

1. RECORD THE PAGE AND BOOK NO. OF THIS DOCUMENT IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

Prepared by / Return to:
Charles W. Edgar, III, Esquire
Cherry & Edgar, P. A.
8409 North Military Trail, Suite 123
Palm Beach Gardens, Florida 33410

INSTR # 1800477
OR BK 01965 PG 1140
RECORDED 12/28/2004 11:37:59 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY S Phoenix

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF THE ADMIRALTY CONDOMINIUM**

THIS AMENDMENT is made this 17th day of December, 2004 by ADMIRALTY WATERFRONT RESIDENCE, INC., a Florida corporation ("Developer").

RECITALS

A. Developer is the successor "Developer" under the **Declaration of Condominium of the Admiralty Condominium, recorded in Official Records Book 832, Page 901 of the Public Records of Martin County, Florida**, as amended and from time to time (the "Declaration"), but only as to the below described portion thereof. The capitalized terms used herein shall have the meanings given them in the Declaration.

B. Buildings 1 and 2 shown on the survey exhibit to the Declaration, while legally existing as Units, were not completed.

C. The property and improvements constituting such buildings and shown on Exhibit "A" hereto are now substantially complete.

D. Developer now desires to amend the Declaration to reflect same.

NOW, THEREFORE, the Declaration is hereby amended adding the attached substitute Exhibit "B" thereto so as to reflect the completed Units and Common Elements shown therein. Said Exhibit "B" includes the required surveyor's certificate, the identification of the Units therein and a survey and graphic description of the improvements in which such Units are located.

OR BK 01965 PG 1141

IN WITNESS WHEREOF, Developer has executed this Amendment for the purposes herein stated as of the date and year first above written.

WITNESSES:


 Print Name: Charles W. Edgar, III

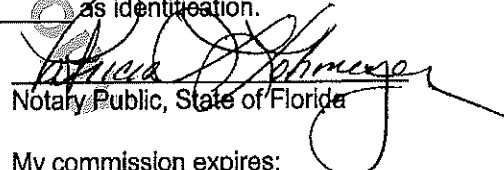

 Print Name: Patricia L. Lohmeyer

ADMIRALTY WATERFRONT
RESIDENCES, INC., a Florida Corporation

By: 
 Print Name: Walter E. Mackey, Jr.
 Title: president

STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17th day of December, 2004, by Walter E. Mackey, Jr. as President of Admiralty Waterfront Residences, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me OR who produced as identification.


 Notary Public, State of Florida

My commission expires:

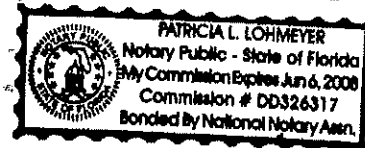
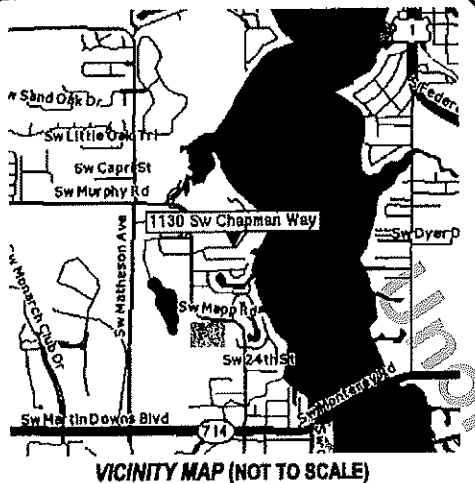


EXHIBIT "B"**THE ADMIRALTY, A CONDOMINIUM**

SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST
PALM CITY, MARTIN COUNTY, FLORIDA

OR BK 01965 PG 1142

**INDEX OF DRAWINGS**

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LAND DESCRIPTION

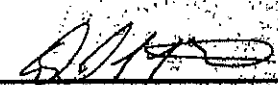
Tract "F" Plat No. 40, Martin Downs P.U.D., as recorded in Plat Book 11, Page 67, of the Public Records of Martin County, Florida. said land situate and being in Palm City, Martin County, Florida.

Containing in all 196,662 Sq. Ft. and / or 4.51 Acres, more or less.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ENCLOSED SHEETS 1 THROUGH 19, INCLUSIVE, WHICH COMPRISE THIS EXHIBIT, "B" IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREIN TO INCLUDE THE COMMON ELEMENTS AND UNITS, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS, IS SUBSTANTIALLY COMPLETE SUCH THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR THE ADMIRALTY, A CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 832, PAGE 902, INCLUSIVE, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS AMENDED, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT INCLUDED WITHIN SAID CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS.

I HEREBY CERTIFY THAT THIS CONDOMINIUM BOUNDARY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE RULE 61G17-6, PURSUANT TO CHAPTER 718.104(e), FLORIDA STATUTES, AND FIND THAT THERE ARE NO EASEMENTS, ENCROACHMENTS, OR USES AFFECTING THIS PROPERTY, THAT I HAVE KNOWLEDGE OF OTHER THAN THOSE SHOWN AND DEPICTED THEREON.


DANIEL L. BLANTON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5988

DANIEL L. BLANTON, PSM
CONSULTING SURVEYOR & MAPPER
2485 SE University Terrace
Port Saint Lucie, Florida
Telephone: (772) 335-0112

REFERENCE: 11/87 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

SCALE: N/A

DWG. NUMBER: 04-030

SHEET 1 OF 19

EXHIBIT "B"**THE ADMIRALTY, A CONDOMINIUM** BK 01965 PG 1143

SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

NOTES

1. The current and expected use of the site is Residential and meets the accuracy standards for such as required by the Florida Minimum Technical Standards per FAC chapter 61-G 17.
2. The Specific purpose of this survey is to provide data for the inclusion of buildings 1 & 2 in to the Admiralty Condominium.
3. Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
4. Encroachments of property lines: None.
5. Violations of encumbrances: None.
6. Existing easements and rights-of-way as shown hereon are per Plat 40, Martin Downs P.U.D. recorded in Plat Book 11, Page 87, unless otherwise shown.
7. Distances and angles / bearings shown hereon are per plat and agree with the survey measurement unless otherwise specified.
8. The Bearing base is the Westerly boundary of the site and all other bearings are relative thereto.
9. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries. No search of the Public Records by this Surveyor.
10. Elevations shown are based on N.G.V.D. of 1929.
11. Property lies in Flood Zones "AE ELEVATION 9" per interpretation of FEMA's Flood Insurance Rate Map, Community Panel Number 12085C0142F, dated 10/4/2002.
12. Additions or Deletions to this sketch other than by the signing surveyor are prohibited.
13. Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
14. This survey cannot be transferred or assigned, unless authorized by Daniel L. Blanton, PSM.

UNIT BOUNDARIES

1. Written dimensions have precedence over scaled dimensions.
2. Dimensions of improvements shown are approximate.
3. Upper and Lower Boundaries: The upper and lower boundaries of the unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:
 Upper Boundaries: The horizontal plane of the undecorated finished ceiling.
 Lower Boundaries: The horizontal plane of the undecorated finished floor.
 Perimetrical Boundaries: The perimetrical boundaries of the unit shall be the vertical planes of the undecorated finished interior walls extended to intersections with each other and with the upper and lower boundaries.
4. Apertures: Where there are apertures in any boundary, including, but not limited to, windows & doors, the vertical boundary shall be extended at all such places, at right angles, to the dimension of such aperture, so that the perimetrical boundary at such shall be coincident with the exterior unfinished surface of such aperture, including the framework thereto. Exterior walls made of glass or glass fixed to metal framing, exterior windows and frames, exterior glass sliding doors, frames and casings, shall be included within the unit and shall not be deemed a common element.
5. Balconies: Where a balcony, loggia, terrace, porch, stairway or other portions of the building or any fixture attached to the building serves only the unit, the perimetrical boundary shall vary with the exterior unfinished surface of any such structure extended in a vertical plane, where necessary, to the horizontal boundary.
6. Interior Partitions: The interior partitions within a unit are part of said unit.
7. Weight Bearing Structures: The area beneath the unfinished surface of any weight bearing structure which is otherwise within the horizontal and perimetrical boundaries of a unit is a common element not part of the unit.

LEGEND AND ABBREVIATIONS:

NGVD = NATIONAL GEODETIC VERTICAL DATUM	ME = MECHANICAL EQUIPMENT
FFE = FINISH FLOOR ELEVATION	AC = AIR CONDITIONING UNIT
CL = CENTERLINE	CE = COMMON ELEMENT
CBS = CONCRETE BLOCK STRUCTURE	SF = SQUARE FEET
CONC = CONCRETE	STOR = STORAGE ROOM
ORB = OFFICIAL RECORD BOOK	TC = TRASH SHOOT
PB = PLAT BOOK	LB = LICENSED BUSINESS
PG = PAGE	EASE = EASEMENT
● = FOUND 5/8" IRON ROD & CAP, LB 959	R = RADIUS
■ = FOUND 4"x4" CONCRETE MONUMENT, LB 959	L = LENGTH OF ARC
○ = POINT AT WATER LINE, NO POINT SET	D = DELTA ANGLE

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/67 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

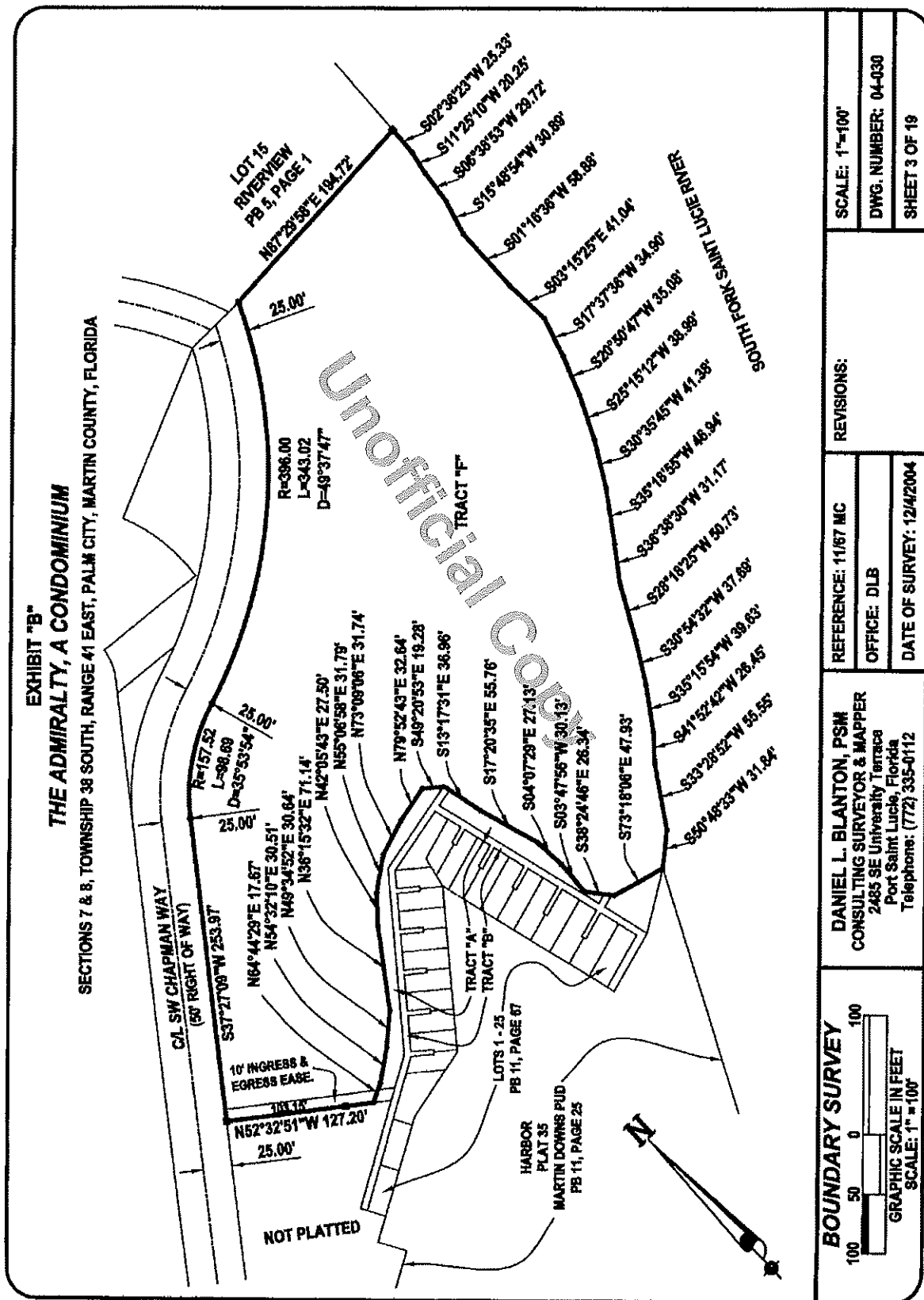
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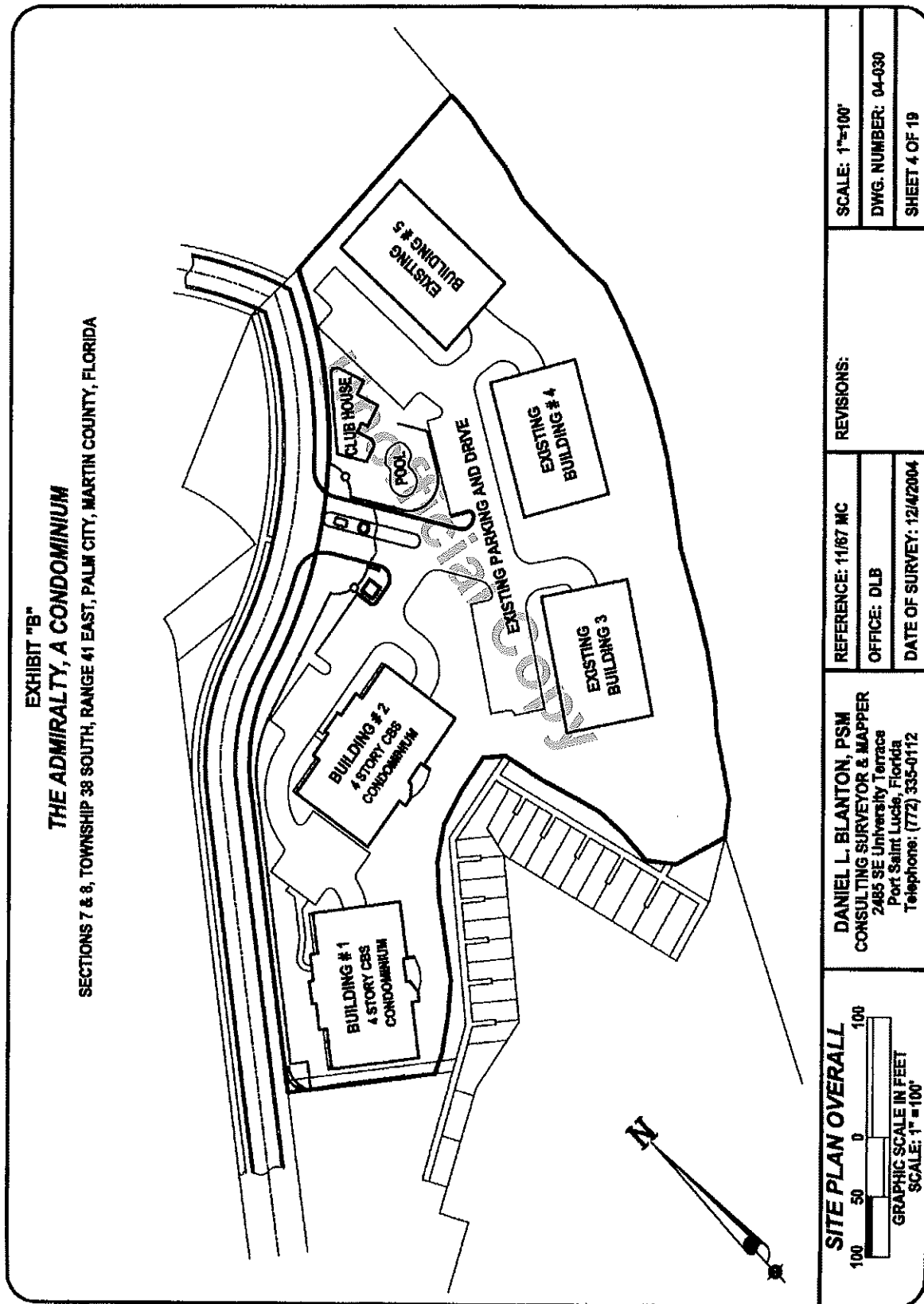
DWG. NUMBER: 04-030

SHEET 2 OF 19

OR BK 01965 PG 1144



OR BK 01965 PG 1145



OR BK 01965 PG 1146

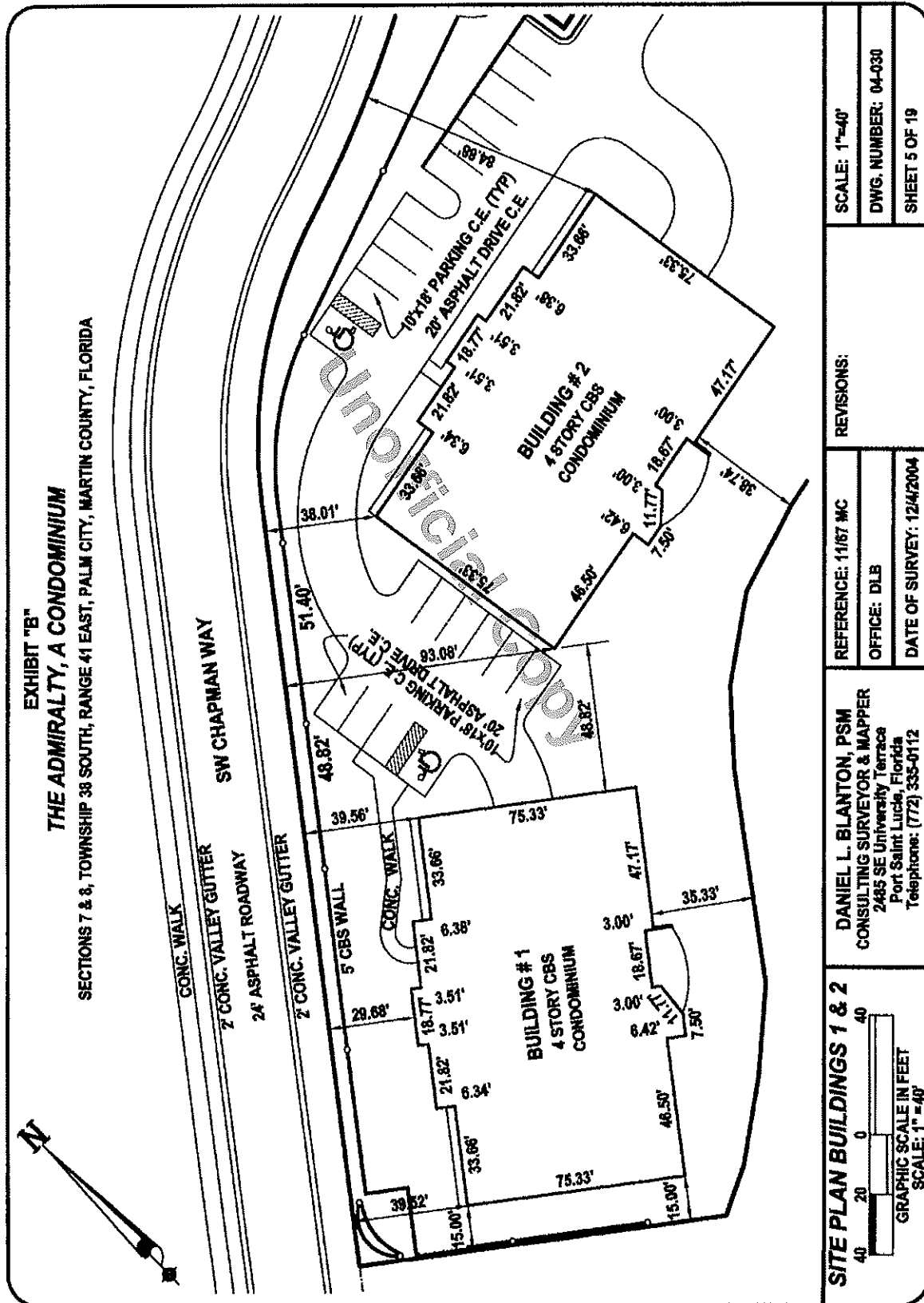
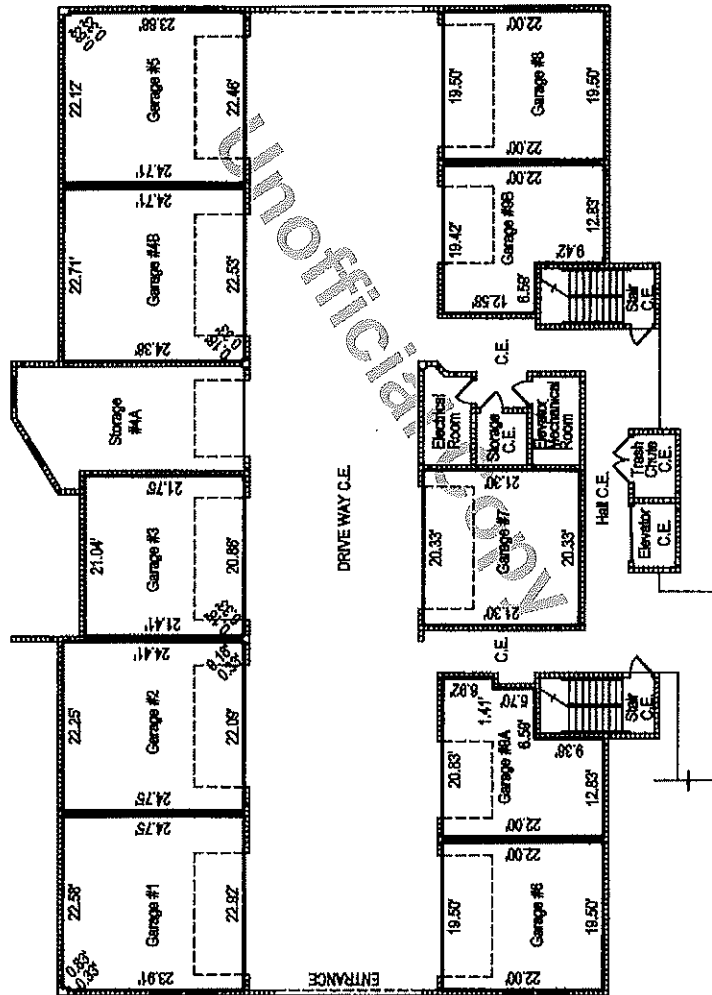


EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA



BUILDING # 1 GARAGE PLAN

10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

DANIEL L. BLANTON, PSM
CONSULTING SURVEYOR & MAPPER
2485 SE University Terrace
Port Saint Lucie, Florida
Telephone: (772) 335-0112

REFERENCE: 11/67 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

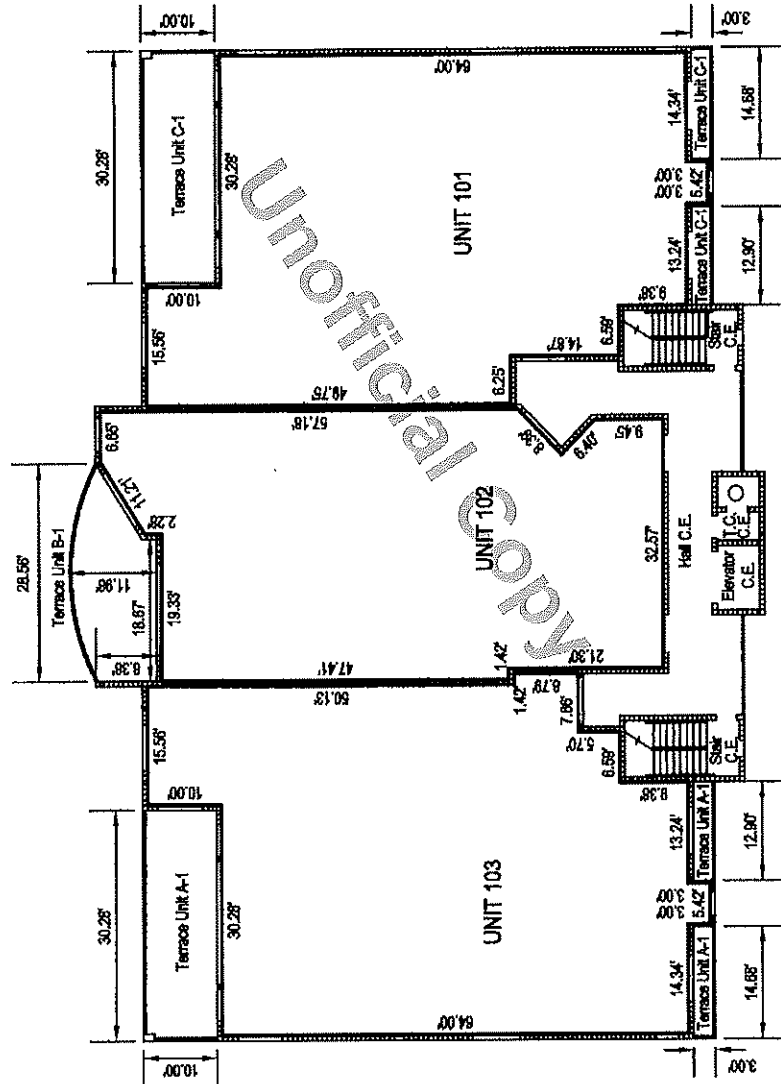
SCALE: 1"=20'

DWG. NUMBER: 04-030

SHEET 6 OF 19

OR BK 01965 PG 1148

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

**BUILDING # 1 FLOOR # 1 UNITS**

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/07 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

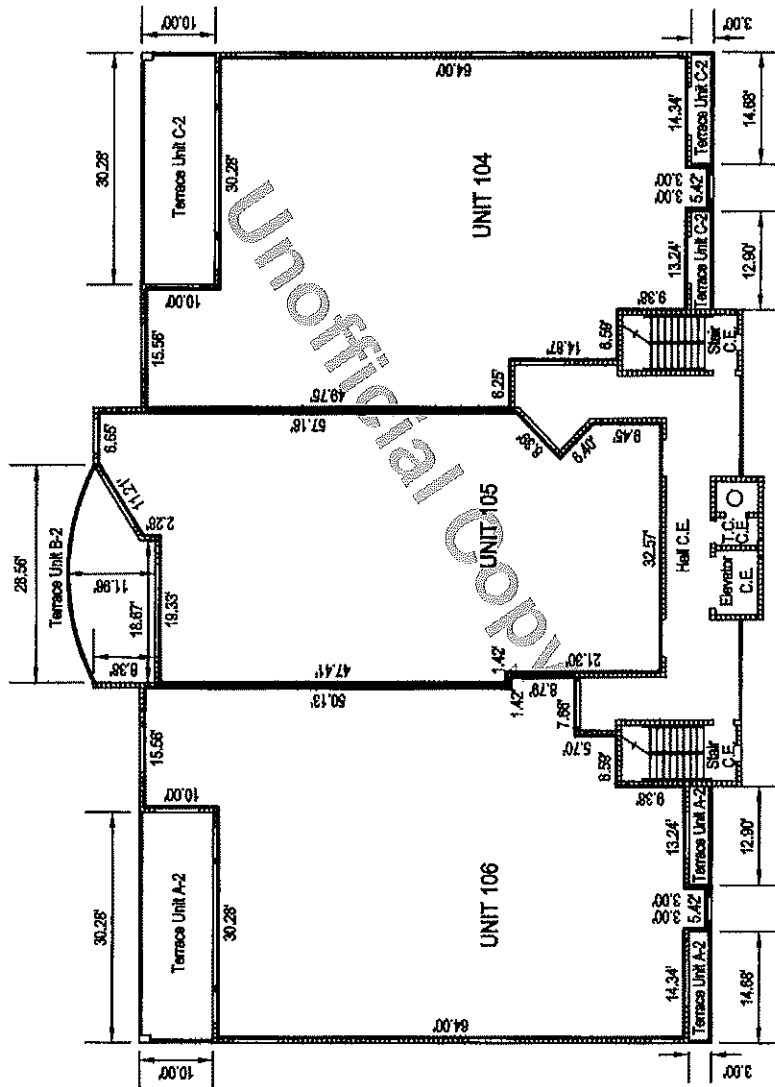
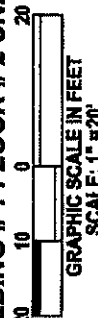
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DWG. NUMBER: 04-030

SHEET 7 OF 19

OR BK 01965 PG 1149

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

**BUILDING # 1 FLOOR # 2 UNITS**

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/67 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

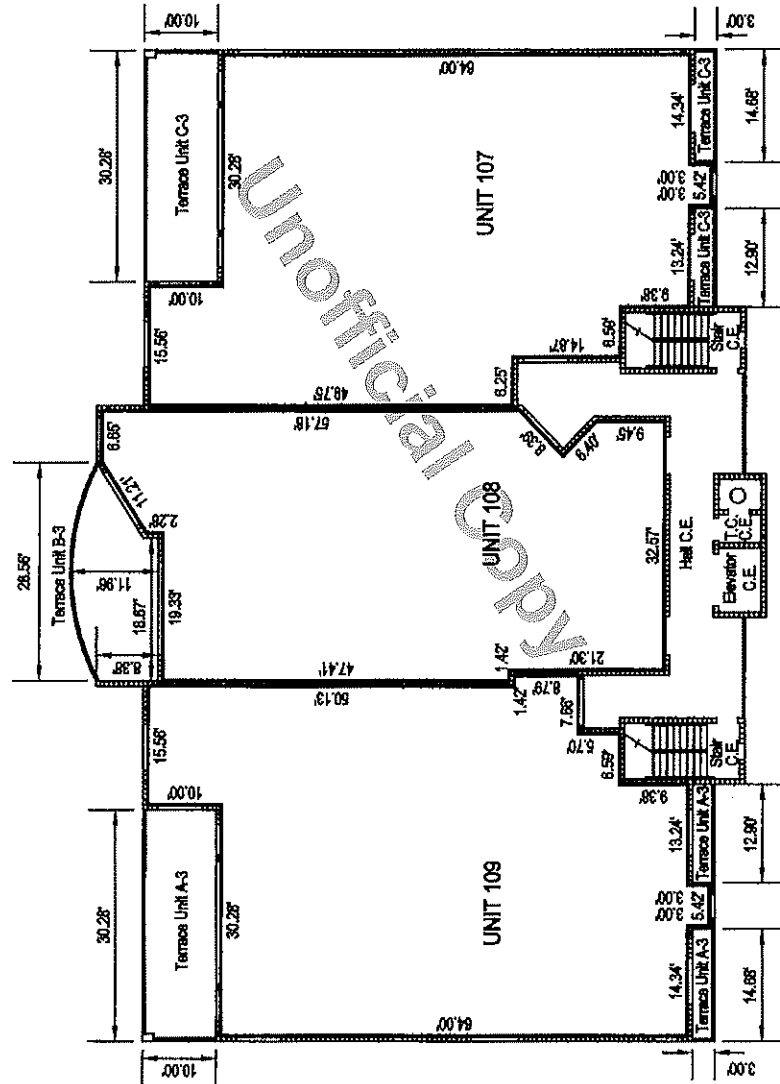
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DWG. NUMBER: 04-030

SHEET 8 OF 19

OR BK 01965 PG 1150

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

**BUILDING #1 FLOOR #3 UNITS**

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/67 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

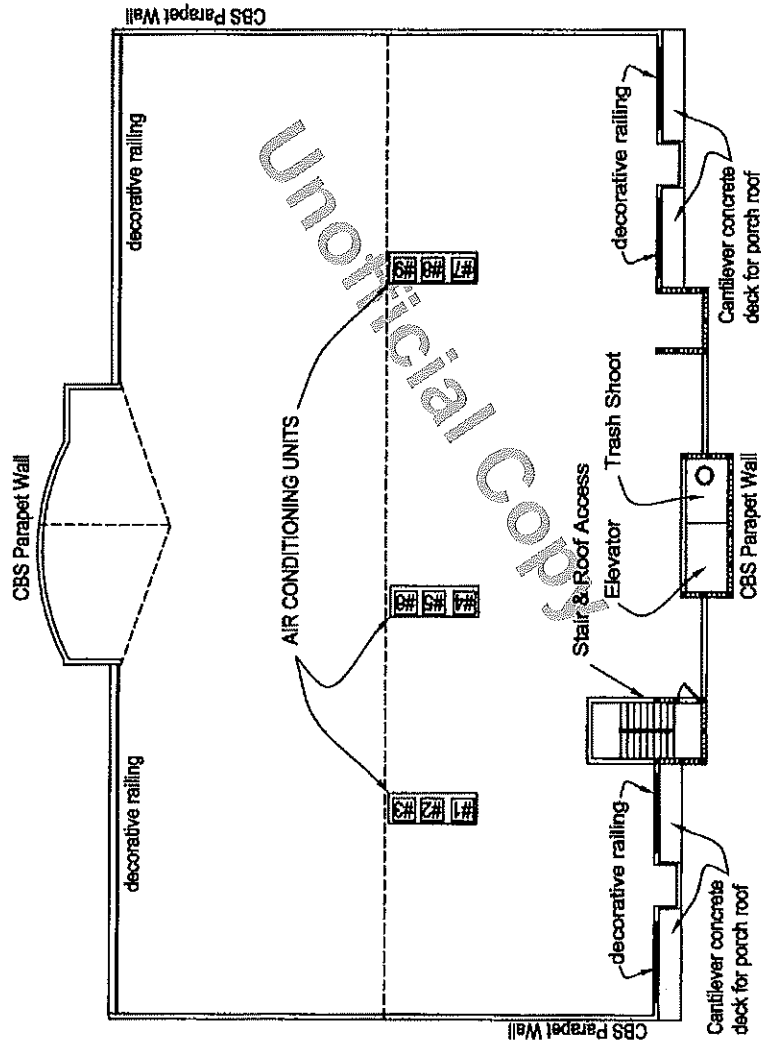
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DWG. NUMBER: 04-030

SHEET 9 OF 19

OR BK 01965 PG 1151

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA



BUILDING # 1 ROOF PLAN
 20 10 0 20
 GRAPHIC SCALE IN FEET
 SCALE: 1" = 20'

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/87 MC
 OFFICE: DLB
 DATE OF SURVEY: 12/4/2004

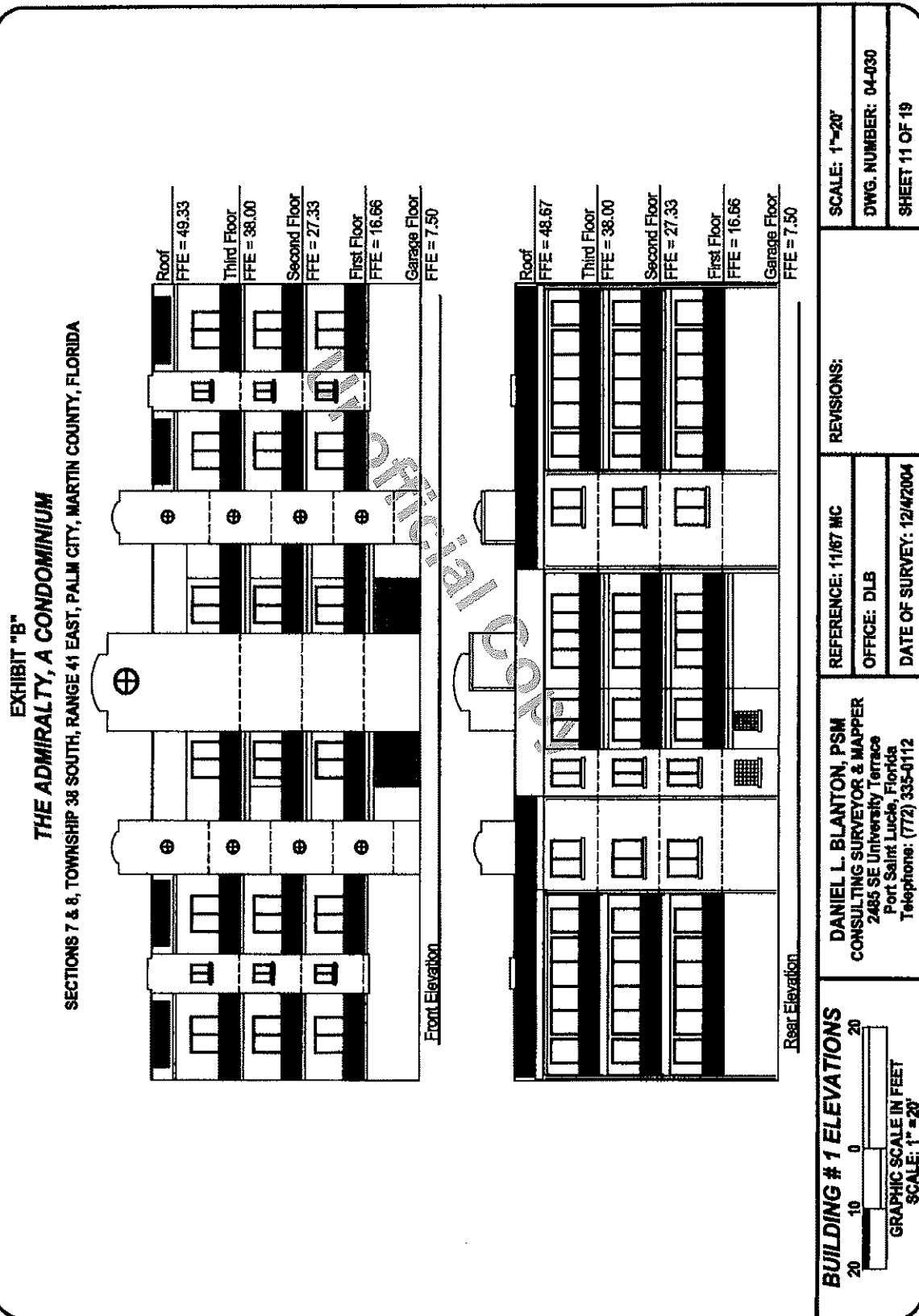
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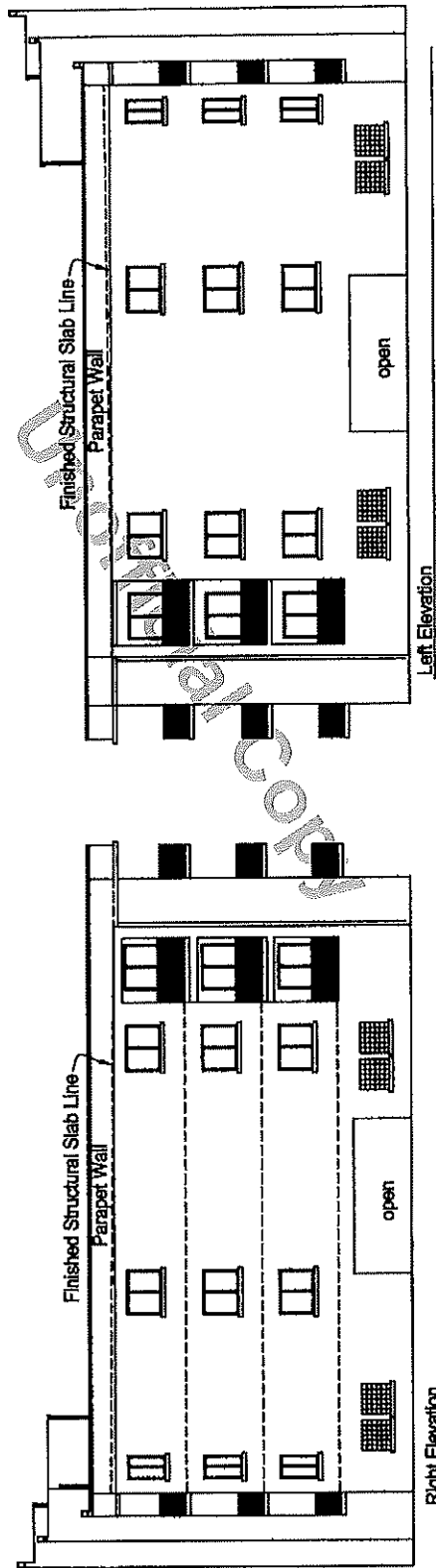
SHEET 10 OF 19

OR BK 01965 PG 1152



OR BK 01965 PG 1153

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA



BUILDING # 1 ELEVATIONS
 20 10 0 20
 GRAPHIC SCALE IN FEET
 SCALE: 1" = 20'

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/07 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

SCALE: 1"=20'

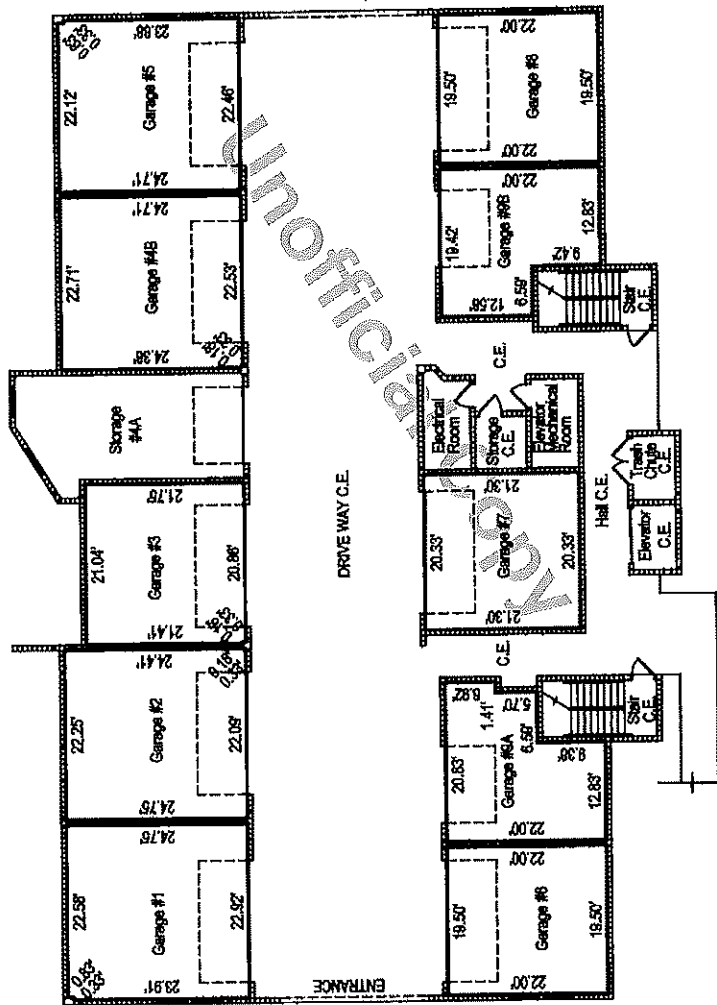
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SHEET 12 OF 19

OR BK 01965 PG 1154

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM

SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA



BUILDING # 2 GARAGE PLAN

GRAPHIC SCALE IN FEET
 SCALE: 1" = 20'

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2483 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/67 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

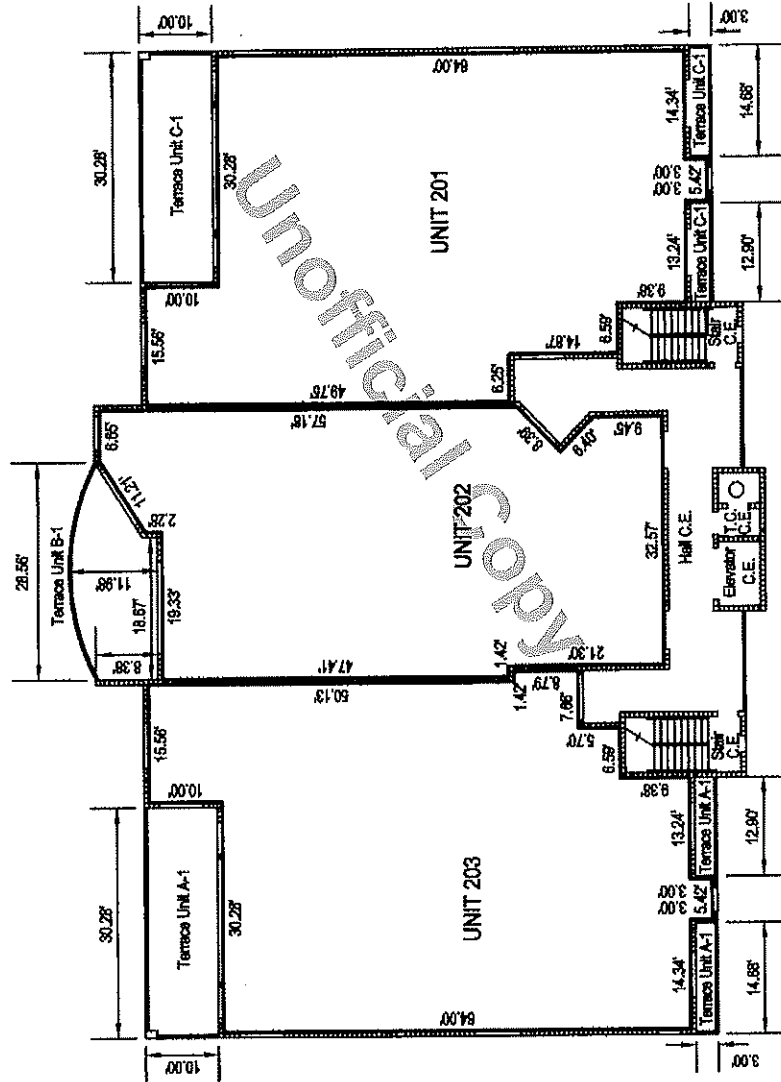
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DWG. NUMBER: 04-030

SHEET 13 OF 19

OR BK 01965 PG 1155

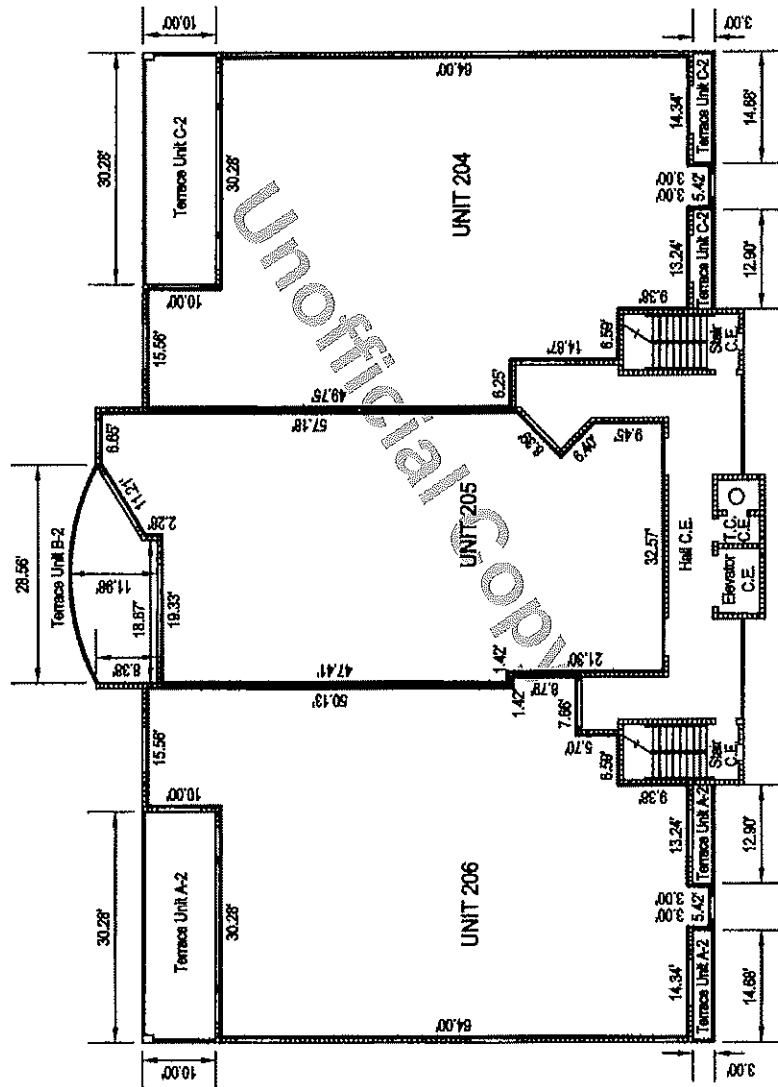
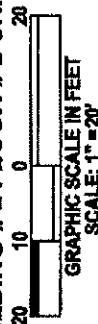
EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA



20 10 0 20 GRAPHIC SCALE IN FEET SCALE: 1" = 20' BUILDING # 2 FLOOR # 1 UNITS	DANIEL L. BLANTON, PSM CONSULTING SURVEYOR & MAPPER 2485 SE University Terrace Port Saint Lucie, Florida Telephone: (772) 335-0112	REFERENCE: 11/67 MC OFFICE: DLB DATE OF SURVEY: 12/4/2004	REVISIONS: SCALE: 1"=20' DWG. NUMBER: 04-030 SHEET 14 OF 19
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OR BK 01965 PG 1156

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

**BUILDING # 2 FLOOR # 2 UNITS**

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/87 MC
 OFFICE: DLB
 DATE OF SURVEY: 12/4/2004

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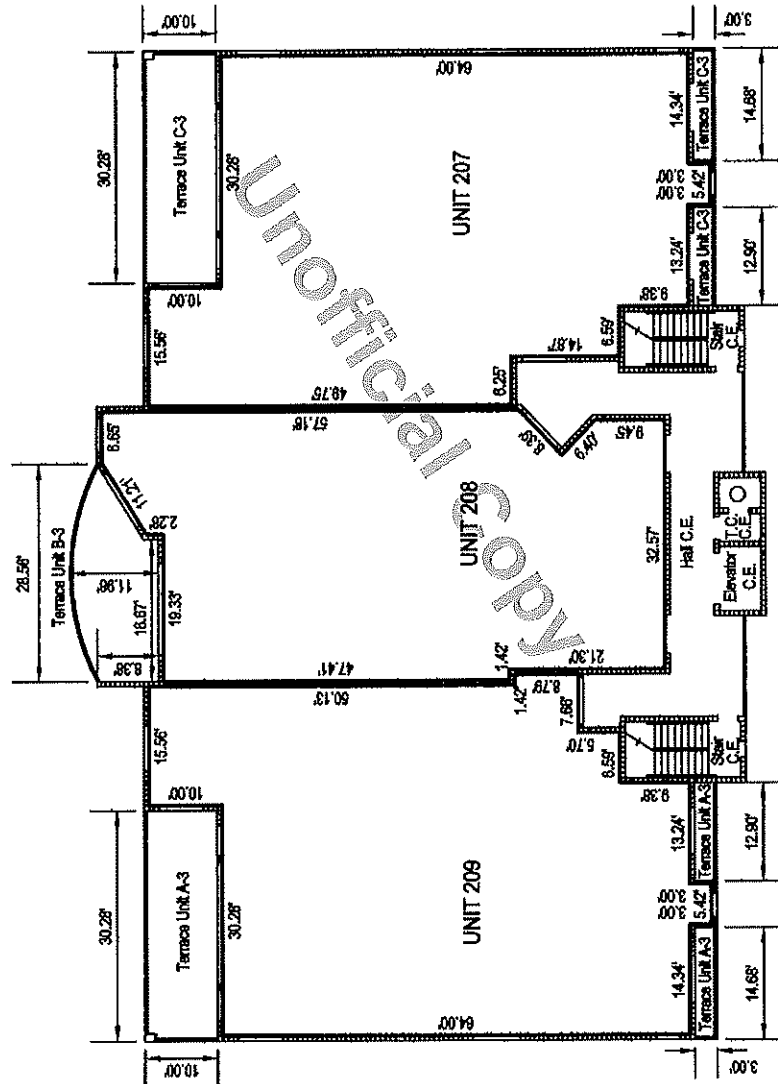
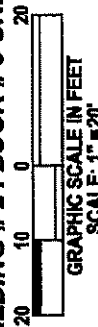
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DWG. NUMBER: 04-030

SHEET 15 OF 19

OR BK 01965 PG 1157

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

**BUILDING # 2 FLOOR # 3 UNITS**

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/87 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

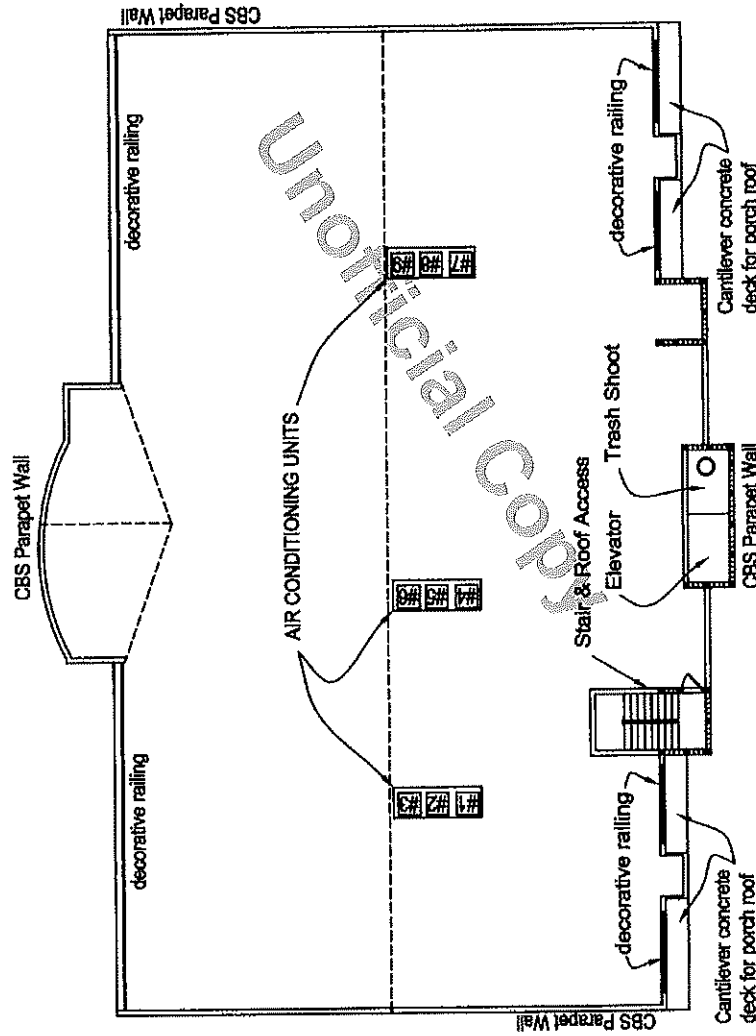
SCALE: 1"=20'

DWG. NUMBER: 04-030

SHEET 16 OF 19

OR BK 01965 PG 1158

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA



BUILDING # 2 ROOF PLAN
 20 10 0 20
 GRAPHIC SCALE IN FEET
 SCALE: 1" = 20'

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Fort Saint Luke, Florida
 Telephone: (772) 335-0112

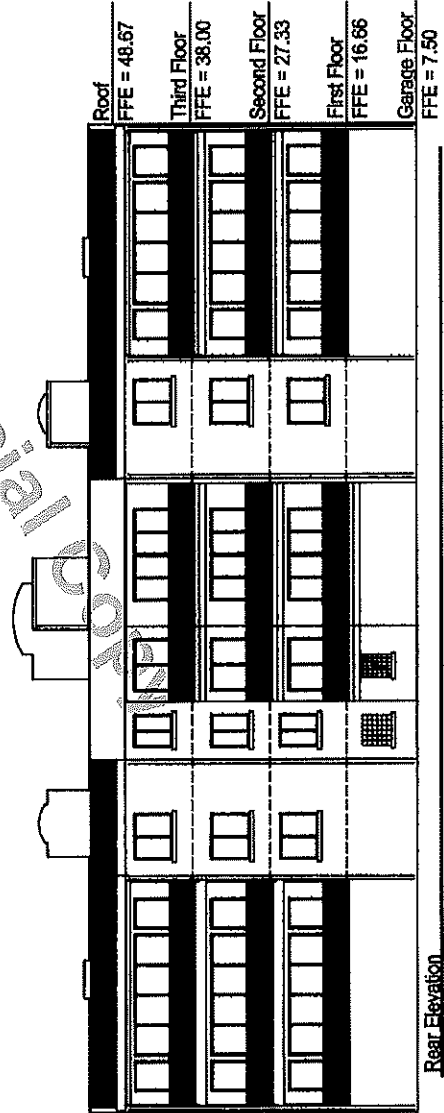
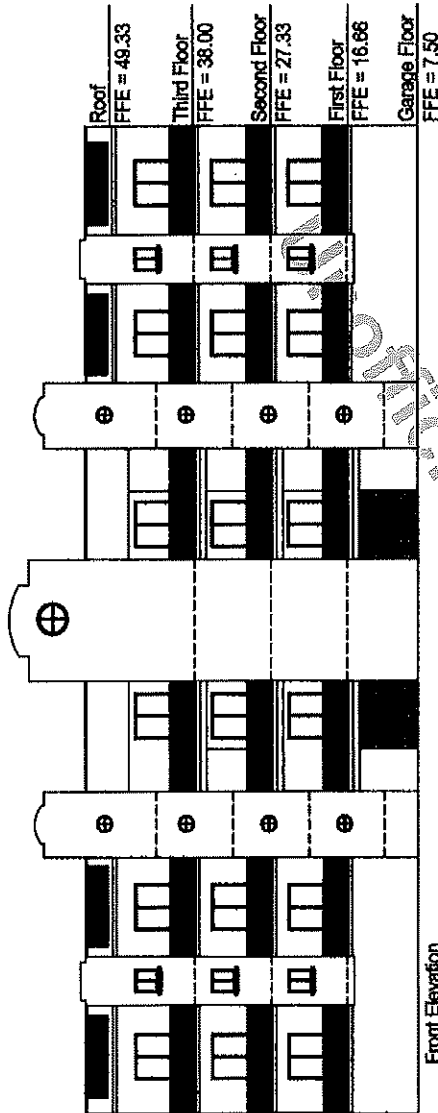
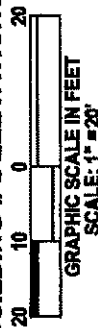
REFERENCE: 11/87 MC
OFFICE: DLB
DATE OF SURVEY: 12/4/2004

SCALE: 1"=20'
DWG. NUMBER: 04-030
SHEET 17 OF 19

OR BK 01965 PG 1159

EXHIBIT "B"**THE ADMIRALTY, A CONDOMINIUM**

SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

**BUILDING # 2 ELEVATIONS**

DANIEL L. BLANTON, PSM
CONSULTING SURVEYOR & MAPPER
2485 SE University Terrace
Port Saint Lucie, Florida
Telephone: (772) 335-0112

REFERENCE: 11/67 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

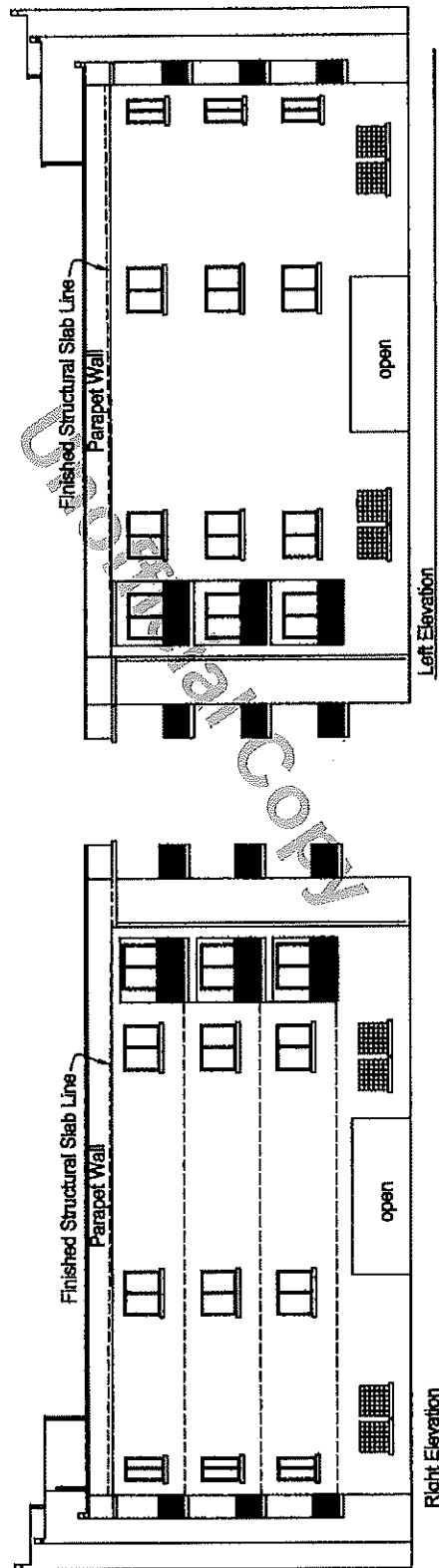
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DWG. NUMBER: 04-030

SHEET 18 OF 19

OR BK 01965 PG 1160

EXHIBIT "B"
THE ADMIRALTY, A CONDOMINIUM
 SECTIONS 7 & 8, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY, MARTIN COUNTY, FLORIDA

**BUILDING # 2 ELEVATIONS**

DANIEL L. BLANTON, PSM
 CONSULTING SURVEYOR & MAPPER
 2485 SE University Terrace
 Port Saint Lucie, Florida
 Telephone: (772) 335-0112

REFERENCE: 11/87 MC

OFFICE: DLB

DATE OF SURVEY: 12/4/2004

REVISIONS:

SCALE: 1"=20'

DWG. NUMBER: 04-030

SHEET 19 OF 19