

A PLAT OF SANDY OAKS P.U.D.

BEING A PORTION OF SECTION 5, TOWNSHIP 40 SOUTH,
RANGE 39 EAST, MARTIN COUNTY, FLORIDA.

DATE: MARCH, 2006

MORTGAGE HOLDER'S CONSENT

HARBOR FEDERAL SAVINGS BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LAND DESCRIBED HEREON RECORDED IN OFFICIAL RECORD BOOK 2003, PAGE 1923, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 16th DAY OF June, 2006

HARBOR FEDERAL SAVINGS BANK
Jammy Allan
SENIOR VICE PRESIDENT

(STAMP)

WITNESS: Dave Rubin
PRINT NAME: Dave Rubin
WITNESS: Nancy Steele
PRINT NAME: Nancy Steele

COUNTY COMMISSION APPROVAL

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

DATE: 06/16/06

DATE: 06-16-06

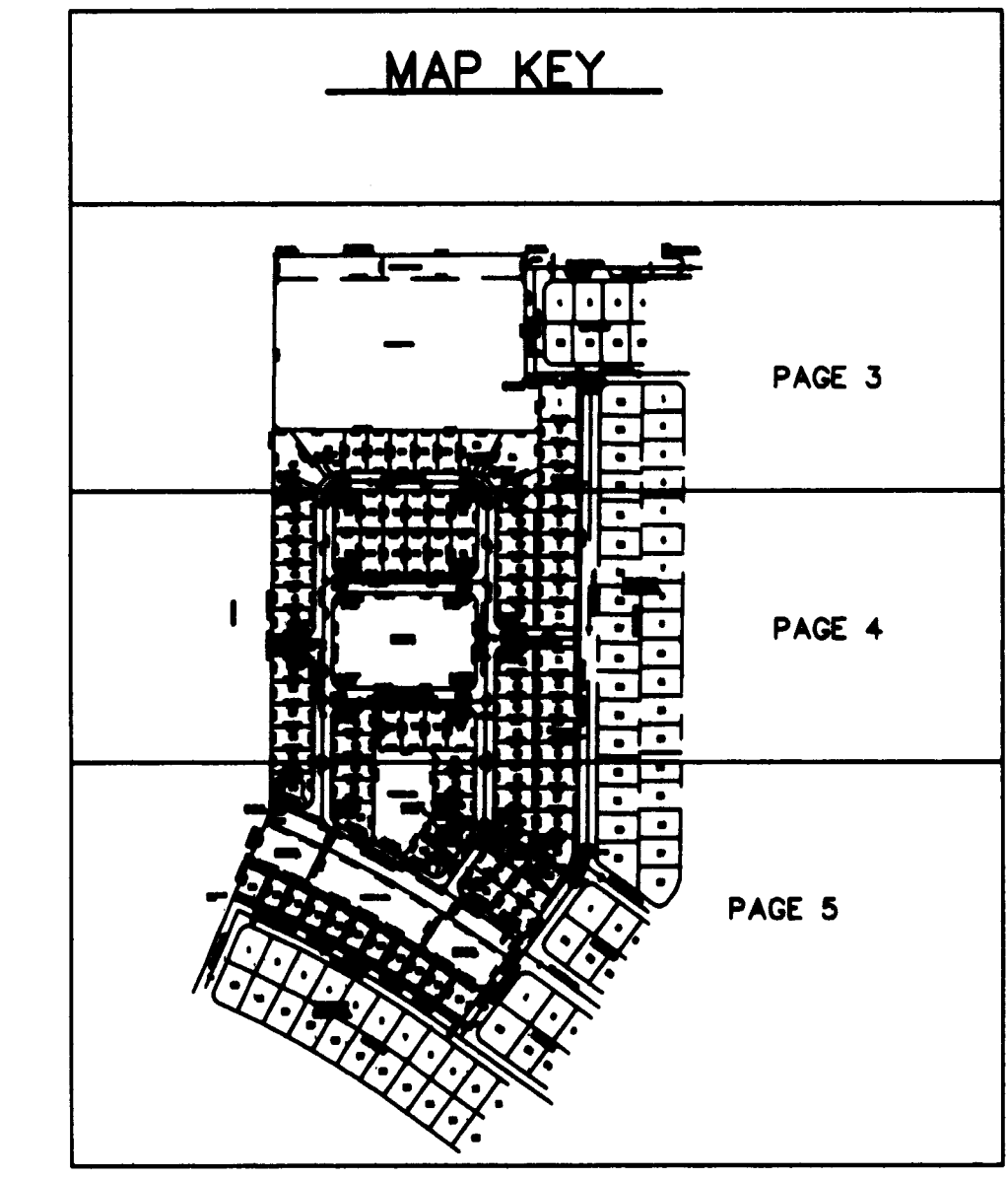
DATE: 6/16/06

DATE: 6/16/06

REC: 5-2-06

[Signature]
COUNTY SURVEYOR AND MAPPER
[Signature]
COUNTY ENGINEER
[Signature]
COUNTY ATTORNEY
[Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Marsha Caring
CLERK
By Charlotte Bucky PC



ACKNOWLEDGEMENT

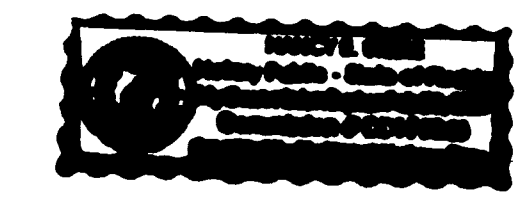
STATE OF FLORIDA
COUNTY OF Martin St. Lucie

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Tammy Allan AND [Signature] TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF HARBOR FEDERAL SAVINGS BANK, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT 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 AS IDENTIFICATION.

DATED THIS 16 DAY OF June, 2006

Nancy C. Steele
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. 2-10-07
MY COMMISSION EXPIRES: DD 17906

(STAMP)



ACCEPTANCE OF DEDICATION

SANDY OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF LAND, EASEMENTS, RESTRICTIONS, PUBLIC FLOW-THROUGH EASEMENTS, AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER ACCEPT THE MAINTENANCE OBLIGATIONS FOR THE ABOVE.

DATED THIS 15th DAY OF June, 2006.

BY: James R. McNamara
PRESIDENT

WITNESS: David A. San George, Jr.
PRINT NAME: David A. San George, Jr.
WITNESS: Maryl A. Grandiere
PRINT NAME: Maryl A. Grandiere

TITLE CERTIFICATION

- CHRIS TWOHEY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 6/14, 2006, AT St. Lucie, FL:
 - 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.
 - ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - MORTGAGE TO HARBOR FEDERAL SAVINGS BANK DATED 4/27/05 AND RECORDED IN OFFICIAL RECORD BOOK 2003, PAGE 1923, 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 14 OF June, 2006

BY: [Signature]
CHRIS TWOHEY
ATTORNEY-AT-LAW, FLORIDA BAR NO. 932108

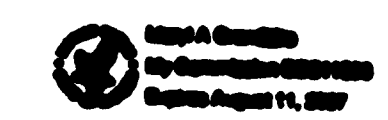
BAUER & TWOHEY, P.A.
319 E. OSCEOLA STREET
STUART, FL 34994

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. MCNAMARA, TO ME WELL KNOWN TO BE THE PRESIDENT OF SEACOAST DEVELOPMENT, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF SHOWCASE DESIGNER HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. HE IS: PERSONALLY KNOWN TO ME OR AS IDENTIFICATION.
DATED THIS 15 DAY OF June, 2006.

(STAMP)



Maryl A. Grandiere
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION No. 2B11309
MY COMMISSION EXPIRES: 9-11-07

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 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.
- THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90, REFERENCE A BEARING OF S 89° 53'12"W, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, ALL OTHERS RELATIVE THERETO.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. PANEL No. 12085C0275F, DATED 10/04/2002, LOCATES THE PARCEL IN ZONE "X" (MINIMUM BASE FLOOD ELEVATION NOT APPLICABLE).

STEPHEN J. BROWN, INC.

**SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS**

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