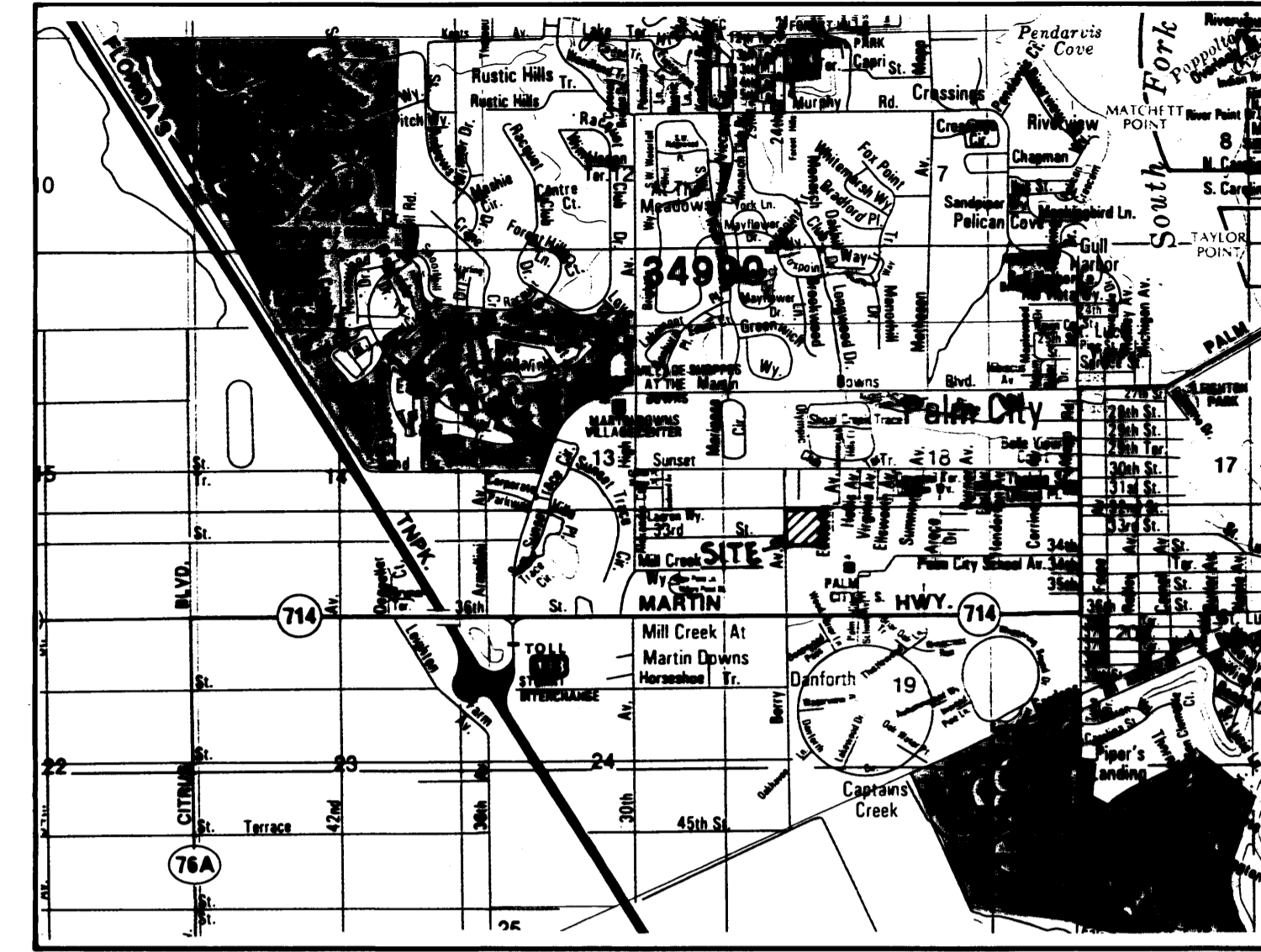


# THE VILLAS

LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

DATE: OCTOBER 1996



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 114, PAGE 25,  
 MARTIN COUNTY, FLORIDA, PUBLIC  
 RECORDS, THIS 19 DAY OF  
 February, 1997.  
 MARSHA STILLER, CLERK  
 CIRCUIT COURT  
 MARTIN COUNTY, FLORIDA  
 BY: *Jammy Copus*  
 DEPUTY CLERK  
 FILE NO.  
 1219451  
 (CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER  
 18-38-41-025-000-0000.0

### LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CONTAINING 10.122 ACRES, MORE OR LESS.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 AND RUN S.89°31'07"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR 370.56 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 125.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.07°28'53"E.; THENCE RUN WESTERLY ALONG THE ARC OF THIS CURVE THROUGH A CENTRAL ANGLE OF 07°02'39" FOR 15.37 FEET; THENCE RUN ON A NON-TANGENT LINE N.89°43'43"W, FOR 355.24 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE RUN N.00°27'07"E. ALONG SAID SECTION LINE FOR 2.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.109 ACRES, MORE OR LESS

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

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
 COUNTY OF MARTIN

THE VILLAS PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "THE VILLAS" AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT OF "THE VILLAS" ARE DECLARED TO BE PRIVATE AND ARE HEREBY DEDICATED TO THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF MARTIN COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF "THE VILLAS" ARE HEREBY DEDICATED TO THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF DRAINAGE FACILITIES) AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF MARTIN COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "THE VILLAS" ARE HEREBY DEDICATED TO THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR UTILITY PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF UTILITIES) AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., (A) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND (B) AS APPROVED BY THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE UPLAND PRESERVE AREAS SHOWN ON THIS PLAT OF "THE VILLAS" ARE HEREBY DEDICATED TO THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID AREAS EXCEPT IN COMPLIANCE WITH THE PRESERVE AREA MANAGEMENT PLAN FOR "THE VILLAS" APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UPLAND PRESERVE AREAS.
- THE ADDITIONAL RIGHT-OF-WAY, SHOWN ON THIS PLAT OF "THE VILLAS" ADJACENT TO THE EXISTING RIGHT-OF-WAY FOR S.W. BERRY AVENUE, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY AND OTHER PUBLIC PURPOSES.
- PARCEL "A" (STORMWATER MANAGEMENT TRACT) SHOWN ON THIS PLAT OF "THE VILLAS" IS A COMMON AREA AND IS HEREBY DEDICATED TO THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR STORM-WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.
- PARCEL "B" SHOWN ON THIS PLAT OF "THE VILLAS" IS A COMMON AREA AND IS HEREBY DEDICATED TO THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR EMERGENCY ACCESS, RECREATIONAL, LANDSCAPING AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE EMERGENCY ACCESS EASEMENT SHOWN WITHIN PARCEL "B" IS HEREBY DECLARED TO BE THE PROPERTY OF THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR EMERGENCY ACCESS PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL OR SAID EASEMENT.
- PARCELS "C", "D" AND "E" SHOWN ON THIS PLAT OF "THE VILLAS" ARE COMMON AREAS AND ARE HEREBY DEDICATED TO THE VILLAS PROPERTY OWNERS ASSOCIATION, INC. FOR SIGNAGE AND LANDSCAPING 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 PARCELS.

SIGNED AND SEALED THIS 5 DAY OF December, 1996, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

WTS, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF THE VILLAS PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: *Charles L. Wolff, Jr.*  
 CHARLES L. WOLFF, JR., VICE-PRESIDENT OF WTS, INC.

### ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES L. WOLFF, JR., TO ME WELL KNOWN TO BE THE VICE-PRESIDENT OF WTS, INC., GENERAL PARTNER OF THE VILLAS PARTNERSHIP, LTD., AND HE ACKNOWLEDGES BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION. HE IS  PERSONALLY KNOWN TO ME OR  HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF December, 1996.

*Leigh A. Williams*  
 NOTARY PUBLIC  
 STATE OF FLORIDA AT LARGE  
 COMMISSION # CC261199 EXP: 3/16/97

### MORTGAGE HOLDER'S CONSENT

KATHERINE S. CABRE DOES HEREBY CERTIFY THAT SHE IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 5 DAY OF December, 1996.

*Katherine S. Cabre*  
 KATHERINE S. CABRE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*Kathy Carter Entel*  
 WITNESS

*Janice M. Jannina*  
 WITNESS

### ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KATHERINE S. CABRE AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT. SHE IS  PERSONALLY KNOWN TO ME OR  HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF December, 1996.

*Janice M. Jannina*  
 NOTARY PUBLIC  
 STATE OF FLORIDA AT LARGE  
 COMM # CC575867

MY COMMISSION EXPIRES:

1/5/2000



### COUNTY APPROVAL

STATE OF FLORIDA  
 COUNTY OF MARTIN

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

January 17, 1997  
 DATE

*Lee A. Fisherman*  
 COUNTY ENGINEER - ACTING

February 7, 1997  
 DATE

*Leigh A. Williams*  
 COUNTY ATTORNEY

10-8-96  
 DATE

PLANNING AND ZONING COMMISSION  
 MARTIN COUNTY, FLORIDA

BY: *Anthony W. Adams*

10-8-96  
 DATE

BOARD OF COUNTY COMMISSIONERS  
 MARTIN COUNTY, FLORIDA

BY: *Leigh A. Williams*

ATTEST: *Marsha Stiller*  
 CLERK By *Jammy Copus*

### TITLE CERTIFICATION

I, LEIGH A. WILLIAMS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 11, 1996, AT 9:00am:

- 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 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:

MORTGAGOR: THE VILLAS PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP

MORTGAGEE: KATHERINE S. CABRE, MORTGAGE DATED THE 5th DAY OF December, 1996 AND RECORDED IN OFFICIAL RECORDS BOOK 1384, PAGE 1888, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

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.

*Leigh A. Williams*  
 LEIGH A. WILLIAMS  
 FLORIDA BAR NUMBER 788275  
 CRARY, BUCHANAN, BOWDISH, BOVIE, LORD, ROBY  
 & EVANS, CHARTERED  
 555 COLORADO AVENUE, SUITE 1  
 STUART, FLORIDA 34994  
 (407) 287-2800

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
 COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF "THE VILLAS" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS 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 MARTIN COUNTY FLORIDA.

*Arthur Speedy*  
 ARTHUR SPEEDY  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3343  
 DATE: NOV. 1, 1996

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