

LOCATION MAP

# West Jensen PUD, Phase 1B Plat of Parcel 11.2A

**BEING A REPLAT OF A PORTION OF LOTS 11 & 12 BLOCK 2, PLAT NO.1  
ST. LUCIE GARDENS, PLAT BOOK 1, PAGE 35, PUBLIC REORDS OF ST. LUCIE  
(NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL OF LAND LYING IN  
SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST,  
MARTIN COUNTY, FLORIDA**

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 1,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

20<sup>th</sup> DAY OF January, 2005

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

FILE NUMBER 1807991 BY Jannet L. Cepus  
DEPUTY CLERK

18-37-41-007-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, PARCEL OF LAND AND PREMISES; SITUATE, LYING AND BEING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING A PORTION OF LOTS 11 AND 12, BLOCK 2, PLAT NO. 1 ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 (200' WIDE) AND THE NORTHERLY RIGHT OF WAY OF N.W. WESTMORELAND BOULEVARD (100' WIDE); THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF N.W. WESTMORELAND BOULEVARD SOUTH 58°27'23" WEST, A DISTANCE OF 210.10 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,219.00 FEET; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. WESTMORELAND BOULEVARD IN A SOUTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 5°18'07", A DISTANCE OF 112.80 FEET TO A POINT; THENCE NORTH 31°32'37" WEST, A DISTANCE OF 242.85 FEET; THENCE NORTH 58°27'23" EAST, A DISTANCE OF 325.14 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID RIGHT-OF-WAY BEING FURTHER DESCRIBED AS A CURVE CONCAVE TO THE NORTHWEST TO WHOSE CENTER POINT A RADIAL LINE BEARS NORTH 59°37'09" EAST, A DISTANCE OF 11,559.20 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 31°35'32" EAST, A DISTANCE OF 12.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.84 ACRES, MORE OR LESS

ACKNOWLEDGMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED RANDALL H. LANGER, MANAGING MEMBER ON BEHALF OF LANDQUEST XXVII, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID LLC AND THAT THE SEAL AFFIXED IS THE COMPANY SEAL OF SAID LLC AND THAT IT WAS AFFIXED BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY.

HE IS  PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

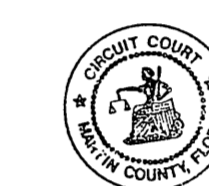
Maria Lisa Frano  
PRINT NAME: Maria Lisa Frano  
NOTARY PUBLIC STATE OF: Illinois  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: 7/18/05



COUNTY APPROVAL

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

DATE: 12-13-04 David W. Schryver  
COUNTY SURVEYOR AND MAPPER  
DATE: 12-14-04 David W. Schryver  
COUNTY ENGINEER  
DATE: 12/20/04 Kurtal Honey, Sr. Assoc. City  
COUNTY ATTORNEY  
DATE: 12/20/04 James J. Dumas I  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
BCC: 8-10-04



ATTEST:  
Marsha Ewing by: Jannet L. Cepus  
CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF WEST JENSEN PUD, PHASE 1B, PLAT OF PARCEL 11.2A, 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, FURTHER, THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA PLATTING STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 8th DAY OF OCTOBER, 2004.

David W. Schryver  
DAVID W. SCHRYVER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 4864

CERTIFICATE OF OWNERSHIP AND DEDICATION

LANDQUEST XXVII, AN ILLINOIS LIMITED LIABILITY COMPANY, BY AND THROUGH ITS MANAGING MEMBER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF WEST JENSEN BEACH P.U.D., PHASE 1B, PLAT OF PARCEL 11.2A AND HEREBY DEDICATES AS FOLLOWS:

1. UTILITY EASEMENTS

THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT OF WEST JENSEN PUD, PHASE 1B, PLAT OF PARCEL 11.2A, 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 EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 8th DAY OF OCTOBER, 2004, ON BEHALF OF SAID COMPANY BY ITS MANAGING MEMBER.

WITNESS  
William J. Ulrich Jr.  
WITNESS  
Thomas B. Cahill  
WITNESS

LANDQUEST XXVII, L.L.C.

BY: Randall H. Langer  
NAME: RANDALL H. LANGER  
TITLE: MANAGING MEMBER

TITLE CERTIFICATION

I, DAN DOORAKIAN, ATTORNEY, A MEMBER IN GOOD STANDING WITH THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 8, 2004, 2004:

- 1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF LANDQUEST XXVII, L.L.C.
- 2) ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
NONE
- 3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 8 DAY OF October, 2004.

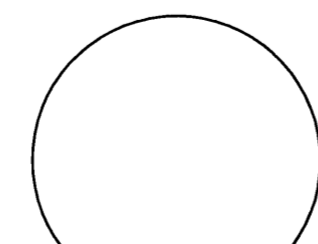
BY: Dan Doorakian  
DAN DOORAKIAN, ATTORNEY  
FLORIDA BAR NO. 0500021  
MOYLE, FLANIGAN, KATZ, RAYMOND & SHEEHAN, P.A.  
625 N. FLAGLER DRIVE, 9TH FLOOR  
WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S NOTES

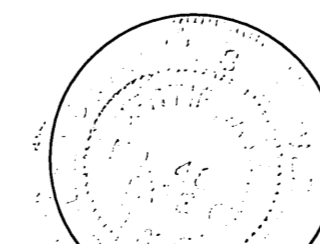
- 1) ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID LINE HAVING A BEARING OF SOUTH 31°32'47" EAST AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990.
- 2) ALL COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990.
- 3) THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- 4) 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.
- 5) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.



NOTARY PUBLIC



LANDQUEST XXVII



SURVEYOR

Job Number 03-1050-05-01  
Licensed Business #4108

**GCY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 4108  
CORPORATE OFFICE: TALLAHASSEE OFFICE  
PO BOX 1469 • 1509 SW MARTIN HWY. 4909 N. MONROE STREET  
PALM CITY, FL 34991 TALLAHASSEE, FL 32303  
(800) 386-1066 (850) 536-8455