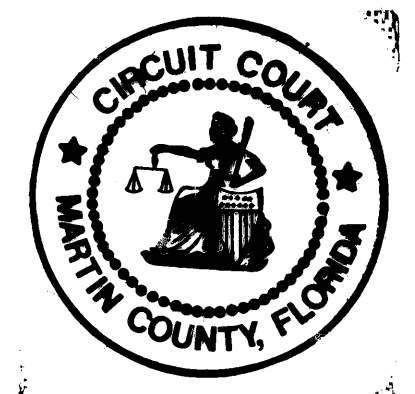


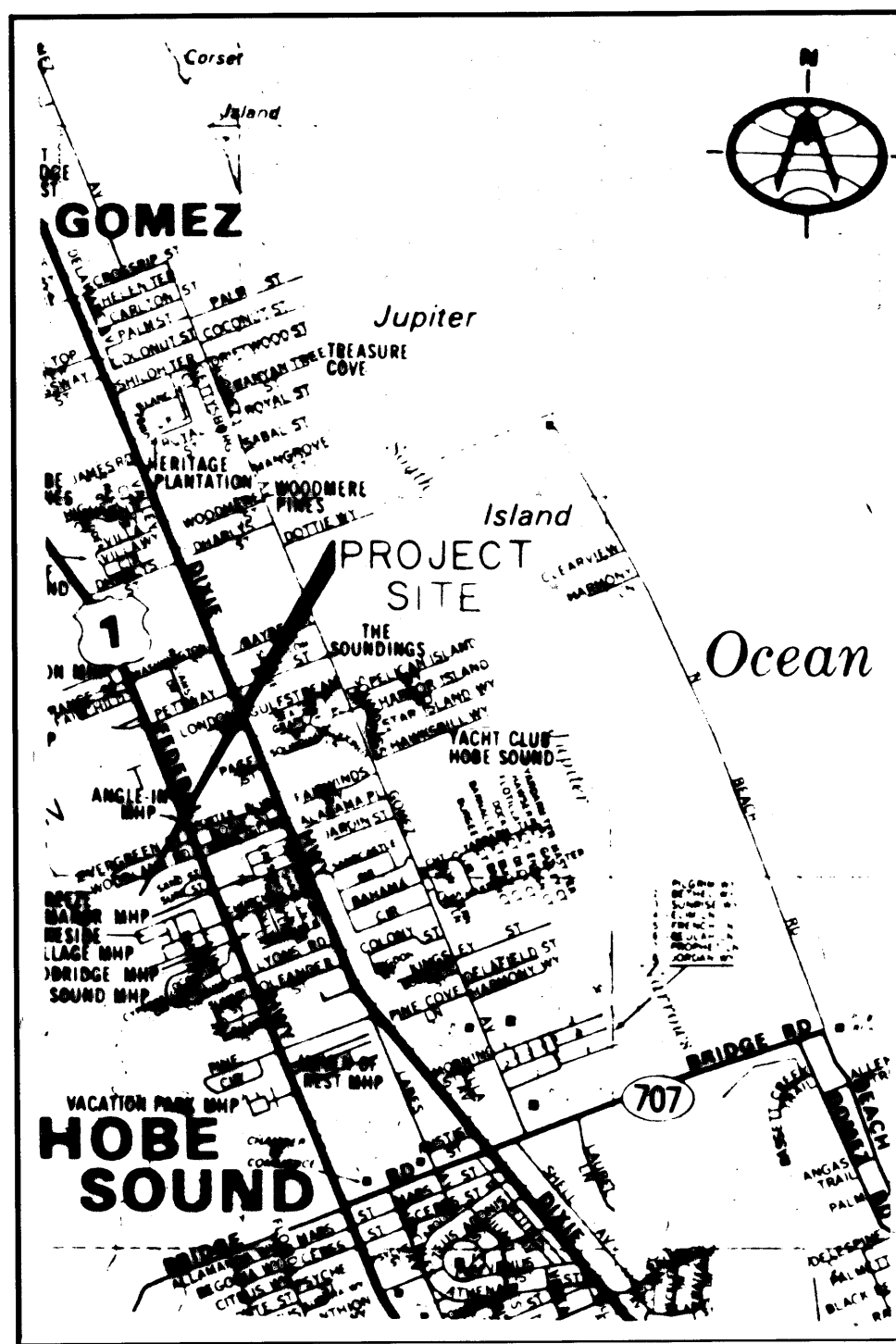
FILED FOR RECORD
MARTIN CO., FLA.
89 AUG 18 PM 2:47

MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.



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 10 PAGE 4 MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 18th DAY OF August, 1989.
MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER 784252 BY Kathy Webster, D.C. DEPUTY CLERK



VICINITY MAP

PLAT OF SEA PINES PUD PHASE I

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
SEA PINES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "B" SHOWN ON THIS PLAT OF "SEA PINES" IS HEREBY DECLARED TO BE A RECREATION AREA AND IS DEDICATED TO THE SEA PINES OF HOBE SOUND HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, THE OWNERS OF LOTS "A" THRU "N" SEA PINES AND THEIR INVITED GUESTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RECREATION AREA.
- TRACT "C" AND THE "UPLAND NATIVE VEGETATION PRESERVE AREAS" SHOWN ON THE PLAT OF "SEA PINES" ARE HEREBY DECLARED TO BE PRESERVE 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, OTHER THAN TRACT "C" 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, 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.
- TRACT "E" SHOWN ON THIS PLAT OF "SEA PINES" IS HEREBY DECLARED TO BE AN EMERGENCY ACCESS EASEMENT AND IS DEDICATED TO THE SEA PINES OF HOBE SOUND HOMEOWNERS' ASSOCIATION, INC., FOR EMERGENCY PURPOSES ONLY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EMERGENCY ACCESS EASEMENT.
- 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 AND S.E. FOX HILL PLACE, 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 13 DAY OF July, 1989, ON BEHALF OF SAID CORPORATIONS BY ITS PRESIDENTS AND ATTESTED BY ITS SECRETARIES.

SEA PINES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP:
PINELAND PROPERTIES OF HOBE SOUND, INC., A FLORIDA CORPORATION
BY: Russell Palmieri, President; Larry Charest, Secretary
ATTEST: Violet Hesson, 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 INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF July, 1989.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
My Commission Expires May 14, 1991

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN
I, DAVID S. SWAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JULY 11, 1989 AT 5:00 P.M.
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP EXECUTING THE DEDICATION AS SHOWN HEREON.
2. ALL MORTGAGES, LIENS AND ENCUMBRANCES NOT SATISFIED OR RELEASED OR RECORD NOT OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGES 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.
1001 N.W. 62ND STREET
SUITE 410
FT. LAUDERDALE, FL. 33309

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN
SOUTHEAST BANK N.A. HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES SUBORDINATE THEIR MORTGAGES TO SUCH DEDICATIONS.
SIGNED, SEALED AND ATTESTED THIS 10 DAY OF July, 1989, ON BEHALF OF SAID BANK, BY ITS AUTHORIZED REPRESENTATIVES.
ATTEST: Angela R. Buky, Vice-President; John F. Laver, Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANGELA R. BUKY AND JOHN F. LAVER, TO ME WELL KNOWN TO BE VICE PRESIDENTS OF SOUTHEAST BANK N.A., AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK.
WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF July, 1989.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
My Commission Expires 6-18-92
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 18, 1993
BONDED THRU GENERAL INS. UNCL.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARTIN GOLDSTEIN AND VIOLET HESSON, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE BABCOCK COMPANY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF July, 1989.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
My Commission Expires 6-18-92

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 (A) 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 THIS PLAT OF SEA PINES IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND DIRECTION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
BY: Gregory S. Fleming, P.L.S.
FLORIDA REGISTRATION NO. 4350
DATE: 7/17/89

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:
8-10-89 DATE
5-23-89 DATE
5-23-89 DATE
5-23-89 DATE
COUNTY ENGINEER: Donald E. Hillman
COUNTY ATTORNEY: Thomas S. Payne
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA: Joseph Bandy
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA: Frank A. Duda
ATTEST: Marsha Stiller, Clerk
By: Kathy Webster, D.C.

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 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;
THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 68° 52' 25" WEST, 378.23 FEET;
THENCE SOUTH 21° 07' 35" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00;
THENCE SOUTH 68° 52' 25" WEST, 427.33 FEET, PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE;
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 SOUTH 68° 52' 25" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 239.03 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "H", GOMEZ GRANT;
THENCE SOUTH 21° 08' 48" EAST, ALONG THE WEST LINE OF SAID BLOCK "H" A DISTANCE OF 285.07 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 83.76 FEET;
THENCE NORTH 68° 50' 59" EAST, 137.00 FEET
THENCE NORTH 21° 08' 48" WEST 192.67'
THENCE NORTH 68° 52' 25" EAST, 461.48 FEET.
THENCE SOUTH 20° 41' 07" EAST 510.18 FEET.
THENCE NORTH 68° 53' 22" EAST, 312.87 FEET.
THENCE NORTH 21° 07' 40" WEST, 660.25 FEET, TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 7.246 ACRES MORE OR LESS.
BEING SUBJECT TO THE RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORDS.

PARCEL CONTROL NO. 34-38-42-665-000-0000.0

JULY, 1989

KEITH & SCHNARS
ENGINEERS - PLANNERS - SURVEYORS
141 S.W. FLAGLER AVENUE
STUART, FLORIDA 34994
(407) 287-2626
PAGE 1 OF 4
SEA PINES PUD PHASE I PLAT
STUART DIVISION