

A PLANNED UNIT DEVELOPMENT

FLORIDA CLUB P.U.D. PHASE V

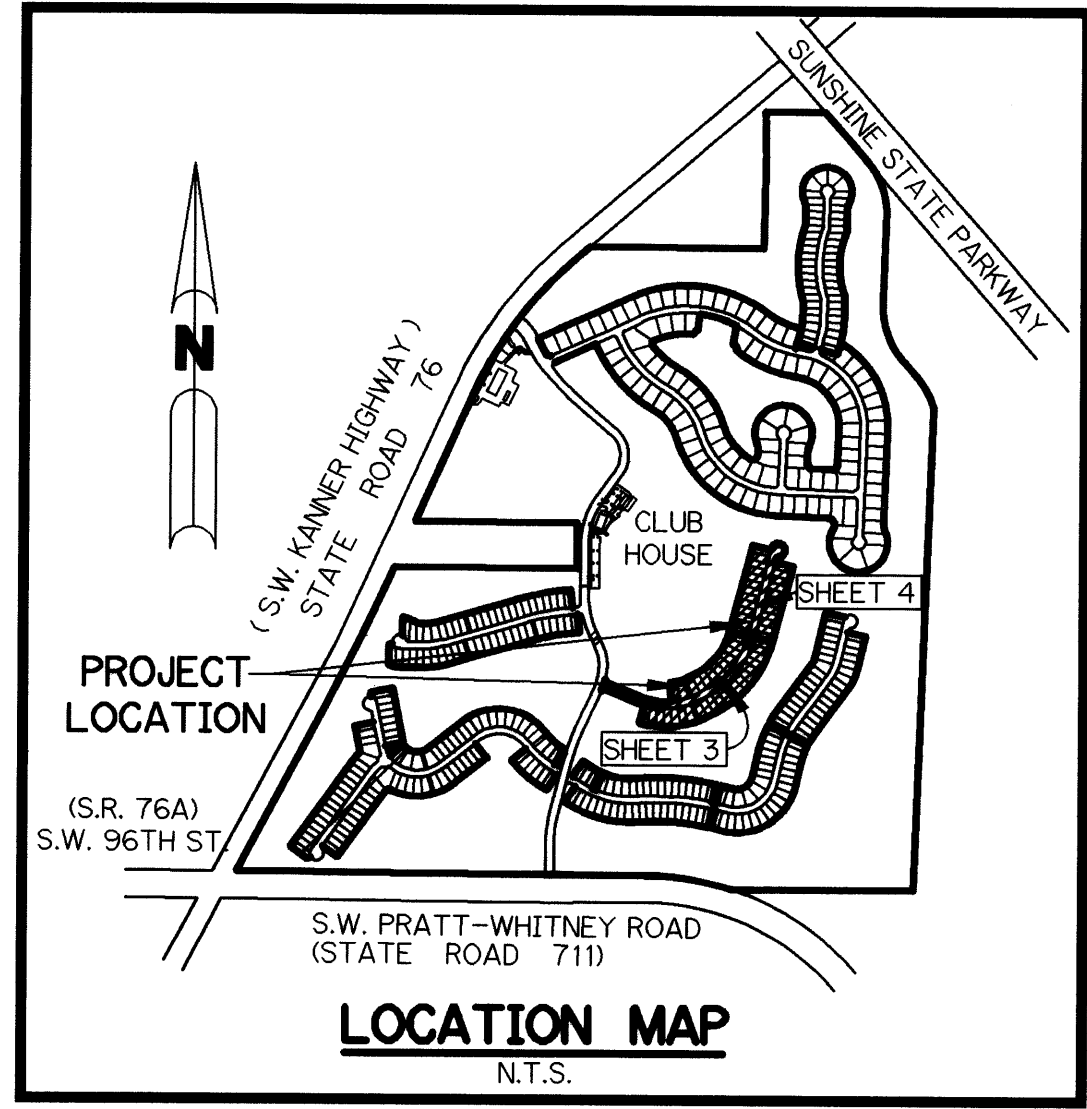
A PARCEL OF LAND BEING PART OF LOTS 11, 12, AND 13, TROPICAL FRUIT FARMS,
RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY)
AND ALSO BEING A REPLAT OF PART OF S.W. OLD ROYAL DRIVE,
FLORIDA CLUB P.U.D. PHASE II & IIA, RECORDED IN
PLAT BOOK 14, PAGE 44, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
LYING IN SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA
SHEET 2 OF 4 NOVEMBER, 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 1355549
PAGE 21
MARTIN COUNTY, FLORIDA,
PUBLIC RECORDS, THIS 10 DAY
OF March 1999
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: [Signature]
DEPUTY CLERK
(CIRCUIT COURT SEAL)
FILE NO. 1355549

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____
I, Laurie Rusk Sewell, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF
December 27, 1998, AT 11:00 PM
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE V
IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE
CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. 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.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES
HAVE BEEN PAID.

DATE: 2-23-99 BY: [Signature]
LAURIE RUSK SEWELL
KRAMER, SEWELL, SOPKO & LEVENSTEIN
2307 S.E. MONTEREY ROAD
STUART, FL. 34996
BAR NO. 0335975



CERTIFICATE OF SURVEYOR AND MAPPER:

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, GARY R. BURFORD, HEREBY CERTIFY THAT THIS PLAT OF FLORIDA CLUB P.U.D.
PHASE V IS A TRUE AND CORRECT REPRESENTATION OF THE LAND 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 AND MONUMENTS 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.
THIS 4TH DAY OF JANUARY, 1999
[Signature]
GARY R. BURFORD, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4981

LEGEND

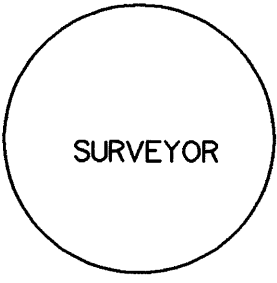
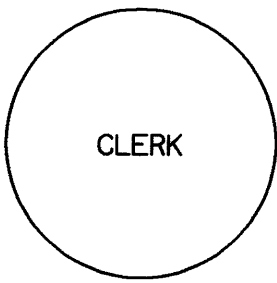
- DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LS 4981
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 3864
- DENOTES PERMANENT CONTROL POINT (P.C.P.) LS 4981
- P.D.E. DENOTES PRIVATE DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B. DENOTES PLAT 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
- CL 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
- R/W DENOTES RIGHT-OF-WAY

NOTES

1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
4. BEARING BASE - THE EAST LINE OF S.W. OLD ROYAL DRIVE IS TAKEN AS BEING SOUTH 00°17'02" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. 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.
6. 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.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.
DATE: 2/1/99 [Signature] COUNTY SURVEYOR AND MAPPER
DATE: 3/1/99 [Signature] COUNTY ENGINEER
DATE: 3-3-99 [Signature] COUNTY ATTORNEY
DATE: 3-4-99 [Signature] CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
BCC: 2-23-99
ATTEST
BY: _____ CLERK



THIS INSTRUMENT PREPARED BY
GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC. LB 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BOULEVARD, SUITE 9
PORT ST. LUCIE, FLORIDA