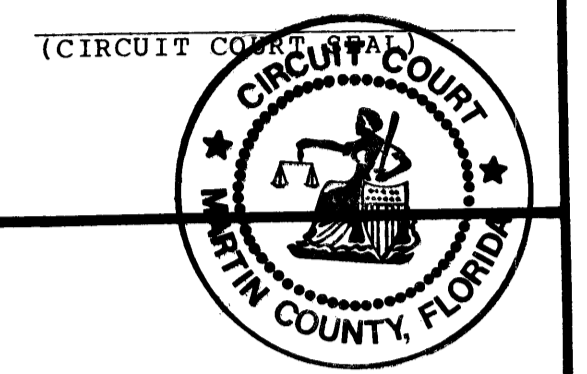


09 APR 10 PM 2:35
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY [Signature] D.C.

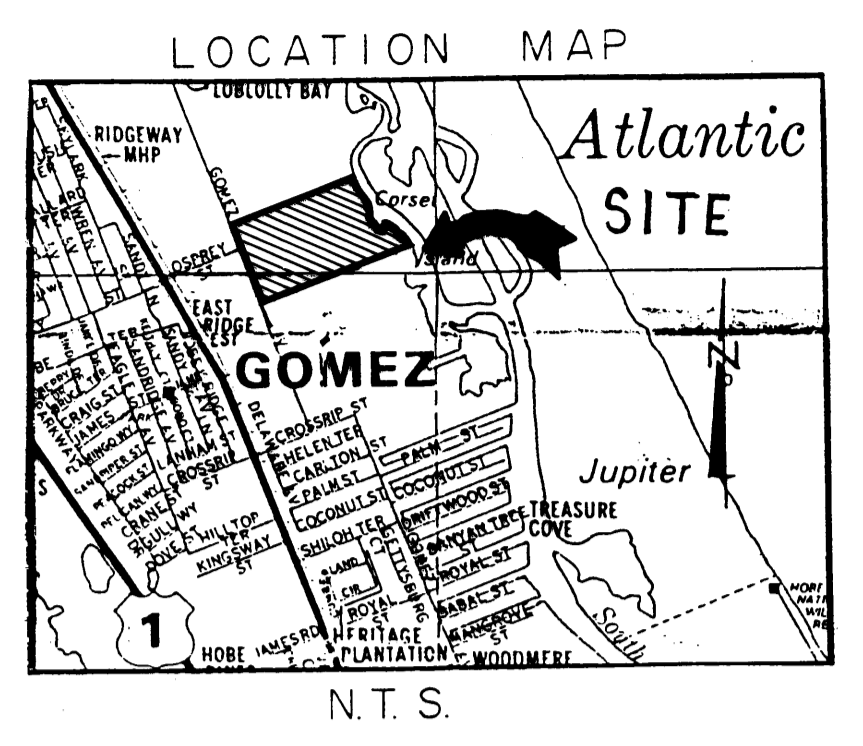
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 86, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 10 DAY OF April, 1989.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Deborah Langston
DEPUTY CLERK
FILE NO. 762800



A PLAT OF THE SANCTUARY A P.U.D.

BEING A REPLAT OF A PORTION OF LOT 28 AND ALL OF LOT 29,
GOMEZ GRANT & JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80
OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
ALL LYING WITHIN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA



MARCH, 1989

DESCRIPTION

ALL OF LOT 29, THE NORTHERLY ONE THIRD (1/3) OF LOT 28, TOGETHER WITH THE ABANDONED 33 FOOT RIGHT-OF-WAY OF EIGHTH STREET, LYING EASTERLY OF FIRST AVENUE AND THE NORTHERLY 110.00 FEET OF THE SOUTH TWO THIRDS OF LOT 28. LESS HOWEVER THE SOUTHERLY 50.00 FEET THEREOF. ALL AS SHOWN ON THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID LAND LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA. CONTAINING 40.50 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN
I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF THE SANCTUARY 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.

Thomas C. Vokoun
THOMAS C. VOKOUN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4382

DEDICATION & CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF MARTIN
SANCTUARY VENTURES LTD., INC. BY AND THROUGH ITS UNDERSIGNED PRESIDENT, CHARLES E. F. MILLARD AND AS ATTESTED BY ITS SECRETARY, EDWARD O'REILLY HEREBY CERTIFIES 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 THE SANCTUARY ARE HEREBY DEDICATED TO THE THE SANCTUARY PROPERTY OWNERS' 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 THE SANCTUARY 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 SANCTUARY PROPERTY OWNERS 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 THE SANCTUARY, ARE HEREBY DEDICATED TO THE SANCTUARY PROPERTY OWNERS' 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, MAINTENANCE AND ACCESS EASEMENTS, SHOWN ON THIS PLAT OF THE SANCTUARY, ARE HEREBY DEDICATED TO THE THE SANCTUARY PROPERTY OWNERS' 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

(CONTINUED)

- 5. THE WATER MANAGEMENT TRACTS, SHOWN ON THIS PLAT OF THE SANCTUARY, ARE HEREBY DEDICATED TO THE SANCTUARY PROPERTY OWNERS 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 TRACTS.
- 6. THE ADDITIONAL RIGHT-OF-WAY, SHOWN ON THIS PLAT OF THE SANCTUARY, 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 PRESERVATION TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE THE SANCTUARY PROPERTY OWNERS' ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION WITHIN SAID TRACTS EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.
- 8. THE EMERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF THE SANCTUARY, IS HEREBY DEDICATED TO THE SANCTUARY PROPERTY OWNERS' ASSOCIATION, INC. FOR EMERGENCY ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO FENCES, TREES, SHRUBS OR ANY OTHER PERMANENT STRUCTURES PLACED UPON SAID EASEMENT EXCEPT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.E. GOMEZ AVENUE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- 9. THE PRESERVE AREA, SHOWN ON THIS PLAT OF THE SANCTUARY, IS HEREBY DEDICATED TO THE SANCTUARY PROPERTY OWNERS' ASSOCIATION, INC. FOR PRESERVATION PURPOSES. THERE WILL BE NO ALTERATION WITHIN THE PRESERVE AREA EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE MAINTENANCE OF SAID PRESERVE AREA.
- 10. THE COMMON AREA, SHOWN ON THIS PLAT OF THE SANCTUARY, IS HEREBY DEDICATED TO THE SANCTUARY PROPERTY OWNERS' ASSOCIATION, INC. SAID COMMON AREAS MAY BE USED FOR DRAINAGE OR FOR ANY UTILITIES 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 SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

SIGNED AND SEALED THIS 13th DAY OF March, 1989.

ATTEST:
Edward O'Reilly
EDWARD O'REILLY
SECRETARY
Charles E.F. Millard
BY: CHARLES E.F. MILLARD
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED CHARLES E.F. MILLARD AND EDWARD O'REILLY WELL KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY, OF THE CORPORATION IN WHOSE NAME THE FOREGOING INSTRUMENT WAS EXECUTED, AND THAT THEY ACKNOWLEDGED EXECUTING THE SAME AS SUCH OFFICERS OF SUCH CORPORATION FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN THEM BY SAID CORPORATION, AND THAT THE SEAL AFFIXED THERETO IS THE TRUE CORPORATE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 13th DAY OF March, A.D., 1989.

Marie J. Prosch
NOTARY PUBLIC
MY COMMISSION EXPIRES: February 9, 1991

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN
I, MICHAEL H. OLENICK, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 13, 1989.
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE PLAT DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. MORTGAGE AND SECURITY AGREEMENT BETWEEN KERMIT STATE BANK, A TEXAS BANK AS MORTGAGEE AND SANCTUARY VENTURES LTD., INC., A FLORIDA CORPORATION AS MORTGAGOR RECORDED AT O.R. BOOK 790, PAGE 217, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 13th DAY OF March, 1989.
BY: *Michael Olenick*
MICHAEL OLENICK
FRY AND OLENICK, P.A.
900 E. OCEAN BOULEVARD
STUART, FLORIDA 34994
(407) 286-1600

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN
KERMIT STATE BANK, A TEXAS BANK, SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT, TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED

3-24-89
DATE
Winard E. Hellman
COUNTY ENGINEER
William S. Dreyer
COUNTY ATTORNEY
Joseph Banti
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
Fred Alva
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: *Marsha Stiller*
CLERK
By: Deborah Langston (D.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.

LINDALH, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 727
JUPITER, FLORIDA 33460
1985 SOUTH 25TH STREET
SUITE 206
FORT PIERCE, FLORIDA 33460
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