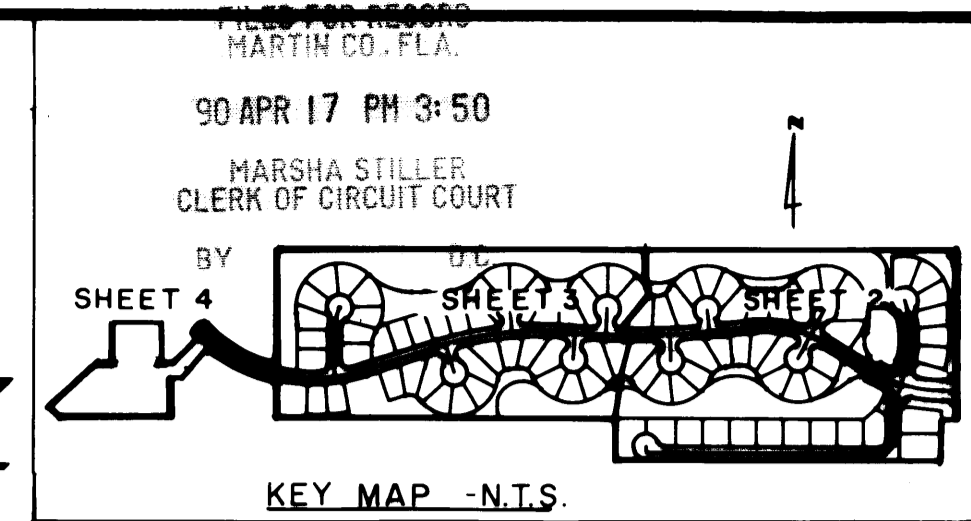


LOCATION MAP-N.T.S.

AUGUST, 1989

A PLAT OF OAK RIDGE PLAT NO. 1

LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST CERTIFICATE OF OWNERSHIP & DEDICATION SECTIONS 6 & 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA

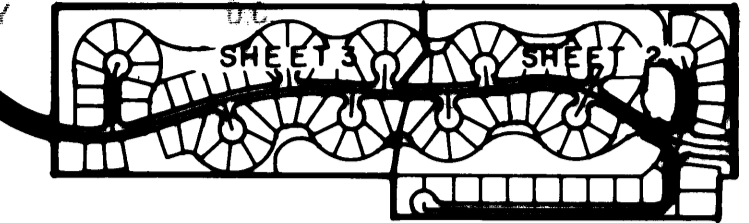


FILED FOR RECORD MARTIN CO. FLA.

90 APR 17 PM 3:50

MARSHA STILLER CLERK OF CIRCUIT COURT

SHEET 4



KEY MAP - N.T.S.

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 37, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, FEBRUARY 6, 1990

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: Deborah Langston DEPUTY CLERK

FILE NO. 822967

(CIRCUIT COURT SEAL)



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 7, PROCEED N 89°38'23"W, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 7; THENCE S 00°33'37"W, A DISTANCE OF 160.00 FEET TO A POINT ON A LINE BEING A 160.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 7; THENCE N 89°38'23"W, ALONG SAID LINE, A DISTANCE OF 1268.47 FEET TO THE WEST LINE OF SAID SECTION 7; THENCE N 00°33'37"E, ALONG SAID WEST LINE, A DISTANCE OF 160.00 FEET TO SAID NORTH LINE OF SECTION 7; THENCE N 89°38'23"W, A DISTANCE OF 1318.45 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N 00°18'32"E, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 143.35 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 666.10 FEET FROM WHICH A RADIAL LINE BEARS N 12°39'45"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°24'16", AN ARC DISTANCE OF 225.59 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 489.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°48'28", AN ARC DISTANCE OF 75.20 FEET; THENCE S 40°52'29"W, A DISTANCE OF 158.44 FEET; THENCE N 89°27'33"W, A DISTANCE OF 47.83 FEET; THENCE S 00°32'27"W, A DISTANCE OF 149.58 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE N 89°23'07"W, ALONG SAID SOUTH LINE, A DISTANCE OF 449.00 FEET, MORE OR LESS, TO THE WATERS OF THE HIDDEN RIVER; THENCE NORTHWESTERLY ALONG THE WATERS OF THE HIDDEN RIVER, A DISTANCE OF 45.00 FEET, MORE OR LESS; THENCE N 49°16'22"E, A DISTANCE OF 200.00 FEET, MORE OR LESS TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO NORTHWEST, HAVING A RADIUS OF 190.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'50", AN ARC DISTANCE OF 43.54 FEET; THENCE S 89°27'33"E, A DISTANCE OF 72.99 FEET; THENCE N 00°32'27"W, A DISTANCE OF 130.00 FEET; THENCE S 89°27'33"E, A DISTANCE OF 130.00 FEET; THENCE S 00°32'27"W, A DISTANCE OF 120.00 FEET; THENCE S 89°27'33"E, A DISTANCE OF 109.13 FEET; THENCE N 46°44'01"E, A DISTANCE OF 145.97 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 489.17 FEET FROM WHICH A RADIAL LINE BEARS N 46°44'01"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°41'11", AN ARC DISTANCE OF 40.01 FEET; THENCE N 51°25'13"E, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE, CONCENTRIC WITH THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 439.17 FEET, FROM WHICH A RADIAL LINE BEARS N 51°25'13"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°21'11", AN ARC DISTANCE OF 148.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 616.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°23'03", AN ARC DISTANCE OF 197.69 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 1; THENCE N 00°18'32"E, ALONG SAID EAST LINE, A DISTANCE OF 465.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 6; THENCE S 89°41'58"E, ALONG SAID NORTH LINE, A DISTANCE OF 2639.30 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 6; THENCE S 00°30'59"W, ALONG SAID LINE, A DISTANCE OF 662.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 47.564 ACRES, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT B.M.C. DEVELOPMENT AT CYPRESS HEAD, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS OAK RIDGE PLAT NO. 1, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, ARE HEREBY DEDICATED TO THE OAK RIDGE HOMEOWNERS' ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
2. THE COMMON AREAS, SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, ARE HEREBY DEDICATED TO THE OAK RIDGE HOMEOWNERS' ASSOCIATION, INC. FOR LANDSCAPING, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.
3. THE WATER MANAGEMENT TRACTS AND 20.00 FOOT MAINTENANCE EASEMENTS, SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, ARE HEREBY DEDICATED TO THE OAK RIDGE HOMEOWNERS' ASSOCIATION, INC. FOR WATER MANAGEMENT AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS AND 20.00 FOOT MAINTENANCE EASEMENTS.
4. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, 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, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.
5. THE DRAINAGE AND ACCESS EASEMENTS, SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, ARE HEREBY DEDICATED TO THE OAK RIDGE HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE AND ACCESS EASEMENTS.
6. THE RECREATION TRACT, SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, IS HEREBY DEDICATED TO THE OAK RIDGE HOMEOWNERS' ASSOCIATION, INC. FOR RECREATION, LANDSCAPING, DRAINAGE AND UTILITY PURPOSES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID RECREATION TRACT.
7. THE UPLAND PRESERVATION AREAS, AS SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, ARE HEREBY DEDICATED TO THE OAK RIDGE HOMEOWNERS' ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID AREAS EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID AREAS; BUT HAVE THE AUTHORITY TO ENFORCE SAID UPLAND PRESERVATION AREAS.
8. THE LANDSCAPE BUFFERS, AS SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1, ARE HEREBY DEDICATED TO THE OAK RIDGE HOMEOWNERS' ASSOCIATION, INC. FOR LANDSCAPING, OWNERSHIP AND MANAGEMENT RESPONSIBILITY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID BUFFERS.

IN WITNESS WHEREOF, THE ABOVE NAMED B.M.C. DEVELOPMENT AT CYPRESS HEAD, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF January, 1990.

B.M.C. DEVELOPMENT AT CYPRESS HEAD, INC. A FLORIDA CORPORATION
ATTEST: Alberto Valle Secretary
BY: Genaro R. Garcia President

OAKRIDGE HOMEOWNERS' ASSOCIATION, INC. SHALL MEAN AND REFER TO OAKRIDGE OF STUART HOMEOWNERS' ASSOCIATION, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GENARO R. GARCIA AND ALBERTO VALLE, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF B.M.C. DEVELOPMENT AT CYPRESS HEAD, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January, 1990.

MY COMMISSION EXPIRES: May 01, 1992
Notary Public State of Florida at Large

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

ESPIRITO SANTO BANK OF FLORIDA, A FLORIDA BANKING CORPORATION, f/k/a BANK ESPIRITO SANTO, HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 794, PAGE 2876, AND OFFICIAL RECORD BOOK 833, PAGE 75, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President AND ATTESTED BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF January, A.D., 1990.

ATTEST: ITS Secretary BY: ITS Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Julio P. Dominguez AND Joseph Lewis, TO ME WELL KNOWN TO BE THE Executive Vice President AND Secretary, RESPECTIVELY, OF ESPIRITO SANTO BANK OF FLORIDA AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF January, 1990.

MY COMMISSION EXPIRES: October 15, 1992
Notary Public State of Florida at Large

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

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

WE, GUNSTER, YOAKLEY, AND STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF February 6, 1990, AT 7:00 A.M.,

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF OAK RIDGE PLAT NO. 1 IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATION OF OWNERSHIP & 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. MORTGAGE FROM: ESPIRITO SANTO BANK OF FLORIDA, f/k/a BANK ESPIRITO SANTO, DATED DECEMBER 23, 1988, AND RECORDED IN OFFICIAL RECORD BOOK 794, PAGE 2876, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
B. MORTGAGE FROM: ESPIRITO SANTO BANK OF FLORIDA, A FLORIDA BANKING CORPORATION DATED OCTOBER 24, 1989, AND RECORDED IN OFFICIAL RECORD BOOK 833, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 8th DAY OF February, 1990.

BY: Karen Kaplan KAREN KAPLAN FOR THE FIRM GUNSTER, YOAKLEY & STEWART, P.A. 10 CENTRAL PARKWAY, SUITE 400 STUART, FLORIDA 34994 (407) 288-1980

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF OAK RIDGE PLAT NO. 1, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT 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 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. 4382

COUNTY APPROVAL

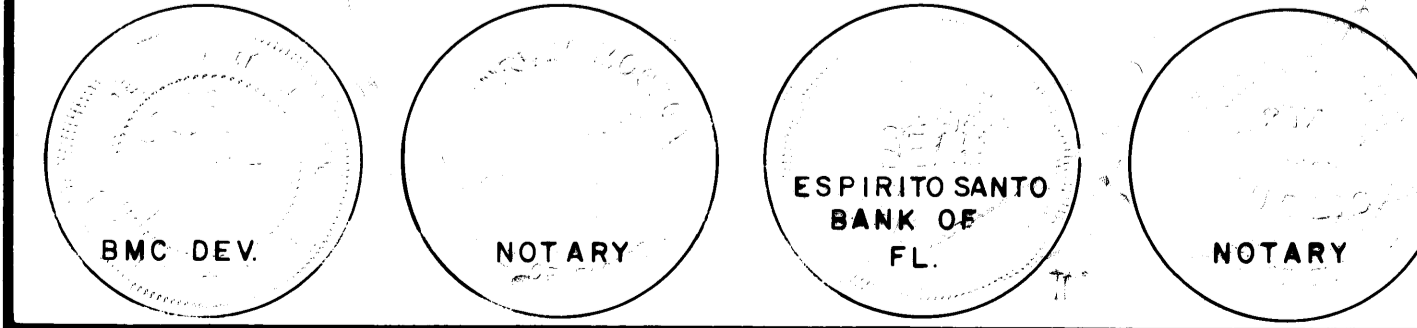
STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

- 2-27-90 DATE COUNTY ENGINEER
December 19, 1989 DATE COUNTY ATTORNEY
December 19, 1989 DATE CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
December 19, 1989 DATE CHAIRMAN - BOARDS OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: Marsha Stiller Clerk
By Deborah Langston P.C.

PARCEL CONTROL NO. 1-38-40-015-000-0000



LINDAHL, BROWNING FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS. P.O. BOX 22, MARTIN, FLORIDA 32061. 10 CENTRAL PARKWAY, SUITE 400, STUART, FLORIDA 34994. THE SOUTH DIXIE STREET, SUITE 200, FORT PIERCE, FLORIDA 34946.