SHEET 7 OF 8

## FLORIDIAN GOLF CLUB PUD, PHASE GRAPHIC SCALE 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 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 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 UPT-3 RÉCORDS 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. KEY MAP 9) STATE PLANE COORDINATES HEREON WERE ESTABLISHED UTILIZING NGS CONTROL MONUMENTS FO16 AND GS 24 NAD 83. NOT TO SCALE MATCHLINE (SEE SHEET 6) GOPHER TORTOISE HABITAT B O.R.B. 927, PAGE 2931 O.R.B. 1093, PAGE 1926 13.42 11.23' S75'47'31"W \_N68'11'25"W S60'39'45"W TRACT-2 S39°56'47"W "VATE ROAD MAY 7.20' S85"14"51"W 23.54 5.80' S49'18'41"W \_S54'28'19"W 18.63' S51'08'34"W 4.39' 38.49' S78'25'01"W 38.49 GOPHER TORTOISE S42'43'55"W S57'07'02"W HABITAT A S68'35'26"W O.R.B. 927, PAGE 2931 UPT-3 O.R.B. 1093, PAGE 1926 \S72**`**02**`44"W**\_\_ GOPHER TOR/TOISE -PRESERVE ADDITIONAL-AREA/1 UTILITY EASEMENT UTILITY EASEMENT -O.R.B. 1179, PAGE 219 UPT-3O.R.B. 2648, PAGE 415 END SFWMD O.R.B. 1346, PAGE 1929 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA -PERPETUAL UPT-3 O.R.B. 3511, PAGE 1924 SFWMD ACCESS ROAD PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA R=485.00' PERPETUAL ACCESS EASEMENT 4=35·58′23″ ROAD EASEMENT \_S61**:**12'50"W R=1975.00' 118.34 \_\_ *\_\_ \_ \_ \_* \_ Δ=6**·**29'09" <sup>-</sup> . \_\_\_ \_ \_ \_ \_ L=223.57' \_ R=510.00'240.95 \_ -1<del>28.05'</del> - 1 56.46' 42.24' TRACT R-2 SW RIVERS END WAY Δ=35'58'23" L=320.20'N64'53'16"E PRIVATE ROAD) **LEGEND** 262.54 CB=N82'52'28"E N25'06'44"W CD = 314.97'312.54 98.70 50.00 DENOTES CENTERLINE R=2025.00 S64°53'16"W 411.24 DENOTES CHORD BEARING CB $\Delta = 6.29'09''$ CD FND DENOTES CHORD DISTANCE L=229.23DENOTES FOUND DENOTES LICENSED BUSINESS R=2000.00' DE PLS $\Delta = 6.29'09''$ DENOTES DRAINAGE EASEMENT UNPLATTED DENOTES PROFESSIONAL LAND SURVEYOR DENOTES CONCRETE MONUMENT L=226.40' СМ CB=N61'38'42"E IR&C DENOTES 5/8" IRON ROD & CAP CD = 226.28'SFWMD DENOTES CENTRAL ANGLE PERPETUAL ACCESS ~ DENOTES RADIUS ROAD EASEMENT DENOTES ARC LENGTH DENOTES OFFICIAL RECORDS BOOK O.R.B. UNPLATTED PCP DENOTES PERMANENT CONTROL POINT PG. DENOTES PAGE DENOTES NUMBER DENOTES P.K. NAIL AND DISK PK&D TIDAL WATERS OF DENOTES PERMANENT REFERENCE MONUMENT PRM THE SOUTH FLORIDA POC DENOTES POINT OF COMMENCEMENT WATER MANAGEMENT DENOTES POINT OF BEGINNING POB DISTRICT CANAL C-23 PREPARED IN THE OFFICE OF: DENOTES PARKER KALON NAIL & DISK PCP LB 4286 DENOTES 4"x4" CONCRETE MONUMENT PRM LB 4286 CULPEPPER & TERPENING, INC. TIDAL WATERS OF DENOTES NON RADIAL 2980 SOUTH 25th STREET THE SOUTH FLORIDA DENOTES COMMON AREA TRACT WATER MANAGEMENT FORT PIERCE, FLORIDA 34981 DENOTES OPEN SPACE TRACT OST DISTRICT CANAL C-23 DENOTES CERTIFIED CORNER RECORD CERTIFICATION NO. LB 4286 C.C.R. DENOTES UPLAND PRESERVE TRACT UPT DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT THOMAS P. KIERNAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 6199 FILE NAME: 14-093.001-FLORIDIAN-GOLF-CLUB-PUD-PHASE-1-SHT7