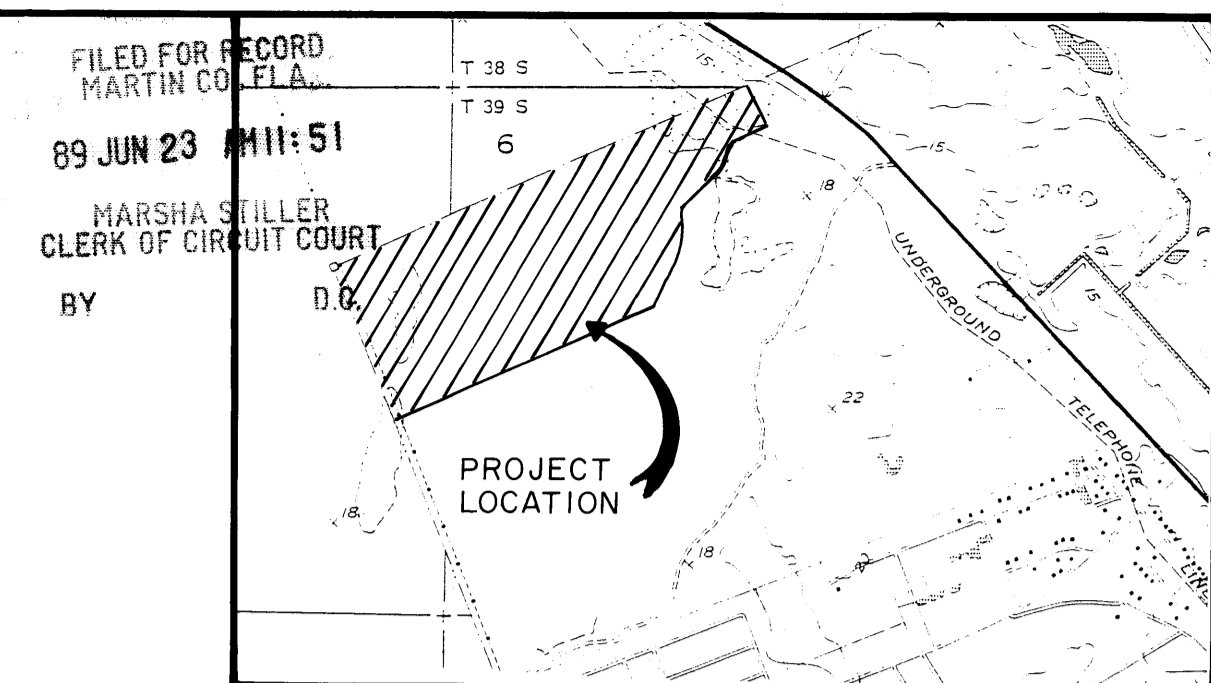


THE PRESERVE PLAT NO. 3

BEING A PORTION OF THE NORTH 233.91 ACRES OF THE NORTH 3554.52 FEET OF THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA.



CLERK'S RECORDING CERTIFICATE

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 22, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 23 DAY OF June, 1989.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.
FILE NUMBER 72533 BY Daniel Longton DEPUTY CLERK

SUBDIVISION PARCEL CONTROL No. 34-38-44-729-000-000-0

JUNE 1989

SHEET 1 OF 5 SHEETS

CERTIFICATION OF OWNERSHIP AND DEDICATION

STONEBRIDGE PROJECT, INC. BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

1. RIGHT-OF-WAY EASEMENTS:
THE RIGHT-OF-WAY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE PRESERVE OF HOBE SOUND HOMEOWNERS ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF PROPERTY, FOR UTILITY PURPOSES BY ANY UTILITY, AND FOR CABLE TELEVISION 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RIGHT-OF-WAY EASEMENTS.

2. DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED TO THE PRESERVE OF HOBE SOUND HOMEOWNERS 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.

3. PRESERVATION AREAS:
THE PRESERVATION AREAS SHOWN ON THIS PLAT CONSIST OF THE PRESERVATION TRACTS AND THE WETLAND PRESERVATION TRACTS AND ARE HEREBY DECLARED COMMON AREAS, AND SHALL BE THE PERPETUAL RESPONSIBILITY OF THE PRESERVE OF HOBE SOUND HOMEOWNERS ASSOCIATION, INC. AND IN NO WAY MAY BE ALTERED FROM THEIR NATURAL STATE, EXCEPT AS SPECIFIED IN THE PRESERVATION AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDING MATERIALS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH PRESERVATION AREAS.

4. UTILITY EASEMENTS:
THE UTILITY EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.

5. WATER MANAGEMENT PARCELS:
THE WATER MANAGEMENT PARCELS SHOWN ON THIS PLAT ARE PRIVATE AND ARE HEREBY DEDICATED TO THE PRESERVE OF HOBE SOUND HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF CONSTRUCTING LAKES AND MANAGEMENT OF STORM WATER RUNOFF. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH WATER MANAGEMENT PARCELS.

6. MAINTENANCE EASEMENTS:
THE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PRESERVE OF HOBE SOUND HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF THE WATER MANAGEMENT PARCELS HEREIN DEDICATED. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.

DATED THIS 14th DAY OF June, 1989.

STONEBRIDGE PROJECT, INC., A FLORIDA CORPORATION

BY: Terry N. Keathley, PRESIDENT

ATTEST: Anna P. Edwards, SECRETARY

CORPORATE SEAL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TERRY M. KEATHLEY AND Nancy P. Edwards, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF STONEBRIDGE PROJECT, INC., 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 JUNE, 1989.

Sarah J. Bummer
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/16/90

LEGAL DESCRIPTION

Being a parcel of land situated in the Gomez Grant, Martin County, Florida and being more particularly described as follows: COMMENCE at the intersection of the North line of the Gomez Grant and the Westerly right-of-way line of U.S. Highway No. 1 (being a 200 feet wide right-of-way); thence South 66°34'19" West along said North line a distance of 2238.00 feet; thence continue along said line South 66°32'23" West a distance of 350.37 feet to a point. Said point being in the Westerly boundary of the PRESERVE PLAT NO. 2 as recorded in plat book 11 at page 91 of the public records of Martin County, Florida; said point also being the POINT OF BEGINNING; thence along said Westerly boundary by the following courses and distances:
thence South 37°02'27" West a distance of 368.34 feet;
thence South 10°41'16" East a distance of 83.68 feet;
thence South 79°18'44" West a distance of 137.77 feet to the beginning of a curve concave to the Southeast having a radius of 170.56 feet; thence Southwesterly along the arc of said curve a distance of 132.85 feet through a central angle of 44°37'39"; thence South 34°41'05" West a distance of 135.39 feet to the beginning of a curve concave to the Northwest having a radius of 550.00 feet; thence Southwesterly along the arc of said curve a distance of 350.27 feet through a central angle of 36°29'22"; thence South 71°10'27" West a distance of 129.54 feet; thence South 22°11'16" East a distance of 57.51 feet to the beginning of a curve concave to the Southwest having a radius of 480.00 feet; thence southwesterly along the arc of said curve a distance of 251.33 feet through a central angle of 30°00'00"; thence South 07°48'44" West a distance of 675.73 feet to the beginning of a curve concave to the West having a radius of 450.00 feet; thence Southerly along the arc of said curve a distance of 107.78 feet through a central angle of 13°43'24"; thence South 68°27'52" East radial to last described curve a distance of 28.00 feet thence North 79°07'50" East a distance of 190.99 feet; thence South 26°26'16" East radial to next described curve a distance of 28.00 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 285.18 feet, the chord of which bears South 47°49'26" West; thence Southwesterly along the arc of said curve a distance of 156.67 feet through a central angle of 31°28'36"; thence South 32°05'08" West a distance of 91.55 feet; thence South 04°31'40" West a distance of 135.59 feet; thence South 22°47'46" East a distance of 118.72 feet to a point in the South line of the North 233.91 acres of the North 3554.52 feet of the Gomez Grant; thence South 67°12'14" West along said line a distance of 616.52 feet to a point in the West line of said Gomez Grant; thence along said line by the following courses and distances:
thence North 21°36'05" West a distance of 783.63 feet;
thence North 21°32'49" West a distance of 993.63 feet to a point in the North line of said Gomez Grant; thence North 66°32'23" East along said North line a distance of 2305.33 feet to the POINT OF BEGINNING.
Containing 45.33 Acres more or less.

LEGEND

- (PCP) DENOTES PERMANENT CONTROL POINT
- (PRM) DENOTES PERMANENT REFERENCE MONUMENT
- U. E. - UTILITY EASEMENT
- D. E. - DRAINAGE EASEMENT
- M. E. - MAINTENANCE EASEMENT
- C-00 - DENOTES CURVE DATA IN TABULAR FORM
- R - RADIAL LINE
- L-00 - DENOTES LINE DATA IN TABULAR FORM
- W.P.T. - WETLAND PRESERVE TRACT
- L-0 - LAKE TRACTS
- PT-0 - PRESERVE TRACTS
- A.E. - ACCESS EASEMENT

SURVEYOR'S NOTES

1. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARING REFERENCE:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF U. S. HIGHWAY NO. 1 (S. R. NO. 5) HAVING A BEARING OF NORTH 42°13'52" WEST.

MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 802, PAGE 570, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES

IN WITNESS WHEREOF, THE SAID MORTGAGE HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRESIDENT AND ATTESTED TO BE ITS ASST. SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF JUNE, A.D., 1989.

BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John M. Ahrenholz AND Rozalind McDonald TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT AS SR. VICE PRESIDENT AND ASST. SECRETARY RESPECTIVELY, OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED HERETO IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF JUNE, A.D., 1989.

MY COMMISSION EXPIRES: Nov. 18, 1992
[Signature]
NOTARY PUBLIC

MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

BARNETT BANK OF MARTIN COUNTY, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 798, PAGE 249, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BARNETT BANK OF MARTIN COUNTY, N.A.

IN WITNESS WHEREOF, THE SAID MORTGAGEHOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ATTESTED TO BE ITS Group Vice President AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF June, A.D., 1989.

BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED Perry R. Barbee AND Monica L. Ziesler TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT AS Senior Vice President AND Group Vice President RESPECTIVELY, OF BARNETT BANK OF MARTIN COUNTY, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED HERETO IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF June, A.D., 1989.

MY COMMISSION EXPIRES: 2/3/92
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION THEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

a. MORTGAGOR: STONEBRIDGE PROJECT, INC., A FLORIDA CORPORATION

1. MORTGAGEE: BARNETT BANK OF MARTIN COUNTY, N.A. MORTGAGE DATED JANUARY 27, 1989, RECORDED FEBRUARY 2, 1989, IN O.R. BOOK 798, PAGE 249, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

2. MORTGAGEE: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES. MORTGAGE DATED MARCH 3, 1989, RECORDED MARCH 7, 1989, IN O.R. BOOK 802, PAGE 570, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 9th DAY OF JUNE, 1989.

Terence P. McCarthy
TERENCE P. MCCARTHY
ATTORNEY-AT-LAW
AMERICAN BANK BUILDING-SUITE 2A
2081 EAST OCEAN BOULEVARD
STUART, FLORIDA 33494

SURVEYOR'S CERTIFICATION

I, ALBERT C. ALLEN, III, DO HEREBY CERTIFY THAT THIS PLAT OF THE PRESERVE PLAT NO. 3 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. PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7) AND (8).

Albert C. Allen III
ALBERT C. ALLEN, III
FLORIDA REGISTRATION NO. 4130

COUNTY APPROVAL

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

- 6-20-89, 1989
- June 13, 1989
- June 13, 1989
- June 13, 1989

Donald E. Holloman
DONALD E. HOLLOMAN, COUNTY ENGINEER

Sharon S. Dreyer
SHARON S. DREYER, COUNTY ATTORNEY

Joseph Baruffi
JOSEPH BARUFFI, CHAIRMAN
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

Frank A. Wachia
FRANK A. WACHIA, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST:

Marsha Stiller
MARSHA STILLER, CLERK
By: [Signature]

(BOARD SEAL)