LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA: BEING PORTIONS OF BLOCK 2, SECTION 17, AND BLOCK 1 OF SECTION 18, PLAT NO.1 SAINT LUCIE GARDENS, AS SAME AS IS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY; FLORIDA; BEING MORE PARTICULARLY DESCRIBED

BEGINNING AT THE NORTHWEST CORNER OF N.W. ROYAL OAK DRIVE (60' RIGHT-OF-WAY) ACCORDING TO JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3, AS SAME IS RECORDED IN PLAT BOOK14, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 40°41'32" EAST: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°44'53", A DISTANCE OF 389.19 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°55'03", A DISTANCE OF 104.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 53°31'22" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET: AND WHOSE RADIUS POINT BEARS SOUTH 53°31'22" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°50'05", A DISTANCE OF 37.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°51'04", A DISTANCE OF 33.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 78°30'24" EAST, A DISTANCE OF 51.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°20'12", A DISTANCE OF 122.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 55°10'12" EAST, A DISTANCE OF 38.95 FEET; THENCE NORTH 34°49'48" WEST, A DISTANCE OF 125.00 FEET: THENCE NORTH 55°10'12" EAST, A DISTANCE OF 376.59 FEET; THENCE SOUTH 64°12'02" EAST, A DISTANCE OF 30.15 FEET: THENCE SOUTH 34°49'48" EAST, A DISTANCE OF 115.21FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 215.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 06°05'27" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°43'57", A DISTANCE F 115.32 FEET TO THE END OF SAID CURVE; THENCE SOUTH 42°45'43" EAST. A DISTANCE OF 29.88 FEET; THENCE SOUTH 61°07'10" EAST, A DISTANCE OF 150.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET: THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°44'06", A DISTANCE OF 137.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°08'44' EAST, A DISTANCE OF 246.91 FEET; THENCE NORTH 25°50'53" WEST, A DISTANCE OF 613.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°08'13", A DISTANCE OF 403.51 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 180.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 87°16'12" EAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°02'47". A DISTANCE OF 317.45 FEET TO THE END OF SAID CURVE: THENCE SOUTH 44°42'40" EAST, A DISTANCE OF 172.86 FEET; THENCE SOUTH 45°17'20" WEST, A DISTANCE OF 28.03 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 54°52'59" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'56". A DISTANCE OF 51.33 FEET TO THE END OF SAID CURVE THENCE SOUTH 44°42'40" EAST, A DISTANCE OF 133.01 FEET; THENCE SOUTH 45°17'20" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 44°42'40" WEST, A DISTANCE OF 184.23 FEET; THENCE SOUTH 45°17'20" WEST, A DISTANCE OF 21.68 FEET; TO THE BEGINNING OF A CURVE CONCAVE FASTERLY, HAVING A RADIUS OF 150.00 FEET: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°08'13", A DISTANCE OF 186.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°50'53" EAST, A DISTANCE OF 210.55 FEET; THENCE NORTH 85°57'12' EAST, A DISTANCE OF 134.63 FEET; THENCE SOUTH 25°50'53" EAST, A DISTANCE OF 300.08 FEET THENCE SOUTH 18°37'04" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 18°37'04" EAST: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°14'12", A DISTANCE OF 245.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40°08'44" WEST, A DISTANCE OF 277.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°44'06". A DISTANCE OF 219.87 FEET TO THE POINT OF TANGENCY: THENCE NORTH 61°07'10" WEST, A DISTANCE OF 69.64 FEET; THENCE SOUTH 28°52'50" WEST, DISTANCE OF 124.54 FEET: THENCE NORTH 61°07'10" WEST, A DISTANCE OF 116.35 FEET THENCE SOUTH 55°10'12" WEST, A DISTANCE OF 492.36 FEET; THENCE SOUTH 38°30'17" EAST, A DISTANCE OF 123 40 FEET TO THE NORTHERLY BOUNDARY OF SAID PLAT NO.3: THENCE SOUTH 40°41'32" WEST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 217.06 FEET TO THE NORTHWEST CORNER OF N.W. ROYAL OAK DRIVE AND THE POINT OF BEGINNING

CONTAINING IN ALL 588,965 SQ. FT. OR 13.521 ACRES, MORE OR LESS.

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

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

STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5, 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. MARTÍN 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 JENSEN BEACH COUNTRY CLUB PLAT No.5. 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.

COMMON AREAS

THE COMMON AREA SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5. OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS "CA-1" IS HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION. INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE COMMON AREA, 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.

DRAINAGE EASEMENTS

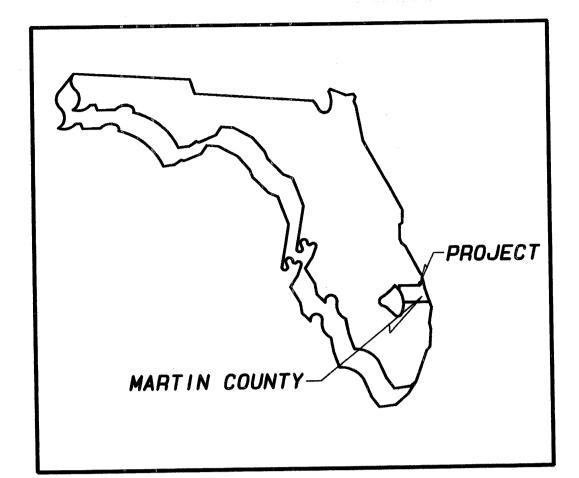
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5, OF WEST JENSEN, A P.U.D./D.R.I., AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY 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.

DRAINAGE TRACT

THE PRIVATE DRAINAGE TRACT SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5. AND DESIGNATED AS "DT-2", 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.



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



LEGEND:

5 .		PLATIBOOK
3 .	=	PAGE
	=	DELTA ANGLE
	=	PERMANENT REFERENCE
		MONUMENT L.B. 6793 SET
	=	PERMANENT REFERENCE
	=	MONUMENT FOUND AS NOTED
	=	PERMANENT REFERENCE POINT
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UTILITY EASEMENT CHORD DISTANCE CHORD BEARING PLANNED UNIT DEVELOPMENT DEVELOPMENT OF REGIONAL CENTERLINE

BENCH MARK

DATUM 1929 **ELEVATION** LICENCE BOARD

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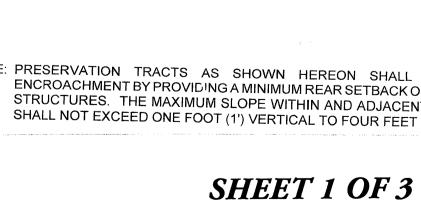
COUNTY APPROVAL DATE: 5.25.2000 5.26.2000 MLN DATE: 4-18-2000

BOARD OF COUNTY COMMISSIONERS

COUNTRY CLUB VICINITY MAP NOT TO SCALE N. W. JENSEN BEACH! BLVD.

NOTE: PRESERVATION TRACTS AS SHOWN HEREON SHALL BE PROTECTED FROM ENCROACHMENT BY PROVIDING A MINIMUM REAR SETBACK OF TEN FEET (10') FROM ALL STRUCTURES. THE MAXIMUM SLOPE WITHIN AND ADJACENT TO THE SETBACK AREA SHALL NOT EXCEED ONE FOOT (1') VERTICAL TO FOUR FEET (4') HORIZONTAL.







MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS TE) MARSHA STILLER, CLERK OF THE CIRCUIT COURT *MARTIN COUNTY, FLORIDA.* NATIONAL GEODETIC VERTICAL

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

LAKE TRACT

NOT TO SCALE

THE LAKE TRACT SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5, OF WEST JENSEN, A P.U.D./D.R.I., AND DESIGNATED AS "LT-1", IS HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). AND IS FURTHER DECLARED TO BE A PRIVATE LAKE TRACT, 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. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OF PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.

LAKE MAINTENANCE EASEMENT

THE MAINTENANCE EASEMENT SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5, OF WEST JENSEN, A P.U.D./D.R.I., IS HEREBY DECLARED TO BE THE PROPERTY OF THE JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE A PRIVATE LAKE MAINTENANCE EASEMENT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT

PRESERVATION TRACTS

THE PRESERVATION TRACTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5, OF WEST JENSEN, A P.U.D./D.R.I., AND DESIGNATED AS PRESERVATION TRACT "PT-1". "PT-2". "PT-3", AND "PT-4", 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 TRACTS 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 DECLARED CONSERVATION AND COMMON AREAS, THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC., AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION 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; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

SIGNED AND SEALED THIS 5 DAY OF MELL , 2000 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ITS GENERAL PARTNER.

JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP

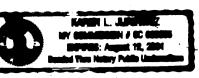
JENSEN BEACH CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

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



STATE OF FLORIDA AT ARGE COMMISSION NO: CC663685 MY COMMISSION EXPIRES: Que 12, 2001

SURVEYORS CERTIFICATE

I, WRAY D. JORDAN, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT No.5. 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.

WRAY D. JORDAN PROFESSIONAL SUR FOR AN 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 THE FLORIDA BAR, HEREBY CERTIFY THE FLORIDA BAR, HEREBY CER

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

DATED THIS 5th DAY OF ______

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

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 NUMBER 120161 0020 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.

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