

CERTIFICATION OF OWNERSHIP AND DEDICATION

THE ENGLE GROUP, INC. A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS: THE STREETS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF PROPERTY WITHIN NORTH PASSAGE PLAT NO. 2 AND FOR UTILITIES 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.

2. TRACT RC-1: TRACT RC-1 AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 IS HEREBY DECLARED TO BE A RECREATION AREA AND IS DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE OWNERS OF PROPERTY WITHIN NORTH PASSAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RECREATION AREA.

3. GOLF COURSE ACCESS EASEMENT: THE GOLF COURSE ACCESS EASEMENT AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 HAS BEEN CONVEYED BY SEPARATE INSTRUMENT, RECORDED IN OFFICIAL RECORD BOOK 757, PAGE 1388, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

4. GREEN TRACTS: THE GREEN TRACTS GA-1 THROUGH GA-23 AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 ARE HEREBY DECLARED TO BE GREEN AREAS AND ARE HEREBY DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE OWNERS OF PROPERTY WITHIN NORTH PASSAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH GREEN TRACTS. SEE TO BELOW REGARDING DEDICATION RESTRICTIONS.

5. MANGROVE TRACTS: THE MANGROVE TRACTS M-1 THROUGH M-5 AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 ARE HEREBY DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC. THE MANGROVE TRACTS SHALL NOT BE ALTERED WITHOUT PERMISSION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

6. UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION 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. TRACT A AS SHOWN HEREON IS HEREBY DEDICATED AS A UTILITY EASEMENT.

7. DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC., FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.

8. PRESERVATION AREA EASEMENTS: THE PRESERVATION AREA EASEMENTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 ARE HEREBY DEDICATED TO THE NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC.. THE PRESERVATION AREA EASEMENTS SHALL NOT BE ALTERED WITHOUT PERMISSION FROM THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

9. SHORELINE MANAGEMENT AREA EASEMENTS: THE SHORELINE MANAGEMENT AREA EASEMENTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 ARE HEREBY DEDICATED TO THE NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC., AND ARE TO BE MAINTAINED IN ACCORDANCE WITH THE SHORELINE MANAGEMENT PLAN WHICH IS IN COMPLIANCE WITH THE MARTIN COUNTY COMPREHENSIVE PLAN AND IS RECORDED WITH THE HOMEOWNER'S DOCUMENTS FOR SAID HOMEOWNER'S ASSOCIATION.

10. UPLAND MANAGEMENT AREA EASEMENTS: THE UPLAND MANAGEMENT AREA EASEMENTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 2 ARE HEREBY DEDICATED TO THE NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC., AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE UPLAND MANAGEMENT PLAN WHICH IS IN COMPLIANCE WITH THE MARTIN COUNTY COMPREHENSIVE PLAN AND IS RECORDED WITH THE HOMEOWNER'S DOCUMENTS FOR SAID HOMEOWNER'S ASSOCIATION. THE UPLAND MANAGEMENT AREA EASEMENTS SHALL NOT BE ALTERED WITHOUT PERMISSION FROM THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

DATED THIS 26th DAY OF September, 1988.

THE ENGLE GROUP, INC. A FLORIDA CORPORATION ATTEST: BY: [Signature] SECRETARY IT'S: [Signature] PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF I, RICHARD W. BUSSELL, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH PASSAGE PLAT NO. 2 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF September, 1988. NOTARIAL SEAL: Dawn M. Coffey, Notary Public, My Commission Expires: Nov 14, 1990

SURVEYOR'S CERTIFICATION

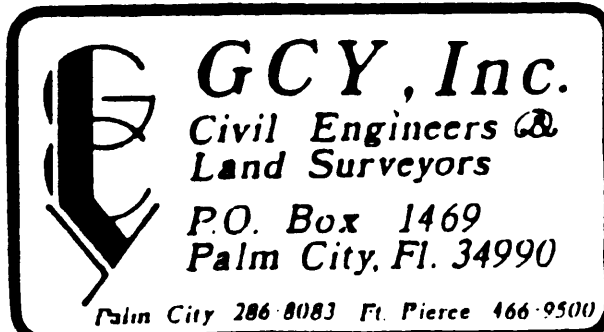
I, RICHARD W. BUSSELL, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH PASSAGE PLAT NO. 2 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Richard W. Bussell, R.L.S., Florida Registration No. 3858

NORTH PASSAGE PLAT NO. 2

BEING A TRACT OF LAND LYING IN SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS



NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

LEGAL DESCRIPTION

Being a tract of land lying in Section 22, Township 40 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the West one-half of the Northeast one-quarter of said Section 22; thence North 00°00'00" East, along the East line of the West one-half of the Northeast one-quarter, a distance of 203.90 feet to the Southeast corner of NORTH PASSAGE PLAT NO. 1; thence North 80°27'26" West, along the Southerly boundary of said NORTH PASSAGE PLAT NO. 1, a distance of 30.42 feet to the POINT OF BEGINNING of the following described portion of NORTH PASSAGE PLAT NO. 2;

Thence continue North 80°27'26" West a distance of 68.52 feet; thence South 24°20'33" West a distance of 57.70 feet; thence South 20°33'02" West a distance of 116.88 feet; thence North 79°04'06" West a distance of 167.01 feet; thence South 06°04'41" West a distance of 169.70 feet; thence North 45°00'00" West a distance of 47.73 feet; thence North 45°00'00" West a distance of 123.55 feet; thence South 45°00'00" West a distance of 234.13 feet; thence North 90°00'00" West a distance of 235.85 feet; thence North 39°06'15" East a distance of 92.99 feet; thence North 02°04'10" West a distance of 117.60 feet; thence North 31°02'30" East a distance of 166.50 feet; thence North 12°37'25" West a distance of 95.75 feet; thence North 14°24'48" West a distance of 240.00 feet; thence North 89°46'21" West a distance of 65.90 feet; thence North 71°20'07" West a distance of 142.13 feet; thence South 59°45'06" West a distance of 124.98 feet; thence South 03°17'58" East a distance of 120.78 feet; thence South 05°13'13" East a distance of 191.36 feet; thence South 11°57'01" West a distance of 151.81 feet; thence South 06°34'45" West a distance of 379.55 feet; thence South 17°47'16" West a distance of 144.80 feet; thence North 56°29'42" West a distance of 93.42 feet; thence North 48°25'25" West a distance of 77.83 feet; thence North 78°36'24" West a distance of 412.28 feet; thence North 48°00'23" West a distance of 371.10 feet; thence North 55°03'45" West a distance of 32.83 feet to the intersection with the Southerly right-of-way line of S. E. River Front Terrace as shown on the said NORTH PASSAGE PLAT NO. 1, and a point hereinafter referred to as POINT "A"; said right-of-way line also being the Southerly boundary of said NORTH PASSAGE PLAT NO. 1; thence Easterly along the said Southerly boundary by the following courses and distances; thence South 88°51'54" East a distance of 361.51 feet to the beginning of a curve concave to the Northwest having a radius of 344.97 feet; thence Easterly and Northeasterly along the arc of said curve a distance of 432.79 feet through a central angle of 71°52'52"; thence North 19°15'14" East a distance of 156.58 feet to the beginning of a curve concave to the Southeast having a radius of 200.00 feet; thence Northeasterly and Easterly along the arc of said curve a distance of 247.84 feet through a central angle of 71°00'00"; thence South 89°44'46" East a distance of 383.89 feet; thence South 00°15'14" West a distance of 20.00 feet; thence South 89°44'46" East a distance of 160.06 feet to the beginning of a curve concave to the Southwest having a radius of 895.01 feet; thence Easterly along the arc of said curve a distance of 223.62 feet through a central angle of 14°18'56" to the point of reverse curvature with the curve concave to the Northeast having a radius of 968.47 feet, the chord of which bears South 81°29'36" East; thence Southeasterly along the arc of said curve a distance of 204.94 feet through a central angle of 12°07'29"; thence South 41°04'18" East, non tangent to last described curve a distance of 42.24 feet; thence South 18°55'51" East a distance of 47.80 feet; thence South 00°00'00" West a distance of 221.70 feet to the POINT OF BEGINNING

TOGETHERWITH the following described Parcel:

Commence at aforesaid POINT "A"; thence Westerly and Southerly along the said Southerly boundary of NORTH PASSAGE PLAT NO. 1 by the following courses and distances; Thence North 88°51'54" West a distance of 119.62 feet; thence North 88°26'50" West a distance of 452.13 feet; thence South 46°37'58" West a distance of 54.62 feet; thence South 07°39'11" East a distance of 62.98 feet; thence South 61°35'26" East a distance of 89.10 feet; thence South 08°39'11" East a distance of 38.02 feet to the POINT OF BEGINNING of the following described portion of NORTH PASSAGE PLAT NO. 2; Thence continue South 08°39'11" East a distance of 30.02 feet; thence South 82°14'07" West a distance of 151.30 feet; thence South 11°48'05" West a distance of 53.72 feet; thence South 57°08'31" East a distance of 246.05 feet; thence South 37°35'32" East a distance of 235.36 feet; thence South 33°20'21" East a distance of 575.81 feet; thence South

LEGAL DESCRIPTION CONT.

28°05'00" West a distance of 192.16 feet; thence North 61°55'00" West a distance of 24.60 feet; thence South 38°37'00" West a distance of 162 feet more or less to the Mean High Water line of the North Fork of the Loxahatchee River; thence meander said Mean High Water line Northwesterly a distance of 1706 feet more or less to the intersection with the said Southerly boundary of NORTH PASSAGE PLAT NO. 1; thence Easterly along said Southerly boundary by the following courses and distances; thence South 89°46'04" East a distance of 113 feet more or less to a point in a non tangent curve concave to the Northeast having a radius of 1339.46 feet the chord of which bears North 11°29'06" West; thence Northwesterly along the arc of said curve a distance of 25.14 feet through a central angle of 01°04'32"; thence North 10°56'50" West a distance of 43.94 feet to the beginning of a curve concave to the Southeast having a radius of 125.00 feet; thence Northeasterly along the arc of said curve a distance of 55.15 feet through a central angle of 25°16'45" to the point of reverse curvature with a curve concave to the Southeast having a radius of 25.00 feet, the chord of which bears North 03°53'51" East; thence Northeasterly along the arc of said curve a distance of 9.11 feet through a central angle of 20°52'09"; thence South 71°38'43" East a distance of 51.95 feet to a point on a non tangent curve concave to the Southeast having a radius of 75.00 feet the chord of which bears South 03°42'13" West; thence Southwesterly along the arc of said curve a distance of 38.36 feet through a central angle of 29°18'07"; thence South 10°56'50" East a distance of 43.94 feet to the beginning of a curve concave to the Northeast having a radius of 1289.46 feet, the chord of which bears South 11°43'36" West; thence Southwesterly along the arc of said curve a distance of 35.07 feet through a central angle of 01°33'31"; thence South 89°46'04" East a distance of 369.27 feet to the POINT OF BEGINNING

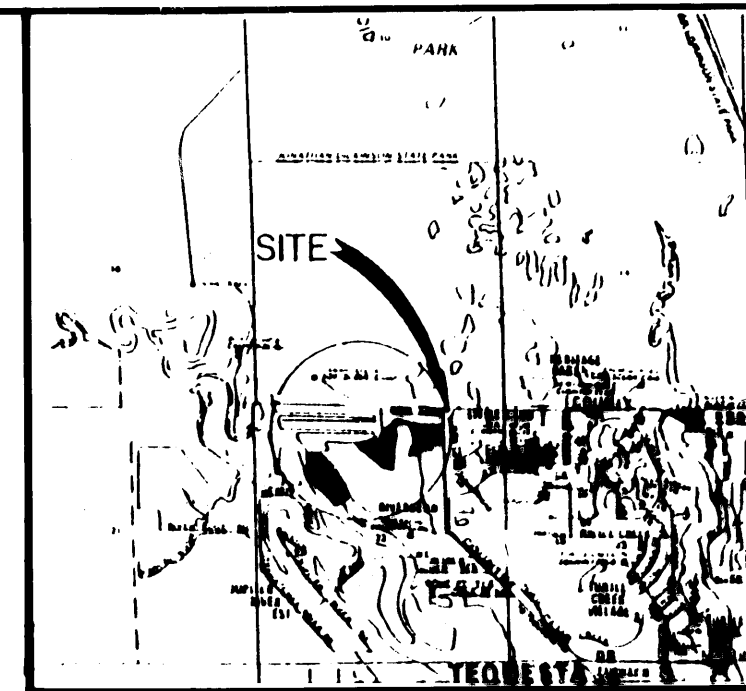
TOGETHERWITH the following described Parcel;

Commence at the Southeast corner of the West one-half of the Northeast one-quarter of said Section 22; thence North 00°00'00" East, along the East line of the West one-half of the Northeast one-quarter, a distance of 2654.54 feet to the Northeast corner of the West one-half of the Northeast one-quarter of said Section 22; thence North 89°44'46" West, along the North line of said Section 22 a distance of 30.00 feet to the POINT OF BEGINNING of the following described portion of NORTH PASSAGE PLAT NO. 2; Thence continue North 89°44'46" West a distance of 575.64 feet to a point hereinafter referred to as POINT "B"; thence South 00°15'14" West a distance of 29.00 feet; thence South 44°59'19" West a distance of 87.67 feet; thence South 41°54'33" West a distance of 99.74 feet to the Northerly boundary of said NORTH PASSAGE PLAT NO. 1; thence along the said Northerly and Easterly boundary by the following courses and distances; Thence South 46°23'27" East a distance of 48.85 feet; thence South 89°44'46" East a distance of 520.24 feet; thence North 52°35'28" East a distance of 32.73 feet; thence North 00°00'00" East a distance of 180.00 feet to the POINT OF BEGINNING.

TOGETHERWITH the following described Parcel;

Commence at aforesaid POINT "B"; thence North 89°44'46" West, along the said North line of Section 22 a distance of 172.25 feet to the POINT OF BEGINNING of the following described Portion of NORTH PASSAGE PLAT NO. 2; Thence continue North 89°44'46" West, along the said North line of Section 22, a distance of 344.47 feet to the Easterly boundary of said NORTH PASSAGE PLAT NO. 1; thence along the said Easterly and Northerly boundary by the following courses and distances; Thence South 00°15'14" West a distance of 85.22 feet to a point in a non tangent curve concave to the Southwest having a radius of 150.00 feet the chord of which bears South 20°42'13" East; thence Southeasterly along the arc of said curve a distance of 24.24 feet through a central angle of 09°15'28"; thence South 16°04'29" East a distance of 78.81 feet to the beginning of a curve concave to the Northeast having a radius of 25.00 feet; thence Southeasterly along the arc of said curve a distance of 34.70 feet through a central angle of 79°31'28" to the point of reverse curvature with a radius of 250.00 feet; thence Northeasterly along the arc of said curve a distance of 25.54 feet through a central angle of 05°51'10"; thence South 89°44'46" East a distance of 261.62 feet; thence North 00°15'14" East a distance of 200.00 feet; to the POINT OF BEGINNING.

Containing 40.24 acres more or less



LOCATION MAP

CLERK'S RECORDING CERTIFICATE

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 21, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 27th DAY OF September, 1988.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 740555 BY Deborah Layton DEPUTY CLERK

SUBDIVISION PARCEL COUNTY NO. 22-40-42-020-000



MORTGAGEE'S CONSENT

STATE OF NEW YORK COUNTY OF NEW YORK

The undersigned, hereby certifies that it is the holder of a mortgage upon the property described hereon, and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 750 at Page 2575 of the Public Records of Martin County, Florida, shall be subordinated to the dedication shown hereon.

THE CHASE MANHATTAN BANK, N.A.

In witness whereof, the said Association has caused these presents to be signed by its VICE PRESIDENT and attested to by its SECOND VICE PRESIDENT, and its seal to be affixed hereto by and with the authority of its Board of Directors this 28th day of September, 1988.

Attest: [Signature] SECOND VICE PRESIDENT By: [Signature] VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK COUNTY OF NEW YORK

Before me personally appeared EDWARD E. NOGENT and JOHN J. TATE to me well known and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and SECOND VICE PRESIDENT respectively, of said association, and severally acknowledged to and before me that they executed such instrument as such officers and said association, and that the seal affixed hereto is the seal of said association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said association.

Witness my hand and official seal this 28th day of September, 1988.

MY COMMISSION EXPIRES: 5/19/90 Shirley A. DePalma, Notary Public

TITLE CERTIFICATION

I Joel P. Koepfel of Koepfel, Cooke and Gottlieb, a duly licensed attorney in the State of Florida, do hereby certify that:

1. 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 certification of ownership and dedication thereon.

2. All mortgages not satisfied or released of record encumbering the land described hereon are listed as follows:

a. Mortgagor: The Engle Group, Inc., a Florida Corporation. Mortgagee: The Chase Manhattan Bank, N.A.; O.R. Book 750, Page 2575, dated January 20, 1988.

Dated this 26th day of September, 1988.

KOEPFEL, COOKE AND GOTTLIEB

By: [Signature] Joel P. Koepfel, 125 North Avenue, Palm Beach, Florida

APPROVAL OF COUNTY

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

11-8-88 [Signature] Donald E. Holloman, County Engineer

November 9, 1988 [Signature] Noreen S. Dreyer, County Attorney

November 8, 1988 [Signature] Joseph W. Holt, Jr., Chairman

November 8, 1988 [Signature] John W. Holt, Jr., Chairman

November 8, 1988 [Signature] John W. Holt, Jr., Chairman

Attest: [Signature] Marsha Stiller, Clerk (Board Seal) by Deborah Layton (D.C.)