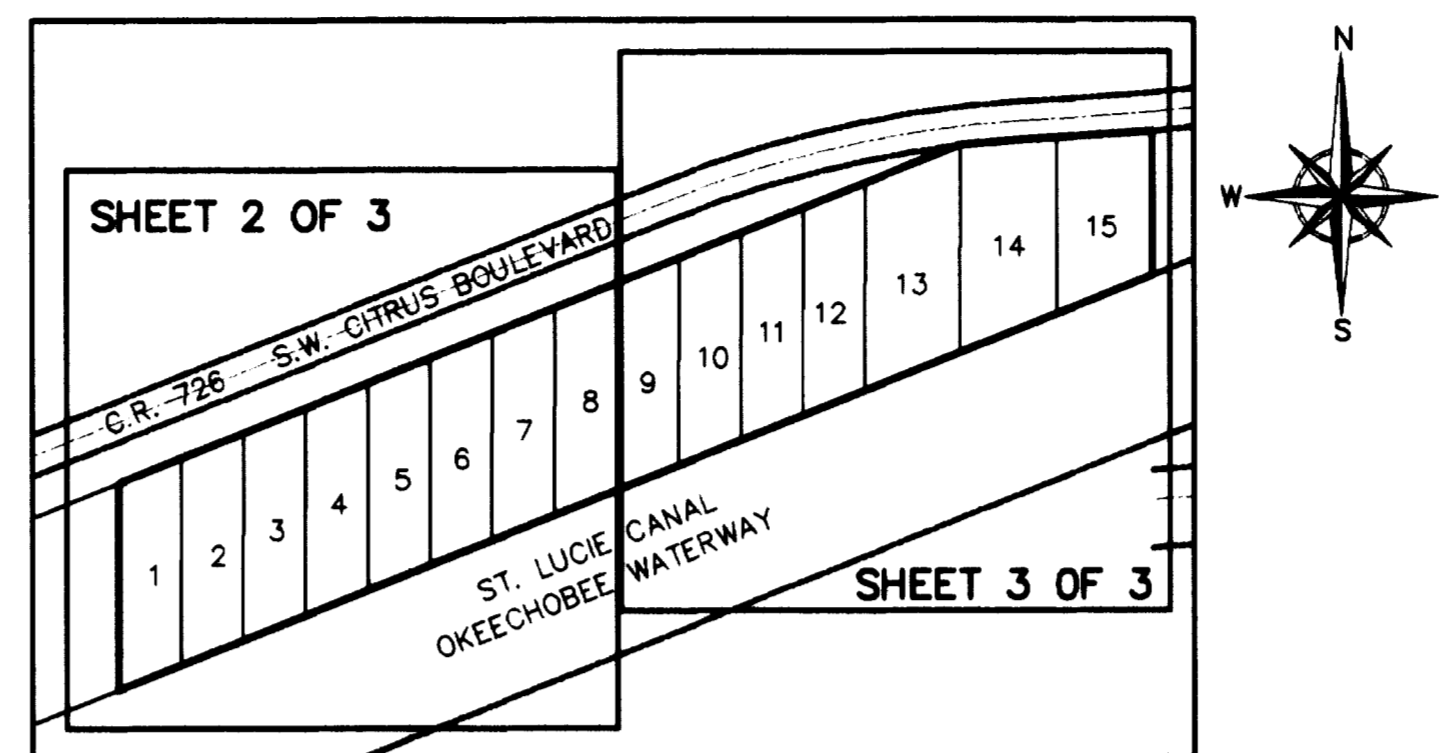


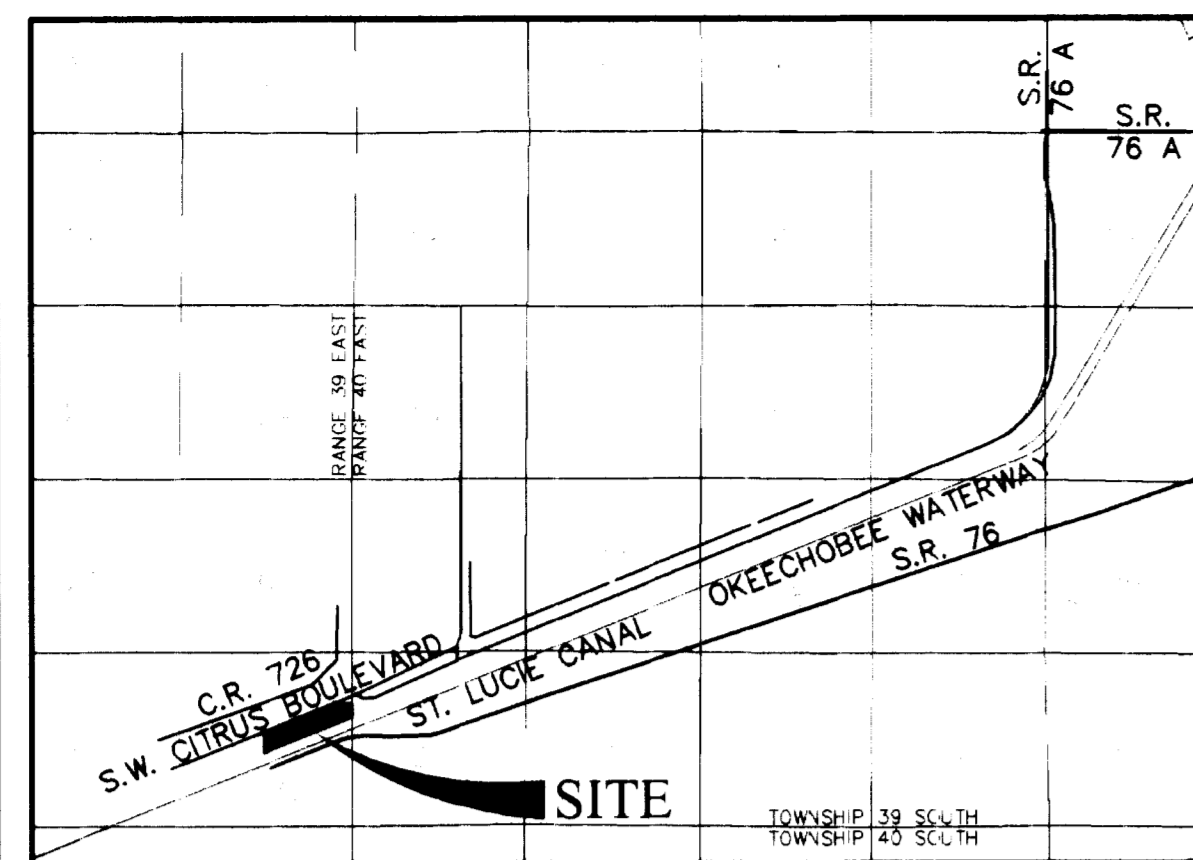
HEMINGWAY ESTATES

BEING A PORTION OF THE EAST ONE HALF OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA

SHEET 1 OF 3



KEY MAP
SCALE: 1" = 500'



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION

THE EAST ONE HALF OF THAT PORTION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA THAT LIES BETWEEN THE NORTH RIGHT OF WAY LINE OF ST. LUCIE CANAL AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD CR-726 (CITRUS BOULEVARD), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36 WITH THE NORTH RIGHT OF WAY LINE OF THE ST. LUCIE CANAL, PER PLAT BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: (1) S68°23'51"W FOR 1414.45 FEET; (2) S68°23'47"W FOR 1480.83 FEET; THENCE N00°23'01"E FOR 539.25 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD CR-726 (CITRUS BLVD.) AS DESCRIBED IN OFFICIAL RECORDS BOOK 212, AT PAGE 464 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N68°23'50"E FOR 2352.58 FEET TO A NOTANGENTIAL INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH AND BEARING N06°35'50"W FROM THE CENTER OF SAID CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2932.61 FEET AND A CENTRAL ANGLE OF 03°21'25" FOR 171.82 FEET TO A POINT OF TANGENCY; (2) N86°45'35"E FOR 238.15 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH; (3) EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS 2914.79 FEET AND A CENTRAL ANGLE OF 01°51'48" FOR 94.79 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF SECTION 36; THENCE S00°23'01"W ALONG SAID EAST LINE FOR 374.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 32.298 ACRES, MORE OR LESS

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, DEDICATIONS, RESERVATIONS AND RESTRICTIONS.

TITLE CERTIFICATION

I, JOSEPH D. GROSSO, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JULY 19, 2006, AT 11:00 PM:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.

2. THE MORTGAGE NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IS AS FOLLOWS:

MORTGAGE IN FAVOR OF INTEGRITY BANK, DATED JANUARY 12, 2005, RECORDED IN OFFICIAL RECORDS BOOK 1972, PAGE 1389 AND MODIFIED IN OFFICIAL RECORDS BOOK 2033, PAGE 1383, AS FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 2110, PAGE 1398, AS FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 2146, PAGE 226, AND MORTGAGE IN FAVOR OF INTEGRITY BANK DATED JUNE 2, 2006, RECORDED IN OFFICIAL RECORDS BOOK 2150, PAGE 1644, THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 7th DAY OF August, 2006

JOSEPH D. GROSSO, JR.
ATTORNEY AT LAW, FLORIDA BAR NO. 26107
614 SE CENTRAL PARKWAY
STUART, FLORIDA 34994

MORTGAGEE'S CONSENT TO PLAT

INTEGRITY BANK, A FLORIDA BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON DATED JANUARY 12, 2005, RECORDED IN OFFICIAL RECORDS BOOK 1972, PAGE 1389 AND MODIFIED IN OFFICIAL RECORDS BOOK 2033, PAGE 1383, AS FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 2110, PAGE 1398, AS FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 2146, PAGE 226, AND MORTGAGE IN FAVOR OF INTEGRITY BANK DATED JUNE 2, 2006, RECORDED IN OFFICIAL RECORDS BOOK 2150, PAGE 1644, THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 7th DAY OF August, 2006, ON BEHALF OF INTEGRITY BANK, A FLORIDA BANKING ASSOCIATION, BY ITS UNDERSIGNED OFFICERS.

ATTEST:
BY: Maurice K. Kane NAME: Richard E. Meyer
ITS: President TITLE: V.P.
INTEGRITY BANK, A FLORIDA BANKING ASSOCIATION

ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED NOTARY, PERSONALLY APPEARED Richard E. Meyer AND Maurice Kane AND WELL KNOWN TO BE THE Vice President AND Assistant Controller RESPECTIVELY, OF INTEGRITY BANK, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF INTEGRITY BANK, A FLORIDA BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED IS THE SEAL OF INTEGRITY BANK AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF INTEGRITY BANK. THEY ARE PERSONALLY KNOWN TO ME OR PRODUCED NA AS IDENTIFICATION.

DATED THIS 7th DAY OF August, 2006.

Sharon M. Higgins
Commission #DD19013
Expires: Mar 06, 2007
(NOTARY STAMP) Bonding Co., Inc.

Sharon M. Higgins
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD19013
MY COMMISSION EXPIRES: March 6, 2007

CERTIFICATE OF OWNERSHIP AND DEDICATION

RIVERSIDE ESTATES PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF HEMINGWAY ESTATES AND DOES HEREBY DEDICATE AS FOLLOWS:

- INGRESS/EGRESS EASEMENTS: THE INGRESS/EGRESS EASEMENTS SHOWN ON THIS PLAT OF HEMINGWAY ESTATES AND DESIGNATED AS PRIVATE INGRESS/EGRESS EASEMENTS, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE HEMINGWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") AND THE PRIVATE INGRESS/EGRESS EASEMENTS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR INGRESS/EGRESS, LANDSCAPE, DRAINAGE 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 INGRESS/EGRESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS: THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF HEMINGWAY ESTATES AND DESIGNATED AS SUCH ON THE PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION AND 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, THE PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- PUBLIC FLOW-THROUGH DRAINAGE EASEMENT: NOT WITHSTANDING THE OBLIGATION OF THE ASSOCIATION, OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON. IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS 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 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 THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS 7th DAY OF August, 2006, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS MANAGER.

RIVERSIDE ESTATES PARTNERS, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

BY: David L. Rhoten, III
DAVID L. RHOTEN, III
MANAGER

WITNESS: Paula R. Fontaine
NAME: Paula R. Fontaine

WITNESS: Corine Rodney
NAME: Corine Rodney

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. RHOTEN, III, TO ME WELL KNOWN TO BE THE MANAGER OF RIVERSIDE ESTATES PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SAID OFFICER 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. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION.

DATED THIS 7th DAY OF August, 2006.
Macie K. Hankins
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: Macie K. Hankins
MY COMMISSION EXPIRES: 10/6/09

(NOTARY STAMP)
MACIE K. HANKINS
MY COMMISSION #112 47485
EXPIRES: October 6, 2009
(Notary Seal)

ACCEPTANCE OF DEDICATIONS

HEMINGWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL DRAINAGE EASEMENTS, AND THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT OF HEMINGWAY ESTATES, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 7th DAY OF August, 2006.

HEMINGWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC.

WITNESS: Macie K. Hankins
NAME: Macie K. Hankins
WITNESS: Paula R. Fontaine
NAME: Paula R. Fontaine

BY: David L. Rhoten III
NAME: David L. Rhoten III
PRESIDENT

LEGEND

- INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852"
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED
- INDICATES SECTION CORNER
- INDICATES ACCESS EASEMENT
- INDICATES BETSY LINDSAY, INC.
- INDICATES CHORD LENGTH
- INDICATES COUNTY ROAD
- INDICATES CHORD DIRECTION
- INDICATES CONCRETE MONUMENT
- INDICATES CONCRETE
- INDICATES DELTA (CENTRAL) ANGLE
- INDICATES DRAINAGE EASEMENT
- INDICATES FOUND
- INDICATES LENGTH OF ARC
- INDICATES LICENSED BUSINESS
- INDICATES NORTH AMERICAN DATUM
- INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES PLAT BOOK
- INDICATES PERMANENT CONTROL POINT
- INDICATES PAGE
- INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES RADIUS
- INDICATES REFERENCE POINT
- INDICATES STATE ROAD
- INDICATES SQUARE FEET

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS 7th DAY OF August, 2006, PERSONALLY APPEARED David L. Rhoten III TO ME WELL KNOWN TO BE THE PRESIDENT OF HEMINGWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS HEREON AS SUCH OFFICER OF THE CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION.

(NOTARY STAMP)
TAYNE E. PERLONG
Commission #DD33332
Expires: Jul 16, 2009
Bonded To: Atlantic Bonding Co., Inc.

NOTARY PUBLIC
PRINTED NAME: Tayne E. Perlong
MY COMMISSION EXPIRES: 7-16-08

COUNTY APPROVAL

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

1/8/07 DATE
1/23/07 DATE
2/14/07 DATE
2-15-07 DATE
Rec: 5-23-06 DATE

William J. Allen COUNTY SURVEYOR AND MAPPER
David L. Rhoten III COUNTY ENGINEER
David L. Rhoten III COUNTY ATTORNEY
Sharon L. Valliere CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Ewing By: Johnny L. Copus D.C.
CLERK OF COURT

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/90 (NAD 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N68°09'04"E ALONG THE SOUTH RIGHT OF WAY LINE OF C.R. 726 (S.W. CITRUS BLVD.).
- 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "HEMINGWAY ESTATES" AS SHOWN HEREON 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 (P.R.M.'S) HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT REFERENCE MONUMENTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: Elizabeth A. Lindsay
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

DATE: August 3, 2006

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852
HEMINGWAY ESTATES SHEET 1 OF 3