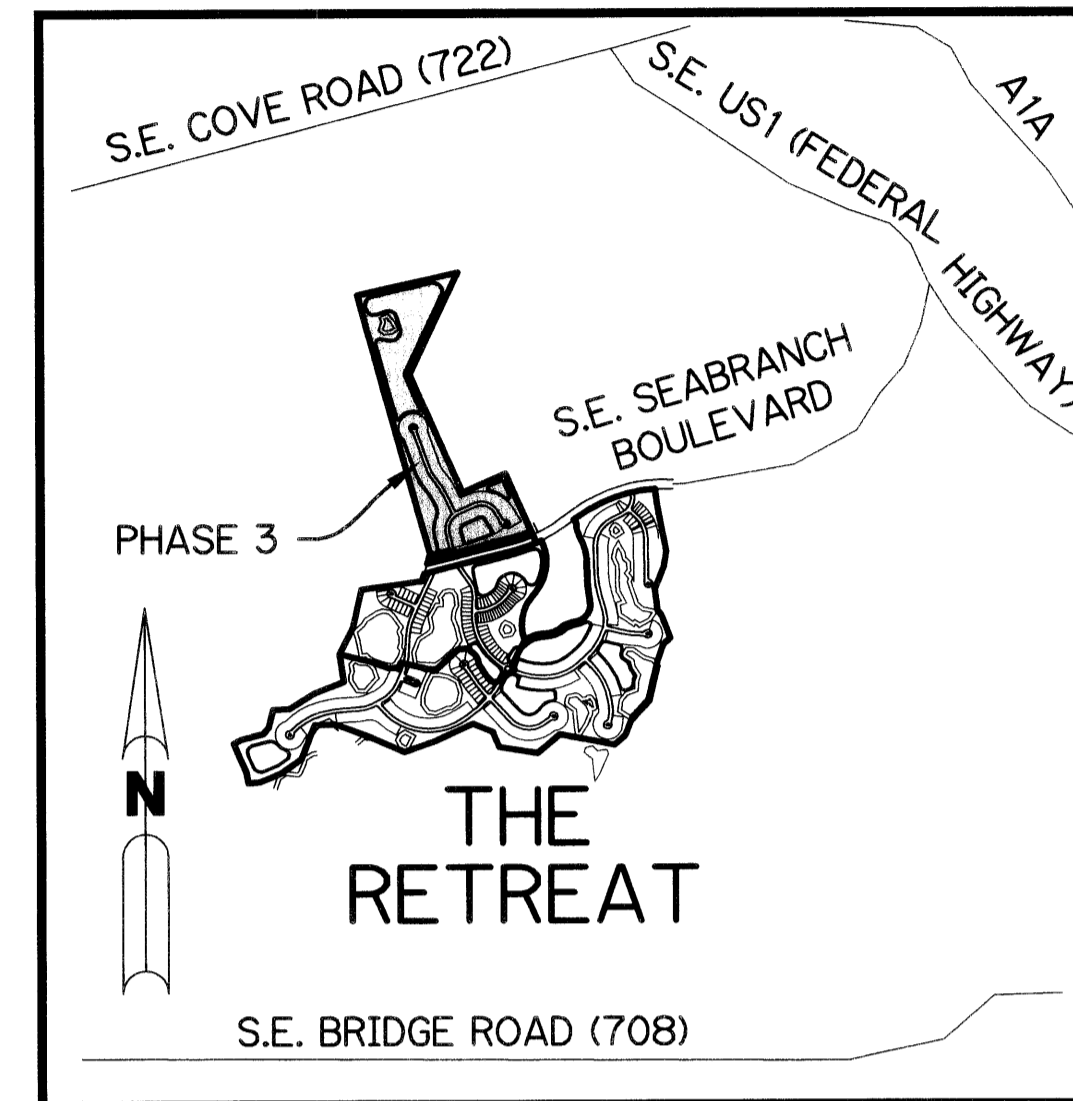


A PLANNED UNIT DEVELOPMENT THE RETREAT, PHASE 3, A P.U.D.

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 2, 11 AND 12,
TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA
SHEET 2 OF 12 OCTOBER, 2002



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ~~MARTIN~~ PALM BEACH

THE RETREAT AT SEABRANCH HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 7th DAY OF November, 2002.

ATTEST: Harmon D. Smith BY: Richard E. Greene
HARMON D. SMITH, VICE PRESIDENT RICHARD E. GREENE, PRESIDENT

CERTIFICATE OF SURVEYOR AND MAPPER:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, GARY R. BURFORD, HEREBY CERTIFY THAT THIS PLAT OF THE RETREAT, PHASE 3, A P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LAND 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 AND MONUMENTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 21st DAY OF OCTOBER, 2002

Gary R. Burford
GARY R. BURFORD, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4981

LEGEND

- - DENOTES PERMANENT REFERENCE MONUMENT FOUND -- AS NOTED
- - DENOTES PERMANENT REFERENCE MONUMENT SET -- P.R.M. LB 6674
- - DENOTES PERMANENT CONTROL POINT (P.C.P.) SET -- P.C.P. LB 6674
- - DENOTES 5/8" IRON ROD & CAP (LB 6674) TO BE SET AS PART OF THE REQUIRED IMPROVEMENTS WITH THE PLATTED LANDS
- P.D.E. - DENOTES PRIVATE DRAINAGE EASEMENT
- U.E. - DENOTES UTILITY EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- P.B. - DENOTES PLAT BOOK
- PG. - DENOTES PAGE
- Δ - DENOTES DELTA
- L - DENOTES ARC LENGTH
- R - DENOTES RADIUS
- T - DENOTES TANGENT
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD LENGTH
- OS - DENOTES OPEN SPACE
- COR. - DENOTES CORNER
- P.C. - DENOTES POINT OF CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- CL - DENOTES CENTER LINE
- N.R. - DENOTES NOT RADIAL
- R.P. - DENOTES RADIUS POINT
- P.R.C. - DENOTES POINT OF REVERSE CURVE
- O.S.T. - DENOTES OPEN SPACE TRACT
- R/W - DENOTES RIGHT-OF-WAY
- U.P.E. - DENOTES UPLAND PRESERVATION EASEMENT
- S.T. - SURVEY TIE
- P.I. - POINT OF INTERSECTION
- L.M.E. - LAKE MAINTENANCE EASEMENT
- RAD. - RADIAL
- PRM - PERMANENT REFERENCE MONUMENT

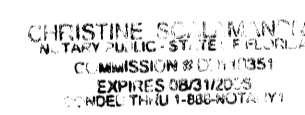
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ~~MARTIN~~ PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE AND HARMON D. SMITH WHO (ARE) ~~(ARE NOT)~~ PERSONALLY KNOWN TO ME AND ~~HAVE~~ (HAVE NOT) PRODUCED NOT (AND) NOT RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE RETREAT AT SEABRANCH HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF November, 2002.

MY COMMISSION EXPIRES: 8/31/06 NOTARY PUBLIC: William E. Shannon
MY Commission No. 22119351



COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

DATE: 1-8-03

John G. Johnson
COUNTY SURVEYOR AND MAPPER

DATE: 1-8-03

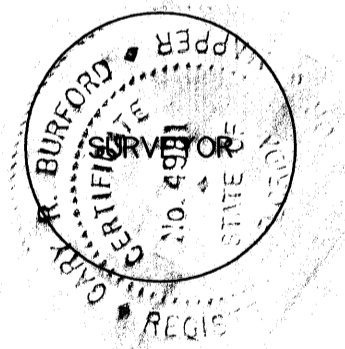
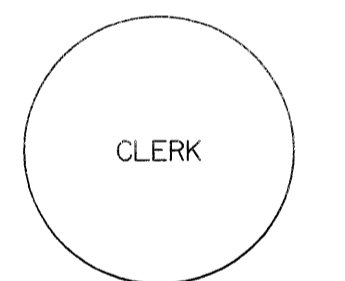
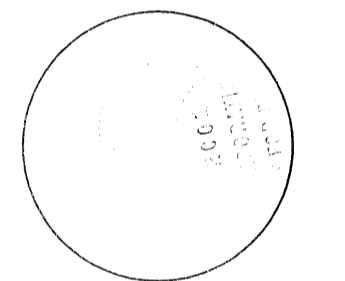
David D. Diller
COUNTY ENGINEER

DATE: 1/14/03

Kristof Storey, Sr. Sec. of Atty
COUNTY ATTORNEY

DATE: BCC: 10-8-02

BY: [Signature]
VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, HEREBY CERTIFY THAT AS OF NOVEMBER 4, 2002, AT PALM BEACH GARDENS, FLORIDA.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF THE RETREAT, PHASE 3, A P.U.D. IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES HAVE BEEN PAID.

DATE: NOVEMBER 4, 2002

BY: William E. Shannon
WILLIAM E. SHANNON
PRESIDENT
AMERICAN TITLE OF THE PALM BEACHES CORPORATION

NOTES

1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D. THAT BEARS SOUTH 74°32'54" EAST AS SHOWN ON SAID PLAT AND ALL BEARINGS ARE RELATIVE THERETO.
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. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
8. DATE OF FIELD SURVEY MARCH 25, 2002.

ATTEST
BY: Mona G. Goring
CLERK
By Lynda Pireau DC

THIS INSTRUMENT PREPARED BY
GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BOULEVARD, SUITE 9
PORT ST. LUCIE, FLORIDA

I:\Data\400-499\A494\CAD\PHASE-3\A4943FL02.dwg 10/21/2002 10:36:45 AM EDI