

A Plat of Estuary P.U.D., Phase 11a

Being a Replat of a Portion of River Shores Plantation, Phase One, Plat Book 8, Page 58, as recorded in the Public Records of St. Lucie County (now Martin County), Florida, all lying in Section 30, Township 37 South, Range 41 East, Martin County, Florida.

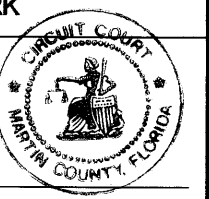
CLERK'S RECORDING CERTIFICATE

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 59, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12th DAY OF March 2002.

MARSHA EWING, CIRCUIT OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NUMBER 1642410 BY *Debra Wood, D.C.*
DEPUTY CLERK

30-37-41-018-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER



CERTIFICATE OF OWNERSHIP AND DEDICATION

Estuary Development Company of Martin County, a Florida Corporation, by and through its undersigned officers, hereby certify that it is the owner of the property described on the plat of Estuary P.U.D., Phase 11a and hereby dedicates as follows:

COMMON AREAS, WATER MANAGEMENT AREAS, AND UTILITY EASEMENTS.

1. The Common Areas shown on this plat of Estuary P.U.D., Phase 11a, are hereby declared to be the property of Villas at Estuary Phase 11a 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.

2. The Water Management Tract shown on this plat of Estuary P.U.D., Phase 11a, and designated as such on this Plat, is hereby declared to be the property of Villas at Estuary Phase 11a Homeowners Association, Inc., 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.

SIGNED AND SEALED this 10th day of December 2002 on behalf of said corporation by its President and attested to by its Secretary.

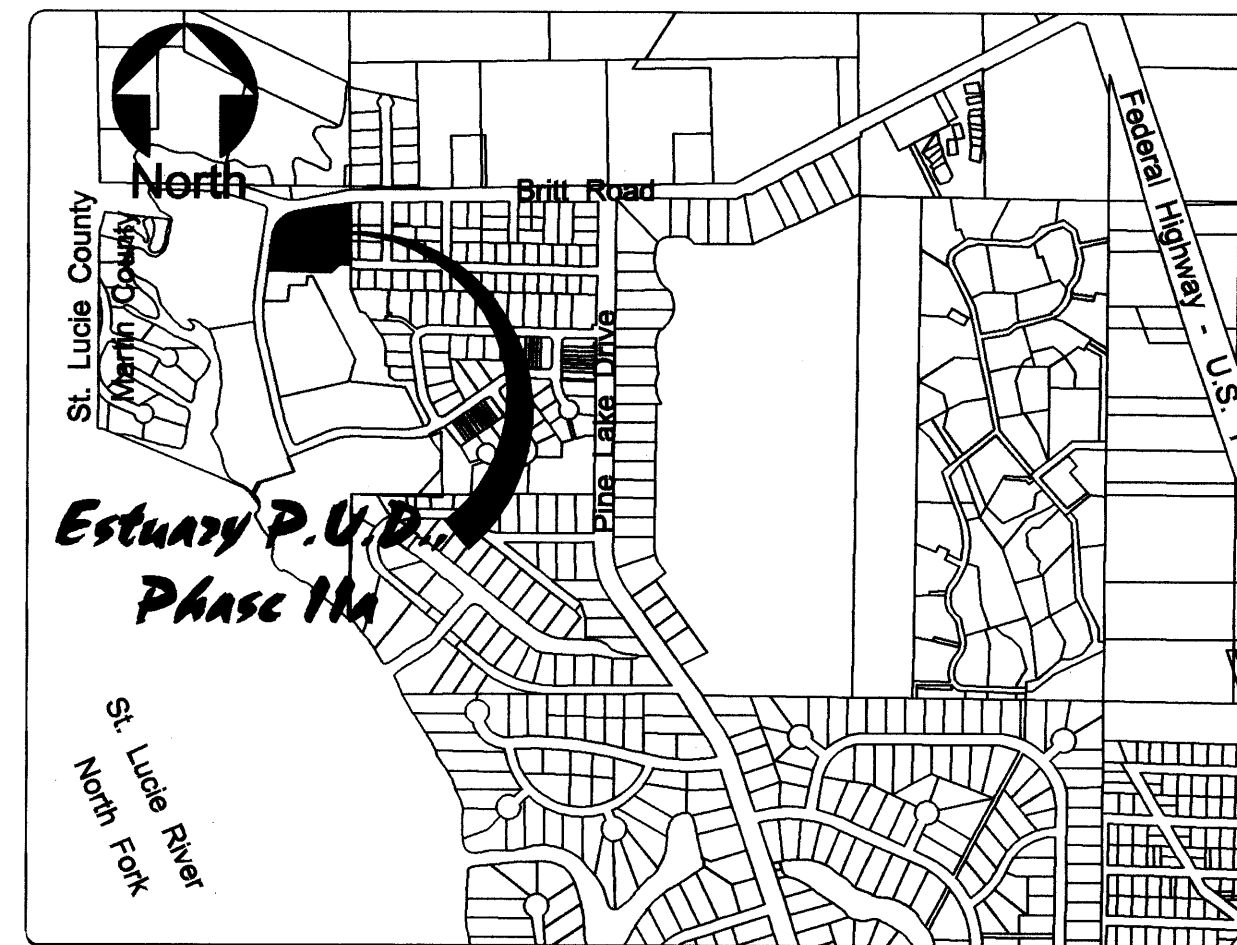
Estuary Development Company of Martin County.

Robert J. Ladd
Robert J. Ladd, its President

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

WITNESS: *Eric B. Holly*

WITNESS: *Kurt D. Rudd*



VICINITY MAP
1" = 1000'

NOTES

- Benchmark elevations as shown are referenced to the National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), and are referenced to South Florida Water Management District 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 East Right of Way Line of N.W. 22nd Avenue, having a Bearing of N 8°47'24"E, 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.
- = Set P.R.M. (Permanent Reference Monument), a Set 4"x4" Concrete Monument with Disk Stamped "Asian, Inc. P.S.M. 3336".
- = Set P.C.P. (Permanent Control Point), a Set P.K. Nail with Washer Stamped "Asian, Inc. P.S.M. 3336".
- Coordinates shown hereon are based upon NAD 1983/1990 Adjustment, State Plane Transverse Mercator Projection, Florida East Zone, US Survey Feet Units.

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

2-6-03 *Eric B. Holly*
Date County Surveyor and Mapper

2-6-03 *James D. Rudd*
Date County Engineer

2/13/03 *Kurt D. Rudd*
Date County Attorney

2/14/03 *James D. Rudd*
Date Vice Chairperson, Board of County Commissioners

ATTEST:

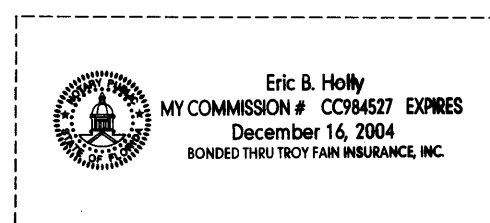
Marsha Ewing
Clerk

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
ERIC B. HOLLY
Notary Public, State of Florida at Large
Commission No: CC984527



LEGAL DESCRIPTION

A Parcel of Land being a portion of River Shores Plantation, Phase One, Plat Book 8, Page 58, Public Records, 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 Northeastly corner of Tract B of said River Shores Plantation, Phase One. Thence South 0°55'39" West 345.96 feet along the Easterly line of said Tract B; Thence North 89°04'21" West 62.76 feet; thence South 46°21'58" West 69.98 feet; thence North 88°15'12" West 354.61 feet to the point of intersection with the West line of said Tract B; thence North 08°47'24" East 210.77 feet to a curve concave to the Southeast having a radius of 150.00 feet; thence along the arc of said curve 186.09 feet through a central angle of 71°04'55"; thence North 79°52'19" East 150.31 feet to a curve concave to the Southeast having a radius of 1,970.00 feet; thence along the arc of said curve 172.99 feet through a central angle of 5°01'52" to the Point of Beginning.

All of the above containing 3.499 acres (152,432 Sq. Ft.), more or less.

CERTIFICATE OF SURVEYOR AND MAPPER

STATE OF FLORIDA
COUNTY OF MARTIN

I, Eric B. Holly, hereby certify that this Plat of Estuary P.U.D., Phase 11a 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 platted lands; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

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

Eric B. Holly
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 December 2002, at *Orlando*:

- 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 of 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 10th day of December, 2002.

James D. Rudd
JAMES D. RUDD, ESQ.
Florida Bar No. 377155
3511 N.E. 22ND Avenue
Fort Lauderdale, FL 33306
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 do hereby consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED this 3rd day of December, 2002.

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

BY: *Christopher Hynes*
Christopher Hynes, Senior Vice President

STATE OF FLORIDA
COUNTY OF *Dixie*

BEFORE ME, the undersigned notary public, personally appeared *Christopher Hynes*, to me well known to be the *Senior V.P.*, 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.

Julie Ryan
Notary Public, State of Florida at Large
State of Florida at Large
Commission No: _____
My commission expires: _____



PREPARED BY: Eric B. Holly, P.S.M.
ASIAN, INC.
CONSULTANTS • PLANNERS • SURVEYORS
LAND INFORMATION SERVICES
2440 S.E. Federal Highway - Suite 700
Stuart, FL 34994 (772) 288-4880 Fax 288-0128

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