STATE OF FLORIDA A PLANNED UNIT DEVELOPMENT COUNTY OF MARTIN SS: THE RETREAT, PHASE 1E, A P.U.D. CLERK'S RECORDING CERTIFICAT I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD
IN PLAT BOOK A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA MARTIN COUNTY, FLORIDA SHEET 10 OF 10 FEBRUARY, 2001 MARSHA EWING, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA DEPUTY CLERK (CIRCUIT COURT SEAL) MATCH LINE SEE SHEET 9 OF 10 N 30°00'12" W SCALE: 1" = 40' 58.26' LEGEND SEAWIND ELEMENTARY SCHOOL (PER O.R.B. 1086, PG. 566) ■ - 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 TRACT "OST-2" - DENOTES DELTA WETLAND - DENOTES ARC LENGTH EASEMENT NO. 4 R - DENOTES RADIUS T - DENOTES TANGENT WETLAND EASEMENT= 0.209 ACRES U.P.E. = 0.606 ACRES TOTAL = 0.815 ACRES - DENOTES CHORD BEARING TRACT "OST-2" CD - DENOTES CHORD LENGTH OS - DENOTES OPEN SPACE PARCEL "B" COR. - DENOTES CORNER P.C. - DENOTES POINT OF CURVATURE P.T. - DENOTES POINT OF TANGENCY - DENOTES CENTER LINE N.R. - DENOTES NOT RADIAL C.P. - DENOTES CENTER POINT P.R.C. - DENOTES POINT OF REVERSE CURVE △=03°54'46" O.S.T. - DENOTES OPEN SPACE TRACT R/W - DENOTES RIGHT-OF-WAY U.P.E. - DENOTES UPLAND PRESERVATION EASEMENT △=11°59'04" -TRACT "OST-2" S.T. - SURVEY TIE P.I. – POINT OF INTERSECTION P.A.E. – PUBLIC ACCESS EASEMENT R=1142.26' △=02°27'41" LIMITS OF PLAT NOTES R=73.00'/ 1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN. 2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT Δ=52°34'12" **(51)** DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION. L=66.98' 3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT
DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.

4. 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. PARCEL "B" **(50)** 5. THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, UNPLATTED 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 UNPLATTED 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. S 67°27'47" E <sub>/</sub>5.27' 7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT Δ=00°42'50" RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY. ∠=15°00'54" L=20.44' R=30.00'— 8. DATE OF FIELD SURVEY FEBRUARY 27, 2001. Δ=29°55'35" TRACT "OST-2" R=75.00' △=64°07'03" L=15.67' ·△=35°09'55" L=46.03' R=1061.50' -Δ=00°37'59" L=11.73' R=20.00' LIMITS OF PLAT Δ=64°07'03" R=20.00' Δ=59°29'09" L=20.76' 10' U.E. TRACT "L6" L=22.38' SHEET 3 **△**=35°44'28" WATER MANAGEMENT TRACT R=89.00° Δ=49°43'08" L.M.E. (SHALL BE MAINTAINED BY THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. L=77.23' SEAWIND ELEMENTARY (RADIAL) WITHOUT RECOURSE TO MARTIN COUNTY) S 23°06'13" W R=20.00' *→* △=61°43'35" SCHOOL 2.326 ACRES 50.00' THIS INSTRUMENT PREPARED BY L=21.55' GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA 1 Δ=35°44'28" \ LAWSON, NOBLE AND WEBB, INC., LB 6674 `R=1061.50' ENGINEERS PLANNERS SURVEYORS - (=46.78) Δ=00°12'04" 590 N.W. PEACOCK BOULEVARD, SUITE 9 L=3.73' PORT ST. LUCIE, FLORIDA SHEET 6 'R=20.00' Δ=59°29'09" L=20.76' UNPLATTED 1 = 114°50'46" L=170.38 UNPLATTED KEY MAP N.T.S. LIMITS OF PLAT SHEET 10 OF 10 JOB NO. A494