

BEING A REPLAT OF A PORTION OF THE NORTH 716.55 FEET OF THE SOUTH 4366.30 FEET OF LOT 6 AND LOT 7 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT RECORDED IN PLAT BOOK 1, PAGE 11, AND BEING A REPLAT OF A PORTION OF LOT F, STUART FARMS, RECORDED IN PLAT BOOK 1, PAGE 63, ALL IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTH 716.55 FEET OF THE SOUTH 4366.30 FEET OF LOT 6 AND LOT 7 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 11, PALM BEACH, NOW MARTIN, COUNTY, FLORIDA, PUBLIC RECORDS, TOGETHER WITH A PART OF LOT F, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE, NORTH 23°42'12" WEST, ALONG THE WESTERLY LINE OF SAID LOT 6 AND ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 3649.75 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 716.55 FEET OF THE SOUTHERLY 4366.30 FEET OF SAID LOT 6 AND LOT 7 FOR A POINT OF BEGINNING;

THENCE, NORTH 66°17'48" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1980.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 (SOUTH KANNER HIGHWAY) AS RECORDED IN OFFICIAL RECORDS BOOK 996, PAGE 1429, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5669.58 FEET AND WHOSE RADIUS POINT BEARS SOUTH 75°44'36" WEST; THENCE, NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 06°27'21", A DISTANCE OF 638.82 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 20°42'45" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.94 FEET; THENCE, SOUTH 86°17'48" WEST, ALONG THE NORTHERLY LINE OF THE SOUTHERLY 4366.30 FEET OF SAID LOT 6 AND LOT 7, AND ITS EASTERLY PROLONGATION, A DISTANCE OF 4823 FEET, MORE OR LESS, TO THE EASTERLY SHORE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE, SOUTHERLY ALONG SAID SHORE, TO LINE PARALLEL WITH AND 3649.75 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 7; THENCE, NORTH 66°17'48" EAST, SAID PARALLEL LINE, A DISTANCE OF 2840 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING: 79.90 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

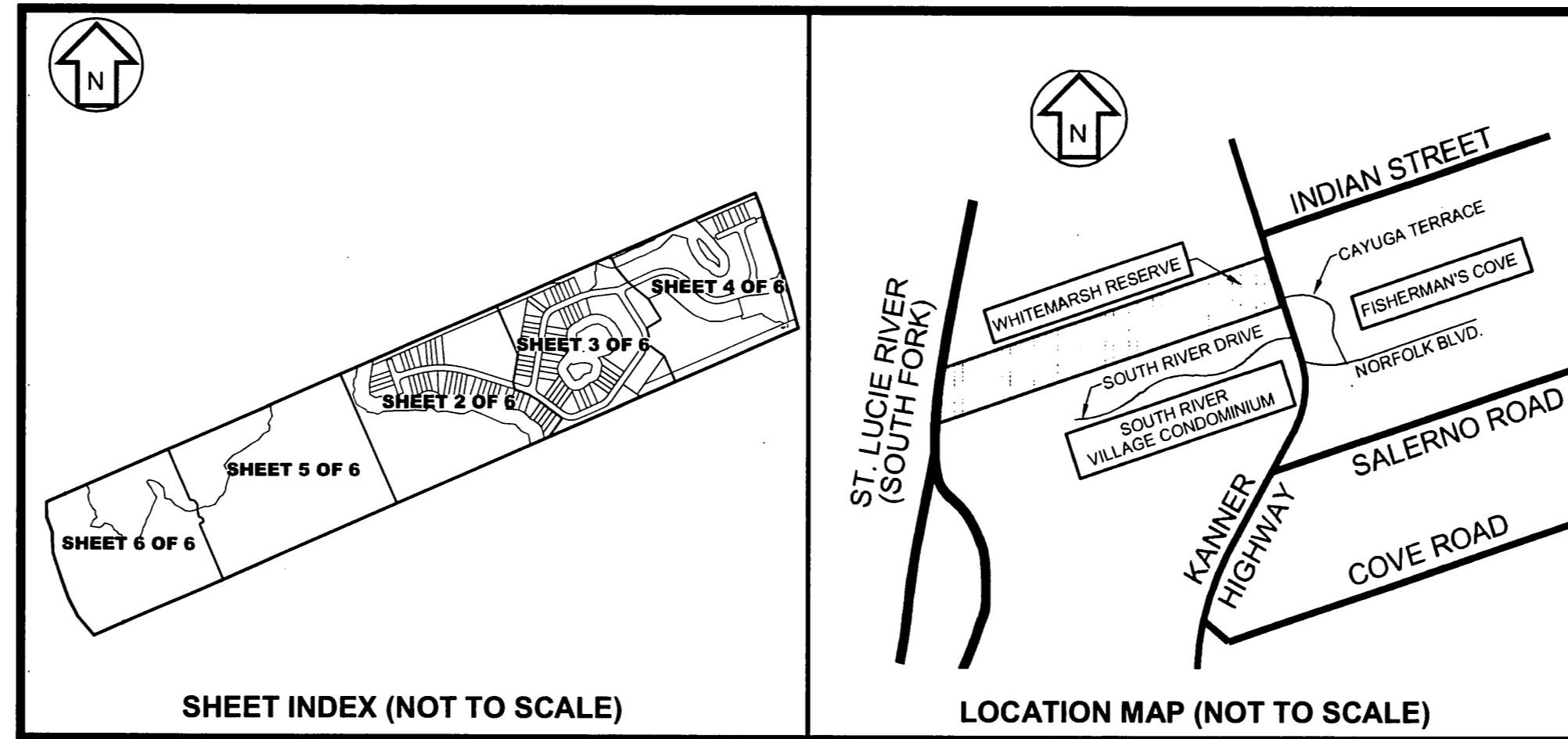
SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED PRESIDENT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF WHITEMARSH RESERVE PUD PHASE 1 AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACT "A" (PRIVATE ACCESS DRIVE), AS SHOWN ON THIS PLAT OF WHITEMARSH RESERVE PUD PHASE 1 AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND THE PRIVATE ACCESS DRIVE 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, THE PRIVATE ACCESS DRIVE DESIGNATED AS SUCH ON THIS PLAT. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF THE PRIVATE ACCESS DRIVE DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
2. THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT OF WHITEMARSH RESERVE PUD PHASE 1, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF WHITEMARSH RESERVE 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.
3. THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF WHITEMARSH RESERVE PUD PHASE 1, 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 BE CONVEYED TO THE ASSOCIATION 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.
4. TRACT "RW" (ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NO. 76), AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
5. TRACTS "B-1", "B-2" AND "B-3", (BUFFER TRACTS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC., 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 BUFFER TRACTS DESIGNATED AS SUCH ON THIS PLAT.
6. TRACT "R" (RECREATION AREA), AS SHOWN HEREON, IS HEREBY RESERVED BY SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.
7. THE MARTIN COUNTY ACCESS EASEMENT (MCAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY AND TO THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, TO PROVIDE ACCESS TO THE MARTIN COUNTY OWNED KIPLINGER PARCEL PURSUANT TO THE PROVISIONS OF WHITEMARSH RESERVE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT RECORDED IN O.R. BOOK 1877, PAGE 153, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, PERTAINING TO "ACCESS TO KIPLINGER PARCEL". THE MCAE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS AUTHORITY OVER THE MCAE PURSUANT TO THE AFORESAID PUD ZONING AGREEMENT BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SAID MCAE.
8. TRACTS "UP-1", "UP-2" AND "UP-3" (UPLAND PRESERVE AREAS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "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, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE UPLAND PRESERVE 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 UPLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
9. TRACTS "W-1", "W-2", "W-3", "W-4" AND "W-5" (WETLAND PRESERVE AREAS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITEMARSH RESERVE 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 WETLAND PRESERVE PURPOSES 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 WETLAND PRESERVE 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 AREAS DESIGNATED AS SUCH ON THIS PLAT.
10. TRACTS "WB-1", "WB-2" AND "WB-3" (WETLAND PRESERVE BUFFER AREAS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITEMARSH RESERVE 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, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE WETLAND PRESERVE 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.
11. TRACT "L" (WATER MANAGEMENT TRACT) AND THE LAKE MAINTENANCE EASEMENT (LME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE, WATER RETENTION AND WATER MANAGEMENT MAINTENANCE 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 WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.
12. TRACT "O" (OPEN SPACE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE AND LANDSCAPING 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 OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
13. TRACT "S" (SWALE DRAINAGE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC., FOR SURFACE DRAINAGE AND SWALE CONSTRUCTION AND MAINTENANCE 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 SWALE DRAINAGE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
14. THE LIFT STATION EASEMENT AND FORCE MAIN EASEMENT, AS SHOWN ON THIS PLAT OF WHITEMARSH RESERVE PUD PHASE 1, ARE DEDICATED TO MARTIN COUNTY FOR SANITARY SEWER LIFT STATION AND SANITARY SEWER FORCE MAIN CONSTRUCTION AND MAINTENANCE PURPOSES.
15. TRACTS "B", "C", "D", "E" AND "F", AS SHOWN ON THIS PLAT OF WHITEMARSH RESERVE PUD PHASE 1, SHALL BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.
16. THE WALL EASEMENT, AS SHOWN ON THIS PLAT OF WHITEMARSH RESERVE PUD PHASE 1, IS HEREBY DEDICATED TO THE WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC., FOR WALL MAINTENANCE, REPAIR AND WALL REPLACEMENT FROM TIME TO TIME. THE WALL AND THE WALL EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER THE WALL AND WALL EASEMENT BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SAID WALL AND/OR SAID WALL EASEMENT.

IN WITNESS WHEREOF, SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 10th DAY OF Feb., 2005

WITNESS (1): Linda J Adamcik
PRINT NAME: Linda J Adamcik
WITNESS (2): Elizabeth Pitee
PRINT NAME: ELIZABETH PITEE
BY: W. K. SCHICKEDANZ, PRESIDENT



ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF MARTIN )
BEFORE ME PERSONALLY APPEARED W.K. SCHICKEDANZ WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS PRESIDENT OF SAID LIMITED LIABILITY COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID SCHICKEDANZ CAPITAL GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME.
WITNESS MY HAND THIS 10 DAY OF Feb., 2005.

12/03/05 BY: Linda J Adamcik
MY COMMISSION EXPIRES NOTARY PUBLIC
PRINTED NAME: Linda J Adamcik

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )
COUNTY OF MARTIN )
THE WHITEMARSH RESERVE 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 10th DAY OF FEBRUARY, 2005.

WHITEMARSH RESERVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
ATTEST: Robert W. Drews
SECRETARY
BY: Robert W. Drews
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF MARTIN )
BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS AND ANETTE GOSSELIN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF WHITEMARSH RESERVE 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 10th DAY OF February, 2005.
MY COMMISSION EXPIRES April 9, 2006 BY: Patricia Avon
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF MARTIN )
I, JOHN FENNIMAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF FEBRUARY 8, 2005.

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SCHICKEDANZ CAPITAL GROUP, L.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 UNION BANK OF FLORIDA, BORROWER IS SCHICKEDANZ CAPITAL GROUP, L.L.C., RECORDED 09-18-2003, IN OFFICIAL RECORDS BOOK 1817, PAGE 2761, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 10th DAY OF FEBRUARY, 2005
BY: John Fenniman
JOHN FENNIMAN
FLORIDA BAR NO. 106633
900 S.E. OCEAN BLVD., SUITE 120, STUART, FLORIDA 34994

PARCEL CONTROL NO. 41-38-41-006-000-0000.0

Table with 2 columns: AREA SUMMARY and AREA SUMMARY (CONTINUED). Lists tracts A through WB-3 with their respective acreages, totaling 79.90 acres.

SURVEYOR'S NOTES:

- 1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
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:

STATE OF FLORIDA )
COUNTY OF BROWARD )
UNION BANK OF FLORIDA, A FLORIDA CORPORATION, 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 1817, PAGE 2761 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY BERNADETTE MAZZA ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8 DAY OF FEBRUARY, 2005.

UNION BANK OF FLORIDA
A FLORIDA CORPORATION
WITNESS: Deborah LaPrade
PRINTED NAME: DEBORAH LAPRADE
WITNESS: John Fenniman
PRINTED NAME: JOHN FENNIMAN

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF BROWARD )
BEFORE ME PERSONALLY APPEARED BERNADETTE MAZZA WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT OF UNION BANK OF FLORIDA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 8 DAY OF February, 2005.
MY COMMISSION EXPIRES July 24, 2006 BY: Deborah LaPrade
NOTARY PUBLIC

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:
DATE: 03-17-05
DATE: 03-18-05
DATE: 3/24/05
DATE: 3-24-05
BCC: 2-8-05
COUNTY ENGINEER: Kristal Shroy
COUNTY ATTORNEY: Robert W. Drews
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS: Marsha Ewing
CLERK OF COURT: Charlotte Busby



CERTIFICATE OF SURVEYOR AND MAPPER
I, WILLIAM R. VAN CAMPEN, HEREBY CERTIFY THAT THIS PLAT OF WHITEMARSH RESERVE PUD PHASE 1 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 MONUMENTS ACCORDING TO SECTION 177.05 (9) 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 10th DAY OF FEBRUARY, 2005.
W.M. R. VAN CAMPEN, PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 2424, BENCH-MARK LAND SURVEYING & MAPPING, INC., LB 2171

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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 W.M. R. VAN CAMPEN, PPROFESSIONAL SURVEYOR & MAPPER NO. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, LB 2171.

BENCH MARK LAND SURVEYING & MAPPING, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 FAX: (561) 844-9659 LB 2171

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 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31st DAY OF March, 2005.
MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Busby
DEPUTY CLERK
(CIRCUIT COURT SEAL)
FILE NO. 1826590