

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, BEAR S. 89°46'00" W. (THE SOUTH LINE OF SAID SECTION 23 IS ASSUMED TO BEAR S. 89°46'00" W. AND ALL BEARINGS ARE RELATIVE THERETO) ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1388.72 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.E. COUNTRY CLUB DRIVE AS DESCRIBED IN O.R.B. 204, PAGE 147, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUE TO BEAR S. 89°46'00" W. ALONG SAID SOUTH LINE OF SECTION 23, A DISTANCE OF 925.00 FEET; THENCE BEAR N. 00°14'00" W. AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 116.46 FEET TO THE POINT OF INTERSECTION (A RADIAL LINE AT SAID POINT OF INTERSECTION BEARS N. 16°22'05" E.) WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 27°48'50"; THENCE BEAR NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.99 FEET TO THE POINT OF INTERSECTION WITH A LINE 125.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 23, THENCE BEAR S. 89°46'00" W. ALONG SAID PARALLEL LINE, A DISTANCE OF 10.51 FEET; THENCE BEAR N. 00°14'00" W. AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 50.00 FEET TO A LINE 175.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 23; THENCE BEAR N. 89°46'00" E. ALONG SAID PARALLEL LINE, A DISTANCE OF 10.51 FEET TO THE POINT OF INTERSECTION (A RADIAL LINE AT SAID POINT OF INTERSECTION BEARS S. 27°35'34" E.) WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 17°03'21"; THENCE BEAR NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.42 FEET; THENCE N. 45°14'00" W. ALONG A LINE PARALLEL TO THE SAID WESTERLY RIGHT OF WAY LINE OF S.E. COUNTRY CLUB DRIVE, A DISTANCE OF 168.17 FEET TO A LINE 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 23; THENCE BEAR N. 89°46'00" E. ALONG SAID PARALLEL LINE, A DISTANCE OF 750.00 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF S.E. COUNTRY CLUB DRIVE; THENCE BEAR S. 45°14'00" E. ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 424.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.55 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

JUPITER TEQUESTA HOMEBUILDERS, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. STREET: THE STREET SHOWN ON THIS PLAT OF S.E. LANDING PLACE IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.
2. UTILITY EASEMENT: THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF S.E. LANDING PLACE 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.
3. PARCEL "A" AND DRAINAGE EASEMENTS: PARCEL "A" SHOWN ON THIS PLAT OF S.E. LANDING PLACE IS HEREBY DECLARED TO BE A DRAINAGE RETENTION AREA AND PARCEL "A" ALONG WITH THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF S.E. LANDING PLACE ARE HEREBY DEDICATED TO THE S.E. LANDING HOMEOWNERS ASSOCIATION, INC. AND THEY SHALL HAVE RESPONSIBILITY FOR MAINTENANCE AND LIABILITY REGARDING SUCH PARCEL AND EASEMENTS.
4. LIMITED ACCESS EASEMENT AND BUFFER EASEMENT: THE LIMITED ACCESS EASEMENT AND BUFFER EASEMENT SHOWN ON THIS PLAT OF S.E. LANDING PLACE ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA FOR THE CONTROL OF ACCESS RIGHTS AND VEGETATION, AND WILL BE LEFT UNDISTURBED AND ANY MAINTENANCE OR LIABILITY WILL BE THE RESPONSIBILITY OF THE S.E. LANDING HOMEOWNERS ASSOCIATION, INC.

SIGNED AND SEALED THIS 14th DAY OF October, 1986 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT.

BY: John B. Spinnenwaber, JOHN B. SPINNENWEBER, ITS PRESIDENT

ATTEST:

John E. Spinnenwaber, JOHN E. SPINNENWEBER, ITS VICE-PRESIDENT

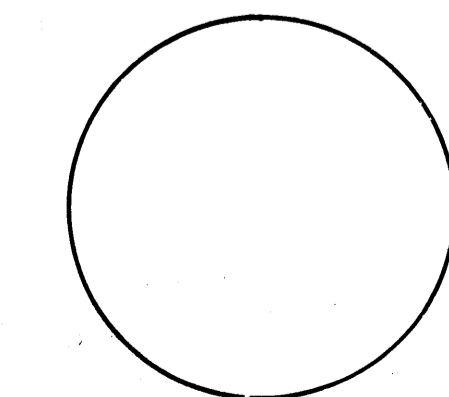
ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN B. SPINNENWEBER AND JOHN E. SPINNENWEBER, TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF JUPITER TEQUESTA HOMEBUILDERS, 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 14th DAY OF October, 1986.

Susan A. Hess, NOTARY PUBLIC, STATE OF FLORIDA AT LARGE, MY COMMISSION EXPIRES: Notary Public, State of Florida at Large - My Commission Expires May 7, 1987



CORPORATE SEAL, JUPITER TEQUESTA HOMEBUILDERS, INC.

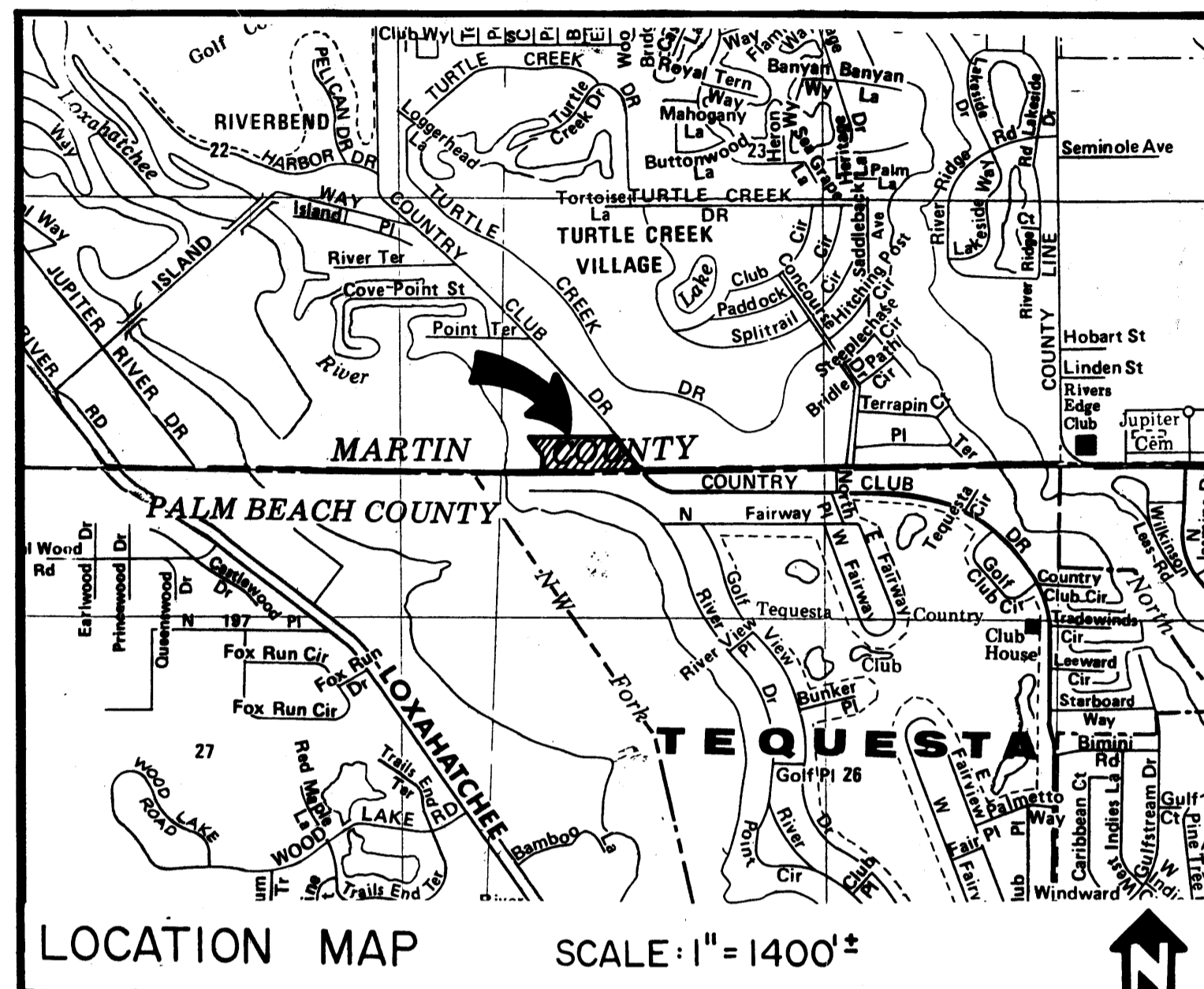
Subdivision Parcel Control # 23-40-42-006-000-0000-0

S.E. LANDING PLACE

BEING PART OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

MAY 1986

SHEET 1 OF 2



MORTGAGE HOLDER'S CONSENT

DR. DOUGLAS F. MARTIN, HEREBY CERTIFY THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 14th DAY OF October, 1986.

Douglas F. Martin, DR. DOUGLAS F. MARTIN

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

John E. Spinnenwaber, WITNESS TO DR. DOUGLAS F. MARTIN

ACKNOWLEDGMENT

STATE OF Florida, COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DR. DOUGLAS R. MARTIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF October, 1986.

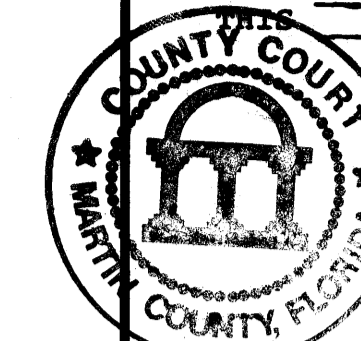
Susan A. Hess, NOTARY PUBLIC, STATE OF Florida AT LARGE

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large - My Commission Expires May 7, 1987

CLERK'S RECORDING CERTIFICATE

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 3, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, DATE OF January, 1986.



MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA

BY: Deborah Leighton, DEPUTY CLERK

FILE NO. 690579

APPROVAL OF COUNTY

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

DATE: 12-13-87, Donald E. Hallman, COUNTY ENGINEER

DATE: Dec. 1, 1987, Brian Bruce, COUNTY ATTORNEY

DATE: Dec. 1, 1987, BY: Co. Al... CHAIRMAN, PLANNING AND ZONING COMMISSION, MARTIN COUNTY, FLORIDA

DATE: Dec. 1, 1987, BY: John W. Hall... CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA

ATTEST:

Marsha Stiller, CLERK, By: Deborah Leighton

TITLE CERTIFICATION

I, CHARLES H. BURNS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGOR: JUPITER TEQUESTA HOMEBUILDERS, INC.
MORTGAGEE: DR. DOUGLAS F. MARTIN
FILED: O.R.B. 693, PAGE 1219, RECORDED ON OCTOBER 23, 1986.

DATED THIS 13th DAY OF October, 1986.

Charles H. Burns, CHARLES H. BURNS, 1080 E. INDIANTOWN ROAD, JUPITER, FL. 33458

SURVEYOR'S CERTIFICATE

I, RICHARD A. NIXON, DO HEREBY CERTIFY THAT THIS PLAT OF S.E. LANDING PLACE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Richard A. Nixon, RICHARD A. NIXON, FLORIDA SURVEYOR, REGISTRATION NO. 3335

Table with recording details: DWN, DATE MAY 1986, CHK, DWG. NO. 84-207, REVISIONS, SCALE AS NOTED, SHEET 1 OF 2

MIXON LAND SURVEYING, INC. PLANNING, SURVEYING, PLATTING. 1327 156 TH STREET NORTH, JUPITER, FLORIDA 33458. 1102 W. N. PARK STREET, OKEECHOBEE, FLORIDA 33472. PHONE (306) 747-6046. PHONE (813) 763 8006