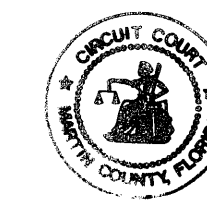


# JENSEN PARK ESTATES PHASE FOUR - B

A SUBDIVISION Located in Section 28, Township 37 South,  
Range 41 East, Martin County, Florida

-----Subdivision-----Parcel-----Control-----Number-----



Filed for record this 20<sup>th</sup> day of Nov.  
1998 in Plat Book 14, Page 59.  
Public Record of Martin Co., Florida  
File #

MARSHA STILLER  
CLERK OF CIRCUIT COURT  
By Charlotte Sukey



### CERTIFICATE OF OWNERSHIP AND DEDICATION

C & D Contractors, Inc., a Florida Corporation, by and through its undersigned officers, hereby certifies that it is the owner of the property described on the plat of JENSEN PARK ESTATES PHASE FOUR - B and hereby dedicates as follows:

#### 1. STREETS

The streets shown on this plat of JENSEN PARK ESTATES PHASE FOUR - B and designated thereon as public streets are hereby dedicated to Martin County for the use and benefit of the public

#### 2. UTILITY EASEMENTS

The Utility Easements shown on this plat of JENSEN PARK ESTATES PHASE FOUR - B 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. DRAINAGE EASEMENTS

The private drainage easements shown on this plat of JENSEN PARK ESTATES PHASE FOUR - B, and designated as such on the plat, are hereby declared to be the property of the JENSEN PARK ESTATES HOMEOWNERS 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.

#### 4. PARCEL "A", WETLAND AND UPLAND PRESERVATION AREA

Parcel A, the wetland and upland preservation area shown on this plat of JENSEN PARK ESTATES PHASE FOUR - B, as Parcel "A" is hereby declared to be the property of the JENSEN PARK ESTATES HOMEOWNERS ASSOCIATION, Inc. (hereinafter "Association"), and is further declared to be a private preservation area, 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 parcel 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 wetland and upland preservation area designated as such on this plat.

#### 5. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

Notwithstanding the obligation of the JENSEN PARK ESTATES HOMEOWNERS ASSOCIATION, Inc. (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 shown on this plat: all private drainage easements and/or tracts. 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 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 1 day of SEPTEMBER, 1998, on behalf of said corporation by its President and attested to by its Secretary.

Attest: Carolyn J. Coy By: Robert H. Coy  
Carolyn J. Coy, Secretary Robert H. Coy, President

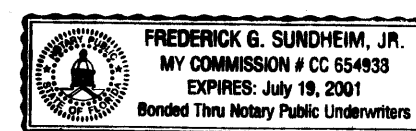


### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Robert H. Coy and Carolyn J. Coy, to me well known to be the President and Secretary, respectively, of C & D Contractors, Inc., a Florida corporation, and they acknowledged that they executed such Certificate of Ownership and Dedication as such officers 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 the free act and deed of said corporation. They are:  personally known to me or  have produced \_\_\_\_\_ as identification.

Frederick G. Sundheim, Jr.  
Notary Public  
State of Florida at large  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_



### GENERAL NOTES

1. A search of the public records has not been done by this office.
2. Bearings shown hereon are assumed on the North line of the South Half of the Northeast quarter of said Section 28 and all bearings relative thereto.
3. There shall be no building or any other kind of construction or trees or shrubs placed on drainage easements.
4. There shall be no building or any permanent structures placed on utility easements.
5. Property lies in flood zone "B", as shown on FEMA/FIRM map numbers 120161 0151 C printed 1/5/1984.
6. 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.
7.  $\textcircled{A}$  = Control of Access - No vehicular access without the approval of the Board of Martin County Commissioners.

### LEGEND

A=Arc  
CHB=Chord Bearing  
CHD=Chord Distance  
CLI=Centerline Intersection  
D=Delta  
D.E.=Drainage Easement  
D.&U.E.=Drainage & Utility Easement  
D.M.E.=Drainage & Maintenance Easement  
P.C.=Point of Curvature  
P.C.C.=Point of Compound Curvature  
P.I.=Point of Intersection  
P.R.C.=Point of Reverse Curvature  
P.T.=Point of Tangency  
P.O.L.=Point on Line  
R.P.=Radius Point  
R=Radius  
U.E.=Utility Easement  
U.P.A.=Upland Preserve Area  
■ = Set Permanent Reference Monument (P.L.S. No. 4557)  
● = Set Permanent Control Point (P.L.S. No. 4557)

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

### CERTIFICATE OF SURVEYOR AND MAPPER

I, Terry L. MacDevitt, hereby certify that this plat of JENSEN PARK ESTATES PHASE FOUR - B, 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 as shown complies with all of the requirements of CHAPTER 177, Florida STATUTES, and applicable ordinances of Martin County, Florida.

Terry L. MacDevitt  
Florida Surveyor and Mapper Registration No. 4557

SOUTH FLORIDA  
PROFESSIONAL LAND SURVEYORS  
2825 N.E. DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957  
VOICE (561) 334-1800 VOICE (561) 334-8772  
FAX (561) 334-2664

REVISIONS	No.	DESCRIPTION	DATE	BY
	1			
	2			
	3			
	4			
	5			

DRAWN BY: Peter Frevtag  
DATE DRAWN: 12/12/97  
DATE IN FIELD:  
FIELD BOOK: PG.  
SCALE: 1" = 50'  
CHECKED BY: T.L.M.

JOB NUMBER  
96-412

SHEET  
2  
OF  
3