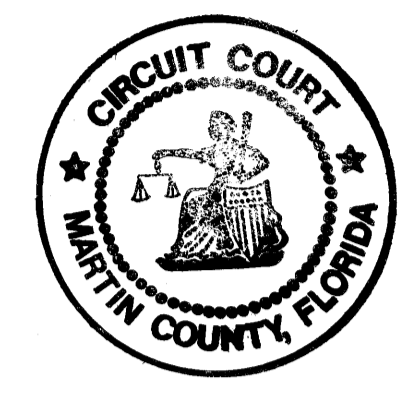


SEE SURVEYOR'S APPRAISAL LOCATED IN OR BOOK 808 Pg 2610 MARSHA STILLER CLERK OF CIRCUIT COURT BY L. LUDWIG D.C. DATE 4/26/89.

FILED FOR RECORD MARTIN CO., FLA. 88 DEC 12 PM 2:40 MARSHA STILLER CLERK OF CIRCUIT COURT BY O.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 64, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12th DAY OF Dec., 1988.



MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA. BY Charlotte Bulley DEPUTY CLERK FILE NO. 743412 (CIRCUIT COURT SEAL)

A PLAT OF MYSTIC COVE A P. U. D. BEING A REPLAT OF LOT 9, GOMEZ GRANT & JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

OCTOBER, 1988

DESCRIPTION

LOT 9, OF GOMEZ GRANT, TOWNSHIP 38, 39, 40 AND 41, RANGE 41, 42 AND 43, AS PER PLAT FILED BY THE INDIAN RIVER PINEAPPLE AND COCONUT ASSOCIATION, OCTOBER 6, 1893, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BOOK "A" OF PLATS, PAGE 17.

SUBJECT TO RESTRICTIONS OR EASEMENTS OF RECORD, IF ANY, AND TAXES FOR THE CURRENT YEAR.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S. S.

MYSTIC COVE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED GENERAL PARTNER 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 MYSTIC COVE ARE HEREBY DEDICATED TO THE MYSTIC COVE 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 SAID STREETS AND RIGHT-OF-WAYS.
2. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF MYSTIC COVE MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND APPROVED BY THE MYSTIC COVE HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. THE LANDSCAPE AREAS, SHOWN ON THIS PLAT OF MYSTIC COVE, ARE HEREBY DEDICATED TO THE MYSTIC COVE HOMEOWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID AREAS WITHOUT PRIOR APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID LANDSCAPE AREAS.
4. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF MYSTIC COVE, ARE HEREBY DEDICATED TO THE MYSTIC COVE HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE 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 EASEMENTS.
5. THE WATER MANAGEMENT TRACT, SHOWN ON THIS PLAT OF MYSTIC COVE, IS HEREBY DEDICATED TO THE MYSTIC COVE HOMEOWNERS ASSOCIATION, INC., FOR WATER MANAGEMENT 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.
6. THE ADDITIONAL RIGHT-OF-WAY, SHOWN ON THIS PLAT OF MYSTIC COVE, IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY AND OTHER PUBLIC PURPOSES ALONG S.E. GOMEZ AVENUE.
7. THE UPLAND NATIVE VEGETATION PRESERVATION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MYSTIC COVE HOMEOWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID EASEMENTS WITHOUT APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

(CONTINUED)

8. TRACT "A" AS SHOWN ON THIS PLAT OF MYSTIC COVE IS HEREBY DEDICATED TO THE MYSTIC COVE HOMEOWNERS ASSOCIATION, INC., FOR PARKING AND RECREATIONAL 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 TRACT "A".

9. THE EMERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF MYSTIC COVE IS HEREBY DEDICATED TO THE MYSTIC COVE HOMEOWNERS ASSOCIATION, INC. FOR EMERGENCY ACCESS 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 EASEMENT.

10. THE PRESERVE AREA, SHOWN ON THIS PLAT OF MYSTIC COVE, IS HEREBY RESERVED BY MYSTIC COVE ASSOCIATES. MYSTIC COVE ASSOCIATES DOES NOT WAIVE AND HEREBY RESERVES ALL RIGHTS, TITLE AND INTERESTS IN AND TO SAID PRESERVE AREA. THERE SHALL BE NO ALTERATION OF SAID PRESERVE AREA WITHOUT PRIOR APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE MAINTENANCE OF SAID PRESERVE AREA.

SIGNED AND SEALED THIS 11th DAY OF October, 1988, ON BEHALF OF SAID PARTNERSHIP.

MYSTIC COVE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, BY: MARLIN CONSTRUCTION & DEVELOPMENT, INC., A FLORIDA CORPORATION Richard J. Harpenau, President MARLIN CONSTRUCTION & DEVELOPMENT, INC. A FLORIDA CORPORATION & GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH S. S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD J. HARPENAU, TO ME WELL KNOWN TO BE THE PRESIDENT OF MARLIN CONSTRUCTION AND DEVELOPMENT, INC., A GENERAL PARTNER OF MYSTIC COVE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF October, 1988.

MY COMMISSION EXPIRES: Notary Public, State of Florida My Commission Expires Oct. 8, 1990 NOTARY PUBLIC STATE OF FLORIDA Pamela L. Lippard

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH S. S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 740, PAGE 1098 AND AS FURTHER MODIFIED IN OFFICIAL RECORD BOOK 756, PAGE 813, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID INSTITUTION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF October, A.D., 1988.

FLORIDA NATIONAL BANK, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

ATTEST: Lowell L. Bower BY: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [Signatures] TO ME WELL KNOWN TO BE Vice President AND Vice President, RESPECTIVELY OF FLORIDA NATIONAL BANK, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID INSTITUTION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 1988.

MY COMMISSION EXPIRES: Notary Public, State of Florida My Commission Expires Oct. 27, 1990 NOTARY PUBLIC STATE OF FLORIDA Renee Leticia Kay

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S. S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT MYSTIC COVE 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 REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 3989

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH S. S.

WE, GARY, DYTRYCH & RYAN, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 11, 1988, AT North Palm Beach, Florida.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP EXECUTING THE DEDICATION HEREON.

2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. A MORTGAGE FROM MYSTIC COVE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP TO FLORIDA NATIONAL BANK, A BANKING INSTITUTION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA AS RECORDED IN OFFICIAL RECORD BOOK 740, PAGE 1098 AND AS FURTHER MODIFIED IN OFFICIAL RECORD BOOK 756, PAGE 813 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 11 DAY OF October, 1988.

BY: James H. Ryan (FOR THE FIRM) GARY, DYTRYCH & RYAN, P.A. 781 U.S. 1, SUITE 482 NORTH PALM BEACH, FL. 32488 (385) 844-3780

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

6-28-88 DATE Small E. Hallman COUNTY ENGINEER June 28, 1988 DATE Thomas Druwe COUNTY ATTORNEY June 28, 1988 DATE Chairman - Planning & Zoning Commission of Martin County, Florida June 28, 1988 DATE Chairman - Board of County Commissioners of Martin County, Florida

ATTEST: Marsha Stiller CLERK By Charlotte Bulley, P.C.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PARCEL CONTROL NO. 34-38-42-109-000-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS. 10 CENTRAL PARKWAY SUITE 400 ORLANDO, FLORIDA 32807