



# DOUBLE TREE PLAT NO. 2, A P.U.D.

A PLAT OF PHASE 1E  
 BEING A PARCEL OF LAND LYING IN  
 SECTION 1, TOWNSHIP 39 SOUTH, RANGE 41 EAST,  
 MARTIN COUNTY, FLORIDA.

### 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 32, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 13 DAY OF July, 1993.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT  
 MARTIN COUNTY, FLORIDA.  
 FILE NUMBER 1009132, BY Deborah Langston  
 DEPUTY CLERK

1-39-41-001-000-0000.0

SUBDIVISION PARCEL CONTROL NO.

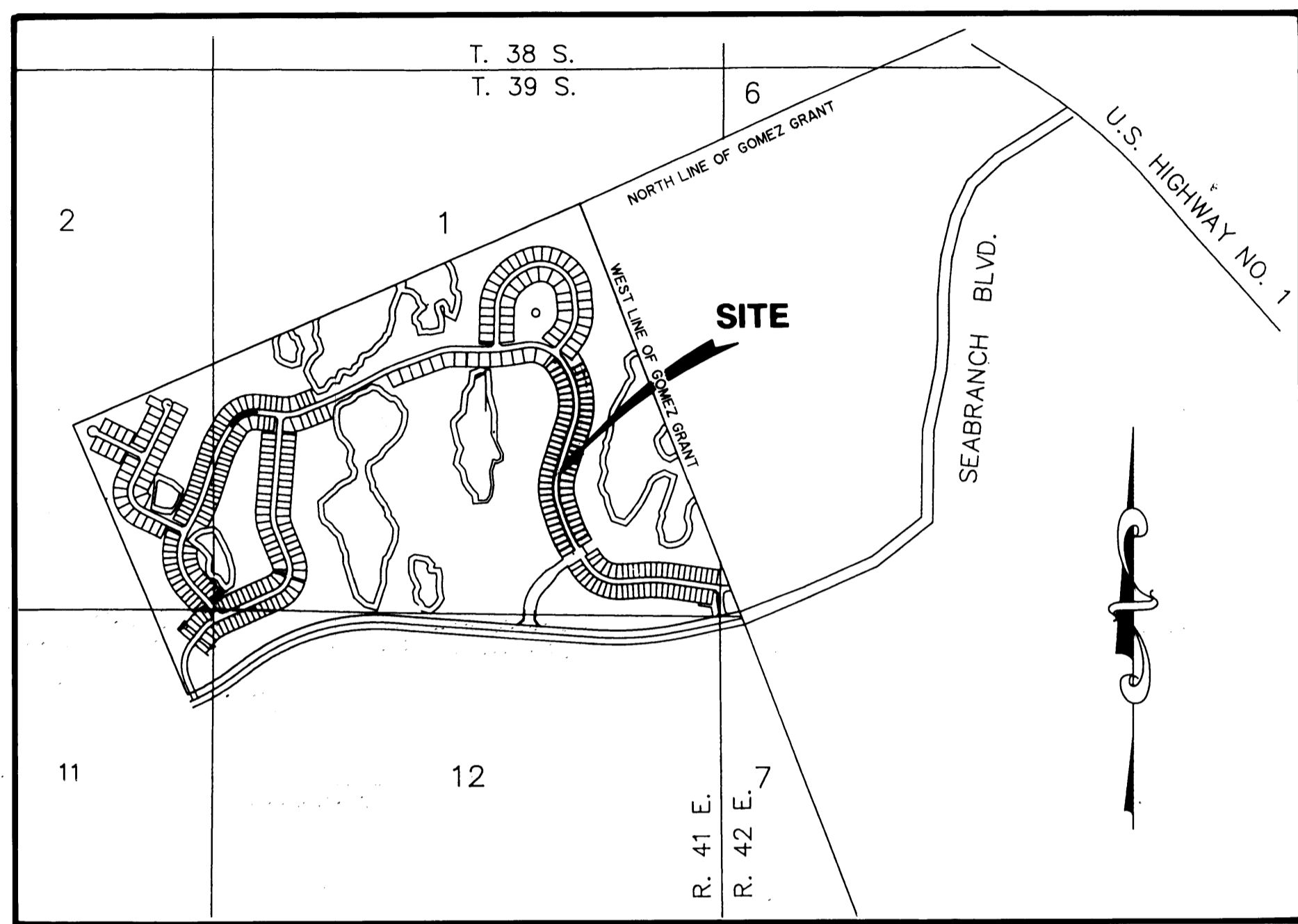


13 JUL 1993 9:28  
 CLERK'S OFFICE  
 MARTIN COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF DOUBLE TREE PLAT NO. 1, A P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 16, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID DOUBLE TREE PLAT NO. 1 THE FOLLOWING COURSES AND DISTANCES: NORTH 49°04'24" EAST, A DISTANCE OF 77.74 FEET; THENCE NORTH 04°04'24" EAST, A DISTANCE OF 79.23 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 407.00 FEET AND A CENTRAL ANGLE OF 39°41'37", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE 281.96 FEET TO THE CURVE'S END; THENCE NORTH 43°46'01" EAST, A DISTANCE OF 89.62 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 20°19'27", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 86.91 FEET; TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 221.00 FEET AND A CENTRAL ANGLE OF 13°57'02", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 53.81 FEET; TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1237.00 FEET AND A CENTRAL ANGLE OF 04°01'37", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 86.94 FEET; SUBTENDED BY A CHORD WHICH BEARS NORTH 52°09'14" EAST TO A POINT OF CUSP WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1356.00 FEET AND A CENTRAL ANGLE OF 00°43'23", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 17.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 32°06'42" WEST, A DISTANCE OF 17.11 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 58°15'00" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PLAT OF DOUBLE TREE PLAT NO. 1, A DISTANCE OF 312.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1044.00 FEET AND A CENTRAL ANGLE OF 14°04'35", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 31°45'00" WEST, A DISTANCE OF 256.49 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 24°42'43" WEST, A DISTANCE OF 255.84 FEET TO THE CURVE'S END; THENCE NORTH 17°40'25" WEST, A DISTANCE OF 119.20 FEET; TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 394.00 FEET AND A CENTRAL ANGLE OF 35°16'11", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 242.53 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 00°02'20" WEST, A DISTANCE OF 238.72 FEET TO THE CURVE'S END; THENCE NORTH 17°35'45" EAST, A DISTANCE OF 415.89 FEET; TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 782.50 FEET AND A CENTRAL ANGLE OF 47°02'09", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 642.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 05°55'19" WEST, A DISTANCE OF 624.49 FEET TO THE CURVE'S END; THENCE NORTH 29°26'24" WEST, A DISTANCE OF 89.15 FEET; THENCE SOUTH 37°36'49" WEST, A DISTANCE OF 84.97 FEET; THENCE NORTH 52°23'11" WEST, A DISTANCE OF 131.00 FEET; THENCE SOUTH 03°23'53" EAST, A DISTANCE OF 32.81 FEET; THENCE SOUTH 55°35'17" WEST, A DISTANCE OF 50.89 FEET; THENCE SOUTH 44°01'57" WEST, A DISTANCE OF 131.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 194.00 FEET AND A CENTRAL ANGLE OF 16°31'39", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 45°58'03" EAST, A DISTANCE OF 55.96 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°42'13" EAST, A DISTANCE OF 55.77 FEET TO THE CURVE'S END; THENCE SOUTH 29°26'24" EAST, A DISTANCE OF 50.31 FEET; TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.59 FEET AND A CENTRAL ANGLE OF 47°02'09", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 386.25 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°55'19" EAST, A DISTANCE OF 375.49 FEET TO THE CURVE'S END; THENCE SOUTH 17°35'45" WEST, A DISTANCE OF 415.89 FEET; TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 706.00 FEET AND A CENTRAL ANGLE OF 35°16'11", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 434.59 FEET SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°02'20" EAST, A DISTANCE OF 427.76 FEET TO THE CURVE'S END; THENCE SOUTH 17°40'25" EAST, A DISTANCE OF 119.20 FEET; TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1356.00 FEET AND A CENTRAL ANGLE OF 14°04'35", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 333.14 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°42'43" EAST, A DISTANCE OF 332.30 FEET TO THE CURVE'S END, AND THE POINT OF BEGINNING BEING 12.88 ACRES MORE OR LESS.



LOCATION MAP

### TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION THEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - A: MORTGAGE FROM DOUBLE TREE, INC. TO COMMUNITY SAVINGS, F.A., DATED 04/26/93 RECORDED IN OFFICIAL RECORD BOOK 1008, PAGE 1824, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
  - B: MORTGAGE FROM DOUBLE TREE COUNTRY CLUB, INC. TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, DATED 04/26/93, RECORDED IN OFFICIAL RECORD BOOK 1008, PAGE 226, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
  - C: MORTGAGE FROM DOUBLE TREE COUNTRY CLUB, INC. TO T.P. & J. CORPORATION, NOW KNOWN AS SEAWIND LAND CORPORATION, DATED 12/21/90 RECORDED IN OFFICIAL RECORD BOOK 887, PAGE 2317, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
  - D: MORTGAGE FROM DOUBLE TREE COUNTRY CLUB, INC. TO T.P. & J. CORPORATION, NOW KNOWN AS SEAWIND LAND CORPORATION, DATED 12/21/90 RECORDED IN OFFICIAL RECORD BOOK 887, PAGE 2330, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

DATED THIS 3<sup>RD</sup> DAY OF MAY, 1993.

*Terence P. McCarthy*  
 TERENCE P. MCCARTHY  
 ATTORNEY-AT-LAW  
 AMERICAN BANK BUILDING, SUITE 2-A  
 2081 EAST OCEAN BOULEVARD  
 STUART, FLORIDA 33494

### CERTIFICATE OF OWNERSHIP AND DEDICATION

DOUBLE TREE, INC., BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS-OF-WAY: THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE DOUBLE TREE PROPERTY OWNER'S ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF PROPERTY, FOR UTILITY PURPOSES BY ANY UTILITY, AND FOR CABLE TELEVISION 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 HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY. THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON MAY BE USED BY LOST LAKE GOLF PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOST LAKE GOLF CLUB, AS RECORDED IN THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
- DRAINAGE EASEMENT: THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED TO THE DOUBLE TREE PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND LAKE FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS SHOWN HEREON MAY BE USED BY LOST LAKE GOLF PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOST LAKE GOLF CLUB, AS RECORDED IN THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
- UPLAND PRESERVE AREAS: THE UPLAND PRESERVE AREAS SHOWN ON THIS PLAT ARE HEREBY DECLARED COMMON AREAS, AND SHALL BE THE PERPETUAL RESPONSIBILITY OF DOUBLE TREE PROPERTY OWNERS ASSOCIATION, INC. AND IN NO WAY MAY BE ALTERED FROM THEIR NATURAL STATE EXCEPT AS SPECIFIED IN THE PRESERVATION AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. ACTIVITIES PROHIBITED WITHIN THE UPLAND PRESERVE AREAS INCLUDE BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDING MATERIALS ON OR ABOVE THE GROUND; DUMP OR PLACING, SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF THE TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; 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 HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UPLAND PRESERVE AREAS.

4. UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION 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 EASEMENTS. THE UTILITY EASEMENTS SHOWN HEREON MAY BE USED BY LOST LAKE GOLF PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOST LAKE GOLF CLUB, AS RECORDED IN THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

DATED THIS 30<sup>TH</sup> DAY OF APRIL, 1993.

DOUBLE TREE, INC. A FLORIDA CORPORATION

BY: *Thomas G. Kenny III*, PRESIDENT

ATTEST: *Nancy Odoardi*, SECRETARY  
 NANCY ODOARDI

CORPORATE SEAL

### ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>TH</sup> DAY OF APRIL, 1993 BY THOMAS G. KENNY III, THE PRESIDENT, AND NANCY ODOARDI, THE SECRETARY, OF DOUBLE TREE, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

*Sarah J. Brunner*  
 NOTARY PUBLIC

JAN 16 1994  
 MY COMMISSION EXPIRES:

AA 732904  
 MY COMMISSION NUMBER:

SARAH J. BRUNNER  
 PRINTED NAME

### MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1008, PAGE 1824, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

COMMUNITY SAVINGS, F.A.

IN WITNESS WHEREOF, THE SAID MORTGAGE HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Susan* PRESIDENT *Cecil Howard* AND ATTESTED TO BY ITS *Asst. Secretary Michael G. DeWitt* AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3<sup>RD</sup> DAY OF MAY, A.D., 1993.

COMMUNITY SAVINGS / F.A.  
 BY: *Susan* PRESIDENT  
 ITS *Sarah J. Brunner*

ATTEST: *Michael G. DeWitt*  
 ITS *Asst. Secretary*

