

LOCATION
MAP

PLAT NO. 21 "A" MARTIN DOWNS P.U.D.

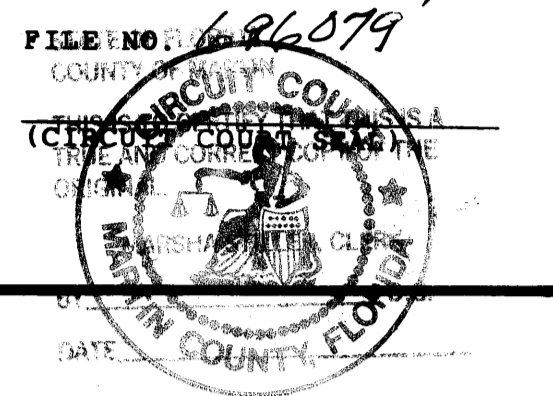
BEING A REPLAT OF
ALL OF TRACT B (PLAT NO. 21) MARTIN DOWNS P.U.D.
AS RECORDED IN PLAT BOOK 10, PAGE 51, PUBLIC RECORDS OF MARTIN COUNTY
LYING IN SECTIONS 11 & 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

OCTOBER, 1987

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 12, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 9 DAY OF Feb, 1988.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY: Deborah Langston
DEPUTY CLERK



CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT CREATIVE ENVIRONMENT ENTERPRISES, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREOF AS PLAT NO. 21 "A", MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREOF, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT NO. 21 "A", ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., 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 SUCH DRAINAGE EASEMENTS.
2. THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS PLAT NO. 21 "A", ARE HEREBY DEDICATED TO THE MALLARD CREEK HOMEOWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID STREETS AND RIGHT-OF-WAYS MAY BE USED 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
3. THE UTILITY EASEMENTS, AS SHOWN HEREOF, MAY BE USED FOR UTILITY PURPOSES 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 AND APPROVED BY MALLARD CREEK HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

4. THE COMMON AREAS, AS SHOWN ON THIS PLAT NO. 21 "A", ARE HEREBY DEDICATED TO MALLARD CREEK HOMEOWNERS ASSOCIATION, INC., FOR UTILITY, DRAINAGE AND LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID COMMON AREAS MAY BE USED 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.
5. THE RECIPROCAL MAINTENANCE EASEMENTS SHOWN ON THIS PLAT NO. 21 "A", ARE HEREBY DEDICATED TO THE ADJOINING PROPERTY OWNERS FOR BUILDING MAINTENANCE.
6. THE ACCESS EASEMENT SHOWN ON THIS PLAT NO. 21 "A" IS HEREBY DEDICATED TO THE MARTIN DOWNS COUNTRY CLUB, INC. AND MARTIN DOWNS UTILITIES, INC., AND TO THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, AND UTILITY PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ACCESS EASEMENT.

7. AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY GRANTED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., OVER AND ACROSS THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT NO. 21 "A".

SIGNED AND SEALED THIS 30th DAY OF October, 1987, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: CREATIVE ENVIRONMENT ENTERPRISES, INC.
KATHLEEN A. GLANCY R. L. GLANCY
SECRETARY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED R.L. GLANCY AND KATHLEEN A. GLANCY, TO ME WELL KNOWN TO BE THE PRESIDENT, AND SECRETARY, RESPECTIVELY OF CREATIVE ENVIRONMENT ENTERPRISES, INC., AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH AS INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: 8/12/1991
Dale Linden
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, WILLIAM D. ANDERSON, JR., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 10:30, 19 87 AT 5:00 p.m.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT, IS IN THE NAME OF CREATIVE ENVIRONMENT ENTERPRISES, INC.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREOF ARE AS FOLLOWS:
A. MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 741, PAGE 701 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 30th DAY OF October, 1987
BY: William D. Anderson, Jr.
WILLIAM D. ANDERSON, JR.
525 CAMDEN AVENUE
STUART, FLORIDA 33497

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

1-18-88 DATE Donald E. Hallman COUNTY ENGINEER

October 6, 1987 DATE Owen A. Brown COUNTY ATTORNEY

October 6, 1987 DATE [Signature] CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.

October 6, 1987 DATE [Signature] CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLA.

ATTEST: Marsha Stiller
CLERK
By: Deborah Langston

DESCRIPTION

All of Tract "B" as shown on the Plat of Mallard Creek, (Plat 21) Martin Downs P.U.D. as recorded in Plat Book 10, Page 51 of the Public Records of Martin County, Florida.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE HEREOF DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN Official Record Book 741, Page 701 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF November, A.D., 1987.

P.G.A. SAVINGS AND LOAN ASSOCIATION, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

ATTEST: Barbara D. Gallo BY: Raymond J. McDonough, Jr.
ASSISTANT SECRETARY VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Raymond J. McDonough, Jr. AND Barbara D. Gallo, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF P.G.A. SAVINGS AND LOAN ASSOCIATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, 1987. MY COMMISSION EXPIRES: 1/17/88

[Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT 21 "A" 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, PART 1, FLORIDA STATUTES, AS AMENDED AND ORIGINALLY INTENDED BY THE LEGISLATURE OF MARTIN COUNTY, FLORIDA.

[Signature]
DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3989

LINDA L. BROWNING FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

1101 CENTRAL PARKWAY
SUITE 400
STUART, FLORIDA 33497

1105 SOUTH 21ST STREET
SUITE 200
STUART, FLORIDA 33499

1 2

Subdivision Parcel Control #: 11-38-40-008-000-0000.0