

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 1705 FEET OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 60.00 FEET THEREOF. SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS.

ALSO BEING DESCRIBED AS PARCELS A, B, AND C AS FOLLOWS:

PARCEL A
THE WEST 660.00 FEET OF THE SOUTH 2040.00 FEET, OF THE SOUTHEAST ONE QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 60.00 FEET THEREOF.
CONTAINING 1,307.042 SQUARE FEET OR 30.006 ACRES MORE OR LESS.
SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS.

PARCEL B
THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 40 E.
CONTAINING 7,229.430 SQUARE FEET OR 165.965 ACRES MORE OR LESS.
SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS.

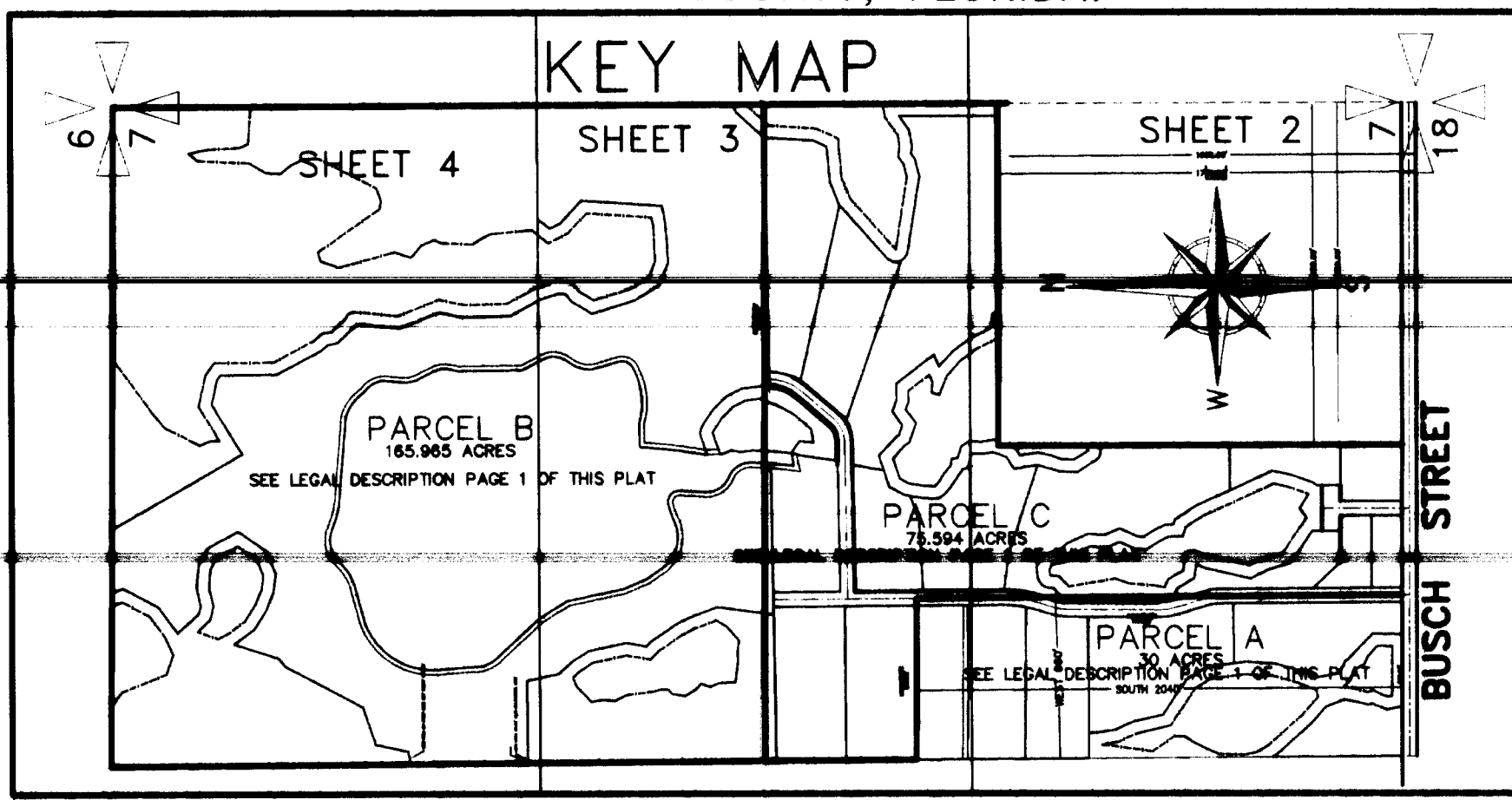
PARCEL C
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N00°01'58"W ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1,705.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE OF SECTION 7, N00°15'21"W, A DISTANCE OF 950.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE N89°41'36"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 2,687.96 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE S00°16'36"E ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 622.35 FEET; THENCE N89°50'13"E, A DISTANCE OF 660.02 FEET; THENCE S00°16'36"E, A DISTANCE OF 1,980.06 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BUSH AVENUE, SAID LINE ALSO BEING 60 FEET OFFSET AND PARALLEL AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 7; THENCE S89°50'13"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 616.62 FEET; THENCE N00°01'58"W, A DISTANCE OF 1,645.01 FEET; THENCE S89°50'13"E, A DISTANCE OF 1,400.01 FEET TO THE POINT OF BEGINNING.
CONTAINING 3,292.880 SQUARE FEET OR 75.594 ACRES, MORE OR LESS.
SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, AND RESTRICTIONS.

NOTE: IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITORAL OR UPLAND TRANSITION ZONE BUTTER AREAS OF CONSTRUCTION LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE MARTIN COUNTY GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR SEVEN J'S SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NONNATIVE PLANT SPECIES FROM THESE AREAS.

SEVEN J'S SUBDIVISION

A PORTION OF SECTION 7

BEING A PORTION OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA.



8. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT
NOTWITHSTANDING THE OBLIGATION OF THE "ASSOCIATION", OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT: ALL DRAINAGE EASEMENTS AND LAKE 1 AND LAKE 2 IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS ON THE 12 DAY OF AUGUST, 2004.

PALM CITY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

By: *Frank Poma*
FRANK POMA, MANAGING MEMBER

WITNESS: NAME *Jason Poma*

POMA & SONS, INC., A FLORIDA CORPORATION
By: *Frank Poma*
FRANK POMA, PRESIDENT

WITNESS: NAME *Ben Herd*

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF MARTIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF AUGUST, 2004, BY FRANK POMA, AS MANAGING MEMBER OF PALM CITY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

By: *Margaret Mostler*
MARGARET MOSTLER, NOTARY PUBLIC

WITNESS: NAME *Jason Poma*

MORTGAGEES' CONSENT TO PLAT

STATE OF FLORIDA
COUNTY OF MARTIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF AUGUST, 2004, BY FRANK POMA, AS PRESIDENT OF POMA & SONS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

By: *Margaret Mostler*
MARGARET MOSTLER, NOTARY PUBLIC

WITNESSES: *Joseph Harris, Margaret Mostler, Jeremy Harris, Margaret Mostler, Joseph Harris, Margaret Mostler*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER HENRY GRIEN, ANNE GRIEN AND SUZETTE GRIEN, TO ME WELL KNOWN, THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION

By: *Margaret Mostler*
MARGARET MOSTLER, NOTARY PUBLIC

WITNESSES: *Joseph Harris, Margaret Mostler, Jeremy Harris, Margaret Mostler, Joseph Harris, Margaret Mostler*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER HENRY GRIEN, ANNE GRIEN AND SUZETTE GRIEN, TO ME WELL KNOWN, THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION

By: *Margaret Mostler*
MARGARET MOSTLER, NOTARY PUBLIC

WITNESSES: *Joseph Harris, Margaret Mostler, Jeremy Harris, Margaret Mostler, Joseph Harris, Margaret Mostler*

LEGEND

- INDICATES SET NO. 5 IRON ROD AND CAP "BL LB 6852"
- INDICATES NAIL AND DISK (PCP)
- INDICATES SET 4X4 CONCRETE MONUMENT WITH ALUMINUM DISC "BETSY LINDSAY, INC. PRM LB 6852" (PRM) UNLESS OTHERWISE NOTED
- AC. INDICATES ACRES
- BL. INDICATES BETSY LINDSAY, INC.
- CB. INDICATES CHORD BEARING
- CL. INDICATES CHORD LENGTH
- CONC. INDICATES CONCRETE
- D.B. INDICATES DEED BOOK
- Δ INDICATES CENTRAL ANGLE
- FND. INDICATES FOUND
- L. INDICATES ARC LENGTH
- LB. INDICATES LICENSED BUSINESS
- MON. INDICATES MONUMENT
- NO. INDICATES NUMBER
- Q.R.B. INDICATES OFFICIAL RECORD BOOK
- PG. INDICATES PAGE
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- R. INDICATES RADIUS LENGTH
- NAD INDICATES NORTH AMERICAN DATUM

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 97 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 20 DAY OF September, 2004
MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER 1782667
BY: *Jimmy L. Copus*
DEPUTY CLERK

ACCEPTANCE OF DEDICATIONS

SEVEN J'S SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC., BY ITS EXECUTION BELOW HEREBY ACCEPTS THE AFOREMENTIONED DEDICATIONS.

SEVEN J'S SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC.

By: *Frank Poma*
FRANK POMA, PRESIDENT

WITNESS: NAME *Jason Poma*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF AUGUST, 2004, BY FRANK POMA, AS PRESIDENT OF SEVEN J'S SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 12 DAY OF AUGUST, 2004.

By: *Margaret Mostler*
MARGARET MOSTLER, NOTARY PUBLIC

WITNESS: NAME *Ben Herd*

APPROVAL BY MARTIN COUNTY

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

08-27-04
DATE

Timothy Johnson
COUNTY SURVEYOR AND MAPPER

08-31-04
DATE

David Johnson
COUNTY ENGINEER

9/2/04
DATE

Paula Storey, Deborah G. Hays
COUNTY ATTORNEY

9/20/04
DATE

Marsha Ewing
CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

BCC: 8-10-04
DATE

Jimmy L. Copus
CLERK OF COURT

GENERAL NOTES

- A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°50'13"E ALONG THE SOUTH LINE OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 40 EAST.
- B. 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.
- C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE RECORDS OF THIS COUNTY.
- D. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "SEVEN J'S SUBDIVISION" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT P.C.P.'S (PERMANENT CONTROL POINTS) AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS; AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

By: *Elizabeth A. Lindsay*
ELIZABETH A. LINDSAY, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

DATE: August 10, 2004

B. BETSY LINDSAY, INC.
SURVEYING AND MAPPING

208 NORTH U.S. HWY No. 2 - UNIT 8 - TEQUESTA, FLORIDA 33469
(561)575-5275 (561)575-4324 FAX
LICENSED BUSINESS NO. 6852

CORPORATE SEAL

SEVEN J'S SUBDIVISION SHEET 1 OF 4