

# A PLANNED UNIT DEVELOPMENT

# FLORIDA CLUB, P.U.D. PHASE IV

A PARCEL OF LAND BEING A REPLAT OF PART OF LOTS 11, 13 AND 14 OF SECTION 8 AND PART OF LOT 16 OF SECTION 7, TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY)

AND ALSO BEING A REPLAT OF PART OF,  
FLORIDA CLUB P.U.D. PHASE II & IIA, RECORDED IN  
PLAT BOOK 14, PAGE 44, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA  
LYING IN SECTIONS 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

SHEET 1 OF 5      SEPTEMBER, 1999

SUBDIVISION PARCEL CONTROL NUMBER: 7-39-41-018-000-0000.0

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 44 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF Sept 1999

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: Carol Wood  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

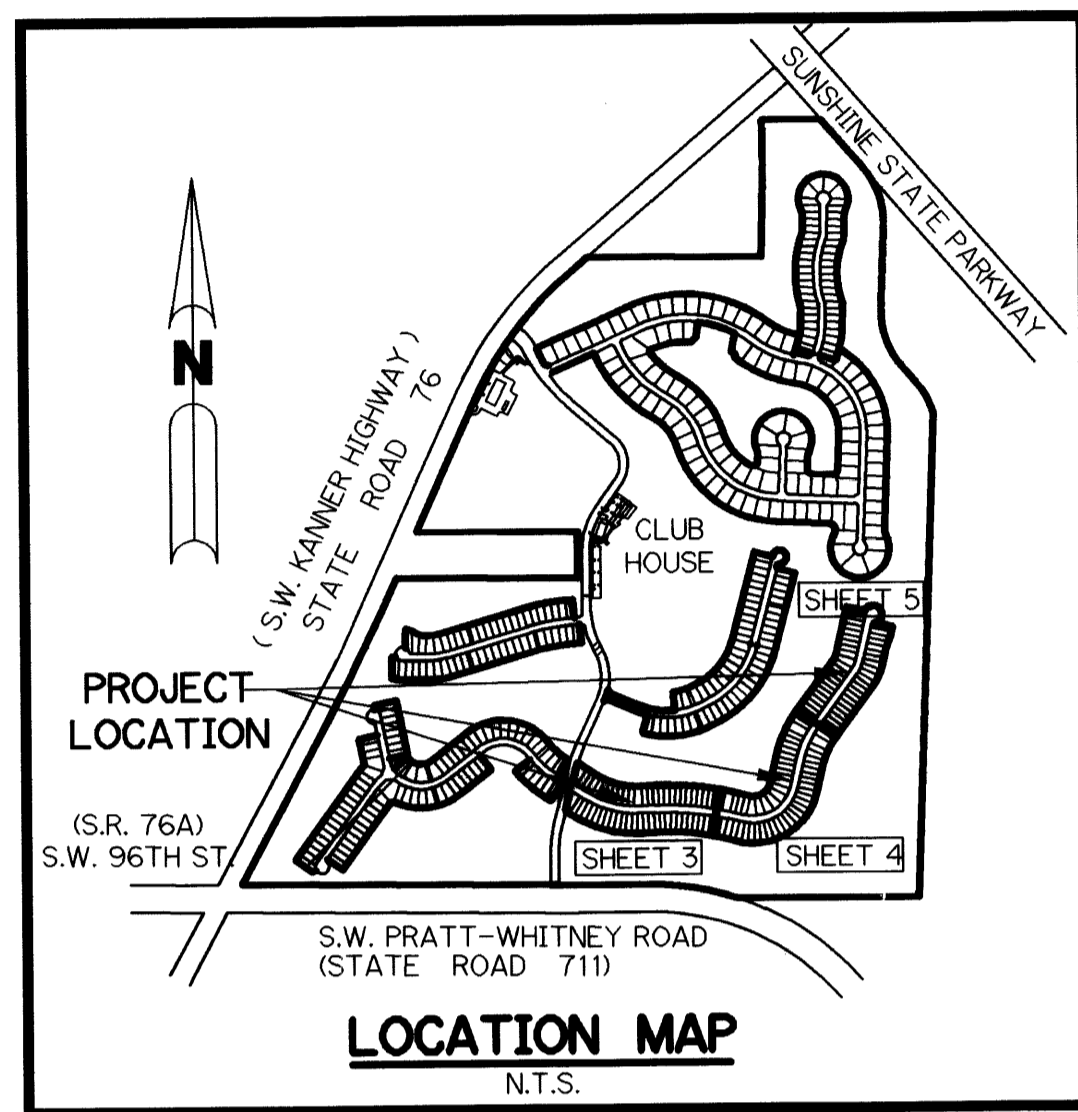
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### DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING PART OF LOTS 11, 13 AND 14 OF SECTION 8 AND PART OF LOT 16 OF SECTION 7, AS SHOWN ON THE PLAT OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA AND ALSO BEING A PART OF THE PLAT OF FLORIDA CLUB P.U.D. PHASE II & IIA, RECORDED IN PLAT BOOK 14, PAGE 44, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FLORIDA CLUB P.U.D. PHASE II & IIA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID FLORIDA CLUB P.U.D. PHASE II & IIA, THE FOLLOWING FOUR (4) COURSES; THENCE NORTH 44°32'29" WEST, A DISTANCE OF 41.21 FEET; THENCE NORTH 00°27'31" EAST, A DISTANCE OF 224.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 13°39'26"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 169.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°06'57" EAST, A DISTANCE OF 122.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°06'57" EAST, ALONG THE SAID EASTERLY LINE OF FLORIDA CLUB PHASE II & IIA, A DISTANCE OF 131.14 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°07'48"; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°48'15" EAST FROM THIS POINT; THENCE DEPARTING SAID EASTERLY LINE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.18 FEET TO A POINT OF CUSP, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. OLD ROYAL DRIVE AS SHOWN ON SAID PLAT OF FLORIDA CLUB P.U.D. PHASE II & IIA; THENCE NORTH 14°06'57" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.72 FEET TO A POINT OF CUSP; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°07'48"; AN ARC DISTANCE OF 23.18 FEET TO A POINT ON THE SAID EASTERLY LINE FLORIDA CLUB P.U.D. PHASE II & IIA; THE RADIUS POINT OF SAID CURVE BEARS NORTH 50°59'08" EAST FROM THIS POINT; THENCE NORTH 14°06'57" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 64.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO SOUTHEAST HAVING A RADIUS OF 146.00 FEET AND A CENTRAL ANGLE OF 02°59'58"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.43 FEET TO A POINT OF NON-RADIAL INTERSECTION; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°53'05" EAST FROM THIS POINT; THENCE DEPARTING THE SAID EASTERLY LINE OF FLORIDA CLUB P.U.D. PHASE II & IIA, SOUTH 56°57'27" EAST, A DISTANCE OF 155.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 485.00 FEET AND A CENTRAL ANGLE OF 35°46'47"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 302.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°15'46" EAST, A DISTANCE OF 88.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1965.00 FEET AND A CENTRAL ANGLE OF 18°42'29"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 641.60 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 93°11'24"; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 187.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°46'50" EAST, A DISTANCE OF 188.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 810.00 FEET AND A CENTRAL ANGLE OF 23°25'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 331.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 36°12'47" EAST, A DISTANCE OF 427.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 23°16'44"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°56'03" EAST, A DISTANCE OF 328.24 FEET; THENCE SOUTH 77°03'57" EAST, A DISTANCE OF 125.96 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 230°47'50"; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 66°48'30" EAST FROM THIS POINT; THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 241.69 FEET TO A POINT OF NON-RADIAL INTERSECTION; THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°00'39" WEST FROM THIS POINT; THENCE SOUTH 77°03'57" EAST, A DISTANCE OF 117.35 FEET; THENCE SOUTH 12°56'03" WEST, A DISTANCE OF 69.04 FEET; THENCE SOUTH 21°31'33" WEST, A DISTANCE OF 76.21 FEET; THENCE SOUTH 12°56'03" WEST, A DISTANCE OF 120.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 23°16'44"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 166.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36°12'47" WEST, A DISTANCE OF 427.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 23°25'57"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 200.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°56'50" WEST, A DISTANCE OF 188.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 93°11'24"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 707.52 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1645.00 FEET AND A CENTRAL ANGLE OF 18°42'29"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 537.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°15'46" WEST, A DISTANCE OF 88.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 35°46'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 502.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 56°57'27" WEST, A DISTANCE OF 47.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.648 ACRES, MORE OR LESS.



### CERTIFICATE OF OWNERSHIP & DEDICATION

THE FLORIDA CLUB AT MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF FLORIDA CLUB P.U.D. PHASE IV AND HEREBY DEDICATES AS FOLLOWS:

- STREETS**  
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IV AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). 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.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IV 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.
- PRIVATE DRAINAGE EASEMENTS**  
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE IV AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S 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.
- OPEN SPACE TRACTS OST-1, OST-2 AND OST-3, AS SHOWN ON THE PLAT OF FLORIDA CLUB P.U.D. PHASE IV, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY OPEN SPACE TRACTS.**
- OPEN SPACE TRACT OST-2 AND THE PRIVATE DRAINAGE EASEMENT ON LOT 123 AS SHOWN ON THE PLAT FLORIDA CLUB P.U.D. PHASE IV, ARE ENUMBERED BY AN EASEMENT TO THE FLORIDA CLUB AT MARTIN COUNTY, LTD., FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF A REUSE IRRIGATION LINE.**
- PUBLIC FLOW-THROUGH EASEMENT**  
NOTWITHSTANDING THE OBLIGATION OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION (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 ON THIS PLAT.

### CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

ALL AS SHOWN

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 TO 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 4th DAY OF November, 1999 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, ITS GENERAL PARTNER.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:  
Jay A. Del Bene  
Kacy P. Del Bene  
(PRINT NAME BENEATH SIGNATURE)

THE FLORIDA CLUB AT MARTIN COUNTY, LTD.  
A FLORIDA LIMITED PARTNERSHIP.  
BY: ROEBUCK CREEK COMPANY,  
A FLORIDA CORPORATION,  
ITS GENERAL PARTNER.

Stephanie A. Schwall  
Stephanie A. Schwall  
(PRINT NAME BENEATH SIGNATURE)

BY: Murray Cottin V.P.  
GREGORY COTTEN  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, APPEARED GREGORY COTTEN, VICE PRESIDENT OF ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF THE FLORIDA CLUB AT MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP 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 A FREE ACT AND DEED OF SAID CORPORATION. He is personally known to me or I have produced \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 4th DAY OF November, 1999.

Jay A. Del Bene  
Kacy P. Del Bene  
COMMISSION # CC 699941  
EXPIRES DEC 2, 2001  
SIGNED THRU  
ATLANTIC BONDING CO., INC.

Jay A. Del Bene  
Kacy P. Del Bene  
(PRINT NAME BENEATH SIGNATURE)  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12-2-2001

### LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LB 6674
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 3864
- DENOTES PERMANENT CONTROL POINT (P.C.P.) LB 6674
- P.D.E. DENOTES PRIVATE DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B. DENOTES PLAT BOOK
- PG. 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
- G. DENOTES CENTER LINE
- NR. DENOTES NOT RADIAL
- C.P. DENOTES CENTER POINT
- P.R.C. DENOTES POINT OF REVERSE CURVE
- R.I.E. DENOTES REUSE IRRIGATION EASEMENT
- O.S.T. DENOTES OPEN SPACE TRACT
- R/W DENOTES RIGHT-OF-WAY

### MORTGAGEE'S CONSENT TO PLAT

FIRST UNION NATIONAL BANK OF FLORIDA INC, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED JUNE 29, 1995, AND RECORDED IN OFFICIAL RECORD BOOK 1129, PAGE 1038, ON THE LANDS DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED THIS 4th DAY OF November, 1999

WITNESS: Thomas J. Taksich  
SENIOR VICE PRESIDENT

WITNESS: Stephanie A. Schwall  
PRINT NAME: Stephanie A. Schwall

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

Thomas J. Taksich  
TO ME WELL KNOWN, TO BE THE Senior Vice PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA INC, A FLORIDA CORPORATION, AND He ACKNOWLEDGED BEFORE ME THAT He EXECUTED THE FOREGOING MORTGAGEE'S 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 A FREE ACT AND DEED OF SAID CORPORATION. He IS  PERSONALLY KNOWN TO ME OR  HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THIS 4th DAY OF November, 1999.

(STAMP) Robert S. Schwall  
Commission # CC 78582  
EXPIRES NOV 13, 2002  
SIGNED THRU  
ATLANTIC BONDING CO., INC.

COMMISSION NO.: CC 785825  
MY COMMISSION EXPIRES: 11-13-2002

### NOTES

- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- 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.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- BEARING BASE - THE MOST SOUTHERLY EAST LINE OF THE PLAT OF FLORIDA CLUB P.U.D. PHASE II & IIA IS TAKEN AS BEING NORTH 00°27'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

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

SHEET 1 OF 5

JOB NO. A393