

CERTIFICATE OF OWNERSHIP

Pilot's Cove, Inc., a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon.

Pilot's Cove, Inc., a Florida Corporation
By: James F. Simpson, President

Attest: Mahalah S. Bond, Secretary

CERTIFICATE OF DEDICATION

Pilot's Cove, Inc., a Florida Corporation, does hereby dedicate as follows:

- 1. Streets
The streets shown on this plat of Pilot's Cove are hereby dedicated to the Board of Commissioners of Martin County for the perpetual use of the public for proper purposes.
2. Drainage Easements
The drainage easements on this plat of Pilot's Cove are hereby dedicated to the Board of Commissioners of Martin County. The drainage easements shall be maintained by the Pilot's Cove Property Owners Association, Inc.
3. Public Access Easement
The public access easement on this plat of Pilot's Cove is dedicated to the Board of Commissioners of Martin County for the purpose of construction, operation and maintenance and for the perpetual use of the public for proper purposes.
4. Private Dock Easement
The private dock easement shown on this plat of Pilot's Cove is hereby dedicated to Pilot's Cove Property Owners Association, Inc., for the use of the owners of lots in Pilot's Cove. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such private dock easement.
5. Utility Easements
The utility easements shown on this plat of Pilot's Cove 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.
6. Storm Water Management Area
Tract A is hereby dedicated for storm water management purposes, to be owned and maintained by the Pilot's Cove Property Owners Association, Inc. The Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding Tract A.
7. Preservation Areas
The Preservation Areas are hereby dedicated to the Board of Commissioners of Martin County, Florida and shall not be altered except by specific approval of said Board of County Commissioners.
8. Shoreline Protection Zone
The portions of Lots 14 and 15 that are dedicated as Shoreline Protection Zone shall not be altered except by specific approval of the Board of Commissioners of Martin County, Florida.

Signed, sealed and delivered in the presence of
Witnesses: Michael J. Bond, Dyanne Chugle

SIGNED AND SEALED this 3 day of Aug, 1984 on behalf of said corporation by its President and attested to by its Secretary.

Attest: Mahalah S. Bond, Secretary
By: James F. Simpson, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared James F. Simpson and Mahalah S. Bond, to me well known to be the President and Secretary, respectively of Pilot's Cove, Inc., a Florida Corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 3 day of Aug, 1984.
Notary Public
State of Florida at large
6-19-87
My commission expires

SURVEYOR'S NOTES

- 1. Bearings refer to Plat of "PICTURE CITY PARK" as recorded in Plat Book 1 Page 51, Public Records of Martin County, Florida, with the centerline of Gomez Avenue as N 24°00'00" W.
2. A "Mean High Water Survey" (Chapter 177 Part 2 Florida Statutes) was not performed to determine the Mean High Water Lines within this plat. Apparent shorelines shown are the existing limits of vegetation, and all these areas are dedicated to Martin County as Preservation Areas.
3. @ - Indicates Permanent Reference Monument.
4. (C) - Indicates Permanent Control Point.

FIRST NATIONAL BANK AND TRUST COMPANY OF STUART-SEAL

NOTARY SEAL

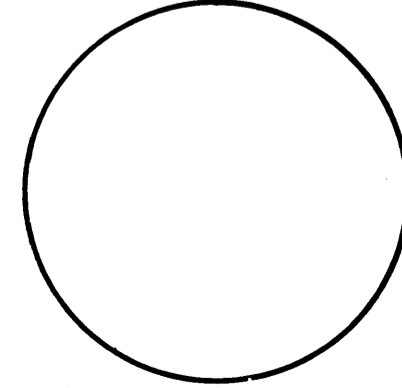
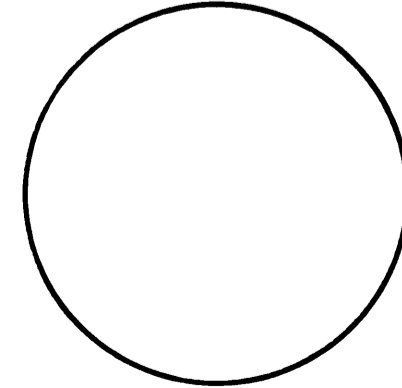
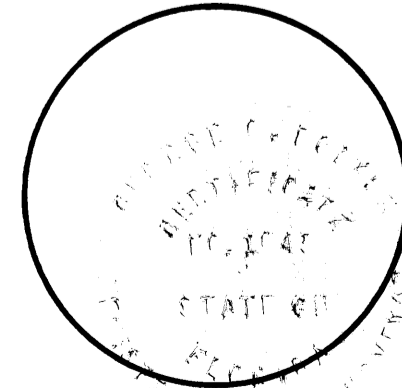
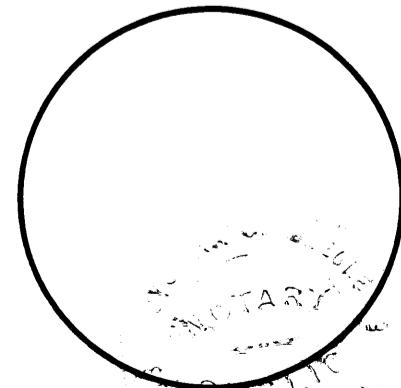
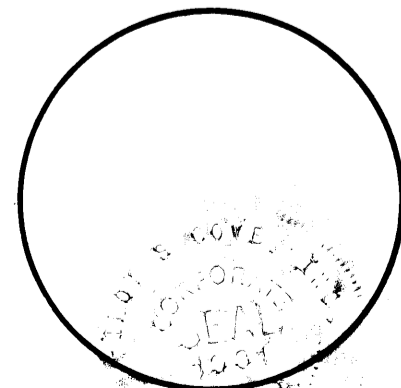
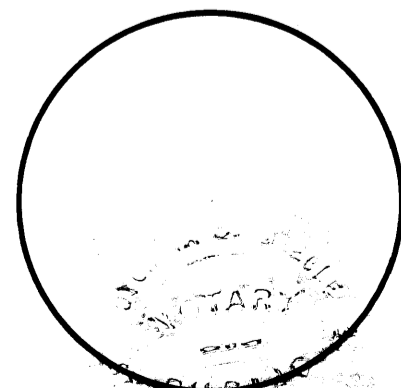
CORPORATION SEAL

NOTARY SEAL

SURVEYOR SEAL

COUNTY ENGINEER SEAL

BOARD OF COUNTY COMMISSIONERS



PILOT'S COVE

A SUBDIVISION
GOMEZ GRANT
MARTIN COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF PICTURE CITY PARK AS RECORDED IN PLAT BOOK 1, PAGE 51; ALSO A REPLAT OF PICTURE CITY PARK NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 52, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

MORTGAGE HOLDER'S CONSENT

First National Bank and Trust Company of Stuart, a National Banking Association, hereby certifies that they are holders of that certain mortgage dated December 30, 1983 and recorded in Official Records Book 591 Page 2159 of the Public Records of Martin County, Florida and do consent to the dedications hereon, and do subordinate their mortgage to such dedication.

SIGNED AND SEALED this 3rd day of Aug, 1984 on behalf of said Association of its First Vice President and attested to by its First Vice President and Cashier.

First National Bank and Trust Company of Stuart, a National Banking Association

By: Sharon K. Welker, First Vice-President

ATTEST

By: James C. Anthony, First Vice-President and Cashier

Signed, sealed and delivered in the presence of:

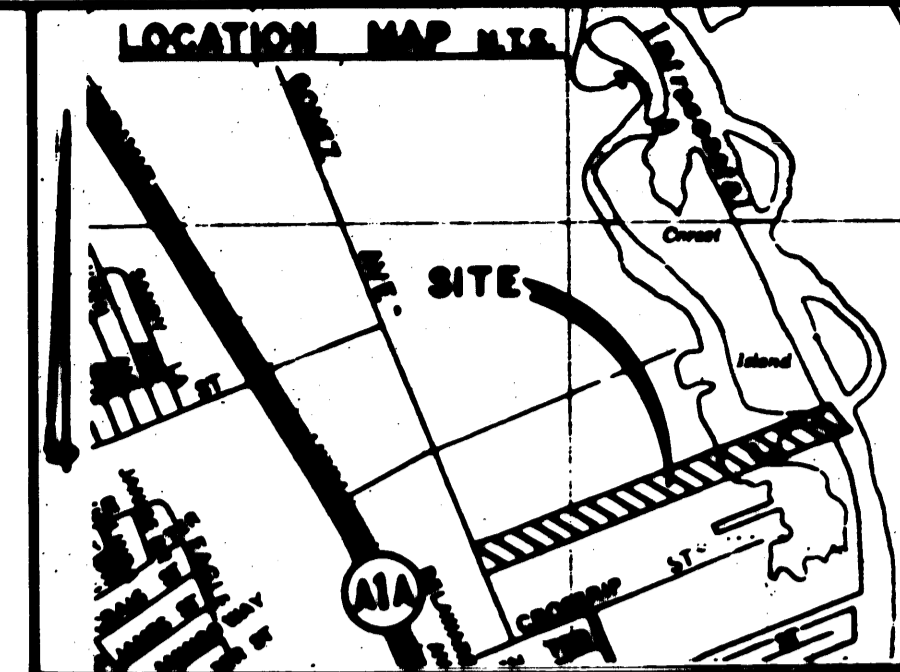
Witnesses: Michael J. Bond, Dyanne Chugle

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Sharon K. Welker and James Anthony to me well known to be the First Vice President and First Vice President and Cashier, respectively, of First National Bank and Trust Company of Stuart, a National Banking Association, and they acknowledged that they executed such instrument as such officers of said Association.

WITNESS my hand and official seal this 3rd day of Aug, 1984.
Notary Public
State of Florida at Large
6-19-87
My commission expires



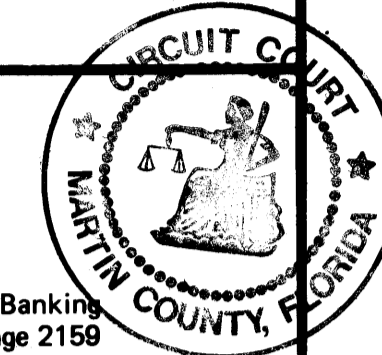
CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISAACS, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 1, Page 76, Martin County, Florida, public records, this 24th day of August, 1984.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida

File No. 52 66 71

By: Charlotte Burkey, Deputy Clerk



TITLE CERTIFICATE

- 1. James F. Simpson, a member of the Florida Bar, hereby certifies that:
1. Apparent record title to the land described and shown on this plat is in the name of Pilot's Cove, Inc.
2. All mortgages not satisfied or released of encumbering the land described hereon are as follows:
a) Mortgage executed by Pilot's Cove, Inc. (Mortgagor) to First National Bank and Trust Company of Stuart, a National Banking Association (Mortgagee), dated December 30th, 1983 and recorded January 19th, 1984 in Official Record Book 591 Page 2159 of the Public Records of Martin County, Florida.

Dated this 3rd day of Aug, 1984.

James F. Simpson
James F. Simpson
P. O. Box 1899
West Palm Beach, Florida 33402

SURVEYOR'S CERTIFICATE

I, George C. Bolton, do hereby certify that this plat of Pilot's Cove 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, Part 1, Florida Statutes. I further certify that this survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 21 HH-6 F.A.C.) pursuant to section 472.07, Florida Statutes, subject to the qualifications noted hereon.

George C. Bolton
Florida Surveyor Registration No. 1643

LEGAL DESCRIPTION

Parcel 1: Lots 1 through 31, inclusive of Block 2, and Lots 1 through 9, inclusive, and Lots 11 through 22, inclusive, of Block 4, Picture City Park Subdivision, according to the plat thereof recorded in Plat Book 1, Page 51, Plat Book 1, Page 51-A, and amended plat recorded in Plat Book 1, Page 85, Martin County, Florida, Public Records.
Parcel 2: All of Blocks 1, 2, 3 and 4 of Picture City Park No. 2, according to the plat thereof recorded in Plat Book 1, Page 52, and Plat Book 1, Page 52-A, Martin County, Florida, Public Records.
Also Described As: The North one-third (1/3) of Lot 25, and the South one-fourth (1/4) of Lot 26, all in Gomez Grant, Book 1, Page 51 and 51-A, Public Records, Martin County, Florida.
Containing 24.7 Acres More or Less.

VACATION OF ROAD RIGHTS OF WAY

The Road Rights of Way underlying this plat dedicated by Picture City Park (Plat Book 1, Pages 51 and 51-A) and Picture City Park No. 2, (Plat Book 1, Pages 52 and 52-A) were closed, vacated and abandoned by Resolution No. 84-311, dated May 4, 1984 by the Board of County Commissioners of Martin County, Florida. Recorded in O. R. Book 604; Page 674.

APPROVAL OF COUNTY

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

6th day of August, 1984
21 day of August, 1984
21st day of AUGUST, 1984

County Engineer

County Attorney

Planning and Zoning Commission
Martin County, Florida

By: Chairman

Board of County Commissioners
Martin County, Florida

By: Chairman

24th day of August, 1984

Attest: Louise V. Isaacs, Clerk
By Charlotte Burkey, D.C.

BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers - Planners - Surveyors
4889 Lake Worth Road, Lake Worth, Florida, 33463