

A PLAT OF

HOBE PINES

A PORTION OF LOT 102, GOMEZ GRANT, MARTIN COUNTY, FLORIDA

JULY 1979

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 7 PAGE 29 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 25 DAY OF July, A.D. 1979.

LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY: Kathryn J. De...
FILE NO. 348213

THIS INSTRUMENT PREPARED BY:
LEONIE CHARLANCOW
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P. O. BOX 727
JUPITER, FLORIDA 33458

DESCRIPTION AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS that Citizens Housing Corporation, a Florida corporation, owner of land shown hereon, being a portion of Lot 102, Gomez Grant, Martin County, Florida, shown hereon as Hobe Pines, being more particularly described as follows:

A portion of Lot 102, Gomez Grant, as recorded in Plat Book A, page 117, Dade County (now Martin County), Florida Public Records, said portion of Lot 102 being more specifically described as follows:

Beginning at the point of intersection of the south right-of-way line of Sixth Street and the west right-of-way line of Old Dixie Highway, said west right-of-way line of Old Dixie Highway lying 80 feet west of as measured at right angles to the center line of the Florida East Coast Railroad right-of-way, thence bear S 23°59'22" E along said west right-of-way of Old Dixie Highway, parallel to and 80 feet west of the center line of said Florida East Coast Railroad right-of-way, a distance of 660.14 feet to the intersection with the south line of said lot 102, thence bear S 66°00'58" W along the south line of said lot 102 a distance of 1,254.72 feet to the southwest corner of said lot 102; thence bear N 24°00'00" W along the west line of said lot 102 a distance of 660.14 feet to the northwest corner of said lot 102; thence bear N 66°00'58" E along the north line of said lot 102, also being the south right-of-way line of said Sixth Street, a distance of 1,254.84 feet to the POINT OF BEGINNING.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets:
The streets as shown are hereby dedicated to the Board of County Commissioners of Martin County, Florida, for perpetual use of the public for proper purposes.
- Easements:
 - Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
 - Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Martin County, Florida, for the purposes of control and jurisdiction over access rights.
- Drainage Facilities:
The drainage facilities as shown are dedicated to the Hobe Pines Homeowners' Association for the proper purposes and are the perpetual maintenance obligation of said Association.

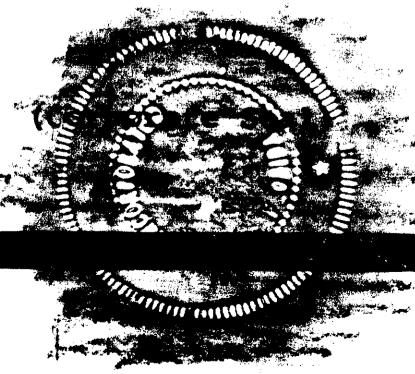
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13th day of July, 1979.

CITIZENS HOUSING CORPORATION, a corporation of the State of Florida

By: Jan E. Browning

ATTEST:

Lennart E. Lindahl



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

The undersigned hereby certifies that it is the holder by assignment as shown in Official Record Book 464, Page 1584, Martin County, Florida, Public Records of a mortgage upon the property described hereon and does join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 463 at pages 1084 - 1087 of the public records of Martin County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its VICE PRESIDENT and attested to by its LOAN OFFICER and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 12th day of JULY, 1979.

FIRST MARINE NATIONAL BANK - TRUST CO. OF LAKE WORTH a Corporation of the State of

By: Michael Schwitzer
VICE PRESIDENT

ATTEST: Donald Redfern
LOAN OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME personally appeared MICHAEL SCHWITZER and DONALD REDFERN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and LOAN OFFICER of the FIRST MARINE NATIONAL BANK - TRUST CO. OF LAKE WORTH, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation stated and that it was affixed to said instrument by free and regular corporate authority and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 12th day of July, 1979.

My commission expires: Margaret D. Dauter
Notary Public

MY COMMISSION EXPIRES MAY 20, 1982

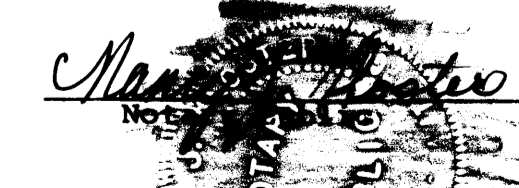
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME personally appeared Lennart E. Lindahl and Jon E. Browning, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the Citizens Housing Corporation, a corporation, and severally acknowledge to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 13th day of July, 1979.

My commission expires: Margaret D. Dauter
October 5, 1980



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

The undersigned hereby certifies that he is the assignor of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 463 at pages 1084 - 1087 of the public records of Martin County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF I, William A. McGuire, do hereunto set my hand and seal this 12th day of July, 1979.

WITNESSES: James Richard Harris and William A. McGuire
William A. McGuire

Doug J. Nagle

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME personally appeared William A. McGuire to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purpose expressed therein.

WITNESS my hand and official seal this 12th day of July, 1979.

My commission expires: James Richard Harris
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

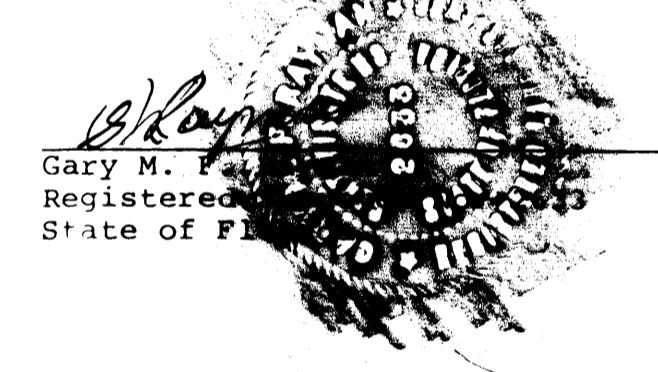
I, David L. Gorman, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Citizens Housing Corporation; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct.

Date: July 12, 1979 David L. Gorman
David L. Gorman

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Martin County, Florida.



COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

July 23, 1979 James E. Ritz
COUNTY ENGINEER

July 23, 1979 John Kennedy
COUNTY ATTORNEY

July 23, 1979 [Signature]
PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA

BY: [Signature]
CHAIRMAN

July 23, 1979 [Signature]
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

BY: [Signature]
CHAIRMAN

ATTEST: Louise V. Isaacs
CLERK
By: [Signature]

LINDAHL, BROWNING & FERRARI, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD JUPITER, FLORIDA 33458
951 COLORADO AVENUE STUART, FLORIDA 33494

1 SHEET OF 2 SHEETS