

THE WATERS EDGE, PHASE TWO

LYING IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 SOUTH,
RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

SEPTEMBER 2000

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, LESS THE WEST 346.50 FEET AND THE NORTH 243.00 FEET THEREOF, CONTAINING 2.917 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

METROPOLITAN CONSTRUCTION SERVICES, L.C., A FLORIDA LIMITED CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF THE WATERS EDGE, PHASE TWO, AND HEREBY DEDICATES AS FOLLOWS:

- STREETS**
TRACT "A" SHOWN ON THIS PLAT OF THE WATERS EDGE, PHASE TWO, AND DESIGNATED HEREON AS A PUBLIC STREET IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

TRACT "B" SHOWN ON THIS PLAT OF THE WATERS EDGE, PHASE TWO, AND DESIGNATED AS A PRIVATE STREET, IS HEREBY DECLARED TO BE THE PROPERTY OF THE WATERS EDGE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREET AND RIGHT-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS, DRAINAGE 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 STREET DESIGNATED AS SUCH ON THIS PLAT.
- EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF THE WATERS EDGE, PHASE TWO, 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.

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF THE WATERS EDGE, PHASE TWO, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE WATERS EDGE HOMEOWNERS 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.

THE PRIVATE LANDSCAPE EASEMENTS SHOWN ON THIS PLAT OF WATERS EDGE, PHASE TWO, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE WATERS EDGE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES, AND ALL LANDSCAPING LOCATED THEREIN SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE LANDSCAPE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 27th DAY OF November, 2000, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

METROPOLITAN CONSTRUCTION SERVICES, L.C.
Irwin Shipper
BY: IRWIN SHIPPER, ITS PRESIDENT

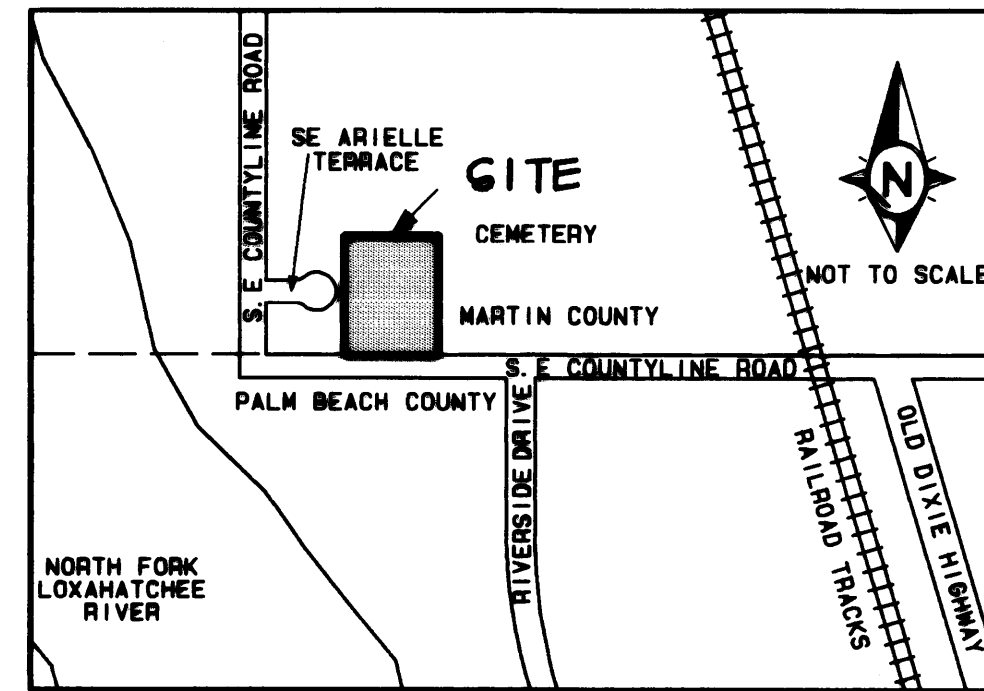
ATTEST: *Kenneth C. Thomas*
KENNETH C. THOMAS, ITS SECRETARY

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED IRWIN SHIPPER AND KENNETH C. THOMAS, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF METROPOLITAN CONSTRUCTION SERVICES, L.C., A FLORIDA LIMITED CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID 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 THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

Joseph F. Broedel
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 1101
MY COMMISSION EXPIRES: 7/16/2001



LOCATION MAP

ACCEPTANCE OF RESERVATIONS

STATE OF Florida
COUNTY OF Palm Beach

THE WATERS EDGE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27th DAY OF November, 2000.

THE WATERS EDGE HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION
Irwin Shipper
BY: IRWIN SHIPPER, ITS PRESIDENT

WITNESS: *Kenn Thomas*
PRINT NAME: Kenn Thomas
WITNESS: *Ken Broedel*
PRINT NAME: Ken Broedel

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED IRWIN SHIPPER, TO ME WELL KNOWN TO BE THE PRESIDENT OF THE WATERS EDGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE HAS ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AND RESERVATIONS AS SUCH OFFICER OF SAID 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 THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 1101
MY COMMISSION EXPIRES: 7/16/2001

CERTIFICATE OF SURVEYOR AND MAPPER

I, DAN W. DAILEY, HEREBY CERTIFY THAT THIS PLAT OF THE WATERS EDGE, PHASE TWO IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Dan W. Dailey
DAN W. DAILEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 2439

SURVEYOR'S NOTES

- BEARING SHOWN HEREON IS BASED ON GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 BEING N 89° 44' 00" W.
- ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000336 TO CONVERT TO GRID DISTANCE.
- COORDINATES SHOWN HEREON ARE BASED UPON DATUM - NAD 83 1980 ADJUSTMENT, ZONE - FLORIDA EAST, LINEAR UNIT - US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- ALL LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
- BENCH MARK ELEVATION SHOWN HEREON IS BASED UPON N.G.V.D. 1929.
- 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.

TITLE CERTIFICATION

I, BARRY B. BYRD, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF November 27, 2000, AT 11:30 PM:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 27th DAY OF November, 2000.

Barry B. Byrd
BARRY B. BYRD
ATTORNEY AT LAW, FLORIDA BAR # 0297976
4100 REA BOULEVARD, SUITE 100
PALM BEACH GARDENS, FL 33410

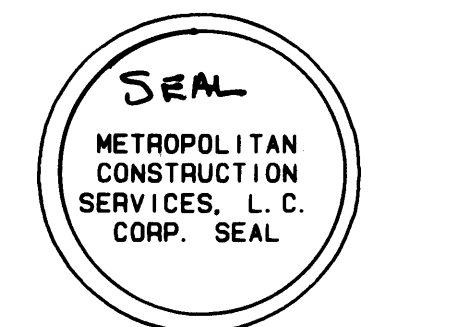
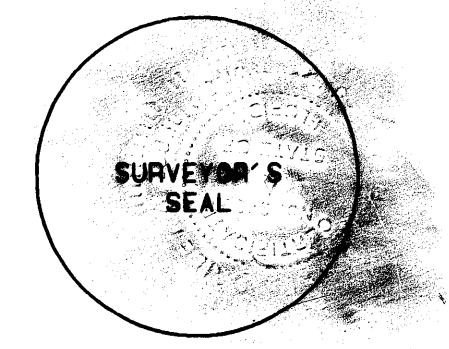
CLERKS RECORDING
CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 22, MARTIN COUNTY, FLORIDA. PUBLIC RECORDS, THIS 19 DAY OF December, 2000.

Marsha Ewing
MARSHA EWING
CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA

FILE NO. 1505065
BY: *Tammy Caputo*
DEPUTY CLERK
CIRCUIT COURT SEAL

24-40-42-014-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER



COUNTY APPROVAL

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

11-16-01 *William W. Miller* COUNTY SURVEYOR AND MAPPER
4-17-01 *[Signature]* COUNTY ENGINEER
11/5/01 *Kristal Haley* COUNTY ATTORNEY
6-6-01 *[Signature]* VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE: 11-14-00

ATTEST: *Marsha Ewing*
CLERK
By: *Tammy Caputo*

DAILEY AND ASSOCIATES, INC.
SURVEYING & MAPPING
112 N. U.S. HIGHWAY No. 1
TEQUESTA, FLORIDA 33489
PHONE: (561) 746-8424