

JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1 OF WEST JENSEN, P.U.D./D.R.I.

MARTIN COUNTY PLAT BOOK 14 PAGE 57

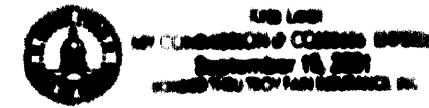
BEING A REPLAT OF A PORTION OF SECTION 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, PLAT NO. 1
ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE
(NOW MARTIN) COUNTY, FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SANTIAGO MALAVASI AND HELEN K. FEKETE, TO ME WELL KNOWN TO BE VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF JENSEN BEACH CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY. THEY ARE:

PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.



Krista Lee
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
COMMISSION NO. CC 080636

MY COMMISSION EXPIRES: 9-15-2001

TITLE CERTIFICATION

I, LINDA R. McCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF SEPTEMBER 30, 1998, AT 8:00 AM:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE PARTNERSHIP EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:
 - MORTGAGE SPREADER AGREEMENTS FROM JENSEN BEACH LAND COMPANY, LTD. TO BARNETT BANK, N.A. DATED JULY 23, 1998 AND AUGUST 28, 1998, RECORDED IN OFFICIAL RECORDS BOOK 1332, PAGES 756, 769 AND 782, AND OFFICIAL RECORDS BOOK 1324, PAGES 2371, 2379 AND 2387, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 30TH DAY OF SEPTEMBER, 1998.

Linda R. McCann
LINDA R. McCANN
ROYAL PALM FINANCIAL CENTER
759 SOUTH FEDERAL HIGHWAY, SUITE 212
STUART, FLORIDA 34994
TELEPHONE 561-288-1144
FLORIDA BAR No. 246310

MORTGAGE HOLDER'S CONSENT

BARNETT BANK, N.A., A NATIONAL BANK ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATIONS.

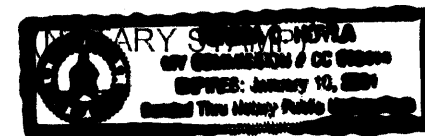
SIGNED AND SEALED THIS 30 DAY OF SEPTEMBER, 1998.

BARNETT BANK, N.A.

Jeff T. Olson
JEFF T. OLSON, VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF September, 1998, BY JEFF T. OLSON, AS VICE PRESIDENT OF BARNETT BANK, N.A., A NATIONAL BANK ASSOCIATION, ON BEHALF OF THE BANK, AND HE IS PERSONALLY KNOWN TO ME, OR _____ HAS PRODUCED _____ AS IDENTIFICATION.



Teresa C. Hayler
NOTARY PUBLIC
Teresa C. Hayler
COMMISSION #CC 010 414
COMMISSION EXPIRES JAN. 10, 2001

GENERAL NOTES

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00° 08' 39" WEST ON THE WEST LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND ALL OTHERS ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- PROPERTY LIES IN FLOOD ZONES "AH" (ELEV 17) AND "B", AS SHOWN ON FEMA/FIRM MAP NUMBERS 120161 0020 C, DATED JANUARY 5, 1994 AND 120161 0132 C, DATED JANUARY 5, 1984.
- 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 GRAPHICAL OR DIGITAL.

NOTE:
BM: US-JB ELEV: 14.899 DATUM: N.G.V.D. 1929
DESC: MARK IS A M.C. 2 1/2 INCH BRASS DISK STAMPED MARTIN COUNTY BM US-JB
MARK IS 270 FT ± EAST OF US-1 ON THE NORTH SIDE OF JENSEN BEACH BLVD ON THE SOUTH SIDE OF A 28 X 28 INCH CONCRETE BASE FOR A LIGHT POLE JUST WEST OF WEST ENTRANCE TO MOBIL STATION AT NORTHEAST CORNER OF US-1 AND JENSEN BEACH BLVD.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE: 11/10/98

Samuel T. Couley
COUNTY SURVEYOR & MAPPER

DATE: 11/10/98

[Signature]
COUNTY ENGINEER

DATE: 11-10-98

[Signature]
COUNTY ATTORNEY

DATE: BCC: 11-3-98

[Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

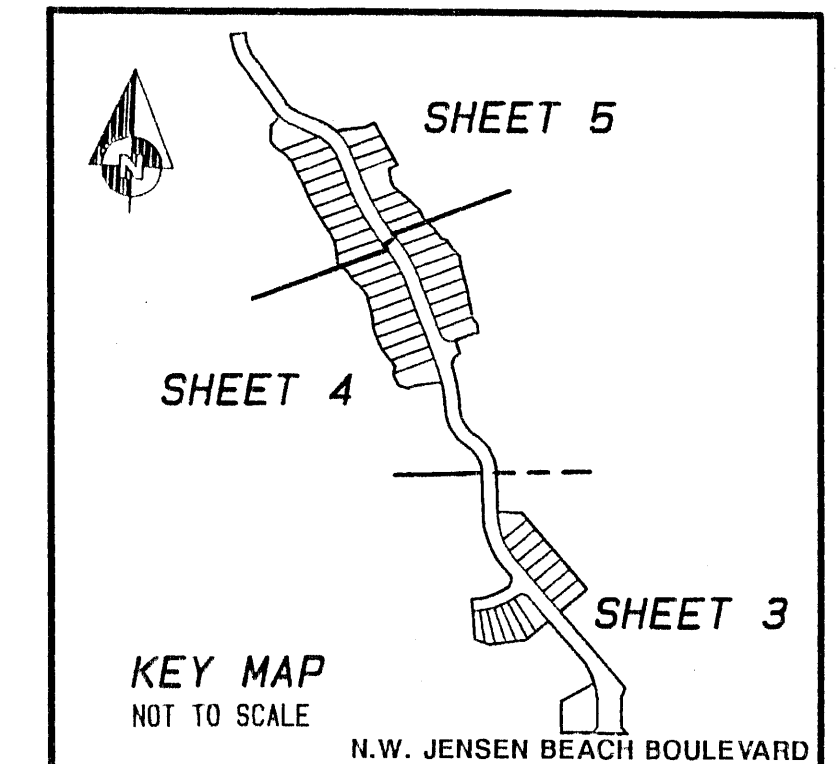
CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, PAUL J. FOTORNY, HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1, OF WEST JENSEN, P.U.D./D.R.I., 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 AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE: 9-29-98

[Signature]
PAUL J. FOTORNY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2297



LEGEND:

P.B.	=	PLAT BOOK
PG.	=	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
P.U.D.	=	PLANNED UNIT DEVELOPMENT
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM 1929
BM	=	BENCH MARK
RAD.	=	RADIAL LINE
P.O.B.	=	POINT OF BEGINNING

SHEET 2 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.

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