

# FLORIDIAN GOLF CLUB PUD, PHASE 1

BEING A REPLAT OF A PORTION OF THE PLAT OF RIVERS END, AS RECORDED IN PLAT BOOK 12, PAGE 13 AND A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST AND SECTION 31, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

**CLERK'S RECORDING CERTIFICATE**  
 I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 41, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 24th DAY OF March, 2017.

FILE NO. 1626200

BY: Michael Boien  
 DEPUTY CLERK

### LEGAL DESCRIPTION

Being a portion of the plot of RIVERS END, as recorded in Plat Book 12, Page 13 and a parcel of land lying in Section 1, Township 38 South, Range 40 East, Section 6, Township 38 South, Range 41 East and Section 31, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Section 1, Township 38 South, Range 40 East; thence North 00°28'52" East, along the West line of said Section 31, Township 37 South, Range 41 East, a distance of 733.56 feet to a point on the West line of the Plat of FLORIDIAN GOLF VILLAGE, PHASE 2, as recorded in Plat Book 17, Page 24, Public Records of Martin County, Florida and to an intersection with a non tangent curve concave to the Southwest, thence for the following 4 courses; proceed along said non tangent curve, said curve having a radius of 155.00 feet, the chord of which bears South 32°36'11" East, 71.20 feet; thence Southeast along the arc of said curve, a distance of 71.84 feet through a central angle of 26°33'20" to a point of reverse curve; to the left having a radius of 43.00 feet and a central angle of 95°38'43"; thence Southeast along the arc, a distance of 71.78 feet; thence South 08°45'57" East, a distance of 227.18 feet; thence North 81°14'03" East, a distance of 20.00 feet; thence South 08°45'57" East, a distance of 424.25 feet to a point of curve to the right having a radius of 300.00 feet and a central angle of 42°36'51"; thence Southerly along the arc a distance of 223.13 feet; thence South 33°50'54" West, a distance of 305.24 feet to a point of curve to the left having a radius of 300.00 feet and a central angle of 07°10'59"; thence Southwesterly along the arc a distance of 37.61 feet to a point of reverse curve to the right having a radius of 300.00 feet and a central angle of 07°44'54"; thence Southwesterly along the arc, a distance of 40.57 feet to a point of compound curve to the right having a radius of 1,637.10 feet and a central angle of 09°51'29"; thence Southwesterly along the arc, a distance of 281.67 feet; thence South 45°37'27" East, a distance of 37.55 feet; thence North 43°45'31" East, a distance of 30.10 feet; thence South 47°04'13" East, a distance of 12.45 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 1,687.10 feet, the chord of which bears South 46°19'05" West, 181.09 feet; thence Southwesterly along the arc of said curve, a distance of 181.18 feet through a central angle of 06°09'11"; thence South 49°23'41" West, a distance of 20.00 feet to a point of curve to the right having a radius of 2,455.13 feet and a central angle of 09°00'26"; thence Southwesterly along the arc a distance of 385.96 feet; thence South 58°24'07" West, a distance of 654.86 feet to a point of curve to the right having a radius of 2,025.00 feet and a central angle of 06°29'09"; thence Southwesterly along the arc a distance of 229.23 feet; thence South 64°53'16" West, a distance of 411.24 feet to a point of curve to the right having a radius of 535.00 feet and a central angle of 35°58'23"; thence Westerly along the arc a distance of 335.90 feet; thence North 79°08'21" West, a distance of 365.27 feet; thence South 10°51'39" West, a distance of 152.10 feet to a point on the Mean High Water Line of said Canal C-23; thence along said Mean High Water Line the following 4 courses and distances; thence North 78°52'16" West, a distance of 91.07 feet; thence North 83°11'13" West, a distance of 102.01 feet; thence North 77°58'36" West, a distance of 131.32 feet; thence North 78°11'44" West, a distance of 137.17 feet; thence leaving said Mean High Water Line, North 13°06'26" East, a distance of 400.93 feet; thence North 76°53'34" West, a distance of 111.08 feet to the Easterly right-of-way of Murphy Road (a 80.00 foot wide right-of-way); thence along the Easterly and Southerly right-of-way of said Murphy Road the following 5 courses and distances; thence North 13°06'27" East, a distance of 74.41 feet to the intersection with a non tangent curve concave to the Southeast, having a radius of 560.00 feet, the chord of which bears North 39°41'07" East, 501.10 feet; thence Northeast along the arc of said curve, a distance of 519.53 feet through a central angle of 53°09'18"; thence North 66°15'44" East, a distance of 699.35 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 440.00 feet, the chord of which bears North 25°44'17" East, 571.80 feet; thence Northeast along the arc of said curve, a distance of 622.41 feet through a central angle of 81°02'56"; thence North 14°47'11" West, a distance of 64.02 feet to the North line of Section 1, Township 38 South, Range 40 East and to a point hereinafter known as POINT A; thence North 88°15'58" East, along said North line of Section 1, Township 38 South, Range 40 East, a distance of 1,723.26 feet to the POINT OF BEGINNING.

Containing 78.558 acres, more or less.

Together With:

A parcel of land lying in Section 1, Township 38 South, Range 40 East, Martin County, Florida, being more particularly described as follows:

Commence at the aforementioned Point A; thence South 88°15'58" West, along the North line of Section 1, Township 38 South, Range 40 East, a distance of 82.12 feet to the Westerly right-of-way of Murphy Road (a 80.00 foot wide right-of-way) and the POINT OF BEGINNING of the following described parcel;

Thence along the Westerly and Northerly right-of-way of said Murphy Road the following 4 courses and distances; thence South 14°47'11" East, a distance of 82.57 feet to a point of curve to the right having a radius of 360.00 feet and a central angle of 81°02'56"; thence Southwesterly along the arc a distance of 509.25 feet; thence South 66°15'44" West, a distance of 699.35 feet to the intersection with a non tangent curve concave to the Southeast, having a radius of 640.00 feet, the chord of which bears South 65°37'08" West, 14.39 feet; thence Southwesterly along the arc of said curve, a distance of 14.39 feet through a central angle of 01°17'17" to the West line of the Northeast 1/4 of Section 1, Township 38 South, Range 40 East; thence North 00°00'41" East, along the West line of the Northeast 1/4, a distance of 763.43 feet to the North line of Section 1, Township 38 South, Range 40 East; thence North 88°15'58" East, along said North line of Section 1, Township 38 South, Range 40 East, a distance of 835.61 feet to the POINT OF BEGINNING.

Containing 11.399 acres, more or less.

Containing 89.957 acres Total, more or less.

### CERTIFICATE OF OWNERSHIP & DEDICATION

FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1/4/g FLORIDIAN GOLF RESORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1, AND HEREBY DEDICATES AS FOLLOWS:

- THE STREET AND RIGHTS-OF-WAY SHOWN AS TRACT R-1 AND TRACT R-2 ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1 AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREET 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 STREET AND RIGHT-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1, MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THAT THE SFWMO PERPETUAL ACCESS ROAD EASEMENT OVER TRACT R-1 SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES SET FORTH IN "SURVEYOR'S NOTES" 6.
- THE PRESERVE TRACTS (UPT-1, UPT-2, UPT-3, UPT-4, UPT-5, UPT-6, UPT-7, UPT-8, UPT-9, UPT-10 AND WPT-1) AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1, ARE HEREBY DECLARED TO BE THE PROPERTY OF FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE UPLAND PRESERVE AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UPLAND PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVATION AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UPLAND PRESERVE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- THE OPEN SPACE TRACTS (OST-1 AND OST-2), ARE HEREBY DECLARED TO BE THE PROPERTY OF FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION), 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 THE OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- TRACT 1 (FOR FUTURE DEVELOPMENT IN ACCORDANCE WITH THE FLORIDIAN GOLF CLUB PLANNED UNIT DEVELOPMENT ZONING AGREEMENT, AS AMENDED), AND TRACT 2 - GOLF COURSE TRACT, AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1, IS HEREBY RESERVED BY FLORIDIAN NATIONAL GOLF CLUB, LLC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT 1, AND TRACT 2 DESIGNATED AS SUCH ON THIS PLAT.

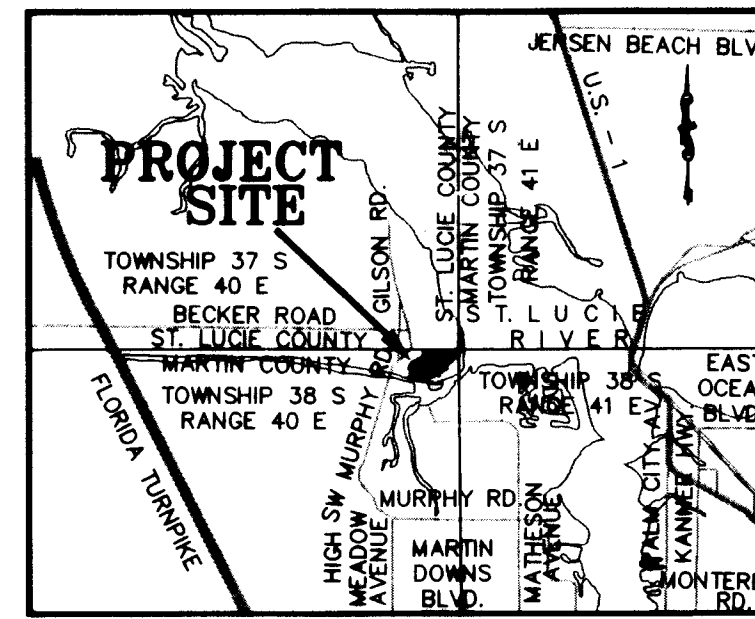
DATED THIS 19th DAY OF January, 2017.

WITNESSES:  
James Crane  
 SIGNATURE  
JHCrane  
 PRINTED NAME

BY: James Crane  
 GILES KIBBE  
 PRESIDENT  
 FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
 FORMERLY KNOWN AS  
 FLORIDIAN GOLF RESORT, LLC

WITNESSES:  
Patrick Conicars  
 SIGNATURE  
Patrick Conicars  
 PRINTED NAME

FILE NAME: 14-093.001-FLORIDIAN-GOLF-CLUB-PUD-PHASE-1-COVER



### LOCATION MAP

NOT TO SCALE

### ACKNOWLEDGMENT

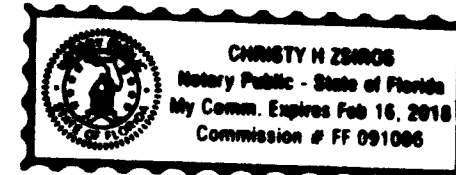
STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GILES KIBBE, TO ME WELL KNOWN TO BE THE PRESIDENT OF FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY 1/4/g FLORIDIAN GOLF RESORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY. HE [X] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS 19th DAY OF January, 2017.

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FF 091026

MY COMMISSION EXPIRES Feb 16, 2018



### ACCEPTANCE OF DEDICATIONS

FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 15th DAY OF January, 2017.

FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC.

BY: James Crane  
NAME: JAMES CRANE, PRESIDENT

WITNESSES:  
Matt Naden  
 SIGNATURE  
MATT NADEN  
 PRINTED NAME

WITNESSES:  
Patrick Conicars  
 SIGNATURE  
Patrick Conicars  
 PRINTED NAME

### ACKNOWLEDGMENT

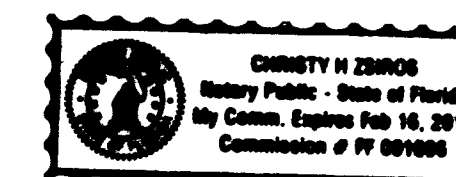
STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES CRANE, TO ME WELL KNOWN TO BE THE PRESIDENT OF FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION. HE [X] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS 15th DAY OF January, 2017.

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FF 091026

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DATED THIS 15th DAY OF January, 2017.

FLORIDIAN NATIONAL GOLF CLUB, LLC

BY: James Crane  
NAME: JAMES CRANE

WITNESSES:  
Matt Naden  
 SIGNATURE  
MATT NADEN  
 PRINTED NAME

WITNESSES:  
Patrick Conicars  
 SIGNATURE  
Patrick Conicars  
 PRINTED NAME

### ACKNOWLEDGMENT

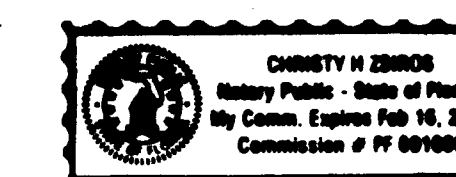
STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED James Crane, TO ME WELL KNOWN TO BE THE \_\_\_\_\_ OF FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION. HE [X] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS 15th DAY OF January, 2017.

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FF 091026

MY COMMISSION EXPIRES Feb 16, 2018



### TITLE CERTIFICATION

I, ROBERT S. RAYNES JR. MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 20, 2017, AT 8:00 (A.M.):  
1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1 IS IN THE NAME OF THE PERSON(S), CORPORATION(S) AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATION OF OWNERSHIP AND DEDICATION HEREON.  
2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:  
NONE  
3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO FLORIDA STATUTE 197.192, F.S., HAVE BEEN PAID.

DATED THIS 20th DAY OF January, 2017

BY: Robert S. Raynes Jr.  
ROBERT S. RAYNES JR.  
FLORIDA BAR NO. 124672  
GUNSTER, YOAKLEY & STEWART, P.A.  
800 SE MONTEREY COMMONS BOULEVARD, SUITE 200  
STUART, FL 34996

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: FEB 15, 2017

BY: Michael Boien  
COUNTY SURVEYOR AND MAPPER MICHAEL BOIEN

DATE: 2/15/2017

BY: [Signature]  
COUNTY ENGINEER

DATE: 3/10/2017

BY: [Signature]  
COUNTY ATTORNEY

DATE: 12/13/2016

BY: [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Carolyn Timmann  
CLERK

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N88°15'58"E.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- THE SFWMO PERPETUAL ACCESS ROAD EASEMENT ("ACCESS EASEMENT") SHOWN HEREON IS DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (HEREINAFTER REFERRED TO AS THE "DISTRICT") FOR ANY AND ALL PURPOSES DEEMED BY THE DISTRICT TO BE NECESSARY, CONVENIENT, OR INCIDENT TO, OR IN CONNECTION WITH, UNRESTRICTED VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, OVER, ACROSS, THROUGH, AND WITH RESPECT TO, THE ACCESS EASEMENT, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO MOVE AND TRANSPORT EQUIPMENT, MACHINERY, TRAILERS, BOATS, MATERIALS AND SUPPLIES, FOR CONSTRUCTION, OPERATION, EFFECTUATION OR MAINTENANCE OF ANY PROJECT IN THE INTEREST OF FLOOD CONTROL, RECLAMATION, CONSERVATION, WATER STORAGE, WATER MANAGEMENT, PUBLIC RECREATION, AND ALLIED PURPOSES, NOW OR THAT MAY HEREAFTER BE CONDUCTED BY THE DISTRICT, OR TO CARRY OUT THE PURPOSES AND INTENTS OF THE STATUTES OF THE STATE OF FLORIDA RELATING TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. PRESENTLY EXISTING OR THAT MAY BE ENACTED IN THE FUTURE PERTAINING THERETO, INCLUDING, BUT NOT LIMITED TO, UTILIZATION OF THE ACCESS EASEMENT FOR ACCESS TO AND MAINTENANCE OF THE DISTRICT'S C-23 CANAL RIGHT OF WAY. THIS ACCESS EASEMENT SHALL AT NO TIME BE OBSTRUCTED BY ANY OBJECT WHICH WOULD PROHIBIT ACCESS, INGRESS OR EGRESS TO AND FROM ANY LANDS OWNED, CONTROLLED OR USED BY THE DISTRICT OR IN ANY MANNER, INTERFERE WITH THE PURPOSES OF THIS ACCESS EASEMENT. THE DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO IMPROVE THE ACCESS EASEMENT AS DETERMINED BY THE DISTRICT IN ORDER TO INSURE THE FULL ENJOYMENT OF THE RIGHTS GRANTED AND CONVEYED BY THIS ACCESS EASEMENT. THE DISTRICT SHALL HAVE NO OBLIGATION WITH RESPECT TO MAINTENANCE OF THE ACCESS EASEMENT.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH 1990 ADJUSTMENT.
- AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN RIVERS END PLAT PER PLAT BOOK 12 PAGE 13 MARTIN COUNTY RECORDS SUCH AS LOTS, RIGHTS-OF-WAYS, TRACTS, DRAINAGE EASEMENTS AND THE MAINTENANCE EASEMENT WILL BE VACATED BY VIRTUE OF THIS RE-PLAT. EXCEPTING FROM THE ABOVE STATEMENT IS THE 10.00 FOOT UTILITY EASEMENT AS SHOWN HEREON.
- STATE PLANE COORDINATES HEREON WERE ESTABLISHED UTILIZING NGS CONTROL MONUMENTS F016 AND GS 24 NAD 83.

### SURVEYOR'S CERTIFICATE:

I, THOMAS P. KIERNAN HEREBY CERTIFY THAT THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 1 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS 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 (P.R.M.'S) HAVE BEEN PLACED, AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: Thomas P. Kiernan  
THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6199

DATED THIS 31st DAY OF January, 2017.

PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199 SHEET 1 OF 8

PLAT CHECKLIST ITEM NO. 16

