A PLAT OF

BEING A REPLAT OF A PORTION OF GOLF COURSE TRACT "D" OF THE PLAT OF MEDALIST VILLAGE AS RECORDED IN PLAT BOOK 14, PAGE 87 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA

THIS PLAT PREPARED BY: THOMAS C. VOKOUN, P.S.M.

L.B.F.H., INC.

MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK \_/6\_\_ PAGE 32, MARTIN COUNTY, 

MARSHA EWING, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NO. 196 4140

(CIRCUIT COURT SEAL)

SHEET 1 OF 2

# LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF GOLF COURSE TRACT "D" OF THE PLAT OF THE MEDALIST VILLAGE AS RECORDED IN PLAT BOOK 14, PAGE 87 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 39 SAID PLAT OF MEDALIST VILLAGE, SAID CORNER BEING A POINT OF THE SOUTHERLY RIGHT OF WAY OF S.E. MEDALIST PLACE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 830.41 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 04°37'47" WEST; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°21'03". AN ARC DISTANCE OF 222.49 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 24°40'35" EAST, A DISTANCE OF 28.72 FEET TO A POINT ON THE UPLAND BUFFER AREA AS SHOWN ON SAID PLAT OF MEDALIST VILLAGE: THENCE CONTINUE SOUTH 24°40'35" EAST ALONG SAID UPLAND BUFFER AREA LINE, A DISTANCE OF 143.58 FEET; THENCE NORTH 81°37'13" EAST ALONG SAID UPLAND BUFFER AREA LINE, A DISTANCE OF 65.93 FEET; THENCE SOUTH 77"24'39" EAST A DISTANCE OF 71.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 39: THENCE NORTH 04'37'47" EAST ALONG THE WEST LINE OF SAID LOT 39, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.69 ACRES, MORE OR LESS.

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

MEDALIST GOLF COMPANY-HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP. BY AND THROUGH ITS GENERAL PARTNER, MEDALIST GOLF COMPANY, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNING OFFICER HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF LOT 40 MEDALIST VILLAGE AND HEREBY DEDICATES AS FOLLOWS:

1. THE UTILITY EASEMENT SHOWN ON THIS PLAT OF LOT 40 MEDALIST VILLAGE MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER. BUT SHALL BEAR NO RESPONSIBILITY. DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS

2. THE SANITARY EASEMENT AS SHOWN ON THIS PLAT OF LOT 40 MEDALIST VILLAGE AND DESIGNATED AS SUCH ON THIS PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE MEDALIST CLUB ROAD ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR SANITARY EASEMENT AND LIFT STATION PURPOSES AND ALL SANITARY AND LIFT STATION 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 SANITARY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

A FLORIDA CORPORATION.

MEDALIST GOLF COMPANY-HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: ITS GENERAL PARTNER, MEDALIST GOLF COMPANY,

A FLORIDA CORPORATION

O TERBY MENAMERA

PRINT NAME: Lauren T. Zowman



#### **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TO ME WELL KNOWN TO BE THE ELECTION OF MEDALIST GOLF COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF MEDALIST GOLF COMPANY-HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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. HE IS: [ PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED IDENTIFICATION.



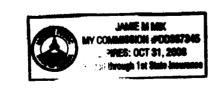
## ACCEPTANCE, JOINER AND CONSENT

MEDALIST CLUB ROAD ASSOCIATION, INC., DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF EASEMENTS, RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

## **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TO ME WELL KNOWN TO BE THE PRESIDE \_ WELL KNOWN TO BE THE PRESIDENT OF MEDALIST CLUB ROAD ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINER AND CONSENT AS SUCH OFFICER 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. HE IS: [ PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION.



STAMP

MY COMMISSION EXPIRES: 10/31/2009

# MORTGAGEE'S CONSENT TO PLAT

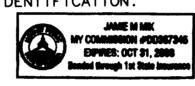
MEDALIST GOLF COMPANY, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED SEPTEMBER 22, 1994 AND RECORDED IN OFFICIAL RECORD BOOK 1090, PAGE 2400, MORTGAGE MODIFICATION/EXTENSION AGREEMENT DATED OCTOBER 24. 1995 AND RECORDED IN OFFICIAL RECORD BOOK 1149, PAGE 609, MORTGAGE MODIFICATION/EXTENSION AGREEMENT DATED MARCH 19, 1996 AND RECORDED IN OFFICIAL RECORD BOOK 1178, PAGE 858, AS ASSIGNED IN OFFICIAL RECORDS BOOK 1217, PAGE 814 AND OFFICIAL RECORDS BOOK 1359, PAGE 2562, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE IT'S MORTGAGES, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

MEDALIST GOLF COMPANY,

## **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

TO ME WELL KNOWN TO BE THE SALVICE WARDEN OF MEDALIST GOLF COMPANY, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER 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. HE IS: [ PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED . IDENTIFICATION.



STAMP

PUBLIC, STATE OF FLIGHT MY COMMISSION EXPIRES:

#### TITLE CERTIFICATION

- I PAULK. HINES, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 24 , 2006, AT 11:00 PM:
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:
- a.) MEDALIST GOLF COMPANY, A FLORIDA CORPORATION MORTGAGE DATED SEPTEMBER 22, 1994 AND RECORDED IN OFFICIAL RECORD BOOK 1090, PAGE 2400, MORTGAGE MODIFICATION/EXTENSION AGREEMENT DATED OCTOBER 24. 1995 AND RECORDED IN OFFICIAL RECORD BOOK 1149, PAGE 609, MORTGAGE MODIFICATION/EXTENSION AGREEMENT DATED MARCH 19, 1996 AND RECORDED IN OFFICIAL RECORD BOOK 1178, PAGE 858 AS ASSIGNED IN OFFICIAL RECORDS BOOK 1217, PAGE 814 AND OFFICIAL RECORDS BOOK 1359. PAGE 2562 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

day to the

PAUL K. HINES ATTORNEY AT LAW, FLORIDA BOR NO. 360774 GUNSTER, YOAKLEY & STEWART, P.A. 800 S.E. MONTEREY COMMONS BLVD., SLITE 200 STLART, FLORIDA 34996

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

# COUNTY APPROVAL

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

08 23 06

PARCEL CONTROL NO. 34-38-42-827-000-0000.0

## CERTIFICATE OF SURVEYOR AND MAPPER

I, THOMAS C. VOKOUN, HEREBY CERTIFY THAT THIS PLAT OF LOT 40 MEDALIST VILLAGE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION: THAT SUCH SURVEY AND PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

> THOMAS C. VOKOUN PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4382

#### SURVEYOR'S NOTES

1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.

3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

#### LEGEND:

- DENOTES CENTERLINE

■ - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959 (4"x4" CONCRETE)

www.lbfh.com

U.E. - DENOTES UTILITY EASEMENT

Δ - DENOTES CURVE DELTA ANGLE (R) - DENOTES RADIAL LINE

S.E. - DENOTES SANITARY EASEMENT

R - DENOTES RADIUS

L - DENOTES LENGTH OF ARC

( ) - DENOTES P.C.P. (PERMANENT CONTROL POINT) FOUND "LB959" (NAIL & METAL DISC)

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS "Partners For Results, Value By Design"
3550 S.W. Corporate Parkway, Palm City, Florida 34990 (772) 286-3883 Fax: (772) 286-3925 BPR & FBPE License No: 959 www.lbfl

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