

JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 2 OF WEST JENSEN, P.U.D./D.R.I.

BEING A REPLAT OF A PORTION OF SECTIONS 17, 18 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

I hereby certify that this Plat was filed for record in Plat Book 14 page 62 Martin County, Florida Public records this 19th day of March 1999.

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.2, OF WEST JENSEN, A P.U.D./D.R.I., AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS JENSEN BEACH GOLF AND COUNTRY CLUB PLAT No.2, 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.2, OF WEST JENSEN, A 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.2, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS "CA-1" THROUGH "CA-12", INCLUSIVE ARE HEREBY DECLARED TO BE THE PROPERTY OF THE 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 COMMON AREA DESIGNATED AS SUCH ON THIS PLAT.

4. DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS JENSEN BEACH GOLF AND COUNTRY CLUB PLAT No.2, OF WEST JENSEN, P.U.D./D.R.I. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE 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, ASSIGNS, 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. DRAINAGE TRACTS

THE PRIVATE DRAINAGE TRACTS SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT No.2, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS "DT-1" THROUGH "DT-13", INCLUSIVE, ON SAID PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE 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, ASSIGNS, AGENTS, AND EMPLOYEES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

6. PRESERVATION TRACTS

THE PRESERVATION TRACTS SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT No.2, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS PRESERVATION TRACTS 21, 32D, 32E, 33 AND 36, ON SAID PLAT, ARE HEREBY DECLARED TO BE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION TRACTS, 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 PRESERVATION TRACTS DESIGNATED AS SUCH ON THIS PLAT.

PRESERVATION CONT.

THE PRESERVATION TRACTS ARE HEREBY DEDICATED AS COMMON AREAS. THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE, WITH THE EXCEPTION OF PERMITTED RESTORATION ACTIVITIES 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.

7. LAKE TRACTS

THE LAKE TRACTS SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT No.2, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS 11, 11-A AND 18 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE LAKE TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LAKE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

8. LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT No.2, OF WEST JENSEN, A P.U.D./D.R.I. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE LAKE MAINTENANCE EASEMENTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 3rd DAY OF February 1999 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: Helene K. Fekete
HELENE K. FEKETE, SECRETARY

ACKNOWLEDGEMENT

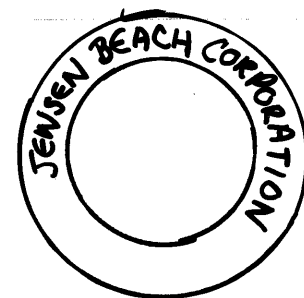
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SANTIAGO MALAVASI AND HELENE 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.

James P. Conway
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
COMMISSION NO: 1218/2000

MY COMMISSION EXPIRES:



TITLE CERTIFICATION

I, LINDA R. McCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF February 3, 1999 AT 7:00 a.m.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: "NONE"
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 3rd DAY OF February, 1999

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. 266310

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 OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BENCH MARK REFERENCE: BM: US-JB ELEV. 14.899 = NGVD 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 BOULEVARD.
- 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.

COUNTY APPROVAL

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

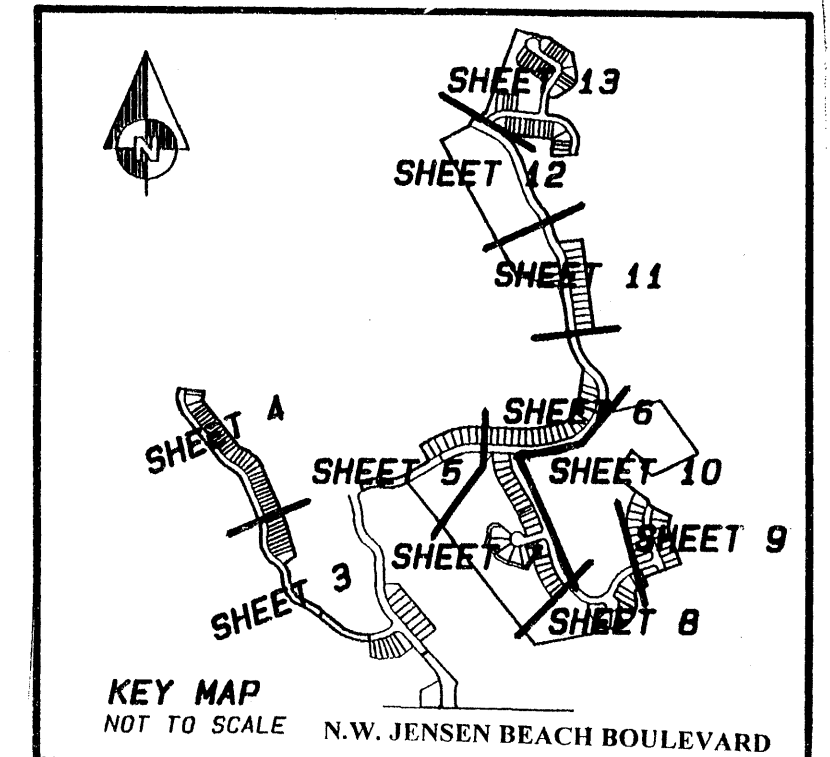
DATE: 3/1/99 David T. Conley
COUNTY SURVEYOR AND MAPPER
DATE: 3/1/99 David T. Conley
COUNTY ENGINEER
DATE: 3/18/99 James J. Owens
COUNTY ATTORNEY
DATE: 03/18/99 James J. Owens
CHAIR, BOARD OF COUNTY COMMISSIONERS
BCC: 2/23/99

ATTEST:
Marsha Stiller
CLERK of County Deputy Clerk

CERTIFICATE OF SURVEYOR AND MAPPER

I, PAUL J. FOTORNY, HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT No. 2, OF WEST JENSEN, A 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.

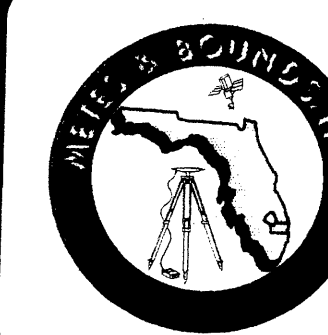
DATE: 02-03-99
Paul J. Fotorny
PAUL J. FOTORNY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2297



LEGEND:

P.B.	=	PLAT BOOK
PG.	=	PAGE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
A	=	DELTA ANGLE
AL	=	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
CL	=	CENTERLINE
□	=	DENOTES SET P.R.M. # 2297 UNLESS OTHERWISE NOTED
○	=	DENOTES FOUND P.R.M. AS NOTED
P.U.D.	=	DENOTES SET PERMANENT CONTROL POINT (P.C.P.) #2297
U.E.	=	PLANNED UNIT DEVELOPMENT UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT (PRIVATE)
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM 1929
BM	=	BENCH MARK
RAD.	=	RADIAL LINE
P.O.B.	=	POINT OF BEGINNING
D.T.	=	DRAINAGE TRACT (PRIVATE)

SHEET 2 OF 13



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