

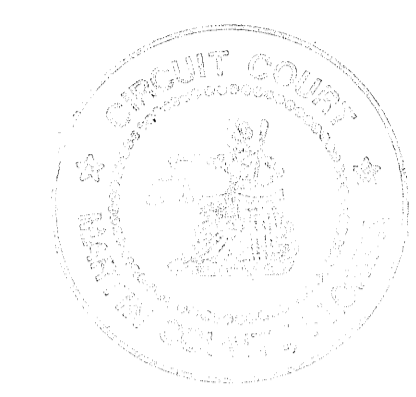
FILED FOR RECORD
MARTIN COUNTY, FLA.
05 SEP 30 P 3: 35
CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLA.

CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 30th DAY OF September, 1985.

LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLA.
FILE NUMBER 592005 BY Tracy E. Chase DEPUTY CLERK

PARCEL CONTROL NUMBER
30-91-42-015-000-000, 0-0



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF KENTUCKY
COUNTY OF JEFFERSON

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

1.) THE INGRESS, EGRESS AND DRAINAGE EASEMENTS AND THE DRAINAGE RETENTION AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE GALLEON BAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF THE OWNERS OF LOTS IN GALLEON BAY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH INGRESS, EGRESS AND DRAINAGE EASEMENTS, NOR DRAINAGE RETENTION AREAS.

2.) THE UTILITY EASEMENTS SHOWN OF THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY 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.

3.) THE LIMITED ACCESS EASEMENT SHOWN ON THIS PLAT ON THE BORDER OF STATE ROAD A-1-A IS DEDICATED TO THE GALLEON BAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS IN GALLEON BAY, HOWEVER THE USE OF THIS EASEMENT FOR INGRESS AND/OR EGRESS TO ANY LOT SHALL BE PROHIBITED.

4.) A CROSS-EASEMENT FOR COMMON DRIVEWAY IS HEREBY ESTABLISHED ALONG THE COMMON BORDER (LOT LINE) OF THE FOLLOWING LOTS FROM THE PAVED SURFACE OF THE ROADWAY LOCATED IN THE INGRESS AND EGRESS EASEMENT TO THE EASTERLY LIMIT OF THE DRAINAGE EASEMENT AND EXTENDING FIFTEEN (15) FEET TO EACH SIDE OF SAID COMMON BORDER (LOT LINE), TO-WIT: LOTS 3 AND 4; LOTS 5 AND 6; LOTS 7 AND 8; LOTS 9 AND 10; AND LOTS 11 AND 12.

5.) ACCESS TO THE BEACH SHALL BE RESTRICTED TO APPROVED DUNE CROSSOVERS ON PARCEL "A" AND WITHIN THE COMMON DUNE CROSSOVER EASEMENTS WHICH ARE ESTABLISHED AS FOLLOWS: A CROSS-EASEMENT FOR COMMON DUNE CROSSOVER IS HEREBY ESTABLISHED ALONG THE COMMON BORDER (LOT LINE) OF THE FOLLOWING LOTS FROM THE WESTERLY BORDER OF THE SHORELINE PROTECTION ZONE TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AND EXTENDING TEN (10) FEET TO EACH SIDE OF SAID COMMON BORDER (LOT LINE), TO-WIT: LOTS 2 AND 3; LOTS 4 AND 5; LOTS 6 AND 7; LOTS 8 AND 9; LOTS 10 AND 11; LOTS 12 AND 13; AND LOTS 14 AND 15.

6.) THE BEACH ACCESS PARCEL, SHOWN AS PARCEL "A" ON THIS PLAT, IS HEREBY DEDICATED TO THE GALLEON BAY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR THE USE AND BENEFIT OF PRESENT OR FUTURE MEMBERS OF SUCH CORPORATION IN ACCORDANCE WITH THE ARTICLES OF INCORPORATION AND BYLAWS OF SAID CORPORATION. A PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED OVER, ACROSS AND UPON SAID PARCEL "A" FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS IN GALLEON BAY. THE BOARD OF COUNTY COMMISSIONERS

OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH BEACH ACCESS AREA.

SIGNED AND SEALED THIS 30th DAY OF September, 1985 ON BEHALF OF SAID LIMITED PARTNERSHIP BY ITS GENERAL PARTNER.

WITNESSES:
Theresa Meyer
Rosanne Baker
JONES ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP
BY: David A. Jones
DAVID A. JONES
ITS: GENERAL PARTNER

A PLAT OF
GALLEON BAY

HUTCHINSON ISLAND, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

ALL THAT PART OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, LYING EAST OF STATE ROAD A-1-A, LESS THE SOUTH 300 FEET THEREOF.

AND

THAT PART OF THE SOUTH 389.10 FEET OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, LYING EAST OF STATE ROAD A-1-A, MARTIN COUNTY, FLORIDA.

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. JONES, TO ME WELL KNOWN TO BE THE GENERAL PARTNER OF JONES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS SAID GENERAL PARTNER OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF September, 1985.

(NOTARY SEAL) Margaret L. Wood
NOTARY PUBLIC
STATE OF KENTUCKY AT LARGE
MY COMMISSION EXPIRES: May 30, 1988

APPROVAL OF COUNTY

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

DATE: 9-30-85 BY: J. B. W.
COUNTY ENGINEER

DATE: 9-30-85 BY: Theresa Meyer
COUNTY ATTORNEY

DATE: 9-30-85 BY: Carol J. Hill, CHAIRMAN
PLANNING AND ZONING COMMISSION, MARTIN COUNTY, FLORIDA

DATE: 9-30-85 BY: Sam J. Harris, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA

ATTEST: BY: Louise V. Isaacs, CLERK
CIRCUIT COURT OF MARTIN COUNTY, FLORIDA.
Tracy Chase, D.C.

TITLE CERTIFICATION

I, LAWRENCE E. CRARY III, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1.) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE LIMITED PARTNERSHIP EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN HEREON.

2.) ALL MORTGAGES ENCUMBERING THE SUBJECT PROPERTY HAVE BEEN SATISFIED OR RELEASED OF RECORD.

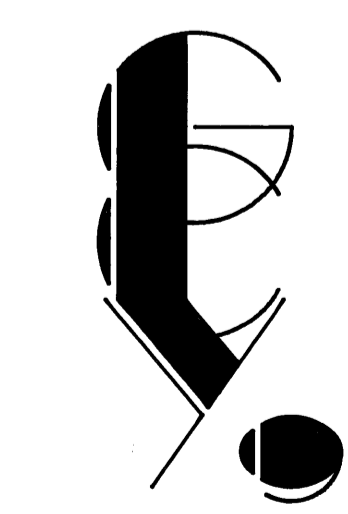
DATED THIS 25th DAY OF SEPTEMBER, 1985.

Lawrence E. Crary III
LAWRENCE E. CRARY III
CRARY, BUCHANAN, BOWDISH, AND BOVIE
555 COLORADO AVENUE, SUITE ONE
STUART, FLORIDA 33497
(305) 287-2600

SURVEYOR'S CERTIFICATE

I, RICHARD W. BUSSELL, DO HEREBY CERTIFY THAT THIS PLAT OF GALLEON BAY IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Richard W. Buswell
RICHARD W. BUSSELL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3858
DATE: 9/25/85



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