

LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER, BEAR SOUTH 89°20'20" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 681.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK AS RECORDED IN PLAT BOOK 5, PAGE 21, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE SOUTH 00°39'40" EAST, ALONG SAID WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 305 FEET; THENCE NORTH 89°20'20" EAST, ALONG THE SOUTH LINE OF SAID THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 148.19 FEET; THENCE SOUTH 00°01'20" EAST, ALONG THE WEST LINE OF SAID THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 1227.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 35°48'20" AND A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.12 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°47'00" WEST, ALONG THE TANGENT LINE OF SAID CURVE, A DISTANCE OF 231.80 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3115.00 FEET, AND WHOSE CENTER BEARS SOUTH 35°47'00" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°12'52", A DISTANCE OF 718.44 FEET; THENCE NORTH 78°43'04" WEST, A DISTANCE OF 25.49 FEET; THENCE NORTH 00°01'20" WEST, A DISTANCE OF 1464.85 FEET; THENCE NORTH 89°20'20" EAST, A DISTANCE OF 658.07 FEET; THENCE SOUTH 00°39'40" EAST, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND ADJACENT TO THE SOUTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER, BEAR SOUTH 89°20'20" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 681.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK, AS RECORDED IN PLAT BOOK 5, PAGE 21, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 00°39'40" EAST, ALONG SAID WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 305.00 FEET; THENCE NORTH 89°20'20" EAST, ALONG THE SOUTH LINE OF SAID THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 148.19 FEET; THENCE SOUTH 00°01'20" EAST, ALONG THE WEST LINE OF SAID THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 1227.44 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 35°48'20", AND A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY, THROUGH SAID CURVE, FOR A DISTANCE OF 78.12 FEET; THENCE SOUTH 35°47'00" WEST, ALONG THE TANGENT LINE OF SAID CURVE, A DISTANCE OF 231.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 35°47'00" WEST, ALONG SAID TANGENT LINE, FOR A DISTANCE OF 250.12 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF NORTH 60°32'51" WEST, A CHORD DISTANCE OF 682.99 FEET, A CENTRAL ANGLE OF 13°42'55", AND A RADIUS OF 2890.00 FEET; THENCE NORTHWESTERLY, THROUGH SAID CURVE, FOR A DISTANCE OF 684.62 FEET; THENCE NORTH 23°08'00" EAST, FOR A DISTANCE OF 250.12 FEET; THENCE SOUTH 78°43'04" EAST, FOR A DISTANCE OF 25.49 FEET TO A POINT ON A NON-TANGENT CURVE, HAVING A CHORD BEARING OF SOUTH 59°53'23" EAST, A CHORD DISTANCE OF 718.31 FEET, A CENTRAL ANGLE OF 13°12'52" AND A RADIUS OF 3115.00 FEET; THENCE SOUTHEASTERLY, THROUGH SAID CURVE, FOR A DISTANCE OF 718.44 FEET, TO THE POINT OF BEGINNING.

BOTH CONTAINING A COMBINED 33.58 ACRES.

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.
3. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90, REFERENCE A BEARING OF S 89° 53'12"W, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, ALL OTHERS RELATIVE THERETO.
4. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. PANEL No. 12085C0275F, DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X" (MINIMUM BASE FLOOD ELEVATION NOT APPLICABLE).

A PLAT OF
SANDY OAKS P.U.D.
BEING A PORTION OF SECTION 5, TOWNSHIP 40 SOUTH,
RANGE 39 EAST, MARTIN COUNTY, FLORIDA.

DATE: MARCH, 2006

CERTIFICATE OF OWNERSHIP AND DEDICATION

SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. **UTILITY EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SANDY OAKS P.U.D. MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
2. **STREETS**
THE STREETS SHOWN ON THIS PLAT OF SANDY OAKS P.U.D. AND DESIGNATED THEREON AS PUBLIC STREETS ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
3. **DRAINAGE EASEMENTS**
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF SANDY OAKS P.U.D. ARE HEREBY DEDICATED TO THE SANDY OAKS 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 EASEMENTS ON THIS PLAT.
4. **PRESERVE AREAS**
THE PRESERVE AREAS SHOWN ON THIS PLAT OF SANDY OAKS P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE SANDY OAKS HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION 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 UPLAND PRESERVE AREAS 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 UPLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
5. **STORMWATER DETENTION AREA**
THE STORMWATER DETENTION AREA SHOWN ON THIS PLAT OF SANDY OAKS P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE SANDY OAKS HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A DRAINAGE AND DETENTION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY STORMWATER DETENTION AREA DESIGNATED AS SUCH ON THIS PLAT.
6. **PUBLIC FLOW-THROUGH EASEMENT**

SHOWN ON PLAT: SHEETS 3 OF 5, AND 5 OF 5.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED THIS 15TH DAY OF June, 2006, ON BEHALF OF THE COMPANY,
SHOWCASE DESIGNER HOMES, L.C.

WITNESS: [Signature]
PRINT NAME: DAVID A. SAN GEORGE, JR.
WITNESS: [Signature]
PRINT NAME: MARYL A. GRANDSIRE
BY: [Signature]
JAMES R. MCNAMARA, PRESIDENT
SEACOAST DEVELOPMENT, INC.
MANAGING MEMBER

STEPHEN J. BROWN, INC.
SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS
619 E 5th STREET
STUART, FLORIDA 34994
772-288-7178

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 16, Page 31, Martin County, Florida, Public Records, this 29th day of June, 2006.
File No. 1944363
Marsha Ewing
Circuit Court
Martin County, Florida
Deputy Clerk
(Circuit Court Seal)

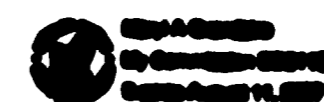
05-40-39-009-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

ACKNOWLEDGEMENT

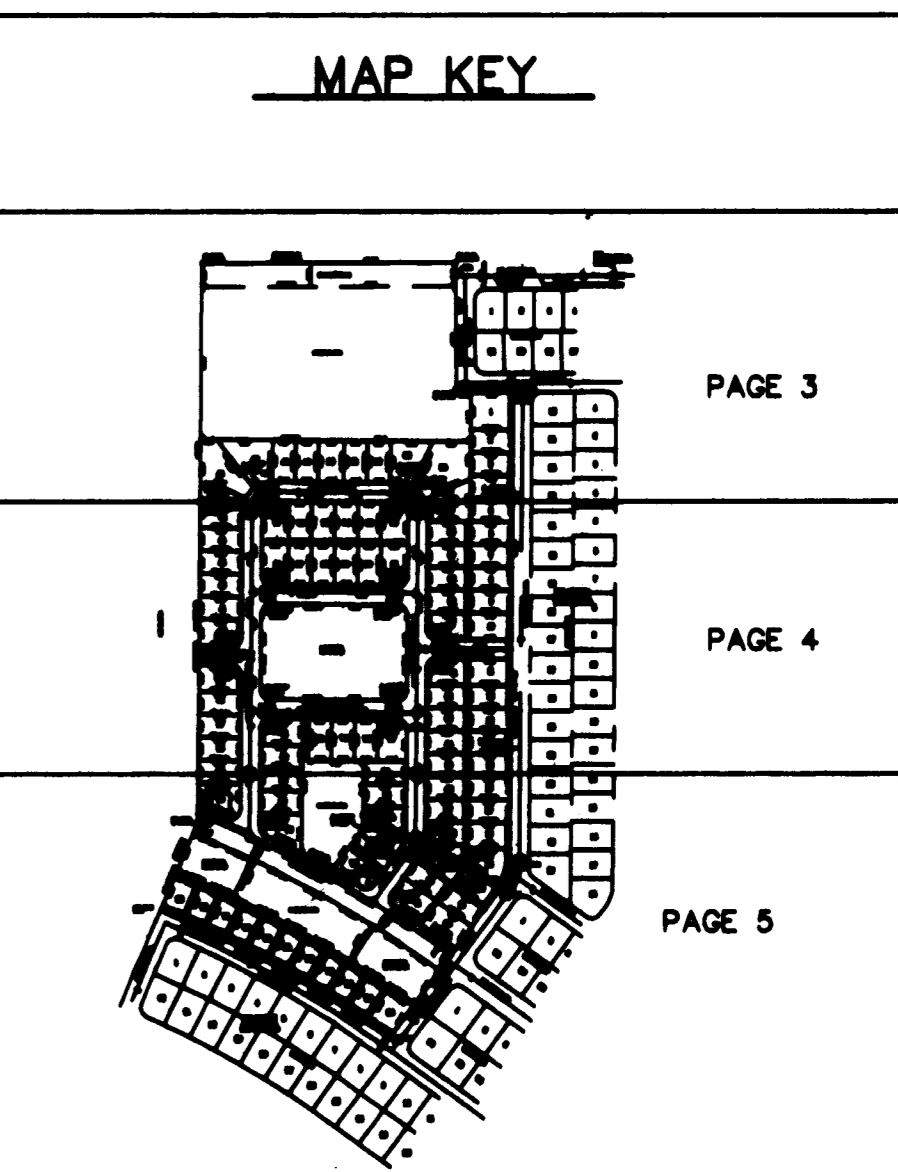
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. MCNAMARA, TO ME WELL KNOWN TO BE THE PRESIDENT OF SEACOAST DEVELOPMENT, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. HE IS: PERSONALLY KNOWN TO ME OR AS IDENTIFICATION.
DATED THIS 15TH DAY OF JUNE, 2006.

(STAMP)



[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION No. 0211908
MY COMMISSION EXPIRES: 8-11-07



CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF SANDY OAKS P.U.D. 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.

STEPHEN J. BROWN, P.S.M.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 4648
(OFFICIAL SEAL)

