

DOUBLE TREE PLAT NO. 6, A P.U.D.

"A PLAT OF PHASE IIIA" BEING A PARCEL OF LAND LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA JULY, 1996

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 14, PAGE 19,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

7th DAY OF NOV., 1996
MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

FILE NUMBER 1203013 BY Charlotte Surkey
DEPUTY CLERK

1-39-41-001-000-0000.C
SUBDIVISION PARCEL CONTROL NO.

SEE AFFIDAVIT RECORDED
IN ORS 1219 Pg 1032
DTS 2/10/97
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY L. LADONICO, DC

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF THE GOMEZ GRANT, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF THE "PRESERVE PLAT NO. 3", AS RECORDED IN PLAT BOOK 12, PAGE 02, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 65°32'23" W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID GOMEZ GRANT, A DISTANCE OF 421.22 FEET; TO THE POINT OF BEGINNING; THENCE S 63°47'54" E, A DISTANCE OF 280.84 FEET; THENCE S 26°07'03" W, A DISTANCE OF 542.32 FEET, TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AND A CENTRAL ANGLE OF 27°36'36"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 173.48 FEET TO THE CURVES END; THENCE S 53°43'39" W, A DISTANCE OF 93.21'; THENCE S 36°16'21" E, A DISTANCE OF 217.95 FEET; THENCE S 25°18'54" W, A DISTANCE OF 92.01 FEET; THENCE S 64°41'06" E, A DISTANCE OF 277.93 FEET; TO A POINT ON THE WESTERLY LINE OF DOUBLE TREE PLAT NO. 4, A P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 63, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; SAID POINT BEING THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF S.E. PEPPERWOOD COURT, AND THE WESTERLY LINE OF SAID DOUBLE TREE PLAT NO. 4; THENCE S 27°58'07" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 31.99 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 556.00 FEET, AND A CENTRAL ANGLE OF 03°05'49"; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE 30.05 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE; THENCE N 64°41'06" W, A DISTANCE OF 287.87 FEET; THENCE N 25°18'54" E, A DISTANCE OF 6.81 FEET; THENCE N 63°48'24" W, A DISTANCE OF 196.66 FEET; THENCE S 28°11'36" W, A DISTANCE OF 152.78 FEET; THENCE 23°27'37" E, A DISTANCE OF 812.13 FEET; THENCE S 66°32'23" W, A DISTANCE OF 625.00 FEET; THENCE N 23°27'37" W, A DISTANCE OF 1725.00 FEET; THENCE N 25°47'36" E, A DISTANCE OF 315.77 FEET; THENCE S 75°49'19" E, A DISTANCE OF 230.96 FEET; THENCE S 58°17'03" E, A DISTANCE OF 135.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1225.00 FEET AND A CENTRAL ANGLE OF 01°07'03"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID CURVE SUBTENDED BY CHORD BEARING N 31°00'09" E, A DISTANCE OF 23.89 FEET, TO THE INTERSECTION WITH A NON-TANGENT LINE; THENCE S 59°33'22" E, A DISTANCE OF 205.00 FEET; THENCE N 29°27'20" E, A DISTANCE OF 49.33 FEET; THENCE N 27°21'39" E, A DISTANCE OF 55.22 FEET; THENCE N 25°25'08" E, A DISTANCE OF 41.71 FEET; THENCE N 23°52'18" E, A DISTANCE OF 35.52 FEET; THENCE N 22°20'11" E, A DISTANCE OF 41.12 FEET; THENCE N 20°47'45" E, A DISTANCE OF 35.76 FEET; THENCE N 19°26'58" E, A DISTANCE OF 31.43 FEET; THENCE N 26°07'03" E, A DISTANCE OF 389.39 FEET; THENCE S 63°52'57" E, A DISTANCE OF 326.28 FEET; TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE GOMEZ GRANT; THENCE N 66°32'23" E, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 51.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.21 ACRES MORE OR LESS.

CERTIFICATION OF OWNERSHIP AND DEDICATION

DOUBLE TREE, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF DOUBLE TREE PLAT NO. 6 A P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6 A P.U.D. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE DOUBLE TREE PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6 A P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

RECREATION AREAS

THE RECREATION AREA SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6 A P.U.D. AS PARCEL "A" IS HEREBY DECLARED TO BE THE PROPERTY OF THE DOUBLE TREE PROPERTY HOME OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

MAINTENANCE EASEMENTS

THE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6, A P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE DOUBLE TREE PROPERTY HOME OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

COMMON AREAS

THE COMMON AREAS SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6, A P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE DOUBLE TREE PROPERTY HOME OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE COMMON AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR COMMON AREAS AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY COMMON AREA DESIGNATED AS SUCH ON THIS PLAT.

LAKE TRACTS

THE LAKE TRACTS AS SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6, A P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE DOUBLE TREE PROPERTY HOME OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE LAKE TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY LAKE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

CERTIFICATION OF OWNERSHIP AND DEDICATION (CONT.)

WETLAND AND UPLAND PRESERVATION AREAS

THE WETLAND AND UPLAND PRESERVATION AREAS SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6 A P.U.D. AS PARCELS "WPT1", "WPT2" AND "WPT3" ARE HEREBY DECLARED TO BE PROPERTY OF THE DOUBLE TREE PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND AND UPLAND PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

THE WETLAND AND UPLAND PRESERVATION AREAS SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6 A P.U.D. AS PARCELS "WPT1", "WPT2" AND "WPT3", SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF DOUBLE TREE PLAT NO. 6, A P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE DOUBLE TREE, PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES; AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 16 DAY OF July, 1996 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

DOUBLE TREE, INC.
BY: Thomas G. Kenny III
THOMAS G. KENNY III, PRESIDENT

ATTEST: Nancy P. Odoardi
NANCY ODOARDI, SECRETARY

Robert Bell
WITNESS
Michael B. Bailey
WITNESS

Patsy J. Robb
NAME PRINTED:
Michael B. Bailey
NAME PRINTED:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS G. KENNY III AND NANCY ODOARDI, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY, OF DOUBLE TREE, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: PERSONALLY KNOWN TO ME OR () HAVE PRODUCED _____ AS IDENTIFICATION.

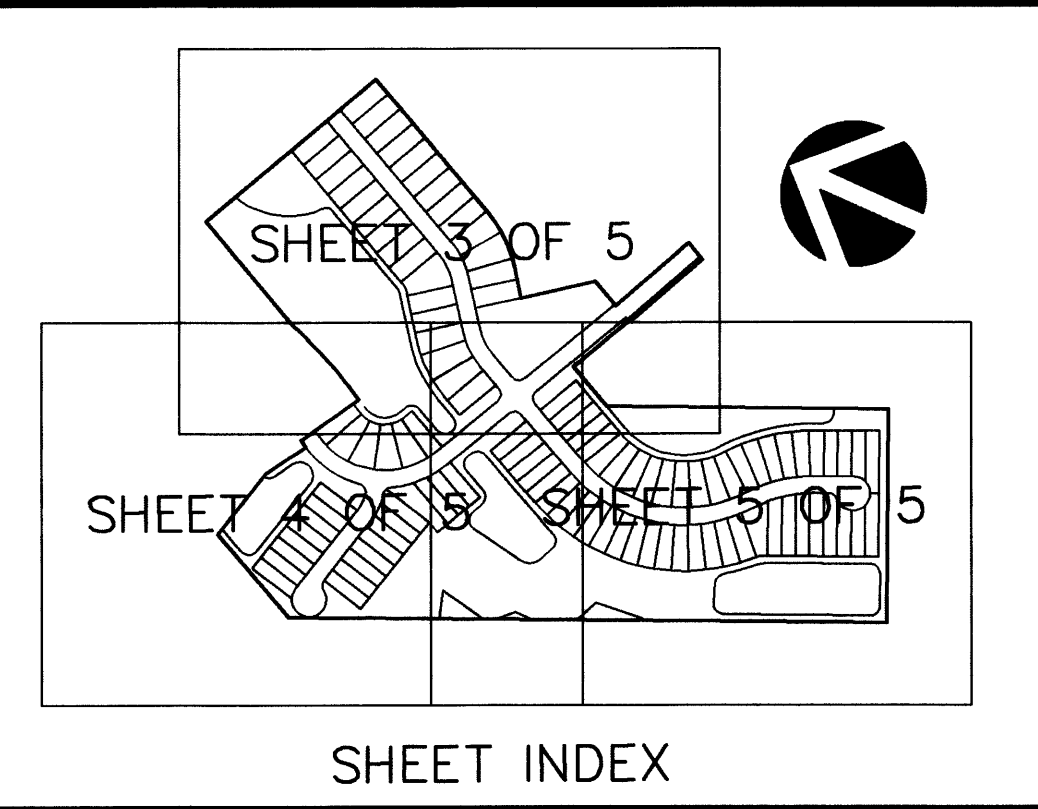
Mary Kay Bailey
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. CC 457013
MY COMMISSION EXPIRES: April 30, 1999

LEGEND

- = SET PERMANENT CONTROL POINT (PCP)
- P.K. & WASHER LABELED "LB 4108"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCY INC. P.R.M. LB 4108, PSM 4130"
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCY INC. P.R.M. LB 4108, PSM 4130"
- ✦ = SECTION CORNER
- ⊕ = QUARTER CORNER
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- M.E. = MAINTENANCE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- RAD. = RADIAL LINE
- CB = CHORD BEARING
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- LB = LICENSED BUSINESS
- WPT = WETLAND PRESERVE TRACT

SURVEYOR'S NOTES

- 1) This plat, as recorded in its original form in the public records, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other form of the plat, whether graphic or digital.
- 2) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 3) There shall be no building or any other kind of construction, or placement of trees or shrubs on drainage easements.
- 4) Bearings shown hereon are referenced to the centerline of S.E. Pepperwood Court as shown on Double Tree Plat No. 4, a P.U.D., as recorded in Plat Book 13, Page 63, public records of Martin County, Florida. Said line bears North 64°41'06" West.



SURVEYOR: [Signature] NOTARY PUBLIC: [Signature] NOTARY PUBLIC: [Signature] DOUBLE TREE, INC.: [Signature] SEAWIND LAND CORPORATION: [Signature] NOTARY PUBLIC: [Signature] FIRST FEDERAL SAVINGS & LOAN: [Signature]

GCY
INCORPORATED
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