

VICINITY SKETCH (NOT TO SCALE)

# A PLAT OF CROSSINGS AT INDIAN RUN

FIRST EASTERN P.U.D. (r)  
BEING A REPLAT OF LOTS 7 & 10 AND A PORTION OF LOTS 6, 9, 11, 14, 15 & 16  
PLAT OF STUART FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN), FLORIDA  
LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 37, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 3<sup>rd</sup> DAY OF Sept, 19 97.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.  
BY: Charlote Busby  
DEPUTY CLERK

FILE NO. 1252447  
(CIRCUIT COURT SEAL)

PARCEL CONTROL NO. 40-38-41-021-000-0000.0

### DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 7 AND 10 AND A PORTION OF LOTS 6, 9, 11, 14, 15 AND 16 OF PLAT OF STUART FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 7, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD; THENCE SOUTH 23°59'04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 599.02 FEET; THENCE SOUTH 23°59'04" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 65°44'50" EAST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 0.11 FEET TO A POINT ON A CURVE ON SAID WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, FROM WHICH A RADIAL LINE BEARS NORTH 65°10'43" EAST; THE FOLLOWING THREE (3) COURSES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1065.00 FEET, THROUGH A CENTRAL ANGLE OF 35°58'29" AND AN ARC DISTANCE OF 668.69 FEET TO THE POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 935.00 FEET, THROUGH A CENTRAL ANGLE OF 33°44'47" AND AN ARC DISTANCE OF 550.70 FEET; THENCE SOUTH 20°11'11" WEST, A DISTANCE OF 69.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. INDIAN STREET; THENCE SOUTH 65°58'17" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1570.60 FEET; THENCE NORTH 21°00'48" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1795.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 65°44'18" EAST, ALONG THE NORTH LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 1128.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA 53.769 ACRES, MORE OR LESS. (INCLUDING PLATTED INTERIOR ROADS)

### CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA  
COUNTY OF MARTIN

INDIAN RUN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, GHG CROSSINGS L.L.C., A MASSACHUSETTS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS CROSSINGS AT INDIAN RUN, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

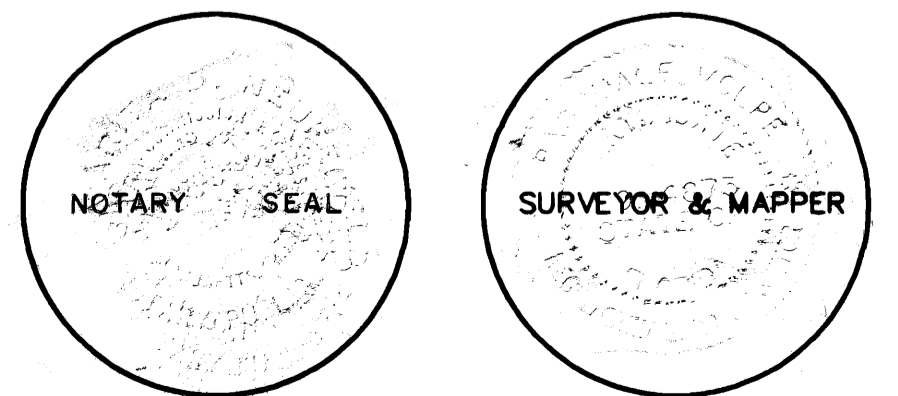
DATED THIS 21<sup>st</sup> DAY OF March, 1997

BY: INDIAN RUN LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP

BY: ITS GENERAL PARTNER  
GHG CROSSINGS L.L.C., A MASSACHUSETTS  
LIMITED LIABILITY COMPANY

ATTEST: David V. Canepari  
MANAGER

BY: Marc S. Plonski  
MANAGER



### ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF SUFFOLK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARC S. PLONSKIER AND DAVID J. CANEPARI, TO ME WELL KNOWN TO BE THE MANAGERS OF GHG CROSSINGS, L.L.C., A MASSACHUSETTS LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF INDIAN RUN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND AS SUCH OFFICERS OF SAID COMPANY AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION  
EXPIRES: MARCH 13, 1998

Sarita D. Neufeld  
NOTARY PUBLIC  
SARITA D. NEUFELD

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

I, JOHN A. ATTAWAY JR., ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 10, 1997, AT 11:00 p.m.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE LIMITED PARTNERSHIP EXECUTING THE CERTIFICATE OF OWNERSHIP HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:
  - MORTGAGE TO FLORIDA HOUSING FINANCE AGENCY, DATED DECEMBER 1, 1996, RECORDED IN OFFICIAL RECORDS BOOK 1211, PAGE 1619, ASSIGNED TO FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION.
  - MORTGAGE AND SECURITY AGREEMENT TO FLORIDA HOUSING FINANCE AGENCY, DATED DECEMBER 17, 1996, RECORDED IN OFFICIAL RECORDS BOOK 1211, PAGE 1723, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 19 DAY OF March, 1997

John A. Attaway Jr.  
JOHN A. ATTAWAY JR., ESQ.  
ATTORNEY-AT-LAW, FLORIDA BAR NO. 366706  
ONE LAKE MORTON DRIVE  
LAKELAND, FLORIDA 33802-0003

### CERTIFICATE OF SURVEYOR AND MAPPER

STATE OF FLORIDA  
COUNTY OF MARTIN

I, PASQUALE VOLPE, HEREBY CERTIFY THAT THIS PLAT OF CROSSINGS AT INDIAN RUN IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Pasquale Volpe  
PASQUALE VOLPE  
FLORIDA SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4873

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

- DATE: 4/16/97 P.A. Flynn  
COUNTY SURVEYOR AND MAPPER
- DATE: 4-18-97 Lee Weisman  
COUNTY ENGINEER ACTING
- DATE: 8-19-97 Janet Oswald  
COUNTY ATTORNEY
- DATE: N/A N/A  
CHAIRMAN, PLANNING AND ZONING COMMISSION
- DATE: 8-20-97 M.L. Wilder  
BCC: 2-15-97  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:  
Marsha Stiller  
CLERK By Charlote Busby PC

LEGEND:  
 - DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT) #4873  
 - DENOTES SET PK & DISK (P.R.M. #4873)  
 - DENOTES CENTERLINE  
O.R.B. - OFFICIAL RECORD BOOK

NOTES:  
1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.  
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:  
PASQUALE VOLPE, P.L.S.  
FOR:  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

**lbf** **LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. SUITE 304 JUPITER, FL 33468 407-746-3848  
2400 S.E. MONTEREY ROAD SUITE 300 STUART, FL 34996 407-296-3882  
2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 407-461-5450  
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409 407-684-3373

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