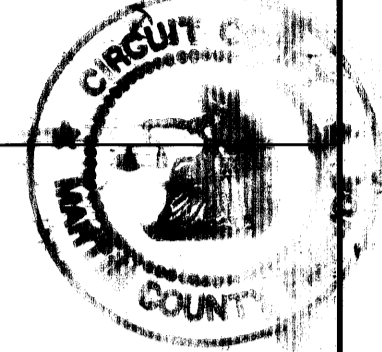


FILED FOR RECORD
MARTIN CO. FLA
91 JUN 21 PM 2:13

MARSHA STILLER
CLERK OF CIRCUIT COURT
BY DC

CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 31 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 21ST DAY OF June, 1990.
MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER 89-0917 BY Charlotte Busby DEPUTY CLERK



PLAT OF SEA PINES PUD PHASES 2-3-4

LYING IN THE UNPLATTED PORTION OF GOMEZ GRANT, BEING A PORTION OF BLOCK "H" OF AN UNRECORDED PLAT OF LOTS "A" THRU "N" AT THE GOMEZ GRANT MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

PINELAND PROPERTIES OF HOBE SOUND, 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:

- TRACTS "A" AND "B" AND THE "UPLAND NATIVE VEGETATION PRESERVE AREAS" SHOWN ON THE PLAT OF "SEA PINES" ARE HEREBY DECLARED TO BE PRESERVE AREAS AND NATURAL DRAINAGE AREAS (A SPECIAL CLASS OF COMMON AREAS) AND ARE DEDICATED TO "THE SEA PINES OF HOBE SOUND HOMEOWNERS' ASSOCIATION, INC." FOR PRESERVATION PURPOSES AND SHALL BE THE PERPETUAL RESPONSIBILITY OF SUCH ASSOCIATION. THE PRESERVE AREAS SHALL NOT BE ALTERED FROM THEIR NATURAL STATE EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCE SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH PRESERVE AREAS.
- UTILITY EASEMENTS SHOWN ON THIS PLAT OF "SEA PINES" MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, (INCLUDING C.A.T.V.), IN COMPLIANCE WITH SUCH ORDINANCE 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, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE COMMON AREAS, AND LIMITED COMMON AREAS, OTHER THAN TRACTS A, B AND THE UPLAND NATIVE VEGETATION PRESERVE AREAS, SHOWN ON THIS PLAT OF "SEA PINES" ARE DEDICATED TO THE SEA PINES OF HOBE SOUND HOMEOWNERS' ASSOCIATION, INC. FOR PURPOSES OF OPEN SPACE, DECKS, ACCESS TO LOTS, PARKING, DRAINAGE, CABLE TELEVISION AND UTILITIES, AND ANY OTHER LAWFUL PURPOSES AS MAY BE EXPRESSLY PERMITTED BY SAID HOMEOWNERS' ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREAS.
- THE LANDSCAPE BUFFER EASEMENT SHOWN ON THIS PLAT OF "SEA PINES" IS HEREBY DEDICATED TO THE SEA PINES OF HOBE SOUND HOMEOWNERS' ASSOCIATION, INC. FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER EASEMENT.
- S.E. SEA PINES CIRCLE, S.E. BRISTLECONE PLACE AND S.E. STONEHILL LANE, SHOWN ON THIS PLAT OF "SEA PINES" ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE SEA PINES OF HOBE SOUND HOMEOWNERS' ASSOCIATION, INC. FOR INGRESS/EGRESS, DRAINAGE, CABLE TELEVISION AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREAS.

SIGNED AND SEALED THIS 6 DAY OF August 1990 ON BEHALF OF SAID CORPORATIONS BY ITS PRESIDENTS AND ATTESTED TO BY ITS SECRETARIES.

PINELAND PROPERTIES OF HOBE SOUND, INC., A FLORIDA CORPORATION
BY: Russell Palmieri
RUSSELL PALMIERI
PRESIDENT
ATTEST: Larry Charest
LARRY CHAREST
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RUSSELL PALMIERI AND LARRY CHAREST, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PINELAND PROPERTIES OF HOBE SOUND, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF August, 1990.

Angela R. Busby
ANGELA BUKY
VICE-PRESIDENT
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
MAY 19, 1991
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 19, 1991
BONDED TO THE NOTARY PUBLIC UNDERWRITERS

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, DAVID S. SWAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF June 3, 1990, AT 9:00 A.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE FLORIDA CORPORATION EXECUTING THE DEDICATION AS SHOWN HEREON.
- ALL MORTGAGES, LIENS AND ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE FROM SEA PINES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, TO SOUTHEAST BANK N.A., AS RECORDED JULY 11, 1989, IN OFFICIAL RECORDS BOOK 819, PAGE 1628, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DAVID S. SWAN
ATTORNEY AT LAW
BY: David S. Swan
DAVID S. SWAN, ATTY.
1901 N.W. 62ND STREET
SUITE 415
FT. LAUDERDALE, FL. 33309

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

SOUTHEAST BANK N.A. HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION(S) HEREON, AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED, SEALED AND ATTESTED THIS 9th DAY OF August 1990, ON BEHALF OF SAID BANK, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST: Angela R. Busby
ANGELA BUKY
VICE-PRESIDENT
MORTGAGEE:
SOUTHEAST BANK N.A.
BY: Pedro J. Gomez
PEDRO J. GOMEZ
VICE-PRESIDENT

ACKNOWLEDGEMENT

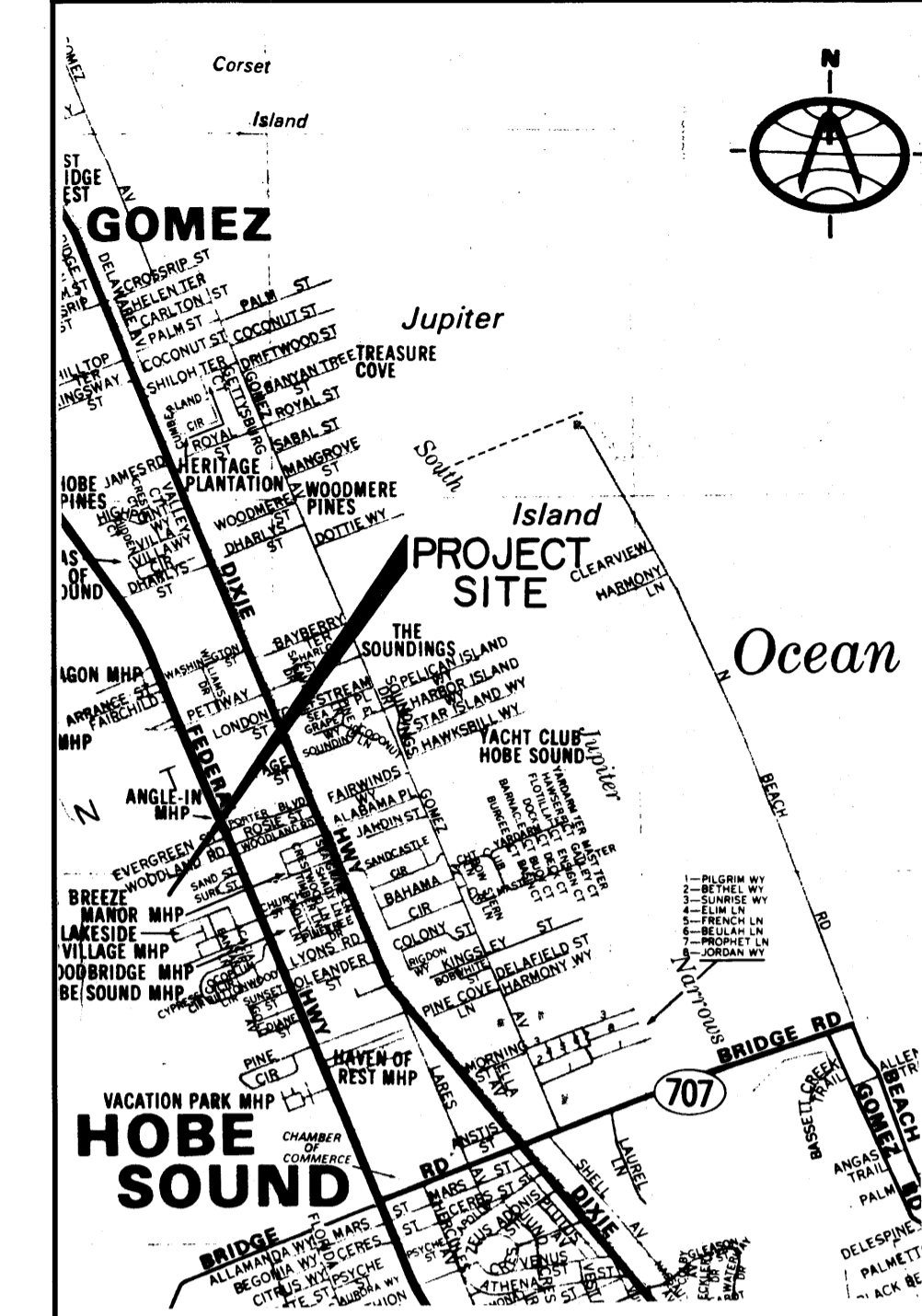
STATE OF FLORIDA:
COUNTY OF MARTIN:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANGELA BUKY AND PEDRO J. GOMEZ, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID BANK.

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

Anna D. Nares
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
AUGUST 13, 1993

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: AUG. 13, 1993
BONDED TO THE NOTARY PUBLIC UNDERWRITERS



VICINITY MAP

LAND DESCRIPTION

A PARCEL OF LAND LYING IN THE UNPLATTED PORTION OF GOMEZ GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF BLOCK "H" OF AN UNRECORDED PLAT OF LOTS "A" THRU "N" OF THE GOMEZ GRANT, SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF "SURF AND SAND TRAILER VILLAGE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 61 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 68° 52' 25" WEST, ALONG THE NORTH LINE OF SAID PLATTED LANDS, AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. WOODLANDS ROAD, 292.10 FEET TO THE NORTHWEST CORNER OF SAID PLATTED LANDS;

THENCE CONTINUE SOUTH 68° 52' 25" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. WOODLANDS ROAD, FOR A DISTANCE OF 378.23 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, SAID POINT ALSO TO BE REFERRED TO AS POINT "A";

THENCE SOUTH 21° 07' 35" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00;

THENCE SOUTH 68° 52' 25" WEST, PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 427.33 FEET;

THENCE NORTH 21° 07' 35" WEST, 85.00 FEET;

THENCE NORTH 68° 52' 25" EAST, 9.00 FEET;

THENCE NORTH 21° 07' 35" WEST, 6.00 FEET;

THENCE NORTH 68° 52' 25" EAST, 8.00 FEET;

THENCE NORTH 21° 07' 35" WEST, A DISTANCE OF 9.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. WOODLANDS ROAD;

THENCE NORTH 68° 52' 25" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 410.33 FEET, TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.976 ACRES MORE OR LESS;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

FOR A POINT OF REFERENCE, COMMENCE AT THE ABOVE REFERENCED POINT "A".

THENCE NORTH 68° 52' 25" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. WOODLANDS ROAD, A DISTANCE OF 81.46 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AN "A, T. & T." EASEMENT AS RECORDED IN DEED BOOK NUMBER 42, PAGE NUMBER 146, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 20° 41' 07" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID EASTERLY EASEMENT LINE, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 20° 41' 07" EAST, ALONG SAID EASEMENT LINE, A DISTANCE OF 510.18 FEET;

THENCE SOUTH 68° 53' 22" WEST, A DISTANCE OF 705.51 FEET, TO AN INTERSECTION WITH THE WESTERLY LINE OF BLOCK "H", GOMEZ GRANT;

THENCE NORTH 21° 08' 48" WEST, ALONG SAID WESTERLY LINE OF BLOCK "H", A DISTANCE OF 374.90 FEET;

THENCE NORTH 47° 51' 58" EAST, DEPARTING SAID WESTERLY LINE OF BLOCK "H", A DISTANCE OF 16.92 FEET;

THENCE NORTH 68° 51' 12" EAST, 95.35 FEET;

THENCE SOUTH 21° 08' 48" EAST, 63.76 FEET;

THENCE NORTH 68° 50' 59" EAST, 137.00 FEET;

THENCE NORTH 21° 08' 48" WEST, 192.67 FEET;

THENCE NORTH 68° 52' 25" EAST, 461.48 FEET, TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 7.349 ACRES MORE OR LESS;

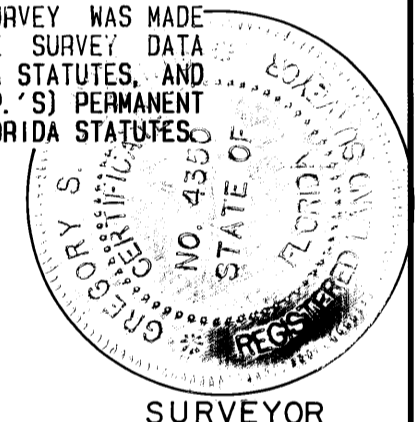
GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N 21° 10' 10" W ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONTROL OF ACCESS (C) DESIGNATES NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE MARTIN COUNTY BOARD OF COMMISSIONERS.

SURVEYOR'S CERTIFICATE

I, GREGORY S. FLEMING, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER, THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET, AS REQUIRED BY CHAPTER 177.091, FLORIDA STATUTES.

BY: Gregory S. Fleming
GREGORY S. FLEMING, P.L.S.
REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION NO. 4350



APPROVAL BY MARTIN COUNTY

COUNTY OF MARTIN } S.S.
STATE OF FLORIDA }

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

- 5-13-91 DATE Donald E. Hillman COUNTY ENGINEER
- 7-10-90 DATE John A. Ferguson COUNTY ATTORNEY
- 4-10-90 DATE Dame Wedem VICE-CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
- 4-10-90 DATE Gregory S. Fleming VICE-CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller
CLERK
By Charlotte Busby, D.C.

PARCEL CONTROL NO. 34-38-42-665-000-0000-0

Keith & Schnars, Inc.
ENGINEERS - PLANNERS - SURVEYORS

141 S.W. FLAGLER AVENUE
STUART, FLORIDA 34994
(407) 287-2626

PLAT
PAGE 1 OF 4
SEA PINES PUD PHASES 2-3-4

STUART DIVISION

AUGUST, 1990