

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

WESTWOOD COUNTRY ESTATES, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, BEING DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. CONTAINING 82.086 ACRES MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF WESTWOOD COUNTRY ESTATES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WESTWOOD COUNTRY ESTATES MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE TELEVISION COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
3. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF WESTWOOD COUNTRY ESTATES, INCLUDING THE LAKE, WETLANDS "A" AND WETLANDS "B" SHOWN HEREON, ARE HEREBY DEDICATED TO WESTWOOD COUNTRY ESTATES PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER REFERRED TO AS THE "ASSOCIATION") AND ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS, IN COMMON WITH ALL LOT OWNERS IN WESTWOOD COUNTRY ESTATES AND THE OWNER OF THE PROPERTY DESCRIBED IN PARAGRAPH 4, BELOW, AND SHALL BE CONVEYED BY EASEMENT DEED TO THE ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR ALL MAINTENANCE THEREOF.
4. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF WESTWOOD COUNTRY ESTATES CONSISTING OF THE DRAINAGE STRUCTURES ADJACENT TO AND UPON LOTS 37 AND 38, AND WETLANDS "A" AND WETLANDS "B" SHOWN OF THIS PLAT, ARE HEREBY DECLARED TO BE EASEMENTS IN COMMON WITH THE PROPERTY ADJACENT TO THE WEST OF WESTWOOD COUNTRY ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND HAVE BEEN CONVEYED IN COMMON WITH OTHERS, BY EASEMENT DEED TO THE OWNER OF SAID PROPERTY DATED JULY 16, 1990 AND RECORDED IN OFFICIAL RECORDS BOOK 869, PAGE 1689, MARTIN COUNTY FLORIDA, PUBLIC RECORDS.

THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.
5. THE WETLANDS ("WETLANDS A" AND "WETLANDS B") PARCELS, SHOWN ON THIS PLAT OF WESTWOOD COUNTRY ESTATES ARE HEREBY DEDICATED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND ARE HEREBY DECLARED TO BE PRIVATE PRESERVATION AREAS AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR PRESERVATION PURPOSES. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE WETLAND PARCELS, SHALL OCCUR EXCEPT AS PROVIDED IN THE PRESERVE AREA MANAGEMENT PLAN FOR WESTWOOD COUNTRY ESTATES APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE WETLANDS PARCELS.

6. THE UPLAND PRESERVE AREAS SHOWN ON THIS PLAT OF WESTWOOD COUNTRY ESTATES ARE HEREBY DEDICATED AS EASEMENTS TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND ARE HEREBY DECLARED TO BE PRIVATE PRESERVATION AREAS AND SHALL BE CONVEYED BY EASEMENT TO THE ASSOCIATION FOR PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR PRESERVATION PURPOSES. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE UPLAND PRESERVE AREAS SHALL OCCUR EXCEPT AS PROVIDED IN THE PRESERVE AREA MANAGEMENT PLAN FOR WESTWOOD COUNTRY ESTATES APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE UPLAND PRESERVE AREAS.

7. THE LAKE AS SHOWN ON THIS PLAT OF WESTWOOD COUNTRY ESTATES IS HEREBY DEDICATED TO THE ASSOCIATION AND IS HEREBY DECLARED TO BE A COMMON AREA FOR THE USE AND ENJOYMENT OF ALL LOT OWNERS IN WESTWOOD COUNTRY ESTATES AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AND SHALL BE THE MAINTENANCE OBLIGATION OF THE ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR ALL MAINTENANCE THEREOF. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THIS PROPERTY.

IN WITNESS WHEREOF, WESTWOOD COUNTRY ESTATES, INC., HAS AUTHORIZED AND CAUSED ITS PRESIDENT, BRASILINO FILIPE, TO EXECUTE THIS CERTIFICATE OF OWNERSHIP AND DEDICATION AND TO AFFIX THE CORPORATION'S SEAL HERETO THIS 16TH DAY OF July, 1990.

WESTWOOD COUNTRY ESTATES, INC. A FLORIDA CORPORATION
WITNESSES:
BY: BRASILINO FILIPE PRESIDENT

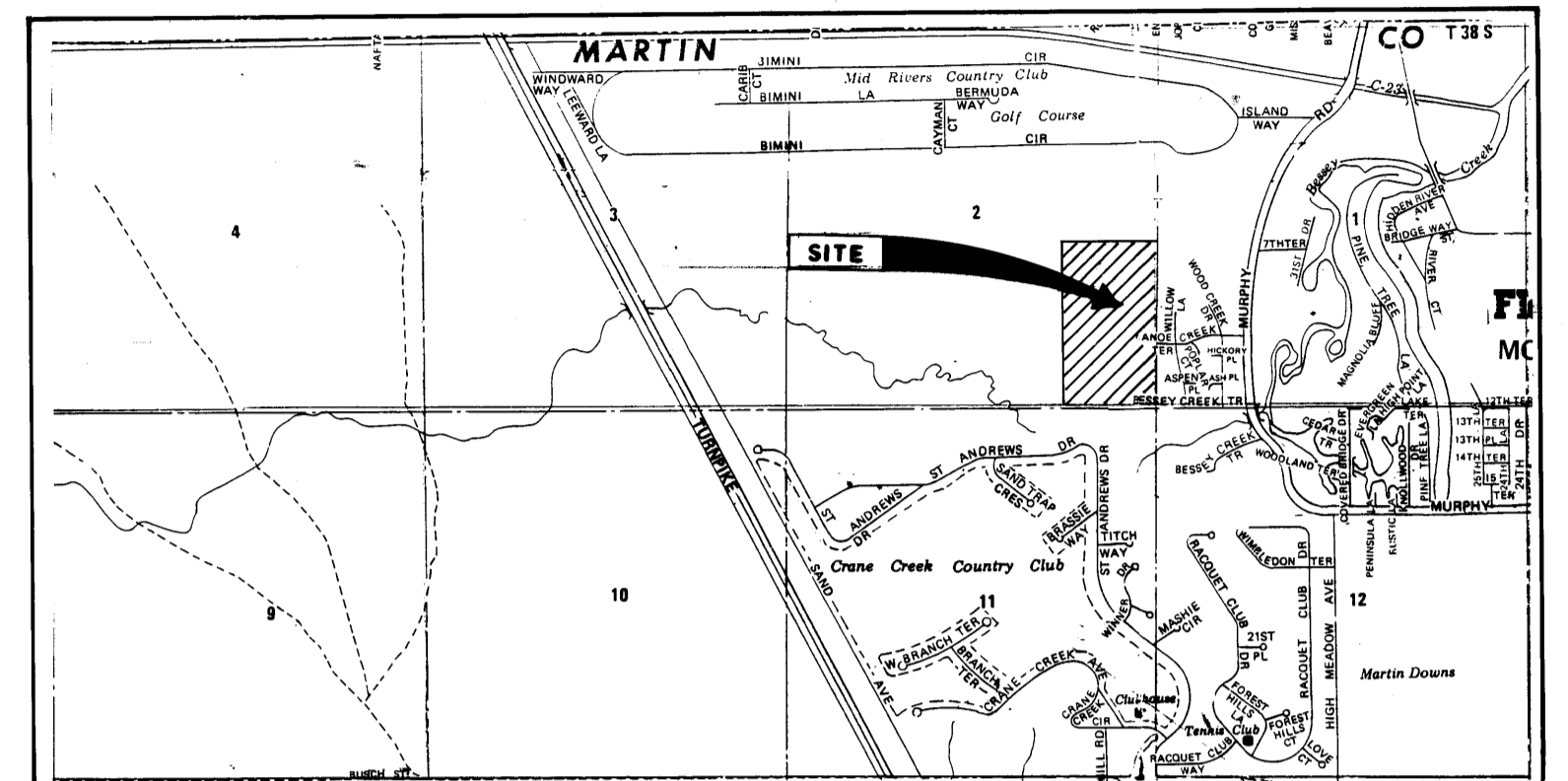
ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRASILINO FILIPE, PRESIDENT OF WESTWOOD COUNTRY ESTATES, INC. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF THE SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF July, 1990.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/17/93



WESTWOOD COUNTRY ESTATES THE EAST ONE HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA IN 3 SHEETS, SHEET 1



LOCATION MAP

MORTGAGEE'S CONSENT

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, FORMERLY KNOWN AS FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, A NATIONAL BANKING ASSOCIATION, BY AND THROUGH ITS VICE-PRESIDENT, AS MORGAGEE UNDER THAT CERTAIN MORTGAGE FROM BRASILINO FILIPE, AS TRUSTEE, TO FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, DATED JULY 30, 1987 AND RECORDED IN OFFICIAL RECORDS BOOK 731, PAGE 2299, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, ENCUMBERING THE SUBJECT PROPERTY, DOES HEREBY CONSENT AND JOIN WITH WESTWOOD COUNTRY ESTATES, INC. IN THE DEDICATION ON THIS PLAT OF WESTWOOD COUNTRY ESTATES, AND THE ABOVE SAID MORTGAGE SHALL BE SUBORDINATE TO THE DEDICATIONS ON SAID PLAT.

IN WITNESS WHEREOF, FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, HAS CAUSED THIS CONSENT AND DEDICATION TO BE EXECUTED BY ITS VICE-PRESIDENT, JERRY D. OVERTON, AND ITS BANK SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF July, 1990.

WITNESS:
BY: JERRY D. OVERTON VICE-PRESIDENT

ACKNOWLEDGEMENT

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 1990 BY JERRY D. OVERTON, VICE-PRESIDENT OF FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANK.

NOTARY SEAL
BY: NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/17/93

STATE OF FLORIDA COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT OF WESTWOOD COUNTRY ESTATES AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AS SHOWN AS REQUIRED BY LAW AND THE PERMANENT CONTROL POINTS (P.C.P.) HAVE BEEN SET AS SHOWN AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.
BY: JOHN M. PERKINS REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NO. 4566 DATE: July 20, 1990

JAMES E. NEUHAUS, Inc. Consulting Engineers, Surveyors, Planners. 4114 Northlake Boulevard Palm Beach Gardens, FL 33410 407/622.1300

FILED FOR RECORD MARTIN COUNTY FLORIDA 90 AUG 23 AM 10:30 MARSHA STILLER CLERK OF CIRCUIT COURT BY

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 62, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 23 DAY OF August, 1990. FILE NO. 843729 MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Kathy Webster, DEPUTY CLERK

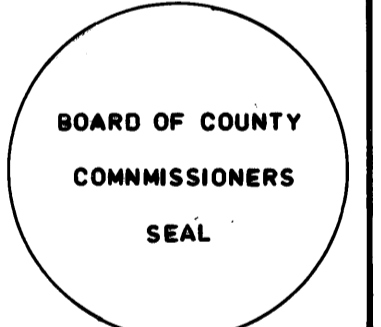
TITLE CERTIFICATION

I, LAWRENCE E. CRARY, III, A MEMBER OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT AS OF July 16, 1990, AT 9:00 A.M.:
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATION OF OWNERSHIP AND DEDICATION SHOWN HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT FROM BRASILINO FILIPE, AS TRUSTEE, TO THE FIRST NATIONAL BANK AND TRUST COMPANY OF STUART DATED JULY 30, 1987 AND RECORDED IN OFFICIAL RECORDS BOOK 731, PAGE 2299, MARTIN COUNTY, FLORIDA PUBLIC RECORDS
3. ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE. THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

LAWRENCE E. CRARY, III CRARY, BUCHANAN, BOWDISH & BOVIE, CHARTERED 555 COLORADO AVENUE, SUITE 1 STUART, FLORIDA 34994 (407) 287-2600

APPROVAL OF COUNTY

STATE OF FLORIDA COUNTY OF MARTIN
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED:
DATE: 8-13-90 BY: County Engineer
DATE: 6-26-90 BY: County Attorney
PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
DATE: 6-26-90 BY: Chairman
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
DATE: 6-26-90 BY: Chairman



SURVEY NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF S.00°14'32" W. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY FLORIDA.
2. INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) HAS BEEN SET BY JAMES E. NEUHAUS, INC.
3. INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) HAS BEEN FOUND BY JAMES E. NEUHAUS, INC.
4. INDICATES PERMANENT CONTROL POINT (P.C.P.).
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY P.U.D. AGREEMENT.
6. THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON PUBLIC UTILITY EASEMENTS.
7. THERE SHALL BE NO BUILDINGS OR STRUCTURES OR THE PLANTING OF TREES ON DRAINAGE EASEMENTS.
8. C/A = CONTROL OF ACCESS NO VEHICULAR ACCESS WITHOUT APPROVAL OF THE BOARD OF THE MARTIN COUNTY COMMISSIONERS.
9. THERE SHALL BE NO LOT OR TRACT SPLITS EXCEPT TO CREATE A LARGER LOT.
10. ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

*PARCEL CONTROL NO. 02-38-40-001-000-00000