

A PLAT OF MEDALIST CLUB - PLAT NO. 2

LYING THE GOMEZ GRANT, BEING A REPLAT OF A PORTION OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF TRACT "C", ALL OF TRACT "B", ALL OF THE WATER MANAGEMENT TRACT AND ALL OF LOTS 17 THROUGH 50 OF THE PLAT OF MEDALIST CLUB - PLAT NO. 1, AS RECORDED IN PLAT BOOK 13, PAGE 79, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

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 74, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 30 DAY OF August, 1999.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
By: Jammy J. Capes
DEPUTY CLERK

FILE NO. 1388326
(CIRCUIT COURT SEAL)

34-38-42-825-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

A PARCEL OF LAND LYING, IN PART, OF THE GOMEZ GRANT, AS SHOWN ON THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "C", ALL OF TRACT "B", ALL OF THE WATER MANAGEMENT TRACT, AND ALL OF LOTS 17 THROUGH 50 OF THE PLAT OF MEDALIST CLUB - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 79, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PLAT OF MEDALIST CLUB - PLAT NO. 1; THENCE NORTH 23°19'28" WEST, ALONG THE WESTERLY LINE OF SAID PLAT NO.1, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY LINE OF SAID PLAT NO.1; THENCE NORTH 23°19'28" WEST, A DISTANCE OF 345.94 FEET; THENCE NORTH 27°42'58" WEST, A DISTANCE OF 1059.33 FEET; THENCE NORTH 72°42'58" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 62°17'02" WEST, ALONG SAID WESTERLY LINE, IN PART, A DISTANCE OF 533.50 FEET; THENCE NORTH 65°42'31" WEST, A DISTANCE OF 303.24 FEET; THENCE NORTH 30°30'05" WEST, A DISTANCE OF 1258.37 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LIMITS OF SAID PLAT OF MEDALIST CLUB - PLAT NO. 1; THENCE NORTH 68°26'06" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 649.07 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF MEDALIST CLUB - PLAT NO. 1; THENCE SOUTH 70°54'52" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 744.14 FEET; THENCE SOUTH 53°50'43" EAST, A DISTANCE OF 148.18 FEET; THENCE SOUTH 38°27'01" EAST, A DISTANCE OF 150.16 FEET; THENCE SOUTH 32°58'28" EAST, A DISTANCE OF 145.84 FEET; THENCE SOUTH 62°17'02" WEST, A DISTANCE OF 210.00 FEET TO THE NORTHEAST LINE OF SAID TRACT "B"; THENCE ALONG THE FOLLOWING FOUR (4) COURSES OF SAID NORTHEAST LINE, SOUTH 27°42'58" EAST, A DISTANCE OF 1498.16 FEET TO THE POINT OF CURVATURE; THENCE SOUTHEASTERLY, ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2025.00 FEET, THROUGH A CENTRAL ANGLE OF 04°23'30" AND AN ARC DISTANCE OF 155.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23°19'28" EAST, A DISTANCE OF 259.70 FEET; THENCE SOUTH 63°35'59" EAST, A DISTANCE OF 38.15 TO A POINT ON THE NORTH LINE OF TRACT "A" OF SAID MEDALIST CLUB - PLAT NO. 1, BEING A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS SOUTH 13°03'41" EAST, THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID TRACT "A", ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 880.41 FEET, THROUGH A CENTRAL ANGLE OF 11°46'41" AND AN ARC DISTANCE OF 180.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65°09'38" WEST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 64.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 40.465 ACRES, MORE OR LESS.

- LEGEND:
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. LB 959
 - - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LS 4873
 - - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LS 4873
 - U.E. - DENOTES UTILITY EASEMENT
 - D.E. - DENOTES DRAINAGE EASEMENT (PRIVATE)
 - P.E. - DENOTES PRESERVE EASEMENT
 - M.E. - DENOTES MAINTENANCE EASEMENT
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - PGS. - DENOTES PAGES
 - PC. - DENOTES PAGE
 - CL. - DENOTES CENTERLINE
 - (R) - DENOTES RADIAL LINE
 - M.G.C.U.E. - DENOTES MEDALIST GOLF CLUB UTILITY EASEMENT
 - L.B. - DENOTES LANDSCAPE BUFFER

CERTIFICATE OF OWNERSHIP AND DEDICATION

MEDALIST GOLF COMPANY - HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, MEDALIST GOLF COMPANY, A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICER AND MEDALIST GOLF CLUB, INC., A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICER HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE PLAT OF MEDALIST CLUB - PLAT NO. 2 AND HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF MEDALIST CLUB - PLAT NO. 2, TRACT "B" ARE PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MEDALIST HOMEOWNERS 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.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MEDALIST CLUB - PLAT NO. 2 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.
- THE PRESERVE EASEMENTS, WETLAND PRESERVE AREA, UPLAND PRESERVE AREA, AND UPLAND BUFFER AREA SHOWN ON THIS PLAT OF MEDALIST CLUB - PLAT NO. 2 ARE HEREBY DECLARED TO BE PROPERTY OF THE MEDALIST HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, 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 AREAS OR EASEMENTS 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 PRESERVE EASEMENTS, WETLAND PRESERVE AREA, UPLAND PRESERVE AREA, AND UPLAND BUFFER AREA, DESIGNATED AS SUCH ON THIS PLAT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF MEDALIST CLUB - PLAT NO. 2, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MEDALIST 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.
- THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DECLARED TO BE PROPERTY OF THE MEDALIST HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY WATER MANAGEMENT TRACT DESIGNATED AS SUCH ON THIS PLAT.
- THE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DECLARED TO BE THE PROPERTY OF THE MEDALIST HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT PURPOSES, INCLUDING ACCESS TO THE WATER MANAGEMENT TRACT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- THE LANDSCAPE BUFFER TRACTS "A" & "B" AS SHOWN HEREON ARE HEREBY DECLARED TO BE THE PROPERTY OF MEDALIST HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UTILITY, DRAINAGE, SIGNAGE AND LANDSCAPE PURPOSES INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LANDSCAPE BUFFER TRACTS DESIGNATED AS SUCH ON THIS PLAT.

OWNERSHIP AND DEDICATION CONTINUED

8. THE MEDALIST GOLF CLUB UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MEDALIST GOLF CLUB, INC., (HEREAFTER "CLUB") FOR UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CLUB. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY MEDALIST GOLF CLUB UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

BY: MEDALIST GOLF COMPANY-HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: ITS GENERAL PARTNER, MEDALIST GOLF COMPANY, A FLORIDA CORPORATION

SIGNED AND SEALED THIS 16 DAY OF February, 1999 ON BEHALF OF SAID CORPORATION BY ITS EXECUTIVE VICE PRESIDENT.

BY: Paul B. Erickson
PAUL B. ERICKSON: EXECUTIVE VICE PRESIDENT

WITNESS: Wanda L. L...
PRINT NAME: Wanda L. L...
WITNESS: Jana Allen-Thurman
PRINT NAME: Jana Allen-Thurman

BY: MEDALIST GOLF CLUB, INC., A FLORIDA CORPORATION
SIGNED AND SEALED THIS 16TH DAY OF February, 1999 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

BY: Greg Norman
GREG NORMAN, PRESIDENT

WITNESS: Jana Allen-Thurman
PRINT NAME: Jana Allen-Thurman
WITNESS: Jana Allen-Thurman
PRINT NAME: Jana Allen-Thurman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL B. ERICKSON TO ME WELL KNOWN TO BE THE EXECUTIVE VICE PRESIDENT, OF MEDALIST GOLF COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF MEDALIST GOLF COMPANY-HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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. HE IS: PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Jana Allen-Thurman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 6176709
MY COMMISSION EXPIRES: May 19, 2001

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GREG NORMAN TO ME WELL KNOWN TO BE THE PRESIDENT, OF MEDALIST GOLF CLUB, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER 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. HE IS: PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Jana Allen-Thurman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 6176709
MY COMMISSION EXPIRES: May 19, 2001

ACCEPTANCE, JOINER AND CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

MEDALIST HOMEOWNERS ASSOCIATION, INC., DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 16 DAY OF February, 1999.

BY: Paul B. Erickson
PAUL B. ERICKSON
ITS: PRESIDENT

WITNESS: Wanda L. L...
PRINT NAME: Wanda L. L...
WITNESS: Jana Allen-Thurman
PRINT NAME: Jana Allen-Thurman

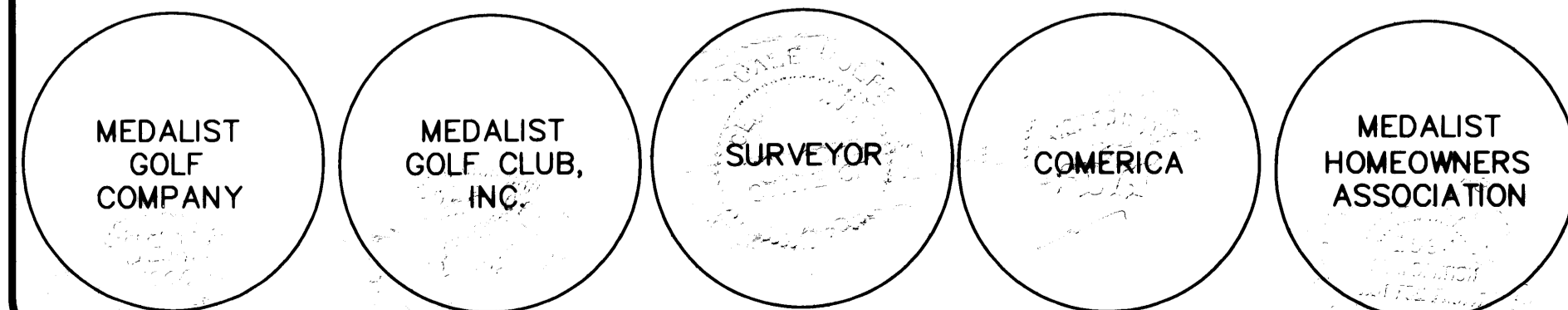
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL B. ERICKSON, TO ME WELL KNOWN TO BE THE PRESIDENT, OF MEDALIST HOMEOWNERS ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINER AND CONSENT AS SUCH OFFICER 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. HE IS: PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Jana Allen-Thurman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 6176709
MY COMMISSION EXPIRES: May 19, 2001

NOTES:

- 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.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.



THIS PLAT PREPARED BY:
PASQUALE VOLPE, P.S.M.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. 2400 S.E. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.
BLDG. 5000, SUITE 104 SUITE 300 SUITE 201 SUITE 702
JUPITER, FL 33408 STUART, FL 34986 FT. PIERCE, FL 34860 WEST PALM BEACH, FL 33409
407-746-9248 407-286-3883 407-481-2450 407-844-3375