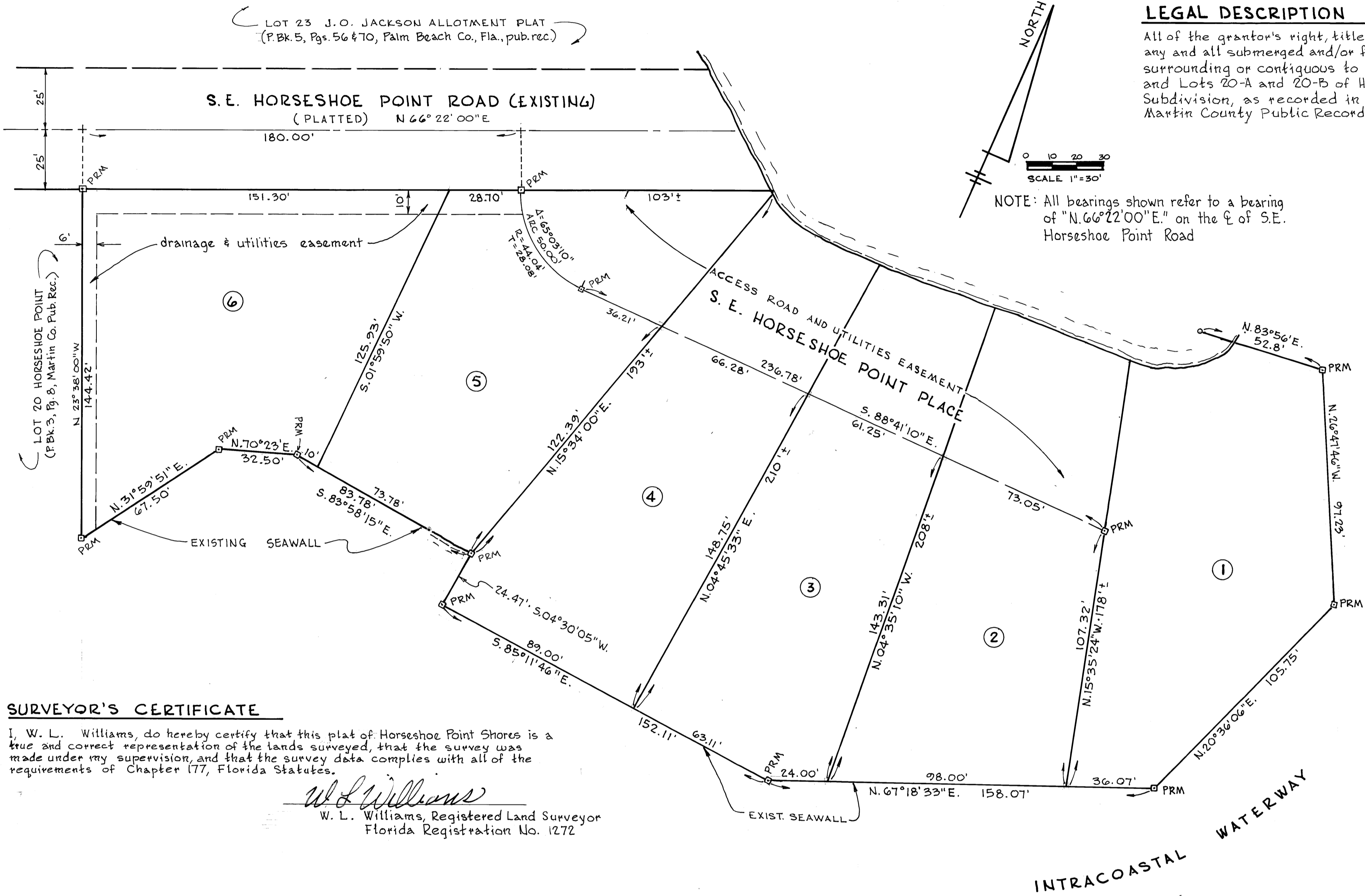


HORSESHOE POINT SHORES

A REPLAT OF LOTS 20A & 20B OF THE PLAT OF HORSESHOE POINT PLAT BK 3 PAGE 8 MARTIN COUNTY, FLA. PUBLIC RECORDS LOCATED IN HANSON GRANT, MARTIN COUNTY, FLA.



LEGAL DESCRIPTION

All of the grantor's right, title and interest in and to any and all submerged and/or filled lands abutting, surrounding or contiguous to Lots 20-A and 20-B, and Lots 20-A and 20-B of HORSESHOE POINT Subdivision, as recorded in PLAT BK 3, Pg 8 Martin County Public Records.

CERTIFICATE OF OWNERSHIP AND DEDICATION

JAMES POWER and MARJORIE POWER, husband and wife, do hereby certify that they are the owners of the property described hereon and do hereby dedicate the street access and utility easement shown this plat of HORSESHOE POINT SHORES to the owners of lots in HORSESHOE POINT SHORES. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.

The utility easements shown on this plat of HORSESHOE POINT SHORES 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.

Signed and sealed this 2 day of March 1979.

Signed and sealed and delivered in the presence of:

WITNESS: Dorinda Navarra
Melinda Stuart
 JAMES POWER
 MARJORIE POWER

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF MARTIN
 Before me, the undersigned Notary Public, personally appeared JAMES POWER and MARJORIE POWER, husband and wife, to me well known, and they acknowledged before me that they executed the foregoing Dedication.

WITNESS, my hand and official seal this 2nd day of March 1979.
Cecilia S. Wright
 Notary Public, State of Florida at Large
 My Commission Expires 12/17/81

CONSENT OF MORTGAGE

FIRST NATIONAL BANK IN PALM BEACH, a Florida Corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

Signed and sealed this 2 day of MARCH 1979, on behalf of FIRST NATIONAL BANK IN PALM BEACH by its Senior Vice President and attested to by its Cashier.

FIRST NATIONAL BANK IN PALM BEACH
 By: Thomas L. Thornton
 THOMAS L. THORNTON Senior Vice-President
 ATTEST: Karl Strack
 KARL STRACK Cashier

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 Before me, the undersigned Notary Public, personally appeared THOMAS L. THORNTON and KARL STRACK, to me well known to be the Senior Vice President and Cashier, respectively, of FIRST NATIONAL BANK IN PALM BEACH, a Florida Corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 2 day of MARCH 1979.
Jean C. Williams
 Notary Public, State of Florida at Large
 My Commission Expires

TITLE CERTIFICATION

I, Lawrence E. Crary, III, a member of the Florida Bar, hereby certify that

- Apparent record title to the land described and shown on this plat is in the name of the person, persons, corporation or other entity executing the dedication hereon.
- All mortgages not satisfied or released of record encumbering the land hereon are as follows:
 - MORTGAGOR: JAMES POWER and MARJORIE POWER
 MORTGAGEE: FIRST NATIONAL BANK IN PALM BEACH
 RECORDING DATA: O.R. BOOK 371, Page 2608, Martin Co., Fla., public records; recorded 4/9/74.
 - MORTGAGOR: James S. Power and Marjorie A. Power, his wife
 MORTGAGEE: First National Bank and Trust Company of Stuart
 RECORDING DATA: O.R. Book 468, Page 473, Martin Co., Fla., public records, filed April 11, 1979

Dated this 10th day of September, 1979.
Lawrence E. Crary III
 Lawrence E. Crary, III
 P.O. Drawer 24
 Stuart, Florida 33494

SURVEYOR'S CERTIFICATE

I, W. L. Williams, do hereby certify that this plat of Horseshoe Point Shores is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

W. L. Williams
 W. L. Williams, Registered Land Surveyor
 Florida Registration No. 1272

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

Edwin D. Pinnacker
 County Engineer SEPT. 27 1979.
John Casady
 County Attorney Sept. 27 1979.
 Board of County Commissioners
 Martin County, Florida
 By: Frank Chisholm
 Chairman SEPTEMBER 29 1979.
 Planning and Zoning Commission
 Martin County, Florida
 By: W. L. Williams
 Chairman MARCH 2 1979.

ATTEST: Louise V. Isaacs
 Clerk
 By Charlotte Burkey, R.C.

GENERAL NOTES

- Each lot has a minimum area of 1/3 acre (14,520 sq. ft.). No lot splits to be allowed in the future except to create lots larger than those shown.
- All side lot lines to have a 10 foot wide drainage and utilities easement (5' each side of side lot line) except where otherwise shown.
- Landscaping to be as shown on Site Plan.
- PRM shown on seawall indicates location of lead plug set in seawall cap.

CONSENT OF MORTGAGE

FIRST NATIONAL BANK & TRUST COMPANY OF STUART by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage to such dedication.

Signed and sealed this 10 day of September, 1979, on behalf of First National Bank and Trust Company of Stuart by its 1st Vice President and by its Vice President and Cashier.

ATTEST:
James C. Anthony III
 James C. Anthony III, Vice President & Cashier
 BY: Charles R. Schad
 Charles R. Schad, 1st Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared Charles R. Schad and James C. Anthony III, to me well known to be the 1st Vice President and the Vice President and Cashier, respectively, of First National Bank and Trust Co. of Stuart, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 10 day of September, 1979.
Anna P. Cottanio
 Notary Public, State of Florida at large
 My Commission Expires: 12-29-80