

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 16, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 11<sup>TH</sup> DAY OF May, 2009.

MARSHA EWING, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Jimmy L. Copes D.C.  
DEPUTY CLERK (CIRCUIT COURT SEAL)  
2146007  
FILE NO.

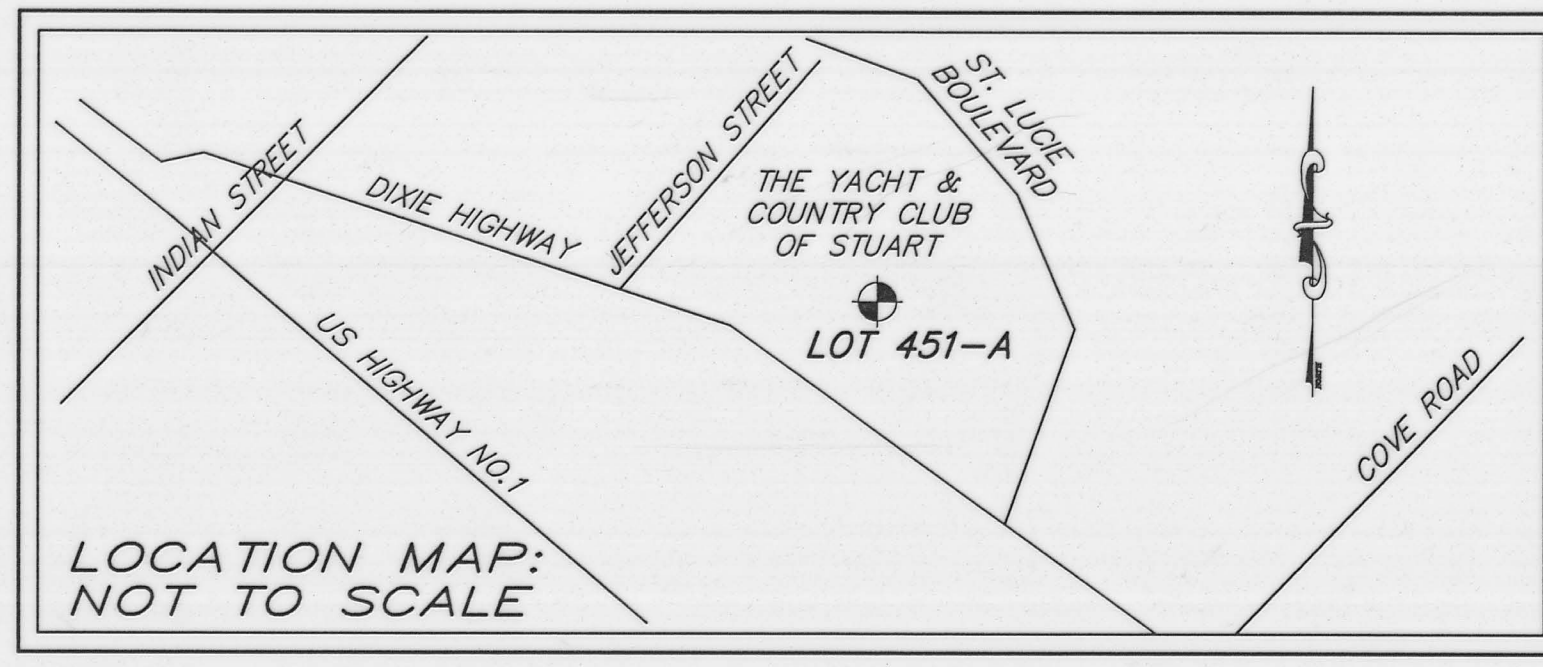
SUBDIVISION PARCEL CONTROL NUMBER:  
37-38-41-011-000-0000.0

# LOT 451-A, THE YACHT & COUNTRY CLUB OF STUART

A REPLAT OF A PORTION OF LOT 19 AS SHOWN ON MAP OF THE SUBDIVISION OF THE MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 11 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN THE HANSON GRANT, SECTION 37, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA

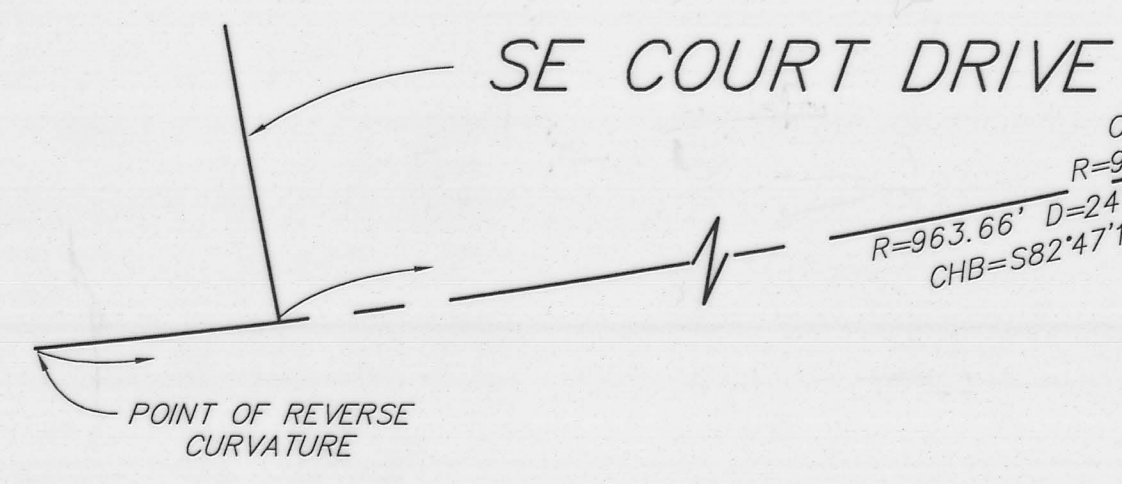
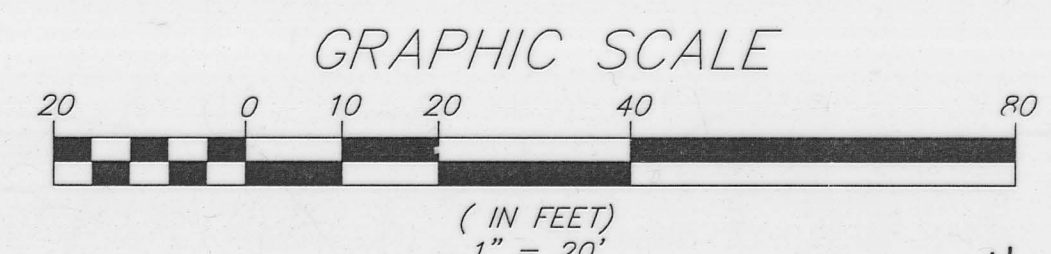
## BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

791 NE DIXIE HIGHWAY  
JENSEN BEACH, FLORIDA 34957  
OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283



LEGAL DESCRIPTION:

BEING A PORTION OF LAND LYING WITHIN THE UNPLATTED PARCEL 'C', AS SHOWN IN MAP OF SURVEY BY STAFFORD AND BROCK, AS RECORDED IN OFFICIAL RECORDS BOOK 336, PAGE 890 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 451, THE YACHT & COUNTRY CLUB OF STUART, AS RECORDED IN THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°44'27" EAST, ALONG THE EAST LINE OF SAID LOT 451, A DISTANCE OF 155.00 FEET; THENCE NORTH 72°07'53" EAST, A DISTANCE OF 140.41 FEET; THENCE NORTH 16°33'30" WEST, A DISTANCE OF 155.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST TO WHICH A RADIAL LINE BEARS SOUTH 16°09'00" EAST TO CENTER OF SAID CURVE (SAID POINT ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SE GOLF TRAIL), HAVING FOR ITS ELEMENTS A RADIUS OF 1679.35 FEET AND A CENTRAL ANGLE OF 03°14'25"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.97 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 995.39 FEET AND A CENTRAL ANGLE OF 02°38'42"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 45.95 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING, BEING AND SITUATED IN THE HANSON GRANT, SECTION 37, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,  
CONTAINING: 21843.13 SQUARE FEET OR 0.501 ACRES MORE OR LESS.



COUNTY APPROVAL:

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

DATE: 04/20/04  
DATE: 04/20/04  
DATE: 4/27/09  
DATE: 4/28/09  
BCC: 1-20-09

County Surveyor and Mapper: [Signature]  
County Engineer: [Signature]  
Col. Atty. Attorney: [Signature]  
Chairman, Board of County Commissioners: [Signature]

ATTEST:  
Marsha Ewing by: Jimmy L. Copes D.C.  
CLERK (BOARD SEAL)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE YACHT & COUNTRY CLUB, INC., A FLORIDA NON-PROFIT CORPORATION BY AND THROUGH ITS UNDERSIGNED PRESIDENT HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF LOT 451-A, THE YACHT & COUNTRY CLUB OF STUART AND DEDICATES THE FOLLOWING:

1. UTILITY EASEMENT: THE UTILITY EASEMENT SHOWN ON THIS PLAT OF LOT 451-A, THE YACHT & COUNTRY CLUB OF STUART 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. THE EASEMENT SHALL ALSO BE 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 EASEMENTS, DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2009 ON BEHALF OF SAID THE YACHT & COUNTRY CLUB, INC., FLORIDA NON-PROFIT CORPORATION BY ITS PRESIDENT.

THE YACHT & COUNTRY CLUB, INC.  
A FLORIDA NON-PROFIT CORPORATION  
BY: [Signature]  
ROBERT C. KINL, ITS PRESIDENT

WITNESS: Terence P. McCarthy  
PRINTED NAME: TERENCE P. MCCARTHY  
WITNESS: Donna Dempsey  
PRINTED NAME: DONNA DEMPSEY

ACKNOWLEDGMENT FOR CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. KINL TO ME WELL KNOWN TO BE THE PRESIDENT OF THE YACHT & COUNTRY CLUB, INC., A FLORIDA NON-PROFIT CORPORATION, AND HE ACKNOWLEDGED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION, HE IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

DATED THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2009  
Terence P. McCarthy  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD 565921  
MY COMMISSION EXPIRES: JUNE 24, 2010

TITLE CERTIFICATION:

I, TERENCE MCCARTHY, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT AS OF FEBRUARY 9, 2009, AT 8:20 AM

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE YACHT & COUNTRY CLUB, INC., EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE.
- 3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

BY: Terence P. McCarthy  
TERENCE MCCARTHY  
FLORIDA BAR NO. 0168845  
MCCARTHY, SUMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.  
MONTEREY TRIANGLE  
2400 S.E. FEDERAL HIGHWAY - FOURTH FLOOR  
STUART, FL 34994  
(772) 286-1700

CERTIFICATE OF SURVEYOR AND MAPPER:

I, ROBERT BLOOMSTER JR., HEREBY CERTIFY THAT THIS PLAT OF LOT 451-A, THE YACHT & COUNTRY CLUB OF STUART 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, AND LOT CORNERS, WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY FLORIDA.

Robert Bloomster Jr.  
ROBERT BLOOMSTER JR. - PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4134 - STATE OF FLORIDA  
LICENSED BUSINESS #6018

DATE: 2/2/2009  
(OFFICIAL SEAL)

SURVEYOR'S NOTES:

- 1. 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 GRAPHICAL OR DIGITAL FORM OF PLAT.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS IN UTILITY AND DRAINAGE EASEMENTS.
- 4. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATIONS GCY D14 (N: 330959.916/E907152.343) AND GCY D15 (N1023556.801/E911406.678). BEARING BASIS MAY BE ESTABLISHED ALONG THE EAST LINE OF LOT 451 AS SHOWN HEREON.
- 5. THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE COMMUNITY MAP (FIRM) NO. 120161-0164-F, DATED: OCTOBER 4, 2002.
- 6. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED.

LEGEND AND ABBREVIATIONS:

- = PERMANENT REFERENCE MONUMENT, (PRM)
- SET 4"x4" CONCRETE MONUMENT WITH DISC (PRM PLS 4134)
- PLS = PROFESSIONAL LAND SURVEYOR
- PB = PLAT BOOK
- FC = PAGE
- ORB = OFFICIAL RECORDS BOOK
- L = LENGTH
- R = RADIUS
- D = DELTA
- CHB = CHORD BEARING
- CH = CHORD DISTANCE
- ID = IDENTIFICATION
- (P) = PLAT
- (M) = MEASURED
- (C) = CALCULATED
- UE = UTILITY EASEMENT
- NAD = NORTH AMERICAN DATUM
- F.S. = FLORIDA STATUTES
- PK = PARKER-KALON NAIL