

MARTIN'S CROSSING P.U.D. 1st REPLAT

FILED FOR RECORD
2007 SEP 18 PM 2:08
CLERK OF COURT
MARTIN COUNTY, FLORIDA

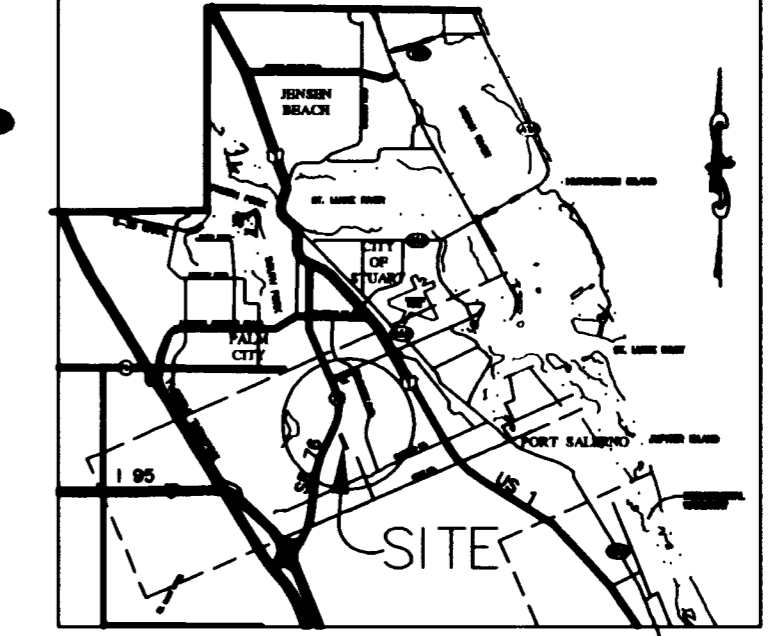
CLERK'S RECORDING
CERTIFICATE

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 62
MARTIN COUNTY, FLORIDA, PUBLIC
RECORDS, THIS 17 DAY OF
August, 2007.

MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Bunker
DEPUTY CLERK

CIRCUIT COURT SEAL
FILE NO. 2039427

AUGUST 2007



VICINITY MAP
NOT TO SCALE

BEING A REPLAT OF A PORTION OF MARTIN'S CROSSING P.U.D., AS PLAT BOOK 15, PAGE 89 MARTIN COUNTY, FLORIDA

RECORDED IN
**Plat Book 16
Page 62**

LEGAL DESCRIPTION

BEING A PORTION OF BLOCKS MF-5, MF-6, MF-7, TRACT DR-6, LBE ADJACENT TO BLOCK MF-5 TO MF-7, AN UNNAMED TRACT LYING NORTH OF MF-5, AND A PORTION OF SE BLOXHAM WAY ACCORDING TO MARTIN'S CROSSING P.U.D. AS RECORDED IN PLAT BOOK 15, PAGE 89, MARTIN COUNTY, FLORIDA, AND THE OVERALL PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SE BLOXHAM WAY AND SE JENNINGS LANE, AS SHOWN ON SAID PLAT OF MARTIN'S CROSSING P.U.D.; THENCE N23°46'46"W, ALONG THE CENTERLINE OF SAID SE BLOXHAM WAY, A DISTANCE OF 107.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 95.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID CENTERLINE, A DISTANCE OF 44.31 FEET THROUGH A CENTRAL ANGLE OF 26°43'19" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S39°29'55"W A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 70.00 FEET, THE CHORD OF WHICH BEARS N63°51'44"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.65 FEET THROUGH A CENTRAL ANGLE OF 26°43'18"; THENCE N77°13'23"W A DISTANCE OF 108.03 FEET; THENCE S23°50'31"E A DISTANCE OF 77.41 FEET; THENCE S23°46'46"E A DISTANCE OF 624.86 FEET; THENCE N27°53'47"E A DISTANCE OF 2.60 FEET; THENCE N18°24'50"W A DISTANCE OF 9.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.51 FEET THROUGH A CENTRAL ANGLE OF 59°01'23"; THENCE N40°36'33"E A DISTANCE OF 29.97 FEET; THENCE N43°27'51"E A DISTANCE OF 52.13 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS N61°54'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.06 FEET THROUGH A CENTRAL ANGLE OF 36°44'11" TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS N61°39'17"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.29 FEET THROUGH A CENTRAL ANGLE OF 78°15'22"; THENCE S79°13'02"E A DISTANCE OF 21.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.56 FEET THROUGH A CENTRAL ANGLE OF 31°35'01" TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS N43°24'35"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.87 FEET THROUGH A CENTRAL ANGLE OF 38°48'46"; THENCE N09°56'10"W A DISTANCE OF 28.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.88 FEET THROUGH A CENTRAL ANGLE OF 29°39'14"; THENCE N19°43'04"E A DISTANCE OF 18.97 FEET; THENCE N05°15'17"E A DISTANCE OF 28.45 FEET; THENCE N43°35'28"W A DISTANCE OF 10.28 FEET; THENCE N72°54'10"W A DISTANCE OF 23.63 FEET; THENCE N51°38'27"W A DISTANCE OF 60.57 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS N53°54'42"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.84 FEET THROUGH A CENTRAL ANGLE OF 15°51'32"; THENCE S66°13'14"W A DISTANCE OF 90.27 FEET; THENCE N23°46'46"W A DISTANCE OF 330.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.97 FEET THROUGH A CENTRAL ANGLE OF 26°43'18"; THENCE S39°29'55"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.654 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CENTEX/LENNAR AT MARTIN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT AND HEREBY DEDICATES AS FOLLOWS:

- 1) THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION), AND THE PRIVATE STREETS AND 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 STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
- 2) THE UTILITY EASEMENTS (UE) AS SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT 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 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 OPEN SPACE TRACT (OST-1) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY OPEN SPACE TRACTS ON THIS PLAT.
- 4) THE LANDSCAPE BUFFER EASEMENT (LBE) AS SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION), AND 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 EASEMENT ON THIS PLAT.
- 5) THE LIFT STATION EASEMENT (LSE) AS SHOWN ON THE PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT, 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.
- 6) NOTWITHSTANDING THE OBLIGATION OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION (HEREAFTER "ASSOCIATION") FOR 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: PUBLIC FLOW-THROUGH DRAINAGE EASEMENT 1. IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE 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 OR 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.
- 7) THE 10' MAINTENANCE EASEMENT SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT AND LYING BETWEEN THE LBE AND 15' DRAINAGE TRACT IS HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION) SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT IN FAVOR OF MARTIN COUNTY FOR THE PURPOSE OF ACCESSING THE ADJACENT 15' DRAINAGE TRACT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE MAINTENANCE EASEMENT.

- 8) THE 12' ACCESS AND UTILITY EASEMENT SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION) AND MAY BE USED BY MARTIN COUNTY FOR ACCESS TO AND MAINTENANCE OF MARTIN COUNTY DRAINAGE FACILITIES IN ACCORDANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE ACCESS AND UTILITY EASEMENT.
 - 9) THE DRAINAGE EASEMENT (DE) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE 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 PRIVATE DRAINAGE EASEMENTS ON THIS PLAT.
 - 10) THE 15' DRAINAGE TRACT SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
- SIGNED AND SEALED THIS 21 DAY OF August, 2007, ON BEHALF OF SAID COMPANY BY ITS ADMINISTRATIVE OFFICER.
- CENTEX/LENNAR AT MARTIN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND MANAGING MEMBER
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER
- LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: U.S. HOME CORPORATION, A DELAWARE CORPORATION, AND MANAGING MEMBER

ATTEST:
[Signature]
NAME: LEWIS BIRNBAUM
TITLE: DIVISION PRESIDENT

ATTEST:
[Signature]
NAME: JIM CLERIK
TITLE: ASSISTANT SECRETARY

SIGNED AND SEALED THIS 21 DAY OF August, 2007, ON BEHALF OF SAID COMPANY BY ITS ADMINISTRATIVE OFFICER.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: U.S. HOME CORPORATION, A DELAWARE CORPORATION, AND MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA:
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEWIS BIRNBAUM AND Mike Reynolds TO ME WELL KNOWN TO BE THE DIVISION PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION ON BEHALF OF THE CORPORATION, AS MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AS MANAGING MEMBER OF CENTEX/LENNAR AT MARTIN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED N/A AND N/A AS IDENTIFICATION.

Enka Etchison
NOTARY PUBLIC
PRINTED NAME: Enka Etchison
MY COMMISSION EXPIRES: 3/17/10
#DD 491509

ACKNOWLEDGMENT

STATE OF FLORIDA:
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID M. BASELICE AND Jill Clerik TO ME WELL KNOWN TO BE THE PRESIDENT AND Assistant Secretary, RESPECTIVELY, OF LENNAR HOMES, LLC, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED N/A AND N/A AS IDENTIFICATION.

Christine Nunez
NOTARY PUBLIC
PRINTED NAME: Christine Nunez
MY COMMISSION EXPIRES: April 18, 2008
DD 275113

TITLE CERTIFICATION

WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT AS OF 8:00 O'CLOCK A.M., August 8, 2007:

1. RECORD TITLE TO THE LAND 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:
NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 15th DAY OF August, 2007.

COMMERCE TITLE COMPANY
BY: [Signature]
PRINTED NAME: Kevin M. Arruda
TITLE: Vice President

ADDRESS: 2828 N. Harwood, 11th Fl
Dallas, TX 75201

ACCEPTANCE OF DEDICATIONS

THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND OF RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 17 DAY OF August, 2007.

ATTEST:
[Signature]
PRINTED NAME: Jeremy Rury
SECRETARY

BY: [Signature]
PRINTED NAME: SHARON CAPUTO
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO AND Jeremy Rury WHO ARE PERSONALLY KNOWN TO ME AND (HAVE NOT PRODUCED N/A (AND N/A, RESPECTIVELY) AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF August, 2007.

Christine Nunez
NOTARY PUBLIC
PRINTED NAME: Christine Nunez
MY COMMISSION EXPIRES: April 18, 2008
DD 275113

COUNTY APPROVAL

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

DATE: 9/17/07 BY: [Signature]
COUNTY SURVEYOR AND MAPPER

DATE: 9/17/07 BY: [Signature]
COUNTY ENGINEER

DATE: 9/17/07 BY: [Signature]
COUNTY ATTORNEY

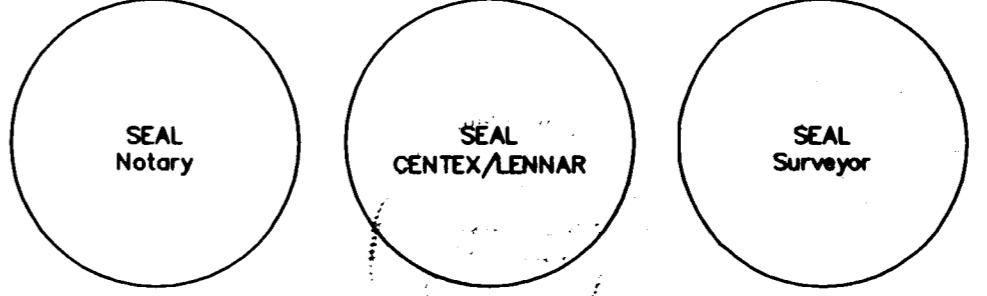
DATE: 9/17/07 BY: [Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
CLERK

CERTIFICATION OF SURVEYOR AND MAPPER:

I, MICHAEL T. OWEN HEREBY CERTIFY THAT THIS PLAT OF MARTIN'S CROSSING P.U.D. 1st REPLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS 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; THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND 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, AS AMENDED, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: [Signature] DATED THIS 15th DAY OF August, 2007.
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
BY
MICHAEL T. OWEN
FLORIDA CERTIFICATE No. 5556
PROFESSIONAL SURVEYOR AND MAPPER SHEET 1 OF 2