

LOCATION MAP

Plat of Creekside

Being a Replat of a portion of Tract 30, Section 18, Township 38 South, Range 41 East of Palm City Farms, as recorded in Plat Book 6, Page 42, Palm Beach (Now Martin) County, Florida

JAN 13 AM 10:16

CLERK OF CIRCUIT COURT

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 16, PAGE 23, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

17th DAY OF January, 2006

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

FILE NUMBER 1903830 BY Charlotte Surbey DEPUTY CLERK



18-38-41-029-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

BEING ALL OF TRACT 30, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, OF PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

LESS AND EXCEPTING THEREFROM THE SOUTH 30 FEET THEREOF.

CONTAINING 9.54 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

RESERVE DEVELOPMENT COMPANY, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF CREEKSIDE, AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF CREEKSIDE, AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, 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 AS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF CREEKSIDE 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 ALSO BE EASEMENTS 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.

3. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF CREEKSIDE, AND DESIGNATED AS PRIVATE ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, 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.

4. TRACT "A" (LIFT STATION EASEMENT)

THE LIFT STATION EASEMENT SHOWN AS TRACT 'A' ON THIS PLAT OF CREEKSIDE IS HERBY DEDICATED TO MARTIN COUNTY FOR PUBLIC PURPOSES.

5. TRACT "B"

TRACT "B" SHOWN ON THIS PLAT OF CREEKSIDE, IS HEREBY DECLARED TO BE A PRIVATE COMMON AREA AND IS DEDICATED TO AND SHALL BE CONVEYED BY DEED TO CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC. (HEREINAFTER "ASSOCIATION"), FOR RECREATION AND LANDSCAPE PURPOSES. TRACT "B" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY SUCH PRIVATE COMMON AREA DESIGNATED AS TRACT "B" ON THIS PLAT.

6. COMMON AREA WATER TRACT

TRACT W-1, AS SHOWN ON THIS PLAT OF CREEKSIDE, IS HEREBY DECLARED TO BE A COMMON AREA WATER TRACT AND IS DEDICATED TO AND SHALL BE CONVEYED BY DEED TO CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC., (HEREINAFTER ASSOCIATION) ITS SUCCESSORS AND ASSIGNS, FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS MEMBERS AND THEIR INVITED GUESTS. SUCH COMMON AREA WATER TRACT SHALL BE THE MAINTENANCE RESPONSIBILITY OF CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA WATER TRACT.

7. MAINTENANCE EASEMENTS

THE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF CREEKSIDE, AND DESIGNATED AS PRIVATE ON THE PLAT, ARE HEREBY DECLARED TO THE PROPERTY OF CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND MAINTENANCE OF COMMON AREA PURPOSES. THE MAINTENANCE EASEMENTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY SUCH PRIVATE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

8. CONSERVATION EASEMENT

THE CONSERVATION AREA TRACT SHOWN ON THIS PLAT OF CREEKSIDE IS HEREBY DECLARED TO BE THE PROPERTY OF CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE CONSERVATION AREA TRACT, 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 CONSERVATION AREA TRACT SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED 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 PRIVATE CONSERVATION AREA TRACT DESIGNATED AS SUCH ON THIS PLAT.

THE CONSERVATION AREA TRACT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA TRACT INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

1. A CONSERVATION EASEMENT OVER THE CONSERVATION AREA DESCRIBED ON THIS PLAT, HEREINAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION EASEMENT", IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD). PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION EASEMENT OR RESTRICTIONS SET FORTH BELOW PERTAINING TO THE CONSERVATION EASEMENT, SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD.

2. THE PURPOSE OF THESE RESTRICTIONS IS TO RETAIN LAND OR WATER EASEMENTS SET FORTH ON THE CONSERVATION EASEMENT IN ITS NATURAL, VEGETATIVE, SCENIC, OPEN, AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH CONSERVATION EASEMENT AS SUITABLE HABITAT FOR FISH, PLANTS OR WILDLIFE. THOSE WETLAND AND/OR UPLAND EASEMENTS INCLUDED IN THIS RESTRICTION WHICH ARE TO BE ENHANCED OR CREATED PURSUANT TO THE PERMIT SHALL BE RETAINED AND MAINTAINED IN THE ENHANCED OR CREATED CONDITIONS REQUIRED BY THE PERMIT. TO CARRY OUT THIS PURPOSE, THE FOLLOWING RIGHTS ARE CONVEYED TO THE SFWMD:

- A. TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT TO ACCESS CONSERVATION EASEMENT AT REASONABLE TIMES WITH ANY NECESSARY EQUIPMENT OR VEHICLES TO ENFORCE THE RIGHTS HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY GRANTOR AT THE TIME OF SUCH ENTRY; AND
 - B. TO ENJOY ANY ACTIVITY ON OR USE OF THE CONSERVATION EASEMENT THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION OF SUCH EASEMENTS OR FEATURES OF THE CONSERVATION EASEMENT THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.
3. EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION EASEMENT:
- A. CONSTRUCTION OR PLACING OF BUILDINGS, ROAD, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND;
 - B. DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS;
 - C. REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH A DISTRICT APPROVED MAINTENANCE PLAN;
 - D. EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE;
 - E. SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER EASEMENT TO REMAIN IN ITS NATURAL CONDITION;
 - F. 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;
 - G. ACTS OR USES DETRIMENTAL TO SUCH FOREMENTIONED RETENTION OF LAND OR WATER EASEMENTS;
 - H. ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE CONSERVATION EASEMENTS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.

4. GRANTOR RESERVES ALL RIGHTS 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 DISTRICT RULE, CRITERIA, PERMIT AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS.

5. OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING CONSERVATION EASEMENT WHICH THESE RESTRICTIONS COVER UNLESS THE PERMITEE HAS RECEIVED WRITTEN APPROVAL FROM THE SFWMD.

9. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT (WETLAND/PRESERVE/DANFORTH CREEK)

NOTWITHSTANDING THE OBLIGATION OF THE CREEKSIDE HOMEOWNERS ASSOCIATION OF PALM CITY, INC. (HEREINAFTER "ASSOCIATION"), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS 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 FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT: THAT PART OF CONSERVATION EASEMENT TRACT DESIGNATED AS DANFORTH CREEK.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSES OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR UNWRITTEN 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 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.

SIGNED AND SEALED THIS 18th DAY OF August, 2006, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT.

Laurie A. Schwab
WITNESS

Laurie A. Schwab
PRINT NAME

Beth Dodan
WITNESS

Beth Dodan
PRINT NAME

Catherine J. Weiss
WITNESS

CATHERINE J. WEISS
PRINT NAME

Ann S. Handley
WITNESS

Ann S. Handley
PRINT NAME

RESERVE DEVELOPMENT COMPANY
A FLORIDA CORPORATION

BY: Jonathan Rappaport

NAME: JONATHAN RAPPAPORT

TITLE: PRESIDENT

ATTEST: Roseanne Piretti

NAME: ROSEANNE PIRETTI

TITLE: SECRETARY

RESERVE DEVELOPMENT COMPANY
A FLORIDA CORPORATION



BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN RAPPAPORT AND ROSEANNE PIRETTI TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF RESERVE DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: () PERSONALLY KNOWN TO ME OR () HAVE PRODUCED AS IDENTIFICATION.



David W. Schryver
NOTARY PUBLIC
-STATE OF FLORIDA AT LARGE

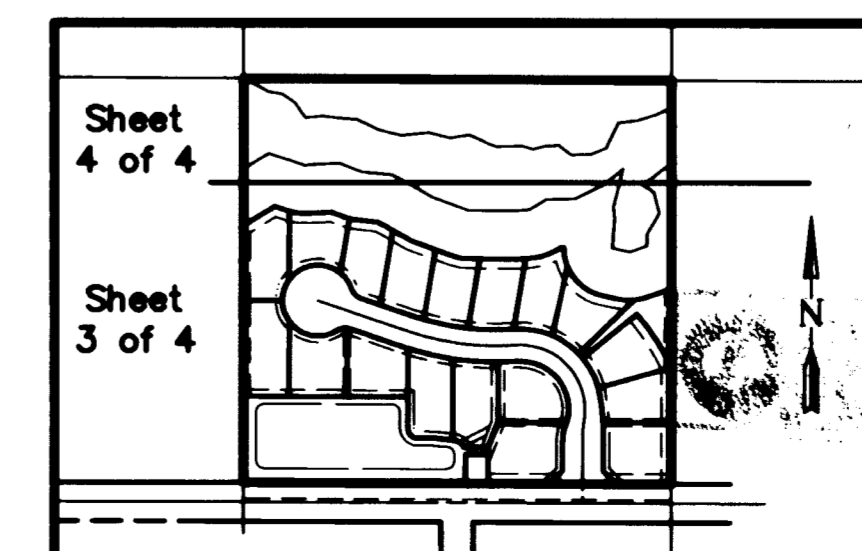
DD104206
COMMISSION NUMBER
April 10, 2006
MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF CREEKSIDE 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 (P.R.M.'s) HAVE BEEN PLACED, AS REQUIRED BY LAW, AND PERMANENT CONTROL POINTS (P.C.P.'s) 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.

DATE 9-20-05

David W. Schryver
NAME: DAVID W. SCHRYVER
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 4864



KEY SHEET

Job Number 03-1035-01-05
Licensed Business #4108

INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE: PALM CITY, FL 34991 (800) 396-1066
TALLAHASSEE OFFICE: 4909 N. MONROE STREET TALLAHASSEE, FL 32303 (850) 536-8455