

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 6 OF COMMISSIONER'S SUBDIVISION OF MILES OR HANSON GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 59, OF THE PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, AND IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 37 OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND LYING SOUTHERLY AND EASTERLY OF STATE ROAD NO. 76;

TOGETHER WITH TRACTS 42, 43, 44, 45, 46, 47, OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH TRACTS 1, 5, 6, 7 AND 8, BLOCK 60, TRACTS 2, 3, 4, 5, 6, 7, BLOCK 61, TRACTS 2, 3, 4, 5, 6, 7, BLOCK 59, TRACTS 3, 4, 5, 6, BLOCK 58, AND THAT PART OF TRACTS 1 AND 8, BLOCK 49, LYING SOUTHERLY AND EASTERLY OF STATE ROAD 76, ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PARCELS DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 938, PAGE 1250, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 325.28 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

CENTEX/LENNAR AT MARTIN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MEMBER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF MARTIN'S CROSSING P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. A) THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE 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 AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

1. B) SE POMEROY STREET AND RW-1 AS SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. ARE DESIGNATED AS PUBLIC STREETS AND ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

2. THE UTILITY EASEMENTS (UE) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. MAY BE USED FOR UTILITY PURPOSES (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 DRAINAGE EASEMENTS (DE) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE 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 ON THIS PLAT.

4. THE OPEN SPACE TRACTS (OST) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE 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 TRACTS ON THIS PLAT.

5. THE LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LANDSCAPE BUFFER EASEMENTS ON THIS PLAT.

6. THE WATER MANAGEMENT TRACTS (WMT) AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS (WME) AS SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE PURPOSES, RESPECTIVELY, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LANDSCAPE BUFFER EASEMENTS ON THIS PLAT.

7. CONSERVATION AREAS (CA), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.) AND THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER THE ASSOCIATION). PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION AREAS OR RESTRICTIONS SET FORTH BELOW PERTAINING TO THE CONSERVATION AREA, SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT PRIOR WRITTEN CONSENT OF THE S.F.W.M.D. AND THE ASSOCIATION. IT IS THE PURPOSE OF THESE RESTRICTIONS TO RETAIN LAND OR WATER AREAS SET FORTH ON THE CONSERVATION AREAS IN THEIR NATURAL VEGETATIVE, HYDROLOGIC, SCENIC, OPEN, AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH CONSERVATION AREAS AS SUITABLE HABITAT FOR FISH, PLANTS OR WILDLIFE. THOSE WETLAND AND/OR UPLAND AREAS INCLUDED IN THE RESTRICTION WHICH ARE TO BE ENHANCED OR CREATED PURSUANT TO THE PERMIT SHALL BE RETAINED AND MAINTAINED IN THE ENHANCED OR CREATED CONDITIONS REQUIRED BY THE PERMIT. TO CARRY OUT THIS PURPOSE, THE FOLLOWING RIGHTS ARE CONVEYED TO THE S.F.W.M.D. AND THE ASSOCIATION, TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT, TO ACCESS CONSERVATION AREAS AT REASONABLE TIMES TO ENFORCE THE RIGHT HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY THE ASSOCIATION, AT THE TIME OF SUCH ENTRY, AND TO ENFORCE ANY ACTIVITY ON USE OF THE CONSERVATION AREAS THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION OF SUCH AREAS OR FEATURES OF THE CONSERVATION AREAS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE, EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION AREAS: CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE OR OTHER UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH AN APPROVED MAINTENANCE PLAN; EXCAVATION, DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SALT, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION; ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING, BUT NOT LIMITED TO, DITCHING, DIKING AND FENCING; ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER USES; ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE CONSERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE. THE ASSOCIATION, RESERVES ALL RIGHTS AS OWNERS OF THE PROPERTY INCLUDING THE RIGHT TO ENGAGE IN USES OF THE PROPERTY THAT ARE NOT PROHIBITED HEREIN AND WHICH ARE NOT INCONSISTENT WITH ANY DISTRICT AND COUNTY RULE, CRITERIA, PERMIT AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS. OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING THE CONSERVATION AREAS WHICH THESE RESTRICTIONS COVER UNLESS THE PERMITTEE HAS RECEIVED WRITTEN APPROVAL FROM THE S.F.W.M.D. THE MAINTENANCE AND MONITORING OBLIGATION OF THE CONSERVATION AREAS SHALL BE THE PERPETUAL OBLIGATION OF THE ASSOCIATION, WITHOUT RECOURSE TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

8. THE LIFT STATION EASEMENTS (LS) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. MAY BE USED FOR UTILITY PURPOSES (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 LIFT STATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

(CONTINUED)

FILE: plat-cover.dwg

**MARTIN'S CROSSING P.U.D.**

BEING A REPLAT OF A PORTION OF LOT 6 OF COMMISSIONER'S SUBDIVISION OF HANSON GRANT, AND TRACTS 42, 43, 44, 45, 46, 47, OF STUART FARMS, TRACTS 1, 5, 6, 7, 8, BLOCK 60, TRACTS 2, 3, 4, 5, 6, 7, BLOCK 61, TRACTS 2, 3, 4, 5, 6, 7, BLOCK 59, TRACTS 3, 4, 5, 6, BLOCK 58, AND A PORTION OF TRACTS 1 AND 8, BLOCK 49, MARTIN COUNTY, FLORIDA

**CERTIFICATE OF OWNERSHIP & DEDICATION (CONT)**

9. NOTWITHSTANDING THE OBLIGATION OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION (HEREAFTER "ASSOCIATION") FOR MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT: PUBLIC FLOW-THROUGH DRAINAGE EASEMENT 1.

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 INTERRUPTED 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 MUST BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

10. THE RECREATION AREAS (RA) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE RECREATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR 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 RECREATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

11. THE PUBLIC SERVICE TRACT (PS-1) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. IS HEREBY DEDICATED TO MARTIN COUNTY FOR SUCH PUBLIC INSTITUTIONAL USES AS ARE COMPATIBLE WITH THE MARTIN'S CROSSING RESIDENTIAL USES AND UNDER SUCH CONDITIONS AS ARE SET FORTH WITHIN THE MARTIN'S CROSSING PUD-R PLANNED UNIT DEVELOPMENT ZONING AGREEMENT RECORDED AT OFFICIAL RECORD BOOK 1739, PAGE 2136, OF THE OFFICIAL RECORDS OF MARTIN COUNTY, FLORIDA.

12. THE UPLAND PRESERVE TRACTS (UPT) SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER THE 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 PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY SHALL HAVE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

13. THE EMERGENCY ACCESS EASEMENT AS SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT MAY BE USED FOR EMERGENCY ACCESS PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE EMERGENCY ACCESS EASEMENT.

14. THE 10' PEDESTRIAN INGRESS & EGRESS EASEMENT AS SHOWN ON THIS PLAT OF MARTIN'S CROSSING P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT IS MAY BE USED BY THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC. FOR PEDESTRIAN AND BICYCLE ACCESS ONLY THROUGH THE RECREATION AREA DESIGNATED AS RA-2. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SUCH PEDESTRIAN INGRESS & EGRESS EASEMENT.

15. THE 10' ACCESS EASEMENT SHOWN ON SHEETS 8 AND 13 OF THIS PLAT OF MARTIN'S CROSSING P.U.D. AND LYING BETWEEN THE LBE AND THE WESTERN BOUNDARY OF THIS PLAT MAY BE USED BY MARTIN COUNTY FOR ACCESS TO AND MAINTENANCE OF MARTIN COUNTY DRAINAGE FACILITIES IN ACCORDANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE ACCESS EASEMENT.

SIGNED AND SEALED THIS 15 DAY OF April, 2004, ON BEHALF OF SAID COMPANY BY ITS ADMINISTRATIVE MEMBER.

CENTEX/LENNAR AT MARTIN'S CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND ADMINISTRATIVE MEMBER

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER

BY: David E. Abrams, NAME: DAVID E. ABRAMS, TITLE: DIVISION PRESIDENT, ASSISTANT SECRETARY

ATTEST: (CORPORATE SEAL)

**ACKNOWLEDGMENT**

STATE OF FLORIDA, COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID E. ABRAMS AND TO ME WELL KNOWN TO BE THE DIVISION PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. PK 71116, MY COMMISSION EXPIRES: 2/27/2006

**TITLE CERTIFICATION**

WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT AS OF 9:00 A.M., March 7, 2004:

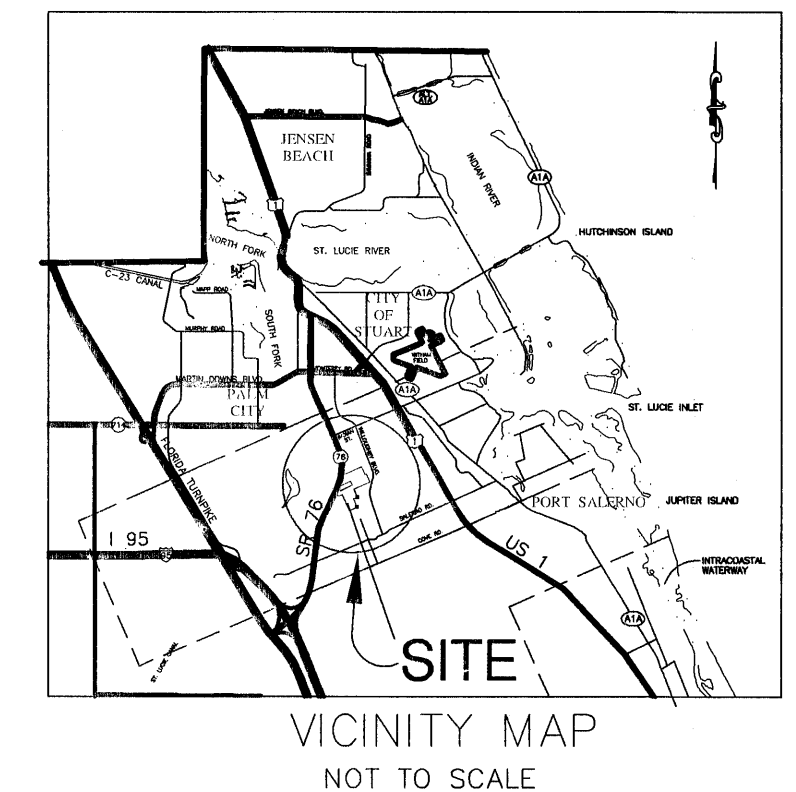
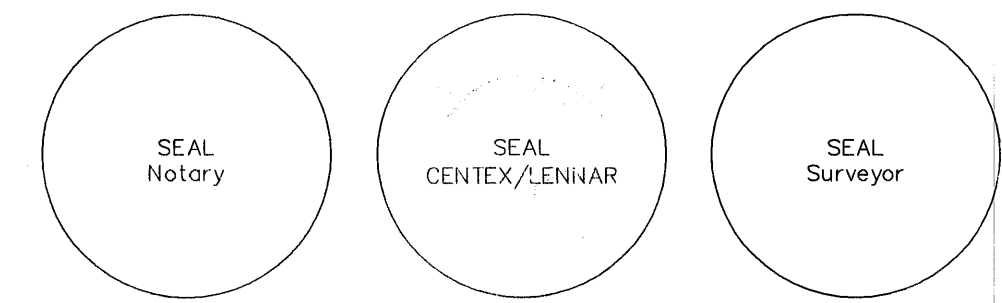
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 12th DAY OF March, 2004.

COMMERCE TITLE COMPANY, ADDRESS: 10010 Highland Manor Dr., Tampa, Florida 33617, BY: Rebecca Wilfong, PRINTED NAME: Rebecca Wilfong, TITLE: Executive Vice President - Operations



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 15, PAGE 89, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17th DAY OF June, 2004.

SUBDIVISION PARCEL CONTROL NO. 40-38-41-009-000-0000-0

MARCH 2004

**CERTIFICATION OF SURVEYOR AND MAPPER:**

RICHARD W. BUSSELL HEREBY CERTIFY THAT THIS PLAT OF MARTIN'S CROSSING P.U.D. SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS 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, AS AMENDED, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: Richard W. Bussell, DATED THIS 6th DAY OF April, 2004. PROFESSIONAL SURVEYOR & MAPPER, FLORIDA CERTIFICATE NO. 3858

**ACCEPTANCE OF DEDICATIONS**

THE MARTIN'S CROSSING HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 15th DAY OF April, 2004.

ATTEST: [Signature], PRINTED NAME: [Name], BY: [Signature], PRINTED NAME: [Name]

**ACKNOWLEDGMENT**

STATE OF FLORIDA, COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signatures] AND [Signatures] WHO ARE PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED [Signatures] (AND [Signatures], RESPECTIVELY) AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE MARTIN'S CROSSING HOMEOWNERS 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 17th DAY OF June, 2004. MY COMMISSION EXPIRES: [Date], NOTARY PUBLIC, PRINTED NAME: [Name]

**COUNTY APPROVAL**

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

DATE: 05-27-04, BY: [Signature], COUNTY SURVEYOR AND MAPPER; DATE: 6-1-04, BY: [Signature], COUNTY ENGINEER; DATE: 6/4/04, BY: [Signature], COUNTY ATTORNEY; DATE: 6-7-04, BY: [Signature], CHAIRMAN, BOARD OF COUNTY COMMISSIONERS; ATTEST: [Signature], CLERK

PREPARED IN THE OFFICE OF: CULPEPPER & TERPENING, INC. 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 CERTIFICATION NO. LB 4286 BY: RICHARD W. BUSSELL, FLORIDA CERTIFICATE No. 3858 PROFESSIONAL SURVEYOR AND MAPPER SHEET 1 OF 16