

LEGAL DESCRIPTION

A PORTION OF LAND IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING PORTION OF BLOCK 2, SECTION 17, PLAT NO. 1 SAINT LUCIE GARDENS, AS SAME AS IS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89°30'21" EAST ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 487.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°30'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 275.05 FEET; THENCE SOUTH 00°28'30" WEST, A DISTANCE OF 114.14 FEET; THENCE SOUTH 82°33'35" EAST, A DISTANCE OF 631.95 FEET; THENCE SOUTH 88°32'26" EAST, A DISTANCE OF 328.35 FEET; THENCE SOUTH 77°37'21" EAST, A DISTANCE OF 386.35 FEET; THENCE SOUTH 89°30'21" EAST, A DISTANCE OF 254.75 FEET; THENCE NORTH 00°28'30" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 89°30'21" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°28'30" WEST, A DISTANCE OF 198.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1300.0 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°36'03", A DISTANCE OF 762.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°07'33" EAST, A DISTANCE OF 35.33 FEET; THENCE SOUTH 56°52'27" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 22°41'58" EAST, A DISTANCE OF 187.51 FEET; THENCE SOUTH 70°25'22" WEST, A DISTANCE OF 132.88 FEET; THENCE NORTH 05°24'54" WEST, A DISTANCE OF 154.63 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET; AND WHOSE RADIUS POINT BEARS NORTH 16°45'14" EAST, A DISTANCE OF 1525.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°11'37", A DISTANCE OF 89.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°12'59", A DISTANCE OF 30.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1525.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°09'09", A DISTANCE OF 162.39 FEET TO THE END OF SAID CURVE; THENCE SOUTH 67°49'52" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1650.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 67°49'52" EAST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°39'17", A DISTANCE OF 147.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1325.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 58°02'07" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°12'59", A DISTANCE OF 213.11 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°44'58" EAST, A DISTANCE OF 118.28 FEET; THENCE SOUTH 67°39'12" WEST, A DISTANCE OF 516.10 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 75°51'14" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°32'40", A DISTANCE OF 178.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°44'58" EAST, A DISTANCE OF 147.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°21'34", A DISTANCE OF 122.72 FEET TO THE END OF SAID CURVE; THENCE SOUTH 25°14'32" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 15°14'32" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°21'34", A DISTANCE OF 166.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23°23'54" WEST, A DISTANCE OF 147.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°08'17", A DISTANCE OF 87.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 82°24'26" WEST, A DISTANCE OF 13.12 FEET; THENCE NORTH 05°54'59" EAST, A DISTANCE OF 110.05 FEET; THENCE NORTH 76°28'01" WEST, A DISTANCE OF 335.58 FEET; THENCE NORTH 77°35'38" WEST, A DISTANCE OF 120.33 FEET; THENCE NORTH 53°30'39" EAST, A DISTANCE OF 41.56 FEET; THENCE NORTH 05°43'33" WEST, A DISTANCE OF 47.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 10°14'44" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°11'41", A DISTANCE OF 168.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°34'01", A DISTANCE OF 318.61 FEET TO THE END OF SAID CURVE; THENCE NORTH 18°37'04" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 25°50'53" WEST, A DISTANCE OF 125.37 FEET; THENCE NORTH 64°09'07" EAST, A DISTANCE OF 129.39 FEET; THENCE NORTH 30°00'17" EAST, A DISTANCE OF 328.94 FEET; THENCE SOUTH 60°28'23" EAST, A DISTANCE OF 102.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°34'21", A DISTANCE OF 277.39 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 07°04'18" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°15'56", A DISTANCE OF 49.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 75°03'46" EAST, A DISTANCE OF 75.55 FEET; THENCE NORTH 14°56'14" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 75°03'46" EAST, A DISTANCE OF 174.12 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 295.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 75°31'50" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°07'25", A DISTANCE OF 49.74 FEET; THENCE SOUTH 67°15'02" WEST, A DISTANCE OF 166.01 FEET; THENCE NORTH 05°07'23" EAST, A DISTANCE OF 87.72 FEET; THENCE NORTH 22°44'58" WEST, A DISTANCE OF 180.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1028.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°07'25", A DISTANCE OF 592.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'45", A DISTANCE OF 146.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 340.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°50'27", A DISTANCE OF 372.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°94'28", A DISTANCE OF 59.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 38°58'59" WEST, A DISTANCE OF 42.12 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 385.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 55°55'58" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'45", A DISTANCE OF 195.85 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1729394.06 SQ. FT. OR 39.576 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STEVEN W. MULVEY AND JOHN J. HAMILTON (OWNERS OF LOTS 5 & 6), AND JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNER, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PORTION OF THE PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I. AND HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE COMMON AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
2. UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
3. COMMON AREAS
THE COMMON AREAS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS "CA-1 TO CA-7" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE COMMON AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY COMMON AREA DESIGNATED AS SUCH ON THIS PLAT.
4. DRAINAGE EASEMENTS
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THIS DEDICATION SHALL BE SUBJECT TO A RESERVED EASEMENT FOR DRAINAGE BY JENSEN BEACH LAND COMPANY, LTD., ITS SUCCESSORS, AGENTS, AND EMPLOYEES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
5. PRESERVATION TRACTS
THE PRESERVATION TRACTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS PRESERVATION TRACTS 32C, 41, 42/2A AND 43 ON SAID PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION OR ALTERATION OR DESTRUCTION OF THE TRACTS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED 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 PRESERVATION TRACTS DESIGNATED AS SUCH ON THIS PLAT.

JENSEN BEACH COUNTRY CLUB PLAT NO.8 OF WEST JENSEN, A P.U.D./D.R.I.

BEING A REPLAT OF PORTION OF SECTION 17, 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

THE PRESERVATION TRACTS ARE HEREBY DECLARED CONSERVATION AND COMMON AREAS, THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

SURVEYORS CERTIFICATE

I, EDWIN R. MATTHEWS, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 8, OF WEST JENSEN, A P.U.D./D.R.I., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS 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 WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE: 12/16/01
EDWIN R. MATTHEWS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3954
METES AND BOUNDS, INC.
49 S.W. FLAGLER AVENUE, SUITE 2A
STUART, FLORIDA 34994
CERTIFICATE OF AUTHORIZATION L.B.#6793

TITLE CERTIFICATION

I, LINDA R. MCCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 10, 2001, AT 9:00 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 10th DAY OF December, 2001.
Linda R. McCann
LINDA R. MCCANN
ROYAL PALM FINANCIAL CENTER
759 SOUTH FEDERAL HIGHWAY, SUITE 212
STUART, FLORIDA 34994
TELEPHONE 961-288-1144
FLORIDA BAR NO. 266310

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 89°30'21" EAST ON THE NORTH LINE OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE THERE TO.
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. 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 0202 C, DATED JANUARY 5, 1994.
6. 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.

JENSEN BEACH LAND COMPANY LIMITED, A FLORIDA LIMITED PARTNERSHIP
SIGNED AND SEALED THIS 11th DAY OF Dec, 2001 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ITS GENERAL PARTNER.

WITNESS: Edwin R. Matthews
BY: Santiago Malavasi
SANTIAGO MALAVASI VICE-PRESIDENT
JENSEN BEACH CORPORATION
A FLORIDA CORPORATION

WITNESS: Pedro B. Morales
ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SANTIAGO MALAVASI, TO ME WELL KNOWN TO BE VICE PRESIDENT OF JENSEN BEACH CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

HE IS PERSONALLY KNOWN TO ME OR I HAVE PRODUCED AS IDENTIFICATION.
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 0006027
MY COMMISSION EXPIRES:
Pedro B. Morales
October 21, 2001
BORN THROUGH THE MARRIAGE OF

STEPHEN W. MULVEY
WITNESS: Nancy E. Bias
NANCY E. BIAS
BY: STEPHEN W. MULVEY

WITNESS: Martha N. Ridner
MARTHA N. RIDNER
STATE OF Florida
Indian River
COUNTY OF

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF Dec, 2001, BY STEPHEN W. MULVEY, WHO [] IS PERSONALLY KNOWN TO ME OR I HAVE PRODUCED AS IDENTIFICATION.

WITNESS: Nancy E. Bias
NANCY E. BIAS
NOTARY PUBLIC
STATE OF
COMMISSION NO. 00025207
MY COMMISSION EXPIRES:

JOHN J. HAMILTON
WITNESS: Lynn Blair
LYNN BLAIR
BY: John J. Hamilton
JOHN J. HAMILTON

WITNESS: Juan Salazar Benjivale
JUAN SALAZAR BENJIVALE
STATE OF New York
COUNTY OF Westchester

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, 2001, BY JOHN J. HAMILTON, WHO [] IS PERSONALLY KNOWN TO ME OR I HAVE PRODUCED AS IDENTIFICATION.

WITNESS: Juan Salazar Benjivale
NOTARY PUBLIC
STATE OF NY AT LARGE
COMMISSION NO. 4061261
MY COMMISSION EXPIRES:

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN:

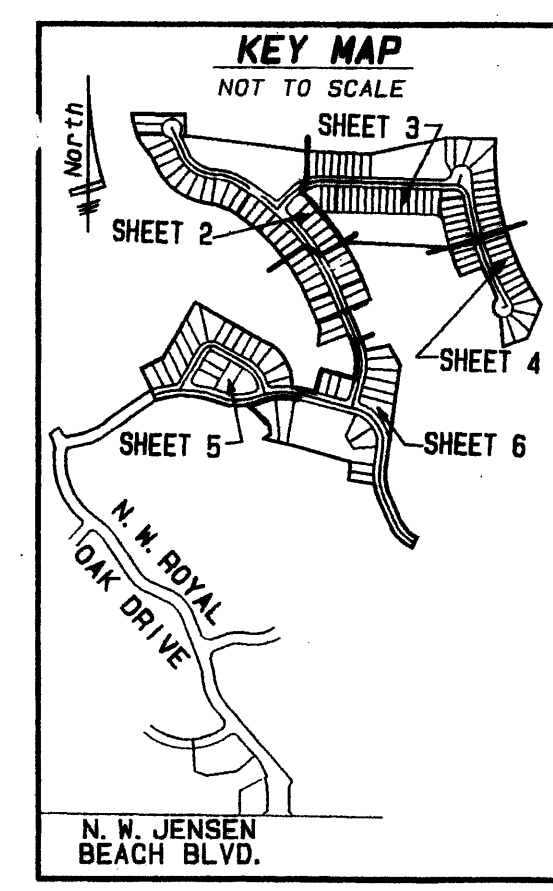
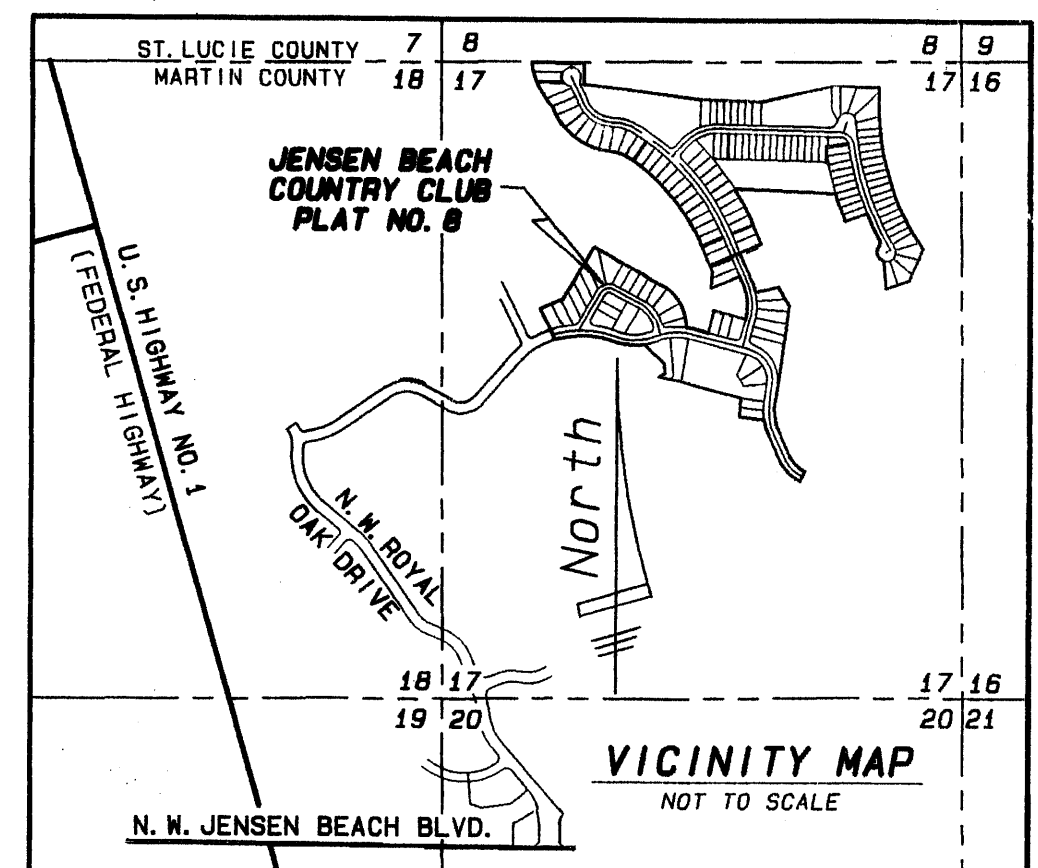
PLAT BOOK 13, PAGE 19, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 21st DAY OF Dec, 2001.

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

FILE NUMBER 1541885 BY Charlotte Binley DEPUTY CLERK

17-37-41-012-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

COUNTY APPROVAL
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.
DATE: 12-18-01
DATE: 12-21-01
DATE: 12/21/01
DATE: 12/21/01
VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST:
CLERK



- LEGEND:
P.B. = PLAT BOOK
PG. = PAGE
Δ = DELTA ANGLE
□ = PERMANENT REFERENCE
■ = MONUMENT L.B. 6793 SET
□ = PERMANENT REFERENCE
○ = MONUMENT FOUND AS NOTED
○ = 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
CH. = 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.E.V. = LICENCE BOARD

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.

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