

LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

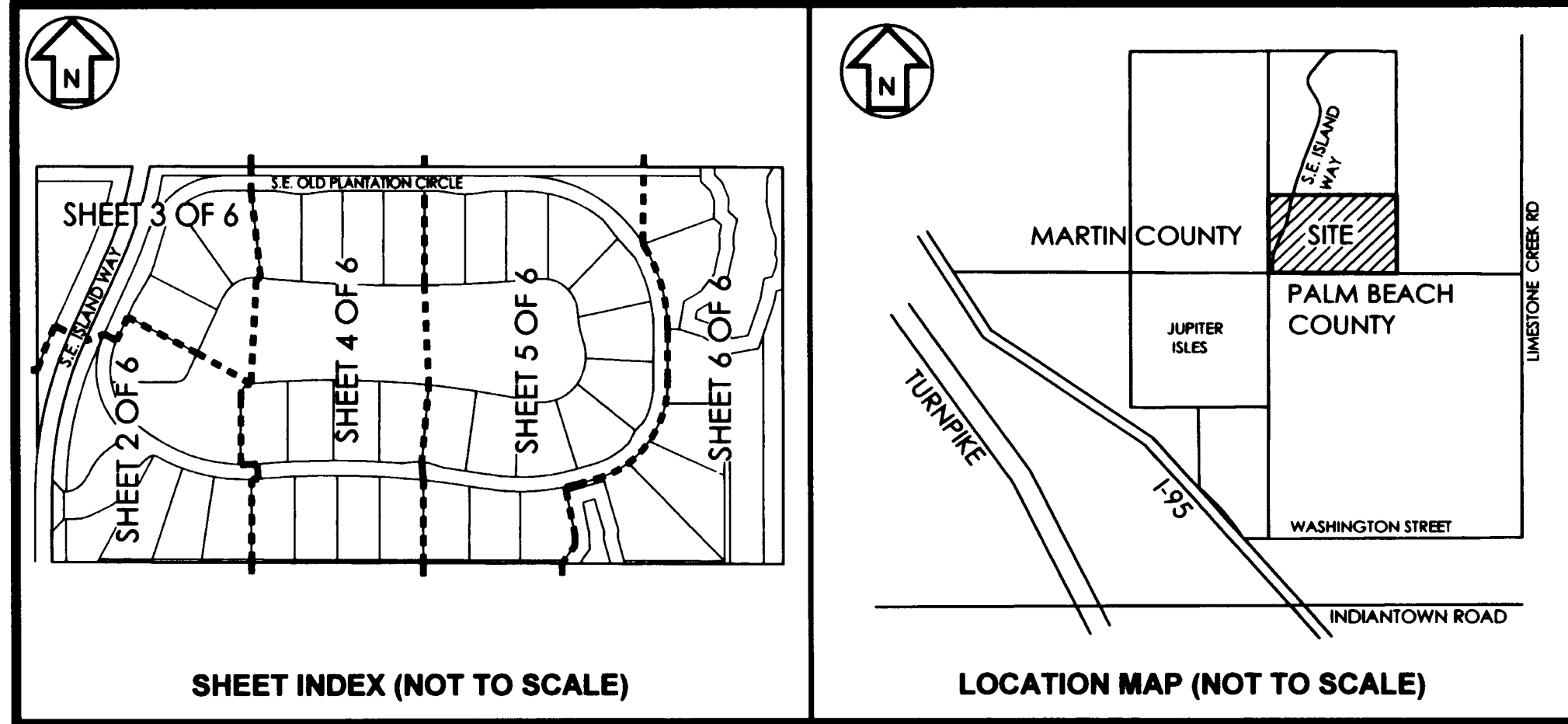
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, EXCEPTING THE RIGHT-OF-WAY FOR S.E. ISLAND WAY AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1935, PAGE 2781, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

CONTAINING: 78.82 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

ISLAND WAY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF OLD PLANTATION PUD AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACT "R" (PRIVATE STREET), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR PRIVATE STREET PURPOSES 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 THE PRIVATE STREET DESIGNATED AS SUCH ON THIS PLAT.
2. TRACT "FT" (FLOW-THROUGH MARSH), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, IS DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AS A PRIVATE FLOW-THROUGH MARSH FOR PRESERVING HISTORICAL DRAINAGE FLOW AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE FLOW-THROUGH MARSH SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY FLOW-THROUGH MARSH DESIGNATED AS SUCH ON THIS PLAT.
3. THE PRIVATE DRAINAGE EASEMENTS (PDE), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS 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.
4. THE WALL EASEMENTS, AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WALL MAINTENANCE, REPAIR AND REPLACEMENT FROM TIME TO TIME. THE WALLS AND THE WALL EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER THE WALLS AND WALL EASEMENTS, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WALLS OR WALL EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
5. THE UTILITY EASEMENTS (UE), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
6. THE LANDSCAPE BUFFER EASEMENTS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR BUFFER AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LANDSCAPE BUFFER EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
7. TRACTS "LB-1", "LB-2" AND "LB-3" (LANDSCAPE BUFFER AREA), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR BUFFER AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LANDSCAPE BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.
8. TRACTS "W-1" AND "W-2" (WETLAND PRESERVE AREAS), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE WETLAND PRESERVE 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 WETLAND PRESERVE AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. ACTIVITIES PROHIBITED WITHIN THESE WETLAND PRESERVE AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/INVASIVE VEGETATION REMOVAL AS SPECIFIED WITHIN SAID PRESERVE AREA MANAGEMENT PLAN (PAMP); EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
9. TRACTS "WB-1" AND "WB-2" (WETLAND PRESERVE BUFFER AREAS), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE WETLAND PRESERVE BUFFER AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WETLAND PRESERVE BUFFER 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 WETLAND PRESERVE BUFFER AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND PRESERVE BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.
10. TRACTS "L-1" AND "L-2" (LAKES), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE LAKES, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, WATER RETENTION AND WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LAKES DESIGNATED AS SUCH ON THIS PLAT.
11. THE LAKE MAINTENANCE EASEMENTS (LME), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE LAKE MAINTENANCE EASEMENTS, WHICH 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.
12. TRACTS "O-1", "O-2", "O-3", "O-4" AND "O-5" (OPEN SPACE TRACTS), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
13. TRACT "RW" (ADDITIONAL RIGHT-OF-WAY FOR S.E. ISLAND WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
14. THE EMERGENCY ACCESS EASEMENT (EAE), SHOWN ON THIS PLAT OF OLD PLANTATION PUD, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR EMERGENCY ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY EMERGENCY ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
15. THE 20 FOOT WIDE INGRESS AND EGRESS EASEMENT, SHOWN ON THIS PLAT OF OLD PLANTATION PUD, AND DESIGNATED AS SUCH ON THE PLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS PURPOSES TO MONITOR AND MAINTAIN TRACTS "WB-2" AND "W-2", AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY INGRESS AND EGRESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
16. TRACT "PA" (NATIVE LANDSCAPE BUFFER/PRESERVE AREA), AS SHOWN ON THIS PLAT OF OLD PLANTATION PUD, IS HEREBY DECLARED TO BE THE PROPERTY OF THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA 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 SAID TRACT SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.



PARCEL CONTROL NO. 28-40-42-002-000-0000.0

AREA SUMMARY

Table listing area summaries for various tracts: TRACT "FT" 1.96 ACRES, TRACT "R" 7.02 ACRES, TRACT "RW" 0.13 ACRES, TRACT "O-1" 0.73 ACRES, TRACT "O-2" 0.16 ACRES, TRACT "O-3" 0.18 ACRES, TRACT "O-4" 2.03 ACRES, TRACT "O-5" 0.33 ACRES, TRACT "LB-1" 2.62 ACRES, TRACT "LB-2" 0.14 ACRES, TRACT "LB-3" 1.49 ACRES, TRACT "L-1" 0.81 ACRES, TRACT "L-2" 12.69 ACRES, TRACT "FT" 1.39 ACRES, TRACT "W-1" 1.97 ACRES, TRACT "W-2" 0.28 ACRES, TRACT "WB-1" 1.61 ACRES, TRACT "WB-2" 0.72 ACRES, LOTS (36) 42.36 ACRES, TOTAL AREA 78.82 ACRES.



I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16, PAGE 58, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22nd DAY OF May, 2007.

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

BY: Charlotte Burkey, DEPUTY CLERK

FILE NO. 2014998

(CIRCUIT COURT SEAL)

SURVEYOR'S NOTES:

- 1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENT.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
4. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

MORTGAGEE'S CONSENT:

AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1864, PAGE 2428 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SUBSEQUENTLY MODIFIED AS RECORDED IN OFFICIAL RECORDS BOOK 2010, PAGE 2876 OF SAID PUBLIC RECORDS SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY JENNIFER L. PARREISH, ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BANK, THIS 19 DAY OF January, 2007.

AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK

WITNESS: Krista Kelle, JENNIFER L. PARREISH, VICE PRESIDENT

PRINTED NAME: Preston Hall, SANDRA L. AMSTERDAM, PRINTED NAME: SANDRA L. AMSTERDAM

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH, BEFORE ME PERSONALLY APPEARED JENNIFER L. PARREISH, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS VICE PRESIDENT OF AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING MORTGAGEE'S CONSENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF January, 2007.

MY COMMISSION EXPIRES 9/21/07 BY: SANDRA L. AMSTERDAM, NOTARY PUBLIC, PRINTED NAME: SANDRA L. AMSTERDAM, COMMISSION NO. DD246499

COUNTY APPROVAL:

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

DATE: 01/19/07, DATE: 02/14/07, DATE: 4-18-07, DATE: 4-19-07, BCC: 11-28-06, ATTEST: Marsha Ewing, CLERK OF COURT, BY: Charlotte Burkey PC

ISLAND WAY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, DATED THIS 19 DAY OF January, 2007

WITNESS (1): Pamela Jean Allen, PRINTED NAME: Pamela Jean Allen, WITNESS (2): Lynne Stewart, PRINTED NAME: Lynne Stewart, BY: THOMAS FRANKEL, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH, BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGING MEMBER OF ISLAND WAY, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID ISLAND WAY, L.C., A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF January, 2007.

12-3-10 BY: Pamela Jean Allen, NOTARY PUBLIC, PRINTED NAME: Pamela Jean Allen, COMMISSION NO. DD608093

ACCEPTANCE OF DEDICATIONS:

THE OLD PLANTATION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 19 DAY OF January, 2007.

OLD PLANTATION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Geraldine Frankel, SECRETARY, BY: Thomas Frankel, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH, BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL AND GERALDINE FRANKEL, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF OLD PLANTATION 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 19 DAY OF January, 2007.

MY COMMISSION EXPIRES 12-3-10 BY: Pamela Jean Allen, NOTARY PUBLIC, PRINTED NAME: Pamela Jean Allen, COMMISSION NO. DD608093

TITLE CERTIFICATION:

I, SHERRY L. HYMAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 4th 2006, AT 11:00 PM.

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF ISLAND WAY, L.C., A FLORIDA LIMITED LIABILITY COMPANY.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: LENDER IS AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK, BORROWER IS ISLAND WAY, L.C., RECORDED IN OFFICIAL RECORDS BOOK 1864, PAGE 2428 PUBLIC RECORDS, MARTIN COUNTY, FLORIDA AND SUBSEQUENTLY MODIFIED AS RECORDED IN OFFICIAL RECORDS BOOK 2010, PAGE 2876 OF SAID PUBLIC RECORDS.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATE: 11/23/07 BY: Sherry L. Hyman, ATTORNEY-AT-LAW, FLORIDA BAR NO. 0211346, 3800 PGA BLVD, SUITE 107, PALM BEACH GARDENS, FL 33410

CERTIFICATE OF SURVEYOR AND MAPPER

I, WILLIAM R. VAN CAMPEN, HEREBY CERTIFY THAT THIS PLAT OF OLD PLANTATION PUD IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY AND PLAT ARE 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 ACCORDING TO SECTION 177.09(1)(b) FLORIDA STATUTES 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.

BY: William R. Van Campen, DATED THIS 22nd DAY OF January, 2007. WILLIAM R. VAN CAMPEN, PROFESSIONAL SURVEYOR & MAPPER NO. 2424

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS INSTRUMENT WAS PREPARED BY WILL R. VAN CAMPEN, PROFESSIONAL SURVEYOR & MAPPER NO. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4162 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404.

ASSOCIATED LAND SURVEYORS, INC. 4162 W. BLUE HERON BLVD. - SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (888)948-2102 FAX: (888)944-0680 SHEET 1 OF 6

