'56" E	17.68'
L26	S 57°47'04" E	14.59'
L27	S 32°12'56" W	10.00'
L28	N 57°47'04" W	24.59'
L29	N 32°12'56" E	27.68'
L30	S 57°47'04" E	10.00'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	239.50'	89.06'	S 68°26'17" E	88.55'
C2	634.50'	33.31'	S 77°35'14" E	33.31'
C3	639.50'	10.00'	S 75°37'54" E	10.00'
C4	634.50'	192.68'	S 66°29'03" E	191.94'
C5	4.50'	7.07'	N 77°12'56" E	6.36'
C6	92.50'	101.01'	N 63°29'56" E	96.06'
C7	47.50'	51.87'	N 63°29'55" E	49.33'

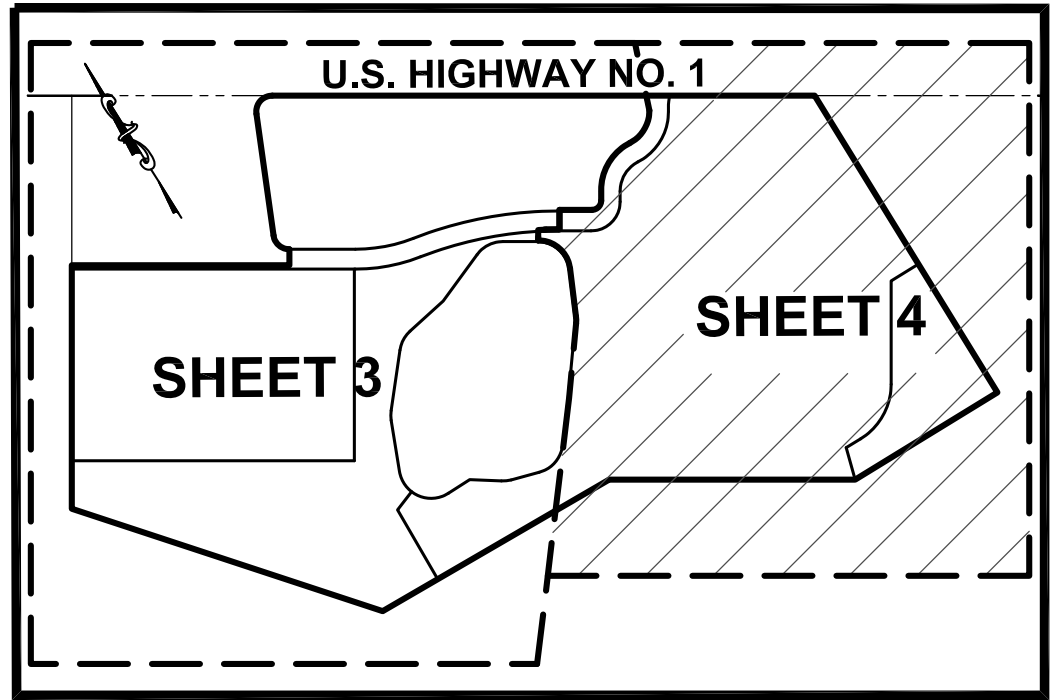
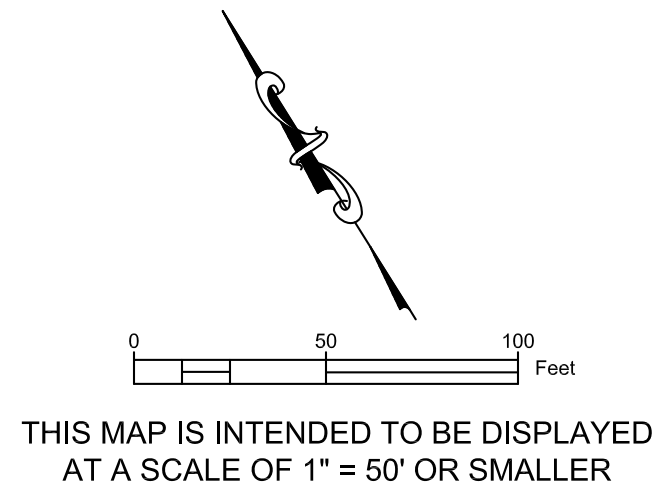
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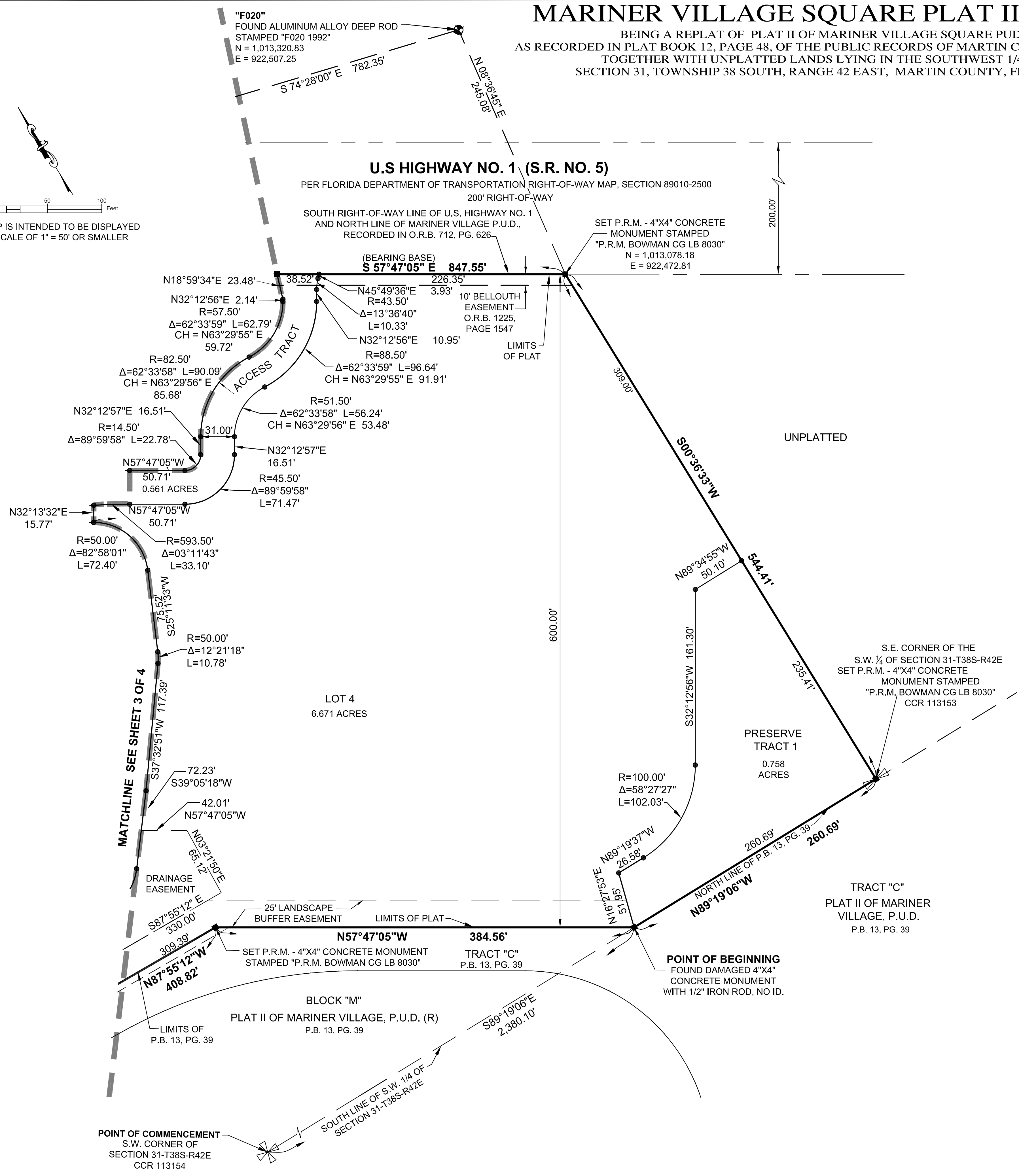
# MARINER VILLAGE SQUARE PLAT III, P.U.D.

BEING A REPLAT OF PLAT II OF MARINER VILLAGE SQUARE PUD,  
AS RECORDED IN PLAT BOOK 12, PAGE 48, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,  
TOGETHER WITH UNPLATTED LANDS LYING IN THE SOUTHWEST 1/4 OF  
SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA,



## SHEET INDEX

THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1" = 300' OR SMALLER



## LEGEND

CH	= CHORD BEARING AND DISTANCE	Δ	= CENTRAL ANGLE
INC.	= INCORPORATED	L	= ARC LENGTH
LB	= LICENSED BUSINESS	U.S.	= UNITED STATES
LS	= LICENSED SURVEYOR	⊠	= SECTION QUARTER CORNER
NO.	= NUMBER	⊠	= SECTION QUARTER CORNER
#	= NUMBER	■	= SET P.R.M. - 4" ROUND CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "P.R.M. BOWMAN CG LB 8030"
O.R.B.	= OFFICIAL RECORDS BOOK	●	= SET PK NAIL AND DISK STAMPED "P.R.M. LB 8030"
P.B.	= PLAT BOOK	●	= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
P.C.P.	= PERMANENT CONTROL POINT	□	= FOUND CONCRETE MONUMENT
PG.	= PAGE	○	= FOUND 5/8" IRON ROD
PK	= PARKER KALON		
P.R.M.	= PERMANENT REFERENCE MONUMENT		
R	= RADIUS		

## SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE SOUTH LINE OF U.S. HIGHWAY NO. 1, ALSO BEING THE NORTHEAST LINE OF MARINER VILLAGE SQUARE P.U.D., AS RECORDED IN OFFICIAL RECORDS BOOK 712, PAGE 626 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE SOUTH LINE OF U.S. HIGHWAY NO. 1 AND THE NORTH LINE OF SAID P.U.D. BEING SOUTH 57°47'05" EAST.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- 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.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

# Bowman

## CONSULTING

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