

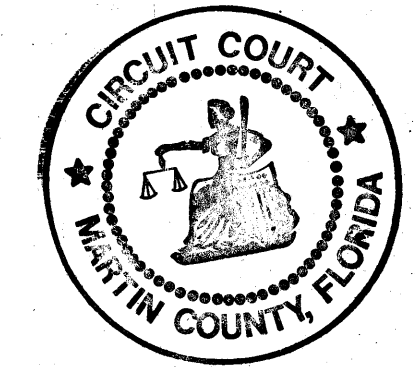
PLAT OF

# CRANE CREEK RACQUET CLUB - PHASE 1

FEBRUARY, 1986

LYING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FL.

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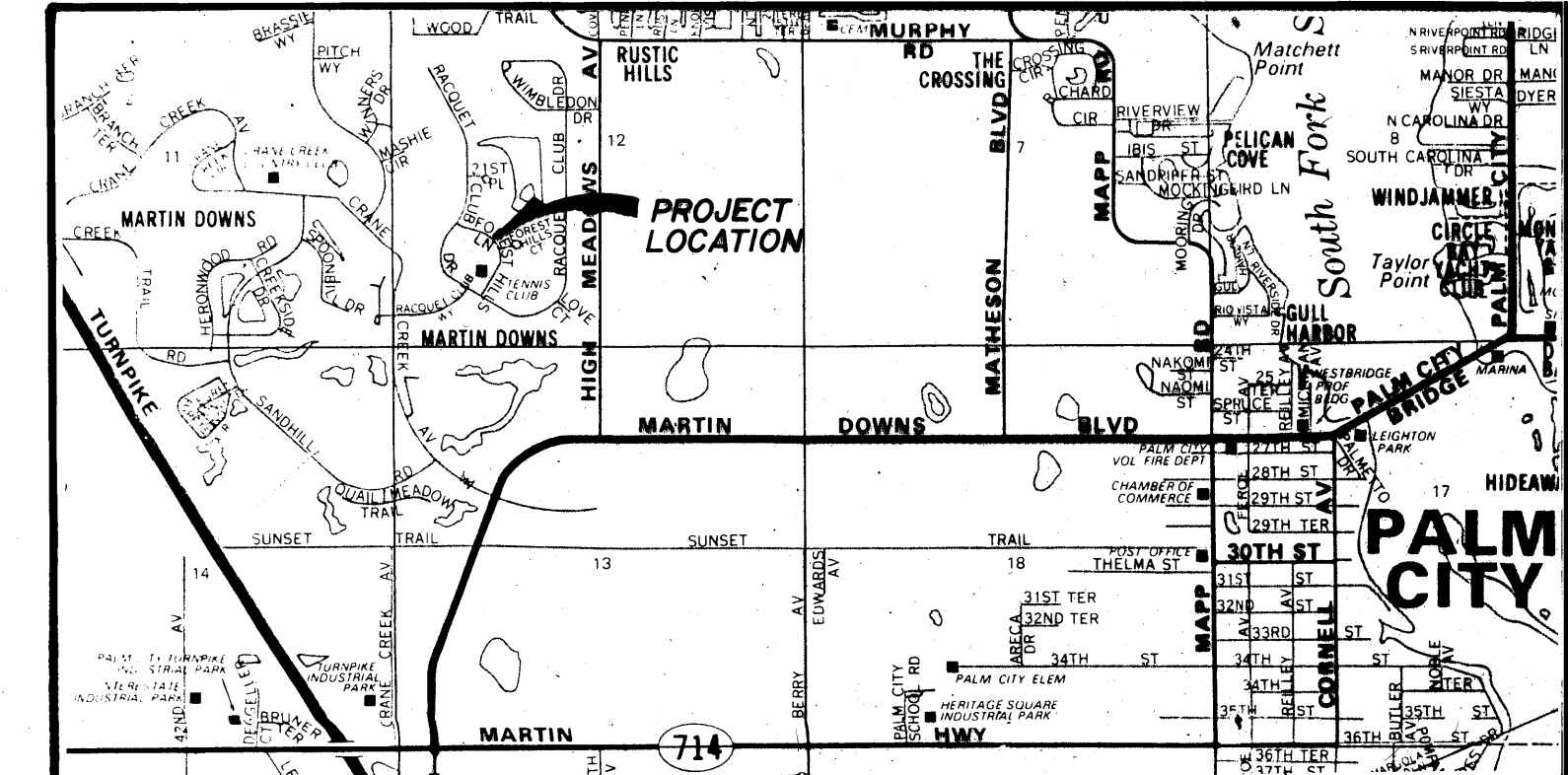


I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 24, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 6th DAY OF March, A.D., 1986.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
*Crane E. Chaw*  
DEPUTY CLERK

FILE NO. 59169

### LOCATION MAP



### DESCRIPTION

STATE OF FLORIDA  
COUNTY OF MARTIN

A parcel of land lying within Section 12, Township 38 South, Range 40 East, Martin County, Florida and adjoining the Plats of Crane Creek Racquet Club Phase Two, Phase Five and Phase Six, as recorded in Plat Book 7, Page 66, 101 and 102 respectively, of the public records of Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of Section 12, Township 38 South, Range 40 East; thence run N00°29'53"E, a distance of 798.02 feet; thence N 89°30'07"E, a distance of 794.77 feet, the the POINT OF BEGINNING. Being a point of the Northeasterly right-of-way of S.W. Racquet Club Drive, a 60.00 foot right-of-way as shown on said Plat of Crane Creek Racquet Club Phase Six; thence run S 57°45'19"E along the Northeasterly right-of-way of S.W. Racquet Club Drive, a distance of 335.00 feet to a point of curvature of a curve concave to the North-west, having a radius of 25.00 feet; thence Northwest along the arc of said curve through a central angle of 90°00'00", a distance of 39.27 feet to the point of tangency; thence N 32°14'41"E along the Westerly right-of-way of S.W. Forest Hills Lane, a 60.00 foot right-of-way as shown on said Plat of Crane Creek Racquet Club Phase Five, a distance of 325.00 feet to the point of curvature of a curve concave to the South-west, having a radius of 325.00 feet; thence Northwest along the arc of said curve, through a central angle of 111°15'00", a distance of 631.04 feet to a point of reverse curvature of a curve concave to the Northeast, having a radius of 740.00 feet; thence Northwest along the arc of said curve, through a central angle of 21°02'37", a distance of 271.79 feet to a point of reverse curvature of a curve concave to the South, having a radius of 25.00 feet; thence Southwest along the arc of said curve through a central angle of 82°39'14", a distance of 36.06 feet to a point on the Easterly right-of-way of S.W. Racquet Club Drive, a 60.00 foot right-of-way as shown on the Plat of Crane Creek Racquet Club Phase Six as recorded in Plat Book 7, Page 102, Martin County, Florida. Said point being a point of reverse curvature of a curve concave to the Northwest, having a radius of 800.00 feet; thence Southwest along the arc of said curve through a central angle of 6°21'36", a distance of 88.80 feet to a point of reverse curvature of a curve concave to the East, having a radius of 400.00 feet; thence Southeast along the arc of said curve through a central angle of 103°30'00", a distance of 722.57 feet to the POINT OF BEGINNING.

Parcel of land containing 9.98 acres, more or less.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 7th, 1986, AT 8:15 A.M.

1. APPARENT RECORD TITLE IS IN THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

- A. MORTGAGE FROM SOUTH FLORIDA LAND, INC., A FLORIDA CORPORATION, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED JUNE 16, 1980 AND RECORDED IN OFFICIAL RECORD BOOK 497, PAGE 2263, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED BY FUTURE ADVANCE AGREEMENT, DATED MARCH 10, 1981, AND RECORDED IN OFFICIAL RECORD BOOK 516, PAGE 1774, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- B. MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC. AND C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981 AND RECORDED APRIL 15, 1981, IN OFFICIAL RECORD BOOK 519, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- C. CONSOLIDATION, MODIFICATION AND RESTATEMENT OF MORTGAGES AND NOTES BETWEEN SOUTHERN REALTY GROUP, INC., SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981 AND RECORDED APRIL 15, 1981, IN OFFICIAL RECORD BOOK 519, PAGE 310, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- D. MORTGAGE DEED FROM SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED MARCH 4, 1982 AND RECORDED MARCH 5, 1982, IN OFFICIAL RECORD BOOK 540, PAGE 1716, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- E. MORTGAGE MODIFICATION, CONSOLIDATION AND RESTATEMENT AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORD BOOK 560, PAGE 1766, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- F. MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC. ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORD BOOK 560, PAGE 1795, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- G. MORTGAGE CONSOLIDATION, RESTATEMENT AND SPREADER AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORD BOOK 560, PAGE 1825, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- H. FUTURE ADVANCE AGREEMENT BETWEEN SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. RACQUET PROPERTIES, INC., C.C. GOLF PROPERTIES, INC. AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATION, AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED NOVEMBER 17, 1983, RECORDED NOVEMBER 21, 1983, IN OFFICIAL RECORD BOOK 586, PAGE 1764, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
- I. FINANCING STATEMENT FROM SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., AND SOUTHERN REALTY GROUP, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, OF THE CHARTERED BANKS OF CANADA, RECORDED IN OFFICIAL RECORD BOOK 560, PAGE 1865, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- J. ASSIGNMENT OF RENTS, ISSUES, PROCEEDS AND PROFITS BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, ONE OF THE CHARTERED BANKS OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED JANUARY 6, 1983 IN OFFICIAL RECORD BOOK 560, PAGE 1884, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

- K. COLLATERAL ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982 AND RECORDED JANUARY 6, 1983, IN OFFICIAL RECORD BOOK 560, PAGE 1920, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- L. MORTGAGE AND NOTE MODIFICATION, CONSOLIDATION, RESTATEMENT AND SPREADER AGREEMENT BY SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., MARTIN DOWNS UTILITIES, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED Oct 25, 1985 AND RECORDED Nov. 5, 1985, IN OFFICIAL RECORD BOOK 654, PAGE 798, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 13th DAY OF February, 1986.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.  
BY: *[Signature]*  
RICHARD D. HOLT  
PHILLIPS POINT, SUITE 500  
777 SOUTH FLAGLER DRIVE  
WEST PALM BEACH, FLORIDA 33401-6194

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

2-21-86 DATE  
COUNTY ENGINEER

December 17, 1985 DATE  
COUNTY ATTORNEY

December 19, 1986 DATE  
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA

December 19, 1985 DATE  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: *[Signature]*  
CLERK

### CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA  
COUNTY OF MARTIN

C.C. RACQUET PROPERTIES, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

SIGNED AND SEALED THIS 13th DAY OF February, 1986, ON BEHALF OF SAID CORPORATION BY IT'S VICE PRESIDENT AND ATTESTED TO BY IT'S SECRETARY.

C.C. RACQUET PROPERTIES, INC.

ATTEST: *[Signature]* BETTY ENGLISH, SECRETARY  
BY: *[Signature]* GEORGE B. HOUGH, JR., VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE B. HOUGH, JR. AND BETTY ENGLISH, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF C.C. RACQUET PROPERTIES, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February, 1986.

MY COMMISSION EXPIRES: June 13, 1986  
*[Signature]*  
NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINER TO THIS PLAT TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

### SURVEYORS CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF CRANE CREEK RACQUET CLUB-PHASE 1, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

*[Signature]*  
S. DALE MONROE  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3956

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
P.O. BOX 737 10 Central Parkway  
JUPITER, FLORIDA 33458 Suite 420  
Stuart, Florida 33497

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Submission Parcel Control #: 12-38-40-021-000-0000-0-0