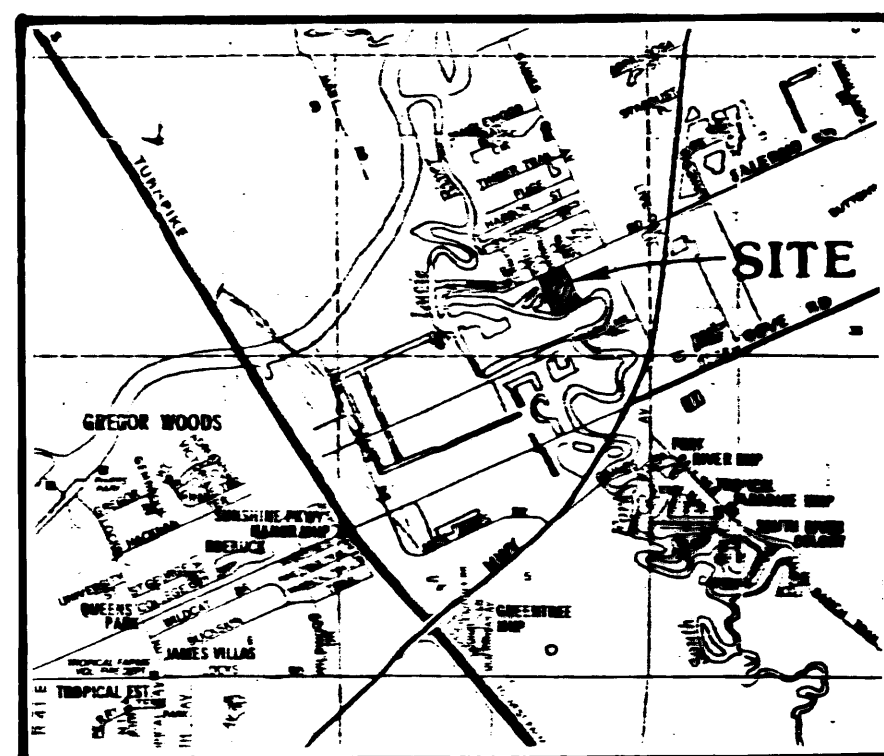


A PLAT OF STRATFORD ON THE WATERS

BEING A REPLAT OF A PORTION OF TRACTS 2 & 7, BLOCK 41
ST. LUCIE INLET FARMS
LYING IN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

SEPTEMBER, 1987



LOCATION MAP N.T.S.

DESCRIPTION

THE WESTERLY 470 FEET OF TRACT 2, BLOCK 41, AND THAT PART OF THE WESTERLY 470 FEET OF TRACT 7, BLOCK 41, LYING AND BEING SITUATED NORTH OF THE SOUTH FORK OF THE ST. LUCIE RIVER, ALL LYING AND BEING IN ST. LUCIE INLET FARMS. ACCORDING TO THE PLAT THEREOF FILED JANUARY 4, 1911, AND RECORDING IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 7.273 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT OF STRATFORD ON THE WATERS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

David M. Jones
DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3989

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

STRATFORD ON THE WATERS LIMITED PARTNERSHIP, FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHT-OF-WAYS, SHOWN ON THIS PLAT OF STRATFORD ON THE WATERS ARE HEREBY DEDICATED TO THE STRATFORD ON THE WATERS HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHT-OF-WAYS.
2. THE RECREATION AREAS, SHOWN ON THIS PLAT OF STRATFORD ON THE WATERS ARE HEREBY DEDICATED TO THE STRATFORD ON THE WATERS HOMEOWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID RECREATION AREAS.
3. THE WATER MANAGEMENT TRACT, SHOWN ON THIS PLAT OF STRATFORD ON THE WATERS IS HEREBY DEDICATED TO THE STRATFORD ON THE WATERS HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT.
4. THE LANDSCAPE BUFFER EASEMENT, SHOWN ON THIS PLAT OF STRATFORD ON THE WATERS IS HEREBY DEDICATED TO THE STRATFORD ON THE WATERS HOMEOWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER EASEMENT.
5. THE ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF STRATFORD ON THE WATERS ARE HEREBY DEDICATED TO THE STRATFORD ON THE WATERS HOMEOWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS.
6. THE ADDITIONAL RIGHT-OF-WAY SHOWN ON THIS PLAT OF STRATFORD ON THE WATERS IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR RIGHT-OF-WAY ALONG SALERMO ROAD.

SIGNED AND SEALED THIS 2 DAY OF October, 1987, ON BEHALF OF SAID LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER.

STRATFORD ON THE WATERS LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP

BY: *Robert C. Klein*
ROBERT C. KLEIN
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. KLEIN, TO ME WELL KNOWN TO BE THE GENERAL PARTNER OF STRATFORD ON THE WATERS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS GENERAL PARTNER OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF October, 1987.

MY COMMISSION EXPIRES:

October 4, 1988

James S. Brown
NOTARY PUBLIC
STATE OF FLORIDA

Subdivision Parcel Control #: 55-38-44-411-000-0000

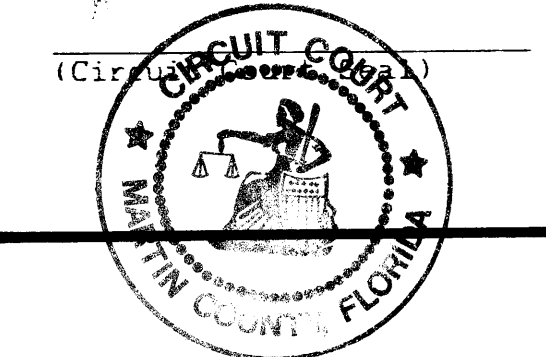
38 NOV -7 PM 12:37
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D. C.

I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this Plat was filed for record in Plat Book 11, Page 27, Martin County, Florida, Public Records, this 7 day of Nov., 1987.

Marsha Stiller, Clerk - Circuit Court Martin County, Florida.

By: *Deborah Langston*
Deputy Clerk

File No. 738687



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

1. RECORD TITLE TO THE LAND DESCRIBED IN THE "LEGAL DESCRIPTION" AND SHOWN ON THIS PLAT OF STRATFORD ON THE WATERS IS IN THE NAME OF STRATFORD ON THE WATERS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP.
2. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED IN THE "LEGAL DESCRIPTION" HEREON.

JOHN FENNIMAN

John Fenniman
ATTORNEY-AT-LAW
735 COLORADO AVENUE
STUART, FLORIDA 33494

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

11/21/1987
DATE

11/16/87
DATE

11/13/87
DATE

11/14/87
DATE

J. W.
COUNTY ENGINEER

James S. Brown
COUNTY ATTORNEY

John C. Gandy
CHAIRMAN-PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL

John
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY FLORIDA

ATTEST: *Marsha Stiller*
CLERK

By: *Deborah Langston* (D.C.)

NOTES

1. OWNERSHIP AND USE OF PARCELS IN STRATFORD ON THE WATERS IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR STRATFORD ON THE WATERS SUBDIVISION RECORDED IN CLERK'S INDEX _____, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727 30 CENTRAL PARKWAY
JUPITER, FLORIDA 33458 SUITE 420
STUART, FLORIDA 33487

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