A PLANNED UNIT DEVELOPMENT Plat Book 15 THE RETREAT, PHASE 1E-2, A P.U.D. A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 11 AND 12, NOTES TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA 1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN. SHEET 4 OF 10 JULY, 2001 2. 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. 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. 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. UNPLATTED 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 TRACT "OST-1" 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 LIMITS OF PLAT 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. 194.85' (TOTAL) 7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT N89°17'56"E RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS L=333.11' 26.90' ∆=2°29'09" OF MARTIN COUNTY.  $\Delta$ =3°26'19" L=75.92' L=54.88' 8. DATE OF FIELD SURVEY JULY 24, 2001. UNPLATTED - △=1°11'12" L=23.30' LIMITS OF PLAT 50.20' 26.90 218.19' L=296.25' N89°17'56"E 194.85' (TOTA N89°17'56"E 194.85' (TOTAL L=289.66' SCALE: 1" = 40' ROAD R/W-(117) TRACT "OST-1" TRACT "OST-2" WETLAND EASEMENT NO. 11 (118) 3.0' U.E WETLAND EASEMENT= 0.025 ACRES DETAIL 90° 90°

NOT TO SCALE TYPICAL 3.00° U' U.P.E. = 0.307 ACRES

TOTAL = 0.332 ACRES

(SUBJECT TO THE CONSERVATION
EASEMENT RECORDED IN O.R.B. 1589, PG. 45) R=30.00 Δ=26°33'34" (119) 35.99' 36.60' L=35.81' N89°17'56"E 194.85' (TOTAL) R=195.00 R=935.00' △=2°13'52" L=36.41' △=82°32'59" L=280.95' (TOTAL) 66.37 91.67 (120) 276.66 S88°03'02"W UNPLATTED LIMITS OF PLAT 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 O - DENOTES 5/8" IRON ROD & CAP (LB 6674) TO BE SET AS PART OF 132 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 131 PG. - DENOTES PAGE △ - DENOTES DELTA - DENOTES ARC LENGTH R - DENOTES RADIUS SHEET 5 T - DENOTES TANGENT CB - DENOTES CHORD BEARING CD - DENOTES CHORD LENGTH OS - DENOTES OPEN SPACE THIS INSTRUMENT PREPARED BY TRACT "OST-2" COR. - DENOTES CORNER GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA P.C. - DENOTES POINT OF CURVATURE LAWSON, NOBLE AND WEBB, INC., LB 6674 P.T. - DENOTES POINT OF TANGENCY UNPLATTED **ENGINEERS PLANNERS SURVEYORS** ← DENOTES CENTER LINE 590 N.W. PEACOCK BOULEVARD, SUITE 9 N.R. - DENOTES NOT RADIAL R.P. - DENOTES RADIUS POINT PORT ST. LUCIE, FLORIDA 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 SHEET 3 L.M.E. - LAKE MAINTENANCE EASEMENT KEY MAP SHEET 4 OF 10 RAD. - RADIAL JOB NO. A494-2