

PLAT OF HILLCREST

TOWN OF SEWALL'S POINT, FLORIDA

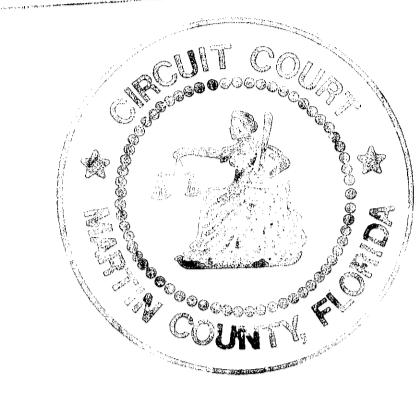
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 41 EAST

BEING A REPLAT OF

LOTS 5 AND 6 OF THE PLAT OF ARBELA, PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND A PORTION OF THE PLAT OF PALMETTO PARK, (NOT INCLUDED) PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PREPARED BY
JAMES E. NEUHAUS, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLORADO OFFICE PLAZA
STUART, FLORIDA 33497
(305) 286-7770

AUG 27 3:03



CERTIFICATE OF APPROVAL OF THE CLERK OF THE CIRCUIT COURT

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 70 PAGE 31 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 27 DAY OF August A.D., 1986.
LOUISE V. ISAACS, CLERK
MARTIN COUNTY, FLORIDA
BY: Tracy Chase, DC
FILE NO. 616580

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

FAIRVIEW PROPERTIES, INC., A VIRGINIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA AS FAIRVIEW SOUTH, INC., BY AND THROUGH ITS VICE-PRESIDENT, LLOYD E. DUTCHER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND SHOWN HEREON AND NAMED HILLCREST, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE AND ENJOYMENT OF THE PUBLIC THE DRAINAGE EASEMENTS, THE UTILITY EASEMENTS, THE HIGHWAYS AND THE STREETS SHOWN HEREON AS SEWALL'S POINT ROAD, SOUTH RIVER ROAD, HILLCREST DRIVE, HILLCREST COURT, HILLCREST TERRACE AND ST. LUCIE COURT, HOWEVER, THE RESPONSIBILITY FOR MAINTAINING THE CUL-DE-SAC LANDSCAPING SHALL BE THAT OF HILLCREST PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF HILLCREST MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF TOWN COMMISSIONERS OF SEWALL'S POINT. THE DRAINAGE EASEMENTS SHALL EXIST FOR THE DRAINAGE OF SURFACE WATER.

IN WITNESS WHEREOF, LLOYD E. DUTCHER, AS VICE-PRESIDENT OF FAIRVIEW PROPERTIES, INC., DOES HEREBY, ON BEHALF OF SAID CORPORATION, EXECUTE THIS CERTIFICATE OF OWNERSHIP AND DEDICATION THIS 13 DAY OF AUGUST, 1986.

FAIRVIEW PROPERTIES, INC., A VIRGINIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA AS FAIRVIEW SOUTH, INC.

WITNESSES:

Alice C. Melville
Sammy Jacobs

BY: Lloyd E. Dutcher
LLOYD E. DUTCHER
ITS: VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF August, 1986, BY LLOYD E. DUTCHER, VICE-PRESIDENT OF FAIRVIEW PROPERTIES, INC. A VIRGINIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA AS FAIRVIEW SOUTH, INC. ON BEHALF OF THE CORPORATION.

Alice C. Melville
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/10/87

MORTGAGEE'S CONSENT

FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, A NATIONAL BANKING ASSOCIATION, BY AND THROUGH ITS SENIOR VICE PRESIDENT, SHAREN K. WELKER, AS MORTGAGEE UNDER THAT CERTAIN MORTGAGE FROM FAIRVIEW PROPERTIES, INC., TO FIRST NATIONAL BANK AND TRUST COMPANY DATED DECEMBER 26, 1985, AND RECORDED IN O.R. BOOK 660, PAGE 1600, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, ENCUMBERING LOTS 5 AND 6, ARBELA, ACCORDING TO THE PLAT THEREOF FILED 22 AUGUST, 1919, AND RECORDED IN PLAT BOOK 3, PAGE 29, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, DOES HEREBY RATIFY AND JOIN WITH FAIRVIEW PROPERTIES, INC., IN THIS PLAT OF HILLCREST AND ALL DEDICATIONS AND RESERVATIONS HEREON.

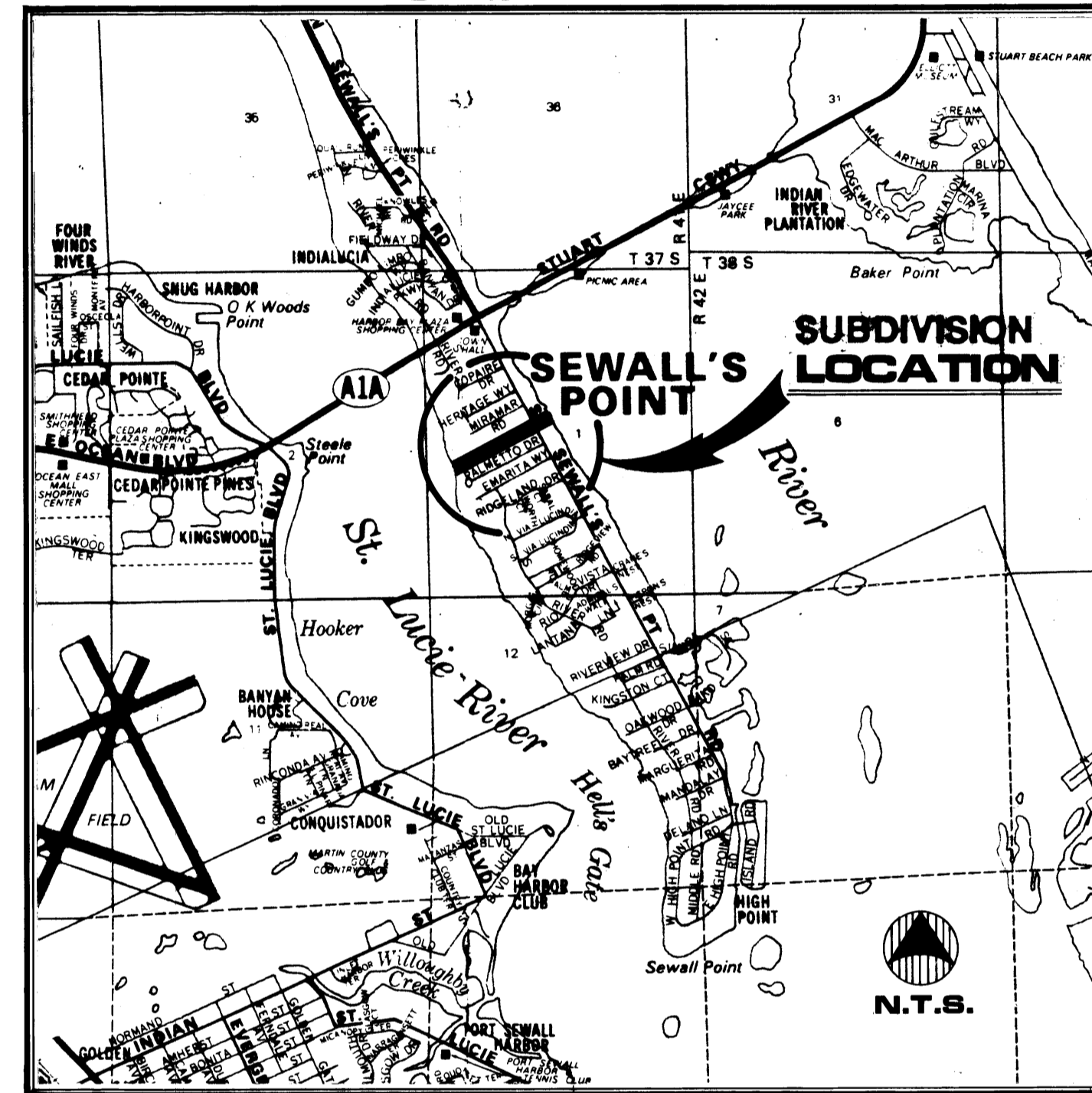
IN WITNESS WHEREOF FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, HAS CAUSED THIS CONSENT AND DEDICATION TO BE EXECUTED BY ITS SENIOR VICE-PRESIDENT, SHAREN K. WELKER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF August, 1986.

FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, A NATIONAL BANKING ASSOCIATION

WITNESSES:

Patricia S. Spaulding
Sammy Jacobs

BY: Sharen K. Welker
SHAREN K. WELKER
ITS: SENIOR VICE-PRESIDENT



LOCATION MAP

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, 1986, BY SHAREN K. WELKER, SENIOR VICE-PRESIDENT OF FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANK.

Patricia S. Spaulding
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/23/87

SURVEYOR'S CERTIFICATE

I, JAY ALAN BONNER, DO HEREBY CERTIFY THAT THIS PLAT OF HILLCREST, AS SHOWN ON SHEET 2 OF 2, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: Jay Alan Bonner
JAY ALAN BONNER,
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4088

DATE: 8-13, 1986

LAND DESCRIPTION

LOTS 5 AND 6, EXCEPT FOR 30 FOOT RIGHT-OF-WAY FOR COUNTY ROAD, ARBELA, ACCORDING TO PLAT THEREOF FILED 22 AUGUST 1919, AND RECORDED IN PLAT BOOK 3, PAGE 29, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; WHICH SAID PLAT WAS ORIGINALLY FILED 19 NOVEMBER 1891, AND RECORDED IN DEED BOOK "E", PAGE 283, DADE COUNTY, FLORIDA, PUBLIC RECORDS; AND BOTH OF WHICH SAID PLATS HAVE BEEN TRANSCRIBED TO AND ARE NOW A PART OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND

BEING A PORTION OF LOT 1, NOT INCLUDED, ACCORDING TO THE PLAT OF PALMETTO PARK AS RECORDED IN PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 35.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 3, ACCORDING TO SAID PLAT OF PALMETTO PARK; THENCE SOUTH 62°38'00" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 170.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 62°38'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 240 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE EASTERLY SHORELINE OF THE ST. LUCIE RIVER; THENCE MEANDER NORTHERLY ALONG THE EASTERLY SHORELINE OF THE ST. LUCIE RIVER 175 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 62°38'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 174 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THENCE SOUTH 27°22'00" EAST, ALONG SAID PARALLEL LINE 170.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 159.77 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 62°38'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 240 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE EASTERLY SHORELINE OF THE ST. LUCIE RIVER; THENCE MEANDER NORTHERLY ALONG THE EASTERLY SHORELINE OF THE ST. LUCIE RIVER 175 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 62°38'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 174 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TITLE CERTIFICATE

I, WILLIAM F. CRARY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF FAIRVIEW PROPERTIES, INC., A VIRGINIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA AS FAIRVIEW SOUTH, INC.;
2. THE PROPERTY SET FORTH HEREON IS ENCUMBERED BY A MORTGAGE IN FAVOR OF FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, A NATIONAL BANKING ASSOCIATION, DATED SEPTEMBER 26, 1985, AND RECORDED IN O.R. BOOK 660, PAGE 1600 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
3. THERE ARE NO OTHER MORTGAGES OF RECORD THAT ENCUMBER THE PROPERTY DESCRIBED IN THIS PLAT.

DATED THIS 13 DAY OF August, 1986.

William F. Crary
WILLIAM F. CRARY
CRARY, BUCHANAN, BOWDISH AND BOVIE
555 COLORADO AVE., SUITE ONE
STUART, FLORIDA 33497
(305) 287-2600

APPROVAL OF TOWN OF SEWALL'S POINT

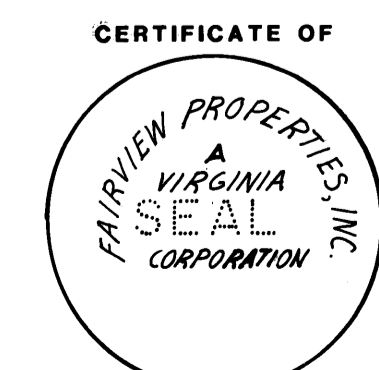
THE PLAT AS SHOWN HEREON HAS BEEN APPROVED BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, AND THE TOWN DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT, THIS 22nd DAY OF August, 1986.

BOARD OF TOWN COMMISSIONERS

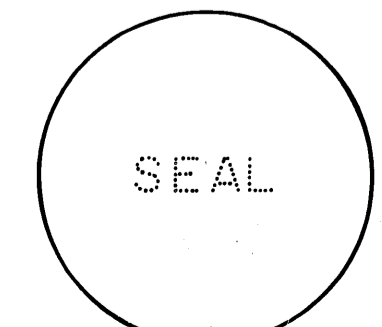
BY: John C. Guenther
JOHN C. GUENTHER, MAYOR

ATTEST: Joan H. Barrow
JOAN H. BARROW, TOWN CLERK

APPROVED: M. Lanning Fox
M. LANNING FOX, TOWN ATTORNEY



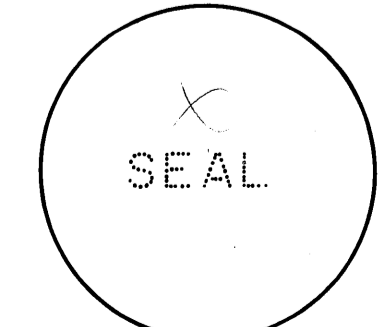
OWNERSHIP AND DEDICATION



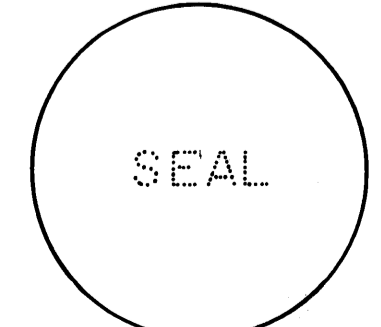
ACKNOWLEDGEMENT



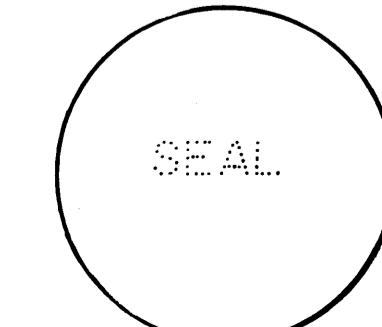
MORTGAGEE'S CONSENT



ACKNOWLEDGEMENT



SURVEYOR'S CERTIFICATE



APPROVAL