

# Indian River Plantation Marriott Resort I, a P.U.D.

A PARCEL OF LAND IN GOVERNMENT LOTS 3, 4 AND 8,  
SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST,  
MARTIN COUNTY, FLORIDA

### 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 72,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

17 DAY OF Aug, 1999.

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

FILE NUMBER 1886007 BY [Signature]  
DEPUTY CLERK

31-37-42-008-000-0000.0  
SUBDIVISION CONTROL NUMBER

### LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN GOVERNMENT LOTS 3, 4 AND 8, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

COMMENCE AT A POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD A-1-A BEING A 200 FOOT RIGHT-OF-WAY AND THE SOUTH LINE OF THE NORTH 1000 FEET OF GOVERNMENT LOT 4 OF SAID SECTION 31, THENCE NORTH 88°44'44" WEST, ALONG SAID SOUTH LINE OF THE NORTH 1000 FEET, A DISTANCE OF 415.17 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE NORTH 88°44'44" WEST, ALONG THE AFORESAID SOUTH LINE OF THE NORTH 1000 FEET, A DISTANCE OF 1524.16 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE MEANDER THE SAID MEAN HIGH WATER LINE, SOUTHERLY THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°09'37" EAST A DISTANCE OF 69.15 FEET; THENCE SOUTH 40°23'52" EAST A DISTANCE OF 57.31 FEET; THENCE SOUTH 00°50'10" EAST A DISTANCE OF 57.55 FEET; THENCE SOUTH 21°50'03" EAST A DISTANCE OF 71.17 FEET; THENCE SOUTH 05°13'27" WEST A DISTANCE OF 37.02 FEET; THENCE SOUTH 37°58'44" WEST A DISTANCE OF 49.99 FEET; THENCE SOUTH 08°51'40" WEST A DISTANCE OF 33.40 FEET; THENCE SOUTH 01°46'03" WEST A DISTANCE OF 9.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89°07'26" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 8, A DISTANCE OF 397.39 FEET TO THAT POINT OF INTERSECTION WITH A LINE THAT IS 880.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, THENCE SOUTH 00°59'59" WEST, ALONG LASTLY SAID LINE, A DISTANCE OF 248.73 FEET TO THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 62°27'20" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1245.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.72 ACRES, MORE OR LESS.

LEGEND	
C.M.	= CONCRETE MONUMENT
I.P.	= IRON PIPE
I.R.	= IRON ROD
CL	= CENTERLINE
○	= SET IRON PIPE & GCY CAP LB 4108
□	= SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "PRM, GCY, INC. LB 4108, PSM 4130"

### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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 DECLARATION OF EASEMENT

IHC REALTY CORPORATION, A DELAWARE CORPORATION, AS GENERAL PARTNER OF IHC REALTY PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP ("IHC"), BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IHC IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT OF INDIAN RIVER PLANTATION MARRIOTT RESORT I AS MORE PARTICULARLY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DECLARE AS FOLLOWS:

ACCESS EASEMENT - THE PRIVATE ACCESS EASEMENT SHOWN ON THIS PLAT OF INDIAN RIVER PLANTATION MARRIOTT RESORT I, A PUD, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE A PRIVATE EASEMENT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT. UPON CONVEYANCE OF LOT 2 TO A THIRD PARTY ("BUYER"), IHC AND BUYER SHALL ENTER INTO A RECIPROCAL ACCESS EASEMENT AGREEMENT WHICH WILL FURTHER DEFINE AND ESTABLISH THE ACCESS EASEMENT RIGHTS OF THE OWNERS OF PROPERTY WITHIN THIS PLAT.

SIGNED AND SEALED THIS 15<sup>th</sup> DAY OF June, 1999.

IHC REALTY PARTNERSHIP, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: IHC REALTY CORPORATION  
A DELAWARE CORPORATION,  
GENERAL PARTNER

BY: [Signature]  
NAME: J. William Richardson  
TITLE: Executive Vice President

ATTEST:

BY: [Signature]  
NAME: Timothy O. Hudak  
TITLE: Secretary

### ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 15<sup>th</sup> DAY OF June, 1999, PERSONALLY APPEARED J. William Richardson TO ME WELL KNOWN TO BE THE Executive Vice President OF IHC REALTY CORPORATION, A DELAWARE CORPORATION, AS GENERAL PARTNER OF IHC REALTY PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DECLARATION OF EASEMENT AS SUCH OFFICER 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 IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC,  
COMMONWEALTH OF PENNSYLVANIA  
COMMISSION NO. \_\_\_\_\_  
COMMISSION EXPIRES: 5-01-01

### TITLE CERTIFICATION

I, LORI R. HARTGLASS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MARCH 8, 1999 AT 8:00 A.M., AND BASED ON LIMITED TITLE SEARCH CERTIFICATE NO. 309806717 ISSUED BY CHICAGO TITLE INSURANCE COMPANY:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PARTNERSHIP WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DECLARATION OF EASEMENT HEREON.
- MORTGAGE: NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 16 DAY OF June, 1999.

[Signature]  
LORI R. HARTGLASS,  
ATTORNEY-AT-LAW  
FLORIDA BAR NO. 435392  
HOLLAND & KNIGHT LLP  
ONE EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

### COUNTY APPROVAL

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

August 3, 1999, 1999

[Signature]  
COUNTY SURVEYOR & MAPPER

August 6, 1999

[Signature]  
COUNTY ENGINEER

August 9, 1999

[Signature]  
COUNTY ATTORNEY

July 27, 1999

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

ATTEST: \_\_\_\_\_  
CLERK

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ALBERT C. ALLEN, III, HEREBY CERTIFY THAT THIS PLAT OF INDIAN RIVER PLANTATION MARRIOTT RESORT I, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS 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; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 18 DAY OF JUNE, 1999

[Signature]  
ALBERT C. ALLEN, III, PSM  
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4130

### SURVEYOR'S NOTES

- 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.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE AND ACCESS EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE NORTH 1000 FEET OF GOVERNMENT LOTS 3, 4 AND 5, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 88°44'44" EAST.

### EASEMENT HOLDERS CONSENT TO PLAT

[Signature] AS Asst. Sec. OF FLORIDA POWER & LIGHT COMPANY ("FPL") HEREBY CERTIFIES THAT FPL IS THE HOLDER OF THAT CERTAIN EASEMENT ("EASEMENT") DATED AUGUST 1, 1977 AND RECORDED IN OFFICIAL RECORDS BOOK 449 AT PAGE 2864 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THIS PLAT AND DOES SUBORDINATE ITS EASEMENT TO SUCH PLAT.

SIGNED THIS 29<sup>th</sup> DAY OF June, 1999.

FLORIDA POWER & LIGHT COMPANY  
BY: [Signature]  
NAME: John M. Chism  
TITLE: DIRECTOR CORPORATE REAL ESTATE & ASST. SECRETARY (SEAL)

### ACKNOWLEDGMENT

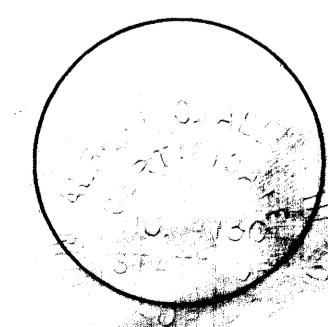
STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 29<sup>th</sup> DAY OF June, 1999, PERSONALLY APPEARED John M. Chism TO ME WELL KNOWN TO BE THE Asst. Sec. OF FLORIDA POWER & LIGHT COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH EASEMENT HOLDER'S CONSENT TO PLAT AS SUCH OFFICER 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. HE IS (X) PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC53724  
COMMISSION EXPIRES: 3-31-2000  
PRINT NAME: SHIRLEY LYDERS

Job Number 98-1062-01-02  
Licensed Business #4108

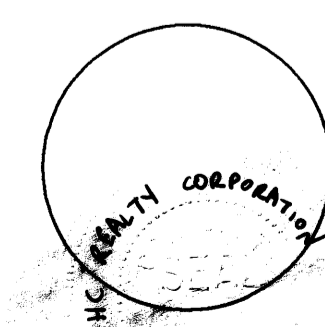
**GCY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
1505 S.W. MARTIN HIGHWAY P.O. BOX 1469  
PALM CITY, FLORIDA 34991 (561-286-8085)  
CERTIFICATE OF AUTHORIZATION LB 4108



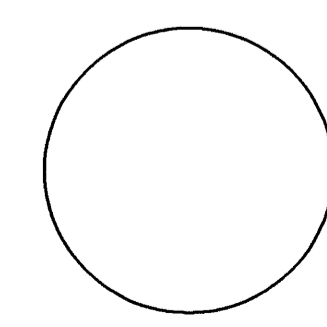
SURVEYOR



NOTARY PUBLIC



IHC REALTY PARTNERSHIP L.P.,  
A DELAWARE LIMITED PARTNERSHIP



NOTARY PUBLIC