

# JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1

## OF WEST JENSEN, P.U.D./D.R.I.

BEING A REPLAT OF A PORTION OF SECTION 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, PLAT NO. 1  
ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE  
(NOW MARTIN) COUNTY, 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 57,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

12 DAY OF November, 1998

MARSHA STILLER, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

FILE NUMBER 1331814 BY S. Wood  
DEPUTY CLERK

Surveyors Affidavit  
See surveyors Affidavit Located in O.R. Book 1356, Page 1094, Marsha Stiller, Clerk of the Circuit Court

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN SECTIONS 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING PORTIONS OF BLOCK 3 OF SAID SECTION 17, AND BLOCK 2 OF SAID SECTION 20, PLAT NO. 1 SAINT LUCIE GARDENS, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 00°08'39" WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1250.32 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. JENSEN BEACH BOULEVARD; THENCE SOUTH 89°28'10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1715.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°15'55" EAST, A DISTANCE OF 40.93 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 91.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°53'12", A DISTANCE OF 85.47 FEET; THENCE NORTH 60°00'00" EAST, A DISTANCE OF 10.26 FEET; TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 172°40'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°02'52", A DISTANCE OF 120.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°22'45" WEST, A DISTANCE OF 201.10 FEET; THENCE SOUTH 49°37'15" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 81°45'07" WEST, A DISTANCE OF 154.03 FEET; THENCE NORTH 69°59'38" WEST, A DISTANCE OF 64.80 FEET; THENCE NORTH 04°07'34" WEST, A DISTANCE OF 170.00 FEET; TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 04°07'34" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°44'08", A DISTANCE OF 160.93 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°31'03", A DISTANCE OF 58.35 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°22'45" WEST, A DISTANCE OF 39.87 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°59'47", A DISTANCE OF 238.21 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°22'58" WEST, A DISTANCE OF 183.59 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°12'37", A DISTANCE OF 134.90 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°13'32", A DISTANCE OF 189.28 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 620.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°50'54", A DISTANCE OF 117.39 FEET TO THE END OF SAID CURVE; THENCE SOUTH 81°05'54" WEST, A DISTANCE OF 111.11 FEET; THENCE SOUTH 89°39'28" WEST, A DISTANCE OF 34.87 FEET; THENCE NORTH 70°45'35" WEST, A DISTANCE OF 40.51 FEET; THENCE NORTH 28°16'04" WEST, A DISTANCE OF 47.77 FEET; THENCE NORTH 10°17'40" EAST, A DISTANCE OF 39.27 FEET; THENCE NORTH 41°02'00" WEST, A DISTANCE OF 43.84 FEET; THENCE NORTH 35°15'04" WEST, A DISTANCE OF 40.04 FEET; THENCE NORTH 25°48'17" WEST, A DISTANCE OF 51.14 FEET; THENCE NORTH 20°38'55" WEST, A DISTANCE OF 44.03 FEET; THENCE NORTH 02°09'42" WEST, A DISTANCE OF 43.41 FEET; THENCE NORTH 14°59'00" WEST, A DISTANCE OF 58.69 FEET; THENCE NORTH 15°29'52" WEST, A DISTANCE OF 48.97 FEET; THENCE NORTH 37°37'47" WEST, A DISTANCE OF 39.60 FEET; THENCE NORTH 48°23'01" WEST, A DISTANCE OF 42.22 FEET; THENCE NORTH 34°37'07" WEST, A DISTANCE OF 43.11 FEET; THENCE NORTH 54°37'22" WEST, A DISTANCE OF 44.77 FEET; THENCE NORTH 06°51'37" WEST, A DISTANCE OF 39.89 FEET; THENCE NORTH 09°47'13" WEST, A DISTANCE OF 54.49 FEET; THENCE NORTH 24°52'31" WEST, A DISTANCE OF 43.33 FEET; THENCE NORTH 31°24'04" WEST, A DISTANCE OF 64.33 FEET; THENCE NORTH 29°47'08" WEST, A DISTANCE OF 61.49 FEET; THENCE NORTH 30°06'46" WEST, A DISTANCE OF 47.67 FEET; THENCE NORTH 20°34'56" WEST, A DISTANCE OF 59.60 FEET; THENCE NORTH 28°42'34" WEST, A DISTANCE OF 61.81 FEET; THENCE NORTH 21°51'17" WEST, A DISTANCE OF 46.96 FEET; THENCE NORTH 41°41'04" WEST, A DISTANCE OF 47.52 FEET; THENCE NORTH 53°15'13" WEST, A DISTANCE OF 46.71 FEET; THENCE NORTH 40°40'27" WEST, A DISTANCE OF 33.50 FEET; THENCE NORTH 01°34'28" EAST, A DISTANCE OF 65.71 FEET; THENCE NORTH 42°18'48" EAST, A DISTANCE OF 54.16 FEET; TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 185.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 42°18'49" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°26'06", A DISTANCE OF 43.38 FEET TO THE POINT OF TANGENCY; THENCE NORTH 34°15'05" WEST, A DISTANCE OF 221.85 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°12'44", A DISTANCE OF 141.64 FEET TO THE END OF SAID CURVE; THENCE NORTH 86°57'40" EAST, A DISTANCE OF 60.00 FEET; TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 86°57'40" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°12'44", A DISTANCE OF 108.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 34°15'05" EAST, A DISTANCE OF 221.85 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°54'52", A DISTANCE OF 69.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°09'57" EAST, A DISTANCE OF 101.71

FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°34'57", A DISTANCE OF 86.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 44°25'00" EAST, A DISTANCE OF 11.93 FEET; THENCE NORTH 83°47'07" EAST, A DISTANCE OF 41.39 FEET; THENCE NORTH 81°44'53" EAST, A DISTANCE OF 66.13 FEET; THENCE NORTH 62°21'19" EAST, A DISTANCE OF 42.77 FEET; THENCE SOUTH 28°28'32" EAST, A DISTANCE OF 205.47 FEET; THENCE SOUTH 65°43'56" WEST, A DISTANCE OF 36.89 FEET; THENCE SOUTH 06°30'18" EAST, A DISTANCE OF 46.51 FEET; THENCE SOUTH 20°58'48" EAST, A DISTANCE OF 29.89 FEET; THENCE SOUTH 49°02'19" EAST, A DISTANCE OF 52.97 FEET; THENCE SOUTH 51°38'44" EAST, A DISTANCE OF 42.91 FEET; THENCE SOUTH 45°40'25" EAST, A DISTANCE OF 53.63 FEET; THENCE SOUTH 24°57'04" EAST, A DISTANCE OF 37.62 FEET; THENCE SOUTH 45°05'54" EAST, A DISTANCE OF 60.47 FEET; THENCE SOUTH 35°38'14" EAST, A DISTANCE OF 53.28 FEET; THENCE SOUTH 69°02'44" EAST, A DISTANCE OF 26.24 FEET; THENCE SOUTH 31°51'51" EAST, A DISTANCE OF 40.14 FEET; THENCE SOUTH 41°07'33" EAST, A DISTANCE OF 47.52 FEET; THENCE SOUTH 08°11'44" EAST, A DISTANCE OF 31.62 FEET; THENCE SOUTH 10°10'45" EAST, A DISTANCE OF 35.69 FEET; THENCE SOUTH 14°44'14" EAST, A DISTANCE OF 42.87 FEET; THENCE SOUTH 18°39'05" EAST, A DISTANCE OF 35.30 FEET; THENCE SOUTH 06°15'23" EAST, A DISTANCE OF 37.78 FEET; THENCE SOUTH 12°15'33" EAST, A DISTANCE OF 40.89 FEET; THENCE SOUTH 12°15'33" EAST, A DISTANCE OF 41.50 FEET; THENCE SOUTH 39°46'25" EAST, A DISTANCE OF 27.24 FEET; THENCE SOUTH 09°00'06" EAST, A DISTANCE OF 39.24 FEET; TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 09°00'06" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°39'51", A DISTANCE OF 40.72 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 69°20'03" WEST, A DISTANCE OF 61.07 FEET; THENCE SOUTH 19°04'02" EAST, A DISTANCE OF 60.02 FEET; TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 20°39'57" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°07'06", A DISTANCE OF 75.15 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°24'59", A DISTANCE OF 171.10 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°13'32", A DISTANCE OF 132.50 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°12'37", A DISTANCE OF 192.72 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°22'58" EAST, A DISTANCE OF 165.65 FEET; THENCE SOUTH 87°50'32" EAST, A DISTANCE OF 100.55 FEET; THENCE SOUTH 40°22'45" EAST, A DISTANCE OF 421.81 FEET; THENCE SOUTH 49°37'15" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 40°22'45" EAST, A DISTANCE OF 420.14 FEET; THENCE SOUTH 23°34'48" WEST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 126.06 FEET; THENCE SOUTH 44°44'05" EAST, A DISTANCE OF 35.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. JENSEN BEACH BOULEVARD; THENCE NORTH 89°28'10" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 164.08 FEET; TO THE POINT OF BEGINNING.

CONTAINING IN ALL 718,146 SQ. FT., OR 16.486 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1 OF WEST JENSEN, P.U.D./D.R.I. AND HEREBY DEDICATES AS FOLLOWS:

**1. STREETS**

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1, OF WEST JENSEN, P.U.D./D.R.I. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH COUNTRY CLUB 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 JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1, OF WEST JENSEN, P.U.D./D.R.I. 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. COMMON AREAS**

THE COMMON AREAS SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1, OF WEST JENSEN, P.U.D./D.R.I. AS TRACTS "CA-1" THROUGH TRACT "CA-4" ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE COMMON AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

**4. DRAINAGE EASEMENTS**

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1, OF WEST JENSEN, P.U.D./D.R.I., AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH COUNTRY CLUB 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. THIS DEDICATION SHALL BE SUBJECT TO A RESERVED EASEMENT FOR DRAINAGE BY JENSEN BEACH LAND COMPANY, LTD., ITS SUCCESSORS, AGENTS, AND EMPLOYEES. 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.

**5. PRESERVATION TRACTS**

THE PRESERVATION TRACTS SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1 OF WEST JENSEN, P.U.D./D.R.I., ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED 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 PRESERVE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

THE PRESERVATION TRACTS SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION TRACTS INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

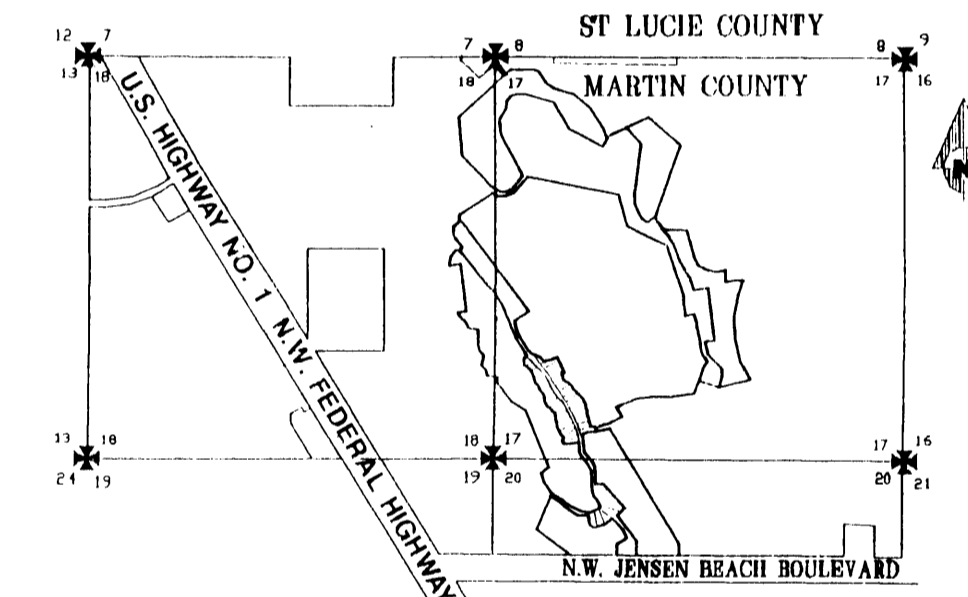
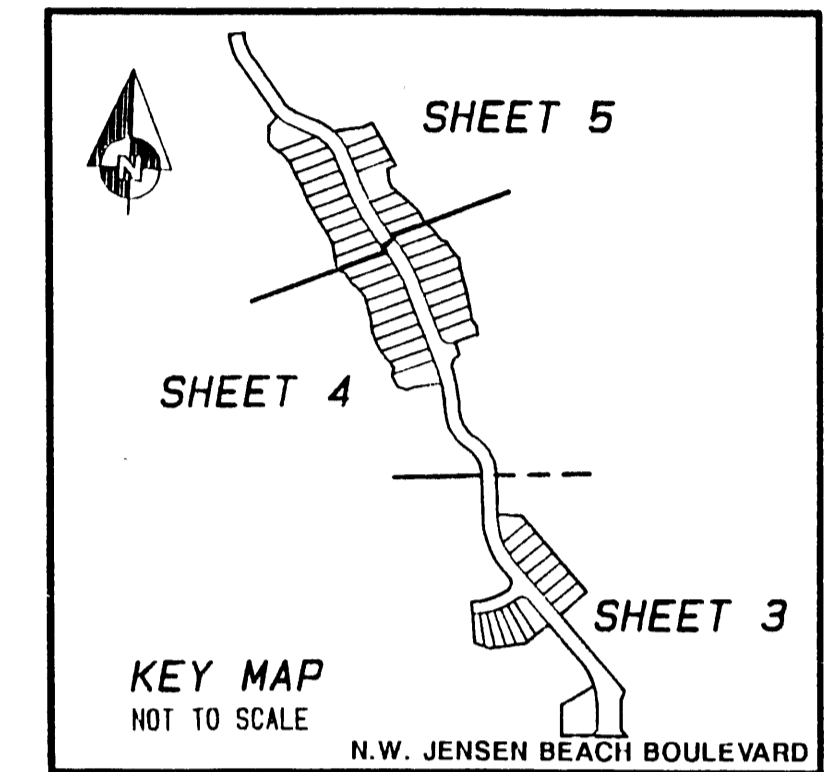
SIGNED AND SEALED THIS 29<sup>th</sup> DAY OF Sept., 1998 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ITS GENERAL PARTNER

JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP  
JENSEN BEACH CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

BY: Santiago Malavasi  
SANTIAGO MALAVASI, VICE-PRESIDENT

ATTEST: Helena K. Fekete  
HELEN K. FEKETE, SECRETARY

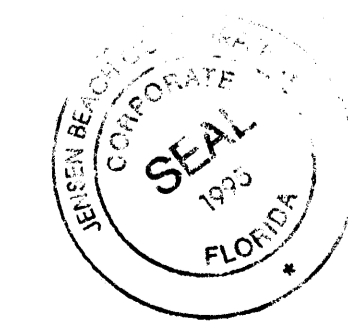
17-37-41-005-CCC-CCCCC  
SUBDIVISION PARCEL CONTROL No.



**LEGEND:**

P.B.	=	PLAT BOOK
P.C.	=	PAGE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
Δ	=	DELTA ANGLE
A	=	ARC LENGTH
C.B.	=	CHORD BEARING
O.R.B.	=	OFFICIAL RECORD BOOK
D.B.	=	DEED BOOK
R.W.	=	RIGHT-OF-WAY
F.P.&L.	=	FLORIDA POWER & LIGHT
C/L	=	CENTERLINE
□	=	DENOTES SET P.R.M. # 2297 UNLESS OTHERWISE NOTED
■	=	DENOTES FOUND P.R.M. AS NOTED
○	=	DENOTES SET PERMANENT CONTROL POINT (P.C.P.) #2297 PLANNED UNIT DEVELOPMENT
P.U.D.	=	UTILITY EASEMENT
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM 19 29
BM	=	BENCH MARK
RAD.	=	RADIAL LINE
P.O.B.	=	POINT OF BEGINNING

SHEET 1 OF 5



THIS INSTRUMENT WAS PREPARED BY PEDRO B. MORALES, IN THE OFFICE OF METES AND BOUNDS, INC., 5050 10th AVENUE NORTH SUITE B, LAKE WORTH, FLORIDA, 33463



**METES & BOUNDS, INC.**

Land Surveyors-Planners  
5050 10th Avenue North Suite B  
Lake Worth FL 33463-2602  
Phone: 561-965-8941 Fax: 561-965-8963