

PERIMETER

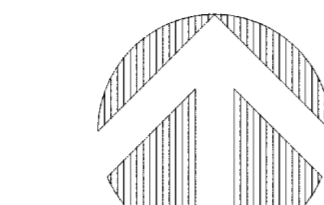
SURVEYING & MAPPING
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PLAT OF RIVER OAK ESTATES
 (P.B. 16, PG. 5, S.L.C.R.)

MEAN HIGH WATER LINE
 PER FDEP POINT 915
 ELEV. +1.20' (NGVD 1929)
 ELEV. +10.30' (NAVD 1988)
 PER SURVEY BY
 WANTMAN & ASSOCIATES
 01-04-2006

TEN MILE CREEK
 PLAT LIMITS N66° 22' 28" E
 102.89'

N77° 27' 23" E
 71.00'

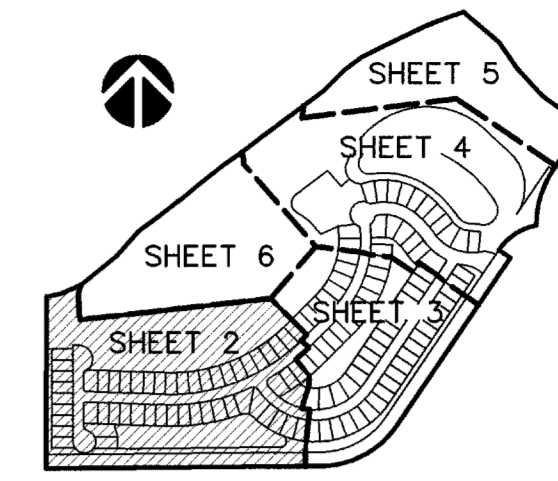


GRAPHIC SCALE
 1" = 50'

SEE SHEET 6

CARRIAGE POINTE ESTATES

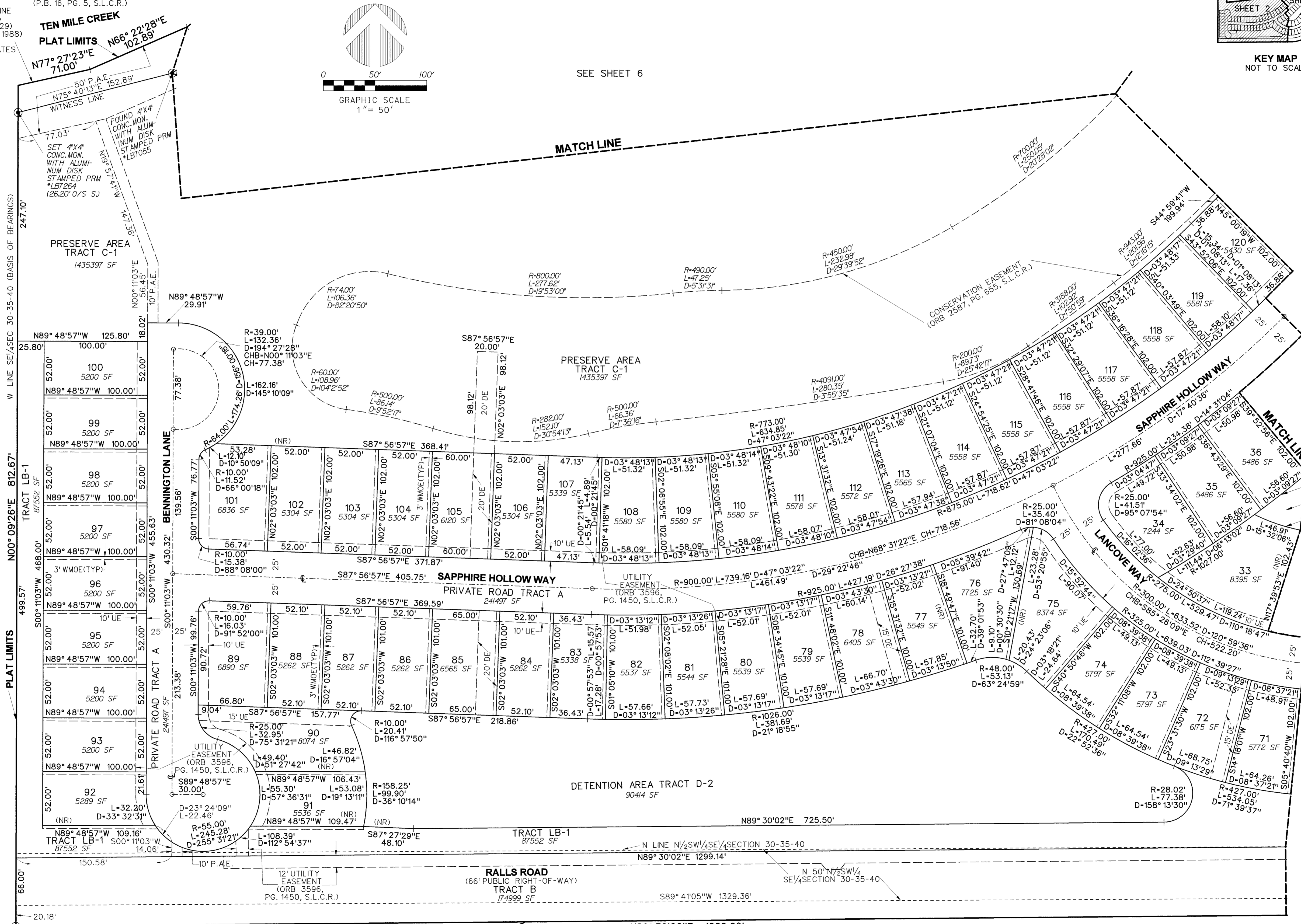
A PORTION OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST
 CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
 JUNE, 2014



KEY MAP
 NOT TO SCALE

TABULAR DATA

TRACTS	SQUARE FEET	ACRES
TRACT C-1 (PRESERVE AREA)	1,435,397	32.95
TRACT R-1 (RECREATION AREA)	60,703	1.39
TRACT OS-1 (OPEN SPACE)	231,490	5.31
TRACT L-1 (LAKE)	114,476	2.63
TRACTS D-1 & D-2 (DETENTION)	162,329	3.73
TRACT LB-1	87,552	2.01
TRACT A (PRIVATE ROAD)	241,497	5.54
TRACT B (PUBLIC ROAD)	174,999	4.02
LOTS 1-131	752,240	17.26
TOTAL	3,260,683	74.85



UNPLATTED ACRES
 SECTION 30-35-40

UNPLATTED ACRES
 SECTION 30-35-40

LEGEND:

○ : P.C.P. STAMPED •LB7264
 ○ : CENTERLINE

ABBREVIATIONS:

- AC. : ACRES
- CH : CHORD
- CHB : CHORD BEARING
- CONC. : CONCRETE
- COR. : CORNER
- D. : DELTA (CENTRAL ANGLE)
- D.E. : DRAINAGE EASEMENT
- L. : LENGTH
- L.B. : LICENSED BUSINESS
- L.E. : LANDSCAPE EASEMENT
- L.M.E. : LAKE MAINTENANCE EASEMENT
- L.S. : LICENSED SURVEYOR
- L.S.E. : LIFT STATION EASEMENT
- MON. : MONUMENT
- NAVD : NORTH AMERICAN VERTICAL DATUM
- NGVD : NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. : OFFICIAL RECORDS BOOK
- (NR) : NON-RADIAL
- P.A.E. : PEDESTRIAN ACCESS EASEMENT
- P.B. : PLAT BOOK
- PG. : PAGE
- P.C.P. : PERMANENT CONTROL POINT
- P.O.B. : POINT OF BEGINNING
- P.O.C. : POINT OF COMMENCEMENT
- P.R.M. : PERMANENT REFERENCE MONUMENT
- P.S.M. : PROFESSIONAL SURVEYOR & MAPPER
- R. : RADIUS
- R/W : RIGHT-OF-WAY
- SEC. : SECTION
- SF. : SQUARE FEET
- S.L.C.R. : ST. LUCIE COUNTY RECORDS
- (TYP) : TYPICAL
- U.E. : UTILITY EASEMENT
- W.M. : WATER MAINTENANCE & OVERHANG EASEMENT