

VICINITY SKETCH

(NOT TO SCALE)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL A, PARCEL B, OPEN SPACE PARCEL R, 30' ACCESS EASEMENT AND DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

OPEN SPACE PARCELS BB. CC. AND P. UTILITY SITE AND ACCESS ROAD PHASE 1A. AND DRAINAGE EASEMENT (LAKE PARCELS) A, B, C, D, E & F, OLD TRAIL P.U.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 23, SAID CORNER BEING MARKED BY A 5/8" IRON PIPE AND "GCY" PLUG LYING ON THE NORTH LINE OF SAID OLD TRAIL P.U.D. - PHASE 2: THENCE SOUTH 89°44'07" EAST ALONG THE NORTH LINE OF THE NORTHWEST OF SAID SECTION 24 A DISTANCE OF 2305.38 FEET TO THE NORTHWEST CORNER OF LOT 69 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. PHASE 2; THENCE CONTINUE ALONG THE WEST LINES OF LOTS 69 THROUGH 74, INCLUSIVE, SAID PLAT OF OLD TRAIL P.U.D. - PHASE 2, THROUGH THE FOLLOWING SIX (6) COURSES; SOUTH 00°20'32" WEST, 104.97 FEET TO AN ANGLE POINT IN SAID WEST LINE OF LOT 69; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOTS 69 AND 70, SOUTH 13°55'39" EAST A DISTANCE OF 243.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 71; THENCE SOUTH 03°58'12" EAST, ALONG THE WEST LINE OF SAID LOT 71 A DISTANCE OF 140.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 72; THENCE SOUTH 11°49'47" WEST, ALONG THE WEST LINE OF SAID LOT 72, A DISTANCE OF 132.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 73; THENCE SOUTH 04°07'44" WEST, ALONG THE WEST LINE OF SAID LOT 73, A DISTANCE OF 136.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 74; THENCE SOUTH 01°37'20" WEST, ALONG THE WEST LINE OF SAID LOT 74. A DISTANCE OF 144.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 74, SOUTH 89°33'10" EAST A DISTANCE OF 234.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74, SAID CORNER BEING COMMON WITH THE WEST RIGHT OF WAY LINE OF S.E. OLD TRAIL DRIVE ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 2 AND ALSO BE THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 04°49'49" AND A RADIAL BEARING AT THIS POINT OF NORTH 85°38'47" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 22°23'57": THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE, A DISTANCE OF 273.66 FEET TO THE BEGINNING OF A REVERSE CURVE, CONAVE TO THE WEST, HAVING A RADIUS OF 730.00 FEET AND A CENTRAL ANGLE OF 13°33'27"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE, A DISTANCE OF 172.73 FEET TO THE BEGINNING OF TANGENT LINE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°20'32" WEST A DISTANCE OF 565.66 FEET TO THE NORTHEAST CORNER OF LOT 21 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1; THENCE NORTH 89°39'32" WEST ALONG THE NORTH LINE OF LOT 21 AND LOT 20, ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1, A DISTANCE OF 440.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 07°53'11" EAST, ALONG THE WEST LINE OF LOTS 15, 16, 17, 18, 19 AND 20 ACCORDING TO SAID PLAT, A DISTANCE OF 784.16 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 15; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 15 AND THE WEST LINE OF LOT 14 ACCORDING TO SAID PLAT, A DISTANCE OF 27.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 85°53'22" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 165.87 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°39'28" EAST, A DISTANCE OF 46.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, SAID CORNER ALSO BEING A POINT IN THE WEST RIGHT OF WAY LINE OF S.E. OLD TRAIL DRIVE AS RECORDED IN SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1; THENCE SOUTH 00°20'32 WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 159.44 FEET TO THE NORTHEAST CORNER OF LOT 13 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1; THENCE NORTH 89°39'28" WEST, ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 90.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 13 THROUGH THE NEXT TWO COURSES; SOUTH 16°26'04" WEST A DISTANCE OF 160.00 FEET; THENCE SOUTH 24°01'33" WEST A DISTANCE OF 109.17 FEET; THENCE CONTINUE ALONG THE WEST LINE OF LOTS 10, 11, 12, AND 13 ACCORDING TO SAID PLAT, SOUTH 18°23'16" WEST A DISTANCE OF 392.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 10 THROUGH THE FOLLOWING FIVE (5) COURSES; SOUTH 74°48'14" EAST A DISTANCE OF 78.13 FEET; THENCE SOUTH 07°32'33" EAST A DISTANCE OF 29.32 FEET; THENCE SOUTH 76°22'08" EAST A DISTANCE OF 101.10 FEET; THENCE NORTH 68°26'53" EAST A DISTANCE OF 24.35 FEET; THENCE SOUTH 76°24'12" EAST A DISTANCE OF 104.53 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID S.E. OLD TRAIL DRIVE; THENCE SOUTH 00°20'32" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 14.48 FEET TO THE NORTHEAST CORNER OF LOT 9 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE ALONG THE NORTHERLY LIMITS OF SAID LOT 9 THROUGH THE FOLLOWING FOUR° (4) COURSES; SOUTH 26°54'26" WEST A DISTANCE OF 67.09 FEET; THENCE SOUTH 40°44'02" WEST A DISTANCE OF 186.40 FEET; THENCE SOUTH 50°50'41" WEST A DISTANCE OF 116.71 FEET; THENCE SOUTH 50°50'30" WEST A DISTANCE OF 15.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 49.61 FEET; THENCE CONTINUE ALONG THE WEST LINE OF LOT 8 AND LOT 9 ACCORDING TO SAID PLAT, SOUTH 03°08'53" EAST A DISTANCE OF 115.35 FEET TO AN ANGLE POINT IN SAID LOT 8; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 8, SOUTH 06°55'08" EAST A DISTANCE OF 35.14 FEET TO THE NORTHWEST CORNER OF LOT 7 ACCORDING TO SAID PLAT; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 7 THROUGH THE FOLLOWING TWO (2) COURSES; SOUTH 09°27'49" EAST A DISTANCE OF 76.04 FEET; THENCE SOUTH 16°27'29" EAST A DISTANCE OF 71.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 7 THROUGH THE FOLLOWING THREE (3) COURSES; NORTH 73°49'13" EAST A DISTANCE OF 12.60 FEET; THENCE SOUTH 84°51'08" EAST A DISTANCE OF 57.34 FEET; THENCE SOUTH 89°39'28" EAST A DISTANCE OF 104.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE LYING ON THE WEST RIGHT OF WAY LINE OF SAID S.E. OLD TRAIL DRIVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 02°35'13" AND A RADIAL BEARING AT THIS POINT OF NORTH 66°04'13" WEST; THENCE SOUTHERLY, CONTINUING ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE A DISTANCE OF 18.06 FEET TO THE

BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 510.00 FEET

AND A CENTRAL ANGLE OF 27°30'39";

OLD TRAIL P.U.D. REPLAT NO.

BEING A REPLAT OF PARCEL A, OPEN SPACE PARCEL R, DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, TOGETHER WITH THE 20' LAKE MAINTENANCE EASEMENTS ACCOMPANYING SAME, AND THE 30' ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE), OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, TOGETHER WITH OPEN SPACE PARCEL BB AND DRAINAGE EASEMENT (LAKE PARCELS) A, B, C, D, E & F, OLD TRAIL P.U.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN SECTIONS 23 AND 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST

CERTIFICATE OF OWNERSHIP & DEDICATION:

JONATHAN'S LANDING GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF OLD TRAIL P.U.D. REPLAT NO. 1 AND HEREBY DEDICATES AS FOLLOWS:

1) TRACT "O" (OPEN SPACE)

TABULATION DATA

0.7679 ACRES

324.9544 ACRES

325.7223 ACRES

33,450 SQUARE FEET

14,155,011 SQUARE FEET

14,188,461 SQUARE FEET

TRACT "O" AS SHOWN ON THIS PLAT OF OLD TRAIL P.U.D. REPLAT NO. 1 IS HEREBY DEDICATED TO JONATHAN'S LANDING GOLF CLUB, INC., OWNER, ITS SUCCESSORS OR ASSIGNS, FOR OPEN SPACE, DRAINAGE AND RECREATION PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY RESERVATION LOT DESIGNATED AS SUCH ON THIS PLAT. TRACT "O" INCLUDES UPLAND PRESERVATION AREAS WHICH ARE DELINEATED ON THE FINAL DEVELOPMENT PLAN ADOPTED BY RESOLUTION 89-1.10 AND RECORDED IN OFFICIAL RECORDS BOOK 812, PAGE 92. NO ALTERATION OF THESE UPLAND PRESERVE AREAS IS PERMITTED EXCEPT IN COMPLIANCE WITH A PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY.

2) UPLAND & WETLAND PRESERVE EASEMENT AREAS

THE UPLAND & WETLAND PRESERVE EASEMENT AREAS AS SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF OLD TRAIL P.U.D. REPLAT NO. 1 ARE HEREBY DECLARED TO BE NATURAL PRESERVATION AREAS AND SHALL BE MAINTAINED IN GENERAL NATURAL STATE AND SHALL BE DEDICATED TO JONATHAN'S LANDING GOLF CLUB, INC., OWNER, ITS SUCCESSORS OR ASSIGNS. THE PRESERVE EASEMENT AREAS SHALL NOT BE DISTURBED EXCEPT IN COMPLIANCE WITH A PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA(S) DESIGNATED AS SUCH ON THIS PLAT.

3) ACCESS EASEMENT

THE 30 FOOT ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE) AS SHOWN ON THIS PLAT OF OLD TRAIL P.U.D. REPLAT NO. 1 IS HEREBY DEDICATED TO JONATHAN'S LANDING GOLF CLUB, INC., OWNER, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS. UTILITY EASEMENTS SHOWN ON THIS PLAT MAY BE USED BY ANY UTILITY (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER. BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY, ACCESS AND/OR PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. 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.

4) TRACT "C-1"

TRACT "C-1" AS SHOWN ON THIS PLAT OF OLD TRAIL P.U.D. REPLAT NO. 1 IS HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE UTILITY FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JONATHAN'S LANDING GOLF CLUB, INC., OWNER, ITS SUCCESSORS OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5) TRACT "C-1" ACCESS EASEMENT

TRACT "C-1" ACCESS EASEMENT AS SHOWN ON THIS PLAT OF OLD TRAIL P.U.D. REPLAT NO. 1 IS HEREBY DEDICATED FOR ACCESS, INGRESS-EGRESS, AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JONATHAN'S LANDING GOLF CLUB, INC., OWNER, ITS SUCCESSORS OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY. DUTY OR LIABILITY FOR, ANY UTILITY AND/OR ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

6) THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL OF THE TRACTS SHOWN ON THIS PLAT.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON (30) DAYS PRIOR WRITTEN NOTICE TO THE OWNER; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE OWNER IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE OWNER SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON THE OWNER'S PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS _____ DAY OF , 2020, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS TREASURER.

JONATHAN'S LANDING GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION ATTEST:

ACKNOWLEDGEMENT

DENNIS J. DUNN, TREASURER

STATE OF FLORIDA COUNTY OF ___

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS ____ DAY OF _ _, 2020, BY ROBERT WIDMAN AND DENNIS J. DUNN, AS PRESIDENT AND TREASURER, RESPECTIVELY, FOR JONATHAN'S LANDING GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHOM ARE_ PERSONALLY KNOWN TO ME OR HAVE PRODUCED _ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Y COMMISSION EXPIRES:		SIGNATURE OF NOTARY PUBLIC	CABLE TELEVISION SERV MAINTENANCE, AND OPE FACILITIES AND SERVICE EVENT A CABLE TELEVISI
MY COMMISSION NUMBER:			SOLELY RESPONSIBLE FO
	NOTARY STAMP	JONATHAN'S LANDING SEAL	SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF

ROBERT WIDMAN, PRESIDENT

CLERK'S RECORDING CERTIFICATE

I. CAROLYN 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 ___

CAROLYN TIMMANN CIRCUIT COURT MARTIN COUNTY, FLORIDA

DEPUTY CLERK

CIRCUIT COURT SEAL

SUBDIVISION PARCEL CONTROL NUMBER

THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC

SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT,

WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL

DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE

BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS

RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY

SHEET 1 OF 9



TITLE CERTIFICATION

ATTORNEY IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT AS OF

RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF JONATHAN'S LANDING GOLF CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2.	THAT THE C	URRENT TAXES	HAVE BEEN PAID.	
3.	THAT THER	E ARE NO MORT	GAGES OF RECORD.	
DAT	ED THIS	_ DAY OF	, 2020.	BY:

FLORIDA BAR NO.

ESQUIRE

CERTIFICATE OF SURVEYOR & MAPPER

I, ROBERT J. CAJAL, HEREBY CERTIFY THAT THIS PLAT OF OLD TRAIL P.U.D. REPLAT NO. 1 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 (P.R.M.'S). PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

	DATE:
ROBERT J. CAJAL	
PROFESSIONAL SURVEYOR AND MAPPER	

COUNTY APPROVAL

FLORIDA CERTIFICATE NO. 6266

THIS PLAT IS HERERY APPROVED BY THE LINDERSIGNED ON THE DATES INDICATED.

THIS PLAT IS HEREBT APPROVEL	DET THE UNDERSIGNED ON THE DATES INDICATED.
DATE:	COUNTY SURVEYOR AND MAPPER
DATE:	COUNTY ENGINEER
DATE:	COUNTY ATTORNEY
DATE:	
	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK OF COURT

SLOPE PROTECTION NOTE:

IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

REPLAT NOTE:

PER 2019 FLORIDA STATUTES, CHAPTER 177.101(2) "THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT." PER 2019 FLORIDA STATUTES, CHAPTER 177, SECTION 091(28) ALL PLATTED UTILITY 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.

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.O./L.E. JOB No.: 18-1147.4 F.B. MC33 PG. 23 DATE: 01/24/2020 OFFICE: S.W. DWG. No.: 18-1147-4 C'K'D.: R.C. REF.: 18-1147-2.DWG SHEET: 1 OF 9

WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407

CONTAINING IN ALL 325.722 ACRES, MORE OR LESS.

AND THE **POINT OF BEGINNING.**

SHEET INDEX

COVER SHEET

MAP OF PLAT

DETAIL SHEET

DETAIL SHEET

TRACT "C"

TRACT "O"

THENCE CONTINUE SOUTHERLY. ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE. A

DISTANCE OF 244.88 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING

A RADIUS OF 290.00 FEET AND CENTRAL ANGLE OF 18°50'44"; THENCE CONTINUE SOUTHERLY, ALONG

DEPARTING SAID WEST RIGHT OF WAY, NORTH 89°45'54" WEST ALONG THE NORTH LINE OF LOTS 2, 3, 4.

DISTANCE OF 206.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°14'06" EAST

ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF

DRIVE: THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THROUGH THE FOLLOWING FOUR

CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 242.97 FEET AND A CENTRAL ANGLE OF 38°09'29"

BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 430.00 FEET

AND A CENTRAL ANGLE OF 14°47'05"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A

DISTANCE OF 110.96 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A

RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 75°13'56": THENCE NORTHERLY, ALONG THE ARC OF

SAID CURVE, A DISTANCE OF 32.83 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE

WEST, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 01°20'44"; THENCE NORTHERLY,

ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID NON-TANGENT LINE BEING THE COMMON NORTHERLY TERMINUS OF SAID S.E. OLD TRAIL

DRIVE AND S.E. TAILWINDS DRIVE ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1; THENCE

CURVE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 22 ACCORDING TO SAID PLAT

A DISTANCE OF 127.26 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 22; THENCE CONTINUE

CORNER OF LOT 23 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1; THENCE SOUTH 89°51'46"

CORNER OF LOT 24 ACCORDING TO SAID PLAT: THENCE NORTH 83°34'36" WEST. ALONG THE NORTH LINE

OF SAID LOT 24. A DISTANCE OF 140.01 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 24. SAID

CORNER BEING COMMON WITH THE EAST LINE OF PARCEL "X" ACCORDING TO THE SAID PLAT OF OLD

ALONG SAID NORTH LINE, SOUTH 57°37'51" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST

WEST, ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 162,00 FEET TO THE NORTHEAST

TRAIL P.U.D. - PHASE 1; THENCE CONTINUE ALONG SAID EAST LINE OF PARCEL "X" THROUGH THE

FOLLOWING FOUR (4) COURSES; NORTH 01°04'02" WEST A DISTANCE OF 76.05 FEET; THENCE NORTH

THENCE NORTH 11°38'50" EAST A DISTANCE OF 228.22 FEET TO THE NORTHEAST CORNER OF SAID

04°28'19" EAST A DISTANCE OF 62.66 FEET; THENCE NORTH 58°06'55" EAST A DISTANCE OF 72.12 FEET;

PARCEL "X": THENCE NORTH 79°26'39" WEST ALONG SAID NORTH LINE, A DISTANCE OF 10.94 FEET TO AN

ANGLE POINT IN SAID NORTH LINE: THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 70°31'19"WEST

A DISTANCE OF 77.25 FEET TO THE SOUTHEAST CORNER OF LOT 28 ACCORDING TO SAID PLAT OF OLD

TRAIL P.U.D. - PHASE 1; THENCE NORTH 49°40'49" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT

28, A DISTANCE OF 46.71 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28; THENCE NORTH 01°18'53"

19°09'00" WEST, ALONG THE EAST LINE OF LOTS 36, 37, 38 AND PARCEL "Y" ACCORDING TO SAID PLAT, A

THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°41'07" WEST A DISTANCE OF 55.18 FEET TO THE

SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°18'53" EAST, ALONG THE WEST LINE OF

SAID PARCEL "A", A DISTANCE OF 360.00 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID PARCEL

"A": THENCE CONTINUE ALONG SAID WEST LINE, NORTH 32°37'01" EAST A DISTANCE OF 3.96 FEET TO A

POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.E. LONG POND TERRACE ACCORDING TO SAID

PLAT; THENCE NORTH 41°41'26" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF

12.18 FEET TO THE MOST SOUTHERLY CORNER OF LOT 41 ACCORDING TO SAID PLAT: THENCE NORTH

LOT 41, A DISTANCE OF 254.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE NORTH

32°37'01" EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 41, A DISTANCE OF 61.12 FEET TO AN ANGLE

POINT IN THE EAST LINE OF SAID LOT 41; THENCE NORTH 01°40'01" EAST, ALONG THE EAST LINE OF SAID

59°31'04" WEST, ALONG THE NORTH LINE OF LOTS 41 AND 42 ACCORDING TO SAID PLAT, A DISTANCE OF

145.20 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 42; THENCE NORTH 71°59'34" WEST,

ALONG THE NORTH LINE OF LOTS 42, 43, AND 44 ACCORDING TO SAID PLAT (SAID NORTH LINE BEING

COMMON WITH THE PLAT LIMITS OF SAID PLAT OF OLD TRAIL P.U.D. - PHASE 2) A DISTANCE OF 498.03

FEET TO THE NORTHWEST CORNER OF SAID LOT 44, SAID NORTHWEST CORNER BEING COMMON WITH

ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 2), AND ALSO BEING THE BEGINNING OF A NON

TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 545.06 FEET, A CENTRAL ANGLE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 67.90

TANGENT LINE; THENCE NORTH 64°40'59" WEST, ALONG SAID TANGENT LINE AND RIGHT OF WAY LINE, A

DISTANCE OF 154.02 FEET TO THE BEGININING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A

RADIUS OF 290.04 FEET AND A CENTRAL ANGLE OF 47°36'11"; THENCE NORTHWESTERLY, ALONG THE

ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 240.97 FEET TO THE SOUTHWEST

RIGHT OF WAY LINE, CONTINUE ALONG THE SOUTH LINE OF SAID LOT 58 THROUGH THE FOLLOWING

CORNER OF LOT 58 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 2; THENCE DEPARTING SAID

FIVE (5) COURSES; NORTH 72°55'13" EAST (SAID SOUTH LINE OF LOT 58 BEING RADIAL AT THIS POINT TO

THE LAST DESCRIBED CURVE) A DISTANCE OF 90.94 FEET; THENCE NORTH 17°11'13" EAST A DISTANCE

OF 113.62 FEET; THENCE NORTH 31°59'28" EAST A DISTANCE OF 57.84 FEET; THENCE NORTH 64°55'15"

EAST A DISTANCE OF 45.80 FEET; THENCE NORTH 72°29'09" EAST A DISTANCE OF 66.01 FEET TO THE

SOUTHEAST CORNER OF SAID LOT 58; THENCE NORTH 00°18'20" EAST, ALONG THE EAST LINE OF LOTS

AN ANGLE POINT IN THE EAST LINE OF SAID LOT 60; THENCE NORTH 08°40'48" WEST, ALONG THE EAST

LINE OF LOTS 60, 61, 62, AND 63 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 2, A DISTANCE

OF 425.24 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 63; THENCE NORTH 03°24'41" EAST,

ALONG THE EAST LINE OF LOTS 63, 64, AND 65 ACCORDING TO SAID PLAT, A DISTANCE OF 199.23 FEET

EAST LINE OF LOTS 65, 66, AND 67 ACCORDING TO SAID PLAT, A DISTANCE OF 263.58 FEET TO AN ANGLE

TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 65; THENCE NORTH 27°23'30" EAST, ALONG THE

POINT IN THE EAST LINE OF SAID LOT 67; THENCE CONTINUE ALONG THE EAST LINE OF SAID LOT 67

NORTH 01°38'53" WEST A DISTANCE OF 63.49 FEET; THENCE NORTH 05°29'09" EAST, ALONG THE EAST

LINE OF LOTS 67 AND 68 ACCORDING TO SAID PLAT, A DISTANCE OF 205.37 FEET TO THE NORTHEAST

TRAIL P.U.D. - PHASE 2; THENCE NORTH 89°36'32" EAST, ALONG SAID NORTH LINE (SAID NORTH LINE

ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, TOWNSHIP 40

CORNER OF SAID LOT 68, SAID NORTHEAST CORNER LYING ON THE NORTH LINE OF SAID PLAT OF OLD

SOUTH, RANGE 41 EAST) A DISTANCE OF 863.36 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23

58, 59, AND 60 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 2, A DISTANCE OF 260.01 FEET TO

FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS

OF 342.04 FEET AND A CENTRAL ANGLE OF 23°30'00"; THENCE NORTHWESTERLY, ALONG THE ARC OF

SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 140.29 FEET TO THE BEGINNING OF A

THE NORTHERLY RIGHT OF WAY LINE OF S.E. OLD TRAIL DRIVE WEST (A PRIVATE 60' WIDE ROADWAY

OF 07°08'13" AND A RADIAL BEARING AT THIS POINT OF SOUTH 55°57'14" WEST; THENCE

DISTANCE OF 386.80 FEET TO A POINT ON THE SOUTH LINE OF PARCEL "A" ACCORDING TO SAID PLAT;

EAST, ALONG THE EAST LINE OF LOTS 28 THROUGH 36, INCLUSIVE, ACCORDING TO SAID PLAT, A

DISTANCE OF 1193.47 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 36: THENCE NORTH

OF OLD TRAIL P.U.D. - PHASE 1; THENCE NORTH 48°30'50" WEST, ALONG THE NORTH LINE OF SAID LOT 22

NORTH 82°58'31" WEST ALONG SAID NON-TANGENT LINE. BEING RADIAL TO THE LAST DESCRIBED

SAID LOT 1, SAID CORNER ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SAID S.E. OLD TRAIL

(4) COURSES; SOUTH 89°45'54" WEST A DISTANCE OF 747.60 FEET TO THE BEGINNING OF A CURVE,

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 161.81 FEET TO THE

5. AND 6. ACCORDING TO SAID PLAT. A DISTANCE OF 845.30 FEET TO THE NORTHEAST CORNER OF LOT 1 ACCORDING TO SAID PLAT; THENCE SOUTH 66°56'21" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A

NORTHEAST CORNER OF LOT 6 ACCORDING TO SAID PLAT OF OLD TRAIL P.U.D. - PHASE 1; THENCE

THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE, A DISTANCE OF 95.39 FEET TO THE

TOTAL

SHEET 1 OF 9:

SHEET 2 OF 9:

SHEET 3 OF 9:

SHEET 4 OF 9:

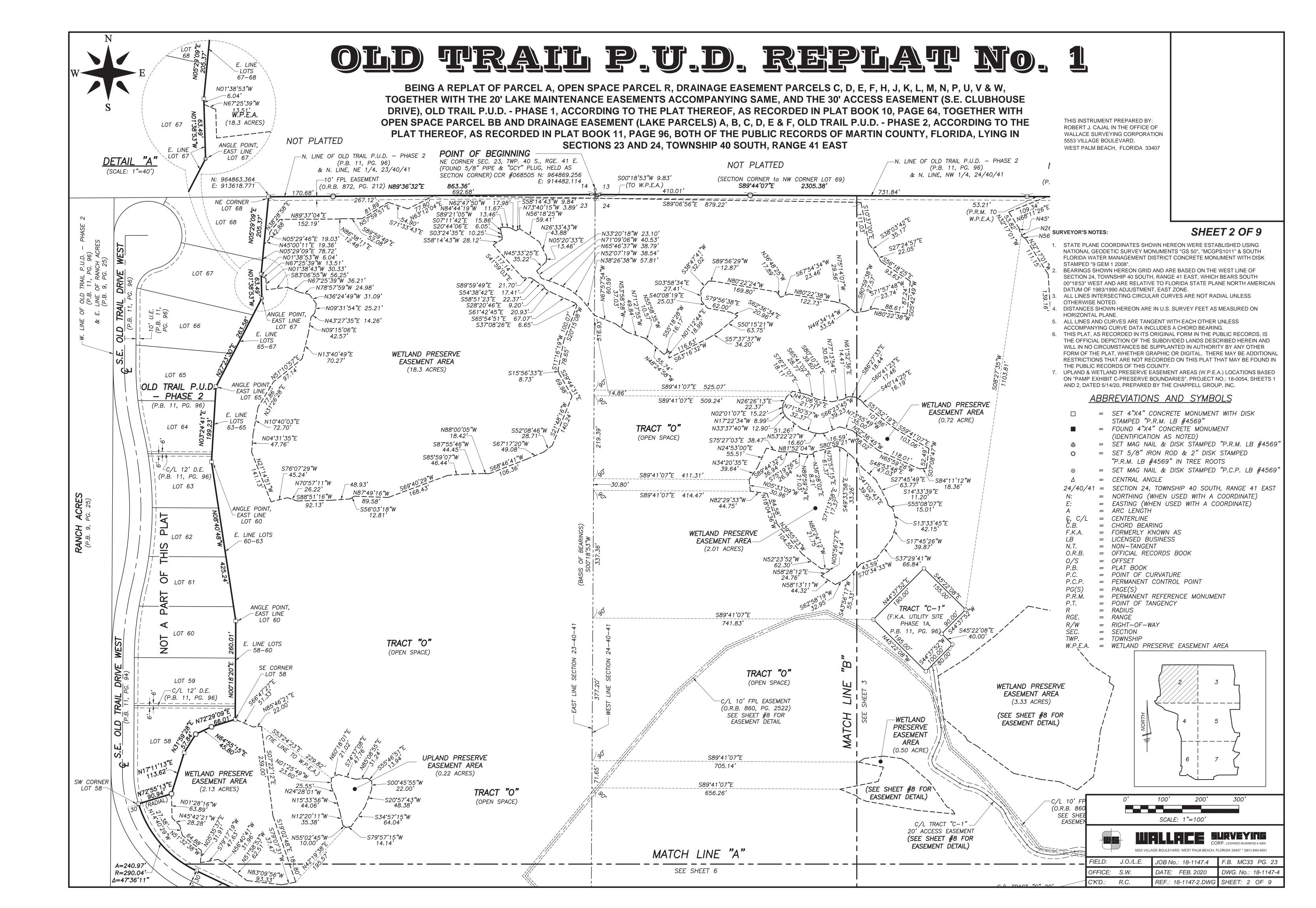
SHEET 5 OF 9:

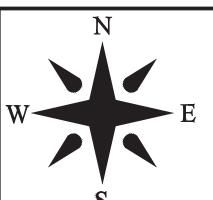
SHEET 6 OF 9:

SHEET 7 OF 9:

SHEET 8 OF 9:

SHEET 9 OF 9:

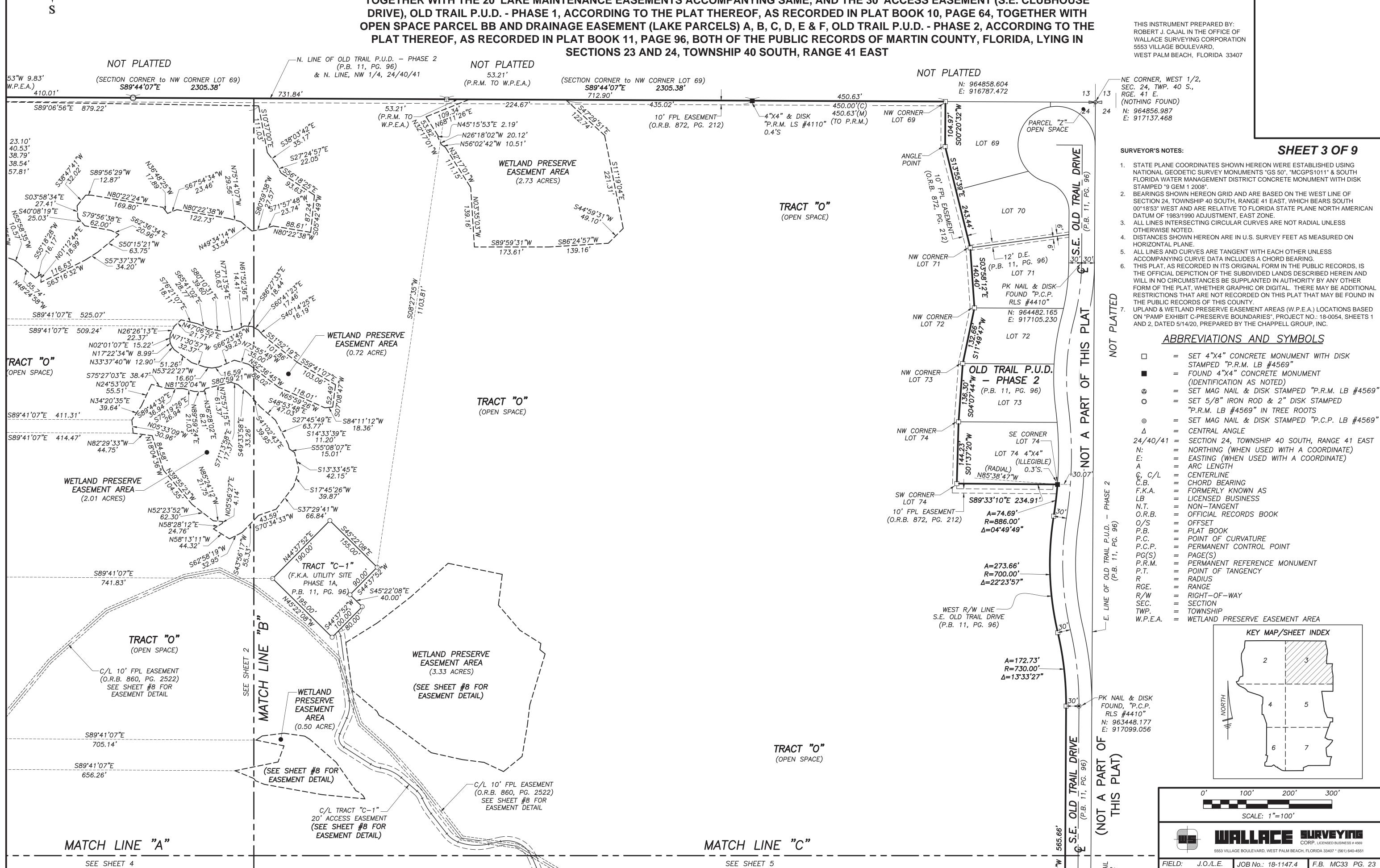




EASEMENT

OLD TRAIL P.U.D. REPLAT NO. 1

BEING A REPLAT OF PARCEL A, OPEN SPACE PARCEL R, DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, TOGETHER WITH THE 20' LAKE MAINTENANCE EASEMENTS ACCOMPANYING SAME, AND THE 30' ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE), OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, TOGETHER WITH PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN



C/L TRACT "C" 20'-

ÁCCESS EASEMENT

DWG. No.: 18-1147-4

DATE: FEB. 2020

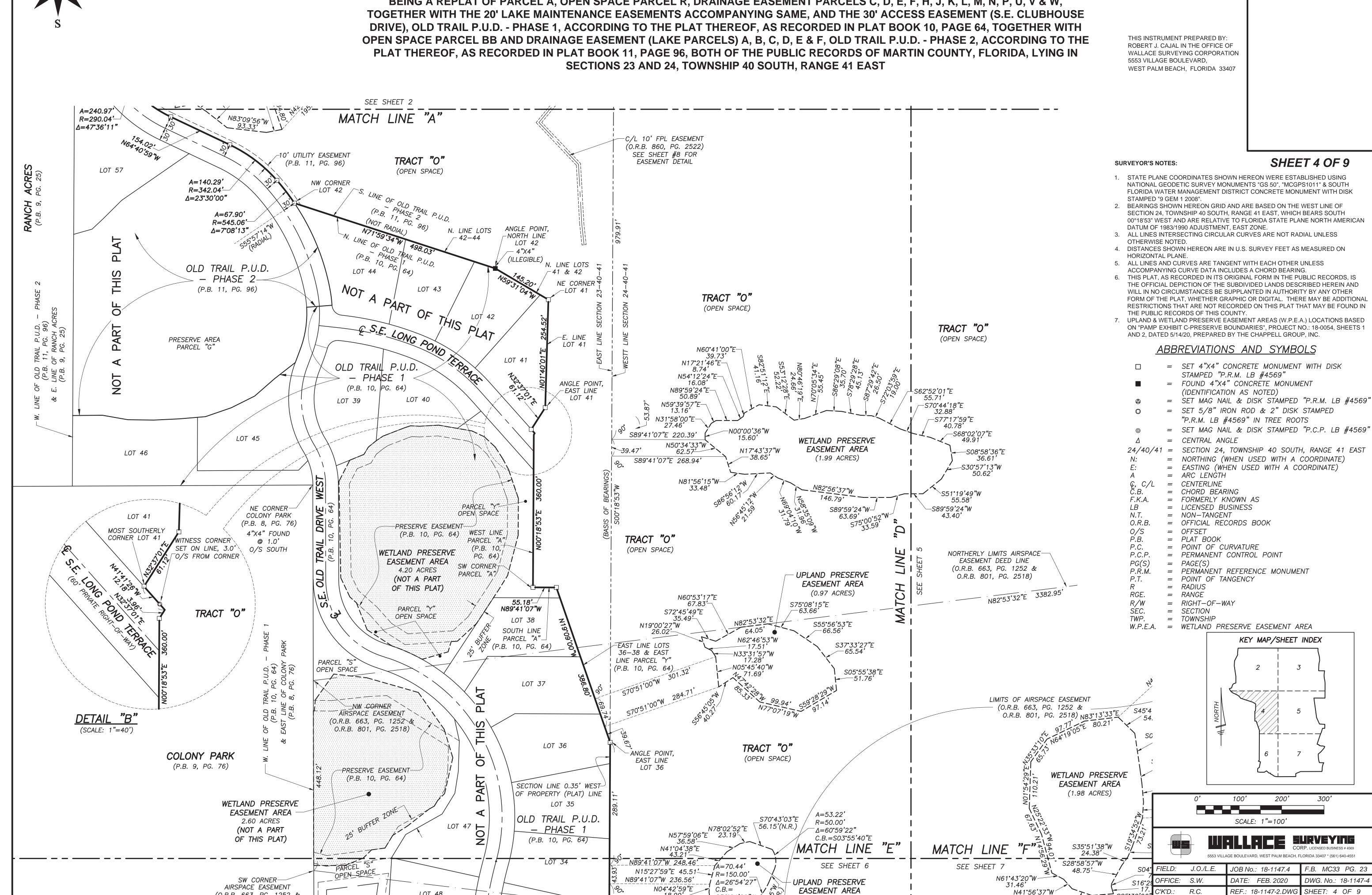
REF.: 18-1147-2.DWG SHEET: 3 OF 9

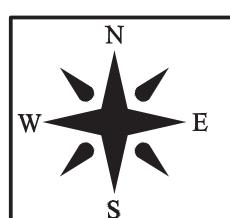
OFFICE: S.W.

R.C.

OLD TRAIL P.U.D. REPLAT NO. 1

BEING A REPLAT OF PARCEL A, OPEN SPACE PARCEL R, DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, TOGETHER WITH THE 20' LAKE MAINTENANCE EASEMENTS ACCOMPANYING SAME, AND THE 30' ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE), OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, TOGETHER WITH PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN





S36°04'29"W /

(0.42 ACRES)

OLD TRAIL P.U.D. REPLAT NO. 1

BEING A REPLAT OF PARCEL A, OPEN SPACE PARCEL R, DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, TOGETHER WITH THE 20' LAKE MAINTENANCE EASEMENTS ACCOMPANYING SAME, AND THE 30' ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE), OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, TOGETHER WITH OPEN SPACE PARCEL BB AND DRAINAGE EASEMENT (LAKE PARCELS) A, B, C, D, E & F, OLD TRAIL P.U.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN

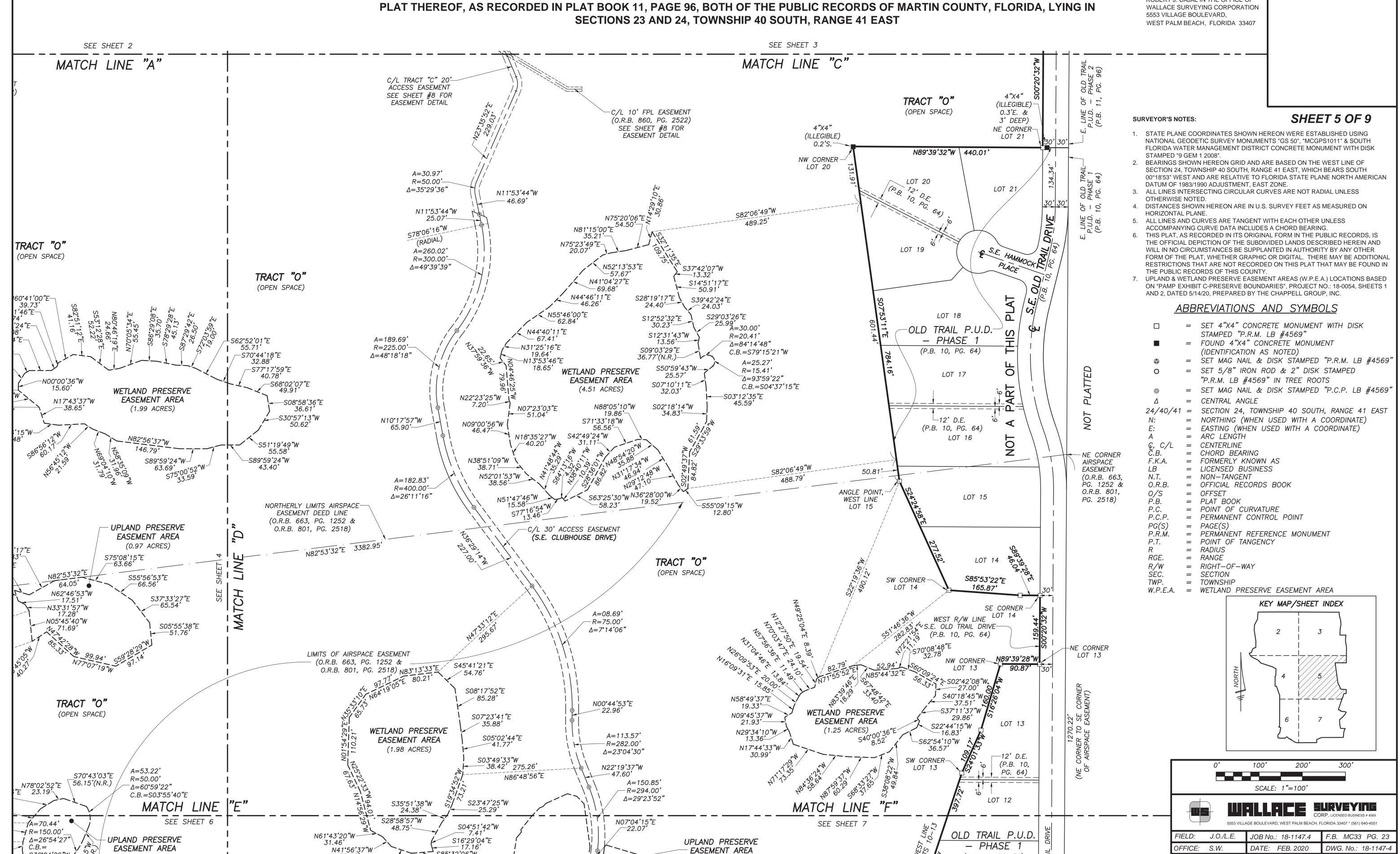
THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF 5553 VILLAGE BOULEVARD,

SHEET: 5 OF 9

REF.: 18-1147-2.DWG

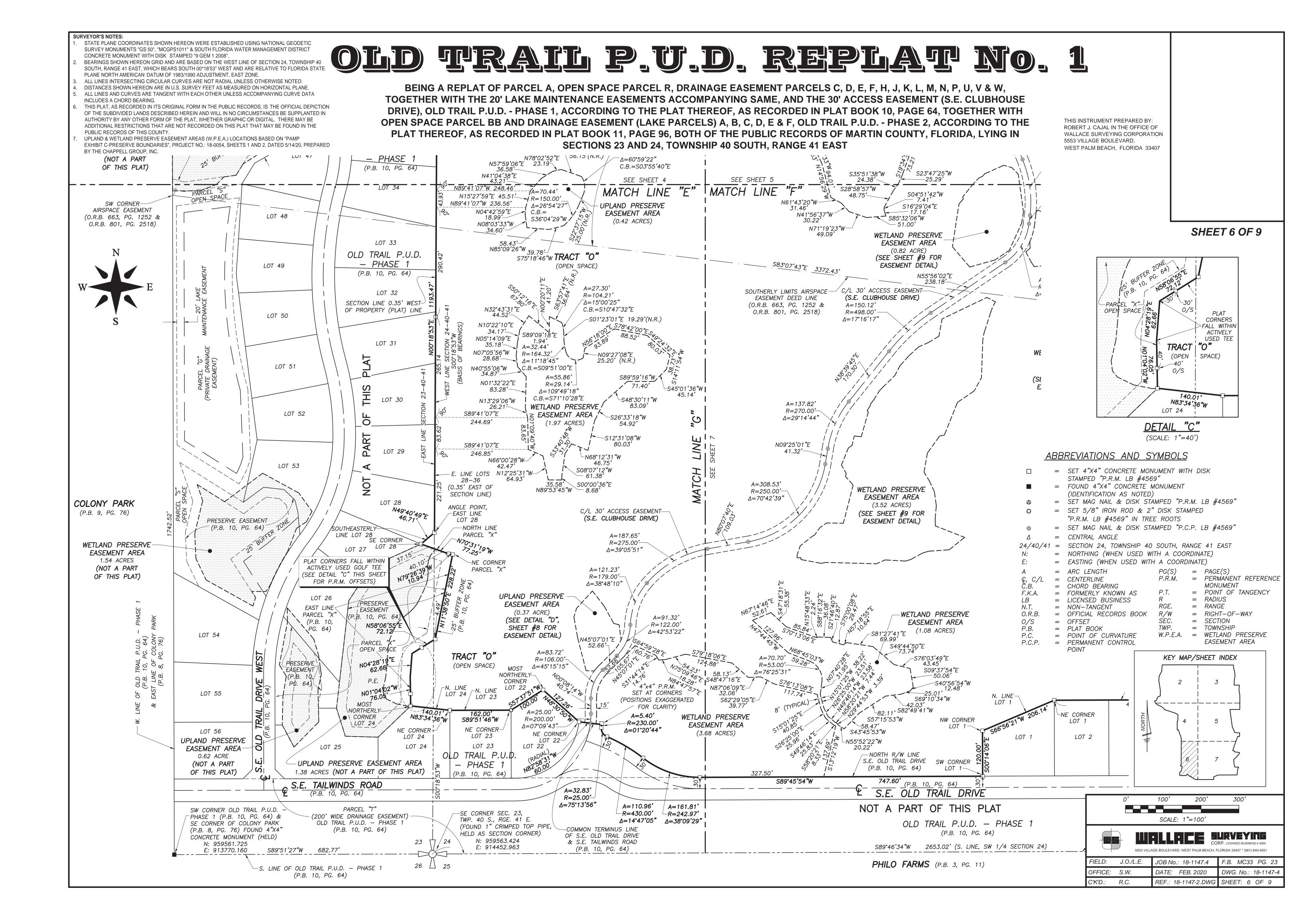
R.C.

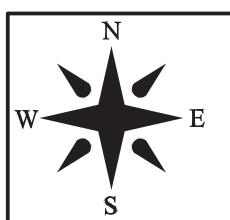
(P.B. 10, PG. 64)



(0.22 ACRE)

S85°32'06"W





RIMPED TOP PIPE, ackprime

TION CORNER)

3.424

—COMMON TERMINUS LINE OF S.E. OLD TRAIL DRIVE

& S.E. TAILWINDS ROAD

OLD TRAIL P.U.D. REPLAT NO. 1

BEING A REPLAT OF PARCEL A, OPEN SPACE PARCEL R, DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, TOGETHER WITH THE 20' LAKE MAINTENANCE EASEMENTS ACCOMPANYING SAME, AND THE 30' ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE), OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, TOGETHER WITH OPEN SPACE PARCEL BB AND DRAINAGE EASEMENT (LAKE PARCELS) A, B, C, D, E & F, OLD TRAIL P.U.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN

THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF 5553 VILLAGE BOULEVARD,

HELD AS SECTION 1/4 CORNER)

N: 959573.795

E: 917105.959

(P.B. 10, PG. 64)

OF THIS PLAT)

FIELD: J.O./L.E.

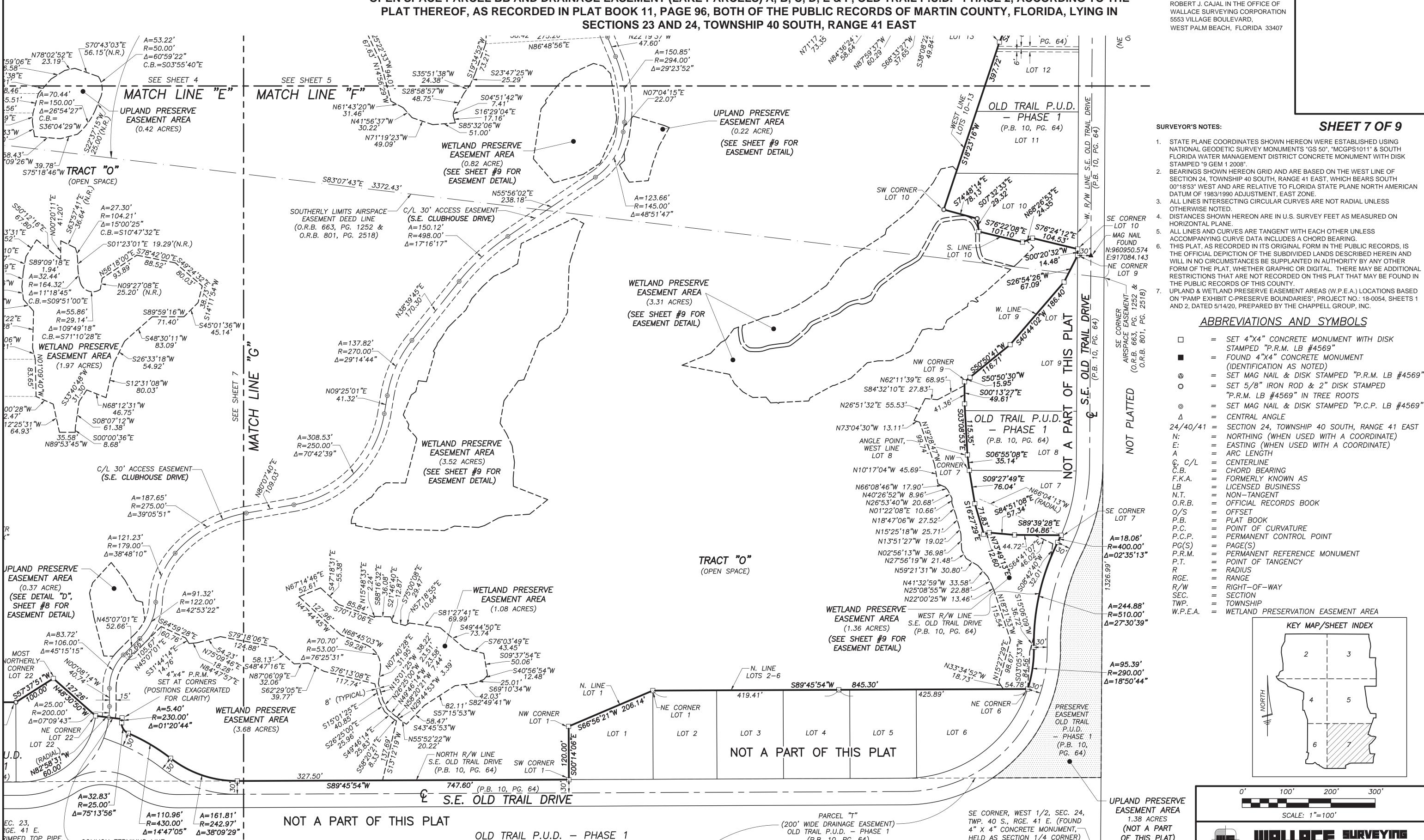
JOB No.: 18-1147.4 F.B. MC33 PG. 23

DWG. No.: 18-1147-4

SHEET: 7 OF 9

DATE: FEB. 2020

REF.: 18-1147-2.DWG



(P.B. 10, PG. 64)

S89°46'34"W 2653.02' (S. LINE, SW 1/4 SECTION 24)

PHILO FARMS (P.B. 3, PG. 11)

STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED USING OLD TRAIL P.U.D. REPLAT NO. 1 NATIONAL GEODETIC SURVEY MONUMENTS "GS 50", "MCGPS1011" & SOUTH FLORIDA WATER MANAGEMENT DISTRICT CONCRETE MONUMENT WITH DISK BEARINGS SHOWN HEREON GRID AND ARE BASED ON THE WEST LINE OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST, WHICH BEARS SOUTH 00°18'53" WEST AND ARE RELATIVE TO FLORIDA STATE PLANE NORTH AMERICAN BEING A REPLAT OF PARCEL A, OPEN SPACE PARCEL R, DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, DATUM OF 1983/1990 ADJUSTMENT, EAST ZONE. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL UNLESS TOGETHER WITH THE 20' LAKE MAINTENANCE EASEMENTS ACCOMPANYING SAME, AND THE 30' ACCESS EASEMENT (S.E. CLUBHOUSE . DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AS MEASURED ON DRIVE), OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, TOGETHER WITH HORIZONTAL PLANE. ALL LINES AND CURVES ARE TANGENT WITH EACH OTHER UNLESS OPEN SPACE PARCEL BB AND DRAINAGE EASEMENT (LAKE PARCELS) A, B, C, D, E & F, OLD TRAIL P.U.D. - PHASE 2, ACCORDING TO THE THIS INSTRUMENT PREPARED BY: ACCOMPANYING CURVE DATA INCLUDES A CHORD BEARING. ROBERT J. CAJAL IN THE OFFICE OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS WALLACE SURVEYING CORPORATION THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND 5553 VILLAGE BOULEVARD, **SECTIONS 23 AND 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST** WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER WEST PALM BEACH, FLORIDA 33407 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. UPLAND & WETLAND PRESERVE EASEMENT AREAS (W.P.E.A.) LOCATIONS BASED ON "PAMP EXHIBIT C-PRESERVE BOUNDARIES", PROJECT NO.: 18-0054, SHEETS 1 AND 2, DATED 5/14/20, PREPARED BY THE CHAPPELL GROUP, INC. DETAIL "D" C/L 30' ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE) S79°25'36"W 83.30'— (SCALE: 1"=60') TRACT "C-1"SHEET 8 OF 9 (F.K.A. UTILITY SITE PHASE 1A, P.B. 11, PG. 96) N16°50'41"E N63°36'14"W 90.64'—— N52°34'26"W / R=107.00'|145.28'-Δ=21°05'55", -R=122.00' $\Delta = 42^{\circ}53'22''$ WETLAND PRESERVE-EASEMENT AREA (0.37 ACRE) S48°14'50"W 177.80' N45°45'56"W 111.10' WETLAND PRESERVE N07°37'44"W 152.14' — EASEMENT AREA (3.33 ACRES) N88°00'35"W WETLAND PRESERVE C/L TRACT "C-1" EASEMENT AREA -R=106.00' (3.68 ACRE) 20' ACCESS ∆=45°15'15" **EASEMENT** -Ç 10'FPL EASEMENT R=75.00'-(O.R.B. 860, PG. 2522) ∆=31°30'39" A=35.51'S89°41'07"E 705.14 S39°36'50"W 628.55' S89°41'07"E WETLAND PRESERVE 656.26' EASEMENT AREA (0.50 ACRE) 47.60**'**-N37°05'09"W— 6.57' Ç 10' FPL EASEMENT (O.R.B. 860, PG. 2522) N84°18'01"W 100.65' N67°42'18"W— 22.19' N49°23'19"W A=21.02'R=45.00'- $\Delta = 31^{\circ}22'03''$ $\Delta = 26^{\circ}45'37''$ ABBREVIATIONS AND SYMBOLS = SET 4"X4" CONCRETE MONUMENT WITH DISK N81°42'24"W A=90.40' R = 155.00'-STAMPED "P.R.M. LB #4569" Δ=15°16'33" R=65.00'= FOUND 4"X4" CONCRETE MONUMENT Δ=79°41'06" N37°54'15"W-(IDENTIFICATION AS NOTED) SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569" MATCH LINE "A" MATCH LINE "C" = SET 5/8" IRON ROD & 2" DISK STAMPED "P.R.M. LB #4569" IN TREE ROOTS SEE SHEET 4 SEE SHEET 5 R=60.00'-= SET MAG NAIL & DISK STAMPED "P.C.P. LB #4569" N22°49'52"W \ 51.50' Δ=31°34'08" = CENTRAL ANGLE A=72.09'R=125.00'-24/40/41 = SECTION 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST ∆=33°02'34" NORTHING (WHEN USED WITH A COORDINATE) A=34.03'EASTING (WHEN USED WITH A COORDINATE) ~R=42.00' ARC LENĠTH Δ=46°25'44" = CENTERLINE CHORD BEARING = FORMERLY KNOWN AS LICENSED BUSINESS NON-TANGENT Ç 10' FPL EASEMENT-= OFFICIAL RECORDS BOOK (O.R.B. 860, PG. 2522) POINT OF CURVATURE S03°10'25"E —140.59' = PERMANENT CONTROL POINT PERMANENT REFERENCE MONUMENT POINT OF TANGENCY = RADIUS SCALE: 1"=60 = RIGHT-OF-WAY S06°20'26"E = SECTION = TOWNSHIP W.P.E.A. = WETLAND PRESERVE EASEMENT AREA FIELD: J.O./L.E. JOB No.: 18-1147.4 F.B. MC33 PG. 23 EASEMENT DETAIL SHEET DWG. No.: 18-1147-4 DATE: FEB. 2020 REF.: 18-1147-2.DWG SHEET: 8 OF 9

OLD TRAIL P.U.D. REPLAT NO. 1

BEING A REPLAT OF PARCEL A, OPEN SPACE PARCEL R, DRAINAGE EASEMENT PARCELS C, D, E, F, H, J, K, L, M, N, P, U, V & W, TOGETHER WITH THE 20' LAKE MAINTENANCE EASEMENTS ACCOMPANYING SAME, AND THE 30' ACCESS EASEMENT (S.E. CLUBHOUSE DRIVE), OLD TRAIL P.U.D. - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 64, TOGETHER WITH OPEN SPACE PARCEL BB AND DRAINAGE EASEMENT (LAKE PARCELS) A, B, C, D, E & F, OLD TRAIL P.U.D. - PHASE 2, ACCORDING TO THE THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 96, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD. **SECTIONS 23 AND 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST** WEST PALM BEACH. FLORIDA 33407 WETLAND PRESERVE EASEMENT AREA (1.98 ACRES) N43°44'47"E 25.83' SEE SHEET 5 MATCH LINE N13°46'31"W SHEET 9 OF 9 **SURVEYOR'S NOTES:** 17.63' N40°22'02"E $\Delta = 01^{\circ}56'55'$ STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED USING NATIONA GEODETIC SURVEY MONUMENTS "GS 50", "MCGPS1011" & SOUTH FLORIDA WATER MANAGEMENT DISTRICT CONCRETE MONUMENT WITH DISK STAMPED "9 GEM 1 2008 S29°00'35"W WETLAND PRESERVE '----- 47.93' EASEMENT AREA (0.82 ACRE) ABBREVIATIONS AND SYMBOLS `-R=160.00' S19°29'57"W $\Delta = 16^{\circ}53'22''$ N77°55'45"E-27.20' = SET 4"X4" CONCRETE MONUMENT WITH DISK -- 43.20**'** —17.37**'** STAMPED "P.R.M. LB #4569" = FOUND 4"X4" CONCRETE MONUMENT N29°35'32"E (IDENTIFICATION AS NOTED) = SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569" UPLAND PRESERVE = SET 5/8" IRON ROD & 2" DISK STAMPED 62 1 S85°22'47"W EASEMENT AREA "P.R.M. LB #4569" IN TREE ROOTS C/L 30' ACCESS EASEMENT-(0.22 ACRE) PREPARED BY THE CHAPPELL GROUP, INC. (S.E. CLUBHOUSE DRIVE) = CENTRAL ANGLE 24/40/41 = SECTION 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST = NORTHING (WHEN USED WITH A COORDINATE) = EASTING (WHEN USED WITH A COORDINATE) <u>DETAIL</u> = ARC LENGTH C, C/L = CENTERLINE C.B. = CHORD BEAR(SCALE: 1"=10') A=28.95'N13°29'51"E = CHORD BEARING -R=120.00' = FORMERLY KNOWN AS $\Delta = 13^{\circ}49'22''$ = LICENSED BUSINESS = NON-TANGENT = OFFICIAL RECORDS BOOK = OFFSET = PLAT BOOK A=25.46EASEMENT AREA = POINT OF CURVATURE R=92.00' 12.92, W 61.80**'**-= PAGE(S) $\Delta = 15^{\circ}51'19''$ L38/ = PERMANENT REFERENCE MONUMENT N59°10'06"E = POINT OF TANGENCY N54°34'46"E = RADIUS N66°14'35"E *55.94'*– RGE. = RANGE C/L 8.30' WIDE PRESERVE S60°42'51"W N47°30'54"E EASEMENT WALKING TRAIL = RIGHT-OF-WAY = SECTION N65°47'57"E N41°40'12"E = TOWNSHIP N65°50'49"E 10.85'— W.P.E.A. = WETLAND PRESERVE 28.87' N27'33'45"E EASEMENT AREA N69°42'32"E-11.24' S76°42'55"W [∖]N45°53'32"E 8.68' N36°15'57"E-30.79' ~N44°57'29"E 18.16' S23°56'39"W **′−−** N31°33'29"E 25.64' N61°22'21"E— 12.71' Δ=117°56'12" *─10.07*′ ~N37°06'29"E 16.21' C.B.=S50°51'33"W S89°05'34"W N16°02'57"E 5.86' N31°33'29"E 14.84' N43°29'04"E— 29.21**'**— `−22.92' N82°42'38"W CENTERLINE 8.30' WIDE PRESERVE EASEMENT -N39°38'45"W 4.80' S79°54'09"W WALKING TRAIL LINE/CURVE TABLE WETLAND PRESERVE BEARING S63°06'43"W DISTANCE CURVE RADIUS ARC LENGTH CENTRAL ANGLE EASEMENT AREA (2.21 ACRES) 5°04'27" L1 S 09°14'15" W L2 S 05°50'12" E 9.00' 30.85 27.41 50°54'04" L3 S 08°32'38" 15.85 7.76' 28°02'50" T S83'29'00"F N28'05'58"W *23.66* ′ 17°26'03" L4 S 87°29'33" 45.85 -S80°53'58"W ⁻18.44′ N45°49'05"W 27.05 L5 N 89°18'40" 39.15 *9**38'20" 12.41 ^{_}N12**°**55'28"E L6 N 71°52'37" 11.35 25°58'39" N60°27'19"W 25.49 S78°44'08"W L7 N 81°30'57" 13.05 41.85' 2.08' 16°32'21" L8 N 83°18'45" 22.15 12.66 *32*°45'31' L9 N 80°07'11" 18.85 5.30' 16°05'47" 6°15'48" L10 N 54°08'31" 93.15 *−25.24*' L11 N 51°36'07" 15°35'51" −N11°42'20"E *32*°47'41" L12 N 48°07'56" C12 14.90' 35°19'00" L13 N 64°21'07" 10.49 C13 9.85' -N42°45'20"W S25°09'27"E L14 N 66°32'26" 27.35 12°42'56" ABBREVIATIONS AND SYMBOLS *— 30.98* **'** 5.85' *33*°14'25" L15 N 64°17'39" C15 5.91' N29°35'17"W L16 N 54°27'40" C16 19.15' 12°34'02" S08°02'46"E C17 10°12'07" L17 N 70°03'31" 54.15 *∕* 37.31' = FORMERLY KNOWN AS = SET 4"X4" CONCRETE MONUMENT WITH DISK L18 N 73°37'39" 21.85' 27°02'06" = LICENSED BUSINESS WETLAND PRESERVE STAMPED "P.R.M. LB #4569" L19 N 78°20'00" 26.15 49°42'17" = NON-TANGENT = FOUND 4"X4" CONCRETE MONUMENT EASEMENT AREA 64°40'59" L20 N 75°48'41" S04°44'39"W = OFFICIAL RECORDS BOOK L21 N 63°05'45" *32***36'07*" (3.52 ACRES) — *35.71* ° (IDENTIFICATION AS NOTED) L22 N 29°51'20" l 12°14'40" = SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569" 93.85' S01°14'44"E = PLAT BOOK L23 N 30°18'12" E 22.85 61°54'22" = SET 5/8" IRON ROD & 2" DISK STAMPED — 18.28**'** = POINT OF CURVATURE N64°36'05"E \\ \S89°26'06"E 8.19' L24 N 40°13'49" "P.R.M. LB #4569" IN TREE ROOTS = PERMANENT CONTROL POINT *53.73*' L25 N 52°47'51" 21.18' N55'37'27"E *5.62* ² ¬ = SET MAG NAIL & DISK STAMPED "P.C.P. LB #4569" 18.37 L26 N 62°59'58" N51°30'40"E P.R.M= PERMANENT REFERENCE MONUMENT L27 N 57°29'18" l 15.97' = CENTRAL ANGLE = POINT OF TANGENCY L28 N 30°27'12" L 28.62 N35°55'41"E 24/40/41 = SECTION 24, TOWNSHIP 40 SOUTH, RANGE 41 EAST = RADIUS N18°31'21"E L29 N 27°00'08" 22.41 SCALE: 1"=60' = NORTHING (WHEN USED WITH A COORDINATE) 24.91'-L30 N 28°45'43" 20.41 = EASTING (WHEN USED WITH A COORDINATE) = RIGHT-OF-WAY L31 N 31°48'06" 8.46 = ARC LENGTH = SECTION L32 N 81°30'24" l 25.61 ___<u>__134.21'__</u> ______N88°27'14"W = CENTERLINE = TOWNSHIP L33 N 85°31'35" 11.34 N86°49'16"W M = WETLAND PRESERVE EASEMENT AREA 6.34 L34 S 09°25'59" 9.26' L35 S 14°44'15" E

EASEMENT DETAIL SHEET

FIELD: J.O./L.E.

OFFICE: S.W.

28.89

20.50

9.44'

L36 S 76°38'37"

L37 S 74°58'18" E L38 S 74°39'16" E JOB No.: 18-1147.4

REF.: 18-1147-2.DWG

DATE: FEB. 2020

F.B. MC33 PG. 23

SHEET: 9 OF 9

DWG. No.: 18-1147-4