

# 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 2 OF 5      FEBRUARY, 1998

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 174  
PAGE 45  
MARTIN COUNTY, FLORIDA,  
PUBLIC RECORDS, THIS 17 DAY  
OF March, 1998  
MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Laurie Rusk Sewell  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

FILE NO.  
01285388

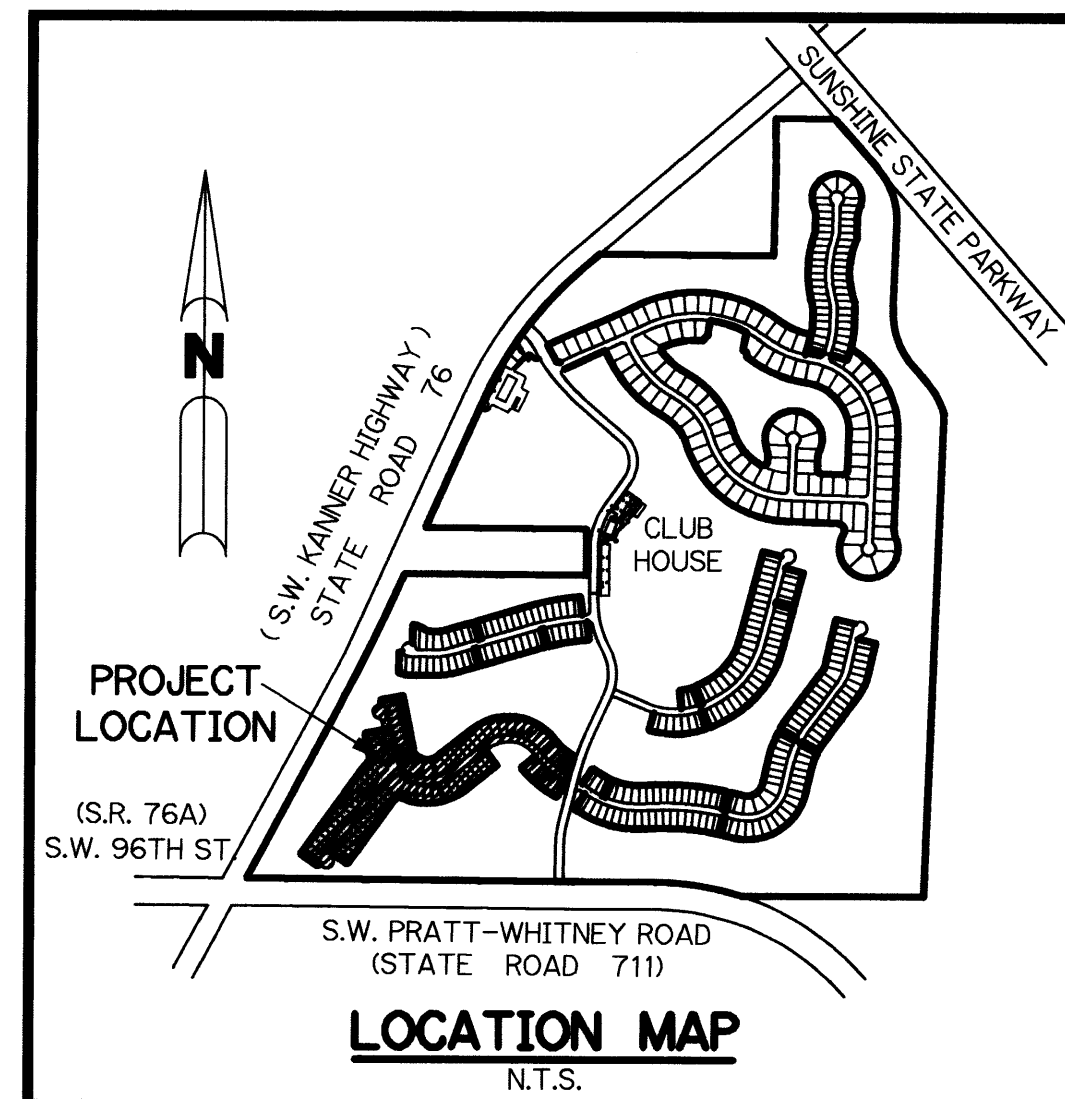
### TITLE CERTIFICATION

I, Laurie Rusk Sewell, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF  
JANUARY 6, 1998, AT 11:00 P.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE II-B 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, AS MODIFIED BY INSTRUMENT RECORDED OCT. 6, 1997 AND RECORDED IN OFFICIAL RECORD BOOK 1264, PAGE 1052.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES HAVE BEEN PAID.

DATE: JANUARY 29, 1998

BY: [Signature]  
LAURIE RUSK SEWELL  
KRAMER, SEWELL & SOPKO, P.A.  
2307 S.E. MONTEREY ROAD  
STUART, FL. 34996  
BAR NO. 335275



### 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.

### 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

### CERTIFICATE OF SURVEYOR AND MAPPER:

I, MICHAEL T. KOLODZIEJCZYK, HEREBY CERTIFY THAT THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IIB 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 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.  
SIGNED AND SEALED  
THIS 6 DAY OF FEBRUARY, 1998

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: 3/10/98

[Signature]  
COUNTY SURVEYOR AND MAPPER

DATE: 2/10/98

[Signature]  
COUNTY ENGINEER

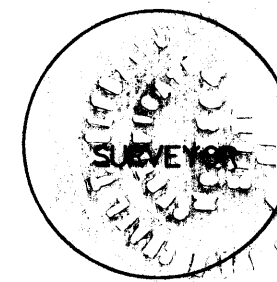
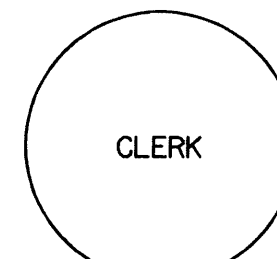
DATE: 3-10-98

[Signature]  
COUNTY ATTORNEY

DATE: 2-24-98  
BCC: 2-24-98

BY: [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST  
BY: \_\_\_\_\_  
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