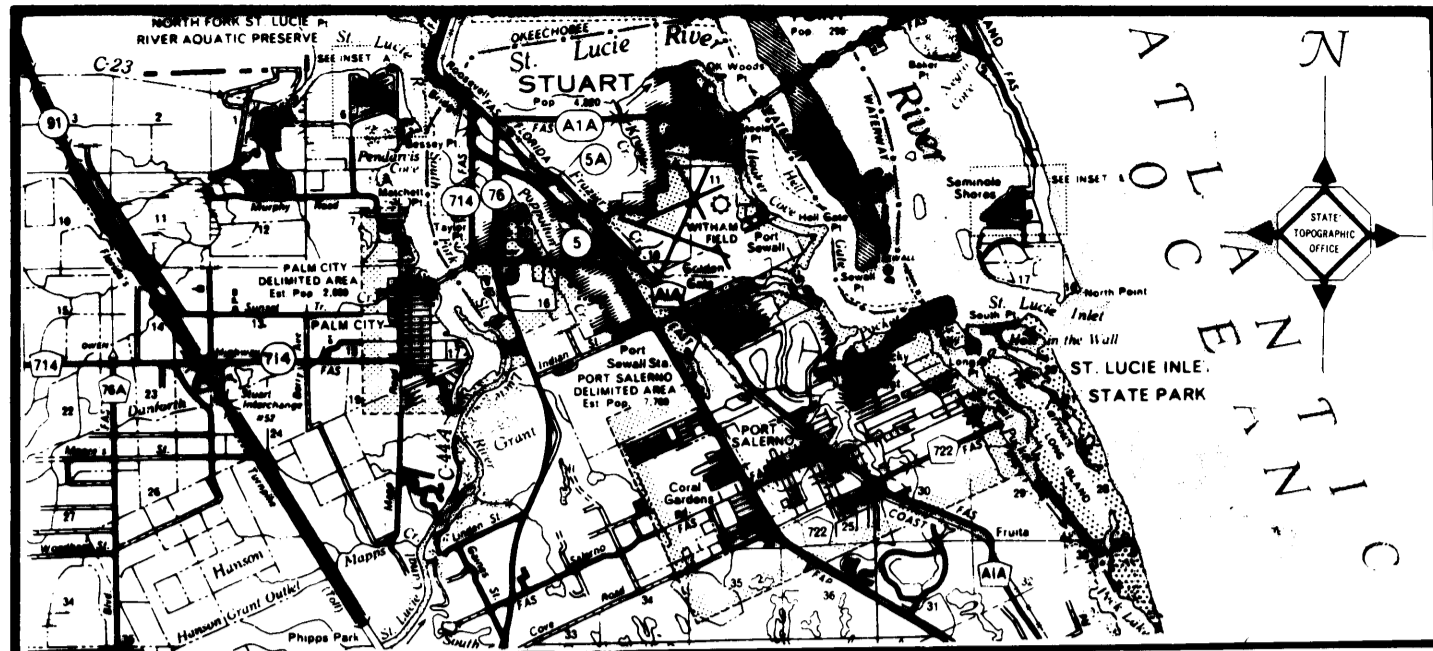
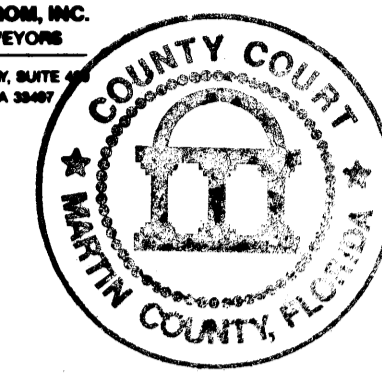


Sheet 1 of 2



A PLAT OF BLUEFISH COVE

LINDAHL, BROWNING, FERRARI & HELLETRON, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 177
JUPITER, FLORIDA 33468-0177
10 CENTRAL PARKWAY, SUITE 200
STUART, FLORIDA 34994
117 SOUTH SECOND STREET
FORT PIERCE, FLORIDA 34946



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 6, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF January, A.D., 1988.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: Deborah Langston
DEPUTY CLERK

FILE NO. 692789

SHEET 1 OF 2

BEING A REPLAT OF A PORTION OF LOT 30,
A SUBDIVISION OF LOTS 13 & 14, HANSON GRANT
AS RECORDED IN PLAT BOOK 1, PAGE 89,
MARTIN COUNTY, FLORIDA

NOVEMBER, 1987

DESCRIPTION

LOT 30, AS SHOWN ON THE PLAT OF SUBDIVISION OF LOTS 13 AND 14, HANSON GRANT, RECORDED IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND.

PARCEL A

A PARCEL OF LAND LYING IN LOT 30, SUBDIVISION OF LOTS 13 AND 14, HANSON GRANT, PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 30, PROCEED S 66°17'15" W ALONG THE SOUTHERLY LINE OF SAID LOT 30, A DISTANCE OF 1361.84 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED N 10°03'45" W, A DISTANCE OF 104.30 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 45.00 FEET, A RADIAL LINE FROM SAID POINT BEARS N 09°35'56" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'34", AN ARC DISTANCE OF 20.77 FEET; THENCE S 10°03'45" E, A DISTANCE OF 58.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°32'04", AN ARC DISTANCE OF 39.94 FEET TO THE POINT OF TANGENCY; THENCE S 81°28'19" W, A DISTANCE OF 55.51 FEET; THENCE N 86°49'22" W, A DISTANCE OF 112.07 FEET, MORE OR LESS, TO THE WATERS OF THE MANATEE POCKET; THENCE MEANDER SOUTHERLY ALONG SAID WATERS, A DISTANCE OF 110.00 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID LOT 30; THENCE N 66°17'15" E ALONG SAID SOUTH LINE, A DISTANCE OF 240.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL C

A PARCEL OF LAND LYING IN LOT 30, SUBDIVISION OF LOTS 13 AND 14, HANSON GRANT, PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW BEING MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 30, PROCEED S 66°17'15" W ALONG THE SOUTHERLY LINE OF SAID LOT 30 (SAID SOUTH LINE IS TAKEN TO BE S 66°17'15" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 1352.70 FEET; THENCE N 23°42'45" W, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE S 05°23'58" W, A DISTANCE OF 26.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'42", AN ARC DISTANCE OF 28.66 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS N 58°54'16" E; THENCE S 58°54'16" W ALONG THE EXTENSION OF SAID RADIAL LINE, A DISTANCE OF 10.98 FEET; THENCE S 84°04'53" W, A DISTANCE OF 128.43 FEET, MORE OR LESS, TO THE WATERS OF THE MANATEE POCKET; THENCE MEANDER NORTHERLY ALONG SAID WATERS OF MANATEE POCKET, A DISTANCE OF 91.8 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE THAT BEARS N 81°48'32" W FROM THE POINT OF BEGINNING; THENCE S 81°48'32" E ALONG LAST DESCRIBED LINE, A DISTANCE OF 114.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL D

A PARCEL OF LAND LYING IN LOT 30, SUBDIVISION OF LOTS 13 AND 14, HANSON GRANT, PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW BEING MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 30, PROCEED S 66°17'15" W ALONG THE SOUTHERLY LINE OF SAID LOT 30 (SAID SOUTH LINE IS TAKEN TO BE S 66°17'15" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 1352.70 FEET; THENCE N 23°42'45" W, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE N 66°17'15" E, A DISTANCE OF 60.00 FEET; THENCE N 48°42'45" W, A DISTANCE OF 50 FEET; THENCE N 72°32'45" W, A DISTANCE OF 105.3 FEET, MORE OR LESS, TO THE WATERS OF THE MANATEE POCKET; THENCE MEANDER SOUTHERLY ALONG SAID WATERS, A DISTANCE OF 80 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE THAT BEARS N 81°48'32" W FROM THE POINT OF BEGINNING; THENCE S 81°48'32" E ALONG LAST DESCRIBED LINE, A DISTANCE OF 114.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL E

A PARCEL OF LAND LYING IN LOT 30, SUBDIVISION OF LOTS 13 AND 14, HANSON GRANT, PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW BEING MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 30, PROCEED S 66°17'15" W ALONG THE SOUTHERLY LINE OF SAID LOT 30 (SAID SOUTH LINE IS TAKEN TO BE S 66°17'15" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 1352.70 FEET; THENCE N 23°42'45" W, A DISTANCE OF 190.00 FEET; THENCE N 66°17'15" E, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 66°17'15" W, A DISTANCE OF 60 FEET; THENCE N 23°42'45" W, A DISTANCE OF 140 FEET TO THE NORTH LINE OF THE AFORESAID LOT 30; THENCE S 66°17'15" W ALONG SAID NORTH LINE OF LOT 30, A DISTANCE OF 120 FEET, MORE OR LESS, TO THE WATERS OF MANATEE POCKET; THENCE MEANDER SOUTHERLY ALONG SAID WATERS, A DISTANCE OF 40 FEET, MORE OR LESS; THENCE S 72°32'45" E, A DISTANCE OF 105.3 FEET; THENCE S 48°42'45" E, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

DESCRIPTION (CONTINUED)

ALSO LESS AND EXCEPT THE 10 FOOT ADDITIONAL RIGHT-OF-WAY FOR S.E. ROBERTSON ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 160, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT BLUE FISH COVE INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF LOT 30 OF THE SUBDIVISION OF LOTS 13 AND 14, HANSON GRANT, SHOWN HEREON AS BLUEFISH COVE, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- S.E. POMPANO TERRACE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BLUEFISH COVE HOMEOWNERS ASSOCIATION INC., FOR ACCESS, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID S.E. POMPANO TERRACE.
- THE UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BLUEFISH COVE HOMEOWNERS ASSOCIATION INC., FOR UTILITY AND DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY AND DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, WITH THE EXCEPTION OF THOSE LYING WITHIN BUFFER EASEMENTS, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY INCLUDING C.A.T.V., 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, AND AS APPROVED BY THE BLUEFISH COVE HOMEOWNERS ASSOCIATION INC.
- THE 5.0 FOOT ADDITIONAL RIGHT-OF-WAY FOR S.E. ROBERTSON ROAD, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
- THE BUFFER, "UPLAND PRESERVE" EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BLUEFISH COVE HOMEOWNERS ASSOCIATION INC., FOR PRESERVATION OF NATIVE VEGETATION. THERE SHALL BE NO ALTERATION WITHIN SAID BUFFER, "UPLAND PRESERVE" EASEMENTS WITHOUT PRIOR APPROVAL OF MARTIN COUNTY, OR BY WAY OF A MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID BUFFER, "UPLAND PRESERVE" EASEMENTS.
- THE 10 FOOT UTILITY EASEMENT LYING WITHIN THE BUFFER, "UPLAND PRESERVE" EASEMENT, AS SHOWN HEREON, SHALL BE FOR THE PURPOSE OF MAINTAINING EXISTING UTILITIES ONLY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT THIS 30th DAY OF NOVEMBER, 1987.

BLUE FISH COVE INC.,
A FLORIDA CORPORATION

WITNESS: Debra C. Mercer

By: Helen Lamoreaux Yelvington
HELEN LAMOREAUX YELVINGTON
PRESIDENT

WITNESS: Thomas C. Volon

ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HELEN LAMOREAUX YELVINGTON, AS PRESIDENT OF BLUE FISH COVE INC., A FLORIDA CORPORATION, AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF November, 1987.

MY COMMISSION EXPIRES: Oct 5, 1991
Notary Public

BLUEFISH COVE, INC.	NOTARY PUBLIC	AMERICAN PIONEER SAVINGS BANK	NOTARY PUBLIC	SURVEYOR

MORTGAGEE'S CONSENT

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 744, PAGE 838, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF December, A.D., 1987.

ATTEST: Tina Phelps
BY: Thomas H. Wilkinson
AMERICAN PIONEER SAVINGS BANK

ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

BEFORE ME, PERSONALLY APPEARED Thomas H. Wilkinson AND Tina Phelps TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER, AS SENIOR VICE PRESIDENT AND SECRETARY, OF THE ABOVE NAMED AMERICAN PIONEER SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH SENIOR VICE PRESIDENT AND SECRETARY RESPECTIVELY OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF December, A.D., 1987.

MY COMMISSION EXPIRES: April 16, 1991
Notary Public

TITLE CERTIFICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

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

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE IN FAVOR OF AMERICAN PIONEER SAVINGS BANK DATED Nov 30, 1987, AND RECORDED IN OFFICIAL RECORD BOOK 744, PAGE 838, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 8th DAY OF December, 1987.

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 CERTIFICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF BLUEFISH COVE, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

S. Dale Monroe
S. DALE MONROE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

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

1-19-88	Donald E. Hellman	COUNTY ENGINEER
November 3, 1988	Joseph B. Gaskin	COUNTY ATTORNEY
November 3, 1988	Joseph B. Gaskin	CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
November 3, 1988	Marsha Stiller	CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller
Clerk

Subdivision Parcel Control #: 48-38-41-300-000-0000

1 2