

A PLAT OF
THE COLONY OF ROCKY POINT, A P.U.D.
 BEING A REPLAT OF SEASCAPE II, A P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 32
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
 LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

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 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17th DAY OF April, 1996.

MARSHA STILLER,
 CLERK CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.
 BY: Lanny Copus
 DEPUTY CLERK

FILE NO. 1169235
 (CIRCUIT COURT SEAL)

MARCH, 1995

DESCRIPTION

ALL OF THE PLAT OF SEASCAPE II, A P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 32, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 SAID PARCEL CONTAINING 18.06 ACRES, MORE OR LESS.

PARCEL CONTROL NO. 41-38-41-191-000-0000 .0

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF MARTIN
 STATE OF FLORIDA

SEAFIELD LAND CORP., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE COLONY OF ROCKY POINT, A P.U.D., AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE STREETS, RIGHTS-OF-WAY AND EMERGENCY ACCESS EASEMENT AS SHOWN HEREON, ARE HEREBY DECLARED TO BE PRIVATE STREETS, RIGHTS-OF-WAY AND EMERGENCY ACCESS EASEMENT AND ARE HEREBY DEDICATED TO THE COLONY OF ROCKY POINT 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 AND LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY AND ACCESS EASEMENT.
2. THE UPLAND TRANSITION ZONE EASEMENT AND SHORELINE PROTECTION ZONE EASEMENT AS SHOWN ON THIS PLAT OF THE COLONY OF ROCKY POINT, A P.U.D. AS PART OF LOTS 22 THROUGH 26, IS HEREBY DEDICATED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC., FOR PRESERVATION PURPOSES. THE ASSOCIATION SHALL HAVE THE PERPETUAL RESPONSIBILITY FOR ALL MAINTENANCE THEREOF. NO CONSTRUCTION, ALTERATION, DESTRUCTION, DUMPING, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION (WITH THE EXCEPTION OF THE CONSTRUCTION OF ACCESS PIERS TO SINGLE FAMILY DOCKS AS PERMITTED BY THE MARTIN COUNTY DOCK ORDINANCE AND THOSE ACTIVITIES PERMITTED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY) OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL FISH AND WILDLIFE HABITAT, CONSERVATION OR PRESERVATION SHALL BE PERMITTED WITHIN THE UPLAND TRANSITION ZONE EASEMENT AND SHORELINE PROTECTION ZONE EASEMENT AS SHOWN ON THIS PLAT. *THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.*
3. THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC., FOR WATER 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 TRACTS.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE 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.
5. THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPING, ENTRY FEATURES, NATURE TRAILS AND SIGNAGE, 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 EASEMENT.
6. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
7. THE COMMON AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION FOR THE INSTALLATION OF LANDSCAPING, WALLS, DRAINAGE AND UTILITIES, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.
8. THE LIFT STATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY UTILITIES, INC., FOR LIFT STATION PURPOSES, ACCESS, DRAINAGE AND UTILITY PURPOSES INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN COUNTY UTILITIES, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.

(CONT.)

9. THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC., FOR RECREATION 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 TRACT.
10. THE BUFFER AREAS SHOWN ON THIS PLAT OF THE COLONY ARE HEREBY DEDICATED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID BUFFER AREAS.
11. THE 25' DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT IS HEREBY GRANTED TO THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE FACILITIES, AND TO THE OWNERS OF LOTS WITHIN THE COLONY OF ROCKY POINT FOR PEDESTRIAN ACCESS TO THE INTRACOASTAL WATERWAY. NO CONSTRUCTION WITHIN THIS ACCESS EASEMENT SHALL BE ALLOWED WITHOUT PERMITS FROM MARTIN COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT. *THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.*
12. THE 25' DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT IS HEREBY GRANTED TO THE OWNERS OF CONDOMINIUMS IN SEASCAPE I, A CONDOMINIUM, FOR PEDESTRIAN ACCESS TO THE INTRACOASTAL WATERWAY, SUBJECT TO THE RIGHT OF THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION TO CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENT AREA. SEASCAPE CONDOMINIUM ASSOCIATION, INC. IS ALSO HEREBY GRANTED AN EASEMENT TO CONSTRUCT, OPERATE AND/OR MAINTAIN DRAINAGE FACILITIES WITHIN THIS EASEMENT AREA IN THE EVENT THE COLONY OF ROCKY POINT HOMEOWNERS ASSOCIATION ALLOWS THE DRAINAGE FACILITIES WITHIN THIS EASEMENT AREA TO BECOME INOPERABLE. NO CONSTRUCTION WITHIN THIS ACCESS EASEMENT SHALL BE ALLOWED WITHOUT PERMITS FROM MARTIN COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT. *THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.*

SIGNED AND SEALED THIS 11 DAY OF MAY, 1995 ON BEHALF OF SAID CORPORATION, BY ITS VICE PRESIDENT.

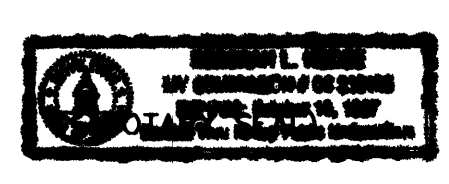
WITNESSES:
Linda R. McCann
 LINDA R. MCCANN
Deborah L. Hodge
 DEBORAH L. HODGE

SEAFIELD LAND CORP., A FLORIDA CORPORATION
 BY: Stephen P. Conway
 STEPHEN P. CONWAY
 VICE PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
 STATE OF FLORIDA

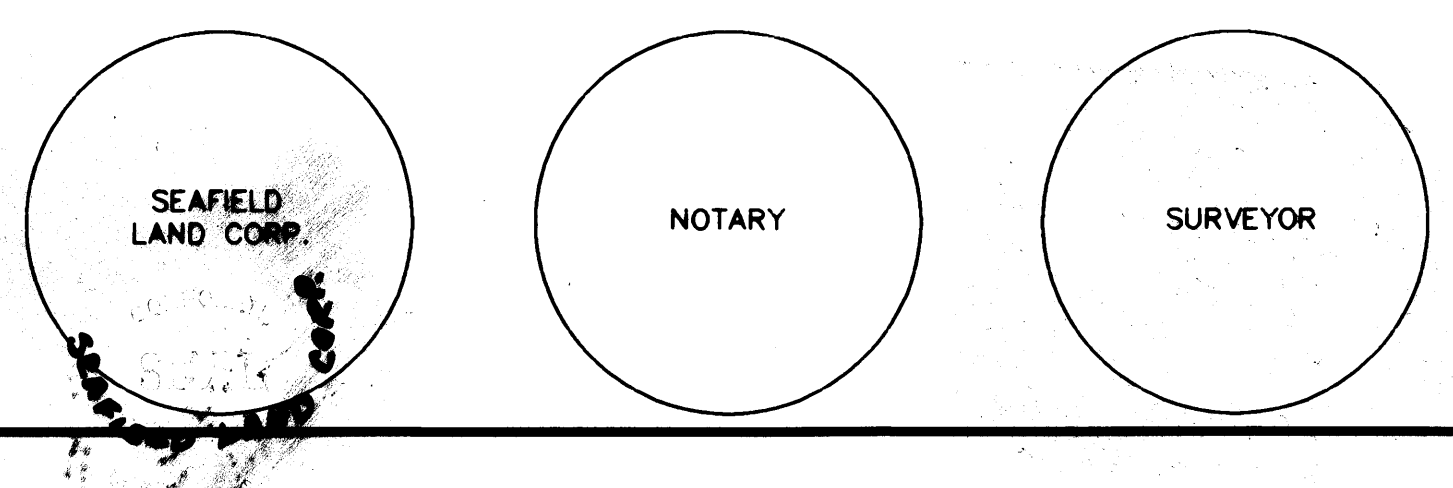
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 1995, BY STEPHEN P. CONWAY AS VICE PRESIDENT OF SEAFIELD LAND CORP., A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.



Deborah L. Hodge
 PRINT NOTARY NAME: Deborah L. Hodge
 NOTARY SERIAL NO.: CE 316165
 IF ANY

THIS PLAT PREPARED BY:
 THOMAS C. VOKOUN, P.L.S.
 FOR:
 LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

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

COUNTY OF MARTIN
 STATE OF FLORIDA

I, Linda R. McCann, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 14, 1995 AT 11:00 p.m.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 A. NONE.

DATED THIS 11th DAY OF May, 1995.

Linda R. McCann
 LINDA MCCANN
 MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, PA.
 P.O. BOX 658
 STUART, FLORIDA 34995-0685

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
 STATE OF FLORIDA

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF THE COLONY OF ROCKY POINT, A P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET, 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.

Thomas C. Vokoun
 THOMAS C. VOKOUN
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4382

COUNTY APPROVAL

COUNTY OF MARTIN
 STATE OF FLORIDA

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

- 10-25-95 DATE Orval E. Williams COUNTY ENGINEER
- 3-14-95 DATE John P. ... COUNTY ATTORNEY
- 11-2-95 DATE William L. ... CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
- 3-14-95 DATE Charles ... CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller
 CLERK By: Lanny Copus DC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 210 JUPITER LAKES BLVD. SUITE 201 JUPITER, FL 33468 407-746-9248
 2400 SE MONTEREY ROAD SUITE 201 FT. PIERCE, FL 34996 407-306-3803
 2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33469 407-684-3375