

VICINITY MAP not to scale

THE PLANTATION at SEWALL'S POINT

Town of Sewall's Point,
Martin County, Florida

A TRACT OF LAND IN GOVERNMENT LOTS 4 & 5, SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST AND GOVERNMENT LOT 6, SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

ASLAN, Inc.
Consultants-Planners-Surveyors
Land Information Services
2400 S.E. Monterey Road, Suite 200C
Stuart, Florida 34996
(407)-288-4880

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA

SEWALL'S POINT PLANTATION PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLANTATION AT SEWALL'S POINT, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE SEWALL'S POINT PLANTATION HOMEOWNERS ASSOCIATION, INC. FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITY PURPOSES.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION BY ANY UTILITY OR CABLE TELEVISION PROVIDER IN COMPLIANCE WITH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO THE SEWALL'S POINT PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE FACILITIES. SUCH DRAINAGE EASEMENTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE SEWALL'S POINT PLANTATION HOMEOWNERS ASSOCIATION, INC. THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY AND LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
- THE INGRESS AND EGRESS EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE SEWALL'S POINT PLANTATION HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS AND EGRESS. THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY AND LIABILITY REGARDING SUCH EASEMENT.

SIGNED AND SEALED THIS 1st DAY OF November, 1990, ON BEHALF OF SAID PARTNERSHIP.

SEWALL'S POINT PLANTATION PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP

BY: John H. Bourassa
JOHN H. BOURASSA, PRESIDENT
WITNESS: [Signature]
WITNESS: [Signature]

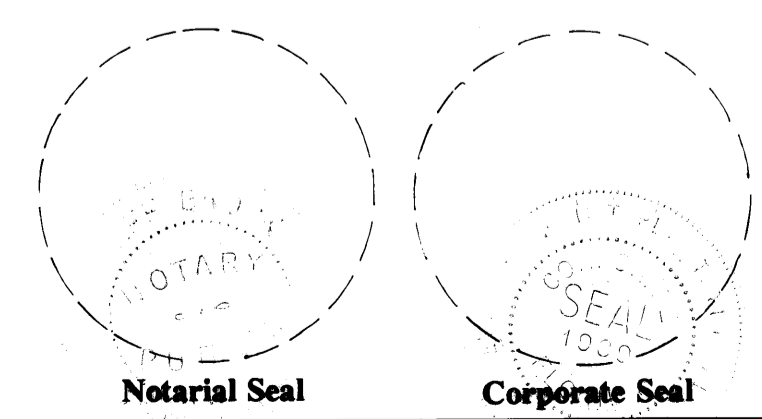
ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN H. BOURASSA, WELL KNOWN TO ME TO BE PRESIDENT OF SEWALL'S POINT PLANTATION, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING, AS SUCH OFFICER OF SAID CORPORATION, ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF November, 1990.

MY COMMISSION EXPIRES: Dec. 28, 1992
NOTARY PUBLIC
STATE OF FLORIDA



MORTGAGE HOLDERS CONSENT

COUNTY OF PALM BEACH
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER AND OWNER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 1291, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY JOIN IN AND RATIFY THIS PLAT AND ALL DEDICATIONS AND RESERVATIONS HEREON, BY THE OWNERS THEREOF.

SIGNED AND SEALED THIS 2 DAY OF November, 1990.

BY: Louis A. Dommerich
LOUIS A. DOMMERICH
WITNESS: [Signature]
WITNESS: [Signature]

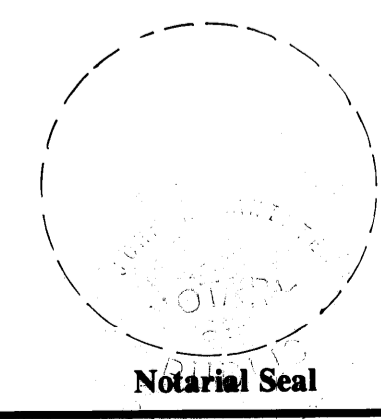
ACKNOWLEDGEMENT

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOUIS A. DOMMERICH, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November, 1990.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
STATE OF FLORIDA



TITLE CERTIFICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, DAVID NORRIS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF THE 31 DAY OF October, 1990 THAT:

- RECORD TITLE OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS VESTED IN SEWALL'S POINT PLANTATION PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE TO LOUIS A. DOMMERICH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LOUIS F. DOMMERICH, DATED OCTOBER 6, 1989, RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 1291, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

DATED THIS 1 DAY OF November, 1990.

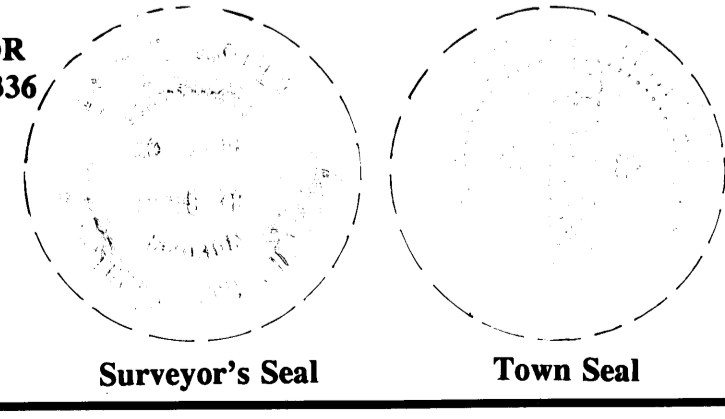
THE LAW OFFICES OF FRED C. COHEN, P.A.

[Signature]
DAVID NORRIS, ESQ.
712 U.S. HIGHWAY ONE, FOURTH FLOOR
NORTH PALM BEACH, FLORIDA 33408-7146

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, THAT THE ATTACHED PLAT OF THE PLANTATION AT SEWALL'S POINT, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, 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, FLORIDA STATUTES.

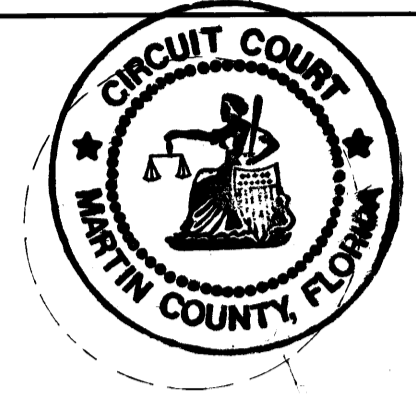
BY: Eric B. Holly 11-1-90
ERIC B. HOLLY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3336



CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 70, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 2 DAY OF November, 1990.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NO. 854204 BY: Deborah Longston
DEPUTY CLERK



Clerk of the Circuit Court Seal

LEGAL DESCRIPTION

A TRACT OF LAND IN GOVERNMENT LOTS 4 AND 5, SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST AND GOVERNMENT LOT 6, SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE RUN SOUTH 89°22'26" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 198.74 FEET TO A CONCRETE MONUMENT, SAID POINT BEING THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 89°22'26" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1111.99 FEET TO A REBAR AND CAP; THENCE NORTH 00°26'56" EAST 714.54 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 88°30'18" EAST 1506.61 FEET TO A POINT, SAID POINT BEING 15.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF INDIAN RIVER DRIVE (FORMERLY KNOWN AS SEWALL'S PT. ROAD); THENCE SOUTH 22°14'20" EAST ALONG A LINE 15.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID INDIAN RIVER DRIVE, FOR A DISTANCE OF 154.00 FEET TO AN X-MARK IN A CONCRETE SIDEWALK; THENCE NORTH 89°10'24" WEST 130.03 FEET TO A REBAR AND CAP; THENCE SOUTH 79°52'58" WEST 806.75 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00°27'26" WEST 401.53 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89°41'26" WEST 15.02 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00°17'15" EAST 342.21 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE SOUTH 00°17'15" EAST 116.27 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER, AS LOCATED BY POST, BUCKLEY, SCHUII AND JERNIGAN, INC., ON JANUARY 19-27, 1989 AND SHOWN ON THAT SURVEY MAP DATED APRIL 24, 1989. SAID MEAN HIGH WATER LINE BEING THE SOUTHERLY BOUNDARY OF THE HEREIN DESCRIBED PROPERTY; THENCE MEANDER SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES;

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|---------------------------------------|---------------------------------------|
| (1) NORTH 82°59'26" WEST 59.85 FEET; | (2) SOUTH 88°51'50" WEST 55.89 FEET; |
| (3) SOUTH 83°42'40" WEST 53.10 FEET; | (4) SOUTH 78°31'37" WEST 48.03 FEET; |
| (5) SOUTH 80°51'56" WEST 48.98 FEET; | (6) NORTH 88°12'30" WEST 48.83 FEET; |
| (7) SOUTH 85°57'27" WEST 50.53 FEET; | (8) SOUTH 82°34'24" WEST 51.12 FEET; |
| (9) SOUTH 84°01'37" WEST 49.50 FEET; | (10) SOUTH 85°04'21" WEST 49.31 FEET; |
| (11) NORTH 83°00'35" WEST 46.77 FEET; | (12) SOUTH 84°53'37" WEST 53.40 FEET; |
| (13) SOUTH 86°18'46" WEST 47.53 FEET; | (14) SOUTH 85°01'51" WEST 51.61 FEET; |
| (15) SOUTH 84°36'17" WEST 49.60 FEET; | (16) SOUTH 83°41'36" WEST 51.00 FEET; |
| (17) SOUTH 77°37'59" WEST 48.51 FEET; | (18) SOUTH 84°21'53" WEST 51.60 FEET; |
| (19) SOUTH 77°59'52" WEST 48.58 FEET; | (20) SOUTH 80°59'39" WEST 50.98 FEET; |
| (21) SOUTH 77°32'51" WEST 49.63 FEET; | (22) SOUTH 33°21'13" WEST 58.46 FEET; |
| (23) NORTH 66°41'57" WEST 69.78 FEET; | (24) SOUTH 77°59'15" WEST 51.30 FEET; |
| (25) SOUTH 82°23'09" WEST 48.92 FEET; | (26) SOUTH 82°41'28" WEST 51.32 FEET; |
| (27) SOUTH 85°55'31" WEST 48.22 FEET; | (28) SOUTH 86°41'59" WEST 51.55 FEET; |
| (29) SOUTH 85°48'11" WEST 48.32 FEET; | (30) NORTH 85°53'48" WEST 49.14 FEET; |
| (31) SOUTH 87°50'03" WEST 49.70 FEET; | (32) SOUTH 89°44'39" WEST 52.25 FEET; |
| (33) SOUTH 89°43'13" WEST 51.44 FEET; | (34) SOUTH 89°30'38" WEST 44.90 FEET; |
| (35) NORTH 84°38'02" WEST 48.16 FEET; | |

THENCE NORTH 00°13'02" EAST ALONG A LINE LYING 198.74 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 624.88 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE CONTAINING 36.69 ACRES MORE OR LESS.

APPROVAL OF TOWN OF SEWALL'S POINT

THE PLAT AS SHOWN HEREON HAS BEEN APPROVED BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA AND THE TOWN DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT, THIS 1st DAY OF November, 1990.

TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT
BY: Dolores deC. Clarke
DOLORES deC. CLARKE, MAYOR
ATTEST: Joan H. Barrow
JOAN H. BARROW, TOWN CLERK
APPROVAL: M. Lanning Fox
M. LANNING FOX, TOWN ATTORNEY