

LOCATION MAP

LEGAL DESCRIPTION

Start at the Point of Intersection of the South line of Government Lot 2, Section 7, Township 38 South, Range 41 East, Martin County, Florida and the Westerly Right-of-Way line of SW Mapp Road; thence run N 00°06'35" E along said Westerly Right-of-Way line of SW Mapp Road a distance of 175.00 feet to the Point of Beginning; thence run N 88°06'10" W along the North line of the South 175.00 feet of Gov't Lot 2, Section 7, Township 38 South, Range 41 East, Martin County, Florida, a distance of 708.65 feet; thence run N 11°44'30" W a distance of 364.19 feet; thence run N 88°59'17" E a distance of 783.27 feet to the Point of Intersection with the aforesaid Westerly Right-of-Way line of SW Mapp Road; thence run S 00°06'35" W along said Westerly Right-of-Way line a distance of 393.46 feet to the Point of Beginning.  
Parcel containing 6.42 +/- acres.

CERTIFICATE OF SURVEYOR AND MAPPER

I, Stephen J. Brown, hereby certify that the plat of HAMILTON PLACE is a 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 (PRM's) have been placed as required by law; that Permanent Control Points (PCP's), and Lot Corners will be set for the required improvements within the platted lands, and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

*[Signature]*  
Stephen J. Brown, P.S.M.  
Florida Surveyor and Mapper  
Registration No. 4049  
(Official Seal)

STEPHEN J. BROWN, INC.

SURVEYORS-DESIGNERS  
LAND PLANNERS-CONSULTANTS

619 E 5th STREET  
STUART, FLORIDA 34994  
772-288-7176

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.

A PLAT OF  
**HAMILTON PLACE**

BEING A PORTION OF SECTION 7,  
TOWNSHIP 38 SOUTH, RANGE 41 EAST,  
MARTIN COUNTY, FLORIDA.

DATE: MAY, 2003

CERTIFICATE OF OWNERSHIP AND DEDICATION

Hamilton Place Properties, L.L.C., a Florida Limited Liability Corporation, by and through Prosperity Development Group, Inc., a Florida Corporation, its Managing Member hereby certifies that it is the owner of the property described on the plat of Hamilton Place, and hereby dedicate as follows:

1. STREETS

The streets and right-of-way shown on this Plat of Hamilton Place and designated as private, are hereby declared to be the property of Hamilton Place Homeowners' Association, Inc. (hereinafter "Association"), and the private streets and rights-of-way shall be conveyed by deed to the Association, for access and utility purposes (including CATV), and shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability, for any private streets designated as such on this plat.

2. UTILITY EASEMENTS

The utility easements shown on this Plat of Hamilton Place may be used for utility purposes (including CATV) 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. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for any utility easements designated as such on this plat.

3. ACCESS, RECREATION, DRAINAGE and LANDSCAPE BUFFER AREA

The areas shown on this Plat of Hamilton Place as Tracts CA-1, CA-2, & CA-3 are hereby declared to be the property of the Hamilton Place Homeowners' Association, Inc. (hereinafter "Association"), and are further declared to be common areas to be used for the purposes of access, private recreation, drainage, and a landscape buffer as may be required by Martin County or the South Florida Water Management District. Said tracts shall be conveyed to the Association for access, private recreation, drainage and landscaping purposes and shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for Tracts CA-1, CA-2, & CA-3.

4. DRAINAGE EASEMENT

The drainage easement shown on this Plat of Hamilton Place is hereby declared to be the property of the Hamilton Place Homeowners' Association, Inc. (hereinafter "Association"), and shall be conveyed by deed to the Association for drainage purposes, and all drainage facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any private drainage easement on this plat.

5. DRAINAGE AND ACCESS EASEMENT

The drainage and access easements shown on this Plat of Hamilton Place are hereby declared to be the property of the Hamilton Place Homeowners' Association, Inc. (hereinafter "Association"), and shall be conveyed by deed to the Association for drainage and access purposes, and all drainage facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any private drainage and access easements on this plat.

6. WETLAND BUFFER AREA

The Wetland Buffer Area shown on this plat of Hamilton Place is hereby declared to be the property of the Hamilton Place Homeowners' Association, Inc. (hereinafter "Association"), and shall be conveyed by deed to the Association for preservation and buffer purposes and shall be maintained by the Association in accordance with the Preserve Area Management Plan (PAMP) approved by Martin County. No construction in, or alteration or destruction of, The Wetland Buffer area shall occur, except as specified within the PAMP approved by the Board of County Commissioners of Martin County, Florida. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Wetland Buffer Area designated as such on this plat.

7. SIDEWALK and UTILITY EASEMENTS

The sidewalk and utility easements shown on this plat of Hamilton Place shall have the dual purpose of providing an area for a pedestrian sidewalk, constructed and maintained by the Hamilton Place Homeowners' Association, Inc. (hereinafter "Association"), as well as an area for the placement and maintenance of utilities (including CATV). The sidewalks shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any sidewalk designated on this plat.

Dated this 27 day of May, 2003, on behalf of said corporation and attested

Attest: *[Signature]*

By: Hamilton Place Properties, L.L.C.  
Prosperity Development Group, Inc.  
its Managing Member

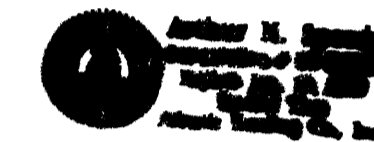
By: *[Signature]*  
David R. Giunta, Pres.

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 2003, by David R. Giunta, President of Prosperity Development Group, Inc., Managing Member of Hamilton Place Properties, L.L.C., a Florida Limited Liability Corporation, on behalf of the corporation. He is [X] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

*[Signature]*  
Notary Public ARTHUR H. SPEEDY  
State of Florida at Large  
My commission expires: 1-10-2006  
Commission No. DD 076480



TITLE CERTIFICATION

1. Robert S. Kramer, Esq., a member of the Florida Bar, hereby certify that as of April 9<sup>th</sup>, 2003, at 8:42 A.M.:
1. Record title to the land described and shown on this plat is in the name of the person, corporation and/or other entity 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:  
HAMILTON PLACE PROPERTIES, LLC. to James L. Legg ( as Trustee under the will of Ann A. Legg as to a 1/2 interest ), John L. Legg ( as to a 1/4 interest ), and Scott L. Legg ( as to a 1/4 interest ), filed 1/22/03, in Official Records Book 1723, Page 1168, Martin County, Florida.  
HAMILTON PLACE PROPERTIES, LLC. to HARBOR FEDERAL SAVINGS BANK, filed 2/14/03, in Official Records Book 1742, Page 597, Martin County, Florida.  
HAMILTON PLACE PROPERTIES, LLC. to The EDDIE HUGGINS LAND GRADING COMPANY, LLC., filed 4/02/03, in Official Records Book 1751, Page 1175, Martin County, Florida.
3. All taxes that are due and payable as of the date hereof pursuant to Section 197.192, F.S., have been paid.

DATED this 27<sup>th</sup> of MAY, 2003.

BY: *[Signature]*  
Robert S. Kramer, Esq.  
Attorney-at-Law, Florida Bar No. 602884  
853 S.E. Monterey Commons Boulevard  
Stuart, Florida 34996

COUNTY COMMISSION APPROVAL

This plat is hereby approved by the undersigned on the dates indicated.

Date: 7-16-03

Date: 7-22-03

Date: 7-29-03

Date: 7-29-03

BCC: 3-25-03

*[Signature]*  
County Surveyor and Mapper  
*[Signature]*  
County Engineer  
*[Signature]*  
County Attorney  
*[Signature]*  
Chairman, Board of County Commissioners  
Attest: *[Signature]*  
Clerk

CLERK'S RECORDING CERTIFICATE

I, Marsha Ewing, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 15, Page 70, Martin County, Florida, Public Records, this 1 day of August, 2003.

File No. 1680184  
Marsha Ewing  
Circuit Court  
Martin County, Florida  
BY: *[Signature]*  
Deputy Clerk  
(Circuit Court)

07-38-41-026-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER