

AUGUST, 1989

A PLAT OF SANDHILL COVE

PLAT NO. 52 MARTIN DOWNS A.P.U.D.
BEING A PORTION OF GOVERNMENT LOT 2
LYING IN SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.
KNOW ALL MEN BY THESE PRESENTS THAT RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE DRAINAGE EASEMENT SHOWN ON THIS PLAT OF SANDHILL COVE, WITH THE EXCEPTION OF TRACTS "C", "D", AND "E" IS DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENT.
2. WATER MANAGEMENT TRACT "A" AND A 20.0' MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF SANDHILL COVE ARE DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., FOR WATER MANAGEMENT AND MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT "A" AND 20.0' MAINTENANCE EASEMENT.
3. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN DOWNS UTILITIES, INC., A FLORIDA CORPORATION FOR ALL PROPER UTILITY PURPOSES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT "A".
4. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SANDHILL COVE ARE IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING C.A.T.V. BY ANY UTILITY COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
5. THE ADDITIONAL RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY, DRAINAGE, UTILITY AND OTHER PROPER PURPOSES.
6. THE ACCESS EASEMENT SHOWN ON THIS PLAT OF SANDHILL COVE IS DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ACCESS EASEMENT.

7. TRACTS "C, D & E", AS SHOWN ON THIS PLAT OF SANDHILL COVE, ARE DRAINAGE EASEMENTS AND ARE HEREBY DEDICATED TO MARTIN COUNTY FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN COUNTY.
8. THE SOUTHERN BELL EASEMENT AS SHOWN ON THIS PLAT OF SANDHILL COVE IS DEDICATED TO SOUTHERN BELL TELEPHONE COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

SIGNED AND SEALED THIS 6th DAY OF October, 1989, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC.
Betty English SECRETARY
David R. Giunta PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID R. GIUNTA AND BETTY ENGLISH, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF October, 1989.

MY COMMISSION EXPIRES: August 27, 1990
Margaret Carter NOTARY PUBLIC STATE OF FLORIDA

PARCEL CONTROL NO. 01-38-41-019-000-0000-0

DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING ALL THAT PORTION OF GOVERNMENT LOT 2 OF SAID SECTION 7, LYING EAST OF MAPP ROAD AND NORTH OF MURPHY ROAD LESS, HOWEVER, THE PLAT OF COVE VIEW AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MURPHY ROAD WITH THE WEST LINE OF THE EAST 390.00 FEET OF SAID GOVERNMENT LOT 2 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF SAID PLAT OF COVE VIEW; THENCE N 89°50'43"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 463.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 409.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°44'25", A DISTANCE OF 62.49 FEET; THENCE N 81°06'18"W, A DISTANCE OF 268.22 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 489.65 FEET AND WHOSE CENTER BEARS N 42°06'37"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°58'28", A DISTANCE OF 127.97 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAPP ROAD; THENCE N 00°18'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1258.96 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 7 AND NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE S 89°54'01"E, ALONG SAID LINE A DISTANCE OF 1316.6 FEET MORE OR LESS TO THE WATERS OF PEN-DARVIS COVE; THENCE SOUTHERLY ALONG SAID WATERS AND THE WATERS OF MATHESONS BOAT HARBOR, A DISTANCE OF 2375 FEET MORE OR LESS TO THE INTERSECTION OF THE WEST LINE OF THE EAST 390.00 FEET OF SAID GOVERNMENT LOT 2 WITH THE SOUTH SIDE OF MATHESONS BOAT HARBOR; THENCE S 00°09'17"W, ALONG SAID WEST LINE AND THE WEST LINE OF SAID PLAT OF COVE VIEW, A DISTANCE OF 135.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 36.25 ACRES, MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.
MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.
I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF SANDHILL COVE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, SAID SURVEY WAS 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 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. 4382.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 5th, 1989 AT 1:40 p.m.;

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A: CONSTRUCTION MORTGAGE AND SECURITY AGREEMENT FROM SOUTHERN LAND GROUP, INC., RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC., AND MARTIN DOWNS UTILITIES, INC., ALL FLORIDA CORPORATIONS, TO MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, DATED JANUARY 30, 1989, AND RECORDED FEBRUARY 1, 1989, IN OFFICIAL RECORDS BOOK 797, PAGE 2772, PUBLIC RECORDS OF MARTIN COUNTY,

DATED THIS 9th DAY OF October, 1989.
BY *William Brown*
GUNSTER, YOAKLEY, AND STEWART, P.A.
8000 SOUTH FEDERAL HIGHWAY SUITE 200
FORT ST. LUCIE, FLORIDA 34952

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED.
11-7-89 *Donald E. Hallman* COUNTY ENGINEER
June 13, 1989 *Robert Rupp* COUNTY ATTORNEY
June 13, 1989 *Joseph B. Smith* CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL
June 13, 1989 *Paul A. ...* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL

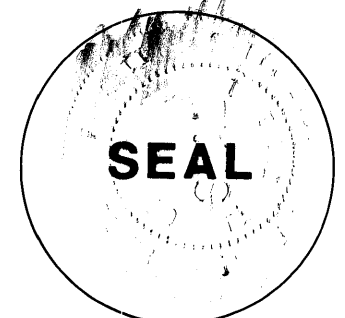
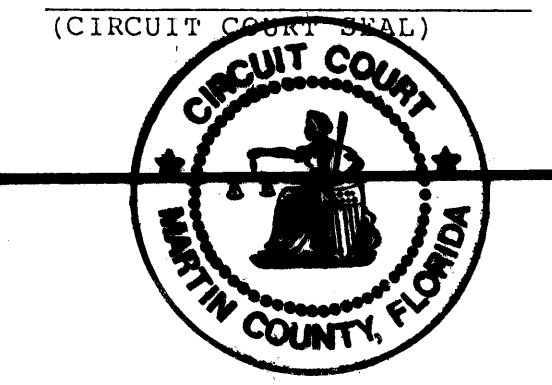
ATTEST: *Marsha Stiller* CLERK
Deborah Langston DEPUTY CLERK

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

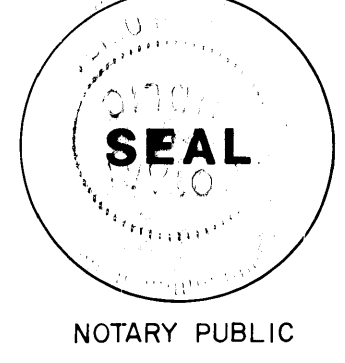
FILED FOR RECORD
MARTIN COUNTY, FLA.
03 DEC 6 AM 5:50
CLERK OF CIRCUIT COURT
ST. LUCIE, FLA.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 21, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 6th DAY OF Dec., 1989.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: *Deborah Langston* DEPUTY CLERK
FILE NO. 800996



RIVERFRONT PROPERTIES OF MARTIN COUNTY, INC.



NOTARY PUBLIC



SURVEYOR

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 177
JUPITER, FLORIDA 33464
18 CENTRAL PARKWAY
SUITE 100
STUART, FLORIDA 34994
1985 SOUTH 25TH STREET
SUITE 200
FORT PIERCE, FLORIDA 34947

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