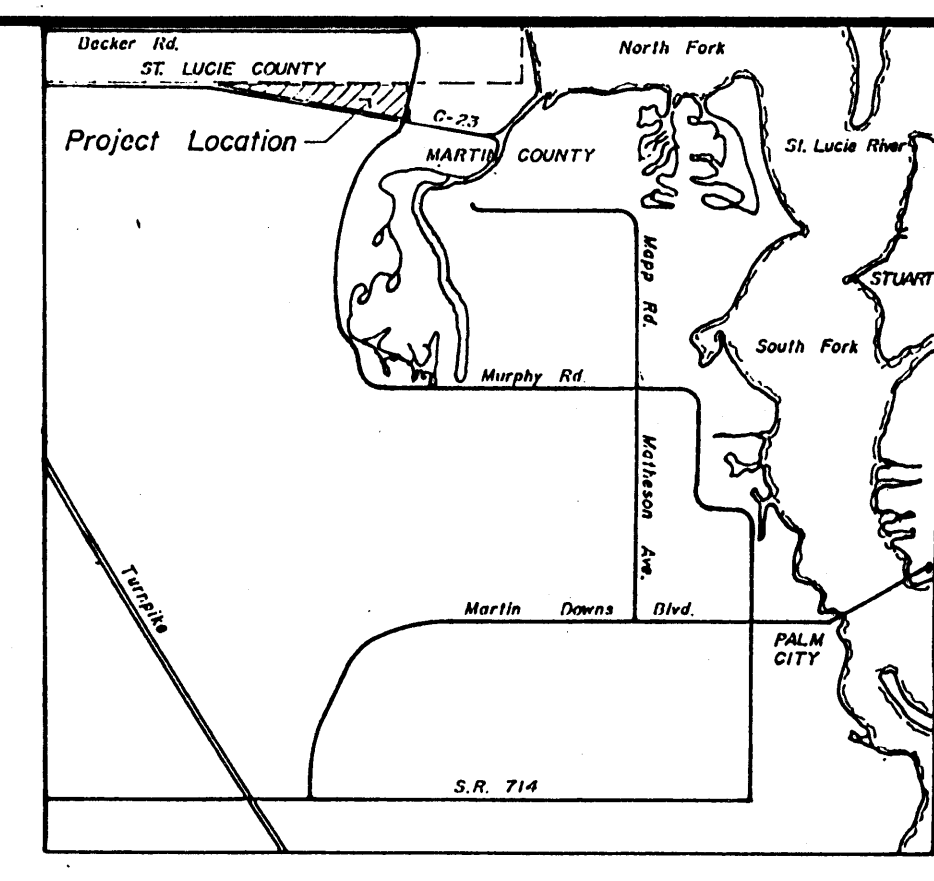


A PLAT OF RIVERS END

LYING IN SECTIONS 1 AND 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
SEPTEMBER 1989



Location Map

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 13, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 10 DAY OF October, 1989

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Deborah Langston
DEPUTY CLERK

FILE NO. 792 483

(CITIZENS AND SOUTHERN TRUST CO. OF FLORIDA, N.A.)

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1 AND THE NORTH HALF OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING NORTHERLY OF RIGHT-OF-WAY LINE OF C-23 CANAL, AS DESCRIBED IN DEED BOOK 52, PAGE 297, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, LESS AND EXCEPT THE PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF WEST MURPHY ROAD (PINE TREE LANE) AS NOW LAID OUT AND IN USE, AS DESCRIBED IN OFFICIAL RECORD BOOK 74, PAGE 456, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

TOTAL ACREAGE 128.687 ACRES.

NOTE: THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

THERE SHALL BE NO ACCESS TO LOTS FROM WEST MURPHY ROAD.

THE RIGHT-OF-WAY OF THE S.F.W.M.D. IS ASSUMED TO BEAR S.76°21'21"E. AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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

LEGEND

P.R.M. INDICATES LOCATION OF PERMANENT REFERENCE MONUMENT.
P.C.P. INDICATES LOCATION OF PERMANENT CONTROL POINT.

NOTE:

MAINTENANCE OF THE LAKE LITTORAL ZONES, UPLAND PRESERVES, AND WETLAND PRESERVES SHALL BE IN ACCORDANCE WITH "THE ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN FOR RIVER'S END" AS APPROVED BY MARTIN COUNTY.

NO OTHER ALTERATIONS SHALL OCCUR WITHIN THE DESIGNATED PRESERVE AREAS WITHOUT PRIOR WRITTEN APPROVAL OF MARTIN COUNTY.

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NASSAU

MARTYN TRACT PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES SUBORDINATE THEIR MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 18TH DAY OF August, 1989, ON BEHALF OF SAID PARTNERSHIP BY ITS GENERAL PARTNER.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Susan Tardman
Fredrick Olsch

MARTYN TRACT PARTNERSHIP
A FLORIDA GENERAL PARTNERSHIP
JACOB STEIN
GENERAL PARTNER

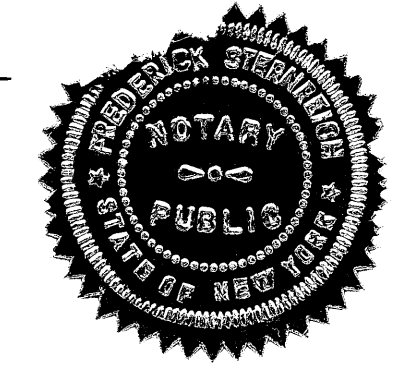
ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NASSAU

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACOB STEIN, TO ME WELL KNOWN TO BE GENERAL PARTNER OF MARTYN TRACT PARTNERSHIP AND HE ACKNOWLEDGED THAT HE EXECUTED THE ABOVE MORTGAGE'S CONSENT ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18TH DAY OF August, 1989

NOTARY PUBLIC, STATE OF New York AT LARGE
Fredrick Olsch
My Commission Expires: 3/30/91



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF RIVER'S END IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THE SURVEY WAS 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.

ARTHUR SPEEDY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3343

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

CITIZENS AND SOUTHERN TRUST COMPANY OF FLORIDA N.A. AS TRUSTEE FOR DELRAY FUNERAL HOMES LTD., A FLORIDA LIMITED PARTNERSHIP, PURSUANT TO THE TERMS AND CONDITIONS OF THAT CERTAIN TRUST AGREEMENT DATED SEPTEMBER 30, 1988, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE ROADS, AS SHOWN HEREON, EXCEPT FOR WEST MURPHY ROAD, ARE HEREBY DEDICATED TO THE RIVER'S END PROPERTY OWNER'S ASSOCIATION, INC., FOR ACCESS, DRAINAGE & UTILITY PURPOSES (INCLUDING C.A.T.V.) AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ROADS.
2. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF RIVER'S END MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY (INCLUDING C.A.T.V.) (A) 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 (B) AS APPROVED BY THE RIVER'S END PROPERTY OWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. THE WETLANDS PRESERVATION AREAS AND THE NATIVE VEGETATION PRESERVATION AREAS, EASEMENTS AND WETLANDS BUFFERS SHOWN ON THIS PLAT OF RIVERS END ARE HEREBY DEDICATED TO THE RIVER'S END PROPERTY OWNER'S ASSOCIATION, INC. FOR PRESERVATION OF WETLANDS AND OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID AREAS EXCEPT IN COMPLIANCE WITH THE "ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN FOR RIVER'S END" APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PRESERVATION AREAS.
4. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF RIVER'S END ARE HEREBY DEDICATED TO THE RIVER'S END PROPERTY OWNER'S 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 STORMWATER MANAGEMENT TRACTS SHOWN ON THIS PLAT OF RIVER'S END ARE COMMON AREAS AND ARE HEREBY DEDICATED TO THE RIVER'S END PROPERTY OWNER'S ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.
6. THE NATIVE VEGETATION PRESERVATION EASEMENTS, SHOWN ON THIS PLAT OF RIVER'S END ARE HEREBY DEDICATED TO THE RIVER'S END PROPERTY OWNER'S 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 EXCEPT IN COMPLIANCE WITH THE "ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN FOR RIVER'S END" APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
7. THE COMMON AREAS SHOWN ON THIS PLAT OF RIVER'S END ARE HEREBY DEDICATED TO THE RIVER'S END PROPERTY OWNER'S ASSOCIATION, INC. FOR LANDSCAPING 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 COMMON AREAS.

SIGNED AND SEALED THIS 6TH DAY OF September, 1989, ON BEHALF OF SAID TRUST COMPANY BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY:

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Chris Boehler
Susan T. King

CITIZENS AND SOUTHERN TRUST CO. OF FLORIDA N.A.
AS TRUSTEE FOR DELRAY FUNERAL HOMES LTD.,
A LIMITED PARTNERSHIP.

By: D.S. Ferguson, Jr.
D.S. FERGUSON, JR., ITS VICE PRESIDENT
ATTEST: Rochelle D. Guadagno
ROCHELLE D. GUADAGNO, ITS SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED D.S. Ferguson Jr. and Rochelle D. Guadagno, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY OF CITIZENS AND SOUTHERN TRUST COMPANY OF FLORIDA, N.A., AS TRUSTEE FOR DELRAY FUNERAL HOMES LTD., A FLORIDA LIMITED PARTNERSHIP, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF September, 1989.

Susan T. King
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: [unclear]

PARCEL CONTROL #: 01-38-40-014-000-0000.0

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

9-25-89

July 25, 1989

July 25, 1989

July 25, 1989

ATTEST: Marsha Stiller
CLERK
By: Deborah Langston
D.C.

Ernest E. Hillman
COUNTY ENGINEER
L. Anne S. Bruyer
COUNTY ATTORNEY
Joseph Bonj
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
CHAIRMAN

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, W. WARD AKSOMITAS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF RIVER'S END IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES, LIENS & ENCUMBRANCES NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: FIRST MORTGAGE IN FAVOR OF MARTYN TRACT PARTNERSHIP DATED JAN. 10, 1989 AND RECORDED IN OFFICIAL RECORD BOOK 795, PAGE 1066, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. MORTGAGOR IS CITIZENS & SOUTHERN TRUST CO. OF FLORIDA, N. A. AS TRUSTEE FOR DELRAY FUNERAL HOMES, LTD.

DATED THIS 6TH DAY OF September, 1989

BY: W. Ward Akso
W. WARD AKSOMITAS, ATTORNEY AT LAW
SUITE 106, FORUM III, PALM BEACH LAKES BLVD.
WEST PALM BEACH, FLORIDA 33401

THIS INSTRUMENT PREPARED BY:
Arthur Speedy for:
C. Calvert Montgomery & Associates, Inc.
P.O. Box 92, 256 Osceola Avenue
Stuart, Florida 33495