

Palm Cove Golf & Yacht Club Phase 20, A P.U.D.(r)

Being a parcel of land lying in Government Lot 3, Section 6,
Township 38 South, Range 41 East, Martin County, Florida.

October 2002

CLERK'S RECORDING CERTIFICATE

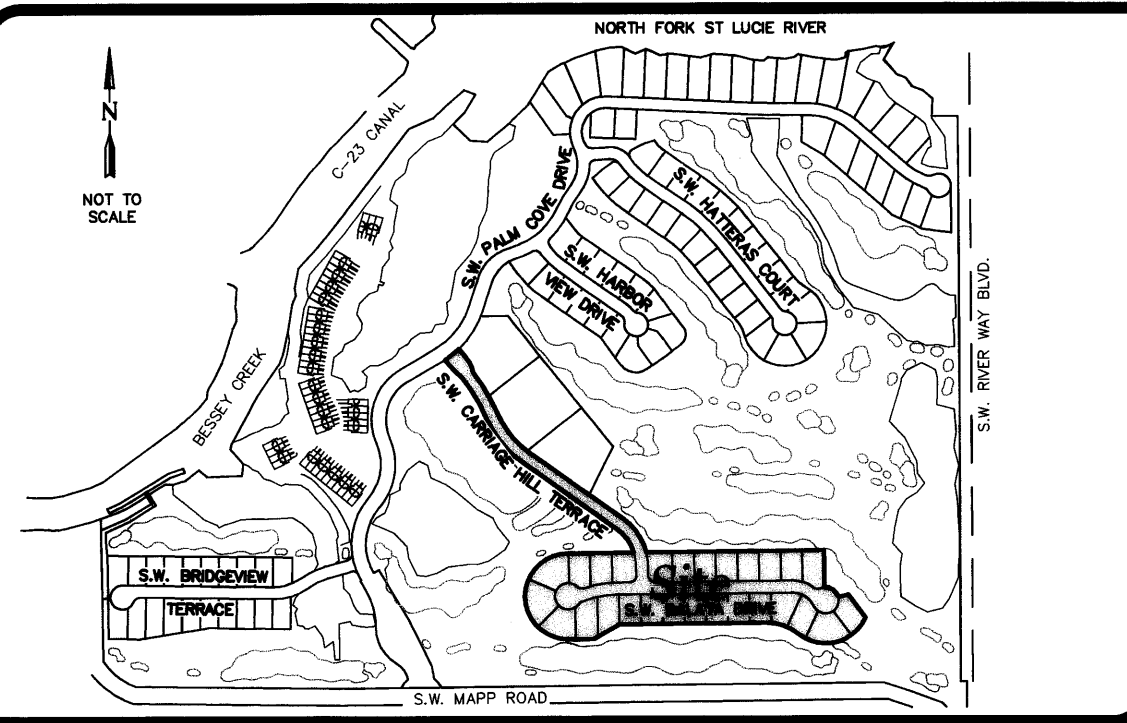
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN

PLAT BOOK 15, PAGE 41,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
23 DAY OF October, 2002.

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

FILE NUMBER 1608810 BY Sammy J. Copus
DEPUTY CLERK

06-38-41-020-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER



LOCATION MAP

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT A, ACCORDING TO THE PLAT OF HARBOUR ISLAND AT CUTTER SOUND A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 34 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. CUTTER SOUND DRIVE, BEING A 60.00 FEET WIDE RIGHT-OF-WAY, ACCORDING TO THE PLAT OF PHASES 3 AND 8, CUTTER SOUND P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 50 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 65°07'07" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. CUTTER SOUND DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 187.00 FEET, THE CHORD OF WHICH BEARS NORTH 41°55'56" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°06'07", A DISTANCE OF 111.30 FEET; THENCE NORTH 58°59'00" EAST, A DISTANCE OF 176.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 372.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°48'27" A DISTANCE OF 5.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 372.00 FEET; THROUGH A CENTRAL ANGLE OF 11°25'21", A DISTANCE OF 74.18 FEET; THE PRECEDING FOUR CALLS RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. CUTTER SOUND DRIVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 39°23'35" EAST, A DISTANCE OF 45.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'09", A DISTANCE OF 48.75 FEET TO A POINT BEING ON THE NORTHERLY LINE OF THAT CERTAIN ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 864, PAGE 1869 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID LINE BY THE FOLLOWING; THENCE SOUTH 36°54'30" EAST, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 20.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 861.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'02", A DISTANCE OF 204.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 395.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°08'46", A DISTANCE OF 214.72 FEET; THENCE SOUTH 54°26'15" EAST, A DISTANCE OF 143.21 FEET; THENCE SOUTH 53°15'13" EAST, A DISTANCE OF 241.98 FEET; THENCE SOUTH 54°26'15" EAST, A DISTANCE OF 81.77 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 255.00 FEET, SAID POINT ALSO BEING THE POINT OF DEPARTURE FROM AFOREMENTIONED ACCESS EASEMENT LINE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°46'30", A DISTANCE OF 177.02 FEET; THENCE NORTH 89°24'31" EAST, A DISTANCE OF 557.17 FEET; THENCE SOUTH 70°39'10" EAST, A DISTANCE OF 238.81 FEET; THENCE SOUTH 17°57'38" WEST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 55.00 FEET, THE CHORD OF WHICH BEARS SOUTH 44°13'55" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°36'53", A DISTANCE OF 53.39 FEET; THENCE NORTH 73°34'32" EAST, NON TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 41.64 FEET; THENCE SOUTH 36°28'46" EAST, A DISTANCE OF 138.15 FEET; THENCE SOUTH 53°31'14" WEST, A DISTANCE OF 146.36 FEET; THENCE SOUTH 88°15'08" WEST, A DISTANCE OF 94.89 FEET; THENCE NORTH 67°14'03" WEST, A DISTANCE OF 210.71 FEET; THENCE NORTH 80°54'13" WEST, A DISTANCE OF 51.28 FEET; THENCE SOUTH 89°24'31" WEST, A DISTANCE OF 566.95 FEET; THENCE SOUTH 80°57'08" WEST, A DISTANCE OF 83.08 FEET; THENCE SOUTH 69°56'10" WEST, A DISTANCE OF 117.86 FEET; THENCE NORTH 87°20'11" WEST, A DISTANCE OF 121.62 FEET; THENCE NORTH 31°51'43" WEST, A DISTANCE OF 136.44 FEET; THENCE NORTH 00°35'29" WEST, A DISTANCE OF 120.46 FEET; THENCE NORTH 40°15'29" EAST, A DISTANCE OF 115.88 FEET; THENCE NORTH 76°47'17" EAST, A DISTANCE OF 97.36 FEET; THENCE NORTH 89°24'31" EAST, A DISTANCE OF 277.21 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 205.00 FEET, THE CHORD OF WHICH BEARS NORTH 36°31'22" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°49'47", A DISTANCE OF 128.20 FEET; THENCE NORTH 54°26'15" WEST, A DISTANCE OF 472.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°55'07", A DISTANCE OF 242.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 803.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'53", A DISTANCE OF 201.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE BEING NON TANGENT TO LAST DESCRIBED CURVE AND HAVING A RADIUS OF 310.79 FEET, THE CHORD OF WHICH BEARS NORTH 45°18'29" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°49'48", A DISTANCE OF 64.17 FEET; THENCE NORTH 39°23'35" WEST, A DISTANCE OF 36.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.91 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

TOLL FL LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 20, A P.U.D.(r), AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 20, A P.U.D.(r), AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PALM COVE GOLF & YACHT CLUB COMMUNITY ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND 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 AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 20, A P.U.D.(r) 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. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 20, A P.U.D.(r), AND DESIGNATED AS PRIVATE ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PALM COVE GOLF & YACHT CLUB COMMUNITY 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.

SIGNED AND SEALED THIS 9th DAY OF October, 2002, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

TOLL FL LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP,
TOLL FL GP CORP., A FLORIDA CORPORATION,
GENERAL PARTNER

BY: [Signature]
NAME: ERIC FINKELBERG
TITLE: VICE PRESIDENT

ATTEST: [Signature]
NAME: ROGER DALAL
ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIC FINKELBERG AND ROGER DALAL TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF TOLL FL LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP, TOLL FL GP CORP., A FLORIDA CORPORATION GENERAL PARTNER, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS OF SAID CORPORATION 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 THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: () PERSONALLY KNOWN TO ME OR () HAVE PRODUCED _____ AS IDENTIFICATION.

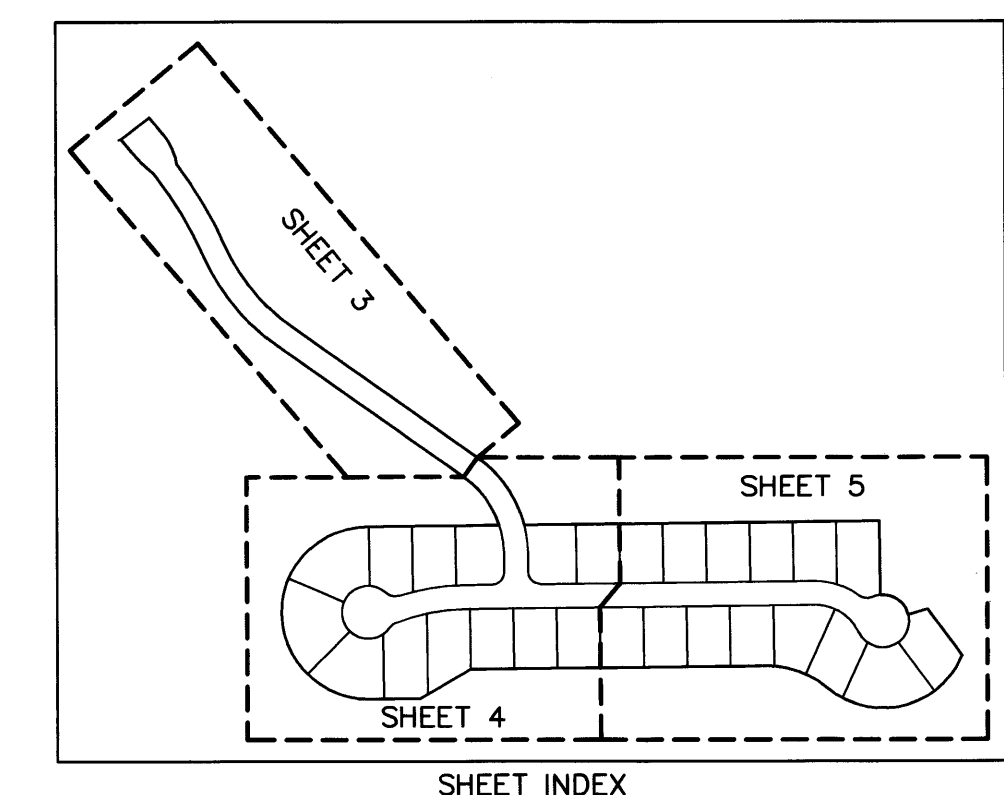
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
CC 914 706
COMMISSION NUMBER
3-31-02
MY COMMISSION EXPIRES

Shirley Lyders
MY COMMISSION # CC14706 EXPIRES
March 31, 2004
BOND # 100,000 ANNUAL RENEWANCE INC.

SURVEYOR'S NOTES

- 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTER LINE OF S.W. CUTTER SOUND DRIVE, ACCORDING TO THE PLAT OF PHASES 3 AND 8 CUTTER SOUND P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 50 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID LINE BEARS N58°59'00" E.
- ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 AND BASED ON MARTIN COUNTY BENCHMARK "MAPP & CUT-1" HAVING AN ELEVATION OF 7.335 FEET.

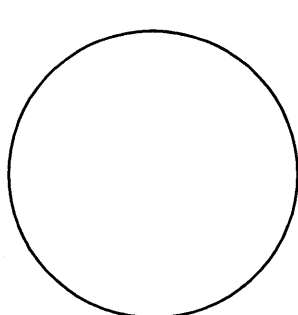
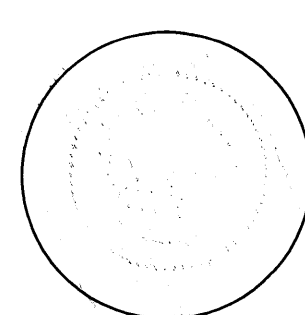
LEGEND	
● = SET PERMANENT CONTROL POINT (PCP) PARKER KALON NAIL & WASHER LABELED "GCV LB 4108"	CB = CHORD BEARING
○ = SET 3/4" IRON PIPE WITH YELLOW CAP LABELED "GCV, INC. LB 4108"	D.E. = DRAINAGE EASEMENT (PRIVATE)
■ = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCV INC. P.R.M. LB 4108, PSM 4864"	LB = LICENSED BUSINESS
D = DELTA (CENTRAL ANGLE)	P.C. = POINT OF CURVATURE
L = ARC LENGTH	P.I. = POINT OF INTERSECTION
R = RADIUS	P.R.C. = POINT OF REVERSE CURVATURE
	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	P.T. = POINT OF TANGENCY
	P.U.D. = PLANNED UNIT DEVELOPMENT
	(R) = RADIAL LINE
	NGVD = NATIONAL GEODETIC VERTICAL DATUM



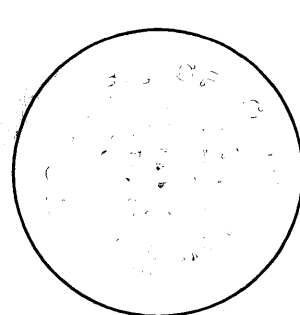
SHEET INDEX

SURVEYOR

NOTARY PUBLIC



TOLL FL LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP,
TOLL FL GP CORP., A FLORIDA
CORPORATION, GENERAL PARTNER



Job Number 01-1133-28-01
Licensed Business #4108

G C Y
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE: TALLAHASSEE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY. 4909 N. MONROE STREET
PALM CITY, FL 34991 TALLAHASSEE, FL 32303
(800) 386-1066 (850) 536-8455