

# A PLAT OF MEDALIST CLUB - COTTAGES

BEING A REPLAT OF A PORTION OF TRACT "C", PLAT OF MEDALIST CLUB - PLAT NO. 1

AS RECORDED IN PLAT BOOK 13, PAGE 79

PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 34-38-42-826-000-0000-0

NOVEMBER, 1995

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 1, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 8 DAY OF Feb., 1995.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.  
By: Deborah Lomster DEPUTY CLERK

FILE NO. 1158423  
(CIRCUIT COURT SEAL)

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

See Affidavit recorded on 8-11-96 in P.R. Book 1191 PG 2389, Marsha Stiller, Clerk of Court, by C.A. Vierra D.C.

## CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

MEDALIST GOLF COMPANY-HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, MEDALIST GOLF COMPANY, A FLORIDA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS A PLAT OF MEDALIST CLUB - COTTAGES, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS, AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
2. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HERBY DEDICATED TO THE MEDALIST CLUB-COTTAGES OWNER'S ASSOCIATION, INC., FOR DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENT.
3. THE STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT "A" IS HEREBY DEDICATED TO THE MEDALIST CLUB-COTTAGES OWNER'S ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
4. THE COMMON AREA AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MEDALIST CLUB-COTTAGES OWNER'S ASSOCIATION, INC., FOR UTILITY, DRAINAGE, SIGNAGE AND LANDSCAPE PURPOSES INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREA.
5. THE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MEDALIST CLUB-COTTAGES OWNER'S ASSOCIATION, INC., FOR LANDSCAPE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
6. THE WATER MANAGEMENT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MEDALIST CLUB-COTTAGES OWNER'S ASSOCIATION, INC., FOR ACCESS AND PARKING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
7. THE PRESERVE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MEDALIST CLUB-COTTAGES OWNER'S ASSOCIATION, INC., FOR MAINTENANCE AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION WITHIN SAID AREA EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
8. THE ACCESS AND PARKING EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MEDALIST CLUB-COTTAGES OWNER'S ASSOCIATION, INC., FOR ACCESS AND PARKING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

SIGNED AND SEALED THIS 9th DAY OF NOVEMBER, 1995, BY:

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

BY: ITS GENERAL PARTNER  
MEDALIST GOLF COMPANY,  
A FLORIDA CORPORATION

WITNESS: Lori F. Petrusen  
WITNESS: J. C. Fulk  
ITS: SECRETARY & PRESIDENT

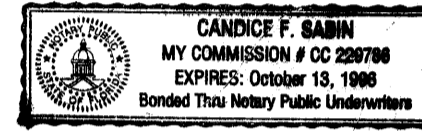
## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 1995, BY Robert A. Whitlow AS Secretary & President OF MEDALIST GOLF COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF MEDALIST GOLF COMPANY-HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND LIMITED PARTNERSHIP. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

(NOTARY SEAL)

Candice F. Sabin  
NOTARY PUBLIC  
PRINT NAME: Candice F. Sabin  
MY COMMISSION EXPIRES: Oct. 13, 1996



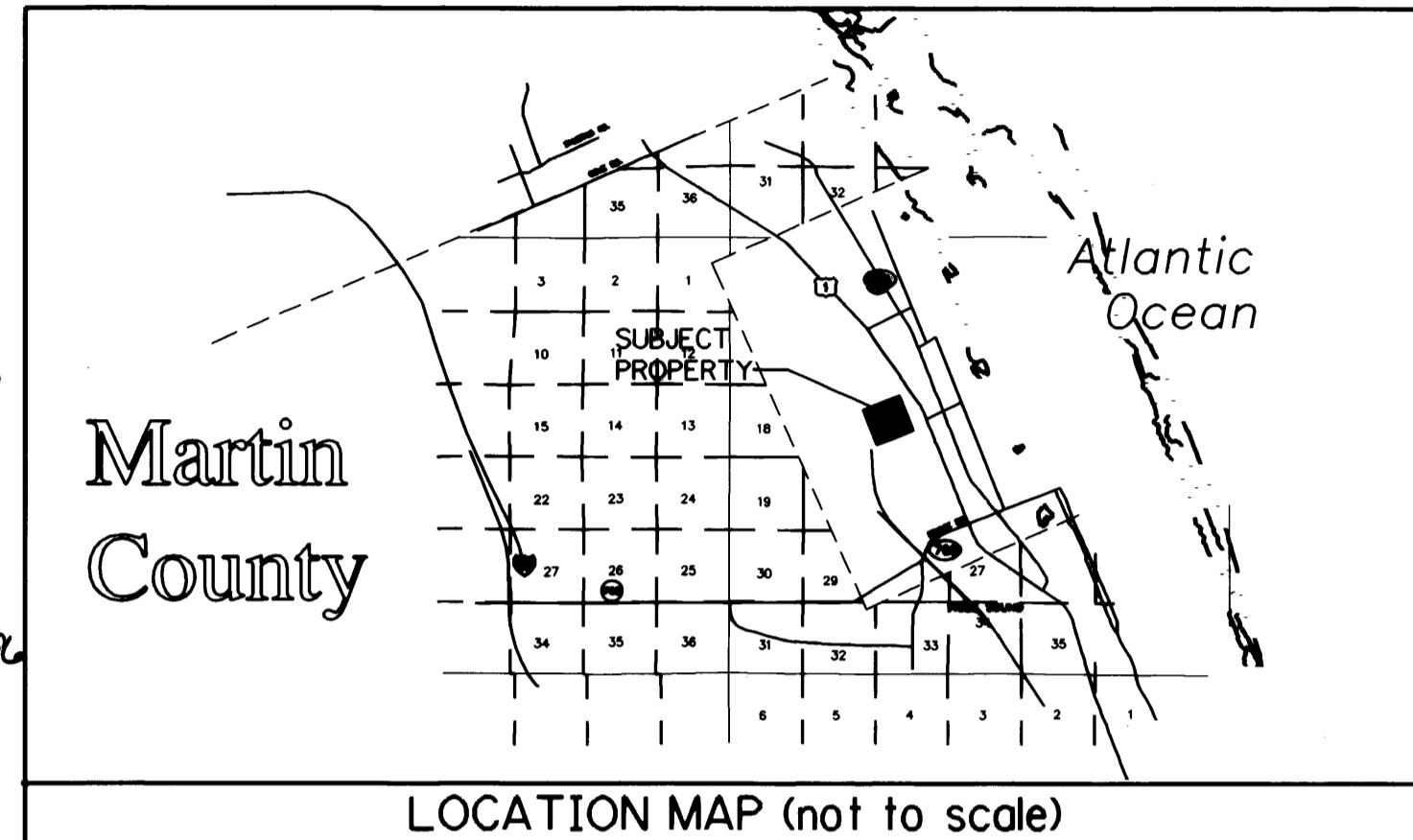
## DESCRIPTION

A PARCEL OF LAND SITUATED IN PART OF GOMEZ GRANT AS SHOWN ON THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK ONE, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "C" OF THE MEDALIST CLUB - PLAT NO. 1, AS RECORDED IN PLAT BOOK 13 PAGE 79, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1, A 200 FOOT RIGHT OF WAY, PER SECTION 89010-2102) AND THE NORTH LINE OF BESSEMER'S UNRECORDED SUBDIVISION, ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT "D" OF SAID MEDALIST CLUB - PLAT NO. 1 AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5629.90 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 64°32'56" WEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'43", A DISTANCE OF 192.78 FEET; THENCE SOUTH 17°38'42" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 41.06 FEET; THENCE SOUTH 68°46'45" WEST, A DISTANCE OF 322.81 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 68°46'45" WEST, A DISTANCE OF 205.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 248.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°13'11", AN ARC DISTANCE OF 48.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°33'34" WEST, A DISTANCE OF 205.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 277.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°08'13", A DISTANCE OF 39.34 FEET; THENCE NORTH 14°43'56" WEST, A DISTANCE OF 79.37 FEET; THENCE NORTH 10°49'36" EAST, A DISTANCE OF 59.04 FEET; THENCE NORTH 54°31'34" WEST, A DISTANCE OF 52.36 FEET; THENCE NORTH 33°27'21" EAST, A DISTANCE OF 66.60 FEET; THENCE NORTH 26°34'33" EAST, A DISTANCE OF 75.28 FEET; THENCE NORTH 34°42'53" WEST, A DISTANCE OF 41.38 FEET; THENCE NORTH 55°17'27" EAST, A DISTANCE OF 220.96 FEET; THENCE NORTH 34°55'18" EAST, A DISTANCE OF 134.93 FEET TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS SOUTH 58°22'01" WEST; THENCE SOUTHEASTERLY, ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5304.75 FEET, THROUGH A CENTRAL ANGLE OF 04°08'21", AND AN ARC DISTANCE OF 383.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 3.010 ACRES, MORE OR LESS.



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

I, LARRY B. ALEXANDER, ESQUIRE, P.A., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF OCTOBER 30, 1995, AT 11:00 P.M.:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE MEDALIST GOLF COMPANY - HOBE SOUND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
  1. MORTGAGE DATED MARCH 17, 1994 IN FAVOR OF COMERICA BANK & TRUST, F.S.B. TRUSTEE FOR LAND TRUST NO. 120, AND AS RECORDED IN OFFICIAL RECORDS BOOK 1061, PAGE 0043 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
  2. MORTGAGE DATED SEPTEMBER 22, 1994 IN FAVOR OF FIRST UNION NATIONAL BANK OF FLORIDA AND AS RECORDED IN OFFICIAL RECORDS BOOK 1090, PAGE 2400 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 9th DAY OF NOVEMBER, 1995

J. B. Alexander  
LARRY B. ALEXANDER,  
ESQUIRE  
505 SOUTH FLAGLER DRIVE  
SUITE 1100  
WEST PALM BEACH, FLORIDA 33402

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

COMERICA BANK & TRUST, F.S.B. TRUSTEE FOR LAND TRUST NO. 120, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1061, PAGE 0043, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

SIGNED AND SEALED THIS 9th DAY OF November, 1995, A.D.

WITNESS: Carol Ann...  
WITNESS: Janet S. Elinoff  
ITS: Vice President & Senior Trust Officer

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 1995, BY Janet S. Elinoff AS Vice President & Sr. Trust Officer OF COMERICA BANK & TRUST, F.S.B. TRUSTEE FOR LAND TRUST NO. 120, ON BEHALF OF THE CORPORATION AS TRUSTEE OF THE TRUST. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

(NOTARY SEAL)

Deborah A. Starke  
NOTARY PUBLIC  
PRINT NAME: DEBORAH A. STARKE  
MY COMMISSION EXPIRES: 5/17/99  
COMM # 464877



## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

FIRST UNION NATIONAL BANK OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1090, PAGE 2400, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

SIGNED AND SEALED THIS 9th DAY OF November, 1995, A.D.

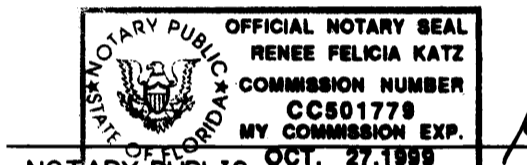
WITNESS: Bucky C. Phelps, Michael Z. Walker  
BY: D. L. Lomster, ITS: Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 1995, BY D. L. Lomster AS Vice President OF FIRST UNION NATIONAL BANK OF FLORIDA, HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

(NOTARY SEAL)



NOTARY PUBLIC: Renee Felicia Katz  
PRINT NAME: Renee Felicia KATZ  
MY COMMISSION EXPIRES: 10/27/99

## COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

- 12-12-95 DATE: Donald E. Hellman COUNTY ENGINEER
  - 9-12-95 DATE: County Attorney
  - 9-12-95 DATE: Liiane Mastalski CHAIRMAN - PLANNING AND ZONING COMMISSION
  - 9-12-95 DATE: Marsha Stiller CHAIRMAN - BOARD OF COUNTY COMMISSIONERS
- ATTEST: B. J. Deborah Lomster D.C. CLERK

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF MEDALIST CLUB - COTTAGES, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun  
THOMAS C. VOKOUN  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

PLAT PREPARED BY: PASQUALE VOLPE

LINDAHL, BROWNE, FERRARI, & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

210 JUPITER LAKES BLVD. BLDG. 5000, SUITE 104 JUPITER, FL 33468 407-746-9249  
2400 S.E. MONTEREY ROAD SUITE 300 STUART, FL 34996 407-286-3883  
2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34990 407-461-2450  
2000 PALM BEACH LAKES BLVD. SUITE 302 WEST PALM BEACH, FL 33409 407-684-3375

