

LEGAL DESCRIPTION:

The East five acres of the North one half of the Northeast one-quarter of the Southeast one-quarter of the Northeast one-quarter of Section 16, Township 37 South, Range 41 East, Martin County, Florida, subject to the right of way for Savannah Road; TOGETHER WITH Lot 2 and a portion of Lot 1, Block "D", SKYLINE PARK as recorded in Plat Book 2, Page 77, Martin County, Florida public records; said portion of Lot 1 being more particularly described as follows: Begin at the Southwest corner of said Lot 1; thence North 0°31'19" West along the West line of said Lot a distance of 52.40 feet; thence South 89°24'19" East a distance of 41.97 feet to a point on the Easterly line of said Lot 1; said point being the Point of Curvature of a Curve Concave to the East having a central angle of 5°28'16" and a radius of 554.51 feet; thence Southerly along the arc of said Curve a distance of 52.95 feet to the Southeast corner of said Lot 1; thence North 88°43'44" West along the South line of said Lot a distance of 37.80 feet to the Point of Beginning; TOGETHER WITH the South 7.5 feet of the East 218 feet of the Southeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of said Section 16; TOGETHER WITH the South 7.5 feet of the West 15 feet of the Northwest one-quarter of the Northwest one-quarter of the Northwest one-quarter of Section 15, Township 37 South, Range 41 East; TOGETHER WITH that part of the West 15 feet of Government Lot 2, Section 15, Township 37 South, Range 41 East, lying North of the right of way for N.E. Savannah Road.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

STEPHEN M. FINN DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SAVANNAH SKYLINES MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE T.V. COMPANY 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 SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
2. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE SAVANNAH SKYLINES PROPERTY OWNERS' ASSOCIATION, INC. 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 EASEMENTS.
3. THE UPLAND PRESERVE EASEMENTS SHOWN ON THIS PLAT OF SAVANNAH SKYLINES ARE HEREBY DEDICATED TO THE SAVANNAH SKYLINES PROPERTY OWNERS' ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID EASEMENTS EXCEPT IN COMPLIANCE WITH THE ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN FOR SAVANNAH SKYLINES APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PRESERVATION EASEMENTS.
4. PARCEL A (STORMWATER MANAGEMENT AREA) SHOWN ON THIS PLAT OF SAVANNAH SKYLINES IS A COMMON AREA AND IS HEREBY DEDICATED TO THE SAVANNAH SKYLINES PROPERTY OWNERS' ASSOCIATION, INC. FOR STORMWATER MANAGEMENT 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 SAID TRACTS.
5. PARCEL B SHOWN ON THIS PLAT OF SAVANNAH SKYLINES IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY FOR FUTURE PUBLIC RIGHT OF WAY PURPOSES.
6. THE OWNERS OF LOTS 2 AND 3 SHALL DEDICATE, EACH TO THE OTHER, THE 12.5 FOOT WIDE ACCESS EASEMENT, TO COMPRISE THE 25 FOOT WIDE COMMON DRIVE ACCESS AS SHOWN HEREON. THE OWNER OF LOTS 4 AND 5 SHALL DEDICATE, EACH TO THE OTHER, THE 12.5 FOOT WIDE ACCESS EASEMENT, TO COMPRISE THE 25 FOOT WIDE COMMON DRIVE ACCESS AS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
7. THE FIRE PROTECTION STORAGE TANK EASEMENT SHOWN ON THIS PLAT OF SAVANNAH SKYLINES IS HEREBY DEDICATED TO THE SAVANNAH SKYLINES PROPERTY OWNERS' ASSOCIATION, INC. FOR INSTALLATION AND MAINTENANCE OF THE FIRE PROTECTION STORAGE TANK 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 EASEMENT.

SIGNED AND SEALED THIS 26th DAY OF October, 1992

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Kathryn H. Cowdrey, Stephen M. Finn, P.O. Box 1526, Jensen Beach, FL 34958
WITNESS: Scott T. Montgomery

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN M. FINN TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION, AND HE DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF October, 1992.

Kathryn H. Cowdrey, Notary Public, State of Florida at Large, Kathryn H. Cowdrey, My Commission Expires: 7-24-95

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN )

I, WALTER G. WOODS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 26th DAY OF October, 1992.

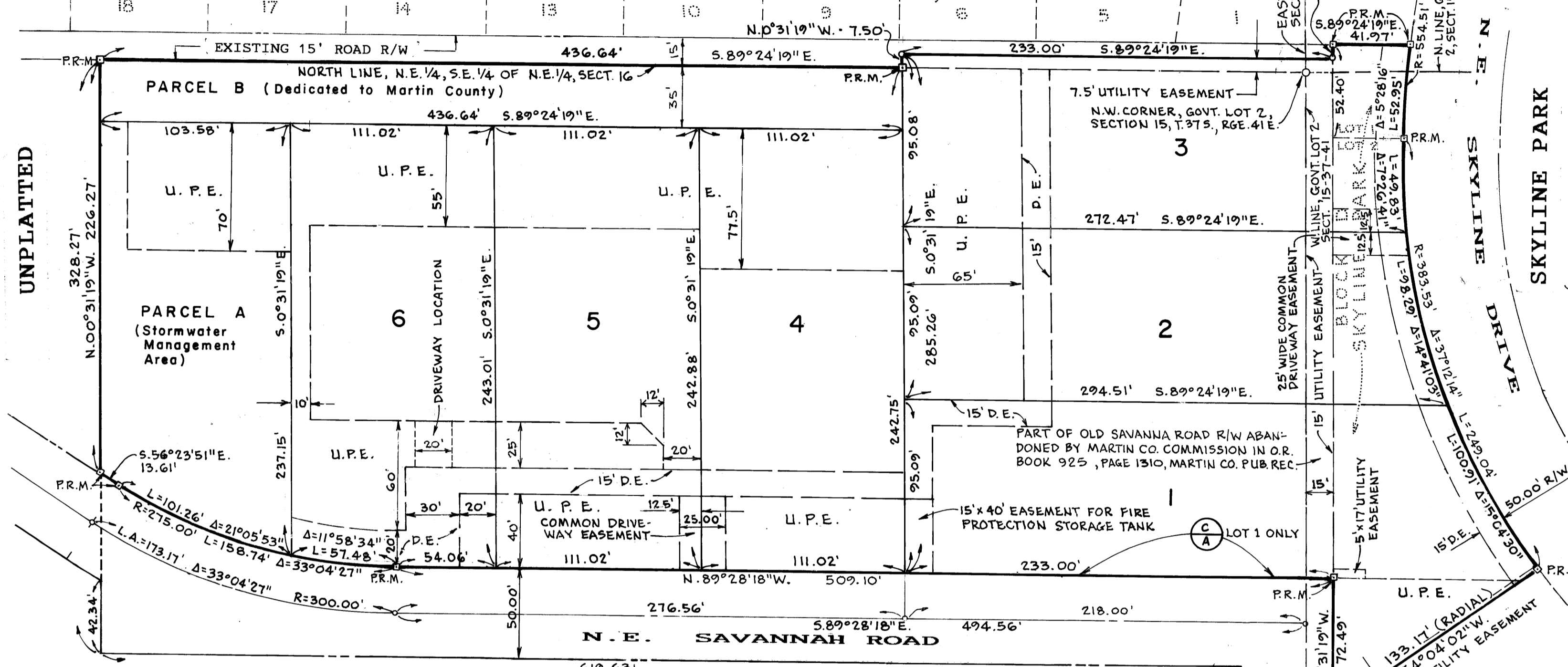
BY: Walter G. Woods, Walter G. Woods, Attorney at Law, 1925 N. E. RICOU TERRACE, JENSEN BEACH, FLORIDA 34957

SAVANNAH SKYLINES

A SUBDIVISION OF PART OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; TOGETHER WITH A REPLAT OF THE SOUTH 52.4 FEET OF LOT 1 AND ALL OF LOT 2, BLOCK D, SKYLINE PARK, PLAT BOOK 2, PAGE 77, MARTIN COUNTY, FLORIDA PUBLIC RECORDS; TOGETHER WITH A PORTION OF THE WEST 15 FEET OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

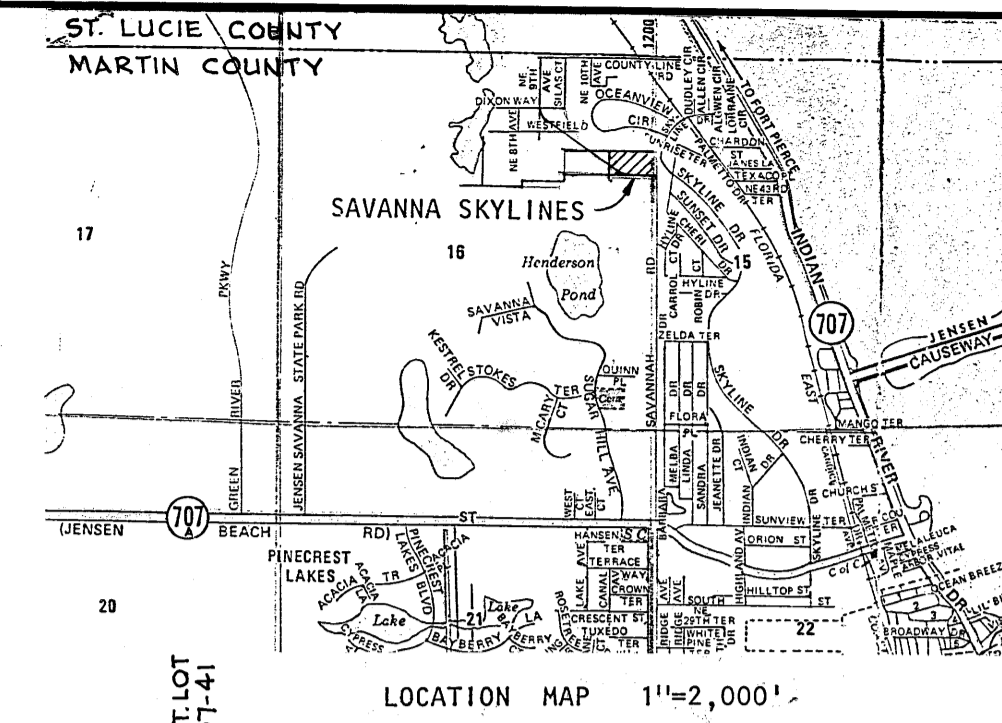
SKYLINE PARK - FIRST ADDITION

(PLAT BOOK 13, PAGE 13, MARTIN COUNTY, FLA. PUBLIC RECORDS)



UNPLATTED

NOTE: P.R.M. INDICATES LOCATION OF PERMANENT REFERENCE MONUMENT (---)
L=ARC LENGTH A=CENTRAL ANGLE R=RADIUS
C INDICATES "CONTROL OF ACCESS", NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF MARTIN COUNTY COMMISSIONERS
U.P.E.= UPLAND PRESERVE EASEMENT D.E.= DRAINAGE EASEMENT



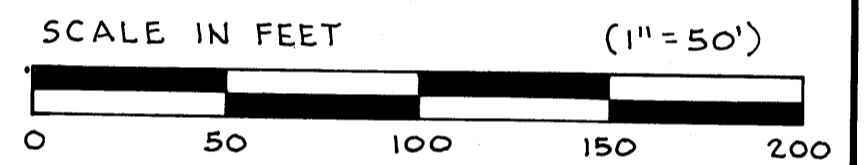
CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 28, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28 DAY OF October, 1992.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA. BY: [Signature] DEPUTY CLERK

FILE NO. 976373 (CIRCUIT COURT)

SUBDIVISION PARCEL CONTROL NUMBER: 16-37-41-014-000-0000.0



DATE: OCTOBER 1992

NOTE: BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF 5.89°28'18"E. ON THE CENTERLINE OF N.E. SAVANNAH ROAD.

NOTE: THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

12-8-92 [Signature] COUNTY ENGINEER
9-22-92 [Signature] COUNTY ATTORNEY
9-22-92 [Signature] PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
BY: Rachel Scott
9-22-92 [Signature] BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
BY: [Signature] Immediate Past Chairman

ATTEST: CLERK

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, W. L. WILLIAMS DO HEREBY CERTIFY THAT THIS PLAT OF SAVANNAH SKYLINES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED & THAT THE SURVEY WAS MADE UNDER MY 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 IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

[Signature] W. L. WILLIAMS REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 1272

THIS INSTRUMENT PREPARED BY: ARTHUR SPEEDY FOR: C. CALVERT MONTGOMERY & ASSOCIATES, INC. P.O. BOX 92, 959 SOUTH FEDERAL HIGHWAY STUART, FLORIDA 34995

SURVEYOR'S SEAL

SHEET ONE OF ONE