

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

DISCOVERY HOBE SOUND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF DISCOVERY P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. THE PRIVATE ROADWAYS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. (TRACTS RW1 AND RW2) ARE HEREBY DEDICATED FOR ACCESS, DRAINAGE, UTILITY, AND LANDSCAPE PURPOSES AND ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY, AND WHEN COMPLETED AND SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF ATLANTIC FIELDS CLUB, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; PROVIDED, HOWEVER, THAT UTILITY PROVIDERS SHALL BE RESPONSIBLE FOR MAINTAINING THEIR APPLICABLE UTILITIES. AN ACCESS, DRAINAGE, AND UTILITY EASEMENT IS RESERVED OVER THE PRIVATE ROADWAY TRACTS IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY, UTILITY EASEMENTS, DRAINAGE EASEMENTS, LANDSCAPE EASEMENTS, OR LANDSCAPE PURPOSES DESIGNATED AS SUCH ON THIS PLAT.

IN ADDITION, IN ACCORDANCE WITH AND SUBJECT TO THE TERMS OF THE ENTRANCEWAY EASEMENT AGREEMENT ("ENTRANCEWAY EASEMENT AGREEMENT") DATED OCTOBER 19, 2023 BY AND BETWEEN DISCOVERY HOBE SOUND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, GROVE XXIII GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BECKER B-14 GROVE, LTD, A FLORIDA LIMITED PARTNERSHIP, AND HOBE SOUND EQUESTRIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN BOOK 3402, PAGE 2479 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE PRIVATE ROADWAY SHOWN ON THIS PLAT OF DISCOVERY P.U.D. AS TRACT RW1 IS HEREBY DEDICATED FOR ACCESS, DRAINAGE, AND UTILITY PURPOSES IN FAVOR OF OWNER, ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, GROVE XXIII GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS, ASSIGNS, AND PERMITTED PARTIES AS THE PERMANENT EASEMENT PURSUANT TO SECTION 4(E) OF THE ENTRANCEWAY EASEMENT AGREEMENT, AND WHEN COMPLETED IN ACCORDANCE WITH SECTION 2(E) OF THE ENTRANCEWAY EASEMENT AGREEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; PROVIDED, HOWEVER, THAT UTILITY PROVIDERS SHALL BE RESPONSIBLE FOR MAINTAINING THEIR APPLICABLE UTILITIES; AND PROVIDED FURTHER THAT THIS REFERENCE TO THE ENTRANCEWAY EASEMENT AGREEMENT SHALL NOT SERVE TO REIMPOSE THE ENTRANCEWAY EASEMENT AGREEMENT.

2. THE PRIVATE OPEN SPACE TRACTS (A/K/A OPEN AREA TRACTS), (TRACTS OS1 THROUGH OS11, INCLUSIVE) SHOWN ON THIS PLAT OF DISCOVERY P.U.D. ARE HEREBY DEDICATED FOR OPEN SPACE, RECREATION, ACCESS, DRAINAGE, AND LANDSCAPE PURPOSES, AND WHEN SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF ATLANTIC FIELDS CLUB, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; PROVIDED, HOWEVER, THAT NOTHING IN THIS PLAT OBLIGATES OWNER, ITS SUCCESSORS, OR ASSIGNS TO DEVELOP THE OPEN SPACE TRACTS FOR RECREATION PURPOSES. AN ACCESS EASEMENT OVER THE PRIVATE OPEN SPACE TRACTS IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY OPEN SPACE, RECREATION, ACCESS, DRAINAGE, LANDSCAPE PURPOSES, OR ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

3. THE WATER MANAGEMENT TRACTS (TRACTS L1A, L1B AND L2 THROUGH L14, INCLUSIVE) SHOWN ON THIS PLAT OF DISCOVERY P.U.D. ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO HOBE-ST. LUCIE CONSERVANCY DISTRICT FOR WATER MANAGEMENT, DRAINAGE, LANDSCAPE, AND OTHER LAWFUL PURPOSES; AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOBE-ST. LUCIE CONSERVANCY DISTRICT WITHOUT RECOURSE TO MARTIN COUNTY, FLORIDA. ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE RESERVED IN FAVOR OF THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, OVER THE WATER MANAGEMENT TRACTS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AND FRANCHISED CABLE TELEVISION SYSTEMS; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS A REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

5. THE PRIVATE MAINTENANCE TRACTS (TRACTS M1, M2, AND M3) SHOWN AND DESIGNATED ON THIS PLAT OF DISCOVERY P.U.D. ARE HEREBY DEDICATED FOR MAINTENANCE PURPOSES, WHICH MAY INCLUDE BACK OF HOUSE SERVICE FACILITIES, WHICH MAY INCLUDE EMPLOYEE HOUSING AND UTILITIES, AND WHEN SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF ATLANTIC FIELDS CLUB, THE DRAINAGE FACILITIES ON THE PRIVATE MAINTENANCE TRACTS SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WITHOUT RECOURSE TO HOBE-ST. LUCIE CONSERVANCY DISTRICT. PROVIDED, HOWEVER, THAT NOTHING IN THIS PLAT OBLIGATES OWNER, ITS SUCCESSORS, OR ASSIGNS TO DEVELOP THE MAINTENANCE TRACTS FOR MAINTENANCE PURPOSES AS SET FORTH ABOVE. AN ACCESS EASEMENT OVER THE PRIVATE MAINTENANCE TRACTS IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS.

6. THE PRIVATE RECREATION TRACTS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. (TRACTS R1 THROUGH R14, INCLUSIVE) ARE HEREBY DEDICATED FOR RECREATION TRACTS, DRAINAGE AND RELATED PURPOSES; PROVIDED, HOWEVER, THAT NOTHING IN THIS PLAT OBLIGATES OWNER, ITS SUCCESSORS, OR ASSIGNS TO DEVELOP THE RECREATION TRACTS FOR RECREATION PURPOSES. AN ACCESS EASEMENT OVER THE PRIVATE RECREATION TRACTS IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY RECREATION TRACTS, DRAINAGE, OR RELATED PURPOSES, OR ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

7. THE HABITAT RESTORATION TRACT (HRA TRACT) SHOWN ON THIS PLAT OF DISCOVERY P.U.D. IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO HOBE-ST. LUCIE CONSERVANCY DISTRICT FOR CONSERVATION AND HABITAT RESTORATION, ACCESS, DRAINAGE AND OTHER LAWFUL PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOBE-ST. LUCIE CONSERVANCY DISTRICT AND MAINTAINED IN ACCORDANCE WITH THE HABITAT RESTORATION MANAGEMENT PLAN. AN ACCESS EASEMENT OVER THE HABITAT RESTORATION TRACT IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS.

8. SP2 TRACT AS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. IS HEREBY RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS FOR FUTURE USE. SP2 TRACT AS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. IS HEREBY DEDICATED FOR ACCESS, RELATED PURPOSES, AND DRAINAGE PURPOSES. AN ACCESS EASEMENT OVER SP2 TRACT IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY FUTURE USE, ACCESS, RELATED PURPOSES, DRAINAGE PURPOSES, OR ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

9. AN INGRESS/EGRESS EASEMENT OVER THE PRIVATE ROADWAY TRACTS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. IS HEREBY DEDICATED TO HOBE-ST. LUCIE CONSERVANCY DISTRICT, INCLUDING ITS AUTHORIZED EMPLOYEES, CONTRACTORS, SUPPLIERS, CONSULTANTS, LICENSEES AND AGENTS, TO PROVIDE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS, INCLUDING TEMPORARY VEHICULAR PARKING THEREON, TO AND FROM HOBE-ST. LUCIE CONSERVANCY DISTRICT'S WATER MANAGEMENT IMPROVEMENTS; AND OTHER DISTRICT FACILITIES, LANDS AND EASEMENTS. THE LANDS ENCOMPASSED BY SAID INGRESS/EGRESS EASEMENT, AND WHEN SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF ATLANTIC FIELDS CLUB BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO HOBE-ST. LUCIE CONSERVANCY DISTRICT OR TO MARTIN COUNTY, FLORIDA.

10. THE HSLCD ACCESS AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. ARE HEREBY DEDICATED TO HOBE-ST. LUCIE CONSERVANCY DISTRICT, INCLUDING ITS AUTHORIZED EMPLOYEES, CONTRACTORS, SUPPLIERS, CONSULTANTS, LICENSEES AND AGENTS, FOR ACCESS, INGRESS, EGRESS (INCLUDING TEMPORARY VEHICULAR PARKING THEREON), MAINTENANCE AND OTHER LAWFUL PURPOSES. THE LANDS THEREIN AND THEREUNDER, WHEN SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF ATLANTIC FIELDS CLUB, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO HOBE-ST. LUCIE CONSERVANCY DISTRICT OR TO MARTIN COUNTY, FLORIDA.

11. AN UNOBSTRUCTED NON-EXCLUSIVE MAINTENANCE ACCESS EASEMENT OVER ALL OF THE PROPERTY OTHER THAN THE RESIDENTIAL LOTS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. IS HEREBY DEDICATED TO HOBE-ST. LUCIE CONSERVANCY DISTRICT FOR THE PURPOSES OF PROVIDING REASONABLE INGRESS AND EGRESS FOR PEDESTRIAN, VEHICULAR AND/OR EQUIPMENT USAGE, INCLUDING TEMPORARY STORAGE AND PARKING THEREON, BY THE DISTRICT, TOGETHER WITH ITS AUTHORIZED EMPLOYEES, CONTRACTORS, SUPPLIERS, CONSULTANTS, LICENSEES AND AGENTS, FOR THE CONSTRUCTION, MANAGEMENT, OPERATION, INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, ENLARGEMENT AND/OR UPGRADE OF IRRIGATION FACILITIES; WATER WELLS AND PUMPS; WATER MANAGEMENT FACILITIES AND OTHER IMPROVEMENTS; HABITAT RESTORATION; AND UTILITIES LOCATED IN, OVER, UNDER AND UPON THE PROPERTY; PROVIDED, HOWEVER, THAT THE USE OF SUCH EASEMENT FOLLOWING CONSULTATION WITH THE OWNER OF THE UNDERLYING FEE SHALL NOT UNREASONABLY INTERFERE WITH THE USE OF OR ACCESS TO THE PROPERTY SUBJECT TO THIS PLAT OF DISCOVERY P.U.D. THE LANDS THEREIN AND THEREUNDER (OTHER THAN THE WATER MANAGEMENT TRACTS AND THE HABITAT RESTORATION TRACT), WHEN SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF ATLANTIC FIELDS CLUB ("MASTER DECLARATION"), SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS OR DISCOVERY HOBE SOUND INVESTORS, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS PROVIDED IN THE MASTER DECLARATION, WITHOUT RECOURSE TO HOBE-LUCIE CONSERVANCY DISTRICT OR MARTIN COUNTY, FLORIDA. HOBE-ST. LUCIE CONSERVANCY DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, MANAGE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, REMOVE, ENLARGE, AND/OR UPGRADE WATER MANAGEMENT AND OTHER HOBE-ST. LUCIE CONSERVANCY DISTRICT FACILITIES AND IMPROVEMENTS WITHIN THIS EASEMENT AREA.

12. RESERVATION TRACT 1, TRACT GC1, AND TRACT GC2 AS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. ARE RESERVED FOR USE, INCLUDING DRAINAGE, BY OWNER, ITS SUCCESSORS AND ASSIGNS. AN ACCESS EASEMENT OVER RESERVATION TRACT 1, TRACT GC1, AND TRACT GC2 IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY USE, INCLUDING DRAINAGE, OR ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

13. A DHSI 30 FOOT INGRESS/EGRESS EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AS SHOWN ON THIS PLAT OF DISCOVERY P.U.D. IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY INGRESS/EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

14. THE LANDSCAPE BUFFER TRACTS (TRACTS LB1 AND LB2) SHOWN ON THIS PLAT OF DISCOVERY P.U.D. ARE HEREBY DEDICATED FOR NATIVE LANDSCAPE BUFFER, RECREATION, ACCESS, AND DRAINAGE PURPOSES, AND WHEN SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF ATLANTIC FIELDS CLUB, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; PROVIDED, HOWEVER, THAT NOTHING IN THIS PLAT OBLIGATES OWNER, ITS SUCCESSORS, OR ASSIGNS TO DEVELOP ANY PORTION OF THE LANDSCAPE BUFFER TRACTS FOR RECREATION PURPOSES. AN ACCESS EASEMENT OVER THE LANDSCAPE BUFFER TRACTS IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY NATIVE LANDSCAPE BUFFER, RECREATION, ACCESS, OR DRAINAGE PURPOSES, OR ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

SIGNED, SEALED, AND DELIVERED THIS ____ DAY OF _____, 2024, BY SAID OWNER OR OWNER'S DESIGNEE.

IN THE PRESENCE OF TWO WITNESSES: DISCOVERY HOBE SOUND INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME:
POST OFFICE ADDRESS:

BY: JOSEPH ARENSON,
VICE PRESIDENT

ACKNOWLEDGMENT- DISCOVERY HOBE SOUND INVESTORS, LLC

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

ON _____, 2024, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS - ATLANTIC FIELDS MASTER ASSOCIATION, INC.

ATLANTIC FIELDS MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON AND ACCEPTS THE MAINTENANCE OBLIGATIONS FOR SAME AS SHOWN HEREON.

DATED THIS ____ DAY OF _____, 2024.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF TWO WITNESSES:

ATLANTIC FIELDS MASTER ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

PRINT NAME:
POST OFFICE ADDRESS:

BY: JOSEPH ARENSON, PRESIDENT

PRINT NAME:
POST OFFICE ADDRESS:

ACKNOWLEDGMENT- ATLANTIC FIELDS MASTER ASSOCIATION, INC.

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

ON _____, 2024, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

LEGEND OF SURVEY ABBREVIATIONS

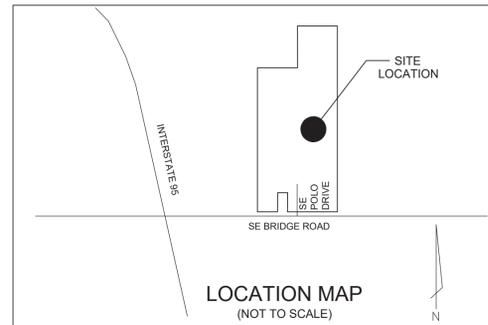
Δ DELTA ANGLE
AC. ACREAGE
CB CHORD BEARING
C CHORD LENGTH
C CENTERLINE
C.M. CONCRETE MONUMENT
C.C.R. CERTIFIED CORNER RECORD
D.E. DRAINAGE EASEMENT
DISCOVERY HOBE SOUND INVESTORS
FND. FOUND
FPL FLORIDA POWER AND LIGHT COMPANY
HSLCD HOBE ST. LUCIE CONSERVANCY DISTRICT
IE INGRESS/EGRESS
L ARC LENGTH
LB LICENSE BUSINESS
No. NUMBER
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
P.B. PLAT BOOK
PCN. PROPERTY CONTROL NUMBER
P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
P.U.D. PLANNED UNIT DEVELOPMENT
R RADIUS
(R) RADIAL
RB RADIAL BEARING
R.W. RIGHT OF WAY
S.F. SQUARE FEET
S.R. STATE ROAD
U.E. UTILITY EASEMENT

SYMBOL LEGEND:

△ SET P.C.P. "LB 8206"
● SET 5/8" IRON ROD & CAP LB# 8206
■ SET 4"x4" P.R.M. LB# 8206
☑ FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS OPEN SPACE (OPEN AREA)
R RECREATION
L LAKE (WATER MANAGEMENT TRACT)
LB LANDSCAPE BUFFER
RW RIGHT-OF-WAY
M MAINTENANCE
HRA HABITAT RESTORATION AREA
GC GOLF COTTAGES



LEGAL DESCRIPTION WRITTEN BY SURVEYOR:
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF TRACTS "A" AND "D", GROVE GOLF CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND ALL OF SECTION 23 AND A PORTION OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, THENCE NORTH 00°12'22" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BRIDGE ROAD, IN ACCORDANCE WITH TRACT "B", HOBE SOUND POLO CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 78, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'22" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2,574.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00°10'04" WEST, ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2,639.77 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 00°29'52" WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 2,664.71 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°30'02" WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 2,664.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 00°21'35" EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 275.02 FEET TO THE PLATTED SOUTHWESTERLY BOUNDARY CORNER OF SAID TRACT "B", OF SAID GROVE GOLF CLUB (PLAT BOOK 17, PAGE 78); THENCE DEPARTING SAID WEST LINE OF SECTION 14 AND ALONG THE SOUTHERLY BOUNDARY LINES OF SAID TRACT "B" AND TRACT "C", GROVE GOLF CLUB (PLAT BOOK 17, PAGE 78), THE FOLLOWING COURSES: SOUTH 89°45'19" EAST, A DISTANCE OF 595.72 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 83.00 FEET AND A RADIAL LINE BEARING OF SOUTH 77°13'49" EAST; THENCE NORTHEASTERLY 165.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°20'41" TO A POINT OF REVERSE CURVATURE, SAID REVERSE CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 117.00 FEET AND A RADIAL BEARING OF NORTH 37°06'53" EAST; THENCE SOUTHEASTERLY 75.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12" TO THE POINT OF TANGENCY; THENCE SOUTH 89°45'19" EAST, A DISTANCE OF 1,836.71 FEET, TO THE PLATTED SOUTHEAST BOUNDARY CORNER OF SAID TRACT "C"; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE OF SAID TRACT "C" AND ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "C" THE FOLLOWING COURSES: NORTH 00°14'41" EAST, A DISTANCE OF 152.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 135.00 FEET AND A RADIAL BEARING OF NORTH 89°45'19" WEST; THENCE NORTHWESTERLY 104.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°26'15" TO THE POINT OF REVERSE CURVATURE; SAID REVERSE CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET AND A RADIAL BEARING OF NORTH 45°48'26" EAST; THENCE NORTHERLY 293.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 134°31'36" TO AN INTERSECTION OF A NON-TANGENT LINE BEING SAID EAST BOUNDARY LINE OF TRACT "C"; THENCE NORTH 00°21'26" EAST, ALONG THE EAST BOUNDARY LINE OF SAID TRACTS "C" & "B", A DISTANCE OF 3,223.58 FEET TO THE NORTHEAST BOUNDARY CORNER OF SAID TRACT "B", SAID POINT ALSO LIES ON THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 14; THENCE SOUTH 89°59'08" EAST, DEPARTING SAID NORTHEAST BOUNDARY CORNER AND ALONG SAID NORTH LINE OF THE SOUTH 3/4 OF SECTION 14, A DISTANCE OF 2,634.74 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 00°04'46" WEST, ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 1,329.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 00°25'19" EAST, ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 2,653.85 FEET TO THE SOUTHEAST SECTION CORNER OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°12'43" WEST, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 2,652.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'32" EAST, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 2,639.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 23; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 00°02'49" EAST ALONG SAID EAST LINE OF SAID SECTION 26, A DISTANCE OF 2,663.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°05'39" WEST, ALONG SAID EAST LINE OF SAID SECTION 26, A DISTANCE OF 2,570.79 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BRIDGE ROAD, IN ACCORDANCE WITH TRACT "A", HOBE SOUND POLO CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 78, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 21,550.90 FEET AND A RADIAL BEARING OF SOUTH 01°11'026" EAST; THENCE DEPARTING SAID EAST LINE OF SAID SECTION 26 AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 303.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°48'21" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°01'13" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 245.67 FEET TO A POINT OF CURVATURE A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11,394.20 FEET AND A RADIAL BEARING OF NORTH 01°58'47" WEST; THENCE WESTERLY 442.15 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'24" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°45'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2,328.48 FEET TO THE PLATTED NORTHWEST BOUNDARY CORNER OF SAID TRACT "A"; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND NORTHWEST BOUNDARY CORNER AND ALONG THE BOUNDARY LINES OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3418, PAGE 2153, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA THE FOLLOWING COURSES: NORTH 00°14'37" EAST, A DISTANCE OF 1,255.00 FEET; THENCE NORTH 89°45'23" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°14'37" WEST, A DISTANCE OF 1,255.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BRIDGE ROAD AND THE NORTHEAST BOUNDARY CORNER OF AFOREMENTIONED TRACT "B", PLAT BOOK 16, PAGE 78; THENCE NORTH 89°45'23" WEST ALONG LAST SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,320.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1530.89 ACRES, MORE OR LESS.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE COUNTY SURVEYOR AND MAPPER

DATE COUNTY ENGINEER

DATE COUNTY ATTORNEY

DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK OF COURT

CLERKS RECORDING CERTIFICATE
I, CAROLYNN TIMMANN, CLERK OF THE
CIRCUIT COURT OF MARTIN COUNTY,
FLORIDA, HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD IN PLAT
BOOK _____, PAGE _____, MARTIN
COUNTY, FLORIDA, PUBLIC RECORDS.
THIS _____ DAY OF _____
2024.

CAROLYNN TIMMANN
CLERK OF CIRCUIT COURT OF MARTIN
COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CIRCUIT COURT SEAL

FILE No. _____

SHEET 1 OF 79



ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A
 REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH,
 RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

MORTGAGEE'S CONSENT:

BECKER B-14 GROVE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HOBE SOUND EQUESTRIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE HOLDER OF THAT CERTAIN MORTGAGE ON THE LAND DESCRIBED ON THIS PLAT, DATED OCTOBER 19, 2023, AND RECORDED IN OFFICIAL RECORDS BOOK 3402, PAGE 1744, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DO HEREBY CONSENT TO THE DEDICATIONS ON THIS PLAT, INCLUDING THOSE TO HOBE-ST. LUCIE CONSERVANCY DISTRICT, AND DO SUBORDINATE THEIR MORTGAGE TO SUCH DEDICATIONS.

SIGNED THIS _____ DAY OF _____, 2024, ON BEHALF OF SAID BECKER B-14 GROVE, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, BECKER SISTERS MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES FOR THOMAS W. HURLEY,
 R. SCOTT HURLEY, AND
 RICHARD E. HURLEY:

WITNESS: _____ BY: _____
 PRINT NAME: _____ THOMAS W. HURLEY, MANAGER
 POST OFFICE ADDRESS: _____

WITNESS: _____ BY: _____
 PRINT NAME: _____ R. SCOTT HURLEY, MANAGER
 POST OFFICE ADDRESS: _____

BY: _____
 RICHARD E. HURLEY, MANAGER

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, THOMAS W. HURLEY, R. SCOTT HURLEY, AND RICHARD E. HURLEY, TO ME WELL KNOWN TO BE THE MANAGERS OF BECKER SISTERS MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF BECKER B-14 GROVE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS MANAGERS OF SAID COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

SIGNED THIS _____ DAY OF _____, 2024, ON BEHALF OF HOBE SOUND EQUESTRIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY ITS AUTHORIZED MEMBER, BECKER B-14 GROVE, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, BECKER SISTERS MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES FOR THOMAS W. HURLEY,
 R. SCOTT HURLEY, AND
 RICHARD E. HURLEY:

WITNESS: _____ BY: _____
 PRINT NAME: _____ THOMAS W. HURLEY, MANAGER
 POST OFFICE ADDRESS: _____

WITNESS: _____ BY: _____
 PRINT NAME: _____ R. SCOTT HURLEY, MANAGER
 POST OFFICE ADDRESS: _____

BY: _____
 RICHARD E. HURLEY, MANAGER

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, THOMAS W. HURLEY, R. SCOTT HURLEY, AND RICHARD E. HURLEY, TO ME WELL KNOWN TO BE THE MANAGERS OF BECKER SISTERS MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF BECKER B-14 GROVE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS AUTHORIZED MEMBER OF HOBE SOUND EQUESTRIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS MANAGERS OF SAID COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF DEDICATIONS - GROVE XXIII GOLF CLUB, INC.

STATE OF FLORIDA
 COUNTY OF MARTIN

GROVE XXIII GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2024.

SIGNED, SEALED, AND DELIVERED
 IN THE PRESENCE OF TWO WITNESSES:

GROVE XXIII GOLF CLUB, INC.,
 A FLORIDA NOT FOR PROFIT CORPORATION

PRINT NAME: _____
 POST OFFICE ADDRESS: _____

BY: _____
 (PRINT NAME)

PRINT NAME: _____
 POST OFFICE ADDRESS: _____

TITLE: _____

ACKNOWLEDGMENT - GROVE XXIII GOLF CLUB, INC.

STATE OF _____)
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 2024, BY _____, AS _____ OF GROVE XXIII GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC,
 (NOTARY SEAL)
 MY COMMISSION EXPIRES: _____

SURVEYOR AND MAPPER NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID (NAD 83/2011 ADJUSTMENT) BEARING OF S 89°45'23" E, ALONG THE SOUTH LINE OF SECTION 26.
- COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), UNLESS OTHERWISE NOTED.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- FOR CLARITY, THE PLAT OF HOBE SOUND POLO CLUB RECORDED IN PLAT BOOK 16, PAGE 78 OF MARTIN COUNTY, FLORIDA, AND ALL OF THE COVENANTS, RESTRICTIONS, AND EASEMENTS SHOWN ON THAT PLAT, HEREBY ARE ABANDONED.
- 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.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CERTIFICATE OF SURVEYOR AND MAPPER

I, FRANCIS N. GUETTLER, HEREBY CERTIFY THAT THIS PLAT OF DISCOVERY P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2024.

FRANCIS N. GUETTLER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENCE NO. 7473

ACCEPTANCE OF DEDICATIONS - HOBE-ST. LUCIE CONSERVANCY DISTRICT

HOBE-ST. LUCIE CONSERVANCY DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF THE WATER MANAGEMENT TRACTS (L1A, L1B, AND L2 THROUGH L14, INCLUSIVE), AND THE HABITAT RESTORATION AREA TRACT, AS SHOWN AND STATED HEREON, AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS. HOBE-ST. LUCIE CONSERVANCY DISTRICT HEREBY ACCEPTS THE HSLCD ACCESS AND MAINTENANCE EASEMENTS, INGRESS AND EGRESS EASEMENT, AND MAINTENANCE ACCESS EASEMENT, AS SHOWN OR STATED HEREON, AND HEREBY ACKNOWLEDGES THAT HOBE-ST. LUCIE CONSERVANCY DISTRICT HAS NO MAINTENANCE OBLIGATION IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, MANAGE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, REMOVE, ENLARGE AND/OR UPGRADE ITS FACILITIES AND IMPROVEMENTS LYING WITHIN SAID EASEMENTS.

DATED THIS _____ DAY OF _____, 2024.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF TWO WITNESSES:

HOBE-ST. LUCIE CONSERVANCY DISTRICT,
 AN INDEPENDENT SPECIAL DISTRICT OF THE
 STATE OF FLORIDA

PRINT NAME: _____
 POST OFFICE ADDRESS: _____

BY: _____
 RICK J. MELCHIORI, PRESIDENT
 BOARD OF SUPERVISORS

(DISTRICT SEAL)

PRINT NAME: _____
 POST OFFICE ADDRESS: _____

ATTEST: _____ SECRETARY
 BOARD OF SUPERVISORS
 BY: _____

ACKNOWLEDGMENT - HOBE-ST. LUCIE CONSERVANCY DISTRICT

STATE OF _____)
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 2024, BY RICK J. MELCHIORI, AS PRESIDENT OF THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC,
 (NOTARY SEAL)
 MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

I, GREGG M. CASALINO, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2024:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON, DISCOVERY HOBE SOUND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

 MORTGAGE DATED OCTOBER 19, 2023 FROM DISCOVERY HOBE SOUND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MORTGAGOR, IN FAVOR OF BECKER B-14 GROVE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HOBE SOUND EQUESTRIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MORTGAGEE, AS RECORDED ON OCTOBER 19, 2023 IN OFFICIAL RECORDS BOOK 3402, PAGE 1744, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROVIDED, HOWEVER, THAT SUCH REFERENCE SHALL NOT SERVE TO REIMPOSE SAME.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2024.

GREGG M. CASALINO
 FLORIDA BAR NO. 56250
 COLLINS BROWN BARKETT, CHTD.
 756 BEACHLAND BOULEVARD
 VERO BEACH, FLORIDA 32963

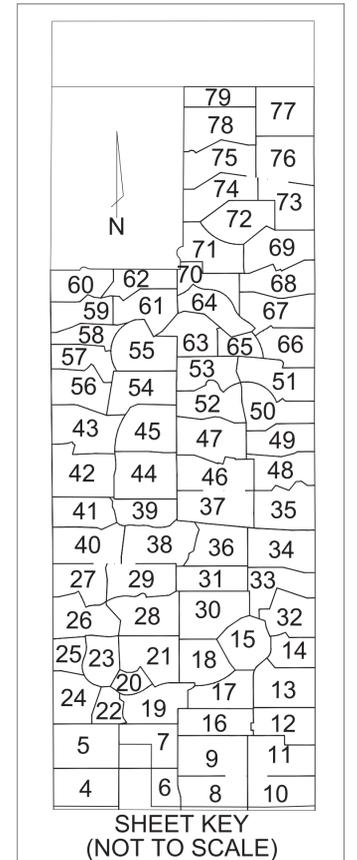
LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE-ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

TRACT DESIGNATIONS:

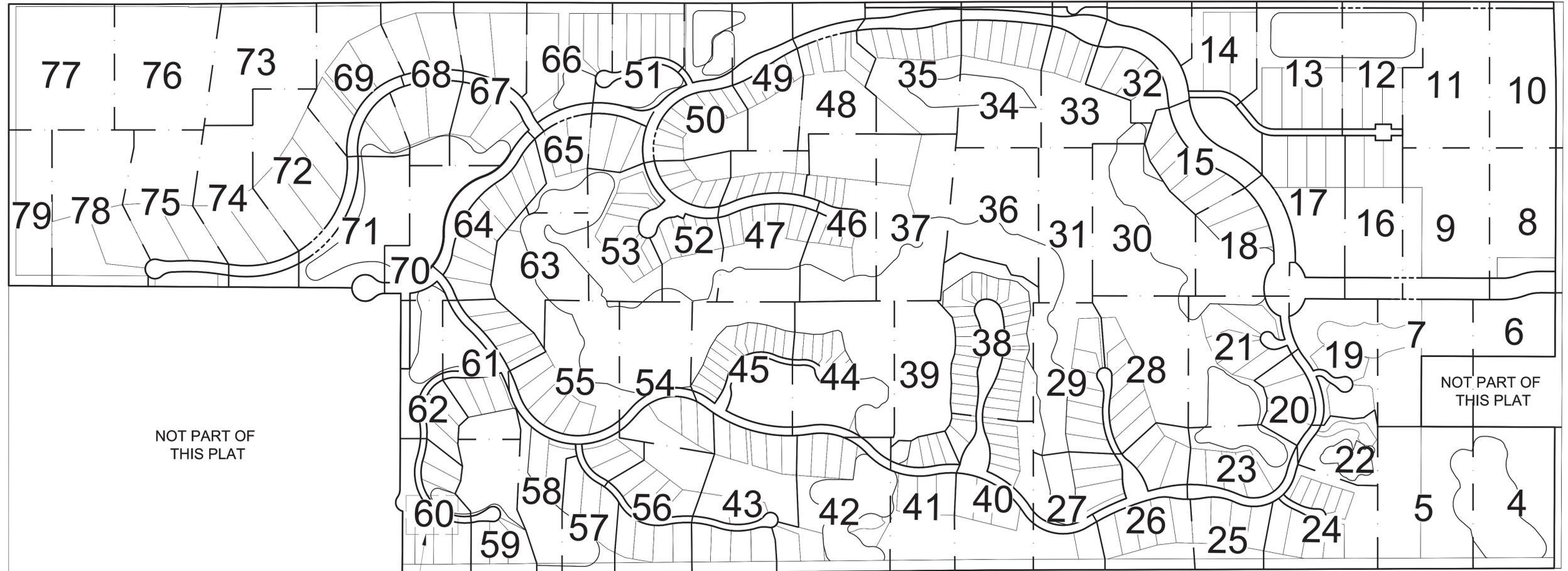
OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

- SYMBOL LEGEND:**
- △ SET P.C.P. "LB 8206"
 - SET 5/8" IRON ROD & CAP LB# 8206
 - SET 4"x4" P.R.M. LB# 8206
 - ☒ FND. P.R.M. SIZE & LB# AS NOTED



DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



NOT PART OF THIS PLAT

NOT PART OF THIS PLAT

DENOTES: SHEET NUMBER (TYPICAL)

LEGEND OF SURVEY ABBREVIATIONS

- Δ DELTA ANGLE
- AC. ACREAGE
- CB CHORD BEARING
- CH CHORD LENGTH
- Q CENTERLINE
- C.M. CONCRETE MONUMENT
- C.C.R. CERTIFIED CORNER RECORD
- D.E. DRAINAGE EASEMENT
- DHSI DISCOVERY HOBE SOUND INVESTORS
- FND. FOUND
- FPL FLORIDA POWER AND LIGHT COMPANY
- HSLCD HOBE ST. LUCIE CONSERVANCY DISTRICT
- IE INGRESS/EGRESS
- L ARC LENGTH
- LB LICENSE BUSINESS
- No. NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- PCN PROPERTY CONTROL NUMBER
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- (R) RADIAL
- RB RADIAL BEARING
- RW RIGHT OF WAY
- S.F. SQUARE FEET
- S.R. STATE ROAD
- U.E. UTILITY EASEMENT

TRACT DESIGNATIONS:

- OS OPEN SPACE (OPEN AREA)
- R RECREATION
- L LAKE (WATER MANAGEMENT TRACT)
- LB LANDSCAPE BUFFER
- RW RIGHT-OF-WAY
- M MAINTENANCE
- HRA HABITAT RESTORATION AREA
- GC GOLF COTTAGES

SYMBOL LEGEND:

- △ SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- ☒ FND. P.R.M. SIZE & LB# AS NOTED

SHEET KEY



SHEET 3 OF 79



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 22

SURVEYOR AND MAPPER NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID (NAD 83/2011 ADJUSTMENT) BEARING OF S 89°45'23" E, ALONG THE SOUTH LINE OF SECTION 26.
- COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), UNLESS OTHERWISE NOTED.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- FOR CLARITY, THE PLAT OF HOBE SOUND POLO CLUB RECORDED IN PLAT BOOK 16, PAGE 78 OF MARTIN COUNTY, FLORIDA, AND ALL OF THE COVENANTS, RESTRICTIONS, AND EASEMENTS SHOWN ON THAT PLAT, HEREBY ARE ABANDONED.
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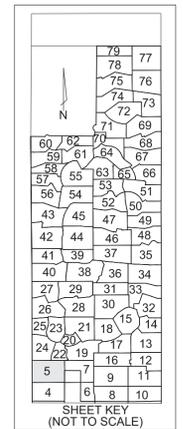
LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS NUMBER
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

- SYMBOL LEGEND:
- ▲ SET P.C.P. "LB 8206"
 - SET 5/8" IRON ROD & CAP LB# 8206
 - SET 4"x4" P.R.M. LB# 8206
 - ☑ FND. P.R.M. SIZE & LB# AS NOTED

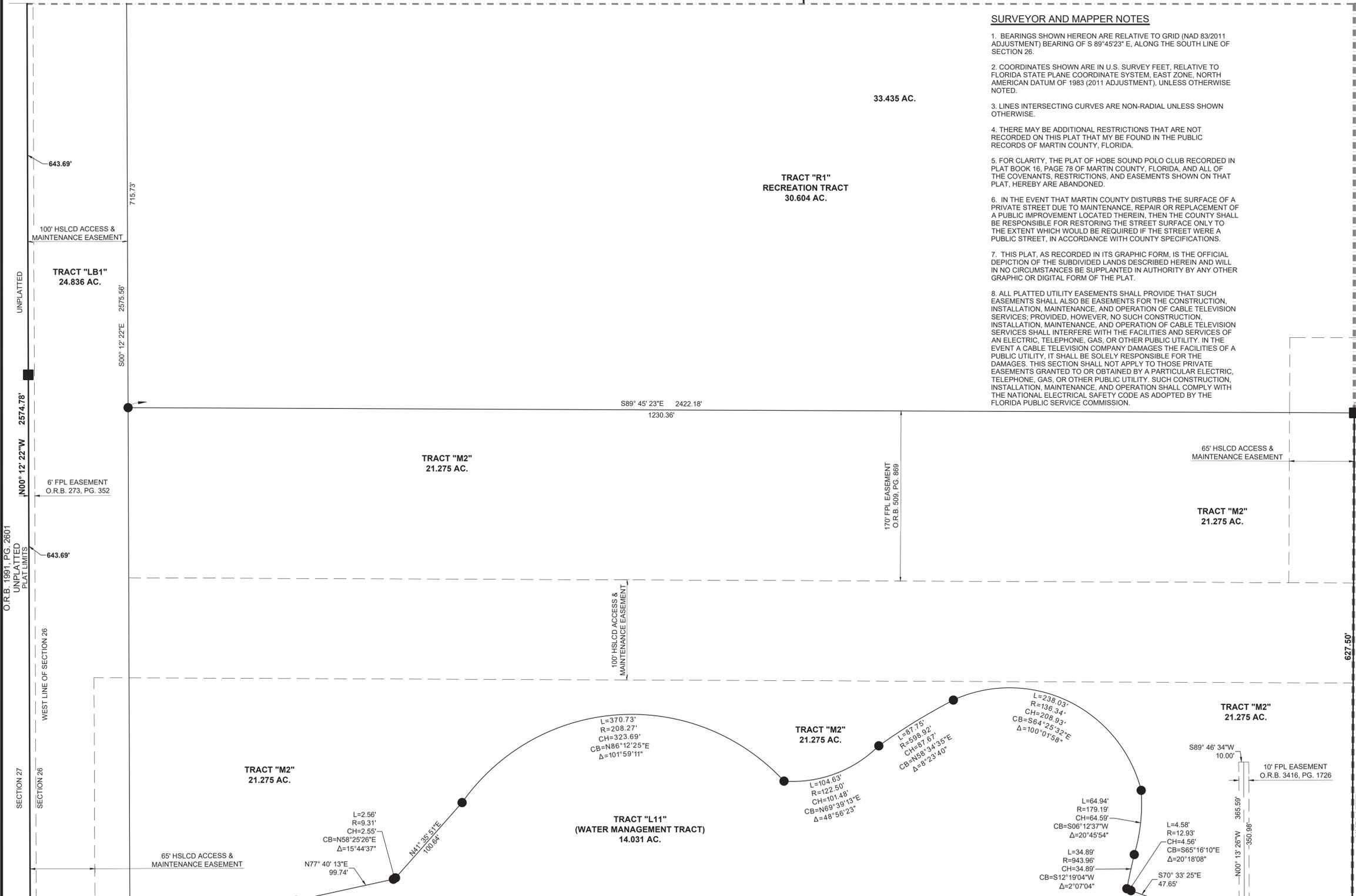
TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



SHEET 5 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206



MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 7

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

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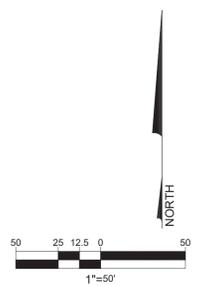
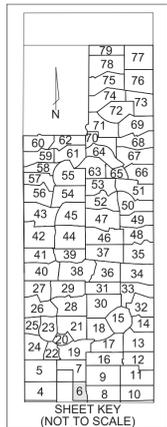
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HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



SHEET 6 OF 79

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1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
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MATCHLINE - SEE SHEET 7

SURVEYOR AND MAPPER NOTES

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O.R.B. 3418, PG. 2153
UNPLATTED

TRACT "R3"
RECREATION TRACT
15.785 AC.

100' HSLCD ACCESS & MAINTENANCE EASEMENT

65' HSLCD ACCESS & MAINTENANCE EASEMENT

15' TRACT "A" P.B. 16, PG. 78.

NORTHWEST BOUNDARY CORNER TRACT "A" P.B. 16, PG. 78

NORTH RW LINE OF TRACT "A" P.B. 16, PG. 78

NORTH RW LINE OF BRIDGE ROAD

NORTH RW LINE IN ACCORDANCE WITH O.R.B. 1243, PG. 88

BRIDGE ROAD (S.R. 708)
(115' RW)(100' RW PER FDOT RW MAP SECTION 8951-250)
(NOT PART OF THIS PLAT)

SECTION 26
SECTION 35

N89°45'23"W 5299.23' SECTION 35 (BEARING BASE)

SOUTHERN RIGHT-OF-WAY LINE

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 8

627.50'

UNPLATTED

627.50'

PLAT LIMITS

15.00'

S00° 14' 37" W

889° 45' 23" E 660.00'

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627.50'

1270.00'

627.50'

PLAT LIMITS

15.00'

S00° 14' 37" W

889° 45' 23" E 660.00'

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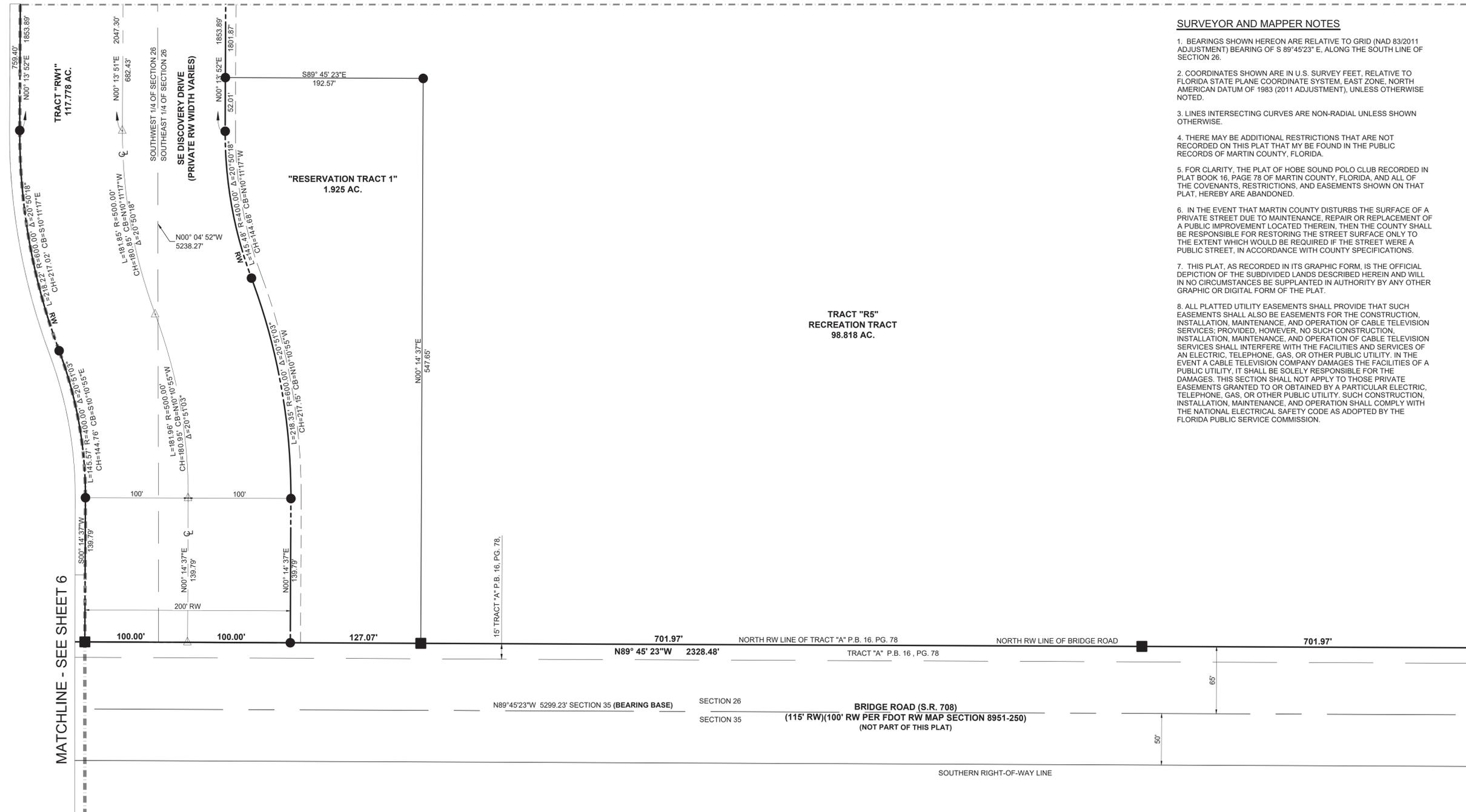
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LB	LANDSCAPE BUFFER
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M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
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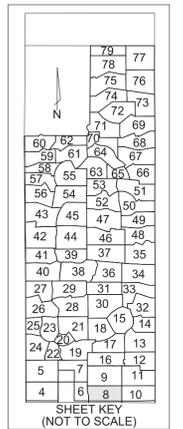
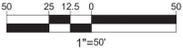
MATCHLINE - SEE SHEET 9



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MATCHLINE - SEE SHEET 10



SHEET 8 OF 79

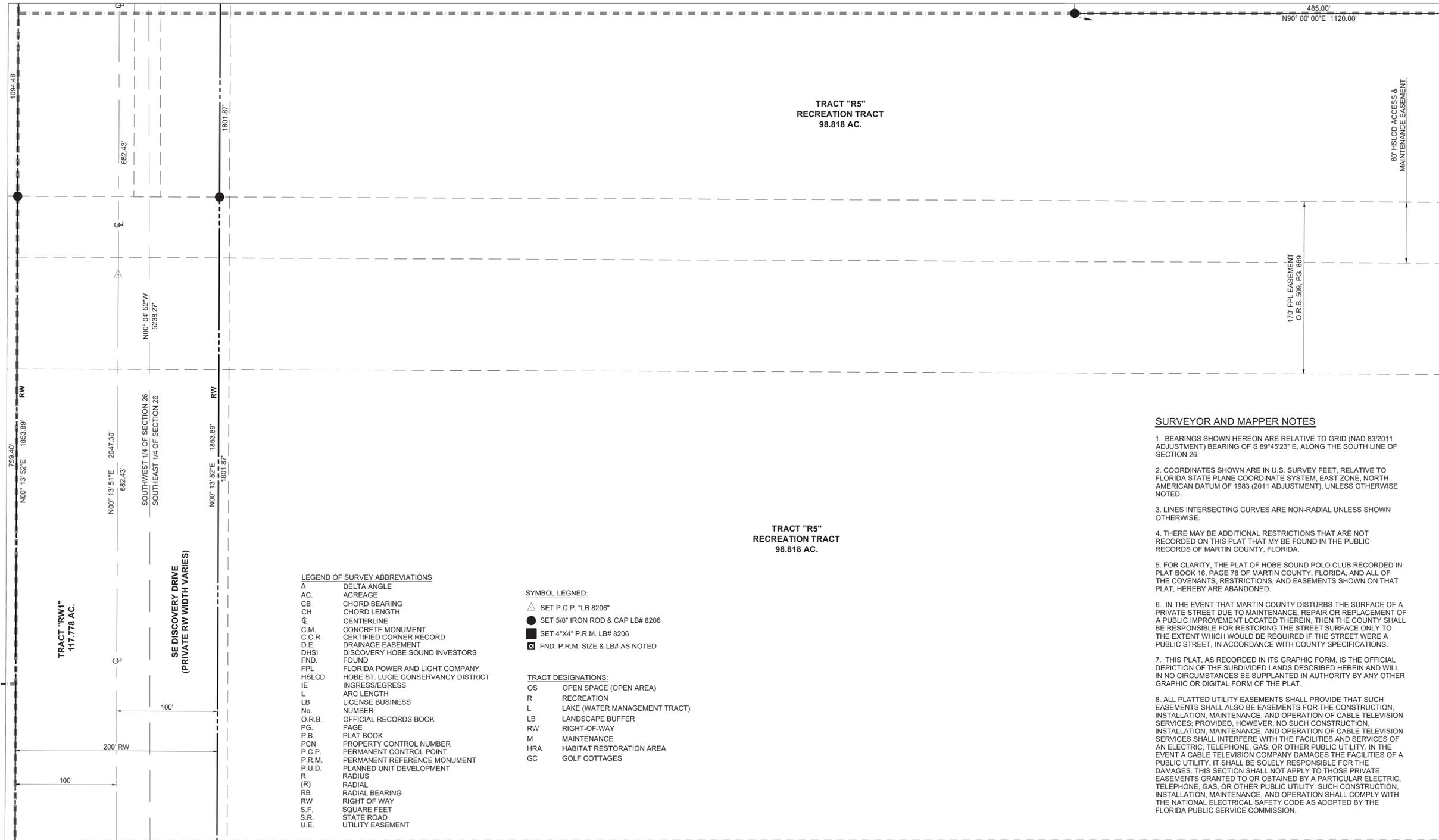


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MATCHLINE - SEE SHEET 16



TRACT "R5"
RECREATION TRACT
98.818 AC.

TRACT "R5"
RECREATION TRACT
98.818 AC.

TRACT "RW1"
117.778 AC.

SE DISCOVERY DRIVE
(PRIVATE RW WIDTH VARIES)

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CH	CHORD LENGTH	☒	FND. P.R.M. SIZE & LB# AS NOTED
CL	CENTERLINE		
C.M.	CONCRETE MONUMENT	TRACT DESIGNATIONS:	
C.C.R.	CERTIFIED CORNER RECORD	OS	OPEN SPACE (OPEN AREA)
D.E.	DRAINAGE EASEMENT	R	RECREATION
DHSI	DISCOVERY HOBE SOUND INVESTORS	L	LAKE (WATER MANAGEMENT TRACT)
FND.	FOUND	LB	LANDSCAPE BUFFER
FPL	FLORIDA POWER AND LIGHT COMPANY	RW	RIGHT-OF-WAY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT	M	MAINTENANCE
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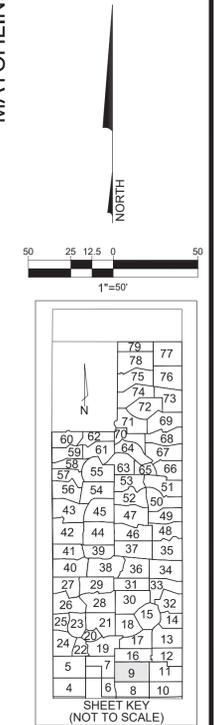
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MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 8



DISCOVERY P.U.D.

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OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

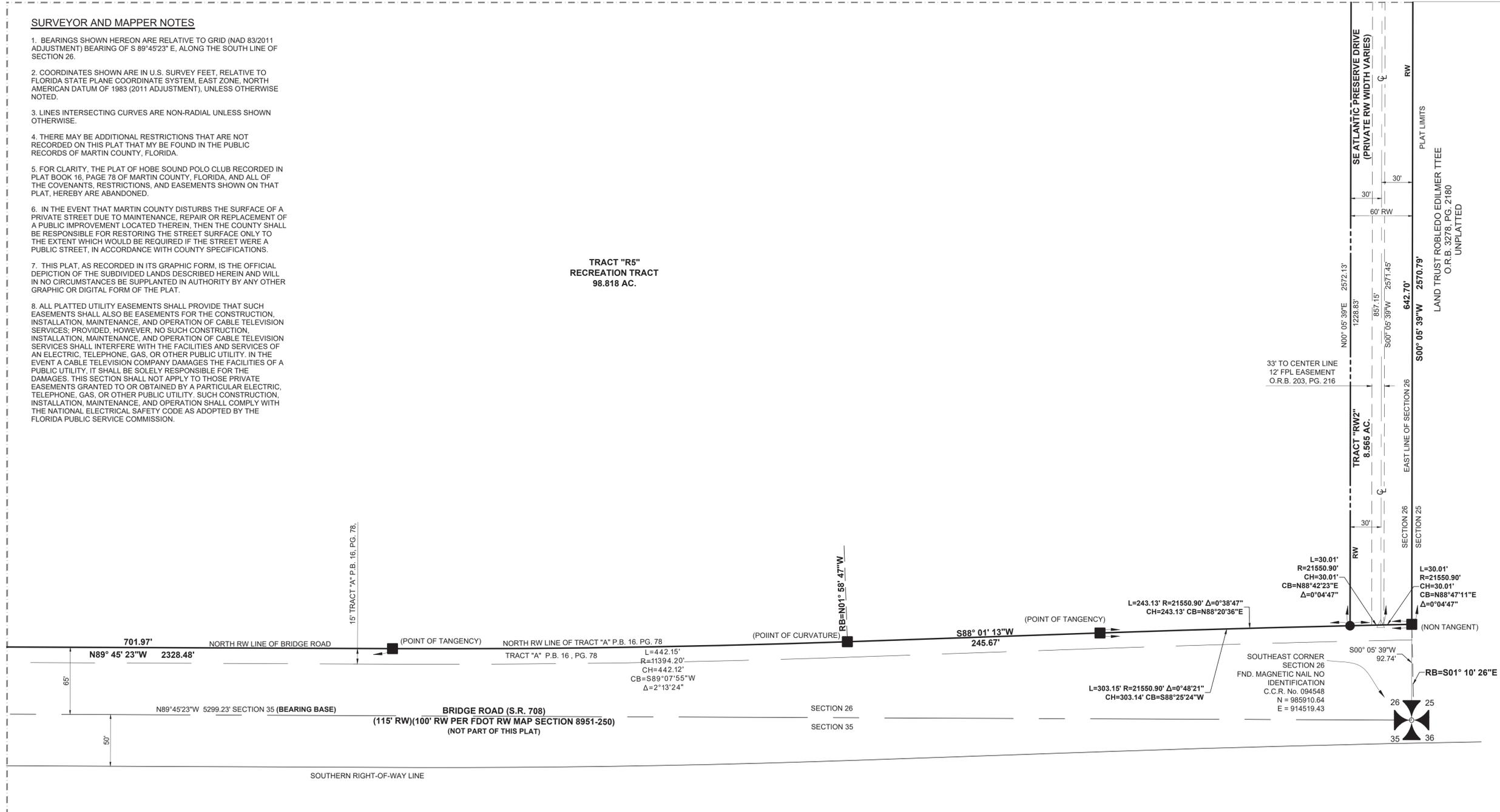
MATCHLINE - SEE SHEET 11

SURVEYOR AND MAPPER NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO GRID (NAD 83/2011 ADJUSTMENT) BEARING OF S 89°45'23" E, ALONG THE SOUTH LINE OF SECTION 26.
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3. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
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**TRACT "R5"
RECREATION TRACT
98.818 AC.**

MATCHLINE - SEE SHEET 8



1"=50'

NORTH

79	77
78	76
75	74
72	73
71	69
60	62
61	64
63	65
66	67
57	55
58	56
53	51
52	50
43	45
44	46
47	49
40	38
39	37
36	34
27	29
30	32
26	28
21	18
15	14
25	23
20	17
13	12
5	7
9	11
4	6
8	10

SHEET KEY
(NOT TO SCALE)

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LEGEND OF SURVEY ABBREVIATIONS

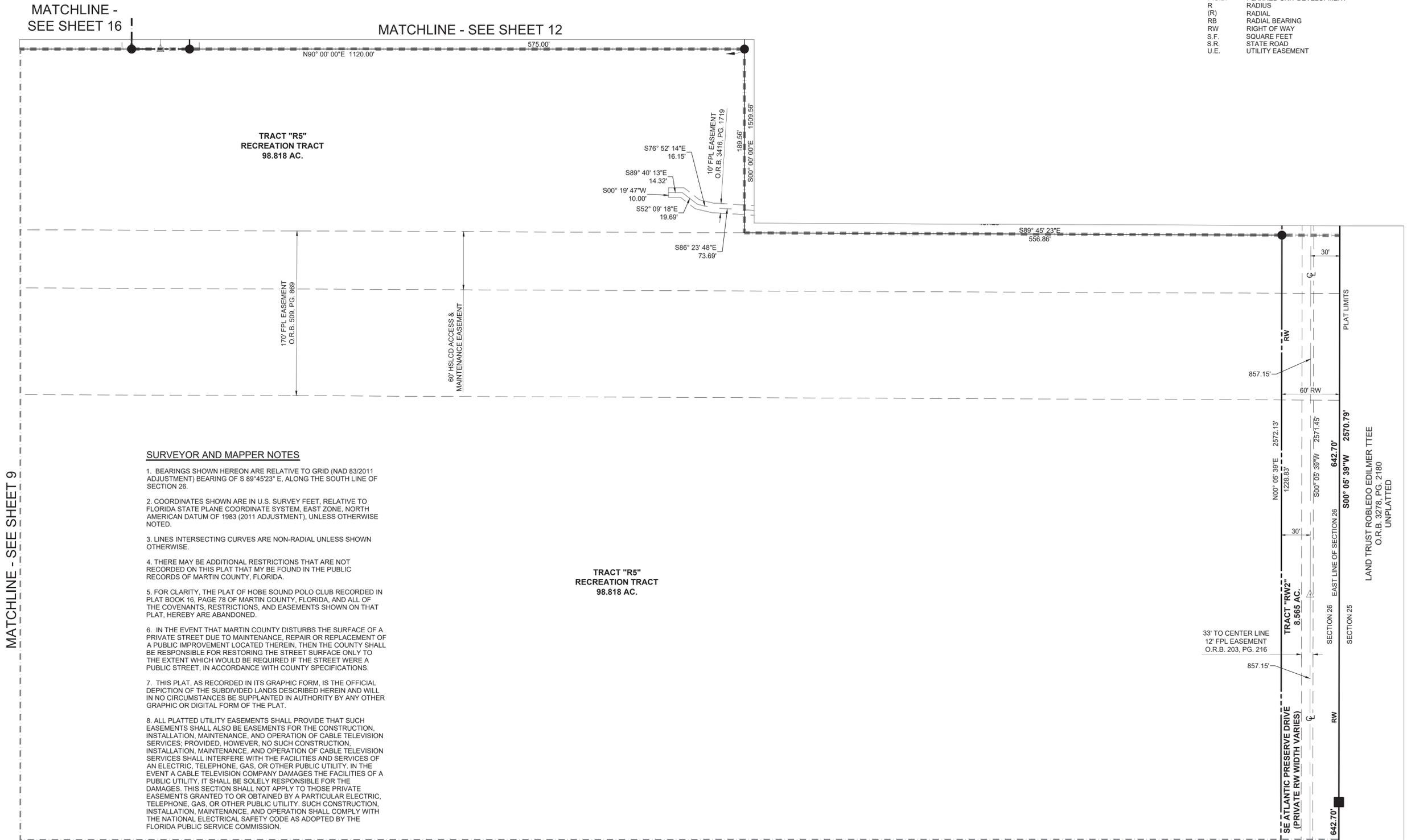
A	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

△	SET P.C.P. "LB 8206"
●	SET 5/8" IRON ROD & CAP LB# 8206
■	SET 4"x4" P.R.M. LB# 8206
□	FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

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R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
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RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



SURVEYOR AND MAPPER NOTES

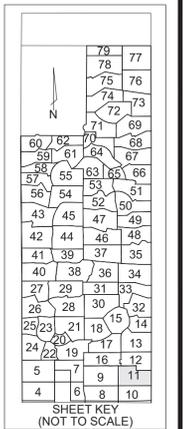
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**TRACT "R5"
RECREATION TRACT
98.818 AC.**

**TRACT "R5"
RECREATION TRACT
8.565 AC.**

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10



SHEET 11 OF 79



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

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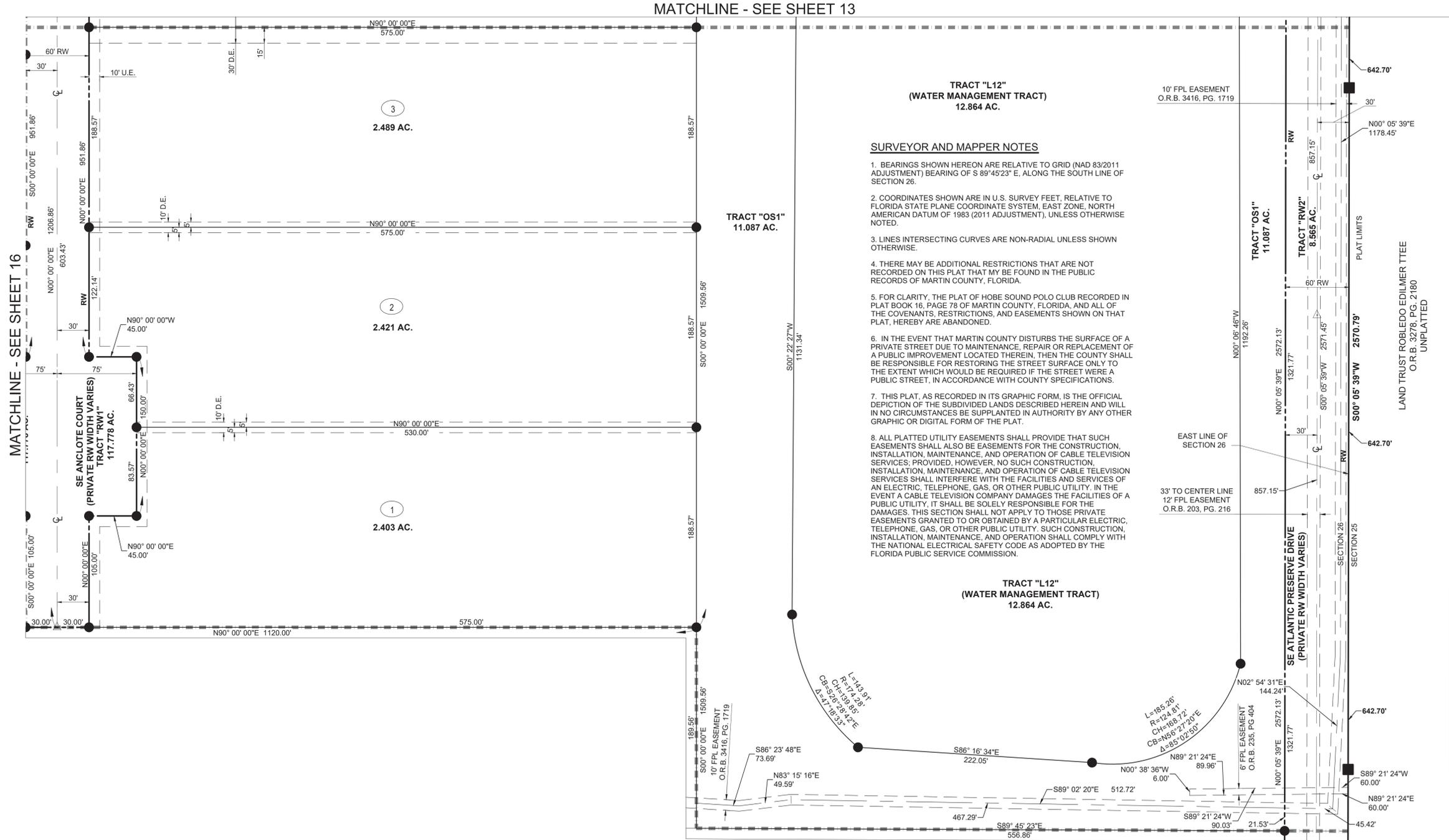
- Δ DELTA ANGLE
- AC. ACREAGE
- CB CHORD BEARING
- CH CHORD LENGTH
- C CENTERLINE
- C.M. CONCRETE MONUMENT
- C.C.R. CERTIFIED CORNER RECORD
- D.E. DRAINAGE EASEMENT
- DHSI DISCOVERY HOBE SOUND INVESTORS
- FND. FOUND
- FPL FLORIDA POWER AND LIGHT COMPANY
- HSLCD HOBE ST. LUCIE CONSERVANCY DISTRICT
- IE INGRESS/EGRESS
- L ARC LENGTH
- LB LICENSE BUSINESS
- No. NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- PON PROPERTY CONTROL NUMBER
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- P.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- (R) RADIAL
- RB RADIAL BEARING
- RW RIGHT-OF-WAY
- S.F. SQUARE FEET
- S.R. STATE ROAD
- U.E. UTILITY EASEMENT

SYMBOL LEGEND:

- △ SET P.C.P. "LB 8206"
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- SET 4"x4" P.R.M. LB# 8206
- FND. P.R.M. SIZE & LB# AS NOTED

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- R RECREATION
- L LAKE (WATER MANAGEMENT TRACT)
- LB LANDSCAPE BUFFER
- RW RIGHT-OF-WAY
- M MAINTENANCE
- HRA HABITAT RESTORATION AREA
- GC GOLF COTTAGES



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MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 11



SHEET KEY (NOT TO SCALE)

79	77
78	76
75	74
73	72
71	69
68	67
66	65
64	63
62	61
60	59
58	57
56	55
54	53
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12	11
10	9
8	7
6	5
4	3

SHEET 12 OF 79



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SYMBOL LEGEND:

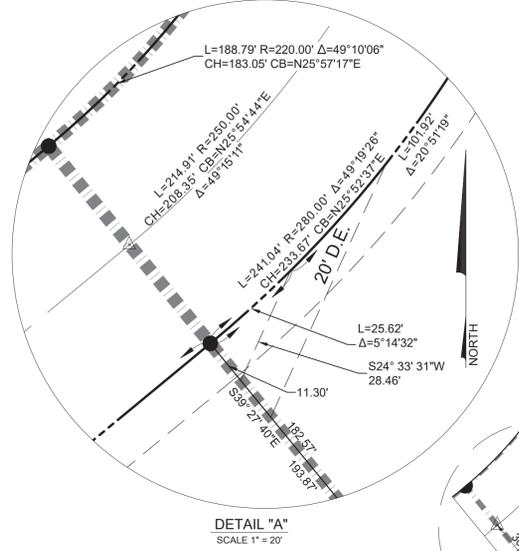
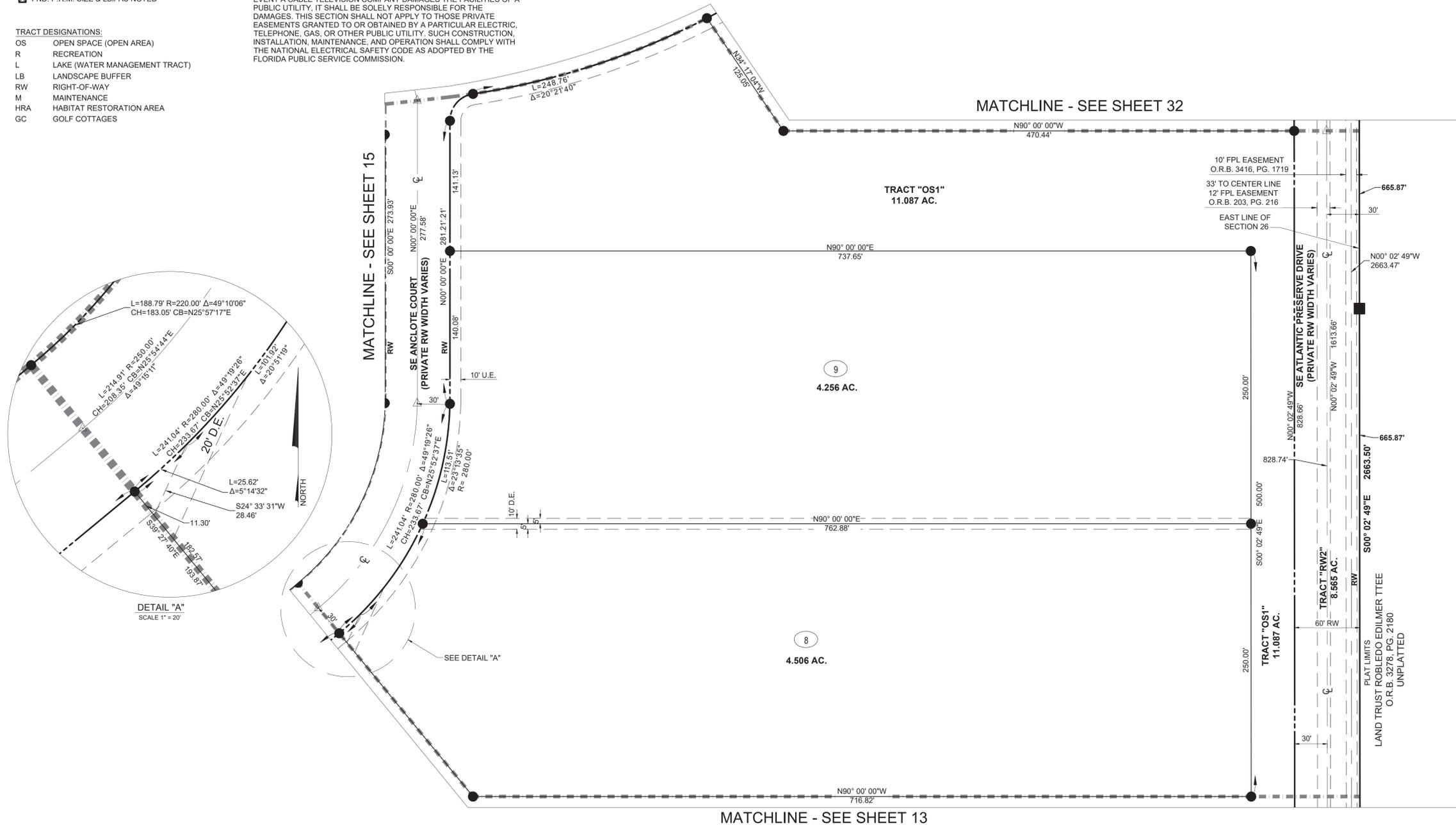
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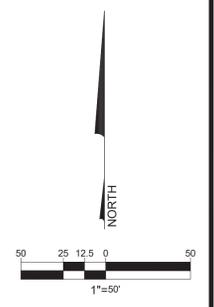
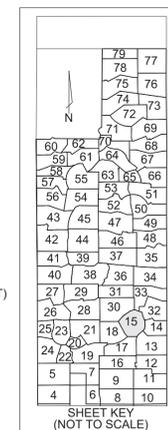
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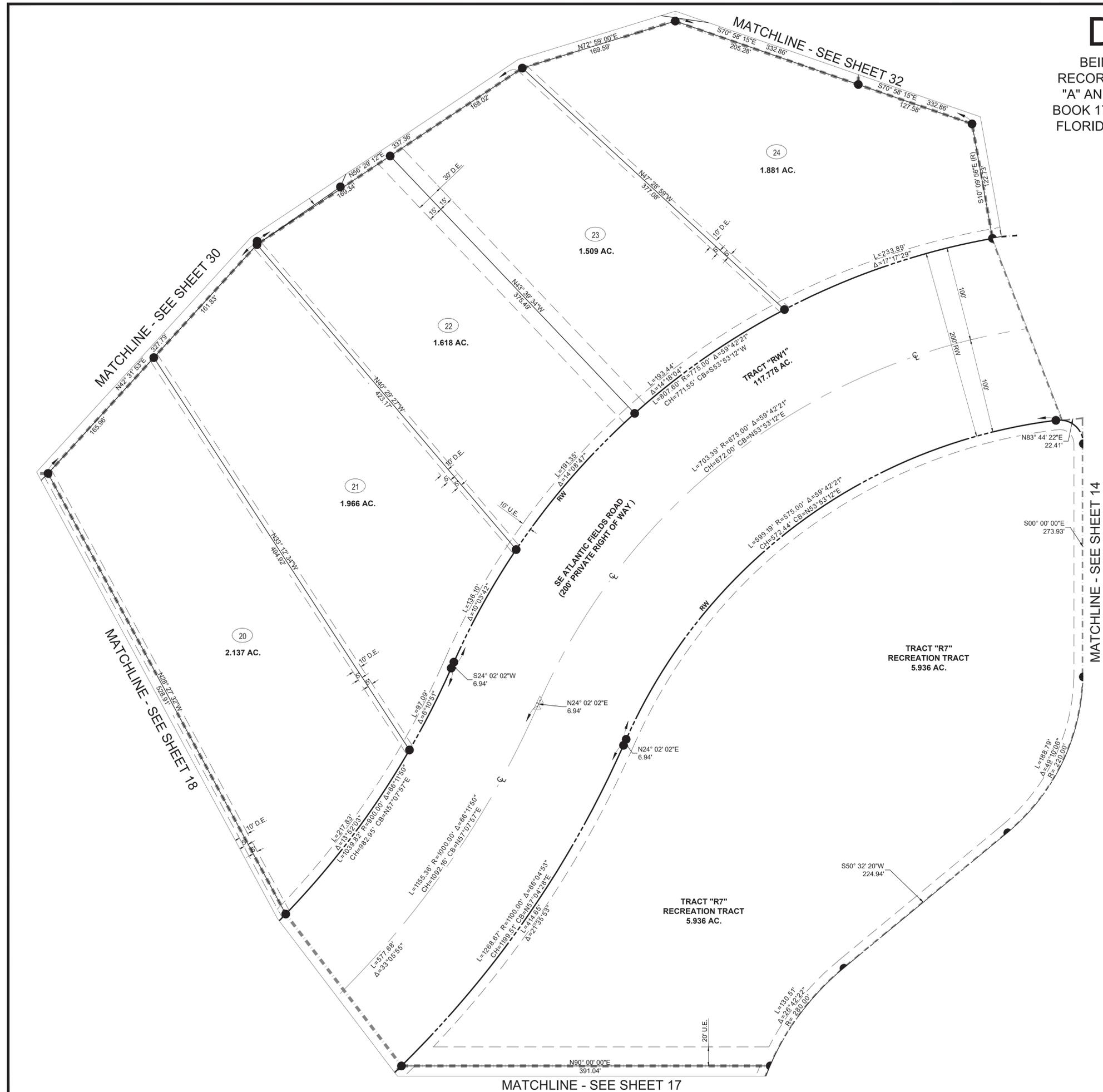
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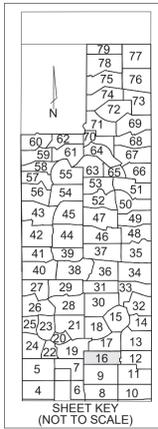
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FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
HRA	HABITAT RESTORATION AREA
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

- SYMBOL LEGEND:**
- △ SET P.C.P. "LB 8206"
 - SET 5/8" IRON ROD & CAP LB# 8206
 - SET 4"x4" P.R.M. LB# 8206
 - ☒ FND. P.R.M. SIZE & LB# AS NOTED

- TRACT DESIGNATIONS:**
- OS OPEN SPACE (OPEN AREA)
 - R RECREATION
 - L LAKE (WATER MANAGEMENT TRACT)
 - LB LANDSCAPE BUFFER
 - RW RIGHT-OF-WAY
 - M MAINTENANCE
 - HRA HABITAT RESTORATION AREA
 - GC GOLF COTTAGES



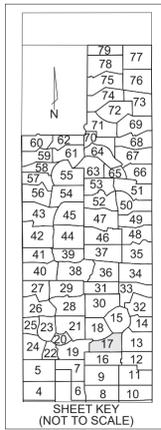
SHEET 16 OF 79



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

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LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
C	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
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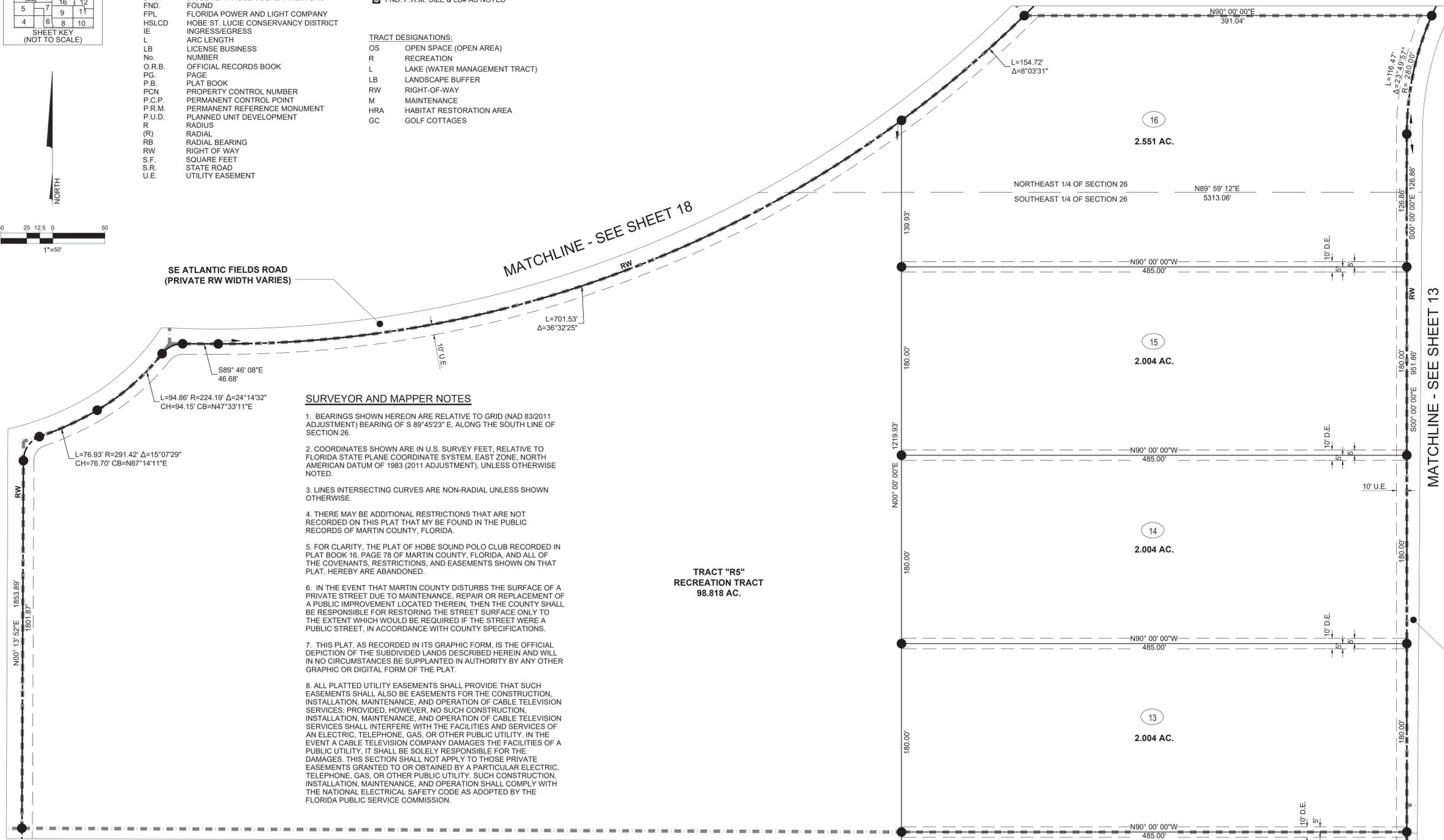
SE ATLANTIC FIELDS ROAD
(PRIVATE RW WIDTH VARIES)

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 19



SURVEYOR AND MAPPER NOTES

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**TRACT "R5"
RECREATION TRACT
98.818 AC.**

MATCHLINE - SEE SHEET 16

SE ANCLOTE COURT
(PRIVATE RW WIDTH VARIES)

SHEET 17 OF 79



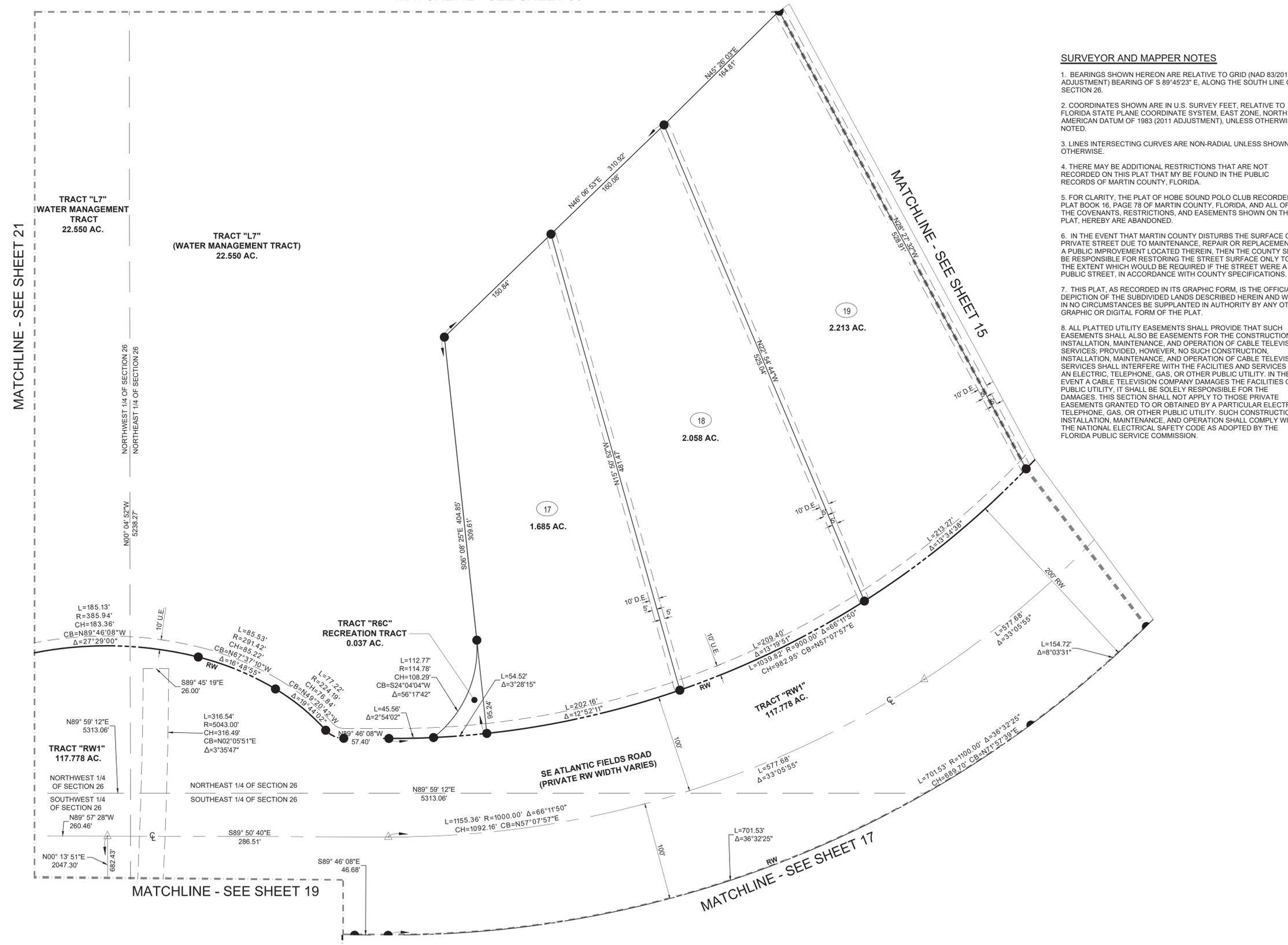
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MATCHLINE - SEE SHEET 30



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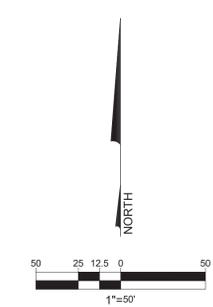
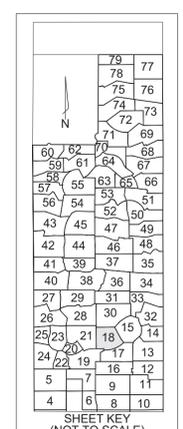
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L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19



SHEET 18 OF 79

VELCON
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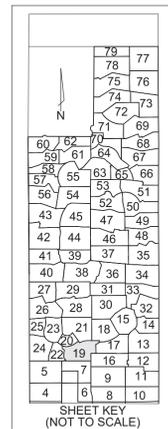
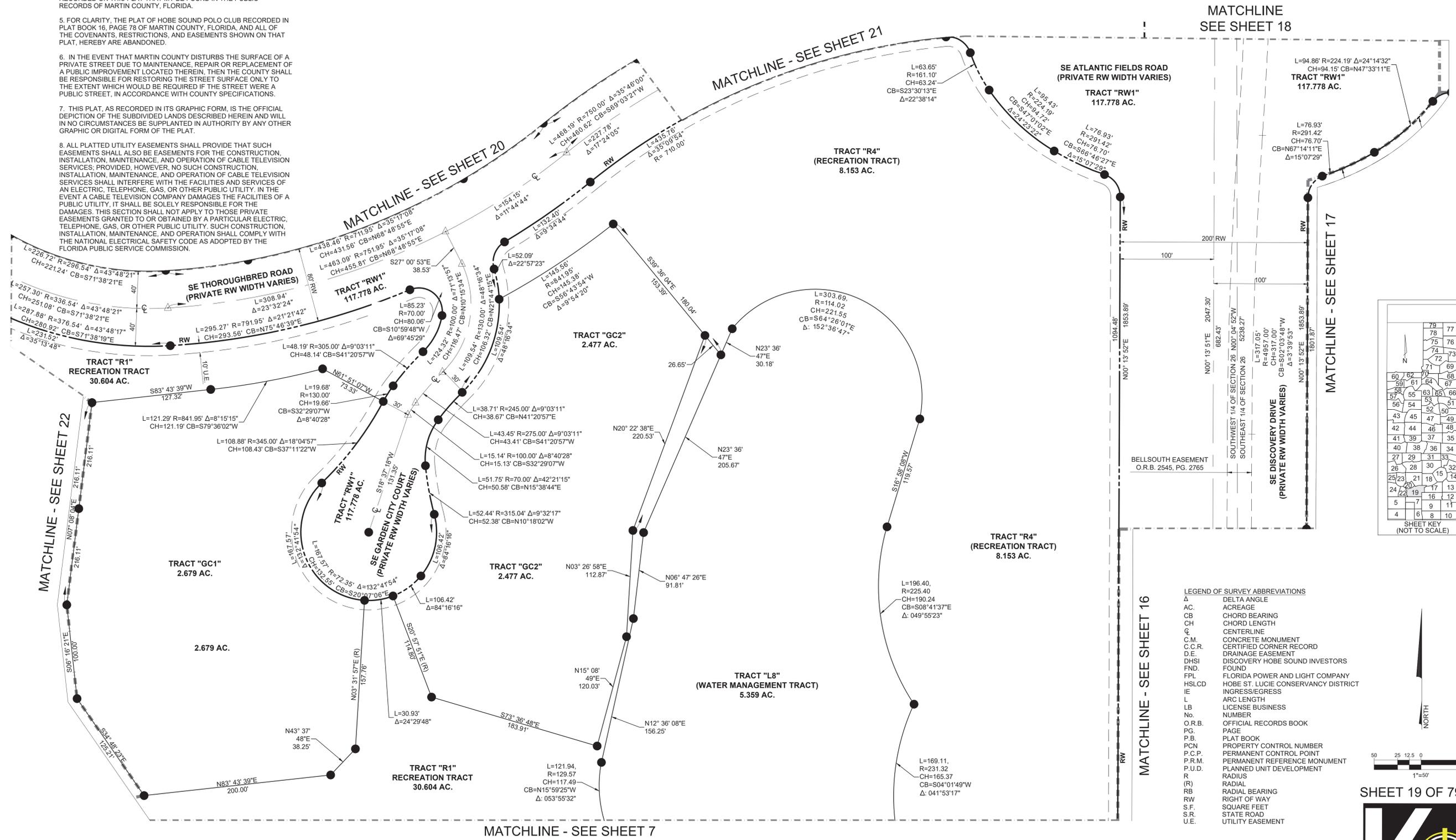
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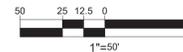
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SHEET 19 OF 79



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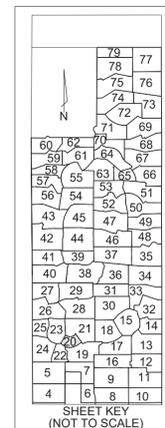
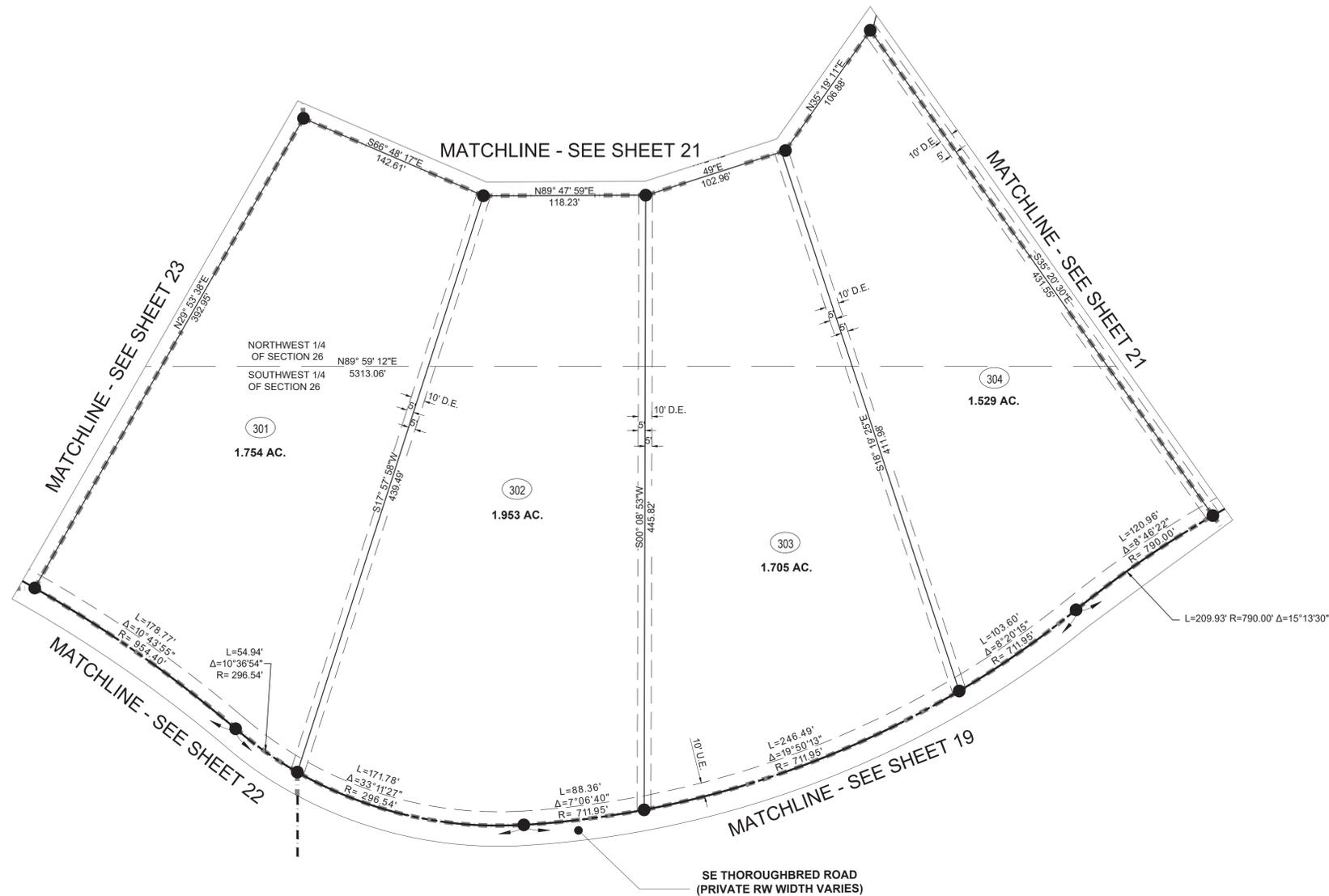
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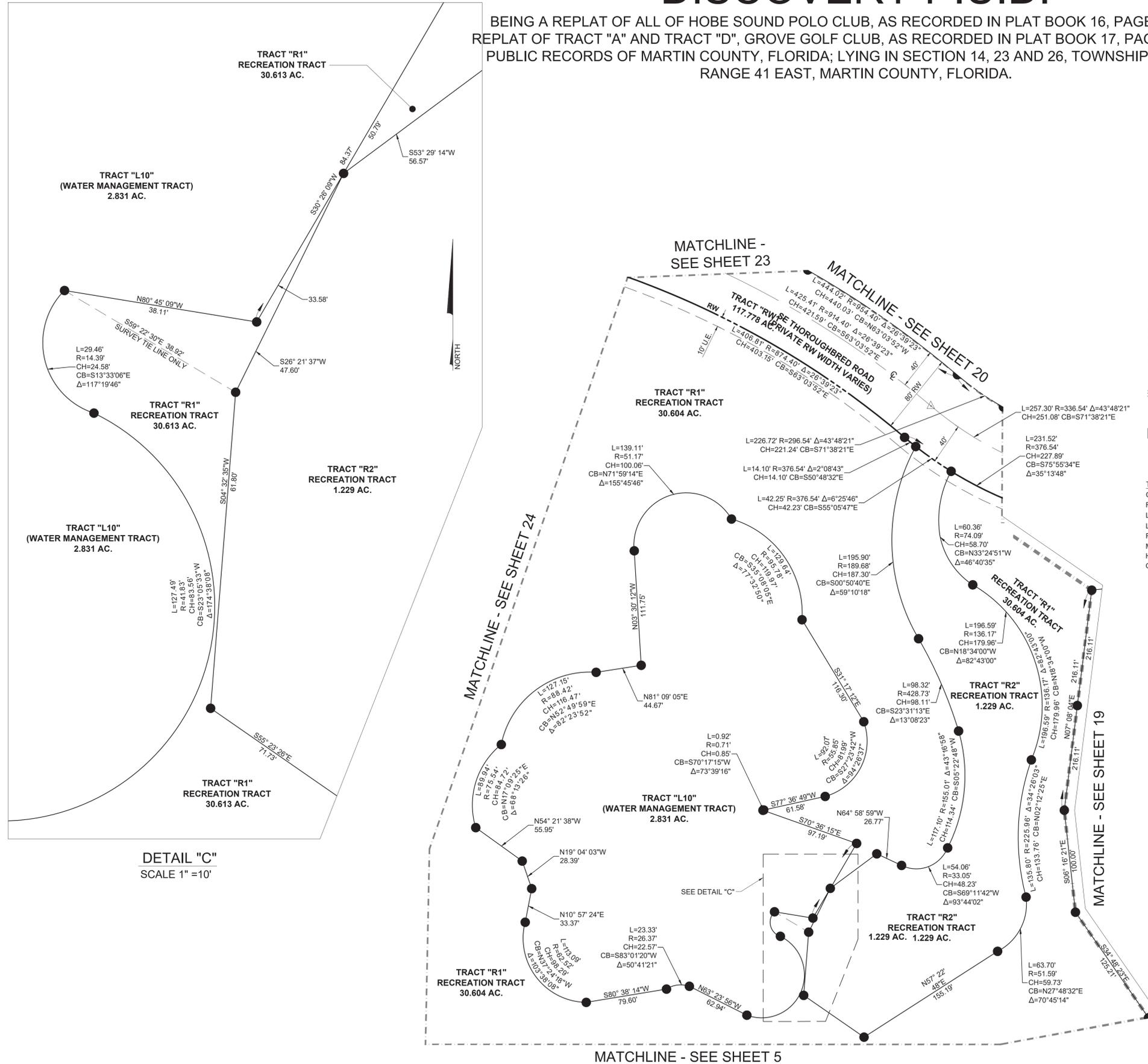
SHEET 20 OF 79



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DETAIL "C"
SCALE 1" = 10'

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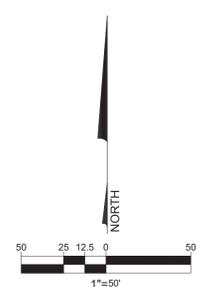
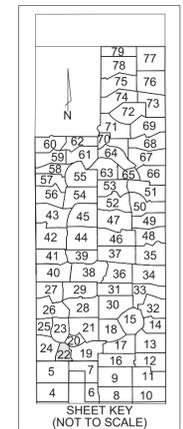
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LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

SURVEYOR AND MAPPER NOTES

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SHEET 22 OF 79

VELCON
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1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

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LEGEND OF SURVEY ABBREVIATIONS

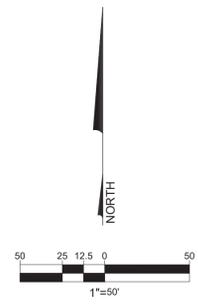
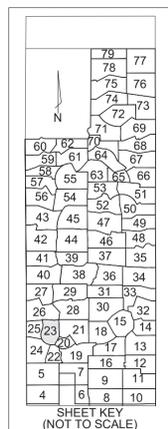
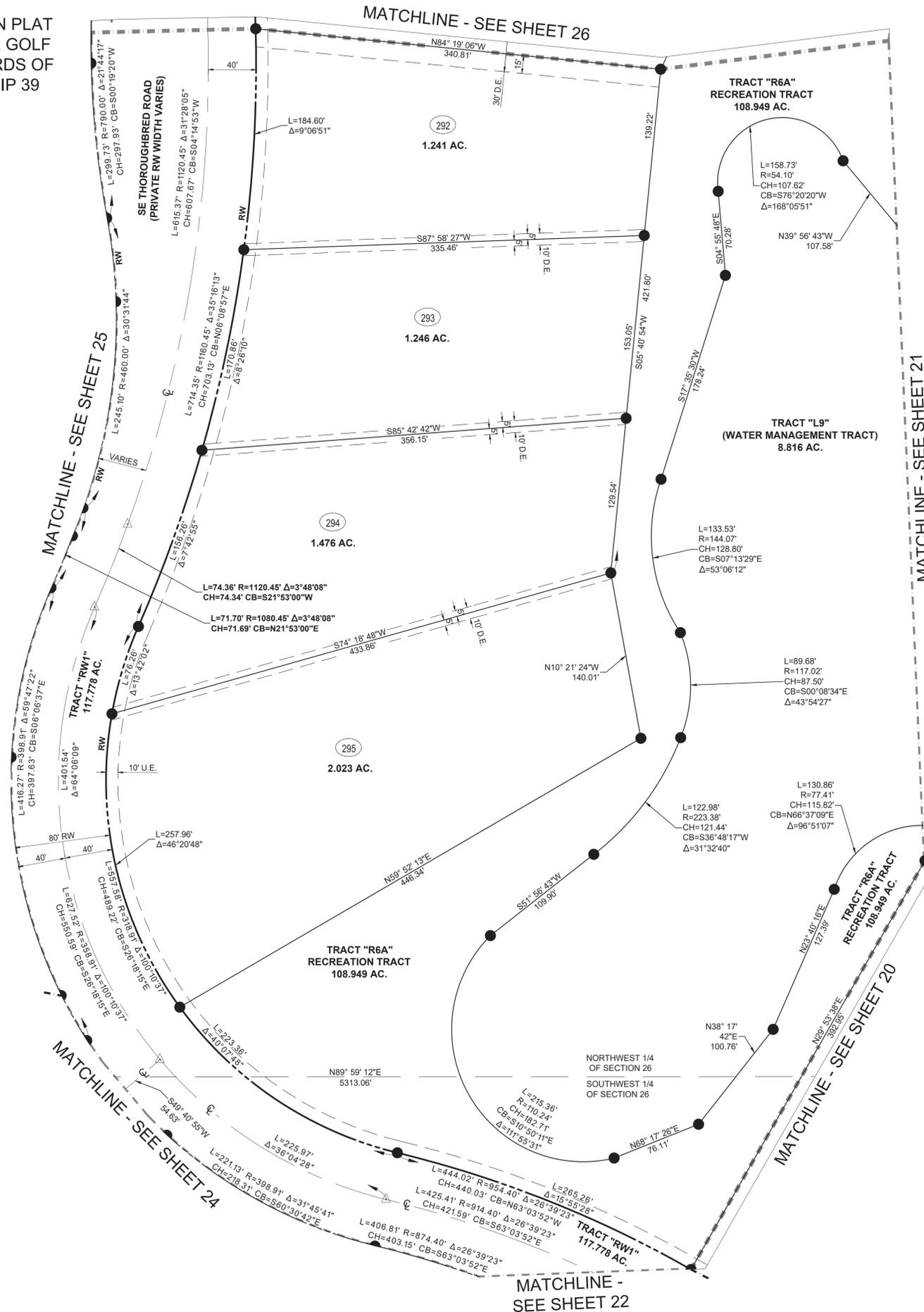
Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
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C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
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FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

- △ SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- ☒ FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

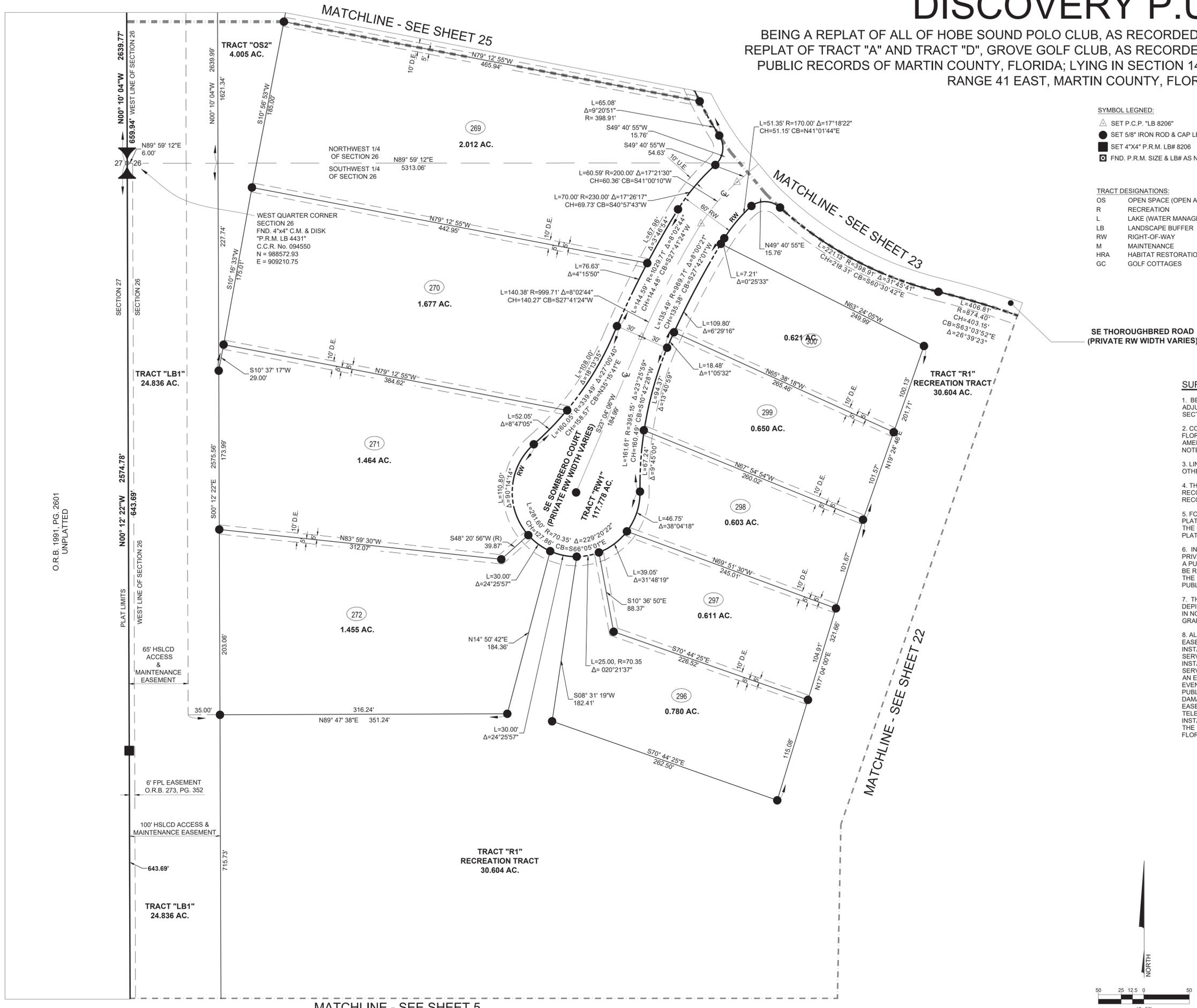


SHEET 23 OF 79

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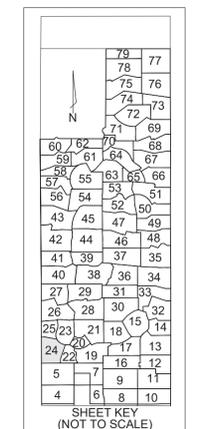
SYMBOL LEGEND:		LEGEND OF SURVEY ABBREVIATIONS	
△	SET P.C.P. "LB 8206"	Δ	DELTA ANGLE
●	SET 5/8" IRON ROD & CAP LB# 8206	AC.	ACREAGE
■	SET 4"x4" P.R.M. LB# 8206	CB	CHORD BEARING
□	FND. P.R.M. SIZE & LB# AS NOTED	CH	CHORD LENGTH
		CL	CENTERLINE
		C.M.	CONCRETE MONUMENT
		C.C.R.	CERTIFIED CORNER RECORD
		D.E.	DRAINAGE EASEMENT
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		FND.	FOUND
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		I.E.	INGRESS/EGRESS
		L	LAKE (WATER MANAGEMENT TRACT)
		LB	LICENSE BUSINESS
		No.	NUMBER
		O.R.B.	OFFICIAL RECORDS BOOK
		PG.	PAGE
		P.B.	PLAT BOOK
		PCN	PROPERTY CONTROL NUMBER
		P.C.P.	PERMANENT CONTROL POINT
		P.R.M.	PERMANENT REFERENCE MONUMENT
		P.U.D.	PLANNED UNIT DEVELOPMENT
		R	RADIUS
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		RB	RIGHT OF WAY
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		S.R.	STATE ROAD
		U.E.	UTILITY EASEMENT

TRACT DESIGNATIONS:

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O.R.B. 1991, PG. 2601
UNPLATTED



SHEET 24 OF 79

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SYMBOL LEGEND:

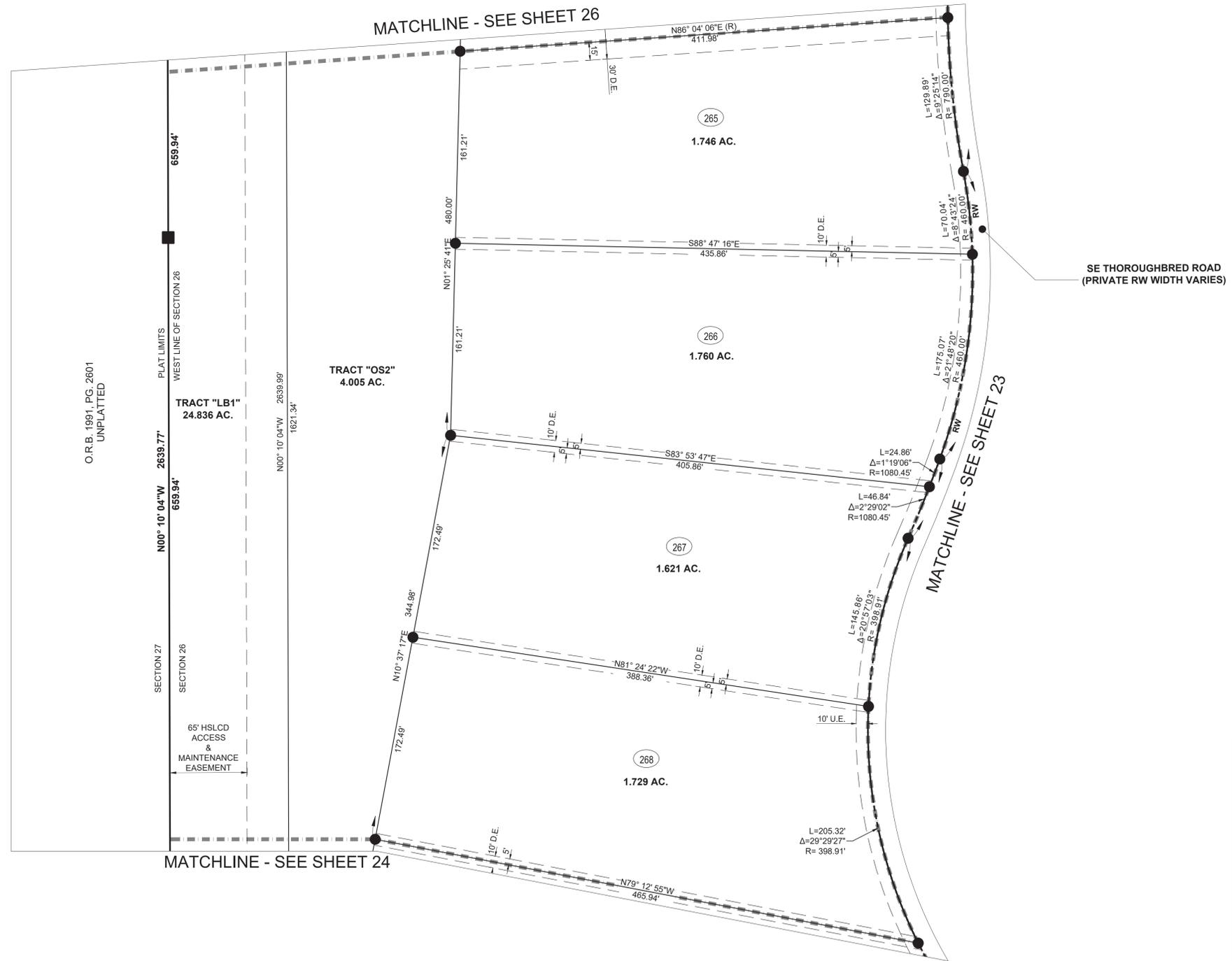
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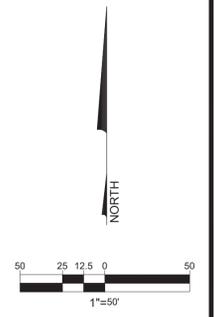
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SHEET KEY (NOT TO SCALE)

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SHEET 25 OF 79

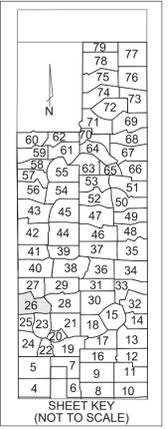
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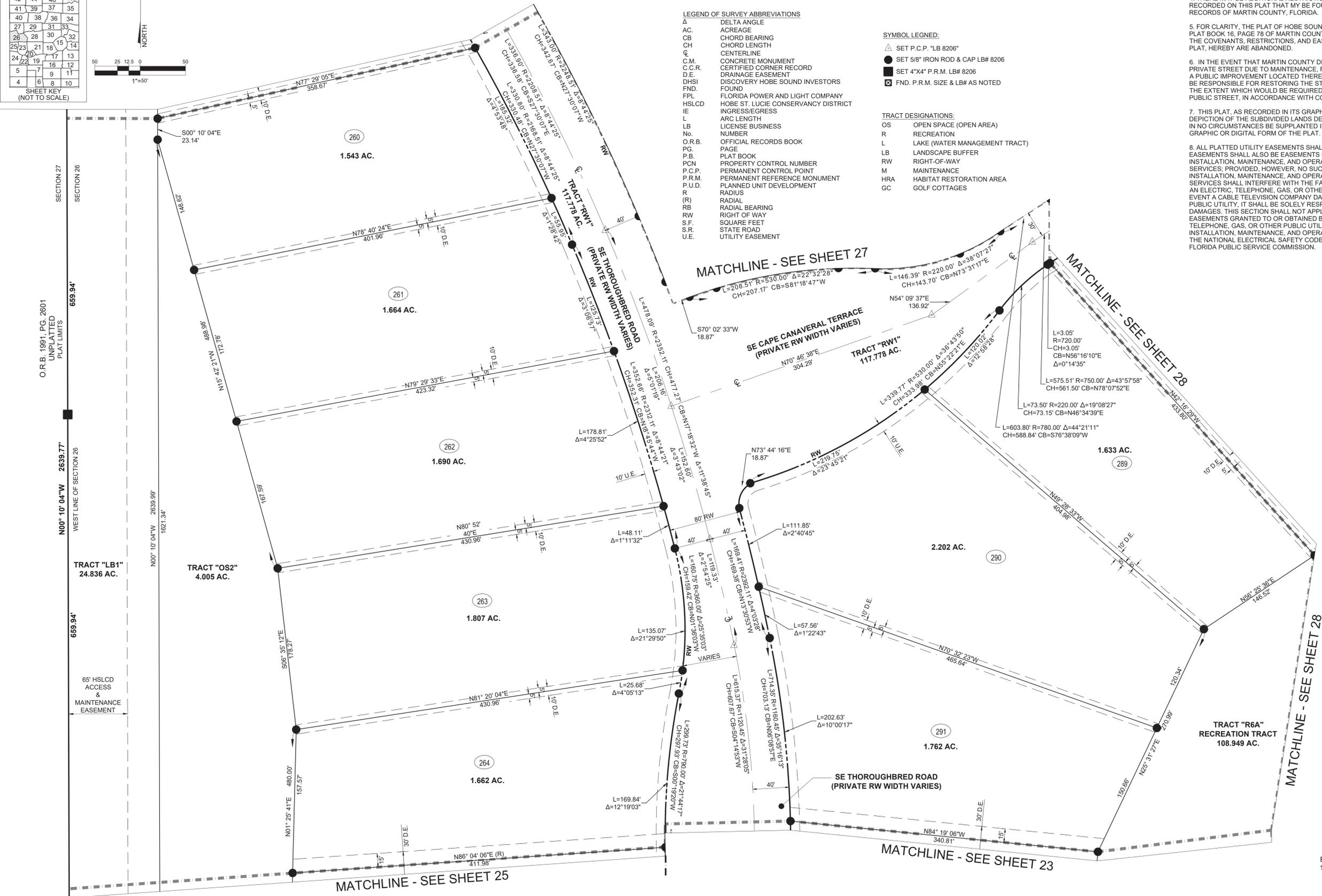
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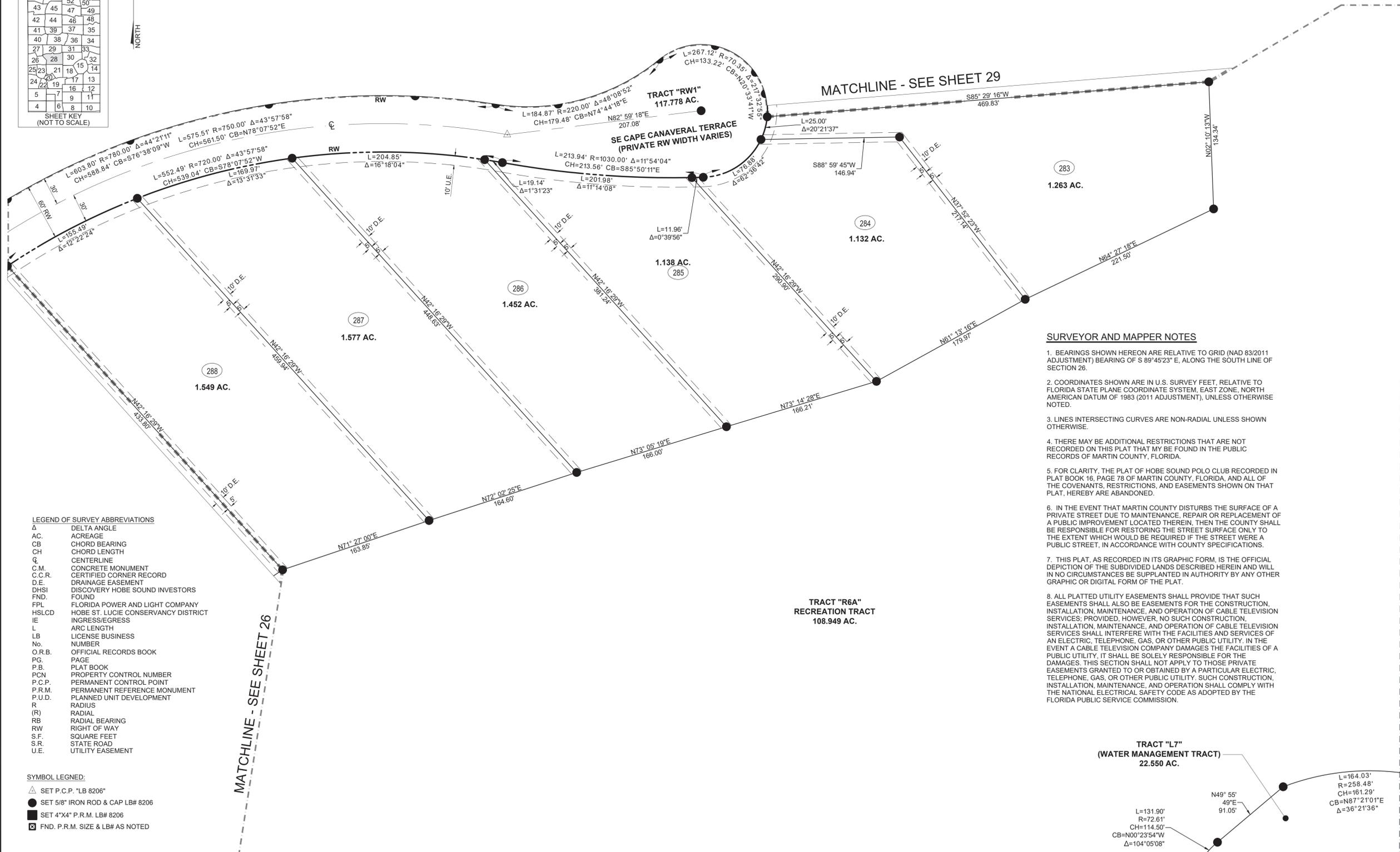
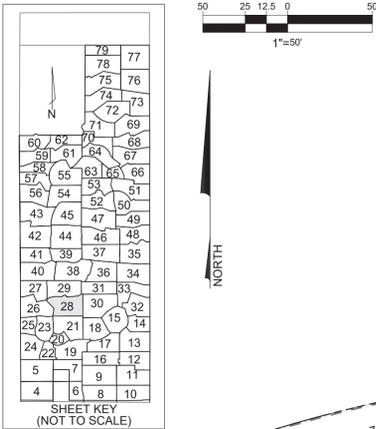


SHEET 26 OF 79

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LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PS.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT-OF-WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

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 - SET 4"x4" P.R.M. LB# 8206
 - ☒ FND. P.R.M. SIZE & LB# AS NOTED

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 - R RECREATION
 - L LAKE (WATER MANAGEMENT TRACT)
 - LB LANDSCAPE BUFFER
 - RW RIGHT-OF-WAY
 - M MAINTENANCE
 - HRA HABITAT RESTORATION AREA
 - GC GOLF COTTAGES

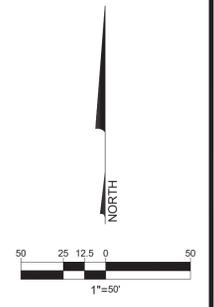
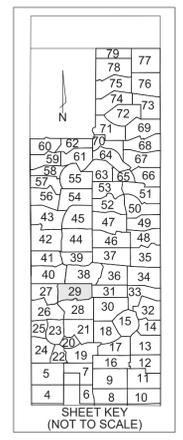
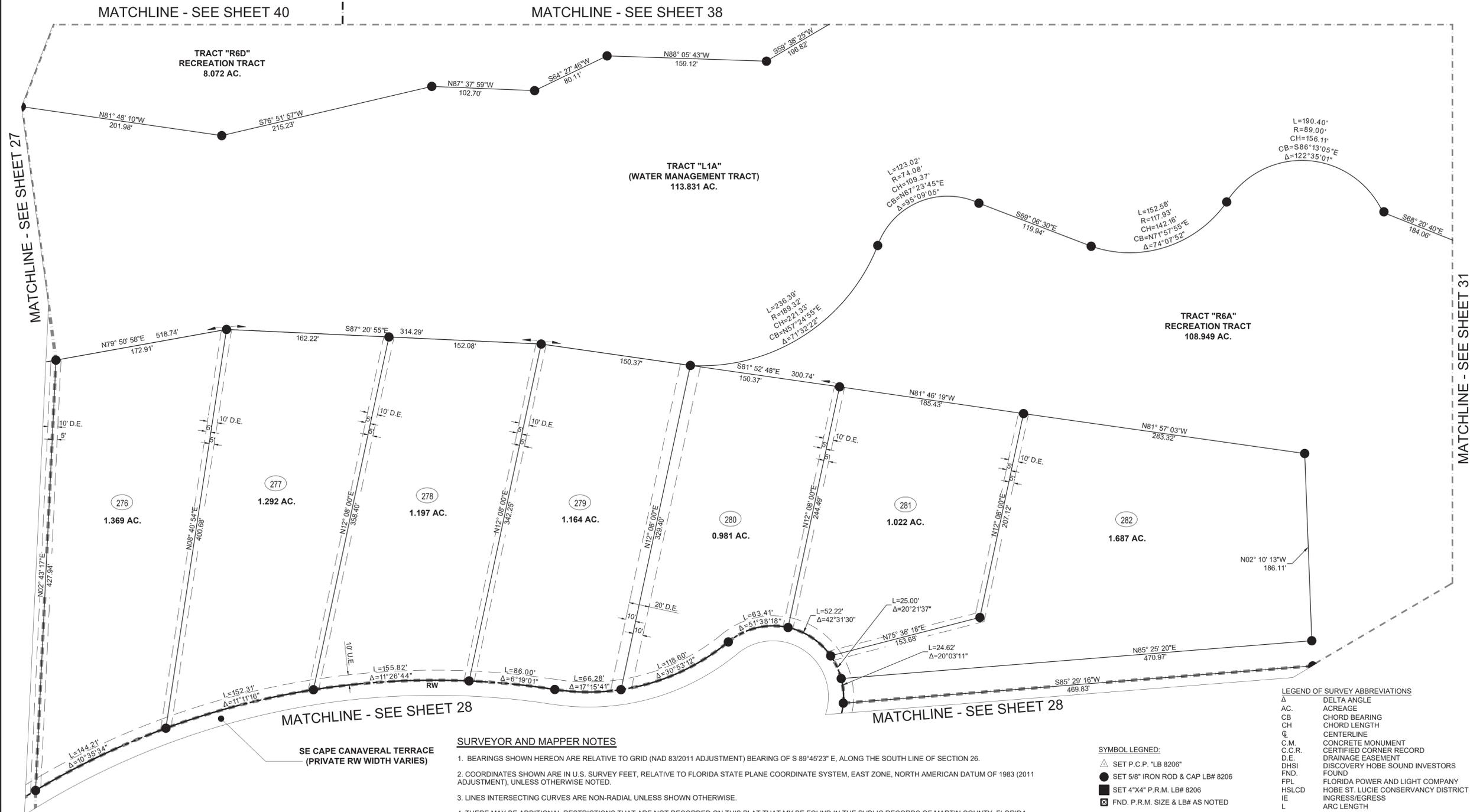
MATCHLINE - SEE SHEET 30

SHEET 28 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



SE CAPE CANAVERAL TERRACE
(PRIVATE RW WIDTH VARIES)

SURVEYOR AND MAPPER NOTES

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 - SET 5/8" IRON ROD & CAP LB# 8206
 - SET 4"x4" P.R.M. LB# 8206
 - ☒ FND. P.R.M. SIZE & LB# AS NOTED

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 - R RECREATION
 - L LAKE (WATER MANAGEMENT TRACT)
 - LB LANDSCAPE BUFFER
 - RW RIGHT-OF-WAY
 - M MAINTENANCE
 - HRA HABITAT RESTORATION AREA
 - GC GOLF COTTAGES

- LEGEND OF SURVEY ABBREVIATIONS**
- Δ DELTA ANGLE
 - AC. ACREAGE
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - CL CENTERLINE
 - C.M. CONCRETE MONUMENT
 - C.C.R. CERTIFIED CORNER RECORD
 - D.E. DRAINAGE EASEMENT
 - DHSI DISCOVERY HOBE SOUND INVESTORS
 - FND. FOUND
 - FPL FLORIDA POWER AND LIGHT COMPANY
 - HSLCD HOBE ST. LUCIE CONSERVANCY DISTRICT
 - IE INGRESS/EGRESS
 - L ARC LENGTH
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 - R RADIUS
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 - RW RIGHT OF WAY
 - S.F. SQUARE FEET
 - S.R. STATE ROAD
 - U.E. UTILITY EASEMENT

SHEET 29 OF 79

ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR.
PORT ST. LUCIE, FL 34986
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LB NO. 8206

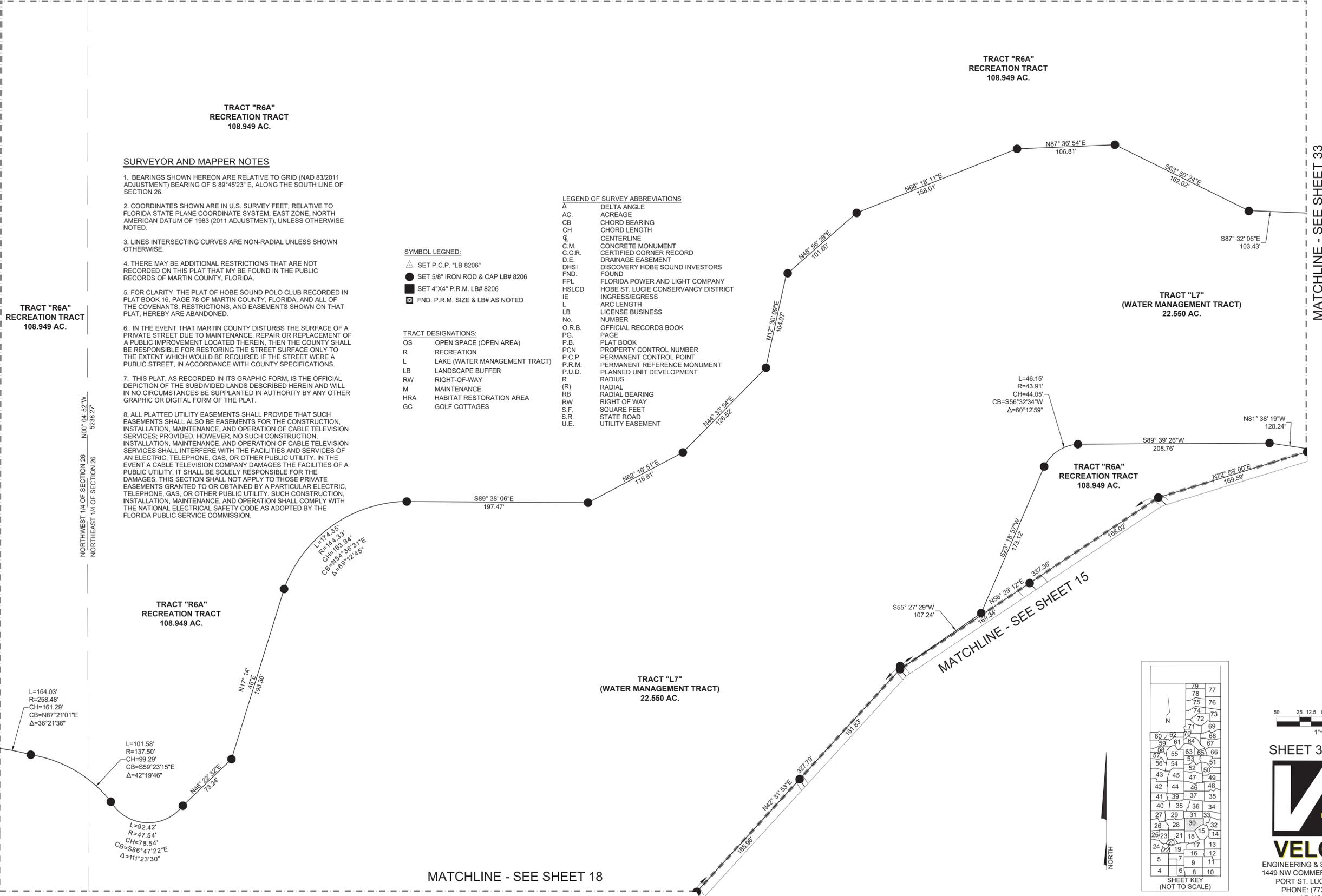
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MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 33



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 - HRA HABITAT RESTORATION AREA
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 - CH CHORD LENGTH
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 - C.M. CONCRETE MONUMENT
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 - U.E. UTILITY EASEMENT

TRACT "R6A"
RECREATION TRACT
108.949 AC.

TRACT "R6A"
RECREATION TRACT
108.949 AC.

TRACT "R6A"
RECREATION TRACT
108.949 AC.

TRACT "L7"
(WATER MANAGEMENT TRACT)
22.550 AC.

TRACT "R6A"
RECREATION TRACT
108.949 AC.

TRACT "L7"
(WATER MANAGEMENT TRACT)
22.550 AC.

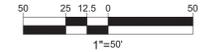
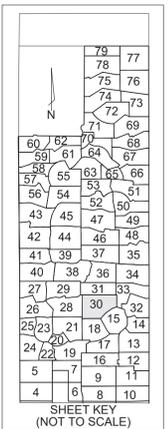
L=164.03'
R=258.48'
CH=161.29'
CB=N87°21'01"E
Δ=36°21'36"

L=101.58'
R=137.50'
CH=99.29'
CB=S59°23'15"E
Δ=42°19'46"

L=92.42'
R=47.54'
CH=78.54'
CB=S86°47'22"E
Δ=111°23'30"

L=114.35'
R=144.33'
CH=103.94'
CB=N64°36'31"E
Δ=69°12'45"

L=46.15'
R=43.91'
CH=44.05'
CB=S56°32'34"W
Δ=60°12'59"



SHEET 30 OF 79

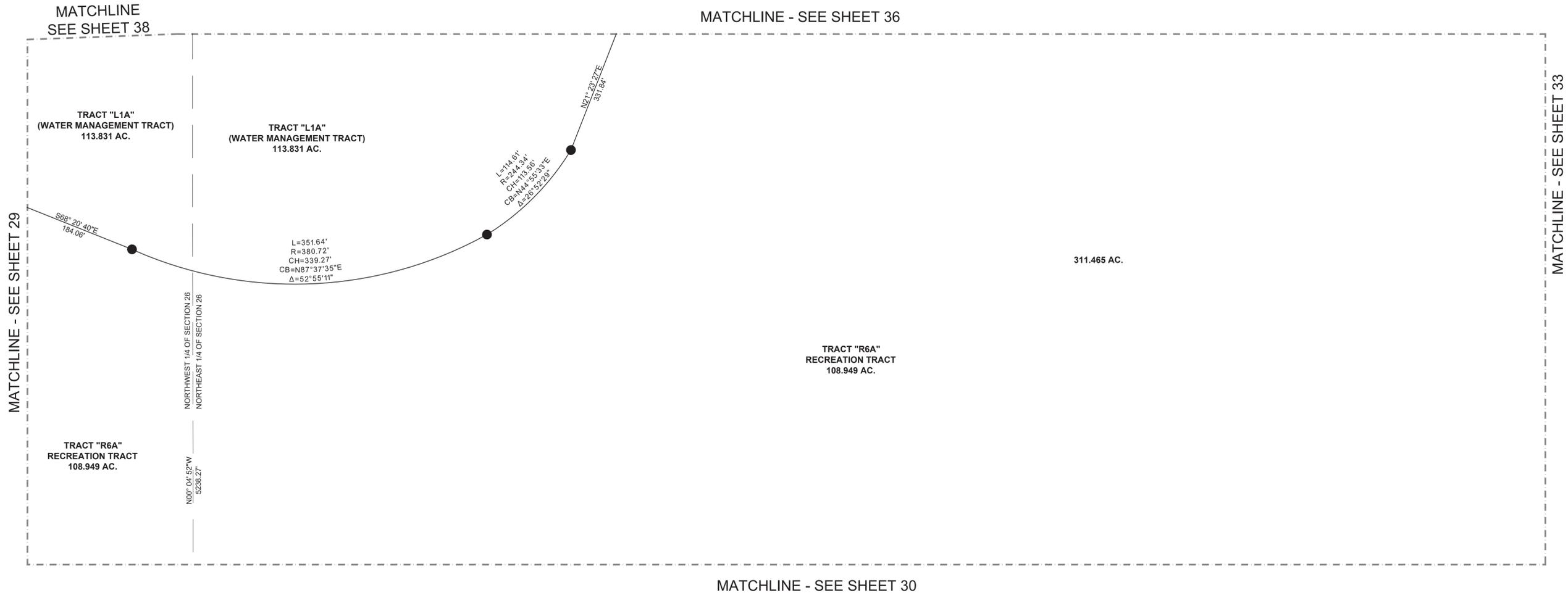


VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO.8206

MATCHLINE - SEE SHEET 18

DISCOVERY P.U.D.

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LEGEND OF SURVEY ABBREVIATIONS

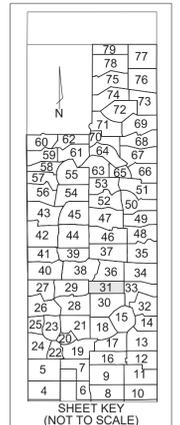
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CH	CHORD LENGTH
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SHEET 31 OF 79



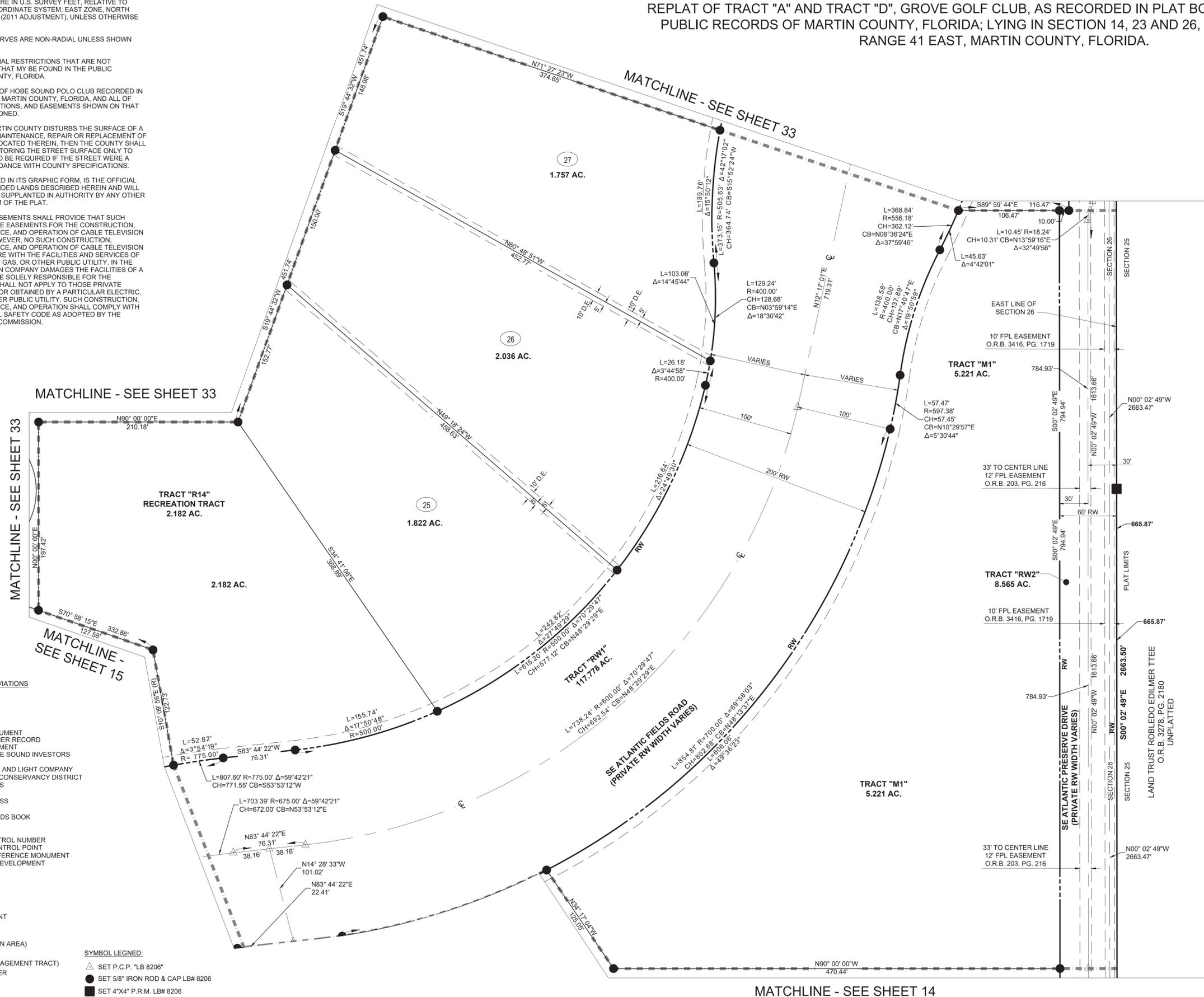
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SHEET KEY (NOT TO SCALE)

79	77
78	76
75	73
74	72
71	69
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6	4



SHEET 32 OF 79



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 - FPL FLORIDA POWER AND LIGHT COMPANY
 - HSLCD HOBE ST. LUCIE CONSERVANCY DISTRICT
 - IE INGRESS/EGRESS
 - L ARC LENGTH
 - LB LICENSE BUSINESS
 - No. NUMBER
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - P.B. PLAT BOOK
 - PCN PROPERTY CONTROL NUMBER
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - R. RADIUS
 - (R) RADIAL BEARING
 - RB RADIAL BEARING
 - RW RIGHT-OF-WAY
 - S.F. SQUARE FEET
 - S.R. STATE ROAD
 - U.E. UTILITY EASEMENT

- TRACT DESIGNATIONS:**
- OS OPEN SPACE (OPEN AREA)
 - R RECREATION
 - L LAKE (WATER MANAGEMENT TRACT)
 - LB LANDSCAPE BUFFER
 - RW RIGHT-OF-WAY
 - M MAINTENANCE
 - HRA HABITAT RESTORATION AREA
 - GC GOLF COTTAGES
- SYMBOL LEGEND:**
- △ SET P.C.P. "LB 8206"
 - SET 5/8" IRON ROD & CAP LB# 8206
 - SET 4"x4" P.R.M. LB# 8206
 - ☐ FND. P.R.M. SIZE & LB# AS NOTED

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

MATCHLINE - SEE SHEET 37

MATCHLINE - SEE SHEET 35

LEGEND OF SURVEY ABBREVIATIONS

- Δ DELTA ANGLE
- AC. ACREAGE
- CB CHORD BEARING
- CH CHORD LENGTH
- CL CENTERLINE
- C.M. CONCRETE MONUMENT
- C.C.R. CERTIFIED CORNER RECORD
- D.E. DRAINAGE EASEMENT
- DHSI DISCOVERY HOBE SOUND INVESTORS
- FND. FOUND
- FPL FLORIDA POWER AND LIGHT COMPANY
- HSLCD HOBE ST. LUCIE CONSERVANCY DISTRICT
- IE INGRESS/EGRESS
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SURVEYOR AND MAPPER NOTES

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**TRACT "R6A"
RECREATION TRACT
108.949 AC.**

**TRACT "L6"
(WATER MANAGEMENT TRACT)
6.602 AC.**

**TRACT "R6A"
RECREATION TRACT
108.949 AC.**

**TRACT "R6A"
RECREATION TRACT
108.949 AC.**

**TRACT "R6A"
RECREATION TRACT
108.949 AC.**

1.097 AC.

1.107 AC.

1.164 AC.

1.251 AC.

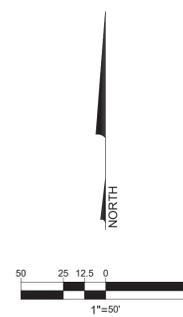
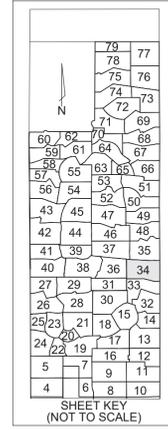
1.292 AC.

1.318 AC.

L=255.43' R=949.85' Δ=15°24'28"
CH=254.66' CB=N08°57'16"W

MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 33



SHEET 34 OF 79



VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

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LEGEND OF SURVEY ABBREVIATIONS

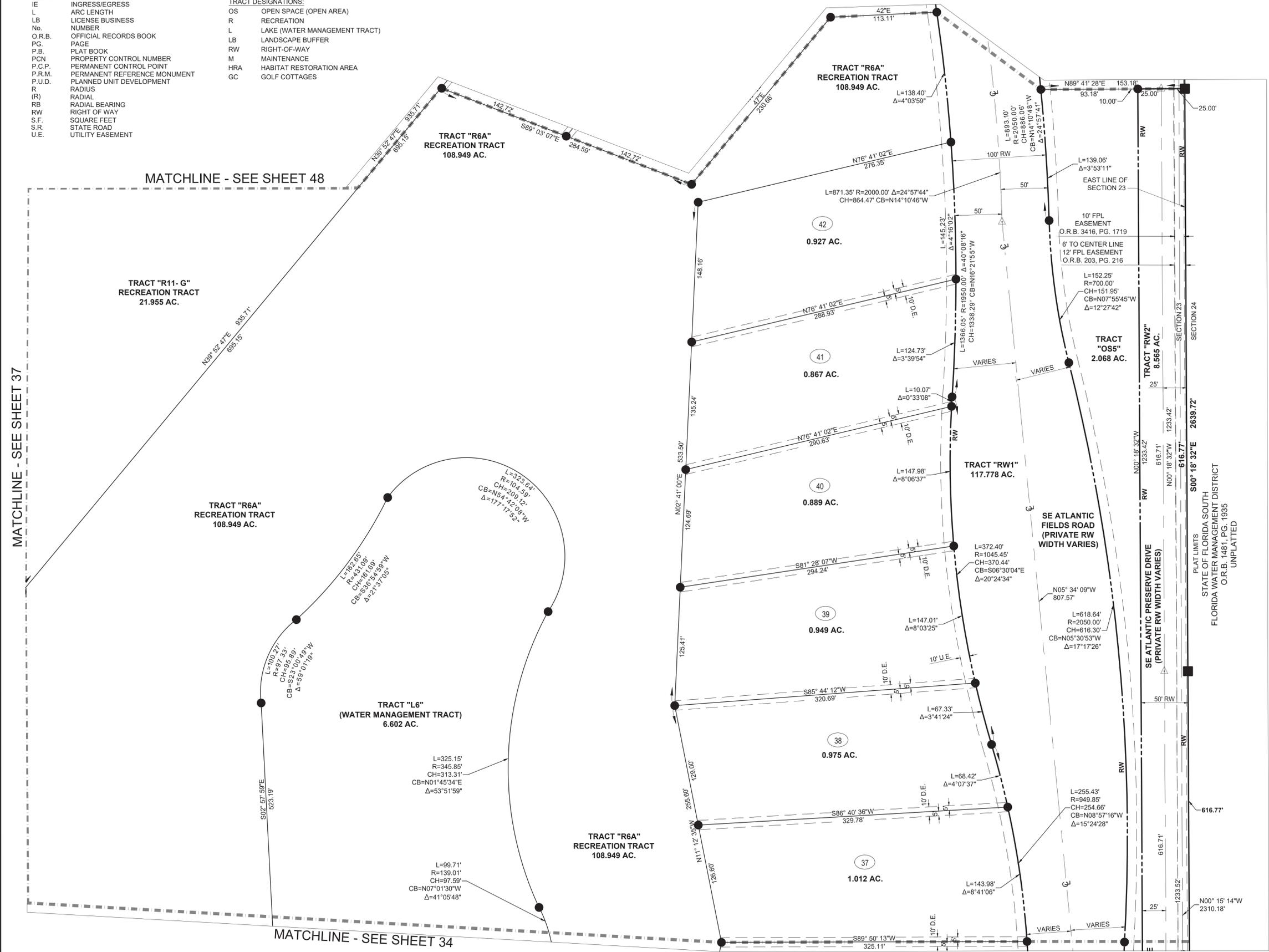
A	DELTA ANGLE
AC	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
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FPL	FLORIDA POWER AND LIGHT COMPANY
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IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
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P.B.	PLAT BOOK
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P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL BEARING
RB	RIGHT OF WAY
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

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●	SET 5/8" IRON ROD & CAP LB# 8206
■	SET 4"x4" P.R.M. LB# 8206
□	FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



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SHEET KEY (NOT TO SCALE)

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4	3
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2	1

NORTH

50 25 12.5 0 50
1"=50'

SHEET 35 OF 79

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LEGEND OF SURVEY ABBREVIATIONS

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AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
C	CENTERLINE
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S.F.	SQUARE FEET
S.R.	STATE ROAD
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SYMBOL LEGEND:

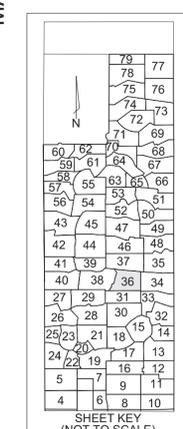
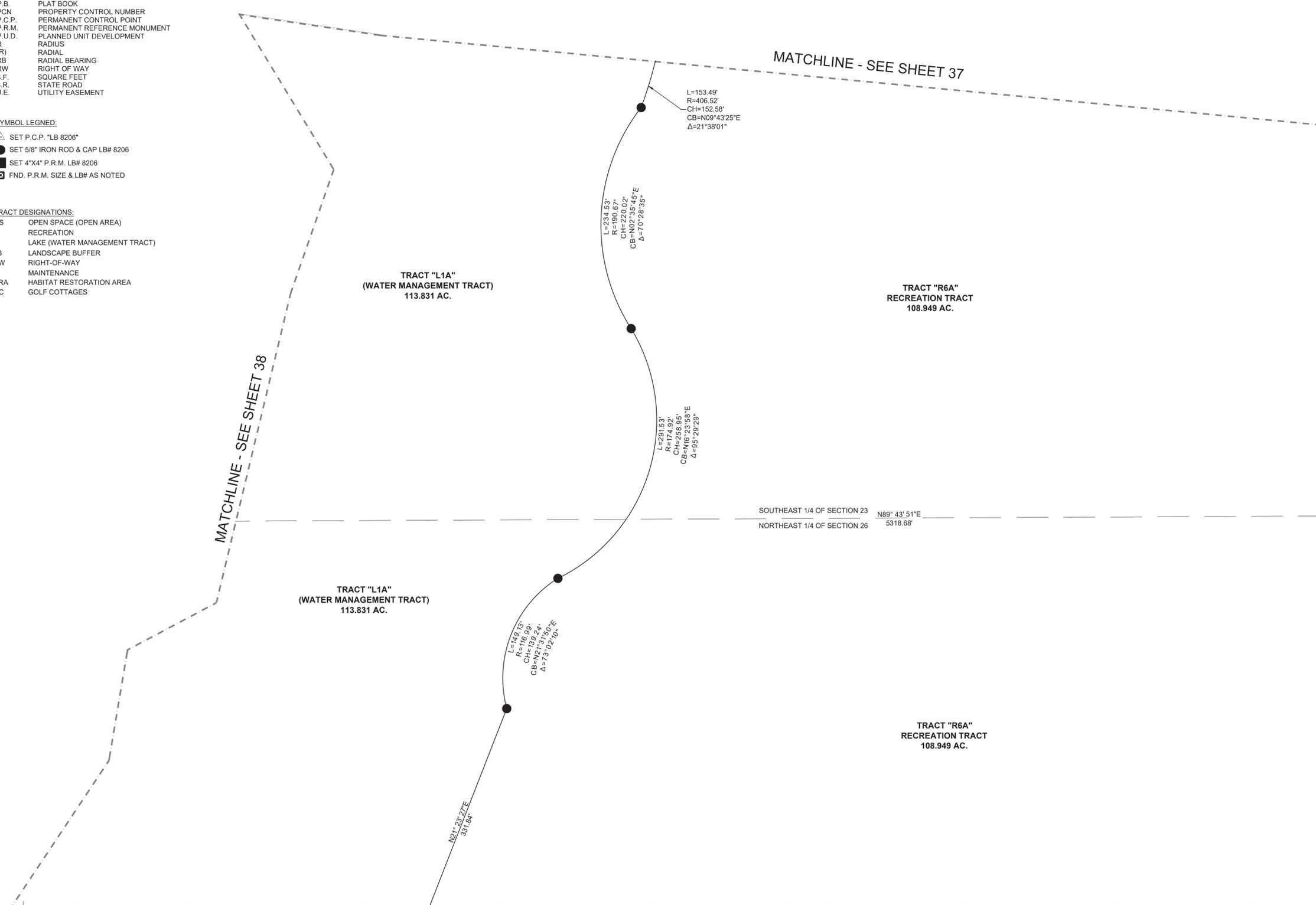
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TRACT DESIGNATIONS:

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L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
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SHEET 36 OF 79

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DISCOVERY P.U.D.

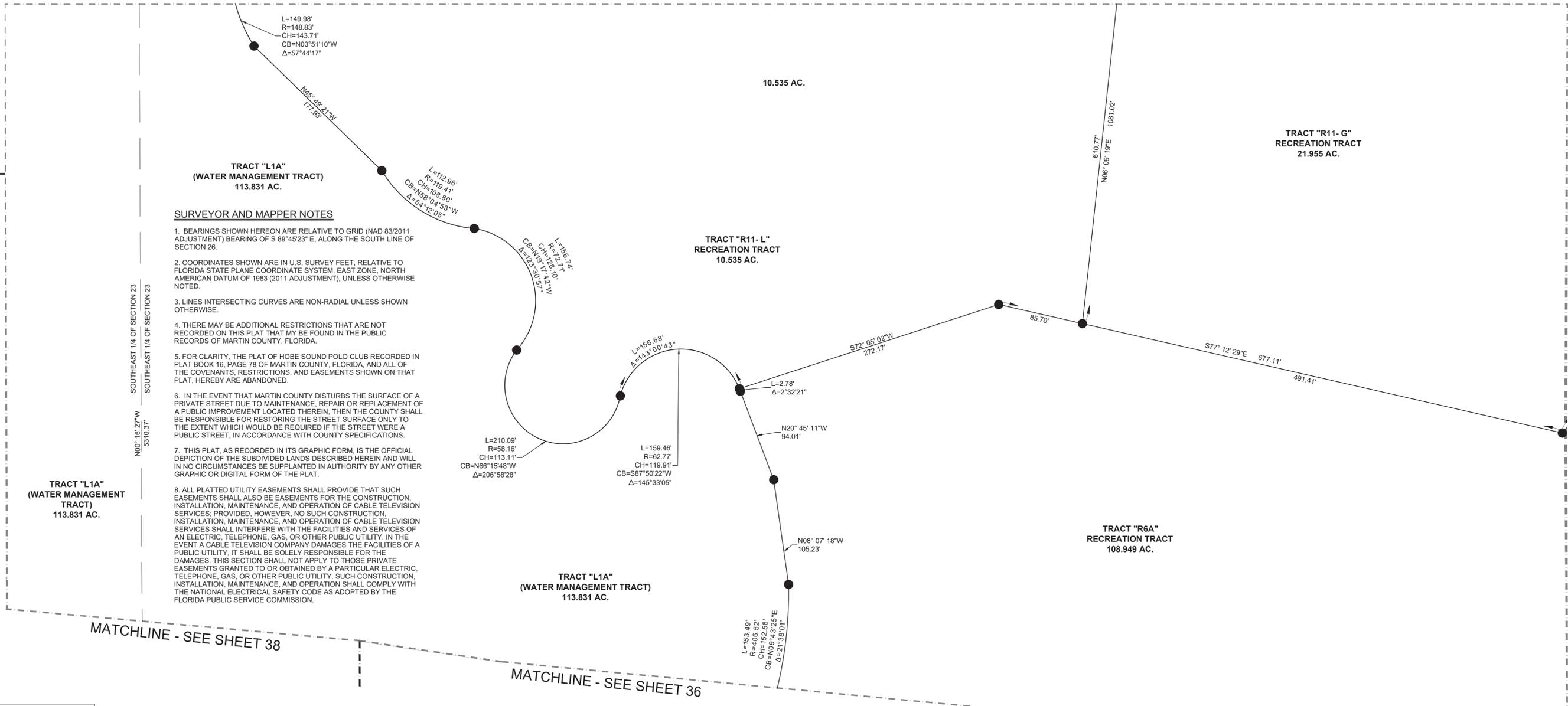
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MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 46

MATCHLINE - SEE SHEET 39

MATCHLINE - SEE SHEET 35



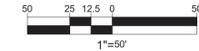
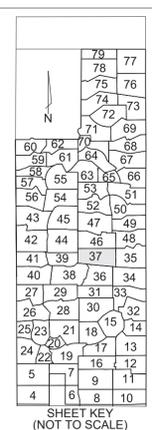
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MATCHLINE - SEE SHEET 38

MATCHLINE - SEE SHEET 36

MATCHLINE - SEE SHEET 34



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LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

DISCOVERY P.U.D.

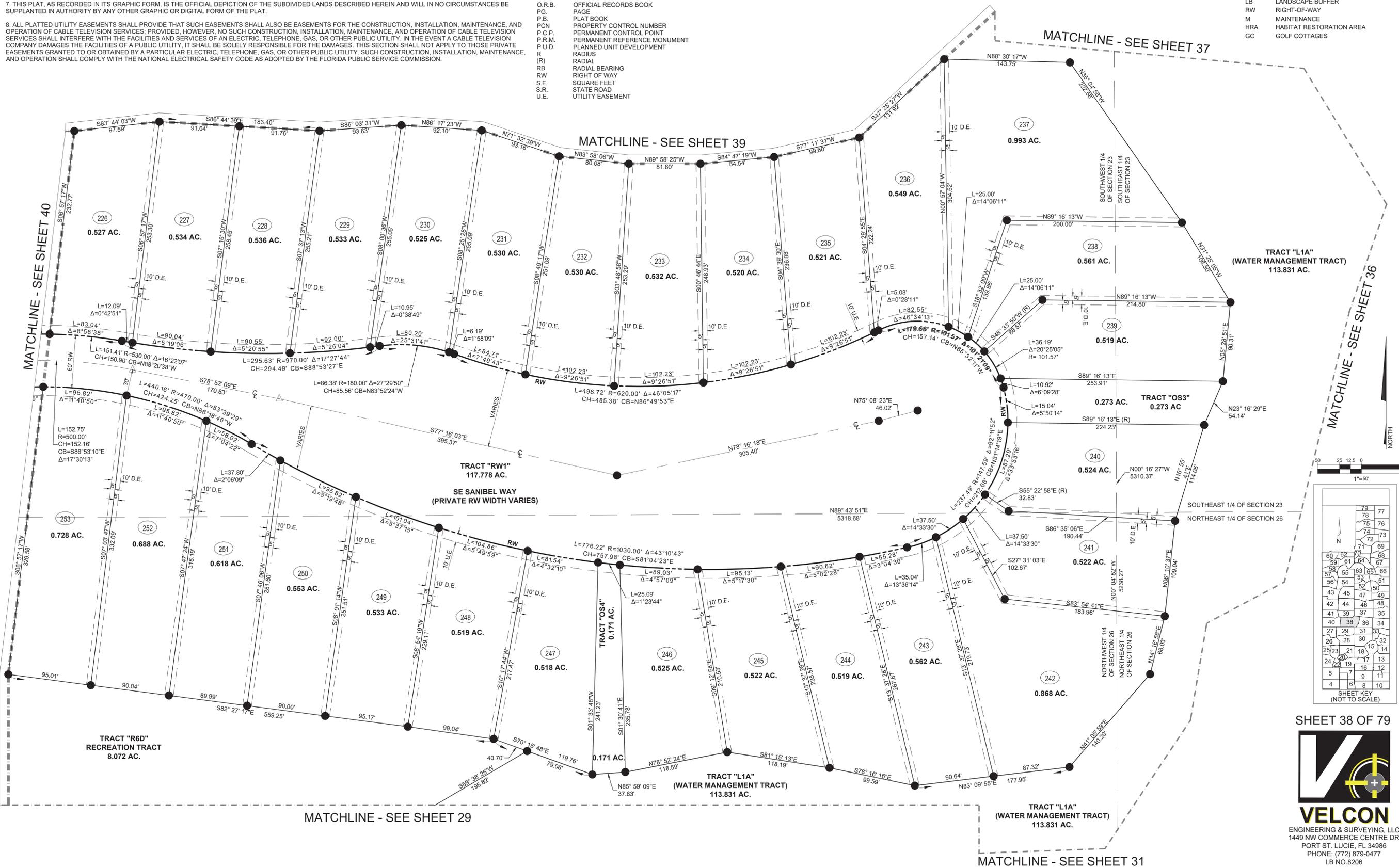
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SYMBOL LEGEND:

△	SET P.C.P. "LB 8206"
●	SET 5/8" IRON ROD & CAP LB# 8206
■	SET 4"x4" P.R.M. LB# 8206
□	FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



SHEET 38 OF 79

VELCON
ENGINEERING & SURVEYING, L.L.C.
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
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LB NO. 8206

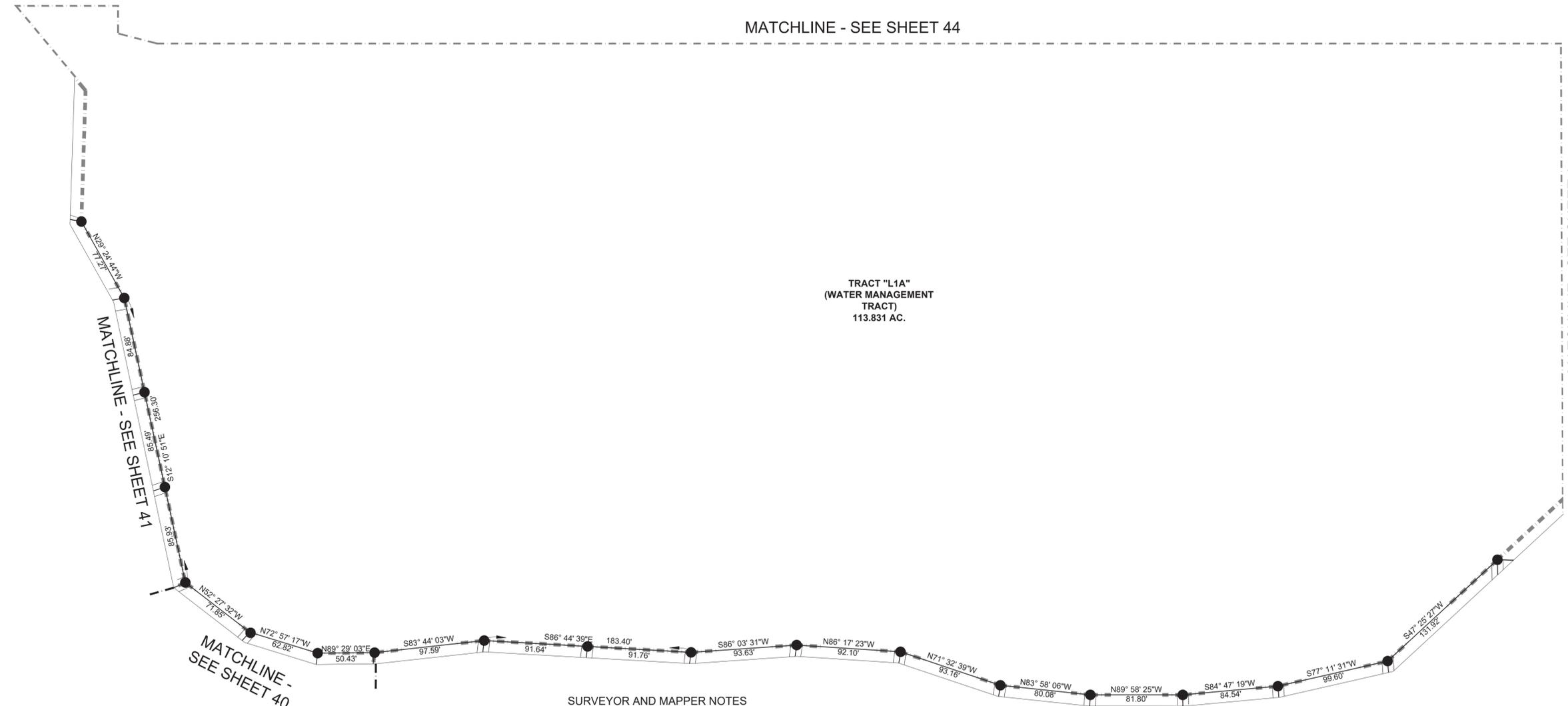
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MATCHLINE - SEE SHEET 44

TRACT "L1A"
(WATER MANAGEMENT TRACT)
113.831 AC.

MATCHLINE - SEE SHEET 37



MATCHLINE - SEE SHEET 40

MATCHLINE - SEE SHEET 38

SURVEYOR AND MAPPER NOTES

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		79	77
		78	76
		74	73
		72	69
		71	68
60	62	64	67
59	61	63	66
58	55	53	51
57	54	52	50
43	45	47	49
42	44	46	48
41	39	37	35
40	38	36	34
27	29	31	33
26	28	30	32
25	23	21	18
24	22	19	17
5	7	16	12
4	6	8	10
SHEET KEY (NOT TO SCALE)			

SHEET 39 OF 79

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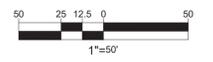
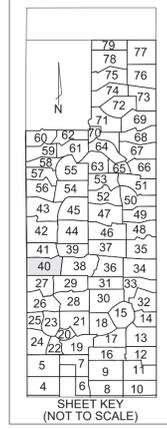
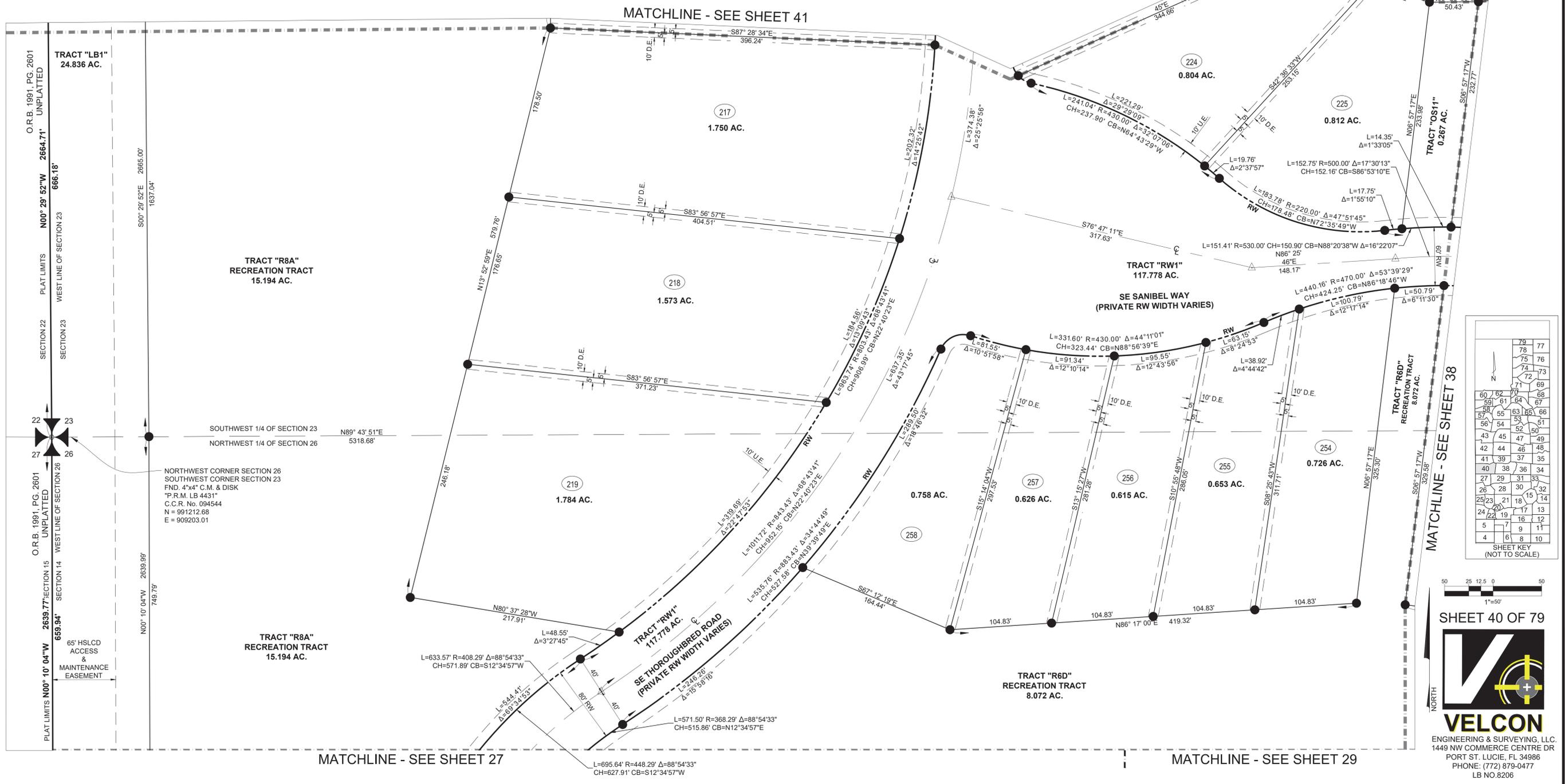
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SYMBOL LEGEND:	LEGEND OF SURVEY ABBREVIATIONS
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● SET 5/8" IRON ROD & CAP LB# 8206	AC. ACREAGE
■ SET 4"x4" P.R.M. LB# 8206	CB CHORD BEARING
☒ FND. P.R.M. SIZE & LB# AS NOTED	CH CHORD LENGTH
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	C.M. CONCRETE MONUMENT
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	D.E. DRAINAGE EASEMENT
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	FPL FLORIDA POWER AND LIGHT COMPANY
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	IE INGRESS/EGRESS
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	O.R.B. OFFICIAL RECORDS BOOK
	PG. PAGE
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GC GOLF COTTAGES



SHEET 40 OF 79



VELCON
ENGINEERING & SURVEYING, LLC
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PHONE: (772) 879-0477
LB NO. 8206

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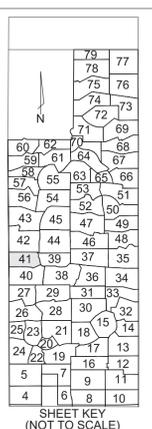
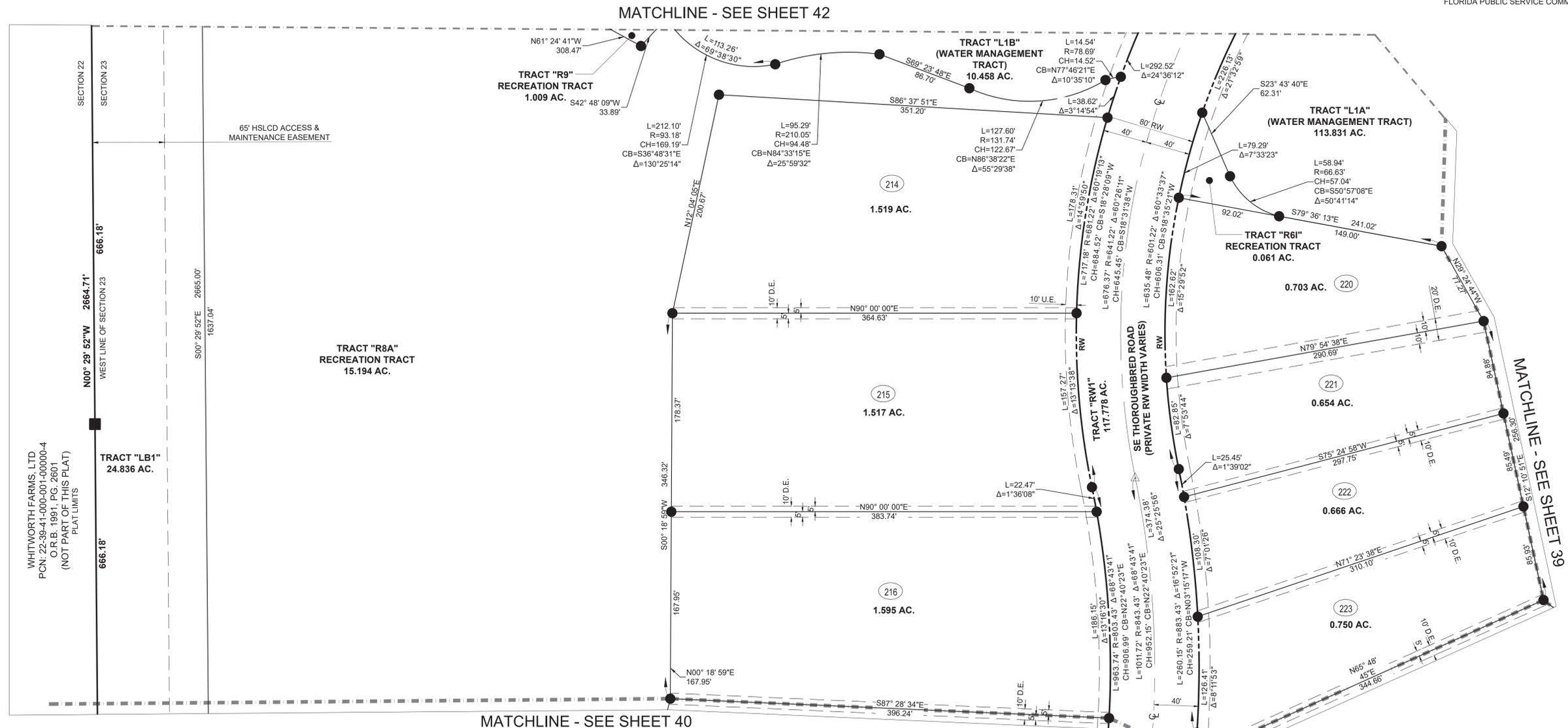
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WHITWORTH FARMS, LTD
PCN: 22-39-41-000-001-00000-4
O.R.B. 1991, PG. 2601
(NOT PART OF THIS PLAT)
PLAT LIMITS

SHEET 41 OF 79

VELCON
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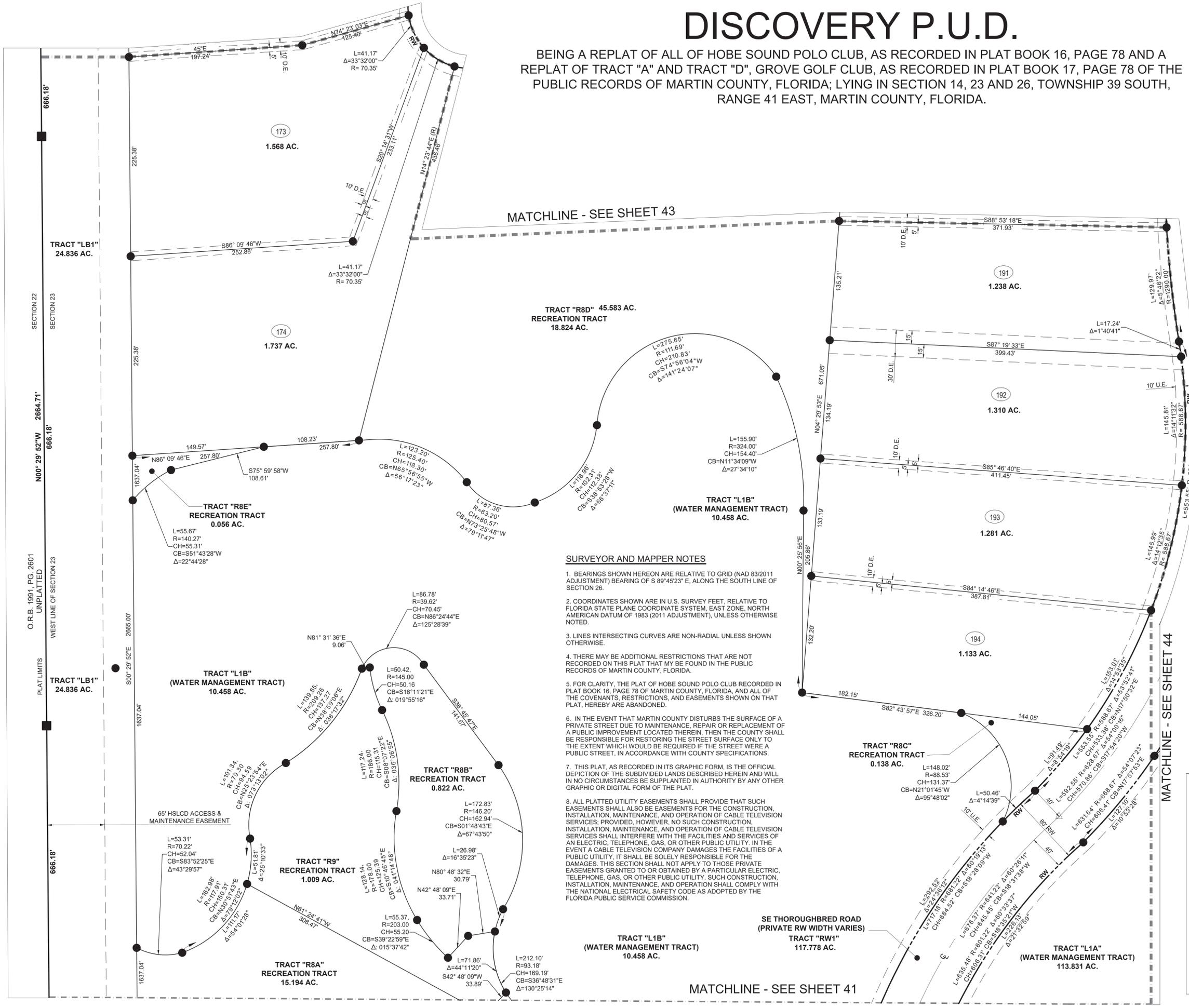
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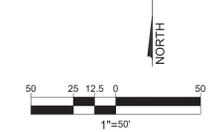
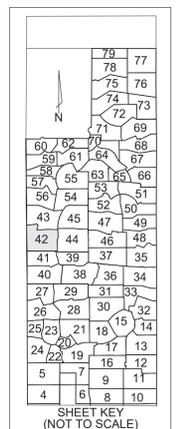
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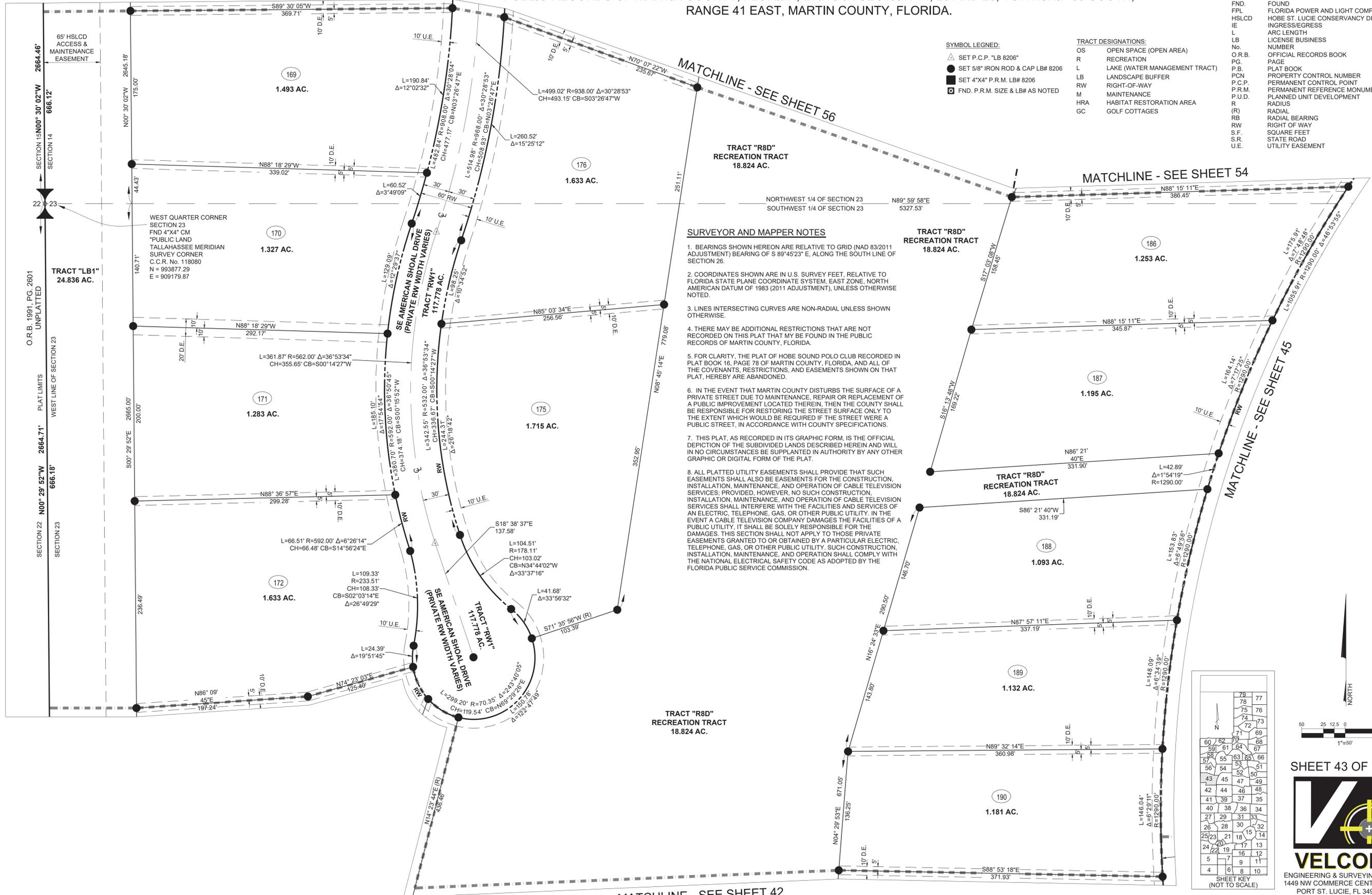
DISCOVERY P.U.D.

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LEGEND OF SURVEY ABBREVIATIONS	
Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS NUMBER
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PLANNED UNIT DEVELOPMENT
P.U.D.	RADIUS
R	RADIAL BEARING
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

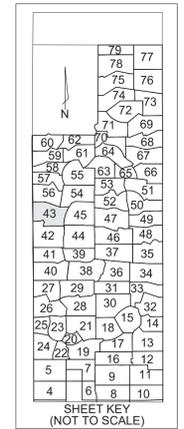
SYMBOL LEGEND:	
△	SET P.C.P. "LB 8206"
●	SET 5/8" IRON ROD & CAP LB# 8206
■	SET 4"x4" P.R.M. LB# 8206
⊠	FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:	
OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



SURVEYOR AND MAPPER NOTES

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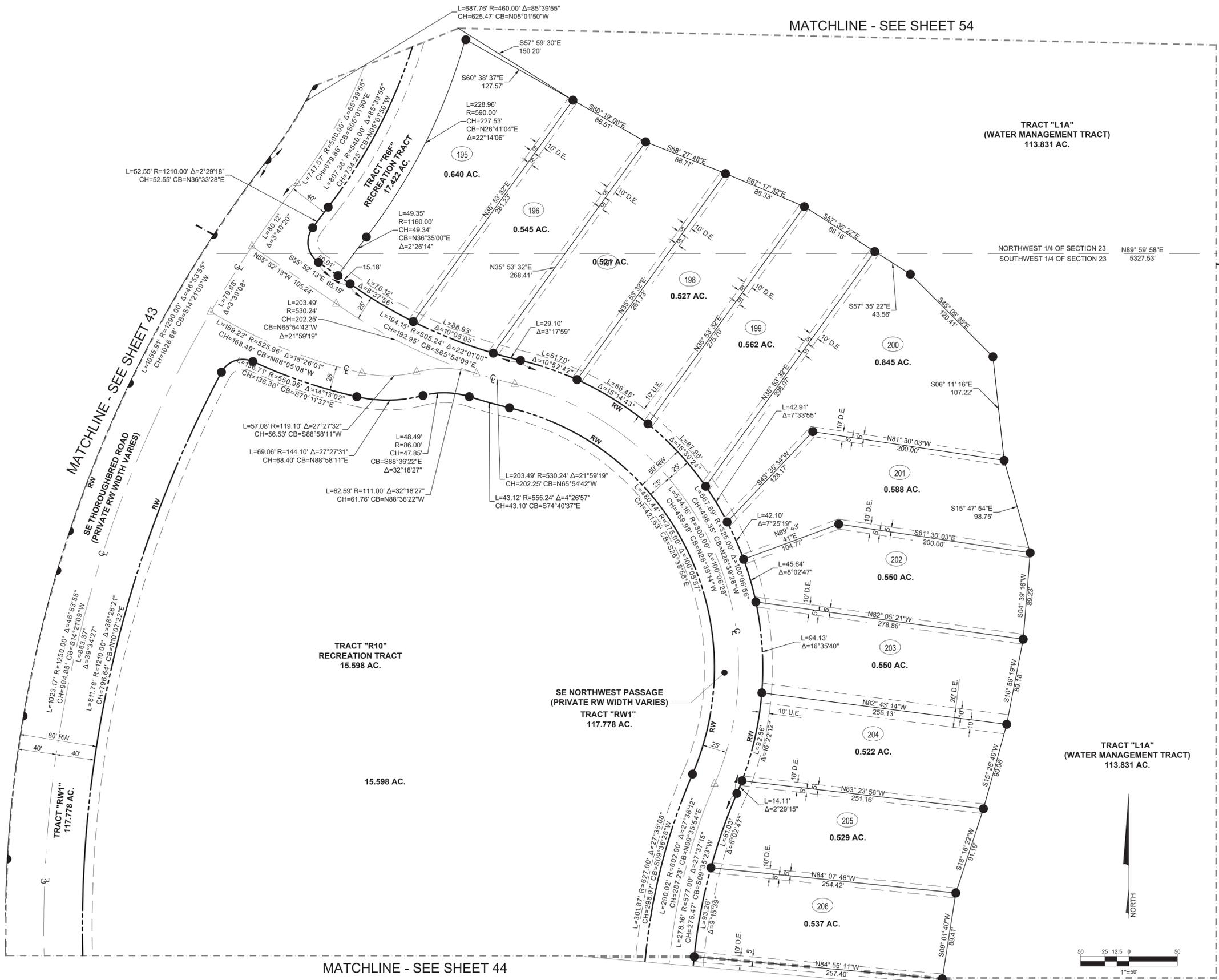


SHEET 43 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

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CH	CHORD LENGTH
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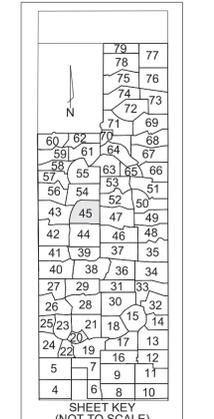
SYMBOL LEGEND:

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TRACT DESIGNATIONS:

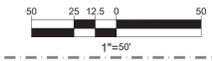
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R	RECREATION
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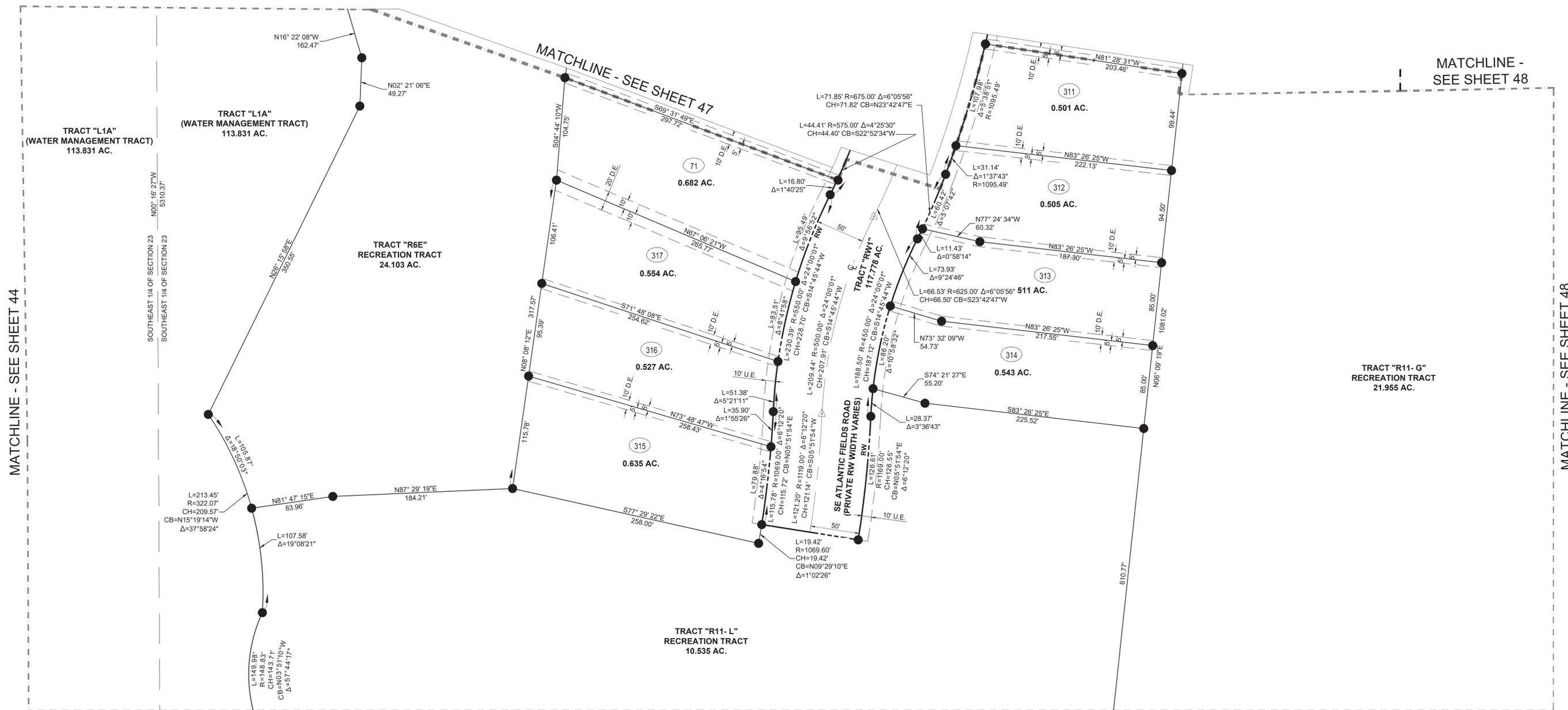
SHEET 45 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
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PORT ST. LUCIE, FL 34986
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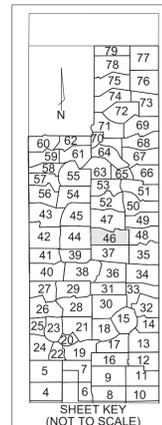
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O.R.B.	OFFICIAL RECORDS BOOK
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PCN	PROPERTY CONTROL NUMBER
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SYMBOL LEGEND:

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TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
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LB	LANDSCAPE BUFFER
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SHEET 46 OF 79



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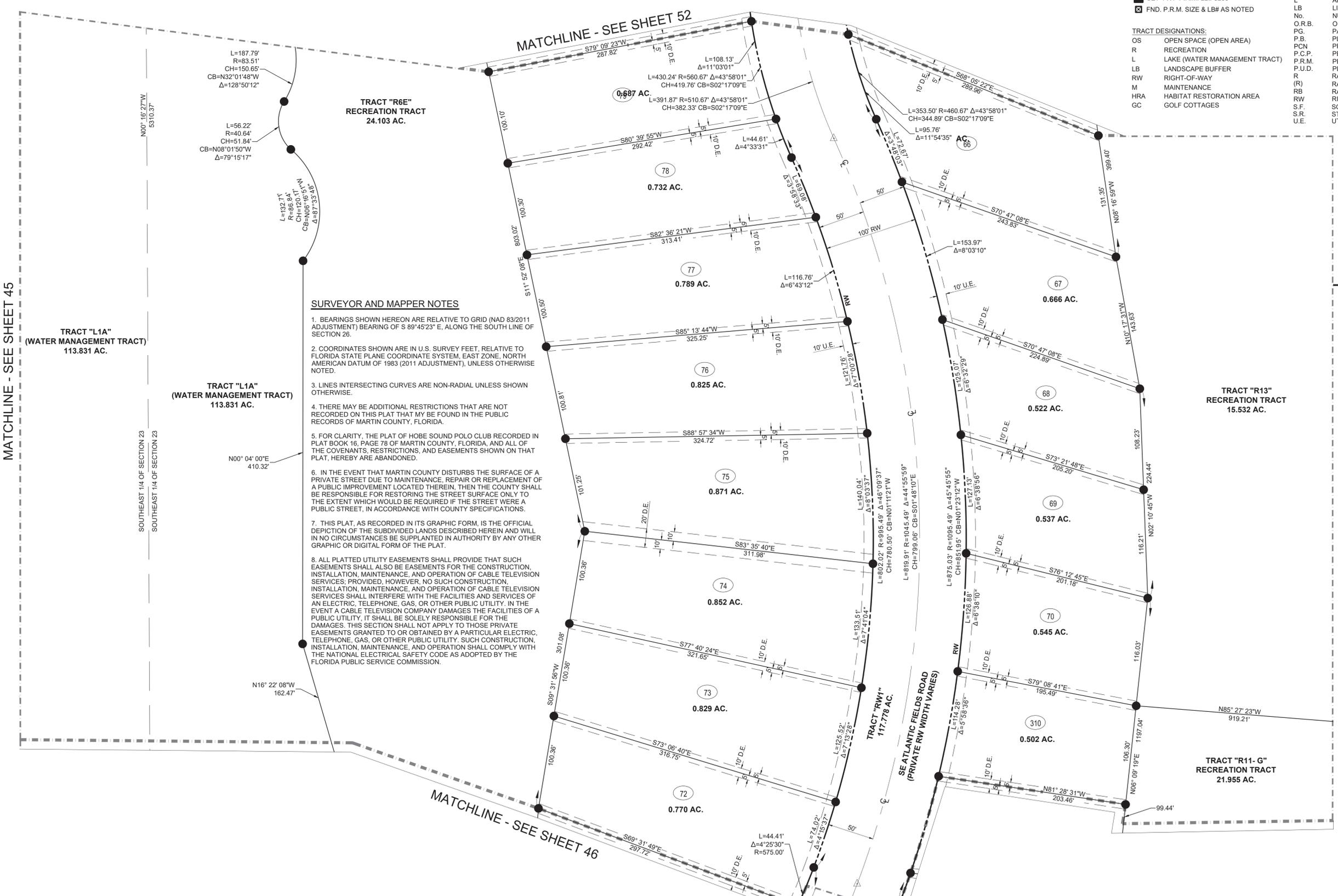
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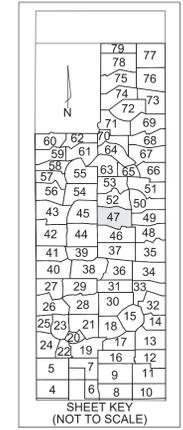
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SHEET 47 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

MATCHLINE - SEE SHEET 45

MATCHLINE - SEE SHEET 50

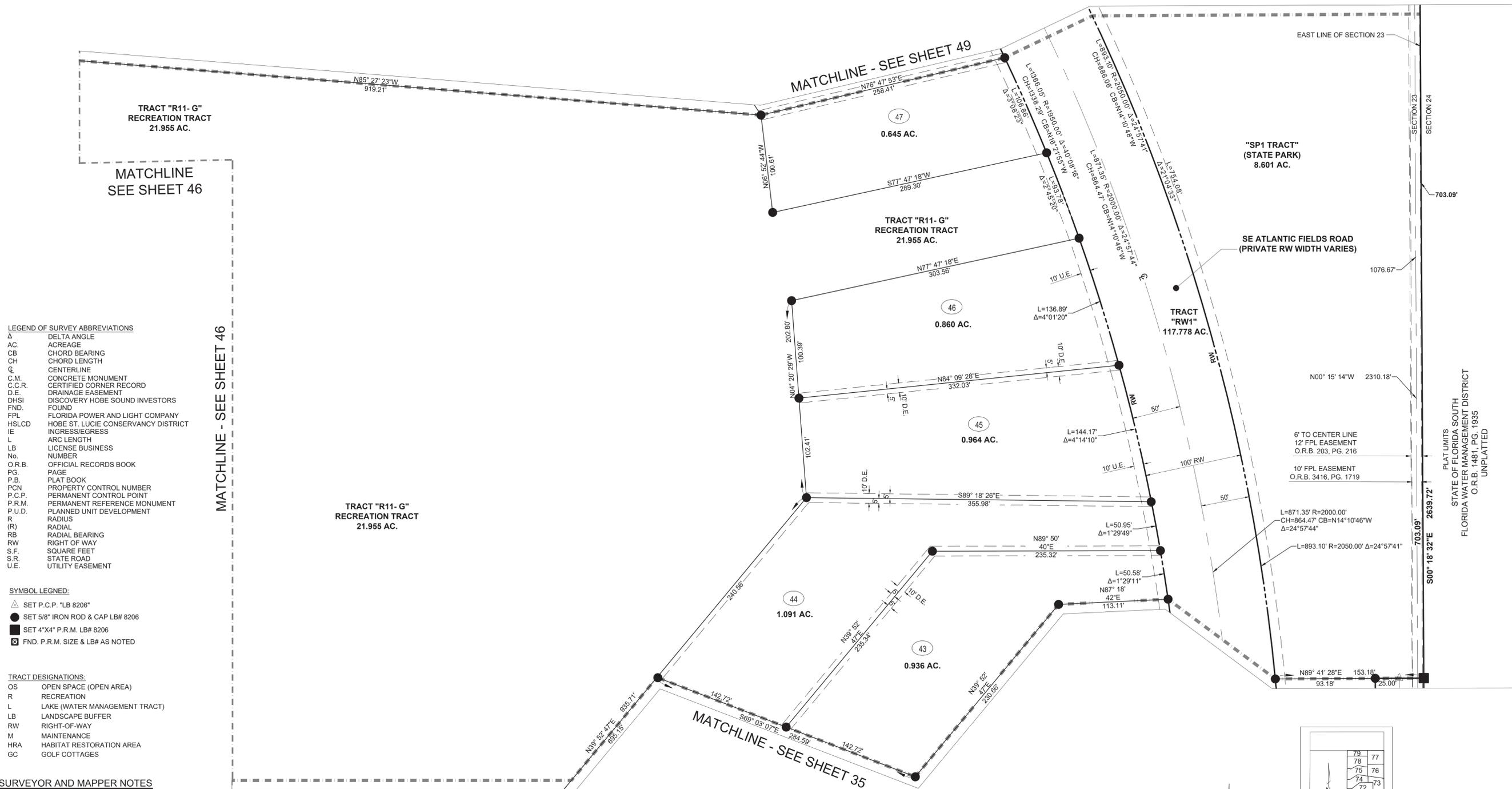
MATCHLINE - SEE SHEET 49

MATCHLINE - SEE SHEET 46

MATCHLINE - SEE SHEET 52

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SHEET 48 OF 79

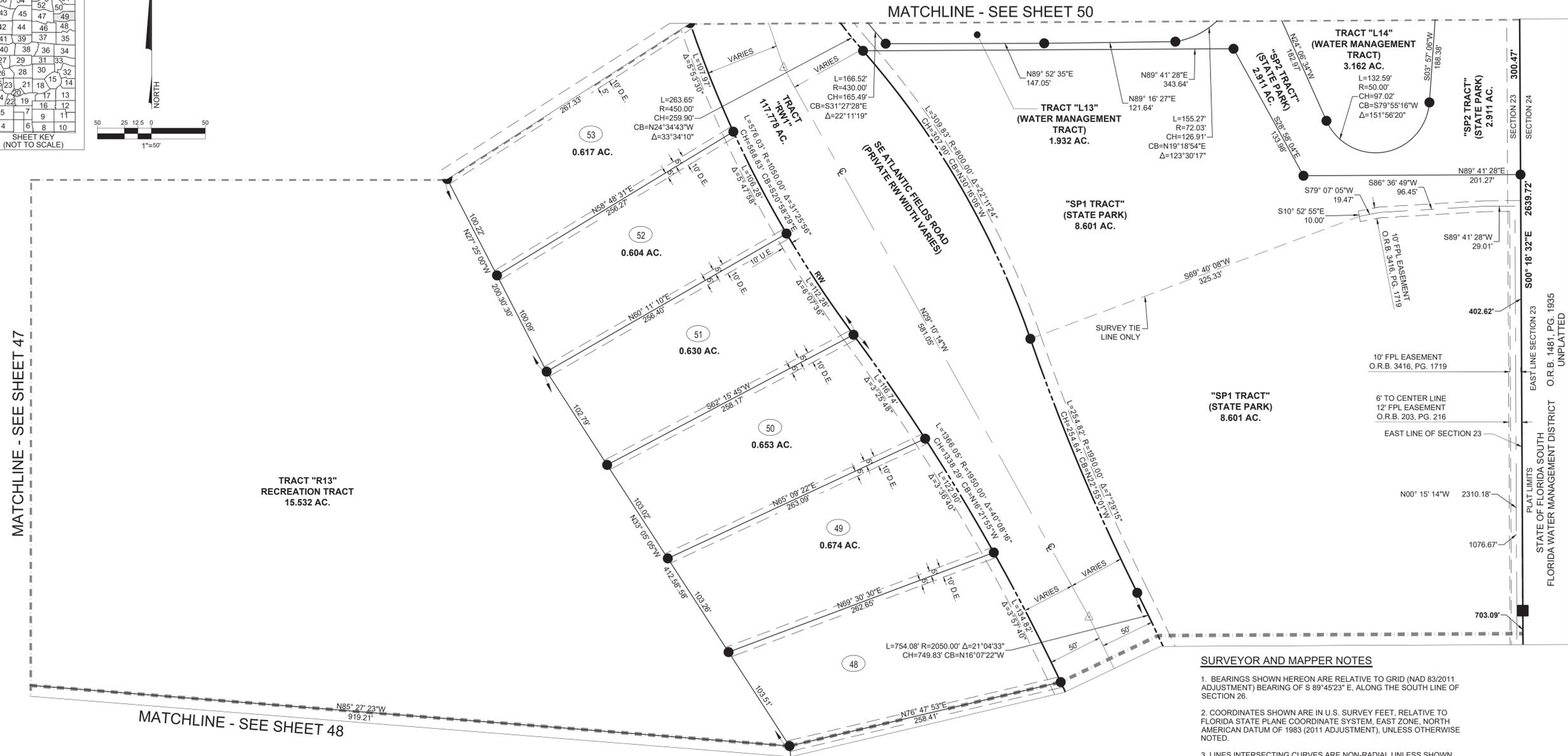
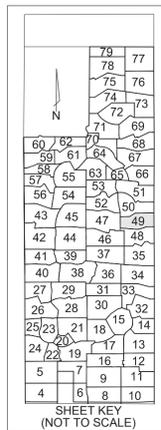


VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

PLAT LIMITS
STATE OF FLORIDA SOUTH
FLORIDA WATER MANAGEMENT DISTRICT
O.R.B. 1481, PG. 1935
UNPLATTED

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



MATCHLINE - SEE SHEET 47

MATCHLINE - SEE SHEET 48

MATCHLINE - SEE SHEET 50

LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.P.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
LB	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

△	SET P.C.P. "LB 8206"
●	SET 5/8" IRON ROD & CAP LB# 8206
■	SET 4"x4" P.R.M. LB# 8206
☐	FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

SURVEYOR AND MAPPER NOTES

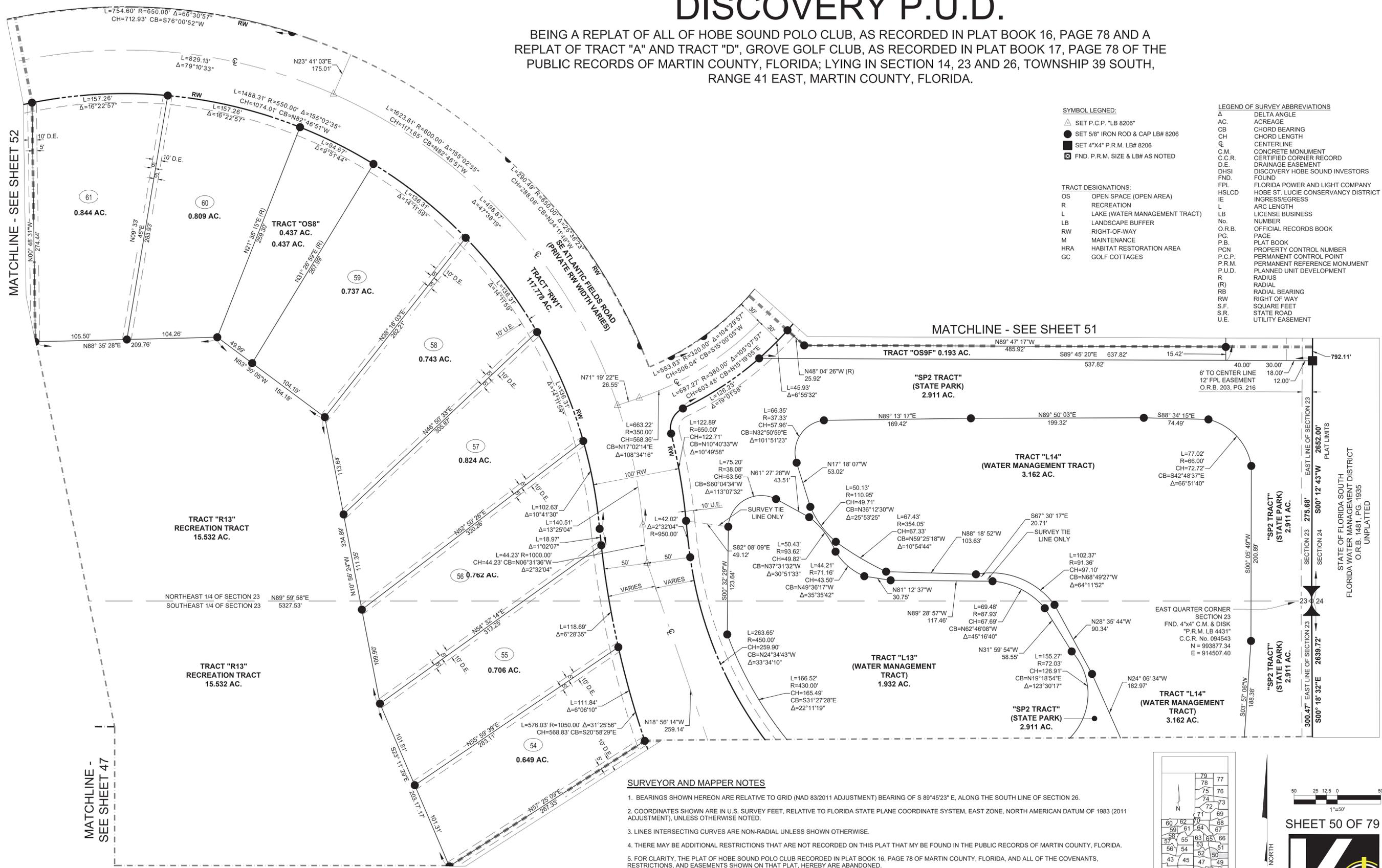
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SHEET 49 OF 79

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SYMBOL LEGEND:		LEGEND OF SURVEY ABBREVIATIONS	
△	SET P.C.P. "LB 8206"	Δ	DELTA ANGLE
●	SET 5/8" IRON ROD & CAP LB# 8206	AC	ACREAGE
○	SET 4"x4" P.R.M. LB# 8206	CB	CHORD BEARING
□	FND. P.R.M. SIZE & LB# AS NOTED	CH	CHORD LENGTH
		CL	CENTERLINE
		C.M.	CONCRETE MONUMENT
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M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

MATCHLINE - SEE SHEET 52

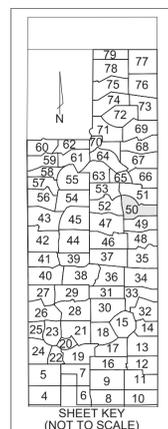
MATCHLINE - SEE SHEET 51

MATCHLINE - SEE SHEET 47

MATCHLINE - SEE SHEET 49

SURVEYOR AND MAPPER NOTES

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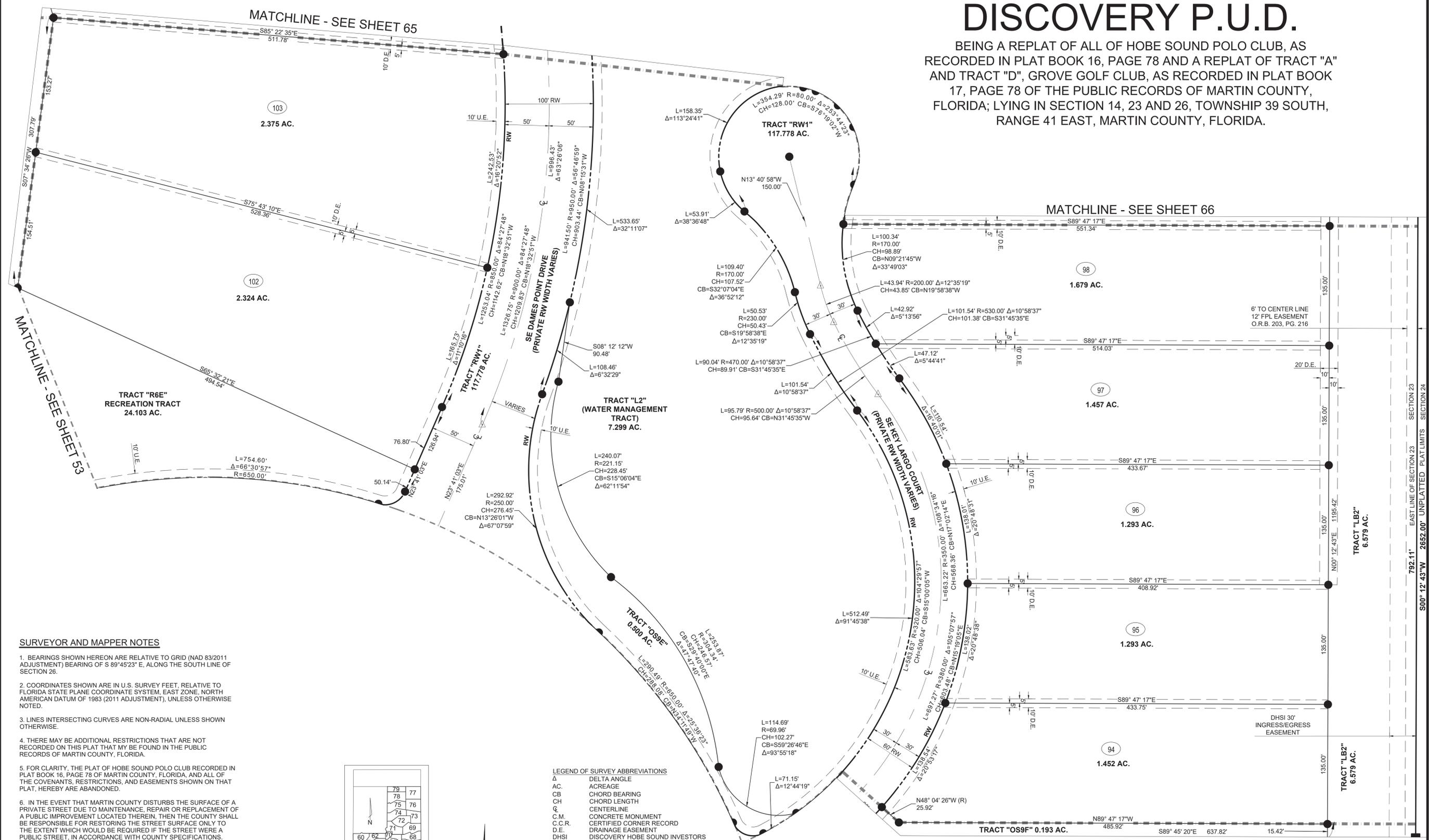
1"=50'

SHEET 50 OF 79

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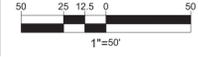
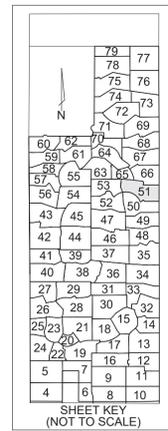
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S.F.	SQUARE FEET
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- SYMBOL LEGEND:
- ▲ SET P.C.P. "LB 8206"
 - SET 5/8" IRON ROD & CAP LB# 8206
 - SET 4"x4" P.R.M. LB# 8206
 - ☒ FND. P.R.M. SIZE & LB# AS NOTED

- TRACT DESIGNATIONS:
- OS OPEN SPACE (OPEN AREA)
 - R RECREATION
 - L LAKE (WATER MANAGEMENT TRACT)
 - LB LANDSCAPE BUFFER
 - RW RIGHT-OF-WAY
 - M MAINTENANCE
 - HRA HABITAT RESTORATION AREA
 - GC GOLF COTTAGES

SHEET 51 OF 79



VELCON
ENGINEERING & SURVEYING, L.L.C.
1449 NW COMMERCE CENTRE DR.
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

SECTION 23 EAST LINE OF SECTION 23 792.11' UNPLATTED PLAT LIMITS SECTION 24 2652.00'

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- L ARC LENGTH
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SYMBOL LEGEND:

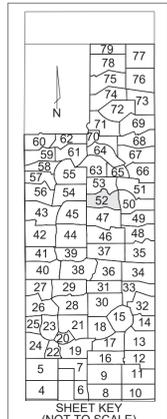
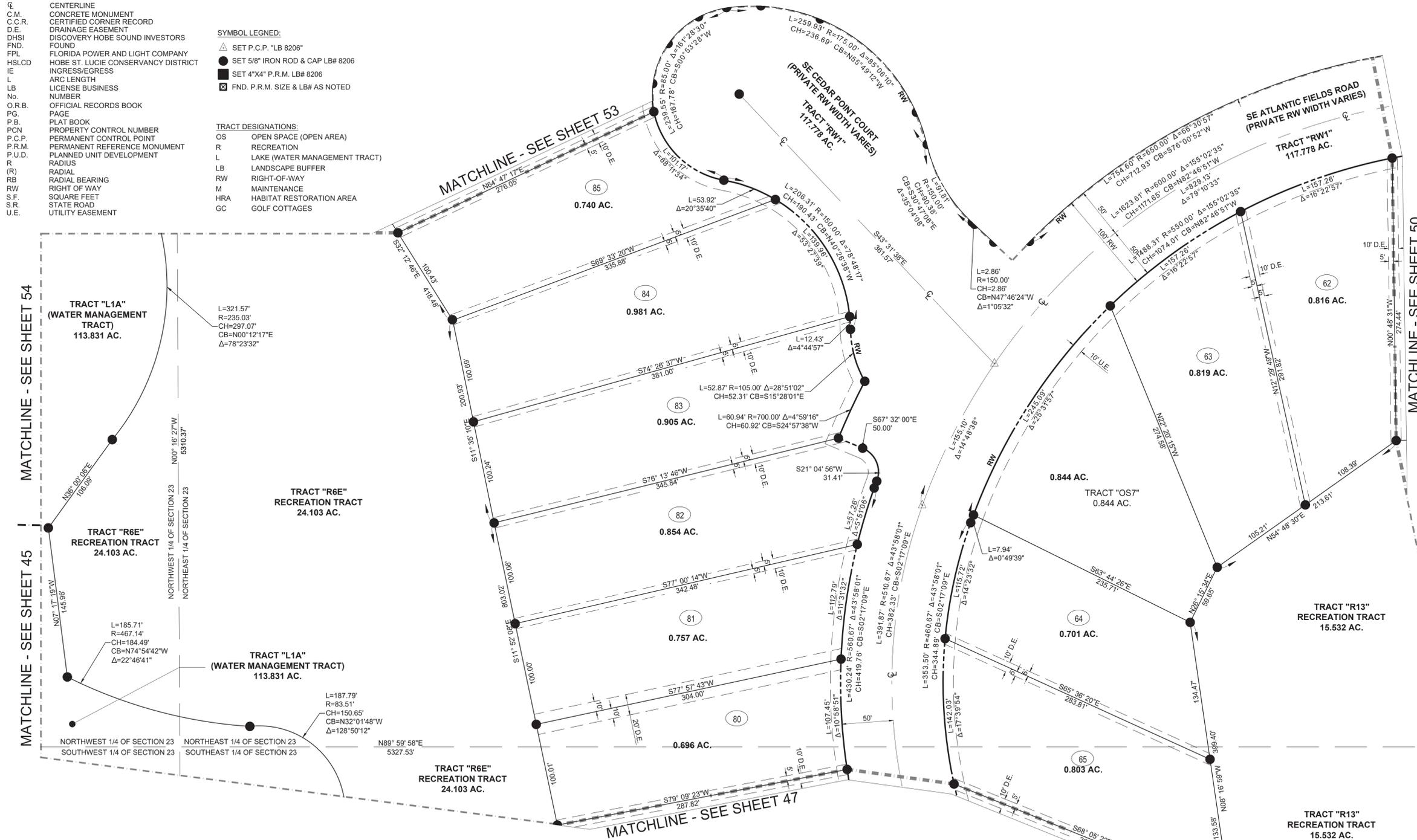
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50 25 12.5 0 50
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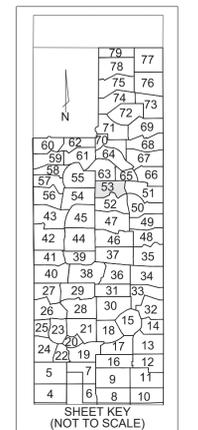
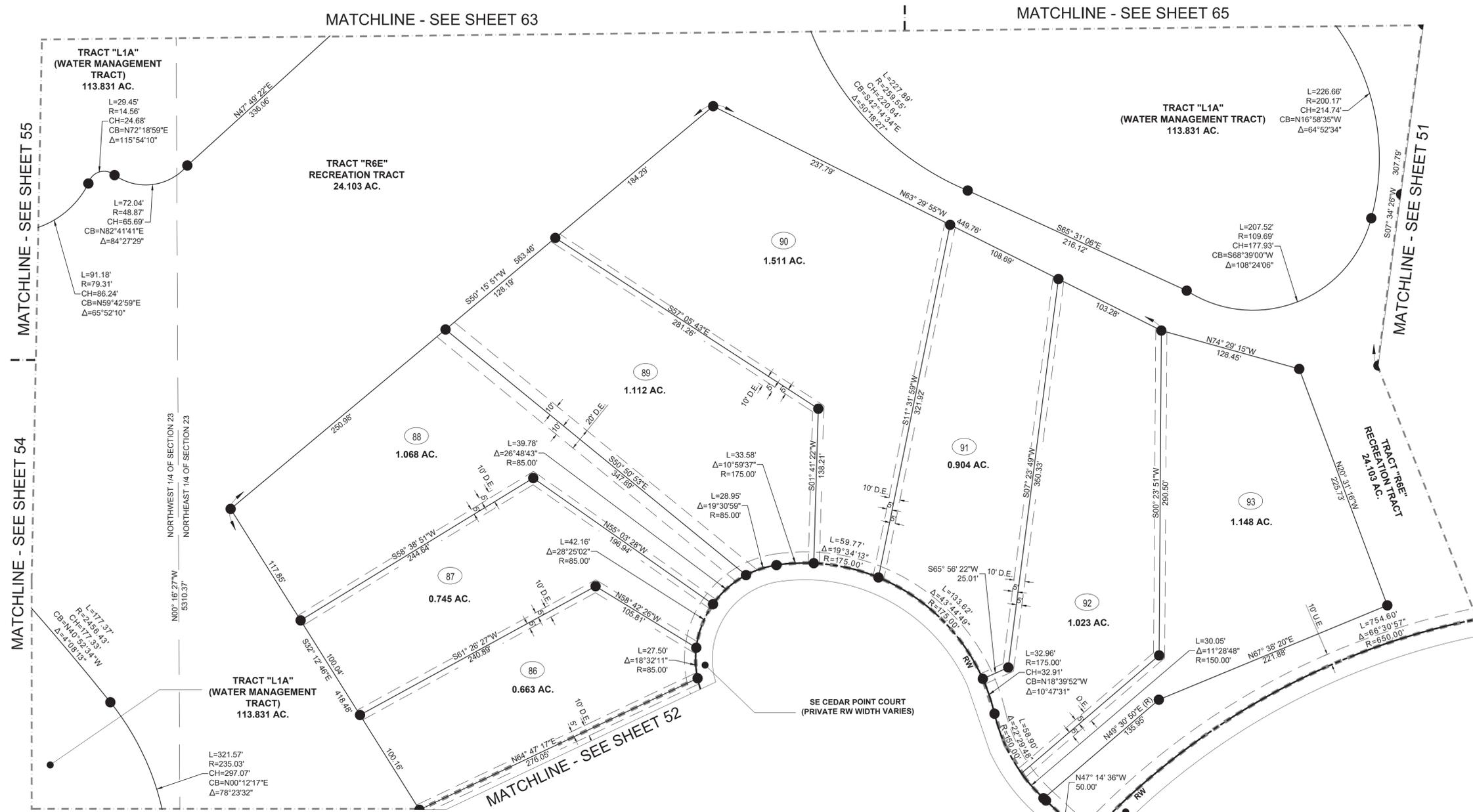
SHEET 52 OF 79



VELCON
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- P.C.P. PERMANENT CONTROL POINT
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- P.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- (R) RADIAL
- RB RADIAL BEARING
- RW RIGHT OF WAY
- S.F. SQUARE FEET
- S.R. STATE ROAD
- U.E. UTILITY EASEMENT

SYMBOL LEGEND:

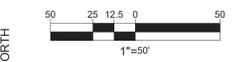
- △ SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- ☒ FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

- OS OPEN SPACE (OPEN AREA)
- R RECREATION
- L LAKE (WATER MANAGEMENT TRACT)
- LB LANDSCAPE BUFFER
- RW RIGHT-OF-WAY
- M MAINTENANCE
- HRA HABITAT RESTORATION AREA
- GC GOLF COTTAGES

SE CEDAR POINT COURT
(PRIVATE RW WIDTH VARIES)

SE ATLANTIC FIELDS ROAD
(PRIVATE RW WIDTH VARIES)

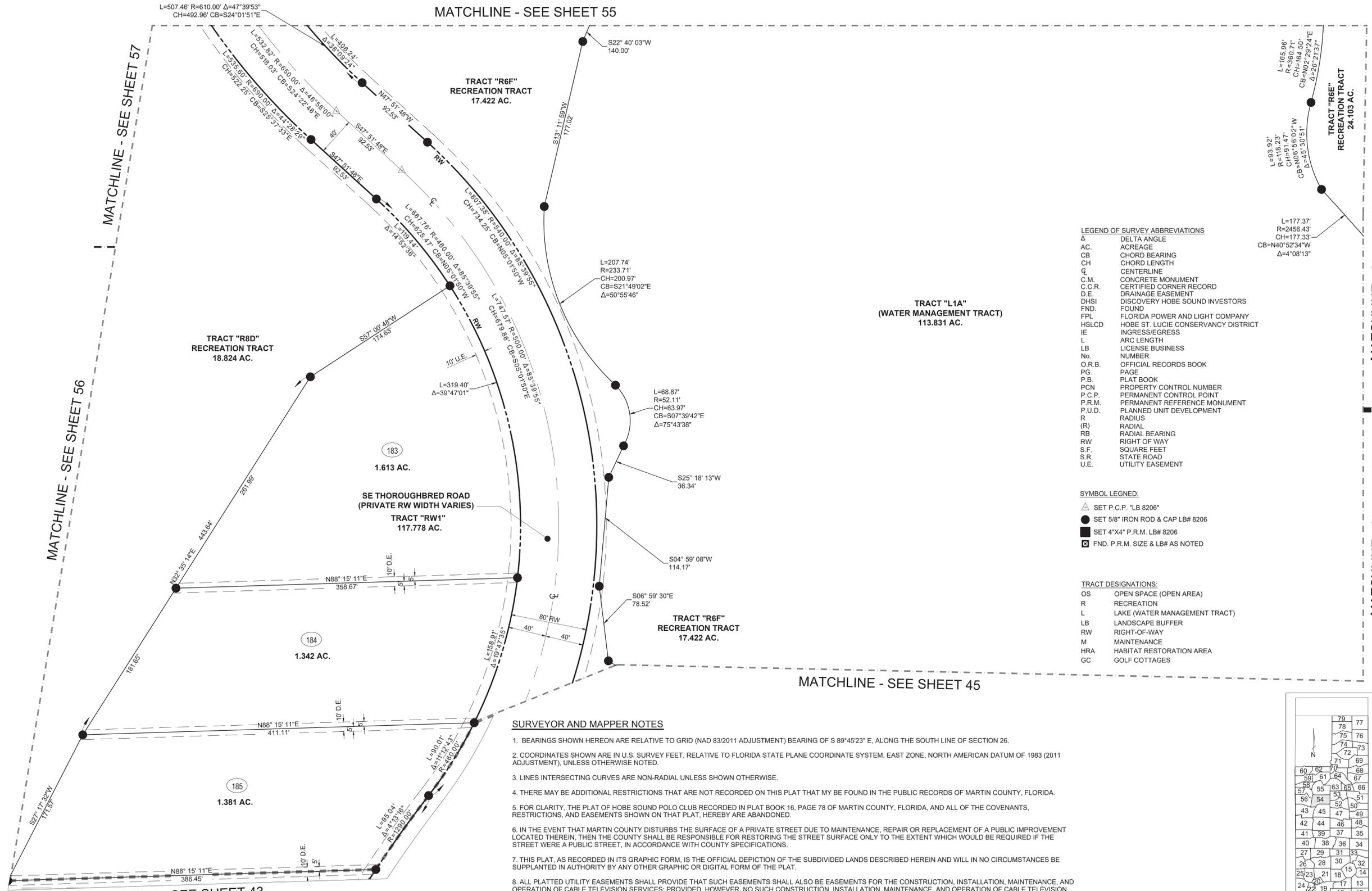


SHEET 53 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR.
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
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P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
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S.F.	SQUARE FEET
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U.E.	UTILITY EASEMENT

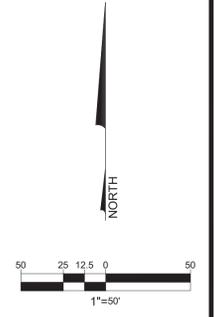
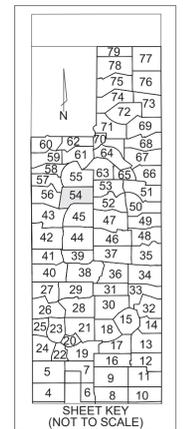
- SYMBOL LEGEND:**
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 - SET 5/8" IRON ROD & CAP LB# 8206
 - SET 4"x4" P.R.M. LB# 8206
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TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

SURVEYOR AND MAPPER NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO GRID (NAD 83/2011 ADJUSTMENT) BEARING OF S 89°45'23" E, ALONG THE SOUTH LINE OF SECTION 26.
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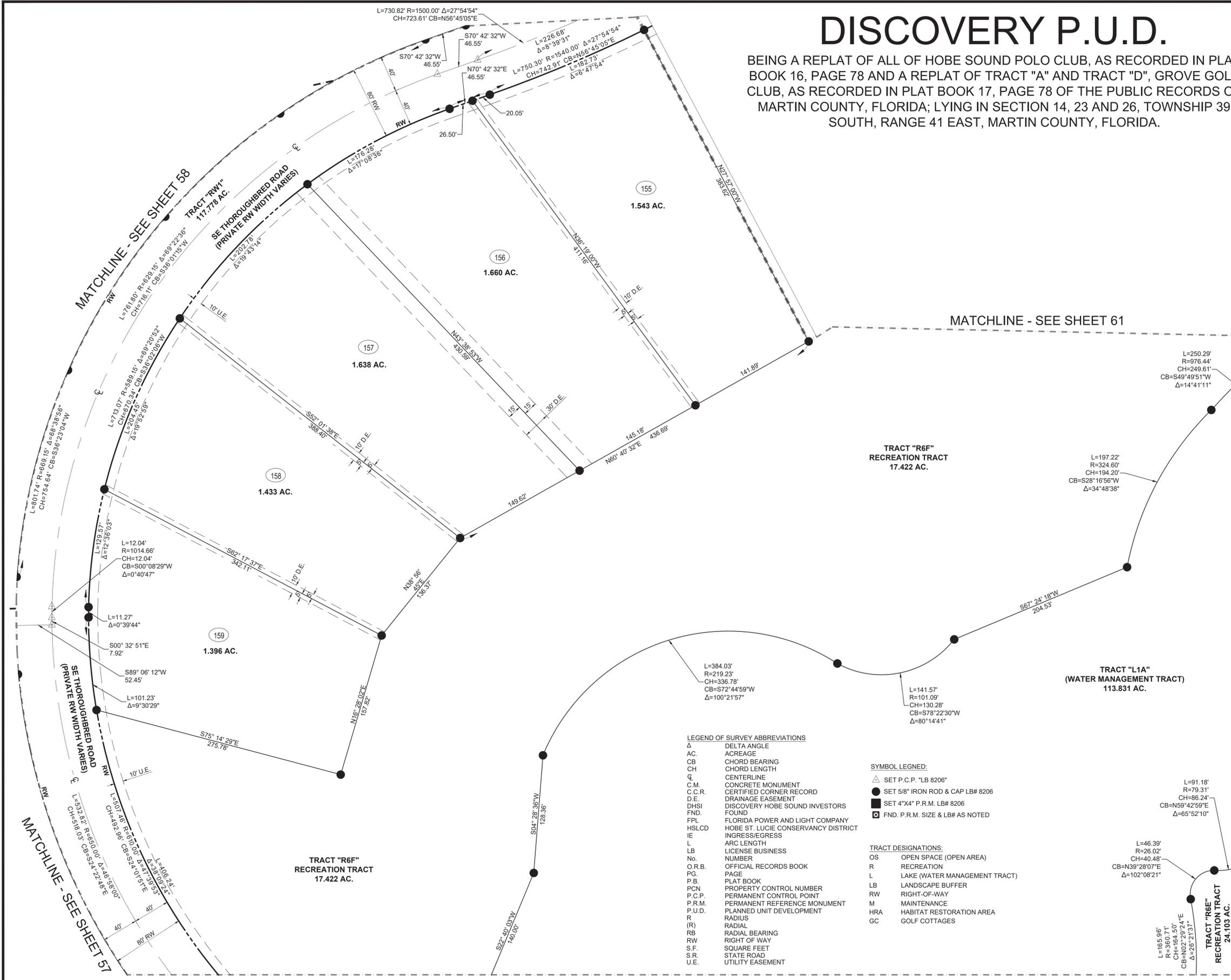
SHEET 54 OF 79



VELCON
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PORT ST. LUCIE, FL 34986
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LB NO. 8206

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SURVEYOR AND MAPPER NOTES

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LEGEND OF SURVEY ABBREVIATIONS

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D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS FOUND
FND.	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
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No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
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R	RADIUS
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S.F.	SQUARE FEET
S.R.	STATE ROAD
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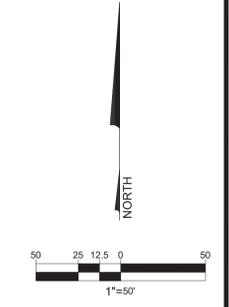
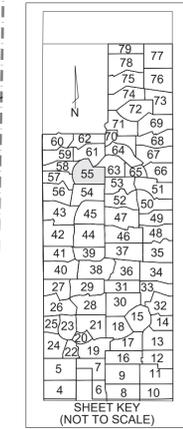
SYMBOL LEGEND:

△	SET P.C.P. "LB 8206"
●	SET 5/8" IRON ROD & CAP LB# 8206
■	SET 4"x4" P.R.M. LB# 8206
☒	FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
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M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

MATCHLINE - SEE SHEET 63
MATCHLINE - SEE SHEET 53



SHEET 55 OF 79

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ENGINEERING & SURVEYING, LLC.
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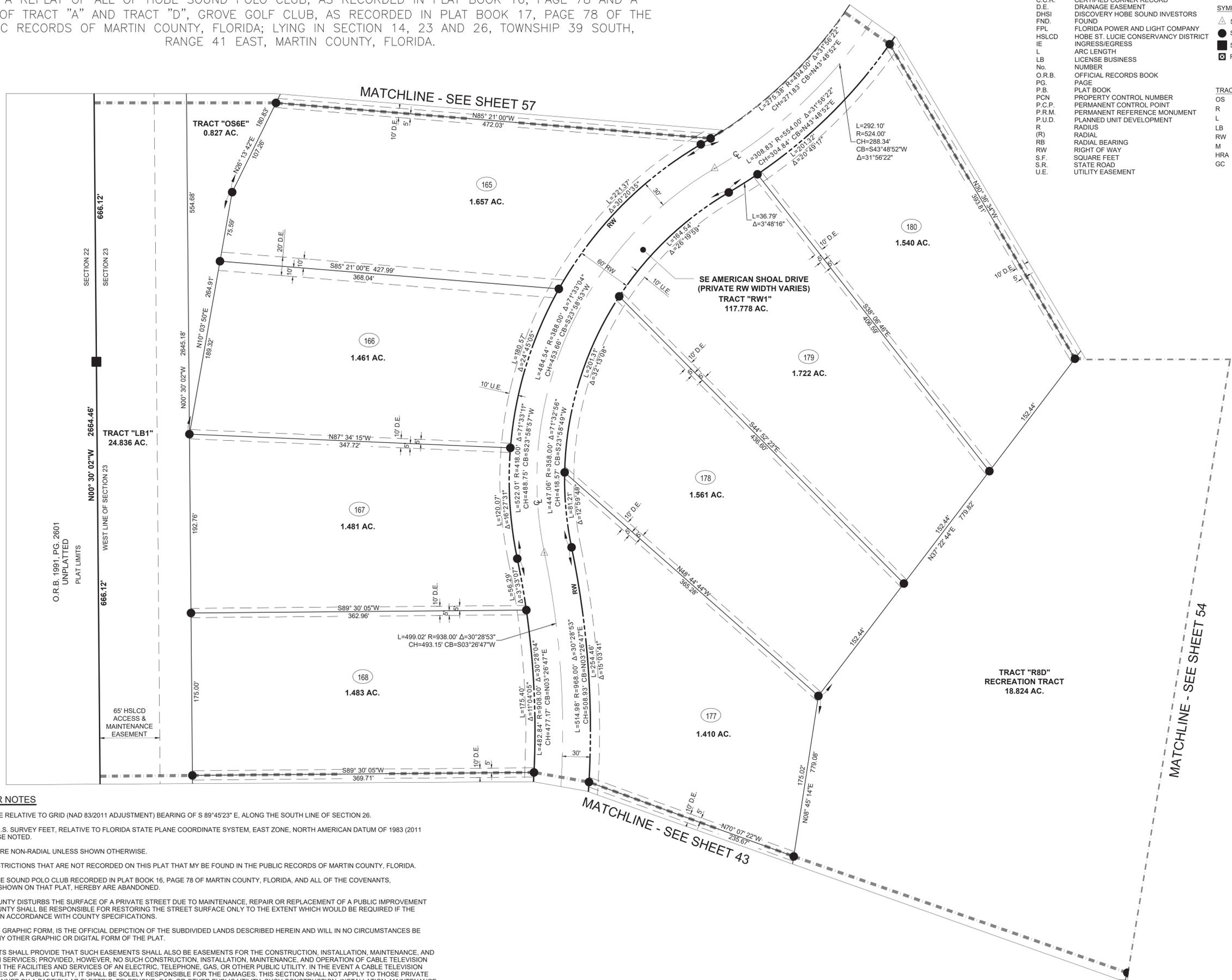
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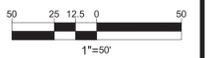
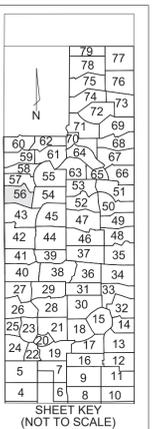
TRACT DESIGNATIONS:

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SURVEYOR AND MAPPER NOTES

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SHEET 56 OF 79



VELCON
ENGINEERING & SURVEYING, LLC
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DISCOVERY P.U.D.

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LEGEND OF SURVEY ABBREVIATIONS

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SYMBOL LEGEND:

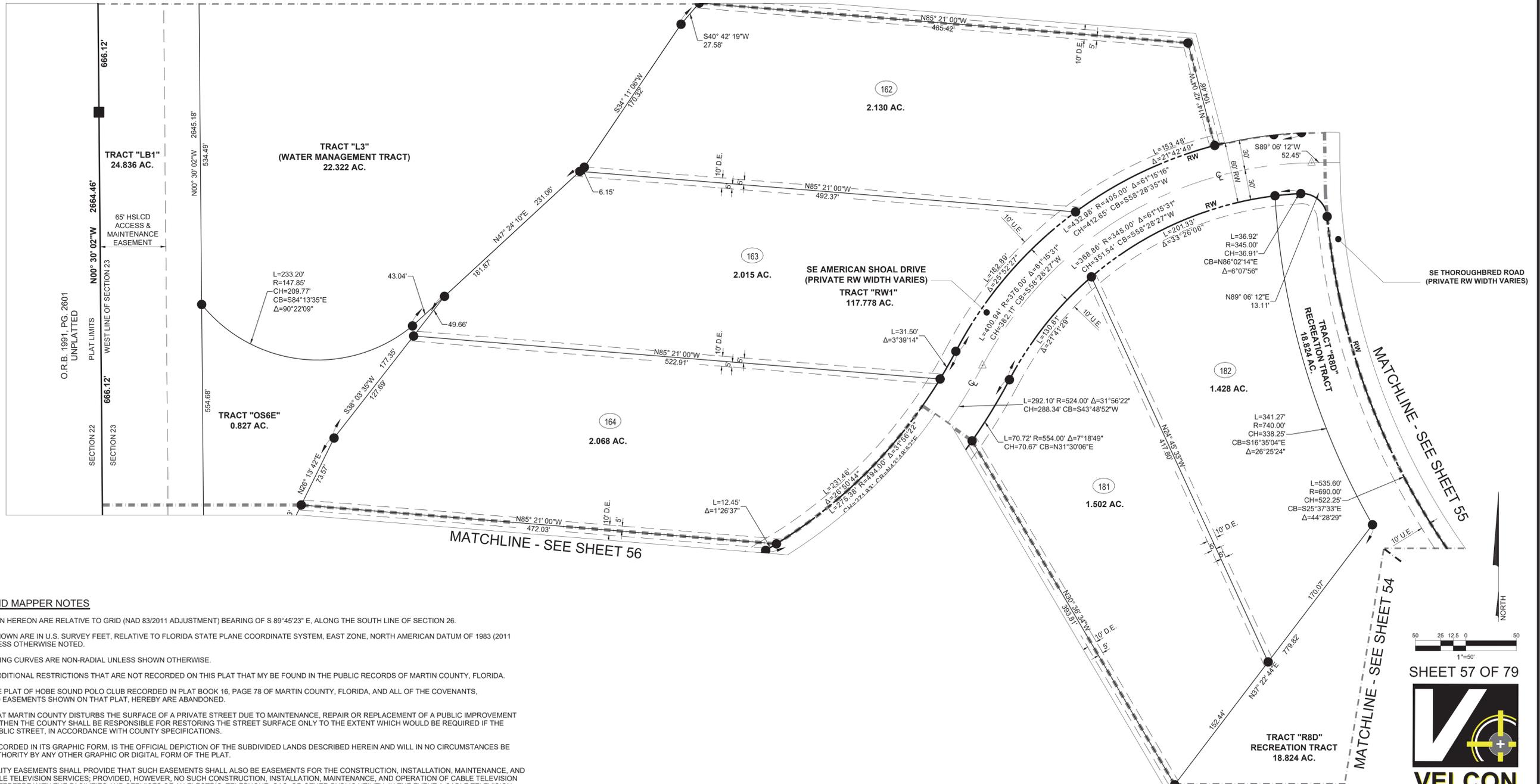
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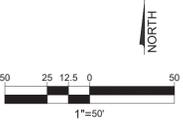


MATCHLINE - SEE SHEET 58



SURVEYOR AND MAPPER NOTES

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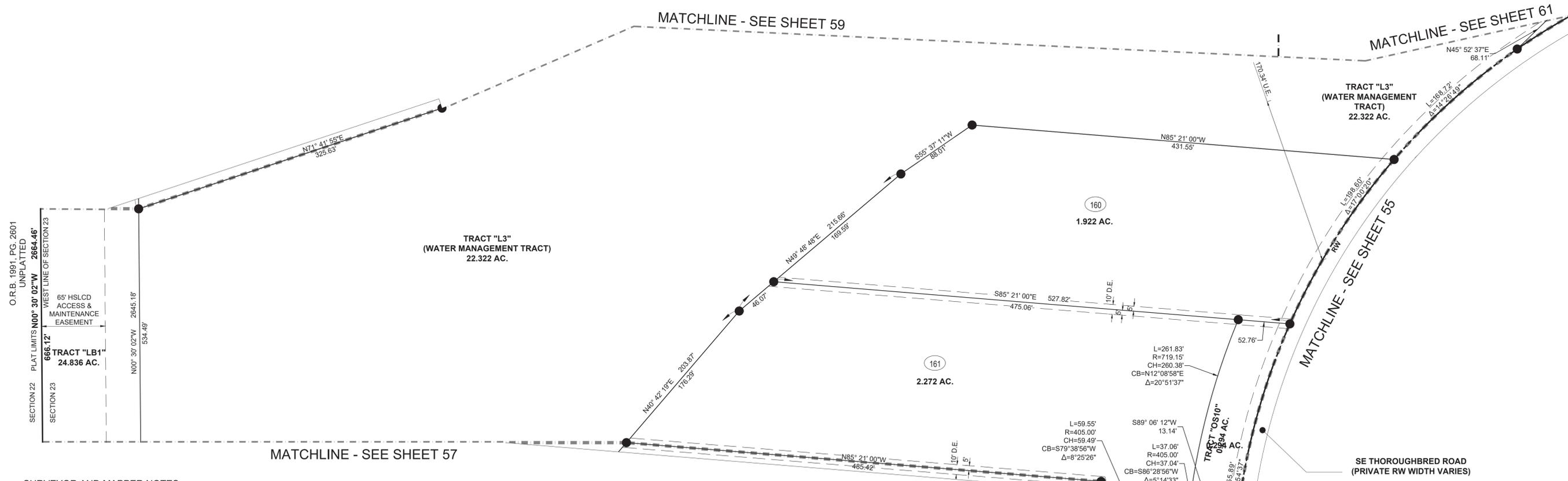


SHEET 57 OF 79

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O.R.B. 1991, PG. 2601
UNPLATTED
PLAT LIMITS N00° 30' 02" W 2664.46'
WEST LINE OF SECTION 23
65' HSLCD ACCESS & MAINTENANCE EASEMENT
SECTION 22
SECTION 23
TRACT "LB1" 24.836 AC.
N00° 30' 02" W 2645.18'
534.49'

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LEGEND OF SURVEY ABBREVIATIONS

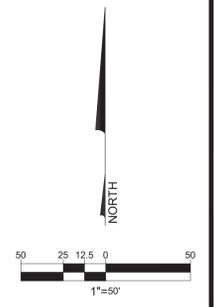
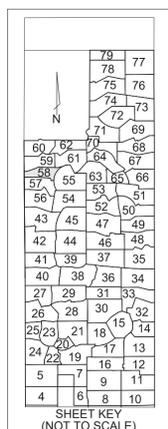
Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

- △ SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- ☒ FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

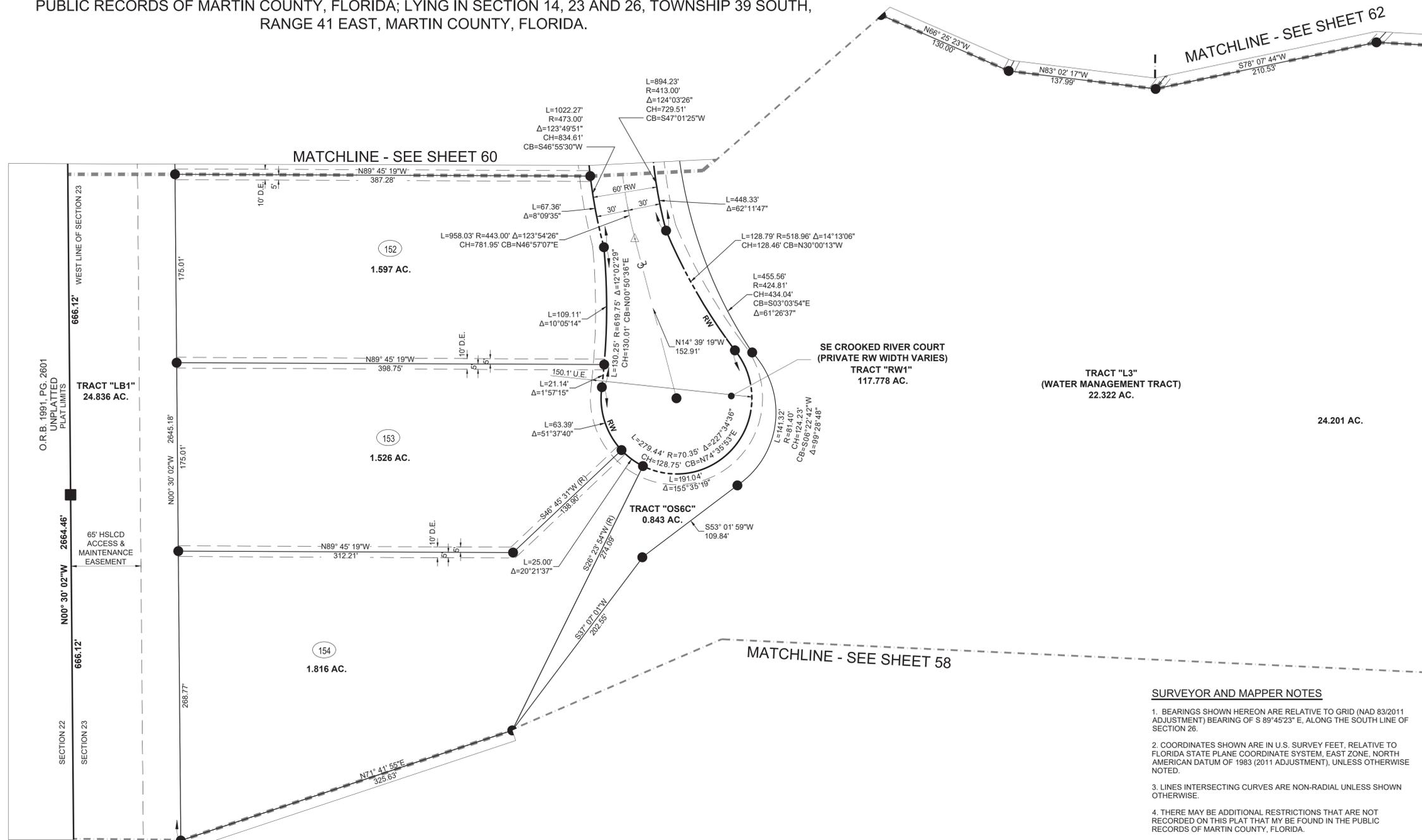


SHEET 58 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

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LEGEND OF SURVEY ABBREVIATIONS

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C.M.	CONCRETE MONUMENT
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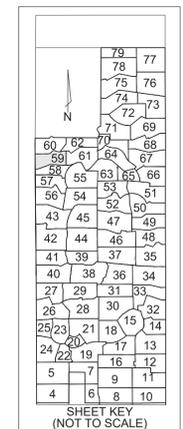
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- LB LANDSCAPE BUFFER
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- M MAINTENANCE
- HRA HABITAT RESTORATION AREA
- GC GOLF COTTAGES

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NORTH

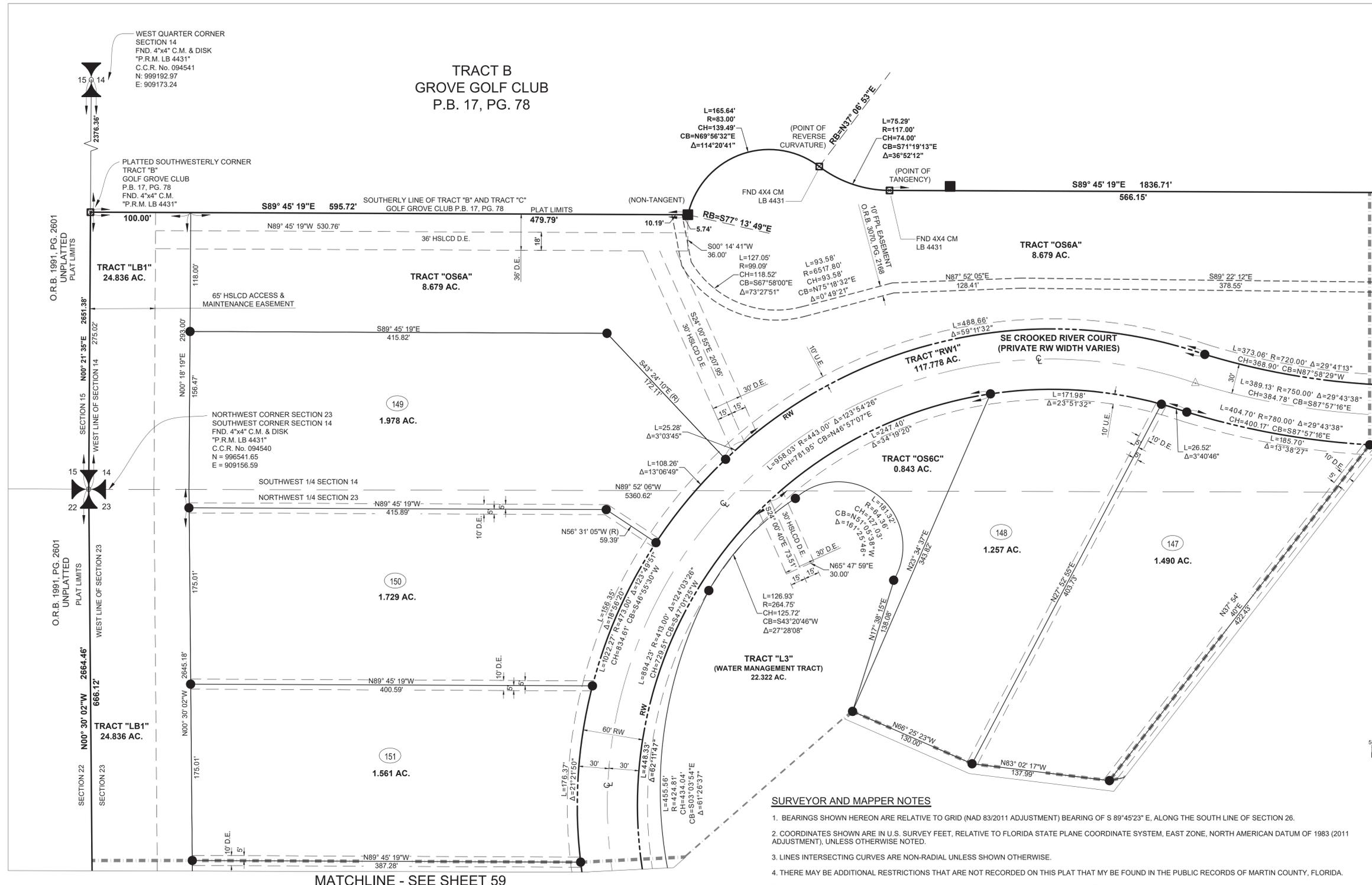
50 25 12.5 0 50
1"=50'

SHEET 59 OF 79

VELCON
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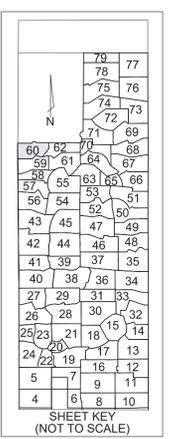
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SHEET 60 OF 79



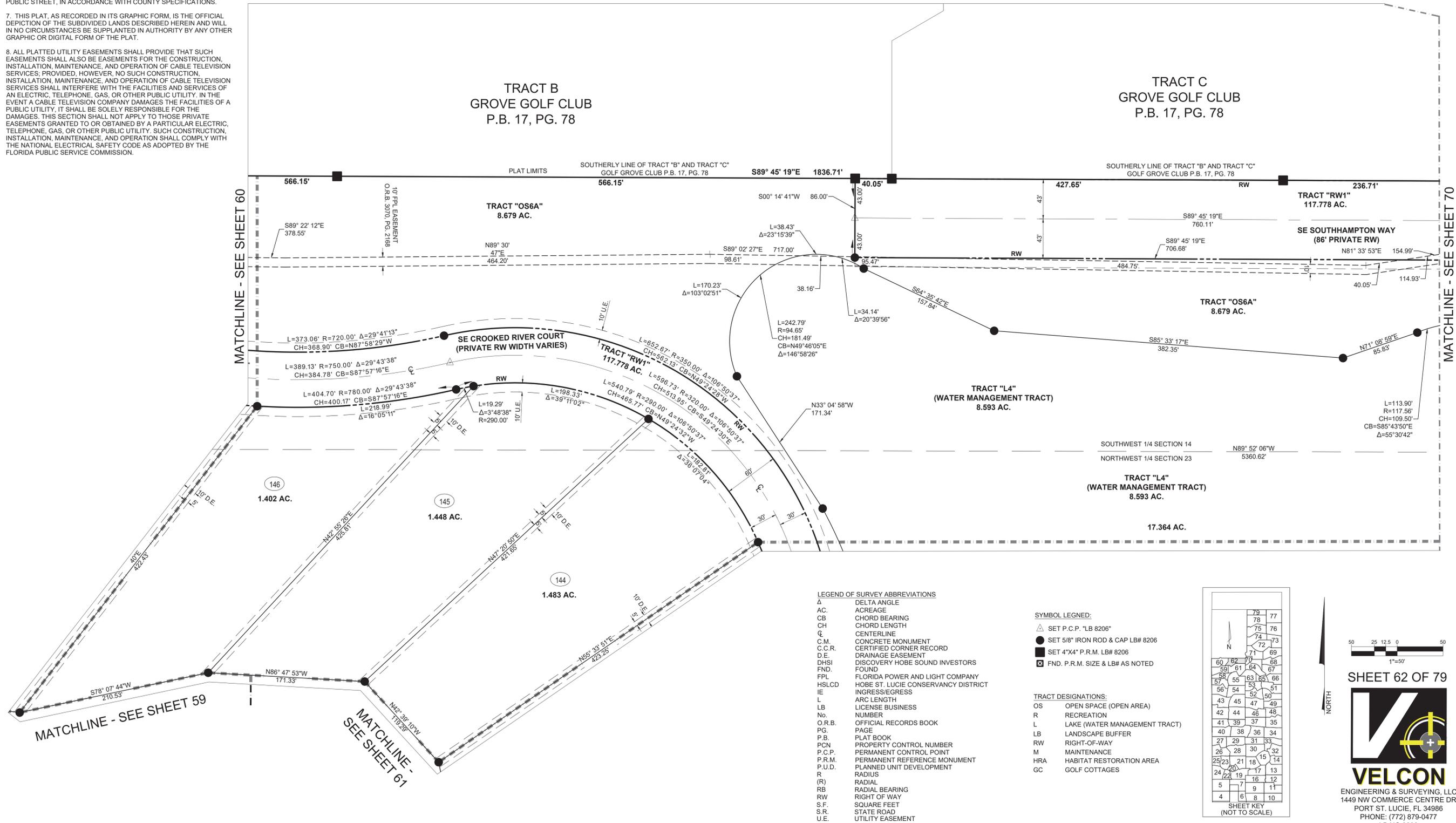
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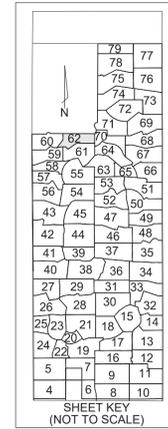
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 - CL CENTERLINE
 - C.M. CONCRETE MONUMENT
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 - L ARC LENGTH
 - LB LICENSE BUSINESS
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SHEET 62 OF 79

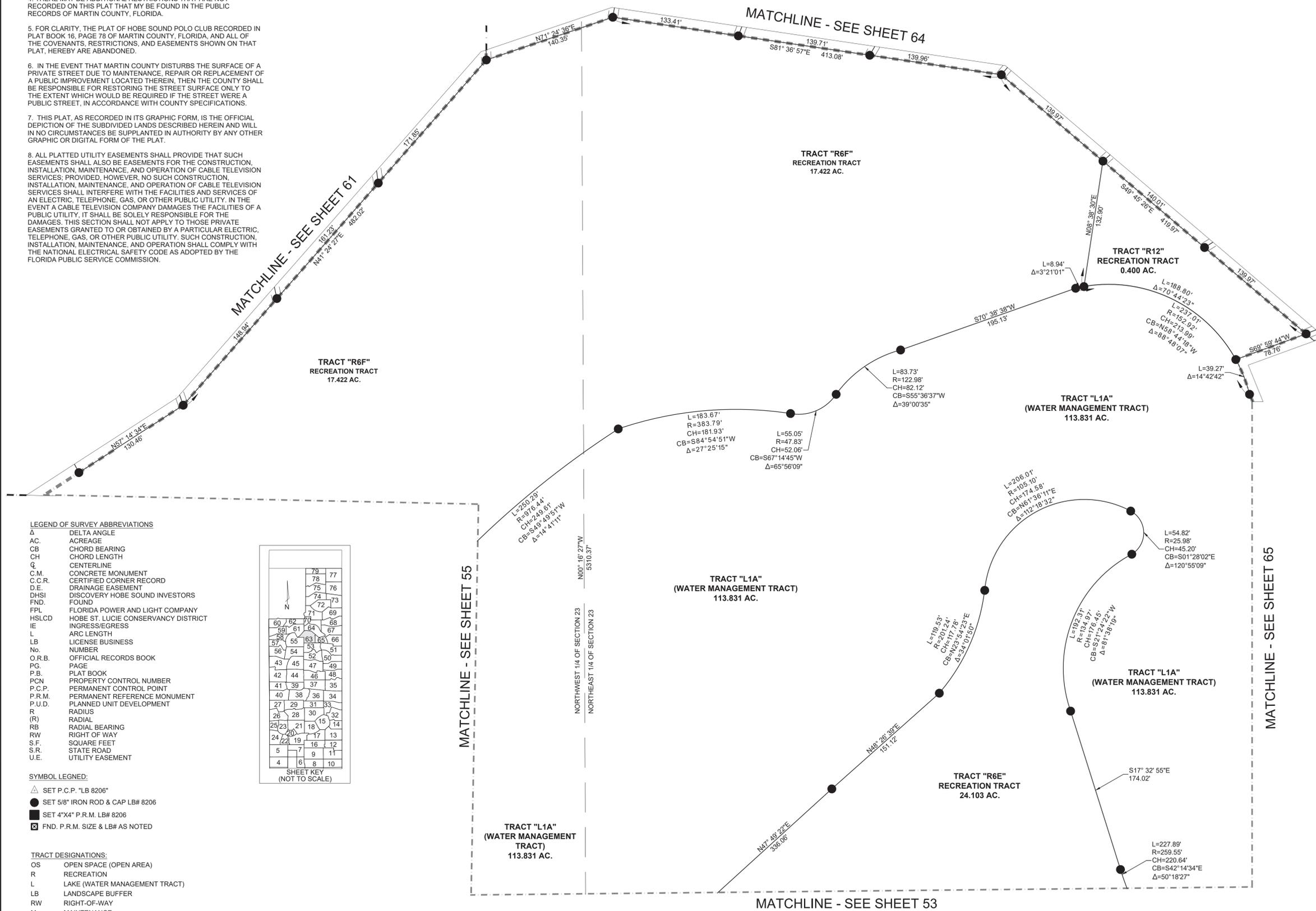
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SHEET KEY (NOT TO SCALE)

79	77
78	76
75	74
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66	65
64	63
62	61
60	59
58	57
56	55
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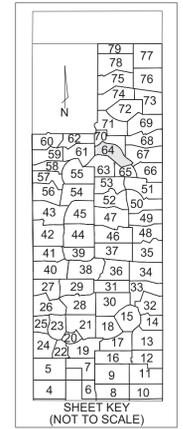
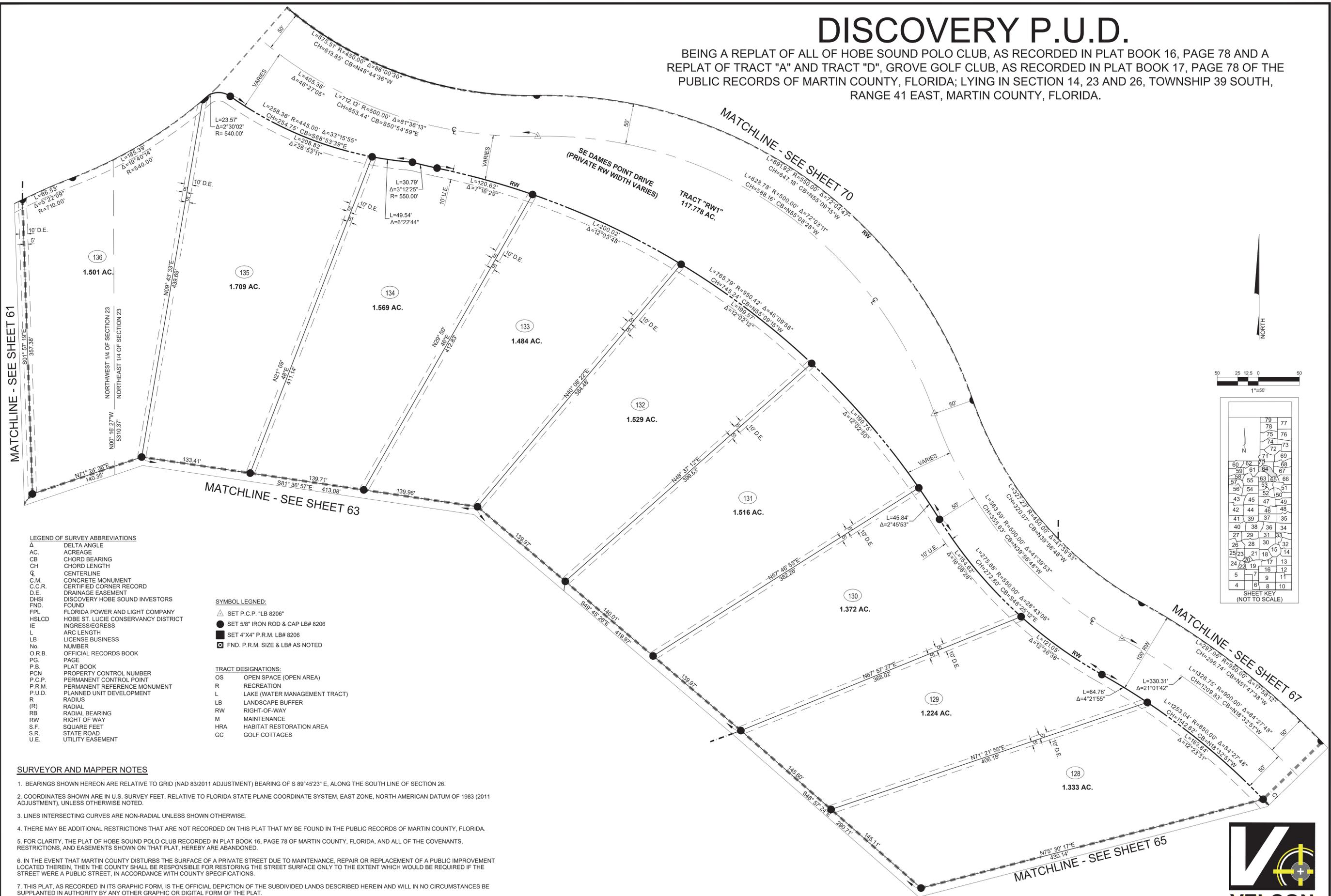


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Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

- ▲ SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- ☐ FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
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- SURVEYOR AND MAPPER NOTES**
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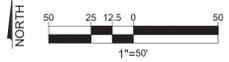
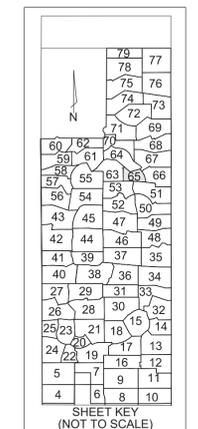
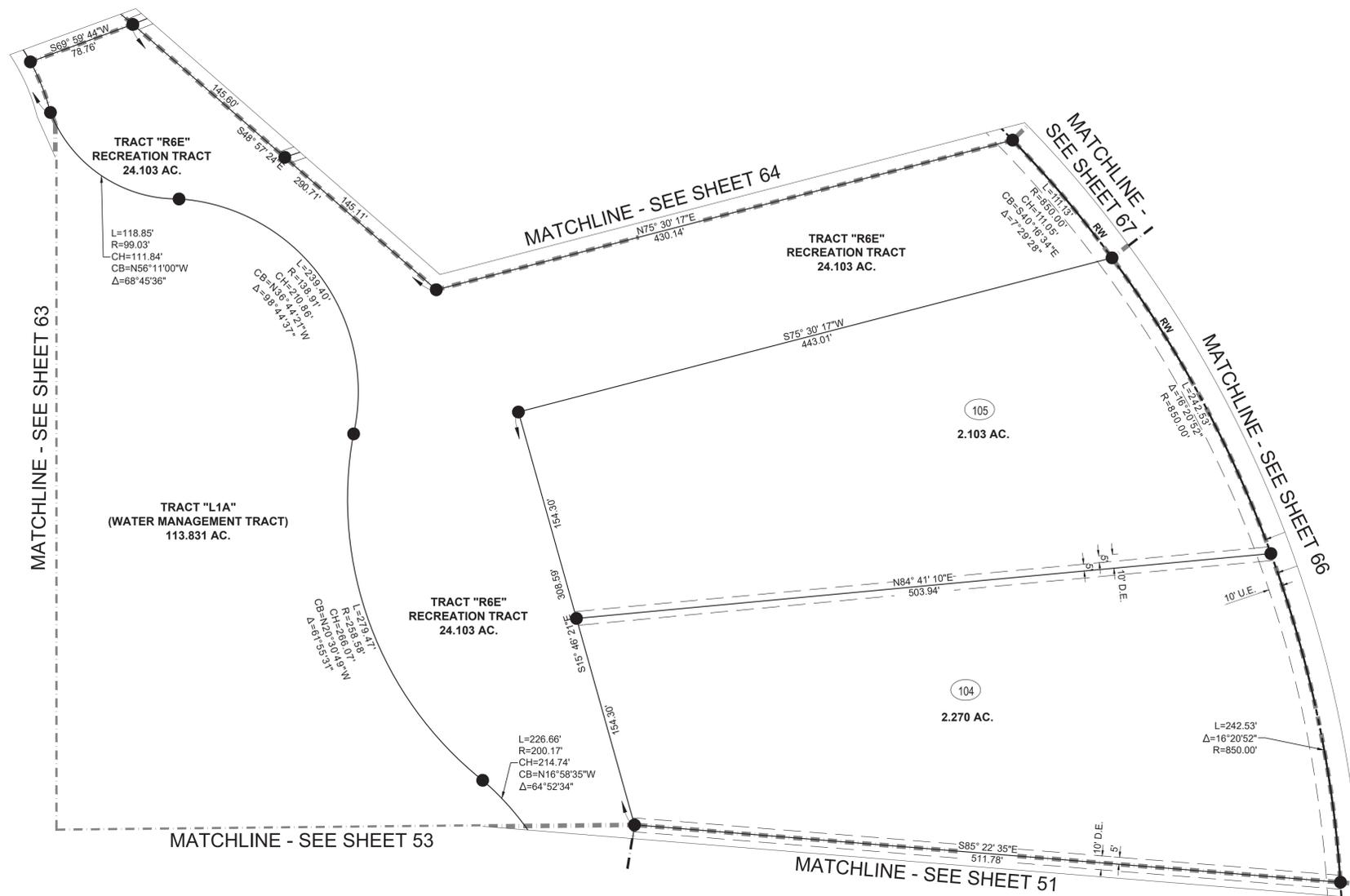
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SHEET 65 OF 79

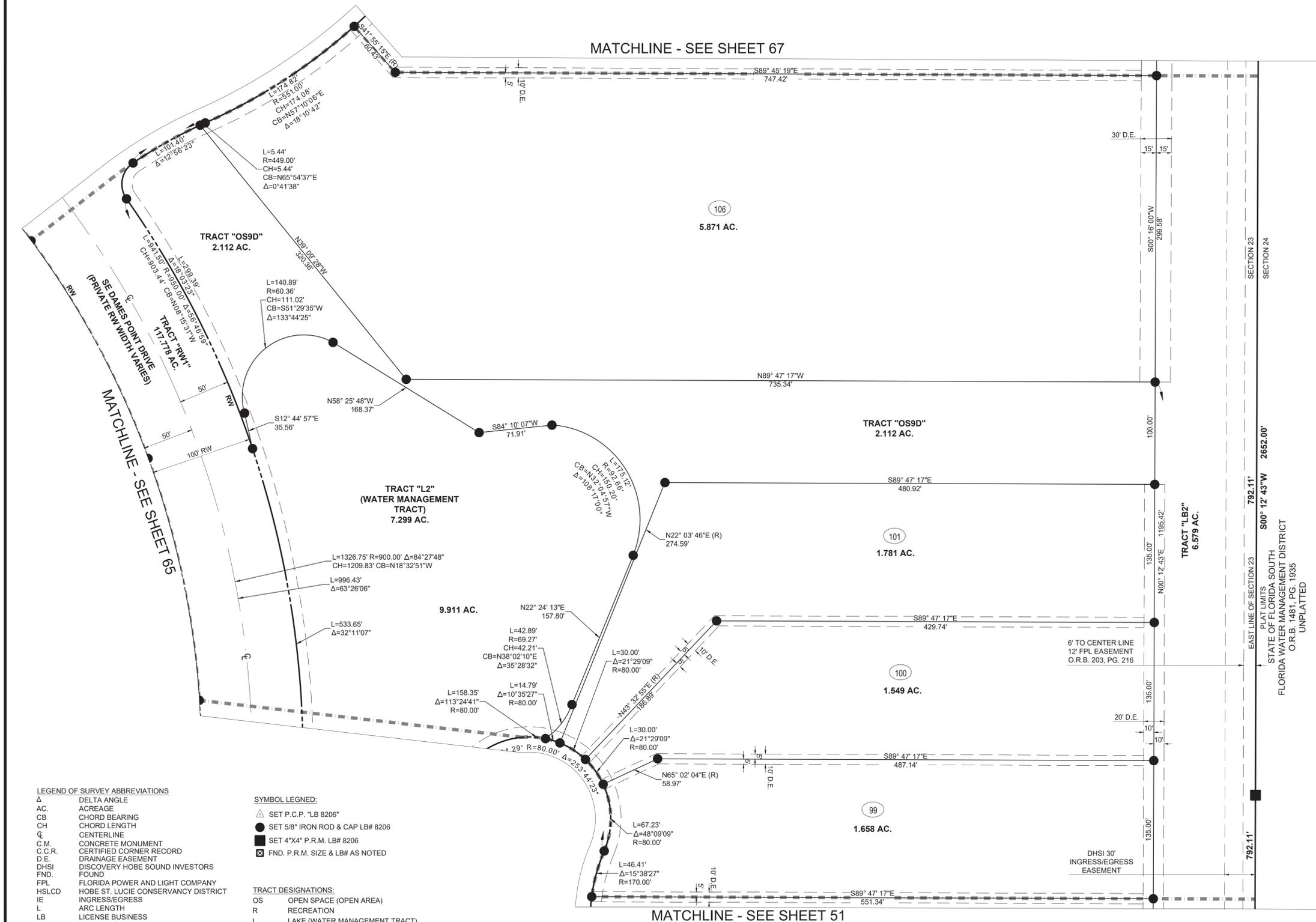
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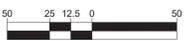
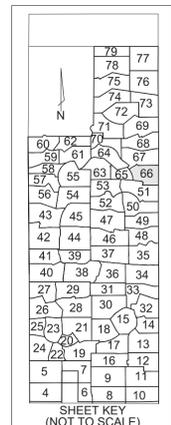
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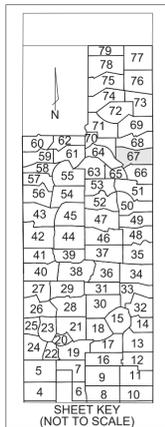
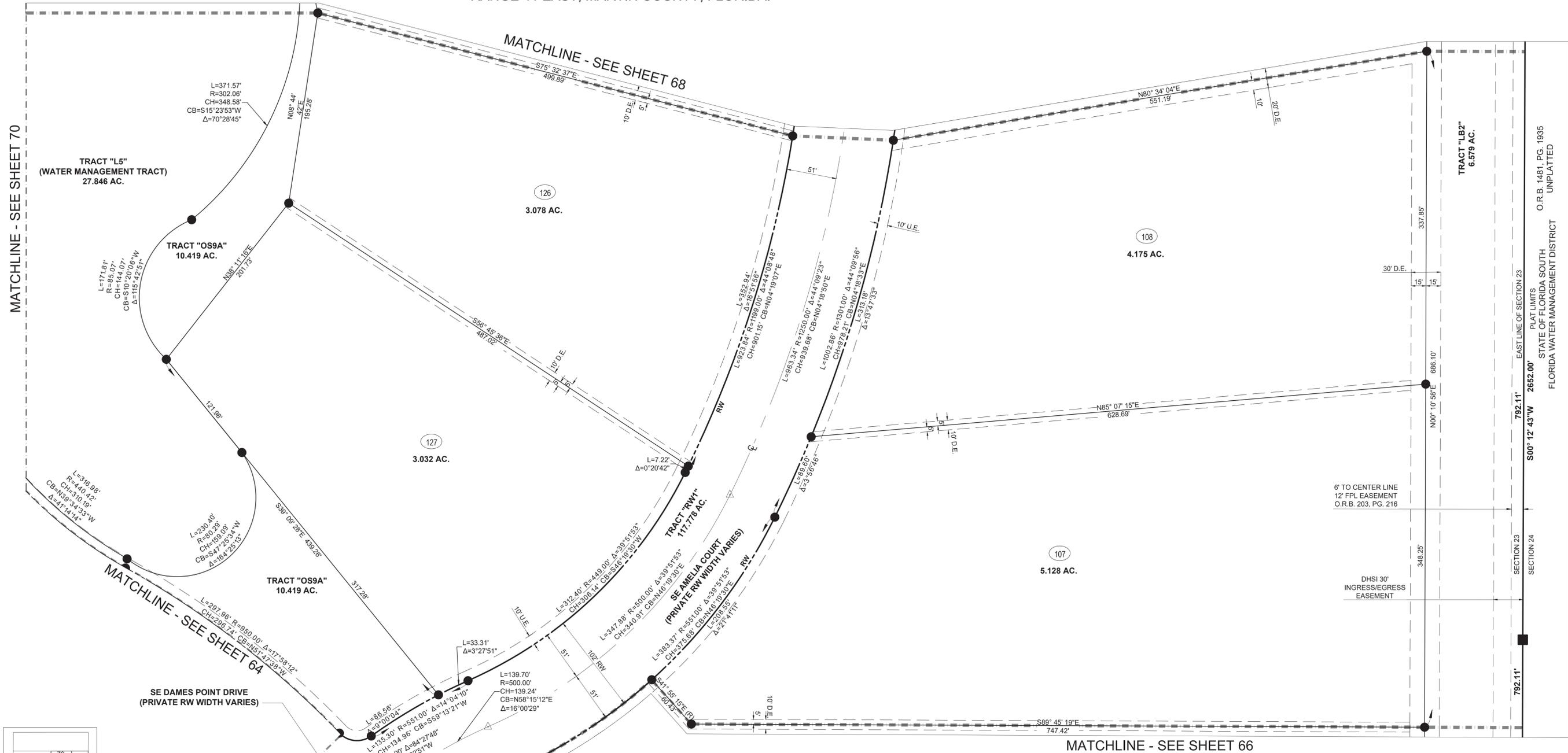


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SECTION 23
SECTION 24
EAST LINE OF SECTION 23
S00° 12' 43" W 2652.00'
792.11'
792.11'
FLAT LIMITS
STATE OF FLORIDA SOUTH
FLORIDA WATER MANAGEMENT DISTRICT
O.R.B. 1481, PG. 1935
UNPLATTED

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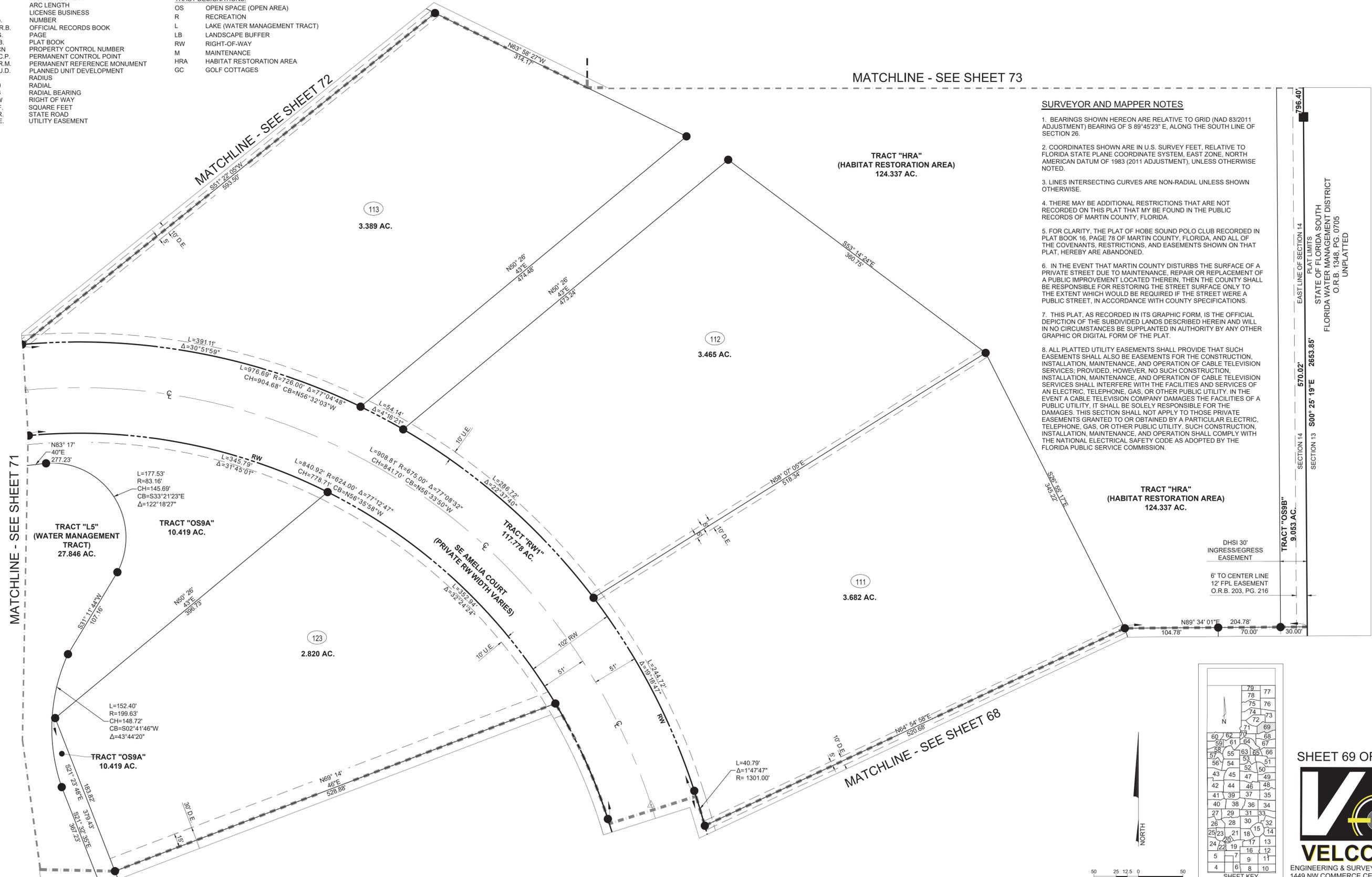
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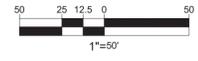
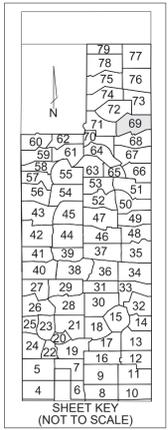
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DHSI 30' INGRESS/EGRESS EASEMENT
 6' TO CENTER LINE 12' FPL EASEMENT
 O.R.B. 203, PG. 216



796.40'
 EAST LINE OF SECTION 14
 PLAT LIMITS
 STATE OF FLORIDA SOUTH
 FLORIDA WATER MANAGEMENT DISTRICT
 O.R.B. 1348, PG. 0705
 UNPLATTED

570.02'
 SECTION 14
 SECTION 13
 S00° 25' 19" E 2653.85'

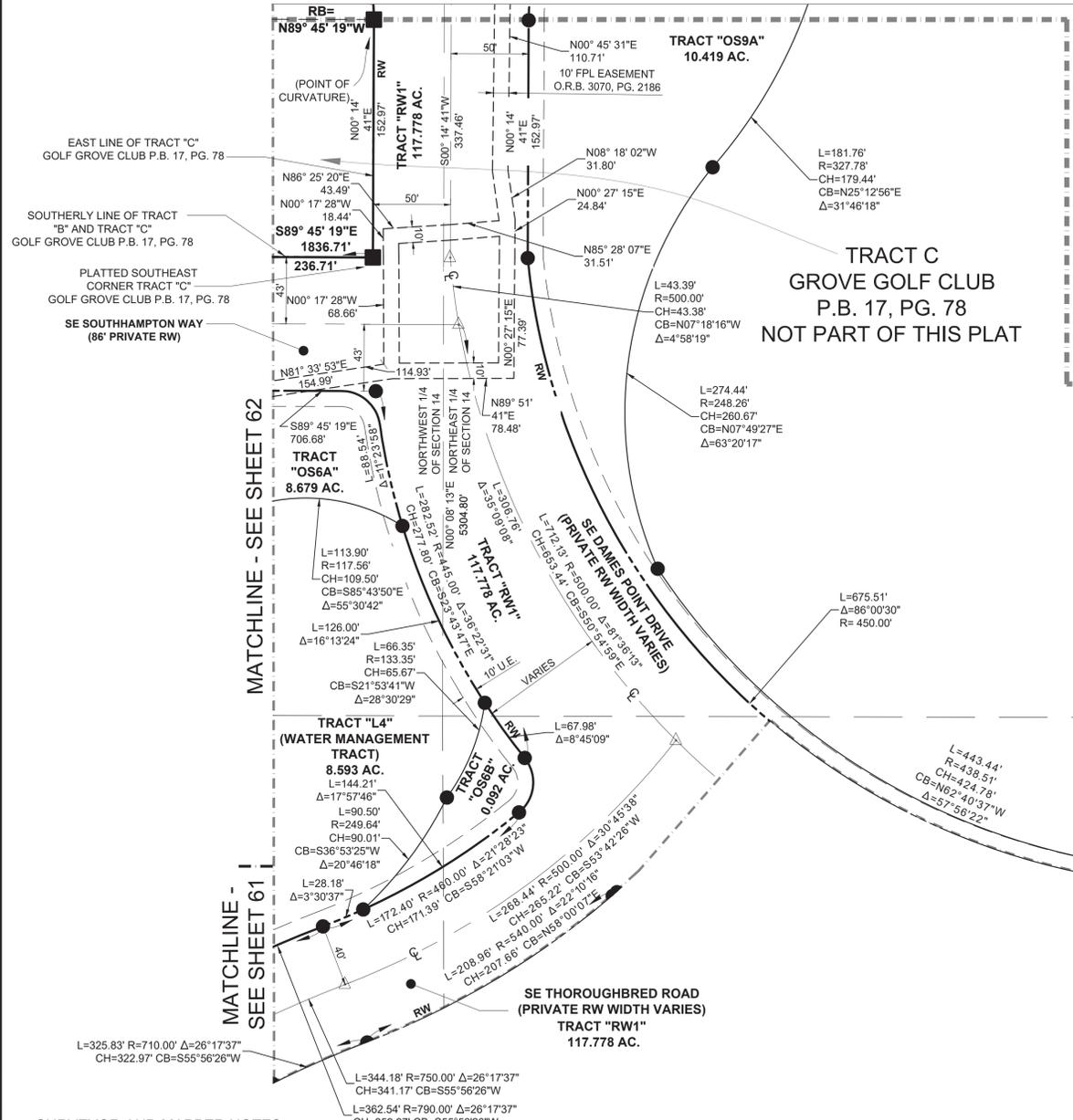
9.053 AC.
 TRACT "OS9B"

SHEET 69 OF 79

VELCON
 ENGINEERING & SURVEYING, LLC.
 1449 NW COMMERCE CENTRE DR
 PORT ST. LUCIE, FL 34986
 PHONE: (772) 879-0477
 LB NO. 8206

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



**TRACT C
GROVE GOLF CLUB
P.B. 17, PG. 78
NOT PART OF THIS PLAT**

MATCHLINE - SEE SHEET 71

**TRACT "L5"
(WATER MANAGEMENT TRACT)
27.846 AC.**

SOUTHEAST 1/4 SECTION 14 N89° 52' 06"W
NORTHEAST 1/4 SECTION 23 5360.62'

**TRACT "L5"
(WATER MANAGEMENT TRACT)
27.846 AC.**

MATCHLINE - SEE SHEET 64

MATCHLINE - SEE SHEET 62

MATCHLINE - SEE SHEET 61

MATCHLINE - SEE SHEET 68

MATCHLINE - SEE SHEET 67

SURVEYOR AND MAPPER NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID (NAD 83/2011 ADJUSTMENT) BEARING OF S 89°45'23" E, ALONG THE SOUTH LINE OF SECTION 26.
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LEGEND OF SURVEY ABBREVIATIONS

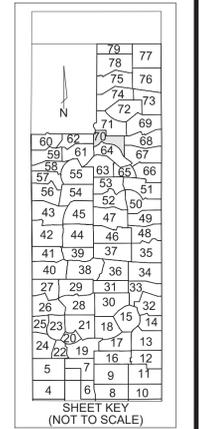
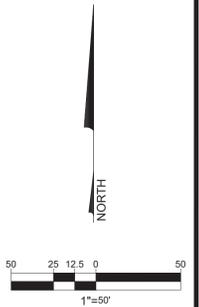
Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
IE	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

- SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- ☒ FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



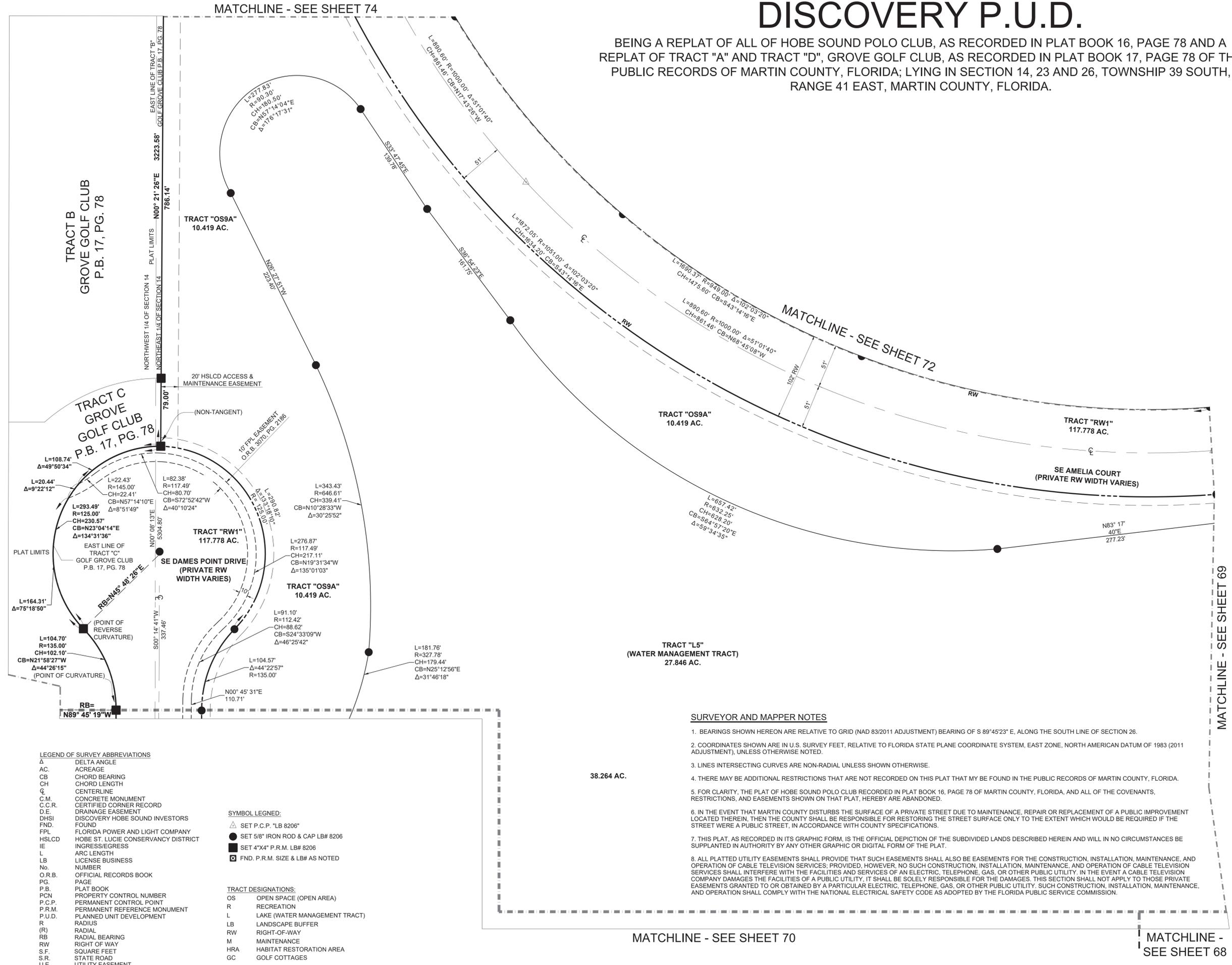
SHEET 70 OF 79



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



LEGEND OF SURVEY ABBREVIATIONS

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AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
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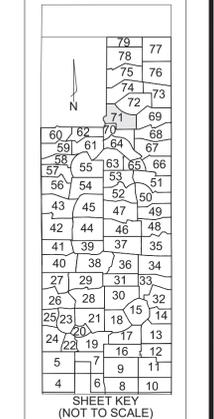
△	SET P.C.P. "LB 8206"
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□	FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

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L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES

SURVEYOR AND MAPPER NOTES

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SHEET 71 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

MATCHLINE - SEE SHEET 69

MATCHLINE - SEE SHEET 68

MATCHLINE - SEE SHEET 70

MATCHLINE - SEE SHEET 72

MATCHLINE - SEE SHEET 74

DISCOVERY P.U.D.

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LEGEND OF SURVEY ABBREVIATIONS

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CB	CHORD BEARING
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CL	CENTERLINE
C.M.	CONCRETE MONUMENT
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PCN	PROPERTY CONTROL NUMBER
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P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
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S.F.	SQUARE FEET
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- ☐ FND. P.R.M. SIZE & LB# AS NOTED

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OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
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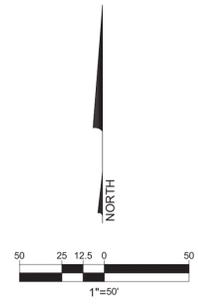
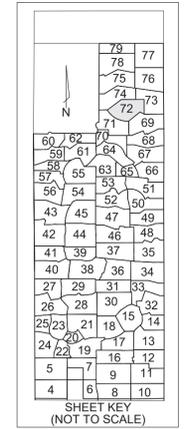
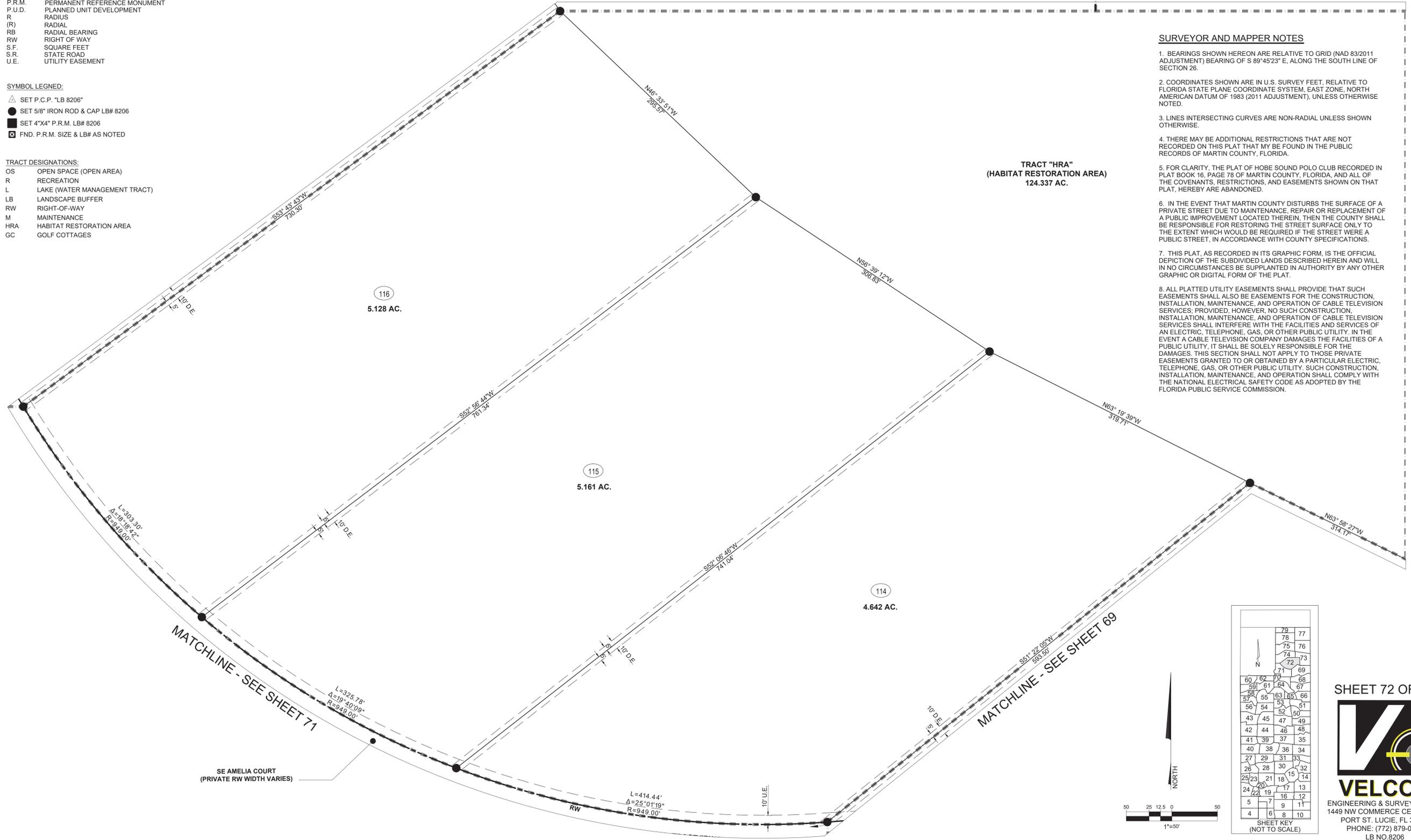
MATCHLINE - SEE SHEET 74

TRACT "HRA"
(HABITAT RESTORATION AREA)
124.337 AC.

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MATCHLINE - SEE SHEET 73



SHEET 72 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
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MATCHLINE - SEE SHEET 74

MATCHLINE - SEE SHEET 76

MATCHLINE - SEE SHEET 72

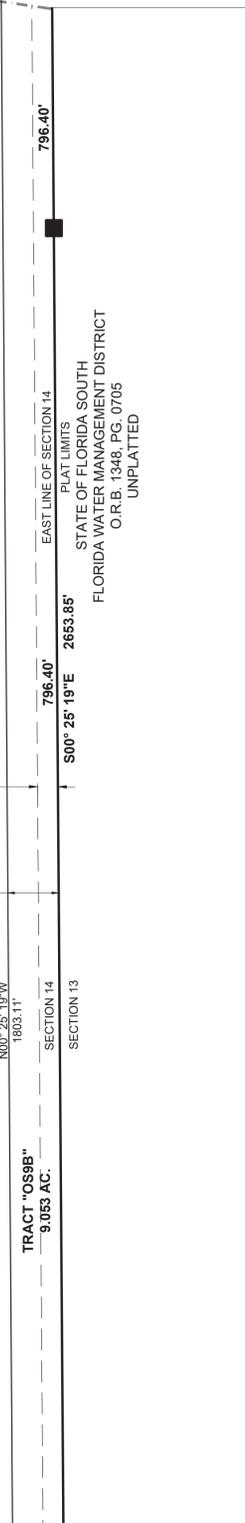
TRACT "HRA"
(HABITAT RESTORATION AREA)
124.337 AC.

SURVEYOR AND MAPPER NOTES

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6' TO CENTER LINE
12' FPL EASEMENT
O.R.B. 203, PG. 216

DHSI 30'
INGRESS/EGRESS
EASEMENT



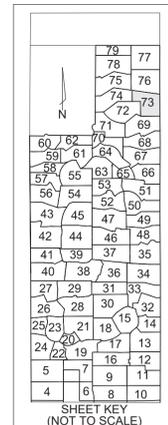
LEGEND OF SURVEY ABBREVIATIONS

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CB	CHORD BEARING
CH	CHORD LENGTH
C	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
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- SYMBOL LEGEND:
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M	MAINTENANCE
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SHEET 73 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
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MATCHLINE - SEE SHEET 69

DISCOVERY P.U.D.

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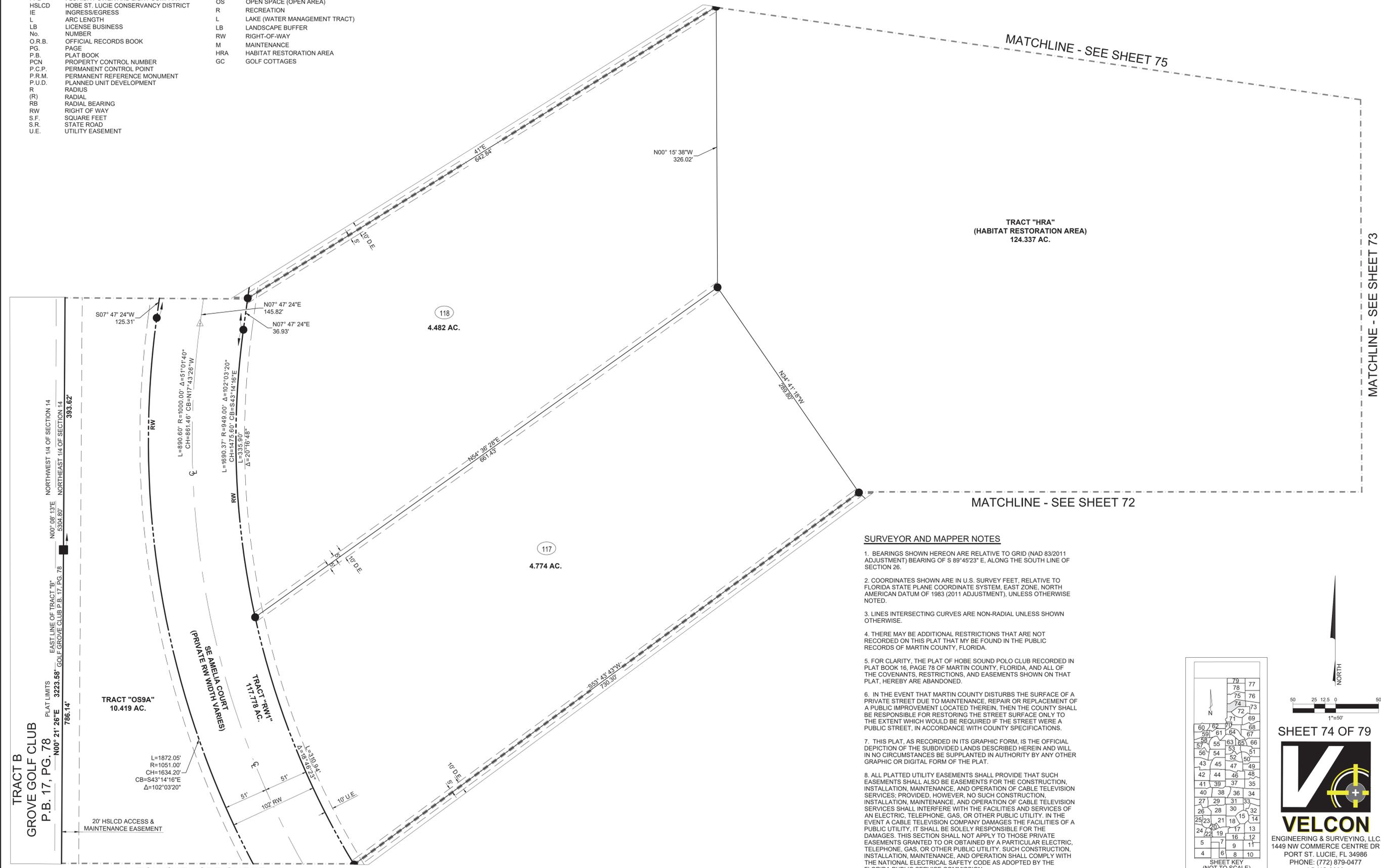
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P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

- △ SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

- OS OPEN SPACE (OPEN AREA)
- R RECREATION
- L LAKE (WATER MANAGEMENT TRACT)
- LB LANDSCAPE BUFFER
- RW RIGHT-OF-WAY
- M MAINTENANCE
- HRA HABITAT RESTORATION AREA
- GC GOLF COTTAGES



TRACT "HRA"
(HABITAT RESTORATION AREA)
124.337 AC.

118
4.482 AC.

117
4.774 AC.

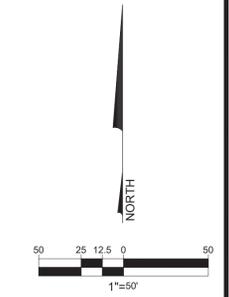
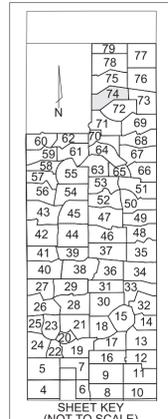
TRACT "OS9A"
10.419 AC.

TRACT "R1A"
111.178 AC.

TRACT "R1B"
4.774 AC.

SURVEYOR AND MAPPER NOTES

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SHEET 74 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
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PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

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LEGEND OF SURVEY ABBREVIATIONS

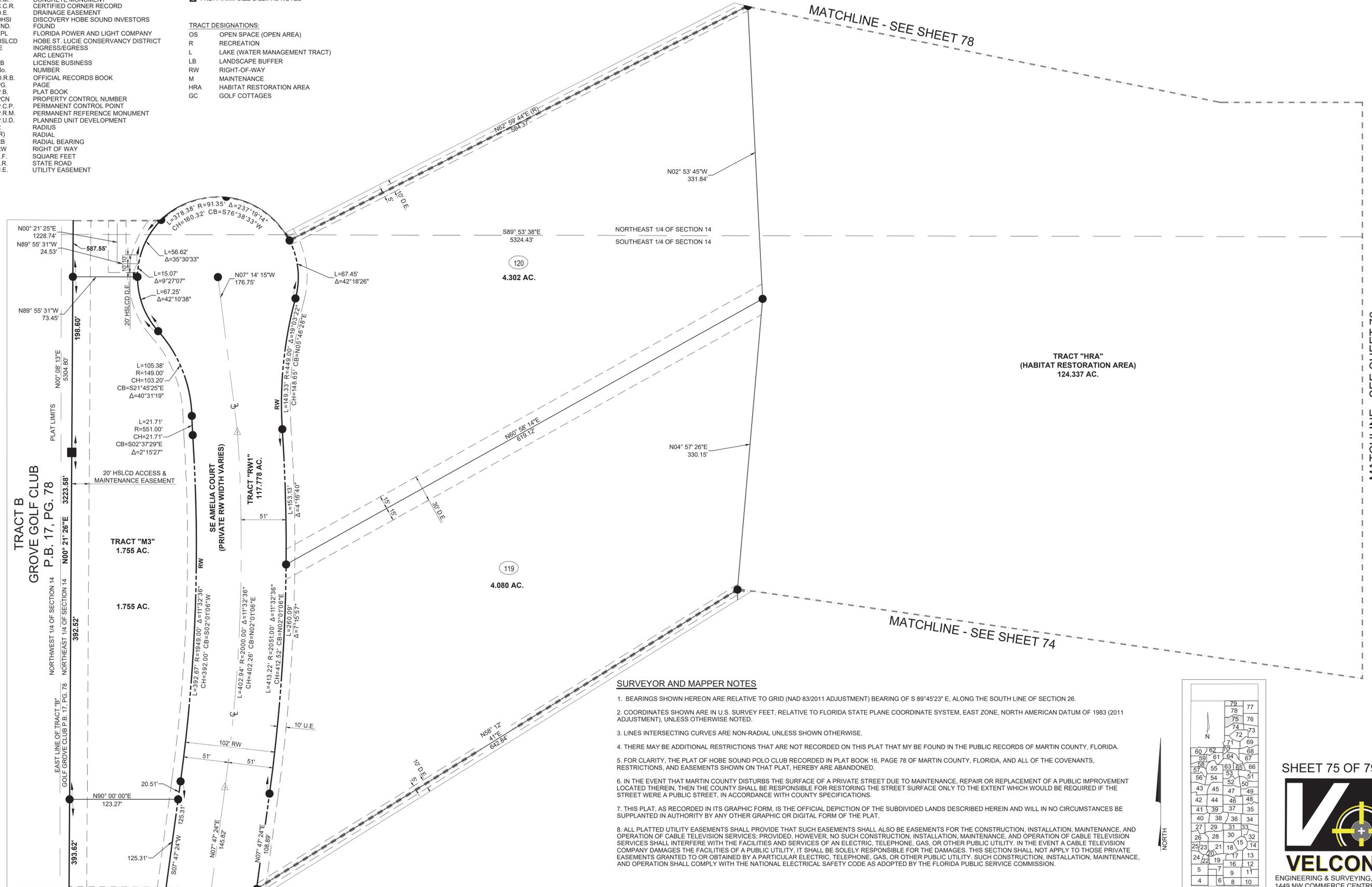
Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
Q	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
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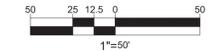
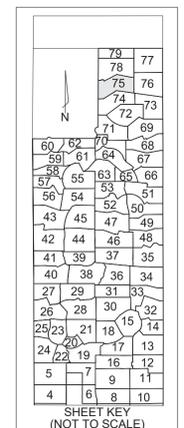
TRACT DESIGNATIONS:

OS	OPEN SPACE (OPEN AREA)
R	RECREATION
L	LAKE (WATER MANAGEMENT TRACT)
LB	LANDSCAPE BUFFER
RW	RIGHT-OF-WAY
M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



SURVEYOR AND MAPPER NOTES

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SHEET 75 OF 79

VELCON
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LB NO.8206

DISCOVERY P.U.D.

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 RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

MATCHLINE - SEE SHEET 77

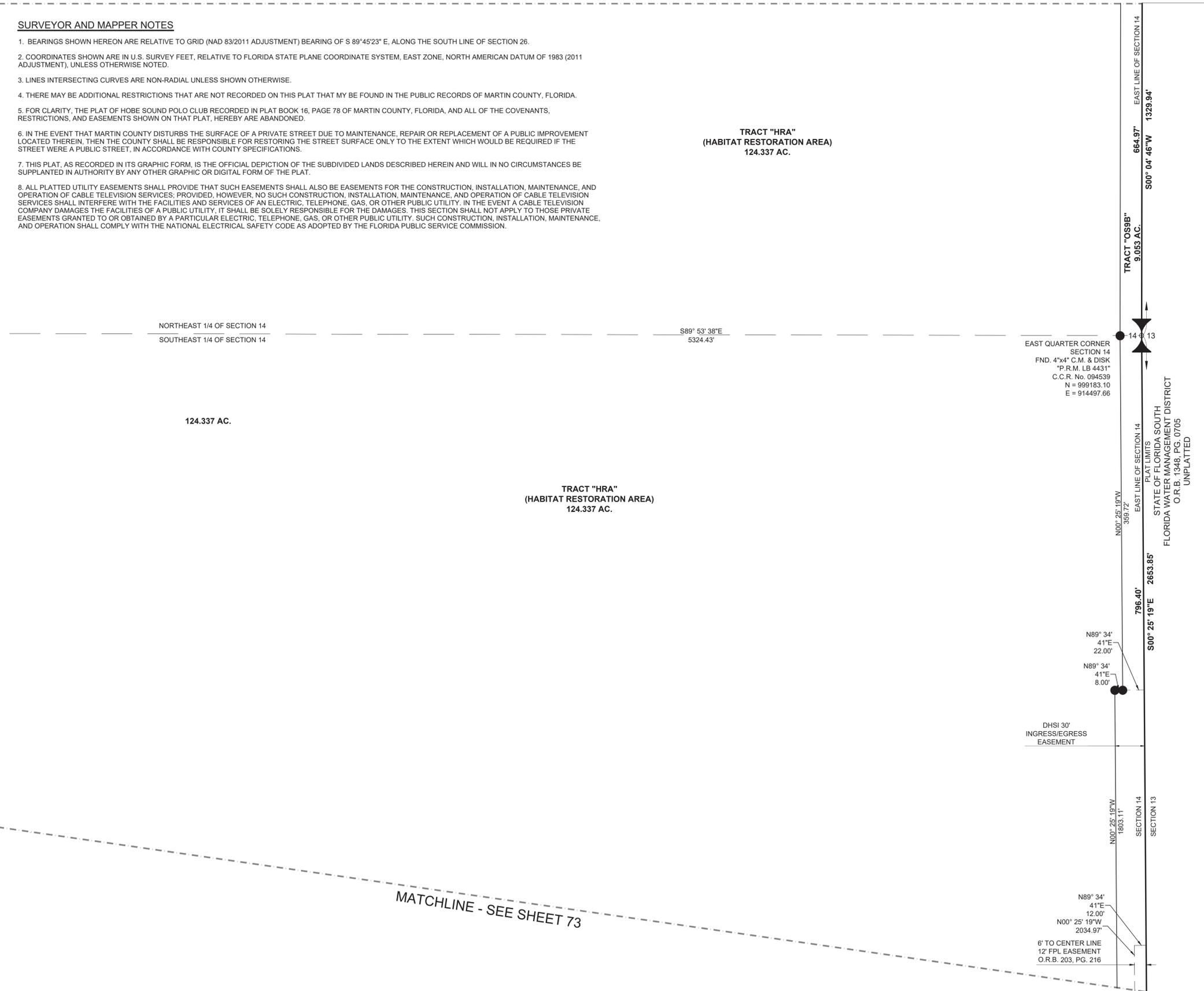
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TRACT "HRA"
 (HABITAT RESTORATION AREA)
 124.337 AC.

MATCHLINE -
 SEE SHEET 78

MATCHLINE - SEE SHEET 75



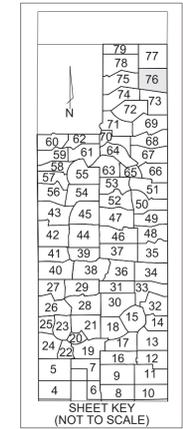
LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
C	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
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FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
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L	ARC LENGTH
LB	LICENSE BUSINESS NUMBER
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
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R	RADIUS
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RB	RADIAL BEARING
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S.F.	SQUARE FEET
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U.E.	UTILITY EASEMENT

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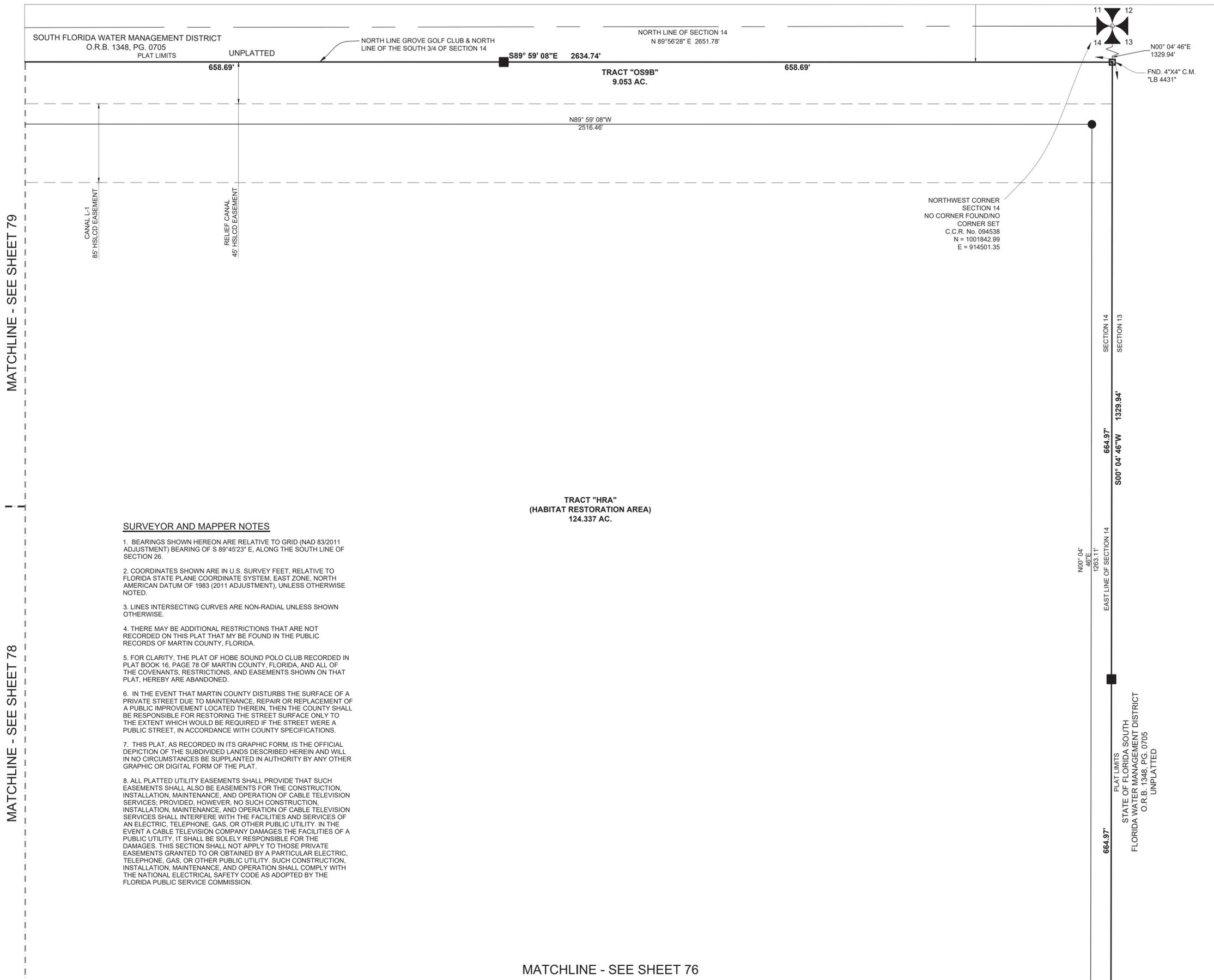
SHEET 76 OF 79

VELCON
 ENGINEERING & SURVEYING, LLC.
 1449 NW COMMERCE CENTRE DR
 PORT ST. LUCIE, FL 34986
 PHONE: (772) 879-0477
 LB NO. 8206

MATCHLINE - SEE SHEET 73

DISCOVERY P.U.D.

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MATCHLINE - SEE SHEET 79

MATCHLINE - SEE SHEET 78

TRACT "HRA"
(HABITAT RESTORATION AREA)
124.337 AC.

SURVEYOR AND MAPPER NOTES

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NORTHWEST CORNER
SECTION 14
NO CORNER FOUND/NO
CORNER SET
C.C.R. No. 094538
N = 1001842.99
E = 914501.35

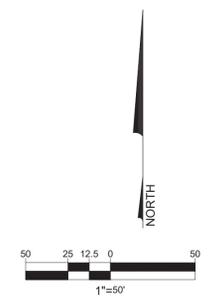
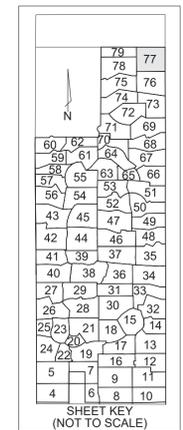
LEGEND OF SURVEY ABBREVIATIONS

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CB	CHORD BEARING
CH	CHORD LENGTH
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PG.	PAGE
P.B.	PLAT BOOK
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M	MAINTENANCE
HRA	HABITAT RESTORATION AREA
GC	GOLF COTTAGES



SHEET 77 OF 79

VELCON
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1449 NW COMMERCE CENTRE DR
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MATCHLINE - SEE SHEET 76

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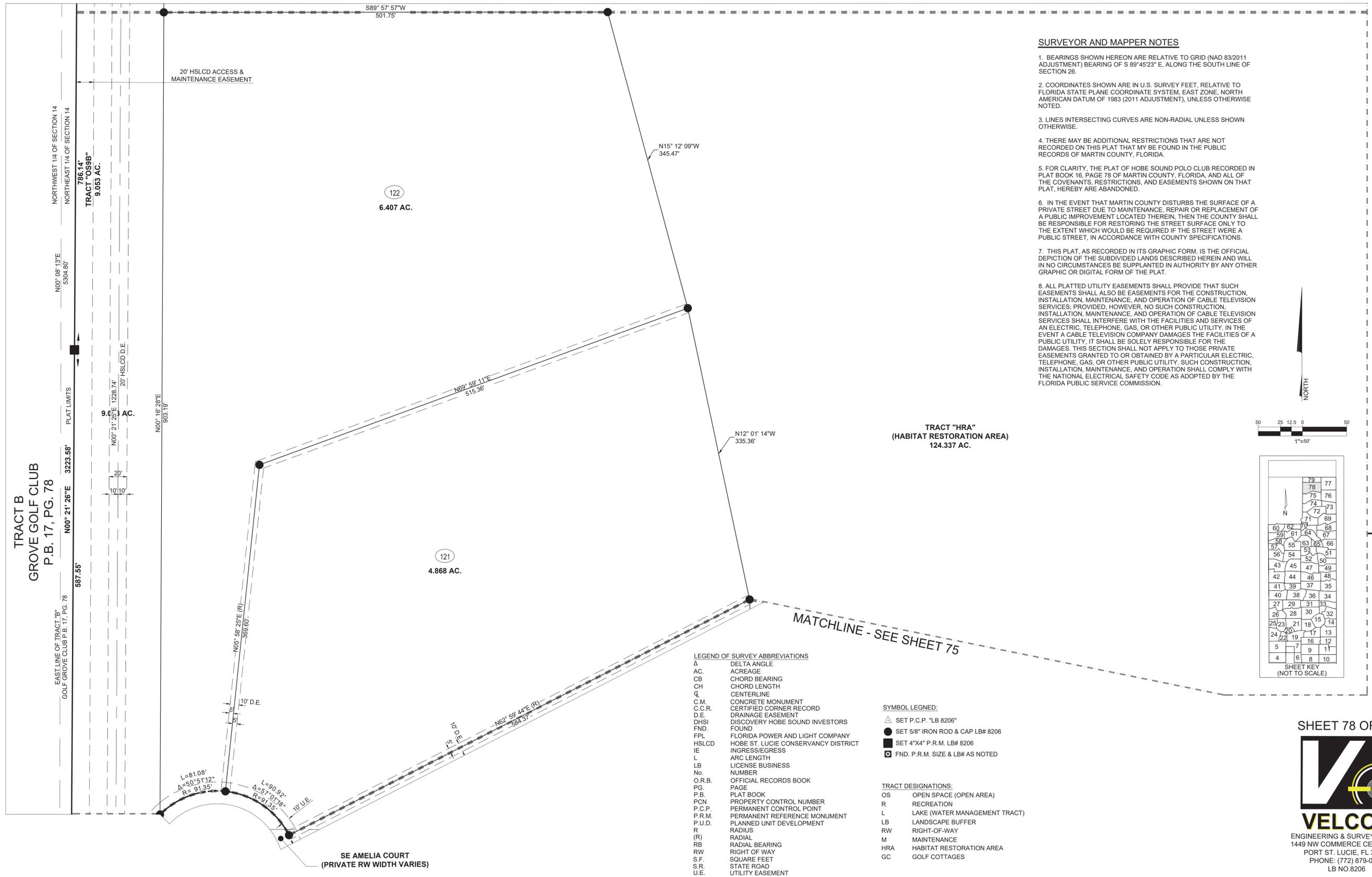
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MATCHLINE - SEE SHEET 77

MATCHLINE - SEE SHEET 76



TRACT B
GROVE GOLF CLUB
P.B. 17, PG. 78

TRACT "OS9B"
9.053 AC.

122
6.407 AC.

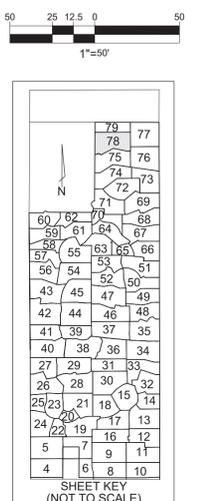
121
4.868 AC.

TRACT "HRA"
(HABITAT RESTORATION AREA)
124.337 AC.

- LEGEND OF SURVEY ABBREVIATIONS
- Δ DELTA ANGLE
 - AC. ACREAGE
 - CB CHORD BEARING
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 - ☒ FND. P.R.M. SIZE & LB# AS NOTED

- TRACT DESIGNATIONS:
- OS OPEN SPACE (OPEN AREA)
 - R RECREATION
 - L LAKE (WATER MANAGEMENT TRACT)
 - LB LANDSCAPE BUFFER
 - RW RIGHT-OF-WAY
 - M MAINTENANCE
 - HRA HABITAT RESTORATION AREA
 - GC GOLF COTTAGES

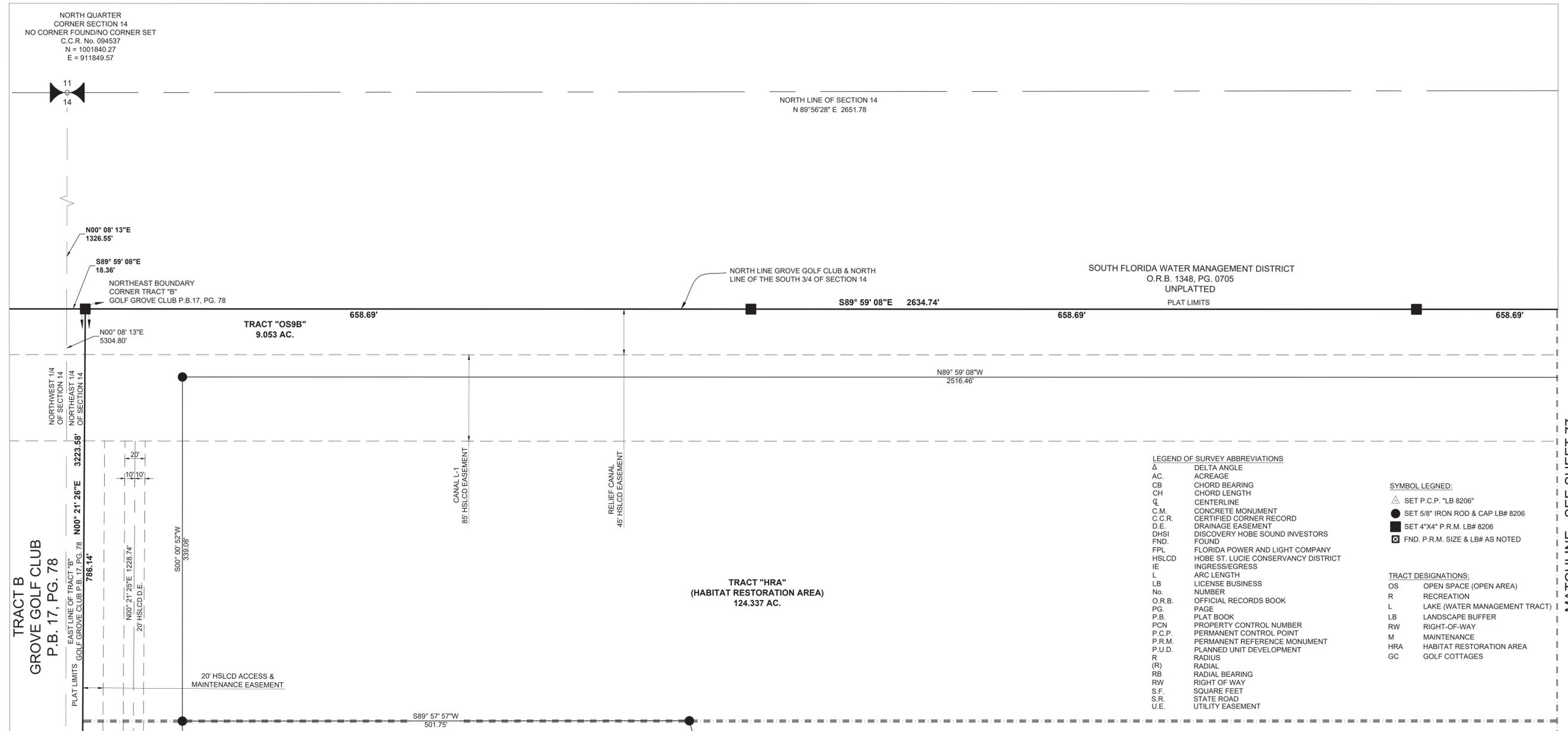


SHEET 78 OF 79

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
LB NO. 8206

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
CB	CHORD BEARING
CH	CHORD LENGTH
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
D.E.	DRAINAGE EASEMENT
DHSI	DISCOVERY HOBE SOUND INVESTORS
FND.	FOUND
FPL	FLORIDA POWER AND LIGHT COMPANY
HSLCD	HOBE ST. LUCIE CONSERVANCY DISTRICT
IE	INGRESS/EGRESS
L	ARC LENGTH
LB	LICENSE BUSINESS
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PCN	PROPERTY CONTROL NUMBER
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS
(R)	RADIAL
RB	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT

SYMBOL LEGEND:

- △ SET P.C.P. "LB 8206"
- SET 5/8" IRON ROD & CAP LB# 8206
- SET 4"x4" P.R.M. LB# 8206
- ☒ FND. P.R.M. SIZE & LB# AS NOTED

TRACT DESIGNATIONS:

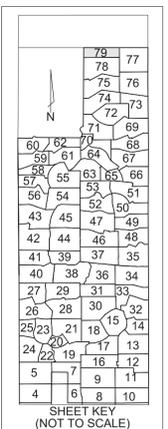
- OS OPEN SPACE (OPEN AREA)
- R RECREATION
- L LAKE (WATER MANAGEMENT TRACT)
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- HRA HABITAT RESTORATION AREA
- GC GOLF COTTAGES

SURVEYOR AND MAPPER NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID (NAD 83/2011 ADJUSTMENT) BEARING OF S 89°45'23" E, ALONG THE SOUTH LINE OF SECTION 26.
- COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), UNLESS OTHERWISE NOTED.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- FOR CLARITY, THE PLAT OF HOBE SOUND POLO CLUB RECORDED IN PLAT BOOK 16, PAGE 78 OF MARTIN COUNTY, FLORIDA, AND ALL OF THE COVENANTS, RESTRICTIONS, AND EASEMENTS SHOWN ON THAT PLAT, HEREBY ARE ABANDONED.
- 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.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

MATCHLINE - SEE SHEET 78

MATCHLINE - SEE SHEET 77



SHEET 79 OF 79

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