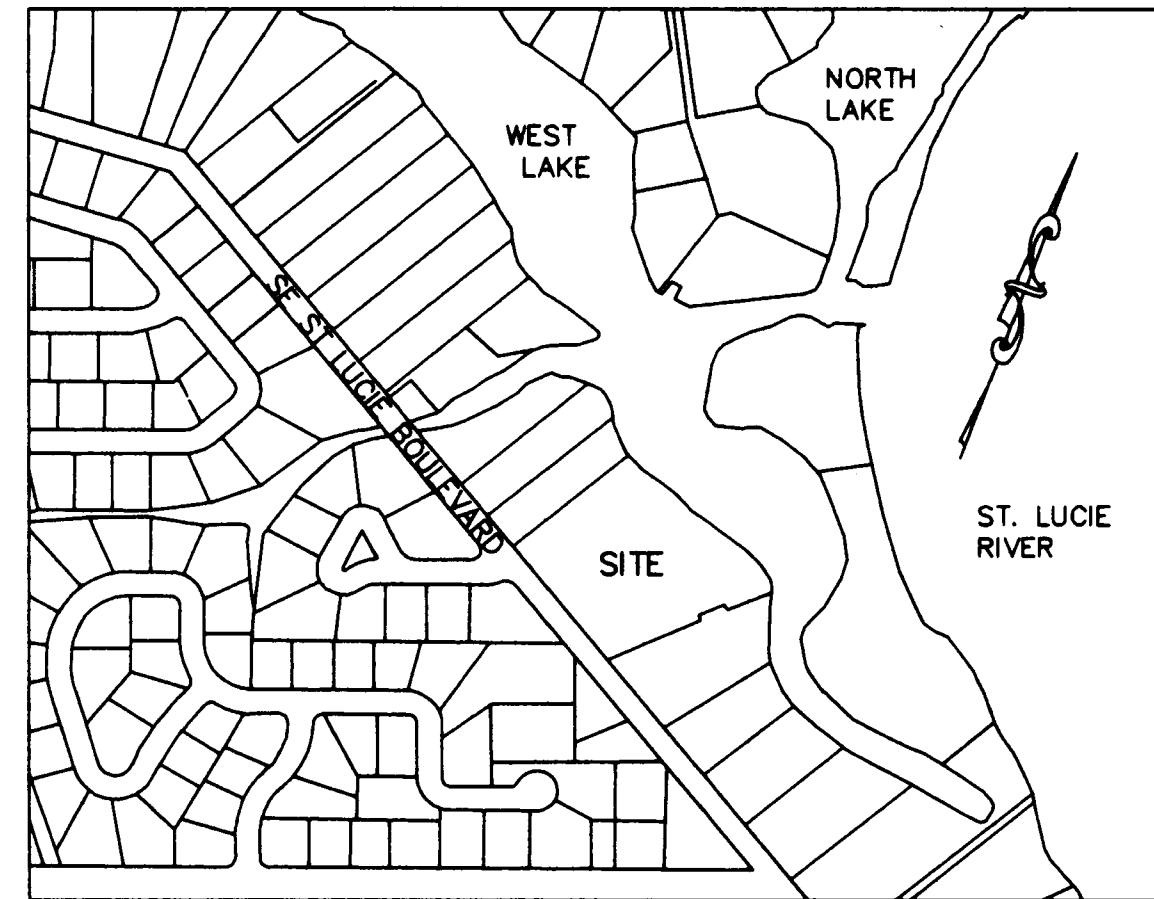


A PLAT OF WEST LAKE SUBDIVISION PLAT BK 16 PAGE 77

BEING A REPLAT OF A PORTION OF LOTS W58 AND W60, AND ALL OF LOT W59, PLAT OF PORT SEWALL, AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. TOGETHER WITH A PORTION OF NOW ABANDONED SEAVIEW AVENUE AS SHOWN ON THE PLAT OF GOLDEN GATE, AS RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF LOTS W-58, LOT W-59, AND LOT W-60, PLAT OF PORT SEWALL, AS RECORDED IN PLAT BOOK 1, PAGE 129, AND PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ST. LUCIE AVENUE, AND THE EASTERLY LINE OF LOT W-59, PLAT OF PORT SEWALL, AS RECORDED IN PLAT BOOK 1, PAGE 129, AND PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE TRAVEL NORTHWESTERLY, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ST. LUCIE AVENUE, FOR A DISTANCE OF 300.00 FEET; THENCE, ON AN ANGLE OF 94°12'00", MEASURED FROM NORTHWEST TO NORTHEAST, TRAVEL TO THE WATERS OF WEST LAKE; THENCE, SOUTHEASTERLY, MEANDERING THE WATERS OF WEST LAKE, TO THE INTERSECTION THEREOF WITH THE NORTHWESTERLY LINE OF LANDS CONVEYED BY JAMES E. KIERNAN AND PATRICIA MURPHY KIERNAN TO B. RICKENBACK AND IRENE E. RICKENBACK, BY DEED DATED MARCH 24, 1953, AS RECORDED IN DEED BOOK 62, PAGE 56, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 42°58'00" WEST, ALONG SAID NORTHWEST LINE OF RICKENBACK, TO A POINT THAT IS LOCATED NORTH 42°58'00" EAST, A DISTANCE OF 288.67 FEET FROM A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ST. LUCIE AVENUE THAT IS 64.51 FEET FROM THE POINT OF BEGINNING; THENCE, NORTH 47°02'00" WEST, FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 42°58'00" WEST, FOR A DISTANCE OF 72.00 FEET; THENCE SOUTH 47°02'00" EAST, FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 42°58'00" WEST, FOR A DISTANCE OF 246.67 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ST. LUCIE AVENUE, THENCE NORTH 63°25'12" WEST, FOR A DISTANCE OF 64.51 FEET, TO THE SOUTHEAST CORNER OF SAID LOT W-59, AND THE POINT OF BEGINNING.

TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO APPERTAINING.

TOGETHER WITH THAT PORTION OF NOW ABANDONED SEAVIEW AVENUE LOCATED WITHIN THE PLAT BOUNDARIES OF THE ABOVE DESCRIBED LANDS, ALL AS SHOWN ACCORDING TO THE PLAT OF GOLDEN GATE, AS RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL CONTAINING 161,024 SQUARE FEET, 3.70 ACRES, +/-.

STEPHEN J. BROWN, INC.

**SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS**

619 E 5th STREET
STUART, FLORIDA 34994
772-288-7176

NOTES

1. 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 THE PLAT, WHETHER GRAPHIC OR DIGITAL.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90, REFERENCE A BEARING OF N63°25'12"W, ALONG THE SOUTH LINE OF SUBJECT PROPERTY, ALL OTHERS RELATIVE THERETO.
4. THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. PANEL No. 12085C0162F, DATED 10/04/2002, LOCATES THE PARCEL IN ZONES "X & AE" (MINIMUM BASE FLOOD ELEVATION IS NOT APPLICABLE FOR THE "X" ZONE & 8 FEET FOR THE AE ZONE).

CERTIFICATE OF OWNERSHIP AND DEDICATION

PHILIP FREY, JR., TRUSTEE OF THE FREY LIVING TRUST DATED MARCH 20, 1996, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. **DRAINAGE EASEMENTS**
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF WEST LAKE SUBDIVISION ARE HEREBY DECLARED TO BE THE PROPERTY OF WEST LAKE SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES. 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 ON THIS PLAT.
2. **UTILITY EASEMENT**
THE 30' UTILITY EASEMENT AS SHOWN ON THIS PLAT OF WEST LAKE SUBDIVISION 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 EASEMENT SHALL ALSO BE AN EASEMENT 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
3. **ACCESS & UTILITY EASEMENT**
THE 30' ACCESS AND UTILITY EASEMENT AS SHOWN ON THIS PLAT OF WEST LAKE SUBDIVISION IS HEREBY DECLARED TO BE THE PROPERTY OF WEST LAKE SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES. SUCH ACCESS AND UTILITY EASEMENT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION. THE ACCESS AND UTILITY EASEMENT 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 EASEMENT SHALL ALSO BE AN EASEMENT 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY ACCESS AND UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
4. **75' UPLAND TRANSITION ZONE**
THE 75' UPLAND TRANSITION ZONE AREA SHOWN ON THIS PLAT OF WEST LAKE SUBDIVISION IS HEREBY DECLARED TO BE THE PROPERTY OF THE INDIVIDUAL LOT OWNERS FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE UPLAND TRANSITION ZONE AREA 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 TRANSITION ZONE AREA DESIGNATED AS SUCH ON THIS PLAT.
5. **ADDITIONAL RIGHT-OF-WAY**
THE ADDITIONAL RIGHT-OF-WAY SHOWN ON THIS PLAT OF WEST LAKE SUBDIVISION AS TRACT "A" IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

SIGNED THIS 7th DAY OF August, 2008

WITNESS: Shannon D. Reiss
PRINT NAME: Shannon D. Reiss

WITNESS: Shirley Lybass
PRINT NAME: Shirley Lybass

BY: Philip Frey, Jr.
PHILIP FREY, JR., TRUSTEE

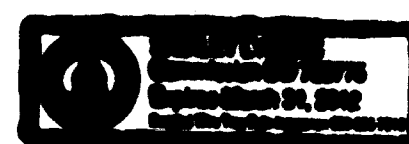
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PHILIP FREY, JR., AS TRUSTEE OF THE FREY LIVING TRUST DATED MARCH 20, 1996, TO ME WELL KNOWN AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

DATED THIS 7th DAY OF August, 2008.

(STAMP)



NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION No. DD 738775
MY COMMISSION EXPIRES: 3-31-2012

CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THE PLAT OF WEST LAKE SUBDIVISION 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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

STEPHEN J. BROWN, P.S.M.
FLORIDA SURVEYOR AND
REGISTRATION NO. 4049
(OFFICIAL SEAL)

FILED FOR RECORD
MARTIN COUNTY

2009 JAN 22 PM 1:57

MARSHA EWING
CLERK OF DISTRICT COURT

BY:

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 77, Martin County, Florida, Public Records, this 22nd day of January, 2009.



Marsha Ewing
Circuit Court
Martin County, Florida
BY: Charlotte Buskey
Deputy Clerk
(Circuit Court Seal)

File No. 212 6196

37-38-41-022-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

ACCEPTANCE OF DEDICATION

WEST LAKE SUBDIVISION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT THE OWNERSHIP AND DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 7th DAY OF August, 2008.

WITNESS: Shannon D. Reiss
PRINT NAME: Shannon D. Reiss
WITNESS: Shirley Lybass
PRINT NAME: Shirley Lybass

WEST LAKE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
BY: Philip Frey, Jr.
PHILIP FREY, JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PHILIP FREY, JR., TO ME WELL KNOWN TO BE THE PRESIDENT OF WEST LAKE SUBDIVISION HOMEOWNERS ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION AND 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 7th DAY OF August, 2008.

(STAMP)



NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION No. DD 738775
MY COMMISSION EXPIRES: 3-31-2012

TITLE CERTIFICATION

I, TYSON WATERS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 28th, 2008, AT 11:00AM

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY 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 8th OF August, 2008

BY: Tyson Waters
TYSON WATERS
ATTORNEY-AT-LAW, FLORIDA BAR NO. 486566

RUDEN, MCCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.
145 N.W. CENTRAL PARK PLAZA, SUITE 200
PORT ST. LUCIE, FL. 34986

COUNTY COMMISSION APPROVAL

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

DATE: 12/9/08

Shirley Lybass
COUNTY SURVEYOR AND MAPPER

DATE: 12/19/08

Shirley Lybass
COUNTY ENGINEER

DATE: 12/19/08

Philip Frey, Jr.
COUNTY ATTORNEY

DATE: 7/15/08 - BEC mty.
12-19-08 signed

Paul Lovell
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Marsha Ewing
by Charlotte Buskey
CLERK

JOB # 2193-02---07-24-08
SHEET 1 OF 2