

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA...

BEING AT THE NORTHWEST CORNER OF N.W. ROYAL OAK DRIVE (60' RIGHT-OF-WAY) ACCORDING TO JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3...

CONTAINING IN ALL 588,965 SQ. FT. OR 13.521 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5...

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS PRIVATE...

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5, OF WEST JENSEN, A P.U.D./D.R.I. MAY BE USED FOR UTILITY PURPOSES...

3. COMMON AREAS

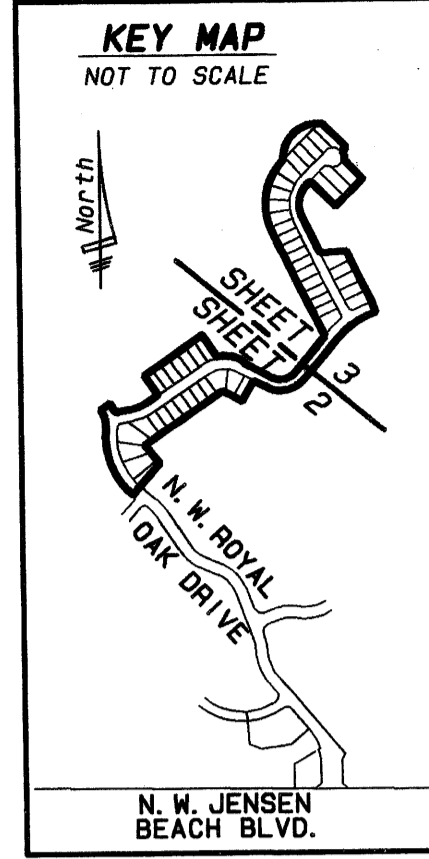
THE COMMON AREA SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS "CA-1" IS HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC.

4. DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS SUCH ON THE PLAT...

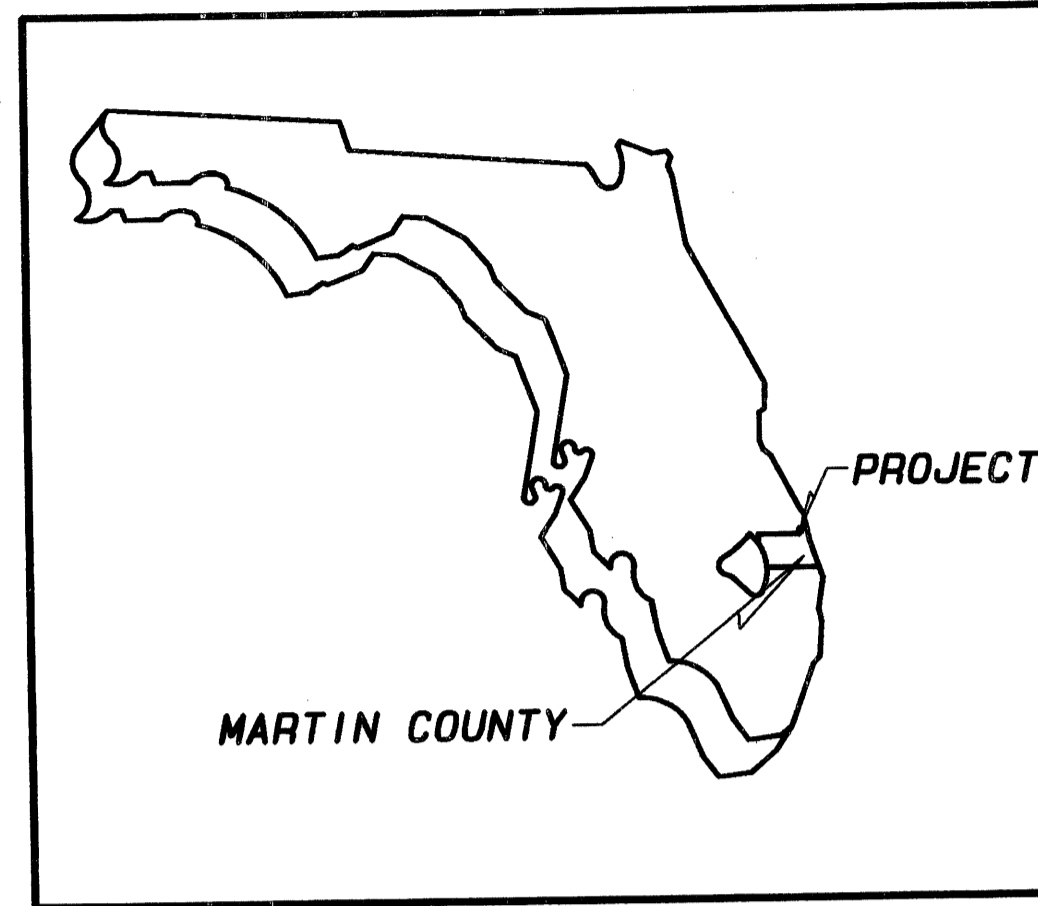
5. DRAINAGE TRACT

THE PRIVATE DRAINAGE TRACT SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5, AND DESIGNATED AS "DT-2", ON SAID PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC.



JENSEN BEACH COUNTRY CLUB PLAT NO.5 OF WEST JENSEN, P.U.D./D.R.I.

BEING A REPLAT OF PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, PLAT NO.1 ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW MARTIN) COUNTY, FLORIDA



LEGEND:

- P.B. = PLAT BOOK
PG. = PAGE
Δ = DELTA ANGLE
□ = PERMANENT REFERENCE MONUMENT L.B. 6793 SET
○ = PERMANENT REFERENCE POINT L.B. 6793 SET
R = RADIUS
A = ARC LENGTH
O.R.B. = OFFICIAL RECORD BOOK
D.E. = DRAINAGE EASEMENT (PRIVATE)
U.E. = UTILITY EASEMENT
C.B. = CHORD DISTANCE
C.B. = CHORD BEARING
P.U.D. = PLANNED UNIT DEVELOPMENT
D.R.I. = DEVELOPMENT OF REGIONAL IMPACT
C/L = CENTERLINE
B.M. = BENCH MARK
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM 1929
ELEV. = ELEVATION
L.B. = LICENCE BOARD

6. LAKE TRACT

THE LAKE TRACT SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS "L1-1" IS HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC.

SURVEYORS CERTIFICATE

I, WRAY D. JORDAN, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No. 5, OF WEST JENSEN, A P.U.D./D.R.I., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED...

DATED: 5-5-00

Signature of Wray D. Jordan, Professional Surveyor and Mapper, Florida Certificate No. 4244.

TITLE CERTIFICATION

I, LINDA R. McCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 2 May 2000, AT 8:00 a.m.:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: "NONE"
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192; F.S., HAVE BEEN PAID.

DATED THIS 5th DAY OF May, 2000.

Signature of Linda R. McCann, Notary Public, Florida Bar No. 2663140.

GENERAL NOTES

- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°08'39" WEST ON THE WEST LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE THERETO.
4. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BENCH MARK REFERENCE: BM. US-JB ELEV. 14.899-NGVD 1929.
DESC: MARK IS A M.C. 2 1/2 INCH BRASS DISK STAMPED MARTIN COUNTY BM US-JB. MARK IS 270 FT. +/- EAST OF US-1 ON THE NORTH SIDE OF JENSEN BEACH BLVD. ON THE SOUTH SIDE OF A 28 X 28 INCH CONCRETE BASE FOR A LIGHT POLE JUST WEST OF THE ENTRANCE TO MOBIL STATION AT THE NORTHEAST CORNER OF US-1 AND JENSEN BEACH BOULEVARD. PROPERTY LIES IN FLOOD ZONE "AH" (ELEV 17), AS SHOWN ON FEMA/FIRM MAP NUMBER 120161 0020 C, DATED JANUARY 5, 1994.
7. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, 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 GRAPHICAL OR DIGITAL.

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 90, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 30th DAY OF May, 2000

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 1436377 BY Jimmy L. Lewis DEPUTY CLERK

17-37-41-009-000-0000-0 SUBDIVISION PARCEL CONTROL NUMBER

COUNTY APPROVAL

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

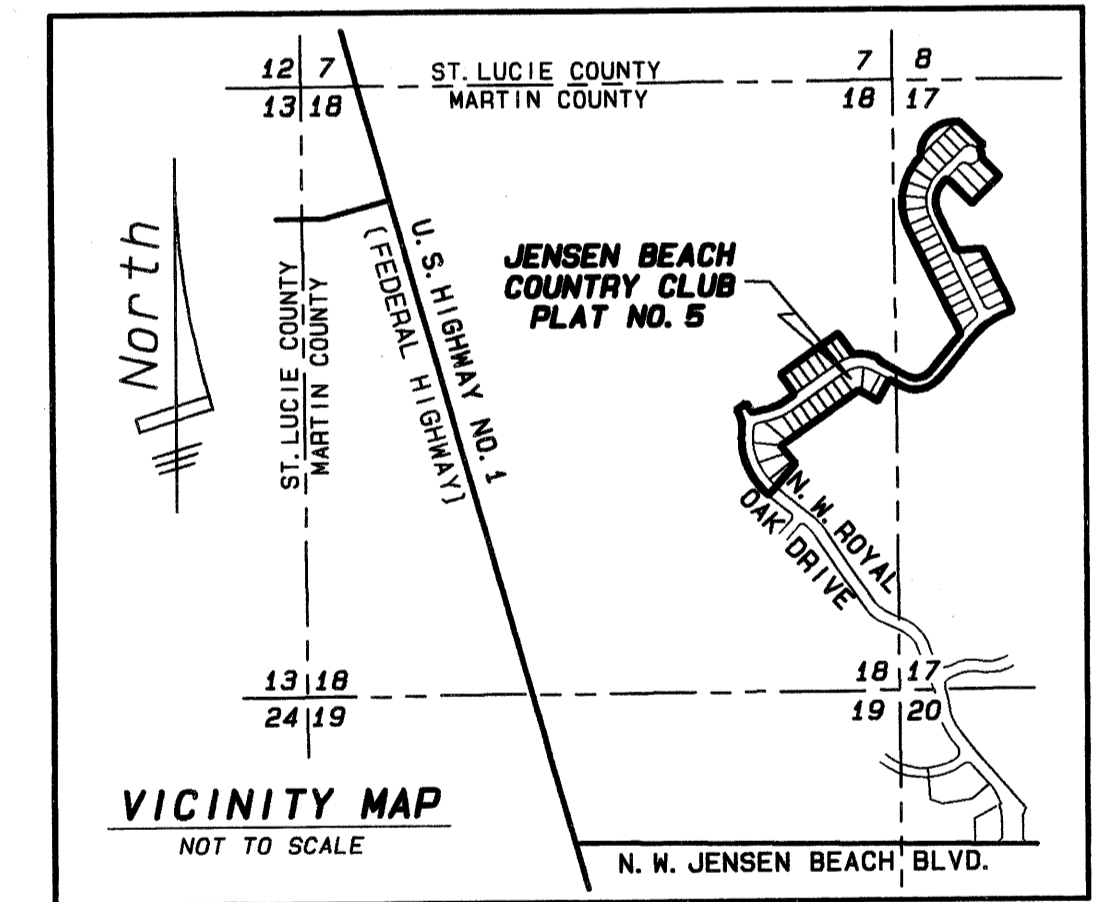
DATE: 5/24/2000 Signature of Franklin A. Shutt, County Surveyor and Mapper

DATE: 4-18-2000 Signature of [Name], County Engineer

DATE: 5-25-2000 Signature of [Name], County Attorney

DATE: 5-26-2000 MLW Signature of [Name], Chairman, Board of County Commissioners

DATE: 4-18-2000 Signature of [Name], Clerk



NOTE: PRESERVATION TRACTS AS SHOWN HEREON SHALL BE PROTECTED FROM ENCROACHMENT BY PROVIDING A MINIMUM REAR SETBACK OF TEN FEET (10) FROM ALL STRUCTURES. THE MAXIMUM SLOPE WITHIN AND ADJACENT TO THE SETBACK AREA SHALL NOT EXCEED ONE FOOT (1') VERTICAL TO FOUR FEET (4') HORIZONTAL.

SHEET 1 OF 3

METES & BOUNDS, INC. Land Surveyors & Planners 49 S.W. Flagler Avenue Suite 2-A Stuart, Florida 34994 Phone: 561-221-9093 Fax: 561-221-8984

PERSONALLY KNOWN TO ME OR I HAVE PRODUCED AS IDENTIFICATION. Signature of [Name], Notary Public, State of Florida, Commission No. CC 66 2685, My Commission Expires Aug 12, 2001.

