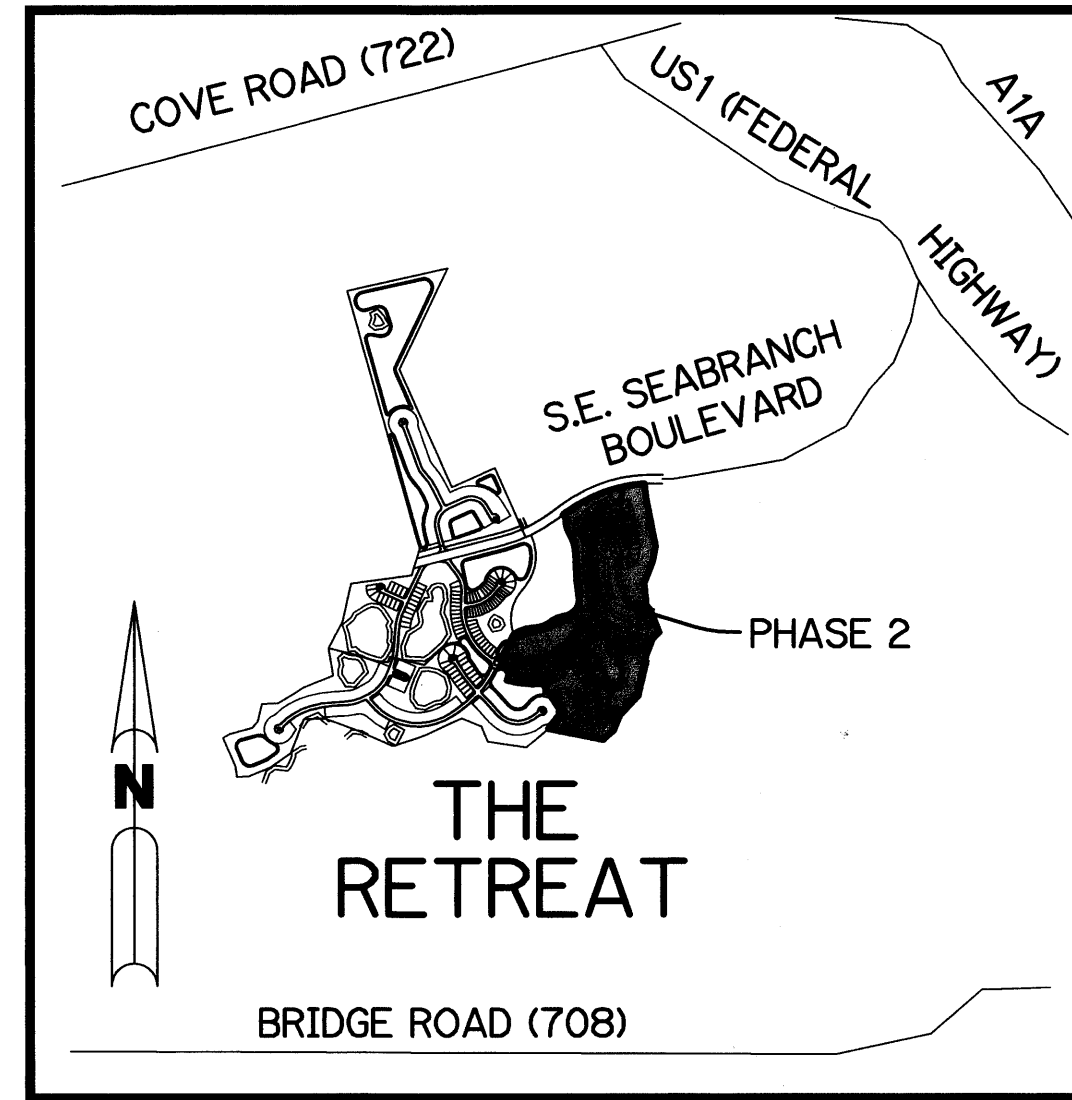


THE RETREAT, PHASE 2, A P.U.D.

A PLANNED UNIT DEVELOPMENT
A PARCEL OF LAND LYING IN SECTION 12,
TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA
SHEET 2 OF 13 MAY, 2003

NOTES

- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D. THAT BEARS SOUTH 75°32'41" WEST AS SHOWN ON SAID PLAT AND ALL BEARINGS ARE RELATIVE THERETO.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
- DATE OF FIELD SURVEY: AUGUST 27, 2002.



LEGEND

- - DENOTES PERMANENT REFERENCE MONUMENT FOUND - P.R.M. LB #6674
- - DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LB #6674
- - DENOTES PERMANENT CONTROL POINT (P.C.P.) SET - P.C.P. LB #6674
- - DENOTES 5/8" IRON ROD & CAP (LB #6674) TO BE SET AS PART OF THE REQUIRED IMPROVEMENTS WITH THE PLATTED LANDS
- P.D.E. - DENOTES PRIVATE DRAINAGE EASEMENT
- U.E. - DENOTES UTILITY EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- P.B. - DENOTES PLAT BOOK
- PG. - DENOTES PAGE
- Δ - DENOTES DELTA
- L - DENOTES ARC LENGTH
- R - DENOTES RADIUS
- T - DENOTES TANGENT
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD LENGTH
- OS - DENOTES OPEN SPACE
- COR. - DENOTES CORNER
- P.C. - DENOTES POINT OF CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- CL - DENOTES CENTER LINE
- N.R. - DENOTES NOT RADIAL
- R.P. - DENOTES RADIUS POINT
- P.R.C. - DENOTES POINT OF REVERSE CURVE
- O.S.T. - DENOTES OPEN SPACE TRACT
- R/W - DENOTES RIGHT-OF-WAY
- U.P.E. - DENOTES UPLAND PRESERVATION EASEMENT
- S.T. - SURVEY TIE
- P.I. - POINT OF INTERSECTION
- L.M.E. - LAKE MAINTENANCE EASEMENT
- RAD. - RADIAL
- PRM - DENOTES PERMANENT REFERENCE MONUMENT

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

9. PUBLIC FLOW-THROUGH EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION (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 ON THIS PLAT.

ALL AS SHOWN

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 TO 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 16th DAY OF June, 2003

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

FREDERICK R. TROUT
(PRINT NAME BENEATH SIGNATURE)

BY: DIVOSTA AND COMPANY, INC.,
A FLORIDA CORPORATION

WILLIAM E. SHANNON
(PRINT NAME BENEATH SIGNATURE)

BY:
HARMON D. SMITH
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, APPEARED HARMON D. SMITH, PRESIDENT OF DIVOSTA AND COMPANY INC., A FLORIDA CORPORATION, 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 A FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HE HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 16th DAY OF June, 2003.

CHRISTINE SCALAMANDRE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # DD118351
EXPIRES 08/31/2006
BONDED THRU 1-888-NOTARY1

CHRISTINE SCALAMANDRE
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-31-06
MY COMMISSION # DD118351

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 16th DAY OF June, 2003.

ATTEST:
HARMON D. SMITH, VICE PRESIDENT

BY:
RICHARD E. GREENE, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE AND HARMON D. SMITH WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED _____ (AND _____ RESPECTIVELY) AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF June, 2003.

MY COMMISSION EXPIRES: 9/31/06 NOTARY PUBLIC:

CHRISTINE SCALAMANDRE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # DD118351
EXPIRES 08/31/2006
BONDED THRU 1-888-NOTARY1

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, HEREBY CERTIFY THAT AS OF JUNE 13, 2003, AT 8:00 AM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES HAVE BEEN PAID.

DATE: JUNE 16, 2003 BY:
WILLIAM E. SHANNON
PRESIDENT
AMERICAN TITLE OF THE PALM BEACHES CORPORATION

CERTIFICATE OF SURVEYOR AND MAPPER:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, GARY R. BURFORD, HEREBY CERTIFY THAT THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LAND 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 AND MONUMENTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 17th DAY OF JUNE, 2003.

GARY R. BURFORD, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4981

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

DATE: 7-7-03

COUNTY SURVEYOR AND MAPPER

DATE: 7-8-03

C. Ashley Couch for Don G. Donaldson
COUNTY ENGINEER

DATE: 7/11/03

COUNTY ATTORNEY

DATE: 7-11-03
BCC: 5-27-03

BY:
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
BY: Maisha Ewing as January X Caputo D.C.
CLERK

THIS INSTRUMENT PREPARED BY
GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BOULEVARD, SUITE 9
PORT ST. LUCIE, FLORIDA