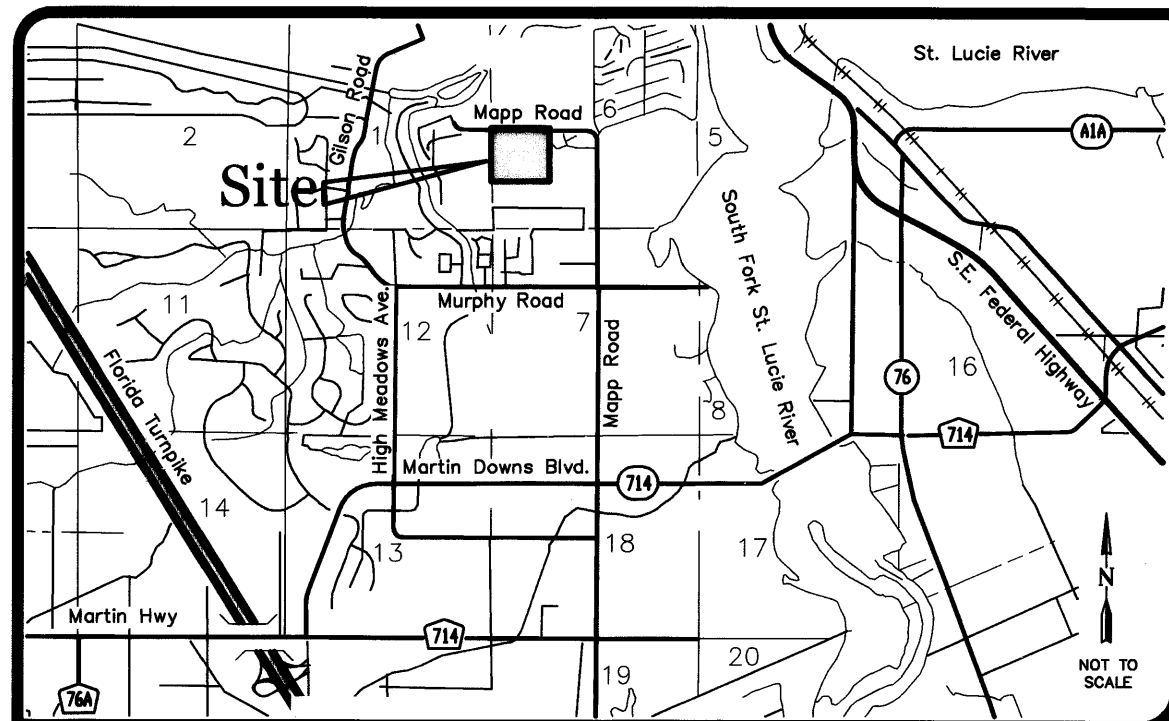


Palm Cove Golf & Yacht Club Phases 21 & 22, A P.U.D.(r)

Being a parcel of land lying in the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 38 South, Range 41 East, Martin County, Florida

October 2002



LOCATION MAP

LEGAL DESCRIPTION

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

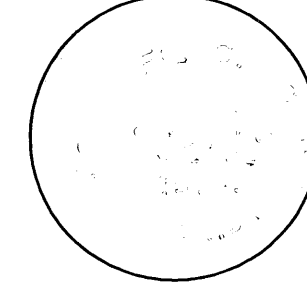
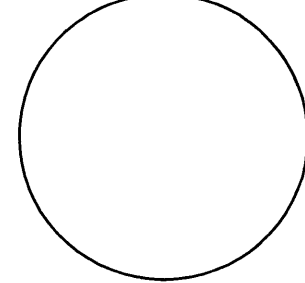
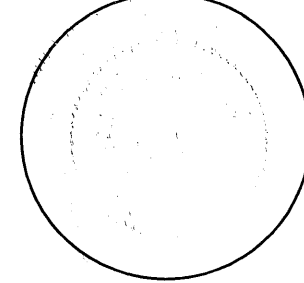
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 00°24'16" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID LINE NORTH 89°27'39" EAST, A DISTANCE OF 287.17 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE CONTINUE NORTH 89°27'39" EAST, A DISTANCE OF 176.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET, THE CHORD OF WHICH BEARS SOUTH 42°50'33" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°21'25", A DISTANCE OF 63.39 FEET; THENCE SOUTH 00°35'29" EAST, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 13.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 140°13'53", A DISTANCE OF 122.37 FEET; THENCE NORTH 39°10'38" EAST, A DISTANCE OF 59.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°13'53", A DISTANCE OF 87.67 FEET; THENCE NORTH 89°24'31" EAST, A DISTANCE OF 608.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°16'26", A DISTANCE OF 118.17 FEET; THENCE SOUTH 00°19'03" EAST, A DISTANCE OF 930.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'35", A DISTANCE OF 329.29 FEET; THENCE SOUTH 89°31'33" WEST, A DISTANCE OF 204.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 55.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°07'49", A DISTANCE OF 43.32 FEET; THENCE SOUTH 44°39'21" WEST, NON TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 22.96 FEET; THENCE SOUTH 89°31'33" WEST, A DISTANCE OF 101.90 FEET; THENCE NORTH 00°28'27" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 28°05'05" EAST, A DISTANCE OF 56.93 FEET; THENCE NORTH 89°31'33" EAST, A DISTANCE OF 106.90 FEET; THENCE SOUTH 14°06'16" EAST, A DISTANCE OF 32.75 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 72°09'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°54'00", A DISTANCE OF 72.49 FEET; THENCE NORTH 00°28'27" WEST, NON TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 65.45 FEET; THENCE NORTH 89°31'33" EAST, A DISTANCE OF 156.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 48.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'35", A DISTANCE OF 75.27 FEET; THENCE NORTH 00°19'03" WEST, A DISTANCE OF 945.36 FEET; THENCE SOUTH 89°24'31" WEST, A DISTANCE OF 184.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 23.56 FEET; THENCE SOUTH 00°35'29" EAST, A DISTANCE OF 125.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°53'04", A DISTANCE OF 139.11 FEET; THENCE SOUTH 46°17'35" WEST, A DISTANCE OF 55.64 FEET; THENCE SOUTH 72°03'05" EAST, A DISTANCE OF 85.35 FEET; THENCE SOUTH 14°24'16" WEST, A DISTANCE OF 51.70 FEET; THENCE SOUTH 00°19'03" EAST, A DISTANCE OF 181.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 290.60 FEET; THENCE SOUTH 89°40'57" WEST, A DISTANCE OF 244.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 165.00 FEET; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 518.36 FEET; THENCE NORTH 89°40'57" EAST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 47°23'31" EAST, A DISTANCE OF 70.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°09'45", A DISTANCE OF 53.49 FEET; THENCE SOUTH 89°45'07" EAST, A DISTANCE OF 18.42 FEET; THENCE NORTH 89°40'57" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°19'03" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°40'57" WEST, A DISTANCE OF 100.28 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET, THE CHORD OF WHICH BEARS NORTH 03°06'05" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°50'16", A DISTANCE OF 4.77 FEET; THENCE NORTH 00°19'03" WEST, A DISTANCE OF 62.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 260.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°36'38", A DISTANCE OF 211.51 FEET; THENCE NORTH 46°17'35" EAST, A DISTANCE OF 44.94 FEET; THENCE NORTH 18°21'35" EAST, A DISTANCE OF 36.13 FEET; THENCE NORTH 89°24'31" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°35'29" WEST, A DISTANCE OF 102.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 89°24'31" WEST, A DISTANCE OF 238.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°13'53", A DISTANCE OF 35.07 FEET; THENCE SOUTH 39°10'38" WEST, A DISTANCE OF 78.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°14'16", A DISTANCE OF 174.33 FEET; THENCE SOUTH 89°56'05" WEST, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 54.63 FEET; THENCE NORTH 00°35'29" WEST, A DISTANCE OF 115.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, THE CHORD OF WHICH BEARS NORTH 40°56'58" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°17'02" A DISTANCE OF 68.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.81 ACRES, MORE OR LESS.

SURVEYOR

NOTARY PUBLIC

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



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 PHASES 21 & 22, 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 PHASES 21 & 22, 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 PHASES 21 & 22, 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 21 & 22, 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 VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

WITNESS
[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
WITNESS

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
CC914706
COMMISSION NUMBER
3-31-04
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 15, PAGE 42,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
23 DAY OF October, 2002.

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

FILE NUMBER 1608811 BY *[Signature]*
DEPUTY CLERK

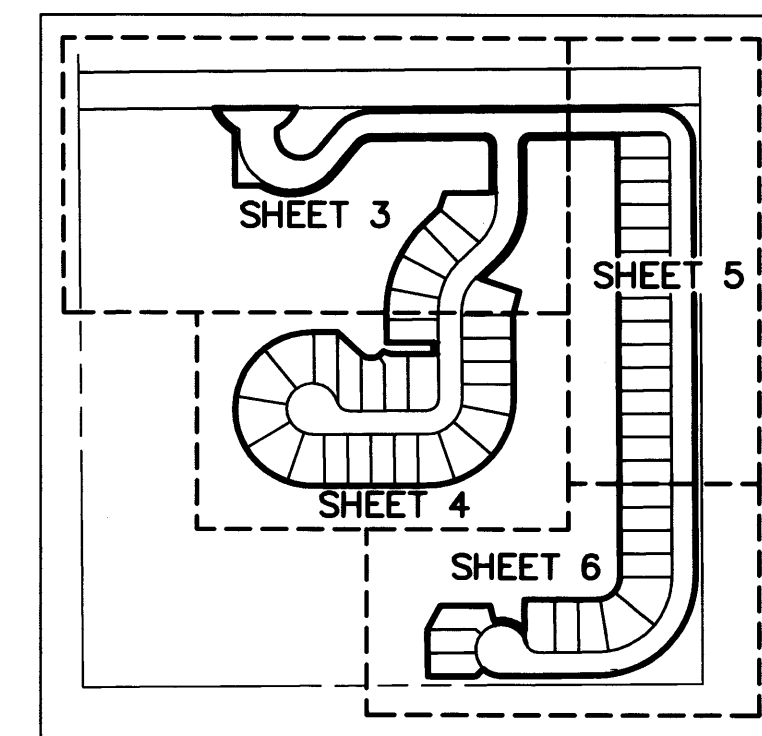
06-38-41-021-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

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 WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID LINE BEARS S02°24'16"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 "GCY LB 4108"
- = SET 3/4" IRON PIPE WITH YELLOW CAP LABELED "GCY, INC. LB 4108"
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCY INC. P.R.M. LB 4108, PSM 4864"
- D = DELTA (CENTRAL ANGLE)
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- D.E. = DRAINAGE EASEMENT (PRIVATE)
- LB = LICENSED BUSINESS
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- 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

Job Number 01-1131-56-01
Licensed Business #4108

GCY
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE: PALM CITY, FL 34991 (800) 386-1066
TALLAHASSEE OFFICE: 4909 N. MONROE STREET TALLAHASSEE, FL 32303 (850) 536-8455