

A PLAT OF
THE REEF, PHASE II
 BEING A REPLAT OF THE COLONY OF ROCKY POINT, A P.U.D.
 AS RECORDED IN PLAT BOOK 14, PAGE 5
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
 LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

FEBRUARY, 1996

FILED FOR RECORD
 05 APR 11 AM 1996
 10:48
 CLERK OF THE CIRCUIT COURT
 BY _____

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 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 11th DAY OF April, 1996.

MARSHA STILLER,
 CLERK CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.
 BY: Garry Copus
 DEPUTY CLERK

FILE NO. 1169238
 (CIRCUIT COURT SEAL)

DESCRIPTION

ALL OF THE PLAT OF THE COLONY OF ROCKY POINT, A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 SAID PARCEL CONTAINING 18.06 ACRES, MORE OR LESS.

PARCEL CONTROL NO. 48-38-41-270-000-0000.0

**CERTIFICATE OF OWNERSHIP
 AND DEDICATION**

COUNTY OF MARTIN
 STATE OF FLORIDA

SEAFIELD LAND CORP., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE REEF, PHASE II, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE STREETS, RIGHTS-OF-WAY AND EMERGENCY ACCESS EASEMENT AS SHOWN HEREON, ARE HEREBY DECLARED TO BE PRIVATE STREETS, RIGHTS-OF-WAY AND EMERGENCY ACCESS EASEMENT AND ARE HEREBY DEDICATED TO THE REEF, HOMEOWNERS ASSOCIATION, INC., AND THE REEF PHASE II HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY AND ACCESS EASEMENT.
2. THE UPLAND TRANSITION ZONE EASEMENT AND SHORELINE PROTECTION ZONE EASEMENT AS SHOWN ON THIS PLAT OF THE REEF, PHASE II, AS PART OF LOTS 32 THROUGH 36, ARE HEREBY DEDICATED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., FOR PRESERVATION AND MAINTENANCE PURPOSES. THE ASSOCIATIONS SHALL HAVE THE PERPETUAL RESPONSIBILITY FOR ALL MAINTENANCE THEREOF. NO CONSTRUCTION, ALTERATION, DESTRUCTION, DUMPING, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION (WITH THE EXCEPTION OF THE CONSTRUCTION OF ACCESS PIERS TO SINGLE FAMILY DOCKS AS PERMITTED BY THE MARTIN COUNTY DOCK ORDINANCE AND THOSE ACTIVITIES PERMITTED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY) OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL FISH AND WILDLIFE HABITAT, CONSERVATION OR PRESERVATION SHALL BE PERMITTED WITHIN THE UPLAND TRANSITION ZONE EASEMENT AND SHORELINE PROTECTION ZONE EASEMENT AS SHOWN ON THIS PLAT.
3. THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
5. THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPING, NATURE TRAILS AND SIGNAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
6. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
7. THE COMMON AREA, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, FOR THE INSTALLATION OF LANDSCAPING, WALLS, DRAINAGE AND UTILITIES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION 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 AREA.
8. THE LIFT STATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY UTILITIES, FOR LIFT STATION PURPOSES, ACCESS, DRAINAGE AND UTILITY PURPOSES INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN COUNTY UTILITIES.

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(CONT.)

9. THE BUFFER AREAS SHOWN ON THIS PLAT OF THE REEF, PHASE II, ARE HEREBY DEDICATED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID BUFFER AREAS.
10. THE 25' DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT IS HEREBY GRANTED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE FACILITIES. NO CONSTRUCTION WITHIN THIS ACCESS EASEMENT SHALL BE ALLOWED WITHOUT PERMITS FROM MARTIN COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENT AREAS.
11. THE RECREATION TRACT AS SHOWN HEREON IS DEDICATED TO THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., THE REEF HOMEOWNERS ASSOCIATION, INC., AND SEASCAPE I, CONDOMINIUM ASSOCIATION, INC., FOR RECREATIONAL PURPOSES AND ACCESS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
12. THE 25' DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT IS HEREBY GRANTED TO THE OWNERS OF CONDOMINIUMS IN SEASCAPE I, A CONDOMINIUM AND TO THE OWNERS OF LOTS IN THE REEF AND THE REEF PHASE II FOR PEDESTRIAN ACCESS TO THE INTRACOASTAL WATERWAY, SUBJECT TO THE RIGHT OF THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., TO CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENT AREA. SEASCAPE CONDOMINIUM ASSOCIATION, INC. IS ALSO HEREBY GRANTED AN EASEMENT TO CONSTRUCT, OPERATE AND/OR MAINTAIN DRAINAGE FACILITIES WITHIN THIS EASEMENT AREA IN THE EVENT THE REEF, PHASE II HOMEOWNERS ASSOCIATION, INC., ALLOWS THE DRAINAGE FACILITIES WITHIN THIS EASEMENT AREA TO BECOME INOPERABLE. NO CONSTRUCTION WITHIN THIS ACCESS EASEMENT SHALL BE ALLOWED WITHOUT PERMITS FROM MARTIN COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENT AREAS.
13. THE 25 FOOT ACCESS EASEMENT SHOWN ON THIS PLAT IS HEREBY GRANTED TO THE OWNERS OF CONDOMINIUMS IN SEASCAPE I, A CONDOMINIUM, FOR PEDESTRIAN ACCESS TO THE INTRACOASTAL WATERWAY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENT AREAS.

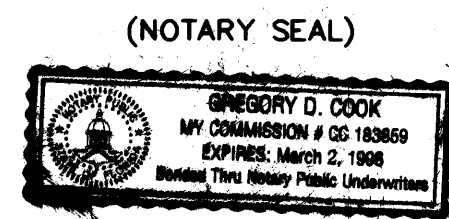
SIGNED AND SEALED THIS 6th DAY OF Feb, 1996 ON BEHALF OF SAID CORPORATION, BY ITS VICE PRESIDENT.

WITNESSES: Linda E. McCann SEAFIELD LAND CORP.
Linda E. McCann BY: Stephen P. Conway
 WITNESSES: ITS VICE PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
 STATE OF FLORIDA

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, 1996 BY STEPHEN P. CONWAY AS VICE PRESIDENT, OF SEAFIELD LAND CORP., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.



Hugay J. Cook
 NOTARY PUBLIC
 PRINT NAME _____
 MY COMMISSION EXPIRES: _____

THIS PLAT PREPARED BY:
 THOMAS C. VOKOUN, P.L.S.
 FOR:
 LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TITLE CERTIFICATION

COUNTY OF MARTIN
 STATE OF FLORIDA

I, Linda E. McCann MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Feb 6 1996 AT 2:00 p.m.:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 A. NONE.

DATED THIS 6th DAY OF Feb, 1996

Linda E. McCann
 LINDA MCCANN
 MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.
 P.O. BOX 658
 STUART, FLORIDA 34995-0688

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
 STATE OF FLORIDA

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF THE REEF, PHASE II, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS 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, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun
 THOMAS C. VOKOUN
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4382

COUNTY APPROVAL

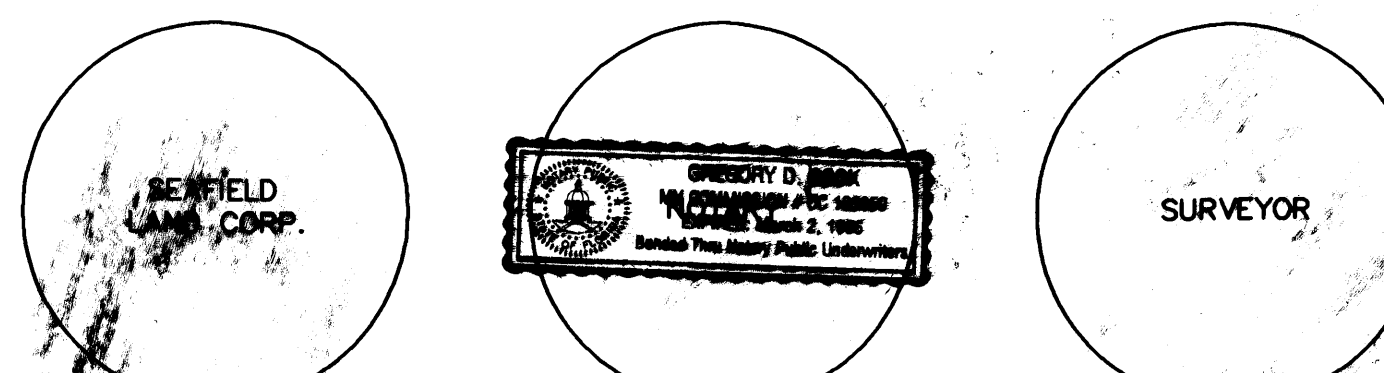
COUNTY OF MARTIN
 STATE OF FLORIDA

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

3-7-96 _____
 DATE COUNTY ENGINEER
3-28-96 _____
 DATE COUNTY ATTORNEY

 DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
10-24-95 _____
 DATE VICE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller
 CLERK BY: Garry Copus



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 210 JUPITER LAKES BLVD. 2400 SE. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.
 SUITE 201 SUITE 300 SUITE 702 SUITE 702
 JUPITER, FL 33468 STUART, FL 34996 FT. PIERCE, FL 34950 WEST PALM BEACH, FL 33409
 407-746-9248 407-286-2003 407-461-2450 407-484-3375

P: 095-0086/VS/93373P1 02/02/96 @ 09:17:00 Size: 34,500, 23,000 * 1,336, 0,638 35,336, 23,638 Scale: F1: Origin: 0,000, 0,000 Rotation: 0