



PROJECT LOCATION

VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE GOMEZ GRANT AND JUPITER ISLAND, LYING WEST OF THE INDIAN RIVER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (S.R. NO. 5), A 200 FOOT RIGHT-OF-WAY WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BRIDGE ROAD (S.R. 708), AN 80 FOOT RIGHT-OF-WAY; PROCEED SOUTH 68°43'33" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID BRIDGE ROAD, A DISTANCE OF 1320.00 FEET; THENCE NORTH 21°10'22" WEST, A DISTANCE OF 1320.00 FEET; THENCE NORTH 21°10'22" WEST, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°10'22" WEST, A DISTANCE OF 1202.00 FEET; THENCE NORTH 68°43'33" EAST, A DISTANCE OF 1020.00 FEET; THENCE SOUTH 21°10'22" EAST, A DISTANCE OF 233.91 FEET; THENCE SOUTH 68°45'51" WEST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 21°16'27" EAST, A DISTANCE OF 166.19 FEET; THENCE SOUTH 68°43'33" WEST, A DISTANCE OF 349.55 FEET; THENCE SOUTH 21°10'22" EAST, A DISTANCE OF 802.00 FEET; THENCE SOUTH 68°43'33" WEST, A DISTANCE OF 520.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18.37 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR, AMONG OTHER THINGS, INGRESS AND EGRESS AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GRANT OF EASEMENT DATED JULY 20, 2001 AND RECORDED OCTOBER 22, 2001 IN OFFICIAL RECORD BOOK 1590, PAGE 912, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BRIDGETOWN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF ISLAND CROSSINGS P.U.D. (R) AND HEREBY DEDICATES AS FOLLOWS:

- THE STREET AND RIGHT-OF-WAY (TRACT "A") SHOWN ON THIS PLAT OF ISLAND CROSSINGS P.U.D.(R), AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE BRIDGETOWN PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREET AND RIGHT-OF-WAY (TRACT "A") SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS, DRAINAGE, AND UTILITY PURPOSES (INCLUDING EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES), 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, THE PRIVATE STREET DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF ISLAND CROSSINGS P.U.D.(R), MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY (INCLUDING EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES) 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.
- UTILITY EASEMENTS "B1" AND "B2" SHOWN ON THIS PLAT OF ISLAND CROSSINGS P.U.D. (R), ARE HEREBY DEDICATED TO SOUTH MARTIN REGIONAL UTILITY FOR UTILITY PURPOSES 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 THE UTILITY EASEMENTS "B1" AND "B2" DESIGNATED AS SUCH ON THIS PLAT.
- THE UPLAND PRESERVE AREAS SHOWN ON THIS PLAT OF ISLAND CROSSINGS P.U.D.(R), ARE HEREBY DECLARED TO BE THE PROPERTY OF THE BRIDGETOWN PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE UPLAND PRESERVE AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED 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, UPLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.

(CONTINUED)

A PLAT OF
ISLAND CROSSINGS P.U.D.(R)

BEING A REPLAT OF A PORTION OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 34-38-42-631-000-0000.0

(CONTINUED)

5. THE UPLAND PRESERVE BUFFER AREAS SHOWN ON THIS PLAT OF ISLAND CROSSINGS P.U.D. (R), ARE HEREBY DECLARED TO BE THE PROPERTY OF THE BRIDGETOWN PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER "ASSOCIATION") AND ARE HEREBY DECLARED TO BE UPLAND PRESERVE BUFFER AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UPLAND BUFFER PURPOSES. THE UPLAND PRESERVE BUFFER AREAS SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UPLAND PRESERVE BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.

6. THE CONSERVATION AREA SHOWN ON THIS PLAT OF ISLAND CROSSINGS P.U.D. (R), IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD). THE SIZE AND LOCATION OF THE CONSERVATION AREA SHOWN ON THIS PLAT AND THE COVENANTS AND RESTRICTIONS SET FORTH BELOW PERTAINING TO THE CONSERVATION AREAS, SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD.

IT IS THE PURPOSE OF THESE COVENANTS AND RESTRICTIONS TO RETAIN THE CONSERVATION AREA SHOWN ON THIS PLAT AS A CONSERVATION AREA, IN ITS NATURAL, VEGETATIVE, HYDROLOGIC, SCENIC, OPEN, AGRICULTURAL OR WOODED CONDITION AND TO RETAIN THE CONSERVATION AREA AS SUITABLE HABITAT FOR FISH, PLANTS OR WILDLIFE. THE CONSERVATION AREA ENCUMBERED BY THESE COVENANTS AND RESTRICTIONS INTENDED TO BE ENHANCED OR CREATED PURSUANT TO THE PERMIT IN FAVOR OF THE SFWMD (THE "PERMIT") SHALL BE RETAINED AND MAINTAINED IN THE ENHANCED AND CREATED CONDITIONS REQUIRED BY THE PERMIT.

a. TO CARRY OUT THIS PURPOSE, THE FOLLOWING COVENANTS AND RESTRICTIONS ARE GRANTED TO THE SFWMD:

a.(1) TO ENTER UPON TRACT "A", THE UPLAND PRESERVE BUFFER AREA AND THE UPLAND PRESERVE AREAS ADJACENT TO THE CONSERVATION AREA SHOWN ON THIS PLAT TO ACCESS THE CONSERVATION AREA AT REASONABLE TIMES WITH ANY NECESSARY EQUIPMENT OR VEHICLES TO ENFORCE THE RIGHTS HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY GRANTEE AND GRANTEE'S SUCCESSORS AND/OR ASSIGNS AT THE TIME OF SUCH ENTRY AND WILL NOT VIOLATE THE PROVISIONS OF THE OF THE PRESERVE AREA MANAGEMENT PLAN OF MARTIN COUNTY, FLORIDA; AND

a.(2) TO ENJOIN ANY ACTIVITY ON OR USE OF THE CONSERVATION AREA THAT IS INCONSISTENT WITH THESE COVENANTS AND RESTRICTIONS AND TO ENFORCE THE RESTORATION OF SUCH AREAS OR FEATURES OF THE CONSERVATION AREA THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.

b. EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION AREA:

- CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
 - DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS.
 - REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH A DISTRICT APPROVED MAINTENANCE PLAN.
 - EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE.
 - SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION.
 - ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING, BUT NOT LIMITED TO, DITCHING, DIKING AND FENCING.
 - ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER AREAS.
 - ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE CONSERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.
- c. GRANTEE RESERVES ALL RIGHTS AS OWNER OF THE CONSERVATION AREA, INCLUDING THE RIGHT TO ENGAGE IN USES OF THE CONSERVATION AREA THAT ARE NOT PROHIBITED HEREIN AND WHICH ARE NOT INCONSISTENT WITH ANY DISTRICT RULE, CRITERION, PERMIT OF THE SFWMD AND THE INTENT AND PURPOSES OF THESE COVENANTS AND RESTRICTIONS.
- d. OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING THE CONSERVATION AREA UNLESS THE PERMITTEE HAS RECEIVED WRITTEN APPROVAL FROM SFWMD.

7. THE WATER MANAGEMENT AREA SHOWN ON THIS PLAT OF ISLAND CROSSINGS P.U.D.(R), IS HEREBY DECLARED TO BE THE PROPERTY OF THE BRIDGETOWN PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE WATER MANAGEMENT AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND WATER RETENTION PURPOSES. THE WATER MANAGEMENT AREA SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS THE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE WATER MANAGEMENT AREA DESIGNATED AS SUCH ON THIS PLAT.

(CONTINUED)

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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 PREPARED BY:
CLINTON KNOBLOCH, P.S.M.
FOR: LBFI, INC.

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 82, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 19th DAY OF February, 2004.

MARSHA EWING,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Anthony A. Caputo
CLERK

FILE NO. 1729596

(CIRCUIT COURT SEAL)

(CONTINUED)

IN WITNESS WHEREOF, BRIDGETOWN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS MANAGING MEMBER HAS CAUSED THE ABOVE-DESCRIBED CERTIFICATE OF OWNERSHIP AND DEDICATION TO BE SIGNED ON THE DAY AND YEAR SET FORTH BELOW.

DATED THIS 5th DAY OF January, 2004.

BRIDGETOWN DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: Andrew Belford
ANDREW BELFORD, MANAGING MEMBER

WITNESS: Beverly M. Doyle
PRINT NAME: Beverly M. Doyle

WITNESS: Ramon A. Paez
PRINT NAME: Ramon A. Paez

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW BELFORD, AS MANAGING MEMBER OF BRIDGETOWN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION. HE IS: PERSONALLY KNOWN TO ME OR AS IDENTIFICATION.



STAMP

Edward D. Peric
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 00000000
MY COMMISSION EXPIRES: 5/14/2005

SURVEYOR'S NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

LEGEND

- ⊕ = CENTERLINE
- = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB #959"
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB #959" (UNLESS OTHERWISE STATED)
- U.P.B.A. = UPLAND PRESERVE BUFFER AREA
- = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED "P.C.P. LB #959"
- O.R.B. = OFFICIAL RECORD BOOK
- Da = CURVE CENTRAL ANGLE
- LB = LICENSED BUSINESS NUMBER
- PRM = PERMANENT REFERENCE MONUMENT
- CHB = CURVE CHORD BEARING
- CHD = CURVE CHORD DISTANCE
- S.R. = STATE ROAD



LBFI INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS

2090 PALM BEACH LAKES BLVD. TOWER II, SUITE 600 WEST PALM BEACH, FL 33409 561-684-3375	3550 S.W. CORPORATE PKWY PALM CITY, FL 34990 772-286-3883	2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 772-461-2450	421 N.W. 3RD STREET OKEECHOBEE, FL 33972 941-763-8999
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