

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 2 OF 5 AUGUST, 1996

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 16 14
PAGE 16
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS 27 DAY
OF Aug, 1996

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Deborah Langston
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO. 1199765

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

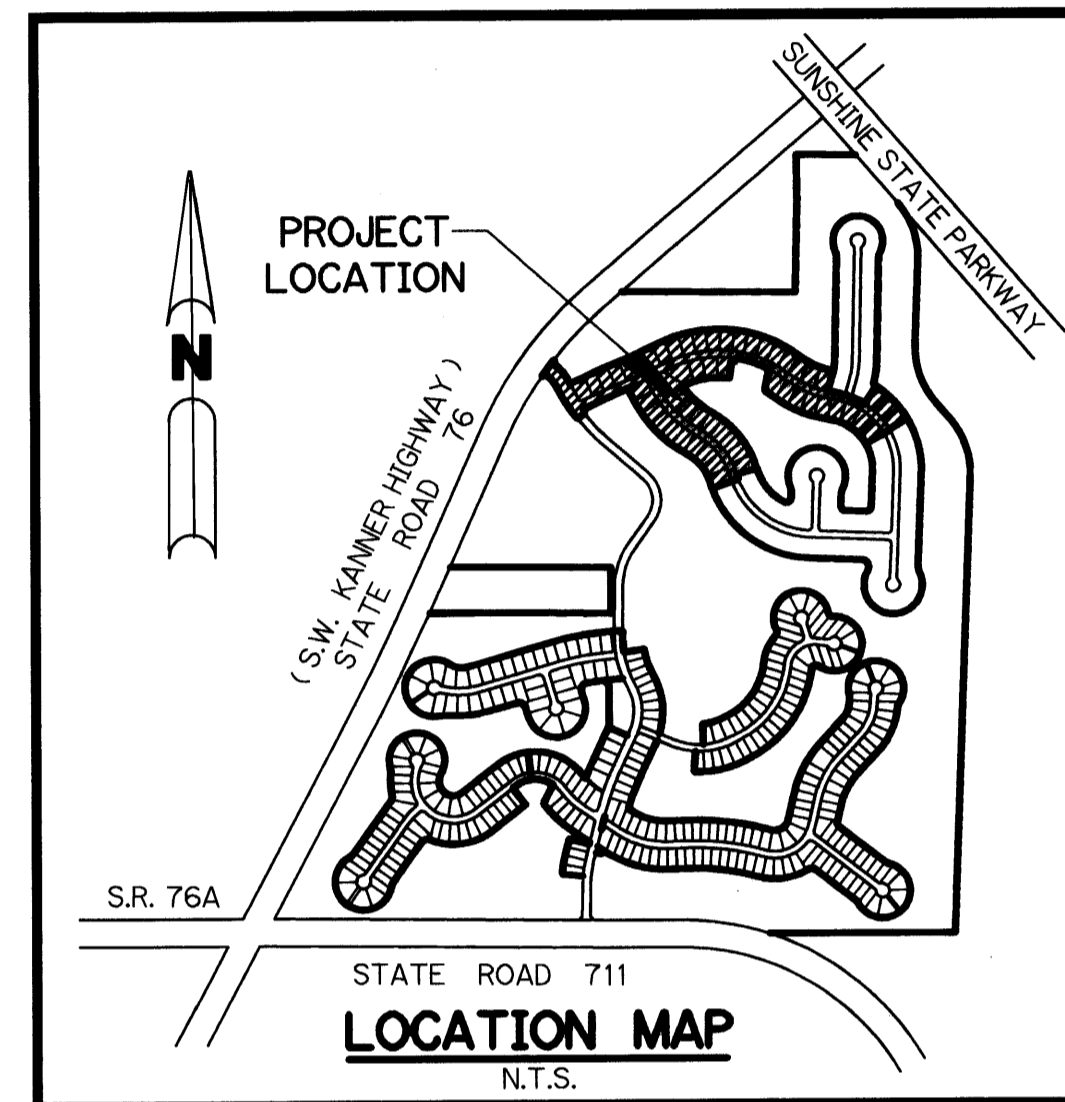
I, Laurie Rusk Sewell, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF
August 5, 1996, AT 11:00 PM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF FLORIDA CLUB PHASE I-B & I-C IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE DATED JUNE 29, 1995, IN FAVOR OF FIRST UNION NATIONAL BANK OF FLORIDA, INC., AS RECORDED JUNE 30, 1995 IN OFFICIAL RECORD BOOK 1129, PAGE 1038, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES HAVE BEEN PAID.

DATE: 8-22-96

BY: Laurie Rusk Sewell

Laurie Rusk Sewell
COPELAND, KRAMER, SEWELL & SOPKOP
2307 S.E. MONTEREY ROAD
STUART, FL. 34996
BAR NO. 335975



NOTES

- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
- 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.
- 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.

LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.L.S. 3864
- DENOTES FOUND 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

CERTIFICATE OF SURVEYOR AND MAPPER:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHAEL T. KOLODZIEJCZYK, HEREBY CERTIFY THAT THIS PLAT OF FLORIDA CLUB P.U.D. PHASE I-C IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY 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 WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 27th DAY OF August, 1996

Michael T. Kolodziejczyk

MICHAEL T. KOLODZIEJCZYK, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3864

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

DATE: 10/3/96

John Long
COUNTY SURVEYOR AND MAPPER

DATE: 10-4-96

D.E. Williams
COUNTY ENGINEER

DATE: 10-16-96

Paul B. ...
COUNTY ATTORNEY

DATE: 10-17-96

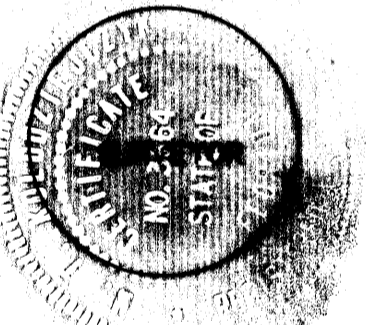
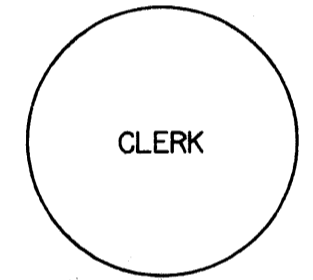
Paul B. ...
CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE: 8-13-96

Paul B. ...
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST
BY: Marsha Stiller
CLERK

Deborah Langston
DEPUTY CLERK



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

SHEET 2 OF 5
JOB NO. A084