

WEST JENSEN PUD, PHASE 1B PLAT OF PARCEL 12.7

BEING A REPLAT OF A PORTION OF SECTION 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

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 1, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28th DAY OF March, 2003.

MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NO. 1646234 BY Spide Pincin DC DEPUTY CLERK

18-37-41-006-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

CERTIFICATE OF OWNERSHIP

JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP; BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

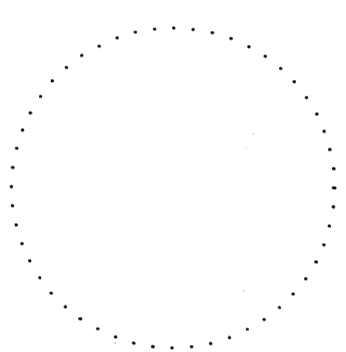
SIGNED AND SEALED THIS 19th DAY OF February, 2003 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ITS GENERAL PARTNER.

JENSEN BEACH LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP
JENSEN BEACH CORPORATION, A FLORIDA CORPORATION GENERAL PARTNER

BY: [Signature]
PRINTED NAME: CARLOS GARCIA-VELEZ, VICE PRESIDENT

WITNESS: [Signature]

WITNESS: [Signature]



CORPORATE SEAL

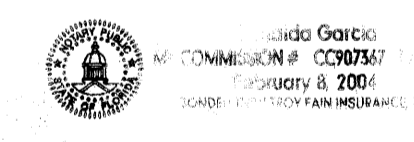
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED CARLOS GARCIA-VELEZ, TO ME WELL KNOWN TO BE THE 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 CERTIFICATE OF OWNERSHIP 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.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
COMMISSION NO. 00907367
MY COMMISSION EXPIRES: FEB 3, 2004

(NOTARY PUBLIC STAMP)



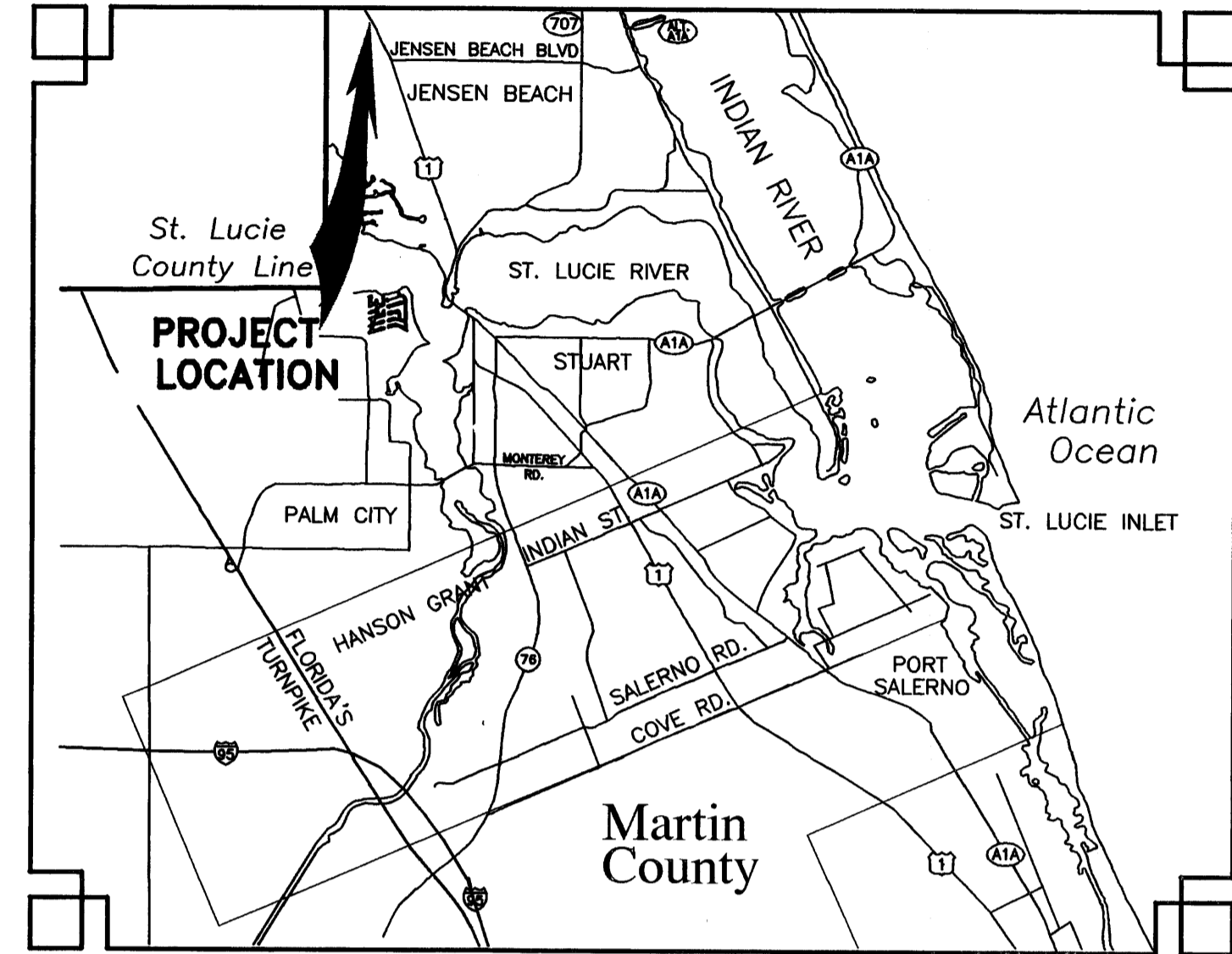
TITLE CERTIFICATION

I, PETER L. BRETON, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT, AS OF FEBRUARY 13, 2003 AT 8:00 A.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

[Signature]
PETER BRETON, ESQ.
FLORIDA BAR NO. 365718

DATED THIS 24th DAY OF FEBRUARY, 2003.
MOYLE, FLANIGAN, KATZ, ~~NOBLE~~, RAYMOND & SHEEHAN, P.A.
625 NORTH FLAGLER DRIVE
9TH FLOOR
WEST PALM BEACH, FLORIDA 33401



LOCATION MAP
1" = 10,000'

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 1, 2 AND 3, BLOCK 3, OF SECTION 18, 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:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 18 AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8901-(111) 205; THENCE NORTH 31°32'19" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,334.28 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY LINE, SOUTH 58°27'41" WEST, A DISTANCE OF 202.00 FEET; THENCE NORTH 31°32'19" WEST, A DISTANCE OF 332.97 FEET; THENCE NORTH 58°27'41" EAST, A DISTANCE OF 202.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 31°32'19" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 332.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,260 SQUARE FEET OR 1.544 ACRES, MORE OR LESS.

LEGEND

- PK = PARKER KALON (TYPE OF NAIL)
- LB = LAND SURVEYING BUSINESS
- LS = LAND SURVEYOR
- O.R.B. = OFFICIAL RECORD BOOK
- ☉ = CENTERLINE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (P) = PLAT
- FPL = FLORIDA POWER AND LIGHT
- PRM = PERMANENT REFERENCE MONUMENT

ENGINEERS INC.
CREECH ENGINEERS, INC.
CIVILIZATION ENGINEERED
203 WEST 3rd STREET STUART, FLORIDA 34994 (772)283-1413
4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434
707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON DEED CALLS REFERENCING THE SOUTH LINE OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; SAID LINE SOUTH 89°58'11" WEST.
- HORIZONTAL DATUM SHOWN IS FLORIDA STATE PLANE COORDINATE ZONE 901 (FLORIDA EAST) IN UNITS OF U.S. SURVEY FEET. VALUES OF PLAT CORNERS ARE SHOWN ON SHEET 2 OF 2.
- MARTIN COUNTY GEODETIC CONTROL STATION DESIGNATION GCY D20 WAS USED FOR A BASE STATION FOR THIS SURVEY. TRIMBLE RTK SYSTEM INCLUDING TRIMBLE GEOMETRICS OFFICE SOFTWARE WAS USED FOR SETTING GPS CONTROL POINTS NEAR THIS BOUNDARY AND MEASURED TO THE POINT OF REDUNDANCY. A FIELD TRAVERSE FROM THOSE GPS CONTROL POINTS AND AROUND THIS BOUNDARY WAS PERFORMED WITH A CLOSURE THAT EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61017-6.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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 THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 120161 0020 C, REVISED DATE JANUARY 5, 1984, LOCATES THE PARCEL IN ZONE B. SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON OR WITHIN ANY EASEMENTS.

CERTIFICATE OF SURVEYOR AND MAPPER

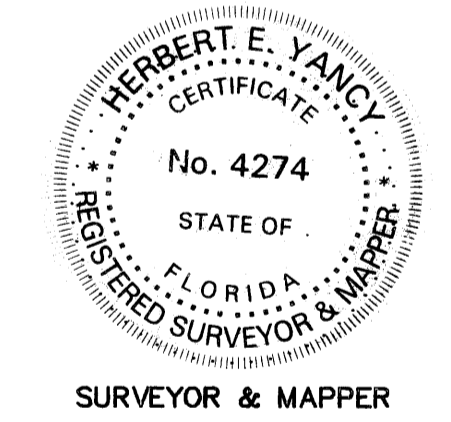
I, HERBERT E. YANCY, HEREBY CERTIFY THAT THIS PLAT OF WEST JENSEN PUD, PHASE 1B, PLAT OF PARCEL 12.7 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177,

PART I, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 25th DAY OF February, 2003.

CREECH ENGINEERS, INC.
203 WEST 3RD STREET
STUART, FLORIDA 34994
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6705

[Signature]
HERBERT E. YANCY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4274



COUNTY APPROVAL

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

- 3-15-03 [Signature] COUNTY SURVEYOR AND MAPPER
 - 3/13/03 [Signature] COUNTY ENGINEER
 - 3/26/03 [Signature] COUNTY ATTORNEY
 - 3-27-03 [Signature] CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
- ATTEST: [Signature] CLERK
[Signature] CLERK

