GALLEON ON THE RIVER P.U.D.

BEING A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 30, AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

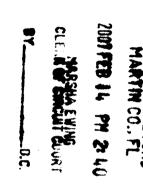
SUBDIVISION PARCEL CONTROL NO. 30-37-42-019-000-0000.0



MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Chalmas whey
DEPUTY CLERK

CIRCUIT COURT SEAL

FILE NO. 1992901



LEGAL DESCRIPTION

ALL THAT PART OF THE NORTH 244.10 FEET OF THE SOUTH 389.10 FEET OF GOVERNMENT LOTS 4 AND 5, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST. TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS APPURTENANT THERETO.

TOGETHER WITH THE FOLLOWING:

ALL THAT PART OF THE NORTH 318.66 FEET OF GOVERNMENT LOTS 1 AND 2, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, AND THE SOUTH 145.15 FEET OF GOVERNMENT LOTS 4 AND 5, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST,

TOGETHER WITH THE FOLLOWING:

ALL THAT PART OF THE SOUTH 401.34 FEET OF THE NORTH 720.00 FEET OF GOVERNMENT LOTS 1 AND 2, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

ALL THAT PART OF THE GOVERNMENT LOTS 1 AND 2, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPTING THE SOUTH 500.00 FEET THEREOF AND THE NORTH 720.00 FEET THEREOF.

CONTAINING 43.71 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

COOKIES & CRACKERS CORP., A FLORIDA CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF GALLEON ON THE RIVER P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. THE ROAD RIGHTS-OF-WAY AS SHOWN ON THIS PLAT OF GALLEON ON THE RIVER P.U.D. ARE DESIGNATED AS PRIVATE ROAD RIGHTS-OF-WAY, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). THE PRIVATE RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS 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 RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

2. THE UTILITY EASEMENTS (U.E.), SHOWN ON THIS PLAT OF GALLEON ON THE RIVER P.U.D. 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 FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THIS PLAT OF GALLEON ON THE RIVER P.U.D. ARE DESIGNATED AS PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). THE PRIVATE DRAINAGE EASEMENTS 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 DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. THE LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS SHOWN ON THIS PLAT OF GALLEON ON THE RIVER P.U.D. ARE DESIGNATED AS PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). THE LANDSCAPE BUFFER EASEMENTS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LANDSCAPE BUFFER EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. THE WATER MANAGEMENT TRACTS (W.M.T.) AS SHOWN ON THIS PLAT OF GALLEON ON THE RIVER P.U.D. AS WMT-1 AND WMT-2 ARE DESIGNATED AS PRIVATE AND ARE HEREBY DECLARED TO BE THE PROPERTY OF GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT PURPOSES. THE WATER MANAGEMENT TRACTS SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.

6. THE PEDESTRIAN ACCESS EASEMENTS (P.A.E.) AS SHOWN ON THIS PLAT OF GALLEON ON THE RIVER P.U.D. ARE DESIGNATED AS PRIVATE AND ARE HEREBY DECLARED TO BE THE PROPERTY OF GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PEDESTRIAN ACCESS PURPOSES. THE PEDESTRIAN ACCESS EASEMENTS SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE PEDESTRIAN ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

7. THE CONSERVATION AREAS SHOWN ON THIS PLAT OF GALLEON ON THE RIVER P.U.D. AS CA-1 AND CA-2, ARE HEREBY DEDICATED AS CONSERVATION EASEMENTS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD). PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION AREAS OR THE RESTRICTIONS SET FORTH BELOW PERTAINING TO THE CONSERVATION AREA, SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT PRIOR WRITTEN CONSENT OF THE SFWMD AND THE ASSOCIATION. IT IS THE PURPOSE OF THESE RESTRICTIONS TO RETAIN LAND OR WATER AREAS SET FORTH ON THE CONSERVATION AREAS IN THEIR NATURAL VEGETATIVE, HYDROLOGIC, SCENIC, OPEN, AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH CONSERVATION AREAS AS SUITABLE HABITAT FOR FISH, PLANTS OR WILDLIFE. THOSE WETLAND AND/OR UPLAND AREAS INCLUDED IN THE RESTRICTIONS WHICH ARE TO BE ENHANCED OR CREATED PURSUANT TO THE PERMIT SHALL BE RETAINED AND MAINTAINED IN THE ENHANCED OR CREATED CONDITIONS REQUIRED BY THE PERMIT. TO CARRY OUT THIS PURPOSE, THE FOLLOWING RIGHTS ARE CONVEYED TO THE SEWIND AND THE ASSOCIATION: TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT. TO ACCESS CONSERVATION AREAS AT REASONABLE TIMES TO ENFORCE THE RIGHT HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLE INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY, BY THE GRANT AT THE TIME OF SUCH ENTRY, AND TO ENFORCE ANY ACTIVITY ON OR OF SUCH AREAS OR FEATURES OF THE CONSERVATION AREAS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE. EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION AREAS: CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE OR OTHER UNSIGHTLY OR OFFENSIVE MATERIALS:

(CONTINUED)

CERTIFICATE OF OWNERSHIP & DEDICATION (CONT)

REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN; EXCAVATION, DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SALT, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN IT NATURAL CONDITION; ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND MIDLIFE HABITAT PRESERVATION INCLUDING, BUT NOT LIMITED TO, DITCHING, DIKING AND FENCING; ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER USES; ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECT OF THE CONSERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE. THE ASSOCIATION RESERVES ALL RIGHTS AS OWNERS OF THE PROPERTY INCLUDING THE RIGHT TO ENGAGE IN USES OF THE PROPERTY THAT ARE NOT PROHIBITED HEREIN AND WHICH ARE NOT INCONSISTENT WITH ANY DISTRICT AND COUNTY RULE, CRITERIA, PERMIT AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS. OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING THE CONSERVATION AREAS WHICH THESE RESTRICTIONS COVER UNLESS THE PERMITTEE HAS RECEIVED WRITTEN APPROVAL FROM THE SFWMD. THE MAINTENANCE AND MONITORING OBLIGATION OF THE CONSERVATION AREAS SHALL BE THE PERPETUAL OBLIGATION OF GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. WITHOUT RECOURSE TO THE SFWMD AND THE ASSOCIATION.

8. THE CONSERVATION AREAS SHOWN AS CA-1 AND CA-2 SHALL BE CONVEYED BY DEED TO THE GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE CONSERVATION AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED 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 CONSERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

9. THE LIFT STATION EASEMENT (LSE) AS SHOWN ON THE PLAT OF GALLEON ON THE RIVER P.U.D., IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH THE LIFT STATION EASEMENT AS MAYBE REASONABLY NECESSARY FOR LIFT STATION PURPOSES.

SIGNED AND SEALED THIS 28th DAY OF November, 2006, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

PRINT NAME: Shirly Lyders
WITNESS: Sharron D. Reiss
PRINT NAME: Sharron D. Reiss

COOKIES & CRACKERS CORP., A FLORIDA CORPORATION

> Y: Julian ISAAC GOMEZ, PRESIDENT

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ISAAC GOMEZ, TO ME WELL KNOWN TO BE THE PRESIDENT OF COOKIES & CRACKERS CORP., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION 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 [1/] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

TITLE CERTIFICATION

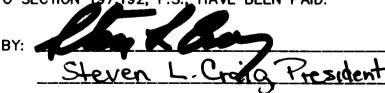
Commission No: DD286830

I, Stoken L Craig, And Stoken of Landmark Title of Florida, Inc., A FLORIDA CORPORATION, HEREBY CERTIFY THAT AS OF 12006, AT 1200 M

Commission & DD/286830 Emples March 31, 2008

- 1. 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 HEREON.
- 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 NONE
- 3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197 192, F.S., HAVE BEEN PAID.

DATED THIS 9 DAY OF PEC, 2006.



ADDRESS: LANDMARK TITLE OF FLORIDA, INC. 2701 OKEECHOBEE BOULEVARD, SUITE 200 WEST PALM BEACH. FL 33409

CERTIFICATION OF SURVEYOR AND MAPPER:

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT THIS PLAT OF GALLEON ON THE RIVER P.U.D. SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH MARTIN COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556

TED THIS H DAY OF DECEMBER 2006.

ACCEPTANCE OF DEDICATIONS

GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON.

DATED THIS DAY OF NOVEMBER, 2006.

Vicinity Map

MITNESS: Shirley Lyders
WITNESS: Shann D. Raiss
PRINT NAME: 5 Shannon D. REIS

GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC.

BY: ISAAC GOMEZ, PRESIDENT

Seal Seal

<u>ACKNOWLEDGMENT</u>

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ISAAC GOMEZ, TO ME WELL KNOWN TO BE THE PRESIDENT OF GALLEON ON THE RIVER PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS 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.

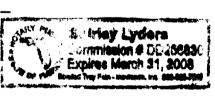
DATED THIS 28th DAY OF November , 2006.

(NOTARY STAMP)

NOTARY POBLIC

PRINTED NAME: Shirley Lyders
MY COMMISSION EXPIRES: 3-31-08

Commission No: DD286830



COUNTY APPROVAL

SEAL

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

DATE: 02/05/07

DATE: 2/1/07

DATE: 2-13-07

BCC: 10-24-06

CRACKERS

BY:

COUNTY ENGINEER

BY:

COUNTY ALTORNEY

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK OF COURT Buley

PREPARED IN THE OFFICE OF:

CULPEPPER & TERPENING, INC.,
2980 SOUTH 25th STREET

FORT PIERCE, FLORIDA 34981

CERTIFICATION NO. LB 4286

BY MICHAI FLORID PROFES

SEAL

Surveyor

MICHAEL T. OWEN
FLORIDA CERTIFICATE No. 5556
PROFESSIONAL SURVEYOR AND MAPPER