

PLAT OF COVE ISLE P.U.D.

PARCEL CONTROL NUMBER 55-38-41-550-000-00000

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 7 & 8 BLOCK 55, OF ST. LUCIE INLET FARMS, ACCORDING TO PLAT BOOK 1 PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

ALL LYING IN THE HANSON GRANT, SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC., 400 EXECUTIVE CENTER DRIVE, SUITE 108 WEST PALM BEACH, FLORIDA 33401

CLERK'S RECORDING CERTIFICATE MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 1, PAGE 98, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31 DAY OF OCTOBER 2003

LEGAL DESCRIPTION

ALL OF TRACT 3 & 4, BLOCK 55 OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1 PAGE 98, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF TRACT 6, BLOCK 55 OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1 PAGE 98, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COVE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 979 PAGE 835, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. TOGETHER WITH THAT PORTION TRACT 5, BLOCK 55, OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1 PAGE 98, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COVE ROAD PER RESOLUTION 91-8-29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. TOGETHER WITH ALL OF TRACT 2, BLOCK 55 OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1 PAGE 98, TOGETHER WITH THAT PORTION OF TRACTS 1 & 8, BLOCK 55 OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1 PAGE 98, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF AULT AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 1032, PAGE 2492, AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COVE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 979 PAGE 848, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF TRACT 7, BLOCK 55 OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1 PAGE 98, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COVE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 979 PAGE 851, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING: 3,192,876 SQUARE FEET, 73.298 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, ARNOLD PERLSTEIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF OCTOBER 1, 2003, AT 11 P.M., 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON. 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: TRANSATLANTIC BANK, A STATE CHARTER BANK, MORTGAGEE, MARTIN A. TABOR TRUSTEE AND BRICKELL AND CO., LTD., A FLORIDA LIMITED PARTNERSHIP, DATE OF EXECUTION September 29, 2003, RECORDING DATE October 1, 2003. 3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 1st DAY OF October, 2003

Arnold Perlstein ARNOLD PERLSTEIN ATTORNEY-AT-LAW, FLORIDA BAR NO. 270911 4801 SOUTH UNIVERSITY DRIVE, 2ND FLOOR FT. LAUDERDALE, FL. 33328

MORTGAGEE'S CONSENT TO PLAT

TRANSATLANTIC BANK, A STATE CHARTER BANK, HEREBY CERTIFIES THAT IT IS THE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED September 29, 2003, AND RECORDED IN OFFICIAL RECORD BOOK 1323 PAGE 306, AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 1st DAY OF October, 2003 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY

TRANSATLANTIC BANK, A STATE CHARTER BANK BY: HILDELISA CORDOVEZ, ITS SENIOR VICE PRESIDENT ATTEST: MIGUEL T. LOPEZ, ITS VICE PRESIDENT (CORPORATE SEAL)

LAND USE

Table with 2 columns: LAND USE, NUMBER OF LOTS. Includes LOTS (31.189 ACRES), RIGHT-OF-WAY (11.627 ACRES), TRACT "A" (0.924 ACRES), TRACT "B" (20.448 ACRES), TRACT "C" (6.067 ACRES), TRACT "D" (1.633 ACRES), WETLAND RESERVE (1.410 ACRES), TOTAL (73.298 ACRES).

LEGEND

- DENOTES 4"x 4" PERMANENT REFERENCE MONUMENT SET. PSM No. 3896 □ DENOTE PERMANENT REFERENCE MONUMENT FOUND ○ DENOTES PERMANENT CONTROL POINT ● DENOTES PROPERTY CORNER 3/8" IRON ROD & CAP PSM No. 3896 R DENOTES RADIUS L DENOTES LENGTH OF ARC Δ DENOTES DELTA ⊕ DENOTES CENTER LINE NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM FP&L DENOTES FLORIDA POWER & LIGHT O.R.B. DENOTES OFFICIAL RECORD BOOK P.C. DENOTES PAGE P.B. DENOTES PLAT BOOK R/W DENOTES RIGHT-OF-WAY SQ. FT. DENOTES SQUARE FEET T.I.I.F. DENOTES TRUSTEES OF THE INTERNAL IMPROVEMENT FUND

SURVEYOR'S NOTES

- A. 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. B. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. C. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: 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. D. ELEVATIONS SHOWN HEREON ARE TAKEN FROM MARTIN COUNTY BENCHMARK DATUM (BENCHMARK: 78 & COVE, ELEV. 14.26, AND GS 23 ELEV. 12.96) AND ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD 1929). E. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATES WITH THE EAST LINE OF BLOCK 55, ST. LUCIE INLET FARMS, BEARING N.24°10'08"W. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. F. COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). G. BEARINGS AND COORDINATES ARE BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6x6 CONCRETE MONUMENT, NORTHING 1007149.318 - EASTING 894323.037), AND GCY D27 (6x6 CONCRETE MONUMENT, NORTHING 1019804.000 - EASTING 900422.894), AND GCY D25 (6x6 CONCRETE MONUMENT, NORTHING 1021711.802 - EASTING 920988.565).

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN I HEREBY CERTIFY THAT THE FORGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF September, 2003 BY MARTIN A. TABOR, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

BY: Arnold Perlstein ARNOLD PERLSTEIN NOTARY PUBLIC - STATE OF FLORIDA COMMISSION # CC91298 EXPIRES 06/30/2004 BONDED THRU ASA 1-888-401FARY1

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN I HEREBY CERTIFY THAT THE FORGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF September, 2003 BY MARTIN A. TABOR, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

BY: Arnold Perlstein ARNOLD PERLSTEIN NOTARY PUBLIC - STATE OF FLORIDA COMMISSION # CC91298 EXPIRES 06/30/2004 BONDED THRU ASA 1-888-401FARY1

NOTE

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. 2. NO STRUCTURE, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS. 3. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING THE SAME. 5. ALL LINES TO CURVES ARE RADIAL UNLESS OTHERWISE NOTED. 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THERE PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

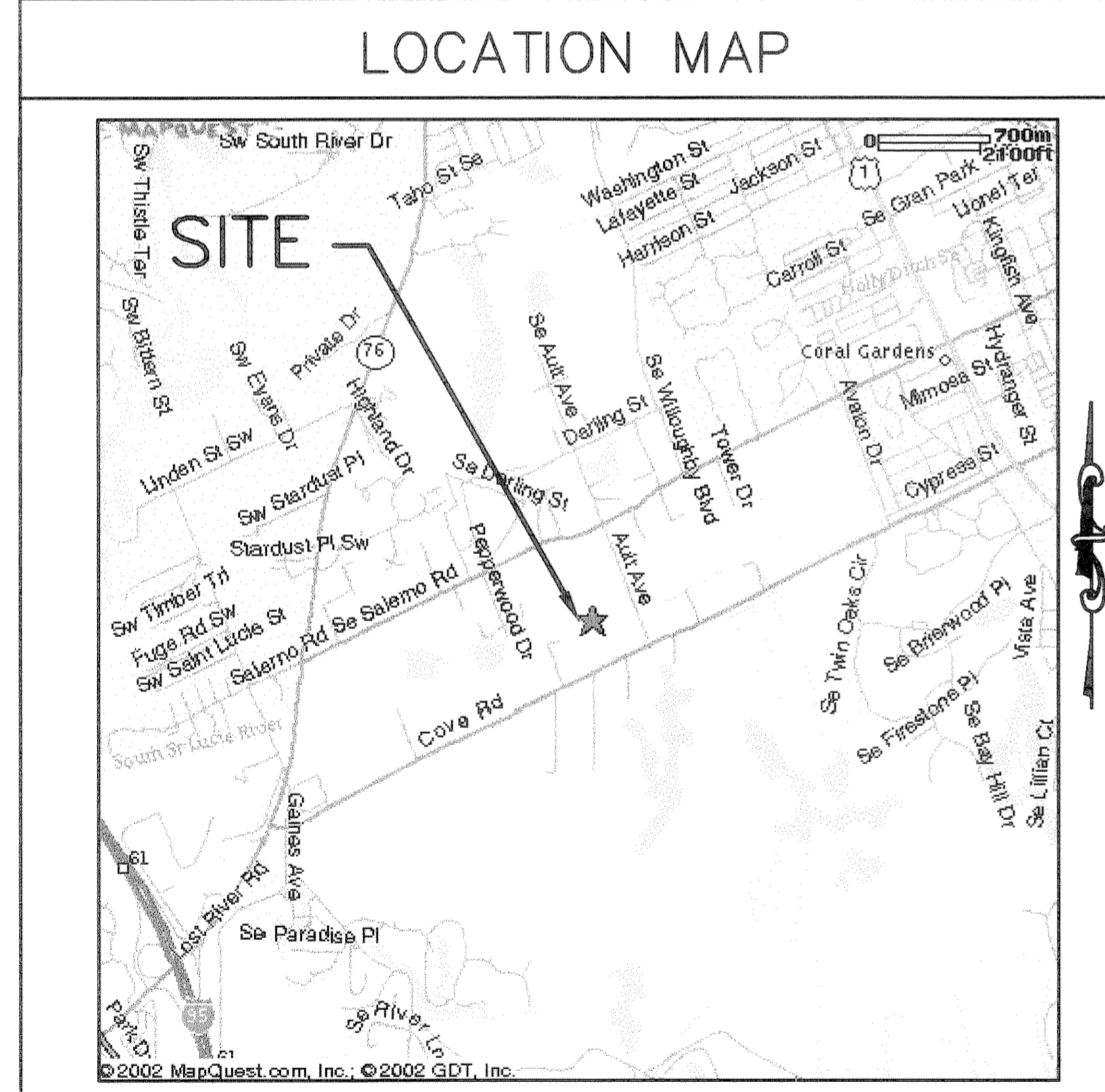
MARTIN A. TABOR TRUSTEE AND BRICKELL AND CO., LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF COVE ISLE P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

- 1. STREETS THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF COVE ISLE P.U.D. AND DESIGNATED AS PRIVATE ARE HEREBY DECLARED TO BE THE PROPERTY OF COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV) AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT. 2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF COVE ISLE P.U.D. MAY BE USED FOR UTILITY PURPOSE (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. 3. THE LIFT STATION EASEMENT AS SHOWN ON THIS PLAT OF COVE ISLE P.U.D. AND DESIGNATED AS PART OF TRACT "C" MAY BE USED FOR UTILITY PURPOSE BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LIFT STATION EASEMENT DESIGNATED AS SUCH ON THIS PLAT. 4. THE RECREATION AREA SHOWN ON THIS PLAT OF COVE ISLE P.U.D. AS TRACT "A", IS HEREBY DECLARED TO BE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT. 5. THE WETLAND PRESERVE AND UPLAND BUFFER, AS SHOWN ON THIS PLAT OF COVE ISLE P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVATION AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 43-01441-P. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT. A PERPETUAL STATUTORY CONSERVATION EASEMENT FOR THE PRESERVATION AREAS, PURSUANT TO SECTION 704.06, FLORIDA STATUTES, HAS BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND IS RECORDED IN THE MARTIN COUNTY, FLORIDA, PUBLIC RECORDS AT OFFICIAL RECORDS BOOK 1812, PAGE 2289. 6. THE OPEN SPACE AREAS SHOWN ON THIS PLAT OF COVE ISLE P.U.D. AS TRACTS "C & D", ARE HEREBY DECLARED TO BE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY OPEN SPACE AREAS DESIGNATED AS SUCH ON THIS PLAT. 7. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF COVE ISLE P.U.D., AND DESIGNATED AS SUCH ON THE PLAT, AND LAKE AREA AS SHOWN ON THIS PLAT OF COVE ISLE P.U.D., AND DESIGNATED AS "TRACT B" ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. 8. THE LAKE MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF COVE ISLE P.U.D., AND DESIGNATED AS PART OF "TRACT B" ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. 9. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE- DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

DATED THIS 30 DAY OF September, 2003. BY: Martin A. Tabor, Trustee; Arnold Perlstein, Witness; Michael Rosen, Witness.

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF MARTIN THE COVE ISLE COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF October, 2003. COVE ISLE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT BY: Stuart H. Cunningham, President; Carolyn S. Durran, Secretary; Martin A. Tabor, Pres.



MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN THE FORGOING MORTGAGEE HOLDER'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October, 2003 BY HILDELISA CORDOVEZ, AS SENIOR VICE PRESIDENT OF TRANSATLANTIC BANK, A STATE CHARTER BANK, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

BY: Arnold Perlstein ARNOLD PERLSTEIN NOTARY PUBLIC - STATE OF FLORIDA COMMISSION # CC91298 EXPIRES 06/30/2004 BONDED THRU ASA 1-888-401FARY1

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED. DATE: 10-23-03; DATE: 10-27-03; DATE: 10/30/03; DATE: 10/30/03. COUNTY ENGINEER; COUNTY ATTORNEY; CHAIRMAN, BOARD OF COUNTY COMMISSIONERS.

ATTEST: Marsha Ewing, Clerk (BOARD SEAL)

CERTIFICATE OF SURVEYOR AND MAPPER

I, STUART H. CUNNINGHAM, HEREBY CERTIFY THAT THIS PLAT OF COVE ISLE P.U.D. 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 AND LOT CORNERS WILL BE SET 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.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC. REGISTRATION LB NO. 4502 400 EXECUTIVE CENTER DRIVE, SUITE 108 WEST PALM BEACH, FL 33401 561-689-5455

