

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:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF WESTWOOD COUNTRY ESTATES, LOCATED IN SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SAID PLAT RECORDED IN OFFICIAL PLAT BOOK 12, PAGE 62, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 89°50'58" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1332.50 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF AFOREMENTIONED PLAT; THENCE SOUTH 00°14'32" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1650.46 FEET TO A POINT, SAID POINT ALSO BEING ON THE NORTH LINE OF THE 60' WIDE RIGHT OF WAY OF SOUTHWEST CANOE CREEK TERRACE AS SHOWN ON AFOREMENTIONED PLAT; THENCE NORTH 89°45'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 437.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 60°31'56", AN ARC DISTANCE OF 390.90 FEET TO THE POINT OF TANGENCY, THENCE NORTH 89°32'03" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 156.58 FEET TO A POINT, SAID POINT ALSO BEING ON THE WEST LINE OF AFOREMENTIONED PLAT; THENCE NORTH 00°27'57" EAST, ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 2139.60 FEET TO THE POINT OF BEGINNING. CONTAINING 56.42 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 REPLAT OF A PORTION OF WESTWOOD COUNTRY ESTATES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS REPLAT OF A PORTION 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, AND MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.
3. THE DRAINAGE EASEMENTS SHOWN ON THIS REPLAT OF A PORTION OF WESTWOOD COUNTRY ESTATES, INCLUDING 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE DRAINAGE EASEMENTS.
4. THE DRAINAGE EASEMENTS SHOWN ON THIS REPLAT OF A PORTION OF WESTWOOD COUNTRY ESTATES CONSISTING OF THE DRAINAGE STRUCTURES ADJACENT TO AND UPON LOTS 37 AND 38, AND WETLANDS "A" AND WETLANDS "B" SHOWN ON THIS REPLAT, 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 004, PAGE 1089 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 REPLAT OF A PORTION 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 REPLAT OF A PORTION 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 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.

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 17th DAY OF January 1992.

WESTWOOD COUNTRY ESTATES, INC.

WITNESSES:

Signature of Brasilino Filipe, President of Westwood Country Estates, Inc.

REPLAT OF A PORTION OF WESTWOOD COUNTRY ESTATES

PLAT BOOK 12, PAGE 62
SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA.
IN 3 SHEETS, SHEET 1

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 CERTIFICATE OF OWNERSHIP AND DEDICATION 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, AND HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF January 1992.

Signature of Janet S. Grose, Notary Public

MY COMMISSION EXPIRES: July 17, 1993

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 MORTGAGEE 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 OF THIS REPLAT OF A PORTION OF WESTWOOD COUNTRY ESTATES AND DOES ACKNOWLEDGE THAT THE MORTGAGE IS SUBORDINATE TO THE DEDICATION ON THE REPLAT.

IN WITNESS WHEREOF, FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST HAS CAUSED THIS CONSENT 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 17th DAY OF January 1992.

Signature of Jerry D. Overton, Vice President of First National Bank and Trust Company of Stuart

Signature of Jerry D. Overton, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF January 1992 BY JERRY D. OVERTON, VICE-PRESIDENT OF 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, ON BEHALF OF THE BANK, AND HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

Signature of Janet S. Grose, Notary Public

(NOTARY SEAL)

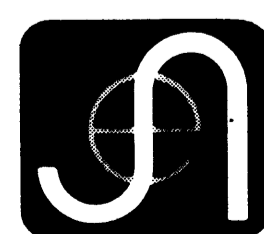
MY COMMISSION EXPIRES: July 17, 1993

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE REPLAT OF A PORTION 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 THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Signature of William D. O'Connor, Registered Land Surveyor

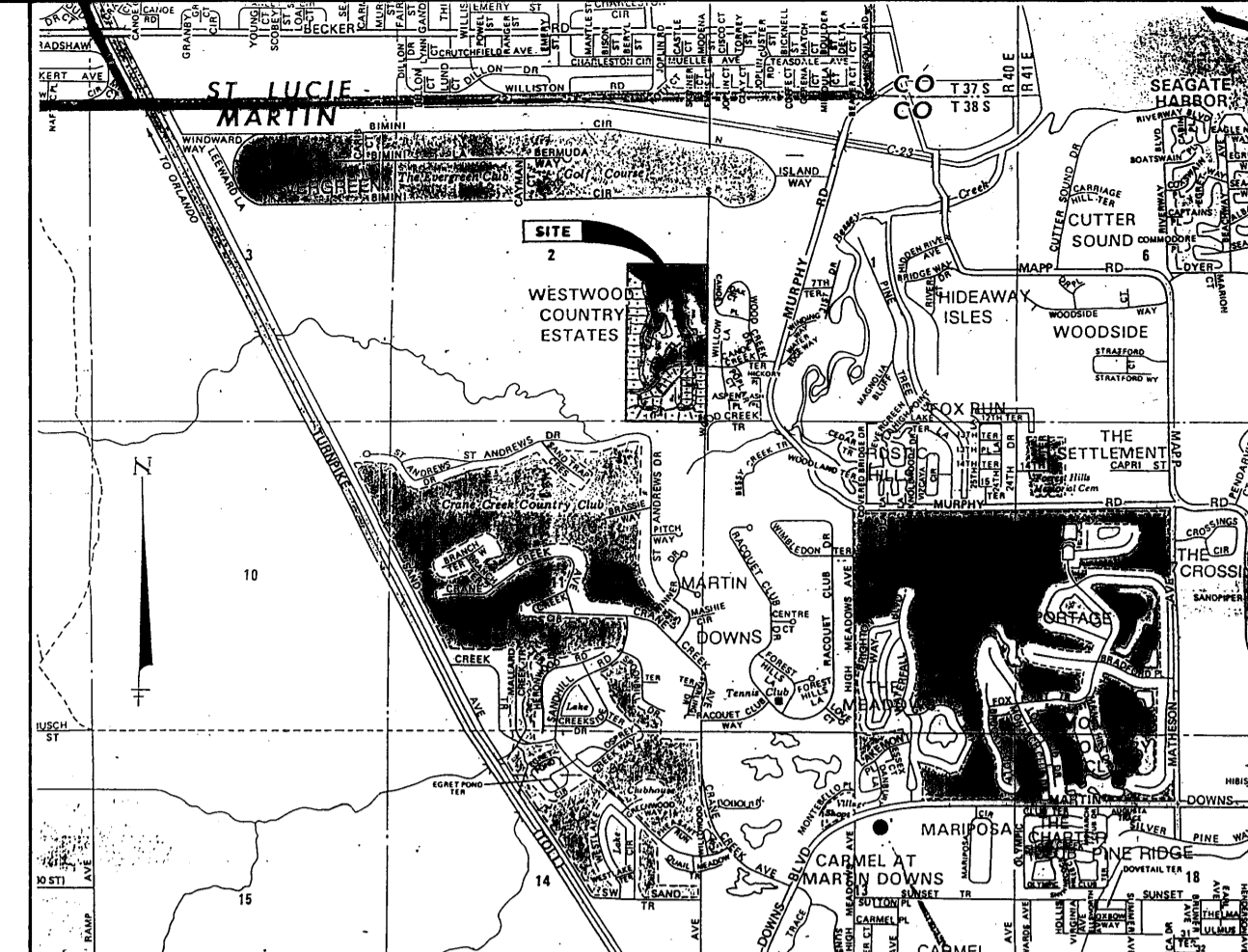


JAMES E. NEUHAUS, Inc. Consulting Engineers, Surveyors, Planners

11911 U.S. Highway One, Suite 120 - Palm Beach Gardens, FL 33408 P.O. Box 31685, Palm Beach Gardens, FL 33420 Tel: 407/622-1300 Fax: 407/622-1428

PARCEL CONTROL NO. 2-38-40-001-000-0000-0

FILED FOR RECORD
MARTIN CO. FLA.
12 MAR 30 PM 3:05
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY D.C.



LOCATION MAP

TITLE CERTIFICATION

I, LAWRENCE E. CRARY, III, A MEMBER OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT AS OF January 15, 1992, 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 CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
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.

Signature of Lawrence E. Crary, III, Clerk of Circuit Court

APPROVAL OF COUNTY

STATE OF FLORIDA
COUNTY OF MARTIN

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

DATE: 2-4-92 BY: Donald E. Hellman, County Engineer
DATE: 12-17-91 BY: Charles S. Bueley, County Attorney

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

DATE: 12-17-91 BY: James Wedman, Chairman

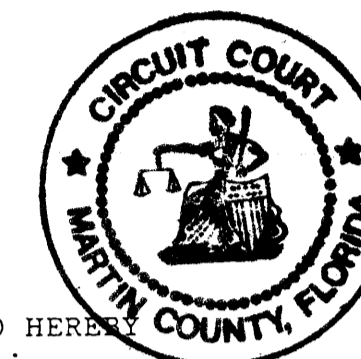
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

DATE: 12-17-91 BY: Mary Lawson, Chairman

ATTEST: Marsha Stiller, Clerk of Circuit Court
By Charlotte Bueley, DC

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.



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 3, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 30th DAY OF March 1992.

FILE NO. 433921

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Charlotte Bueley, DC
DEPUTY CLERK

WESTWOOD COUNTRY ESTATES
CORPORATE SEAL

ACKNOWLEDGEMENT OF OWNERSHIP
AND DEDICATION
NOTARY SEAL

FIRST NATIONAL BANK
AND TRUST
SEAL

ACKNOWLEDGEMENT OF MORTGAGEE'S
CONSENT
NOTARY SEAL

SURVEYOR'S
SEAL

BOARD OF COUNTY COMMISSIONERS
SEAL