

JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3 OF WEST JENSEN, P.U.D./D.R.I.

BEING A REPLAT OF A PORTION OF SECTIONS 17, AND 18, 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

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND IN SECTIONS 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING A PORTION OF SAID SECTIONS 17 AND 18, PLAT NO. 1 SAINT LUCIE GARDENS, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 00°05'53" EAST ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 1164.52 FEET; THENCE NORTH 89°54'07" WEST A DISTANCE OF 193.37 FEET TO THE NORTHWEST CORNER OF THE PROPOSED PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 2 AND THE POINT OF BEGINNING BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 22°06'40" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°59'57", A DISTANCE OF 402.73 FEET TO THE POINT OF TANGENCY; THENCE NORTH 03°06'37" EAST, A DISTANCE OF 201.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°10'39", A DISTANCE OF 174.88 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°02'58", A DISTANCE OF 165.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 08°01'03" WEST, A DISTANCE OF 654.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°42'38", A DISTANCE OF 127.52 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°41'32" EAST, A DISTANCE OF 92.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 49°18'28" WEST, A DISTANCE OF 140.27 FEET; THENCE NORTH 40°41'32" EAST, A DISTANCE OF 217.06 FEET; THENCE SOUTH 38°30'17" EAST, A DISTANCE OF 1452.35 FEET; THENCE SOUTH 57°29'37" WEST, A DISTANCE OF 171.86 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 57°28'37" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°31'03", A DISTANCE OF 108.19 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86°57'40" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 86°57'40" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°31'03", A DISTANCE OF 108.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°41'32" EAST, A DISTANCE OF 92.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40°41'32" WEST, A DISTANCE OF 92.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°42'38", A DISTANCE OF 85.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08°01'03" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 81°58'57" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 08°01'03" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 81°58'57" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°58'57" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°02'58", A DISTANCE OF 110.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°10'39", A DISTANCE OF 168.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86°53'23" EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°59'57", A DISTANCE OF 179.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 22°06'40" WEST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 480,563 SQ. FT. OR 11.032 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 2

A PARCEL OF LAND IN SECTIONS 17, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING A PORTION OF SAID SECTION 17, PLAT NO. 1 SAINT LUCIE GARDENS, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89°34'06" EAST ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 2994.88 FEET; THENCE NORTH 00°25'54" EAST A DISTANCE OF 2310.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°14'32" WEST, A DISTANCE OF 1411.11 FEET; THENCE SOUTH 83°45'28" WEST, A DISTANCE OF 106.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°26'53", A DISTANCE OF 393.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 15°47'38" WEST, A DISTANCE OF 140.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°21'37", A DISTANCE OF 65.29 FEET TO THE END OF SAID CURVE AND A POINT ON THE BOUNDARY OF THE PROPOSED PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 2; THENCE NORTH 87°33'59" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 180.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 87°33'59" EAST; THENCE, DEPARTING SAID BOUNDARY, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°21'37", A DISTANCE OF 23.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°47'38" EAST, A DISTANCE OF 140.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°26'53", A DISTANCE OF 140.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°45'28" EAST, A DISTANCE OF 320.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 135°19'11", A DISTANCE OF 79.1237; A DISTANCE OF 138.25 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°17'15", A DISTANCE OF 6.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°30'00" WEST, A DISTANCE OF 112.88 FEET; THENCE NORTH 59°58'29" WEST, A DISTANCE OF 27.80 FEET; THENCE NORTH 10°37'45" WEST, A DISTANCE OF 371.70 FEET; THENCE NORTH 28°39'16" WEST, A DISTANCE OF 290.12 FEET; THENCE NORTH 64°32'14" EAST, A DISTANCE OF 144.70 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 75°57'19" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 135°19'11", A DISTANCE OF 118.09 FEET TO THE END OF SAID CURVE; THENCE NORTH 59°21'52" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1300.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 59°21'52" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°46'08", A DISTANCE OF 1106.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°08'00" WEST, A DISTANCE OF 137.15 FEET; THENCE NORTH 71°52'00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°31'55" WEST, A DISTANCE OF 25.68 FEET; THENCE NORTH 78°54'35" WEST, A DISTANCE OF 52.48 FEET; THENCE SOUTH 81°21'48" WEST, A DISTANCE OF 137.31 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 410,817 SQ. FT., OR 9.431 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3, 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 JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3, OF WEST JENSEN, 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 JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3, OF WEST JENSEN, P.U.D./D.R.I. AND DESIGNATED AS "CA-1" AND "CA-2", 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. 3, 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 TRACT

THE PRIVATE DRAINAGE TRACT SHOWN ON THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3, OF WEST JENSEN, P.U.D./D.R.I. AND DESIGNATED AS "DT-1", ON SAID PLAT, IS 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. 3, OF WEST JENSEN, P.U.D./D.R.I. AND DESIGNATED AS PRESERVATION TRACTS 17 AND 38 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.

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.

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: Helena K. Fekete
HELENA K. FEKETE, SECRETARY

TITLE CERTIFICATION

I, LINDA R. MCCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF February 3, 1999, AT 8:00 a.m.:

- 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: "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

ACKNOWLEDGEMENT

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.

James R. Conroy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 12/8/2000
MY COMMISSION EXPIRES:

GENERAL NOTES

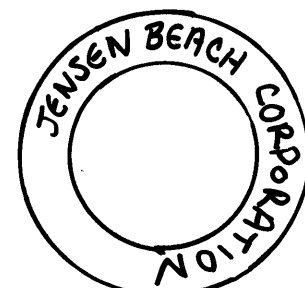
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°05'53" EAST ALONG THE WEST LINE OF SAID SECTION 17, 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-IB ELEV. 14.899 = NGVD 1929
DESC: MARK IS A M.C. 2 1/2 INCH BRASS DISK STAMPED MARTIN COUNTY BM US-IB 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, 1994.
- 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 James R. Conroy
COUNTY SURVEYOR AND MAPPER
DATE: 3/1/99 James R. Conroy
COUNTY ENGINEER
DATE: 3/18/99 James R. Conroy
COUNTY ATTORNEY
DATE: 03/18/99
BCC: 2/23/99

ATTEST: Marsha Stiller
CLERK
By: James R. Conroy
Deputy Clerk



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

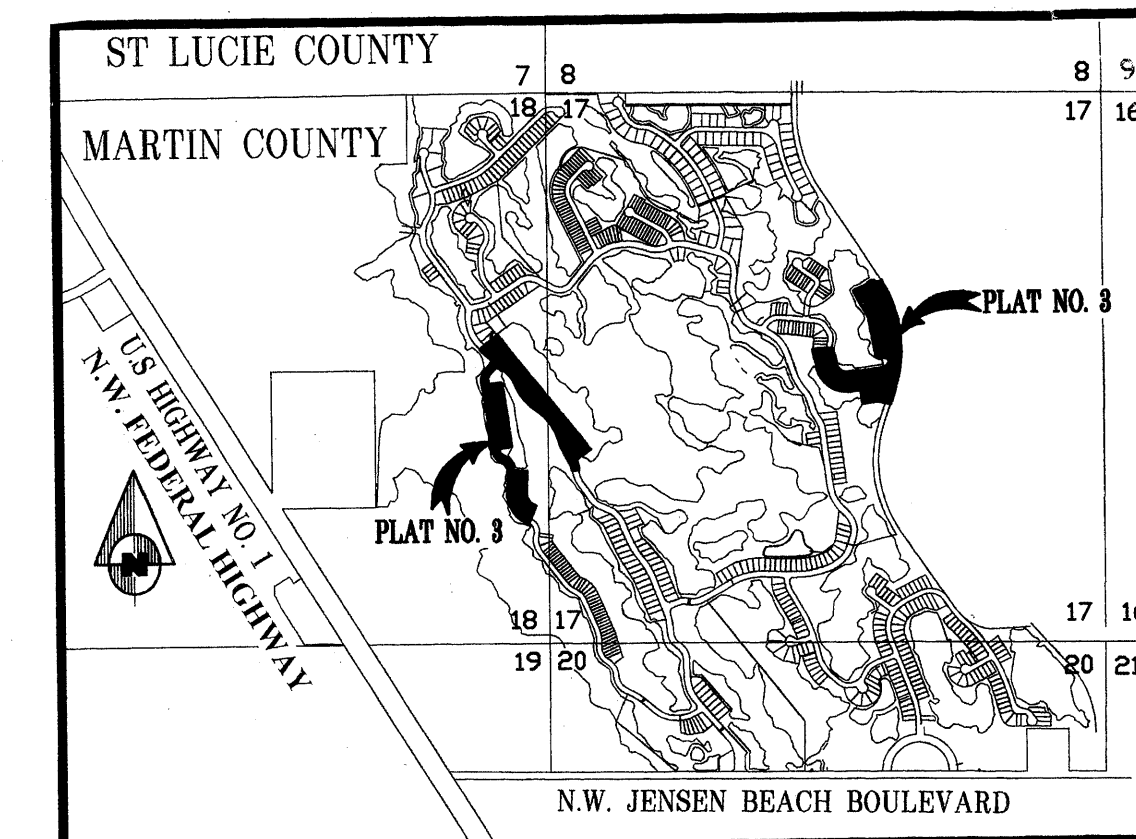
PLAT BOOK 14, PAGE 63,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

19th DAY OF March, 1999

MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

FILE NUMBER B54863 BY James R. Conroy
DEPUTY CLERK

17-37-41-007-000-0000.0
SUBDIVISION PARCEL CONTROL NO.



VICINITY MAP

NOT TO SCALE

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 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 (PRIVATE) |
| D.T. | = | DRAINAGE TRACT |
| NGVD | = | NATIONAL GEODETIC VERTICAL DATUM 1929 |
| BM | = | BENCH MARK |
| RAD. | = | RADIAL LINE |
| P.O.B. | = | POINT OF BEGINNING |

CERTIFICATE OF SURVEYOR AND MAPPER

I, PAUL J. FOTORNY, HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3, 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 SURVEY AND IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY AND PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND ALL APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE: 02-03-99

Paul J. Fotorny
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2297

SHEET 1 OF 4



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