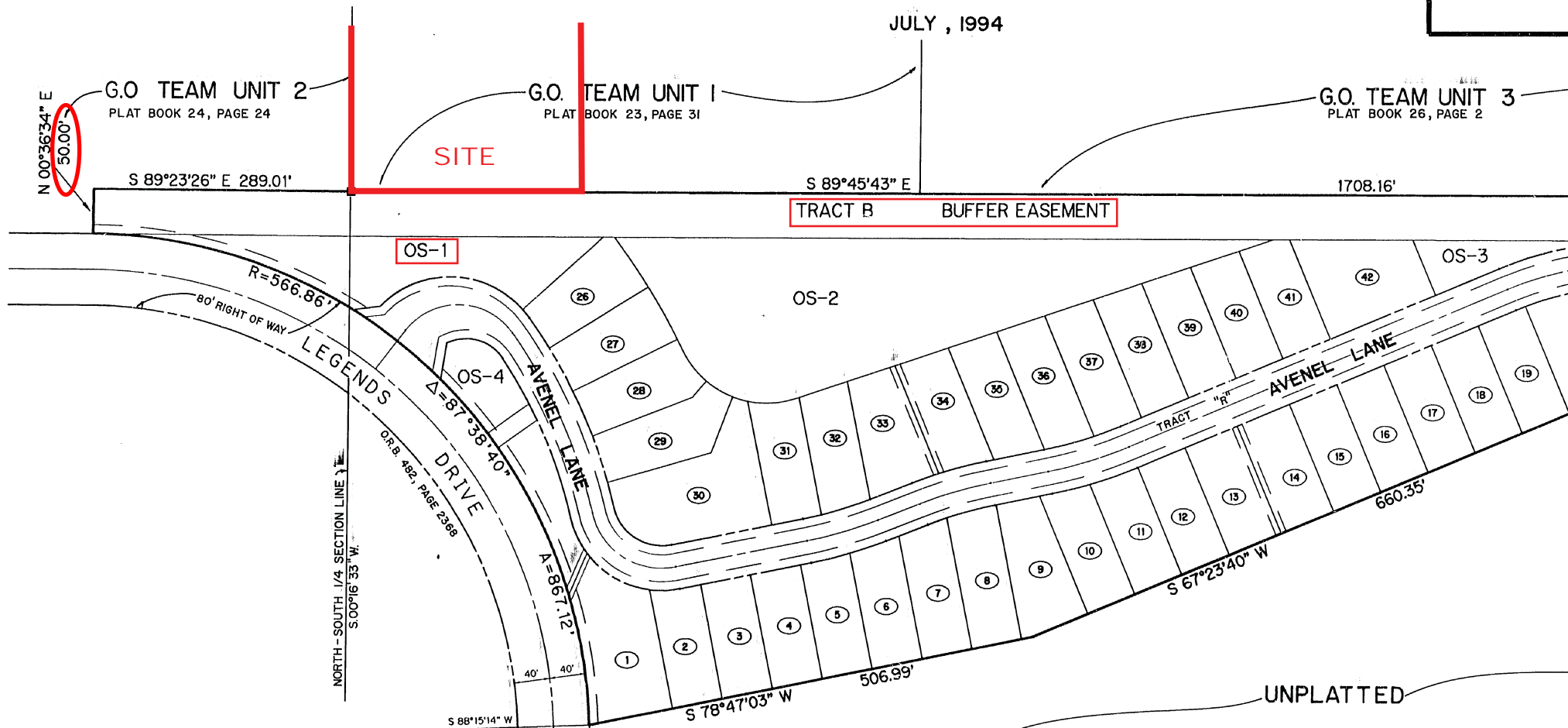


THE PINES AT THE RESERVE



CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

CALLAWAY LAND & CATTLE CO., INC., A FLORIDA CORPORATION, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS THE PINES AT THE RESERVE, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREET.
2. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY AND APPROVED BY THE RESERVE PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
4. TRACTS OS-1, OS-2, OS-3, OS-4, OPEN SPACE TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
5. TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR LANDSCAPE AND BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
THIS 20 DAY OF July, 1994

CALLAWAY LAND & CATTLE CO., INC.
A FLORIDA CORPORATION

BY: John W. Holcomb, Pres.
JOHN W. HOLCOMB, PRESIDENT

ATTEST: [Signature]
SECRETARY

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STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

THIS 27th DAY OF July, 1994

[Signature]
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3864

TITLE CERTIFICATE

HAVING EXAMINED ABSTRACTS OF THE TITLE AND INSTRUMENTS APPEARING AMONG THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE UNDERSIGNED ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE IN THE STATE OF FLORIDA IS OF THE OPINION THAT APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THE WITHIN PLAT IS VESTED IN CALLAWAY LAND & CATTLE CO., INC., A FLORIDA CORPORATION, WHICH HAS APPARENT RECORD TITLE, SUBJECT TO THE FOLLOWING MORTGAGE OWNED BY THE FOLLOWING:
1.) HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED DECEMBER 23, 1993 AND RECORDED IN OFFICIAL RECORDS BOOK 876, PAGE 482.
2.) HARBOR FEDERAL SAVINGS BANK DATED APRIL 29, 1994 AND RECORDED IN OFFICIAL RECORDS BOOK 897, PAGE 2420.

CERTIFIED THIS 21st DAY OF July, 1994

BY: [Signature] Attorney-at-Law

NOTES

1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS ON UTILITY EASEMENTS.
4. BEARING BASE - THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22-36-39 BEING SOUTH 89°45'43" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

THIS INSTRUMENT PREPARED BY
MICHAEL T. KOLODZIEJCZYK, P.L.S. 3864; STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
PORT ST. LUCIE, FLORIDA