

A PLANNED UNIT DEVELOPMENT

FLORIDA CLUB P.U.D. PHASE IIB

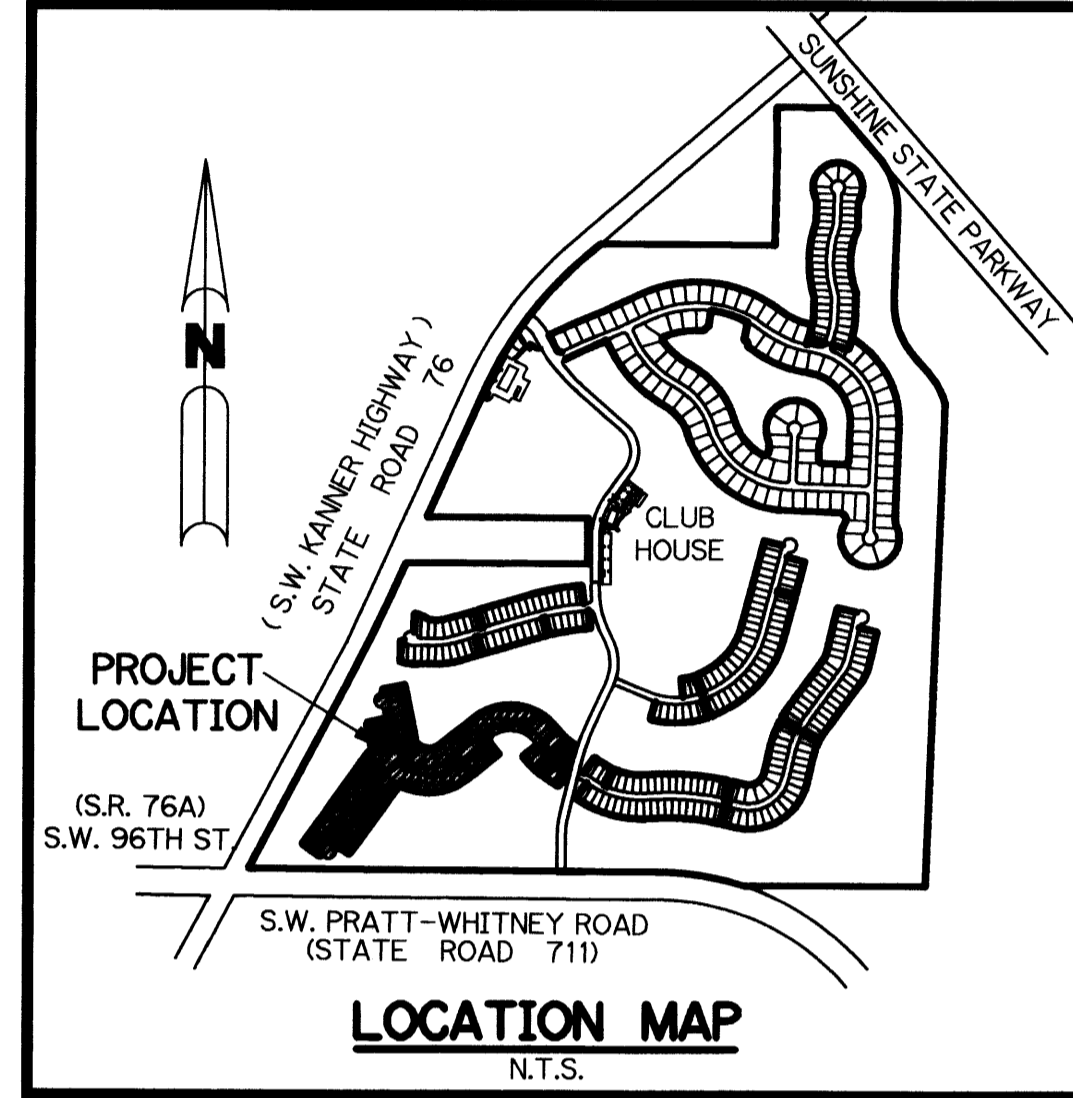
A PARCEL OF LAND BEING PART OF LOTS 10, 15 AND 16, TROPICAL FRUIT FARMS,
RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY)
LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA
SHEET 1 OF 5 FEBRUARY, 1998

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING PART OF LOTS 10, 15 AND 16 AS SHOWN ON THE PLAT OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH, NOW MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; 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 119.55 FEET; THENCE CONTINUE NORTH 89°32'29" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 110.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTH 45°27'31" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 00°27'31" EAST, A DISTANCE OF 228.44 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 13°39'26"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 185.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°06'57" EAST, A DISTANCE OF 271.79 FEET; THENCE NORTH 75°53'03" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 71°04'24"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.61 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 33°02'33" WEST, ALONG SAID LINE, A DISTANCE OF 125.20 FEET; THENCE NORTH 56°57'27" WEST, A DISTANCE OF 79.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 805.20 FEET AND A CENTRAL ANGLE OF 17°59'12"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 252.77 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 109.80 FEET AND A CENTRAL ANGLE OF 05°10'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 959.0 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 45°51'45" EAST, ALONG SAID LINE, A DISTANCE OF 125.20 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 84°00'13"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 344.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°51'32" WEST, A DISTANCE OF 27.75 FEET; THENCE SOUTH 38°08'28" EAST, A DISTANCE OF 125.20 FEET; THENCE SOUTH 51°51'32" WEST, A DISTANCE OF 290.23 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 440.20 FEET AND A CENTRAL ANGLE OF 63°52'23"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 490.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 80°09'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 41.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°34'33" WEST, A DISTANCE OF 590.52 FEET; THENCE NORTH 54°25'27" WEST, A DISTANCE OF 125.20 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 70°31'32"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 185°03'30"; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 193.79 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 60°06'31" WEST, ALONG SAID LINE, A DISTANCE OF 23.89 FEET; THENCE NORTH 54°25'27" WEST, A DISTANCE OF 150.36 FEET; THENCE NORTH 35°34'33" EAST, A DISTANCE OF 829.45 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 49°24'47"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 17.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 13°50'13" WEST, A DISTANCE OF 211.21 FEET; THENCE NORTH 76°09'47" EAST A DISTANCE OF 125.20 FEET; THENCE NORTH 13°50'13" WEST, A DISTANCE OF 60.28 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 70°31'44"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 201°38'49"; THENCE NORTHWESTERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 211.16 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 27°16'52" EAST ALONG SAID LINE, A DISTANCE OF 16.03 FEET; THENCE NORTH 76°09'47" EAST, A DISTANCE OF 135.20 FEET; THENCE SOUTH 13°50'13" EAST, A DISTANCE OF 401.60 FEET; THENCE SOUTH 76°09'47" WEST, A DISTANCE OF 125.20 FEET; THENCE SOUTH 13°50'13" EAST, A DISTANCE OF 24.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 48°11'23"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 12.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 45°27'15"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.60 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE. THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°25'39" WEST FROM SAID POINT OF INTERSECTION; THENCE NORTH 49°06'02" EAST ALONG SAID NON-RADIAL LINE, A DISTANCE OF 132.56 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 119.80 FEET AND A CENTRAL ANGLE OF 94°14'17" AND WHOSE RADIUS POINT BEARS NORTH 56°05'49" EAST FROM SAID POINT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 197.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°51'32" EAST, A DISTANCE OF 317.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.20 FEET AND A CENTRAL ANGLE OF 89°10'13"; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 669.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 484.80 FEET AND A CENTRAL ANGLE OF 17°59'12"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 152.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56°57'27" EAST, A DISTANCE OF 19.40 FEET; THENCE SOUTH 33°02'33" WEST, A DISTANCE OF 125.20 FEET; THENCE SOUTH 56°57'27" EAST, A DISTANCE OF 25.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 108°55'36"; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 28.52 FEET TO A POINT OF CUSP; THENCE SOUTH 14°06'57" WEST, A DISTANCE OF 105.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.2647 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 IIB AND HEREBY DEDICATES AS FOLLOWS:

- STREETS**
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IIB 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.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IIB 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.
- DRAINAGE EASEMENTS**
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IIB 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.
- OPEN SPACE TRACTS** OST-1 AND OST-2 AS SHOWN ON THE PLAT FLORIDA CLUB P.U.D. PHASE IIB, 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.
- 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.

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THE FLORIDA CLUB AT MARTIN COUNTY, LTD.
A FLORIDA LIMITED PARTNERSHIP.

BY: ROEBUCK CREEK COMPANY,
A FLORIDA CORPORATION,
ITS GENERAL PARTNER.

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 HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 3rd DAY OF February, 1998.

KACY P. DEL BENE
COMMISSIONER OF CC 699941
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
- Q. 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
- ROW DENOTES RIGHT-OF-WAY

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 103B, ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATION(S) HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED THIS 30th DAY OF JANUARY, 1998

WITNESS R.S. Klemme Jim Gray
R.S. Klemme J. Se. VICE PRESIDENT

WITNESS Darcy P. Del Bene
PRINT NAME Kacy P. Del Bene

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____
TO ME WELL KNOWN, TO BE THE SE. VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA INC, A FLORIDA CORPORATION, AND _____ ACKNOWLEDGED BEFORE ME THAT _____ EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS SUCH OFFICER 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. _____ IS() PERSONALLY KNOWN TO ME OR (X) HAS PRODUCED SA. Darcy P. Del Bene AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 30th DAY OF JANUARY, 1998.

Darcy P. Del Bene
NOTARY PUBLIC

(STAMP) MY COMMISSION NO.: CC 699941
MY COMMISSION EXPIRES: Dec. 2, 2001

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.
- 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.
- 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 45 74 PAGE 17 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF February, 1998
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Anna Wood, O.C.
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO. 01285388