

PLAT OF SOUTHWOOD A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF LOTS 2,3,6,7, & 8, BLOCK 51, LOT 3, BLOCK 52, AND A PORTION OF LOT 5, BLOCK 51, AND A PORTION OF LOT 8, BLOCK 46, PLAT OF SAINT LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA HANSON GRANT, MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

Southwood of Stuart, Inc., a Florida Corporation, by and through its undersigned officers does hereby certify that it is the owner of the property described hereon and does hereby dedicate as follows:

1. STREETS The streets and road tracts as shown hereon are hereby dedicated to the Board of County Commissioners of Martin County, Florida, for the perpetual use of the public for road and utility purposes.

2. EASEMENTS a.) The Utility Easements as shown hereon may be used for utility purposes by any utility company, including, but not limited to cable television service in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.

b.) The Lift Station Easement as shown hereon is hereby dedicated in perpetuity to the Board of County Commissioners of Martin County, Florida, its successors and assigns, for lift station and related utility purposes.

c.) The Drainage Easements, the Lake Maintenance Easements, and Lake Maintenance Access Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage to Southwood Homeowners Association, Inc. and are the perpetual maintenance obligation of said Association, its successors and assigns.

d.) The Preservation Easements as shown hereon are hereby dedicated to Southwood Homeowners Association, Inc. for preservation and buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns.

e.) The Emergency Access Easement as shown hereon is hereby dedicated for emergency vehicle access purposes, and is the perpetual maintenance obligation of Southwood Homeowners Association, Inc., its successors and assigns.

3. WETLAND TRACTS, UPLAND TRANSITION BUFFER ZONES AND UPLAND BUFFER ZONE

The Wetland Tracts, Upland Transition Buffer Zones and Upland Buffer Zone as shown hereon are hereby dedicated as conservation areas and are hereby declared common areas, and they shall be the perpetual responsibility of Southwood Homeowners Association, Inc., its successors and assigns, and may in no way be altered from their natural state without the expressed approval and direction of Martin County.

4. LAKE TRACTS AND RETENTION AREA

The Lake Tracts and Retention Area as shown hereon are hereby dedicated to Southwood Homeowners Association, Inc., for drainage easement and water management purposes and are the perpetual maintenance obligation of said Association, its successors and assigns.

5. FERN CREEK

Fern Creek as shown hereon is hereby dedicated to the Board of County Commissioners of Martin County, Florida for the perpetual use of the public for drainage easement and water management purposes, and is the perpetual maintenance obligation of Southwood Homeowners Association, Inc. Fern Creek shall be maintained in accordance with the Surface Water Environmental Resource Plan approved by Martin County.

6. RECREATION TRACT

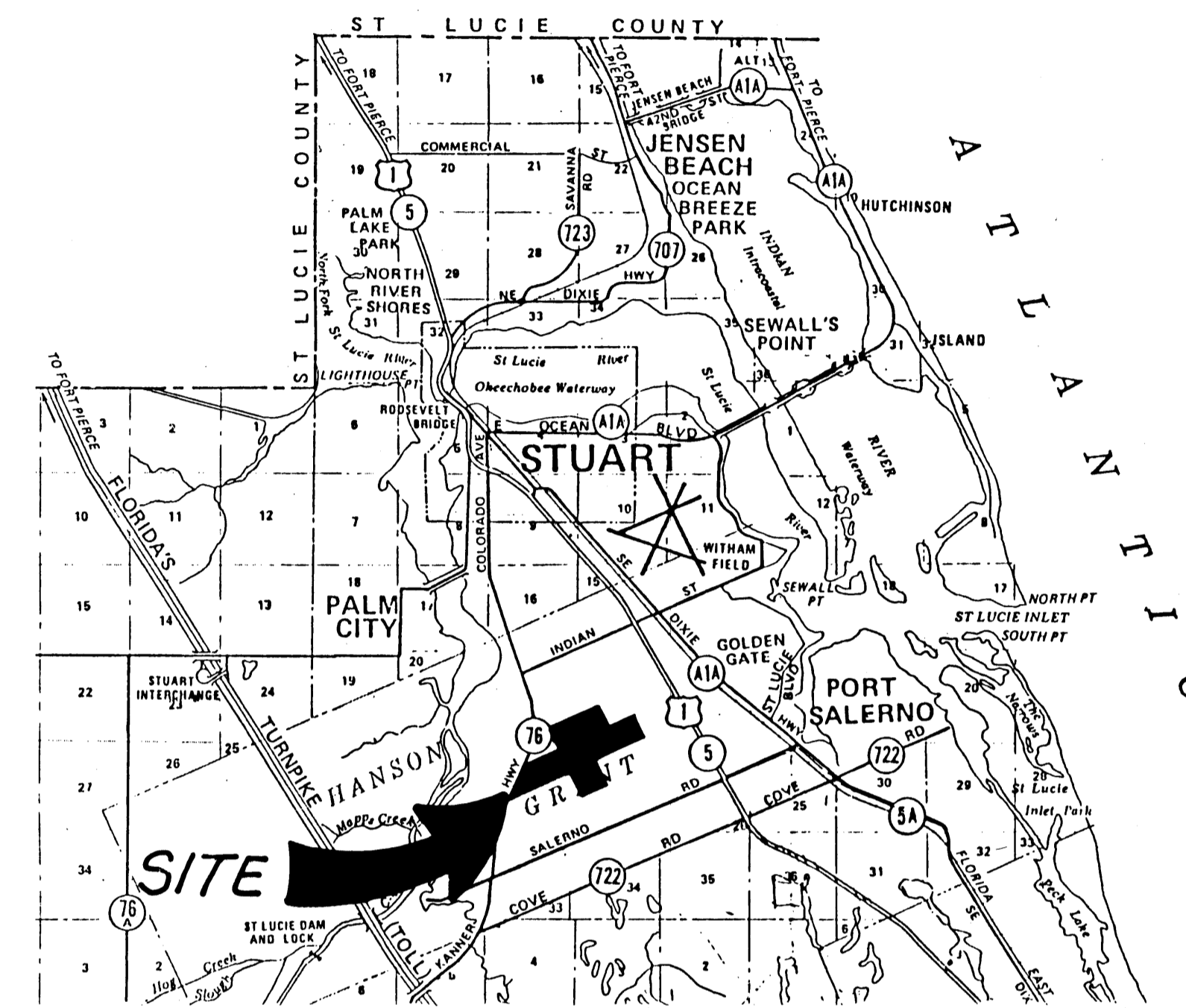
The Recreation Tract as shown hereon is hereby dedicated for recreational purposes to and for the use and enjoyment of Southwood Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns.

7. OPEN SPACE TRACTS AND TRACT "A"

Open Space Tracts and Tract "A" as shown hereon are hereby dedicated as open space to Southwood Homeowners Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns.

Signed and sealed this 6th day of September, 1989, on behalf of said corporation by its Vice President and attested to by its Secretary.

ATTEST: SOUTHWOOD OF STUART, INC. Frank J. Coakley Secretary



LEGAL DESCRIPTION

All that part of Lot 8, Block 46, lying east of State Road 76, less that portion of the 30 foot platted road lying within 60 feet east of the center line of State Road 76; together with, Lots 2, 3, 5, 6, 7 and 8, Block 51, and Lot 3, Block 52 all according to the plat of SAINT LUCIE INLET FARMS as recorded in Plat Book 1, Page 98, Martin County, Florida, containing 75.96 acres, more or less, including the platted 30 foot road easements;

LESS that portion of said Lot 8, Block 46, and of said Lot 5, Block 51, SAINT LUCIE INLET FARMS, as recorded in Plat Book 1, Page 98, Martin County, Florida, said portion being more particularly described as follows:

BE BEGINNING at the Point of Intersection of the north line of said Lot 8, Block 46, and the easterly right-of-way line of South Kanner (S.R. 76), said right-of-way line being 50 feet east of the center line of South Kanner; thence North 66°13'25" East (bearing datum: the center line of South Kanner is assumed to bear North 06°58'15" East) along the north line of Lot 8, a distance of 204.96 feet to a concrete monument at the northeast corner of Lot 8, being the center line of the platted 30 foot road easement; thence North 66°12'37" East along the north line of Lot 5, Block 51, a distance of 510.70 feet to a concrete monument that is 149.34 feet more or less, westerly of (as measured along the north line of Lot 5) the northeast corner of Lot 5; thence South 06°58'15" East parallel with the center line of South Kanner, 770.63 feet to a concrete monument; thence North 89°28'22" West, 28.35 feet to a concrete monument being a point of curvature; thence southwesterly along an arc of a curve concave to the southeast having a radius of 250.00 feet, a central angle of 70°30'43", an arc distance of 307.67 feet to a concrete monument being a point of reverse curvature; thence southwesterly along an arc of a curve concave to the northwest having a radius of 360.00 feet, a central angle of 54°11'40", an arc distance of 340.51 feet to a concrete monument being a point of compound curvature; thence westerly along an arc of a curve concave to the north having a radius of 270.00 feet, a central angle of 22°45'40", an arc distance of 107.26 feet to a point of tangency; thence North 83°01'45" West, 20.44 feet; thence North 38°01'45" West, 35.36 feet to a concrete monument being 60.00 feet east of the center line of South Kanner; thence North 83°01'45" West perpendicular to the center line of South Kanner, 10.00 feet to a point on a line that is 50.00 feet east of and parallel with the center line of South Kanner; thence North 06°58'15" East along said parallel line, 563.43 feet to the POINT OF BEGINNING, described portion containing 8.02 acres, more or less.

ACKNOWLEDGMENT

STATE OF FLORIDA : SS COUNTY OF MARTIN : SS

BEFORE ME, the undersigned notary public, personally appeared FRANK J. COAKLEY and FRANK J. COAKLEY to me well known to be the Vice President and Secretary, respectively, of Southwood of Stuart, Inc., a Florida corporation, and they acknowledged that they executed the Certificate of Ownership and Dedication hereon as such officers of said corporation.

WITNESS my hand and official seal this 6th day of September, 1989. My commission expires: August 21, 1993 Notary Public State of Florida at Large

MORTGAGE HOLDER'S CONSENT

MARGERY F. LYNCH, a married woman, hereby certifies that she is the holder of a certain mortgage, lien or encumbrance on the land described hereon recorded in Official Record Book 742, Page 1238, Public Records of Martin County, Florida and does consent to the dedications hereon and does subordinate her mortgage, lien or encumbrance to such dedication.

SIGNED this 6th day of Sept., 1989.

Margery F. Lynch

Signed and delivered in the presence of:

Witnesses: W. M. Lightfoot, June W. McDonald

ACKNOWLEDGMENT

STATE OF FLORIDA : SS COUNTY OF MARTIN : SS

BEFORE ME, the undersigned notary public, personally appeared Margery F. Lynch, to me well known, and she acknowledged before me that she executed the foregoing Mortgage Holder's Consent.

WITNESS my hand and official seal this 6th day of Sept., 1989.

June W. McDonald Notary Public State of Florida at Large My commission expires: July 6, 1992

TITLE CERTIFICATION

STATE OF FLORIDA : SS COUNTY OF MARTIN : SS

I, Shirley Schulz, Vice President and Manager of Universal Land Title, Inc., hereby certify that:

- 1. 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, liens and encumbrances not satisfied or released of record nor otherwise terminated by law encumbering the land described hereon are as follows: a) Mortgage from Southwood of Stuart, Inc. to Margery F. Lynch, dated November 12, 1987, recorded in Official Records Book 742, Page 1238, Public Records of Martin County, Florida.

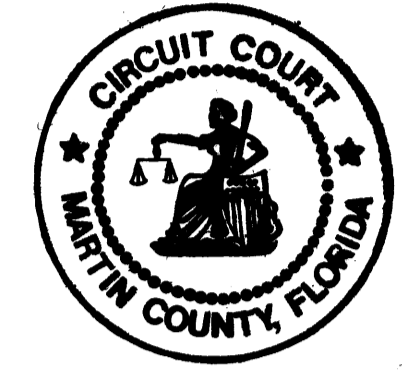
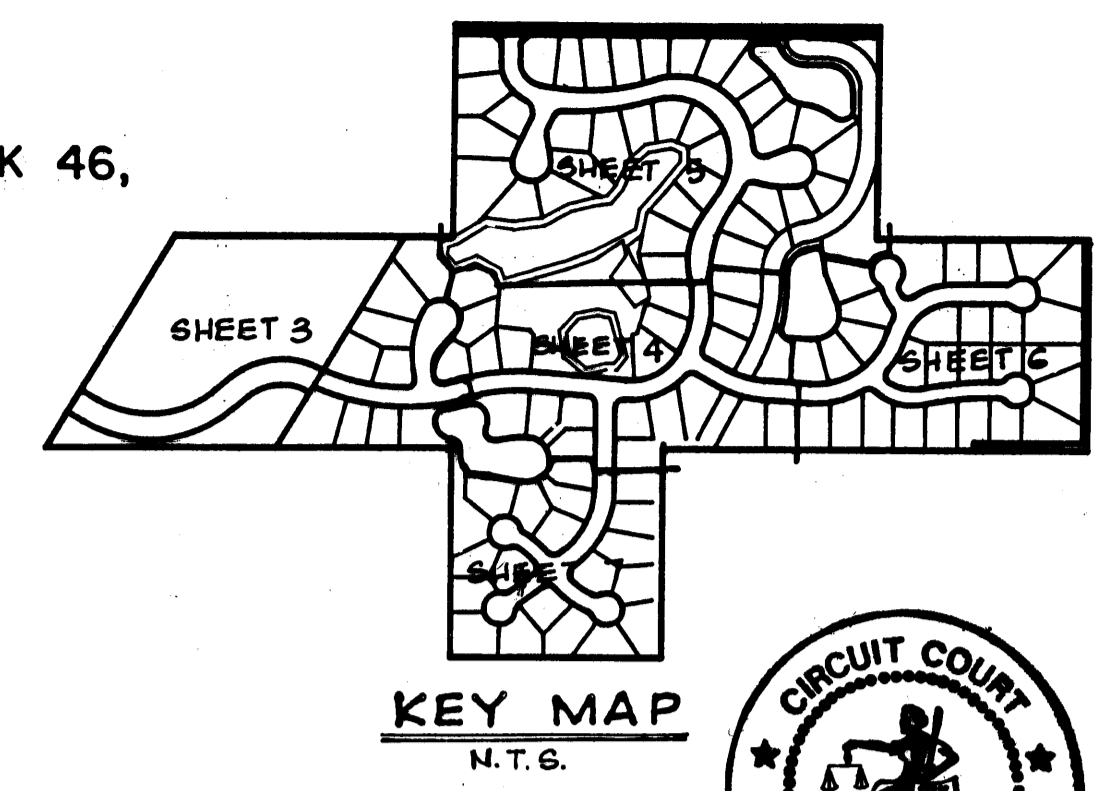
Dated this 14th day of September, 1989.

UNIVERSAL LAND TITLE, INC. Shirley Schulz 2000 S.E. Port St. Lucie Blvd. Suite B Port St. Lucie, Florida 34952

LAND SURVEYOR'S CERTIFICATE

I, Dennis Painter, do hereby certify that this plat of Southwood is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Martin County for the required improvements, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes.

ADAIR & BRADY, INC. BY: Dennis Painter Registered Land Surveyor Florida Certificate No. 3542



FILED FOR RECORD MARTIN CO. FLA. 89 DEC 29 PM 2:46 MARSHA STILLER CLERK OF CIRCUIT COURT BY: Kathy Webster, P.C. Deputy Clerk File No: 804688

APPROVAL OF COUNTY

STATE OF FLORIDA ) SS COUNTY MARTIN )

This plat is hereby approved by the undersigned on the date or dates indicated.

Date: 10-2-89 By: Donald E. Hillman County Engineer

Date: August 22, 1989 By: Thomas S. Murrell County Attorney

Planning and Zoning Commission Martin County, Florida

Date: August 22, 1989 By: Joseph Banfi Chairman

Board of County Commissioners Martin County, Florida

Date: August 22, 1989 By: Frank A. ... Chairman

Attest: Marsha Stiller Clerk of the Circuit Court By: Kathy Webster P.C.

GENERAL PLAT NOTES

- There shall be no buildings or any kind of construction placed on utility easements. There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements. Where a drainage easement and any other type of easement cross, any and all uses for drainage purposes shall take precedence. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same. C/A = "Control of Access" No vehicular access without the approval of the Board of Martin County Commissioners. Bearings are relative to a bearing of North 06°58'15" East along the center line of S.R.76 as shown on the right-of-way map of S.R. 76 prepared by Adair & Brady, Inc. for the Department of Transportation, Sec. 800600-2511 (W.P.I. 4116129). There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County. No lots shall be subdivided except to create larger parcels. - indicates Permanent Reference Monuments (P.R.M.) - indicates Permanent Control Point (P.C.P.)

PARCEL CONTROL NO. 55-38-41-461-000-0000-0

Table with columns for ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS, SOUTHWOOD, A P.U.D. Record Plat, Dr. A.M. F.B., Scale 1"=50', Date SEPT 89, SHEET 1 OF 7, Job No. 87-920