



Highlands Reserve P.U.D.

Being a portion of the Miles or Hanson Grant, as recorded in Plat Book 1, Page 11, public records of Dade (now Martin) County, Florida and being a replat of a portion of St. Lucie Inlet Farms, as recorded in Plat Book 1, Page 98, public records of Palm Beach (now Martin) County, Florida.

Please refer to Surveyor's Affidavit recorded on 02/05/2015 OR BK 2765 Pq 178



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 14, PAGE 18, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

4th DAY OF October, 2005.

MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 1878154 BY Charlotte Bunsby DEPUTY CLERK

45-38-41-001-000-00000
SUBDIVISION PARCEL CONTROL NUMBER

Legal Description

PARCEL 1:

THE SOUTH HALF (S 1/2) OF LOT 10, EAST OF SUNSHINE STATE PARKWAY (AKA TURNPIKE), OF MILES OR HANSON GRANT, PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 11 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPTING: COUNTY ROAD RIGHT-OF-WAY CONSTITUTED OF THAT PART THEREOF LYING WITHIN 100 FEET OF THE EASTERLY RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY.

PARCEL 2:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACTS ACCORDING TO PLAT OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EAST OF SUNSHINE STATE PARKWAY, TO-WIT: TRACTS 1,2,3,6,7, AND 8, BLOCK 25; TRACTS 1,2,3,6,7 AND 8, BLOCK 26; TRACTS 3 AND 4, NORTH OF ST. LUCIE CANAL, BLOCK 33; AND TRACTS 1,2,4 AND 5, WEST OF THE RIGHT-OF-WAY OF ST. LUCIE CANAL, BLOCK 34; AND, TRACT 6, (LESS THE RIGHT-OF-WAY OF ST. LUCIE CANAL), BLOCK 34;

(I) LESS AND EXCEPTING THEREFROM THOSE PARTS AND PARCELS THEREOF WITHIN THE RIGHT-OF-WAY OF STATE ROAD 9 (1-95) MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE ON THE SOUTH LINE OF TRACT 6, BLOCK 33, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, AT A POINT 326.52 FEET EASTERLY FROM THE SOUTH-WEST CORNER THEREOF, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 11,459.16 FEET; THENCE FROM A TANGENT BEARING OF NORTH 45°52'01" WEST RUN NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 05°12'48", A DISTANCE OF 1,042.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°55'09" WEST, 308.90 FEET; THENCE NORTH 52°02'51" WEST, 1,761.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11,259.16 FEET; THENCE FROM A TANGENT BEARING OF NORTH 60°04'51" WEST, RUN NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 06°50'22", A DISTANCE OF 1,344.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 91 (SUNSHINE STATE PARKWAY); THENCE NORTH 31°33'14" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 669.02 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11,659.16 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 89°36'08" EAST; RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 09°31'17", A DISTANCE OF 1,937.51 FEET; THENCE SOUTH 65°45'05" EAST, 669.08 FEET; THENCE SOUTH 57°00'07" EAST, 835.58 FEET TO THE WEST LINE OF TRACT 6 OF SAID BLOCK 34; THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 70.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT STREET (SOUTHWEST CORNER OF TRACT 6); THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 47.02 FEET; THENCE SOUTH 57°00'07" EAST 262.46 FEET; THENCE SOUTH 38°55'09" WEST, 347.94 FEET TO THE POINT OF BEGINNING.

(LESS AND EXCEPT: ROAD RIGHT-OF-WAY AND THAT PART LYING IN ST. LUCIE CANAL);

(II) AND ALSO LESS AND EXCEPTING: A PARCEL OF LAND IN TRACTS 4 AND 5, BLOCK 34, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, DESCRIBED AS FOLLOWS, TO-WIT:

BEGIN ON THE EAST LINE OF SAID TRACT 5, AT A POINT 70 FEET NORTH 23°22'24" WEST FROM THE SOUTHEAST CORNER THEREOF, CONTINUE THENCE NORTH 23°22'24" WEST ALONG SAID LINE, A DISTANCE OF 108.34 FEET; THENCE NORTH 57°00'07" WEST, 749.96 FEET; THENCE NORTH 65°45'05" WEST, 340.74 FEET TO THE WEST LINE OF SAID TRACT 4; THENCE SOUTH 23°22'24" EAST ALONG SAID LINE, A DISTANCE OF 89.02 FEET; THENCE SOUTH 65°45'05" EAST, 270.39 FEET; THENCE SOUTH 57°00'07" EAST, 835.58 FEET TO THE POINT OF BEGINNING.

(III) AND ALSO LESS AND EXCEPTING: A PARCEL OF LAND IN TRACT 4, LYING NORTHERLY OF THE ST. LUCIE CANAL IN BLOCK 33, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, DESCRIBED AS FOLLOWS, TO-WIT:

BEGIN ON THE WEST LINE OF SAID TRACT 4 AT A POINT 36.16 FEET SOUTH 23°22'24" EAST FROM THE NORTHWEST CORNER THEREOF, THENCE SOUTH 23°22'24" EAST ALONG SAID LINE, A DISTANCE OF 125.04 FEET; THENCE SOUTH 52°02'51" EAST, 183.62 FEET; THENCE NORTH 37°30'15" EAST, 60.00 FEET; THENCE NORTH 52°02'51" WEST, 292.86 FEET TO THE POINT OF BEGINNING.

(V) AND, FURTHER LESS AND EXCEPTING FROM THE FOREGOING DESCRIBED LANDS OF PARCEL 2, THOSE PARTS CONSTITUTING COUNTY ROAD RIGHT-OF-WAY OF TRACTS 3 AND 6, BLOCK 25, LYING WITHIN 100 FEET OF THE EASTERLY RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY AND NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (1-95) AS SUCH RIGHT-OF-WAY IS DESCRIBED BY (I) ABOVE.

(VI) AND FURTHER EXCEPTING THAT PORTION OF THE LANDS OF SAID TRACT 6, BLOCK 34, THE RIGHT-OF-WAY OF ST. LUCIE CANAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 6, WITH THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT STREET (SOUTHWEST CORNER OF TRACT 6); THENCE NORTH 23°22'24" WEST ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 70 FEET; THENCE SOUTH 57°00'07" EAST, 84.89 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT STREET (SOUTH LINE OF SAID TRACT 6); THENCE SOUTH 67°27'29" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 47.02 FEET TO THE POINT OF BEGINNING.

PARCEL B: BEGIN ON THE WEST LINE OF SAID TRACT 6, AT A POINT 70 FEET NORTH 23°22'24" WEST FROM THE SOUTHWEST CORNER THEREOF, CONTINUE THENCE NORTH 23°22'24" WEST ALONG SAID LINE, A DISTANCE OF 108.34 FEET; THENCE SOUTH 57°00'07" EAST, 184.94 FEET; THENCE SOUTH 37°30'15" WEST, 51.76 FEET; THENCE SOUTH 67°27'29" WEST, 10.19 FEET; THENCE NORTH 57°00'07" WEST, 84.89 FEET TO THE POINT OF BEGINNING.

Legal Description Continued

(VI) AND FURTHER AND EXCEPTING:

PARCEL NO. 100 LIMITED ACCESS FEE SIMPLE RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF TRACTS 2,3,6 AND 7, BLOCK 26, AND TRACTS 1,2 AND 3, BLOCK 27, OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS-FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY, A 300-FOOT WIDE RIGHT OF WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 89095-2421, WITH THE SOUTH LINE OF LOT 10, MAP OF MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA AND PLAT BOOK B, PAGE 59 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MARKED WITH A FOUND CONCRETE MONUMENT; THENCE SOUTH 31°33'14" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 1848.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 11259.16 FEET AND A CHORD BEARING OF SOUTH 63°00'02" EAST, SAID CURVE ALSO BEING THE WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE FOR STATE ROAD NO. 9 (1-95) AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 1343.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°50'21" TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 52°02'51" EAST, ALONG SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 87.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 632.12 FEET AND A CHORD BEARING OF NORTH 89°59'40" WEST; THENCE WESTERLY, A DISTANCE OF 44.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'20" TO A POINT OF TANGENCY; THENCE SOUTH 69°51'10" WEST, A DISTANCE OF 377.40 FEET TO A POINT ON THE PREVIOUSLY MENTIONED EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY; THENCE NORTH 31°33'14" WEST ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 918.62 FEET TO THE POINT OF BEGINNING.

LESS EXISTING PLATTED ROAD RIGHT OF WAY BETWEEN BLOCKS 26 AND 27 OF SAID "SAINT LUCIE INLET FARMS" PLAT, TOGETHER WITH ALL RIGHTS OF ACCESS, INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY."

ALSO

A PARCEL OF LAND BEING A PORTION OF TRACTS 3, 6, AND 7, BLOCK 25 AND TRACTS 1,2,3,7 AND 8, BLOCK 26, OF "SAINT LUCIE INLET FARMS" AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY, A 300 FOOT WIDE RIGHT OF WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89095-2421, WITH THE SOUTH LINE OF LOT 10 OF "MAP OF MILES OR HANSON GRANT," AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, AND PLAT BOOK B, PAGE 59 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MARKED WITH A FOUND CONCRETE MONUMENT; THENCE SOUTH 31°33'14" EAST ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 192.57 FEET; THENCE NORTH 58°26'46" EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 31°33'14" EAST, ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR A COUNTY ROAD, A DISTANCE OF 264.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°03'19" EAST ALONG A RADIAL LINE, A DISTANCE OF 63.23 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4457.37 FEET AND A CHORD BEARING OF SOUTH 27°07'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.48 FEET, THROUGH A CENTRAL ANGLE OF 01°38'19" TO A POINT OF TANGENCY; THENCE SOUTH 26°18'21" EAST, A DISTANCE OF 175.13 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 342.42 FEET AND A CHORD BEARING OF SOUTH 59°43'28" EAST; THENCE SOUTHEASTERLY, A DISTANCE OF 399.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°50'14" TO A POINT OF TANGENCY; THENCE NORTH 86°51'25" EAST, A DISTANCE OF 421.02 FEET TO A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS 400.00 FEET AND A CHORD BEARING OF SOUTH 55°08'35" EAST, THENCE SOUTHERLY, A DISTANCE OF 530.58 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°00'00" TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 19°02'10" EAST, A DISTANCE OF 301.38 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 621.00 FEET AND A CHORD BEARING OF SOUTH 40°26'00" EAST; THENCE SOUTHEASTERLY, A DISTANCE OF 463.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°47'41" TO A POINT OF CUSP OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 11659.16 FEET AND A CHORD BEARING OF NORTH 65°18'51" WEST, SAID CURVE ALSO BEING THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE FOR STATE ROAD NO. 9 (1-95); THENCE NORTHWESTERLY ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 1417.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°58'00" TO A POINT ON A NON-TANGENT LINE, SAID LINE ALSO BEING 100.00 FEET EAST OF AND PARALLEL WITH SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY; THENCE NORTH 31°33'14" WEST ALONG THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY FOR SAID COUNTY ROAD, A DISTANCE OF 853.68 FEET TO THE POINT OF BEGINNING.

LESS EXISTING PLATTED ROAD RIGHT OF WAY BETWEEN BLOCK 25 AND 26 OF SAID "SAINT LUCIE INLET FARMS" PLAT, TOGETHER WITH ALL RIGHT OF ACCESS, INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY"

ALSO

A PARCEL OF LAND BEING A PORTION OF TRACT 3, BLOCK 25, OF "SAINT LUCIE INLET FARMS," AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY, A 300 FOOT WIDE RIGHT OF WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 89095-2421, WITH THE SOUTH LINE OF LOT 10 OF "MAP OF MILES OR HANSON GRANT" AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, AND PLAT BOOK B, PAGE 59 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MARKED WITH A FOUND CONCRETE MONUMENT; THENCE SOUTH 31°33'14" EAST, ALONG SAID EASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A

Legal Description Continued

DISTANCE OF 192.57 FEET; THENCE NORTH 58°26'46" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR A COUNTY ROAD, AND THE POINT OF BEGINNING; THENCE NORTH 58°36'27" EAST ALONG A RADIAL LINE, A DISTANCE OF 31.93 TO A POINT ON THE ARC OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4417.37 FEET AND A CHORD BEARING OF SOUTH 29°40'07" EAST; THENCE SOUTHEASTERLY, A DISTANCE OF 265.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'52"; THENCE SOUTH 62°03'19" WEST ALONG A RADIAL LINE, A DISTANCE OF 23.23 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE, FOR SAID COUNTY ROAD; THENCE NORTH 31°33'14" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 264.27 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE IN MARTIN COUNTY, FLORIDA.

PARCEL 3: TRACTS 7 AND 8, BLOCK 34, LYING NORTHERLY AND WESTERLY OF THE ST. LUCIE CANAL RIGHT OF WAY OF ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 4: TRACTS 3, 4, 5 AND 6, BLOCK 35, AND TRACTS 3, 4, 5 AND 6, BLOCK 36, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 6: LESS AND EXCEPTING FROM THE PARCELS 1 THROUGH 5, INCLUSIVE: A ROAD RIGHT OF WAY 100 FEET IN WIDTH, A PORTION OF WHICH LIES IN THE PLAT OF SAINT LUCIE INLET FARMS AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA. THE REMAINDER LIES IN THE COMMISSIONER'S SUBDIVISION OF THE HANSON GRANT AS RECORDED IN PLAT BOOK B, PAGE 59 OF THE PUBLIC RECORDS OF DADE COUNTY AND RE-RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY) FLORIDA, SAID RIGHT OF WAY BEING BOUNDED AS FOLLOWS:

ON THE WEST BY A LINE 150.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE BASELINE OF SURVEY, AS SHOWN ON THE BASELINE SURVEY OF THE SUNSHINE STATE PARKWAY, AS RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; ON THE NORTH BY THE NORTH LINE OF SOUTH HALF OF LOT 10, OF SAID COMMISSIONER'S SUBDIVISION OF THE HANSON GRANT; ON THE EAST BY A LINE 250.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, SAID BASELINE OF SURVEY OF THE SUNSHINE STATE PARKWAY; AND ON THE SOUTH BY THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 (1-95) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 89095-2412, SHEET 6, LAST REVISED 9-6-83.

ALSO

TRACT 3, BLOCK 34, ST. LUCIE INLET FARMS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 428.22 ACRES, MORE OR LESS.

Certificate of Ownership and Dedication

D.R. HORTON, INC. A DELAWARE CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF HIGHLANDS RESERVE P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS AND RIGHTS-OF-WAY (PRIVATE)

THE STREET AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY 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. STREETS AND RIGHTS-OF-WAY (PUBLIC)

THE STREET, SW SWALLOWTAIL WAY, AS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., AND DESIGNATED AS PUBLIC, IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, FOR PUBLIC ACCESS AND FOR UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SW SWALLOWTAIL WAY DESIGNATED AS SUCH ON THIS PLAT.

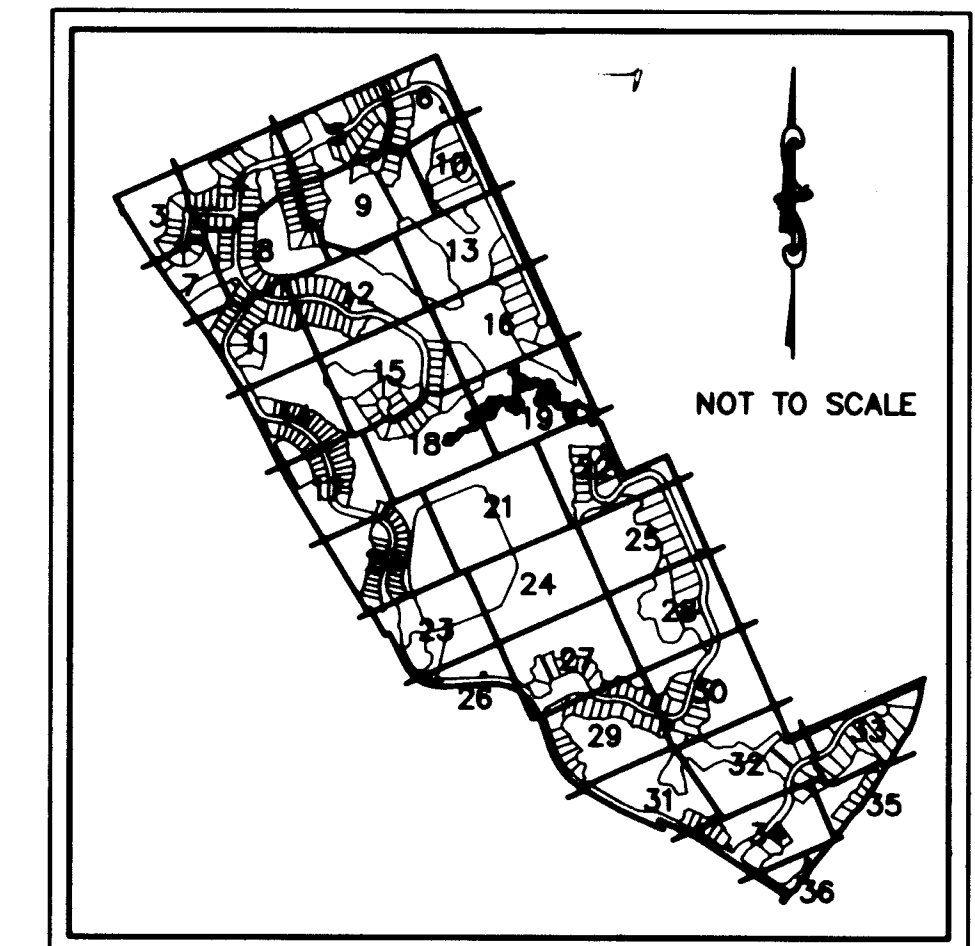
3. UTILITY EASEMENTS

THE UTILITY EASEMENTS (U.E.) AS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE 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 UTILITY EASEMENT, 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.

4. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., AND DESIGNATED AS PRIVATE ARE HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). THE PRIVATE EASEMENTS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. THE DRAINAGE EASEMENTS 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 DESIGNATED AS SUCH ON THIS PLAT.

(CONTINUED ON SHEET 2)



SHEET INDEX

SURVEYOR'S 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 THIS 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) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
- 4) CONSERVATION TRACT (PRIVATE) SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.
- 5) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF HAMMOCK CREEK PLAT NO. 1 (PLAT BOOK 13, PAGE 75). SAID LINE BEARS NORTH 66°01'46" EAST.

Job Number 04-1020-01
Licensed Business #4108

