

A PLANNED UNIT DEVELOPMENT FLORIDA CLUB, P.U.D. PHASE VI

A PARCEL OF LAND BEING A REPLAT OF PART OF LOTS 3 AND 6 OF SECTION 8 TROPICAL
FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY, (NOW MARTIN COUNTY)
LYING IN SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA
SHEET 1 OF 4 FEBRUARY, 2001

DESCRIPTION

PARCEL OF LAND LYING IN PORTIONS OF LOTS 3 & 6, SECTION 8, AS SHOWN ON THE PLAT OF TROPICAL FRUIT FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH COUNTY (NOW MARTIN COUNTY) FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 21, ACCORDING TO THE PLAT OF FLORIDA CLUB, P.U.D., PHASE I-B AND I-C, AS RECORDED IN PLAT BOOK 14, PAGE 16, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE NORTH 16°48'59" EAST ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 129.69 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 348.90 FEET; THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 21, AND ALONG THE NORTHERLY EXTENSION OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°32'09" AN ARC DISTANCE OF 94.60 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 01°16'50" EAST ALONG SAID LINE A DISTANCE OF 776.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°33'55" AN ARC DISTANCE OF 37.64 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 223°07'49" AN ARC DISTANCE OF 662.04 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°33'55" AN ARC DISTANCE OF 37.64 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 01°16'50" WEST ALONG SAID LINE A DISTANCE OF 255.16 FEET; THENCE NORTH 88°43'10" WEST A DISTANCE OF 12.63 FEET; THENCE SOUTH 54°42'14" WEST, A DISTANCE OF 50.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 74.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°34'03" AN ARC DISTANCE OF 74.35 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 02°51'49" EAST, ALONG SAID LINE, A DISTANCE OF 106.65 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 83.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°52'45" AN ARC DISTANCE OF 72.26 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 52°44'34" EAST ALONG SAID LINE, A DISTANCE OF 13.48 FEET; THENCE SOUTH 88°43'10" EAST A DISTANCE OF 30.57 FEET; THENCE SOUTH 01°16'50" WEST A DISTANCE OF 250.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 65.10 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'40" AN ARC DISTANCE OF 166.04 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 711.00 FEET SAID CURVE ALSO BEING ON THE NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 22 AS SHOWN ON SAID PLAT OF THE FLORIDA CLUB (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 65.10 FEET BEARS NORTH 74°06'30" WEST FROM SAID POINT OF INTERSECTION AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 711.00 FEET BEARS SOUTH 31°08'59" WEST FROM SAID POINT OF INTERSECTION); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 711.00 FEET THROUGH A CENTRAL ANGLE OF 01°58'00" AN ARC DISTANCE OF 24.41 FEET TO A POINT OF RADIAL INTERSECTION WITH THE WESTERLY LINE OF LOT 22 AS SHOWN ON SAID PLAT OF THE FLORIDA CLUB; THENCE SOUTH 33°07'01" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 151.00 FEET TO A POINT OF RADIAL INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 560.00 FEET, SAID CURVE BEING A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BLUESTEM WAY AS SHOWN ON SAID PLAT OF THE FLORIDA CLUB; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 24°51'04" AN ARC DISTANCE OF 242.89 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 705.00 FEET; THENCE, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BLUESTEM WAY, THROUGH A CENTRAL ANGLE OF 03°30'24" AN ARC DISTANCE OF 43.15 FEET TO THE POINT OF BEGINNING (THE RADIUS POINT BEARS NORTH 11°46'21" EAST FROM THIS POINT)

CONTAINING 8.558 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP & DEDICATION

THE FLORIDA CLUB AT MARTIN COUNTY, L.T.D., A FLORIDA LIMITED PARTNERSHIP BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF FLORIDA CLUB P.U.D. PHASE VI AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE VI AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). 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 DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE VI 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. PRIVATE DRAINAGE EASEMENTS

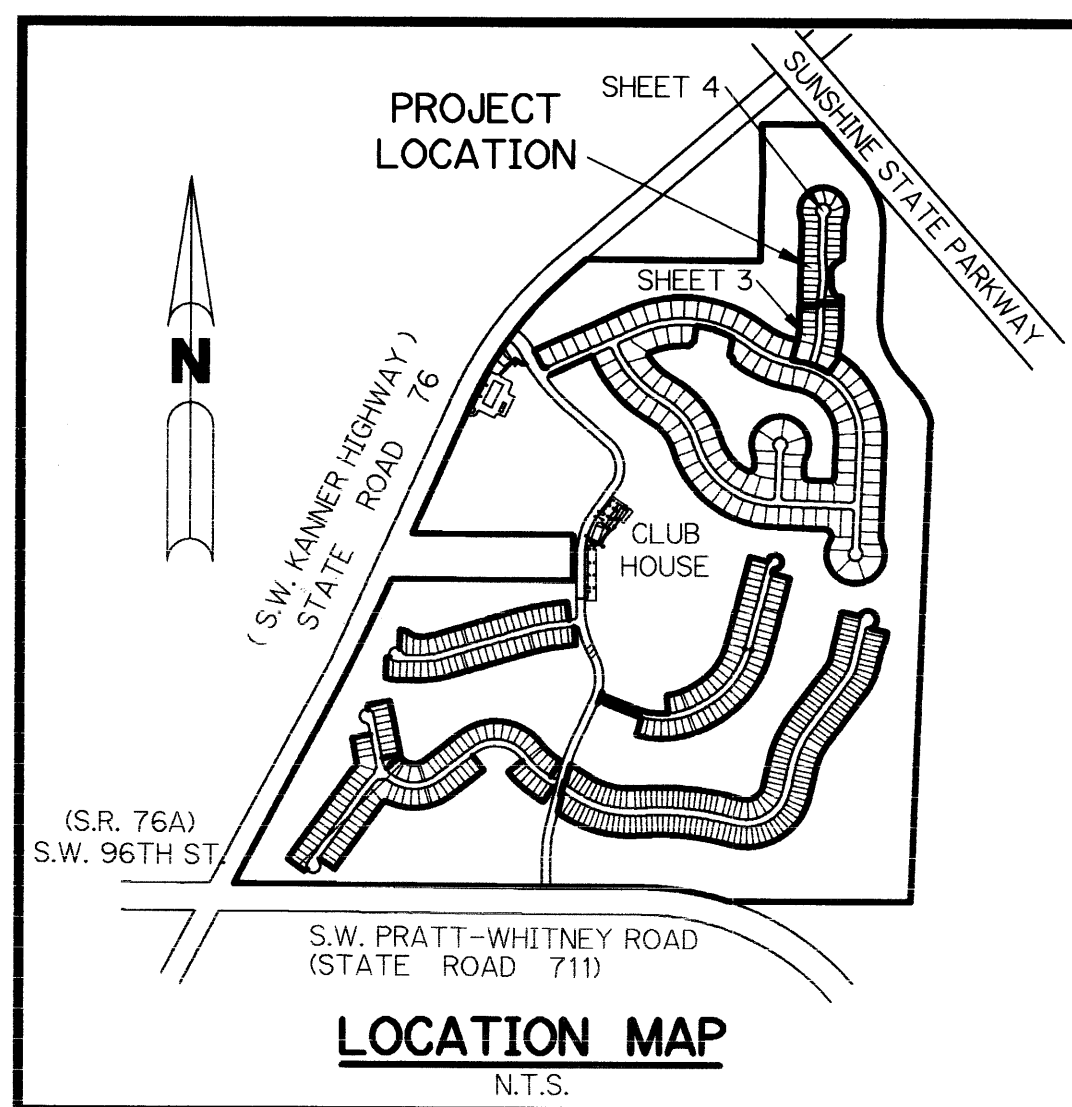
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF FLORIDA CLUB P.U.D. PHASE VI AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE 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. OPEN SPACE TRACTS OST-1 AND OST-2, AS SHOWN ON THE PLAT OF FLORIDA CLUB P.U.D. PHASE VI, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPE PURPOSES; AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE TRACTS.

5. OPEN SPACE TRACT OST-3, AS SHOWN ON THE PLAT OF FLORIDA CLUB P.U.D. PHASE VI, IS HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE, LANDSCAPE AND PASSIVE RECREATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE TRACTS.

6. PUBLIC FLOW-THROUGH EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE FLORIDA CLUB PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "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 ON THIS PLAT.



SUBDIVISION PARCEL CONTROL NUMBER: 8-39-41-003-000-0000-0

NOTES

- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- BEARING BASE - THE EAST LINE OF LOT 21 OF THE PLAT OF FLORIDA CLUB P.U.D. PHASE IB & IC IS TAKEN AS BEING NORTH 16°48'59" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.
- 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 ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
- DATE OF FIELD SURVEY: 01-29-01

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

ALL AS SHOWN

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 DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE 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 TO ONLY 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.

SIGNED AND SEALED THIS 18th DAY OF July, 2001 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, ITS GENERAL PARTNER.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Maria F. Kullers
MARIA F. KULLERS
(PRINT NAME BENEATH SIGNATURE)

Kacy S. DellBene
KACY S. DELLBENE
(PRINT NAME BENEATH SIGNATURE)

THE FLORIDA CLUB AT MARTIN COUNTY, L.T.D.
A FLORIDA LIMITED PARTNERSHIP.

BY: ROEBUCK CREEK COMPANY,
A FLORIDA CORPORATION,
ITS GENERAL PARTNER.

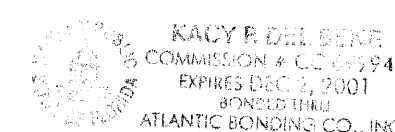
BY: *Robert S. Kramer*
ROBERT S. KRAMER
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, APPEARED ROBERT S. KRAMER, PRESIDENT OF ROEBUCK CREEK COMPANY, A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF THE FLORIDA CLUB AT MARTIN COUNTY, L.T.D., A FLORIDA LIMITED PARTNERSHIP 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 A FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

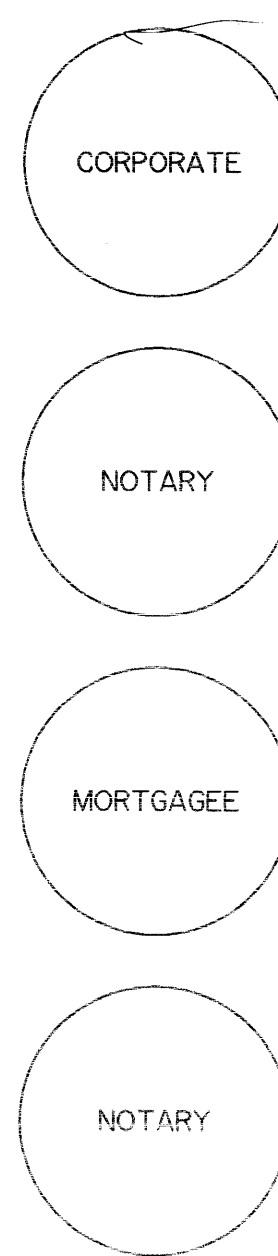
WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 18th DAY OF July, 2001.



(PRINT NAME BENEATH SIGNATURE)
NOTARY PUBLIC
MY COMMISSION EXPIRES:

LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LB 6674
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 3864
- DENOTES PERMANENT CONTROL POINT (P.C.P.)
- DENOTES 5/8" IRON ROD & CAP (LB6674) TO BE SET AS PART OF THE REQUIRED IMPROVEMENTS WITH THE PLATTED LANDS
- P.D.E. DENOTES PRIVATE DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- Δ DENOTES DELTA
- L DENOTES ARC LENGTH
- R DENOTES RADIUS
- T DENOTES TANGENT
- CB DENOTES CHORD BEARING
- CD DENOTES CHORD LENGTH
- OS DENOTES OPEN SPACE
- COR. DENOTES CORNER
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- Q DENOTES CENTER LINE
- N.R. DENOTES NOT RADIAL
- C.P. DENOTES CENTER POINT
- P.R.C. DENOTES POINT OF REVERSE CURVE
- R.I.E. DENOTES REUSE IRRIGATION EASEMENT
- O.S.T. DENOTES OPEN SPACE TRACT
- R/W DENOTES RIGHT-OF-WAY



THIS INSTRUMENT PREPARED BY
GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BOULEVARD, SUITE 9
PORT ST. LUCIE, FLORIDA

SHEET 1 OF 4
JOB NO. 6518