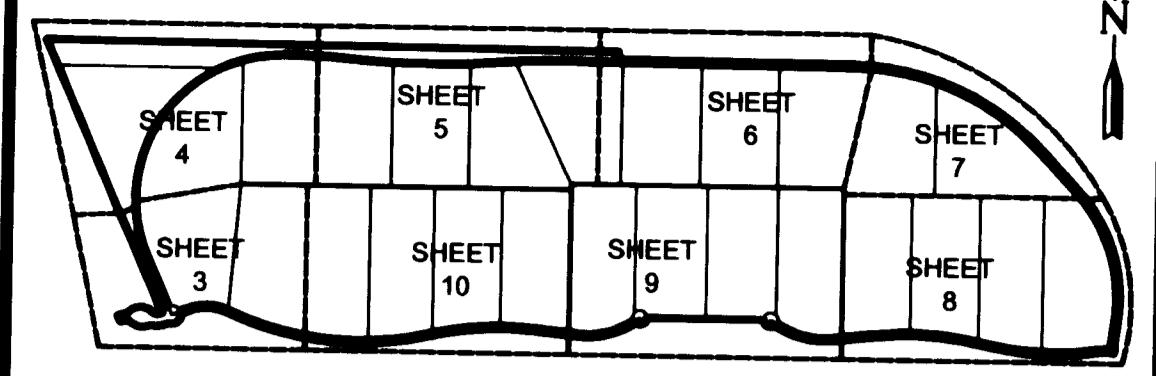
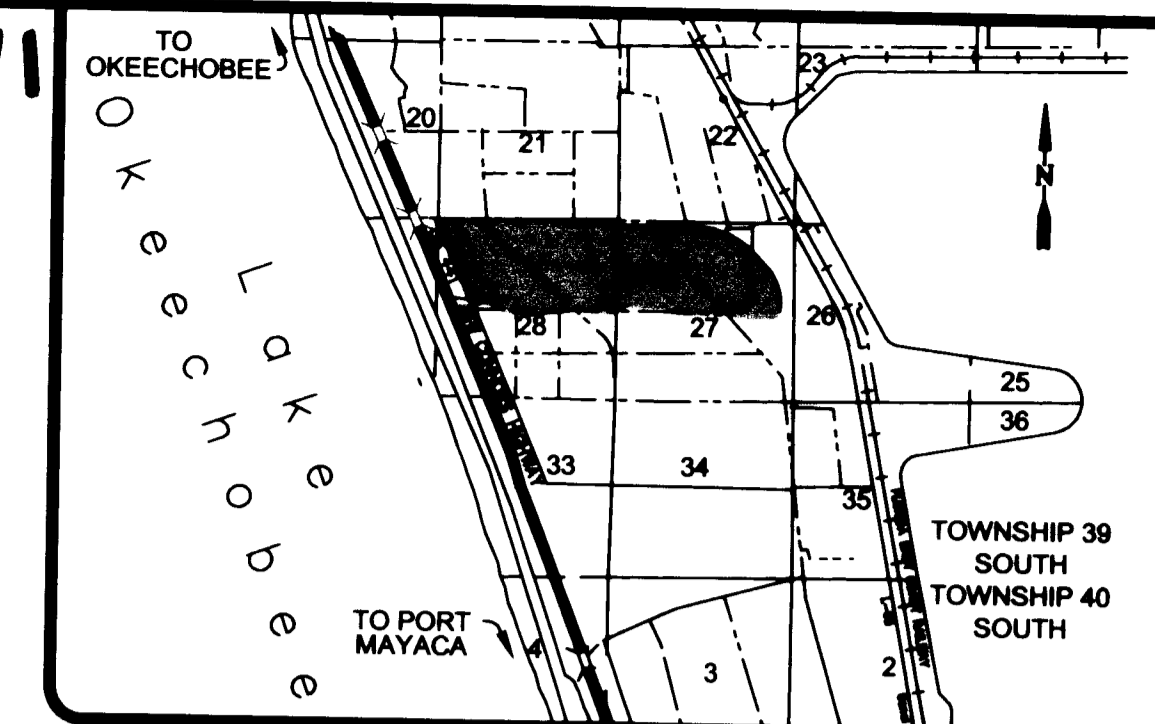


PLAT OF PORT MAYACA PLANTATION, PHASE 1

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)



LOCATION MAP
(NOT-TO-SCALE)

MORTGAGEE'S CONSENT

Mercantil Commercebank, N.A. HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED April 27, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2221, PAGE 203 TOGETHER WITH UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORD BOOK 2821, PAGE 232 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

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

WITNESSES: _____
MERCANTIL COMMERCEBANK, N.A.,
A NATIONAL BANKING ASSOCIATION
PRINT NAME: RICK I. MELCHIONI JUSTO L. FERNANDEZ
A: _____
B: _____
PRINT NAME: MARIN A. TABOR TITLE: Exec Vice Pres

COUNTY APPROVAL

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

04/24/08 DATE [Signature] COUNTY SURVEYOR AND MAPPER
05/20/08 DATE [Signature] COUNTY ENGINEER
5/22/08 DATE [Signature] COUNTY ATTORNEY
5/24/08 DATE [Signature] CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
BCC: 2-26-09
ATTEST:
[Signature]
Clerk of Court
By Charlotte Buskey

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Justo L. Fernandez TO ME WELL KNOWN TO BE THE Exec Vice Pres OF Mercantil Commercebank, N.A. AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH MORTGAGEE'S CONSENT, AS SUCH OFFICER OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE/SHE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

DATED THIS 24 DAY OF April, 2008.



Dulce Socorro
NOTARY PUBLIC/PRINT NAME: DULCE SOCORRO
STATE OF FLORIDA
COMMISSION NO. DD 487001
MY COMMISSION EXPIRES: Oct 31, 2009

CERTIFICATE OF SURVEYOR AND MAPPER

I, PETER ANDERSEN, HEREBY CERTIFY THAT THIS PLAT OF PORT MAYACA PLANTATION, PHASE 1 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 HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND INDIVIDUAL LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN PLATTED LANDS, AND, FURTHER, THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA PLATTING STATUTES.

DATED THIS 10th DAY OF MARCH, 2008.

[Signature]
PETER ANDERSEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5199

PROPERTY OWNERS ASSOCIATION ACCEPTANCE OF DEDICATIONS

PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND MAINTENANCE OBLIGATIONS TO SAID ASSOCIATION SHOWN HEREON.

SIGNED AND SEALED THIS 18 DAY OF April, 2008 ON BEHALF OF SAID ASSOCIATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

PORT MAYACA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.
BY: [Signature]
NAME: MARIN A. TABOR TITLE: PRESIDENT
BY: [Signature]
NAME: William Cassan TITLE: SECRETARY

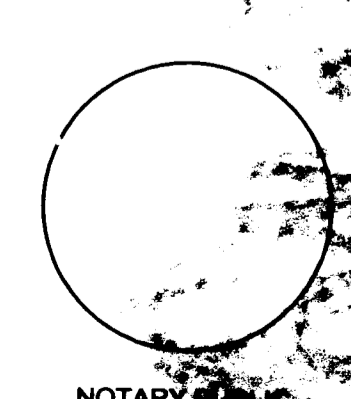
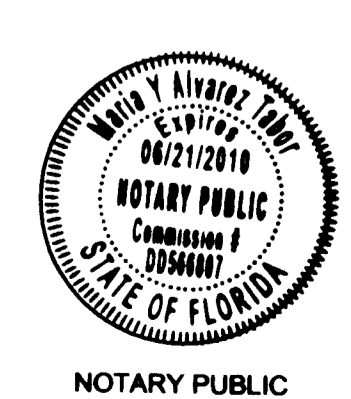
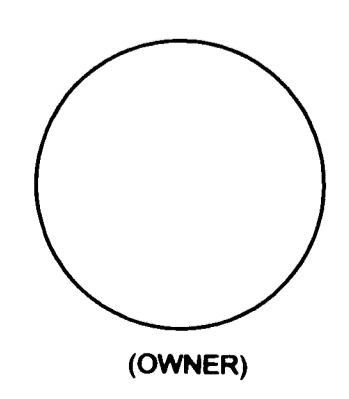
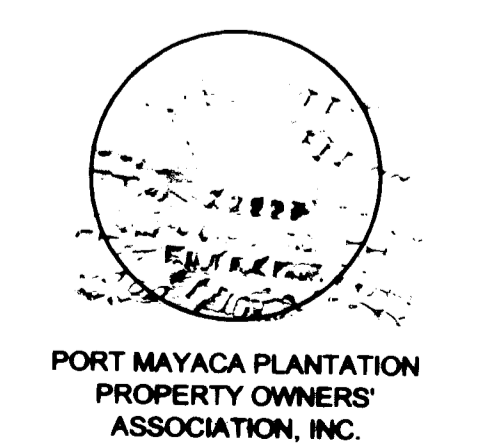
ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Marin Tabor & William Cassan TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY, OF PORT MAYACA PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND WHO ACKNOWLEDGED THAT THEY EXECUTED SUCH ACCEPTANCE AS SUCH OFFICERS OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED IS THE OFFICIAL SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID ASSOCIATION. THEY ARE: [X] PERSONALLY KNOWN TO ME OR () HAVE PRODUCED _____ AS IDENTIFICATION.

DATED THIS 29 DAY OF April, 2008.

Marin Y Alvarez Tabor
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD 566807
MY COMMISSION EXPIRES: 06/21/2010

SURVEYOR'S 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 THIS 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) 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.
4) 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.
5) CONSERVATION AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.
6) 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.
7) EACH LOT SHOWN HEREON HAS A MINIMUM OF 20.00 ACRES.
8) 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

INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE: 1489 N. MONROE STREET, TALLAHASSEE, FL 32303 (850) 386-1066
TALLAHASSEE OFFICE: 4909 N. MONROE STREET, TALLAHASSEE, FL 32303 (850) 536-8455