

# THE RETREAT, PHASE 1E-2, 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 1 OF 10 JULY, 2001

### DESCRIPTION

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 11 AND 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D., AS RECORDED IN PLAT BOOK 15, PAGE 11, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING (19) COURSES ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT, SOUTH 75°32'54" EAST, A DISTANCE OF 449.17 FEET; THENCE SOUTH 70°35'49" EAST, A DISTANCE OF 232.40 FEET; THENCE NORTH 87°51'20" EAST, A DISTANCE OF 137.27 FEET; THENCE NORTH 20°23'54" EAST, A DISTANCE OF 71.75 FEET; THENCE SOUTH 76°51'41" EAST, A DISTANCE OF 469.25 FEET; THENCE NORTH 46°50'29" EAST, A DISTANCE OF 419.53 FEET; THENCE NORTH 84°13'56" EAST, A DISTANCE OF 146.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 84°13'56" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°34'12", A DISTANCE OF 66.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 195.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°33'23", A DISTANCE OF 185.68 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°55'35", A DISTANCE OF 15.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33°42'27" EAST, A DISTANCE OF 194.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 797.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'45", A DISTANCE OF 50.25 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 114°50'46", A DISTANCE OF 170.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 27°50'01" EAST, A DISTANCE OF 86.06 FEET; THENCE SOUTH 62°09'59" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 62°09'59" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°03'30", A DISTANCE OF 21.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°44'28", A DISTANCE OF 46.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°29'09", A DISTANCE OF 20.76 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,061.50 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3.73 FEET; THENCE DEPARTING SAID SOUTHERLY LINE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,061.50 FEET THROUGH A CENTRAL ANGLE OF 01°58'01", A DISTANCE OF 36.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 88.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°36'34", A DISTANCE OF 131.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°44'46" WEST, A DISTANCE OF 55.37 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,201.50 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'02", A DISTANCE OF 324.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°42'16" EAST, A DISTANCE OF 12.30 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 838.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°06'17", A DISTANCE OF 118.54 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 53.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°40'46", A DISTANCE OF 88.51 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°52'13" WEST; THENCE SOUTH 33°12'44" EAST, A DISTANCE OF 227.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 33°14'40" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°05'09", A DISTANCE OF 25.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE THE RADIUS POINT OF SAID CURVE BEARS SOUTH 60°19'49" WEST; THENCE SOUTH 33°12'44" EAST, A DISTANCE OF 140.49 FEET; THENCE SOUTH 07°03'00" WEST, A DISTANCE OF 283.56 FEET; THENCE SOUTH 50°17'46" WEST, A DISTANCE OF 386.66 FEET; THENCE NORTH 81°24'12" WEST, A DISTANCE OF 519.23 FEET; THENCE NORTH 22°10'50" WEST, A DISTANCE OF 218.55 FEET; THENCE NORTH 67°10'47" WEST, A DISTANCE OF 285.72 FEET; THENCE SOUTH 65°20'34" WEST, A DISTANCE OF 539.21 FEET; THENCE SOUTH 70°41'16" WEST, A DISTANCE OF 449.40 FEET; THENCE NORTH 66°29'25" WEST, A DISTANCE OF 480.41 FEET; THENCE NORTH 69°15'49" WEST, A DISTANCE OF 505.10 FEET; THENCE SOUTH 88°03'02" WEST, A DISTANCE OF 276.66 FEET; THENCE SOUTH 21°25'46" WEST, A DISTANCE OF 490.55 FEET; THENCE SOUTH 54°26'07" WEST, A DISTANCE OF 330.39 FEET; THENCE SOUTH 67°16'02" WEST, A DISTANCE OF 309.36 FEET; THENCE SOUTH 85°50'55" WEST, A DISTANCE OF 156.94 FEET; THENCE NORTH 09°22'12" WEST, A DISTANCE OF 146.18 FEET; THENCE NORTH 23°00'24" WEST, A DISTANCE OF 421.18 FEET; THENCE NORTH 61°30'41" EAST, A DISTANCE OF 105.33 FEET; THENCE NORTH 75°10'09" EAST, A DISTANCE OF 309.97 FEET; THENCE NORTH 40°11'36" EAST, A DISTANCE OF 112.59 FEET; THENCE NORTH 13°24'01" EAST, A DISTANCE OF 243.01 FEET; THENCE NORTH 86°16'20" EAST, A DISTANCE OF 218.19 FEET; THENCE NORTH 58°25'42" EAST, A DISTANCE OF 388.17 FEET; THENCE NORTH 67°58'38" EAST, A DISTANCE OF 427.97 FEET; THENCE NORTH 08°49'15" WEST, A DISTANCE OF 374.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 84.419 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP & DEDICATION

DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

#### 1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

### CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

#### 2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. 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. PRIVATE DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT PHASE 1E-2, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY GRANTED AND DEDICATED TO THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

#### 4. WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS "L-8 AND L-9" SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.

#### 5. LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

#### 6. WETLAND AND UPLAND PRESERVATION EASEMENTS

THE WETLAND AND UPLAND PRESERVATION EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. AS WETLAND EASEMENTS 6, 8, 9, 10 AND 11 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND AND UPLAND PRESERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN O.R.B. 1589, PG.45

THE WETLAND AND UPLAND PRESERVATION EASEMENTS SHOWN ON THIS PLAT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE WETLAND AND UPLAND PRESERVATION EASEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

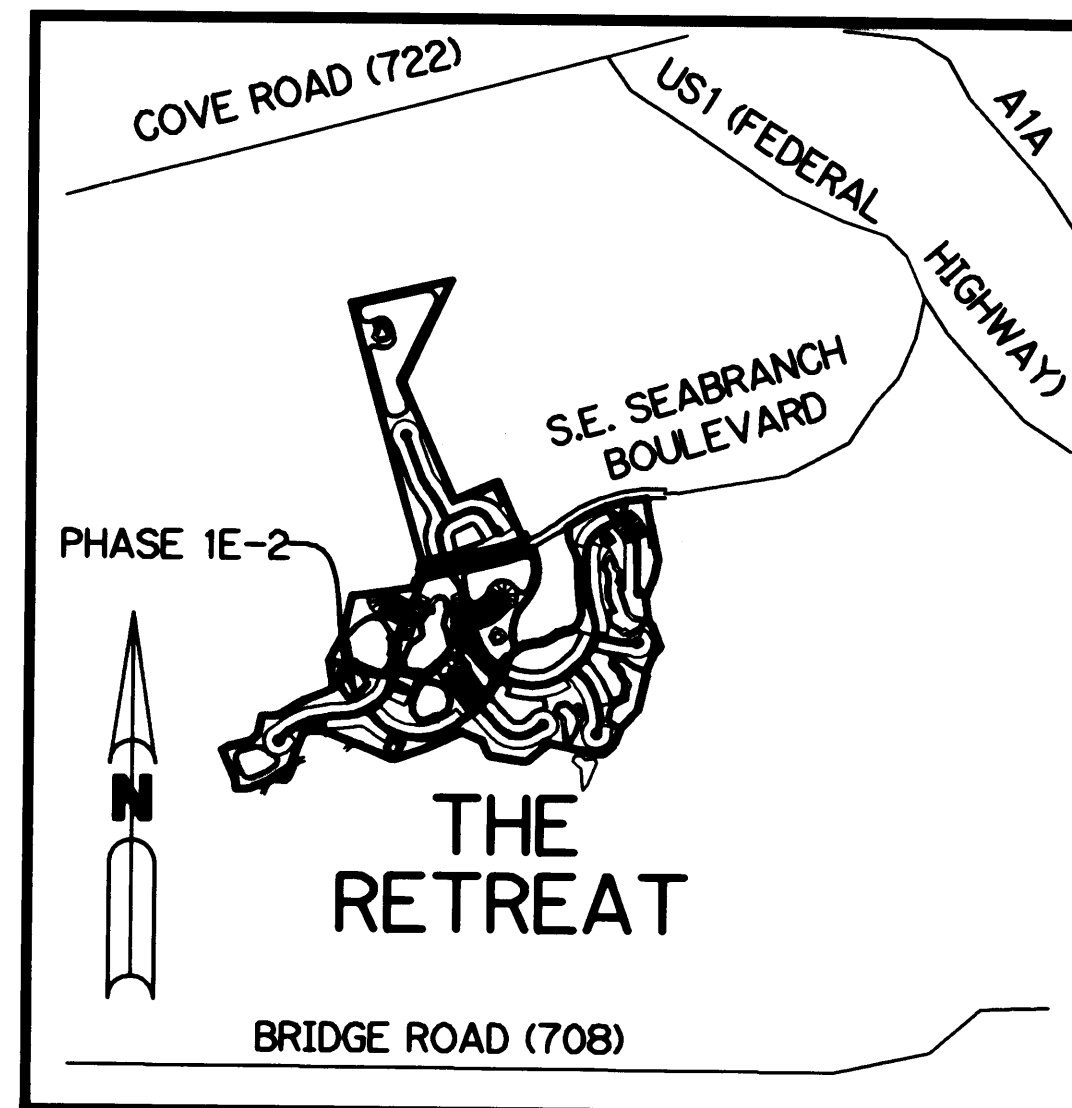
#### 7. UPLAND PRESERVES

THE UPLAND PRESERVES SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. AS UPLAND PRESERVES NO. 1, NO. 2, NO. 3 AND NO.4 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UPLAND PRESERVES DESIGNATED AS SUCH ON THIS PLAT.

THE UPLAND PRESERVES SHOWN ON THIS PLAT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE UPLAND PRESERVES INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

#### 8. OPEN SPACE TRACTS

OPEN SPACE TRACTS "OST-1" THROUGH "OST-5", AS SHOWN ON THE PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE TRACTS.



### 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 19<sup>th</sup> DAY OF Dec, 2001

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*Glen Totta*  
GLEN TOTTA  
(PRINT NAME BENEATH SIGNATURE)

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

*William E. Hathaway*  
WILLIAM E. HATHAWAY  
(PRINT NAME BENEATH SIGNATURE)

BY: Charles H. Hathaway, Jr.  
CHARLES H. HATHAWAY  
PRESIDENT

### ACKNOWLEDGEMENT

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 ACKNOWLEDGEMENTS, APPEARED CHARLES H. HATHAWAY, 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 [X] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 19<sup>th</sup> DAY OF December, 2001.

*Christine Scalamarone*  
CHRISTINE SCALAMARONE  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-31-02  
MY COMMISSION # C6742794

SUBDIVISION PARCEL CONTROL NUMBER: 11-39-41-001-000-0000.0

### 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 SOUTH LINE OF THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D. THAT BEARS SOUTH 74°32'54" EAST 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 JULY 24, 2001.

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.

### 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 DEL TA
- 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
- ∠ - DENOTES CENTER LINE
- NR. - 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

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

CLERK'S RECORDING CERTIFICATE  
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 277, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 20<sup>th</sup> DAY OF Dec 2001.  
MARSHA EWING, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: *Debra Wood, D.C.*  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)  
FILE NO. 156/002

