

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK A, PAGE 17, OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF FOREST GLADE PLAT NUMBER 1, AS RECORDED IN PLAT BOOK 13, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST SEABRANCH BOULEVARD (A 120.00 FOOT RIGHT-OF-WAY), AS RECORDED IN OFFICIAL RECORD BOOK 933, PAGE 538, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 54°14'35" EAST ALONG THE SOUTHERLY LINE OF SAID FOREST GLADE PLAT NUMBER 1, A DISTANCE OF 74.89 FEET; THENCE ALONG SAID SOUTHERLY LINE THROUGH THE FOLLOWING 38 COURSES:

THENCE NORTH 69°23'45" EAST, A DISTANCE OF 64.89 FEET; THENCE NORTH 46°20'00" EAST, A DISTANCE OF 50.49 FEET; THENCE NORTH 40°56'05" EAST, A DISTANCE OF 55.92 FEET; THENCE NORTH 74°11'35" EAST, A DISTANCE OF 37.06 FEET; THENCE NORTH 88°11'37" EAST, A DISTANCE OF 58.50 FEET; THENCE SOUTH 46°17'53" EAST, A DISTANCE OF 30.19 FEET; THENCE NORTH 77°41'32" EAST, A DISTANCE OF 31.86 FEET; THENCE SOUTH 74°08'06" EAST, A DISTANCE OF 37.70 FEET; THENCE NORTH 83°16'01" EAST, A DISTANCE OF 7.13 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 83°16'01" EAST, A DISTANCE OF 46.77 FEET; THENCE NORTH 36°37'14" EAST, A DISTANCE OF 59.70 FEET; THENCE NORTH 38°35'10" EAST, A DISTANCE OF 88.62 FEET; THENCE NORTH 42°08'21" EAST, A DISTANCE OF 40.01 FEET; THENCE NORTH 74°04'27" EAST, A DISTANCE OF 101.90 FEET; THENCE NORTH 39°52'03" EAST, A DISTANCE OF 62.89 FEET; THENCE NORTH 47°55'51" EAST, A DISTANCE OF 59.63 FEET; THENCE NORTH 09°51'43" EAST, A DISTANCE OF 38.92 FEET; THENCE NORTH 74°08'06" EAST, A DISTANCE OF 21.32 FEET; THENCE NORTH 61°34'57" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 52°42'13" WEST, A DISTANCE OF 61.14 FEET; THENCE NORTH 69°57'01" WEST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 74°27'29" WEST, A DISTANCE OF 21.18 FEET; THENCE NORTH 47°01'54" WEST, A DISTANCE OF 43.38 FEET; THENCE NORTH 16°25'44" EAST, A DISTANCE OF 21.50 FEET; THENCE NORTH 08°30'01" WEST, A DISTANCE OF 24.66 FEET; THENCE NORTH 22°05'14" EAST, A DISTANCE OF 65.98 FEET; THENCE NORTH 64°36'48" EAST, A DISTANCE OF 53.97 FEET; THENCE NORTH 28°14'08" EAST, A DISTANCE OF 62.84 FEET; THENCE NORTH 39°06'15" WEST, A DISTANCE OF 24.83 FEET; THENCE NORTH 00°17'23" WEST, A DISTANCE OF 135.08 FEET; THENCE NORTH 24°11'26" EAST, A DISTANCE OF 61.32 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 75.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 24°11'26" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°21'49", A DISTANCE OF 52.84 FEET TO A POINT ON A NONTANGENT LINE; THENCE SOUTH 68°35'44" EAST, A DISTANCE OF 30.49 FEET; THENCE NORTH 28°42'42" EAST, A DISTANCE OF 55.85 FEET; THENCE RADially NORTH 51°47'41" EAST, A DISTANCE OF 145.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°49'52", A DISTANCE OF 205.56 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°22'27" EAST, A DISTANCE OF 332.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00", A DISTANCE OF 17.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46°22'27" EAST, A DISTANCE OF 155.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 105.00 FEET; THENCE SOUTH EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°47'41" EAST, A DISTANCE OF 65.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124°02'55", A DISTANCE OF 54.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 215.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 183°12'10", A DISTANCE OF 687.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°37'47", A DISTANCE OF 54.15 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 355.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'38", A DISTANCE OF 568.85 FEET; THENCE RADially NORTH 39°32'42" EAST, A DISTANCE OF 170.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'39", A DISTANCE OF 94.78 FEET; THENCE RADially NORTH 49°53'20" EAST, A DISTANCE OF 200.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY, DEPARTING THE SOUTHERLY LINE OF SAID FOREST GLADE PLAT NUMBER 1, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°37'11", A DISTANCE OF 157.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17°29'28" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°59'35", A DISTANCE OF 1050.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 68°30'07" WEST, A DISTANCE OF 284.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°26'14", A DISTANCE OF 56.18 FEET TO A POINT ON A NONTANGENT LINE; THENCE RADially NORTH 74°27'58" WEST, A DISTANCE OF 97.81 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 325.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°35'36", A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'57", A DISTANCE OF 23.11 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 44°38'13" WEST, A DISTANCE OF 36.73 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 350.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 04°38'17" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'50", A DISTANCE OF 102.91 FEET; THENCE SOUTH 21°29'07" WEST, A DISTANCE OF 158.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 775.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°30'34", A DISTANCE OF 777.89 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°47'56", A DISTANCE OF 286.66 FEET TO A POINT ON A NONTANGENT LINE; THENCE SOUTH 21°29'53" EAST A DISTANCE OF 104.91 FEET TO THE POINT ON THE NORTH LINE OF THE PLAT OF POINCIANA GARDENS SECTIONS 1 AND 2, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF (CONT.)

A PLAT OF FOREST GLADE PLAT NO. 2

BEING A PARCEL LYING WITHIN THE GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND RECORDED IN PLAT BOOK A, PAGE 17 PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA

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

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 81, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 14 DAY OF June, 1995.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA. BY: Deborah Langston, DEPUTY CLERK

FILE NO. 1122-179 (CIRCUIT COURT SEAL)



ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF December, 1994, BY DOWELL BROWN AS ATTORNEY IN FACT OF MOBIL OIL CORPORATION, A NEW YORK CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

(NOTARY SEAL)

My Commission Expires: May 15, 1998

TITLE CERTIFICATION

COUNTY OF MARTIN STATE OF FLORIDA

FIRST AMERICAN TITLE INSURANCE COMPANY, BY ITS UNDERSIGNED OFFICER HEREBY CERTIFIES THAT:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATIONS EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE. DATED THIS 29th DAY OF December, 1994.

BART RILEY, ASSISTANT VICE PRESIDENT, 301 EAST OCEAN BLVD, STUART FLORIDA, 34994

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN STATE OF FLORIDA

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF FOREST GLADE PLAT NO. 2 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE 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, 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

COUNTY APPROVAL

COUNTY OF MARTIN STATE OF FLORIDA

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

4-15-95 DATE
12-20-94 DATE
12-20-94 DATE
12-20-94 DATE

Donald E. Hallman COUNTY ENGINEER
Chairman - Planning and Zoning Commission
Chairman - Board of County Commissioners

- 4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOREST GLADE VILLAGE ASSOCIATION, INC. FOR DRAINAGE 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 EASEMENTS.
5. THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOREST GLADE VILLAGE ASSOCIATION, INC., FOR LANDSCAPING, ACCESS AND SIGNAGE, 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 EASEMENTS.
6. THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOREST GLADE VILLAGE ASSOCIATION, INC., FOR WATER MANAGEMENT MAINTENANCE 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 EASEMENTS.
7. THE WETLAND PRESERVE AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOREST GLADE VILLAGE ASSOCIATION, INC., FOR MAINTENANCE AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IN ACCORDANCE WITH THE ASSOCIATION'S RESPECTIVE DECLARATIONS OF PROTECTIVE COVENANTS. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OF LIABILITY REGARDING SUCH AREAS.
8. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
9. THE COMMON AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FOREST GLADE VILLAGE ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION FOR THE INSTALLATION OF LANDSCAPING, WALLS, DRAINAGE AND UTILITIES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IN COMPLIANCE WITH SUCH ORDINANCES 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 SAID COMMON AREAS.
10. THE LIFT STATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO HYDRATECH UTILITIES, INC., FOR LIFT STATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HYDRATECH UTILITIES, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
11. THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FOREST GLADE VILLAGE ASSOCIATION, INC., FOR RECREATIONAL 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 TRACT.

SIGNED AND SEALED THIS 29th DAY OF December, 1994, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT.

SEAWIND LAND CORPORATION A DELAWARE CORPORATION BY: DOWELL BROWN, ITS: PRESIDENT

SIGNED AND SEALED THIS 29th DAY OF December, 1994, ON BEHALF OF SAID CORPORATION, BY ITS ATTORNEY IN FACT.

MOBIL OIL CORPORATION A NEW YORK CORPORATION BY: DOWELL BROWN, ITS: ATTORNEY IN FACT

ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF December, 1994, BY DOWELL BROWN AS PRESIDENT OF SEAWIND LAND CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

(NOTARY SEAL)

My Commission Expires: May 15, 1998

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Seawind Land Corp., Notary, Mobil Oil Corporation, Notary, Surveyor

LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS