

JENSEN BEACH COUNTRY CLUB PLAT NO. 4 OF WEST JENSEN, P.U.D./D.R.I.

BEING A REPLAT OF PORTIONS OF SECTIONS 17 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 COUNTY (NOW MARTIN) COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL "A"

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 6 & 7, BLOCK 1, SECTION 20, 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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 81, JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 62, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 69°04'55" EAST, ALONG THE SOUTH LINE OF LOT 81 AND THE SOUTH BOUNDARY OF SAID PLAT NO. 2, A DISTANCE OF 115.00 FEET; THENCE NORTH 67°02'45" EAST, A DISTANCE OF 60.03 FEET TO THE SOUTHWEST CORNER OF LOT 98, ACCORDING TO SAID PLAT NO. 2; THENCE NORTH 69°04'55" EAST, ALONG THE SOUTH LINE OF LOT 98 AND SAID SOUTH BOUNDARY OF PLAT NO. 2 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 125.00 FEET; THENCE, HAVING DEPARTED FROM THE SOUTH BOUNDARY OF SAID PLAT NO. 2, SOUTH 20°55'05" EAST, A DISTANCE OF 415.00 FEET; THENCE SOUTH 69°04'55" WEST, A DISTANCE OF 117.53 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 735.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 73°50'00" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°41'50", A DISTANCE OF 214.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°28'10" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 665.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 89°28'10" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°21'41", A DISTANCE OF 15.80 FEET TO THE END OF SAID CURVE AND THE NORTH LINE OF A 30 FOOT WIDE DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 945, PAGE 1647, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°28'10" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 125.04 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 88°53'05" WEST; THENCE, DEPARTING SAID NORTH LINE, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°48'09", A DISTANCE OF 190.09 FEET TO THE END OF SAID CURVE; THENCE, RADIALLY, NORTH 69°04'55" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 20°55'05" WEST, A DISTANCE OF 352.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 81 AND THE POINT OF BEGINNING.

CONTAINING IN ALL 152,177 SQ. FT. OR 3.494 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL "B"

A PARCEL OF LAND IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 9, 10, 11 & 12, BLOCK 4, 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:

BEGINNING AT THE NORTHWEST CORNER OF LOT 91, JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 62, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 53°59'25" WEST, ALONG THE BOUNDARY OF SAID PLAT NO. 2, A DISTANCE OF 50.62 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 62°09'20" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°09'00", A DISTANCE OF 242.53 FEET TO THE POINT OF TANGENCY; THENCE NORTH 53°18'20" WEST, A DISTANCE OF 242.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 128°30'37", A DISTANCE OF 112.16 FEET TO THE END OF SAID CURVE; THENCE, RADIALLY, NORTH 14°47'43" WEST, A DISTANCE OF 23.83 FEET; THENCE NORTH 36°41'40" EAST, A DISTANCE OF 123.86 FEET; THENCE SOUTH 53°18'20" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 36°41'40" WEST, A DISTANCE OF 54.83 FEET; THENCE SOUTH 53°18'20" WEST, A DISTANCE OF 92.70 FEET; THENCE NORTH 62°59'43" EAST, CONTINUING ALONG SAID PLAT NO. 2 BOUNDARY AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 406.92 FEET TO THE EAST LINE OF A 50 FOOT WIDE CITY OF PORT ST. LUCIE ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 945, PAGE 1981; THENCE SOUTH 34°23'37" EAST, ALONG SAID EAST LINE, A DISTANCE OF 291.70 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 55°36'23" WEST, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID ACCESS EASEMENT; THENCE SOUTH 34°23'37" EAST, ALONG SAID WEST LINE, A DISTANCE OF 61.37 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 55°36'23" WEST, A DISTANCE OF 116.40 FEET; THENCE NORTH 75°02'58" WEST, A DISTANCE OF 114.49 FEET; THENCE SOUTH 62°59'43" WEST, A DISTANCE OF 116.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°28'43", A DISTANCE OF 111.20 FEET TO THE END OF SAID CURVE; AND A POINT ON A LINE BEING THE EASTERLY EXTENSION OF SAID PLAT NO. 2 BOUNDARY; THENCE NORTH 63°48'12" WEST ALONG THE EASTERLY EXTENSION AND BOUNDARY OF SAID PLAT NO. 2 ALSO BEING THE NORTH LINE OF SAID LOT 91, A DISTANCE OF 143.96 FEET TO THE NORTHWEST CORNER OF LOT 91 AND THE POINT OF BEGINNING.

CONTAINING IN ALL 210,974 SQ. FT. OR 4.843 ACRES, MORE OR LESS.
TOTAL PLAT AREA 363,151 SQ. FT. OR 8.337 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 COUNTRY CLUB PLAT NO. 4, OF WEST JENSEN, A P.U.D./D.R.I. AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

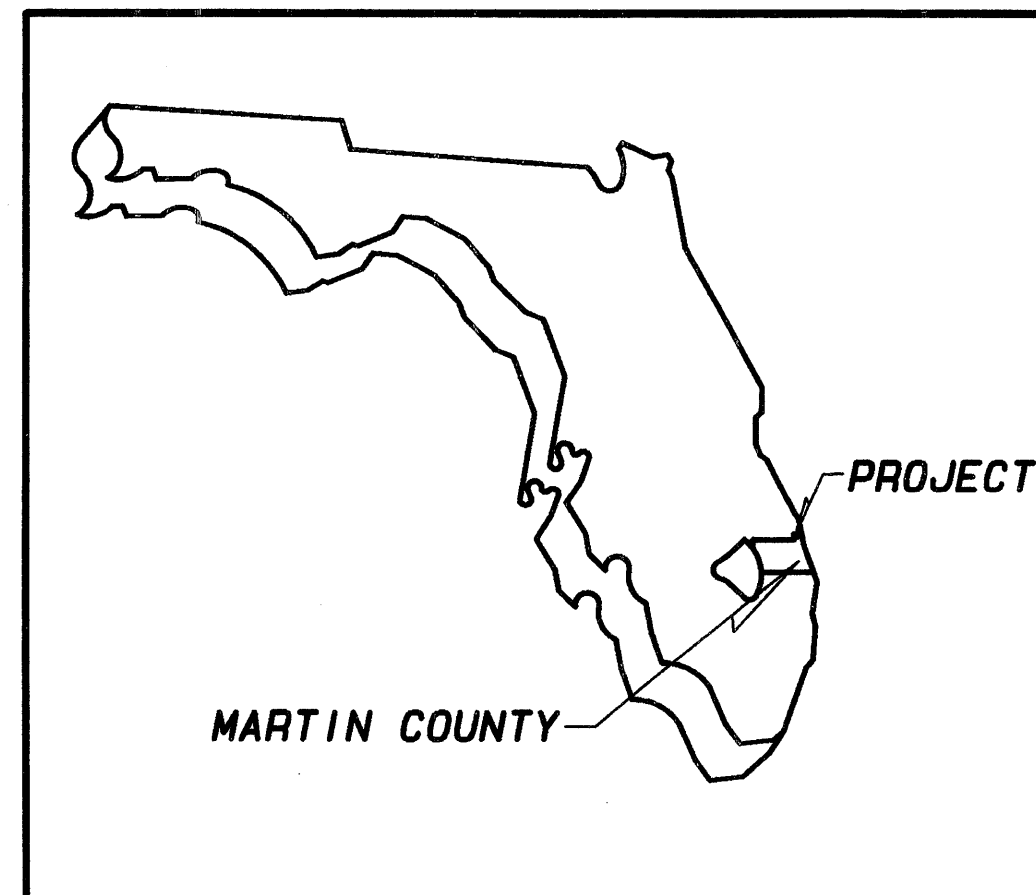
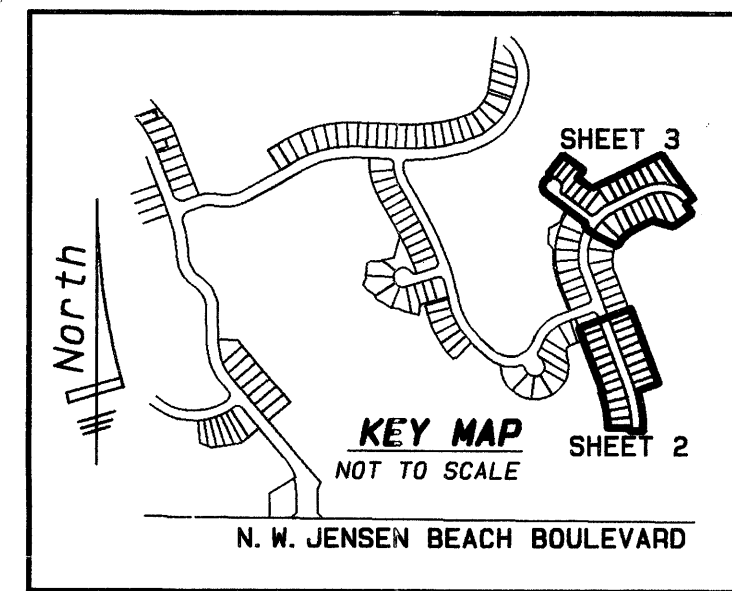
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 4, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY 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 COUNTRY CLUB PLAT NO. 4, 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 COUNTRY CLUB PLAT NO. 4, OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS "CA-1", "CA-2", AND "CA-3", 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.



LEGEND:	
P.B.	= PLAT BOOK
PG.	= PAGE
Δ	= DELTA ANGLE
□	= PERMANENT REFERENCE MONUMENT L.B. 6793 SET
■	= PERMANENT REFERENCE MONUMENT FOUND AS NOTED
○	= PERMANENT REFERENCE POINT L.B. 6793 SET
R	= RADIUS
A	= ARC LENGTH
O.R.B.	= OFFICIAL RECORD BOOK
D.E.	= DRAINAGE EASEMENT (PRIVATE)
U.E.	= UTILITY EASEMENT
CH.	= CHORD DISTANCE
C.B.	= CHORD BEARING
P.U.D.	= PLANNED UNIT DEVELOPMENT
D.R.I.	= DEVELOPMENT OF REGIONAL IMPACT
C/L	= CENTERLINE
B.M.	= BENCH MARK
ELEV.	= ELEVATION
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM 1929
L.B.	= LICENCE BOARD
TYP.	= TYPICAL

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 89
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

30th DAY OF May, 2000

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

FILE NUMBER 1436375 BY Johnny L. Caputo
DEPUTY CLERK

17-37-41-008-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

COUNTY APPROVAL

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

DATE: 5/24/2000 Franklin A. Shutt
COUNTY SURVEYOR AND MAPPER

DATE: 4-18-2000 [Signature]
COUNTY ENGINEER

DATE: 5-25-2000 [Signature]
COUNTY ATTORNEY

DATE: 5-26-2000 mlw [Signature]
DATE: 4-18-2000 [Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYORS CERTIFICATE

I, WRAY D. JORDAN, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO. 4, 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: 5-3-00 Wray D. Jordan
WRAY D. JORDAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4244
METES AND BOUNDS, INC.
49 S.W. FLAGLER AVENUE, SUITE 2A
STUART, FLORIDA 34994
CERTIFICATE OF AUTHORIZATION L.B.#6793

TITLE CERTIFICATION

I, LINDA R. MCCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 2, 2000, AT 8:00 a.m.:

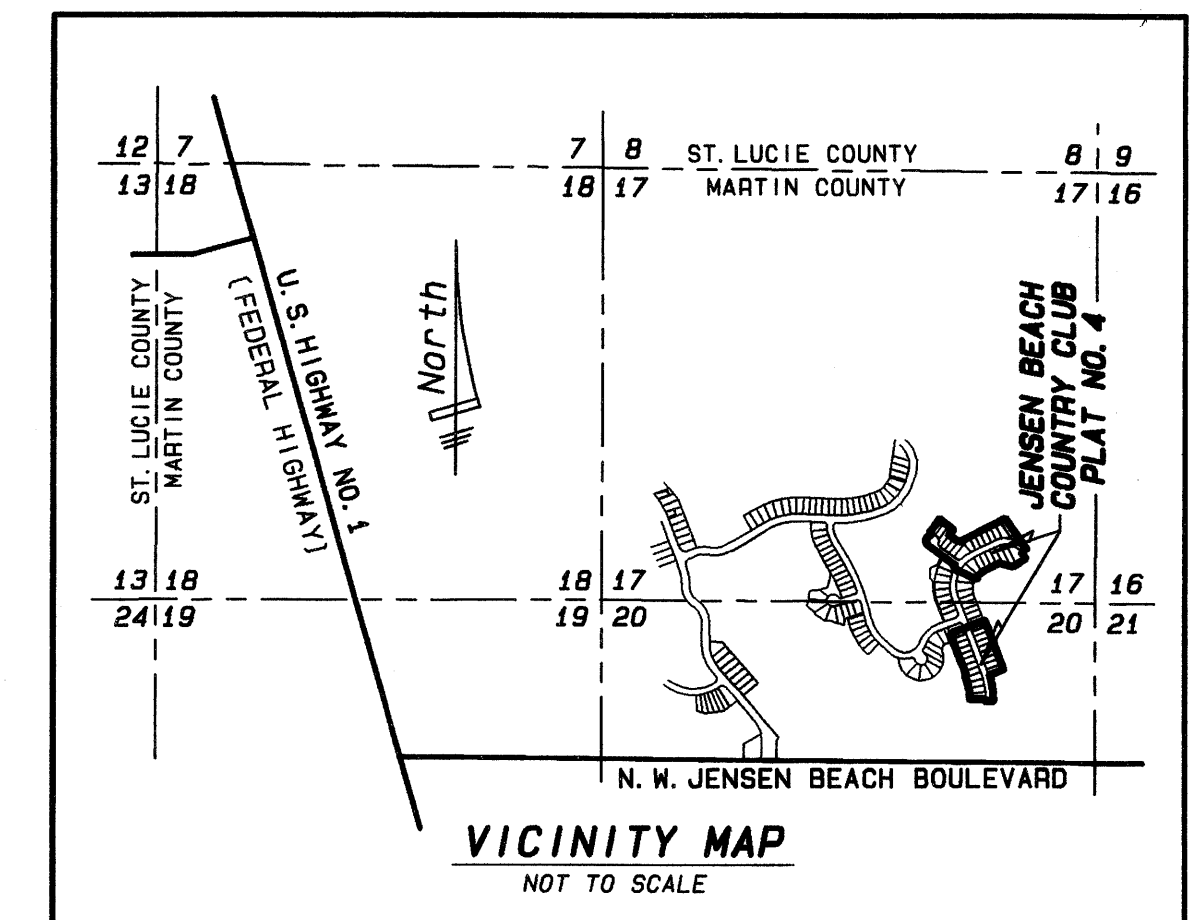
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: "NONE"
- ALL TAXES THAT ARE DUE AND PAYABLE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

DATED THIS 5th DAY OF May, 2000.

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°09'30" 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 THE ENTRANCE TO MOBIL STATION AT THE NORTHEAST CORNER OF US-1 AND JENSEN BEACH BOULEVARD.
- PROPERTY LIES IN FLOOD ZONE "AH" (ELEV 17). 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 GRAPHIC FORM, 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.



SIGNED AND SEALED THIS 5th DAY OF May, 2000 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

WITNESS: Linda R. McCann

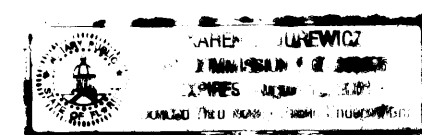
WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SANTIAGO MALAVASI, TO ME WELL KNOWN TO BE VICE PRESIDENT OF JENSEN BEACH CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND 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 I HAVE PRODUCED IDENTIFICATION.



NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 061063685
MY COMMISSION EXPIRES Aug 12, 2001

SHEET 1 OF 3

METES & BOUNDS, INC.
Land Surveyors & Planners
49 S.W. Flagler Avenue
Suite 2-A
Stuart, Florida 34994
Phone: 561-221-9093 Fax: 561-221-8984