

LOCATION MAP N.T.S.

MARCH, 1989

DESCRIPTION

EAST OF GOMEZ ROAD:

The South 330 feet of Lot 28, according to the Plat of Gomez Grant and Jupiter Island, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida CONTAINING 15.576 ACRES MORE OR LESS.

WEST OF GOMEZ ROAD:

Together with: Lot 55 and that part of Lot 110 lying Easterly of the East right-of-way line of Florida East Coast Railway, Gomez Grant, according to the plat thereof, recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida, public records. LESS and EXCEPTING the Northerly (27) feet thereof.

SUBJECT TO restrictions, reservations, easements, rights-of-way and zoning ordinances of public record; and to taxes accruing subsequent to December 31, 1987.

Together with: the Northerly portion of Lot 2, LEWIS MINOR PLAT, as recorded in Plat Book 6, Page 54, Martin County, Florida, public records, described as follows: Begin at the northeasterly corner of said lot; thence south 21° 13' 06" east along the easterly line of said lot a distance of 198.32'; thence south 68° 46' 54" west, parallel to the northerly line of said lot a distance of 423.59 feet to the westerly line of said lot said line being the easterly line of the Florida East Coast Railway; thence north 30° 13' 07" west along said line a distance of 200.79 feet to the northwesterly corner of said lot; thence north 68° 46' 54" east along the northerly line of said lot a distance of 455.00 feet to the point of beginning.

CONTAINING 13.621 ACRES. OVERALL 29.197 ACRES.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF BAHIA SOUND, 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

A PLAT OF BAHIA SOUND

A P.U.D.

BEING A REPLAT OF A PORTION OF LOT 28, ALL OF LOT 55 AND THAT PORTION OF LOT 110, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, 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 AND A REPLAT OF A PORTION OF LOT 2, LEWIS MINOR PLAT AS RECORDED IN PLAT BOOK 6, PAGE 54 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL OF THE ABOVE LYING WITHIN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

WINDJAMMER LANDINGS 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, RIGHTS-OF-WAY AND RECREATION AREA SHOWN ON THIS PLAT OF BAHIA SOUND ARE HEREBY DEDICATED TO THE BAHIA SOUND HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY, INCLUDING C.A.T.V. PURPOSES AND SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS, RIGHTS-OF-WAY AND RECREATION AREA.

2. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF BAHIA SOUND 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 BAHIA SOUND 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 BAHIA SOUND, ARE HEREBY DEDICATED TO THE BAHIA SOUND 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 EXCEPT AS PERMITTED BY 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 LANDSCAPE AREAS.

4. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF BAHIA SOUND, ARE HEREBY DEDICATED TO THE BAHIA SOUND 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 BAHIA SOUND, IS HEREBY DEDICATED TO THE BAHIA SOUND 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 BAHIA SOUND, 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 PRESERVE AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BAHIA SOUND 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 EXCEPT AS PERMITTED BY 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 UPLAND PRESERVE AREAS.

8. THE PRESERVE AREA, SHOWN ON THIS PLAT OF BAHIA SOUND, IS HEREBY DEDICATED TO THE BAHIA SOUND HOMEOWNERS ASSOCIATION, INC. THERE SHALL BE NO ALTERATION OF SAID PRESERVE AREA WITHOUT PRIOR APPROVAL OF MARTIN COUNTY, EXCEPT AS REQUIRED BY THE PRESERVE AREA MANAGEMENT PLAN. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE MAINTENANCE OF SAID PRESERVE AREA.

SIGNED AND SEALED THIS 23rd DAY OF March, 1989, ON BEHALF OF SAID PARTNERSHIP.

WINDJAMMER LANDINGS ASSOCIATES A FLORIDA GENERAL PARTNERSHIP, MARLIN CONSTRUCTION & DEVELOPMENT, INC., A FLORIDA CORPORATION

Richard J. Harpenau, President, RICHARD J. HARPENAU, PRESIDENT, MARLIN CONSTRUCTION & DEVELOPMENT, INC., A FLORIDA CORPORATION & GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

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 WINDJAMMER LANDINGS 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 23rd DAY OF March, 1989.

MY COMMISSION EXPIRES:

Linck K. Preston, NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN

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 776, PAGE 1613 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 23rd DAY OF March, A.D., 1989.

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

ATTEST: Small Egan, BY: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Graham Copeland AND Lowell Bowles 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.

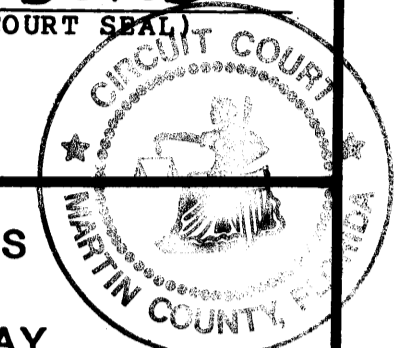
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF March, 1989.

MY COMMISSION EXPIRES:

Notary Public, State of Florida, My Commission Expires: [Date], Notary Public, STATE OF FLORIDA

FILED FOR RECORD MARTIN CO., FLA. 89 JUN -9 AM 11:57 MARSHA STILLER CLERK OF CIRCUIT COURT BY D.C.

Sheet 1 of 3 I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 1, PAGE 98, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 9th DAY OF June, 1989. MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA. BY: Deborah Langston DEPUTY CLERK FILE NO. 773023 (CIRCUIT COURT SEAL)



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

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN

S.S.

WE, GARY, DYTRYCH & RYAN, P.A. MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MARCH 27, 1989, AT NORTH PALM BEACH, FLORIDA.

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP EXECUTING THE DEDICATION HEREOF. 2. ALL RECORDED MORTGAGES, LIENS OR ENCUMBRANCES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. A MORTGAGE FROM WINDJAMMER LANDINGS 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 776, PAGE 1613 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, DATED THE 12th DAY OF AUGUST, 1989. DATED THIS 27th DAY OF MARCH, 1989.

BY: James H. Ryan, JAMES H. RYAN (FOR THE FIRM) GARY, DYTRYCH & RYAN, P.A. 701 U.S. 1, SUITE 402 NORTH PALM BEACH, FL. 32408 (407) 844-3700

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN

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

- 5-4-89 DATE [Signature] COUNTY ENGINEER March 26, 1989 DATE [Signature] COUNTY ATTORNEY March 26, 1989 DATE [Signature] CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL. March 26, 1989 DATE [Signature] CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: Marsha Stiller, Clerk, By: Deborah Langston (D.C.)

PARCEL CONTROL NO. 34-38-42-141-000-0000

Professional seals for Linda H. Browning-Ferrari & Helstrom, Inc. (Engineers, Planners & Surveyors) and the Board of County Commissioners of Martin County, Florida. Includes page numbers 1 and 3.