

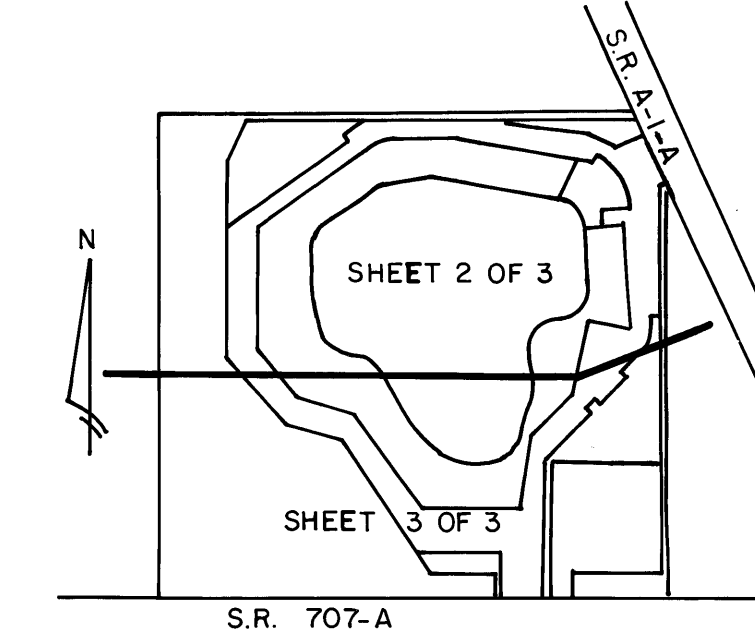
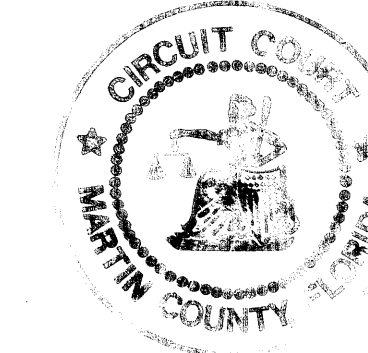
# THE JENSEN BEACH CLUB

## A PORTION OF JENSEN BEACH CLUB P.U.D.

### SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.

MARCH, 1986

SHEET 1 OF 3



I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 20, PAGE 29, MARTIN COUNTY, FLORIDA - PUBLIC RECORDS, THIS 8<sup>th</sup> DAY OF April, 1986.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Mary E. Chow  
DEPUTY CLERK

FILE NO. 596150

(CIRCUIT COURT SEAL)

NOTE: ALL SIGNATURES ON PLAT MUST BE IN INK.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNIANIAN AT JENSEN BEACH, INC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS THE JENSEN BEACH CLUB (LESS AND EXCEPTING THEREFROM, TRACT J), AND THAT ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT, IS OWNER OF TRACT J, SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF GOVERNMENT LOT 2 OF SAID SECTION 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE S00°08'40"E ALONG THE WEST LINE OF SECTION 13, A DISTANCE OF 1315.74 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE S89°55'43"E ALONG THE NORTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1236.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE S23°48'55"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 197.41 FEET TO THE EAST LINE OF GOVERNMENT LOT 2; THENCE S00°15'58"E ALONG SAID EAST LINE, A DISTANCE OF 1090.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 707-A; THENCE N89°42'42"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET; THENCE N00°17'18"E A DISTANCE OF 60.00 FEET; THENCE S89°42'42"E A DISTANCE OF 229.42 FEET; THENCE N00°15'58"W A DISTANCE OF 290.00 FEET; THENCE N89°42'42"W A DISTANCE OF 286.81 FEET; THENCE S00°17'18"W A DISTANCE OF 349.98 FEET TO THE FOREMENTIONED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 707-A; THENCE N89°42'42"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1008.15 FEET TO THE WEST LINE OF GOVERNMENT LOT 2; THENCE N00°08'40"W ALONG SAID WEST LINE, A DISTANCE OF 1265.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 36.174 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, THE PARKING AND ACCESS TRACT, AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, OR CONVEYED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC., BECOMES PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOMES OWNED BY THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AND IN EITHER CASE SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THIS TRACT.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ANY APPROPRIATE 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 FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC..
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO MARTIN COUNTY, SAID DRAINAGE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC..
- TRACT B, AS SHOWN HEREON, EXCLUSIVE OF THE CONDOMINIUM UNITS, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC., BECOMES PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOMES OWNED BY THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AND IN EITHER EVENT SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC..
- THE WATER MANAGEMENT TRACT, TRACT L, IS HEREBY DEDICATED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.

- TRACTS E AND F, THE RECREATION TRACTS, AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC., BECOME PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOME OWNED BY THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AND IN EITHER EVENT SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID RECREATION TRACTS.
- TRACTS D AND G, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.
- TRACT H, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AS A DESIGNATED UTILITY TRACT FOR UTILITY AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.
- K. HOVNIANIAN AT JENSEN BEACH, INC. HEREBY RESERVES UNTO ITSELF OR DESIGNEES, THE UNEQUIVOCAL RIGHT TO CREATE ADDITIONAL EASEMENTS OVER, UPON, OR THROUGH THE PLATTED PROPERTY AT ANY TIME FOR ANY PURPOSE, WITHOUT THE JOINDER OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. OR ANY UNIT OWNERS WHOMSOEVER, PROVIDED THAT SAID EASEMENT SO CREATED SHALL NOT CAUSE A DIMINUTION OF THE PARKING SPACES OR CAUSE THE TAKING OF A PART OF A BUILDING. HOWEVER, IF REQUESTED, THE ASSOCIATION AND THE UNIT OWNERS SHALL JOIN IN THE CREATION THEREOF. ANY EASEMENT SO CREATED SHALL NOT BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN COUNTY.
- TRACTS K AND M, AS SHOWN HEREON, ARE HEREBY DEDICATED AS PRESERVATION ZONES. NO CONSTRUCTION OR ALTERATION SHALL BE PERMITTED WITHIN THE PRESERVED AREAS WITHOUT THE APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
- TRACT J, AS SHOWN HEREON, IS HEREBY DEDICATED AS A PRESERVATION ZONE. NO CONSTRUCTION OR ALTERATION SHALL BE PERMITTED WITHIN THIS PRESERVE AREA WITHOUT THE APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF, K. HOVNIANIAN AT JENSEN BEACH, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 5<sup>th</sup> DAY OF March, 1986.

ATTEST: Carolyn S. Jones BY: Frank J. Steinitz  
CAROLYN S. JONES ASSISTANT SECRETARY FRANK J. STEINITZ SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, I, ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT, DO HEREUNTO SET MY HAND AND SEAL THIS 7<sup>th</sup> DAY OF March, 1986.

WITNESS: Jessie L. Steverson BY: Arthur Middleton DeHon, Trustee THIS 28<sup>th</sup> DAY OF February, 1986.  
ARTHUR MIDDLETON DeHON, AS TRUSTEE

WITNESS: Shirley Lyders

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED FRANK J. STEINITZ AND CAROLYN S. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF K. HOVNIANIAN AT JENSEN BEACH, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>th</sup> DAY OF March, 1986.

MY COMMISSION EXPIRES: Sept. 8, 1986 James J. Ireland  
NOTARY PUBLIC

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF MARTIN )

BEFORE ME PERSONALLY APPEARED ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7<sup>th</sup> DAY OF March, 1986.

MY COMMISSION EXPIRES: 3-31-88 Shirley Lyders  
NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, GARY L. KORNFIELD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY (LESS AND EXCEPTING TRACT J) TO BE VESTED IN K. HOVNIANIAN AT JENSEN BEACH, INC.; THAT I FIND THE TITLE TO TRACT J TO BE VESTED IN ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATE: January 16, 1986 BY: Gary L. Kornfeld  
GARY L. KORNFIELD, ESQUIRE  
FOR THE FIRM  
1675 PALM BEACH LAKES BOULEVARD SUITE 500  
WEST PALM BEACH, FLORIDA 33401

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

WITNESS: Wesley B. Haas THIS 28<sup>th</sup> DAY OF February, 1986.  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

**APPROVALS**

COUNTY OF MARTIN )  
STATE OF FLORIDA )

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

March 19, 1986

January 14, 1986

January 14, 1986

January 14, 1986

[Signature]  
COUNTY ENGINEER

[Signature]  
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

ATTEST: Louise V. Isaacs CLERK  
Mary E. Chow DEPUTY CLERK

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S00°08'40"E ALONG THE WEST SECTION LINE OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST.  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THUS:   
CONCRETE MONUMENT FOUND - SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

| P.U.D. TABLE                |             |  |
|-----------------------------|-------------|--|
| TOTAL ACREAGE               | 36.174 AC.  |  |
| PRESERVE AREAS              | 11.335 AC.  |  |
| TOTAL UNITS                 | 196.0 UNITS |  |
| GROSS DENSITY               | 5.418 U/A   |  |
| BUILDING COVERAGE           | 2.206 AC.   |  |
| STREETS & UNCOVERED PARKING | 6.104 AC.   |  |
| WATER BODIES                | 8.485 AC.   |  |
| TOTAL OPEN SPACE            | 27.864 AC.  |  |

SEAL  
K. HOVNIANIAN AT JENSEN BEACH, INC.

SEAL  
NOTARY PUBLIC

SEAL  
NOTARY PUBLIC

SEAL  
COUNTY ENGINEER

SEAL  
PROFESSIONAL LAND SURVEYOR

WEST PALM BEACH, FLORIDA

Meridian  
Surveying and mapping inc.

|            |          |       |           |
|------------|----------|-------|-----------|
| DRAWN      | D.M.W.   | DATE  | NOV. 1985 |
| CHECKED    | W.B.H.   | SCALE | none      |
| DRAWING NO | 85-P-040 |       |           |

THE JENSEN BEACH CLUB

Subdivision Parcel Control # 13-37-41-003-000-0000