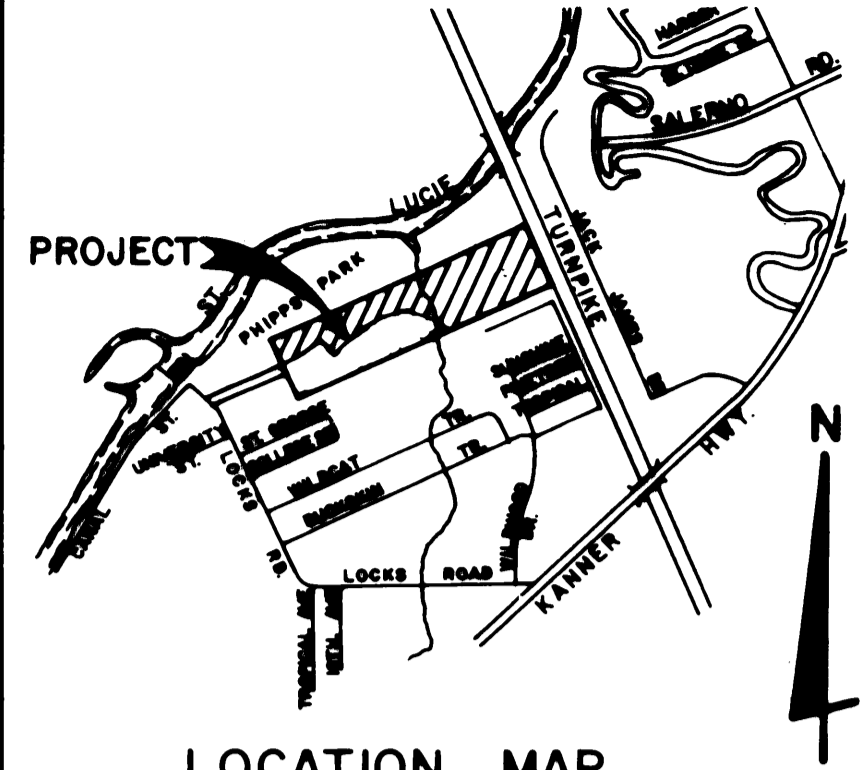


FILED FOR RECORD

PB 11 p8 2 Plat 1 of 3



LOCATION MAP

DESCRIPTION

A PARCEL OF LAND IN BLOCKS 20 AND 29, ACCORDING TO THE PLAT OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, ALL LYING AND BEING IN THE HANSON GRANT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF TRACT 2, BLOCK 20 OF SAID PLAT OF ST. LUCIE INLET FARMS, RUN NORTH 23° 23' 19" WEST, ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF PLAT ONE GREGOR WOODS AS RECORDED IN PLAT BOOK 8, PAGE 45, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE RUN ALONG SAID NORTH LINE OF PLAT ONE GREGOR WOODS THROUGH THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 66° 14' 59" EAST A DISTANCE OF 329.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH-WEST, HAVING A RADIUS OF 512.38 FEET, AND A CENTRAL ANGLE OF 34° 48' 20"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 311.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 31° 26' 39" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 58° 33' 21" EAST A DISTANCE OF 149.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 438.89 FEET, AND A CENTRAL ANGLE OF 14° 34' 22"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 111.63 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 31° 26' 39" EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 145.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 613.81 FEET, AND A CENTRAL ANGLE OF 34° 42' 33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 371.84 FEET TO THE END OF SAID CURVE; THENCE NORTH 66° 09' 12" EAST A DISTANCE OF 395.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 591.08 FEET, A CENTRAL ANGLE OF 25° 36' 07", AND A RADIAL BEARING, AT THIS POINT, OF NORTH 48° 59' 25" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 264.12 FEET TO THE END OF SAID CURVE; THENCE SOUTH 66° 36' 42" EAST A DISTANCE OF 362.53 FEET; THENCE SOUTH 56° 33' 57" EAST A DISTANCE OF 88.78 FEET; THENCE SOUTH 59° 46' 02" EAST A DISTANCE OF 29.23 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 24, OF SAID PLAT ONE GREGOR WOODS AND LYING ON THE SOUTH LINE OF BLOCK 29 OF SAID PLAT OF ST. LUCIE INLET FARMS; THENCE DEPARTING FROM SAID NORTH LINE OF PLAT ONE GREGOR WOODS, NORTH 65° 23' 18" EAST, ALONG SAID SOUTH LINE OF BLOCK 29, A DISTANCE OF 640.25 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE (FORMERLY SUNSHINE STATE PARKWAY); THENCE NORTH 31° 31' 06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1245.75 FEET TO A POINT ON A LINE 35 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 29, OF SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 65° 05' 33" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 78.31 FEET; THENCE SOUTH 66° 09' 12" WEST A DISTANCE OF 2639.85 FEET TO A POINT ON SAID WEST LINE OF TRACT 2, BLOCK 20, PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 23° 23' 19" EAST, ALONG SAID WEST LINE OF TRACT 2, A DISTANCE OF 510.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.748 ACRES MORE OR LESS. BEARINGS BASED ON THE PLAT OF THE ST. LUCIE RIVER THROUGH PART OF ST. LUCIE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S. OCEAN GATE CONSTRUCTION COMPANY, A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS: 1. THE STREETS SHOWN ON THIS PLAT TWO GREGOR WOODS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. 2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT TWO GREGOR WOODS 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. 3. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT TWO GREGOR WOODS ARE HEREBY DEDICATED TO THE GREGOR WOODS HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND MAY BE USED FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. 4. THE WATER MANAGEMENT TRACT AND NATURAL PRESERVE AS SHOWN HEREON IS HEREBY DEDICATED TO THE GREGOR WOODS HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND MAY BE USED IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, AND IS NOT TO BE ALTERED WITHOUT PERMISSION FROM MARTIN COUNTY. 5. THE 20 FOOT MAINTENANCE EASEMENT SHOWN ON THIS PLAT TWO GREGOR WOODS IS HEREBY DEDICATED TO THE GREGOR WOODS HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF AND ACCESS TO THE WATER MANAGEMENT TRACT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS. SIGNED AND SEALED THIS 14th DAY OF October, 1987, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: Aldis Ejups, SECRETARY OCEAN GATE CONSTRUCTION COMPANY, A FLORIDA CORPORATION BY: Jack A. Macdonald, PRESIDENT

CORPORATE SEAL NOTARY PUBLIC REGISTERED SURVEYOR CLERK CIRCUIT COURT

PLAT TWO GREGOR WOODS

BEING A REPLAT OF A PORTION OF BLOCKS 20 & 29, PLAT OF ST. LUCIE INLET FARMS, PLAT BK. I, PG. 98 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. ALL LYING AND BEING IN THE HANSON GRANT. 1987

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S. BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACK A. MACDONALD AND ALDIS EJUPS, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF OCEAN GATE CONSTRUCTION COMPANY, A FLORIDA CORPORATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION. WITNESS, MY HAND AND OFFICIAL SEAL THIS 14th DAY OF October, 1987. MY COMMISSION EXPIRES: August 2, 1991 Debrah Zangston, NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE'S CONSENT

- 1. AMERICAN PIONEER SAVINGS BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. 2. CASA DEVELOPMENT LIMITED, INC., A FLORIDA CORPORATION, SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA. Francis Gryta, REGISTERED SURVEYOR NO. 4351, STATE OF FLORIDA

TABULAR DATA TOTAL AREA = 45.748 ACRES TOTAL DWELLING UNITS = 43 DENSITY = 0.94 D.U. / ACRE

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S. WE, CHICAGO TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF Oct 22, 1987, AT 9am: 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON. 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: A. MORTGAGE FROM OCEAN GATE CONSTRUCTION COMPANY TO AMERICAN PIONEER SAVINGS BANK, DATED: AUGUST 21, 1987, AND RECORDED AUGUST 28, 1987, IN OFFICIAL RECORDS BOOK 733, PAGE(S) 297, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. B. MORTGAGE FROM OCEAN GATE CONSTRUCTION COMPANY TO CASA DEVELOPMENT LIMITED, INC., DATED: AUGUST 21, 1987, AND RECORDED AUGUST 28, 1987, IN OFFICIAL RECORDS BOOK 733, PAGE(S) 306, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 22th DAY OF October, 1987. CHICAGO TITLE INSURANCE COMPANY BY: Carolyn Ziemba, C.E.S., CAROLYN ZIEMBA, ASSISTANT VICE PRESIDENT, 555 COLORADO AVE, SUITE 4, STUART, FLORIDA 34994

APPROVAL OF COUNTY

STATE OF FLORIDA COUNTY OF MARTIN S.S. THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED. 11-24 1987 Donald E. Hollman, COUNTY ENGINEER September 22, 1987 Karen S. Dreyer, COUNTY ATTORNEY September 22, 1987 J. G. Gough, CHAIRMAN BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA September 22, 1987 [Signature], CHAIRMAN

ATTEST: Debrah Zangston, CLERK

PLAT TWO

GREGOR WOODS

WALLACE SURVEYING CORPORATION 9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 305/842-4233

Table with 4 columns: FIELD, JOB NO., P.L., P.R., OFFICE, DATE, SHEET NO., SHEET. Values: F.G., 85-47, P.L., P.R., W.D.J. & R.M.R., OCT. 1986, 85-47, 1 OF 3

Subdivision Parcel Control #: 55-98-41-200-000-0000-0