

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 32, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

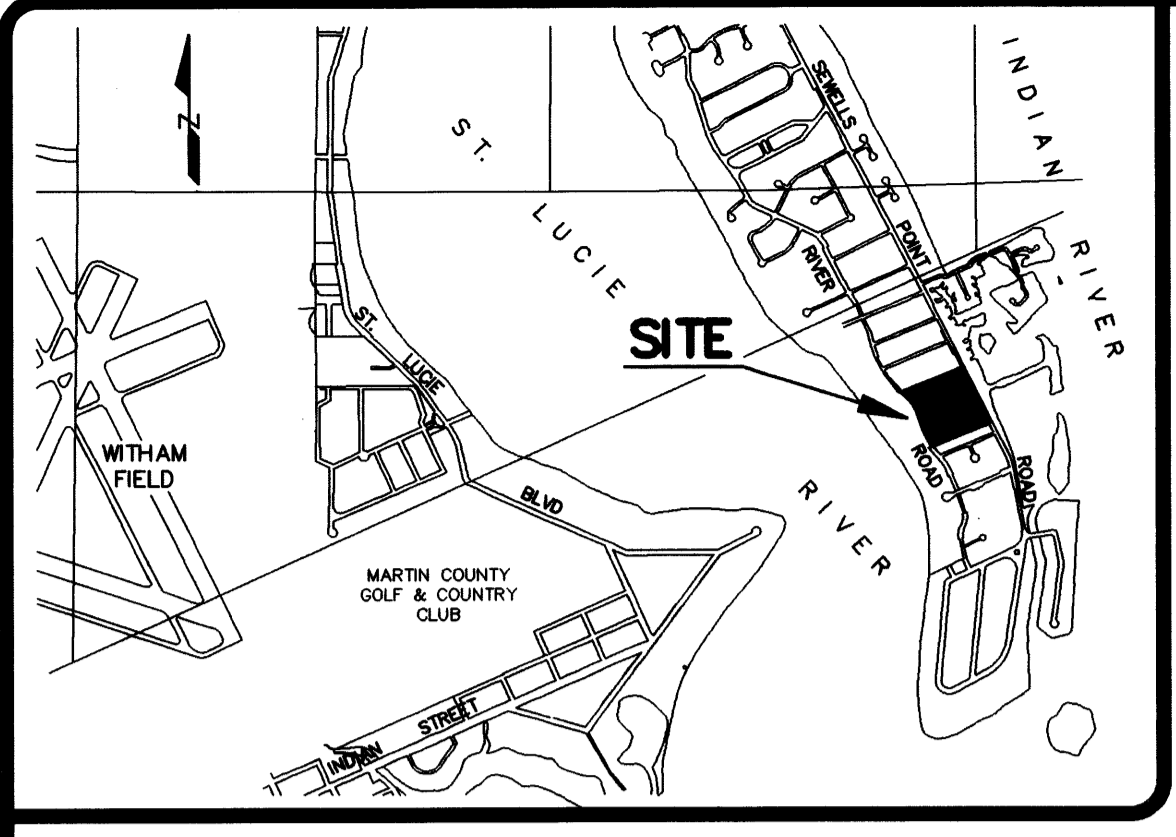
8TH DAY OF MAY, 1997

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 1233350 BY Charlotte Bruley DEPUTY CLERK

13-38-41-000-000-0000,0000

SUBDIVISION PARCEL CONTROL NO.



PLAT OF SEWALL'S MEADOW

Being a replat of a portion of Lot One of the Miles or Hanson Grant, according to the map of Commissioners' Subdivision of said Grant, recorded in Plat Book B, Page 59, public records of Dade (now Martin) County, Florida.

TOWN OF SEWALL'S POINT, MARTIN COUNTY, FLORIDA APRIL, 1997

LEGAL DESCRIPTION

Being a portion of Lot 1 of the Commissioners Subdivision of the Miles or Hanson Grant, according to the plat thereof filed December 30, 1901 and recorded in Plat Book B, Page 59 of the Public Records of Dade County, Florida. Said portion being bounded as follows:

On the North by the South line of the plat entitled Oakwood Subdivision, as recorded in Plat Book 8, Page 53 of the Public Records of Martin County, Florida on the West by the Easterly Right-of-Way line of South River Road, as recorded in Plat Book 4, Page 58 of the Public Records of Martin County, Florida; on the South by the North line of the plat entitled Marguerita Subdivision, as recorded in Plat Book 10, Page 3 of the Public Records of Martin County, Florida, and on the East by the Westerly Right-of-Way line of South Sewalls Point Road, said line being 15.00 feet west of and parallel with the center line of South Sewalls Point Road. Said parcel being more particularly described as follows:

COMMENCE at the intersection of the North line of the Hanson Grant with the center line of South Sewalls Point Road; thence South 28°10'15" East along said center line, a distance of 933.76 feet, to a point, said point being the intersection of the centerline of South Sewalls Point Road and the Easterly extension of the South line of the plat entitled Oakwood Subdivision, as recorded in Plat Book 8, Page 53, of the Public Records of Martin County, Florida; thence South 86°00'00" West along said line, a distance of 15.04 feet to a point in the Westerly Right-of-Way line of said South Sewalls Point Road and the POINT OF BEGINNING; thence South 28°05'29" East along said westerly Right-of-Way line, a distance of 856.96 feet to a point. Said point being in the North line of the plat entitled Marguerita Subdivision, as recorded in Plat Book 10, Page 3 of the Public Records of Martin County, Florida; thence South 65°15'59" West, as measured (South 65°14'45" West plat) along the North line of said Marguerita Subdivision, a distance of 687.85 feet to a point in the easterly Right-of-Way line of South River Road, according to the plat thereof, as recorded in Plat Book 4, Page 58 of the Public Records of Martin County, Florida; thence along said Easterly Right-of-Way line by the following courses and distances; thence North 34°46'48" West, a distance of 73.29 feet to the beginning of a curve concave to the Southeast, having a radius of 985.00 feet; thence Northwesterly along the arc of said curve through a central angle of 11°25'18", a distance of 196.36 feet; thence North 23°21'30" West, a distance of 301.80 feet to the beginning of a curve concave to the Southwest, having a radius of 240.53 feet; thence Northwesterly along the arc of said curve through a central angle of 25°00'00", a distance of 104.95 feet; thence North 48°21'30" West, a distance of 143.34 feet to the beginning of a curve concave to the Northeast, having a radius of 872.71 feet; thence Northwesterly along the arc of said curve, through a central angle of 04°24'12", a distance of 67.07 feet to a point. Said point being the intersection of said Easterly Right-of-Way line with the South line of the plat entitled Oakwood Subdivision, as recorded in Plat Book 8, Page 53 of the Public Records of Martin County, Florida; thence North 66°00'00" East non-tangent to last described line and along said South line of Oakwood Subdivision, a distance of 760.06 feet to the point of beginning.

CERTIFICATION OF OWNERSHIP AND DEDICATION

FAIRVIEW PROPERTIES, INC., a Virginia corporation authorized to do business in the State of Florida as FAIRVIEW SOUTH, INC. does hereby certify that it is the owner of the property described hereon, and has caused same to be surveyed and platted as shown, and does hereby dedicate as follows:

1. STREETS AND RIGHTS OF WAY:

The streets and rights of way shown on this plat, including any wastewater lines lying therein, are hereby dedicated to the Town Commission of the Town of Sewall's Point, Florida, for road right-of-way, drainage and utility purposes, and for the perpetual use of the public.

The two (2) island parcels located on Abbie Court shall be part of the right-of-way dedicated herein to the Town Commission of the Town of Sewall's Point, Florida, provided, however that said parcels shall be the maintenance responsibility of the Sewall's Meadow Property Owners Association, Inc., which shall have an easement for access to and maintenance of said parcels. The Town of Sewall's Point, Florida shall have no responsibility, duty or liability regarding such island parcels.

CERTIFICATION OF OWNERSHIP AND DEDICATION (continued)

2. UTILITY EASEMENTS

The Utility Easements shown on this plat may be used for utility purposes by any utility and for the construction, installation, maintenance and operation of cable television services in compliance with ordinances and regulations as may be adopted from time to time by the Town Commission of the Town of Sewall's Point, Florida.

3. DRAINAGE EASEMENTS

The Drainage Easements, including any drainage lines lying therein, shown on this plat are private easements and are hereby dedicated to SEWALL'S MEADOW PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for the purposes of construction and maintenance of and access to drainage facilities, subject to reserved easements for use and access by the dedicators, their successors and assigns, and by the Town Commission of the Town of Sewall's Point, Florida, for the purpose of access to and the maintenance of the Drainage Easements should said Town Commission deem such action necessary to maintain the integrity of the drainage and surface water management system. The Town Commission of the Town of Sewall's Point, Florida, shall have no responsibility, duty or liability regarding such Drainage Easements notwithstanding its rights set forth above.

4. SURFACE WATER MANAGEMENT COMMON AREA TRACT

Tract SWM-1, as shown on this plat is hereby declared to be a Surface Water Management Common Area Tract, and is dedicated to SEWALL'S MEADOW PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for the use of said association, its employees and agents, and its members and invited guests, as a dry detention area, subject to reserved easements for use and access by the dedicators, their successors and assigns, and by the Town Commission of the Town of Sewall's Point, Florida, for the purpose of access to and maintenance of the Tract should the Town Commission deem such action necessary to maintain the integrity of the drainage and surface water management system. Said Tract shall be the maintenance responsibility of the SEWALL'S MEADOW PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, and the Town Commission shall have no responsibility, duty or liability regarding such Tract notwithstanding its reserved easement.

5. LANDSCAPE BUFFER EASEMENTS

The Landscape Buffer Easements shown on this plat are declared to be private easements for the installation and maintenance of landscaping. Landscape Buffer Easement "A" is hereby dedicated to the SEWALL'S MEADOW PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for the use of said association, its employees, agents and members, as a landscaped buffer area, and shall be the maintenance responsibility of said association. Landscape Buffer easement "B" is hereby reserved to the dedicator, its successors and assigns, for use as a landscaped buffer area, and shall be the maintenance responsibility of the dedicator. The Town Commission of the Town of Sewall's Point, Florida shall have no responsibility, duty or liability regarding said Landscape Buffer Easements.

SIGNED AND SEALED

THIS 7TH DAY OF MAY, 1997

FAIRVIEW PROPERTIES INC., A VIRGINIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AS FAIRVIEW SOUTH, INC.

BY: W. Martin Bonan, VICE PRESIDENT

W. MARTIN BONAN

CORPORATE SEAL

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing CERTIFICATE OF OWNERSHIP AND DEDICATION was acknowledged before me this 7TH day of MAY, 1997 by W. Martin Bonan, as Vice President of Fairview Properties, Inc., A Virginia Corporation authorized to do business in the State of Florida as Fairview South, Inc., on behalf of the corporation. He is personally known to me and did not take an oath.

Notary Public Signature

September 18, 2000 MY COMMISSION EXPIRES:

OC 560936 MY COMMISSION NUMBER:

Constance J. Juski PRINTED NAME

TITLE CERTIFICATION

I, W. Martin Bonan, a member of the Florida BAR, hereby certify that:

- 1. 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.
2. All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

DATE THIS 7TH DAY OF MAY, 1997.

W. Martin Bonan Florida Bar No. 371033

SURVEYORS CERTIFICATE

STATE OF FLORIDA

COUNTY OF MARTIN

I, David W. Schryver, do hereby certify that this plat of SEWALL'S MEADOW is a true and correct representation of the lands surveyed 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 for the required improvements, and that further, the survey data complies with all of the requirements of chapter 177, PART 1, Florida Statutes, as amended, and ordinances of the Town of Sewall's Point, Florida.

David W. Schryver Professional Surveyor and Mapper Florida Certificate No. 4864

APPROVAL OF TOWN OF SEWALL'S POINT

The plat as shown hereon has been approved by the Town Commission of the Town of Sewall's Point, Florida, and the Town does hereby formally accept the offers to dedicate contained on this plat, this day of MAY, 1997.

TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA

By: David L. Millard Mayor, Tim B. Wright, Town Attorney

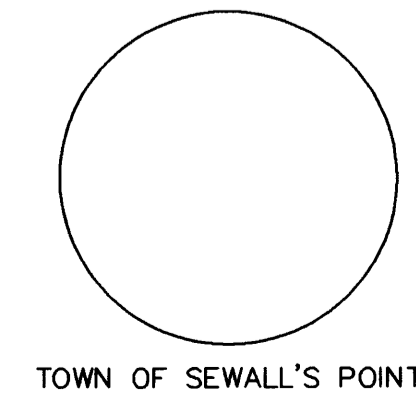
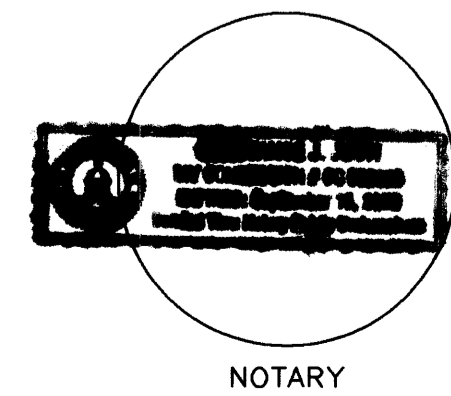
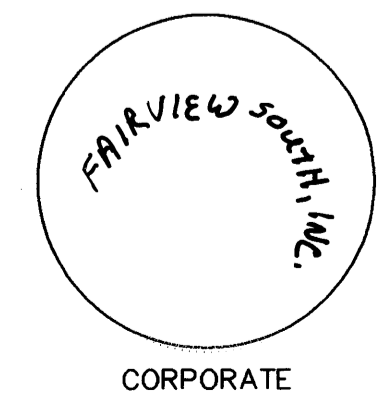
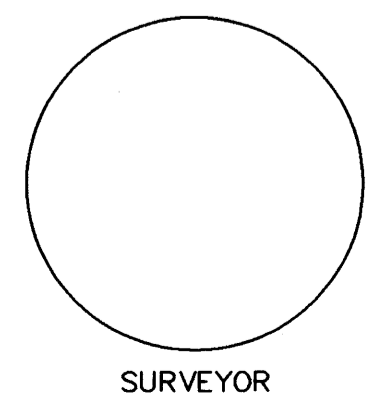
Attest: Joan H. Barrow, Town Clerk (Town Seal below)

SURVEYORS NOTES

- 1. There shall be no lot splits except to create larger lots.
2. There shall be no construction or maintenance of walls, fences or other structures or trees within the drainage easements which would impede drainage or maintenance of the easement.
3. There shall be no building or other permanent structures or trees placed on utility easements.
4. Bearings shown hereon are referenced to the North line of the Hanson Grant. Said line bearing South 66°00'00" West.
5. Property lines shown with the C/A (Control of Access) symbol shall have no vehicular access.
6. Lots 5 through 9 adjacent to South Sewall's Point Road and Lots 1 and 19 through 22 adjacent to South River Road shall have twenty-five (25) foot setbacks from the property line adjacent to said roads, as provided in Resolution No. 486 of the Town of Sewall's Point, Florida.
7. South River Road as shown hereon is based on plat entitled "Road right-of-way on Sewall's Point" as recorded in Plat Book 4, Page 58 of the public records of Martin County, Florida.

NOTICE

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



GCY INCORPORATED CIVIL ENGINEERS / LAND SURVEYORS 1505 S.W. MARTIN HIGHWAY P.O. BOX 1469 PALM CITY, FLORIDA 34991 (561-286-8083) 5601 CORPORATE WAY, SUITE 314, WEST PALM BEACH, FLORIDA 33407 (561-697-3667) CERTIFICATE OF AUTHORIZATION LB 4108