



LOCATION MAP

Martin County Ranch Community

Being a parcel of land lying in Sections 11 & 14;
Township 38 South, Range 37 East; Martin County, Florida.

FILED IN RECORDS
OFFICE
SEP 26 PM 11:24
MARSHA EWING
CLERK OF CIRCUIT COURT
BY _____ D.C.

CLERK'S RECORDING CERTIFICATE

I, 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 162
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

26 DAY OF Sept., 2003.

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

FILE NUMBER 1695569 BY [Signature]
DEPUTY CLERK

11-38-37-001-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

ALL OF SECTION 14, ADJACENT TO AND LYING NORTH OF STATE ROAD 714, LESS THE WEST 60 FEET THEREOF (HERETOFORE TRANSFERRED FOR INGRESS AND EGRESS TO OTHER PROPERTIES); ALSO THAT PORTION OF SECTION 11 LYING SOUTH AND EAST OF THE FLORIDA EAST COAST RAILROAD COMPANY RIGHT-OF-WAY, LESS THE WEST 60 FEET THEREOF; AND LESS THE EAST 370.00 FEET OF THE WEST 430 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID SECTION 11) OF THE NORTH 60 FEET (AS MEASURED PERPENDICULAR TO THE SOUTHEAST LINE OF FLORIDA EAST COAST RAILROAD COMPANY RIGHT-OF-WAY) OF THAT PORTION OF SECTION 11 ABUTTING AND LYING SOUTHERLY OF SAID RIGHT-OF-WAY OF THE F.E.C. PROPERTY; ALL OF THE ABOVE IN TOWNSHIP 38 SOUTH, RANGE 37 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 948.27 ACRES, MORE OR LESS

TITLE CERTIFICATION

I, HUNTER B. CRAIG, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT AS OF July 26, 2003, AT: 3:52 PM

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:

A. MORTGAGE IN FAVOR OF BANKNORTH, N.A., DATED JUNE 26, 2003, RECORDED IN OFFICIAL RECORDS BOOK 01783, PAGE 1306, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

B. MORTGAGE IN FAVOR OF PPM BROKERAGE SERVICES, INC., DATED JUNE 25, 2003, RECORDED IN OFFICIAL RECORDS BOOK 01783, PAGE 1251, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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

DATED THIS 24 DAY OF July, 2003.

Hunter B. Craig

HUNTER B. CRAIG, ESQ.
WITTE & CRAIG, P.A.
201 SOUTHEAST 24TH AVENUE
POMPANO BEACH, FLORIDA 33062
(954) 287-8888 954 415333
FLORIDA BAR NO. 264474

CERTIFICATE OF OWNERSHIP AND DEDICATION

FL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY NATIONAL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, BY AMERICAN LAND PARTNERS, INC., A DELAWARE CORPORATION, ITS MANAGER, THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT FL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF MARTIN COUNTY RANCH COMMUNITY AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS AND ROADWAYS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY, AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS 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. UTILITY EASEMENTS

THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY, 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. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. THE DRAINAGE EASEMENTS 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

4. WETLAND PRESERVATION AREAS AND ASSOCIATED WETLAND BUFFER AREAS

CONSERVATION EASEMENTS OVER THE WETLAND PRESERVATION AREAS (W.P.A.) AND ASSOCIATED WETLAND BUFFER AREAS (W.B.A.) SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY AS TRACT NOS. W.P.A.-1, W.P.A.-2, W.P.A.-3, W.P.A.-4, W.P.A.-5, W.P.A.-6, W.P.A.-7, W.P.A.-8, W.P.A.-9, W.P.A.-10, W.P.A.-11, W.P.A.-12, W.P.A.-13, W.P.A.-14, W.P.A.-15, W.P.A.-16, W.P.A.-17, W.P.A.-18, W.P.A.-19, W.P.A.-20, W.P.A.-21, W.P.A.-22, W.P.A.-23, W.P.A.-24, W.P.A.-25 AND W.P.A.-26 (HEREINAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION AREAS") ARE DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD). PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION AREAS OR RESTRICTIONS SET FORTH BELOW, SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD. CONSERVATION EASEMENTS OVER THE WETLAND PRESERVATION AREAS AND WETLAND BUFFER AREAS SHALL ALLOW FOR THE STORAGE AND FLOW OF TREATED STORMWATER RUNOFF IN ACCORDANCE WITH THE SFWMD PERMIT.

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 THIS RESTRICTION WHICH ARE TO BE ENHANCED OR CREATED PURSUANT TO THE SFWMD PERMIT SHALL BE RETAINED AND MAINTAINED IN THE ENHANCED OR CREATED CONDITIONS REQUIRED BY THE SFWMD PERMIT.

A) TO CARRY OUT THIS PURPOSE, THE FOLLOWING RIGHTS ARE CONVEYED TO THE SFWMD:

1) TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT TO ACCESS CONSERVATION AREAS AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF SUCH ENTRY; AND

2) TO ENJOIN ANY ACTIVITY ON OR 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.

B) EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE SFWMD PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION AREAS:

1) CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND;

2) DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS;

3) REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH SFWMD APPROVED MAINTENANCE PLAN;

4) EXCAVATION, DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH A MANNER AS TO AFFECT THE SURFACE, EXCEPT AS ALLOWED PURSUANT TO SECTION 20.4(B) OF THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MARTIN COUNTY RANCH COMMUNITY, AS IT MAY BE AMENDED FROM TIME TO TIME;

5) SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION, EXCEPT AS ALLOWED PURSUANT TO SECTION 20.4(B) OF THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MARTIN COUNTY RANCH COMMUNITY, AS IT MAY BE AMENDED FROM TIME TO TIME;

6) 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, EXCEPT AS ALLOWED PURSUANT TO SECTION 20.4(B) OF THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MARTIN COUNTY RANCH COMMUNITY, AS IT MAY BE AMENDED FROM TIME TO TIME; AND

7) ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER AREAS.

C) FLORIDA LAND PARTNERS LLC, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND/OR ASSIGNS, HEREBY RESERVES ALL RIGHT AS OWNER 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 SFWMD RULE, CRITERIA, PERMIT AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS.

D) OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING CONSERVATION AREAS WHICH THESE RESTRICTIONS COVER UNLESS THE PERMITTEE HAS RECEIVED WRITTEN APPROVAL FROM SFWMD.

E) MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY CONSERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

F) THE MAINTENANCE AND MONITORING OF THE CONSERVATION AREAS SHALL BE THE PERPETUAL OBLIGATION OF THE MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SFWMD OR MARTIN COUNTY.



AMERICAN LAND PARTNERS, INC.



NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

5. UPLAND PRESERVATION AREAS

EASEMENTS OVER THE UPLAND PRESERVATION AREAS (U.P.A.) SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY, AS TRACT NOS. U.P.A.-1, U.P.A.-2, U.P.A.-3, U.P.A.-4, U.P.A.-5, U.P.A.-6, U.P.A.-7, U.P.A.-8 AND U.P.A.-9, ARE HEREBY DECLARED TO BE PROPERTY OF AND ARE DEDICATED TO, MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS SUCH PRESERVATION AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC. 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 "PAMP". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

6. COMMON AREA WATER TRACTS

TRACTS C.A.W.-1 AND C.A.W.-2 AS SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY, ARE HEREBY DECLARED TO BE COMMON AREA WATER TRACTS AND ARE DEDICATED TO AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS MEMBERS AND THEIR INVITED GUESTS. SUCH COMMON AREA WATER TRACTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC., AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MARTIN COUNTY RANCH COMMUNITY, AS IT MAY BE AMENDED FROM TIME TO TIME. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA WATER TRACTS.

7. ACCESS EASEMENTS

THE ACCESS EASEMENTS (A.E.) SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AS PRIVATE ACCESS EASEMENTS TO PROVIDE INGRESS AND EGRESS FOR BOTH PEDESTRIAN AND EQUIPMENT PURPOSES. THE ACCESS EASEMENTS AND ALL IMPROVEMENTS 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 ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

8. BRIDLE PATH EASEMENTS

THE BRIDLE PATH EASEMENTS (B.P.E.) SHOWN ON THIS PLAT OF MARTIN COUNTY RANCH COMMUNITY, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, MARTIN COUNTY RANCH COMMUNITY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AS PRIVATE BRIDLE PATH EASEMENTS FOR EQUESTRIAN PURPOSES OR SUCH OTHER PURPOSES AS MAY BE EXPRESSLY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MARTIN COUNTY RANCH COMMUNITY, AS IT MAY BE AMENDED FROM TIME TO TIME; PROVIDED, HOWEVER, THAT THOSE PORTIONS OF THE BRIDLE PATH EASEMENTS ADJACENT TO S.W. MARTIN HIGHWAY (COUNTY ROAD 714) (AS SHOWN HEREON) ARE HEREBY DEDICATED FOR USE BY THE PUBLIC CONSISTANT WITH THE PROVISIONS HEREOF AND THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MARTIN COUNTY RANCH COMMUNITY, AS IT MAY BE AMENDED FROM TIME TO TIME. ALL BRIDLE PATH FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE USE OF MOTORIZED VEHICLES, INCLUDING, WITHOUT LIMITATION, CARS, TRUCKS, MOTORCYCLES, ATVS, OTHER THAN THOSE REQUIRED TO MAINTAIN THESE AREAS OR FOR THE CONSTRUCTION OF IMPROVEMENTS, FENCES, AND OTHER STRUCTURES, IS PROHIBITED.

SIGNED AND SEALED THIS 17th DAY OF July, 2003 ON BEHALF OF FL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY NATIONAL LAND PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY AMERICAN LAND PARTNERS, INC., A DELAWARE CORPORATION.

BY: Alan L. Murray
ALAN L. MURRAY, VICE PRESIDENT

[CORPORATE SEAL]

ATTEST: Paula McCarthy
PAULA MCCARTHY, SECRETARY

WITNESS Sheryl J. Morrow WITNESS Laurie Brownell
PRINT NAME SHERYL J. MORROW PRINT NAME LAURIE BROWNELL

Job Number 02-1031-01-03
Licensed Business #4108

