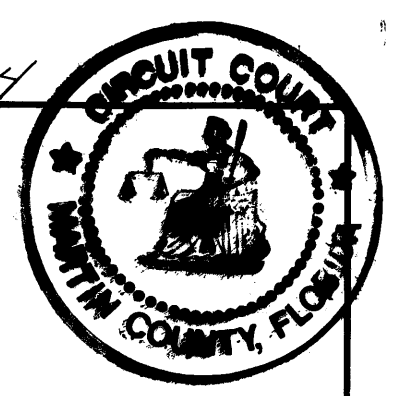


FILED FOR RECORD
MARTIN CO., FLA.
89 OCT 17 AM 10:27
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.



CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN CO., FLA. DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12 PAGE 14, MARTIN COUNTY FLA., PUBLIC RECORDS THIS 17 DAY OF OCT 1989.

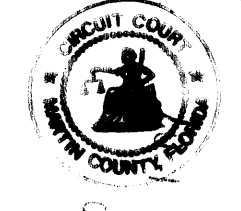
MARSHA STILLER
MARSHA STILLER, CLERK OF CIRCUIT COURT OF MARTIN CO., FLA.
FILE No. 793567 BY Deborah Langston
DEPUTY CLERK
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER
18-38-41-021-000r0000.0

PALM BROOK ESTATES

A REPLAT OF
A PORTION OF TRACT 29 AND 28 SECTION 18 TOWNSHIP 38 SOUTH,
RANGE 41 EAST, PALM CITY FARMS, PLAT BOOK 6 PAGE 42 DATED FEB. 1916

SEE
SURVEYOR'S
AFFIDAVIT
RECORDED IN
OR BOOK 1430
P6172 on
10-14-99
MARSHA
STILLER
CLERK OF
COURT BY
LM Wheeler
D.C.



CERTIFICATE OF OWNERSHIP AND DEDICATION

UNITED HOME BUILDERS, INC. A FLORIDA CORPORATION,
BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES
HEREBY CERTIFY THAT IT IS THE OWNER OF THE
PROPERTY DESCRIBED HEREON AND

UNITED HOME BUILDERS, INC. A FLORIDA CORPORATION
DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" ADDITIONAL RIGHT-OF-WAY SHOWN HEREON IS DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC.
- S.V. PALM BROOK COURT AS SHOWN ON THE PLAT OF PALM BROOK ESTATES IS HEREBY DECLARED TO BE A PRIVATE STREET AND IS DEDICATED TO PALM BROOK ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN PALM BROOK ESTATES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
- UTILITY EASEMENTS SHOWN ON THIS PLAT OF PALM BROOK ESTATES MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
- PRESERVATION AREAS ON THIS PLAT ARE DEDICATED TO THE PALM BROOK ESTATES PROPERTY OWNERS ASSOCIATION, INC. AND NO ALTERATION SHALL BE ALLOWED IN THE PRESERVE AREAS EXCEPT BY WAY OF A REVISED ENVIRONMENTAL MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.

THE COMMON AREA (ACCESS EASEMENT) AND DRAINAGE EASEMENTS SHOWN ON THE PLAT OF PALM BROOK ESTATES ARE DEDICATED TO PALM BROOK ESTATES PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS AND RECREATION PURPOSES AND DRAINAGE PURPOSES RESPECTIVELY, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SUCH ASSOCIATION. FEDERAL, STATE AND LOCAL AGENCIES AND DEPARTMENTS ARE PERMITTED ACCESS TO THE DANFORTH CREEK VIA THE COMMON AREA ACCESS EASEMENT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

Jeffrey J. Reiter
JEFFREY J. REITER (SEAL)
ITS SECRETARY

Frank E. Kaehn
FRANK E. KAHN (SEAL)
ITS PRESIDENT

LEGAL DESCRIPTION

REPLAT OF A PORTION OF THE EAST HALF OF TRACT 28 AND THE WEST HALF OF TRACT 29 LESS THE EAST 150.73' THEREOF ALL LYING SOUTH OF DANFORTH CREEK SECTION 18, TOWNSHIP 38S, RANGE 41E ACCORDING TO THE PLAT OF PALM CITY FARMS, DULY FILED IN THE OFFICE OF THE CLERK OF MARTIN COUNTY, FLORIDA IN PLAT BOOK 6, PAGE 42, DATED FEBRUARY 1916. CONTAINING 7.28 ACRES MORE OR LESS.

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA, COUNTY OF MARTIN
SOUTHEAST BANK, N.A., 300 SOUTH 6TH STREET, FORT PIERCE, FL. 34950, HOLDER OF THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 2620 OF THE PUBLIC RECORD OF MARTIN CO., FLORIDA ON THE LANDS DESCRIBED HEREON, DOES HEREBY JOIN IN CONSENT TO THE DEDICATION(S) SHOWN HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION(S) AND BY THE AUTHORITY OF ITS BOARD OF DIRECTORS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY MICHAEL J. CARLIN, ITS VICE PRESIDENT.

Michael J. Carlin
MICHAEL J. CARLIN
VICE PRESIDENT

Sally D. Lake
SALLY D. LAKE
TREASURE COAST EXECUTIVE MANAGER

TITLE CERTIFICATION

CHELSEA TITLE COMPANY, A TITLE COMPANY DULY LICENSED UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT:
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE BY AND BETWEEN SOUTHEAST BANK, N.A. AND UNITED HOME BUILDERS, INC. DATED THE 16th OF SEPTEMBER OF 1988 RECORDED IN BOOK 782, PAGE 2620 ON APRIL 28, 1989.

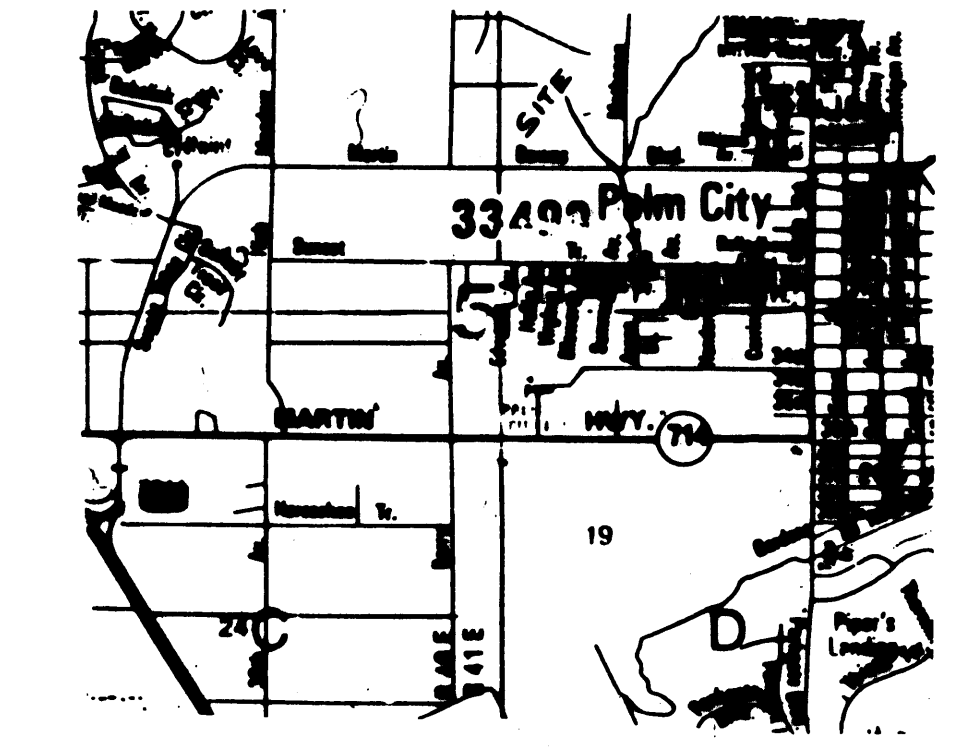
Susan Weitner
DATED 8-17-89
CHELSEA TITLE COMPANY
1895 SE PT. ST. LUCIE BLVD.
PORT ST. LUCIE, FLA 34953
SUSAN WEITNER
AREA MANAGER

APPROVAL OF MARTIN COUNTY

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

9-21-89 BY *Donald E. Helmsman*
DATE COUNTY ENGINEER
July 11, 1989 BY *Shirley R. Dwyer*
DATE COUNTY ATTORNEY
July 11, 1989 BY *James B. Banks*
DATE CHAIRMAN PLANNING AND ZONING COMMISSION
July 11, 1989 BY *Frank E. Kaehn*
DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST: MARSHA STILLER
CLERK
By: *Deborah Langston D.C.*

VICINITY MAP



GENERAL NOTES (LEGEND)

- A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE RELATED TO A VALUE OF SOUTH 89 DEGREES 42 MINUTES 57 SECONDS WEST ON THE NORTH RIGHT-OF-WAY LINE OF SUNSET TRAIL.
- NO LOT SPLITS EXCEPT TO CREATE LARGER PARCELS.
- ACCESS TO LOTS WILL BE FROM INTERNAL ROAD SYSTEM ONLY.
- PROPERTY LIES IN FLOOD ZONE 'B'.
- DENOTES PERMANENT REFERENCE MONUMENT (NO. 4557)
- DENOTES PERMANENT CONTROL POINT (NO. 4557).
- C/A = CONTROL OF ACCESS. NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF MARTIN COUNTY COMMISSIONERS.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
FRANK E. KAHN AND JEFFREY J. REITER, TO ME WELL KNOWN TO BE THE
PRESIDENT AND SECRETARY, RESPECTIVELY OF UNITED HOME BUILDERS, 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 17 DAY OF AUGUST, 1989.
NOTARY PUBLIC *Gloria Reiter*
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: *Notary Public*
NOTARY SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED MICHAEL J. CARLIN, VICE PRESIDENT AND CITY LOAN MANAGER, RESPECTIVELY, OF SOUTHEAST BANK, N.A. TO ME WELL KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING MORTGAGE HOLDERS CONSENT AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.
WITNESS MY HAND AND SEAL THIS 17 DAY OF August 1989.
BY: *Sally D. Lake*
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: *Notary Public State of Florida*

SURVEYOR'S CERTIFICATE

I, TERRY L. MACDEVITT, DO HEREBY CERTIFY THAT THIS PLAT OF PALM BROOK ESTATES 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. AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY LAW.
DATE 8/17/89
TERRY L. MACDEVITT, P.L.S.
FLORIDA CERTIFICATE NO. 4557

PREPARED FEBRUARY, 1989
BY
QV GUILLEN - VELASCO
ENGINEERS & SURVEYORS
1532-E S.E. VILLAGE GREEN DRIVE
PORT ST. LUCIE, FLORIDA
(385) 335-4466, 879-8477