

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 12 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21 DAY OF October, 2003.

FILE NO. 1704769 BY MARSHA EWING DEPUTY CLERK CIRCUIT COURT SEAL

RECORDED FOR MARTIN COUNTY OCT 31 AM 8:44 MARSHA EWING CLERK OF CIRCUIT COURT BY D.E.

EMERALD HARBOUR LYING IN GOVERNMENT LOT 2 AND 3, SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA AUGUST 2003

DESCRIPTION

THE SOUTH 200 FEET OF GOVERNMENT LOT 2 AND THE NORTH 10 FEET OF GOVERNMENT LOT 3, ALL LYING EAST OF U.S. HIGHWAY NO. ONE, SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, IN MARTIN COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS HEREUNTO APPERTAINING.

CONTAINING 2.117 ACRES MORE OR LESS.

CERTIFICATION OF OWNERSHIP AND DEDICATION

EMERALD HARBOUR OF JUPITER, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF EMERALD HARBOUR, AND HEREBY DEDICATES AS FOLLOWS:

- 1) TRACT "A" SHOWN ON THIS PLAT OF EMERALD HARBOUR AND DESIGNATED AS A PRIVATE STREET, IS HEREBY DECLARED TO BE THE PROPERTY OF THE EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")... 2) THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF EMERALD HARBOUR MAY BE USED FOR UTILITY PURPOSES... 3) "THE PRIVATE DRAINAGE EASEMENTS DEPICTED ON THIS PLAT OF EMERALD HARBOUR, AND DESIGNATED AS SUCH HEREON, ARE HEREBY DEDICATED TO THE EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")... 4) "THE PRIVATE LANDSCAPE EASEMENTS DEPICTED ON THIS PLAT OF EMERALD HARBOUR, AND DESIGNATED AS SUCH HEREON, IS HEREBY DEDICATED TO THE EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")... 5) "THE PRIVATE RIPARIAN ACCESS EASEMENT DEPICTED ON THIS PLAT OF EMERALD HARBOUR, AND DESIGNATED AS SUCH HEREON, IS HEREBY DEDICATED TO THE EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")... 6) "THE UPLAND TRANSITION ZONE AND CONSERVATION EASEMENT SHOWN ON THIS PLAT OF EMERALD HARBOUR, AND DESIGNATED AS SUCH HEREON, IS HEREBY DEDICATED TO THE EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")...

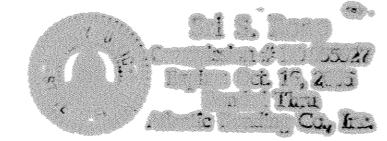
SIGNED AND SEALED THIS 27 DAY OF Aug, 2003, ON BEHALF OF SAID COMPANY BY ITS PRESIDENT

WITNESS PRINT NAME C.J. Peterson EMERALD HARBOUR OF JUPITER, INC. A FLORIDA CORPORATION... WITNESS PRINT NAME APRIL M. WOOD JAMES T. HELM, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES T. HELM, TO ME WELL KNOWN TO BE THE PRESIDENT OF EMERALD HARBOUR OF JUPITER, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION 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 PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.



Notary Public State of Florida at Large Commission No. 00055927 My Commission Expires Oct 16, 2005

ACCEPTANCE OF RESERVATIONS

THE EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF Aug, 2003.

WITNESS PRINT NAME C.J. Peterson EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION... WITNESS PRINT NAME APRIL M. WOOD JAMES T. HELM, ITS PRESIDENT

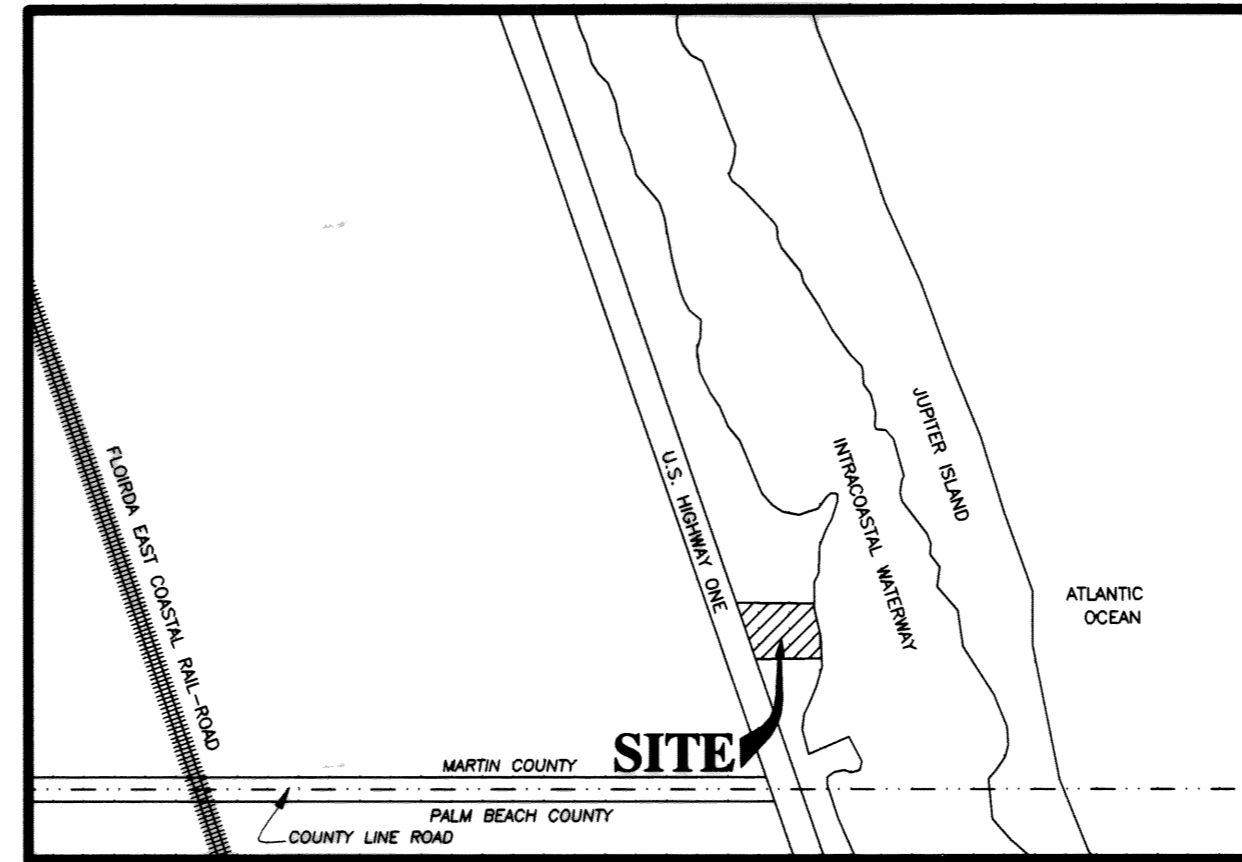
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES T. HELM, TO ME WELL KNOWN TO BE THE PRESIDENT OF EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC., AND HE HAS ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AND RESERVATIONS 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 AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Notary Public State of Florida at Large Commission No. 00055927 My Commission Expires Oct 16, 2005



(NOT TO SCALE) VICINITY SKETCH

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF Palm Beach

FIDELITY FEDERAL BANK & TRUST HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED NOVEMBER 7, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 1699, PAGE 0487, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

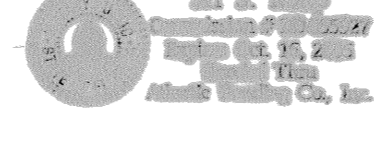
WITNESS PRINT NAME APRIL M. WOOD... WITNESS PRINT NAME C.J. Peterson

FIDELITY FEDERAL BANK & TRUST BY: CHARLES L. FENNER, Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED CHARLES L. FENNER, TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF FIDELITY FEDERAL BANK AND TRUST, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICE OF SAID BANK AND THAT THE SEAL AFFIXED IS THE BANK SEAL AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Notary Public State of Florida at Large Commission No. 00055927 My Commission Expires Oct 16, 2005

TITLE CERTIFICATION

I, D.R. GIRVIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 19, 2003, AT 11:00 AM

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON. 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: MORTGAGE FROM EMERALD HARBOUR OF JUPITER, INC. TO FIDELITY FEDERAL BANK & TRUST, EXECUTED ON NOVEMBER 7, 2002 AND RECORDED NOVEMBER 8, 2002, IN OFFICIAL RECORD BOOK 1695, PAGE 0487, 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 29th DAY OF August, 2003.

D.R. GIRVIN ATTORNEY AT LAW, FLORIDA BAR# 180633 1080 E. INDIANTOWN ROAD JUPITER, FLORIDA 33477

SURVEYOR'S CERTIFICATION

I, DAN W. DAILEY, HEREBY CERTIFY THAT THIS PLAT OF EMERALD HARBOUR 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 ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH MARTIN COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DAN W. DAILEY FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 2439

COUNTY APPROVAL

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

9-24-03 DATE COUNTY SURVEYOR AND MAPPER... 10-8-03 DATE COUNTY ENGINEER... 10/23/03 DATE COUNTY ATTORNEY... 10/23/03 DATE BCC: 7-8-03 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: MARSHA EWING CLERK

SURVEYOR'S SEAL

EMERALD HARBOUR OF JUPITER, INC.

EMERALD HARBOUR PROPERTY OWNERS ASSOCIATION, INC.

FIDELITY FEDERAL BANK & TRUST SEAL

SHEET 1 OF 2 DAILEY AND ASSOCIATES, INC. Surveying and Mapping 112 N. U.S. HIGHWAY NO. 1 TEQUESTA, FLORIDA 33489 PHONE: (561) 746-8424