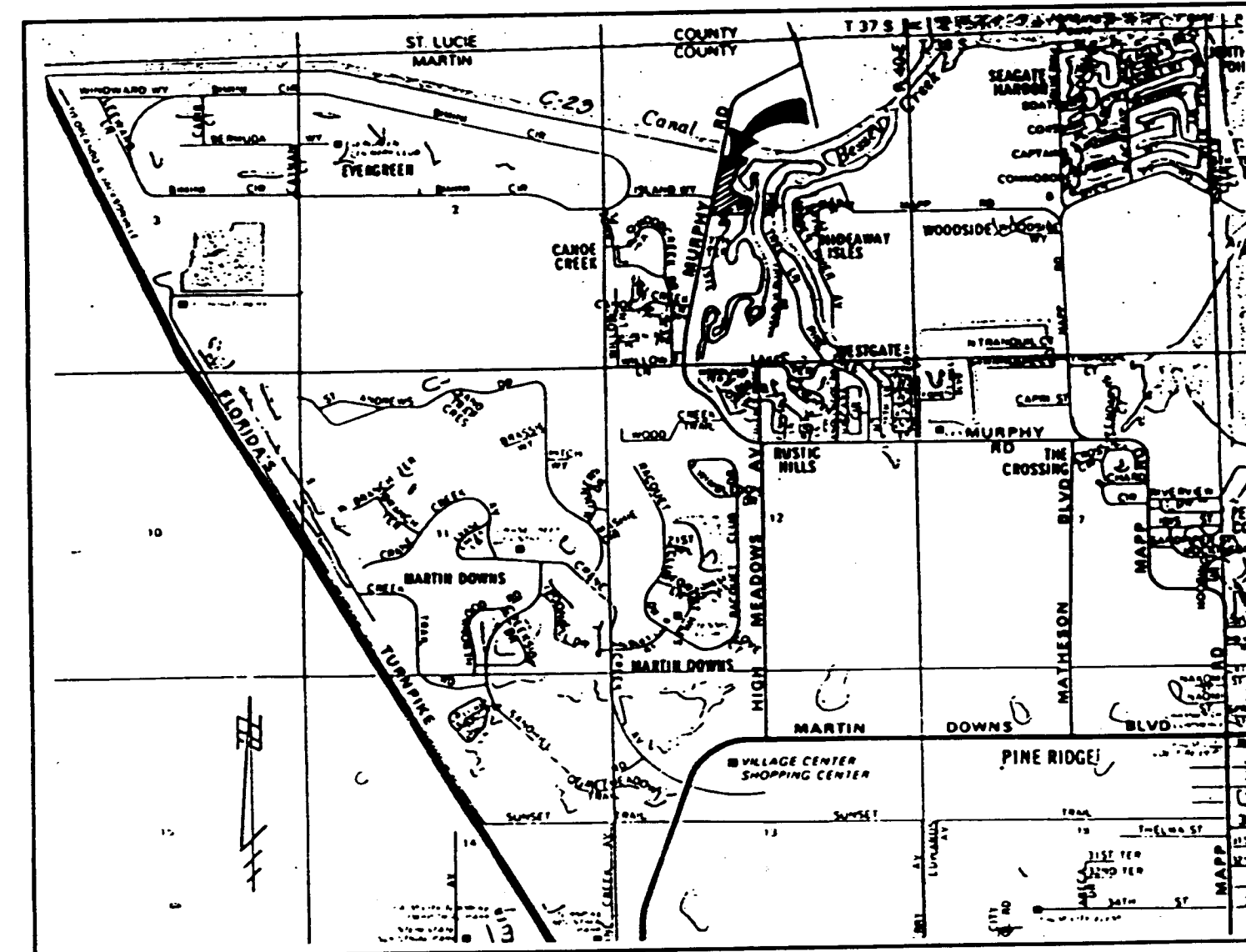


A PLAT OF HARBOUR BLUFF

A PLAT OF PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING EAST OF S.W. MURPHY ROAD.

DATE: JUNE 1996



LOCATION MAP



CLERK'S RECORDING CERTIFICATE
 I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 1244, PAGE 389 AND MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28 DAY OF JUNE, 1996.
 MARSHA STILLER, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: *Deborah L. Longley*
 DEPUTY CLERK
 FILE NO. 1200961
 (CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER
~~1-38-40-007-000-0000-9-4~~
 1-38-40-017-000-0000-0
 See Affidavits recorded in O.R. Book 1244 page 389 and page 390
 MARSHA STILLER
 CLERK OF CIRCUIT COURT, by *Deborah L. Longley, D.C.*
 date 6-30-97

LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING WESTERLY OF THE WESTERLY SHORELINE OF BESSEY CREEK:

A PART OF THE PLANNED UNIT DEVELOPMENT PROJECT KNOWN AS MID-RIVERS YACHT AND COUNTRY CLUB, (NOW THE EVERGREEN CLUB) RECORDED IN OFFICIAL RECORD BOOK 424 ON PAGE 1201, MORE PARTICULARLY DESCRIBED AS THAT PART OF MID-RIVERS YACHT AND COUNTRY CLUB LYING EASTERLY OF MURPHY ROAD, ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

AND A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY WATERS EDGE OF BESSEY CREEK AND THE SOUTH RIGHT-OF-WAY LINE OF THE C-23 CANAL (A 400.00 FOOT RIGHT-OF-WAY); THENCE NORTH 77°18'45" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 288.4 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. MURPHY ROAD (A 122.00 FOOT RIGHT-OF-WAY); THENCE NORTH 13°01'46" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 40.39 FEET; THENCE SOUTH 75°38'24" EAST A DISTANCE OF 300.8 FEET MORE OR LESS TO THE AFOREMENTIONED WESTERLY WATERS EDGE OF BESSEY CREEK; THENCE SOUTHWESTERLY ALONG SAID WATERS EDGE A DISTANCE OF 33.4 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SUBJECT TO A PERPETUAL ACCESS EASEMENT FOR SOUTH FLORIDA WATER MANAGEMENT DISTRICT OVER THE WESTERLY 10.00 FEET AS MEASURED AT RIGHT ANGLES TO S.W. MURPHY ROAD. THIS ADDITIONAL PARCEL IS ALSO DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE APPROXIMATE MEAN HIGH WATER LINE OF THE WESTERLY SIDE OF BESSEY CREEK AND THE SOUTH RIGHT OF WAY LINE OF THE C-23 CANAL (A 400.00 FOOT RIGHT OF WAY); THENCE NORTH 77°18'45" WEST ALONG SAID RIGHT OF WAY LINE FOR 287.47 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. MURPHY ROAD; THENCE NORTH 13°01'46" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR 39.02 FEET; THENCE SOUTH 75°38'24" EAST FOR 299.50 FEET TO A POINT ON SAID APPROXIMATE MEAN HIGH WATER LINE OF THE WESTERLY SIDE OF BESSEY CREEK; THENCE SOUTH 33°46'50" WEST ALONG SAID APPROXIMATE MEAN HIGH WATER LINE FOR 23.85 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL ACCESS EASEMENT FOR S.F.W.M.D. OVER THE WESTERLY 10.00 FEET AS MEASURED AT RIGHT ANGLES TO S.W. MURPHY ROAD.

CONTAINING 4.158 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
 COUNTY OF MARTIN

WALTER M. WHITE CONSTRUCTION COMPANY, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND SHOWN AS HARBOUR BLUFF AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT OF HARBOUR BLUFF ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND 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 SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS OF WAY.
- THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ACCESS EASEMENT SHOWN ON LOT 1 OF THIS PLAT OF HARBOUR BLUFF IS DEDICATED TO THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. FOR ACCESS PURPOSES IN PERPETUITY IN FAVOR OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- THE 15 FOOT WIDE ACCESS EASEMENT SHOWN ON LOT 1 OF THIS PLAT OF HARBOUR BLUFF IS DEDICATED TO THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. FOR ACCESS PURPOSES FOR THE BENEFIT OF LOT 2 OF THIS PLAT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF HARBOUR BLUFF ARE DEDICATED TO THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE, ACCESS AND STORMWATER 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 EASEMENTS.
- THE UPLAND PRESERVE AREAS (INCLUDING THE UPLAND TRANSITION ZONE) SHOWN ON THIS PLAT OF HARBOUR BLUFF ARE DEDICATED TO THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. FOR PRESERVATION AND MAINTENANCE OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN 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 AREAS.
- THE WETLAND PRESERVE AREAS (INCLUDING THE 50 FOOT WETLAND BUFFER ZONE) AS SHOWN ON THIS PLAT OF HARBOUR BLUFF ARE DEDICATED TO THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. FOR PRESERVATION AND MAINTENANCE OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN 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 AREAS.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF HARBOUR BLUFF ARE DEDICATED TO THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. FOR UTILITY PURPOSES (INCLUDING ACCESS TO AND MAINTENANCE OF UTILITIES) AND 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 MARTIN COUNTY COMMISSIONERS AND (B) AS APPROVED BY THE HARBOUR BLUFF HOMEOWNERS' ASSOCIATION, INC. THE BOARD OF MARTIN COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

SIGNED AND SEALED THIS 8 DAY OF July, 1996, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

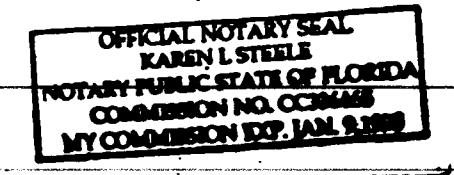
ATTEST:
Richard M. White
 RICHARD M. WHITE, SECRETARY
 WALTER M. WHITE CONSTRUCTION COMPANY
 BY: *Walter M. White*
 WALTER M. WHITE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WALTER M. WHITE AND RICHARD M. WHITE TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF WALTER M. WHITE CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF July, 1996.



Karen L. Steele
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: 1/31/98

COUNTY APPROVAL

STATE OF FLORIDA
 COUNTY OF MARTIN

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

8/26/96 *Donald E. Skellman*
 DATE COUNTY ENGINEER
 10/22/96 *Deborah L. Longley*
 DATE COUNTY ATTORNEY
 10/25/96 *Deborah L. Longley*
 DATE PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
 5/29/96 *Deborah L. Longley*
 DATE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
 ATTEST: *Marsha Stiller*
 CLERK
 By: *Deborah L. Longley D.C.*

TITLE CERTIFICATION

I, LINDA R. MCCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 15, 1996, AT 8:00 A.M.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES, LIENS OR ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
 NONE

ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE. THIS CERTIFICATE IS ISSUED SOLELY FOR PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

Linda R. McCann
 LINDA R. MCCANN, ATTORNEY AT LAW
 FLORIDA BAR NUMBER 266210
 MOYLE, PLANNING, REAL ESTATE, FITZGERALD & SHEEHAN, P.A.
 900 S. FEDERAL HIGHWAY, 18TH FLOOR P.O. BOX 658
 STUART, FLORIDA 34985-0658
 (813) 288-1144

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
 COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF HARBOUR BLUFF IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION, 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
 ARTHUR SPEEDY
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3343
 DATE: June 3, 1996

THIS INSTRUMENT PREPARED BY:
 Arthur Speedy for:
 C. Colvert Montgomery & Associates, Inc.
 P.O. Box 92, 959 S. Federal Highway
 Stuart, Florida 34994