

# A PLANNED UNIT DEVELOPMENT

# FLORIDA CLUB, P.U.D. PHASE IV

A PARCEL OF LAND BEING A REPLAT OF PART OF LOTS 11, 13 AND 14 OF SECTION 8 AND PART OF LOT 16 OF SECTION 7, TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY)

AND ALSO BEING A REPLAT OF PART OF,  
FLORIDA CLUB P.U.D. PHASE II & IIA, RECORDED IN  
PLAT BOOK 14, PAGE 44, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA  
LYING IN SECTIONS 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA  
SHEET 2 OF 5                      SEPTEMBER, 1999

CLERK'S RECORDING CERTIFICATE  
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14 PAGE 83 MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 3 DAY OF Dec 19 99  
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA  
BY: Shaw Wood, D.C. DEPUTY CLERK (CIRCUIT COURT SEAL)  
FILE NO. 1404410

### TITLE CERTIFICATION

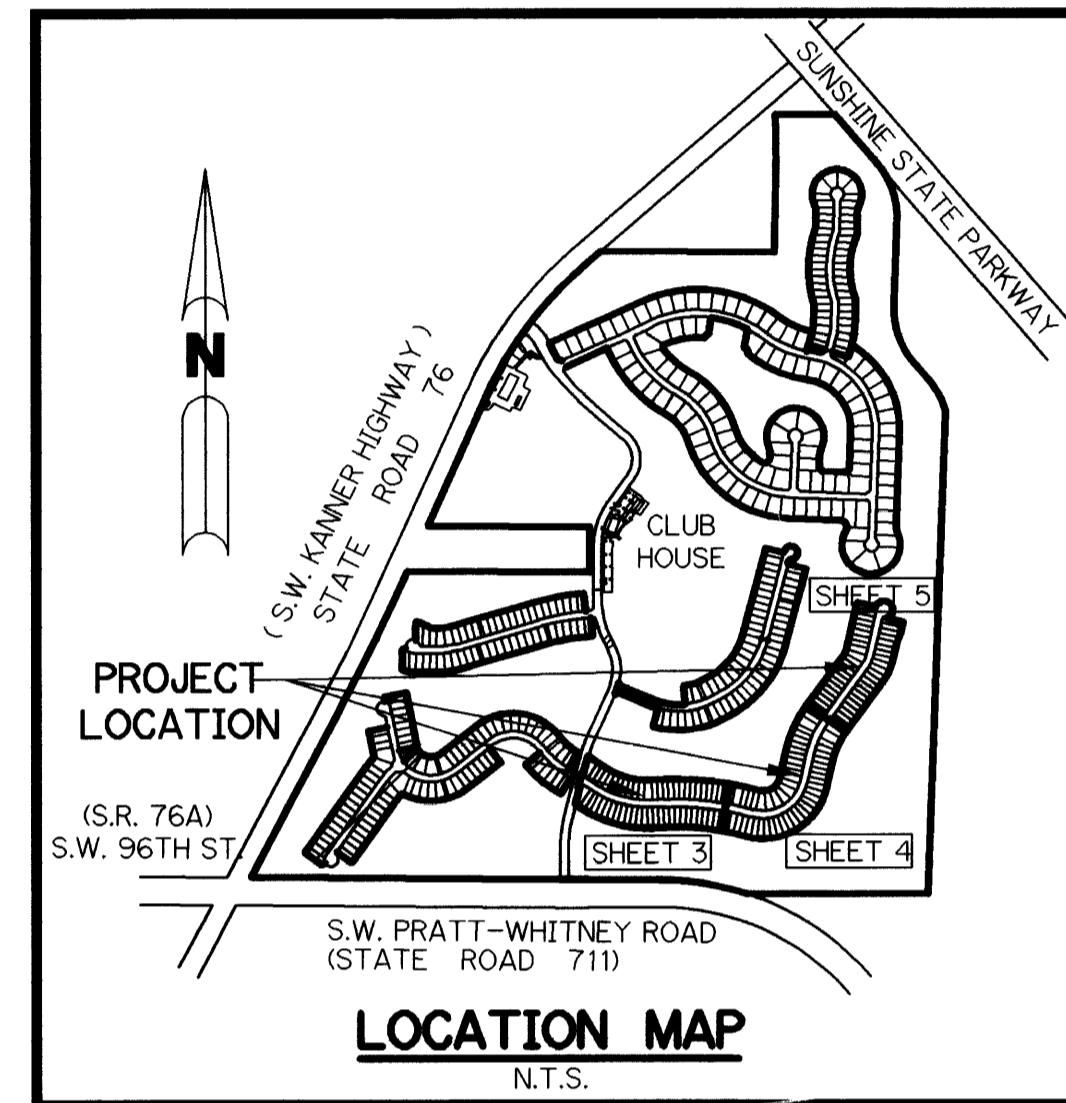
STATE OF FLORIDA  
COUNTY OF MARTIN

I, Laurie Rusk Sewell, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 22, 1999, AT 8:00 a.m.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IV IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
MORTGAGE DATED JUNE 29, 1995, IN FAVOR OF FIRST UNION NATIONAL BANK OF FLORIDA, INC., AS RECORDED JUNE 30, 1995 IN OFFICIAL RECORD BOOK 1129, PAGE 1038, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES HAVE BEEN PAID.

DATE: 11/4/99

BY: [Signature]  
LAURIE RUSK SEWELL  
KRAMER, SEWELL, SOPKO & LEVENSTEIN  
2307 S.E. MONTEREY ROAD  
STUART, FL 34996  
BAR NO. 325975



### CERTIFICATE OF SURVEYOR AND MAPPER:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, GARY R. BURFORD, HEREBY CERTIFY THAT THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IV IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH 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 MONUMENTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 8TH DAY OF NOVEMBER, 1999

[Signature]  
GARY R. BURFORD, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4981

### LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LB 6674
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 3864
- DENOTES PERMANENT CONTROL POINT (P.C.P.) LB 6674
- P.D.E. DENOTES PRIVATE DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- Δ DENOTES DELTA
- A DENOTES ARC LENGTH
- R DENOTES RADIUS
- T DENOTES TANGENT
- CB DENOTES CHORD BEARING
- CD DENOTES CHORD LENGTH
- OS DENOTES OPEN SPACE
- COR. DENOTES CORNER
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- q DENOTES CENTER LINE
- N.R. DENOTES NOT RADIAL
- C.P. DENOTES CENTER POINT
- P.R.C. DENOTES POINT OF REVERSE CURVE
- R.I.E. DENOTES REUSE IRRIGATION EASEMENT
- O.S.T. DENOTES OPEN SPACE TRACT
- R/W DENOTES RIGHT-OF-WAY

### NOTES

- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- BEARING BASE - THE MOST SOUTHERLY EAST LINE OF THE PLAT OF FLORIDA CLUB PHASE II & IIA IS TAKEN AS BEING NORTH 00°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

### COUNTY APPROVAL

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

DATE: 11-19-99

[Signature]  
COUNTY SURVEYOR AND MAPPER

CLERK

DATE: 11-19-99

[Signature]  
COUNTY ENGINEER

DATE: 12-1-99

[Signature]  
COUNTY ATTORNEY

SURVEYOR

DATE: 10-26-99  
BY: [Signature]  
CHAIR, BOARD OF COUNTY COMMISSIONERS

[Signature]  
CHAIR, BOARD OF COUNTY COMMISSIONERS

ATTEST  
BY: \_\_\_\_\_  
CLERK

THIS INSTRUMENT PREPARED BY  
GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC. LB 6674  
ENGINEERS PLANNERS SURVEYORS  
590 N.W. PEACOCK BOULEVARD, SUITE 9  
PORT ST. LUCIE, FLORIDA

SHEET 2 OF 5

JOB NO. A393