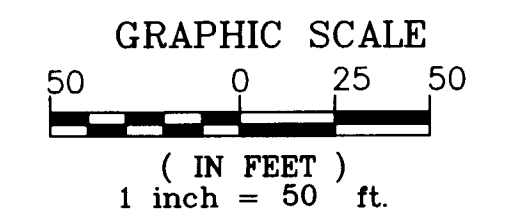


FLORIDIAN GOLF CLUB PUD, PHASE 1

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



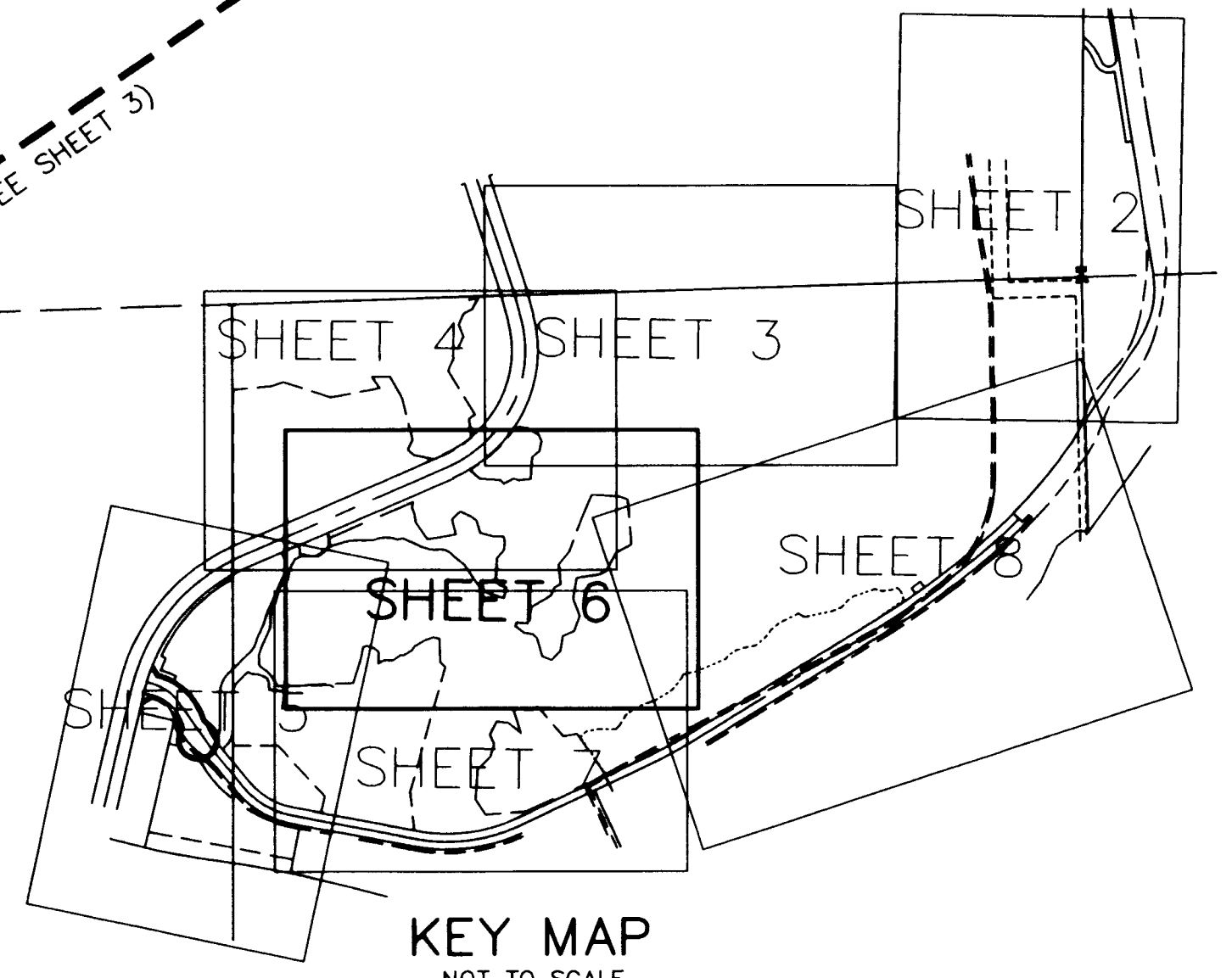
SURVEYOR'S NOTES:

- 1) 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.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- 3) 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.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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 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.
- 6) THE SFWMD 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.
- 7) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH 1990 ADJUSTMENT.
- 8) 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.
- 9) STATE PLANE COORDINATES HEREON WERE ESTABLISHED UTILIZING NGS CONTROL MONUMENTS F016 AND GS 24 NAD 83.

LEGEND

- ⊙ DENOTES CENTERLINE
- CB DENOTES CHORD BEARING
- CD DENOTES CHORD DISTANCE
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- DE DENOTES DRAINAGE EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- PCP DENOTES PERMANENT CONTROL POINT
- PG. DENOTES PAGE
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- POC DENOTES POINT OF COMMENCEMENT
- POB DENOTES POINT OF BEGINNING
- ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
- DENOTES 4"x4" CONCRETE MONUMENT PRM LB 4286
- NR DENOTES NON RADIAL
- CAT DENOTES COMMON AREA TRACT
- OST DENOTES OPEN SPACE TRACT
- C.C.R. DENOTES CERTIFIED CORNER RECORD
- UPT DENOTES UPLAND PRESERVE TRACT
- SFWMD DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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



KEY MAP
NOT TO SCALE

