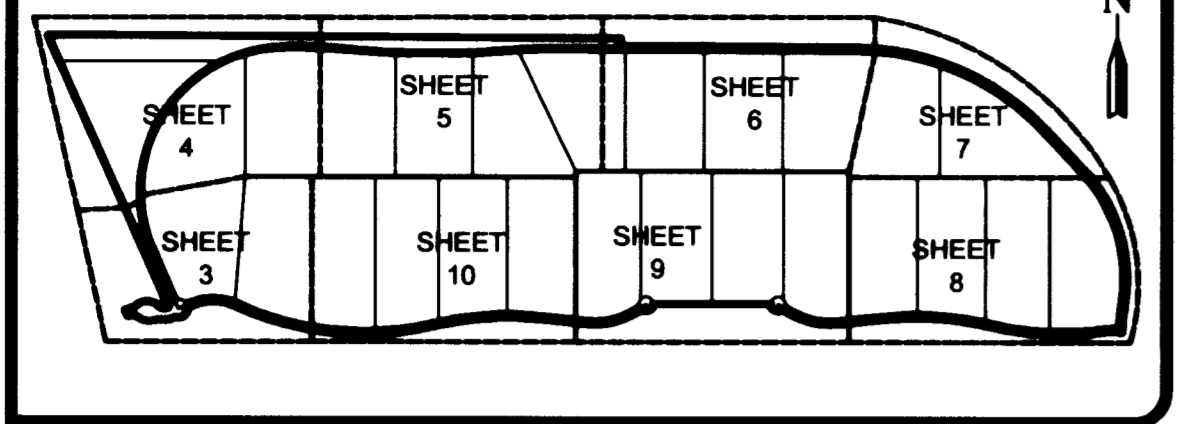


PLAT OF PORT MAYACA PLANTATION, PHASE 1

BEING A PARCEL OF LAND LOCATED IN SECTIONS 27, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA



SHEET INDEX (NOT-TO-SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 27, 28 AND 29, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT "G-5", AS SHOWN ON THE PLAT OF "THE WATERWAY EAST", AS RECORDED IN PLAT BOOK 11, PAGE 82, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, NORTH 09°10'01" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "G-5", A DISTANCE OF 399.89 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "G-5"; THENCE, ALONG THE EAST LINE OF SAID PLAT OF "THE WATERWAY EAST", THE FOLLOWING COURSES AND DISTANCES:

NORTH 20°54'35" WEST, A DISTANCE OF 4865.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6133.48 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°12'28", A DISTANCE OF 325.50 FEET TO THE END OF SAID CURVE; THENCE, NORTH 23°57'01" WEST, A DISTANCE OF 1192.16 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE NORTH 23°57'01" WEST, ALONG THE EAST LINE OF THE AFORESAID PLAT OF "THE WATERWAY EAST" A DISTANCE OF 2876.54 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF "THE WATERWAY EAST" AND THE INTERSECTION WITH THE NORTHERLY LINE OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE AND RUNNING ALONG SAID NORTHERLY LINE OF SECTION 29, NORTH 89°30'26" EAST A DISTANCE OF 255.38 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE, ALONG THE NORTHERLY LINE OF SECTION 29, SOUTH 89°43'46" EAST A DISTANCE OF 5280.54 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28; THENCE, SOUTH 00°28'09" WEST A DISTANCE OF 75.08 FEET; THENCE, SOUTH 89°44'11" EAST A DISTANCE OF 2281.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2530.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46°39'13", A DISTANCE OF 2060.07 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 43°05'05" EAST A DISTANCE OF 520.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1530.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°18'02", A DISTANCE OF 1423.32 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1470.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°03'10", A DISTANCE OF 257.92 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE; THENCE, ALONG SAID NON-TANGENT LINE, NORTH 77°08'54" WEST, A DISTANCE OF 61.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 470.00 FEET; THE CHORD OF WHICH BEARS SOUTH 86°26'54" WEST; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°53'46", A DISTANCE OF 81.18 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 3030.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°52'42", A DISTANCE OF 1157.00 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 70.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°10'09", A DISTANCE OF 993.66 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 84°12'34" WEST A DISTANCE OF 464.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 780.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°45'01", A DISTANCE OF 473.08 FEET TO THE END OF SAID CURVE; THENCE, NORTH 61°02'25" WEST A DISTANCE OF 74.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 35.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°45'12", A DISTANCE OF 31.81 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 112°47'37", A DISTANCE OF 137.80 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE; THENCE, ALONG SAID NON-TANGENT LINE, NORTH 90°00'00" WEST A DISTANCE OF 1131.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 70.00 FEET; THE CHORD OF WHICH BEARS SOUTH 56°23'49" WEST; THENCE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 112°47'37", A DISTANCE OF 137.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 35.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°45'12", A DISTANCE OF 31.81 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 81°02'25" WEST A DISTANCE OF 74.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 780.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°45'01", A DISTANCE OF 473.07 FEET TO THE END OF SAID CURVE; THENCE, NORTH 84°12'34" WEST A DISTANCE OF 464.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2970.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°10'09", A DISTANCE OF 993.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 3030.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°59'45", A DISTANCE OF 209.06 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 470.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°34'04", A DISTANCE OF 400.00 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 66°02'59" WEST A DISTANCE OF 60.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 90.00 FEET; THE CHORD OF WHICH BEARS SOUTH 50°59'05" WEST; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 110°58'41", A DISTANCE OF 174.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 15.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°20'12", A DISTANCE OF 10.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 285.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°34'41", A DISTANCE OF 150.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 140.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°44'10", A DISTANCE OF 60.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 154.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°41'13", A DISTANCE OF 152.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 90.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 63°37'55", A DISTANCE OF 99.95 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 66°00'32" WEST A DISTANCE OF 11.79 FEET TO THE WEST LINE OF TRACT "G-7", AS SHOWN ON THE AFORESAID PLAT OF "THE WATERWAY EAST", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 441 (SW CONNORS HIGHWAY); THENCE, NORTH 23°56'37" WEST, ALONG SAID WEST LINE OF TRACT "G-7", AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 441 (SW CONNORS HIGHWAY), A DISTANCE OF 69.00 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF TRACT "G-7", NORTH 66°00'32" EAST A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 159.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°24'05", A DISTANCE OF 51.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 65.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°14'08", A DISTANCE OF 46.78 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 154.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°32'49", A DISTANCE OF 240.68 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 84.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6°19'09", A DISTANCE OF 9.26 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 65.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°16'49", A DISTANCE OF 57.04 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 151.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°21'55", A DISTANCE OF 48.40 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15.00 FEET; THE CHORD OF WHICH BEARS NORTH 62°34'25" EAST; THENCE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'35", A DISTANCE OF 4.10 FEET TO THE EAST LINE OF THE AFORESAID PLAT OF "THE WATERWAY EAST" AND THE POINT OF BEGINNING.

CONTAINING: 574.80 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

PORT MAYACA PLANTATION, LLC, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PORT MAYACA PLANTATION, PHASE 1 AND HEREBY DEDICATES AS FOLLOWS:

- WETLAND PRESERVATION EASEMENTS AND ASSOCIATED WETLAND BUFFER EASEMENTS
THE WETLAND PRESERVATION EASEMENTS (W.P.E.) SHOWN ON THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1 AS W.P.E.-1 AND W.P.E.-2 AND ASSOCIATED WETLAND BUFFER EASEMENTS (W.B.E.) (HEREINAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION AREAS") ARE HEREBY DEDICATED TO, AND WILL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF, PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., (THE "ASSOCIATION"), FOR PRESERVATION PURPOSES. CONSERVATION EASEMENTS OVER THE CONSERVATION AREAS SHALL BE DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), WHICH SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY (THE "CONSERVATION EASEMENT"). THE CONSERVATION AREAS SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY AND IN ACCORDANCE WITH THE CONSERVATION EASEMENT. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE CONSERVATION AREAS SHALL OCCUR, EXCEPT AS PERMITTED BY THE APPROVED PAMP AND THE CONSERVATION EASEMENT. MARTIN COUNTY AND THE SFWMD HAVE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE CONSERVATION AREAS. THE PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION AREAS SHALL NOT BE AMENDED, REVISED, OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD AND THE COUNTY.
- STREETS
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1 AND DESIGNATED AS PRIVATE ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. (THE "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS, AND UTILITY (INCLUDING CATV AND LANDSCAPE PURPOSES), 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 STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH IN THIS PLAT.
- UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1 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.
- PRIVATE BRIDLE PATH EASEMENTS
THE PRIVATE BRIDLE PATH EASEMENTS SHOWN ON THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1 ARE HEREBY DEDICATED TO PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. (THE "ASSOCIATION") FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE BRIDLE PATH EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. (THE "ASSOCIATION") FOR DRAINAGE PURPOSES 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 LAKE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- LAKE EASEMENTS
THE PRIVATE LAKE EASEMENTS "A" AND "B" SHOWN ON THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. (THE "ASSOCIATION") FOR DRAINAGE PURPOSES 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 LAKE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

(CONTINUED)

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

7. RECREATION AREAS
THE OPEN SPACE TRACTS "RECREATION AREA 1" AND "RECREATION AREA 2" SHOWN ON THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1 ARE HEREBY DECLARED TO BE THE PROPERTY OF PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. (THE "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION OPEN SPACE, LANDSCAPE AND OTHER COMMON AREA PURPOSES 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 OPEN SPACE TRACTS DESIGNATED AS SUCH IN THIS PLAT.

DATED THIS 24 DAY OF April, 2008.

SIGNED AND SEALED THIS 24 DAY OF April, 2008, ON BEHALF OF SAID CORPORATION BY ITS MANAGING MEMBER.

PORT MAYACA PLANTATION, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
MARTIN TABOR
MANAGING MEMBER

WITNESS (PRINTED NAME) *[Signature]* VIVIAN MARAZZI
WITNESS SIGNATURE

WITNESS (PRINTED NAME) *[Signature]* JOSE DUARTE
WITNESS SIGNATURE

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARTIN TABOR, TO ME WELL KNOWN AND KNOWN TO BE THE MANAGING MEMBER OF PORT MAYACA PLANTATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED IS THE OFFICIAL SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY.

DATED THIS 24 DAY OF April, 2008.

[Signature] Dulce Socorro
NOTARY PUBLIC, STATE OF FLORIDA - DULCE SOCORRO
COMMISSION NO. DD487001
MY COMMISSION EXPIRES OCT 31, 2009

Dulce Socorro
Commission # DD487001
Expires October 31, 2009
Notary Public - Insurance, Inc. 800-999-7819

TITLE CERTIFICATION

I, ARNOLD PERLSTEIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 30, 2008, AT 11:00 PM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PORT MAYACA PLANTATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE OF MORTGAGE DATED April 29, 2008 RECORDED IN OFFICIAL RECORDS BOOK 2314, PAGE 1283, TOGETHER WITH UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 2314, PAGE 2314, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

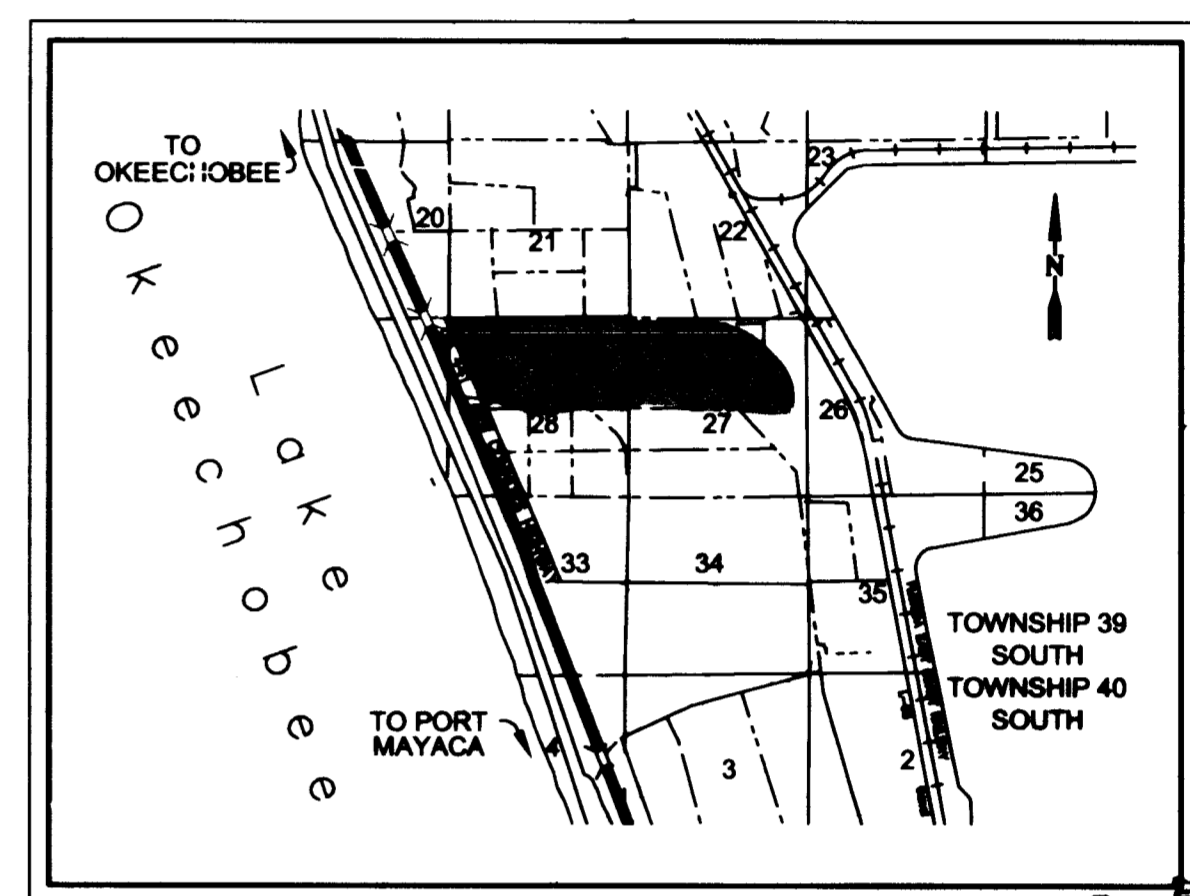
DATED THIS 29th DAY OF April, 2008.

[Signature] Arnold Perlstein
ARNOLD PERLSTEIN
FLORIDA BAR NO. 370911
441 MONTCLAIR DRIVE
WESTON, FLORIDA 33326



CLERK'S RECORDING CERTIFICATE
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
PLAT BOOK 16, PAGE 71,
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
23rd DAY OF May, 2008.
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
FILE NUMBER 2085277 BY *[Signature]* Charlotte Bunker
DEPUTY CLERK

27-39-37-001-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER



LOCATION MAP (NOT-TO-SCALE)

SURVEYOR'S NOTES

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS 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.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- 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.
- CONSERVATION AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE PLAT OF THE WATERWAY EAST, RECORDED IN PLAT BOOK 11, PAGE 82 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID LINE BEARS NORTH 20°54'35" EAST.
- EACH LOT SHOWN HEREON HAS A MINIMUM OF 20.00 ACRES.
- SURVEY SHOWN HEREON WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GPS TECHNOLOGY CONTROL POINTS USED WERE "L 525" (NGS PID AJ6230) AND "M525" (NGS PID AJ6231).

05-1083-04-03
LICENSED BUSINESS #4108

GOY
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE: TALLAHASSEE OFFICE
PO BOX 1469 - 1505 SW MARTIN HWY. 1990 COMMONWEALTH LANE
PALM CITY, FL 34991 TALLAHASSEE, FL 32303
(800) 386-1066 (850) 536-8455