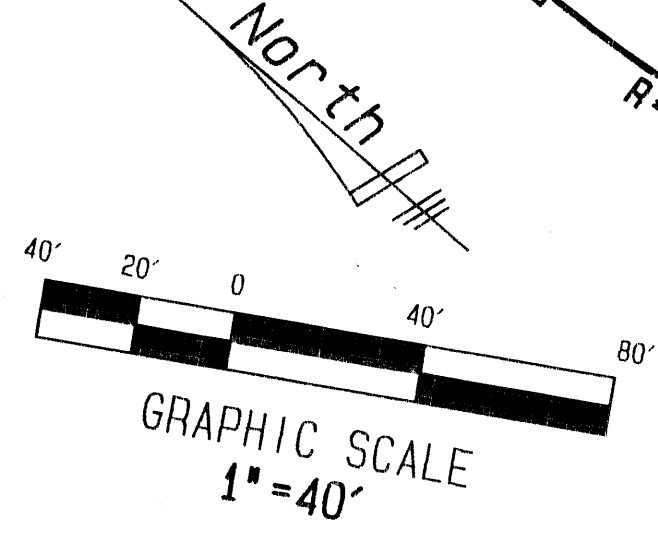
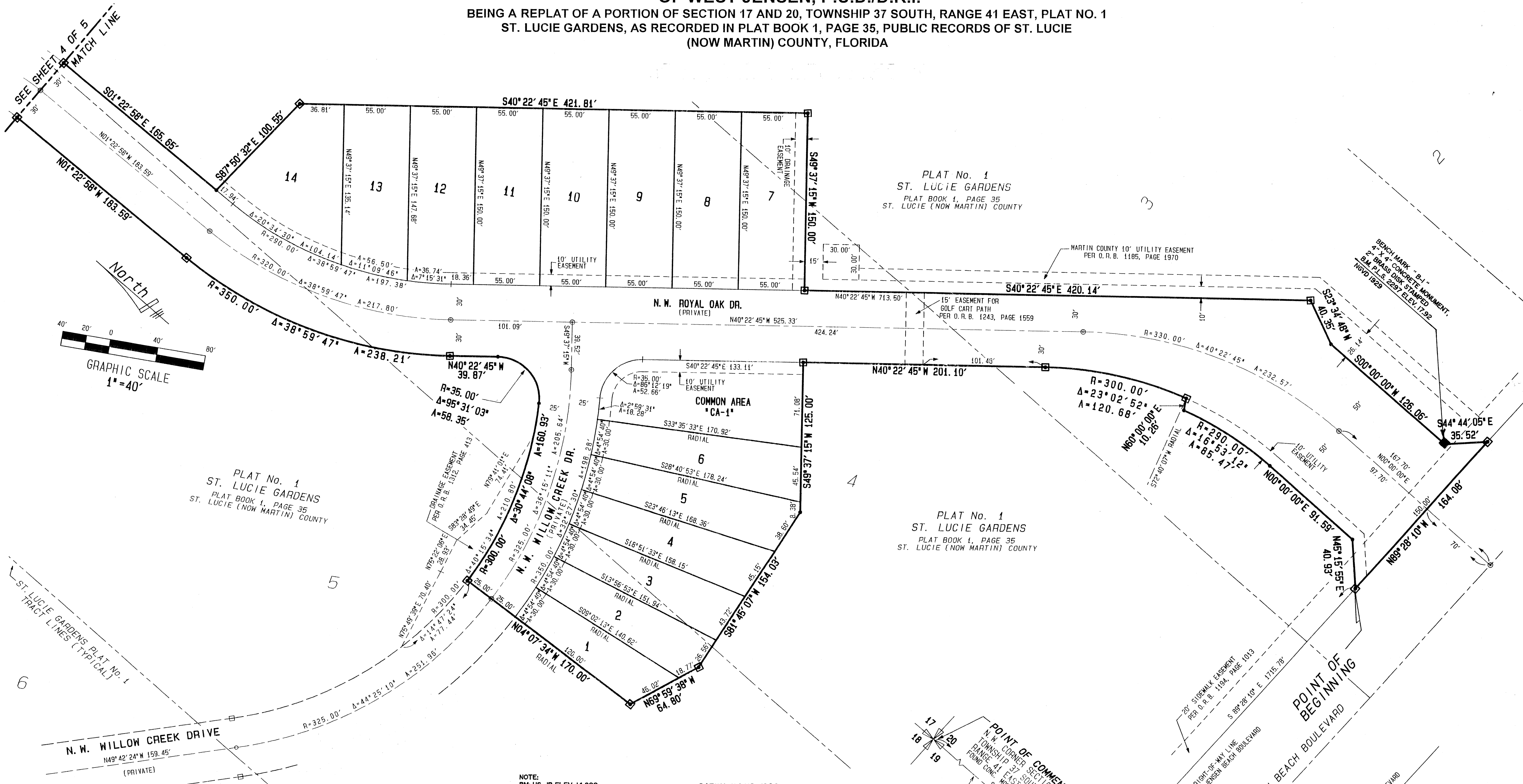


# JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 1 OF WEST JENSEN, P.U.D./D.R.I.

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



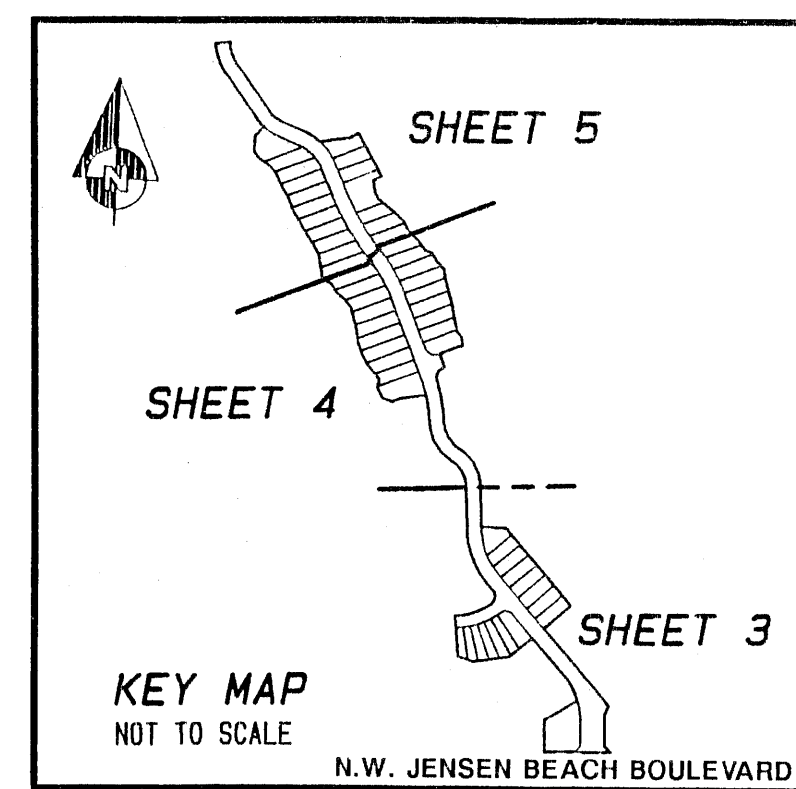
PLAT No. 1  
ST. LUCIE GARDENS  
PLAT BOOK 1, PAGE 35  
ST. LUCIE (NOW MARTIN) COUNTY

PLAT No. 1  
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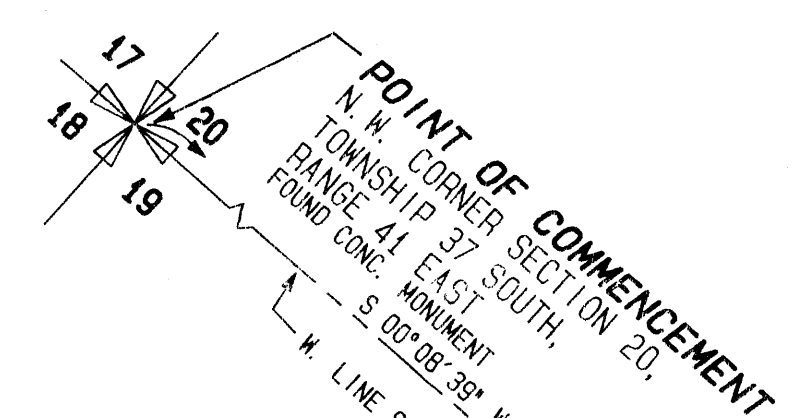
**NOTE:**  
 BM US-JB ELEV: 14.899      DATUM: N.G.V.D. 1929  
 DESK MARK IS A 1/2 INCH BRASS DISK SAMPED MARTIN COUNTY BM US-JB  
 MARK IS 270 F EAST OF US-1 ON THE NORTH SIDE OF JENSEN BEACH BLVD ON THE  
 SOUTH SIDE OF A 28 X 28 INCH CONCRETE BASE FOR A LIGHT POLE JUST WEST OF  
 WEST ENTRANCE TO MOBIL STATION AT NORTHEAST CORNER OF US-1 AND JENSEN  
 BEACH BLVD.

- GENERAL NOTES**
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
  3. 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.
  4. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
  5. THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
  6. 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, 1994.
  7. 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.



**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
RAW	=	RIGHT-OF-WAY
F.P.&L.	=	FLORIDA POWER & LIGHT
CL	=	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



**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

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