

WINDING WATERS

SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

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 41, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27 DAY OF JUNE, 1983.
FILE NO. 499903
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Bunkey, D.C.
DEPUTY CLERK (CIRCUIT COURT SEAL)

PARCEL CONTROL NO. 01 38 40 008 000 0000.0

CERTIFICATE OF OWNERSHIP

LARRY M. LAY, a single man, does hereby certify that he is the owner of the property described thereon.
DATED this 2 day of June, 1983.
Larry M. Lay
LARRY M. LAY

CERTIFICATE OF DEDICATION

LARRY M. LAY, a single man, does hereby dedicate as follows:
1. STREETS
The streets shown on this plat of WINDING WATERS are hereby dedicated to the use of the public.
2. DRAINAGE EASEMENTS
The drainage easements shown on this plat of WINDING WATERS may be used for drainage purposes in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.
SIGNED AND SEALED this 2 day of June, 1983.
Larry M. Lay (SEAL)
LARRY M. LAY
Signed and sealed and delivered in the presence of:
Judith L. Bond
Witness
Judith L. Bond
Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned notary public, personally appeared LARRY M. LAY, to me well known, and he acknowledged before me that he executed the following Dedication.
WITNESS my hand and official seal this 2 day of June, 1983.
(NOTARIAL SEAL) *Judith L. Bond*
Notary Public
State of Florida at Large
My commission expires: 6-4-86

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN
I, JOHN A. DARLSON, a member of the Florida Bar, hereby certifies that:
The apparent record title holder to the land described and shown on this plat is in the name of LARRY M. LAY, a single man, who executed the dedication thereon.
All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
Mortgage in favor of SOUTHERN LAND GROUP, INC. given by LARRY M. LAY, a single man, said mortgage being dated the 5th day of May, 1982 and recorded in Official Records Book 545, page 251 of the public records of Martin County, Florida.
MORTGAGE IN FAVOR OF AMERICAN BANK OF MARTIN COUNTY, FLORIDA, A FLORIDA BANKING CORPORATION, GIVEN BY LARRY M. LAY, A SINGLE MAN, SAID MORTGAGE BEING DATED THE 7th DAY OF JUNE, 1983, AND RECORDED IN OFFICIAL RECORD BOOK 572, PAGE 2088 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DATED THIS 16th DAY OF JUNE, 1983.
John A. Darlson
JOHN A. DARLSON, ESQUIRE
Attorney-At-Law
Darlson & Bobko, Chartered
959 South Federal Highway
P. O. Drawer 2315
Stuart, Florida 33495

MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN
SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.
SIGNED AND SEALED this 5th day of JUNE, 1983.
SOUTHERN LAND GROUP, INC.
Peter D. Cummings
PETER D. CUMMINGS, PRESIDENT
Phillip W. Fisher
PHILLIP W. FISHER, SECRETARY
Signed and sealed and delivered in the presence of:
Arty A. Eisenman
Witness
John A. Darlson
Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned notary public, personally appeared PETER D. CUMMINGS and PHILLIP W. 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 official seal this 5th day of JUNE, 1983.
(NOTARIAL SEAL) *Moussa A. Weston*
Notary Public
State of Florida at Large
My commission expires: 8/8/86

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
This plat is hereby approved by the undersigned on the date or dates indicated.
DATE June 8, 1983
DATE June 23, 1983
DATE June 27, 1983
DATE June 24, 1983
W. Austin Smith
COUNTY ENGINEER
Richard H. Dial
COUNTY ATTORNEY
Thomas J. Hammett
CHAIRMAN, PLANNING & ZONING COMMISSION
Ray L. Haynes
VICE-CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: *Louise V. Isaacs*
CLERK
By *Charlotte Bunkey D.C.*

MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN
AMERICAN BANK OF MARTIN COUNTY, A FLORIDA BANKING CORPORATION, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.
SIGNED AND SEALED this 6th day of June, 1983.
AMERICAN BANK OF MARTIN COUNTY
(CORPORATE SEAL) *J. M. Brown*
J. M. BROWN, President
Signed and sealed and delivered in the presence of:
J. M. Leathly
Witness
John A. Darlson
Witness

ACKNOWLEDGEMENT

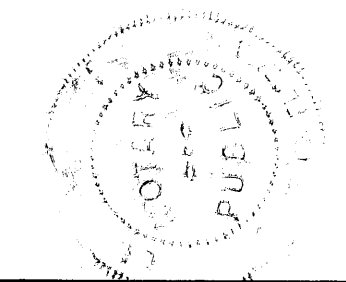
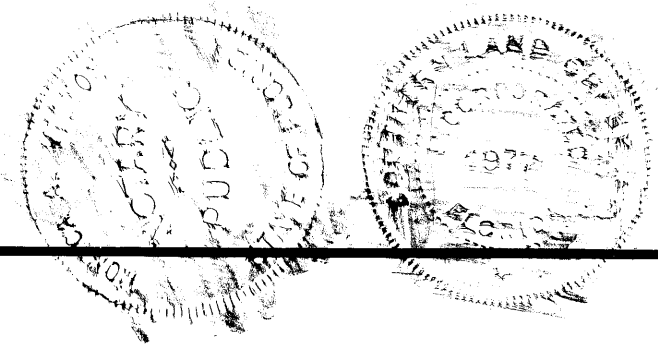
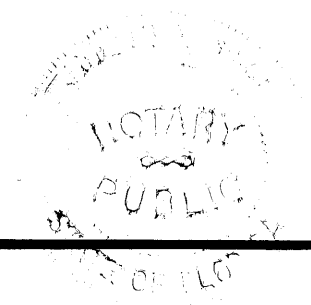
STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned notary public, personally appeared J. M. BROWN, to me well known to be the PRESIDENT of AMERICAN BANK OF MARTIN COUNTY, A FLORIDA BANKING CORPORATION, and he acknowledged that he executed such instrument as such officers of said corporation.
WITNESS my hand official seal this 6th day of June, 1983.
(NOTARIAL SEAL) *Ray A. Manning*
Notary Public
State of Florida at Large
My commission expires: June 22, 1986

LEGAL DESCRIPTION:

A Portion of Lot 3 of "M & W LAND MINOR PLAT 1" according to the Plat thereof as recorded in Plat Book 6 at Page 74 of the Public Records of Martin County, Florida, more particularly described as follows:
Commencing at the southeast corner of the southwest quarter of the southwest quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida; Thence along the south line of said Section 1 and along a bearing shown on the DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OF BESSEY CREEK BRIDGE SECTION 89000-2909, South 89°16'43" East for 135.32 feet to the Point of Intersection with the east Right-of-Way Line of WEST MURPHY ROAD as shown on said D.O.T. MAP; said Point being on a curve concave to the east, having a radius of 333.49 feet, to which point a radial line bears South 85°56'14" West; Thence along the Arc of said curve and along said east R/W Line, through a Central Angle of 06°55'15", Northerly for 40.28 feet to a Point of Tangency; Thence continuing along said east R/W Line North 05°37'56" East for 132.35 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land.
Thence continuing along said east R/W Line for the following four courses: (1) North 05°37'56" East for 402.99 feet to a Point of Curvature of a curve concave to the east and having a radius of 2442.10 feet; (2) Thence along the Arc of said curve, through a Central Angle of 06°55'02", Northerly for 294.83 feet to a Point of Tangency; (3) Thence North 12°33'04" East for 440.18 feet to a Point of Curvature of a curve concave to the east and having a radius of 6874.93 feet; (4) Thence along the Arc of said curve, through a Central Angle of 00°20'05" Northerly for 40.15 feet to the terminus point of the hereinbefore described east R/W Line; said Point being also the northwest corner of said "M & W LAND MINOR PLAT 1"; Thence along the north line of said Plat for the following four courses: (1) Thence South 89°09'28" East for 21.47 feet to the Southwest Corner of Lot 6 of "HIDDEN BAY" according to the Plat thereof as recorded in Plat Book 7 and Page 41 of the Public Records of Martin County, Florida; (2) Thence along the south line of said Lot 6 South 89°09'28" East for 274.25 feet to the southeast corner of said Lot 6; said corner being also the southwest corner of Lot 28 of said "HIDDEN BAY" Plat; (3) Thence along the south line of said Lot 28 South 89°09'28" East for 706.27 feet to its intersection with the east line of the southeast quarter of the southwest quarter of said Section 1; (4) Thence continuing along said south line of said Lot 28, South 89°27'44" East for 101.38 feet to its intersection with the MEAN HIGH WATER LINE OF BESSEY CREEK and the terminus point of the hereinbefore described north line; Thence along said MEAN HIGH WATER LINE meandering for the following twelve courses: (1) Southerly for 88 feet more or less; (2) Westerly for 501 feet more or less; (3) Southwesterly for 865 feet more or less; (4) Northwesterly for 158 feet more or less; (5) Northeasterly for 190 feet more or less; (6) Northerly for 74 feet more or less; (7) Northwesterly for 280 feet more or less; (8) Westerly for 90 feet more or less; (9) Southwesterly for 215 feet more or less; (10) Southerly for 852 feet more or less; (11) Southeasterly for 53 feet more or less; (12) Southwesterly for 128 feet more or less to the terminus point of the hereinbefore described MEAN HIGH WATER LINE; Thence North 07°26'16" West for 141.47 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, MARC L. GAIQUI, do hereby certify that this 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 placed as required by law and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended.
Marc L. Gaiqui
MARC L. GAIQUI, P.L.S.
Registered Surveyor No. 3194
State of Florida



MATHERS & ASSOCIATES
ENGINEERS - SURVEYORS
DESIGNERS - LAND PLANNERS - CONSULTANTS
295 FLORIDA STREET STUART, FLORIDA
(305) 287-0525

SHEET NO. 1 OF 2