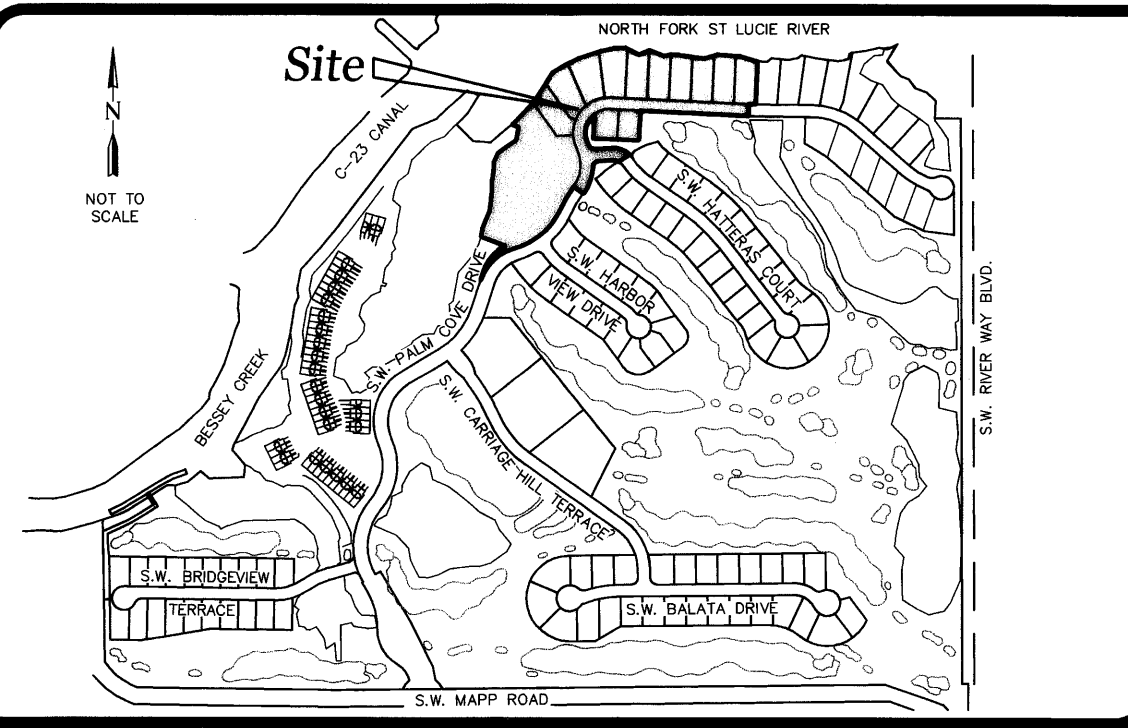


02 OCT 23 PM 2:22:58
CLERK OF CIRCUIT COURT
D.C.



LOCATION MAP

Palm Cove Golf & Yacht Club Phase 19, 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 3 and 8, Cutter Sound P.U.D. as recorded in Plat Book 12, Page 50, public records, Martin County, Florida. and 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 40, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

23 DAY OF October, 2002.

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

FILE NUMBER 1608809 BY *Janet L. Copus* DEPUTY CLERK

06-38-41-019-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THE PLAT OF PHASES 3 AND 8 CUTTER SOUND P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE 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, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFOREMENTIONED PLAT OF PHASES 4 AND 5, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. CUTTER SOUND DRIVE; THENCE RUN NORTH 87°46'16" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 29.98 FEET; THENCE DEPARTING SAID LINE, SOUTH 01°35'31" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°20'07" WEST, A DISTANCE OF 448.21 FEET; THENCE SOUTH 02°39'53" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 87°20'07" WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 02°39'53" EAST, A DISTANCE OF 100.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS SOUTH 12°38'18" WEST AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°23'28", A DISTANCE OF 136.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'00", A DISTANCE OF 9.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°54'27", A DISTANCE OF 30.50 FEET; THENCE NORTH 86°11'08" EAST, A DISTANCE OF 70.01 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°14'48", A DISTANCE OF 103.41 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. CUTTER SOUND DRIVE; THENCE SOUTH 57°55'42" WEST ALONG SAID LINE AND NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 53.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS NORTH 78°10'28" WEST; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°14'48", A DISTANCE OF 51.70 FEET; THENCE SOUTH 86°11'08" WEST, A DISTANCE OF 57.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°10'00", A DISTANCE OF 36.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°36'16", A DISTANCE OF 117.30 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. CUTTER SOUND DRIVE; THENCE NORTH 54°22'35" WEST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. CUTTER SOUND DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 520.00 FEET, THE CHORD OF WHICH BEARS SOUTH 31°47'50" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°39'09", A DISTANCE OF 69.45 FEET; THENCE SOUTH 27°58'16" WEST, A DISTANCE OF 58.73 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 304.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°34'20", A DISTANCE OF 237.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 236.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°20'05", A DISTANCE OF 203.32 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 220.00 FEET, THE CHORD OF WHICH BEARS NORTH 27°01'36" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°58'31", A DISTANCE OF 69.02 FEET; THENCE NORTH 53°59'09" WEST, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 73.93 FEET TO A POINT, SAID POINT BEING THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN THE DEED OF CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 781 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID LINE BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 26°51'30" EAST, A DISTANCE OF 47.60 FEET; THENCE NORTH 15°51'35" EAST, A DISTANCE OF 32.90 FEET; THENCE NORTH 07°19'00" EAST, A DISTANCE OF 37.16 FEET; THENCE NORTH 23°15'50" EAST, A DISTANCE OF 78.59 FEET; THENCE NORTH 05°40'13" EAST, A DISTANCE OF 77.27 FEET; THENCE NORTH 01°24'43" EAST, A DISTANCE OF 50.60 FEET; THENCE NORTH 11°22'27" EAST, A DISTANCE OF 30.46 FEET; THENCE NORTH 02°23'32" EAST, A DISTANCE OF 46.49 FEET; THENCE NORTH 23°43'05" EAST, A DISTANCE OF 39.03 FEET; THENCE NORTH 54°34'20" EAST, A DISTANCE OF 95.28 FEET; THENCE NORTH 10°26'10" EAST, A DISTANCE OF 54.30 FEET; THENCE NORTH 67°21'20" WEST, A DISTANCE OF 29.90 FEET; THENCE NORTH 24°20'18" EAST, A DISTANCE OF 15.76 FEET TO A POINT, SAID POINT BEING ON THE MEAN HIGH WATER LINE OF THE NORTH FORK OF THE ST. LUCIE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 37°53'32" EAST, A DISTANCE OF 36.52 FEET; THENCE NORTH 52°28'31" EAST, A DISTANCE OF 65.27 FEET; THENCE NORTH 19°02'42" EAST, A DISTANCE OF 43.40 FEET; THENCE NORTH 39°01'25" EAST, A DISTANCE OF 52.90 FEET; THENCE NORTH 20°30'39" EAST, A DISTANCE OF 46.64 FEET; THENCE NORTH 63°41'14" EAST, A DISTANCE OF 44.54 FEET; THENCE NORTH 75°51'47" EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH 68°05'26" EAST, A DISTANCE OF 37.64 FEET; THENCE NORTH 59°40'53" EAST, A DISTANCE OF 31.97 FEET; THENCE NORTH 59°29'56" EAST, A DISTANCE OF 33.27 FEET; THENCE NORTH 87°42'18" EAST, A DISTANCE OF 17.02 FEET; THENCE NORTH 65°29'10" EAST, A DISTANCE OF 29.44 FEET; THENCE SOUTH 89°13'31" EAST, A DISTANCE OF 28.63 FEET; THENCE NORTH 67°07'25" EAST, A DISTANCE OF 25.14 FEET; THENCE NORTH 61°31'48" EAST, A DISTANCE OF 17.97 FEET; THENCE SOUTH 85°41'50" EAST, A DISTANCE OF 80.05 FEET; THENCE SOUTH 82°05'40" EAST, A DISTANCE OF 61.35 FEET; THENCE NORTH 50°52'44" EAST, A DISTANCE OF 16.82 FEET; THENCE SOUTH 70°39'23" EAST, A DISTANCE OF 30.03 FEET; THENCE SOUTH 78°40'37" EAST, A DISTANCE OF 59.66 FEET; THENCE NORTH 57°32'14" EAST, A DISTANCE OF 23.65 FEET; THENCE SOUTH 79°00'50" EAST, A DISTANCE OF 59.71 FEET; THENCE SOUTH 78°33'35" EAST, A DISTANCE OF 41.01 FEET; THENCE SOUTH 87°43'59" EAST, A DISTANCE OF 47.17 FEET; THENCE NORTH 72°22'44" EAST, A DISTANCE OF 34.68 FEET; THENCE SOUTH 84°29'22" EAST, A DISTANCE OF 78.53 FEET; THENCE SOUTH 75°45'26" EAST, A DISTANCE OF 56.85 FEET; THENCE SOUTH 87°15'04" EAST, A DISTANCE OF 26.36 FEET; THENCE SOUTH 1°46'01" WEST ALONG THE EAST LINE OF LOT 3 AS SHOWN ON THE AFOREMENTIONED PLAT OF PHASES 4 AND 5 AND DEPARTING SAID MEAN HIGH WATER LINE, A DISTANCE OF 180.76 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 9.79 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 19, A P.U.D.(r), AND HEREBY DEDICATED AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 19, 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 19, 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 19, A P.U.D.(r), AND DESIGNATED AS PRIVATE ON THE PLAT, IS 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.

4. TRACT "A"

TRACT "A" AS SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 19, A P.U.D.(r), AND DESIGNATED AS PRIVATE ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PALM COVE GOLF & YACHT CLUB COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) FOR RECREATIONAL PURPOSES, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATIONAL PURPOSES, AND ALL RECREATIONAL 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 RECREATIONAL AREAS DESIGNATED AS SUCH ON THIS PLAT.

5. UPLAND TRANSITION BUFFER

THE UPLAND TRANSITION BUFFER EASEMENT AS SHOWN ON THIS PLAT OF PALM COVE GOLF & YACHT CLUB PHASE 19, A P.U.D.(r) IS HEREBY DEDICATED AS A CONSERVATION AREA, AND IT SHALL BE THE PERPETUAL RESPONSIBILITY OF PALM COVE GOLF & YACHT CLUB COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE EXCEPT IN COMPLIANCE WITH THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. ACTIVITIES PROHIBITED WITHIN SAID CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOILS OR OTHER SUBSTANCES, SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER NATIVE VEGETATION, EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIALS; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UPLAND TRANSITION BUFFER EASEMENTS.

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: *[Signatures]*

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

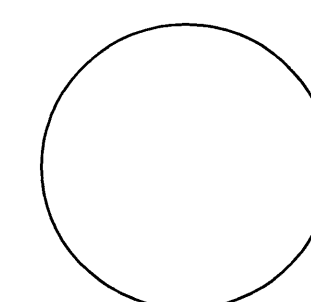
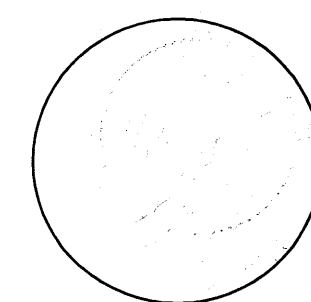
BY: *[Signature]*
NAME: ERIC FINKELBERG
TITLE: VICE PRESIDENT

ATTEST: *[Signature]*

NAME: ROGER DALAL
ASSISTANT SECRETARY

SURVEYOR

NOTARY PUBLIC

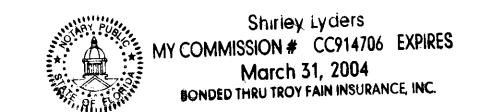


ACKNOWLEDGMENT

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.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
CC 914706
COMMISSION NUMBER
3-31-04
MY COMMISSION EXPIRES

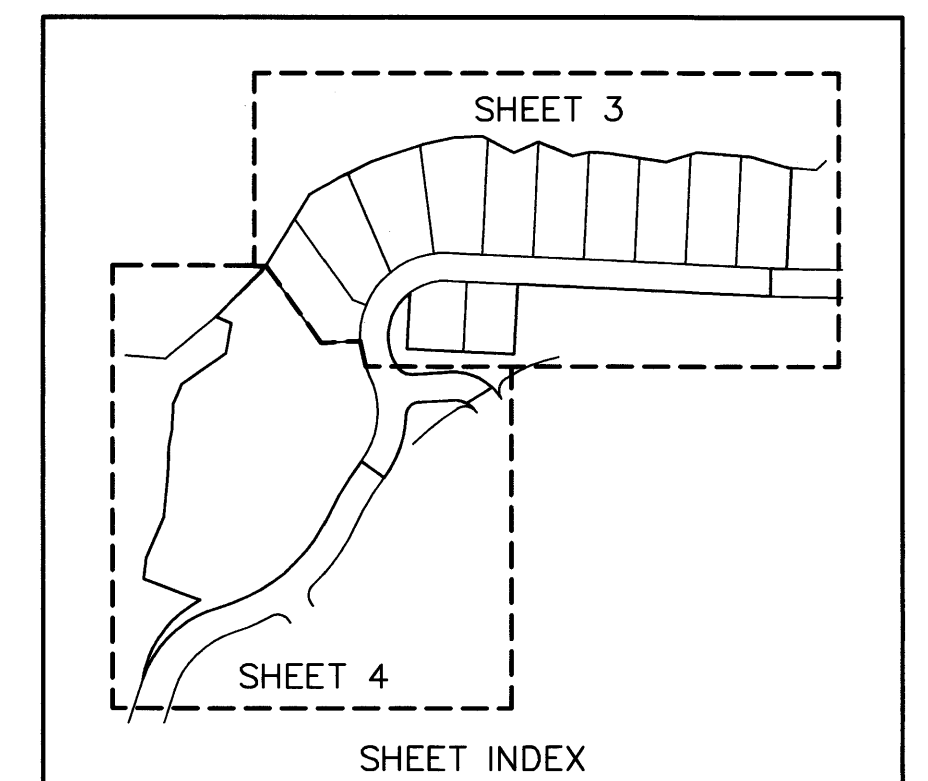


SURVEYOR'S NOTES

- 1) 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.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- 4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF LOT 4 PHASES 4 & 5 CUTTER SOUND P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 50, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA. SAID LINE BEARS SOUTH 01° 46' 01" WEST.

LEGEND

- = SET PERMANENT CONTROL POINT (PCP) PARKER KALON NAIL & WASHER LABELED "GCY LB 4108"
- = SET 3/4" IRON PIPE WITH YELLOW CAP LABELED "GCY, INC. LB 4108"
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCY INC. P.R.M. LB 4108, PSM 4864"
- D = DELTA (CENTRAL ANGLE)
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- D.E. = DRAINAGE EASEMENT (PRIVATE)
- LB = LICENSED BUSINESS
- M.E. = MAINTENANCE EASEMENT
- P.C. = POINT OF CURVATURE
- 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
- U.E. = UTILITY EASEMENT



Job Number 01-1132-12-01
Licensed Business #4108

