FLORIDIAN GOLF CLUB PUD, PHASE

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

BEING A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 00'28'52" EAST, A DISTANCE OF 733.56 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE NORTH 00°28'52" EAST, A DISTANCE OF 1010.27 FEET TO THE MEAN HIGH WATER LINE OF THE NORTH FORK OF THE ST. LUCIE RIVER; THENCE ALONG THE MEAN HIGH LINE THE FOLLOWING 17 COURSES AND DISTANCES; THENCE SOUTH 36°03'43" EAST, A DISTANCE OF 22.94 FEET; THENCE SOUTH 41°04'51" EAST, A DISTANCE OF 75.43 FEET; THENCE SOUTH 37°05'34" EAST, A DISTANCE OF 65.65 FEET; THENCE SOUTH 27°39'25" EAST, A DISTANCE OF 80.45 FEET; THENCE SOUTH 18'05'24" EAST, A DISTANCE OF 74.01 FEET; THENCE SOUTH 19'10'20" EAST, A DISTANCE OF 49.68 FEET; THENCE SOUTH 07'28'01" EAST, A DISTANCE OF 29.36 FEET; THENCE SOUTH 01"10'59" EAST, A DISTANCE OF 40.55 FEET; THENCE SOUTH 23"4'33" EAST, A DISTANCE OF 25.63 FEET; THENCE SOUTH 38"57'01" EAST, A DISTANCE OF 16.54 FEET; THENCE SOUTH 26'26'49" EAST, A DISTANCE OF 53.37 FEET; THENCE SOUTH 10'37'07" EAST, A DISTANCE OF 287.43 FEET; THENCE SOUTH 26'26'11" EAST, A DISTANCE OF 39.42 FEET; THENCE SOUTH 20'44'33" EAST, A DISTANCE OF 49.98 FEET; THENCE SOUTH 07'10'27" EAST, A DISTANCE OF 76.87 FEET; THENCE SOUTH 10'33'56" EAST, A DISTANCE OF 67.10 FEET; THENCE SOUTH 05'31'25" WEST, A DISTANCE OF 39.42 FEET; THENCE SOUTH 02'42'06" EAST, A DISTANCE OF 111.12 FEET; THENCE SOUTH 14°55'36" EAST, A DISTANCE OF 87.93 FEET; THENCE SOUTH 81"14'03" WEST, A DISTANCE OF 182.79 FEET; THENCE SOUTH 08'45'57" EAST, A DISTANCE OF 69.65 FEET; THENCE SOUTH 81"14'03" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 08'45'57" WEST, A DISTANCE OF 227.18 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 43.00 FEET, THE CHORD OF WHICH BEARS NORTH 67'08'52" WEST, 63.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.78 FEET THROUGH A CENTRAL ANGLE OF 95'38'43" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 26"33"20"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 71.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.622 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA LIMITED LIABILIT: COMPANY, f/k/a FLORIDIAN GOLF RESORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF FLORIDIAN GOLF CLUB PUD. PHASE 2, AND HEREBY DEDICATES AS FOLLOWS:

1) THE STREET AND RIGHT-OF-WAY SHOWN AS TRACT R-1 ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2 AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDIAN PROPERTY OWNERS ASSOCIATION. INC.. A FLORIDA NOT FOR PROFIT CORPORATION (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREET AND RIGHT-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 STREET AND RIGHT-OF-WAY DESIGNATED AS SUCH ON THIS

2) THE SHORELINE PROTECTION ZONE EASEMENT (SPZE), AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2 IS HÉREBY DEDICATED TO THE FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION) FOR SHORELINE RESTORATION 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 SHOREC SE PROTECTION ZONE EASEMENT SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP, MARTIN COUNT, I'AS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE SHORELINE PROTECTION ZONE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

3) THE UTILITY EASEMENTS (UE) SHOWN ON THIS PLAT OF FLORIDIAN GOLF C_UB PUD, PHASE 2, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES A'ID REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SUCH FASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE ELEVIS ON 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

THE PRIVATE DRAINAGE EASEMENTS (PDE), AS SAMON ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2, ARE HEREBY DEDICATED TO THE FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION), FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND PEPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATOR! AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR. THE PRIVATE DRAINAGE EASEMENTS DESIGNATE, 'S SUCH ON THIS PLAT.

5) THE PRIVATE DRAINAGE AND ACCESS EASEMENTS (PD&AE), AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2, ARE HEREBY DEDICATED TO THE FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION), FOR DRAINAGE AND ACCESS 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, THE PRIVATE DRAINAGE AND ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

6) THE RIPARIAN ACCESS EASEMENTS (RAE), AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2 ARE HEREBY DEDICATED TO THE FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION) TO ENSURE RIPARIAN ACCESS, AND SAID RIPARIAN ACCESS EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. EXCEPT FOR CONSTRUCTION OF ACCESS WAYS IN ACCORDANCE WITH THE PAMP, NO CONSTRUCTION IN OR ALTERATION OR DESTRUCTION OF, THE RIPARIAN ACCESS EASEMENTS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE RIPARIAN ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

7) THE STORMWATER TRACT (D-1), AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2 IS HEREBY DECLARED TO BÉ THE PROPERTY OF THE FLORIDÍAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE STORMWATER TRACT DESIGNATED AS SUCH ON THIS PLAT.

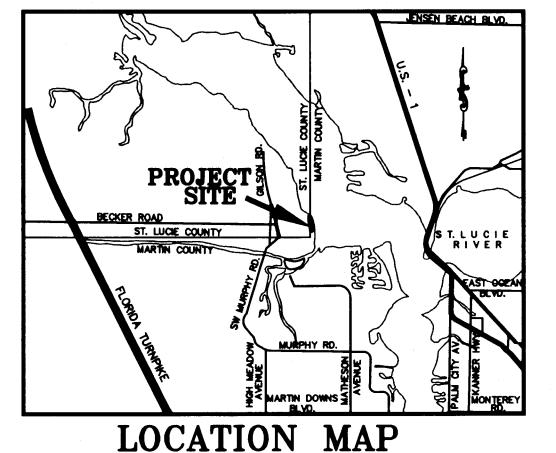
8) THE COMMON AREA TRACT (CAT-1), AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2 IS HEREBY DECLARED TO BE THE PROPERTY OF THE FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION). AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE COMMON AREA TRACT DESIGNATED AS SUCH ON THIS PLAT.

9) THE SHORELINE SLOPE EASEMENT (SSE), AS SHOWN ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2 IS HEREBY DEDICATED TO THE FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER ASSOCIATION) FOR SHORELINE RESTORATION 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 SHORELINE SLOPE EASEMENT SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE SHORELINE SLOPE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

13 DAY OF FORWARY, 2014 WITNESSES:

30 1 20m L.H. Lang

FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS FLORIDIAN GOLF RESORT, LLC



NOT TO SCALE

ACKNOWLEDGMENT

STATE OF Arida COUNTY OF MARIE BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GILES KIBBE, TO ME WELL KNOWN TO BE THE PRESIDENT OF FLORIDIAN NATIONAL GOLF CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY f/k/a/ FLORIDIAN GOLF RESORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP & DEDICATION AS SUCH OFFICER OF SAID COMPANY. HE [X] IS PERSONALLY KNOWN TO ME OR [] HAS ____ AS IDENTIFICATION.

__ DAY OF FEBRUARY NOTARY PUBLIC, STATE OF FORIGO

FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF FLORIDIAN GOLF CLUB PUD. PHASE 2. AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DAY OF FEDRUARY, 2014

WITNESSES:

astone PRINTED NAME

ACKNOWLEDGMENT STATE OF Florid

COUNTY OF MACLIA

FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC.

Wy Comm. Evalua Reb 16, 2018

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. CRANE, TO ME WELL KNOWN TO BE THE PRESIDENT, OF FLORIDIAN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION. HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _______ AS IDENTIFICATION.

DAY OF PENCEPU NOTARY PUBLIC, STATE OF FLORIDA COMMISSION NO. FFD9

MY COMMISSION EXPIRES 2-16-2018

CHRISTY H ZBIRGE

TITLE CERTIFICATION

I, ROBERT S. RAYNES JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 2014, AT 2:00 (AM.):

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S) AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON. 2) ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FÓLLOWS:

MORTGAGE TO STUART PROPERTY HOLDINGS, LTD, DATED APRIL 1, 2010 AND RECORDED APRIL 5, 2010 AT 4:16 PM IN OFFICIAL RECORDS BOOK 2446, PAGE 480, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

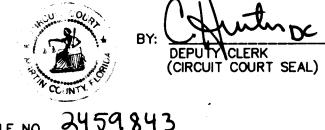
3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO FLORIDA STATUTE 197.192, F.S., HAVE BEEN FAID.

DAY OF _MARCH

FLORIDA BAR NO. 124672 GUNSTER, YOAKLEY & STEWART, P.A. 800 SE MONTEREY COMMONS BOULEVARD, SUITE 200 STUART, FL 34996

, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT

CLERK'S RECORDING CERTIFICATE



31-37-41-003-000-00000-0 SUBDIVISION PARCEL CONTROL NO.

MORTGAGEE'S CONSENT

STUART PROPERTY HOLDINGS, LTD, A FLORIDA LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT THEY ARE THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED APRIL 1, 2010 AND RECORDED IN OFFICIAL RECORDS BOOK 2446, PAGE 480, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DO HEREBY CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE. LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 4th DAY OF March, 2014, ON BE PARTNERSHIP BY ITS GENERAL PARTNER, STUART PROPERTY MANAGEMENT, INC... __. 2014, ON BEHALF OF SAID LIMITED

WITNESSES:

SIGNATURE

STUART PROPERTY HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: STUART PROPERTY MANAGEMENT, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

ALEX MUXO VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF STOLEN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSUNALLY APPEARED ALEX MUXO, TO ME WELL KNOWN TO BE THE VICE PRESIDENT, OF STUART PROPERTY MANAGEMENT, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF STUART PROPERTY HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND WHO ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE [IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED ______ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA COMMISSION NO. MY COMMISSION EXPIRES 02:20:2015

O. TREZONA.

MY COMMISSION # EE 055048

EXPIRES: February 20, 2015

Bonded Thru Notary Public Underwrite

COUNTY APPROVAL

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

DATE: MAY 19 2014

COUNTY SURVEYOR AND MAPPER MICHAEL O'BRIEN PSM, CFM

CHAIR. BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I, MICHAEL T. KOLODZIEJCZYK HEREBY CERTIFY THAT THIS PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 2 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH 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; THAT PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 7 PAY OF MARCH , 2014. MICHAEL T. KOLODZIEJCZYK PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 3864

CLERK OF

THE COURT

SURVEYOR STATE OF

PREPARED IN THE OFFICE OF: CULPEPPER & TERPENING, INC. 2980 SOUTH 25th STREET FORT PIERCE. FLORIDA 34981 CERTIFICATION NO. LB 4286

MICHAEL T. KOLODZIEJCZYK PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 3864 SHEET 1 OF 2

FILE NAME: FLORIDIAN-GOLF-CLUB-PUD-PHASE-2-COVER