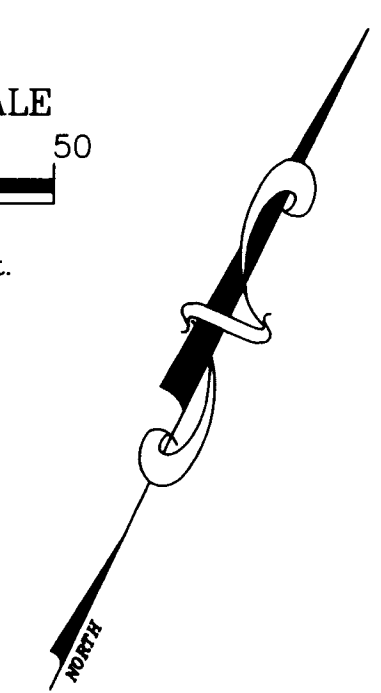
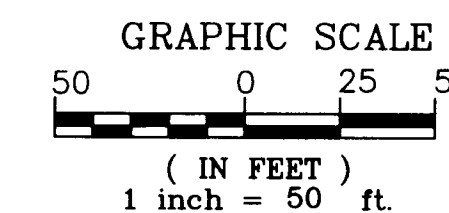


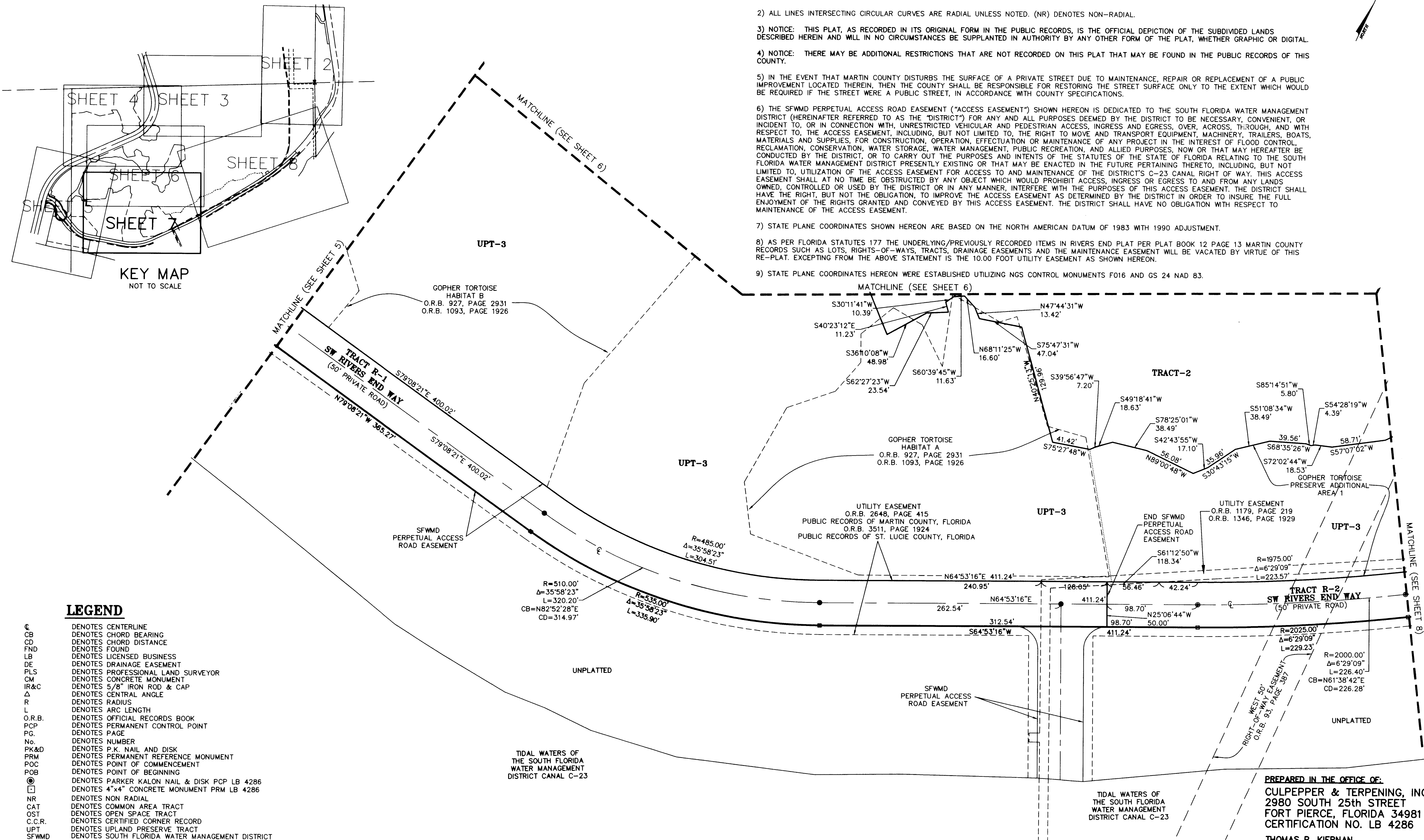
# FLORIDIAN GOLF CLUB PUD, PHASE 1

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 SHOWN 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