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 **LEGEND** DENOTES CENTERLINE DETAIL "A" 14.14'-DENOTES CHORD BEARING Δ=8·13'39" EASEMENT DETAIL S58'06'26"W DENOTES CHORD DISTANCE L=80.42, DENOTES FOUND CB=N17:13'17"E 1"=50" DENOTES LICENSED BUSINESS CD=80.35, -GRAPHIC SCALE DENOTES DRAINAGE EASEMENT 10' WIDE DENOTES PROFESSIONAL LAND SURVEYOR DENOTES CONCRETE MONUMENT UTILITY N30°06'14"W EASEMENT DENOTES 5/8" IRON ROD & CAP R=15.00' 32.38 (IN FEET) 1 inch = 50 ft. DENOTES CENTRAL ANGLE $\Delta = 46^{\circ}34'13''$ DENOTES RADIUS L=12.19' DENOTES ARC LENGTH DENOTES OFFICIAL RECORDS BOOK R=125.03' SURVEYOR'S NOTES: DENOTES PERMANENT CONTROL POINT PCP DENOTES PAGE DENOTES NUMBER R = 65.00'1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1 DENOTES P.K. NAIL AND DISK ∕-∆=273°08'06" TOWNSHIP 38 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N88'15'58"E. DENOTES PERMANENT REFERENCE MONUMENT L=309.86' POC DENOTES POINT OF COMMENCEMENT R=15.00'2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. POB DENOTES POINT OF BEGINNING Δ=46°33'58"-(NR) DENOTES NON-RADIAL. DENOTES PARKER KALON NAIL & DISK PCP LB 4286 DENOTES 4"x4" CONCRETE MONUMENT PRM LB 4286 3) NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC DENOTES NON RADIAL NR RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED DENOTES COMMON AREA TRACT 10' WIDE UTILITY CAT HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OST DENOTES OPEN SPACE TRACT EASEMENT PER ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. C.C.R. DENOTES CERTIFIED CORNER RECORD - RIVERS END DENOTES UPLAND PRESERVE TRACT PLAT BOOK 12, 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIVERS END PAGE 13, RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PLAT BOOK 12, KEY MAP THIS COUNTY. PUBLIC RECORDS OF PAGE 13. MARTIN COUNTY, FLORIDA PUBLIC RECORDS OF NOT TO SCALE 5) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A MARTIN COUNTY, FLORIDA 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 R = 560.00'R = 560.00'ACCORDANCE WITH COUNTY SPECIFICATIONS. MURPHY ROAD Δ=2'29'57"¬ $\triangle = 6.03'56''$ L=24.43'6) THE SFWMD PERPETUAL ACCESS ROAD EASEMENT ("ACCESS EASEMENT") 80.00' RIGHT-OF-WAY L=59.28' (PLAT BOOK 13, PAGE 12 SHOWN HEREON IS DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT N13'06'27"E DISTRICT (HEREINAFTER REFERRED TO AS THE "DISTRICT") FOR ANY AND ALL PUBLIC RECORDS OF S58'06'26"W PURPOSES DEEMED BY THE DISTRICT TO BE NECESSARY, CONVENIENT, OR MARTIN COUNTY, FLORIDA) _S7**4**'23'35"E 35.36 INCIDENT TO, OR IN CONNECTION WITH, UNRESTRICTED VEHICULAR AND N30°06'14"W R=530.00 PEDESTRIAN ACCESS, INGRESS AND EGRESS, OVER, ACROSS, THROUGH, AND WITH RESPECT TO, THE ACCESS EASEMENT, INCLUDING, BUT NOT LIMITED TO, N75°06'15"W THE RIGHT TO MOVE AND TRANSPORT EQUIPMENT, MACHINERY, TRAILERS, 4.03 BOATS, MATERIALS AND SUPPLIES, FOR CONSTRUCTION, OPERATION. O.R.B. 1525, PAGE 1156, OST-1 CENTERLINE ___ EFFECTUATION OR MAINTENANCE OF ANY PROJECT IN THE INTEREST OF FLOOD PUBLIC RECORDS OF FPL EASEMENT CONTROL. RECLAMATION. CONSERVATION, WATER STORAGE, WATER MARTIN COUNTY, FLORIDA ENDS 40.00' MANAGEMENT, PUBLIC RECREATION, AND ALLIED PURPOSES, NOW OR THAT INTO PROPERTY MAY HEREAFTER BE CONDUCTED BY THE DISTRICT, OR TO CARRY OUT THE O.R.B. 588. PURPOSES AND INTENTS OF THE STATUTES OF THE STATE OF FLORIDA PAGE 2144 $R = 220.03^{\circ}$ RELATING TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PRESENTLY 10' WIDE $\Delta = 13^{\circ}46'54'$ EXISTING OR THAT MAY BE ENACTED IN THE FUTURE PERTAINING THERETO. UTILITY L=52.92 INCLUDING, BUT NOT LIMITED TO, UTILIZATION OF THE ACCESS EASEMENT FOR N13'06'26"E 400.93' EASEMENT $R = 205.03^{\circ}$ CB=S67'28'07"E ACCESS TO AND MAINTENANCE OF THE DISTRICT'S C-23 CANAL RIGHT OF ^{_}Δ=14'31'53" WAY. THIS ACCESS EASEMENT SHALL AT NO TIME BE OBSTRUCTED BY ANY CD = 52.80'\L=52.00' OBJECT WHICH WOULD PROHIBIT ACCESS, INGRESS OR EGRESS TO AND FROM S76'53'34"E 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 N29°25'20"E 10' WIDE ACCESS EASEMENT AS DETERMINED BY THE DISTRICT IN ORDER TO INSURE __15.00' UTILITY THE FULL ENJOYMENT OF THE RIGHTS GRANTED AND CONVEYED BY THIS R=15.00' EASEMENT ACCESS EASEMENT. THE DISTRICT SHALL HAVE NO OBLIGATION WITH RESPECT S0'00'33"W MEAN HIGH R=560.00' TO MAINTENANCE OF THE ACCESS EASEMENT. WATER LINE -∆=46°33′58" 13.80' R=205.03' Δ=39'24'52"-UPT-4 LOCATED 8-08-2016 L=12.19' R=193.00' DETAIL GOPHER TORTOISE L=385.237) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH ELEV=-0.41 $\Delta = 4.52.50$ "-PRESERVE ADDITIONAL R = 65.00'AMERICAN DATUM OF 1983 WITH 1990 ADJUSTMENT. N.A.V.D. 1988 L=16.44' AREA 2 R=85.00, Δ=44.59.21" GOPHER TORTOISE -L=58.13' (O.R.B. 3293, PAGE 1522) 8) AS PER FLORIDA STATUTES 177 THE UNDERLYING/PREVIOUSLY RECORDED PRESERVE ADDITIONAL R=193.00' CB=N37'46'27"W ITEMS IN RIVERS END PLAT PER PLAT BOOK 12 PAGE 13 MARTIN COUNTY Δ=12.50,47. AREA 4 CD = 56.21RECORDS SUCH AS LOTS. RIGHTS-OF-WAYS. TRACTS, DRAINAGE EASEMENTS L=43.27'(O.R. B.3293, PAGE 1522) 30.00 NO.00, 39 E 116.76 AND THE MAINTENANCE EASEMENT WILL BE VACATED BY VIRTUE OF THIS RE-PLAT. EXCEPTING FROM THE ABOVE STATEMENT IS THE 10.00 FOOT R = 45.00'TIDAL WATERS OF N26'29'16"E GOPHER TORTOISE UTILITY EASEMENT AS SHOWN HEREON. A=34.04'21" *-*Δ=33'00'02' THE SOUTH FLORIDA HABITAT B L=25.92'WATER MANAGEMENT O.R.B. 927, PAGE 2931 -L≈17.84' _N24'23'45"E U.R.B. 1093, PAGE 1926 9) STATE PLANE COORDINATES HEREON WERE ESTABLISHED UTILIZING NGS DISTRICT CANAL C-23 R=120.00° CONTROL MONUMENTS FO16 AND GS 24 NAD 83. R=275.00'Δ=14·29'18" $\Delta = 39^47'38''$ / 30.53' N22'52'41"E R = 45.00'N23°44'16"W_ L=191.00' Δ=44*59'21"-R = 70.00'L=35.33'^LΔ=50'38'39" R = 45.00'S50'39'17"W N76'21'49"W $\Delta = 47.42'32''$ L=61.87'N60'56'46"W L=37.47 20.77 12.76 N60'46'19"W _N86°25'41"W UTILITY EASEMENT 11.91 ∆_{O.R.B.} 2648, PAGE 415 R = 250.00'PUBLIC RECORDS OF TRACT-1 $\Delta = 39.47.38$ " S23'44'15"E N55'20'11"W MARTIN COUNTY, FLORIDA L=173.63 O.R.B. 3511, PAGE 1924 N43°56'29" CB=S59'14'32"E PUBLIC RECORDS OF UPT-3 CD=170.16'ST. LUCIE COUNTY, FLORIDA S61'42'20"W GOPHER TORTOISE -10.24 **SFWMD** PRESERVE ADDITIONAL PERPETUAL 13.96'-AREA 2 ACCESS ROAD (O.R. B. 3293, PAGE 1522) N42°46'50"W **EASEMENT** N87'50'02"E GOPHER TORTOISE PREPARED IN THE OFFICE OF: 33.58' 31.69 CULPEPPER & TERPENING, INC. S79"08'21"E O.R.B. 927, PAGE 2931 34.74 O.R.B. 1093, PAGE 1926 TRACT-2 38.52 2980 SOUTH 25th STREET 💯 © FORT PIERCE, FLORIDA 34981 24.56² CERTIFICATION NO. LB 4286 N61'43'08"W 109.00' THOMAS P. KIERNAN 13.74 N88'02'54"W N8412 Q7 S10'51'39"W PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 6199 MATCHLINE (SEE SHEET 7) MATCHLINE (SEE SHEET 6) SHEET 5 OF 8 FILE NAME: 14-093.001-FLORIDIAN-GOLF-CLUB-PUD-PHASE-1-SHT5