



LOCATION MAP

MARCH 1988

A PLAT OF

LOBLOLLY PINES - PLAT NO. 1

BEING A REPLAT OF A PORTION OF LOTS 46 THRU 54,
111 THRU 114, 118 AND 119 OF "GOMEZ GRANT AND JUPITER ISLAND"

AS RECORDED IN PLAT BOOK 1, PAGE 80

PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

DESCRIPTION

A parcel of land lying in Lots 46 through 54, 111 through 114, 118 and 119, as shown on the Plat of "Gomez Grant and Jupiter Island" as recorded in Plat Book 1, Page 80 of the Public Records of Palm Beach (now Martin) County, Florida, being more particularly described as follows:

Begin at a point on the Westerly right-of-way line of a 60.00 foot wide road entitled "First Avenue", said point bears N 24° 00' 00" W, a distance of 592.00 feet from the Southeast corner of Lot 50 of said plat of "Gomez Grant and Jupiter Island"; thence S 24° 00' 00" E, along the Westerly right-of-way line of said "First Avenue" on said plat of "Gomez Grant and Jupiter Island", a distance of 74.05 feet; thence N 66° 49' 59" W, a distance of 33.99 feet to the point of curvature of a curve, concave to the North, having a radius of 231.21 feet, the radius point of which bears N 24° 00' 00" W, thence Westerly along the arc of said curve through a central angle of 62° 25' 05", a distance of 251.88 feet to the point of tangency; thence N 51° 34' 55" W, a distance of 127.63 feet to the point of curvature of a curve, concave to the South, having a radius of 199.08 feet; thence Westerly along the arc of said curve through a central angle of 66° 25' 56", a distance of 230.83 feet to the point of tangency; thence S 61° 59' 09" W, a distance of 92.18 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve through a central angle of 84° 36' 00", a distance of 36.91 feet to the point of tangency; thence S 22° 36' 51" E, a distance of 99.96 feet to the point of curvature of a curve, concave to the East, having a radius of 992.09 feet; thence Southerly along the arc of said curve, through a central angle of 16° 11' 23", a distance of 280.33 feet; thence S 30° 48' 14" E, a distance of 100.00 feet; thence N 51° 11' 46" E, a distance of 165.76 feet; thence S 27° 34' 35" E, a distance of 27.89 feet; thence S 52° 36' 38" E, a distance of 62.65 feet; thence S 42° 26' 06" E, a distance of 110.68 feet; thence S 36° 15' 53" E, a distance of 117.69 feet; thence S 21° 16' 25" E, a distance of 105.12 feet; thence S 24° 00' 00" E, a distance of 60.00 feet; thence S 46° 37' 12" E, a distance of 65.00 feet; thence N 66° 00' 00" E, a distance of 20.00 feet; thence S 07° 53' 11" E, a distance of 298.40 feet to the point of curvature of a curve concave to the Northeast, having a radius of 532.92 feet; thence Southeasterly along the arc of said curve through a central angle of 35° 23' 06", a distance of 329.12 feet to the point of tangency; thence S 43° 16' 18" E, a distance of 239.14 feet; thence S 17° 38' 01" W, a distance of 45.21 feet; thence S 14° 32' 16" E, a distance of 60.83 feet; thence S 10° 52' 38" E, a distance of 80.62 feet; thence S 20° 45' 49" E, a distance of 126.42 feet; thence S 27° 10' 47" E, a distance of 90.14 feet; thence S 15° 52' 12" E, a distance of 70.71 feet; thence S 56° 28' 16" E, a distance of 65.19 feet; thence S 15° 52' 12" E, a distance of 70.71 feet; thence S 08° 44' 42" E, a distance of 57.01 feet; thence S 24° 00' 00" E, a distance of 22.16 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 111.35 feet; thence Easterly along the arc of said curve, through a central angle of 7° 10' 33", a distance of 33.15 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 456.05 feet; thence Southeasterly along the arc of said curve, through a central angle of 29° 29' 02", a distance of 234.68 feet to the point of tangency; thence S 36° 18' 29" E, a distance of 103.47 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 136.65 feet; thence Southerly along the arc of said curve, through a central angle of 45° 59' 53", a distance of 189.70 feet to the point of compound curvature of a curve, concave to the Northwest, having a radius of 181.74 feet; thence Southwesterly along the arc of said curve, through a central angle of 52° 29' 45", a distance of 93.21 feet to the point of compound curvature of a curve, concave to the Northwest, having a radius of 319.85 feet; thence Southwesterly along the arc of said curve, through a central angle of 34° 46' 41", a distance of 194.15 feet to the point of tangency; thence N 03° 21' 10" W, a distance of 186.38 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 151.66 feet; thence Northwesterly along the arc of said curve, through a central angle of 58° 32' 16", a distance of 154.95 feet to the point of tangency; thence N 24° 29' 54" W, a distance of 375.02 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 812.65 feet; thence Northwesterly along the arc of said curve, through a central angle of 15° 06' 34", a distance of 228.49 feet to the point of tangency; thence N 08° 23' 28" W, a distance of 123.82 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 551.57 feet; thence Northwesterly along the arc of said curve, through a central angle of 23° 33' 16", a distance of 226.75 feet to the point of compound curvature of a curve, concave to the Southwest, having a radius of 351.20 feet; thence Northwesterly along the arc of said curve, through a central angle of 32° 24' 53", a distance of 198.69 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 362.96 feet; thence Northwesterly along the arc of said curve, through a central angle of 27° 52' 30", a distance of 176.58 feet to the point of tangency;

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thence N 36° 28' 59" W, a distance of 90.12 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 620.53 feet; thence Northwesterly along the arc of said curve, through a central angle of 18° 18' 34", a distance of 198.30 feet to the point of tangency; thence N 18° 10' 25" W, a distance of 46.27 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 571.13 feet; thence Northwesterly along the arc of said curve, through a central angle of 13° 08' 12", a distance of 135.96 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 450.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 13° 29' 13", a distance of 105.93 feet; thence N 60° 59' 16" E, a distance of 324.14 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 1061.31 feet, the radius point of which bears N 85° 59' 43" E; thence Northwesterly along the arc of said curve, through a central angle of 01° 37' 10", a distance of 30.00 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 616.82 feet; thence Northwesterly along the arc of said curve, through a central angle of 36° 25' 07", a distance of 391.56 feet to the point of tangency; thence N 38° 48' 14" W, a distance of 363.16 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 1042.09 feet; thence Northwesterly along the arc of said curve through a central angle of 16° 11' 23", a distance of 294.46 feet to the point of tangency; thence N 22° 36' 51" W, a distance of 325.82 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 3733.49 feet; thence Northwesterly along the arc of said curve through a central angle of 05° 37' 50", a distance of 366.90 feet to the point of tangency; thence N 16° 59' 01" W, a distance of 254.98 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 631.50 feet; thence Northwesterly along the arc of said curve, through a central angle of 33° 53' 10", a distance of 373.48 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 864.63 feet; thence Northwesterly along the arc of said curve, through a central angle of 29° 24' 52", a distance of 443.88 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 1783.23 feet; thence Northwesterly along the arc of said curve, through a central angle of 14° 38' 05", a distance of 451.33 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 512.22 feet; thence Northwesterly along the arc of said curve, through a central angle of 20° 39' 06", a distance of 184.63 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 78° 40' 46", a distance of 34.33 feet; thence N 15° 45' 48" W, a distance of 51.00 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 25.00 feet, the radius point of which bears N 03° 59' 05" W; thence Northwesterly along the arc of said curve, through a central angle of 90° 34' 55", a distance of 39.52 feet; thence N 85° 26' 01" E, a distance of 50.00 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 462.22 feet, the radius point of which bears N 85° 26' 01" E; thence Southwesterly along the arc of said curve, through a central angle of 07° 29' 22", a distance of 60.42 feet; thence N 77° 56' 39" E, a distance of 243.56 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 235.73 feet, the radius point of which bears N 79° 23' 31" E; thence Southeasterly along the arc of said curve through a central angle of 22° 07' 30", a distance of 91.83 feet to the point of tangency; thence S 32° 43' 59" E, a distance of 108.51 feet; thence S 06° 57' 58" W, a distance of 25.00 feet; thence S 27° 00' 46" E, a distance of 95.13 feet; thence S 36° 59' 41" E, a distance of 133.42 feet; thence S 15° 01' 39" E, a distance of 96.18 feet; thence S 17° 03' 04" E, a distance of 140.80 feet; thence S 33° 27' 44" E, a distance of 60.83 feet; thence S 75° 20' 25" E, a distance of 44.03 feet; thence S 34° 22' 05" E, a distance of 87.91 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 146.81 feet; thence Southeasterly along the arc of said curve, through a central angle of 73° 41' 06", a distance of 188.81 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 117.12 feet; thence Southeasterly along the arc of said curve, through a central angle of 90° 31' 56", a distance of 197.33 feet to the point of tangency; thence S 11° 31' 15" E, a distance of 353.46 feet to the point of curvature of a curve, concave to the West, having a radius of 913.85 feet; thence Southerly along the arc of said curve, through a central angle of 17° 25' 11", a distance of 277.84 feet to the point of tangency; thence S 05° 53' 56" W, a distance of 98.71 feet; thence S 34° 14' 26" W, a distance of 123.49 feet; thence S 69° 14' 44" W, a distance of 65.41 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 3683.49 feet; the radius point of which bears N 69° 47' 44" E; thence Southeasterly along the arc of said curve, through a central angle of 02° 24' 35", a distance of 154.92 feet to the point of tangency; thence S 22° 36' 51" E, a distance of 115.37 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 95° 24' 00", a distance of 41.63 feet to the point of tangency; thence N 61° 09' 09" E, a distance of 81.78 feet to the point of curvature of a curve, concave to the South, having a radius of 259.08 feet; thence

Easterly along the arc of said curve, through a central angle of 12° 38' 26", a distance of 57.16 feet; thence N 18° 16' 25" E, a distance of 159.72 feet; thence S 67° 05' 16" E, a distance of 198.00 feet; thence N 78° 06' 11" E, a distance of 47.14 feet; thence S 67° 05' 16" E, a distance of 199.00 feet to a point on the Westerly right-of-way line of said "First Avenue"; thence S 24° 00' 00" E, along the Westerly right-of-way line of said "First Avenue", a distance of 170.50 feet to the POINT OF BEGINNING.

Said parcel containing 43.237 acres, more or less.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S. KNOW ALL MEN BY THESE PRESENTS THAT LOBLOLLY PINES DEVELOPMENT COMPANY, A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS LOBLOLLY PINES - PLAT NO. 1, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE EASEMENTS SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 1, ARE HEREBY DEDICATED TO LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID DRAINAGE EASEMENTS ARE LIKEWISE DEDICATED TO THE "GOLF CLUB OWNER" AS DEFINED IN THE LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE RELATIVE RIGHTS, RESPONSIBILITIES AND DUTIES OF THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED AND THE GOLF CLUB OWNER AS TO SAID DRAINAGE EASEMENTS ARE AS SET FORTH IN THE SAID LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.

2. THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 1, ARE HEREBY DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID STREETS AND RIGHT-OF-WAYS MAY BE USED 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. SAID STREETS AND RIGHT-OF-WAYS ARE LIKEWISE DEDICATED TO THE "GOLF CLUB OWNER" AS DEFINED IN THE LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE RELATIVE RIGHTS, RESPONSIBILITIES AND DUTIES OF THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED AND THE GOLF CLUB OWNER AS TO SAID STREETS AND RIGHT-OF-WAYS ARE SET FORTH IN THE SAID LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS AND RIGHT-OF-WAYS.

3. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND APPROVED BY LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

4. THE MAINTENANCE EASEMENTS, SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 1, ARE DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

5. THE EMERGENCY ACCESS EASEMENTS SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 1 ARE HEREBY DEDICATED TO LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

6. THE FLORIDA POWER AND LIGHT EASEMENTS AS SHOWN HEREON ARE DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.

SIGNED AND SEALED THIS 1st DAY OF March, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: H.R. GONZALEZ, JR. ASSISTANT SECRETARY LOBLOLLY PINES DEVELOPMENT COMPANY JOHN W. SULLIVAN PRESIDENT



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 19 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 18 DAY OF March, 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: Deputy Clerk

FILE NO. 702450 (CIRCUIT COURT SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S. BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. SULLIVAN AND H.R. GONZALEZ, JR. TO ME WELL KNOWN TO BE THE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF LOBLOLLY PINES DEVELOPMENT COMPANY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF March, 1988. MY COMMISSION EXPIRES: November 20, 1991

Mrs. Stendel NOTARY PUBLIC STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH S.S. THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN, RATIFY, AND CONSENT TO THE DEDICATIONS AND RESERVATIONS OF THE LANDS DESCRIBED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT THIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 1372, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior VICE PRESIDENT AND ATTESTED BY ITS Assistant Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF March, A.D., 1988.

BARNETT BANK OF PALM BEACH COUNTY, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA. ATTEST: [Signature] BY: [Signature] VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH S.S. BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Ted C. Burnett and Patricia Norman, TO ME WELL KNOWN TO BE THE Senior VICE PRESIDENT AND Assistant Vice President, RESPECTIVELY, OF BARNETT BANK OF PALM BEACH COUNTY AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF March, 1988. MY COMMISSION EXPIRES: November 20, 1991

Mrs. Stendel NOTARY PUBLIC

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH S.S. I, JOHN F. FLANIGAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF FEB. 24, 1988 AT 8:00A.M.

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF LOBLOLLY PINES DEVELOPMENT COMPANY.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - A. A MORTGAGE FROM LOBLOLLY PINES DEVELOPMENT COMPANY TO BARNETT BANK OF PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 1372 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 1st DAY OF March, 1988. JOHN F. FLANIGAN 9TH FLOOR, BARNETT CENTRE 626 N. FLAGLER DRIVE WEST PALM BEACH, FL. 33401 (305) 659-7500 SURVEYOR

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

