

DESCRIPTION

TWO (2) PARCELS OF LAND LYING IN PORTIONS OF SECTIONS 11 AND 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA EACH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCE AT THE SOUTHWESTERLY CORNER OF THE PLAT OF DOUBLE TREE TRACT NO. 6, A P.U.D., "A PLAT OF PHASE III A," AS RECORDED IN PLAT BOOK 14, PAGE 19, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE NORTH 66°03'30" EAST ALONG THE SOUTHERLY LINE OF SAID DOUBLE TREE PLAT NO. 6, A P.U.D., A DISTANCE OF 625.07 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, SOUTH 23°56'07" EAST, A DISTANCE OF 893.00 FEET TO THE NORTHWESTERLY CORNER OF THE NORTHERLY HALF OF SOUTHEAST SEABRANCH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 914, PAGE 2443, PUBLIC RECORDS OF SAID MARTIN COUNTY, SAID CORNER ALSO BEING THE NORTHEAST CORNER, AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1446, PAGE 850, PUBLIC RECORDS OF SAID MARTIN COUNTY, AND SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE, TRAVERSING THE NORTHERLY LINE OF SAID EASEMENT BY THE FOLLOWING 2 COURSES:

1. SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1891.16 FEET AND NON-RADIAL TO THE LAST ABOVE DESCRIBED COURSE (THE RADIUS POINT BEARS NORTH 23°29'43" WEST FROM SAID CORNER), THRU A CENTRAL ANGLE OF 09°02'24", AN ARC DISTANCE OF 298.39 FEET TO A POINT OF TANGENCY WITH A LINE 2. SOUTH 75°32'41" WEST ALONG SAID LINE, A DISTANCE OF 1161.14 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT

THENCE, DEPARTING SAID NORTHERLY LINE, NORTH 16°21'29" EAST ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 88.39 FEET; THENCE NORTH 75°32'41" EAST, A DISTANCE OF 345.80 FEET; THENCE SOUTH 14°27'19" EAST, A DISTANCE OF 25.92 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID EASEMENT; THENCE NORTH 75°32'41" EAST ALONG SAID LINE, A DISTANCE OF 770.07 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1841.16 FEET AND CONCENTRIC WITH SAID CURVE HAVING A RADIUS OF 1891.16 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°01'41", AN ARC DISTANCE OF 290.11 FEET TO A POINT IN THE FIRST DESCRIBED COURSE HAVING A BEARING OF SOUTH 23°56'07" EAST (THE RADIUS POINT BEARS NORTH 23°29'00" WEST FROM THIS POINT); THENCE SOUTH 23°56'07" EAST ALONG SAID PREVIOUS COURSE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.864 ACRES, MORE OR LESS.

PARCEL B:

COMMENCE AT THE ABOVE POINT OF BEGINNING FOR PARCEL A, THENCE SOUTH 23°56'07" EAST ALONG THE WESTERLY LINE OF SAID SOUTHEAST SEABRANCH BOULEVARD AND ALONG THE WESTERLY LINE OF THE SOUTHERLY 1/2 OF SOUTHEAST SEABRANCH BOULEVARD, AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 914, PAGE 2437, PUBLIC RECORDS OF SAID MARTIN COUNTY, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND THE SOUTHWESTERLY CORNER OF THE SAID SOUTHERLY 1/2 OF SOUTHEAST SEABRANCH BOULEVARD, SAID CORNER BEING A POINT IN THE ARC OF A CURVE (A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST SEABRANCH BOULEVARD) CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2011.16 FEET (THE RADIUS POINT BEARS NORTH 23°31'17" WEST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE (SAID RADIUS LINE), THRU A CENTRAL ANGLE OF 02°08'13", AN ARC DISTANCE OF 75.01 FEET TO A POINT ON THE WESTERLY LINE OF THE SAID ELEMENTARY SCHOOL SITE AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1086, PAGE 566, PUBLIC RECORDS OF SAID MARTIN COUNTY (THE RADIUS POINT BEARS NORTH 23°59'51" WEST FROM THIS POINT); THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 23°55'50" EAST, A DISTANCE OF 22.66 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 650.00 FEET; 2. SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°34'28" AN ARC DISTANCE OF 709.88 FEET TO A POINT OF TANGENCY WITH A LINE 3. SOUTH 38°38'38" WEST ALONG SAID LINE A DISTANCE OF 101.06 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 578.14 FEET 4. SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°43'02" AN ARC DISTANCE OF 602.57 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE (THE RADIUS POINT BEARS NORTH 68°55'36" EAST FROM THIS POINT)

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 26°50'32" WEST A DISTANCE OF 373.36 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 75.00 FEET (THE RADIUS POINT BEARS SOUTH 52°03'21" WEST FROM THIS POINT); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'27" WEST ALONG SAID LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°07'03" AN ARC DISTANCE OF 22.38 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 23°06'13" WEST ALONG SAID LINE A DISTANCE OF 50.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1061.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'04" AN ARC DISTANCE OF 3.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°29'09" AN ARC DISTANCE OF 20.76 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°44'28" AN ARC DISTANCE OF 46.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°43'35" AN ARC DISTANCE OF 21.55 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 62°09'59" WEST ALONG SAID LINE A DISTANCE OF 50.00 FEET; THENCE SOUTH 27°50'01" WEST A DISTANCE OF 86.06 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 114°50'46" AN ARC DISTANCE OF 170.38 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 787.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°56'41" AN ARC DISTANCE OF 50.25 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 33°42'27" WEST ALONG SAID LINE A DISTANCE OF 194.46 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°55'55" AN ARC DISTANCE OF 15.67 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 195.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°33'23" AN ARC DISTANCE OF 185.68 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 73.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 52°34'12" AN ARC DISTANCE OF 66.98 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 84°13'56" WEST ALONG SAID LINE A DISTANCE OF 146.92 FEET; THENCE SOUTH 46°52'29" WEST A DISTANCE OF 419.53 FEET; THENCE NORTH 76°51'41" WEST A DISTANCE OF 469.25 FEET; THENCE SOUTH 20°23'54" WEST A DISTANCE OF 71.75 FEET; THENCE SOUTH 87°51'20" WEST A DISTANCE OF 137.27 FEET; THENCE NORTH 70°35'49" WEST A DISTANCE OF 232.40 FEET; THENCE NORTH 75°32'54" WEST A DISTANCE OF 449.17 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1477, PAGE 507, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 27°16'17" EAST, A DISTANCE OF 397.35 FEET 2. NORTH 12°38'09" EAST, A DISTANCE OF 524.02 FEET 3. NORTH 81°43'31" EAST, A DISTANCE OF 815.27 FEET TO A POINT IN THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS EXHIBIT "A" BY DEED RECORDED IN OFFICIAL RECORDS BOOK 446, PAGE 850, PUBLIC RECORDS OF SAID MARTIN COUNTY 4. NORTH 16°21'29" EAST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 100.40 FEET TO THE SOUTHWEST CORNER OF AN INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1446, PAGE 850, PUBLIC RECORDS OF SAID COUNTY; THENCE TRAVERSING THE SOUTHERLY LINE OF SAID EASEMENT BY THE FOLLOWING TWO (2) COURSES:

1. NORTH 75°32'41" EAST, A DISTANCE OF 1232.71 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2011.16 FEET 2. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°03'59", AN ARC DISTANCE OF 318.24 FEET TO THE POINT OF BEGINNING.

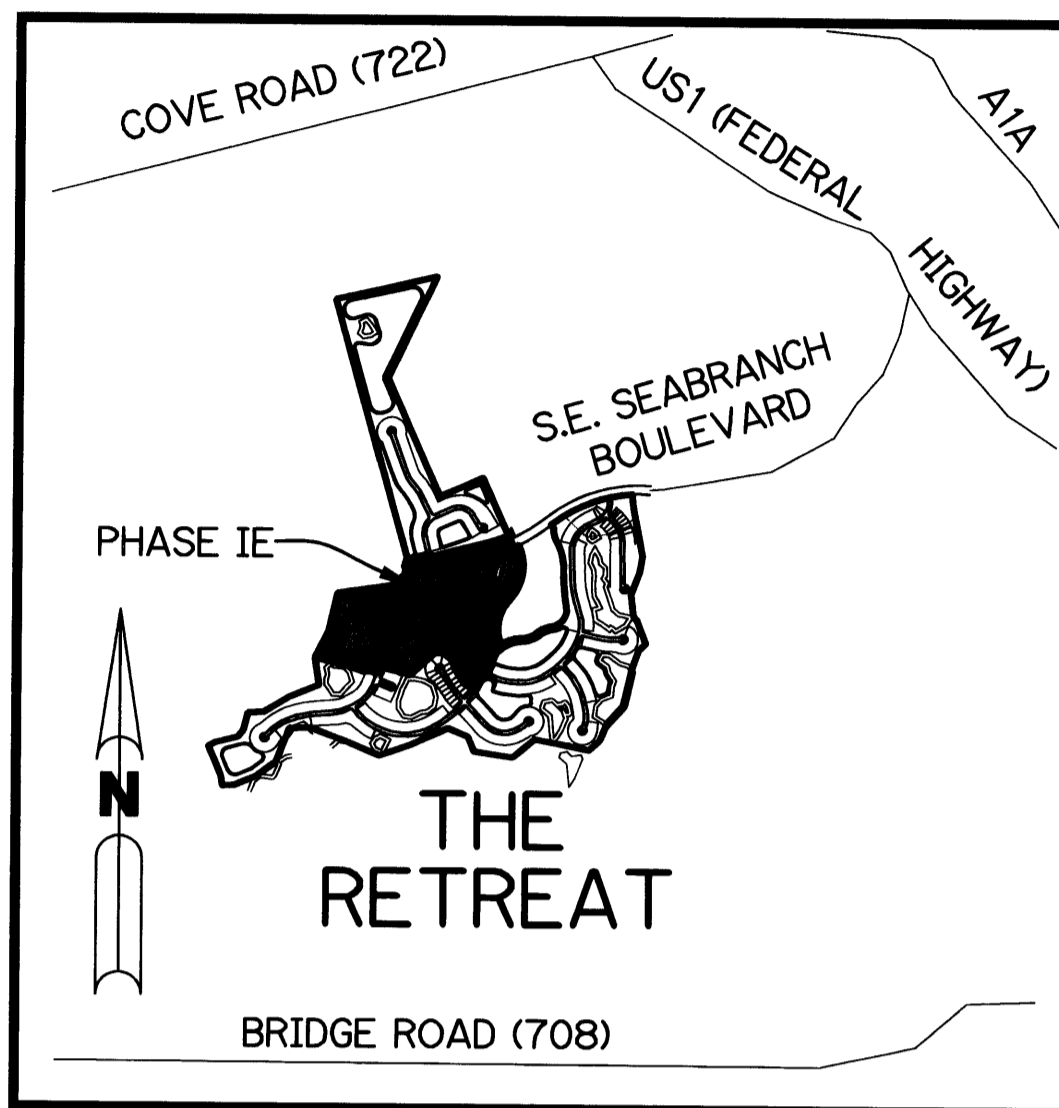
CONTAINING 69.457 ACRES, MORE OR LESS.

TOTAL ACREAGE (PARCELS A & B) = 71.321 ACRES, MORE OR LESS.

A PLANNED UNIT DEVELOPMENT THE RETREAT, PHASE 1E, A P.U.D.

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

SHEET 1 OF 10 FEBRUARY, 2001



CERTIFICATE OF OWNERSHIP & DEDICATION

DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E, A P.U.D. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). 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.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E, 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.

3. PRIVATE DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNER'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.

4. WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS "L-5 THROUGH L-7" SHOWN ON THIS PLAT THE RETREAT, PHASE 1E, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNER'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 WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.

5. WETLAND AND UPLAND PRESERVATION EASEMENTS

THE WETLAND AND UPLAND PRESERVATION EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 1E, A P.U.D. AS WETLAND EASEMENTS 4, 5 AND 7 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY CONSERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

THE WETLAND AND UPLAND PRESERVATION EASEMENTS SHOWN ON THIS PLAT 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 WETLAND AND UPLAND PRESERVATION EASEMENTS 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.

6. OPEN SPACE TRACTS

OPEN SPACE TRACTS OST-1 THROUGH OST-5, AS SHOWN ON THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE TRACTS.

7. RECREATION TRACT

RECREATION TRACT, TRACT "R", AS SHOWN ON THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE RECREATION TRACT.

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

8. PUBLIC FLOW-THROUGH EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE RETREAT AT SEABRANCH HOMEOWNER'S ASSOCIATION (HEREINAFTER "ASSOCIATION") OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS ON THIS PLAT.

ALL AS SHOWN

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION OF REASONABLE ACCESS TO AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY(30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED TO ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS 16th DAY OF JULY, 2001

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Vicki L. Camen (PRINT NAME BENEATH SIGNATURE)

BY: DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION

William E. Shannon (PRINT NAME BENEATH SIGNATURE)

Charles H. Hathaway, President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, APPEARED CHARLES H. HATHAWAY, PRESIDENT OF DIVOSTA AND COMPANY, INC., A FLORIDA 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 A FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR I WAS PRODUCED BY SAID CORPORATION AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 16th DAY OF JULY, 2001.

William E. Shannon Notary Public, My Commission Expires 4/2003

William E. Shannon (PRINT NAME BENEATH SIGNATURE) NOTARY PUBLIC MY COMMISSION EXPIRES: 4/2003

CLERK OF CIRCUIT COURT

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15 PAGE 11. MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21 DAY OF Sept. 20 01. MARSHA EWING, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Todd Wood, D.P. DEPUTY CLERK (CIRCUIT COURT SEAL)

FILE NO. 1583630

SUBDIVISION PARCEL CONTROL NUMBER: 11-39-41-001-000-0000.0

NOTES

- 1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN. 2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION. 3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION. 4. BEARING BASE - SOUTH LINE OF DOUBLE TREE PLAT NO. 6, A P.U.D. IS ASSUMED AS BEING NORTH 66°03'30" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 5. 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. 6. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS. 7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY. 8. DATE OF FIELD SURVEY FEBRUARY 27, 2001.

IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

LEGEND

- - DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LB 6674 ● - DENOTES PERMANENT CONTROL POINT (P.C.P.) SET - P.C.P. LB 6674 ○ - DENOTES 5/8" IRON ROD & CAP (LB 6674) TO BE SET AS PART OF THE REQUIRED IMPROVEMENTS WITH THE PLATTED LANDS P.D.E. - DENOTES PRIVATE DRAINAGE EASEMENT U.E. - DENOTES UTILITY EASEMENT O.R.B. - DENOTES OFFICIAL RECORD BOOK P.B. - DENOTES PLAT BOOK PG. - DENOTES PAGE Δ - DENOTES DELTA L - DENOTES ARC LENGTH R - DENOTES RADIUS T - DENOTES TANGENT CB - DENOTES CHORD BEARING CD - DENOTES CHORD LENGTH OS - DENOTES OPEN SPACE COR. - DENOTES CORNER P.C. - DENOTES POINT OF CURVATURE P.T. - DENOTES POINT OF TANGENCY Q - DENOTES CENTER LINE N.R. - DENOTES NOT RADIAL C.P. - DENOTES CENTER POINT P.R.C. - DENOTES POINT OF REVERSE CURVE O.S.T. - DENOTES OPEN SPACE TRACT R/W - DENOTES RIGHT-OF-WAY U.P.E. - DENOTES UPLAND PRESERVATION EASEMENT S.T. - SURVEY TIE P.I. - POINT OF INTERSECTION

THIS INSTRUMENT PREPARED BY GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC., LB 6674 ENGINEERS PLANNERS SURVEYORS 590 N.W. PEACOCK BOULEVARD, SUITE 9 PORT ST. LUCIE, FLORIDA