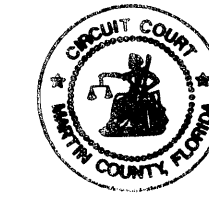


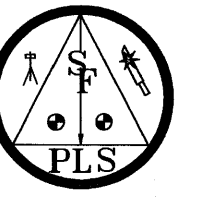
JENSEN PARK ESTATES PHASE FOUR - A

A SUBDIVISION Located in Section 28, Township 37 South,
Range 41 East, Martin County, Florida

Subdivision Parcel Control Number



Filed for record this 20th day of November,
1998 in Plat Book 14 page 58 Public
Records of Martin County, Florida.
File #
MARSHA STILLER
CLERK OF CIRCUIT COURT
By Charlotte Burkey, etc.



CERTIFICATE OF OWNERSHIP AND DEDICATION

C & D Contractors, Inc., a Florida Corporation, by and through its undersigned officers, hereby certifies that it is the owner of the property described on the plat of JENSEN PARK ESTATES PHASE FOUR - A and hereby dedicates as follows:

1. STREETS

The streets shown on this plat of JENSEN PARK ESTATES PHASE FOUR - A and designated thereon as public streets are hereby dedicated to Martin County for the use and benefit of the public.

2. UTILITY EASEMENTS

The Utility Easements shown on this plat of JENSEN PARK ESTATES PHASE FOUR - A may be used for utility purposes (including CATV) by any utility 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. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any private utility easements designated as such on this plat.

3. DRAINAGE EASEMENTS

The private drainage easements shown on this plat of JENSEN PARK ESTATES PHASE FOUR - A, and designated as such on the plat, are hereby declared to be the property of the JENSEN PARK ESTATES HOMEOWNERS ASSOCIATION, Inc. (hereinafter "Association"), and shall be conveyed by deed to the Association for drainage purposes, and all drainage facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any private drainage easements designated as such on this plat.

4. PARCEL "B", STORMWATER MANAGEMENT TRACT

Parcel B, the Stormwater Management Tract and the Maintenance Easement around Parcel B, shown on this plat of JENSEN PARK ESTATES PHASE FOUR - A, are hereby declared to be the property of the JENSEN PARK ESTATES HOMEOWNERS ASSOCIATION, Inc. (hereinafter "Association") and shall be conveyed by deed to the Association for drainage and maintenance purposes, and all drainage facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty or liability for said Parcel B and the Maintenance Easement designated as such on this plat.

5. PARCEL "C", Lift Station Tract

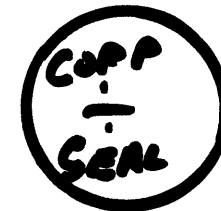
Parcel C, Lift Station Tract shown on this plat of JENSEN PARK ESTATES PHASE FOUR - A, and designated as such on the plat, is hereby dedicated to Martin County for maintenance and operation of the sanitary lift station and accessories thereto.

6. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

Notwithstanding the obligation of the JENSEN PARK ESTATES HOMEOWNERS ASSOCIATION, Inc. (hereinafter "Association") of maintenance, repair and replacement as to the private drainage easements and/or tracts shown on this plat, there is hereby dedicated to Martin County a non-exclusive, flow-through drainage easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under the following described private drainage easements and/or tracts shown on this plat: all private drainage easements and/or tracts. In the event that the free flow of water through the above-described private drainage easements and/or tracts and into the public drainage system is disrupted or prevented, Martin County shall have the right, but not the obligation, of reasonable access to, and entry upon, such private easements and/or tracts and adjacent land for the purpose of performing flow-through drainage maintenance upon thirty (30) days prior written notice to the Association; however, Martin County shall be required only to attempt to provide reasonable notice to the Association in order to perform flow-through drainage maintenance in response to a drainage-related emergency which poses an immediate threat to the public health, safety and welfare. Within ten (10) days of the performance of flow-through drainage maintenance by Martin County, the Association shall pay to the county the amount of all costs (including administrative costs) thereby incurred, and the amount of such costs will constitute an equitable or special assessment lien, as determined by Martin County, on Association property, including the above-described easements and/or tracts, and the lien may be enforced in accordance with applicable law.

Signed and sealed this 1 day of September, 1998, on behalf of said corporation by its President and attested to by its Secretary.

Attest:
Carolyn J. Coy By: Robert H. Coy
Carolyn J. Coy, Secretary Robert H. Coy, President

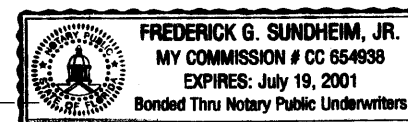


ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Robert H. Coy and Carolyn J. Coy, to me well known to be the President and Secretary, respectively, of C & D Contractors, Inc., a Florida corporation, and they acknowledged that they executed such Certificate of Ownership and Dedication as such officers of said corporation and that the seal affixed is the corporate seal of said corporation and that it was affixed by due and regular corporate authority, and that it is the free act and deed of said corporation. They are: personally known to me or have produced _____ as identification.

Frederick G. Sundheim, Jr.
Notary Public
State of Florida at large
Commission No. _____
My commission expires: _____



There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

GENERAL NOTES

- A search of the public records has not been done by this office.
- Bearings shown hereon are assumed on the South line of the Northwest 1/4 of Section 28 and all bearings are relative thereto.
- There shall be no building or any other kind of construction or trees or shrubs placed on drainage easements.
- There shall be no building or any permanent structures placed on utility easements.
- Property lies in flood zone "B", as shown on FEMA/FIRM map numbers 120161 0151 C printed 1/5/1984.
- "This plat, as recorded in its original form in the public records, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other form of the plat, whether graphic or digital."
- = Control of Access - No vehicular access without approval of the Board of Martin County Commissioners.

LEGEND

A=Arc
CHB=Chord Bearing
CHD=Chord Distance
CLI=Centerline Intersection
D=Delta
D.E.=Drainage Easement
D&U.E.=Drainage & Utility Easement
D.M.E.=Drainage & Maintenance Easement
P.C.=Point of Curvature
P.C.C.=Point of Compound Curvature
P.I.=Point of Intersection
P.R.C.=Point of Reverse Curvature
P.T.=Point of Tangency
P.O.L.=Point on Line
R=Radius
R.P.=Radius Point
U.E.=Utility Easement
■ = Set Permanent Reference Monument (P.L.S. No. 4557)
● = Set Permanent Control Point (P.L.S. No. 4557)

CERTIFICATE OF SURVEYOR AND MAPPER

I, Terry L. MacDevitt, hereby certify that this plat of JENSEN PARK ESTATES PHASE FOUR - A, is a true and correct representation of the lands surveyed; that such survey was made under my responsible direction and supervision; that such survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments have been placed, as required by law; that Permanent Control Points will be set for the required improvements within the platted lands; and, further, that the survey data comply with all of the requirements of CHAPTER 177, Florida STATUTES, and applicable ordinances of Martin County, Florida.

Terry L. MacDevitt
Florida Surveyor and Mapper Registration No. 4557

SOUTH FLORIDA
PROFESSIONAL LAND SURVEYORS
2625 N.E. DIKE HIGHWAY - JENSEN BEACH, FLORIDA 34857
VOICE (904) 334-1800 FAX (904) 334-2566

REVISIONS	DATE	BY

DRAWN BY: Pete Freytag
DATE DRAWN: 12/12/97
DATE IN FIELD: _____
FIELD BOOK: _____
SCALE: 1" = 50'
CHECKED BY: T.L.M.

JOB NUMBER
96-412

SHEET
2
OF
3