#### 30.012 ACRES BUFFER AREAS AND UPLAND TRANSITION ZONES 6.925 ACRES.

LEGAL DESCRIPTION THE FOLLOWING DESCRIBED PARCELS, ALL LYING IN ST. LUCIE INLET FARMS, ACCORDING TO PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE WEST 495 FEET OF TRACT 3, BLOCK 42, ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; AND A PARCEL OF LAND LYING IN TRACT 4, BLOCK 42, ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY. BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 4, THENCE PROCEED NORTH 66°23'00" EAST ALONG THE SOUTH LINE OF SAID TRACT 4 FOR A DISTANCE OF 25 FEET TO A POINT. THENCE PROCEED NORTH 23°04'50" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF TRACT 4 FOR A DISTANCE OF 40 FEET TO THE POINT OR PLACE OF BEGINNING. 1) THENCE PROCEED NORTH 23°04'50" WEST ALONG A LINE PARALLEL AND 25 FEET EAST OF THE WEST LINE OF SAID TRACT 4 FOR A DISTANCE OF 158.39 FEET TO A POINT. 2) THENCE PROCEED NORTH 66°55'10" EAST FOR A DISTANCE OF 116.79 FEET, MORE OR LESS, TO A POINT ON THE WATER LINE OF A CANAL. 3) THENCE PROCEED SOUTH 23°56'17" EAST ALONG SAID WATER LINE FOR A DISTANCE OF 50 FEET TO A POINT. 4) THENCE PROCEED SOUTH 28°34'29"EAST ALONG SAID WATER LINE FOR A DISTANCE OF 78.17 FEET TO A POINT. 5) THENCE PROCEED NORTH 80°13'38" EAST ALONG THE WATERS OF SAID CANAL FOR A DISTANCE OF 30.63 FEET TO A POINT. 6) THENCE PROCEED SOUTH 27°37'00" EAST A DISTANCE OF 22.07 FEET TO A POINT, 7) THENCE PROCEED SOUTH 66°23'00" WEST ALONG A LINE PARALLEL TO AND 40 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 4 FOR A DISTANCE OF 155.05 FEET TO THE POINT OR PLACE OF BEGINNING.

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 4 THENCE PROCEED NORTH 23°04'50" WEST ALONG THE WEST LINE OF SAID TRACT 4 FOR A DISTANCE OF 40 FEET TO A POINT. THENCE PROCEED NORTH 66°23'00" EAST FOR A DISTANCE OF 15 FEET TO THE POINT OR PLACE OF BEGINNING. 1) THENCE PROCEED NORTH 66°23'00" EAST FOR A DISTANCE OF 165.05 FEET TO A POINT. 2) THENCE PROCEED NORTH 23°37'00" WEST FOR A DISTANCE OF 22.07 FEET TO A POINT ON THE WATER LINE OF A CANAL. THENCE PROCEED ALONG THE WATER LINE OF SAID CANAL ON THE FOLLOWING COURSES AND DISTANCES: 3) NORTH 15°53'20" EAST FOR 34.90 FEET. 4) NORTH 11°14'26" WEST FOR 77.47 FEET. 5) NORTH 23°59'03" WEST FOR 100 FEET. 6) NORTH 24°30'09" WEST FOR 100.04 FEET 7) NORTH 22°20'33" WEST FOR 50.50 FEET. 8) NORTH 0°03'53" WEST FOR 17.46 FEET. 9) NORTH 26°12'20"EAST FOR 25.66 FEET. 10) NORTH 67°44'25" EAST FOR 100.02 FEET. 11) NORTH 67°10'23"EAST FOR 100.01 FEET. 12) NORTH 67°07'15" EAST FOR 106.23 FEET. 13) SOUTH 38°13'22" EAST FOR 9.83 FEET. 14) SOUTH 22°07'54" EAST FOR 27.07 FEET. 15) SOUTH 19°17'48" EAST FOR 40.52 FEET. 16) SOUTH 21°57'32" EAST FOR 52.01 FEET. 17) SOUTH 26°22'07" EAST FOR 46.97 FEET. 18) SOUTH 47°07'31" EAST FOR 28.22 FEET. 19) SOUTH 24°25'12" WEST FOR 13.06 FEET. 20) SOUTH 1°6'38" EAST FOR 567.84 FEET. 21) SOUTH 20°45'13" EAST FOR 65.19 FEET. 22) SOUTH 74°10'15" EAST FOR 21.01 FEET. 23) SOUTH 43°22'37" EAST FOR 30.71 FEET. 24) SOUTH 16°20'32" EAST FOR 25.98 FEET. 25) SOUTH 60°35'48" WEST FOR 59.70 FEET. 26) SOUTH 68°18'09" WEST FOR 48.34 FEET. 27) SOUTH 65°14'20" WEST FOR 100.02 FEET. 28) SOUTH 59°32'24" WEST FOR 58.73 FEET 29) SOUTH 13°18'52" WEST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT 4. 30) THENCE PROCEED SOUTH 66°23'00" WEST ALONG THE SOUTH LINE OF TRACT 4 FOR A DISTANCE OF 283 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 15 FEET NORTH 66°23'00" EAST OF THE SOUTHWEST CORNER OF SAID TRACT 4. 31) THENCE PROCEED NORTH 23°04'50" WEST FOR A DISTANCE OF 40 FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING: 12.638 ACRES, MORE OR LESS.(MEASURED)

TOGETHER WITH ALL THAT PART OF TRACT 1, BLOCK 42 (APPROX. 1/2 ACRE) BOUNDED BY THE ST. LUCIE RIVER ON THE NORTHEAST AND SOUTH. THE EAST 165 FEET OF TRACT 3, BLOCK 42, LESS THE NORTH 25 FEET. ALL THE PART OF TRACT 2, BLOCK 42, LYING WEST AND SOUTHWEST OF THE SOUTH FORK OF THE ST. LUCIE RIVER. (LESS THE NORTH 25 FEET THEREOF, PER PLAT BOOK 1, PAGE 98, AND O.R.B. 449, PG 524.) ALL THAT PART OF TRACT 7, BLOCK 42, LYING WEST AND NORTH OF THE SOUTH FORK OF THE ST. LUCIE RIVER. THE SOUTH 150 FEET OF TRACT 5, BLOCK 41; THE SOUTH 150 FEET OF TRACT 6, BLOCK 41 AND THAT PART OF THE SOUTH 150 FEET OF TRACT 7. BLOCK 41, LYING WEST OF THE SOUTH FORK, LESS THE SOUTH 25 FEET.

CONTAINING: 15.703 ACRES, MORE OR LESS.

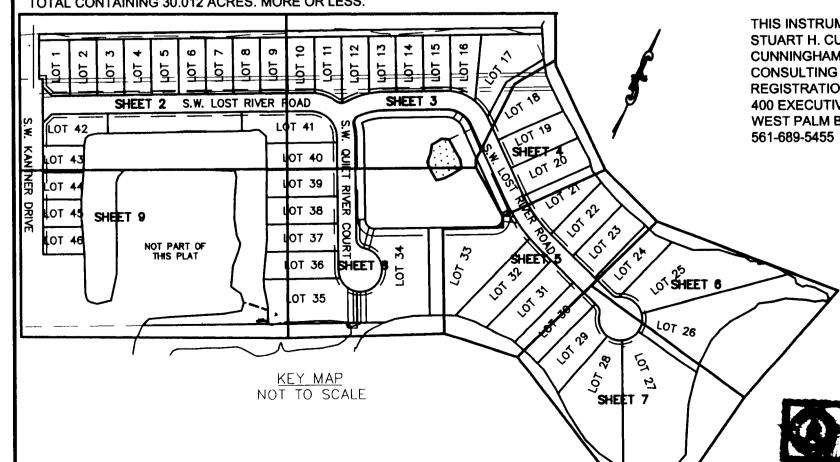
ALSO TOGETHER WITH:

ALL THAT PART OF TRACT 6 BLOCK 42, LYING WEST OF THE SOUTH FORK OF THE ST. LUCIE RIVER, BEING NORTHEAST OF THE MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER. CONTAINING: 0.068 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH: A FIFTY FOOT (50') RIGHT-OF-WAY LYING BETWEEN TRACTS 5, 6 & 7, BLOCK 41 AND TRACTS 2, 3 & 4, BLOCK 42 AS SHOWN ON THE PLAT OF ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, PAGE 98. PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:** 

BEING THE SOUTH FIFTEEN FEET (15') OF TRACTS 5, 6 & 7, BLOCK 41 AND THE NORTH FIFTEEN FEET (15') OF TRACTS 2, 3 & 4 BLOCK 42 OF SAID PLAT OF ST. LUCIE INLET FARMS, LESS THE WEST TWENTY-FIVE FEET (25') THEREOF, TOGETHER WITH THE NORTH TEN FEET (10') OF THE SOUTH TWENTY-FIVE FEET (25') OF TRACTS 5, 6 & 7, BLOCK 41 AND THE SOUTH TEN FEET (10') OF THE NORTH TWENTY-FIVE (25') OF TRACTS 2, 3 & 4, BLOCK 42 OF SAID PLAT OF ST. LUCIE INLET FARMS, LESS THE WEST TWENTY-FIVE FEET (25') THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 449, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALL LYING WEST OF THE SOUTH FORK OF THE ST. LUCIE RIVER. CONTAINING: 1.603 ACRES, MORE OR LESS.

TOTAL CONTAINING 30.012 ACRES. MORE OR LESS.



# PLAT OF PHASE 3 OF LOST RIVER LOST RIVER MANORS

BEING A REPLAT OF A PORTION OF TRACTS 5, 6 & 7 BLOCK 41, AND A PORTION OF TRACTS 1, 2, 3, 4, 6 & 7 BLOCK 42 OF ST. LUCIE INLET FARMS, ACCORDING TO PLAT BOOK 1 PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

ALL LYING IN THE HANSON GRANT, SECTION 32, TOWNSHIP 38 SOUTH, RANGE 41 EAST CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC., 400 EXECUTIVE CENTER DRIVE, SUITE 108,

SURVEYOR'S NOTES

RECORDS OF THIS COUNTY.

WITH COUNTY SPECIFICATIONS.

RELATIVE THERETO.

FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL

TITLE CERTIFICATION

DATED THIS DAY OF MAY, 2005.

ATTORNEY-AT-LAW, FLORIDA BAR NO. 270911

4801 SOUTH UNIVERSITY DRIVE, 2ND FLOOR

**ACKNOWLEDGMENT** 

I HEREBY CERTIFY THAT THE FORGOING CERTIFICATE OF

OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED

INTERNATIONAL CORP. A FLORIDA CORPORATION, IT'S

PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED

MANAGER/MEMBER OF LOST RIVER PROPERTIES, LLC, A

BEFORE ME THIS 17 DAY OF \_\_\_\_\_, 2005, BY MARTIN A. TABOR, AS PRESIDENT OF STUART

FLORIDA LIMITED LIABILITY COMPANY. WHO IS

ARNOLD PERLISTEIN

COUNTY OF MARTIN

FT. LAUDERDALE, FL. 33328

E. MEAN HIGH WATER ELEVATION WAS ESTABLISHED BY INTERPOLATION.

**LEGEND** 

**R DENOTES RADIUS** 

△ DENOTES DELTA

CH DENOTES CHORD

PG. DENOTES PAGE

P.B. DENOTES PLAT BOOK

**ELEV.** DENOTES ELEVATION

SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER

B. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC

C. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: IN THE EVENT

THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET 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

F. ELEVATIONS SHOWN HEREON ARE TAKEN FROM MARTIN COUNTY BENCHMARK DATUM (BENCHMARK: 76 & COVE. ELEV.

G. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATES WITH THE SOUTH LINE OF TRACT 5

I. BEARINGS AND COORDINATES ARE BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6x6 CONCRETE MONUMENT,

I. ARNOLD PERLSTEIN A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 2005, AT 1 P.M.

CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. DATE OF EXECUTION JUNE 17, 2003, RECORDING DATE JUNE

**ACKNOWLEDGMENT** 

I HEREBY CERTIFY THAT THE FORGOING CERTIFICATE OF

COMMISSION EXPIRES

MY COMMISSION # DD 342221 ENPIRES: August 15, 2008 Breated Thru Notice Professioners

COMMISSION NUMBER: DO 5463

OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED

COUNTY OF MARTIN

OR WHO HAS PRODUCED

IDENTIFICATION.

(NOTARIAL SEAL)

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS

FOLLOWS: MORTGAGE, COMMERCE BANK, N.A., A NATIONAL BANKING ASSOCIATION. MORTGAGEE, LOST RIVER

NORTHING 1007149.217 - EASTING 894323.132), AND GS 35 (6x6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S).

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

D. MEAN HIGH WATER ELEVATION WAS FURNISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

14.26, AND GS 23 ELEV. 12.96) AND ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD 1929).

H. COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

889859.331), AND WITPORT (10' METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549)

BLOCK 41, ST. LUCIE INLET FARMS SUBDIVISION, BEARING S.66°00"44"W. ALL OTHER BEARINGS SHOWN HEREON ARE

A. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE

R/W DENOTES RIGHT-OF-WAY

L DENOTES LENGTH OF ARC

CHB DENOTES CHORD BEARING

© DENOTES CENTER LINE

FP&L DENOTES FLORIDA POWER & LIGHT

O.R.B. DENOTES OFFICIAL RECORD BOOK

NAD DENOTES NORTH AMERICAN DATUM

DENOTES LICENSED BUSINESS

GPS DENOTES GLOBAL POSITIONING SYSTEM

PSM DENOTES PROFESSIONAL SURVEY AND MAPPER

■ DENOTES 4"x 4" PERMANENT REFERENCE MONUMENT SET, PSM No. 389

O DENOTES PROPERTY CORNER 5/4" IRON ROD & CAP PSM No.3896

DENOTE PERMANENT REFERENCE MONUMENT FOUND

O DENOTES PERMANENT CONTROL POINT

NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM

WEST PALM BEACH, FLORIDA JANUARY 2005

NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. NO STRUCTURE, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING THE SAME.

ALL LINES TO CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTION 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, IT'S 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 THE AREAS.

MORTGAGEE'S CONSENT TO PLAT

COMMERCEBANK, N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE DATED JUNE 17, 2003 AND RECORDED IN OFFICIAL RECORDS BOOK 1779, PAGE 2102, ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATION(S) HEREON AND DO SUBDRDINATE THEIR MORTGAGE. TO SUCH DEDICATION.

SIGNED AND SEALED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2005 ON BEHALF OF SAID CORPORATION BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY TO VICE PRESIDENT

JOSE E. DUARTE. ITS VICE PRESIDENT (CORPORATE SEAL)

### MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN MIAMI DATE

THE FORGOING MORTGAGEE HOLDER'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MOA . 2005, BY JUSTO L. FERNANDEZ, AS SENIOR VICE PRESIDENT AND ATTESTED BY JOSE E. DUARTE, VICE PRESIDENT OF COMMERCE BANK. N.A., A NATIONAL BANKING ASSOCIATION.

WHO IS PERSONALLY KNOWN TO ME OR WHO MAS PRODUCED

AS IDENTIFICATION.

BY: PRINT NAME: UIUIAN I MARAZZI COMMISSION EXPIRES: \$16/06 COMMISSION NUMBER: DD14486 EXPIRES: August 28, 2006
Bonded Thru Notary Public University

UNDERSIGNED ON THE DATES INDICATED.

DATE: 06-13-05 DATE: <u>06-14-0</u>つ

BCC: 3-22-05

ATTEST: CLERK

(BOARD SEAL)

## CERTIFICATE OF SURVEYOR AND MAPPER

MANOR IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION: THAT SUCH SURVEY IS 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 WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS: AND. FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM **CUNNINGHAM & DURRANCE** CONSULTING ENGINEERS, INC. **REGISTRATION LB NO. 4502** 400 EXECUTIVE CENTER DRIVE.. SUITE 108 WEST PALM BEACH, FL 33401

STUART H. CUNNINGHAM FLORIDA SURVEYOR AND MAPPER **REGISTRATION NO. 3896** 

**ACCEPTANCE OF DEDICATIONS** 

COUNTY OF MARTIN

ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF 12005,

LOCATION MAP NOT TO SCALE

LERK'S RECORDING CERTIFICATE

MARSHA EWING, CLERK OF THE CIRCUIT OURT OF MARTIN COUNTY, FLORIDA, EREBY CERTIFY THAT THIS PLAT WAS ILED FOR RECORD IN PLAT BOOK 16 PAGE 14 . MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 30 DAY OF <u>august</u>, 20<u>05</u>.

CIRCUIT COURT MARTIN COUNTY,

BY: Januy J. Copus CIRCUIT COURT SEAL)

CERTIFICATE OF OWNERSHIP AND DEDICATION AND MARTIN A. TABOR, TRUSTEE. HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PHASE 3 OF LOST RIVER- LOST RIVER MANORS AND HEREBY DEDICATES AS FOLLOWS:

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER- LOST RIVER MANORS AND DESIGNATED AS PRIVATE. ARE HEREBY DECLARED TO BE THE PROPERTY OF LOST RIVER 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 AND RIGHTS OF WAY DESIGNATED AS SUCH ON THIS

2. UTILITY EASEMENTS

PARCEL CONTROL NUMBER 55-38-41-412-000-0000

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER - LOST RIVER MANORS MAY BE USED FOR UTILITY PURPOSE 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 SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE 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. 3. WATERWAY AREAS, WETLAND & BUFFER AREAS, UPLAND TRANSITION ZONES, OPEN SPACE AND DRAINAGE EASEMENTS A. THE WATER WAY AREAS SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER- LOST RIVER MANORS AS TRACTS " B & C" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE LOST RIVER HOMEOWNERS' ASSOCIATION. INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE RECREATION AREAS. WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION AND LANDSCAPING PURPOSES. AND SHALL BE MAINTAINED BY THE ASSOCIATION, MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY RECREATION AREAS AND WATER WAY AREAS DESIGNATED AS SUCH ON THIS PLAT B. THE 75 FOOT UPLAND TRANSITION ZONES. (AN AREA ADJACENT TO THE SOUTH FORK OF THE ST. LUCIE RIVER) SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER - LOST RIVER MANORS ARE HEREBY DECLARED TO BE THE PROPERTY OF LOST RIVER 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, THE PARCEL 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

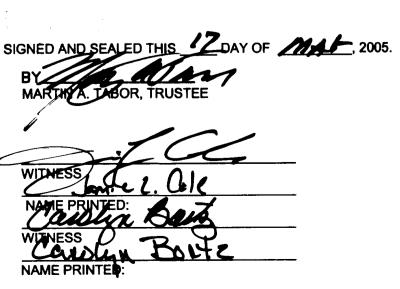
C. THE 25 FOOT UPLAND TRANSITION ZONES. (A BUFFER AREA ADJACENT TO WATERWAY TRACTS B & C), THE UPLAND TRANSITION ZONE (SHOWN ON THIS PLAT AS TRACT A). AND THE WETLAND PRESERVE (SHOWN ON THIS PLAT AS TRACT E) SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER- LOST RIVER MANORS ARE HEREBY DECLARED TO BE THE PROPERTY OF LOST RIVER 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. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PARCELS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT NO. 43-0146272-001. SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 43-00429-S-10 AND U.S. ARMY CORPS OF ENGINEERS PERMIT NO. 199201098 (IP-AAZ). MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT. A PERPETUAL STATUTORY CONSERVATION EASEMENT FOR THE PRESERVATION AREAS. PURSUANT TO SECTION 704.06, FLORIDA STATUES, HAS BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND IS RECORDED IN THE PUBLIC RECORDS AT OFFICIAL RECORD BOOK 1811 PAGE 1968.

D. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER-LOST RIVER MANORS, AND DESIGNATED AS SUCH ON THE PLAT, AND LAKE AREA AS SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER-LOST RIVER MANORS, AS TRACT D, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE LOST RIVER 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 AND LAKE AREAS DESIGNATED AS SUCH ON THIS PLAT. E. THE OPEN SPACE AREA SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER-LOST RIVER MANORS AS TRACT "F", IS

HEREBY DECLARED TO BE PROPERTY OF THE LOST RIVER HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER. BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY OPEN SPACE AREA DESIGNATED AS SUCH ON THIS PLAT. 4. THE LAKE MAINTENANCE EASEMENTS AND LAKE ACCESS EASEMENTS AS SHOWN ON THIS PLAT OF PHASE 3 OF LOST RIVER- LOST RIVER MANORS. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE LOST RIVER HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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.

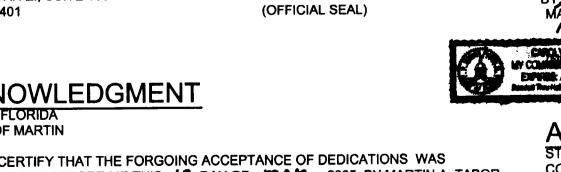
5. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE LOST RIVER HOMEOWNERS' ASSOCIATION. INC. (HEREINAFTER "ASSOCIATION") OF MAINTENANCE. REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENT AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE PRIVATE DRAINAGE EASEMENTS AND TRACTS "B & C" AS SHOWN ON THIS PLAT. IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2005, BY MARTIN AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE A. TABOR, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION: HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE, WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED. AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE- DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW



LOST RIVER PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. BY STUART INTERNATIONAL CORP., A FLORIDA CORPORATION, IT'S MANAGER/MEMBER (CORPORATE SEAL)

SHEET 1 OF 9



THE LOST RIVER HOMEOWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID

**ACKNOWLEDGMENT** COUNTY OF MARTIN I HEREBY CERTIFY THAT THE FORGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF MAP, 2005, BY MARTIN A. TABOR, AS PRESIDENT OF LOST RIVER HOMEOWNERS' ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED