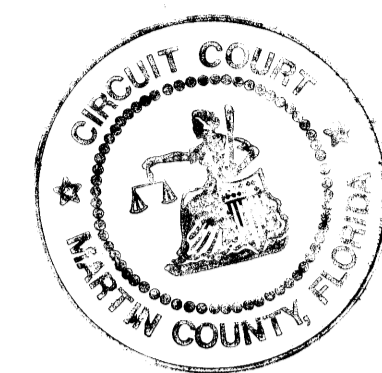


A PLAT OF THE VILLAS AT SUNSET TRACE

BEING PLAT NO. 16 OF MARTIN DOWNS, A P.U.D.
LYING IN SECTION 13, TWP. 38 S., RGE. 40 E. MARTIN COUNTY, FLORIDA



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 10, Page 12, Martin County, Florida, public records, this 20th day of November, 1985.

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

BY: Marcy Chase
Deputy Clerk

File No. 578410

SHEET 1 OF 2 SHEETS

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS

WEST PALM BEACH
BELLE GLADE STUART

SEPTEMBER, 1985

CERTIFICATION OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA

KNOW ALL THESE MEN BY THESE PRESENTS THAT THE BABCOCK COMPANY, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATED, AS FOLLOWS:

- S.W. SUNSET TRACE CIRCLE AND S.W. VILLA PLACE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SUNSET TRACE HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID S.W. SUNSET TRACE CIRCLE AND S.W. VILLA PLACE.
- ALL PROPERTY SHOWN ON THIS PLAT OF THE VILLAS AT SUNSET TRACE, WITH THE EXCEPTION OF THE LOTS, THE WATER MANAGEMENT TRACT "A", DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS AND THE LIMITED ACCESS EASEMENT, ARE HEREBY DEDICATED TO SUNSET TRACE HOMEOWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE PROPERTY DEDICATED TO THE SUNSET TRACE HOMEOWNERS ASSOCIATION, INC., SHALL INCLUDE, BUT NOT BE LIMITED TO S.W. SUNSET TRACE CIRCLE AND S.W. VILLA PLACE, AS SHOWN HEREON, AND RECREATION TRACT "A". THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE PROPERTY WHICH IS DEDICATED TO SUNSET TRACE HOMEOWNERS ASSOCIATION, INC.
- THE LIMITED ACCESS EASEMENT SHOWN HEREON, IS HEREBY DEDICATED TO THE 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.
- THE WATER MANAGEMENT TRACT "A", DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS AND THE LIMITED ACCESS EASEMENTS, AS 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 SAID WATER MANAGEMENT TRACT AND EASEMENTS.
- TRACTS CA-1, CA-2, AND CA-3, AS SHOWN ON THIS PLAT OF THE VILLAS AT SUNSET TRACE, ARE HEREBY DECLARED TO BE COMMON AREAS AND ARE DEDICATED TO THE SUNSET TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
- TRACTS CA-1, CA-2, AND CA-3, S.W. SUNSET TRACE CIRCLE AND S.W. VILLA PLACE, AS SHOWN ON THIS PLAT OF THE VILLAS AT SUNSET TRACE, 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, FLORIDA, AND AS APPROVED BY MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

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 10 DAY OF October, 1985.

THE BABCOCK COMPANY, INC.
A FLORIDA CORPORATION

ATTEST: Maria A. Odder BY: Gary D. Carothers
Maria A. Odder, Assistant Secretary Gary D. Carothers, Vice President

ACKNOWLEDGMENT

COUNTY OF MARTIN
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Gary D. Carothers AND Maria A. Odder TO ME WELL KNOWN TO BE THE Vice President and Assistant Secretary RESPECTIVELY, OF THE BABCOCK COMPANY, 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 10 DAY OF October, 1985.

MY COMMISSION EXPIRES:

1-19-89

Christy Madarian
NOTARY PUBLIC
STATE OF FLORIDA

DESCRIPTION

A parcel of land lying in Section 13, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of said Section 13, thence S 89° 16' 44" E, along the North line of said Southwest quarter, a distance of 1074.76 feet to a point in the center line of Martin Downs Boulevard, a 200 foot right-of-way, recorded in Official Record Book 461, Page 420, of the Public Records of Martin County, Florida; thence S 21° 03' 12" W, along said center line, a distance of 1306.83 feet to the beginning of a curve concave to the East having a radius of 1930.95 feet; thence Southerly along the arc of said curve a distance of 47.04 feet through a central angle of 01° 23' 45" to the intersection with the Westerly prolongation of the Southerly most boundary line along said Martin Downs Boulevard as shown on the plat of SUNSET TRACE, PHASE I, also known as PLAT NO. 6, as recorded in Plat Book 9, Page 52, Public Records of Martin County, Florida; said line bears N 72° 32' 14" W; thence S 72° 32' 14" E, non tangent to last described curve, along said prolongation, a distance of 100.08 feet to a point in the Easterly right-of-way line of said Martin Downs Boulevard; said point being the Southerly most point along said Easterly right-of-way line of Martin Downs Boulevard as shown on the plat of SUNSET TRACE, PHASE I, and also being the POINT OF BEGINNING of the following described parcel:

Thence along the Southerly and Easterly boundary of said plat of SUNSET TRACE, PHASE I, the following courses and distances:

Thence continue S 72° 32' 14" E a distance of 203.45 feet; thence S 17° 27' 46" W a distance of 243.97 feet; thence S 75° 07' 49" E a distance of 218.65 feet to a point in a non tangent curve concave to the East having a radius of 375.00 feet, the chord of which bears N 17° 18' 20" E; thence Northerly along the arc of said curve a distance of 31.88 feet through a central angle of 04° 52' 18"; thence N 19° 44' 29" E a distance of 155.83 feet to the beginning of a curve concave to the West having a radius of 1281.64 feet; thence Northerly along the arc of said curve a distance of 101.94 feet through a central angle of 04° 33' 25"; thence N 15° 11' 03" E a distance of 247.06 feet to the beginning of a curve concave to the East having a radius of 685.45 feet; thence Northerly along the arc of said curve a distance of 191.70 feet through a central angle of 16° 01' 27"; thence N 31° 12' 30" E a distance of 97.21 feet to the beginning of a curve concave to the West having a radius of 694.75 feet; thence Northerly along said curve a distance of 79.04 feet through a central angle of 06° 31' 07"; thence S 65° 13' 43" E, non tangent to last described curve, a distance of 253.89 feet; thence S 60° 06' 57" E a distance of 263.80 feet; thence S 23° 06' 41" W a distance of 378.88 feet; thence S 50° 32' 15" W a distance of 181.73 feet; thence S 17° 25' 46" W a distance of 211.34 feet; thence S 47° 13' 41" W a distance of 445.28 feet; thence S 39° 03' 17" W a distance of 474.76 feet; thence N 52° 00' 53" W a distance of 210.79 feet; thence N 86° 47' 28" W a distance of 78.20 feet to a point in the aforesaid Easterly right-of-way line of Martin Downs Boulevard; thence N 00° 30' 01" E a distance of 345.21 feet to the beginning of a curve concave to the East having a radius of 1830.95 feet; thence Northerly along the arc of said curve a distance of 616.03 feet through a central angle of 19° 16' 39" to the POINT OF BEGINNING.

Containing 19.56 acres more or less.

TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA

WE, COHEN, SCHERER & COHN, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 7, 1985 AT 11:30 P.M.:

APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATED THIS 11th DAY OF October, 1985.

COHEN, SCHERER & COHN, P.A.
BY: Paul Ward
712 U.S. HIGHWAY NO. 1
NORTH PALM BEACH, FLORIDA 33408

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

I, G. MARTIN BURDETTE, DO HEREBY CERTIFY THAT THIS PLAT OF THE VILLAS AT SUNSET TRACE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

G. Martin Burdette
G. MARTIN BURDETTE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4136

APPROVALS

COUNTY OF MARTIN
STATE OF FLORIDA

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

Nov 6, 1985

[Signature]
COUNTY ENGINEER

September 10, 1985

[Signature]
COUNTY ATTORNEY

September 10, 1985

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: [Signature]
CHAIRMAN

September 10, 1985

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: [Signature]
CHAIRMAN

ATTEST: Louise V. Isaacs
CLERK
Marjorie Chase, D.C.