

A PLANNED UNIT DEVELOPMENT

FLORIDA CLUB, P.U.D. PHASE III

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 5, 6 AND 11, SECTION 8, AS SHOWN ON THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 47 AS SHOWN ON THE PLAT OF FLORIDA CLUB, P.U.D. PHASE I-B & I-C AS RECORDED IN PLAT BOOK 14, PAGE 16, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE TRAVERSING THE SOUTHERLY BOUNDARY OF SAID PLAT BY THE FOLLOWING THREE (3) COURSES:

1. NORTH 69°49'47" EAST, A DISTANCE OF 201.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 575.00 FEET;
2. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°24'03", AN ARC DISTANCE OF 34.13 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE;
3. NORTH 73°13'50" EAST, A DISTANCE OF 151.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 424.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID SOUTHERLY PLAT LINE, THRU A CENTRAL ANGLE OF 43°28'25", AN ARC DISTANCE OF 321.71 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 117°38'23", AN ARC DISTANCE OF 71.86 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 02°07'02" EAST ALONG SAID LINE, A DISTANCE OF 39.51 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°12'34", AN ARC DISTANCE OF 42.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 207.00 FEET; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 228°25'08", AN ARC DISTANCE OF 825.24 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°12'34", AN ARC DISTANCE OF 42.25 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 02°07'02" WEST ALONG SAID LINE, A DISTANCE OF 83.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE SOUTH 87°52'58" EAST ALONG SAID LINE, A DISTANCE OF 149.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 02°07'02" EAST ALONG SAID LINE, A DISTANCE OF 263.68 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 32°08'06", AN ARC DISTANCE OF 201.35 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE SAID POINT BEING THE SOUTHWEST CORNER OF LOT 25 OF SAID PLAT OF FLORIDA CLUB, P.U.D., PHASE I-B AND I-C; THENCE TRAVERSING THE SOUTHERLY BOUNDARY OF SAID PLAT BY THE FOLLOWING THREE (3) COURSES:

1. NORTH 59°58'56" EAST, A DISTANCE OF 201.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 560.00 FEET;
2. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°24'45", AN ARC DISTANCE OF 4.03 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE;
3. NORTH 59°34'11" EAST, A DISTANCE OF 151.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 711.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID SOUTHERLY PLAT LINE, THRU A CENTRAL ANGLE OF 32°32'51", AN ARC DISTANCE OF 403.89 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 02°07'02" WEST ALONG SAID LINE A DISTANCE OF 681.35 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 27°28'59", AN ARC DISTANCE OF 47.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 211.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 235°48'35", AN ARC DISTANCE OF 868.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 118°21'56", AN ARC DISTANCE OF 103.29 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 87°52'58" WEST, A DISTANCE OF 380.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 776.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 67°42'45", AN ARC DISTANCE OF 917.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.851 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

THE FLORIDA CLUB AT MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF FLORIDA CLUB, P.U.D. PHASE III AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF FLORIDA CLUB, P.U.D. PHASE III AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED 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 FLORIDA CLUB, P.U.D. PHASE III 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.

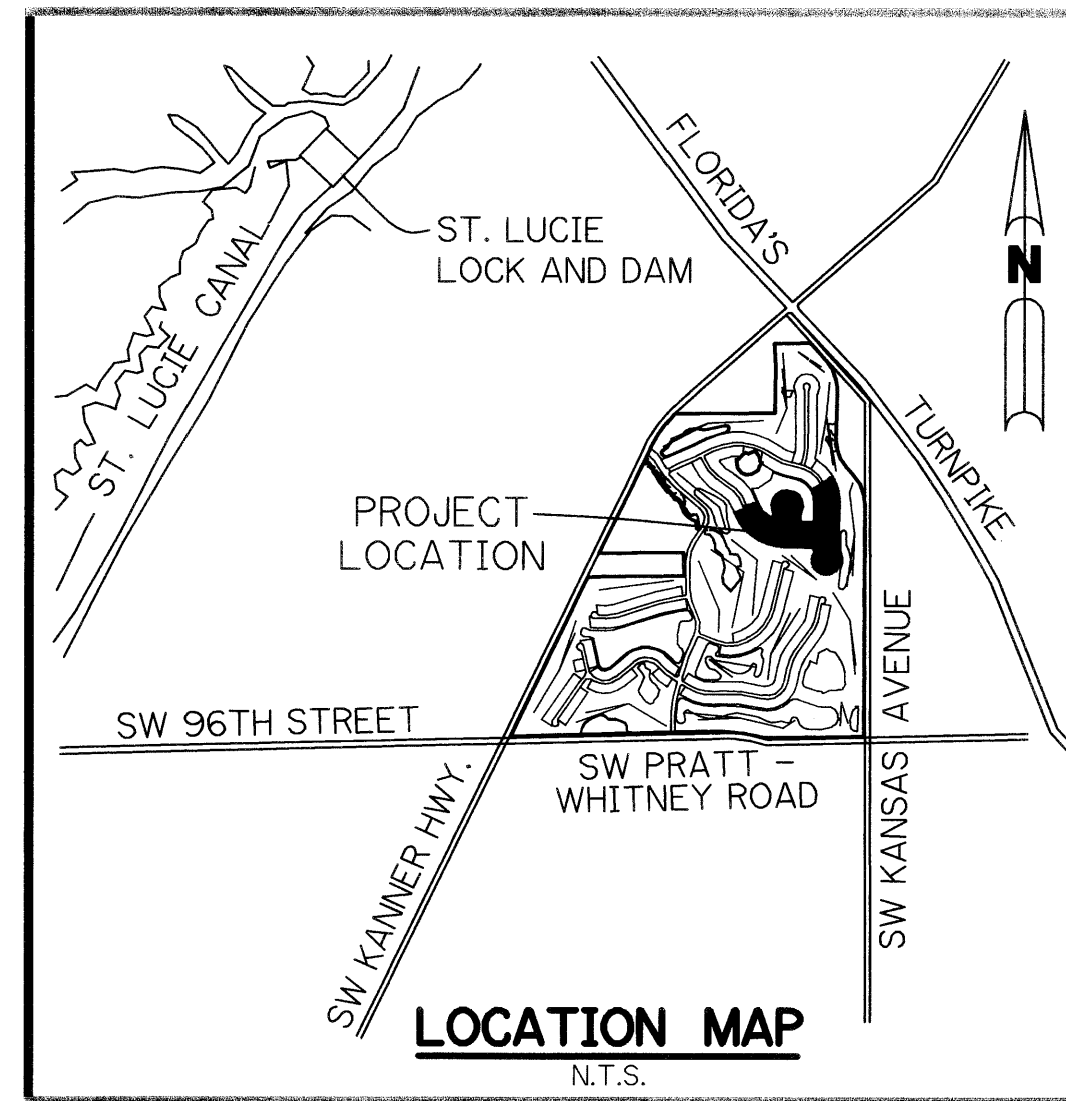
3. PRIVATE DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB, P.U.D. PHASE III AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNERS 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. 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.

4. OPEN SPACE TRACTS 1 AND 2, AS SHOWN ON THE PLAT OF FLORIDA CLUB, P.U.D. PHASE III, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE TRACTS.

A PARCEL OF LAND BEING A REPLAT OF PART OF LOTS 5, 6 AND 11 OF SECTION 8 TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY) LYING IN SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SHEET 1 OF 5 APRIL, 2002



SUBDIVISION PARCEL CONTROL NUMBER: 8-39-41-004-000-0000.0

NOTES

1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
2. 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.
3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
4. BEARING BASE - THE SOUTH LINE OF LOT 47 OF THE PLAT OF FLORIDA CLUB, P.U.D. PHASE IB & IC IS TAKEN AS BEING NORTH 69°49'47" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. 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.
6. 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.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
8. DATE OF FIELD SURVEY: 10-1-01

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

ALL AS SHOWN

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 DISRUPTED 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 THIRTY(30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED TO ONLY ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION 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 ASSOCIATION 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 OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS 19th DAY OF APRIL, 2002 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, ITS GENERAL PARTNER.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

James A. DelBene
Kacy A. DelBene
(PRINT NAME BENEATH SIGNATURE)

Stephanie A. Schwall
Stephanie A. Schwall
(PRINT NAME BENEATH SIGNATURE)

THE FLORIDA CLUB AT MARTIN COUNTY, LTD.
A FLORIDA LIMITED PARTNERSHIP.

BY: ROEBUCK CREEK COMPANY,
A FLORIDA CORPORATION,
ITS GENERAL PARTNER.

BY: *Robert S. Kramer*
ROBERT S. KRAMER
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, APPEARED ROBERT S. KRAMER, PRESIDENT OF ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF THE FLORIDA CLUB AT MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS A FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 31 DAY OF March, 2002.



Stephanie A. Schwall

(PRINT NAME BENEATH SIGNATURE)
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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
- DENOTES 5/8" IRON ROD & CAP (LB6674) TO BE SET AS PART OF THE REQUIRED IMPROVEMENTS WITH THE PLATTED LANDS
- 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
- L DENOTES ARC LENGTH
- R DENOTES RADIUS
- T DENOTES TANGENT
- CB DENOTES CHORD BEARING
- CD DENOTES CHORD LENGTH
- COR. DENOTES CORNER
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- Q DENOTES CENTER LINE
- N.R. DENOTES NOT RADIAL
- R.P. DENOTES RADIUS POINT
- R.P.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
- RD. DENOTES RADIAL
- P.I. DENOTES POINT OF INTERSECTION

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

CLERK'S RECORDING CERTIFICATE

JUL 22 PM 3:09

MARSHA EWING, CLERK OF CIRCUIT COURT

BY: _____ D.C.

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15 PAGE 33 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22 DAY OF July, 2002.
MARSHA EWING, CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Janney L. Lewis*
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO. 1587909