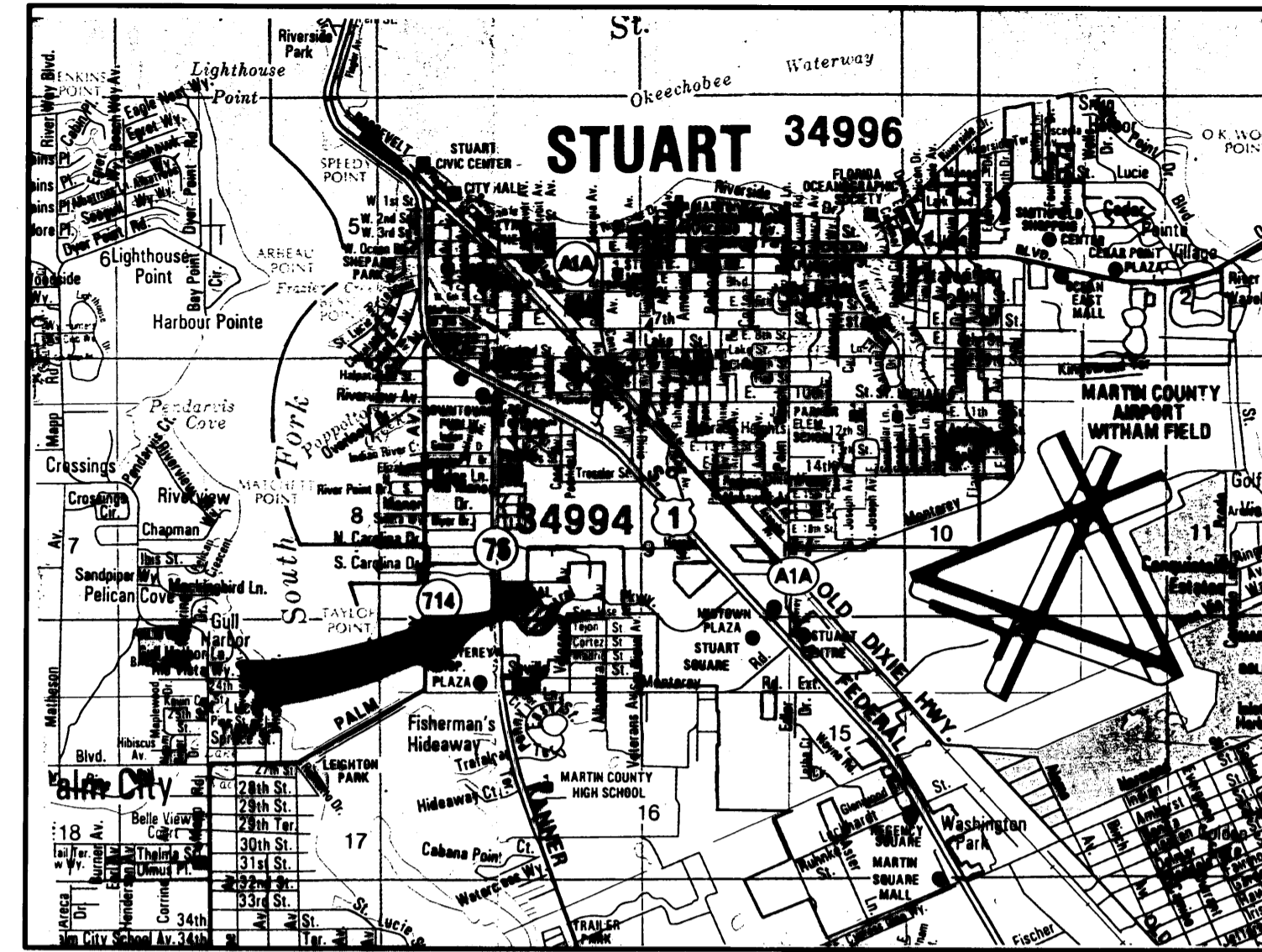


CENTRAL PARK SUBDIVISION PLAT, PARCELS 1, 2, 3 AND 4

LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH,
RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA



LOCATION MAP

CLERK'S RECORDING CERTIFICATE
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 27
MARTIN COUNTY, FLORIDA, PUBLIC
RECORDS, THIS 31 DAY OF
January, 1997.
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Emory Capus D.C.
DEPUTY CLERK
FILE NO.
1210289
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

PARCELS 2, 3 AND 4

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38
SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE
WEST LINE OF SAID SECTION 9, ON AN ASSUMED BEARING OF NORTH 00°19'16" EAST
A DISTANCE OF 907.26 FEET; THENCE SOUTH 89°40'44" EAST A DISTANCE OF 20.00
FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE
ROAD 76; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°19'16" EAST A DISTANCE
OF 347.63 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED
PARCEL; THENCE CONTINUE ALONG SAID LINE NORTH 00°19'16" EAST A DISTANCE
OF 409.91 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 10
FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID NORTH LINE
SOUTH 89°17'25" EAST A DISTANCE OF 640.63 FEET; THENCE SOUTH 89°22'04"
EAST A DISTANCE OF 79.98 FEET; THENCE SOUTH 45°00'00" EAST A DISTANCE OF
280.00 FEET; THENCE SOUTH 89°17'35" EAST A DISTANCE OF 114.64 FEET TO A
POINT ON A CURVE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF
530.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 78°51'51" WEST; THENCE
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'53"
SOUTHWESTERLY A DISTANCE OF 42.22 FEET TO A POINT OF REVERSE CURVE OF A
CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 405.00 FEET; THENCE
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124°30'00"
SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY A DISTANCE OF 880.04 FEET TO A
POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF
400.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE
OF 40°45'00" NORTHWESTERLY AND WESTERLY A DISTANCE OF 284.49 FEET TO A
POINT OF TANGENCY; THENCE NORTH 89°40'44" WEST A DISTANCE OF 100.00 FEET
TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38
SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE
WEST LINE OF SAID SECTION 9, ON AN ASSUMED BEARING OF NORTH 00°19'16"
EAST, A DISTANCE OF 907.26 FEET; THENCE SOUTH 89°40'44" EAST A DISTANCE
OF 20.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY
LINE OF STATE ROAD 76; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°19'16"
EAST A DISTANCE OF 347.63 FEET TO THE POINT OF BEGINNING OF THE
HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID LINE NORTH
00°19'16" EAST A DISTANCE OF 199.78 FEET; THENCE SOUTH 89°17'25" EAST A
DISTANCE OF 363.16 FEET; THENCE SOUTH 00°42'35" WEST A DISTANCE OF 294.34
FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND
HAVING A RADIUS OF 400.00 FEET; THENCE ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 40°45'00" NORTHWESTERLY AND WESTERLY A DISTANCE
OF 284.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°40'44" WEST A
DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38
SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE
WEST LINE OF SAID SECTION 9, ON AN ASSUMED BEARING OF NORTH 00°19'16"
EAST, A DISTANCE OF 907.26 FEET; THENCE SOUTH 89°40'44" EAST A DISTANCE
OF 20.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY
LINE OF STATE ROAD 76; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°19'16"
EAST A DISTANCE OF 347.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN
DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID LINE NORTH 00°19'16" EAST
A DISTANCE OF 199.78 FEET; THENCE SOUTH 89°17'25" EAST A DISTANCE OF 363.16
FEET; THENCE SOUTH 00°42'35" WEST A DISTANCE OF 294.34 FEET TO A POINT OF
NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 400.00
FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
40°45'00" NORTHWESTERLY AND WESTERLY A DISTANCE OF 284.49 FEET TO A POINT
OF TANGENCY; THENCE NORTH 89°40'44" WEST A DISTANCE OF 100.00 FEET TO THE
POINT OF BEGINNING.

THE COMBINED AREA OF PARCELS 1 THROUGH 4 IS 10.86 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS "CENTRAL PARK SUBDIVISION
PLAT, PARCELS 1, 2, 3 AND 4" IS A TRUE AND CORRECT REPRESENTATION OF THE
LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND
SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS
REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS, IF REQUIRED, WILL BE
SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA
COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA
STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF STUART, FLORIDA.

Arthur Speedy
ARTHUR SPEEDY
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3343
DATE: January 9, 1997

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

M.S. JUNIOR, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED
OFFICER (AS TO PARCELS 2-4) & L.F. PALM BEACH REALTY CORPORATION, A
FLORIDA NOT-FOR-PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED
OFFICER (AS TO PARCEL 1), DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF
THE PROPERTY DESCRIBED HEREON AND SHOWN AS "CENTRAL PARK SUBDIVISION PLAT,
PARCELS 1, 2, 3 AND 4" AND DO HEREBY DEDICATE AS FOLLOWS:

1. ACCESS EASEMENTS

THE ACCESS EASEMENTS SHOWN ON THIS PLAT OF "CENTRAL PARK SUBDIVISION
PLAT, PARCELS 1, 2, 3 AND 4" ARE HEREBY DEDICATED TO CENTRAL PARK II
COMMUNITY ASSOCIATION, INC. FOR ACCESS PURPOSES AND SHALL BE THE
PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF
COMMISSIONERS OF THE CITY OF STUART SHALL HAVE NO RESPONSIBILITY,
DUTY OR LIABILITY REGARDING SAID EASEMENTS.

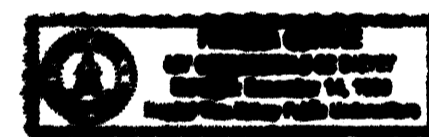
2. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT OF "CENTRAL PARK SUBDIVISION
PLAT, PARCELS 1, 2, 3 AND 4" ARE HEREBY DEDICATED TO CENTRAL PARK II
COMMUNITY ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE
PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF
COMMISSIONERS OF THE CITY OF STUART SHALL HAVE NO RESPONSIBILITY,
DUTY OR LIABILITY REGARDING SAID EASEMENTS.

3. UTILITY EASEMENTS

THE UTILITY EASEMENT SHOWN ON THIS PLAT OF "CENTRAL PARK SUBDIVISION
PLAT, PARCELS 1, 2, 3 AND 4" 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
COMMISSIONERS OF THE CITY OF STUART AND APPROVED BY CENTRAL PARK II
COMMUNITY ASSOCIATION, INC. THE BOARD OF COMMISSIONERS OF THE CITY
OF STUART SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING
SAID EASEMENTS.

SIGNED AND SEALED THIS 9th DAY OF January, 1997, ON
BEHALF OF SAID CORPORATION BY ITS PRESIDENT.



M.S. JUNIOR, INC., A FLORIDA CORPORATION
BY: Michael A. Stango
MICHAEL A. STANGO, VPS PRESIDENT

SIGNED AND SEALED THIS 8th DAY OF January, 1997, ON
BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

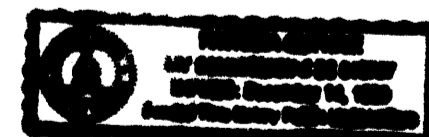
L.F. PALM BEACH REALTY CORPORATION,
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: THE UNION LABOR LIFE INSURANCE COMPANY,
AS ATTORNEY-IN FACT
BY: Thomas C. Perkins
THOMAS C. PERKINS, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL
A. STANGO, TO ME WELL KNOWN TO BE THE PRESIDENT OF M.S. JUNIOR, INC.,
A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH
INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION. HE IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January, 1997.



Patricia Guthrie
PATRICIA GUTHRIE
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

DISTRICT OF COLUMBIA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
THOMAS C. PERKINS TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF
THE UNION LABOR LIFE INSURANCE COMPANY AS ATTORNEY-IN FACT FOR
L.F. PALM BEACH REALTY CORPORATION, A FLORIDA NOT-FOR-PROFIT
CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH
INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION. HE IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF January, 1997.

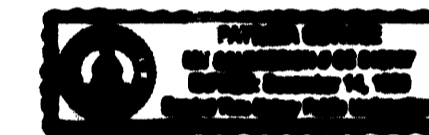
Clevie S. Paige
CLEVIE S. PAIGE
NOTARY PUBLIC
DISTRICT OF COLUMBIA
MY COMMISSION EXPIRES: 6/1/99

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

ENTERPRISE NATIONAL BANK OF PALM BEACH HEREBY CERTIFIES THAT IT IS THE
HOLDER OF CERTAIN MORTGAGES, LIENS OR ENCUMBRANCES ON PARCELS 2, 3 & 4 DESCRIBED
HEREON RECORDED IN OFFICIAL RECORDS BOOK 1134, PAGE 2663, PUBLIC
RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES CONSENT TO THE DEDICATION
HEREON AND DOES SUBORDINATE ITS MORTGAGES, LIENS OR ENCUMBRANCES TO SUCH
DEDICATIONS.

SIGNED AND SEALED THIS 7 DAY OF January, 1997.



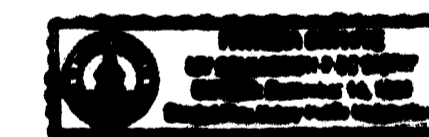
BY: Maura S. Parro
MAURA S. PARRO, ITS VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
MAURA S. PARRO, TO ME WELL KNOWN TO BE THE VICE PRESIDENT
OF ENTERPRISE NATIONAL BANK OF PALM BEACH, AND SHE ACKNOWLEDGED
BEFORE ME THAT SHE EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT
AS SUCH OFFICER OF SAID BANK. SHE IS PERSONALLY KNOWN TO ME OR HAS
PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF January, 1997.



Patricia Guthrie
PATRICIA GUTHRIE
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

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

1-21-97
DATE

Michael T. Hermesmeier 30065
MICHAEL T. HERMESMEYER, P.E. - CITY ENGINEER

1-27-97
DATE

CITY COMMISSIONERS
CITY OF STUART, FLORIDA

Jeffrey A. Krauskopf - MAYOR

ATTEST:

1-29-97
DATE

Dianne O'Donnell
DIANNE O'DONNELL - CITY CLERK

1-27-97
DATE

Carl V.M. Coffin
CARL V.M. COFFIN - CITY ATTORNEY

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, THOMAS R. SAWYER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS
OF December 16, 1996, AT 8:00 A.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN
THE NAME OF THE PERSON, PERSONS, CORPORATIONS OR OTHER ENTITY
EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED
OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND
DESCRIBED HEREON ARE LISTED AS FOLLOWS: MORTGAGE TO ENTERPRISE
NATIONAL BANK OF PALM BEACH (MORTGAGEE) FROM M.S. JUNIOR, INC.
(MORTGAGOR) RECORDED IN O.R. BOOK 1134, PAGE 2663, PUBLIC
RECORDS OF MARTIN COUNTY, FLORIDA.

ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO
DATE. THIS CERTIFICATE IS ISSUED SOLELY FOR PURPOSE OF COMPLYING WITH
SECTION 177.041, FLORIDA STATUTES.

Thomas R. Sawyer
THOMAS R. SAWYER, ATTORNEY AT LAW
FLORIDA BAR NUMBER 0603988
McCARTHY, SUMMERS, BOBKO, McKEY, WOOD &
SAWYER, P.A.
2081 S.E. OCEAN BOULEVARD
STUART, FLORIDA 34996
(561) 286-1700

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

THIS INSTRUMENT PREPARED BY:
Arthur Speedy for:
C. Calvert Montgomery & Associates, Inc.
P.O. Box 92, 959 S. Federal Highway
Stuart, Florida 34994