

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING A REPLAT OFFPART OF LOTS 1 AND 8, SECTION 7, T39S, R41E, AS SHOWN ON THE PLAT OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY) FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

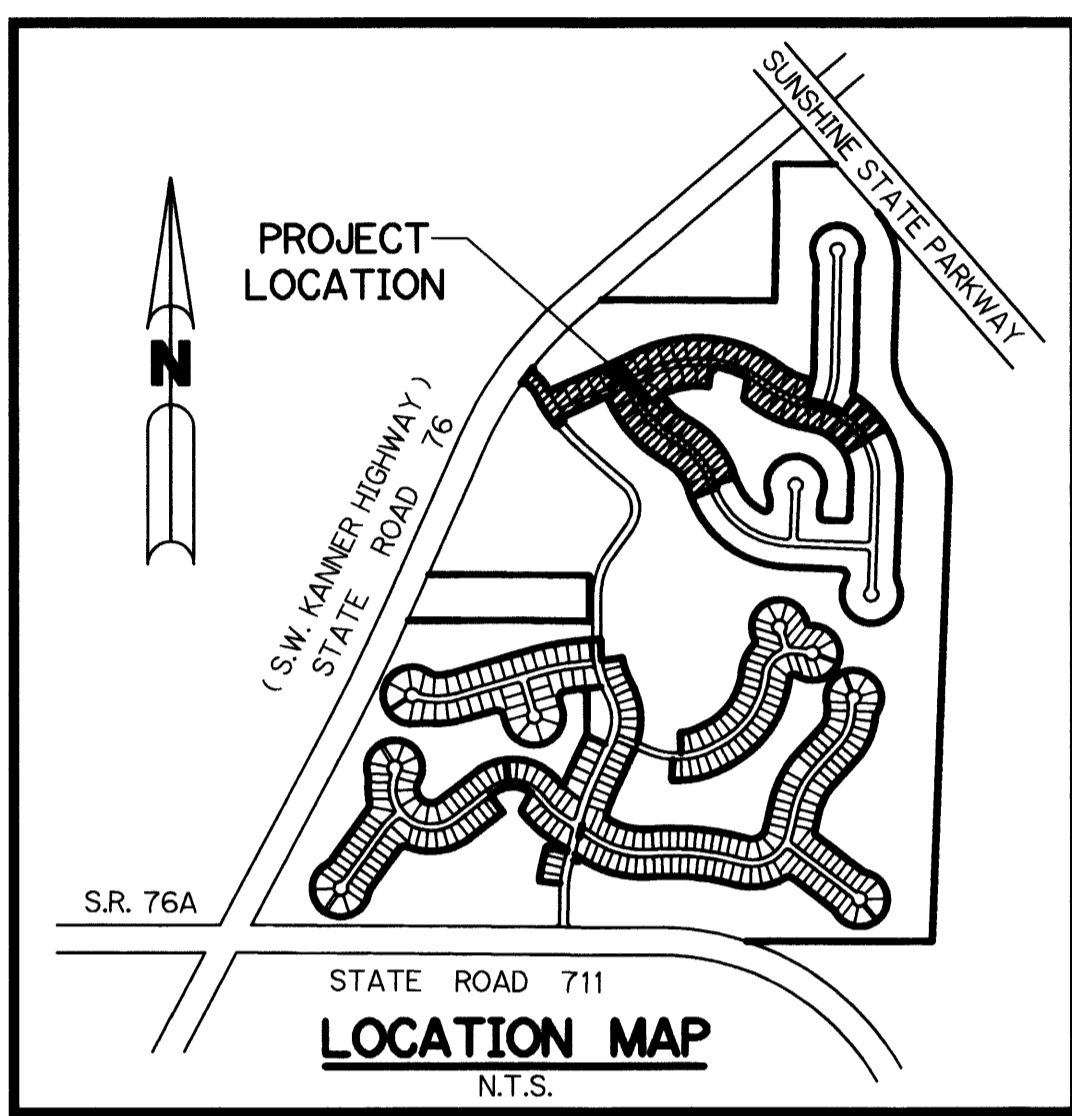
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 4 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; THENCE SOUTH 49°08'43" WEST, A DISTANCE OF 163.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 2739.93 FEET AND A CENTRAL ANGLE OF 0°48'47"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 517.09 FEET TO A POINT OF NON-RADIAL INTERSECTION AND THE POINT OF BEGINNING; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°40'04" EAST FROM THIS POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 07°19'35" EAST, A DISTANCE OF 41.26 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 358.50 FEET, A CENTRAL ANGLE OF 25°33'23" AND WHOSE RADIUS POINT BEARS SOUTH 37°58'48" WEST FROM SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 159.91 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 28°05'49" EAST, A DISTANCE OF 19.58 FEET; THENCE NORTH 64°57'15" EAST, A DISTANCE OF 192.76 FEET; THENCE NORTH 67°04'31" EAST, A DISTANCE OF 243.17 FEET; THENCE NORTH 64°57'15" EAST, A DISTANCE OF 277.41 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 971.00 FEET AND A CENTRAL ANGLE OF 62°37'29"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1061.31 FEET TO A POINT OR REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 554.00 FEET AND A CENTRAL ANGLE OF 27°06'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 262.17 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 345.85 FEET AND A CENTRAL ANGLE OF 03°38'43"; THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°47'43" WEST FROM THIS POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°48'59" WEST, A DISTANCE OF 129.69 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 705.00 FEET AND A CENTRAL ANGLE OF 03°30'24"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 43.15 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 24°51'04"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 242.89 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 151.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 711.00 FEET AND A CENTRAL ANGLE OF 26°27'10"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 328.26 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 59°34'11" WEST, A DISTANCE OF 151.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 00°24'45"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 4.03 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 59°58'56" WEST, A DISTANCE OF 201.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 359.00 FEET AND A CENTRAL ANGLE OF 51°42'59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 324.04 FEET TO A POINT OF REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 906.00 FEET AND A CENTRAL ANGLE OF 29°18'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 463.52 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 619.00 FEET AND A CENTRAL ANGLE OF 03°08'43"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 33.98 FEET TO A POINT OF RADIAL INTERSECTION; THENCE NORTH 34°26'02" EAST, A DISTANCE OF 14.06 FEET; THENCE NORTH 56°17'54" WEST, A DISTANCE OF 28.48 FEET; THENCE NORTH 10°58'48" EAST, A DISTANCE OF 134.13 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 18°15'56"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 242.28 FEET TO A POINT OF NON-RADIAL INTERSECTION; THE RADIAL POINT OF SAID CURVE BEARS SOUTH 09°59'04" WEST FROM THIS POINT; THENCE SOUTH 07°11'38" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 82°48'22" WEST, A DISTANCE OF 37.00 FEET; THENCE SOUTH 07°11'38" WEST, A DISTANCE OF 97.24 FEET; THENCE SOUTH 39°45'43" WEST, A DISTANCE OF 33.37 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 619.00 FEET AND A CENTRAL ANGLE OF 27°39'08"; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°31'51" WEST FROM THIS POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 298.74 FEET TO A POINT OF COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 105°09'07"; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 45.88 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 599.00 FEET AND A CENTRAL ANGLE OF 23°35'02"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 246.56 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 701.00 FEET AND A CENTRAL ANGLE OF 44°12'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 540.92 FEET TO A POINT OF REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 424.00 FEET AND A CENTRAL ANGLE OF 00°07'26"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 0.92 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 73°13'50" WEST, A DISTANCE OF 151.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°24'03"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.13 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 69°49'47" WEST, A DISTANCE OF 201.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 776.00 FEET AND A CENTRAL ANGLE OF 03°31'29"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.74 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 349.00 FEET AND A CENTRAL ANGLE OF 44°12'42"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 269.30 FEET TO A POINT OF REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 951.00 FEET AND A CENTRAL ANGLE OF 35°48'42"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 594.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°02'45" WEST, A DISTANCE OF 45.20 FEET; THENCE SOUTH 64°57'15" WEST, A DISTANCE OF 335.50 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 101°08'48"; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.48 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 53°48'27" WEST, A DISTANCE OF 83.88 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°24'13"; THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°58'48" EAST FROM THIS POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 274.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 241.00 FEET AND A CENTRAL ANGLE OF 24°31'29"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 103.16 FEET TO A POINT OF NON-RADIAL INTERSECTION; THENCE SOUTH 81°23'10" WEST, A DISTANCE OF 41.36 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°21'45" EAST FROM THIS POINT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2739.93 FEET AND A CENTRAL ANGLE OF 03°41'41" AN ARC DISTANCE OF 176.68 FEET TO THE POINT OF BEGINNING. CONTAINING 24.355 ACRES, MORE OR LESS.

A PLANNED UNIT DEVELOPMENT
FLORIDA CLUB, P.U.D. PHASE I-B & I-C

A PARCEL OF LAND BEING A REPLAT OF PART OF LOTS 1, 3, 4, 5, 6 AND 8, TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY) LYING IN SECTIONS 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA
SHEET 1 OF 5 AUGUST, 1996

SUBDIVISION PARCEL CONTROL NUMBER: 7-39-41-014-000-0000.0



CERTIFICATE OF OWNERSHIP & DEDICATION

ALL AS SHOWN
IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION OF REASONABLE ACCESS TO AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY(30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED TO ONLY ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN RESPONSE TO A DRAINAGE RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS 22 DAY OF August, 1996 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ROEBUCK CREEK COMPANY, A FLORIDA, ITS GENERAL PARTNER.
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: THE FLORIDA CLUB OF MARTIN COUNTY, L.T.D. A FLORIDA LIMITED PARTNERSHIP. BY: ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, ITS GENERAL PARTNER. BY: James D. Grisebaum, VICE PRESIDENT

CERTIFICATE OF OWNERSHIP & DEDICATION

THE FLORIDA CLUB OF MARTIN COUNTY, L.T.D., A FLORIDA LIMITED PARTNERSHIP BY AND THROUGH ITS UNDER-SIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF FLORIDA CLUB P.U.D. PHASE I-B AND I-C AND HEREBY DEDICATES AS FOLLOWS:

- 1. STREETS THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE I-B AND I-C AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S 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 CATV), 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.
2. UTILITY EASEMENTS THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE I-B AND I-C MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. 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. DRAINAGE EASEMENTS THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE I-B AND I-C AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES AND ALL DRAINAGE 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 PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
4. PUBLIC FLOW-THROUGH EASEMENT NOTWITHSTANDING THE OBLIGATION OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION (HEREINAFTER "ASSOCIATION") OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENTS AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS ON THIS PLAT:

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, APPEARED JAMES D. GRISBAUM, VICE PRESIDENT OF ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF THE FLORIDA CLUB AT MARTIN COUNTY, L.T.D., A FLORIDA LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 22nd DAY OF August, 1996.

LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.L.S. 3864
□ DENOTES FOUR PERMANENT REFERENCE MONUMENT (P.R.M.)
● DENOTES PERMANENT CONTROL POINT (P.C.P.)
P.D.E. DENOTES DRAINAGE EASEMENT (PRIVATE)
U.E. DENOTES UTILITY EASEMENT
O.R.B. DENOTES OFFICIAL RECORD BOOK
P.B. DENOTES PLAT BOOK
P.G. DENOTES PAGE
Δ DENOTES DELTA
A DENOTES ARC LENGTH
R DENOTES RADIUS
T DENOTES TANGENT
CB DENOTES CHORD BEARING
CD DENOTES CHORD LENGTH
OS DENOTES OPEN SPACE
COR. DENOTES CORNER
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
CL DENOTES CENTER LINE
N.R. DENOTES NOT RADIAL
C.P. DENOTES CENTER POINT

MORTGAGEE'S CONSENT TO PLAT

FIRST UNION NATIONAL BANK OF FLORIDA INC, A FLORIDA CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE DATED JUNE 29, 1995, AND RECORDED IN OFFICIAL RECORD BOOK 1129, PAGE 1038, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATION(S) HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED THIS 22 DAY OF August, 1996
WITNESS Robert James, Jeff Olson, VICE PRESIDENT
WITNESS Robert James
WITNESS James D. Grisebaum

STATE OF FLORIDA COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF OLSON TO ME WELL KNOWN, TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST UNION NATIONAL BANK OF FLORIDA INC, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS SUCH OFFICERS 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 A FREE ACT AND DEED OF SAID CORPORATION. THEY ARE (X) PERSONALLY KNOWN TO ME OR () HAVE PRODUCED AS IDENTIFICATION.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE STATE OF FLORIDA AT LARGE COMMISSION NO: CC 410368 MY COMMISSION EXPIRES: November 13, 1998

NOTES

- 1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.
4. BEARING BASE - THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 8 IS TAKEN AS BEING NORTH 89°55'52" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
6. 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.
7. 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.

THIS INSTRUMENT PREPARED BY MICHAEL T. KOLODZIEJCZYK, P.S.M. 3864, STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS PORT ST. LUCIE, FLORIDA

STATE OF FLORIDA COUNTY OF MARTIN SS: CLERK'S RECORDING CERTIFICATE I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14 PAGE MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS DAY OF August 1996. MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Deborah Singleton DEPUTY CLERK (CIRCUIT COURT SEAL) FILE NO. 1199765

