

Plat of MURRAY COVE

Certificate of Ownership and Dedication

STATE OF FLORIDA
COUNTY OF MARTIN

Sunland Development, Inc., a Florida Corporation, by and through its undersigned Officers, hereby certifies that it is the owner of the property described hereby dedicates as follows:

1. STREETS

The streets and rights-of-way shown on this "Plat of Murray Cove" and designated thereon as public streets are hereby dedicated to Martin County for the use and benefit of the public.

2. UTILITY EASEMENTS

The utility easements shown on this Plat of MURRAY COVE may be used for utility purposes (including Cable TV) 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.

3. UPLAND PRESERVE TRACT

The upland preserve tract as shown on this Plat of MURRAY COVE is hereby declared to be the property of the "Murray Cove Property Owner's Association, Inc. (hereinafter "Association"), and is further declared to be private preserve tract, which shall be conveyed by deed to the Association for preservation purposes and shall be maintained by the Association in accordance with the Preserve Area Management Plan (PAMP) approved by Martin County, Florida. No construction in, or alteration or destruction of, the tracts shall occur, except as specified within the approved PAMP. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any upland preserve tract designated as such on this Plat of Murray Cove.

4. DRAINAGE EASEMENTS AND DRY RETENTION AND DRAINAGE TRACT

The private drainage easements, dry retention tract and drainage tract as shown on this Plat of MURRAY COVE and designated as such on the plat, are hereby declared to be the property of the Murray Cove Property Owner's 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 and dry retention and drainage Tract designated as such on this Plat of Murray Cove.

In Witness whereof, the above named SUNLAND DEVELOPMENT, INC., has caused these presents to be signed by its President and attested to by its Chief Executive Officer, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 21 day of April, 2004.

SUNLAND DEVELOPMENT, INC.
A Florida Corporation

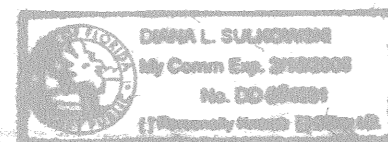
By: [Signature] Attest: [Signature]
Ron Hyman, President Frank Young,
Chief Executive Officer

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Ron Hyman and Frank Young, to me well known to be the President and Chief Executive Officer, respectively, of Sunland Development, Inc., a Florida corporation, and they acknowledged that they executed such Certificate of Ownership and Dedication as such officers 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.

DATED this 21 day of April, 2004.

[Signature]
Notary Public 00014031
My Commission Expires: 2/15/06



ACCEPTANCE OF DEDICATION

Murray Cove Property Owner's Association, Inc., a Florida non-profit corporation, does hereby accept ownership and dedication of all utility easements, drainage easements, the dry retention and drainage tract and the upland preserve tract, as shown on this Plat of Murray Cove

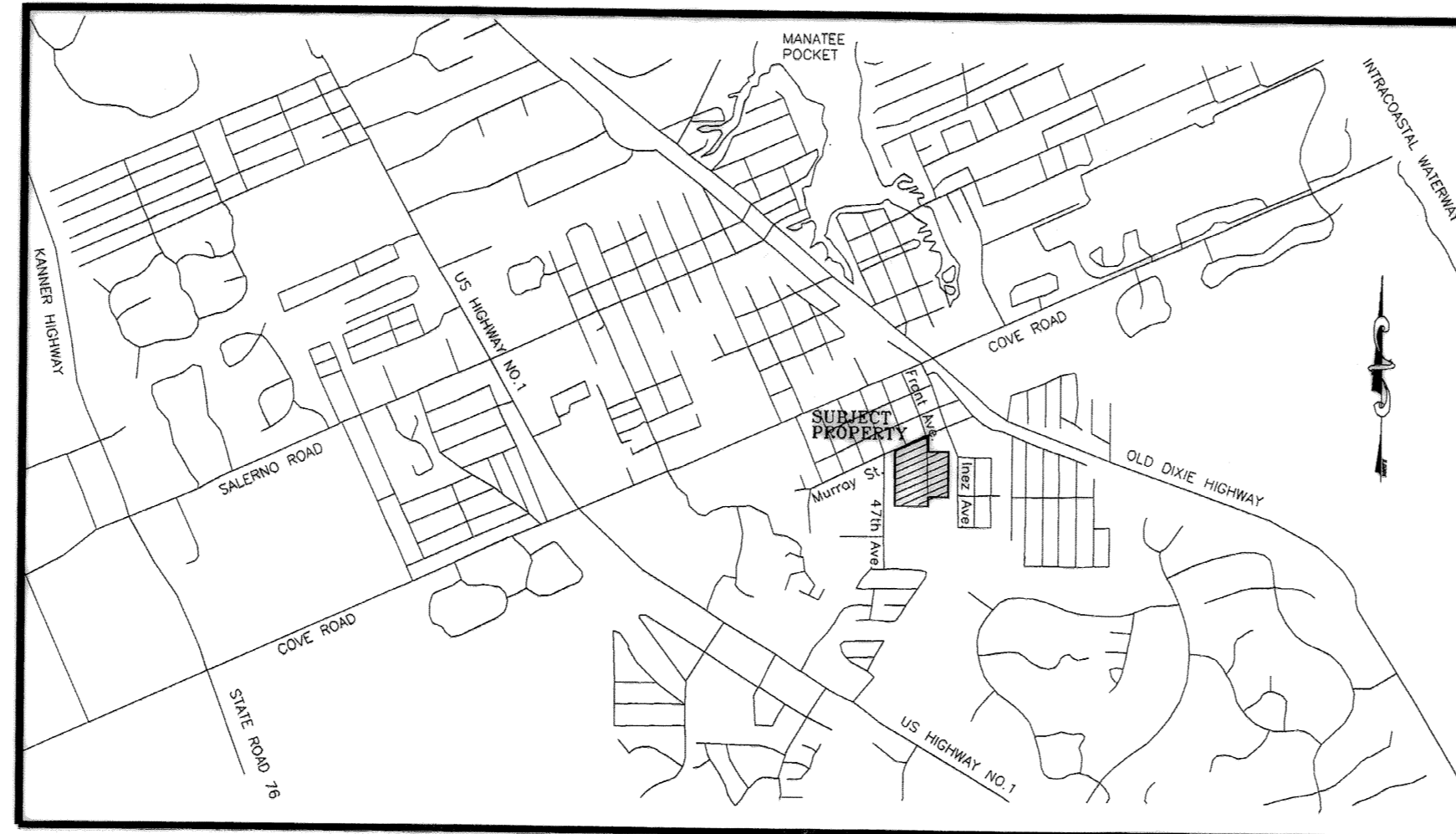
Dated this 21st day of April, 2004.

MURRAY COVE PROPERTY
OWNER'S ASSOCIATION, INC.

By: [Signature]
Print Name: Richard E. Lea
Title: President



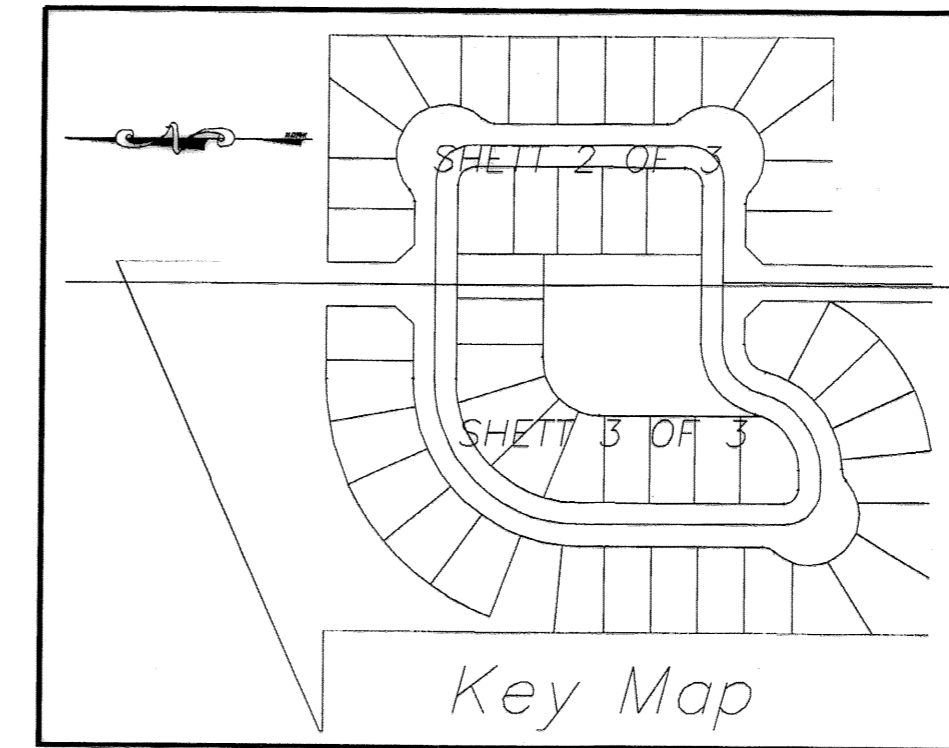
Lying in Section 25, Township 38 South, Range 41 East, Martin County, Florida.
Being a replat of a portion of SALERNO SMALL FARMS, as recorded in
Plat Book 2, Page 56, Public Records of Martin County, Florida.



LOCATION SKETCH

Not to Scale

Parcel Control No. 25-38-41-014-000-0000-0



Key Map

Not to Scale

LEGAL DESCRIPTION

LOTS 4, 5, 6, 7, 8, 22 THROUGH 30 INCLUSIVE AND THE EASTERLY 165 FEET OF LOTS 31, 32, 33, 34, 35 AND 36 SALERNO SMALL FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM THE NORTHWESTERLY 50 FEET OF SAID LOTS 29 AND 30 AS CONVEYED TO MARTIN COUNTY BY DEED RECORDED IN DEED BOOK 86, PAGE 505, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND FURTHER LESS AND EXCEPTING THAT 50 FOOT RIGHT OF WAY KNOWN AS S.E. FRONT AVENUE LYING BETWEEN LOTS 1 THROUGH 7, INCLUSIVE, LOT 22 AND LOTS 29, 30, 41, 42, 53 AND 54, AND THAT PORTION OF S.E. FRONT AVENUE THAT ABUTS LOTS 23, 24 AND LOT 65, ALL OF THE VACATED PLAT OF SALERNO TWIN VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS CONVEYED TO MARTIN COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1071, PAGE 1346 AND A PORTION OF WHICH WAS DEEDED TO PAUL FLIPE BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 1921, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 4, THENCE SOUTH 89°58'18" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 314.53 TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 00°02'45" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 4 THROUGH 8, A DISTANCE OF 700.29 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE NORTH 89°53'15" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 314.53 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE NORTH 00°02'45" EAST, ALONG THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 180.00 FEET, THENCE NORTH 89°53'15" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 320.11 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE NORTH 89°51'39" WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 22 AND 36, A DISTANCE OF 460.65 FEET TO THE POINT OF INTERSECTION WITH A LINE 165 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID LOT 36; THENCE NORTH 00°04'21" EAST, ALONG A LINE 165 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 31 THROUGH 36, A DISTANCE OF 839.68 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 31; THENCE NORTH 89°51'39" WEST, ALONG THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 140.08 FEET TO A POINT OF INTERSECTION WITH A LINE 10 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID LOT 30; THENCE NORTH 00°04'21" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 839.68 FEET TO THE POINT OF INTERSECTION WITH A LINE 50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOTS 29 AND 30; THENCE NORTH 66°09'45" EAST, ALONG SAID PARALLEL LINE AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 656.56 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE AFORESAID 50 FOOT RIGHT OF WAY KNOWN AS S.E. FRONT AVE.; THENCE SOUTH 00°02'45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 449.78 FEET; THENCE SOUTH 89°58'18" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID 50 FOOT RIGHT, BEING THE WESTERLY LINE OF SAID LOTS 4 AND 5; THENCE NORTH 00°02'45" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING THE WESTERLY LINE OF SAID LOTS 4 AND 5, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.20 ACRES MORE OR LESS

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned Notary Public, on this 21st day of April, 2004, personally appeared Richard E. Lea, to me well known to be the President of MURRAY COVE PROPERTY OWNER'S ASSOCIATION, INC., a Florida non-profit corporation, and that he/she acknowledged that he/she executed such Acceptance of Dedication hereon as such officer of the corporation and that the seal affixed is the corporate seal of said corporation and it is the free act and deed of said corporation. He/she () is personally known to me or () has produced FL D.L. as identification.

[Signature]
Notary Public D.C. 0181407
My Commission Expires: 04/08/07

TITLE CERTIFICATION

I, James N. Brown, Esquire, a member of the Florida Bar, hereby certify that as of April 21, 2004 at 1:00 pm

- Record title to the land described and shown on this plat is in the name of the person who executed the Certification of Ownership and Dedication hereon.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows: Mortgages to: Sterling Bank recorded in Official Records Book 1881, Page 1097 Public Records of Martin County, Florida.
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

Dated this 21 day of April, 2004

[Signature]
James N. Brown, Esquire

Attorney-at-Law, Florida Bar No.0649341

James N. Brown, Esquire
6823 Vista Parkway North
West Palm Beach, Florida 33411
Tel. 1-561-684-7500

COUNTY APPROVAL

This plat is hereby approved by the undersigned on the dates indicated.

DATE: 07-06-04 [Signature] County Surveyor and Mapper
DATE: 07-06-04 [Signature] County Engineer
DATE: 7/9/04 [Signature] County Attorney
DATE: 7/8/04 [Signature] Chairman Board of County Commissioners
BCC: 9-1-03
ATTEST: [Signature] Clerk
by Charlotte Swick, PC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Palm Beach

Sterling Bank, hereby certifies that it is the holder of certain Mortgages upon the hereon described property and does hereby join in and consent to the Dedication of the lands described in the Certificate of Ownership and Dedication hereon, by the owner thereof, and agrees that its Mortgages which are recorded in Official Records Book 1881, Page 1097, 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 President / CEO and Attested by its Asst. Corporate Secretary and its corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 21st day of April, 2004.

By: [Signature] Attest: [Signature]
Print Name: David M. Smith Print Name: ELIANE P. GERBOC
Title: President / CEO Title: Asst. Corporate Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

The forgoing MORTGAGEE'S CONSENT was acknowledged before me, this 21st day of April, 2004, by David M. Smith and Eliane P. Gerbo, to me well known to be the President / CEO and Asst. Corporate Secretary, respectively, of Sterling Mortgage, a Florida corporation, on behalf of the Corporation. They are: a () personally known to me or () have produced _____ as identification.

DATED this 21st day of April, 2004

[Signature]
Notary Public
My Commission Expires: _____

CERTIFICATE OF SURVEYOR AND MAPPER

I, Regina C. Karner, hereby certify that this plat of MURRAY COVE 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 and Lot Corners 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.

[Signature]
Regina C. Karner
Florida Surveyor and Mapper
Registration No. 4363

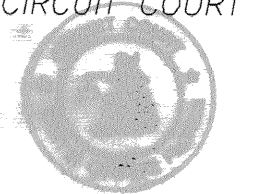
CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 31, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21st DAY OF July, 2004.

MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: [Signature]
DEPUTY CLERK

FILE NO. 1763159

(CIRCUIT COURT SEAL)



Regina C. Karner, PSM

Residential & Commercial Surveying Services

2740 SW Martin Downs Blvd. #333

Palm City, Florida 34990

Phone: 772-288 7206

Fax: 772-223 8181

NOTICE:

This plat, as recorded in its original form in the public records, is the official depiction of the subdivided lands described hereon and will under no circumstances be supplanted in authority by any other form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.