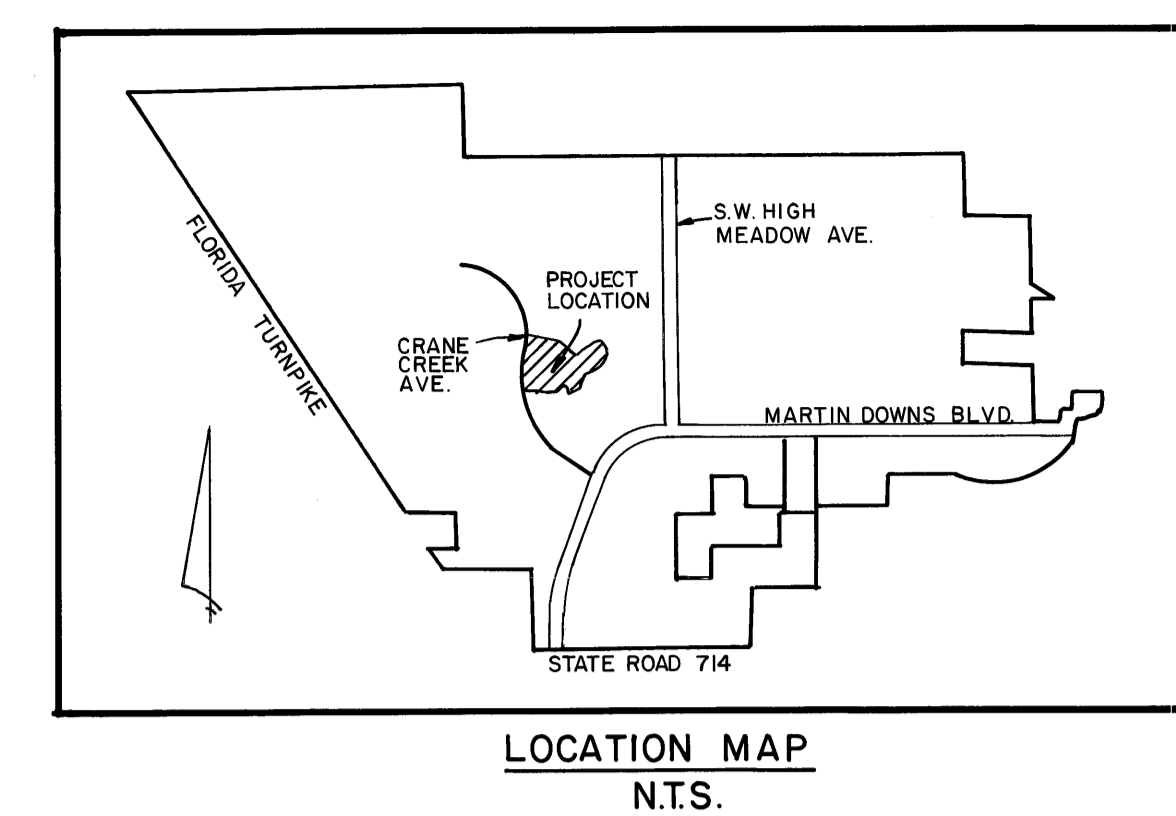


IBIS POINT

BEING PLAT NO. 13 OF MARTIN DOWNS,
A P.U.D., LYING IN SECTION 13,
TOWNSHIP 38 SOUTH, RANGE 40 EAST,
MARTIN COUNTY, FLORIDA.

FEBRUARY, 1985 SHEET 1 OF 3

MAR 21 P 2: 45



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 93, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 21ST DAY OF ~~MARCH~~ FEBRUARY, 1985.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Bunkley
DEPUTY CLERK
FILE NO. 549190
(CIRCUIT COURT SEAL)
NOTE: ALL SIGNATURES ON PLAT MUST BE IN INK.

CERTIFICATE OF OWNERSHIP & 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 AS IBIS POINT, SITUATE IN SECTION 13 TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE S00°29'53"W, ALONG A LINE 40.00 FEET WESTERLY AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. CRANE CREEK AVENUE AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE MARTIN COUNTY PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE S89°30'06"E A DISTANCE OF 40.00 FEET TO SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N00°29'54"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.98 FEET; THENCE S81°13'19"E, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210.53 FEET; THENCE S76°29'31"E A DISTANCE OF 920.77 FEET; THENCE S31°05'07"E A DISTANCE OF 329.73 FEET; THENCE S50°07'24"E A DISTANCE OF 29.64 FEET; THENCE N88°54'52"E A DISTANCE OF 200.87 FEET; THENCE N21°45'41"E A DISTANCE OF 156.23 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 150.00 FEET FROM WHICH A RADIAL LINE BEARS S68°14'19"E; THENCE NORTHERLY, EASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 226°08'20", A DISTANCE OF 591.94 FEET; THENCE S24°45'41"W A DISTANCE OF 93.77 FEET; THENCE S89°54'52"W A DISTANCE OF 297.08 FEET; THENCE S02°58'55"W A DISTANCE OF 39.96 FEET; THENCE S23°28'34"E A DISTANCE OF 95.54 FEET; THENCE S33°05'42"W A DISTANCE OF 217.26 FEET; THENCE S89°46'29"W A DISTANCE OF 204.32 FEET; THENCE N34°02'26"W A DISTANCE OF 92.64 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 34.97 FEET FROM WHICH A RADIAL LINE BEARS S58°57'34"W; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 90°02'43", A DISTANCE OF 54.96 FEET; THENCE S58°54'52"W A DISTANCE OF 217.90 FEET; THENCE N76°36'40"W A DISTANCE OF 224.42 FEET; THENCE N27°25'22"W A DISTANCE OF 229.25 FEET; THENCE N72°05'47"W A DISTANCE OF 106.88 FEET; THENCE S73°33'04"W A DISTANCE OF 125.18 FEET; THENCE S16°26'56"E A DISTANCE OF 10.00 FEET; THENCE S73°33'04"W A DISTANCE OF 141.81 FEET TO A POINT ON THE ABOVE REFERENCED RIGHT-OF-WAY LINE AND ALSO A POINT ON A CURVE HAVING A RADIUS OF 1950.17 FEET FROM WHICH A RADIAL LINE BEARS N64°29'24"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 26°00'30", A DISTANCE OF 885.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26.514 ACRES MORE OR LESS.

AND 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 DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTAINENCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENTS.
3. THE UTILITY EASEMENTS SHOWN ON THIS PLAT 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 THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.
4. THE WATER MANAGEMENT TRACT, MAINTENENCE ACCESS TRACT, AND MAINTENENCE EASMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTAINENCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT.
5. THE STREETS, RIGHTS OF WAY, AND ALL OTHER PROPERTY SHOWN HEREON, WITH THE EXCEPTION OF THE LOTS, THE WATER MANAGEMENT TRACT, AND THE LIMITED ACCESS EASEMENTS DEDICATED TO THE MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ARE HEREBY DEDICATED TO THE IBIS POINT HOMEOWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTAINENCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE PROPERTY WHICH IS DEDICATED TO THE IBIS POINT HOMEOWNERS ASSOCIATION, INC.
6. AN EASEMENT FOR INGRESS AND EGRESS, IS HEREBY GRANTED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., OVER AND ACROSS THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21ST DAY OF February, 1985

ATTEST: Betty English, SECRETARY BY: Peter D. Cummings, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF MARTIN)

BEFORE ME PERSONALLY APPEARED PETER D. CUMMINGS AND BETTY ENGLISH, 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 SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 21ST DAY OF February, 1985

MY COMMISSION EXPIRES: March 30, 1987

SEAL, SOUTHERN LAND GROUP, INC. SEAL, NOTARY PUBLIC SEAL, TORONTO-DOMINION BANK SEAL, NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA) COUNTY OF MARTIN)

THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, SHALL EXECUTE A SEPARATE MORTGAGEE CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF MARTIN)

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF February 12, 1985 AT 9:00 A.M.

- 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. MORTGAGE FROM SOUTH FLORIDA LAND, INC., A FLORIDA CORPORATION, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED JUNE 16TH, 1980 AND RECORDED IN OFFICIAL RECORDS BOOK 497, PAGE 2263, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED BY FUTURE ADVANCE AGREEMENT, DATED MARCH 10, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 516, PAGE 1774, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
B. MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC., AND C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981 AND RECORDED APRIL 15, 1981, IN OFFICIAL RECORDS BOOK 519, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
C. CONSOLIDATION, MODIFICATION AND RESTATEMENT OF MORTGAGES AND NOTES BETWEEN SOUTHERN REALTY GROUP, INC., SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED APRIL 14, 1981 AND RECORDED APRIL 15, 1981, IN OFFICIAL RECORDS BOOK 519, PAGE 310, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
D. MORTGAGE DEED FROM SOUTH FLORIDA LAND, INC., SOUTHERN LAND GROUP, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED MARCH 4, 1982 AND RECORDED MARCH 5, 1982, IN OFFICIAL RECORDS BOOK 540, PAGE 1716, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
E. MORTGAGE MODIFICATION, CONSOLIDATION AND RESTATEMENT AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1766, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
F. MORTGAGE FROM SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, TO THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1795, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
G. MORTGAGE CONSOLIDATION, RESTATEMENT AND SPREADER AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA, DATED DECEMBER 14, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1825, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
H. FUTURE ADVANCE AGREEMENT BY AND AMONG SOUTHERN REALTY GROUP, INC., SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., C.C. GOLF PROPERTIES, INC., C.C. RACQUET PROPERTIES, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS AND THE TORONTO-DOMINION BANK, A BANK CHARTERED UNDER THE BANK ACT OF CANADA DATED NOVEMBER 17, 1983, RECORDED IN OFFICIAL RECORD BOOK 586, PAGE 1764, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 12TH DAY OF December 1985

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.

BY: RICHARD D. HOLT P.O. BOX 71 FIRST NATIONAL BANK BLDG. PALM BEACH, FLORIDA 33480

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 88°54'28" EAST ALONG THE NORTH LINE OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
3. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
4. ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.
6. TRACTS NUMBERED 1 THROUGH 120 AS SHOWN HEREON ARE INDIVIDUAL LOTS.
7. ALL SIDE LOT LINES ARE SUBJECT TO A 5 FOOT RECIPROCAL EASEMENT AS PROVIDED BY THE DECLARATION OF CONVENANTS AND RESTRICTIONS FOR IBIS POINT.
8. TRACTS A AND B ARE RESERVED FOR OPEN SPACE PURPOSES AND TRACT C IS RESERVED FOR LIFT STATION PURPOSES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 13TH DAY OF February, 1985

APPROVALS

COUNTY OF MARTIN) STATE OF FLORIDA)

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

March 14, 1985

March 19, 1985 approved on January 22, 1985

March 20, 1985

Approved January 22, 1985

ATTEST: Louise V. Isaacs, CLERK

By Charlotte Bunkley, D.C.

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER IN THE OFFICES MERIDIAN SURVEYING AND MAPPING INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

Table with 2 columns: Category (ROADS, LAKE, TOTAL LOTS, REMAINING TRACTS, TOTAL ACREAGE, BUILDING COVERAGE, OPEN SPACE) and Value (4.791 AC., 4.261 AC., 15.566 AC., 1.896 AC., 26.514 AC., 6.06 AC., 15.66 AC.)

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN R.A.H. DATE 10-10-84 MARTIN DOWNS PLAT 13

CHECKED SCALE "IBIS POINT"

DRAWING NO 83-120-1PL MARTIN COUNTY, FLORIDA.



Subdivision Parcel Control #: 13-38-40-013-000-0000/0