

LOCATION MAP-N.T.S.

JULY, 1988

A PLAT OF LOBLOLLY PINES - PLAT NO. 2

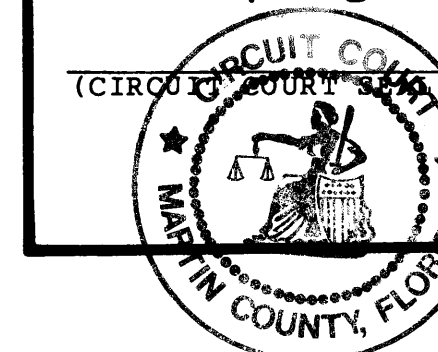
BEING A REPLAT OF A PORTION OF LOTS 49 AND 50 OF "GOMEZ GRANT AND JUPITER ISLAND" AS RECORDED IN PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SEP 14 PM 3:26
MARSHA STILLER
CLERK OF CIRCUIT COURT

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 49, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 14 DAY OF Sept., 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: *Deborah Langston*
DEPUTY CLERK

FILE NO. 730370



DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 49 AND 50 OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, OF LOBLOLLY PINES - PLAT NO. 1, AS RECORDED IN PLAT BOOK 11 PAGE 19 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. COLPHOUSE DRIVE (A 58.88 RIGHT OF WAY), AS SHOWN ON THE AFOREMENTIONED LOBLOLLY PINES - PLAT NO. 1; THENCE N 38°48'14" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 188.88 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 992.89 FEET; THENCE NORTHWESTERLY ALONG SAID THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°11'24", A DISTANCE OF 289.33 FEET; THENCE S 85°52'58" E, A DISTANCE OF 124.88 FEET; THENCE S 69°58'48" E, A DISTANCE OF 84.85 FEET; THENCE S 58°33'54" E, A DISTANCE OF 78.26 FEET; THENCE S 38°28'25" E, A DISTANCE OF 98.55 FEET; THENCE S 27°34'35" E, A DISTANCE OF 53.86 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LOT 1, LOBLOLLY PINES - PLAT NO. 1, A DISTANCE OF 165.76 FEET TO THE POINT OF BEGINNING OF THE HEREBIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 1.239 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT LOBLOLLY PINES DEVELOPMENT COMPANY, A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS LOBLOLLY PINES - PLAT NO. 2, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE MAINTENANCE EASEMENTS, SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 2, ARE DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR LAKE MAINTENANCE PURPOSES 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 EASEMENTS.
- 2. THE FLORIDA POWER AND LIGHT EASEMENTS AS SHOWN HEREON ARE DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.

SIGNED AND SEALED THIS 13 DAY OF July, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: *Susan R. Sullivan* ASSISTANT SECRETARY
John W. Sullivan PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. SULLIVAN AND SUSAN SULLIVAN, TO ME WELL KNOWN TO BE THE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF LOBLOLLY PINES DEVELOPMENT COMPANY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF July, 1988.

MY COMMISSION EXPIRES:

JANUARY 4, 1991

Judge A. Bousso
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREBY DESCRIBED PROPERTY AND DOES HEREBY JOIN IN, RATIFY, AND CONSENT TO THE DEDICATIONS AND RESERVATIONS OF THE LANDS DESCRIBED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 1372, AND MORTGAGE MODIFICATION RECORDED IN OFFICIAL RECORD BOOK 756, PAGE 1841, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THAT THE MORTGAGE, AS MODIFIED, SHALL BE SUBORDINATED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF July, A.D., 1988.

BARNETT BANK OF PALM BEACH COUNTY, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA.

ATTEST: *D. Scott Dixon* BY: *Dianna Peterson*
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Dianna Peterson AND D. Scott Dixon, TO ME WELL KNOWN TO BE THE Vice President AND Vice President, RESPECTIVELY, OF BARNETT BANK OF PALM BEACH COUNTY AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 1988.

MY COMMISSION EXPIRES:

11-7-91

Jan M. Farady
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, STEPHEN FRY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JULY 13, 1988 AT 9:00 AM:

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF LOBLOLLY PINES DEVELOPMENT COMPANY.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - A. A MORTGAGE FROM LOBLOLLY PINES DEVELOPMENT COMPANY TO BARNETT BANK OF PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 1372 AND MORTGAGE MODIFICATION RECORDED IN OFFICIAL RECORD BOOK 756, PAGE 1841 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 27th DAY OF JULY, 1988.

Stephen Fry
STEPHEN FRY
900 E. OCEAN BLVD.
SUITE 128
STUART, FLORIDA 34994
(407) 286-1608

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT OF LOBLOLLY PINES - PLAT NO. 2 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 THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS 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. 3989

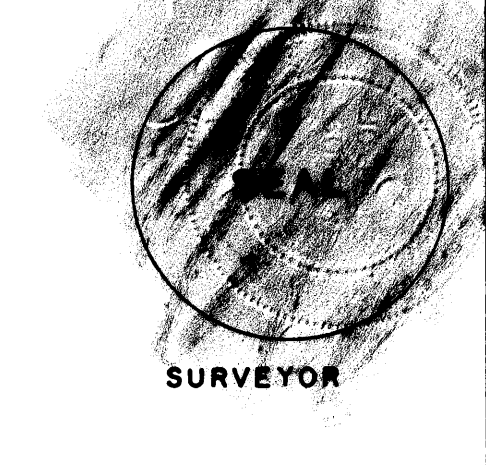
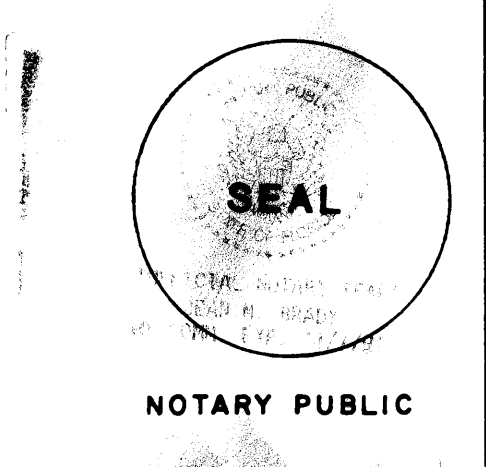
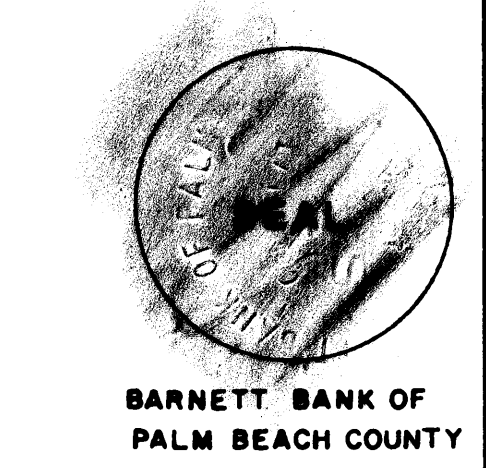
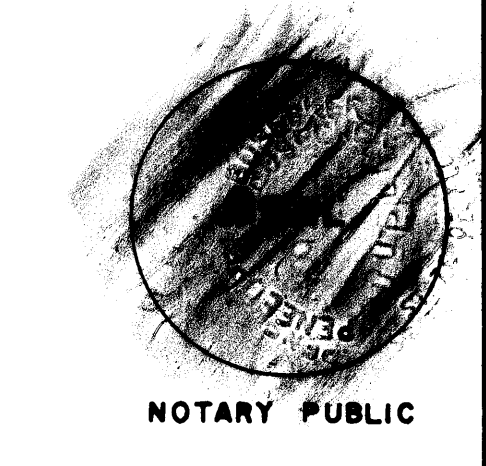
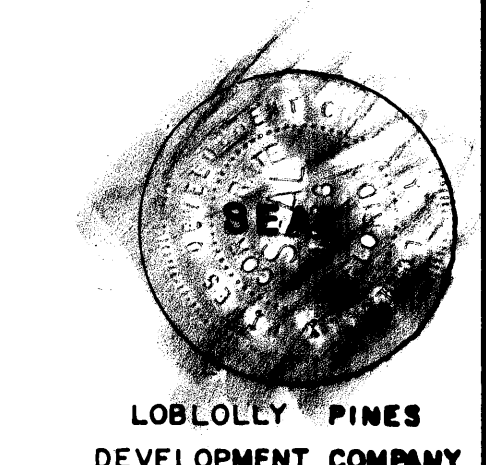
COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

- 6-28-88 DATE *Donald E. Hellman* COUNTY ENGINEER
- June 28, 1988 DATE *Howard J. Dreyer* COUNTY ATTORNEY
- June 28, 1988 DATE *Alan Hest* CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
- June 28, 1988 DATE *James J. Goss* CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: *Marsha Stiller* CLERK
By: *Deborah Langston*



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. 34-38-42-231-000-0000.0

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 727
JUPITER, FLORIDA 33408
10 CENTRAL PARKWAY
SUITE 400
STUART, FLORIDA 34997
STATE 200
1985 SOUTH 25TH STREET
SUITE 200
STUART, FLORIDA 34997
TELEPHONE: 88280 1805 08-M 7-88 13:18 / 88