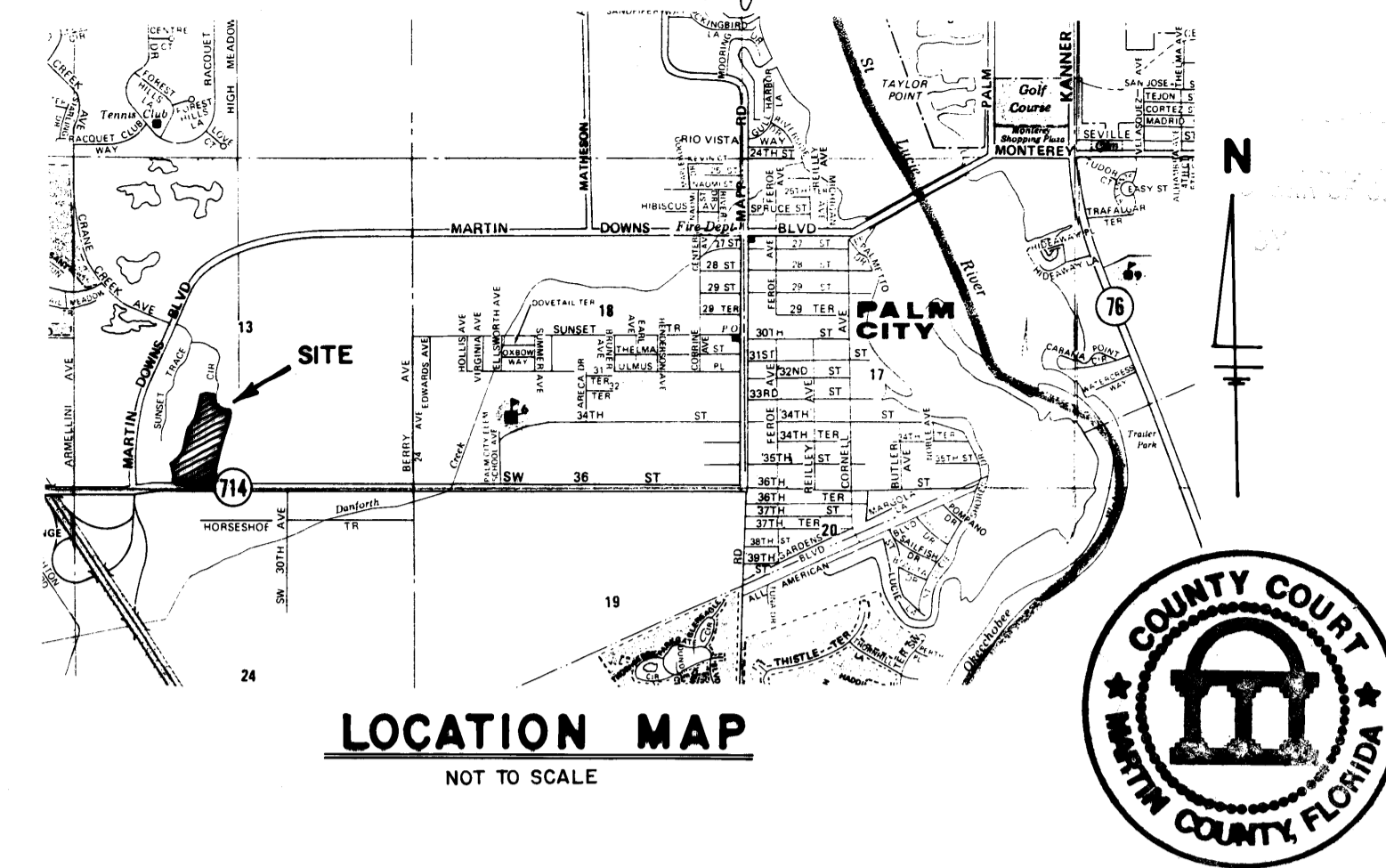


A PLAT OF STAMFORD AT SUNSET TRACE

BEING PLAT NO. 36 OF MARTIN DOWNS, A P.U.D.
LYING IN SECTION 13, TWP. 38 S., RGE. 40 E., MARTIN COUNTY, FLORIDA
SHEET 1 OF 5 JANUARY, 1988



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 11, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 5 DAY OF February, A.D. 1988.
MARSHA STILLER, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA
By: Deborah Langston DEPUTY CLERK
FILE NO. 695743

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A PLAT OF SUNSET TRACE, PHASE 1, BEING PLAT NO. 6 OF MARTIN DOWNS, A P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 53, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID SOUTHEAST CORNER ALSO BEING THE INTERSECTION OF THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SOUTHWEST SUNSET TRACE CIRCLE AS SHOWN ON SAID PLAT OF SUNSET TRACE, PHASE 1; THENCE NORTH 78°26'37" WEST (ASSUMED) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST SUNSET TRACE CIRCLE, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 12°17'16" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 01°27'45" AND A RADIUS OF 1175.35 FEET, A DISTANCE OF 30.00 FEET; THENCE NORTH 60°06'57" WEST, A DISTANCE OF 295.50 FEET; THENCE SOUTH 23°06'41" WEST, A DISTANCE OF 378.68 FEET; THENCE SOUTH 50°52'15" WEST, A DISTANCE OF 181.73 FEET; THENCE SOUTH 17°29'48" WEST, A DISTANCE OF 211.34 FEET; THENCE SOUTH 47°13'41" WEST, A DISTANCE OF 445.28 FEET; THENCE SOUTH 39°03'17" WEST, A DISTANCE OF 474.76 FEET; THENCE SOUTH 52°00'53" EAST, A DISTANCE OF 37.34 FEET; THENCE SOUTH 00°30'01" WEST, A DISTANCE OF 200.88 FEET; THENCE SOUTH 89°22'42" EAST, A DISTANCE OF 1024.84 FEET; THENCE NORTH 00°37'18" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°00'01" AND A RADIUS OF 1253.38 FEET, A DISTANCE OF 882.01 FEET; THENCE NORTH 40°37'19" EAST, A DISTANCE OF 100.04 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 06°22'40" AND A RADIUS OF 1355.38 FEET, A DISTANCE OF 150.87 FEET; THENCE NORTH 89°22'42" WEST, A DISTANCE OF 262.79 FEET; THENCE NORTH 40°48'19" WEST, A DISTANCE OF 12.45 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 09°43'40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 03°39'26" AND A RADIUS OF 1059.97 FEET, A DISTANCE OF 87.66 FEET; THENCE NORTH 11°33'23" EAST, A DISTANCE OF 103.55 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 25.74 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

BURG & DiVOSTA CORPORATION, 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. STREETS

SOUTHWEST SUNSET TRACE CIRCLE, SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DECLARED TO BE A PRIVATE STREET AND IS DEDICATED TO THE SUNSET TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES 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. EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, 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, INCLUDING CABLE TELEVISION.

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS 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.

THE WATER MANAGEMENT MAINTENANCE EASEMENT SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DECLARED TO BE A PRIVATE EASEMENT AND IS DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF THE MAINTENANCE OF THE ADJACENT WATER MANAGEMENT TRACT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH MAINTENANCE EASEMENTS.

THE EMERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DEDICATED TO THE SUNSET TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR EMERGENCY PURPOSES ONLY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EMERGENCY ACCESS EASEMENT.

THE BIKE PATH EASEMENT SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DEDICATED TO THE USE OF THE PUBLIC AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

THE LANDSCAPE BUFFER EASEMENT SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DEDICATED TO THE SUNSET TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE PURPOSES AND IS 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 LANDSCAPE BUFFER EASEMENT.

THE RIGHT-OF-WAY EASEMENT, AS SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

3. WATER MANAGEMENT TRACT "A"

THE WATER MANAGEMENT TRACT SHOWN AS TRACT "A" ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DECLARED TO BE A PRIVATE TRACT AND IS DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS 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.

4. UTILITY PARCEL "A"

UTILITY PARCEL "A", SHOWN ON THIS PLAT OF STAMFORD AT SUNSET TRACE, IS HEREBY DEDICATED TO MARTIN DOWNS UTILITIES, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN DOWNS UTILITIES, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UTILITY PARCEL "A".

SIGNED AND SEALED THIS 5th DAY OF JANUARY, 1988, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

BURG & DiVOSTA CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

By: Clifford F. Burg, Pres.
CLIFFORD F. BURG, PRESIDENT

ATTEST:

William E. Shannon, Asst. Sec.
WILLIAM E. SHANNON
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CLIFFORD F. BURG AND WILLIAM E. SHANNON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE BURG & DiVOSTA CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF JANUARY, 1988.

My COMMISSION EXPIRES: 11-28-88
Rancees Kaplan
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CROMWELL, REMSEN, PFAFFENBERGER, DAHLMEIER, BARNER & GRIFFIN, MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JAN 6 1988, AT 4:15 P.M.

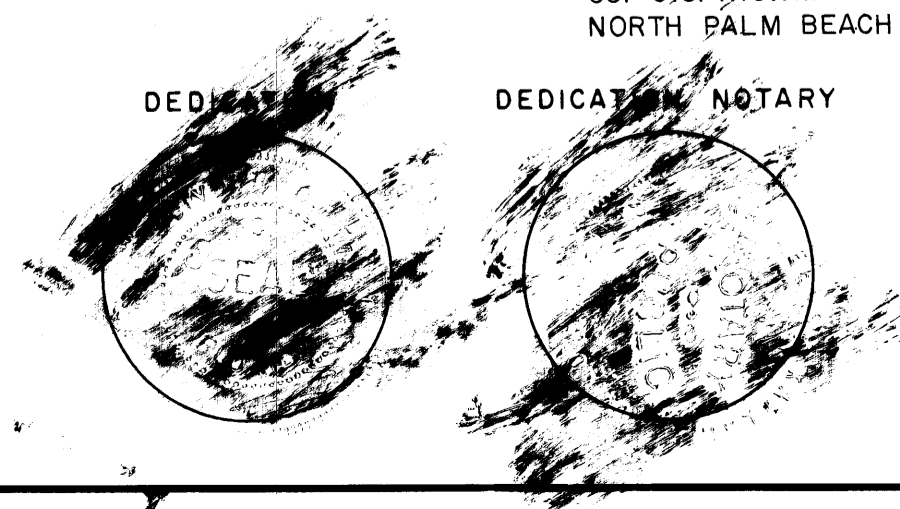
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 19 DAY OF JANUARY, 1988.

Lawrence C. Griffin
LAWRENCE C. GRIFFIN
CROMWELL, REMSEN, PFAFFENBERGER,
DAHLMEIER, BARNER & GRIFFIN,
ATTORNEYS
631 U.S. HIGHWAY ONE, SUITE 410
NORTH PALM BEACH, FLORIDA 33408

DEDICATION BY DEDICATOR NOTARY



COUNTY APPROVAL

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

1-28-88 1988 Ernest E. Hallman
COUNTY ENGINEER

November 17, 1987 Clifford F. Burg
COUNTY ATTORNEY

November 17, 1987 James H. Smith
CHAIRMAN

November 17, 1987 James H. Smith
CHAIRMAN

November 17, 1987 James H. Smith
CHAIRMAN

ATTEST:
Marsha Stiller
CLERK
By: Deborah Langston (DC)

NOTES:

- 1. U.E. - DENOTES UTILITY EASEMENT.
D.E. - DENOTES DRAINAGE EASEMENT.
C/A - DENOTES CONTROL ACCESS LINE - NO VEHICULAR ACCESS IS PERMITTED ACROSS THESE LINES. NO ALTERATION OF THIS RESTRICTION WILL BE PERMITTED WITHOUT APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WELLESLEY AT SUNSET TRACE, PHASE I, BEING PLAT BOOK 10, PAGE 80, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
- 3. FOUND PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: (AND DESIGNATED SURVEYOR'S CERTIFICATE NO. 3881)
SET PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:
SET PERMANENT CONTROL POINTS ARE SHOWN THUS:
- 4. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- 5. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.

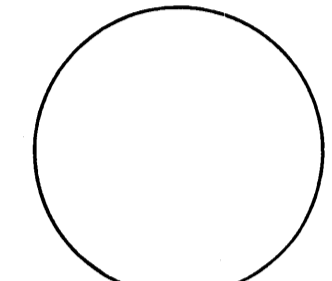
SURVEYOR'S CERTIFICATE

I, RICHARD P. BREITENBACH, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS STAMFORD AT SUNSET TRACE 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 12-18-1987

By: Richard P. Breitenbach
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3978

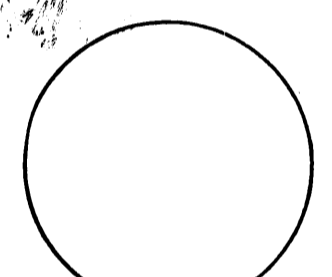
COUNTY ENGINEER



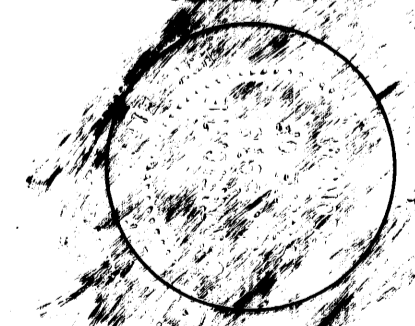
BOARD OF COUNTY COMMISSION



PLANNING & ZONING COMMISSION



SURVEYOR



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (305)433-5405 SUITE 100 W.P.B. FLORIDA
A PLAT OF
STAMFORD AT SUNSET TRACE