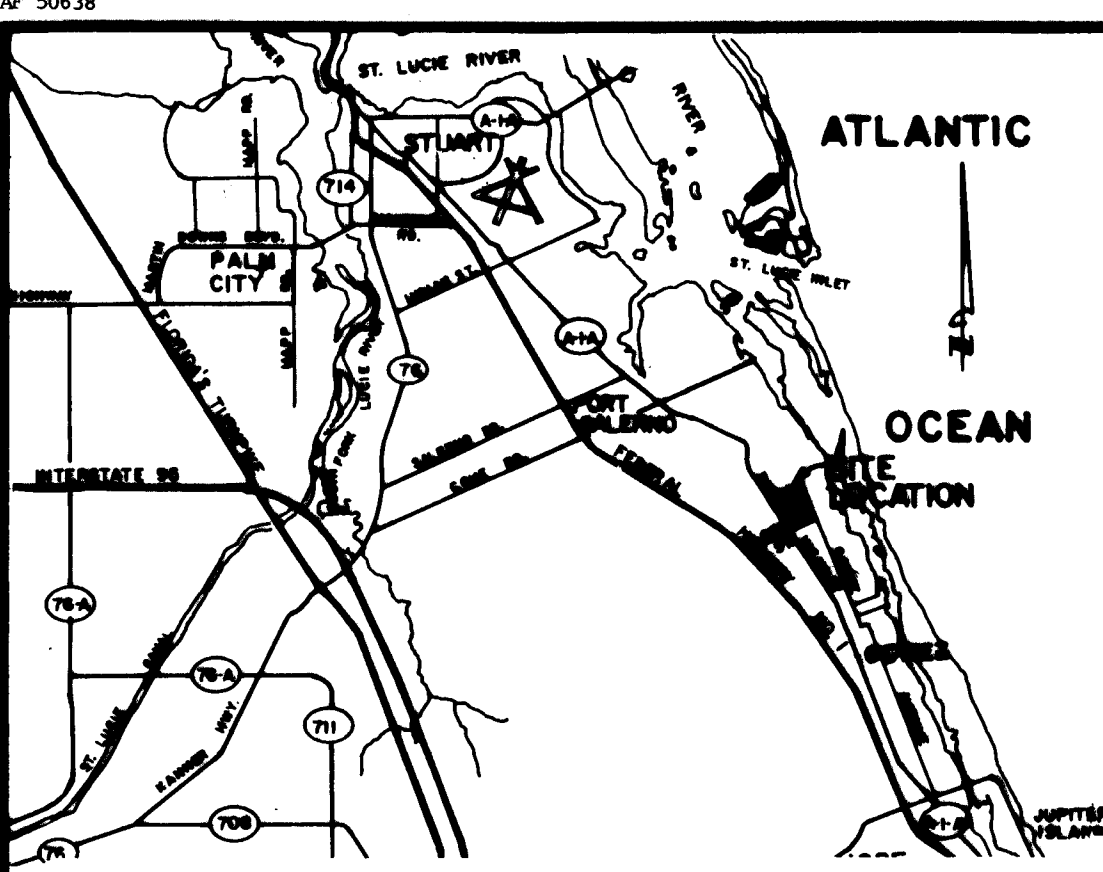
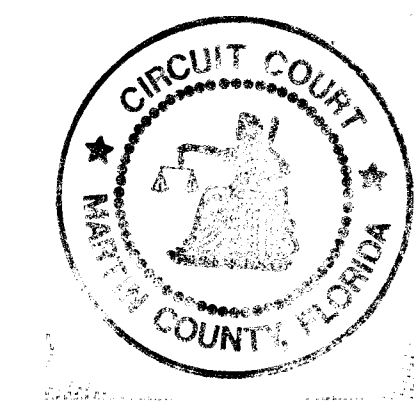


FILED FOR RECORD
MARTIN COUNTY, FLA.
89 JUN 12 AM 10:10
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.

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 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12th DAY OF June, 1989.
MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: *Kathy White*
DEPUTY CLERK
FILE NO. 773197
(CIRCUIT COURT SEAL)



LOCATION MAP-N.T.S.

A PLAT OF LOBLOLLY PINES - PLAT NO. 5

BEING A REPLAT OF A PORTION OF LOTS 42, 43, 122 & 123
OF "GOMEZ GRANT AND JUPITER ISLAND"
AS RECORDED IN PLAT BOOK 1, PAGE 80

PALM BEACH (NOW MARTIN) COUNTY, FLORIDA CERTIFICATE OF OWNERSHIP AND DEDICATION

APRIL, 1989

DESCRIPTION

A parcel of land being a portion of Lots 42, 43, 122 and 123 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, and a 33.00 foot right-of-way, abandoned per O.R. Book 620, Page 1955 of the Public Records of Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Lot 42. Said point also being a point on the Westerly right-of-way line of First Avenue (now Gomez Avenue, a 60.00 foot right-of-way); thence S 24°00'00"E along said Westerly line of First Avenue, a distance of 92.09 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue S 24°00'00"E along said Westerly right-of-way line of First Avenue, a distance of 495.18 feet; thence S 61°09'22"W, a distance of 464.88 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 528.72 feet; thence Southwesterly along the arc of said curve, through a central angle of 25°56'55", a distance of 239.45 feet; thence S 35°12'26"W, a distance of 310.86 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 230.49 feet; thence Southwesterly along the arc of said curve, through a central angle of 04°34'19", a distance of 18.39 feet; thence N 69°10'32"W, a distance of 209.72 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 976.51 feet; thence Southwesterly along the arc of said curve, through a central angle of 05°12'17", a distance of 88.71 feet; thence N 87°14'29"W, a distance of 84.60 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 307.94 feet; thence Southwesterly along the arc of said curve, through a central angle of 54°44'17", a distance of 294.19 feet; thence S 38°01'14"W, a distance of 293.53 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 306.70 feet; thence Southwesterly along the arc of said curve, through a central angle of 27°56'37", a distance of 149.58 feet; thence S 65°57'51"W, a distance of 63.88 feet; thence N 24°02'09"W, a distance of 1136.38 feet; thence N 63°15'13"E, a distance of 2008.50 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 45.934 acres, more or less.

MORTGAGEE'S CONSENT

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREIN 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 SENIOR VICE PRESIDENT AND ATTESTED BY ITS COMMERCIAL REAL ESTATE LENDING OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF MAY, A.D., 1989.

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

ATTEST: *Dean Fennel* Dean Fennel, A.D. VICE PRESIDENT
Ted C. Durrant Ted C. Durrant, A.D. VICE PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *John W. Sullivan* and *Dean Fennel* TO ME WELL KNOWN TO BE THE PRESIDENT AND SENIOR VICE PRESIDENT AND COMMERCIAL REAL ESTATE LENDING OFFICER, 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 2 DAY OF MAY, 1989.

MY COMMISSION EXPIRES: 1-4-91
Yvonne Haiden
NOTARY PUBLIC

COUNTY OF MARTIN
STATE OF FLORIDA
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. 5, 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 AND WATER MANAGEMENT TRACT SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 5, ARE HEREBY DEDICATED TO LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACT 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 AND WATER MANAGEMENT TRACT 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. 5, ARE HEREBY DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V. 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, FLORIDA. SAID STREETS AND RIGHTS-OF-WAY 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 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 EASEMENT.

4. THE MAINTENANCE AND ACCESS EASEMENTS, SHOWN ON THIS LOBLOLLY PINES - PLAT NO. 5 ARE DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR MAINTENANCE AND ACCESS 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 BUFFER TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOBLOLLY PINES PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR BUFFER PURPOSES AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID TRACTS EXCEPT AS SPECIFIED IN THE APPROVED UPLAND PRESERVATION PLAN. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.

6. THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

SIGNED AND SEALED THIS 28 DAY OF April, 1989, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND SECRETARY.

LOBLOLLY PINES DEVELOPMENT COMPANY
John W. Sullivan
JOHN W. SULLIVAN
PRESIDENT AND SECRETARY

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF April, 1989.

MY COMMISSION EXPIRES: 1-4-91
Yvonne Haiden
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.

I, STEPHEN FRY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 28, 1989 AT 9:00 AM

1. 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, OR OTHERWISE TERMINATED BY LAW, 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 28th DAY OF APRIL, 1989.

Stephen Fry
STEPHEN FRY
900 E. OCEAN BLVD.
SUITE 120
STUART, FLORIDA 34994
(407) 286-1600

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

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS LOBLOLLY PINES PLAT NO. 5, 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.

Thomas C. Vokoun
THOMAS C. VOKOUN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4362

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.

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

5-23-89
DATE
Small E. Hillman
COUNTY ENGINEER

March 28, 1989
DATE
John S. Dreyer
COUNTY ATTORNEY

March 28, 1989
DATE
Opent Bank
CHAIRMAN - PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY, FL.

Marsha Stiller
CLERK
By: *Kathy White*
D.C.

PARCEL CONTROL NO.: 34 - 38 - 42 - 230 - 000 - 0000.0

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 77
APRIL, FLORIDA 32902
N. CENTRAL FREEWAY
SUITE 200
STUART, FLORIDA 34994
THE SOUTH BEACH FRONT
SUITE 200
FORT PIERCE, FLORIDA 34947

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