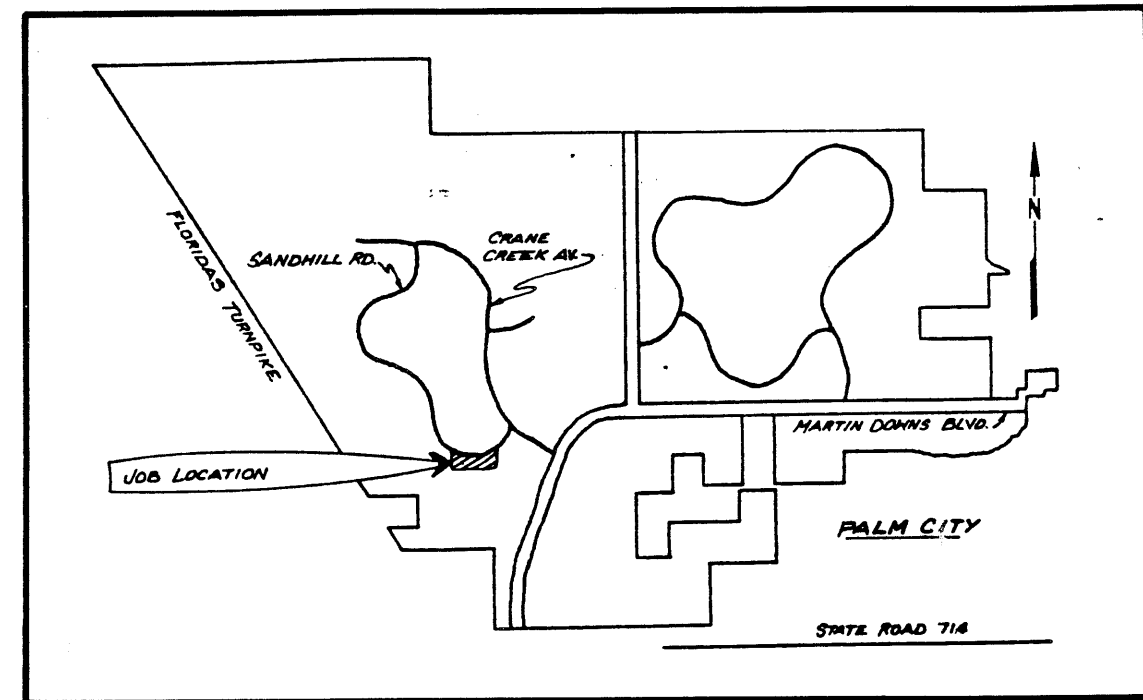


See contents Affidavit located in O.R. Book 576 Page 677. Marsha Stillee, Clerk of the Circuit Court, by Teresa Warran, D.C. 1-12-99



MARTIN DOWNS PLAT 5 "QUAIL MEADOW"

BEING A PART OF MARTIN DOWNS, A P.U.D., LYING IN SECTIONS 13 AND 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

JANUARY, 1983 SHEET 1 OF 2

93 JUN 13 10:13

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 40, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13 DAY OF June, 1983.

LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Charlotte Bukey DEPUTY CLERK

FILE NO. 478 235 (CIRCUIT COURT SEAL)

NOTE: ALL SIGNATURES ON PLAT MUST BE IN INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 13 AND 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS "QUAIL MEADOW", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID SECTION 14, THENCE N 89°42'13"W ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 951.56 FEET; THENCE S 00°17'47"W AND PERPENDICULAR TO THE PREVIOUS DESCRIBED COURSE, A DISTANCE OF 1698.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST SANDHILL ROAD (A PROPOSED 80.00 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 45°04'01"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID SANDHILL ROAD, A DISTANCE OF 140.20 FEET TO A POINT OF CURVATURE; THENCE 928.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET, AND A CENTRAL ANGLE OF 66°03'25" TO A POINT OF COMPOUND CURVATURE; THENCE 336.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1276.90 FEET, AND A CENTRAL ANGLE OF 15°05'53"; THENCE DEPARTING FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SANDHILL ROAD, S 46°11'50"W A DISTANCE OF 215.51 FEET; THENCE S 63°23'55"E A DISTANCE OF 473.40 FEET; THENCE S 22°09'14"W A DISTANCE OF 178.28 FEET; THENCE N 88°09'38"W A DISTANCE OF 342.94 FEET; THENCE N 06°25'26"E A DISTANCE OF 12.11 FEET; THENCE N 85°05'46"W A DISTANCE OF 241.02 FEET; THENCE S 86°33'10"W A DISTANCE OF 161.96 FEET; THENCE S 73°17'10"W A DISTANCE OF 203.70 FEET; THENCE S 84°35'45"W A DISTANCE OF 152.45 FEET; THENCE N 89°18'47"W A DISTANCE OF 628.04 FEET; THENCE N 05°42'54"W A DISTANCE OF 617.39 FEET; THENCE N 14°05'18"E A DISTANCE OF 64.45 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 15.700 ACRES, MORE OR LESS.

AND IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.
2. THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF "QUAIL MEADOW" MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY INCLUDING C.A.T.V. IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, AND AS APPROVED BY MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.
3. THE WATER MANAGEMENT TRACTS "A" AND "B" SHOWN HEREON ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH WATER MANAGEMENT TRACTS.
4. ALL PROPERTY SHOWN ON THE PLAT FOR QUAIL MEADOW, WITH THE EXCEPTION OF THE LOTS, THE WATER MANAGEMENT TRACTS "A" AND "B" AND THE LIMITED ACCESS EASEMENTS DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ARE HEREBY DEDICATED TO QUAIL MEADOW HOMEOWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE PROPERTY DEDICATED TO QUAIL MEADOW HOMEOWNERS ASSOCIATION, INC., SHALL INCLUDE BUT NOT BE LIMITED TO THE ENTRANCE WAY AND THAT RIGHT-OF-WAY SHOWN HEREON AS SOUTHWEST QUAIL MEADOW TRAIL AND RECREATION TRACTS "C" AND "D". THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE PROPERTY WHICH IS DEDICATED TO QUAIL MEADOW HOMEOWNERS 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 25th DAY OF MAY, 1983.

SOUTHERN LAND GROUP, INC. A FLORIDA CORPORATION BY: [Signature] PETER D. CUMMINGS, PRESIDENT ATTEST: [Signature] PHILLIP FISHER, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS COUNTY OF MARTIN)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND PHILLIP FISHER, TO ME WELL KNOWN TO BE THE PRESIDENT, AND SECRETARY, RESPECTIVELY OF SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF MAY, 1983.

My Commission Expires Aug. 8, 1984 [Signature] NOTARY PUBLIC STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA) SS COUNTY OF DADE)

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HEREBY CERTIFIES THAT IT IS A HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 31st DAY OF May, 1983.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED [Signatures] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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 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 31st DAY OF May, 1983.

My Commission Expires: June 4, 1986 [Signature] NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA) SS COUNTY OF MARTIN)

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 HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE MARTIN COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

20th DAY OF April, 1983. [Signature] WILLIAM A. HERX REGISTERED LAND SURVEYOR NO. 3182 STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA) SS COUNTY OF MARTIN)

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 20, 1983, AT 2:00 AM:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - (A) MORTGAGES FROM SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, DATED JANUARY 5, 1983, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 1668, 1672, 1676, 1680, 1684, AND 1688, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - (B) MORTGAGE FROM SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, DATED JANUARY 26, 1983, AND RECORDED IN OFFICIAL RECORDS BOOK 562, PAGE 346, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 26th DAY OF May, 1983.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A. BY: [Signature] DWIGHT A. COOL 951 COLORADO AVENUE SUITE 420 STUART, FLORIDA 33494

COUNTY APPROVAL

STATE OF FLORIDA) SS COUNTY OF MARTIN)

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

June 7, 1983 [Signature] COUNTY ENGINEER
June 10, 1983 [Signature] COUNTY ATTORNEY
June 9, 1983 [Signature] CHAIRMAN
June 9, 1983 [Signature] CHAIRMAN

ATTEST: Louise V. Isaacs CLERK By Charlotte Bukey D.C.

SEAL SOUTHERN LAND GROUP, INC.

SEAL NOTARY PUBLIC

SEAL AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

Subdivision Parcel Control #: 13 38 40 005 000 00000
 Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA
 DRAWN M.E.H. DATE JAN 83
 CHECKED SCALE
 DRAWING NO. 82-P-043
 MARTIN DOWNS PLAT 5 "QUAIL MEADOW"