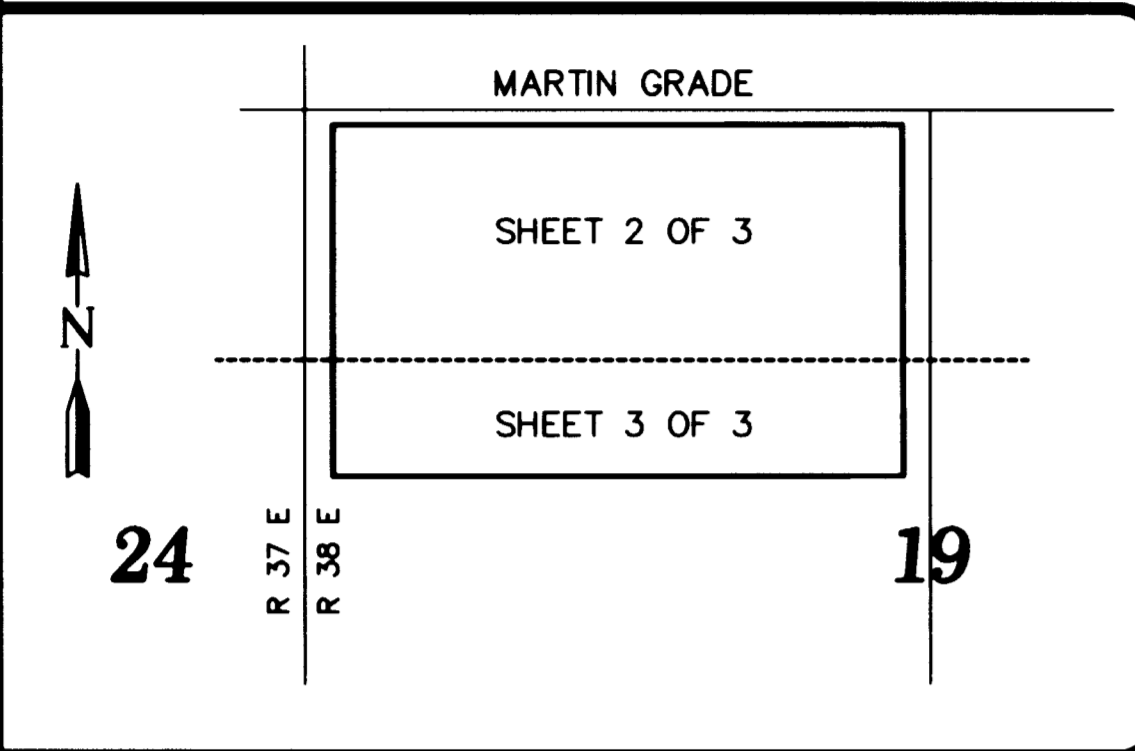


VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

PLAT OF HAMPTON RANCHES

Being a parcel of land lying in Section 19,
Township 38 South, Range 38 East; Martin County, Florida.

FILED FOR RECORD
MARTIN CO., FL
2007 OCT -5 PM 2:28
MARSHA EWING
CLERK OF CIRCUIT COURT
BY _____ D.C.

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 63
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
5th DAY OF October, 2007.
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
FILE NUMBER 2042812 BY Sharon Brubaker
DEPUTY CLERK

19-38-38-001-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER



COUNTY APPROVAL

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

9/21/07 DATE [Signature]
COUNTY SURVEYOR AND MAPPER
9/21/07 DATE [Signature]
COUNTY ENGINEER
10/1/07 DATE [Signature]
COUNTY ATTORNEY
10/1/07 DATE [Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST:
CLERK OF COURT

CERTIFICATE OF SURVEYOR AND MAPPER

I, ALBERT C. ALLEN, III, HEREBY CERTIFY THAT THIS PLAT OF HAMPTON RANCHES 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 HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND INDIVIDUAL LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN PLATTED LANDS; AND, FURTHER, THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA PLATTING STATUTES.

DATED THIS 4th DAY OF JUNE, 2007.

[Signature]
ALBERT C. ALLEN III
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4130

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 TRACTS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.
- 5) BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 38 EAST. SAID LINE BEARS NORTH 89°56'10" EAST.

4. JOINT ACCESS EASEMENT

THE TWENTY (20) FOOT JOINT ACCESS EASEMENT SHOWN HEREON, IS HEREBY DECLARED TO BE THE PROPERTY OF HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION, INC., FOR THE USE OF THE OWNERS OF THE PLATTED LOTS ADJOINING SUCH EASEMENT, THEIR SUCCESSORS, ASSIGNS AND INVITEES, AS A PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS, AND IS THE MAINTENANCE RESPONSIBILITY OF HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE JOINT ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

5. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF HAMPTON RANCHES, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AS PRIVATE DRAINAGE EASEMENTS 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.

6. ROAD RIGHT-OF-WAY (TRACT A)

TRACT A, SHOWN ON THIS PLAT, SHALL BE CONVEYED BY DEED TO MARTIN COUNTY FOR USE AND BENEFIT OF THE PUBLIC.

SIGNED AND SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

FL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
BY: NATIONAL LAND PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER
BY: AMERICAN LAND PARTNERS, INC., A DELAWARE CORPORATION, MANAGER.

WITNESS
[Signature]

PRINT NAME Carole Donaldson

BY: [Signature]
BARBARA B. NOLAN, AUTHORIZED AGENT.

WITNESS
[Signature]

PRINT NAME Malissa Bevan

[CORPORATE SEAL]

ACKNOWLEDGMENT

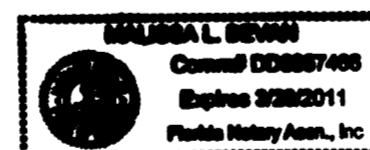
STATE OF FLORIDA

COUNTY OF Orange

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED BARBARA B. NOLAN AS AUTHORIZED AGENT OF AMERICAN LAND PARTNERS, INC., A DELAWARE CORPORATION, AS MANAGER OF NATIONAL LAND PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF FL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH AUTHORIZED REPRESENTATIVE BASED UPON SPECIAL CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

SHE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
PRINT NAME: Malissa Bevan



NOTARY PUBLIC STATE OF: Florida

COMMISSION NO. DD0657468

MY COMMISSION EXPIRES: 3/29/2011

TITLE CERTIFICATION

WE, KLEIN & DOBBINS, P.L., MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN CERTIFICATE OF TITLE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK AND DATED May 17, 2007 HEREBY CERTIFY THAT AS OF May 15, 2007, 8:00 A.M.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY 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:

NONE

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

DATED THIS 21st DAY OF May, 2007.

KLEIN & DOBBINS, P.L.
BY: [Signature]
W. LEE DOBBINS, VICE PRESIDENT
805 VIRGINIA AVENUE, SUITE 25
FORT PIERCE, FLORIDA 34982
FLORIDA BAR NO. 0988138

ACCEPTANCE, JOINDER AND CONSENT

HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION, INC. DOES HEREBY CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES HEREBY ACCEPT THE RESPONSIBILITIES SET FORTH THEREIN.

DATED THIS 22nd DAY OF May, 2007.

BY: [Signature]
PRINT NAME: Barbara B. Nolan
ITS: _____

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Orange

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARBARA B. NOLAN TO ME, WELL KNOWN TO BE THE PRESIDENT OF HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION, INC. AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH ACCEPTANCE, JOINDER AND CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

SHE IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
PRINT NAME: Malissa Bevan



NOTARY PUBLIC STATE OF: Florida

COMMISSION NO. DD0657468

MY COMMISSION EXPIRES: 3/29/2011

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1561.54 FEET OF THE WEST 1/2 OF SECTION 19, LESS THE EAST 120 FEET AND THE WEST 120 FEET, THEREOF

SAID PARCEL CONTAINING 86.56 ACRES, MORE OR LESS.

ROW DESCRIPTION (HWY 714)

BEING A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 65.00 FEET OF THE WEST ONE-HALF OF SAID SECTION 19, LESS THE EAST 120 FEET AND LESS THE WEST 120 FEET THEREOF.

SAID PARCEL CONTAINING 3.60 ACRES MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION

FL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY NATIONAL LAND PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER, BY AMERICAN LAND PARTNERS, INC., A DELAWARE CORPORATION, ITS MANAGER, THROUGH ITS UNDERSIGNED AUTHORIZED AGENT, DOES HEREBY CERTIFY THAT FL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF HAMPTON RANCHES AND HEREBY DEDICATES AS FOLLOWS:

1. WETLAND PRESERVATION AREAS AND ASSOCIATED WETLAND BUFFER AREAS

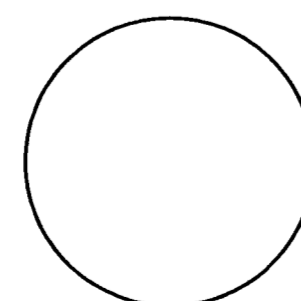
THE WETLAND PRESERVATION AREAS (W.P.A.) SHOWN ON THIS PLAT OF HAMPTON RANCHES AS W.P.A.-1, W.P.A.-2 AND W.P.A.-3 AND ASSOCIATED WETLAND BUFFER AREAS (W.B.A.) (HEREINAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION AREAS") ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND WILL BE CONVEYED BY DEED TO, HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), FOR PRESERVATION PURPOSES. CONSERVATION EASEMENTS OVER THE CONSERVATION AREAS SHALL BE DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("SFWMD") PURSUANT TO A CONSERVATION EASEMENT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY (THE "CONSERVATION EASEMENT"). THE CONSERVATION AREAS SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY AND THE CONSERVATION EASEMENT. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE CONSERVATION AREAS SHALL OCCUR, EXCEPT AS PERMITTED BY THE APPROVED PAMP AND THE CONSERVATION EASEMENT. MARTIN COUNTY AND THE SFWMD HAVE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE CONSERVATION AREAS. PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION AREAS SHALL NOT BE AMENDED, REVISED, OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD AND THE COUNTY.

2. BRIDLE PATH EASEMENTS

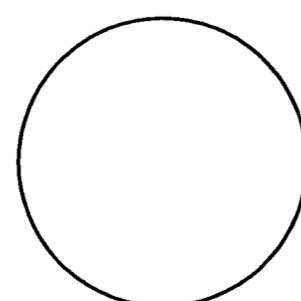
THE BRIDLE PATH EASEMENTS (B.P.E.) SHOWN ON THIS PLAT OF HAMPTON RANCHES, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AS PRIVATE BRIDLE PATH EASEMENTS FOR EQUESTRIAN PURPOSES OR SUCH OTHER PURPOSES AS MAY BE EXPRESSLY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR HAMPTON RANCHES COMMUNITY, AS IT MAY BE AMENDED FROM TIME TO TIME. ALL BRIDLE PATH FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE USE OF MOTORIZED VEHICLES, INCLUDING, WITHOUT LIMITATION, CARS, TRUCKS, MOTORCYCLES, ATVs, OTHER THAN THOSE REQUIRED TO MAINTAIN THESE AREAS OR FOR THE CONSTRUCTION OF IMPROVEMENTS, FENCES, AND OTHER STRUCTURES, IS PROHIBITED. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY BRIDLE PATH EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. UTILITY EASEMENTS

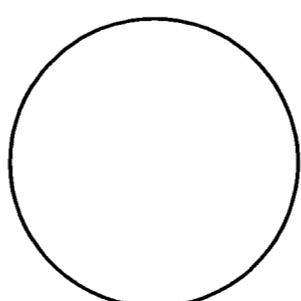
THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT OF HAMPTON RANCHES, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS, AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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.



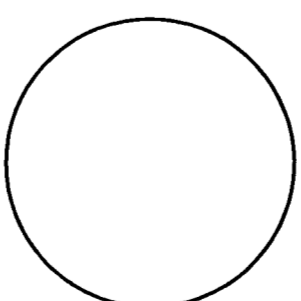
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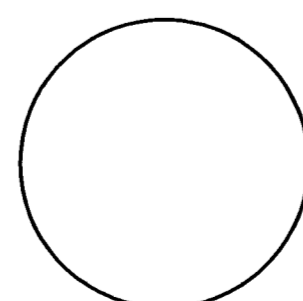
NOTARY PUBLIC



NOTARY PUBLIC



HAMPTON RANCHES COMMUNITY HOMEOWNERS ASSOCIATION INC.



NOTARY PUBLIC



ALBERT C. ALLEN III
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4130

Job Number 04-1004-13
Licensed Business #4108

COY
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE: TALLAHASSEE OFFICE
PO BOX 1489 • 1505 SW MARTIN HWY. 1990 COMMONWEALTH LANE
PALM CITY, FL 34991 TALLAHASSEE, FL 32303
(800) 366-1066 (850) 536-8455