

FLORIDA CLUB P.U.D. PHASE II & IIA

A PARCEL OF LAND BEING PART OF LOTS 9, 10, 12, 13 AND 16, 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 4 FEBRUARY, 1998

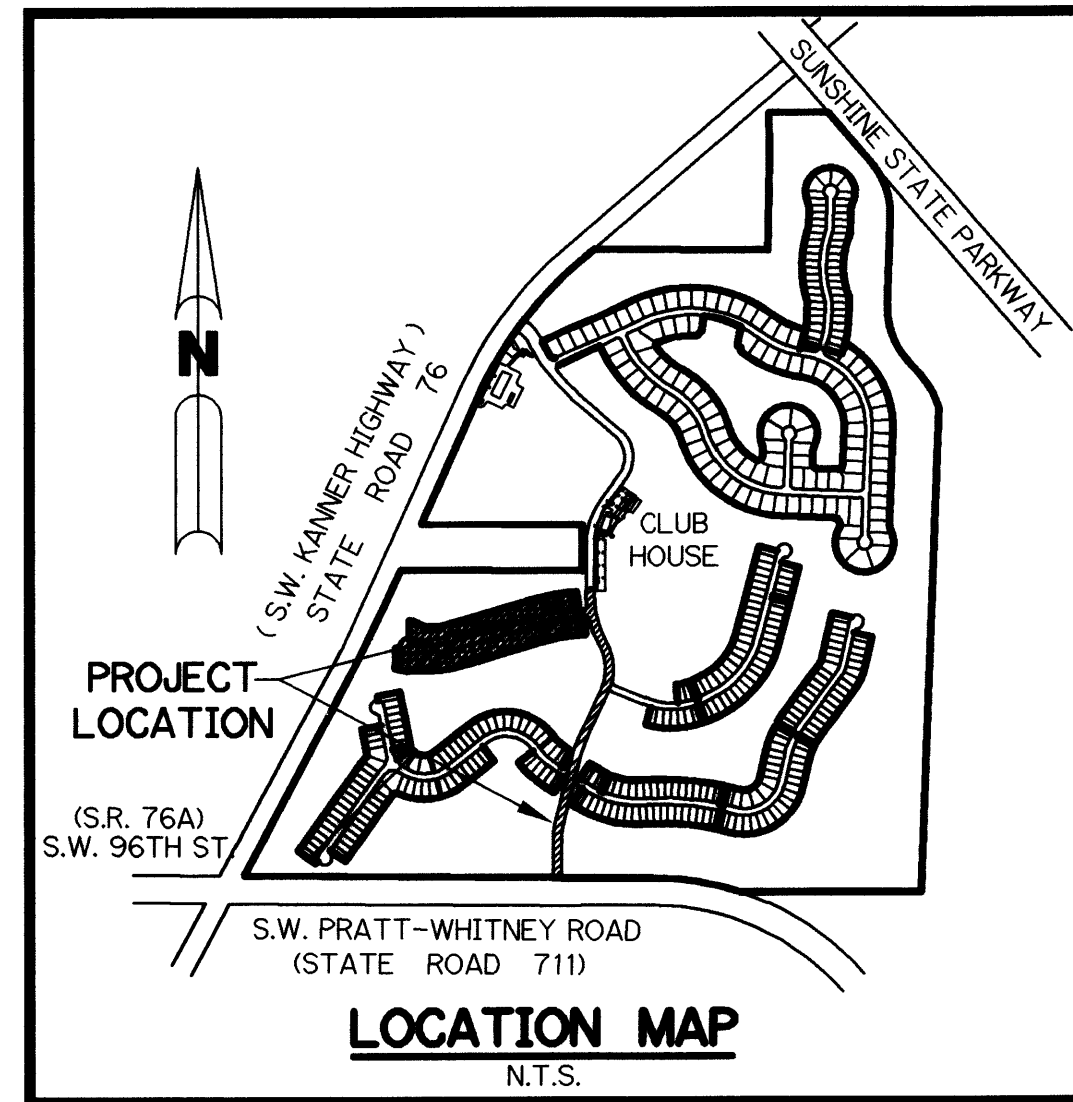
DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING PART OF LOTS 9, 10 AND 16, SECTION 7, LOTS 12 AND 13 SECTION 8, ALL AS SHOWN ON THE PLAT OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH, NOW MARTIN COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8; THENCE NORTH 89°55'52" WEST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, A DISTANCE OF 1363.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 711, AS SHOWN ON ROAD PLAT BOOK 9, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE ALSO BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2010.33 FEET AND A CENTRAL ANGLE OF 18°08'52"; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°13'00" WEST FROM THIS POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 636.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°55'52" WEST, PARALLEL WITH AND 100.00 FEET NORTH OF THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, A DISTANCE OF 513.99 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8; THENCE NORTH 89°32'29" WEST ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 105.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°32'29" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 139.28 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTH 45°27'31" EAST, A DISTANCE OF 41.21 FEET; THENCE SOUTH 89°32'29" WEST, A DISTANCE OF 224.29 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 13°39'26"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°06'57" EAST, A DISTANCE OF 384.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1540.00 FEET AND A CENTRAL ANGLE OF 10°37'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 285.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 24°44'00" EAST, A DISTANCE OF 71.81 FEET; THENCE NORTH 65°16'00" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 24°44'00" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 65°16'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 24°44'00" EAST, A DISTANCE OF 217.21 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 53°27'36"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 312.57 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 16°07'11"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 222.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 83°32'24"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 21.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°51'11" WEST, A DISTANCE OF 38.65 FEET; THENCE SOUTH 06°08'49" EAST, A DISTANCE OF 125.20 FEET; THENCE SOUTH 83°51'11" WEST, A DISTANCE OF 622.03 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1364.80 FEET AND A CENTRAL ANGLE OF 10°19'51"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 246.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 73°31'21" WEST, A DISTANCE OF 622.03 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 660.20 FEET AND A CENTRAL ANGLE OF 17°09'49"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 195.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 19°14'06"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 78.89 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A NON-RADIAL LINE BEARING NORTH 00°41'10" EAST HAVING A RADIAL BEARING OF NORTH 19°55'16" EAST FROM SAID POINT; THENCE NORTH 00°41'10" EAST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 147.08 FEET; THENCE NORTH 62°27'47" EAST, A DISTANCE OF 41.78 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 116°36'33" AND WHOSE RADIUS POINT BEARS NORTH 85°40'20" EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 122.11 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A NON-RADIAL LINE BEARING NORTH 00°41'10" EAST, HAVING A RADIAL BEARING OF SOUTH 22°16'52" WEST FROM SAID POINT; THENCE NORTH 00°41'10" EAST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 89 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 27°31'45" AND WHOSE RADIUS POINT BEARS SOUTH 07°32'30" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 88.89 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 34°23'05"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°18'50" EAST, A DISTANCE OF 15.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 339.80 FEET AND A CENTRAL ANGLE OF 17°09'49"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 73°31'21" EAST, A DISTANCE OF 622.03 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1685.20 FEET AND A CENTRAL ANGLE OF 10°19'51"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 303.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°51'11" EAST, A DISTANCE OF 62.42 FEET; THENCE SOUTH 06°08'49" EAST, A DISTANCE OF 125.20 FEET; THENCE NORTH 83°51'11" EAST, A DISTANCE OF 33.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°19'44"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 23.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 05°49'35"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 79.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°17'02" EAST, A DISTANCE OF 43.42 FEET; THENCE SOUTH 89°42'58" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°17'02" WEST, A DISTANCE OF 43.42 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 29°00'39"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 53°27'36"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 387.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°44'00" WEST, A DISTANCE OF 319.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1460.00 FEET AND A CENTRAL ANGLE OF 10°37'03"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 270.55 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°06'57" WEST, A DISTANCE OF 384.14 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 13°39'26"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 169.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°27'31" WEST, A DISTANCE OF 224.29 FEET; THENCE SOUTH 44°32'29" EAST, A DISTANCE OF 41.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.0854 ACRES, MORE OR LESS



CERTIFICATE OF OWNERSHIP & DEDICATION

THE FLORIDA CLUB AT MARTIN COUNTY, LTD., 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 II AND IIA AND HEREBY DEDICATES AS FOLLOWS:

- 1. STREETS THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE II AND IIA AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), 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 II AND IIA 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 II AND IIA 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. OPEN SPACE TRACTS OST-1, OST-2, OST-3 AND OST-4, AS SHOWN ON THE PLAT OF FLORIDA CLUB P.U.D. PHASE II & IIA, ARE HEREBY DECLARED TO BE THE PROPERTY OF FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY OPEN SPACE TRACTS.
5. 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 A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT 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.

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

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 DISRUPTED 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 TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE 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 3rd DAY OF February, 1998 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, ITS GENERAL PARTNER.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: THE FLORIDA CLUB AT MARTIN COUNTY, LTD. A FLORIDA LIMITED PARTNERSHIP. BY: ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, ITS GENERAL PARTNER. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: GREGORY COTTEN VICE PRESIDENT

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 GREGORY COTTEN, VICE PRESIDENT OF ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF THE FLORIDA CLUB AT MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR I WAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAZ AFORESAID THIS 3rd DAY OF February, 1998. KACY P. DEL BENE COMMISSION # CC 69941 EXPIRES DEC 2, 2001 ATLANTIC BONDING CO., INC. (PRINT NAME BENEATH SIGNATURE) NOTARY PUBLIC MY COMMISSION EXPIRES:

LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. 3864
□ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
● DENOTES PERMANENT CONTROL POINT (P.C.P.)
D.E. DENOTES DRAINAGE EASEMENT
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
C DENOTES CENTER LINE
N.R. DENOTES NOT RADIAL
C.P. DENOTES CENTER POINT
P.R.C. DENOTES POINT OF REVERSE CURVE
C.P. DENOTES CENTER POINT
O.S.T. DENOTES OPEN SPACE TRACT

SUBDIVISION PARCEL CONTROL NUMBER: 7-39-41-016-000-000610

MORTGAGEE'S CONSENT TO PLAT

FIRST UNION NATIONAL BANK OF FLORIDA INC, A FLORIDA CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED JUNE 29, 1995, AND RECORDED IN OFFICIAL RECORD BOOK 1129, PAGE 1038, ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED THIS 30th DAY OF JANUARY, 1998. WITNESS: R.S. Keener, Kacy A. Del Bene. JIM GRAY, VICE PRESIDENT.

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JIM GRAY TO ME WELL KNOWN, TO BE THE PRESIDENT 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. HE IS PERSONALLY KNOWN TO ME OR I WAS PRODUCED AS IDENTIFICATION. Fla. Driver's License. KACY P. DEL BENE AS NOTARY PUBLIC.

(STAMP) KACY P. DEL BENE COMMISSION # CC 69941 EXPIRES DEC 2, 2001 ATLANTIC BONDING CO., INC. MY COMMISSION EXPIRES:

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. 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.
6. 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.
7. 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 INSTRUMENT PREPARED BY MICHAEL T. KOLODZIEJCZYK, P.S.M. 3864, STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS PORT ST. LUCIE, FLORIDA

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 17 DAY OF March, 1998. MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Lisa Wood, DEPUTY CLERK (CIRCUIT COURT SEAL) FILE NO. 01285386

CORPORATE NOTARY MORTGAGEE NOTARY