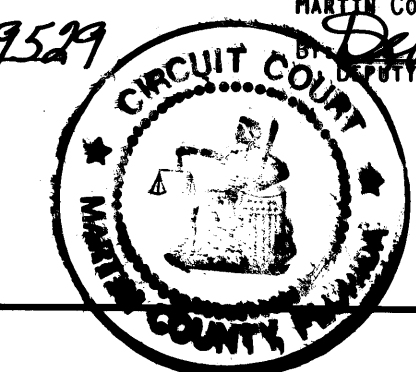


NOV 27 P2:33

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK NO. 177 DAY OF 12/29/1989.

MARSHA STILLER
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NO.: 799549



PLAT OF ISLAND COUNTRY ESTATES (A P.U.D.)

BEING A PORTION OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

JANUARY 1989

SUBDIVISION PARCEL CONTROL NUMBER 21-40-42-003-000-0000.0

Surveyors Affidavit recorded in DE Book 255 page 1430 on April 18, 1990. Marsha Stiller Clerk of Circuit Court by Charlotte Buckley AC

- NOTES:
1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 2. -S- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
 3. -R- DENOTES PERMANENT CONTROL POINT (P.C.P.)
 4. (R.L.) DENOTES RADIAL LINE
 5. (N.R.) DENOTES NON-RADIAL LINE
 6. U.E. DENOTES UTILITY EASEMENT
 7. D.E. DENOTES DRAINAGE EASEMENT
 8. P.A.E. DENOTES PRESERVATION AREA EASEMENT
 9. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
 10. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
 11. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES USING SUCH UTILITY EASEMENT.
 12. ALL BUILDING SETBACKS SHALL CONFORM TO THE MARTIN COUNTY ZONING CODE.
 13. BEARINGS RECITED HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 00° 08' 56" WEST ALONG THE EAST LINE OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. C/A = CONTROL OF ACCESS LINE "NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF MARTIN COMMISSIONERS" AND HOMEOWNER'S ASSOCIATION.
 14. THERE SHALL BE NO SPLITTING OR SUBDIVIDING OF LOTS WITHIN THIS PLAT EXCEPT FOR THE CREATION OF LARGER LOTS.
 15. "ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 17. LOT NUMBERS 3, 4, 5, 6, 11, 12, 15, 16, 17, 18, 19, 26, 27 AND 28 HAVE A MINIMUM AREA OF 2.00 ACRES.

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

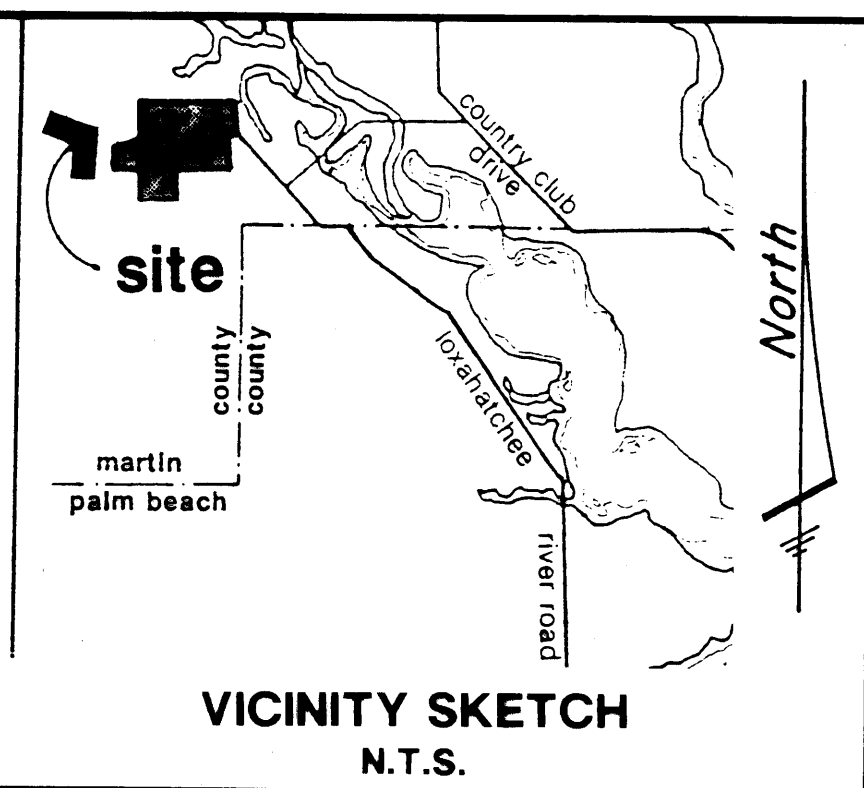
TABULAR DATA

TOTAL AREA =	71.981 ACRES, MORE OR LESS
NO. UNITS =	51
DENSITY =	43/ACRE

STATE OF FLORIDA
COUNTY OF MARTIN

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

10-31	1989	Small E. Williams	COUNTY ENGINEER
June 27	1989	Robert Dwyer	COUNTY ATTORNEY
June 27	1989	Joseph Bantj	CHAIRMAN
June 27	1989	Francis Gryta	CHAIRMAN



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ISLAND COUNTRY ESTATES, INC., A FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS ISLAND COUNTRY ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, THENCE SOUTH 0 DEGREES 08 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 661.89 FEET TO THE NORTH LINE OF THE SOUTH 660.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 44 MINUTES 12 SECONDS WEST ALONG THE AFORESAID NORTH LINE, A DISTANCE OF 330.00 FEET TO THE WEST LINE OF THE EAST 330.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 0 DEGREES 08 MINUTES 56 SECONDS EAST ALONG THE AFORESAID WEST LINE, A DISTANCE OF 660.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 44 MINUTES 12 SECONDS WEST ALONG THE AFORESAID SOUTH LINE, A DISTANCE OF 992.31 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 661.52 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE NORTH 0 DEGREES 01 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 44 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 661.66 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE NORTH 0 DEGREES 00 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 209.12 FEET, THENCE NORTH 63 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 28.01 FEET, THENCE NORTH 0 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 28.01 FEET, THENCE NORTH 63 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 644.12 FEET TO A LINE 600.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE NORTH 0 DEGREES 00 MINUTES 22 SECONDS EAST ALONG THE AFORESAID LINE, A DISTANCE OF 425.00 FEET TO A LINE DRAWN BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE NORTH 63 DEGREES 13 MINUTES 12 SECONDS WEST ALONG THE AFORESAID LINE, A DISTANCE OF 68.31 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE NORTH 0 DEGREES 01 MINUTES 57 SECONDS WEST ALONG THE AFORESAID WEST LINE, A DISTANCE OF 1562.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.981 ACRES MORE OR LESS.

DOES HEREBY CERTIFY, BY AND THROUGH ITS UNDERSIGNED OFFICERS, THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED PROPERTY, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS
 - A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF ISLAND COUNTRY ESTATES MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY AND C.A.T.V. IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED BY THE BOARD OF MARTIN COUNTY COMMISSIONERS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS OR FACILITIES.
 - B. DRAINAGE AND DRAINAGE AND BIKE PATH EASEMENTS - THE DRAINAGE AND DRAINAGE AND BIKE PATH EASEMENTS AS SHOWN HEREON ARE FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND BIKE PATH FACILITIES AND ARE HEREBY DEDICATED FOR THOSE PURPOSES TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS OR FACILITIES.
 - C. LANDSCAPE AND SIGNAGE EASEMENT - THE LANDSCAPE AND SIGNAGE EASEMENT SHOWN HEREON IS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND SIGNAGE AND IS HEREBY DEDICATED FOR THOSE PURPOSES TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.
2. TRACTS
 - A. WETLAND AREAS - THE WETLAND AREAS SHOWN HEREON ARE FOR THE PURPOSE OF MAINTAINING WATER QUALITY AND ARE HEREBY DEDICATED FOR THAT PURPOSE TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
 - B. TRANSITION ZONES - THE TRANSITION ZONES AS SHOWN HEREON ARE FOR THE PURPOSE OF MAINTAINING WATER QUALITY AND ARE HEREBY DEDICATED FOR THAT PURPOSE TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ZONES.
 - C. PASSIVE COMMUNITY PARK (TRACT A) - THE PASSIVE COMMUNITY PARK (TRACT A) AS SHOWN HEREON IS FOR PRESERVATION OF NATURE AND PASSIVE RECREATION AS ARE GERMANE TO A PARK PASTORAL IN ITS SETTING AND IS HEREBY DEDICATED FOR THOSE PURPOSES TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH PARK.
 - D. OPEN SPACE TRACTS - THE OPEN SPACE TRACTS AS SHOWN HEREON ARE TO SERVE AS A BUFFER AND ARE TO REMAIN IN THEIR NATURAL STATE, WITH ONLY THAT MAINTENANCE NEEDED TO PRESERVE OR ENHANCE THIS STATE AND ARE HERBY DEDICATED FOR THAT PURPOSE TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.
 - E. ACCESS TRACT - THE ACCESS TRACT AS SHOWN HEREON IS TO SERVE AS AN ACCESS TRACT FOR INGRESS AND EGRESS FROM S.E. COUNTRY ESTATES WAY TO CERTAIN PROPERTIES LYING IMMEDIATELY WEST OF THIS PLAT AND IS HEREBY DEDICATED FOR THOSE PURPOSES TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.
3. TRACTS SHOWN HEREON AS S.E. COUNTRY ESTATES WAY, S.E. RED APPLE LAKE AND S.W. PEACH WAY ARE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS FOR INGRESS AND EGRESS AND ARE HEREBY DEDICATED FOR THOSE PURPOSES TO THE ISLAND COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH TRACTS OR ROADS.

SIGNED AND SEALED THIS 5th DAY OF Sept., 1989, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST:
William S. Meizer, Secretary
William S. Meizer, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM S. MEIZER, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY OF ISLAND COUNTRY ESTATES, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED THIS CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF Sept., 1989.

Notary Public, State of Florida
At Large
My Commission Expires:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, LAWRENCE E. MURPHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF ISLAND COUNTRY ESTATES, INC. A FLORIDA CORPORATION.
2. THERE ARE NO MORTGAGES ENCUMBERING THE LAND DESCRIBED HEREON AND NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW.

DATED THIS 20th DAY OF OCTOBER, 1989.
Lawrence E. Murphy
Attorney at Law
400 EXECUTIVE CENTER DRIVE
SUITE 201
WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S CERTIFICATE

I, FRANCIS GRUYA, DO HEREBY CERTIFY THAT THIS PLAT OF ISLAND COUNTRY ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS REQUIRED BY CHAPTER 177.091(7) FLA. STAT., HAVE BEEN FOUND OR SET BEFORE THE RECORDING OF THIS PLAT.

Francis Gryta
Francis Gryta
Florida Surveyor
Registration No. 4361

CORPORATE SEAL:	NOTARY SEAL:	ISLAND COUNTRY ESTATES, INC. SEAL:	NOTARY SEAL:	COUNTY CLERK SEAL:	COUNTY ENGINEER SEAL:	SURVEYOR SEAL:
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PLAT OF ISLAND COUNTRY ESTATES

WALLACE SURVEYING CORPORATION
9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33403 • 407/842-4233

FIELD: M. TUBBS	JOB NO: 88-1377	F.B. MC7 PG. 36
OFFICE: M. BROWN	DATE: JANUARY 1989	DWG. NO: 88-1377
CKD: F. GRUYA	REF: 81-65	SHEET 1 OF 3