

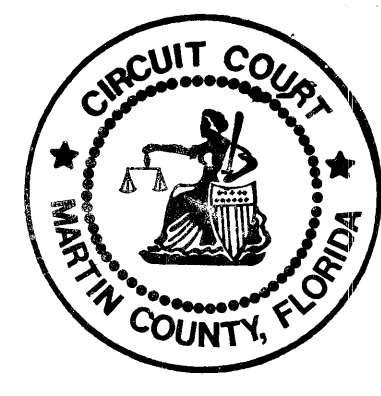
LOCATION MAP

A PLAT OF LOBLOLLY PINES - PLAT NO. 4

BEING A REPLAT OF A PORTION OF LOTS 43 THRU 46, AND 119 THRU 122 OF "GOMEZ GRANT AND JUPITER ISLAND"

OCTOBER, 1988 AS RECORDED IN PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

FILED FOR RECORD
MARTIN CO. FLA.
88 NOV 28 PM 4:32
MARSHA STILLER
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 1, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28th DAY OF NOV., 1988.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Charlotte Buckley
DEPUTY CLERK

FILE NO.
741246
(CIRCUIT COURT SEAL)

DESCRIPTION

A parcel of land being a replat of a portion of Lots 43 through 46, and 119 through 122 as shown on the Plat of "Gomez Grant and Jupiter Island" as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida. Said parcel being more particularly described as follows:

Begin at the Northeast corner of Lot 50, as shown on the Plat of "Loblolly Pines - Plat No. 1", as recorded in Plat Book 11, Page 19, Public Records of Martin County, Florida; thence S 77°56'39"W, along the North plat boundary of said Plat of "Loblolly Pines - Plat No. 1" and the North line of said Lot 50, a distance of 243.56 feet to a point on the East right-of-way line of S.E. Golfhouse Drive (a 50.00 foot right-of-way), as shown on the aforementioned plat of "Loblolly Pines - Plat No. 1", said point also being the point of curvature of a curve, concave to the East, having a radius of 462.22 feet, the radius point of which bears N 77°56'39"E; thence Northerly along the East right-of-way line of said S.E. Golfhouse Drive and the arc of said curve through a central angle of 87°29'22", a distance of 68.42 feet; thence S 85°26'01"W, a distance of 50.00 feet to a point on a curve, concave to the Northwest, having a radius of 25.00 feet, the radius point of which bears S 85°26'01"W; thence Southwesterly along the arc of said curve through a central angle of 90°34'55", a distance of 39.52 feet; thence S 15°45'40"E, a distance of 51.00 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 25.00 feet, the radius point of which bears S 83°59'05"E; thence Southeasterly along the arc of said curve through a central angle of 78°48'46", a distance of 34.33 feet to the point of reverse curvature of a curve, concave to the Northeast, having a radius of 512.22 feet; thence Southeasterly along the arc of said curve, through a central angle of 17°57'06", a distance of 160.49 feet; thence S 86°00'56"W, a distance of 390.73 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 632.21 feet; thence Northwesterly along the arc of said curve through a central angle of 58°17'42", a distance of 643.23 feet to the point of reverse curvature of a curve, concave to the Southwest, having a radius of 2014.93 feet; thence Northwesterly along the arc of said curve through a central angle of 80°14'54", a distance of 298.07 feet; thence N 70°57'07"W, a distance of 68.89 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 878.57 feet, the radius point of which bears N 44°19'39"E; thence Northwesterly along the arc of said curve through a central angle of 46°55'19", a distance of 719.50 feet to the point of tangency; thence N 81°13'58"E, a distance of 87.46 feet; thence N 32°11'48"E, a distance of 233.24 feet; thence S 88°46'02"E, a distance of 90.00 feet; thence N 81°13'58"E, a distance of 70.00 feet to the point of curvature of a curve, concave to the East, having a radius of 976.51 feet; thence Northerly along the arc of said curve through a central angle of 19°35'30", a distance of 333.91 feet; thence S 69°10'32"E, a distance of 209.72 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 238.49 feet, the radius point of which bears S 59°21'53"E; thence Southwesterly along the arc of said curve through a central angle of 33°42'39", a distance of 135.61 feet to the point of tangency; thence S 83°04'32"E, a distance of 538.01 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 373.94 feet; thence Southeasterly along the arc of said curve through a central angle of 32°47'32", a distance of 213.96 feet to the point of tangency; thence S 35°52'04"E, a distance of 510.07 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 140.02 feet; thence Southeasterly along the arc of said curve through a central angle of 62°31'16", a distance of 152.79 feet to the point of tangency; thence N 81°36'40"E, a distance of 168.02 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 94.91 feet; thence Northeasterly along the arc of said curve through a central angle of 92°59'30", a distance of 154.04 feet to the point of tangency; thence N 11°22'58"W, a distance of 133.29 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 994.83 feet; thence Northwesterly along the arc of said curve through a central angle of 89°44'23", a distance of 169.11 feet to the point of tangency; thence N 21°07'13"W, a distance of 835.21 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 186.85 feet; thence Northeasterly along the arc of said curve, through a central angle of 92°26'43", a distance of 301.48 feet to the point of tangency; thence N 71°19'38"E, a distance of 145.56 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 101.37 feet; thence Southeasterly along the arc of said curve, through a central angle of 89°13'23", a distance of 157.85 feet to the point of tangency; thence S 19°27'07"E, a distance of 345.00 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 336.86 feet; thence Southeasterly along the arc of said curve through a central angle of 25°06'15", a distance of 147.59 feet to the point of tangency; thence S 44°33'22"E, a distance of 88.89 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 589.03 feet; thence Southeasterly along the arc of said curve through a central angle of 25°50'46", a distance of 265.71 feet to the point of compound curvature of a curve, concave to the Southwest, having a radius of 724.89 feet; thence Southeasterly along the arc of said curve through a central angle of 21°16'30", a distance of 268.87 feet; thence S 82°33'54"W, a

(CON'T)

distance of 448.64 feet to the point of curvature of a curve, concave to the East, having a radius of 235.73 feet; thence Southerly along the arc of said curve through a central angle of 13°18'23", a distance of 54.20 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 39.00 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. 4, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE DRAINAGE EASEMENTS SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 4, ARE HEREBY DEDICATED TO LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID DRAINAGE EASEMENTS ARE LIKEWISE DEDICATED TO THE "GOLF CLUB OWNERS" AS DEFINED IN THE LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED AND THE GOLF CLUB OWNERS RESPONSIBILITY RELATIVE TO SAID DRAINAGE EASEMENTS ARE AS SET FORTH IN THE SAID LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
- 2. THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 4, ARE HEREBY DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID STREETS AND RIGHTS-OF-WAY MAY BE USED 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. SAID STREETS AND RIGHTS-OF-WAY ARE LIKEWISE DEDICATED TO THE "GOLF CLUB OWNER" AS DEFINED IN THE LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE RELATIVE RIGHTS, RESPONSIBILITIES AND DUTIES OF THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED AND THE GOLF CLUB OWNER AS TO SAID STREETS AND RIGHTS-OF-WAY ARE SET FORTH IN THE SAID LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS AND RIGHTS-OF-WAY.
- 3. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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 APPROVED BY LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- 4. THE MAINTENANCE EASEMENTS, SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 4, ARE DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR 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.
- 5. THE GOLF COURSE ACCESS STRIP AS SHOWN HEREON IS HEREBY DEDICATED TO THE "GOLF CLUB OWNERS" AS DEFINED IN THE LOBLOLLY PINES DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA FOR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS. A DRAINAGE EASEMENT OVER AND ACROSS SAID ACCESS STRIP IS HEREBY DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS ASSOCIATION, INCORPORATED AND SAID "GOLF CLUB OWNERS". THE MAINTENANCE OF THAT PORTION OF SAID ACCESS STRIP ASSOCIATED WITH DRAINAGE SHALL BE AS SET FORTH IN DEDICATION NO. 1 ABOVE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ACCESS STRIP.

SIGNED AND SEALED THIS 17th DAY OF October, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: SUSAN R. SULLIVAN ASSISTANT SECRETARY LOBLOLLY PINES DEVELOPMENT COMPANY 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 17th DAY OF October, 1988. MY COMMISSION EXPIRES: 1-4-91 [Signature] 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 HERON 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 1041, 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF October, A.D., 1988.

BARNETT BANK OF PALM BEACH COUNTY, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA. ATTEST: [Signature] Vice President BY: [Signature] Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH S.S. BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TED C. BURNETTE AND DIANE T. PETERSON, TO ME WELL KNOWN TO BE THE SENIOR 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 19 DAY OF October, 1988. MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S. I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS LOBLOLLY PINES PLAT NO. 4 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 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. [Signature] DAVID M. JONES REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 3909

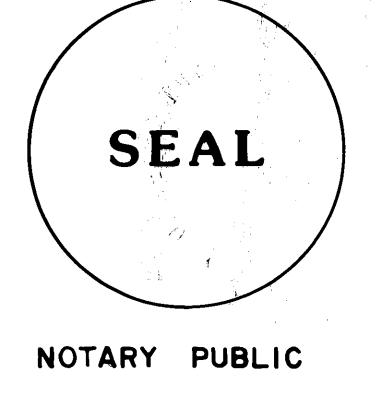
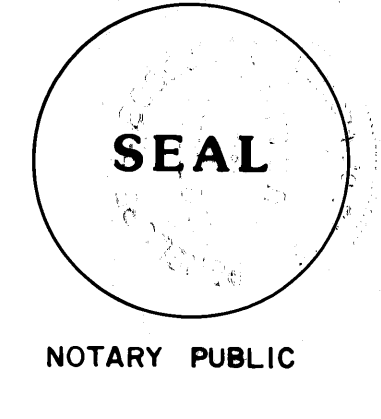
TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S. I, STEPHEN FRY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 17 OCT., 1988 AT 9:00 A.M. 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 1041 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. DATED THIS 21st DAY OF October, 1988. [Signature] STEPHEN FRY 900 E. OCEAN BLVD. SUITE 120 STUART, FLORIDA 34994 (407) 286-1600

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S. THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED. 9-27-88 [Signature] DONALD E. HELLMAN COUNTY ENGINEER September 27, 1988 [Signature] CHARLES D. BRYEN COUNTY ATTORNEY September 27, 1988 [Signature] Chairman - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL. September 27, 1988 [Signature] Chairman - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL. ATTEST: [Signature] MARSHA STILLER CLERK BY: [Signature] Charlotte Buckley P.C.

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. 34-38-42-230-000-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS 801 N. CENTRAL PARKWAY SUITE 400 STUART, FLORIDA 34997

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