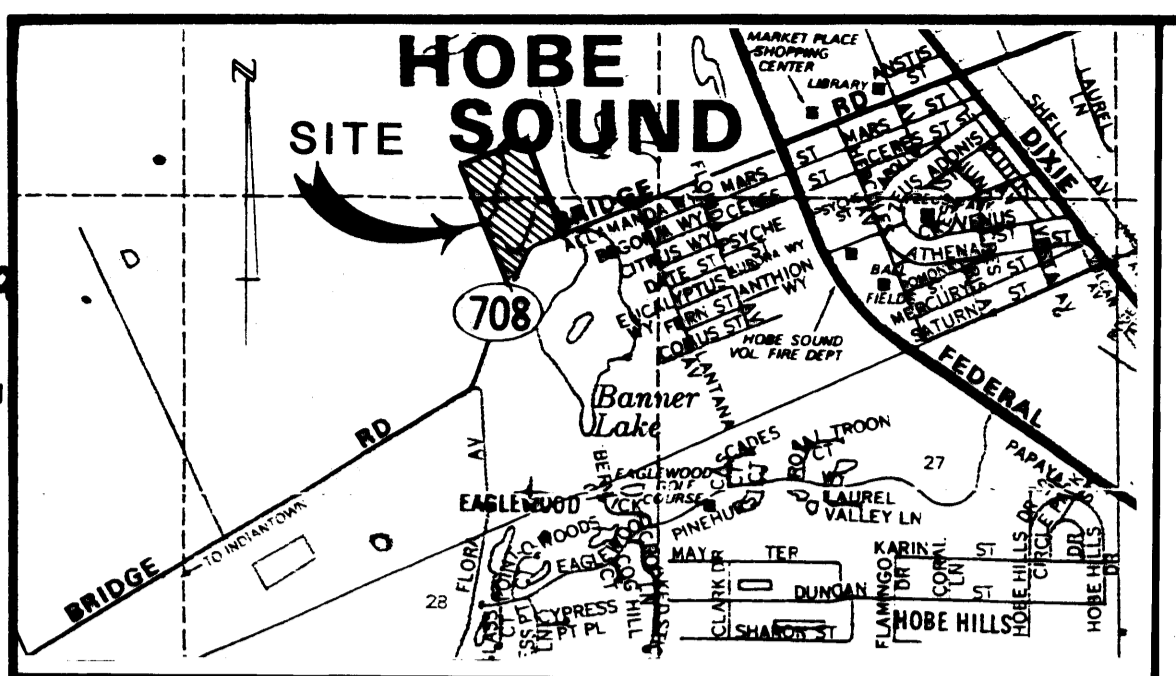


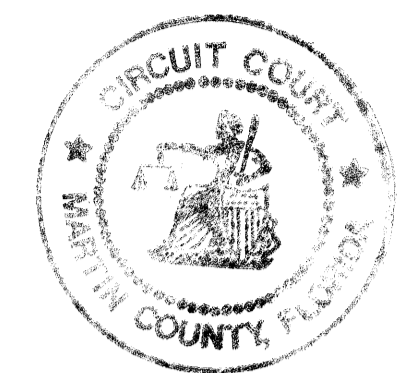
See Affidavit recorded in O.R. Book 807 PG 1461 on 4-14-89, Marsha Stiller Clerk of Court, by CA Victoria D.C.



A PLAT OF HOBE SOUND GOLF CLUB II

LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA BEING A REPLAT OF LOTS 1 THROUGH 48, B-22 THROUGH B-25 AND C-1 THROUGH C-19 ALL INCLUSIVE AND A PORTION OF PLANDOME DRIVE, ALL OF MANHASSET PLACE AND FREEPORT COURT AND A PORTION OF THE GOLF COURSE AND UPLAND PRESERVE AREA AS SHOWN ON THE PLAT OF HOBE SOUND GOLF CLUB AS RECORDED IN PLAT BOOK 11, PAGE 21, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

23 JUN 15 PM 3:47
CLERK OF CIRCUIT COURT
BY
D.C.



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 43, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 15th DAY OF July, 1988.
MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: *Charlotte Buskey*
DEPUTY CLERK
FILE NO. 721321
(CIRCUIT COURT SEAL)

LOCATION MAP N.T.S.

JUNE, 1988

DESCRIPTION

A parcel of land lying in the Gomez Grant, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Southeast corner of the Plat of Hobe Sound Golf Club, as recorded in Plat Book 11, Page 21, Martin County Public Records; thence N 21°10'54"W, a distance of 18.00 feet to a point on a line 50.00 feet Northerly of, as measured at right angles to, the centerline of County Road 708, formerly known as State Road 708 (S.E. Bridge Road) and the POINT OF BEGINNING of the herein described parcel of land; thence S 68°43'48"W, along said line, a distance of 300.02 feet to a point on the East line of Lot 10, Block 16 of the Amended Plat of Gomez Homes and Groves as recorded in Plat Book 3, Page 3 of the Public Records of Martin County, Florida; thence N 21°16'12"W, along the East line of said Lot 10 and Lot 7, Block 16, a distance of 280.00 feet; thence N 68°43'48"E, a distance of 300.45 feet to a point on the East line of the aforementioned Plat of Hobe Sound Golf Club; thence S 21°10'54"E, along said line, a distance of 280.00 feet to the POINT OF BEGINNING.

Together with

Commence at the Southeast corner of aforementioned Plat of Hobe Sound Golf Club; said point being a point on the North right-of-way line of aforementioned C.R. 708 (S.E. Bridge Road); thence S 68°43'48"W, along the South property line of the aforementioned Plat of Hobe Sound Golf Club, and aforementioned right-of-way line, a distance of 1233.58 feet to a point on the East right-of-way line of Plandome Drive (a 50.00 foot right-of-way), as shown on aforementioned Plat of Hobe Sound Golf Club; thence N 66°16'12"W, along the East line of said right-of-way line, a distance of 49.50 feet; thence N 21°16'12"W, a distance of 183.13 feet; thence N 37°58'09"W, a distance of 52.20 feet to a point on a curve, concave to the Northeast, having a radius of 1475.00 feet, the radius point of which bears N 68°43'48"E; thence Northwesterly along the arc of said curve, through a central angle of 10°44'34", a distance of 276.56 feet to the POINT OF BEGINNING of the herein described parcel of land; thence S 79°28'22"W, a distance of 50.72 feet to a point on a curve, concave to the Northeast, having a radius of 1525.00 feet, the radius point of which bears S 79°28'22"W; thence Northwesterly along the arc of said curve, through a central angle of 01°30'00", a distance of 39.92 feet to the point of tangency; thence N 09°01'38"W, a distance of 275.93 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 725.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 38°35'28", a distance of 488.32 feet to the point of tangency; thence N 47°37'06"W, a distance of 77.54 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 425.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°14'59", a distance of 24.11 feet; thence S 39°07'55"W, a distance of 154.06 feet to a point on a curve, concave to the South, having a radius of 278.94 feet, the radius point of which bears S 39°07'55"W, thence Westerly along the arc of said curve, through a central angle of 57°30'30", a distance of 271.94 feet; thence N 23°22'00"W, a distance of 20.07 feet; thence S 75°08'28"W, a distance of 40.54 feet; thence S 56°51'56"W, a distance of 85.08 feet; thence S 38°32'34"W, a distance of 61.97 feet; thence S 21°54'59"W, a distance of 60.18 feet; thence S 84°08'14"E, a distance of 69.91 feet; thence S 44°42'25"W, a distance of 45.75 feet; thence S 11°46'25"W, a distance of 62.76 feet; thence S 13°32'34"E, a distance of 65.39 feet; thence S 82°36'10"E, a distance of 66.18 feet; thence S 28°46'33"W, a distance of 78.65 feet; thence S 12°55'20"W, a distance of 100.65 feet; thence N 40°09'39"W, a distance of 45.26 feet; thence N 82°26'25"W, a distance of 47.88 feet; thence S 64°50'00"W, a distance of 70.87 feet; thence N 79°25'15"W, a distance of 59.86 feet; thence S 79°54'59"W, a distance of 70.70 feet; thence N 81°27'29"W, a distance of 29.07 feet; thence N 51°29'38"W, a distance of 57.40 feet; thence N 20°05'29"W, a distance of 115.63 feet; thence N 28°00'40"E, a distance of 77.56 feet; thence N 06°45'35"E, a distance of 67.13 feet; thence N 25°19'46"E, a distance of 38.83 feet; thence N 12°20'28"E, a distance of 71.36 feet; thence N 60°18'30"W, a distance of 22.84 feet; thence N 71°12'23"W, a distance of 37.18 feet; thence N 34°26'31"W, a distance of 99.66 feet; thence N 16°57'06"W, a distance of 41.55 feet; thence N 66°19'58"W, a distance of 56.61 feet; thence S 42°02'26"W, a distance of 33.82 feet to a point on a curve, concave to the Southwest, having a radius of 4079.94 feet, the radius point of which bears S 57°56'48"W; thence Northwesterly along the arc of said curve, through a central angle of 04°45'18", a distance of 338.60 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 945.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 34°04'16", a distance of 561.95 feet to the point of tangency; thence N 02°44'14"W, a distance of 214.98 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 555.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 41°07'28", a distance of 398.36 feet to the point of tangency; thence N 43°51'42"W, a distance of 20.74 feet to the point of curvature of a curve, concave to the Southwest, having a

radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 24°51'02", a distance of 21.69 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 220.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 76°05'41", a distance of 292.18 feet; thence N 89°40'56"E, a distance of 35.45 feet; thence N 28°39'48"E, a distance of 27.80 feet; thence N 05°47'52"E, a distance of 50.67 feet; thence N 47°42'17"E, a distance of 51.57 feet; thence N 69°37'25"E, a distance of 74.97 feet; thence N 88°54'25"E, a distance of 81.15 feet; thence N 42°37'25"E, a distance of 28.57 feet; thence N 20°40'26"W, a distance of 32.99 feet to a point on a curve, concave to the Southwest, having a radius of 220.00 feet, the radius point of which bears S 08°37'16"W; thence Southeastly along the arc of said curve, through a central angle of 62°22'03", a distance of 239.47 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 50.00 feet; thence Southeastly along the arc of said curve, through a central angle of 24°51'01", a distance of 21.69 feet to the point of tangency; thence S 43°51'42"E, a distance of 94.42 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 55.00 feet; thence Southeastly along the arc of said curve, through a central angle of 42°19'48", a distance of 40.63 feet to the point of tangency; thence S 86°11'30"E, a distance of 150.58 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 320.00 feet; thence Southeastly along the arc of said curve through a central angle of 75°17'50", a distance of 420.54 feet to the point of tangency; thence S 10°53'40"E, a distance of 164.74 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 285.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 47°59'11", a distance of 238.69 feet; thence S 53°50'27"W, a distance of 72.26 feet; thence S 06°17'17"E, a distance of 39.16 feet; thence S 15°43'53"W, a distance of 48.43 feet; thence S 17°27'29"W, a distance of 37.16 feet; thence S 04°15'14"E, a distance of 73.29 feet; thence S 22°27'14"E, a distance of 48.11 feet; thence S 64°42'29"E, a distance of 50.31 feet; thence S 38°27'16"E, a distance of 36.48 feet; thence S 31°02'11"E, a distance of 27.55 feet; thence S 21°15'50"W, a distance of 22.12 feet; thence S 07°51'49"E, a distance of 21.87 feet; thence S 39°16'19"E, a distance of 31.94 feet; thence S 61°35'14"E, a distance of 35.06 feet; thence S 08°02'20"E, a distance of 78.35 feet; thence N 48°09'37"E, a distance of 67.50 feet; thence S 32°03'12"E, a distance of 360.00 feet to a point on a curve, concave to the Southeast, having a radius of 475.00 feet, the radius point of which bears S 21°07'54"E; thence Southeastly along the arc of said curve, through a central angle of 28°26'48", a distance of 235.83 feet; thence N 22°51'30"E, a distance of 174.69 feet to a point on a curve, concave to the Southwest, having a radius of 645.00 feet, the radius point of which bears S 11°28'37"W; thence Southeastly along the arc of said curve through a central angle of 30°54'18", a distance of 347.91 feet to the point of tangency; thence S 47°37'06"E, a distance of 77.54 feet to the point of curvature of a curve, concave to the Southwest having a radius of 945.00 feet; thence Southeastly along the arc of said curve, through a central angle of 38°35'28", a distance of 636.50 feet to the point of tangency; thence S 09°01'38"E, a distance of 20.98 feet; thence S 25°12'43"W, a distance of 42.92 feet; thence S 05°56'12"E, a distance of 136.55 feet; thence S 14°07'23"E, a distance of 84.58 feet; thence S 53°39'03"W, a distance of 34.94 feet; thence S 64°41'38"W, a distance of 29.68 feet; thence S 65°53'16"W, a distance of 43.47 feet; thence S 78°37'09"W, a distance of 44.03 feet to the POINT OF BEGINNING of the herein described parcel of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.
HOBE SOUND ASSOCIATES, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF HOBE SOUND GOLF CLUB II ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE HOBE SOUND GOLF CLUB PROPERTY OWNERS ASSOCIATION, INC THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS AND RIGHTS-OF-WAY.
- THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF HOBE SOUND GOLF CLUB II, 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, FLORIDA AND APPROVED BY THE HOBE SOUND GOLF CLUB PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE MAINTENANCE EASEMENTS AND 15' GOLF COURSE ACCESS STIP, SHOWN ON THIS PLAT OF HOBE SOUND GOLF CLUB II ARE HEREBY DEDICATED TO HOBE SOUND GOLF CLUB, INC. FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID MAINTENANCE EASEMENTS.
- THE RECREATION PARCEL SHOWN ON THIS PLAT OF HOBE SOUND GOLF CLUB II IS HEREBY DEDICATED TO THE HOBE SOUND GOLF CLUB PROPERTY OWNERS ASSOCIATION, INC. AS PART OF ITS COMMON PROPERTY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID RECREATION PARCEL.
- COMMON AREA - ALL AREAS SHOWN HEREON NOT DESIGNATED AS LOTS, OR AREAS OTHERWISE DEDICATED ARE HEREBY DEDICATED TO THE HOBE SOUND GOLF CLUB PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH COMMON AREA. SAID COMMON AREA MAY BE USED FOR DRAINAGE AND 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 THE HOBE SOUND GOLF CLUB PROPERTY OWNERS ASSOCIATION, INC.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF HOBE SOUND GOLF CLUB II ARE HEREBY DEDICATED TO THE HOBE SOUND GOLF CLUB PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.), SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.
- TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY HOBE SOUND ASSOCIATES, INC. HOBE SOUND ASSOCIATES, INC. DOES NOT WAIVE AND HEREBY RESERVES ALL RIGHTS, TITLE AND INTEREST IN AND TO SAID TRACT.
- THE UPLAND TRANSITION AREAS SHOWN ON THIS PLAT OF HOBE SOUND GOLF CLUB II SHALL NOT BE ALTERED WITHOUT PRIOR APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY DUTY OR LIABILITY REGARDING SAID AREAS.

ATTEST:
HOBE SOUND ASSOCIATES, INC.,
A FLORIDA CORPORATION
John Chingos
JOHN CHINGOS,
SECRETARY
Charles J. Andromidas
CHARLES J. ANDROMIDAS,
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES ANDROMIDAS AND JOHN CHINGOS, TO ME WELL KNOWN TO BE THE VICE PRESIDENT, AND SECRETARY, RESPECTIVELY OF HOBE SOUND ASSOCIATES, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICE SEAL THIS 21 DAY OF JUNE, 1988.
MY COMMISSION EXPIRES: 3-11-89
Stacy
NOTARY PUBLIC
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.

I, DAVID M. JONES DO HEREBY CERTIFY THAT THIS PLAT OF HOBE SOUND GOLF CLUB II 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

David M. Jones
DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3909

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.
I, WILLIAM MANIKAS, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JUNE 2, 1988, AT 7:00 O'CLOCK 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.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. MORTGAGE FROM HOBE SOUND ASSOCIATES, INC. A FLORIDA CORPORATION, TO BANCOSTON MORTGAGE CORPORATION, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORD BOOK 762, PAGE 257, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
B. MORTGAGE FROM HOBE SOUND ASSOCIATES, INC. A FLORIDA CORPORATION, TO BANCOSTON MORTGAGE CORPORATION, A FLORIDA CORPORATION, RECORDED IN CLERKS FILE NUMBER 716702, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 23 DAY OF JUNE, 1988.
BY: *William Manikas*
WILLIAM MANIKAS
639 EAST OCEAN AVENUE
BOYNTON BEACH, FLA 33435

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PARCEL CONTROL NO. 34-38-42-900-000-000-0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
PO BOX 77
JUPITER, FLORIDA 33450
ONE SOUTH ZEEB STREET
SUITE 200
FORT PIERCE, FLORIDA 33404
1 3