

EAGLEWOOD, P.U.D.

BEING A PART OF SECTIONS 27 AND 28, TOWNSHIP 39 SOUTH,
RANGE 42 EAST, MARTIN COUNTY, FLORIDA

PREPARED BY:
HOLLY & WEBER, INC.
ENGINEERS - PLANNERS - SURVEYORS
601 S. FEDERAL HIGHWAY - STUART, FLORIDA
(305) 286-7770

CLERK'S RECORDING CERTIFICATE

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 9, Page 26, Martin County, Florida Public Records, this 2nd day of February, 1983 A.D.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

File: BY: Charlotte Bunkley D.C.
Deputy Clerk

DEDICATION

Eaglewood Financial Corporation, A Florida Corporation, does hereby dedicate as follows:

1) STREETS

The Streets shown on this plat of EAGLEWOOD, P.U.D. are hereby declared to be private Streets and shall be dedicated to the EAGLEWOOD PROPERTY OWNER'S ASSOCIATION, INC., for the use of the members of the "Association". The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.

2) UTILITY EASEMENTS

The Utility Easements shown on this plat of EAGLEWOOD, 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. In addition to those Utility Easements as shown there shall be a Utility Easement upon all road rights-of-way.

3) DRAINAGE EASEMENTS

The Drainage Easements and Water Retention Tracts as shown on this plat of EAGLEWOOD, P.U.D. are hereby declared to be private Drainage Easements and shall be dedicated to EAGLEWOOD PROPERTY OWNER'S ASSOCIATION, INC. for the purpose of the construction and maintenance of drainage facilities. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Drainage Easements.

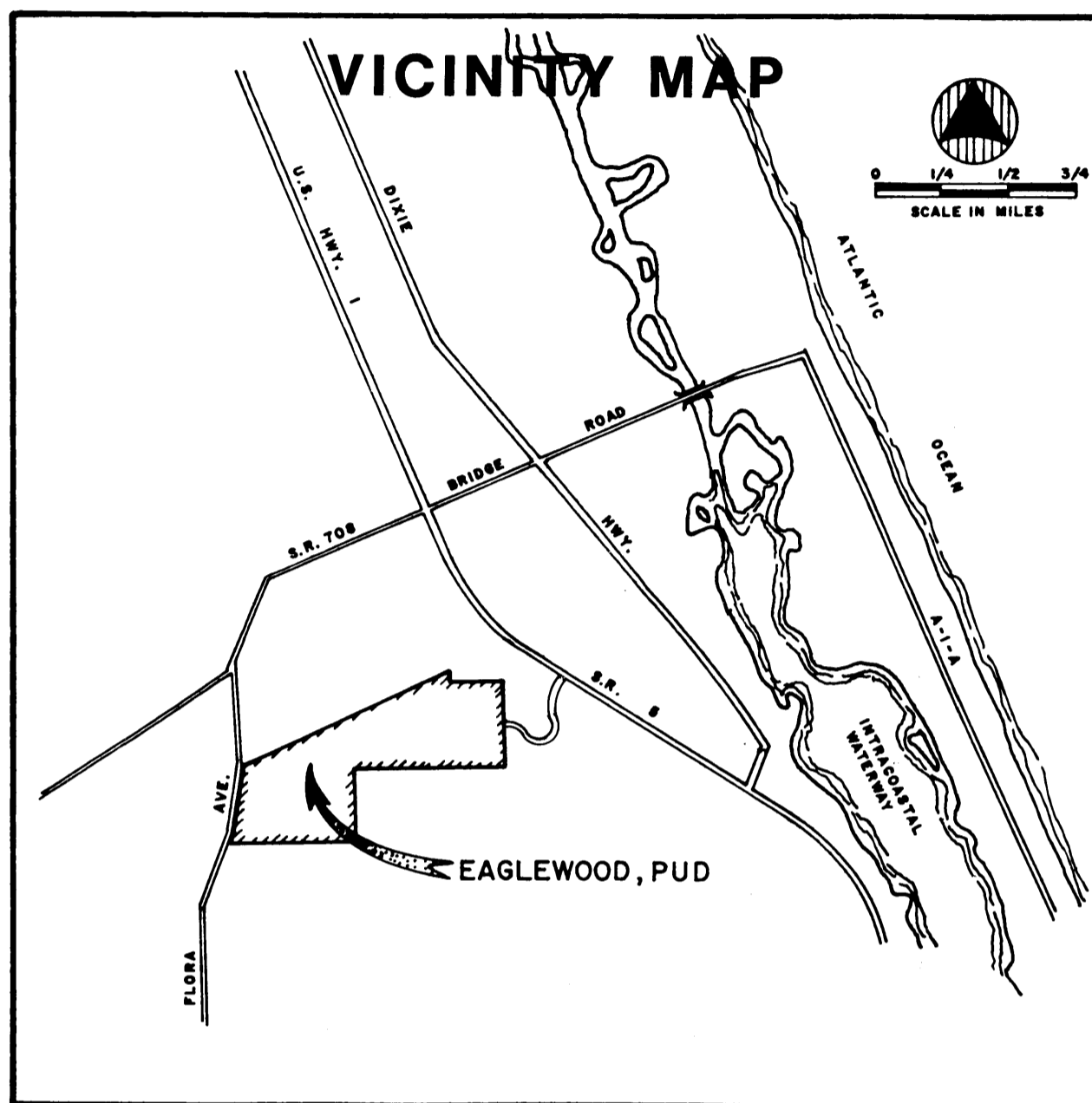
4) PRESERVATION AREAS

The Preservation Areas as shown on this plat of EAGLEWOOD, P.U.D. are hereby declared to be natural Preservation Areas and shall be maintained in their general natural state to be used as necessary for the purposes related to the operation of the Golf Course and water retention tracts. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Preservation Areas. The Preservation Areas shall not be disturbed without permission of the Martin County Board of County Commissioners.

SIGNED AND SEALED THIS 17th day of January, 1983, A.D. on behalf of said Corporation by its Ellis H. Johnson PRESIDENT and attested to by its Rae Ann Zigmann SECRETARY

Eaglewood Financial Corporation

ATTEST: Rae Ann Zigmann SECRETARY BY: Ellis H. Johnson PRESIDENT



LAND DESCRIPTION

BY TITLE POLICY FURNISHED

BEING A PART OF SECTION 27 AND 28, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE NORTH 89°34'36" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2283.30 FEET TO THE CENTERLINE OF S. E. FLORA AVENUE AS NOW LAID OUT AND IN USE; THENCE NORTH 22°31'46" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 395.89 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE NORTH 11°21'55" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1,051.75 FEET TO THE SOUTH LINE OF THE GOMEZ GRANT; THENCE NORTH 66°25'43" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 2124.11 FEET TO THE EAST LINE OF SAID SECTION 28; THENCE CONTINUING NORTH 66°25'43" EAST, A DISTANCE OF 1,444.14 FEET; THENCE SOUTH 00°31'43" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89°24'13" EAST, A DISTANCE OF 1,317.93 FEET; THENCE SOUTH 00°28'47" WEST, A DISTANCE OF 1,325.68 FEET; THENCE NORTH 89°29'26" WEST, A DISTANCE OF 2,638.12 FEET TO THE NORTHWEST CORNER OF PAPAYA VILLAGE, AS RECORDED IN PLAT BOOK 3, PAGE 69, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°34'38" WEST, ALONG THE WEST LINE OF SAID PAPAYA VILLAGE, A DISTANCE OF 1,324.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FLORIDA POWER AND LIGHT EASEMENT OVER THE NORTHERLY 17.0 FEET THEREOF.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

CONTAINING A TOTAL OF 163.577 ACRES OF LAND BE THE SAME MORE OR LESS. LESS AND EXCEPTING THEREFROM THE 20.00 FEET OF DEDICATED RIGHT-OF-WAY LYING EASTERLY AND ADJACENT TO THE EXISTING 40 FOOT RIGHT-OF-WAY OF FLORA AVENUE AS NOW LAID OUT AND IN USE.

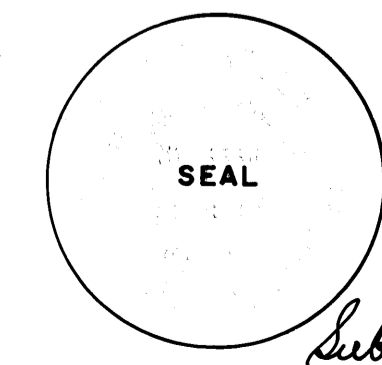
CONTAINING 1.338 ACRES.

SURVEYOR'S CERTIFICATE

I, ERIC B. HOLLY, do hereby certify that this plat of EAGLEWOOD, P.U.D., as shown on sheets 2 through 10 inclusive, is a true and correct representation of the lands surveyed, and that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

Date: 1/19/83.

Eric B. Holly
ERIC B. HOLLY
Professional Land Surveyor
Florida Registration No. 3336



TITLE CERTIFICATE

I, Emory C. Jordan III, Attorney at Law of the law firm McGee, Jordan, Shuey, Koons and Schroeder P.A., hereby certify that apparent record title to the land described hereon, as shown on this Plat, is in the name of the corporation executing the dedication hereon.

All mortgages not satisfied or released of record encumbering the land described hereon are as follows: Southeast Bank, N.A., the Mortgagee and Eaglewood Financial Corporation, the Mortgagor; filed mortgage on:

January 29, 1982 in Official Record Book 538, Page 988,

of the public records of Martin County, Florida.

Dated this 18th day of January, 1983 A.D.

McGee, Jordan, Shuey, Koons and Schroeder P.A.

BY: Emory C. Jordan III
Emory C. Jordan III
Attorney at Law

CERTIFICATE OF OWNERSHIP

Eaglewood Financial Corporation, A Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property hereon described and shown.

Dated this 17th day of January, 1983 A.D.

Eaglewood Financial Corporation

ATTEST: Rae Ann Zigmann SECRETARY BY: Ellis H. Johnson PRESIDENT

MORTGAGEE APPROVAL

Southeast Bank, A Florida Banking Corporation, N.A. as Trustee for Eaglewood Financial Corporation, A Florida Corporation hereby certifies that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

Signed and sealed this 17th day of January, 1983 A.D., on behalf of said Corporation by its Vice President and attested to by its PERSONAL BANKING OFFICER.

SOUTHEAST BANK

ATTEST: Jennifer Combs PERSONAL BANKING OFFICER BY: Everett R. Jacobson Vice President As Trustee

WITNESS: Casimir A. Kymirski

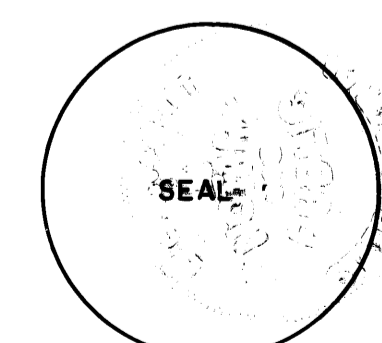
WITNESS: Lula Guadagnoli

ACKNOWLEDGEMENT

State of Florida ss
County of Martin

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, Everett R. Jacobson and Jennifer Combs, to me known to be Vice President and Personal Banking Officer, respectively, of Southeast Bank, a Florida Banking Corporation, N.A. as Trustee and they acknowledged to me the execution of this Plat and the dedication hereon for the purpose herein expressed, in witness whereof I have set my hand and official seal this 17th day of January, 1983 A.D.

My Commission Expires 7/23/85
Lula Guadagnoli
Notary Public
State of Florida



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN ss

BEFORE ME, the undersigned Notary Public, personally appeared Ellis H. Johnson and Rae Ann Zigmann, to me well known to be the PRESIDENT and SECRETARY, respectively, of Eaglewood Financial Corporation, a Florida Corporation, and they acknowledged that they executed such instruments as such officers of said corporation.

WITNESS my hand and official seal this 17th day of January, 1983, A.D.

My Commission Expires January 20, 1984
Sheryl A. Ammann
Notary Public
State of Florida

APPROVAL OF COUNTY

This Plat is hereby approved by the undersigned on the date or dates indicated:

Jan 26, 1983 A.D. H. Burton Smith
County Engineer

Feb 1, 1983 A.D. Michael H. O'Neil
County Attorney

Jan 28, 1983 A.D. BY: Theresa A. ...
Chairman
Planning and Zoning Commission,
Martin County, Florida

Board of County Commissioners
Martin County, Florida

FEB, 1983 A.D. BY: ...
Chairman

ATTEST: Louise V. Isaacs
Clerk

By Charlotte Bunkley D.C.

