

CERTIFICATE OF OWNERSHIP AND DEDICATION

Estuary Development Company of Martin County, a Florida Corporation, by and through its undersigned officers, hereby certifies that it is the owner of the property described on the plat of Estuary P.U.D., Phase III Replat and hereby dedicates as follows:

COMMON AREA

1. The Common Area shown on this plat of Estuary P.U.D., Phase III Replat, is hereby declared to be the property of Villas at Estuary Phase III Homeowners Association, Inc., which shall be conveyed by deed to the Association and may be used for utility (including CATV) purposes, also for access and recreation purposes, and shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty or liability for any common areas designated as such on this plat.

SIGNED AND SEALED this 23rd day of OCTOBER, 2002 on behalf of said corporation by its President and attested to by its Secretary.

Estuary Development Company of Martin County.

BY: Robert J. Ladd
Robert J. Ladd, its President

ATTEST: James D. Rudd
James D. Rudd, its Secretary

WITNESS: Debra Judge

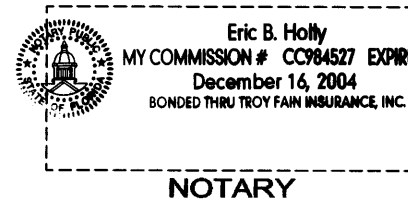
WITNESS: Quinn M Roberts

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Robert J. Ladd and James D. Rudd, to me well known to be the President and Secretary, respectively of Estuary Development Company of Martin County, 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: [x] personally known to me.

Eric B. Holly
Notary Public, State of Florida at Large
Commission No: CC984527
My commission expires: December 16, 2004



HOMEOWNERS ASSOCIATION CONSENT TO PLAT

COMMON AREA

The Common Area shown on this plat of Estuary P.U.D., Phase III Replat, is hereby declared to be the property of Villas at Estuary Phase III Homeowners Association, Inc., which shall be conveyed by deed to the Association and will be maintained by the Association pursuant to the Declaration of Covenants and Restrictions for Villas at Estuary, Phase III, as amended and recorded in the Public Records of Martin County, Florida. The Association hereby accepts this dedication and agrees to maintain the property pursuant to the Declaration of Covenants and Restrictions for Villas at Estuary, Phase III and the rules promulgated by Martin County.

SIGNED AND SEALED this 23rd day of OCTOBER, 2002

Villas at Estuary Homeowners Association, Inc.

BY: Robert J. Ladd
Robert J. Ladd, its President

ATTEST: James D. Rudd
James D. Rudd, its Secretary

WITNESS: Debra Judge

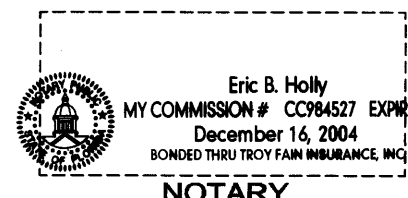
WITNESS: Quinn M Roberts

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Robert J. Ladd and James D. Rudd, to me well known to be the President and Secretary of Villas at Estuary Phase III Homeowners Association, Inc., a Florida corporation, and they acknowledged that they executed such Homeowners Association Consent to Plat 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: [x] personally known to me.

Eric B. Holly
Notary Public, State of Florida at Large
Commission No: CC984527
My commission expires: December 16, 2004



MORTGAGEE'S CONSENT TO PLAT

BANKATLANTIC, a Federal Savings Bank, hereby certifies that it is the holder of that certain mortgage dated April 12, 2001, and recorded in Official Records Book 1546, Page 2829, lien or encumbrance on the land described hereon and does hereby consent to the dedication hereon and does subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED this 23rd day of October, 2002.

BANKATLANTIC
1750 East Sunrise Blvd, 2nd Floor
Ft. Lauderdale, FL 33304

BY: Christopher Hynes
Christopher Hynes
Senior Vice President

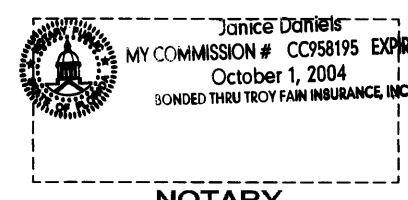
Witness: Rose Marie Bates
Rose Marie Bates

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME, the undersigned notary public, personally appeared Christopher Hynes, to me well known to be the SVP, respectively, of BANKATLANTIC, a Federal Savings Bank, and he acknowledged that he executed such Mortgagee's Consent as such officer 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. He is: [x] personally known to me or [] has produced _____ as identification.

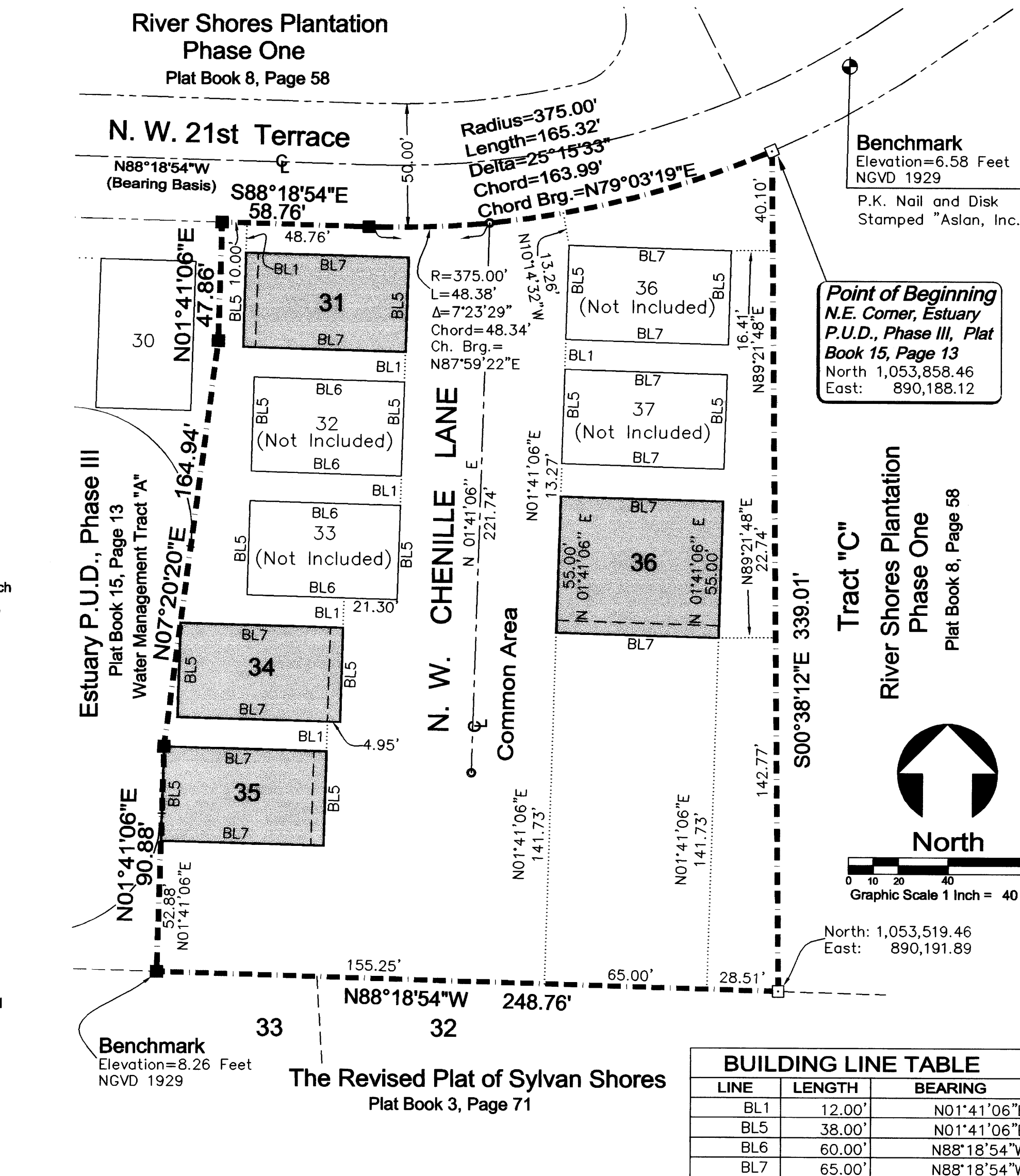
Janie Daniels
Notary Public, State of Florida at Large
State of Florida at Large
Commission No: CC98195
My commission expires: 10/1/04



A Plat of

Estuary P.U.D., Phase III Replat

Being a Replat of Units 31, 34, 35 and 36, Estuary P.U.D., Phase III, as recorded in Plat Book 15, Page 13 of the Public Records of Martin County, Florida, all lying in Section 30, Township 37 South, Range 41 East, Martin County, Florida.



LEGAL DESCRIPTION

A Parcel of Land lying in Estuary P.U.D., Phase III, Plat Book 15, Page 13 of the Public Records of Martin County, Florida, all lying in Section 30, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Begin at the Northeast Corner of said plat of Estuary P.U.D., Phase III; thence South 0°38'12" East along the East line of said plat of Estuary P.U.D., Phase III a distance of 339.01 feet to the Southeast Corner of said plat of Estuary P.U.D., Phase III; thence North 88°18'54" West along the South line of said plat of Estuary P.U.D., Phase III a distance of 248.76 feet; thence North 1°41'06" East 90.88 feet; thence North 7°20'20" East 164.94 feet; thence North 1°41'06" East 47.86 feet to the Southerly Right-of-Way Line of N.W. 21st Street (a 50.00 foot wide right-of-way) also being the Northerly line of said plat of Estuary P.U.D., Phase III; thence South 88°18'54" East along said Southerly Right-of-Way Line of N.W. 21st Street and the Northerly line of said plat of Estuary P.U.D., Phase III a distance of 58.76 feet to the point of curvature of a curve, concave to the Northwest having a radius of 375.00 feet; thence Northeast along the arc of said curve and along said Southerly Right-of-Way Line of N.W. 21st Street and the Northerly line of said plat of Estuary P.U.D., Phase III, a distance of 165.32 feet through a central angle of 25°15'33" to the **Point of Beginning**. All of the above containing 1.882 Acres (73,273 Sq. Ft.), more or less.

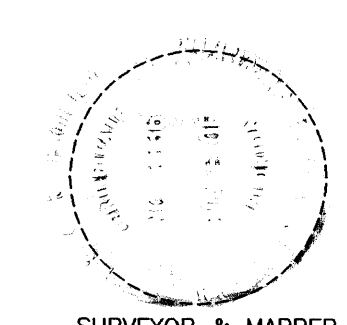
CERTIFICATE OF SURVEY AND MAPPER

STATE OF FLORIDA
COUNTY OF MARTIN

I, ERIC B. HOLLY, hereby certify that this plat of Estuary P.U.D., Phase III Replat is a true and correct representation of the lands surveyed, subdivided, and platted under my responsible direction and supervision, that the survey data complies with the applicable requirements of Chapter 177, Part I, Florida Statutes, and further that the Permanent Reference Monuments (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177, on this 23rd day of OCTOBER, 2002. The benchmarks if shown are referenced to National Geodetic Vertical Datum (N.G.V.D.) of 1929 in conformity with standards adopted by the National Ocean Survey or third order control standards. This plat conforms to all applicable sections of Chapter 61G17-6, Florida Administrative Code.

ASLAN, INC.
2440 SE Federal Highway, Suite 700
Stuart, FL 34994
Florida Certificate of Authorization No. LB 5715

Eric B. Holly
Professional Surveyor & Mapper
Florida Registration No. 3336



TITLE CERTIFICATION

I, James D. Rudd, Esq. a member of the Florida Bar, hereby certify that as of 23 OCT, 2002, at 11 AM

- Record title to the land described and shown on this plat is in the name of the corporation executing the Certificate of Ownership and Dedication hereon.
- All mortgages not satisfied or released or record encumbering the land described hereon as follows: that certain mortgage dated April 12, 2001, and recorded in Official Records Book 1546, Page 2829, Public Records of Martin County, FL.
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 23 day of October, 2002

James D. Rudd, Esq.
Florida Bar No. 377155
3511 N.E. 22nd Avenue
Fort Lauderdale, FL 33306

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

James D. Rudd 11-7-02 County Surveyor and Mapper Date
Christopher Hynes 11/15/02 County Attorney Date
Edmund R. Hynes 11/15/02 Chairperson, Board of County Commissioners Date
BCC: 10-22-02

ATTEST:
Marsha Ewing
Clerk
By Linda Pincus DC



NOTES

- Benchmark elevations as shown are referenced to the National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), and are referenced to Martin County Benchmark MAR-16, elevation 4.052 feet.
- Interior centerlines are shown for graphic purposes only; are part of the common area; and are not separately dedicated on this plat.
- Bearings refer to the centerline of N.W. 21st Street, having a Bearing of N 88°18'54"W, according to the plat of River Shores Plantation Phase 1, as recorded in Plat Book 8, Page 58 of the Public Records of Martin County, Florida.
- 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.
- Coordinates shown hereon are based upon NAD 1983/1990 Adjustment, State Plane Transverse Mercator Projection, Florida East Zone, US Survey Feet Units.

PREPARED BY: Eric B. Holly, P.S.M.



ASLAN, INC.
CONSULTANTS • PLANNERS • SURVEYORS
LAND INFORMATION SERVICES
2440 S.E. Federal Highway - Suite 700
Stuart, FL 34994 (772) 288-4880 Fax 288-0128