

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 27, AND ALSO LYING IN SECTION 22, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, BEAR N. 00° 03' 42" E., ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5317.17 FEET TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE BEAR N. 00° 32' 21" E., ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 120.0 FEET; THENCE BEAR N. 89° 30' 18" W., ALONG A LINE 120.0 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 3120.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89° 30' 18" W., ALONG SAID PARALLEL LINE A DISTANCE OF 1045.0 FEET; THENCE BEAR S. 29° 23' 13" E., A DISTANCE OF 838.17 FEET; THENCE BEAR S. 89° 30' 18" E., A DISTANCE OF 380.80 FEET; THENCE BEAR S. 29° 23' 13" E., A DISTANCE OF 607.80 FEET; THENCE BEAR S. 00° 29' 42" W., A DISTANCE OF 219.39 FEET; THENCE BEAR S. 58° 46' 01" E., A DISTANCE OF 329.81 FEET; THENCE BEAR N. 15° 23' 17" E., A DISTANCE OF 283.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET, AND A CENTRAL ANGLE OF 52° 23' 35"; THENCE BEAR NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 457.22 FEET TO THE POINT OF TANGENCY; THENCE BEAR N. 37° 00' 18" W., A DISTANCE OF 229.60 FEET TO THE POINT OF CURVATURE, OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 900.0 FEET AND A CENTRAL ANGLE OF 37° 30' 00"; THENCE BEAR NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 599.05 FEET TO THE POINT OF TANGENCY; THENCE BEAR N. 00° 29' 42" E., A DISTANCE OF 204.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.26 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 200.0 FOOT EASEMENT FOR ROAD, DRAINAGE, UTILITY AND BRIDLE PURPOSES, LYING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, BEAR N. 00° 03' 42" E., ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1329.29 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF (S. 1/2), OF THE SOUTHEAST QUARTER (S.E. 1/4), OF SAID SECTION 27; THENCE CONTINUE N. 00° 03' 42" E., ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2588.71 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE BEAR N. 89° 02' 27" W., A DISTANCE OF 297.04 FEET; THENCE BEAR N. 87° 13' 10" W., A DISTANCE OF 410.40 FEET; THENCE BEAR S. 85° 22' 30" W., A DISTANCE OF 281.98 FEET; THENCE BEAR N. 83° 15' 04" W., A DISTANCE OF 554.81 FEET; THENCE BEAR N. 59° 09' 17" W., A DISTANCE OF 161.77 FEET; THENCE BEAR N. 77° 02' 32" W., A DISTANCE OF 225.38 FEET; THENCE BEAR S. 45° 35' 20" W., A DISTANCE OF 726.81 FEET; THENCE BEAR N. 85° 27' 52" W., A DISTANCE OF 258.04 FEET; THENCE BEAR S. 40° 32' 47" W., A DISTANCE OF 269.96 FEET; TO POINT "A"; THENCE BEAR N. 58° 46' 01" W., A DISTANCE OF 368.26 FEET; THENCE BEAR N. 7° 14' 50" W., A DISTANCE OF 281.14 FEET; THENCE BEAR S. 80° 50' 18" W., A DISTANCE OF 182.51 FEET; THENCE BEAR S. 35° 07' 52" W., A DISTANCE OF 191.88 FEET; THENCE BEAR S. 09° 57' 47" E., A DISTANCE OF 180.38 FEET; THENCE BEAR S. 40° 15' 08" E., A DISTANCE OF 152.67 FEET; THENCE BEAR S. 13° 45' 10" E., A DISTANCE OF 430.69 FEET; THENCE BEAR S. 59° 58' 17" E., A DISTANCE OF 149.58 FEET; THENCE BEAR N. 82° 17' 54" E., A DISTANCE OF 395.35 FEET; THENCE BEAR N. 15° 23' 17" E., A DISTANCE OF 654.17 FEET, MORE OR LESS TO SAID POINT "A".

SUBJECT TO AND TOGETHER WITH THE NON-EXCLUSIVE PERPETUAL EASEMENTS, FOR INGRESS AND EGRESS, RECORDED IN OFFICIAL RECORDS BOOK 535, PAGE 682.

SUBJECT TO A 200 FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 475, PAGE 1036.

SUBJECT TO THE PERMITTED USES, RESTRICTIONS, AND DEED OF DEDICATION, RECORDED IN OFFICIAL RECORDS BOOK 458, PAGE 872.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

CLAUDETTE C. GUINN, TRUSTEE FOR THE CLAUDETTE C. GUINN MONEY PURCHASE/PROFIT SHARING PLAN, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 22 AND 27, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS TRIPLE "C" RANCH, DOES HEREBY CERTIFY THAT SHE IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

UPLAND PRESERVE AREA

THE UPLAND PRESERVE AREA SHOWN ON THIS PLAT OF TRIPLE "C" RANCH IS HEREBY DEDICATED FOR PRESERVATION PURPOSES AND IS HEREBY DECLARED TO BE A PRIVATE PRESERVATION AREA AND SHALL BE MAINTAINED BY THE OWNER OF TRACT "A". NO CONSTRUCTION OR ALTERATIONS OF ANY KIND AT THIS PRESERVE AREA SHOWN ON THIS PLAT SHALL OCCUR. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH PRESERVE AREA.

SIGNED AND SEALED THIS 23 DAY OF AUGUST, 1995

WITNESS: [Signature] BY: Claudette C. Guinn, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CLAUDETTE C. GUINN, AS TRUSTEE FOR THE CLAUDETTE C. GUINN MONEY PURCHASE/PROFIT SHARING PLAN, TO ME WELL KNOWN, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF AUGUST, 1995.



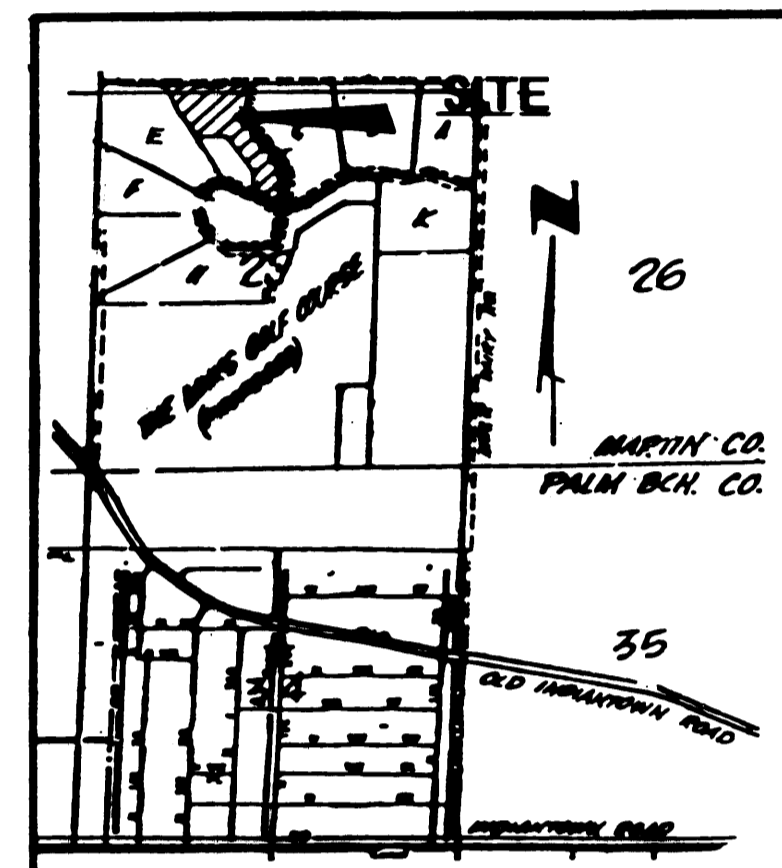
NOTARY SEAL

TRIPLE "C" RANCH

A PART OF SECTION 22 AND 27 TOWNSHIP 40 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA

MAY 1995

LOCATION MAP



PARCEL CONTROL No. 27-40-41-002-000-0000.0 AM 11 58

SURVEYOR'S NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N. 89° 30' 18" W., ALONG THE NORTH LINE OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 41 EAST.
2. CENTERLINE OF S.E. COLONY MAY SHOWN HEREON IS NOT TO SCALE.

SURVEYOR'S CERTIFICATION

I, DAN W. DAILEY, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET IN ACCORDANCE WITH APPLICABLE STATE STATUTES, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

8/24/95 DATE Dan W. Dailey DAN W. DAILEY FLORIDA CERTIFICATE NO. 2439

TITLE CERTIFICATION

I, CHARLES H. BURNS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT:

- 1. APPARENT 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:

GILBERT P. EDWARDS TO CLAUDETTE C. GUINN, TRUSTEE FOR THE CLAUDETTE C. GUINN MONEY PURCHASE/PROFIT SHARING PLAN, DATED APRIL 30, 1993, RECORDED IN PLAT BOOK 1010, PAGE 385, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 17.192, FLORIDA STATUTES HAVE BEEN PAID.

DATED THIS 22 DAY OF AUGUST, 1995

[Signature] CHARLES H. BURNS

CHARLES H. BURNS ATTORNEY-AT-LAW 1080 E. INDIANTOWN ROAD JUPITER, FL 33477

MORTGAGE HOLDER'S CONSENT

GILBERT P. EDWARDS, HEREBY CERTIFIES THAT HE IS THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 25 DAY OF August 1995

[Signature] GILBERT P. EDWARDS

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

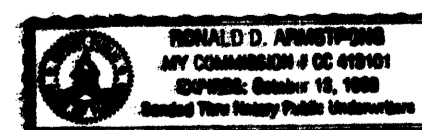
[Signatures of Witnesses]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GILBERT P. EDWARDS, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 25 DAY OF AUG 1995.



NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: 12-30-98

APPROVALS

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

11-11-95 DATE [Signature] COUNTY ENGINEER

8-22-95 DATE [Signature] COUNTY ATTORNEY

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

8-22-95 DATE [Signature] CHAIRMAN

PLANNING AND ZONING BOARD MARTIN COUNTY, FLORIDA

8-22-95 DATE [Signature] CHAIRMAN

ATTEST: [Signature] CLERK [Signature] DEBORAH LANGSTON, P.C.

CLERKS RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 1010, PAGE 385, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 22 DAY OF August 1995. [Signature] MARSHA STILLER CLERK CIRCUIT COURT OF MARTIN COUNTY, FLORIDA

FILE NO. [Signature] DEPUTY CLERK CIRCUIT COURT SEAL