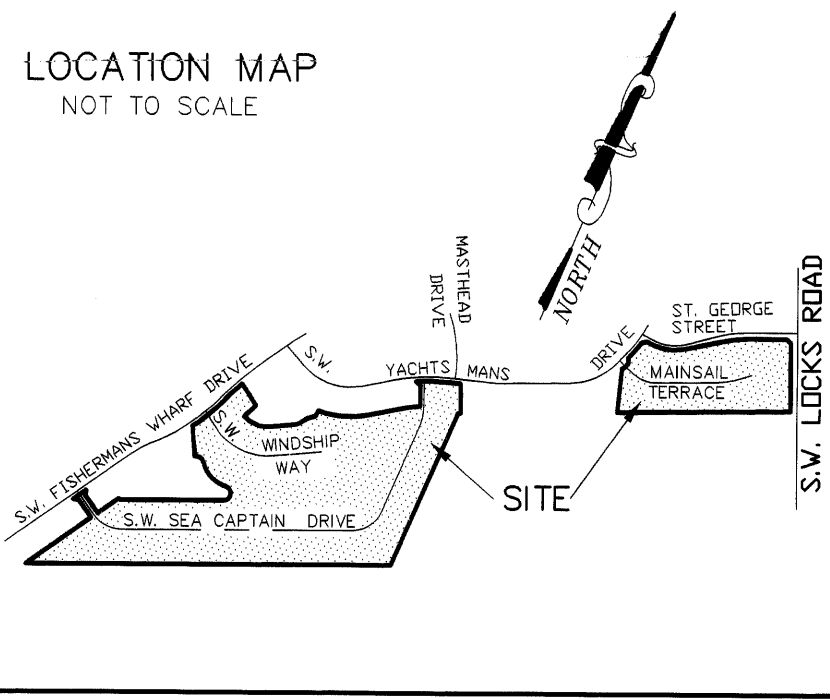


LOCATION MAP  
NOT TO SCALE



Parcel Control No. 55-38-41-070-000-0000,0

# LOCKS LANDING PLAT NO. 3, A P.U.D.

LYING IN SECTIONS 1 & 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA  
AND BEING A REPLAT OF A PORTION OF THE PLAT OF SAINT LUCIE INLET FARMS  
AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

### 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 79, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 15 DAY OF October, 1999.  
MARSHA STILLER  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CLERK  
FILE NO. 1396109  
(CIRCUIT COURT SEAL)

### LEGAL DESCRIPTION

ALL THAT PORTION OF "ST. LUCIE INLET FARMS" (AS IN P.B. 1 AT PG. 98-P.BCH.-NOW MARTIN CO.) AND GOVERNMENT LOTS 1 & 5, OF SECTIONS 1 & 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST- ALL LYING BETWEEN THE EASTERLY AND WESTERLY BOUNDARY OF "LOCKS LANDING PLAT NO. 2" (AS IN P.B. 14 AT PG. 23, MARTIN CO.) AND THE NORTHERLY BOUNDARY OF "ST. LUCIE FALLS SUBDIVISION" (AS IN P.B. 12 AT PG. 48-P.BCH.-NOW MARTIN CO.) AND WEST OF THE EAST LINE OF RANGE 40 EAST. PARCEL CONTAINING 38.8150 ACRES MORE OR LESS.

TOGETHER WITH:

ALL THAT PORTION OF TRACT 5 OF BLOCK 19 AND THAT PORTION OF TRACT 8 OF BLOCK 18 OF "ST. LUCIE INLET FARMS" (AS IN P.B. 1 AT PG. 98 -PALM BCH.-NOW MARTIN CO.) ALL LYING BETWEEN THE EASTERLY AND SOUTHERLY BOUNDARY LINE OF "LOCKS LANDING PLAT NO. 1" (AS IN P.B. 13 AT PG. 94-MARTIN CO.) AND NORTHERLY OF THE NEW SOUTH LINE OF THE HANSON GRANT AND WEST OF THE WESTERLY RIGHT-OF-WAY LINE FOR LOCKS ROAD (80'R/W). PARCEL CONTAINING 10.2613 ACRES MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

ROBERT C. KLEIN AND SANDRA L. KLEIN, TRUSTEES UNDER 1981 KLEIN TRUST AND S AND R KLEIN CORPORATION, AN ILLINOIS CORPORATION, BY AN THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT OF LOCKS LANDING PLAT NO. 3, A P.U.D., AND HEREBY DEDICATE AS FOLLOWS:

#### 1. STREETS AND RIGHTS-OF-WAYS

The named streets and rights-of-way shown on this Plat of Locks Landing Plat No. 3, a P.U.D., and designated as private, are hereby declared to be the property of the Locks Landing Homeowners Association, Inc. (hereinafter "Association"), and the private streets and rights-of-way shall be conveyed by deed to the Association, for access and utility purposes (including CATV) and 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 streets designated as such on this plat.

The "20' future public right-of-way tract" shown on this Plat is hereby dedicated to Martin County for the use and benefit of the public.

#### 2. UTILITY EASEMENTS

The utility easements shown on this Plat of Locks Landing Plat No. 3, a P.U.D. 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 utility easements designated as such on this plat.

#### 3. DRAINAGE EASEMENTS

The drainage easements shown on this Plat of Locks Landing Plat No. 3, a P.U.D., and designated as such on the Plat are hereby declared to be the property of the Locks Landing 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 drainage easements designated as such on this plat.

#### 4. UPLAND PRESERVE AREAS AND UPLAND PRESERVE EASEMENTS

The upland preserve areas and upland easements shown on this Plat of Locks Landing Plat No. 3, a P.U.D., and designated as such on this Plat are hereby declared to be the property of the Locks Landing Homeowners Association, Inc. (hereinafter "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 Board of County Commissioners of Martin County. No construction in, or alteration or destruction of, the parcels 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 preserve areas and preserve easements designated as such on this plat.

SIGNED AND SEALED THIS 27th DAY OF July, 1999, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

S AND R KLEIN CORPORATION  
By: [Signature]  
ROBERT C. KLEIN, PRESIDENT

ATTEST: [Signature]  
SANDRA L. KLEIN, SECRETARY

(CORPORATE SEAL)

[Signature]  
WITNESS

[Signature]  
WITNESS

[Signature]  
WITNESS

[Signature]  
WITNESS

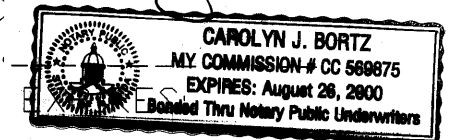
[Signature]  
ROBERT C. KLEIN,  
TRUSTEE UNDER 1981 KLEIN TRUST

[Signature]  
SANDRA L. KLEIN,  
TRUSTEE UNDER 1981 KLEIN TRUST

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. KLEIN AND SANDRA L. KLEIN, TRUSTEES UNDER 1981 KLEIN TRUST, TO ME WELL KNOWN AND THEY ACKNOWLEDGED BEFORE ME THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



### COUNTY APPROVAL

This plat is hereby approved by the undersigned on the dates indicated.

Date: 9/29/99 [Signature]  
County Surveyor and Mapper

Date: 9/21/99 [Signature]  
County Engineer

Date: 10/7/99 [Signature]  
County Attorney

Date: 10/8/99 [Signature]  
Chair, Board of County Commissioners

ATTEST: \_\_\_\_\_  
Clerk

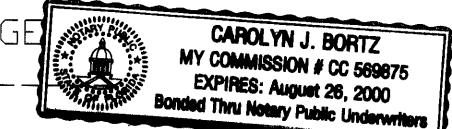
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. KLEIN AND SANDRA L. KLEIN, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY OF S AND R KLEIN CORPORATION, AN ILLINOIS 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.

[Signature]  
NOTARY PUBLIC

STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



### MORTGAGEE'S CONSENT

FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, DATED MARCH 29, 1995, AND RECORDED MARCH 31, 1995, IN OFFICIAL RECORDS BOOK 1115, PAGE 1547, AS AMENDED BY MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT DATED MAY 3, 1996, AND RECORDED MAY 7, 1996, IN OFFICIAL RECORDS BOOK 1176, PAGE 759, AND FURTHER AMENDED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT DATED NOVEMBER 19, 1997, AND RECORDED NOVEMBER 25, 1997, IN OFFICIAL RECORDS BOOK 1274, PAGE 1898, AND FURTHER AMENDED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AND CONSOLIDATION AGREEMENT DATED MAY 1, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 1306, PAGE 2678, AND FURTHER AMENDED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AND CONSOLIDATION AGREEMENT DATED MARCH 11, 1999, AND RECORDED MARCH 11, 1999, IN OFFICIAL RECORDS BOOK 1377, PAGE 1124, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 27th DAY OF July, 1999, ON BEHALF OF SAID ASSOCIATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT

ATTEST: [Signature]

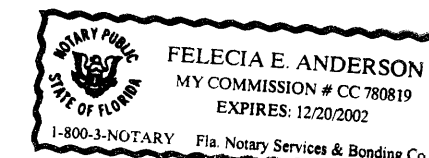
FIRST NATIONAL BANK & TRUST  
COMPANY OF THE TREASURE COAST

NAME: RONALD J. BROWN  
TITLE: VICE PRESIDENT

BY: [Signature]  
NAME: DAVID J. BALONGUE  
TITLE: VICE PRES.

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID J. BALONGUE AND RONALD J. BROWN, VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID ASSOCIATION. THEY ARE: (✓) PERSONALLY KNOWN TO ME OR ( ) HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ AS IDENTIFICATION.



[Signature]  
NOTARY PUBLIC

STATE OF FLORIDA AT LARGE  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### NOTES:

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.

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 surfaces only to the extent which would be required if the street were a public street, in accordance with county specifications.

There shall be no buildings or any other kind of construction or trees or shrubs placed on drainage easements.

There shall be no buildings or any other permanent structures placed on utility easements.

Where drainage and utility easements cross, drainage easements shall take precedence.

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

### TITLE CERTIFICATION

WE UNIVERSAL LAND TITLE INC., HEREBY CERTIFY THAT AS OF June 21, 1999, AT 8:am :

- Record title to the land described and shown on this plat is in the name of the persons and corporation executing the certificate of Ownership and Dedication hereon.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

MORTGAGE FROM S AND R KLEIN CORPORATION, AN ILLINOIS CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ROBERT C. KLEIN AND SANDRA KLEIN, TRUSTEES UNDER 1981 KLEIN TRUST, MORTGAGE, IN FAVOR OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, MORTGAGEE, DATED MARCH 29, 1995, AND RECORDED MARCH 31, 1995, IN OFFICIAL RECORDS BOOK 1115, PAGE 1547, AS AMENDED BY MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT DATED MAY 3, 1996, AND RECORDED MAY 7, 1996, IN OFFICIAL RECORDS BOOK 1176, PAGE 759, AND FURTHER AMENDED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT DATED NOVEMBER 19, 1997, AND RECORDED NOVEMBER 25, 1997, IN OFFICIAL RECORDS BOOK 1274, PAGE 1898, AND FURTHER AMENDED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AND CONSOLIDATION AGREEMENT DATED MAY 1, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 1306, PAGE 2678, AND FURTHER AMENDED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AND CONSOLIDATION AGREEMENT DATED MARCH 11, 1999, AND RECORDED MARCH 11, 1999, IN OFFICIAL RECORDS BOOK 1377, PAGE 1124, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

Dated this 26th day of July, 1999.  
[Signature]  
EILEEN C. ELMS  
COMMERCIAL ACCOUNTS MANAGER  
1555 PALM BEACH LAKES BOULEVARD  
SUITE 100  
WEST PALM BEACH, FLORIDA 33401

### CERTIFICATE OF SURVEYOR AND MAPPER

I, Allen E. Beck, hereby certify that this plat of Locks Landing Plat No. 3, a P.U.D. 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 plotted lands; and, further, that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

[Signature]  
Allen E. Beck

Florida Surveyor and Mapper Registration No. PSM 3690

(Official Seal)

ALLEN E. BECK, INC.  
PROFESSIONAL LAND SURVEYORS  
608 S.W. BAYSHORE BLVD.  
PORT ST. LUCIE, FLORIDA 34983  
(561) 340-1432  
JOB NO. 99-4749