SHEET 3 OF 8

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 MATCHLINE (SEE SHEET 4) SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA GRAPHIC SCALE EASTERLY . (IN FEET) 1 inch = 50 ft. CB=N25'44'17"E N14'47'11"W CD=571.80' S3'13'40"E S32'44'49"W UPT-1S44'09'26"E 11.67 R = 70.35'25.38' S3'21'31"E --Δ=12°15'51" S1°25'42"E L=15.06' S35'33'02"E_ √ \$0.00,00,00 GOPHER TORTOISE _S60**:**32'39"E\ HABITAT D O.R.B. 927, PAGE 2931 O.R.B. 1093, PAGE 1926 S42'34'34"W S17'10'32"W NSHEET 3 MURPHY ROAD - 80.00' RIGHT-OF-WAY _S41**°**22'21"W (PLAT BOOK 13, PAGE 12 PUBLIC RECORDS OF S5'46'08"W MARTIN COUNTY, FLORIDA) TRACT-2 GOPHER TORTOISE S47'30'57"W HABITAT C O.R.B. 927, PAGE 2931 O.R.B. 1093, S18'14'50"E S11'11'51"E PAGE 1926 ___24.96' S30'53'20"W_ S5'29'41"E R = 20.88'_S5'24'22"E/ 42.22' N5012'54"E _{-Δ=89}.09'59" _S73°30'14"W/ S13'34'35"W N2°56'55"E L=32.49' N8'07'46"E N34'04'17"W N61'12'01 16.34 S74'37'50"E S0'10'32"W KEY MAP 16.77 11.18' N80'42'39"E _N19'19'56"W 29.58' __27.70**'** N86'59'23"W NOT TO SCALE -∆=77°30′57" _N43'33'41"E L=32.93'_N79'03'19"E N4'49'56"W_ S49'25'05"W 21.93 SURVEYOR'S NOTES: N59'03'35"E R=24.86'N82'03'37"W_ S2'35'51"W S89'04'32"W N33'41'27"E _N41°43'58"E 43.68' 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 38 SOUTH. L=27.92'2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES _S46*08'55"E S10'07'54"E RIGHT-OF-WAY EASEMENT -O.R.B. 93, PAGE 387 28.13 N35 22'16"E 3) NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE S0'00'00"W _S3'33'39"W/ N1'48'51"W OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 5.40 8.21 5.41 13.08 BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. S7**'4**6'05"W 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT ^{9.65} S8'08'00"W THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. S90'00'00"E N68'34'33"E 18.78' S22'04'33"W 11.29' 8.55' UPT-9 27'27'W 5) 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 \$17.56'04"E " S37'09'27"W 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 27.50' 4.45 N23'47'25"E S50'43'18"W 18.88' Ni1'15'47"F N36'52'51"E 6) THE SFWMD PERPETUAL ACCESS ROAD EASEMENT ("ACCESS EASEMENT") SHOWN HEREON IS 23.25 DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (HEREINAFTER REFERRED TO AS N46°05'32"W THE 'DISTRICT") FOR ANY AND ALL PURPOSES DEEMED BY THE DISTRICT TO BE NECESSARY, 24.90' 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 N22'34'07"E EASEMENT, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO MOVE AND TRANSPORT EQUIPMENT, N37'29'14"E MACHINERY, TRAILERS, BOATS, MATERIALS AND SUPPLIES, FOR CONSTRUCTION, OPERATION, EFFECTUATION OR MAINTENANCE OF ANY PROJECT IN THE INTEREST OF FLOOD CONTROL. N8'45'37"W RECLAMATION, CONSERVATION, WATER STORAGE, WATER MANAGEMENT, PUBLIC RECREATION, AND 10.86 ALLIED PURPOSES, NOW OR THAT MAY HEREAFTER BE CONDUCTED BY THE DISTRICT, OR TO CARRY _N5°23'29"E 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 **LEGEND** 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. DENOTES CENTERLINE DENOTES CHORD BEARING DENOTES CHORD DISTANCE 7) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF TRACT-2 DENOTES FOUND 1983 WITH 1990 ADJUSTMENT. DENOTES LICENSED BUSINESS DENOTES DRAINAGE EASEMENT 8) AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN RIVERS END DENOTES PROFESSIONAL LAND SURVEYOR PLS PLAT PER PLAT BOOK 12 PAGE 13 MARTIN COUNTY RECORDS SUCH AS LOTS, RIGHTS-OF-WAYS, DENOTES CONCRETE MONUMENT TRACTS, DRAINAGE EASEMENTS AND THE MAINTENANCE EASEMENT WILL BE VACATED BY VIRTUE OF DENOTES 5/8" IRON ROD & CAP IR&C THIS RE-PLAT. EXCEPTING FROM THE ABOVE STATEMENT IS THE 10.00 FOOT UTILITY EASEMENT AS DENOTES CENTRAL ANGLE SHOWN HEREON. DENOTES RADIUS DENOTES ARC LENGTH FLORIDIAN VILLAGE PLAT NO. 2 9) STATE PLANE COORDINATES HEREON WERE ESTABLISHED UTILIZING NGS CONTROL MONUMENTS DENOTES OFFICIAL RECORDS BOOK O.R.B. F016 AND GS 24 NAD 83. PLAT BOOK 67, PAGE 15, DENOTES PERMANENT CONTROL POINT PCP PUBLIC RECORDS OF DENOTES PAGE ST. LUCIE COUNTY, FLORIDA PREPARED IN THE OFFICE OF: DENOTES NUMBER DENOTES P.K. NAIL AND DISK CULPEPPER & TERPENING, INC. PK&D DENOTES PERMANENT REFERENCE MONUMENT PRM 2980 SOUTH 25th STREET DENOTES POINT OF COMMENCEMENT POC DENOTES POINT OF BEGINNING FORT PIERCE, FLORIDA 34981 POB DENOTES PARKER KALON NAIL & DISK PCP LB 4286 CERTIFICATION NO. LB 4286 DENOTES 4"x4" CONCRETE MONUMENT PRM LB 4286 DENOTES NON RADIAL THOMAS P. KIERNAN DENOTES COMMON AREA TRACT CAT PROFESSIONAL SURVEYOR AND MAPPER DENOTES OPEN SPACE TRACT OST FLORIDA CERTIFICATE No. 6199 DENOTES CERTIFIED CORNER RECORD DENOTES UPLAND PRESERVE TRACT

MATCHLINE (SEE SHEET 2)

DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT

E NAME: 14-093.001-FLORIDIAN-GOLF-CLUB-PUD-PHASE-1-SHT3