

LEGAL DESCRIPTION

PARCEL 1:

TRACT 17, SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 2:

THE EAST HALF OF TRACT 32, SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 3:

THE WEST HALF OF TRACT 32, SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

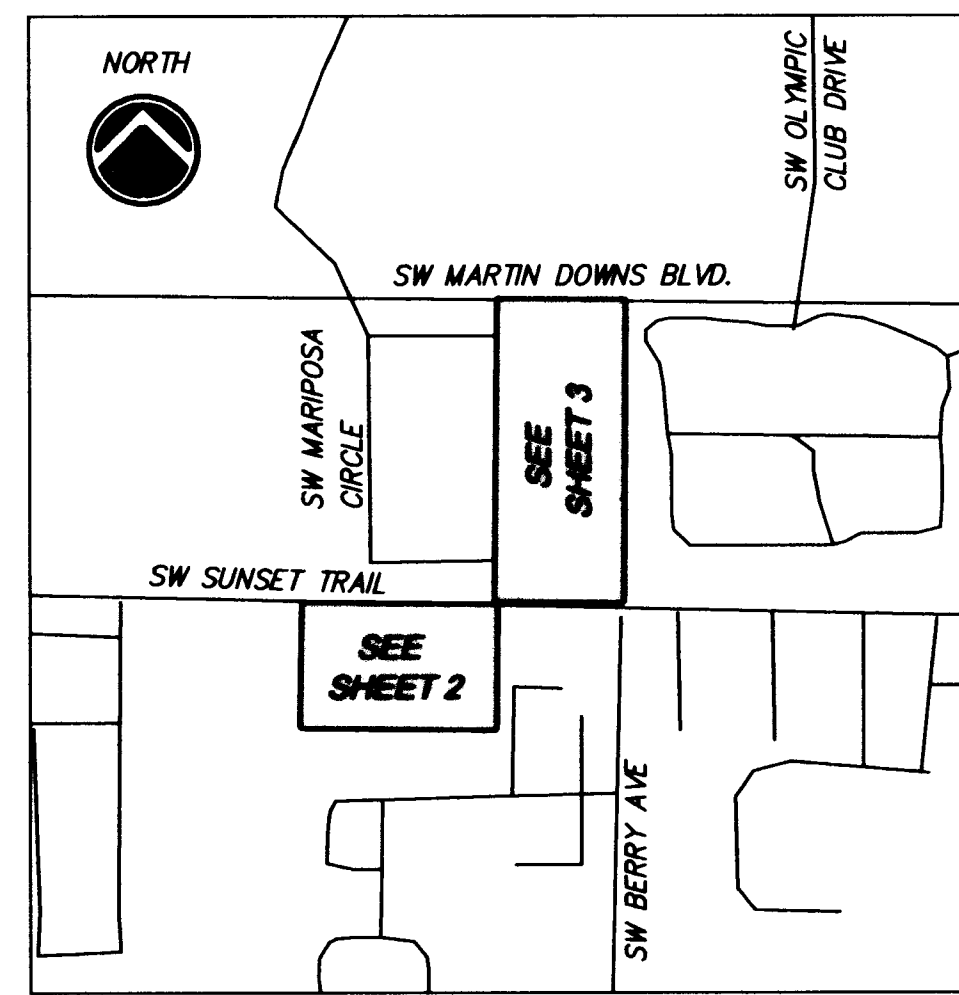
PARCEL 4:

TRACT 34, SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 5:

THE EAST HALF OF TRACT 35, SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA AND CONTAINING 34.393 ACRES, (1,498,162 SQUARE FEET), MORE OR LESS.



LOCATION MAP

PLAT NOTES:

1. THE PLAT BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD, (STATE ROAD NO. 714), AS SHOWN ON THE PLAT "LA MARIPOSA", (PLAT BOOK 10, PAGE 55), WITH A REFERENCE BEARING OF SOUTH 89°31'29" EAST, AS SHOWN THEREON. THE GRID BEARINGS AND THE STATE PLANE COORDINATES (EAST ZONE) SHOWN HEREON ARE ON THE NAD 83/80 ADJUSTED DATUM AND WERE OBTAINED BY GLOBAL POSITIONING SYSTEM METHODS AND EXCEED THIRD ORDER CLASS 1 ACCURACY STANDARDS. THE FOLLOWING NATIONAL GEODETIC SURVEY (NGS) SURVEY CONTROL POINTS WERE USED, GCY D28, GS 35 & GC7 B01. ALL POINTS WERE COLLECTED FROM TWO SEPARATE OBSERVATION POINTS AND THE RESULTS EXCEED THE REQUIRED ACCURACY.

2. THE BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. OF 1929) AS ESTABLISHED FROM USGS BM 195 G13 SRD DISC, ELEVATION = 14.24 AND USGS BM 195 F13 SRD DISC, ELEVATION = 11.19.

3. 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.

4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

5. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: 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.

6. ALL LINE INTERSECTING CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

7. ALL REFERENCES TO P.B.C.R. (PALM BEACH COUNTY RECORDS), ARE RECORDS THAT WERE RECORDED PRIOR TO MARTIN COUNTY BEING ESTABLISHED.

8. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY RIGHTS GRANTED.

9. 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.

MURANO P.U.D.

A REPLAT OF TRACTS 17, 32, 34 AND A PORTION OF TRACT 35, PALM CITY FARMS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN), FLORIDA LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS TO PARCELS 1-5, (INCLUSIVE), HOME DYNAMICS MURANO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACTS RW-1 AND RW-2 (ADDITIONAL RIGHTS-OF-WAY), THE ADDITIONAL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT OF MURANO P.U.D. ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

2. TRACTS A-1 AND A-2 (PRIVATE STREETS), AS SHOWN HEREON ON THIS PLAT OF MURANO P.U.D. AND DESIGNATED AS PRIVATE ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND DRAINAGE, 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 DESIGNATED AS SUCH ON THIS PLAT.

3. TRACTS B-1, B-2, B-3, B-4 AND B-5 (BUFFER TRACTS), AS SHOWN ON THIS PLAT OF MURANO P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR BUFFER, OPEN SPACE, DRAINAGE AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.

4. TRACT C-1, (COMMUNITY GREENBELT), AS SHOWN ON THIS PLAT OF MURANO P.U.D., IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

5. TRACT L-1, (LAKE TRACT), AS SHOWN ON THIS PLAT OF MURANO P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS 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 LAKES DESIGNATED AS SUCH ON THIS PLAT.

6. TRACTS OS-1, OS-2 AND OS-3, (OPEN SPACE), AS SHOWN ON THIS PLAT OF MURANO P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.

7. TRACTS P-1 AND P-2, (UPLAND PRESERVES), TRACTS UB-1 AND UB-2, (UPLAND BUFFERS) AND TRACT W-1, (WETLAND PRESERVE), AS SHOWN ON THIS PLAT OF MURANO P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, 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. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVATION AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITH THE APPROVED PAMP AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 43-01688-P. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

8. TRACTS R-1, R-2 AND R-3 (RECREATION AREAS), AS SHOWN ON THIS PLAT OF MURANO P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE RECREATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

9. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MURANO 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.

10. TRACT LS-1, (LIFT STATION), AS SHOWN ON THIS PLAT OF MURANO P.U.D., IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATIONS, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH TRACT LS-1 AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.

11. THE DRAINAGE AND ACCESS EASEMENTS, (PRIVATE), AS SHOWN ON THIS PLAT OF MURANO P.U.D., AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND ACCESS 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 AND ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

12. THE LAKE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT OF MURANO P.U.D. AND DESIGNATED AS PART OF TRACT B-3 ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE AND ACCESS PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

13. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT - NOTWITHSTANDING THE OBLIGATION OF THE MURANO HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY, A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT: ALL 15 PRIVATE DRAINAGE EASEMENTS, TRACT A-1, TRACT A-2, TRACT B-1, TRACT B-2, TRACT B-3, TRACT B-4, TRACT B-5, TRACT L-1, TRACT OS-1, TRACT OS-2, TRACT OS-3 AND TRACT R-2. IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSES OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

DATED THIS 18 DAY OF August, 2006

WITNESS: Denise Parks, PRINT NAME Denise Parks

HOME DYNAMICS MURANO, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Natalie Giampolo, PRINT NAME Natalie Giampolo

BY: DAVID J. SCHACK, AS MANAGING MEMBER (CORPORATE SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN } ss

I HEREBY CERTIFY THAT THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August, 2006 BY DAVID J. SCHACK, AS MANAGING MEMBER OF HOME DYNAMICS MURANO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION AND WHO DID, (DID NOT) TAKE AN OATH.

By: Denise Parks, PRINT NAME Denise Parks, COMMISSION NO. DD 265821

COMMISSION EXPIRES 02-22-09 (NOTARIAL SEAL)

ACCEPTANCE OF DEDICATIONS

THE MURANO HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF August, 2006

WITNESS: Denise Parks, PRINT NAME Denise Parks

MURANO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

WITNESS: ALEJANDRO DELFINO, PRINT NAME ALEJANDRO DELFINO

BY: ALEJANDRO DELFINO, PRESIDENT (Vice)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN } ss

I HEREBY CERTIFY THAT THE FOREGOING ACCEPTANCE OF DEDICATIONS OR RESERVATIONS TO THE MURANO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August, 2006 BY ALEJANDRO DELFINO, AS PRESIDENT OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION AND WHO DID, (DID NOT) TAKE AN OATH.

By: Denise Parks, PRINT NAME Denise Parks, COMMISSION NO. DD 265821

COMMISSION EXPIRES 02-22-09 (NOTARIAL SEAL)

MORTGAGEE'S CONSENT TO PLAT

WACHOVIA BANK, NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREIN, RECORDED IN OFFICIAL RECORDS BOOK 1919, PAGE 1391, AND IN OFFICIAL RECORDS BOOK 2086, PAGE 2251, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 21 DAY OF August, 2006 ON BEHALF OF SAID CORPORATION BY ITS VP AND ATTESTED TO BY ITS VP

WACHOVIA BANK, NATIONAL ASSOCIATION

By: Philip Lyow, PRINT NAME Philip Lyow, ITS VP

(CORPORATE SEAL)

By: Michelle Baker, PRINT NAME Michelle Baker, ITS VP

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN } ss

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Philip Lyow, and Michelle Baker, ME WELL KNOWN TO BE THE VP AND VP, RESPECTIVELY, OF WACHOVIA BANK, NATIONAL ASSOCIATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION. THEY ARE: PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

By: Oksana Smirnova, PRINT NAME Oksana Smirnova, COMMISSION NO. DD 376172

COMMISSION EXPIRES December 1, 2008 (NOTARIAL SEAL)

TITLE CERTIFICATION

I, THOMAS E. STREIT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Aug. 11, 2006, AT 3:20 p.m.

- 1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) 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: WACHOVIA BANK, NATIONAL ASSOCIATION, MORTGAGEE'S RECORDED IN OFFICIAL RECORDS BOOK 1919, PAGE 1391 AND IN OFFICIAL RECORDS BOOK 2086, PAGE 2251.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 18 DAY OF August, 2006

Thomas E. Streit, PRINT NAME Thomas E. Streit

THOMAS E. STREIT ATTORNEY AT LAW, FLORIDA BAR NO. 436892 222 LAKEVIEW AVENUE WEST PALM BEACH, FLORIDA 33401

Plat Book 16 Page 35 Sun-Tech Engineering, Inc. Engineers - Planners - Surveyors Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard Ft. Lauderdale, FL 33311 E-Mail: suntech@suntecheng.com

Phone (954)777-3123 Fax (954)777-3114

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 35, MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 1 DAY OF August, 2006 BY Charles E. Rossi

MARSHA EWING CIRCUIT COURT MARTIN COUNTY, FLORIDA

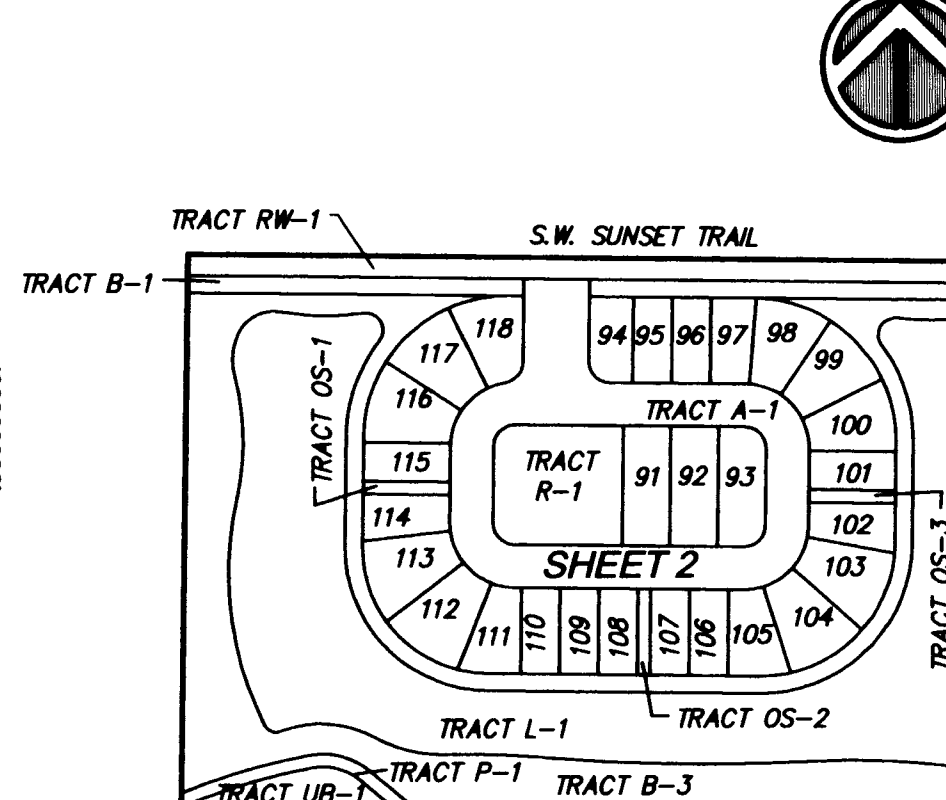
DEPUTY CLERK (CIRCUIT COURT SEAL) FILE NO. 1961459



SUBDIVISION PARCEL CONTROL NUMBER 13-38-40-037-000-0000.0

LEGEND:

- A.E. ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
P.C.P. PERMANENT CONTROL POINT (SET NAIL & DISC #LB7019)
P.B. PLAT BOOK
P.B.C.R. PALM BEACH COUNTY RECORDS
M.C.R. MARTIN COUNTY RECORDS
P.G. PAGE
S.F. SQUARE FEET
R/W RIGHT-OF-WAY
L.M.E. LAKE MAINTENANCE EASEMENT
L CENTRAL ANGLE
R ARC LENGTH
RADIUS
PERMANENT REFERENCE MONUMENT (SET 4"x4"x24" CONCRETE MONUMENT WITH CAP #LB7019)
P.R.M. FLORIDA POWER & LIGHT COMPANY OFFICIAL RECORDS BOOK
O.R.B. NOT RADIAL LOT CORNER (SET 1/2" IRON ROD WITH CAP #LB7019)
N.R. UNITED STATES GEODETIC SURVEY
L.C. BENCHMARK
U.S.G.S. BENCHMARK
S.R.D. STATE ROAD DEPARTMENT
P.U.D. PLANNED UNIT DEVELOPMENT
(TYP) TYPICAL
C CHORD BEARING
D CHORD DISTANCE
(GE) GRID BEARINGS
N 5000 U.T.M. INDICATES STATE PLANE COORDINATES
E 5000 U.T.M. UTILITY EASEMENT



COUNTY APPROVAL

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

DATE: 09/15/06

Charles E. Rossi, COUNTY SUBMITTER AND MAPPER

DATE: 09/15/06

Charles E. Rossi, COUNTY ENGINEER

DATE: 9/19/06

Kristy S. Rossi, COUNTY ATTORNEY

DATE: 9-20-06

BCC: 7-18-06

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

Marsha Ewing, CLERK OF COURT (BOARD SEAL)

by Charles E. Rossi, cc

CERTIFICATE OF SURVEYOR AND MAPPER

I, CHARLES E. ROSSI, HEREBY CERTIFY THAT THIS PLAT OF MURANO, P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY PERSONAL 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 ORDINANCE OF MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY CHARLES E. ROSSI, P.L.S. SUN-TECH ENGINEERING, INC. CERTIFICATE NO. LB7019 1600 W. OAKLAND PARK BOULEVARD FORT LAUDERDALE, FLORIDA 33311 954 777 3123

CHARLES E. ROSSI, P.L.S. PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4798

(SEAL)