



LOCATION MAP (NOT TO SCALE)

LEGAL DESCRIPTION

A PORTION OF THAT PART OF THE SOUTH 20 ACRES OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER (S.W. 1/4, S.E. 1/4) OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING NORTHERLY OF BRITT ROAD; LESS THE EAST 100 FEET THEREOF; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER (S.1/4) CORNER OF SAID SECTION 19; THENCE S.89°24'00"E., ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 547.75 FEET; THENCE N.00°30'45"E., A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF BRITT ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE N.00°30'45"E., A DISTANCE OF 585.14 FEET; THENCE N.89°21'28"W., A DISTANCE OF 405.19 FEET TO THE CENTERLINE OF AN OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 59, PAGE 439, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N.33°52'24"E., ALONG SAID CENTERLINE A DISTANCE OF 59.78 FEET; THENCE S.89°21'28"E., A DISTANCE OF 1044.59 FEET; THENCE S.00°30'42"W A DISTANCE OF 354.99 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BRITT ROAD; THENCE S.64°00'45"W., ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 624.81 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE ON A BEARING OF N.89°24'00"W., A DISTANCE OF 113.10 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE WESTERLY 25.00 FEET FOR DRAINAGE PURPOSES.

PARCEL CONTAINS 368,065 SQUARE FEET, 8.45 ACRES, +/-.

LEGEND

- PK = PARKER KALON NAIL & WASHER W/ PSM 4049
CM = CONCRETE MONUMENT
PRM = PERMANENT REFERENCE MONUMENT 4"x4" CM WITH DISK, PSM # 4049
PCP = PERMANENT CONTROL POINT SET PK NAIL (UNLESS OTHERWISE NOTED)
IB = SET 5/8" IRON BAR & CAP LABELED "S. J. BROWN PSM 4049"
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR MAPPER
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
LE = LANDSCAPE EASEMENT
# = DIAMETER
(C) = CALCULATED
(D) = DEED
R = RADIUS
L = LENGTH
Δ = CENTRAL ANGLE
○ = SET P.C.P.
■ = SET P.R.M.
● = SET 5/8" IRON BAR & CAP LABELED "S. J. BROWN PSM 4049"
I.D. = IDENTIFICATION
CHD = CHORD DISTANCE
CHB = CHORD BEARING
C = CENTERLINE
R/W = RIGHT-OF-WAY
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
LME = LAKE MANAGEMENT EASEMENT
# = NUMBER
W/ = WITH
NAD = NORTH AMERICAN DATUM
LS-1 = LIFT STATION EASEMENT

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. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, CALCULATED AS SOUTH 89°50'03" EAST. CALCULATED BEARINGS BASED ON STATE PLANE COORDINATE VALUES AND REFERENCED TO THE NAD 1983 STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 0901 AND ARE IN UNITS OF U.S. SURVEY FEET.
4. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. PANEL No. 12085C 0132F DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X" (MINIMUM BASE FLOOD ELEVATION NOT APPLICABLE).
5. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANT 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.

A PLAT OF HUMMINGBIRD PLACE BEING A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

MORTGAGE HOLDER'S CONSENT

FIRST PEOPLES BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON DATED May 22, 2007 AND RECORDED IN OFFICIAL RECORD BOOK 2250, PAGE 435, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 9th DAY OF SEPT., 2010.

Signature of Tami Clark Lunsford, Notary Public.

FIRST PEOPLES BANK BY: [Signature] ITS: Vice President

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARYANNE KEESHAN TO ME WELL KNOWN TO BE THE VICE PRESIDENT, RESPECTIVELY OF FIRST PEOPLES BANK, A FLORIDA CORPORATION, AND [ ] HE [x] SHE ACKNOWLEDGED THAT [ ] HE [x] SHE EXECUTED SUCH MORTGAGEE'S CONSENT AS VICE PRESIDENT OF SAID 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 [x] SHE IS [x] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

DATED THIS 9th DAY OF SEPT., 2010.

Signature of Tami Clark Lunsford, Notary Public.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE COMMISSION NO. DD710862 MY COMMISSION EXPIRES: OCT. 17, 2011

MORTGAGE HOLDER'S CONSENT

GAYNELL TIMON HEREBY CERTIFIES THAT SHE IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED Aug 30, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 2275, PAGE 2225, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON, AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 9th DAY OF SEPT., 2010.

Signature of Nancy Johnston, Witness.

GAYNELL TIMON BY: [Signature] ITS: [Signature]

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GAYNELL TIMON TO ME WELL KNOWN, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING MORTGAGE HOLDERS CONSENT. SHE IS [x] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF SEPT., 2010.

Signature of Tami Clark Lunsford, Notary Public.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE COMMISSION NO. DD710862 MY COMMISSION EXPIRES: OCT. 17, 2011

COUNTY COMMISSION APPROVAL

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

DATE: SEPT. 14th, 2010

Signature of Michael Obrien, County Surveyor and Mapper.

DATE: 9/14/10

Signature of County Engineer.

DATE: 10/1/10

Signature of County Attorney.

DATE: 10/4/10

Signature of Chairman, Board of County Commissioners.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: [Signature] CLERK OF COURT

Signature of Clerk of Court.

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

STEPHEN J. BROWN, INC.

SURVEYORS-DESIGNERS LAND PLANNERS-CONSULTANTS

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 17, Page 1, Martin County, Florida, Public Records, this 6th day of October, 2010.

File No. 2236770 BY: [Signature] Deputy Clerk (Circuit Court Seal)

19-37-41-008-000-0000.0

SUBDIVISION PARCEL CONTROL NUMBER

ACCEPTANCE OF DEDICATION

HUMMINGBIRD PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF LAND, EASEMENTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER ACCEPT THE MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 9th DAY OF SEPT., 2010.

Signature of Gaynell Timon, Vice President.

Signature of Gaynell Timon, Vice President/Secretary.

WITNESS: [Signature]

WITNESS: [Signature]

PRINT NAME: TAMI LUNSFORD

PRINT NAME: JASON HENRY

WITNESS: [Signature]

WITNESS: [Signature]

PRINT NAME: NANCY JOHNSTON

PRINT NAME: NANCY JOHNSTON

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GAYNELL TIMON, TO ME WELL KNOWN TO BE THE VICE PRESIDENT/SECRETARY OF HUMMINGBIRD PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH ACCEPTANCE OF DEDICATION AS SUCH VICE PRESIDENT/SECRETARY OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. SHE IS: [x] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 9th DAY OF SEPT., 2010.

Signature of Tami Clark Lunsford, Notary Public.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GAYNELL TIMON, TO ME WELL KNOWN TO BE THE VICE PRESIDENT/SECRETARY OF HUMMINGBIRD PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH ACCEPTANCE OF DEDICATION AS SUCH VICE PRESIDENT/SECRETARY OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. SHE IS: [x] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 9th DAY OF SEPT., 2010.

Signature of Tami Clark Lunsford, Notary Public.

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THIS PLAT OF HUMMINGBIRD 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.

STEPHEN J. BROWN, P.S.M. FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4049 (OFFICIAL SEAL)

HUMMINGBIRD PLACE SHEET 1 OF 3

SJB FILE # 3529-01-8-18-10