

# JENSEN BEACH CLUB PUD, PHASE II

BEING A PORTION OF GOVERNMENT LOT 2,  
LYING IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

## BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

791 N.E. DIXIE HIGHWAY  
JENSEN BEACH, FLORIDA 34957

OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

TREASURE COAST COMMUNITIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF JENSEN BEACH CLUB PUD, PHASE II.

1. (TRACT 'A') PRIVATE STREETS AND RIGHTS OF WAY THE STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT OF JENSEN BEACH CLUB PUD, PHASE II AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH CLUB PHASE II HOMEOWNERS 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 CAVY), 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, DESIGNATED AS SUCH ON THIS PLAT. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

2. UTILITY EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH CLUB PUD, PHASE II 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.

3. UPLAND TRANSITION ZONE CONSERVATION EASEMENT SHOWN ON THIS PLAT OF JENSEN BEACH CLUB PUD, PHASE II, IS HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH CLUB PHASE II HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR CONSERVATION PURPOSES. SUCH UPLAND TRANSITION ZONE CONSERVATION AREA SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PLAT OF JENSEN BEACH CLUB PUD, PHASE II, RECORDED OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS AND MUST BE IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY; NO CONSTRUCTION OR ALTERATION OF THE PARCELS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UPLAND TRANSITION ZONE CONSERVATION EASEMENT AREA.

4. STORM WATER RETENTION AREA SHOWN ON THIS PLAT OF JENSEN BEACH CLUB PUD, PHASE II, IS HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH CLUB PHASE II HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR STORM WATER RETENTION PURPOSES. SUCH STORM WATER RETENTION AREA SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PLAT OF JENSEN BEACH CLUB PUD, PHASE II, RECORDED OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STORM WATER RETENTION AREA.

5. LANDSCAPE BUFFER EASEMENT SHOWN ON THIS PLAT OF JENSEN BEACH CLUB PUD, PHASE II, IS HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH CLUB PHASE II HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES. SUCH LANDSCAPED AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PLAT OF JENSEN BEACH CLUB PUD, PHASE II, RECORDED OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER EASEMENT AREA.

6. VEHICLE TURN AROUND EASEMENT SHOWN ON THIS PLAT OF JENSEN BEACH CLUB PUD, PHASE II, IS HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH CLUB PHASE II HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR A PRIVATE VEHICLE TURN AROUND. SUCH VEHICLE TURN AROUND AREA SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, AS PROVIDED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PLAT OF JENSEN BEACH CLUB PUD, PHASE II, RECORDED OR TO BE RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH VEHICLE TURN AROUND EASEMENT AREA.

SIGNED THIS 9<sup>TH</sup> DAY OF JANUARY, 2007 ON BEHALF OF SAID FLORIDA LIMITED LIABILITY COMPANY BY ITS MANAGING MEMBER.

WITNESS: Phyllis A. Jarrard  
PRINTED NAME: Phyllis A. Jarrard  
WITNESS: Mark Condy  
PRINTED NAME: Mark Condy

TREASURE COAST COMMUNITIES, LLC.  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: Jeffrey Dougherty  
JEFFREY DOUGHERTY, ITS MANAGING MEMBER

### ACKNOWLEDGMENT FOR CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY DOUGHERTY, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF TREASURE COAST COMMUNITIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS  PERSONALLY KNOWN TO ME OR  AS IDENTIFICATION.

DATED THIS 9<sup>TH</sup> DAY OF JANUARY, 2007.



Pamela J. Knott  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD555399  
MY COMMISSION EXPIRES: 8-19-2010

### CERTIFICATE OF SURVEYOR AND MAPPER:

I, ROBERT BLOOMSTER JR., HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH CLUB PUD, PHASE II 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 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: Jan. 12, 2007  
(OFFICIAL SEAL)

Pamela J. Knott  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD555399  
MY COMMISSION EXPIRES: 8-19-2010

### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF GOVERNMENT LOT 2, OF SAID SECTION 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID SECTION 13, THENCE S.00°08'40"E ALONG THE WEST LINE OF SECTION 13, A DISTANCE OF 2581.49 FEET TO INTERSECT THE NORTHERN RIGHT-OF-WAY OF S.R. 707-A, 100 FEET IN WIDTH; THENCE DEPARTING FROM SAID WEST LINE OF SECTION 13 AND RUNNING ALONG SAID NORTHERN RIGHT OF WAY LINE OF S.R. 707-A, S.89°42'.42"E A DISTANCE OF 1008.15 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE DEPARTING FROM THE AFOREMENTIONED S.R. 707-A, N.00°17'18".E, A DISTANCE OF 349.98 FEET, THENCE S.89°42'.42"E, A DISTANCE OF 286.61 FEET; THENCE S00°15'58"E, A DISTANCE OF 290.00 FEET; THENCE N.89°42'.42"W, A DISTANCE OF 229.42 FEET; THENCE S.00°17'18".E, A DISTANCE OF 60.00 FEET TO INTERSECT THE AFOREMENTIONED NORTHERN RIGHT OF WAY LINE OF S.R. 707-A; THENCE N.89°42'.42"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.000 ACRES.

### TITLE CERTIFICATION:

I, TERENCE MCCARTHY, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 9, 2007, AT 1:00PM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF TREASURE COAST COMMUNITIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: FIRST NATIONAL BANK AND COMPANY OF THE TREASURE COAST, RECORDED IN OFFICIAL RECORDS BOOK 1971, PAGE 1592, EXECUTED JANUARY 5, 2005 AND RECORDED ON JANUARY 11, 2005.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

DATED THIS 9<sup>th</sup> DAY OF January, 2007.

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

### MORTGAGEE'S CONSENT TO PLAT:

SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, FORMERLY KNOWN AS FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED: JANUARY 5, 2005, AND IS RECORDED IN OFFICIAL RECORDS BOOK 1971, PAGE 1592, AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

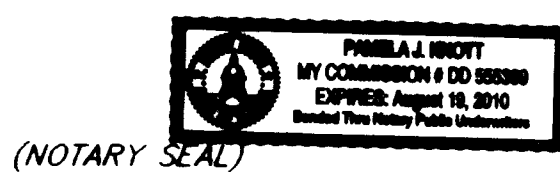
SIGNED THIS 12<sup>TH</sup> DAY OF JANUARY, 2007 ON BEHALF OF SAID NATIONAL BANKING ASSOCIATION BY ITS James Lee Poppert

WITNESS: Donna Rippe  
PRINTED NAME: Donna Rippe  
WITNESS: Jessica Timm  
PRINTED NAME: Jessica Timm  
SEACOAST NATIONAL BANK  
A NATIONAL BANKING ASSOCIATION  
BY: James Lee Poppert  
(SIGNATURE)  
James Lee Poppert SVP  
(PRINTED NAME AND TITLE)

### MORTGAGEE'S ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD CASPAR, TO ME WELL KNOWN TO BE THE SVP OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID ASSOCIATION. HE IS  PERSONALLY KNOWN TO ME OR  AS IDENTIFICATION.

DATED THIS 12<sup>TH</sup> DAY OF JANUARY, 2007.



Pamela J. Knott  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD555399  
MY COMMISSION EXPIRES: 8-19-2010

FILED FOR RECORD  
MARTIN CO., FL  
2007 MAY 18 PM 2:25  
MARSHA EWING  
CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_ D.C.



### 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 110, PAGE 54, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12<sup>TH</sup> DAY OF May, 2007.

MARSHA EWING, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

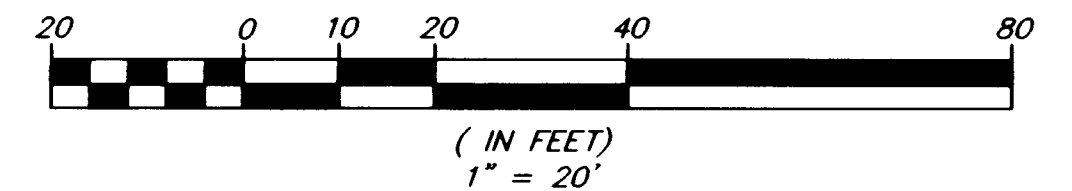
BY: Charlotte Buckley  
DEPUTY CLERK (CIRCUIT COURT SEAL)

2014264  
FILE NO.

### SUBDIVISION PARCEL CONTROL NUMBER:

13-37-41-005-000-0000.0

### GRAPHIC SCALE



### COUNTY APPROVAL:

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

DATE: 05/10/07 Phyllis A. Jarrard  
COUNTY SURVEYOR AND MAPPER:  
DATE: 05/11/07 Phyllis A. Jarrard  
COUNTY ENGINEER:  
DATE: 5/15/07 Kevin R. Smith, Esq., G.A.  
COUNTY ATTORNEY:  
DATE: 5-15-07 BCC: 11-21-06  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS:

### ATTEST:

Marsha Ewing  
CLERK  
(BOARD SEAL)  
By Charlotte Buckley, Jr.

### SURVEYOR'S NOTES:

1. 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 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.

- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS UTILITY AND DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 13-37-41. SAID LINE BEARS SOUTH 00°08'40" EAST.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" (BASE 7.0') ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0158-F, (COMMUNITY NO. 120161), DATED: OCTOBER 4, 2002.
- FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS OF WAY: IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED.

### ACCEPTANCE OF DEDICATIONS:

JENSEN BEACH CLUB PHASE II HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9<sup>TH</sup> DAY OF January, 2007.

WITNESS: Phyllis A. Jarrard  
PRINTED NAME: Phyllis A. Jarrard  
WITNESS: Mark Condy  
PRINTED NAME: Mark Condy  
JENSEN BEACH CLUB PHASE II HOMEOWNERS ASSOCIATION, INC.  
BY: Jeffrey Dougherty  
JEFFREY DOUGHERTY, PRESIDENT

### ACKNOWLEDGMENT FOR ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY DOUGHERTY, TO ME WELL KNOWN TO BE THE PRESIDENT, OF JENSEN BEACH CLUB PHASE II HOMEOWNERS ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION AND 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  AS IDENTIFICATION.

DATED THIS 9<sup>TH</sup> DAY OF JANUARY, 2007.

Pamela J. Knott  
NOTARY PUBLIC  
PRINTED NAME: Pamela J. Knott  
MY COMMISSION EXPIRES: 8-19-2010

