

COUNTY APPROVAL

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

DATE: 05-31-05

DATE: 06-02-05

DATE: 6/17/05

DATE: 6-20-05

BCC: 2-8-05

WILLIAM W. WILSON COUNTY SURVEYOR AND MAPPER
COUNTY ENGINEER
KURT STINE COUNTY ATTORNEY
LEE W. ALDERMAN CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

MARSHA EWING CLERK
By Charlotte Buskey DEPUTY CLERK

DESCRIPTION

PARCEL I BEING A TRACT OF LAND IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, THENCE SOUTH 88°12'35" EAST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 1654.76 FEET TO THE POINT OF INTERSECT WITH THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, SAID POINT BEING CALLED "POINT A" THENCE NORTH 00°33'30" EAST ALONG SAID WEST LINE A DISTANCE OF 501.88 FEET TO THE NORTH LINE OF A STATE ROAD OUTFALL DITCH RIGHT OF WAY, PER CIRCUIT COURT LAW NO. 1189, MARTIN COUNTY RECORDS, AND THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE CONTINUE N00°33'30"E, A DISTANCE OF 152.00 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION; THENCE NORTH 88°28'42" WEST ALONG SAID NORTH LINE, A DISTANCE OF 330.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 00°35'43" WEST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 94.04 FEET TO A POINT; THENCE SOUTH 60°47'51" WEST, A DISTANCE OF 22.71 FEET TO A POINT; THENCE NORTH 62°18'13" WEST, A DISTANCE OF 1,461.10 FEET TO A POINT ON THE WEST LINE OF SECTION 19; THENCE NORTH 00°44'41" EAST ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 117.14 FEET TO A POINT OF INTERSECT WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 88°44'52" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,320.16 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00°35'43" EAST ALONG SAID EAST LINE, A DISTANCE OF 1,324.61 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°17'20" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,316.88 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SECTION 19, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00°44'53" EAST ALONG SAID WEST LINE, A DISTANCE OF 1,831.12 FEET TO A POINT; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 16.02 FEET TO A POINT; THENCE SOUTH 00°44'53" WEST, A DISTANCE OF 135.01 FEET A POINT; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 912.42 FEET TO A POINT; THENCE NORTH 00°16'54" EAST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTH 00°16'54" WEST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 00°16'54" WEST, A DISTANCE OF 69.65 FEET TO A POINT; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 335.88 FEET TO A POINT; THENCE SOUTH 00°16'54" WEST, A DISTANCE OF 539.89 FEET TO A POINT; THENCE SOUTH 12°34'11" EAST, A DISTANCE OF 638.00 FEET TO A POINT; THENCE SOUTH 71°09'54" WEST, A DISTANCE OF 363.30 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 490.00 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 1,020.00 FEET TO A POINT; THENCE SOUTH 75°31'47" EAST, A DISTANCE OF 320.16 FEET TO A POINT; THENCE SOUTH 29°10'20" EAST, A DISTANCE OF 476.91 FEET TO A POINT; THENCE SOUTH 00°43'51" WEST, A DISTANCE OF 430.00 FEET TO A POINT; THENCE NORTH 88°28'42" WEST, A DISTANCE OF 366.34 FEET TO A POINT; THENCE SOUTH 00°31'18" WEST A DISTANCE OF 384.40 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 1.00 ACRE PARCEL; THENCE NORTH 88°12'35" WEST ALONG THE NORTH LINE OF SAID 1.00 ACRE PARCEL, A DISTANCE OF 155.00 FEET TO THE NORTHWEST CORNER OF SAID 1.00 ACRE PARCEL; THENCE SOUTH 00°31'18" WEST ALONG THE WEST LINE OF SAID 1.00 ACRE PARCEL, A DISTANCE OF 281.03 FEET TO THE SOUTHWEST CORNER OF SAID 1.00 ACRE PARCEL, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 88°12'35" WEST ALONG SAID SOUTH LINE A DISTANCE OF 175.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 131.4 ACRES OF LAND MORE OR LESS.

PARCEL II EASEMENT FOR INGRESS AND EGRESS ACROSS THE FOLLOWING:

BEING A TRACT OF LAND IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, THENCE S 89°45'04"E ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 744.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE S31°13'22" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.28 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF N76°13'22"W, 78.54 FEET TO A POINT; THENCE S58°46'38"W A DISTANCE OF 398.86 FEET TO A POINT; THENCE S31°13'22"E, A DISTANCE OF 115.00 FEET TO A POINT; THENCE S30°00'00"E, A DISTANCE OF 111.12 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: THENCE CONTINUING S30°00'00"E, A DISTANCE OF 140.26 FEET TO A POINT; THENCE N72°30'02"W, A DISTANCE OF 51.61 FEET TO A POINT; THENCE S85°00'00"W, A DISTANCE OF 401.79 FEET TO A POINT; THENCE 296.71 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET AND A CENTRAL ANGLE OF 25°00'00" TO A POINT; THENCE S90°00'00" W, A DISTANCE OF 190.00 FEET TO A POINT; THENCE 235.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 29°00'00" TO A POINT THENCE 199.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 29°00'00" TO A POINT; THENCE N00°00'00"W, A DISTANCE OF 70.00 FEET TO A POINT; THENCE 235.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 29°00'00" TO A POINT; THENCE 199.93 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 29°00'00" TO A POINT; THENCE N 90°00'00"E, A DISTANCE OF 190.00 FEET TO A POINT; THENCE 266.16 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 610.00 FEET AND CENTRAL ANGLE OF 25°00'00" TO A POINT; THENCE N65°00'00"E, A DISTANCE OF 395.67 FEET TO A POINT; THENCE N 17°30'00"E, A DISTANCE OF 47.29 FEET TO THE PRINCIPAL POINT AND PLACE A BEGINNING AND CONTAINING 2.18 ACRES OF LAND, MORE OR LESS.

PARCEL III BEING A TRACT OF LAND IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED "POINT A" ; THENCE NORTH 00°33'30" EAST, A DISTANCE OF 450.71 FEET TO A POINT ON THE SOUTH LINE OF A STATE ROAD OUTFALL DITCH RIGHT OF WAY, PER CIRCUIT COURT LAW NO. 1189, MARTIN COUNTY RECORDS; THENCE SOUTH 77°09'34" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 338.36 FEET TO A POINT; THENCE SOUTH 00°31'18" WEST A DISTANCE OF 114.84 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 1.00 ACRE PARCEL; THENCE NORTH 88°12'35" WEST ALONG THE NORTH LINE OF SAID 1.00 ACRE PARCEL, A DISTANCE OF 155.00 FEET TO THE NORTHWEST CORNER OF SAID 1.00 ACRE PARCEL; THENCE SOUTH 00°31'18" WEST ALONG THE WEST LINE OF SAID 1.00 ACRE PARCEL, A DISTANCE OF 281.03 FEET TO THE SOUTHWEST CORNER OF SAID 1.00 ACRE PARCEL, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 88°12'35" WEST ALONG SAID SOUTH LINE A DISTANCE OF 175.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.52 ACRES OF LAND MORE OR LESS.

THE FALLS OF JENSEN BEACH

MARTIN COUNTY, FLORIDA

A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST AND BEING A REPLAT OF PORTIONS OF LOTS 43, 50, 51 AND 59, "BEAU RIVAGE EAST, PLAT No. 1", PLAT BOOK 3, PAGE 117, MARTIN COUNTY PUBLIC RECORDS. MARTIN COUNTY, FLORIDA

19-37-41-007-000-0000.0

SUBDIVISION PARCEL CONTROL NUMBER

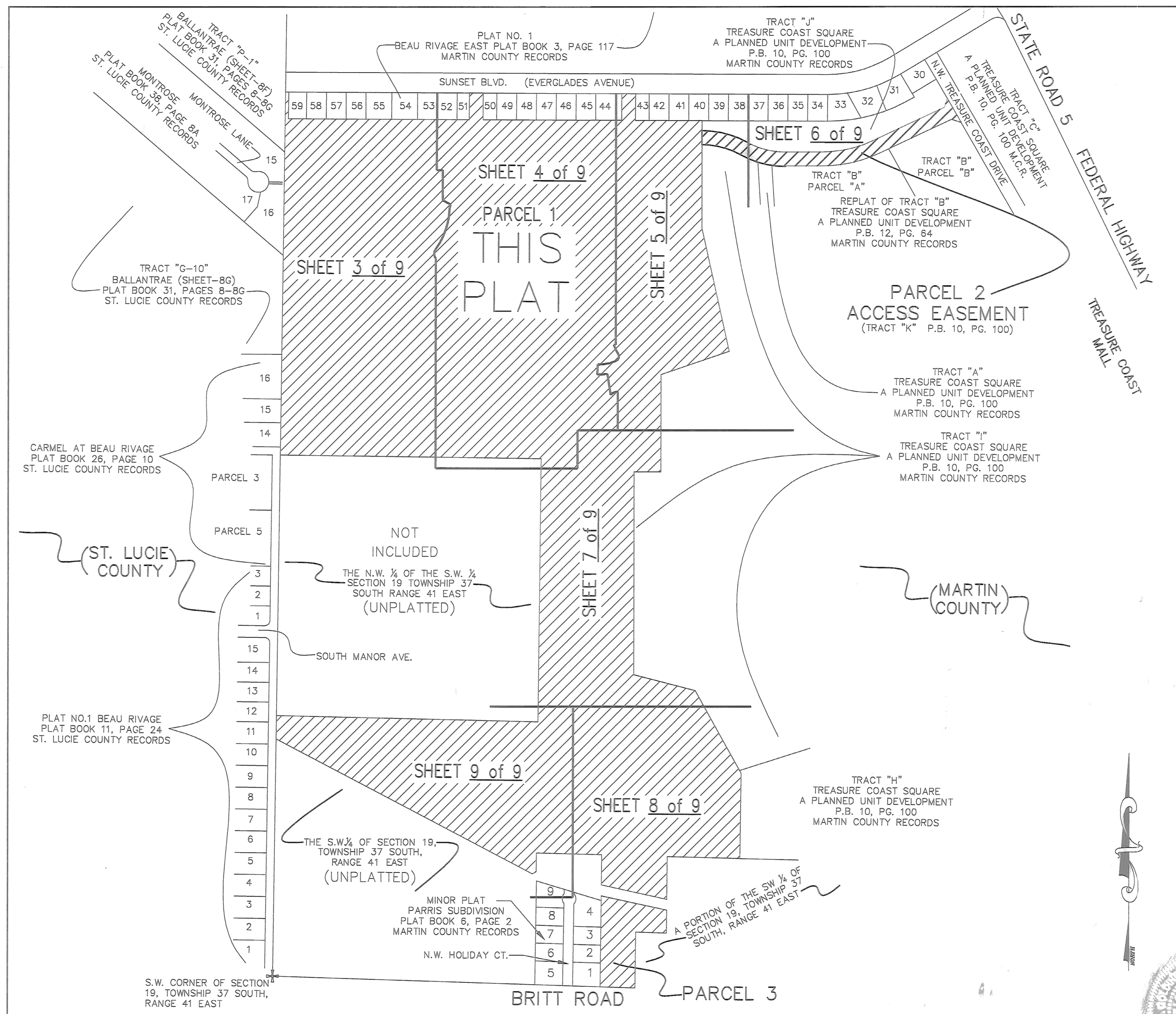
CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 114, PAGE 12, MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS DAY OF July 2005.

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

FILE NUMBER 1853423

By Charlotte Buskey DEPUTY CLERK



LOCATION SKETCH (NOT TO SCALE) SECTION 19 TOWNSHIP 37 SOUTH, RANGE 41 EAST

IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

SURVEYOR'S CERTIFICATE

I CHRISTOPHER D. GOLDING, HEREBY CERTIFY THAT THIS PLAT OF THE FALLS OF JENSEN BEACH 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.

Christopher D. Golding, March 4, 2005
CHRISTOPHER D. GOLDING, FLORIDA SURVEYOR AND MAPPER. REGISTRATION NUMBER 6090

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: KEITH AND SCHNARS, P.A. ENGINEERS - PLANNERS - SURVEYORS LICENSED BUSINESS NUMBER 1337 900 EAST OCEAN BOULEVARD, SUITE 340-E STUART, FLORIDA 34994 (772) 287-2626