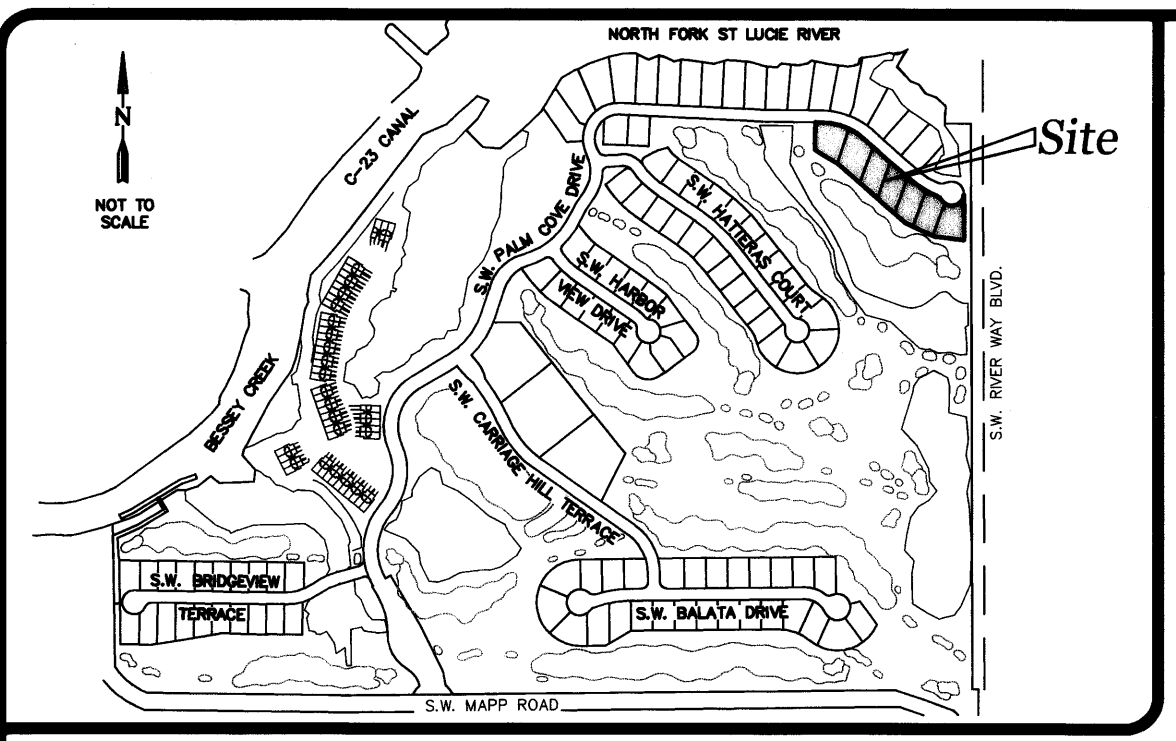


OCT 23 PM 2:14  
CLERK OF CIRCUIT COURT  
D.C.



**LOCATION MAP**

# Palm Cove Golf & Yacht Club Phase 4, A P.U.D.(r)

Being a parcel of land lying in Section 6, Township 38 South, Range 41 East and also being a replat of a portion of the Plat of Phases 4 and 5, Cutter Sound P.U.D. as recorded in Plat Book 12, Page 74, public records, Martin County, Florida.

October 2002

**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 39,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS  
23 DAY OF OCTOBER, 2002.  
MARSHA EWING, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
FILE NUMBER 1608808 BY Jammy Copus  
DEPUTY CLERK

06-38-41-018-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

**TITLE CERTIFICATION**

I, DAVID M. LAYMAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 2, 2002

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

DATED THIS 9th DAY OF October 2002

David M. Layman  
NAME: DAVID M. LAYMAN  
FLORIDA BAR NO.: 294470  
ADDRESS: 777 S. FLAGLER DRIVE  
SUITE 300 EAST  
WEST PALM BEACH, FL 33401

**ACCEPTANCE, JOINER AND CONSENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

PALM COVE GOLF & YACHT CLUB COMMUNITY ASSOCIATION, INC. DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 9th DAY OF October 2002.

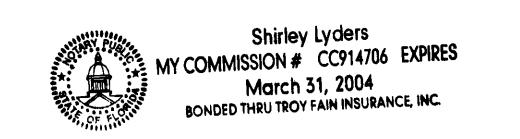
BY: Eric Finkelberg  
ERIC FINKELBERG  
VICE PRESIDENT  
WITNESS: Roger Dalal  
PRINT NAME: ROGER DALAL  
WITNESS: Jammy Copus  
PRINT NAME: Jammy Copus

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIC FINKELBERG TO ME, WELL KNOWN TO BE THE VICE PRESIDENT OF PALM COVE GOLF & YACHT CLUB COMMUNITY ASSOCIATION, INC. AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE, JOINER AND 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 THE FREE ACT AND DEED OF SAID CORPORATION, HE IS:  
 PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Shirley Lyders  
NOTARY PUBLIC  
STATE OF FLORIDA AT  
LARGE  
CC914706  
COMMISSION NO.  
3-31-02  
MY COMMISSION  
EXPIRES



**SURVEYOR'S NOTES**

- 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF S.W. CUTTER SOUND DRIVE, PHASES 4 & 5 CUTTER SOUND P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 74, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA. SAID LINE BEARS NORTH 48° 36' 07" WEST.
- ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 AND BASED ON MARTIN COUNTY BENCHMARK "MAPP & CUT-1" HAVING AN ELEVATION OF 7.335 FEET.

**LEGAL DESCRIPTION**

BEING ALL OF LOTS 2, 3, 4, 5 AND 6, PHASE 4, ACCORDING TO THE PLAT ENTITLED PLAT OF PHASES 4 AND 5 CUTTER SOUND P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 74 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 2.11 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

TOLL FL LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 4, A P.U.D.(r), AND HEREBY DEDICATES AS FOLLOWS:

**1. STREETS**

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 4, A P.U.D.(r), AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PALM COVE GOLF & YACHT CLUB COMMUNITY 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 AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

**2. UTILITY EASEMENTS**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 4, A P.U.D.(r) 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. DRAINAGE EASEMENTS**

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 4, A P.U.D.(r), AND DESIGNATED AS PRIVATE ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PALM COVE GOLF & YACHT CLUB COMMUNITY 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.

SIGNED AND SEALED THIS 9th DAY OF October, 2002 ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

WITNESSES:  
Roger Dalal  
WITNESS  
Roger Dalal  
WITNESS

TOLL FL LIMITED PARTNERSHIP  
A FLORIDA LIMITED PARTNERSHIP,  
TOLL FL GP CORP., A FLORIDA CORPORATION,  
GENERAL PARTNER  
BY: Eric Finkelberg  
NAME: ERIC FINKELBERG  
TITLE: VICE PRESIDENT  
ATTEST:  
Roger Dalal  
NAME: ROGER DALAL  
ASSISTANT SECRETARY

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIC FINKELBERG AND ROGER DALAL TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF TOLL FL LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP, TOLL FL GP CORP., A FLORIDA CORPORATION GENERAL PARTNER, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS 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 THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE:  PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Shirley Lyders  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
CC914706  
COMMISSION NUMBER  
3-31-04  
MY COMMISSION EXPIRES



**CERTIFICATE OF SURVEYOR AND MAPPER**

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 4, A P.U.D.(r) 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 LOT CORNERS 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.

David W. Schryver  
NAME: DAVID W. SCHRYVER  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 4864

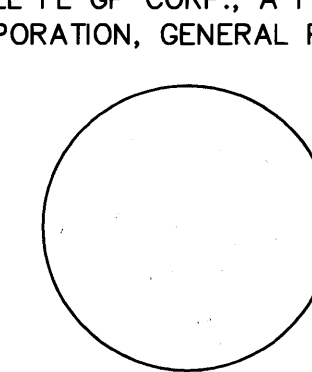
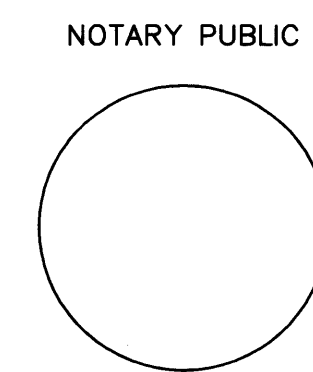
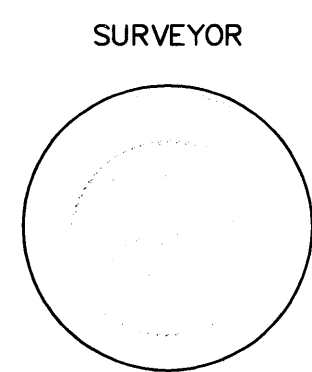
**COUNTY APPROVAL**

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

- DATE 10-18-02  
David W. Schryver  
COUNTY SURVEYOR AND MAPPER
- DATE 10-21-02  
David W. Schryver  
COUNTY ENGINEER
- DATE 10/22/02  
Kurt H. Stacey, Esq.  
COUNTY ATTORNEY
- DATE 10/22/02  
Almiral E. Haines  
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
- ATTEST:  
Marsha Ewing  
CLERK OF COURT

**LEGEND**

● = SET PERMANENT CONTROL POINT (PCP) PARKER KALON NAIL & WASHER LABELED "GCY LB 4108"	CB = CHORD BEARING
○ = SET 3/4" IRON PIPE WITH YELLOW CAP LABELED "GCY, INC. LB 4108"	D.E. = DRAINAGE EASEMENT (PRIVATE)
■ = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCY INC. P.R.M. LB 4108, PSM 4864"	LB = LICENSED BUSINESS
D = DELTA (CENTRAL ANGLE)	ELEV = ELEVATION
L = ARC LENGTH	P.C. = POINT OF CURVATURE
R = RADIUS	P.R.C. = POINT OF REVERSE CURVATURE
	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	P.T. = POINT OF TANGENCY
	P.U.D. = PLANNED UNIT DEVELOPMENT
	(R) = RADIAL LINE
	NGVD = NATIONAL GEODETIC VERTICAL VERTICAL DATUM



TOLL FL LIMITED PARTNERSHIP  
A FLORIDA LIMITED PARTNERSHIP,  
TOLL FL GP CORP., A FLORIDA  
CORPORATION, GENERAL PARTNER

Job Number 01-1130-08-01  
Licensed Business #4108

**GCY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 4108  
CORPORATE OFFICE TALLAHASSEE OFFICE  
PO BOX 1469 • 1505 SW MARTIN HWY. 4909 N. MONROE STREET  
PALM CITY, FL 34991 TALLAHASSEE, FL 32303  
(850) 386-1066 (850) 536-9453