

A PLAT OF WELLESLEY AT SUNSET TRACE, PHASE I BEING PLAT NO. 33 OF MARTIN DOWNS A P.U.D. LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

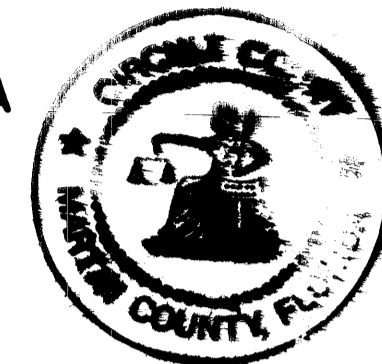
See Affidavit recorded in O.R. Book 780 Page 1081, MARSHA STILLER, Clerk of Circuit Court, by CA. O'Brien, D.C. 10-17-81

ST. JUDIS P 1: 59

I, MARSHA STILLER, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 10, Page 80, Martin County, Florida, public records, this 16th day of June, 1987.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Tracy Chase Deputy Clerk

File No. 661339



Hutcheon Engineers CIVIL ENGINEERS & SURVEYORS WEST PALM BEACH

BELLE GLADE STUART FEBRUARY 1987 SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP

BURG & DIVOSTA CORPORATION, a Florida Corporation, by and through its undersigned officers, does hereby certify it is the owner of the property described hereon.

Dated this 1st day of May, 1987.

BURG & DIVOSTA CORPORATION, A FLORIDA CORPORATION

ATTEST: William E. Shannon Assistant Secretary BY: Clifford F. Burg, President

TITLE CERTIFICATION

We, Cromwell & Remsen, P.A., members of the Florida Bar, hereby certify that we have searched the public records of Martin County, Florida, through May 5, 1987, to the extent the same are maintained in the office of the Clerk of the Circuit Court, on the property described and shown on this Plat of WELLESLEY AT SUNSET TRACE, PHASE I, and this search reveals apparent record title to said land to be in the name of BURG & DIVOSTA CORPORATION, a Florida Corporation. We further certify that our search reveals no mortgages of record.

This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.

BY: Lawrence C. Griffin, Jr. Cromwell & Remsen, P.A. 631 U.S. Hwy. 1, Suite 410 North Palm Beach, Florida 33408

SURVEYOR'S CERTIFICATE

I, FRANKLIN A. SHUTTS, do hereby certify that this plat known as WELLESLEY AT SUNSET TRACE, PHASE I, is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

Date of Survey: 5-19-87

Franklin A. Shutts Registered Land Surveyor Florida Certificate No. 2780

COUNTY APPROVAL

This plat is hereby approved by the undersigned on the date or dates indicated.

4/1/87, 1987

April 14, 1987

April 14, 1987

April 14, 1987

County Engineer, County Attorney, Chairman, BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller by: Tracy Chase D.C.

CERTIFICATE OF DEDICATION

BURG & DIVOSTA CORPORATION, a Florida Corporation, does hereby dedicate as follows:

- 1. COMMON AREAS All property shown on this Plat of WELLESLEY AT SUNSET TRACE, PHASE I, with the exception of the lots and Water Management Tract "A" are hereby dedicated to the Sunset Trace Homeowners Association, Inc., and shall be the perpetual obligation of said Association. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Common Areas.
2. UTILITY EASEMENTS The Utility Easements shown on this Plat of WELLESLEY AT SUNSET TRACE, PHASE I, 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 County Commissioners of Martin County, Florida.
3. DRAINAGE EASEMENTS The Drainage Easements shown on this Plat of WELLESLEY AT SUNSET TRACE, PHASE I, are hereby declared to be private easements and are dedicated to the Martin Downs Property Owners Association, Inc. for the purpose of the construction and maintenance of drainage facilities. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Drainage Easements.
4. MAINTENANCE EASEMENTS All Maintenance Easements as shown on this Plat of WELLESLEY AT SUNSET TRACE, PHASE I, are hereby declared to be private easements and are dedicated to the Martin Downs Property Owners Association, Inc. for the purpose of the maintenance of the adjacent water management tracts. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Maintenance Easements.
5. WATER MANAGEMENT TRACTS The Water Management Tract shown as Tract "A" on this Plat of WELLESLEY AT SUNSET TRACE, PHASE I, is hereby declared to be a private tract and is dedicated to Martin Downs Property Owners Association, Inc. and shall be the perpetual maintenance obligation of said Association. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Water Management Tract.
6. EMERGENCY ACCESS EASEMENT The Emergency Access Easement as shown on this Plat of WELLESLEY AT SUNSET TRACE, PHASE I, is hereby dedicated to the Sunset Trace Homeowners Association, Inc. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Emergency Access Easement.

SIGNED AND SEALED this 1st day of May, 1987, on behalf of said Corporation by its President and attested to by its Assistant Secretary.

BURG & DIVOSTA CORPORATION, A FLORIDA CORPORATION ATTEST: William E. Shannon Assistant Secretary BY: Clifford F. Burg, President

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF Martin Palm Beach Before me, the undersigned notary public, personally appeared Clifford F. Burg and William E. Shannon, to me well known to be the President and Assistant Secretary respectively, of BURG & DIVOSTA CORPORATION, a Florida Corporation, and they acknowledge that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 1st day of May, 1987. My commission expires: June 13, 1987

Notary Public State of Florida at Large

Subdivision Parcel Control No.: 13-38-40-009-000-0000

LEGAL DESCRIPTION

A parcel of land lying in Section 13, Township 38 South, Range 40 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of said Section 13, run S 89° 16' 44" E, along the North line of said Southwest quarter, a distance of 1074.76 feet to a point in the center line of Martin Downs Boulevard, a 200 foot right-of-way, recorded in Official Record Book 461, Page 420, of the Public Records of Martin County, Florida; thence run N 21° 03' 12" E, along said center line, a distance of 654.99 feet to the point of intersection with the center line of Southwest Sunset Trace Circle, as shown on the Plat of Sunset Trace, Phase I, as recorded in Plat Book 9, Page 52 of the Public Records of Martin County, Florida; thence run S 68° 56' 48" E, along said center line, a distance of 100.00 feet to a point in the Easterly right-of-way line of Martin Downs Boulevard; thence run N 21° 03' 12" E, along the Easterly right-of-way line of Martin Downs Boulevard, a distance of 75.00 feet; thence run S 23° 56' 48" E, a distance of 35.36 feet; thence run S 68° 56' 48" E, a distance of 175.00 feet to the point of curvature of a curve, concave to the North, having a radius of 1510.52 feet; thence run Easterly, along the arc of said curve, through a central angle of 02° 50' 41", a distance of 75.00 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 241.57 feet; thence run Southeasterly along the arc of said curve, through a central angle of 47° 59' 33", a distance of 202.34 feet to a point of intersection with a non tangent curve, concave to the North, having a radius of 1600.52 feet, and whose chord bears N 82° 49' 45" W; thence run Easterly, along the arc of said curve, through a central angle of 09° 11' 48", a distance of 256.91 feet to the POINT OF BEGINNING of the following described parcel; thence run S 16° 25' 26" W, a distance of 279.92 feet to a point on a non tangent curve concave to the Southwest, having a radius of 61.50 feet, whose chord bears S 07° 29' 06" E; thence run Southeasterly, along the arc of said curve, through a central angle of 52° 03' 49", a distance of 55.88 feet to the point of tangency of said curve; thence run S 18° 32' 48" W, a distance of 67.63 feet; thence run S 71° 27' 12" E, a distance of 55.85 feet to the point of curvature of a curve concave to the Southwest, having a radius of 335.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 54° 26' 52" a distance of 318.35 feet to the point of tangency of said curve; thence run S 17° 00' 20" E, a distance of 41.92 feet to the point of curvature of a curve, concave to the West, having a radius of 373.20 feet; thence run Southerly, along the arc of said curve, through a central angle of 25° 52' 42", a distance of 168.56 feet to the point of tangency of said curve; thence run S 08° 52' 23" W, a distance of 55.42 feet to the point of curvature of a curve concave to the East having a radius of 690.73 feet; thence run Southerly, along the arc of said curve through a central angle of 07° 59' 32" a distance of 96.35 feet to the point of tangency of said curve; thence run S 00° 52' 51" W, a distance of 49.62 feet to the point of curvature of a curve, concave to the West, having a radius of 555.77 feet; thence run Southerly along the arc of said curve through a central angle of 10° 45' 47" a distance of 104.40 feet to the point of tangency of said curve; thence S 11° 38' 38" W, a distance of 37.83 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 411.31 feet; thence run Southwesterly along the arc of said curve through a central angle of 11° 49' 23" a distance of 84.87 feet to the point of tangency of said curve; thence run S 23° 28' 02" W, a distance of 123.01 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 1125.35 feet; thence run Southwesterly, along the arc of said curve, through a central angle of 11° 54' 38", a distance of 233.94 feet; thence run S 11° 33' 23" W a distance of 103.55 feet to the point of curvature of a curve concave to the Southeast having a radius of 1059.97 feet; thence run Southwesterly along the arc of said curve, through a central angle of 03° 39' 26" a distance of 67.66 feet; thence run S 40° 48' 19" E along a non tangent line a distance of 12.45 feet; thence run S 89° 22' 42" E a distance of 262.79 feet to a point on a non tangent curve concave to the Northwest, having a radius of 1355.38 feet; whose chord bears N 17° 36' 55" E; thence run Northeasterly along the arc of said curve through a central angle of 33° 15' 28" a distance of 786.74 feet to the point of curvature of a curve concave to the East having a radius of 616.04 feet; thence run Northerly along the arc of said curve through a central angle of 03° 30' 39" a distance of 374.76 feet to a non tangent line; thence run N 89° 31' 30" W a distance of 459.97 feet to the point of curvature of a curve concave to the North having a radius of 1600.52 feet; thence run Westerly along the arc of said curve, through a central angle of 02° 05' 51" a distance of 58.59 feet to the POINT OF BEGINNING.