

# JENSEN BEACH COUNTRY CLUB PLAT NO.7

## OF WEST JENSEN, A 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

0091 21 PM 11 52

### CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN:

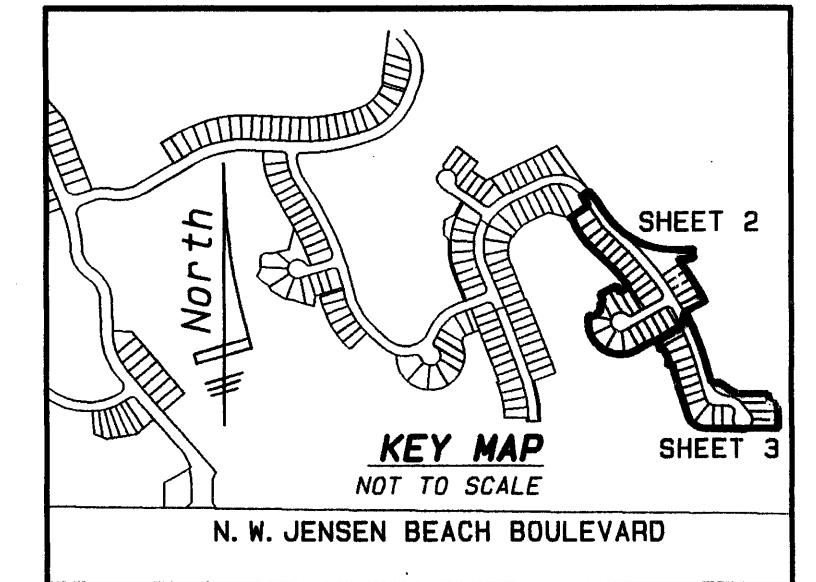
PLAT BOOK 15, PAGE 16, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

21<sup>st</sup> DAY OF Dec, 2001.

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

FILE NUMBER 1541884 BY Charlotte Brinkley DEPUTY CLERK

17-37-41-011-000-0000-0  
SUBDIVISION PARCEL CONTROL NUMBER



LEGEND:	
P.B.	= PLAT BOOK
PG.	= PAGE
Δ	= DELTA ANGLE
□	= PERMANENT REFERENCE MONUMENT L.B. 6793 SET
■	= PERMANENT REFERENCE MONUMENT FOUND AS NOTED
○	= PERMANENT CONTROL 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
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.	= LICENSE BOARD
TYP.	= TYPICAL

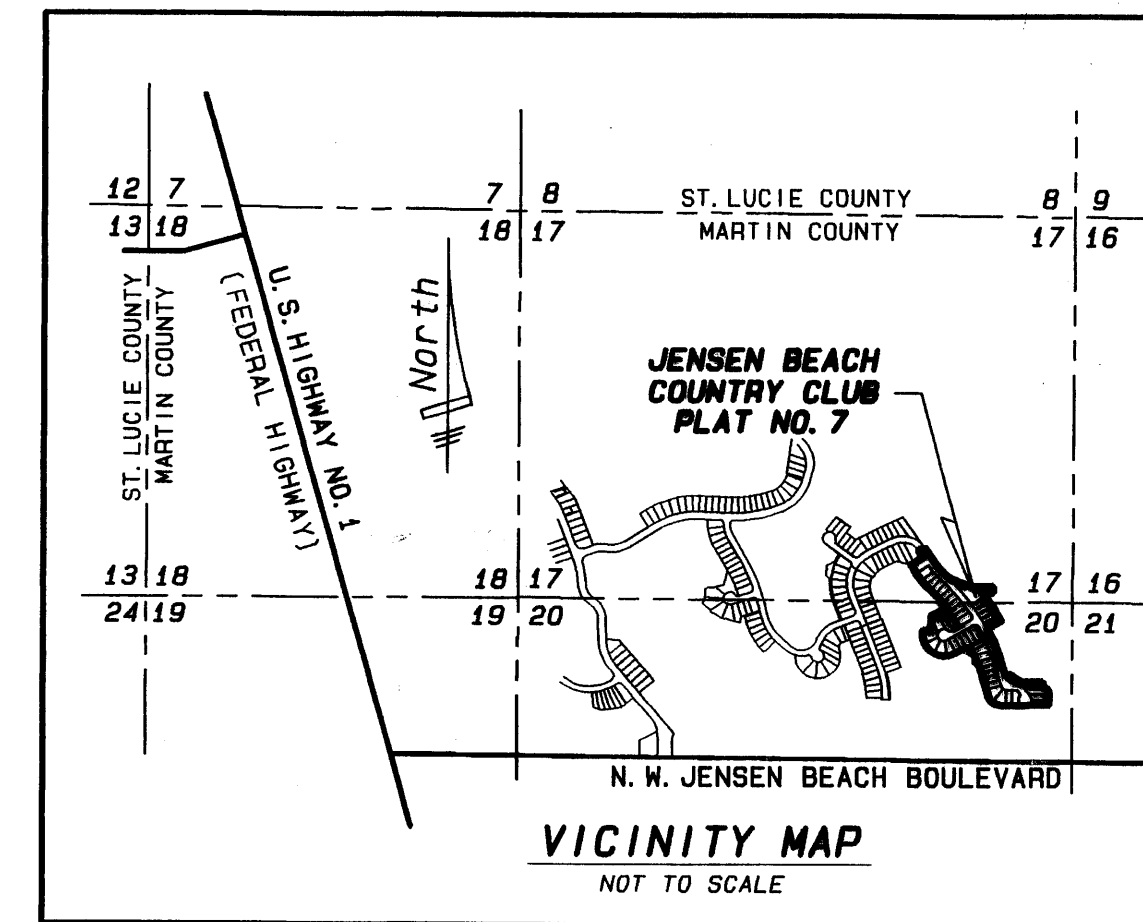
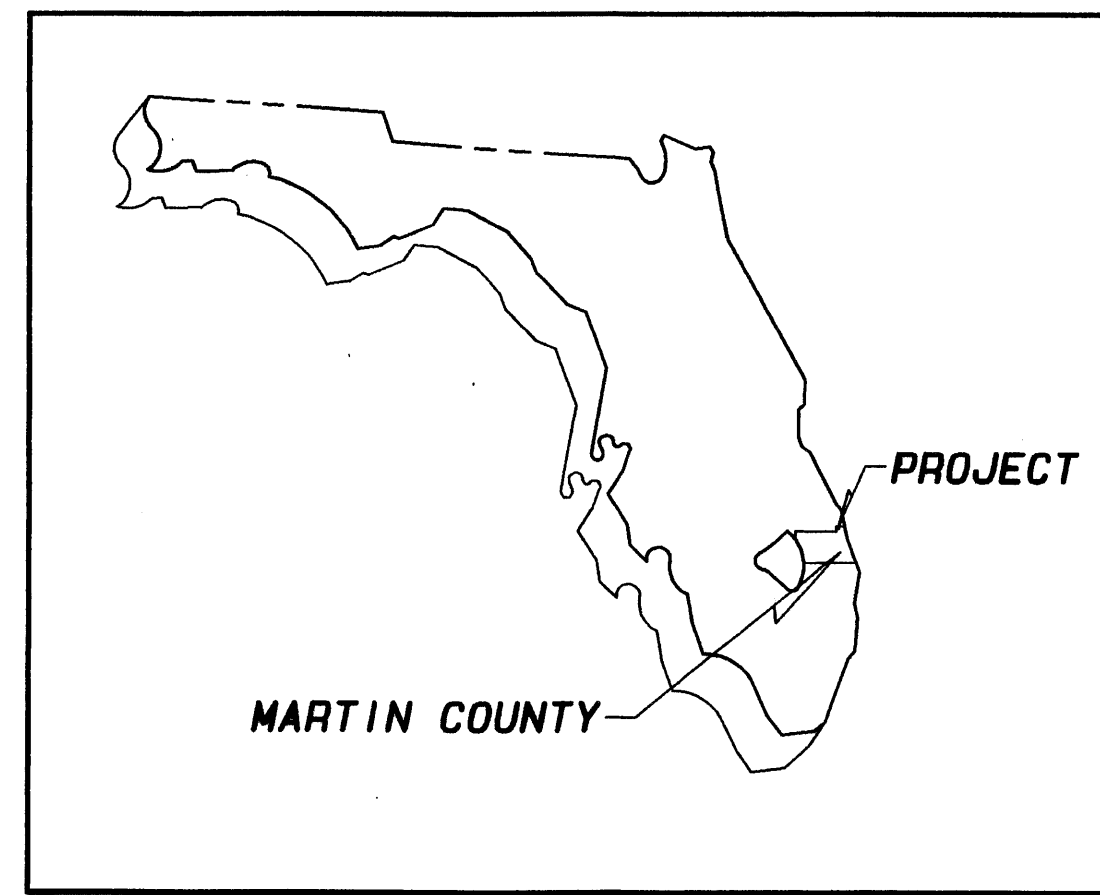
### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 12 THROUGH 14, INCLUSIVE, BLOCK 4, SECTION 17, AND LOTS 1 THROUGH 5, INCLUSIVE, 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 SOUTHEAST CORNER OF LOT 36, JENSEN BEACH COUNTRY CLUB PLAT NO.4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 34°23'17" WEST, ALONG THE EAST LINE OF SAID LOT 36, A DISTANCE OF 61.37 FEET TO THE SOUTH LINE OF N.W. DEER OAK DRIVE ACCORDING TO SAID PLAT NO.4; THENCE NORTH 55°29'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 34°23'37" EAST, A DISTANCE OF 157.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°29'47", A DISTANCE OF 433.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°06'36" EAST, A DISTANCE OF 74.77 FEET; THENCE SOUTH 02°53'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 87°06'36" WEST, A DISTANCE OF 74.77 FEET; THENCE SOUTH 26°59'30" EAST, A DISTANCE OF 22.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1670.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 54°29'55" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°12'33", A DISTANCE OF 239.32 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°42'34" WEST, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1550.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 62°42'34" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°28'35", A DISTANCE OF 283.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 16°48'51" EAST, A DISTANCE OF 111.80 FEET; THENCE SOUTH 84°37'01" EAST, A DISTANCE OF 48.85 FEET; THENCE SOUTH 56°09'19" EAST, A DISTANCE OF 64.38 FEET; THENCE SOUTH 60°42'16" EAST, A DISTANCE OF 48.85 FEET; THENCE SOUTH 89°28'10" EAST, A DISTANCE OF 159.38 FEET; THENCE SOUTH 14°36'54" EAST, A DISTANCE OF 48.62 FEET; THENCE SOUTH 89°28'10" EAST, A DISTANCE OF 17.11 FEET; THENCE SOUTH 32°29'35" EAST, A DISTANCE OF 41.64 FEET; THENCE SOUTH 00°31'50" WEST, A DISTANCE OF 102.08 FEET; THENCE NORTH 89°28'10" WEST, A DISTANCE OF 158.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 25°03'53" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°48'09", A DISTANCE OF 38.61 FEET TO THE END OF SAID CURVE; THENCE ALONG A NON-TANGENT LINE, NORTH 89°28'10" WEST, A DISTANCE OF 179.86 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°39'19", A DISTANCE OF 126.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°48'51" WEST, A DISTANCE OF 279.12 FEET; THENCE SOUTH 71°31'15" WEST, A DISTANCE OF 21.43 FEET; THENCE NORTH 03°26'01" EAST, A DISTANCE OF 35.13 FEET; THENCE NORTH 25°11'03" WEST, A DISTANCE OF 44.17 FEET; THENCE NORTH 69°08'03" WEST, A DISTANCE OF 30.34 FEET; THENCE NORTH 60°18'55" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 40°48'09" WEST, A DISTANCE OF 50.95 FEET; THENCE SOUTH 60°18'55" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 130°53'34", A DISTANCE OF 388.37 FEET TO THE END OF SAID CURVE; THENCE ALONG A NON-TANGENT LINE, SOUTH 78°47'32" EAST, A DISTANCE OF 28.79 FEET; THENCE NORTH 45°57'05" EAST, A DISTANCE OF 46.75 FEET; THENCE NORTH 02°49'18" EAST, A DISTANCE OF 36.99 FEET; THENCE NORTH 45°02'58" EAST, A DISTANCE OF 21.34 FEET; THENCE NORTH 24°28'39" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 34°23'37" WEST, A DISTANCE OF 95.23 FEET; THENCE SOUTH 29°41'05" EAST, A DISTANCE OF 44.34 FEET; THENCE NORTH 52°08'09" EAST, A DISTANCE OF 55.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1380.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 52°08'09" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°59'02", A DISTANCE OF 240.47 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 595.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°27'16", A DISTANCE OF 139.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 34°23'37" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 25°22'31" WEST, A DISTANCE OF 69.91 FEET; THENCE NORTH 66°29'57" WEST, A DISTANCE OF 13.84 FEET TO THE SOUTH LINE OF SAID PLAT NO.4, BEING THE SOUTH LINE OF LOTS 36 AND 37; THENCE, ALONG SAID SOUTH LINE, NORTH 55°36'23" EAST, A DISTANCE OF 116.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36 AND THE POINT OF BEGINNING.

CONTAINING IN ALL 430,547 SQ. FT. OR 9.884 ACRES, MORE OR LESS.

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



SIGNED AND SEALED THIS 17<sup>th</sup> DAY OF Dec, 2001, 2001 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ITS GENERAL PARTNER.

JENSEN BEACH LAND COMPANY, L.P., A FLORIDA LIMITED PARTNERSHIP

JENSEN BEACH CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

BY: Santiago Malavasi  
SANTIAGO MALAVASI, VICE-PRESIDENT

WITNESS: Edwin R. Matthews  
EDWIN R. MATTHEWS

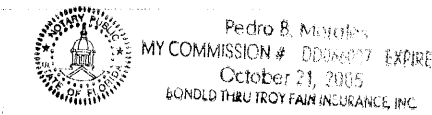
WITNESS: Pedro B. Morales  
PEDRO B. MORALES

### 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, L.P., 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  HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NO. 00066027  
MY COMMISSION EXPIRES: \_\_\_\_\_



### COUNTY APPROVAL

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

DATE: 12-18-01 [Signature]  
COUNTY SURVEYOR AND MAPPER

DATE: 12-21-01 [Signature]  
COUNTY ENGINEER

DATE: 12/21/01 [Signature]  
COUNTY ATTORNEY

DATE: 12/21/01 [Signature]  
VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK

### CERTIFICATE OF OWNERSHIP AND DEDICATION

JENSEN BEACH LAND COMPANY, L.P., 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.7, OF WEST JENSEN, A.P.U.D./D.R.I. AND HEREBY DEDICATES AS FOLLOWS:

- STREETS**  
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO.7, 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.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO.7, 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 AREAS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO.7, OF WEST JENSEN, A.P.U.D./D.R.I. AND DESIGNATED AS "CA-1", "CA-2", "CA-3", "CA-4", "CA-5" AND "CA-6", 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.
- DRAINAGE EASEMENTS**  
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO.7, 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, L.P., 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.

### SURVEYORS CERTIFICATE

I, EDWIN R. MATTHEWS, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN BEACH COUNTRY CLUB PLAT NO.7, 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: 12/12/01 [Signature]  
EDWIN R. MATTHEWS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3954  
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 December 10, 2001, AT 1:00 P.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 10<sup>th</sup> DAY OF December, 2001.

[Signature]  
LINDA R. McCANN  
ROYAL PALM FINANCIAL CENTER  
799 SOUTH FEDERAL HIGHWAY, SUITE 212  
STUART, FLORIDA 34994  
TELEPHONE 561-288-1144  
FLORIDA BAR NO. 286310

### 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 EASEMENTS.
- BENCH MARK REFERENCE: BM US-J3 ELEV. 14.869-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.

**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