

LOCATION MAP N.T.S.

DESCRIPTION

A parcel of land lying in Government Lots 4 and 5 Section 26 Township 37 South, Range 41 East Martin County, Florida.

Commence at the Southwest corner of Government Lot 4 of said Section 26 thence N 00°26'22"E along the West line of said Government Lot 4 a distance of 714.54 feet to the POINT OF BEGINNING of the herein described parcel; thence continue N 00°26'22"E along the West line of said Government Lot 4 a distance of 590.25 feet to a point on the South right-of-way line of Palmer Road (a 66.00 foot right-of-way); thence S 89°18'53"E along said South right-of-way line a distance of 743.05 feet; thence S 0°41'07"W, a distance of 90.30 feet; thence S 44°37'12"W, a distance of 103.85 feet to a point on a curve concave to the Southwest having a radius of 50.00 feet the radius point on which bears S 04°04'07"W, thence Southeasterly along the arc of said curve, through a central angle of 37° 40' 41" an arc distance of 32.88 feet; thence N 44°37'12"E, a distance of 82.40 feet; thence S 89°18'53"E, a distance of 160.58 feet; thence N 0°41'07"E, a distance of 117.96 feet to a point on aforesaid South right-of-way line; thence along said South right-of-way S 89°18'53"E, a distance of 307.40 feet to the intersection of the West right-of-way line of Sewall's Point Road (a variable right-of-way); thence S 22°23'13"E along said West right-of-way line a distance of 664.36 feet; thence N 88°30'18"W; a distance of 1484.00 feet to the POINT OF BEGINNING.

Said parcel contains 18.12 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT SEWALL'S LANDING, LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOTS 4 AND 5, SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS A PLAT OF SEWALL'S LANDING, 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 SEWALL'S LANDING, ARE HEREBY DEDICATED TO SEWALL'S LANDING ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR ACCESS AND DRAINAGE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR THE USE OF THE OWNERS OF THE PROPERTY FOR UTILITY PURPOSES, BY ANY UTILITY AND FOR CABLE 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 SUCH STREETS AND RIGHTS-OF-WAY.
2. THE ADDITIONAL ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SEWALL'S LANDING IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY, DRAINAGE, UTILITY AND OTHER PROPER PURPOSES.
3. THE WATER MANAGEMENT TRACTS, DRAINAGE AND ACCESS EASEMENTS ON THIS PLAT OF SEWALL'S LANDING ARE HEREBY DEDICATED TO SEWALL'S LANDING ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR WATER MANAGEMENT, 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 WATER MANAGEMENT TRACTS, DRAINAGE AND ACCESS EASEMENTS.
4. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF SEWALL'S LANDING MAY BE USED FOR UTILITY PURPOSES BY AN 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 LANDSCAPE BUFFER EASEMENTS, AS SHOWN ON THIS PLAT OF SEWALL'S LANDING, ARE HEREBY DEDICATED TO SEWALL'S LANDING ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR LANDSCAPE PURPOSES, CONSTRUCTION AND MAINTENANCE OF THE PERIMETER WALL 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 LANDSCAPE BUFFER EASEMENTS.
6. THE UPLAND PRESERVATION EASEMENTS, AS SHOWN ON THIS PLAT OF SEWALL'S LANDING, ARE HEREBY DEDICATED TO SEWALL'S LANDING ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID EASEMENTS 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 EASEMENTS; BUT HAVE THE AUTHORITY TO ENFORCE SAID EASEMENTS.

A PLAT OF SEWALL'S LANDING

LYING IN GOVERNMENT LOTS 4 AND 5 SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA

(CERTIFICATE OF OWNERSHIP & DEDICATION - CONTINUED) SIGNED AND SEALED THIS 16th DAY OF 1991, ON BEHALF OF SAID PARTNERSHIP, BY ITS GENERAL PARTNER.

Eleanor G. Davis ATTEST: ASSISTANT SECRETARY ELEANOR G. DAVIS WITNESS: Mark B. Dunbar, M. Kelly Cox SEWALL'S LANDING, LTD, A FLORIDA LIMITED PARTNERSHIP. DICKERSON REALTY CORPORATION, A NORTH CAROLINA CORPORATION, AS GENERAL PARTNER. KENTON R. GEBERT ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF January, 1991, BY KENTON R. GEBERT AND ELEANOR G. DAVIS, AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF DICKERSON REALTY CORPORATION, A NORTH CAROLINA CORPORATION, AS GENERAL PARTNER OF SEWALL'S LANDING, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP AND OF EACH OF THE CORPORATION.

I AM A NOTARY PUBLIC OF FLORIDA AND MY COMMISSION EXPIRES: 11-1-93

MORTGAGEES CONSENT

STATE OF FLORIDA COUNTY OF MARTIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO. BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 844 PAGE 1820, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BARNETT BANK OF MARTIN COUNTY, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND THIS 8 DAY OF Feb, 1991. BARNETT BANK OF MARTIN COUNTY, N.A.

Attest: Karen W. Packard WITNESS: Yvonne C. Kistner

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED J. Cary Allen AND Karen W. Packard, TO ME WELL KNOWN TO BE THE Vice President AND Vice President, RESPECTIVELY, OF BARNETT BANK OF MARTIN COUNTY, N.A. AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF OF BARNETT BANK OF MARTIN COUNTY, N.A.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF Feb, 1991.

MY COMMISSION EXPIRES: 11-1-93

NOTARY PUBLIC STATE OF FLORIDA

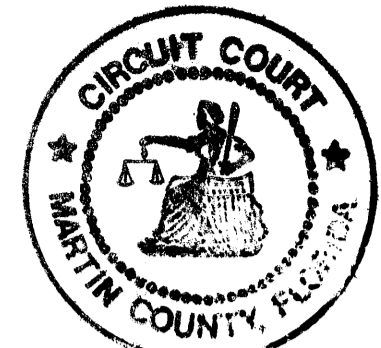
COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN

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

2-21-91 DATE COUNTY ENGINEER Donald E. Hallman
1-15-91 DATE COUNTY ATTORNEY Karen W. Packard
1-15-91 DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL. Yvonne C. Kistner
1-15-91 DATE ATTEST: Marsha Stiller, Deputy Clerk, Debrah Longtin, Clerk

FILED FOR RECORD APR 16 1991



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 26, PAGE 87, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 16 DAY OF APRIL, 1991.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA. BY: Debrah Longtin DEPUTY CLERK

FILE NO. 879458 (CIRCUIT COURT SEAL)

FEBRUARY 1991

SEE AFFIDAVIT RECORDED IN OR BOOK 1248 PAGE 2195 DATED 7/10/97 MARSHA STILLER CLERK OF THE COURT L. K. WOODS, JR.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN

I, RICHARD J. DUNGEY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MARCH 1, 1991 AT 7:00 P.M.

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SEWALL'S LANDING, LTD, A FLORIDA LIMITED PARTNERSHIP.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. A MORTGAGE TO BARNETT BANK OF MARTIN COUNTY, N.A., AS RECORDED IN OFFICIAL RECORD BOOK 844, PAGE 1820, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN RELEASE AND SUBSTITUTION AGREEMENT DATED JANUARY 21, 1991 AND RECORDED IN OFFICIAL RECORDS BOOK 844, PAGE 1820, MARTIN COUNTY, FLORIDA.

DATED THIS 4th DAY OF MARCH 1991 PUBLIC RECORDS. RICHARD J. DUNGEY, WARNER, FOX, SEELEY & DUNGEY, ATTORNEYS, P.A., 1100 S. FEDERAL HIGHWAY STUART, FLORIDA 34994

SURVEYORS CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF SEWALL'S LANDING 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, REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATION NO. 4382

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 837, PAGE 1691, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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. 26-37-41-014-000-0000.0

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

Table with columns for Lindahl, Browning, Ferrari & Hellstrom, Inc. details and page numbers 1 and 3.