

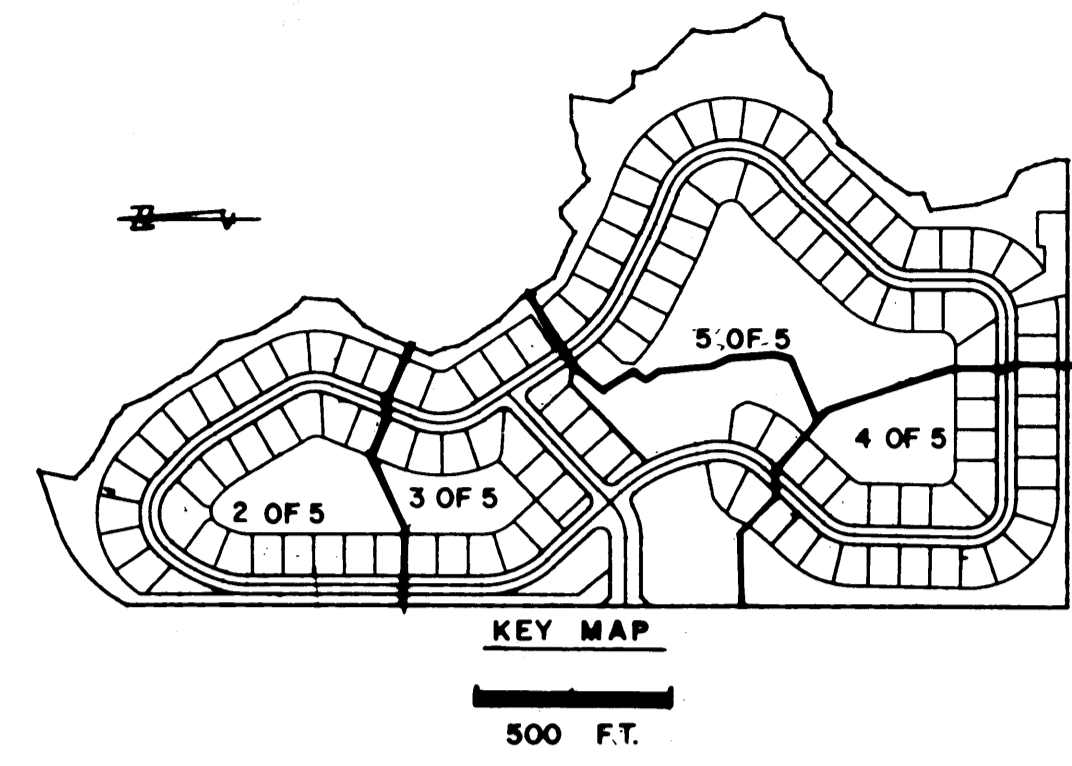
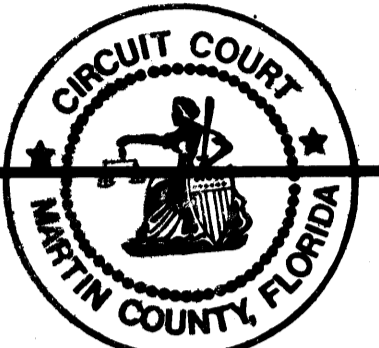
FILED FOR RECORD
MARTIN CO. FLA.
SEP 2 8 AM '90

MARSHA STILLER
CLERK OF CIRCUIT COURT
BY
D.C.

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 67, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 2nd DAY OF October, 1990

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: *Kathy Webster D.C.*
DEPUTY CLERK

FILE NO.
849277
(CIRCUIT COURT SEAL)

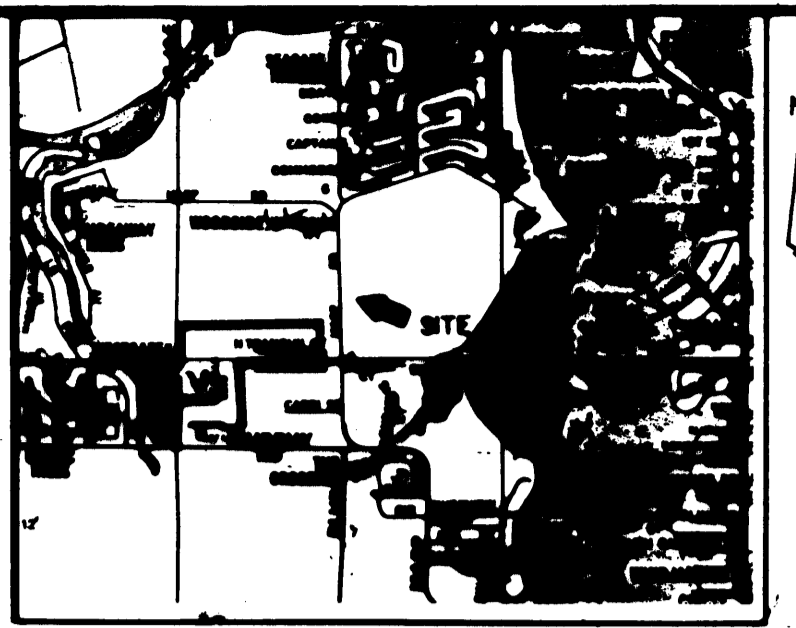


A PLAT OF HARBOUR POINTE

PHASES 1, 2, & 3

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 2, 5 & 6 SECTION 6, TWP. 38 S., RNGE. 41 E. MARTIN COUNTY, FLORIDA

AUGUST, 1990



LOCATION MAP-N.T.S.

DESCRIPTION

A PARCEL OF LAND, LYING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 6; THENCE S 89°49'03"E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. MAPP ROAD (AN 80.00 FOOT RIGHT-OF-WAY); THENCE N 00°19'51"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2346.40 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT-OF-WAY LINE OF S.W. DYER POINT ROAD (A 60.00 FOOT RIGHT-OF-WAY) SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 395.00 FEET THE RADIUS POINT OF WHICH BEARS S 76°44'57"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 58°17'04", A DISTANCE OF 401.82 FEET TO THE POINT OF TANGENCY; THENCE N 71°32'47" E, A DISTANCE OF 142.11 FEET; THENCE S 11°51'47" W, A DISTANCE OF 94.82 FEET; THENCE S 46°45'55" E, A DISTANCE OF 48.88 FEET; THENCE S 51°09'58" E, A DISTANCE OF 28.48 FEET; THENCE S 60°14'37" E, A DISTANCE OF 55.84 FEET; THENCE S 64°21'46" E, A DISTANCE OF 56.59 FEET; THENCE S 44°49'37" E, A DISTANCE OF 27.18 FEET; THENCE S 57°46'55" E, A DISTANCE OF 25.12 FEET; THENCE S 23°12'40" E, A DISTANCE OF 71.78 FEET; THENCE S 33°12'34" E, A DISTANCE OF 86.85 FEET; THENCE S 25°12'29" E, A DISTANCE OF 38.21 FEET; THENCE S 44°59'55" E, A DISTANCE OF 109.14 FEET; THENCE S 15°11'28" E, A DISTANCE OF 97.89 FEET; THENCE S 31°13'41" E, A DISTANCE OF 194.88 FEET; THENCE S 42°51'37" E, A DISTANCE OF 25.58 FEET; THENCE S 46°51'33" E, A DISTANCE OF 25.96 FEET; THENCE S 84°22'17" W, A DISTANCE OF 98.18 FEET; THENCE S 41°45'26" W, A DISTANCE OF 54.59 FEET; THENCE S 47°02'14" W, A DISTANCE OF 42.28 FEET; THENCE S 27°16'34" W, A DISTANCE OF 66.37 FEET; THENCE S 22°11'36" W, A DISTANCE OF 119.37 FEET; THENCE S 21°56'48" E, A DISTANCE OF 44.86 FEET; THENCE S 11°54'19" E, A DISTANCE OF 34.18 FEET; THENCE S 26°02'19" E, A DISTANCE OF 24.37 FEET; THENCE S 35°05'05" E, A DISTANCE OF 55.84 FEET; THENCE S 32°28'21" E, A DISTANCE OF 43.79 FEET; THENCE S 45°57'52" E, A DISTANCE OF 86.21 FEET; THENCE S 38°53'17" E, A DISTANCE OF 97.18 FEET; THENCE S 65°41'08" E, A DISTANCE OF 60.38 FEET; THENCE S 67°42'09" E, A DISTANCE OF 15.52 FEET; THENCE S 65°16'09" E, A DISTANCE OF 28.75 FEET; THENCE S 59°51'11" E, A DISTANCE OF 25.09 FEET; THENCE N 58°09'57" E, A DISTANCE OF 54.92 FEET; THENCE N 83°16'38" E, A DISTANCE OF 19.79 FEET; THENCE S 46°26'27" E, A DISTANCE OF 195.72 FEET; THENCE N 56°19'59" E, A DISTANCE OF 23.09 FEET; THENCE S 83°34'07" E, A DISTANCE OF 18.38 FEET; THENCE N 68°56'56" E, A DISTANCE OF 56.22 FEET; THENCE S 89°26'48" E, A DISTANCE OF 28.16 FEET; THENCE N 69°32'19" E, A DISTANCE OF 38.11 FEET; THENCE N 89°28'14" E, A DISTANCE OF 66.89 FEET; THENCE S 88°36'48" W, A DISTANCE OF 181.87 FEET; THENCE S 34°02'46" E, A DISTANCE OF 78.74 FEET; THENCE S 86°34'11" E, A DISTANCE OF 37.88 FEET; THENCE S 84°59'29" E, A DISTANCE OF 28.59 FEET; THENCE S 17°27'48" E, A DISTANCE OF 37.87 FEET; THENCE S 45°45'12" E, A DISTANCE OF 97.28 FEET; THENCE S 45°38'38" E, A DISTANCE OF 39.88 FEET; THENCE S 88°25'47" W, A DISTANCE OF 48.22 FEET; THENCE S 84°17'14" E, A DISTANCE OF 67.34 FEET; THENCE S 28°15'02" E, A DISTANCE OF 34.53 FEET; THENCE S 27°19'22" E, A DISTANCE OF 39.85 FEET; THENCE S 36°54'23" E, A DISTANCE OF 17.28 FEET; THENCE S 12°32'09" W, A DISTANCE OF 48.37 FEET; THENCE S 73°01'46" W, A DISTANCE OF 51.49 FEET; THENCE S 65°09'46" W, A DISTANCE OF 28.39 FEET; THENCE S 53°25'14" W, A DISTANCE OF 88.78 FEET; THENCE S 38°28'32" W, A DISTANCE OF 36.94 FEET; THENCE S 61°39'18" W, A DISTANCE OF 48.00 FEET; THENCE N 87°22'22" W, A DISTANCE OF 58.67 FEET; THENCE N 61°11'09" W, A DISTANCE OF 27.28 FEET; THENCE S 53°17'46" W, A DISTANCE OF 42.88 FEET; THENCE S 56°38'49" W, A DISTANCE OF 88.74 FEET; THENCE S 38°58'28" W, A DISTANCE OF 151.94 FEET; THENCE S 34°07'12" W, A DISTANCE OF 69.57 FEET; THENCE S 81°32'18" E, A DISTANCE OF 38.83 FEET; THENCE S 66°47'34" W, A DISTANCE OF 47.46 FEET; THENCE S 86°49'18" E, A DISTANCE OF 123.87 FEET; THENCE S 17°54'32" E, A DISTANCE OF 79.12 FEET; THENCE S 68°53'11" E, A DISTANCE OF 78.13 FEET; THENCE S 22°17'43" E, A DISTANCE OF 48.92 FEET; THENCE S 14°11'46" E, A DISTANCE OF 54.49 FEET; THENCE S 03°26'47" W, A DISTANCE OF 30.59 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF SECTION 6; THENCE N 89°49'03"W ALONG SAID SECTION LINE, A DISTANCE OF 1214.44 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 60.888 ACRES, MORE OR LESS.

THIS PLAT PREPARED BY:
THOMAS C. VOKOUN, P.L.S.
FOR
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT HARBOUR POINTE LAND COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HERON BEING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE, AND AS SHOWN HERON AS HARBOUR POINTE, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HERON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HERON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF HARBOUR POINTE FOR THE RIGHT-OF-WAY DEDICATION PURSUANT TO PARAGRAPHS 6 BELOW ARE HEREBY DEDICATED TO THE HARBOUR POINTE OWNERS' 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 SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
- THE WATER MANAGEMENT TRACTS SHOWN ON THIS PLAT OF HARBOUR POINTE ARE HEREBY DEDICATED TO THE HARBOUR POINTE MASTER ASSOCIATION, INC. AND THE HARBOUR POINTE OWNERS' ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS IN ACCORDANCE WITH THE ASSOCIATIONS' RESPECTIVE DECLARATIONS OF PROTECTIVE COVENANTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS.
- THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF HARBOUR POINTE, ARE HEREBY DEDICATED TO THE HARBOUR POINTE OWNERS' ASSOCIATION, INC. AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., (1) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND (2) APPROVED BY THE HARBOUR POINTE OWNERS' ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UTILITY EASEMENTS.
- THE RECREATION AND OPEN SPACE AREAS, AS SHOWN ON THIS PLAT OF HARBOUR POINTE, ARE HEREBY DEDICATED TO THE HARBOUR POINTE MASTER ASSOCIATION, INC. FOR RECREATION, LANDSCAPING AND OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RECREATION AND OPEN SPACE AREAS.
- THE DRAINAGE AND ACCESS EASEMENTS, TO INCLUDE THE EMERGENCY ACCESS EASEMENT, AS SHOWN ON THIS PLAT OF HARBOUR POINTE, ARE HEREBY DEDICATED TO THE HARBOUR POINTE MASTER ASSOCIATION, INC. AND THE HARBOUR POINTE OWNERS' ASSOCIATION, INC. FOR DRAINAGE AND ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS IN ACCORDANCE WITH THE ASSOCIATIONS' RESPECTIVE DECLARATIONS OF PROTECTIVE COVENANTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE AND ACCESS EASEMENTS; HOWEVER, THE ASSOCIATIONS SHALL BE RESPONSIBLE TO MAINTAIN SAID DRAINAGE EASEMENTS FOR THE BENEFIT OF THE PUBLIC FOR S.W. MAPP ROAD DRAINAGE.
- THE ADDITIONAL RIGHT-OF-WAY, AS SHOWN ON THIS PLAT OF HARBOUR POINTE, IS HEREBY DEDICATED TO THE PUBLIC.
- THE WETLAND PRESERVE AREAS, TO INCLUDE THE 25-FOOT UPLAND TRANSITION AREAS, AS SHOWN ON THIS PLAT OF HARBOUR POINTE, ARE HEREBY DEDICATED TO THE HARBOUR POINTE MASTER ASSOCIATION, INC. AND THE HARBOUR POINTE OWNERS' ASSOCIATION, INC. FOR MAINTENANCE AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS IN ACCORDANCE WITH THE ASSOCIATIONS' RESPECTIVE DECLARATIONS OF PROTECTIVE COVENANTS. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- THE UPLAND PRESERVE AREAS, AS SHOWN ON THIS PLAT OF HARBOUR POINTE, ARE HEREBY DEDICATED TO THE HARBOUR POINTE OWNERS' ASSOCIATION, INC. FOR MAINTENANCE AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- TRACT "L", AS SHOWN HERON, 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 "L".

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS NAME, AND ITS CORPORATE SEAL TO BE AFFIXED, BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THIS 4th DAY OF September, 1990.

HARBOUR POINTE LAND COMPANY,
A FLORIDA CORPORATION
ATTEST: *Lisa Z. Burg*, Secretary
James A. Burg, Resident

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED *James A. Burg* AND *Lisa Z. Burg*, WELL KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE CORPORATION IN WHOSE NAME THE FOREGOING INSTRUMENT WAS EXECUTED, AND THAT THEY ACKNOWLEDGED EXECUTING THE SAME AS SUCH OFFICERS OF SAID CORPORATION FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN THEM BY SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 4th DAY OF September, 1990.

Shirley Lyden
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-31-92

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, Stephen Fry a member of the Florida Bar, HEREBY CERTIFY, THAT ON THIS SEPTEMBER 4th, 1990 AT 9:00 AM.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HERON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HERON ARE AS FOLLOWS:
A. A MORTGAGE FROM HARBOUR POINTE LAND COMPANY, A FLORIDA CORPORATION, IN FAVOR OF COMMUNITY SAVINGS, F.A., RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 501, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

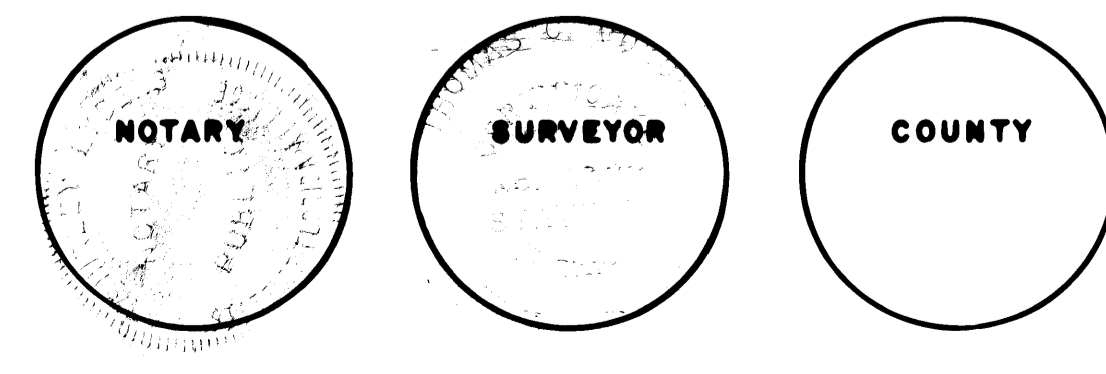
DATED THIS 4th DAY OF SEPTEMBER, 1990.

BY: *Stephen Fry*
STEPHEN FRY
900 EAST OCEAN BLVD.
SUITE 120
STUART, FLORIDA

MORTGAGE'S CONSENT

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

A separate Mortgage Holder's Consent and Consent to this Plat, executed by the Mortgagee, will be recorded concurrently with this Plat 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 HARBOUR POINTE, 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.

9-13-90
DATE
James E. Hellstrom
COUNTY ENGINEER
8-28-90
DATE
Charles Dreyfus
COUNTY ATTORNEY
8-28-90
DATE
Donna Wedman
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL
8-28-90
DATE
Thalia A. Thomas
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL
ATTEST: *Marsha Stiller*
By: *Kathy Webster D.C.*

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

PARCEL CONTROL No. 6-38-41-008-000-0000

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS P.O. BOX 727 JUNTER, FLORIDA 32668	2865 136 AVENUE VENO BEACH, FLORIDA 32686	1	5
1811 CENTRAL PARKWAY SUITE 201 FORT PIERCE, FLORIDA 34989	1811 CENTRAL PARKWAY SUITE 201 STUART, FLORIDA 34994		