## A PLANNED UNIT DEVELOPMENT

# THE RETREAT, PHASE 1E, A P.U.D.

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA SHEET 2 OF 10 FEBRUARY, 2001

I, MARSHA EWING, 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
OF
MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY:
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO.

CLERK'S RECORDING CERTIFICAT

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

ATTEST: The Design BY: Sichel E. Succe of Paint RICHARD E. GREENE, PRESIDENT

#### **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF MARTIN

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 INSTURMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTURMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July 2001.

MY COMMISSION EXPIRES: 8/31/02 NOTARY PUBLIC: Color

Nobary Public 161 CHHISTIME XAR HA GUMINISTOR XARTER & 3.1

#### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

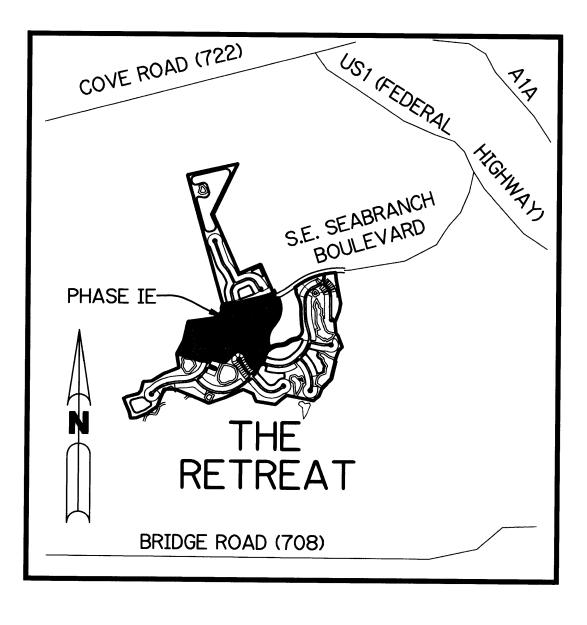
WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, HEREBY CERTIFY THAT AS OF \_\_\_\_\_\_\_, 2001\_, AT\_12:00 p.m.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E, A P.U.D. IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES HAVE BEEN PAID.

DATE: JULY 16, 2001

WILLIAM E. SHANNON
PRESIDENT
AMERICAN TITLE OF THE PALM BEACHES CORPORATION



#### **LEGEND**

DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LB 6674
 DENOTES PERMANENT CONTROL POINT (P.C.P.) SET - P.C.P. LB 6674

O - 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

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

G - DENOTES CENTER LINE

N.R. - DENOTES NOT RADIAL

C.P. - DENOTES CENTER 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

## 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.
 BEARING BASE - SOUTH LINE OF DOUBLE TREE PLAT NO. 6, A P.U.D. IS ASSUMED AS

BEING NORTH 66°03'30" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

5. 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.

6. 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.

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

8. DATE OF FIELD SURVEY FEBRUARY 27, 2001.

# 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 1E, 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 23RD DAY OF JULY , 2001

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)

DATE: 9-5-01

INDICATED.

COUNTY SURVEYOR AND MAPPER

DATE: 9-6-01

V 1 45

frounty attorney C. Assort. (

DATE: 9-19-01 BCC: 6-19-01 BY: Elmina R. Hainer VICE CHAIR, BOARD OF COUNTY COMMISSIONERS

ATTEST
BY:
CLEBK

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

SHEET 2 OF 10 JOB NO. A949

CLERK

SURVEYOR