

LAND DESCRIPTION: SUBJECT PARCEL

PARCEL I: LOT 15 OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL II: THE SOUTH ONE-HALF OF LOT 16, ACCORDING TO THE PLAT OF GOMEZ GRANT, WEST OF THE INDIAN RIVER ACCORDING TO THE PLAT THEREOF FILED OCTOBER 1, 1893, RECORDED IN PLAT BOOK A, AT PAGE 17, DADE COUNTY, FLORIDA, PUBLIC RECORDS, AND ALSO PLAT FILED MAY 27, 1910, RECORDED IN PLAT BOOK 1, AT PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, EXCEPTING THEREFROM THE STRIP OF LAND ALONG THE WEST BANK OF THE INDIAN RIVER USED AS RIGHT-OF-WAY FOR THE FLORIDA INLAND NAVIGATION DISTRICT.

TOGETHER WITH:

PARCEL III: THE NORTH ONE-HALF OF LOT 16, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF FILED OCTOBER 1, 1893, RECORDED IN PLAT BOOK A, AT PAGE 17, DADE COUNTY, FLORIDA, PUBLIC RECORDS, AND ALSO PLAT FILED MAY 27, 1910, RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND TO-WIT: BEGINNING IN THE NORTHWEST CORNER OF SAID LOT 16, THENCE RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 275 FEET; (2) THENCE RUN IN A SOUTHERLY DIRECTION PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID LOT A DISTANCE OF 300 FEET TO A POINT; (3) THENCE RUN IN A WESTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 275 FEET TO A POINT INTERSECTING THE WESTERLY BOUNDARY OF SAID LOT; (4) THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF SAID LOT TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH:

PARCEL IV: THAT PART OF LOT 16, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF FILED OCTOBER 1, 1893, RECORDED IN PLAT BOOK A, AT PAGE 17, DADE COUNTY, FLORIDA, PUBLIC RECORDS, AND IN PLAT BOOK 1, AT PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16; (1) THENCE RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 275 FEET; (2) THENCE RUN IN A SOUTHERLY DIRECTION PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID LOT, A DISTANCE OF 300 FEET TO A POINT; (3) THENCE RUN IN A WESTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 275 FEET TO A POINT INTERSECTING THE WESTERLY BOUNDARY OF SAID LOT; (4) THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF SAID LOT TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH:

PARCEL V: ALL OF LOT 17 AND THE SOUTH ONE-HALF (S 1/2) OF LOT 18, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF FILED OCTOBER 1, 1893, RECORDED IN PLAT BOOK A, AT PAGE 17, DADE COUNTY, FLORIDA, PUBLIC RECORDS, AND ALSO PLAT FILED MAY 27, 1910, RECORDED IN PLAT BOOK 1, AT PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH:

VACATED 5TH STREET, A 33-FOOT WIDE RIGHT-OF-WAY LYING BETWEEN LOT-16 AND LOT-17 AS SHOWN ON THE PLAT OF GOMEZ GRANT, WEST OF THE INDIAN RIVER, RECORDED IN PLAT BOOK 1, AT PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, LESS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN LOT 18, THE PLAT FOR GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID LOT 18, SAID POINT IS ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF GOMEZ AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 24°00'00" EAST, A DISTANCE OF 33.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 66°00'00" EAST, A DISTANCE OF 1747.94; THENCE SOUTH 69°00'00" EAST A DISTANCE OF 173 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE NORTHWESTERLY, A DISTANCE OF 170 FEET, MORE OR LESS TO SAID NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 18 SOUTH, 66°00'00" WEST, 1930 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

104 ACRES, MORE OR LESS SUBJECT TO RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

OSPREY COVE HOBE SOUND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF OSPREY COVE YACHT CLUB AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB ARE DECLARED TO BE THE PROPERTY OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. (HEREINAFTER REFERRED TO AS THE "ASSOCIATION"), AND THESE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATCH BASINS), AND SHALL BE MAINTAINED, REPAIRED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATCH BASINS) 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 UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. RECREATION AREA

THE RECREATION AREA SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB AS TRACT NO. "RA-1" IS HEREBY DECLARED TO BE THE PROPERTY OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. (HEREINAFTER REFERRED TO AS THE "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

4. WETLAND AND UPLAND PRESERVATION AREAS AND 50' UPLAND TRANSITION ZONE EASEMENT

THE WETLAND AND UPLAND PRESERVATION AREAS AND THE 50' UPLAND TRANSITION ZONE EASEMENT SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB AS TRACT NOS. "WP-1, WP-2, UP-1 AND UP-2" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. (HEREINAFTER REFERRED TO AS THE "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE "PAMP" APPROVED 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 WETLAND AND UPLAND PRESERVATION AREAS AND 50' UPLAND TRANSITION ZONE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

5. CONSERVATION EASEMENT

THE CONSERVATION EASEMENT SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB AS TRACT NO. "CE-1" IS HEREBY DEDICATED AS A CONSERVATION AND COMMON AREA. A PERPETUAL STATUTORY CONSERVATION EASEMENT, HAS BEEN CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND IS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 1146, PAGE 214. THE CONSERVATION/Common Area SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE WITH THE EXCEPTION OF PERMITTED RESTORATION ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION EASEMENT INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE

Plat Of Osprey Cove Yacht Club

A REPLAT OF LOTS 15, 16, 17 AND THE SOUTH 1/2 OF LOT 18 OF GOMEZ GRANT, PLAT BOOK 1, PAGE 80, AND A REPLAT OF TRACT - A OF THE SOUNDINGS, PLAT BOOK 5, PAGE 3 TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DESTRUCTIVE TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY CONSERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

6. DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACTS TRACT NOS. WM-1 AND WM-2, AND DESIGNATED AS SUCH ON THE PLAT OF OSPREY COVE YACHT CLUB, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. (HEREINAFTER REFERRED TO AS THE "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.

7. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT NOT WITHSTANDING THE OBLIGATION OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. (HEREINAFTER REFERRED TO AS THE "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 ALL THE DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT;

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, 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 ORDER TO 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.

8. LANDSCAPE AREA TRACTS THE LANDSCAPE TRACTS SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB AS TRACT NOS. LT-1, LT-2, LT-3, LT-4, LT-5, LT-6 AND LT-7 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. (HEREINAFTER REFERRED TO AS THE "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE LANDSCAPE TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LANDSCAPE TRACT DESIGNATED AS SUCH ON THIS PLAT.

9. THE SOUNDINGS SANITARY SEWER EASEMENT THE SANITARY SEWER EASEMENT AS SHOWN ON SHEET 2 OF 7 OF THIS PLAT OF OSPREY COVE YACHT CLUB DEPICTED AS "THE SOUNDINGS SANITARY SEWER EASEMENT" IS HEREBY GRANTED TO THE SOUNDINGS YACHT AND TENNIS CLUB, INC., FOR THE PURPOSE OF MAINTAINING THE EXISTING SANITARY SEWERAGE COLLECTION SYSTEM 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 SANITARY SEWER EASEMENT DESIGNATED AS SUCH ON THIS PLAT BY THE DEDICATION AND GRANTING OF THIS EASEMENT. OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. AND OSPREY COVE HOBE SOUND HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY ACTIVITY BY OTHERS IN THIS EASEMENT AND FURTHERMORE "THE SOUNDINGS YACHT AND TENNIS CLUB, INC." ASSUME ALL LIABILITY FOR ACTIVITIES IN THIS EASEMENT AND SHALL HOLD HARMLESS THE GRANTING PARTIES.

10. 10'-FEET OF ADDITIONAL RIGHT-OF-WAY ALONG S.E. GOMEZ AVENUE A TEN FOOT LAND ADJOINING THE EASTERLY RIGHT-OF-WAY LINE OF S.E. GOMEZ AVENUE AS SHOWN ON THIS PLAT AND BEING THE WESTERLY TEN FEET OF THOSE PARCELS OF LAND WHICH MAKE UP THE OVERALL BOUNDARY OF THIS PLAT OF OSPREY COVE YACHT CLUB IS HEREBY GRANTED AND DEDICATED TO MARTIN COUNTY, FLORIDA, FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY.

11. 33'-FEET WIDE 5TH STREET RIGHT-OF-WAY VACATION THE EXISTING THIRTY-THREE FEET WIDE RIGHT-OF-WAY BEING ALL OF THAT PORTION OF 5TH STREET AS SHOWN ON THE PLAT OF GOMEZ GRANT AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALL OF WHICH IS LYING EAST OF S.E. GOMEZ AVENUE BETWEEN LOT 16 AND LOT 17 OF SAID PLAT OF GOMEZ GRANT AS DEPICTED AND SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB, IS HEREBY VACATED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, IN ACCORDANCE WITH MARTIN COUNTY RESOLUTION NUMBER 94-11-28 AS RECORDED IN OFFICIAL RECORDS BOOK 114, PAGE 627 AND RESOLUTION NUMBER 95-8-20 AS RECORDED IN OFFICIAL RECORDS BOOK 1158, PAGE 2213, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

12. EMERGENCY ACCESS TRACT THE 20' EMERGENCY ACCESS TRACT SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB IS HEREBY DECLARED TO BE THE PROPERTY OF THE OSPREY COVE HOMEOWNER'S ASSOCIATION OF HOBE SOUND, INC. (HEREINAFTER REFERRED TO AS THE "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE EMERGENCY ACCESS TRACT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR EMERGENCY ACCESS PURPOSES, AND SHALL

BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY EMERGENCY ACCESS TRACT DESIGNATED AS SUCH ON THIS PLAT. SIGNED AND SEALED THIS 8th DAY OF June 1999, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

OSPREY COVE HOBE SOUND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP OSPREY COVE FLORIDA, INC., A FLORIDA CORPORATION, GENERAL PARTNER

BY: JOSHUA I. MENDELSON, VICE PRESIDENT ATTEST: RICHARD A. JERMAN, SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSHUA I. MENDELSON AND RICHARD A. JERMAN, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF OSPREY COVE FLORIDA, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF OSPREY COVE HOBE SOUND LIMITED PARTNERSHIP 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. THE ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE COMMISSION NO. MY COMMISSION EXPIRES:

GENERAL NOTES

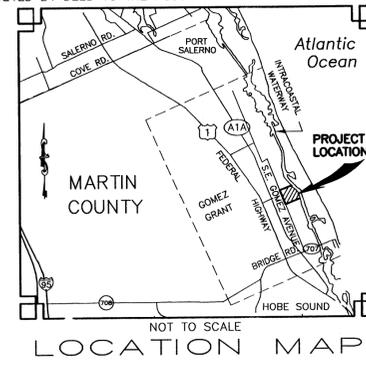
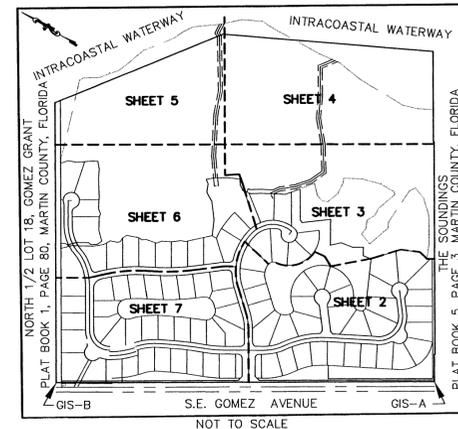
- 1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH A REFERENCE BEARING OF N. 24°00'00" W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.E. GOMEZ AVENUE BETWEEN THE SOUTH LINE OF LOT 15 AND THE NORTH LINE OF THE SOUTH ONE-HALF OF LOT 18, BOTH OF THE PLAT OF GOMEZ GRANT PER PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS THE BASIS OF THE BEARING SYSTEM FOR THIS PLAT OF OSPREY COVE YACHT CLUB. 2) THE FLORIDA STATE PLANE COORDINATE VALUES SHOWN ON THIS PLAT OF OSPREY COVE YACHT CLUB WERE ESTABLISHED IN ACCORDANCE WITH MARTIN COUNTY ORDINANCE NUMBER 463 AS IT RELATES TO RECORD PLATS. THE COORDINATE VALUES WERE OBTAINED BY FIELD TRIANGLE METHODS EXCEEDING THE FLORIDA MINIMUM TECHNICAL STANDARDS (61G17-6, F.A.C.) ACCURACY REQUIREMENTS OF A CLOSED GEOMETRIC FIGURE FOR "COMMERCIAL/HIGH RISK" DESIGNATION. 3) NOTE: THE PLAT BEARINGS AND PLAT BEARING SYSTEM AS STATED IN GENERAL NOTES NO. 1 WILL NOT REFLECT OR AGREE WITH GRID BEARING DATA OBTAINED FROM UTILIZING OR COMPUTING VALUES SHOWN ON THIS PLAT. THE FLORIDA STATE PLANE COORDINATE SYSTEM VALUES SHOWN ON THIS PLAT WERE ESTABLISHED FOR MARTIN COUNTY'S GEOGRAPHIC INFORMATION SYSTEM (GIS) PARCEL MAP COVERAGE ONLY AND ARE NOT INTENDED FOR ANY OTHER PURPOSE. 4) THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON OR WITHIN ANY EASEMENTS. 5) 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. 6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS. 7) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE CERTIFICATION

I, THOMAS R. SAWYER, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT, AS OF May 7 1999, AT 8:00 A.M.

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON. 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT FROM OSPREY



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 14, PAGE 69, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF July 19 99. MARSHA STILLER CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA. FILE NO. 13-7999. 34-38-42-101-000-0000.0 SUBDIVISION PARCEL CONTROL NUMBER

COVE HOBE SOUND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP IN FAVOR OF WACHOVIA MORTGAGE COMPANY, A NORTH CAROLINA CORPORATION, RECORDED MARCH 25, 1999 IN OFFICIAL RECORDS BOOK 1380, PAGES 1211-1216, IN THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID. DATED THIS 9th DAY OF May 1999.

THOMAS R. SAWYER, ATTORNEY-AT-LAW FLORIDA BAR NO. 0603988. McCARTHY, SUMMERS, BOBKO, McKEY, WOOD & SAWYER, P.A. 2081 E. OCEAN BLVD., 2ND FLOOR STUART, FL 34996.

COUNTY APPROVAL

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

DATE 7/8/99 DATE 7/13/99. COUNTY SURVEYOR AND MAPPER. VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS. COUNTY ENGINEER. COUNTY ATTORNEY.

CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, J. THOMAS STEVENSON, HEREBY CERTIFY THAT THIS PLAT OF OSPREY COVE YACHT CLUB IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID 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 UPON COMPLETION OF THOSE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 8th DAY OF June 1999. J. THOMAS STEVENSON, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4460.

MORTGAGEE'S CONSENT TO PLAT

WACHOVIA MORTGAGE CORPORATION, A NORTH CAROLINA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES, HEREBY CERTIFY THAT THE BANK IS THE HOLDER OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1380, PAGES 1211-1216, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID MORTGAGE BEING A LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON AND SUBORDINATE THE MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION (S).

DATED THIS 9th DAY OF June 1999. WACHOVIA MORTGAGE CORPORATION, A NORTH CAROLINA CORPORATION. BY: JAMES D. HOWARD, VICE PRESIDENT. ITS: JAMES D. HOWARD, VICE PRESIDENT.

ATTEST: CAROL SPEAKS, III. NOTARY PUBLIC. STATE OF FLORIDA. COMMISSION NO. 4460. SURVEYOR & MAPPER.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES D. HOWARD AND CAROL SPEAKS, III, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF WACHOVIA MORTGAGE CORPORATION, A NORTH CAROLINA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT 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.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE COMMISSION NO. MY COMMISSION EXPIRES:

ENGINEERS INC. CIVILIZATION ENGINEERED. 600 S. PARROTT AVE. OKEECHOBEE, FLORIDA 33472. 203 WEST 3rd STREET STUART, FLORIDA 34994. P.O. BOX 410908 MELBORNE, FLORIDA 32941. PHONE (941)763-5050. PHONE (561)285-1413. PHONE (407)779-3723. FAX (941)763-0810. FAX (561)220-7881. FAX (407)779-2184. SHEET 1 OF 7. JOB NO. 97097.