

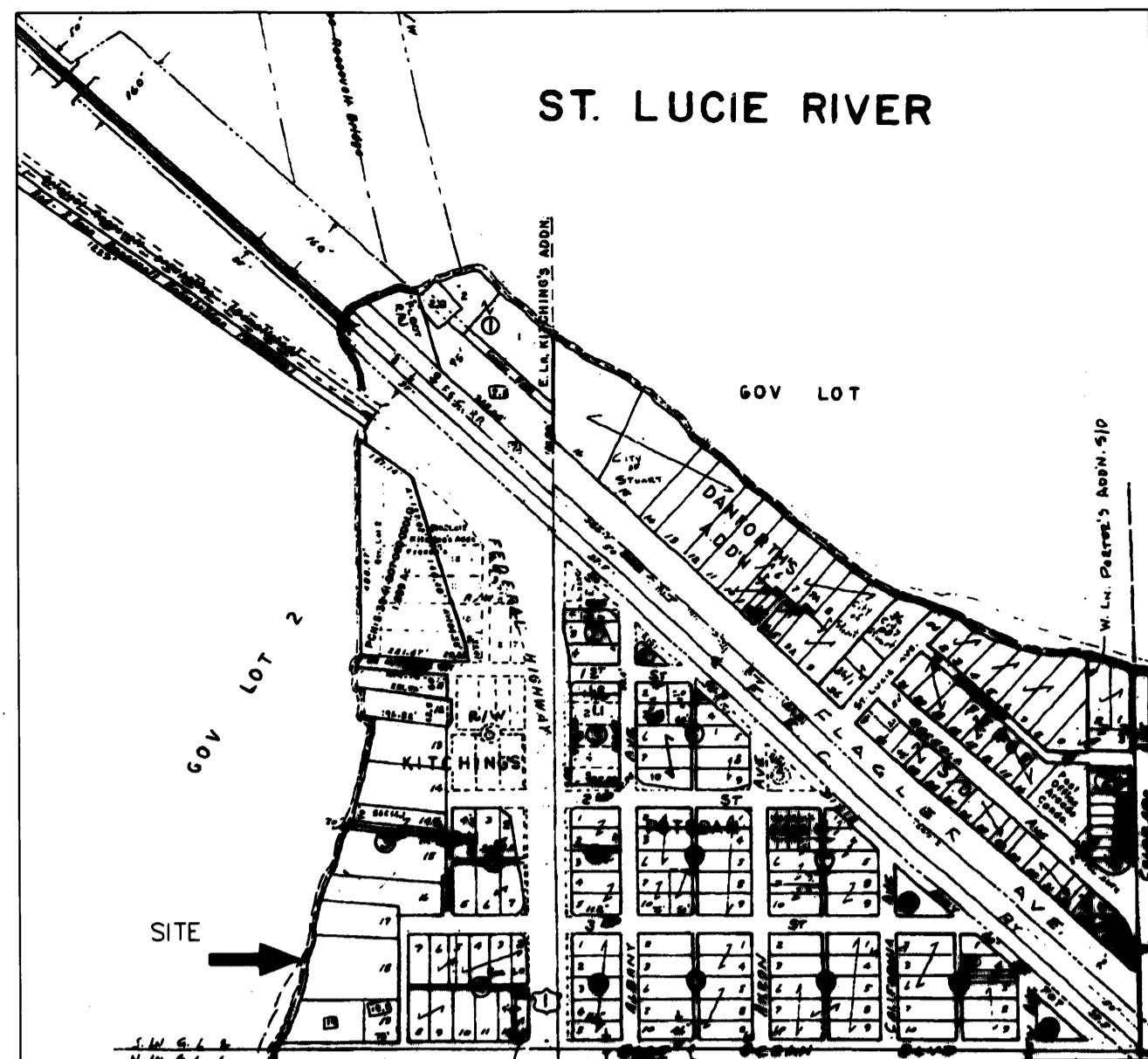
CLERK'S RECORDING CERTIFICATE

I, Marsha Ewing, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 15, Page 52, Martin County, Florida, public records, this 23 day of January, 2003.

Marsha Ewing
Circuit Court
Martin County, Florida
BY: Sammy D. Lopez
Deputy Clerk
(Circuit Court Seal)

File No. 1629856

5-38-41-026-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER



LOCATION MAP

LEGAL DESCRIPTION

LOT 18, BLOCK 3, KITCHINGS ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 86, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
CONTAINING 0.80 +/- ACRES.

TITLE CERTIFICATION

- 1. LAURIE RUSK SEWELL, a member of the Florida Bar, hereby certify that as of December 8, 2002, at 11:00 PM:
1. Record title to the land described and shown on this plat is in the name of the person, corporation and/or other entity executing the Certificate of Ownership and Dedication hereon.
2. All mortgages, liens or encumbrances not satisfied or released of record nor otherwise terminated by law are listed as follows: Mortgage in favor of Riverside National Bank to Harbor Front Properties, recorded in O.R. Book 1642, Page 1694 Public Records of Martin County, Florida, and mortgage in favor of John O. Elbert and Joayne H. Elbert, recorded in O.R. Book 1642, Page 1703, Public Records of Martin County, Florida.
3. All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 23rd of December, 2002.

BY: [Signature]
LAURIE RUSK SEWELL
Attorney-at-Law, Florida Bar No. 335975
853 SE Monterey Commons Blvd.
Stuart, Florida 34996
(772) 288-0048

CERTIFICATE OF SURVEYOR AND MAPPER

I, Stephen J. Brown, hereby certify that the plat of Harbor Front 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 (PRM's) have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

Stephen J. Brown, P.S.M.
Florida Surveyor and Mapper
Registration No. 4049
(Official Seal)

A PLAT OF HARBOR FRONT BEING A REPLAT OF LOT 18, BLOCK 3, KITCHINGS ADDITION, LYING IN TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Harbor Front Properties, L.L.C., a Florida Limited Liability Corporation, by and through Prosperity Development Group, Inc., a Florida Corporation, its Managing Member hereby certifies that it is the owner of the property described on the plat of Harbor Front, and hereby dedicates as follows:

- 1. INGRESS & EGRESS, DRAINAGE, AND UTILITIES AREA
The area shown on this Plat of Harbor Front as Tract CA-1 is hereby declared to be the property of the Harbor Front Homeowners' Association, Inc. (hereinafter "Association"), and shall be conveyed by deed to the Association, for ingress & egress, a surface water management system and utility purposes (including CATV), and shall be maintained, repaired and replaced by the Association. City of Stuart has regulatory authority over, but shall bear no responsibility, duty, or liability, for any area within Tract CA-1 on this plat.
2. RECREATION, STORMWATER RETENTION, LANDSCAPE BUFFER, ACCESS AND UTILITIES AREA
The area shown on this Plat of Harbor Front as Tract CA-2 is hereby declared to be the property of the Harbor Front Homeowners' Association, Inc. (hereinafter "Association"), and is further declared to be a common area to be used for the purposes of access, utilities, private recreation areas, stormwater retention area or surface water management system, as may be required by The City of Stuart, and a landscape buffer. Said areas shall be conveyed by deed to the Association, for recreation, stormwater retention, landscaping, access and utility purposes and shall be maintained by the Association. The City of Stuart has regulatory authority over, but shall bear no responsibility, duty, or liability for, any area within Tract CA-2 on this plat.

DATED this 23rd day of December, 2002, on behalf of said corporation and attested

ATTEST: [Signature]

By: Harbor Front Properties, L.L.C. Prosperity Development Group, Inc. its Managing Member

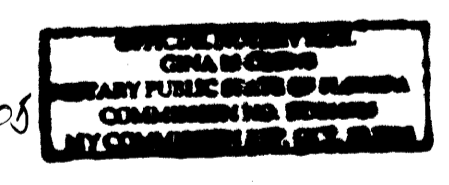
By: David R. Giunta
David R. Giunta, Pres.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this Dec. 23, 2002 by David R. Giunta, President of Prosperity Development Group, Inc., Managing Member of Harbor Front Properties, L.L.C., a Florida Limited Liability Corporation, on behalf of the corporation. He is [X] personally known to me or [] has produced as identification.

Lisa M. Crews
Notary Public
State of Florida at large
My commission expires: Oct. 18, 2008
Commission No. 00064026



CITY COMMISSION APPROVAL

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

- Date: 1/8/02
Date: 1/7/02
Date: 1/17/02

[Signature]
City Engineer: Joseph Capra, Captec Engineering, Inc.
[Signature]
City Attorney: Carl Collins
[Signature]
Mayor, Board of City Commissioners: Karl J. Krueger, Jr.
Attest: [Signature]
Clerk

MORTGAGE HOLDER'S CONSENT

Riverside National Bank, hereby certifies that it is the holder of that certain mortgage encumbering the land described hereon recorded in Official Record Book 1642, at Page 1694 of the public records of Martin County, Florida, and consents to the dedications hereon and subordinates its mortgage to such dedications.

Signed and sealed this 23 day of December, 2002.

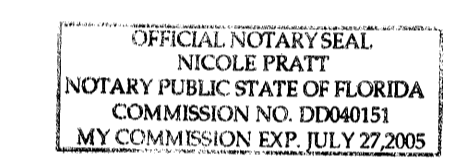
[Signature]
WITNESS
[Signature]
WITNESS
Riverside National Bank
[Signature]
Senior Vice President

ACKNOWLEDGEMENT

Before me, the undersigned notary public, personally appeared Sharon M. Strickland, Senior Vice President of Riverside National Bank, to me well known to be the individual described in and who executed the foregoing mortgage holders consent on behalf of said corporation.

Witness my hand and official seal this 23 day of December, 2002.

[Signature]
Notary Public
State of Florida at large
Commission No.
My commission expires:



MORTGAGE HOLDER'S CONSENT

John O. Elbert and Joayne H. Elbert, husband and wife, hereby certify that they are holders of that certain mortgage encumbering the land described hereon recorded in Official Record Book 1642, at Page 1703 of the public records of Martin County, Florida, and consent to the dedications hereon and subordinates its mortgage to such dedications.

Signed and sealed this 23 day of December, 2002.

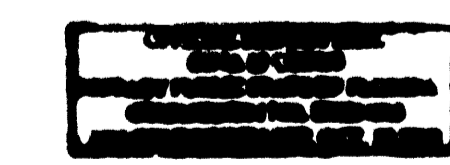
[Signature]
WITNESS
[Signature]
WITNESS
John O. Elbert
John O. Elbert
[Signature]
Joayne H. Elbert

ACKNOWLEDGEMENT

Before me, the undersigned notary public, personally appeared John O. Elbert and Joayne H. Elbert, husband and wife, to me well known to be the individuals described in and who executed the foregoing mortgage holders consent on behalf of said corporation.

Witness my hand and official seal this 23 day of December, 2002.

Lisa M. Crews
Notary Public
State of Florida at large
Commission No. 00064026
My commission expires: Oct. 18, 2008



STEPHEN J. BROWN, INC.
SURVEYORS-DESIGNERS
LAND PLANNERS-CONSULTANTS
619 E 5th STREET
STUART, FLORIDA 34994
561-288-7176