

JULY 2006

TUSCAWILLA PUD

SHEET 1 OF 36
Plat Book 16 pg 39

BEING A REPLAT OF A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS, PALM BEACH COUNTY (NOW MARTIN) COUNTY, FLORIDA, AND BEING A PART OF SECTIONS 10 AND 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 10-38-40-001-000-0000.0

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 39, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12th DAY OF OCTOBER, 2006

MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Charlotte Buckley*
DEPUTY CLERK
(CIRCUIT COURT SEAL)
FILE NO. 1966129



06 OCT 12 AM 9:00
MARSHA EWING
CLERK OF CIRCUIT COURT
BY: _____
D.C.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING A PART OF SECTIONS 10 AND 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 6, 7, 8, 9, 10, AND 11, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "PALM CITY FARMS" AS RECORDED IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF FLORIDA'S TURNPIKE AND NORTH OF THE CENTERLINE OF BESSEY CREEK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 00°03'33" WEST, ALONG THE WEST LINE OF SECTION 14, A DISTANCE OF 1007.81 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF BESSEY CREEK; THENCE ALONG THE CENTERLINE OF BESSEY CREEK BY THE FOLLOWING COURSES AND DISTANCES:

THENCE, SOUTH 89°56'29" EAST, A DISTANCE OF 24.98 FEET; THENCE, SOUTH 32°04'32" EAST, A DISTANCE OF 59.21 FEET; THENCE, NORTH 75°17'59" EAST, A DISTANCE OF 87.11 FEET; THENCE, NORTH 83°42'28" EAST, A DISTANCE OF 36.17 FEET; THENCE, SOUTH 78°07'35" EAST, A DISTANCE OF 52.20 FEET; THENCE, NORTH 78°13'08" EAST, A DISTANCE OF 82.58 FEET; THENCE, NORTH 64°38'50" EAST, A DISTANCE OF 345.72 FEET; THENCE, SOUTH 80°44'56" EAST, A DISTANCE OF 64.26 FEET; THENCE, NORTH 49°58'33" EAST, A DISTANCE OF 80.57 FEET; THENCE, NORTH 70°12'30" EAST, A DISTANCE OF 283.18 FEET; THENCE, SOUTH 82°59'48" EAST, A DISTANCE OF 41.23 FEET; THENCE, SOUTH 78°28'50" EAST, A DISTANCE OF 162.05 FEET; THENCE, SOUTH 85°29'58" EAST, A DISTANCE OF 48.37 FEET; THENCE, NORTH 80°04'00" EAST, A DISTANCE OF 48.40 FEET; THENCE, SOUTH 80°13'01" EAST, A DISTANCE OF 10.34 FEET; THENCE, NORTH 89°48'39" EAST, A DISTANCE OF 109.52 FEET; THENCE, NORTH 83°18'53" EAST, A DISTANCE OF 33.54 FEET; THENCE, NORTH 19°50'47" EAST, A DISTANCE OF 25.00 FEET; THENCE, NORTH 56°42'58" EAST, A DISTANCE OF 81.34 FEET; THENCE, SOUTH 78°17'02" EAST, A DISTANCE OF 43.14 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE, NORTH 31°33'59" WEST, DEPARTING THE CENTERLINE OF BESSEY CREEK AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 881.91 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID SECTION 14; THENCE, NORTH 89°54'47" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1193.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACTS 1 THROUGH 64 INCLUSIVE, SECTION 15, TOWNSHIP 38 SOUTH, RANGE 40 EAST, OF SAID PLAT OF "PALM CITY FARMS", LESS THE WEST 85.00 FEET THEREOF, AND LESS THE RIGHT-OF-WAY OF STATE ROAD 714 ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP OF SECTION 89090-2502 DATED 3-24-64.

TOGETHER WITH:

A STRIP OF LAND 1320.00 FEET IN WIDTH LYING IN SECTIONS 10 AND 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE, NORTH 89°59'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 85.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BOAT RAMP AVENUE FOR A POINT OF BEGINNING;

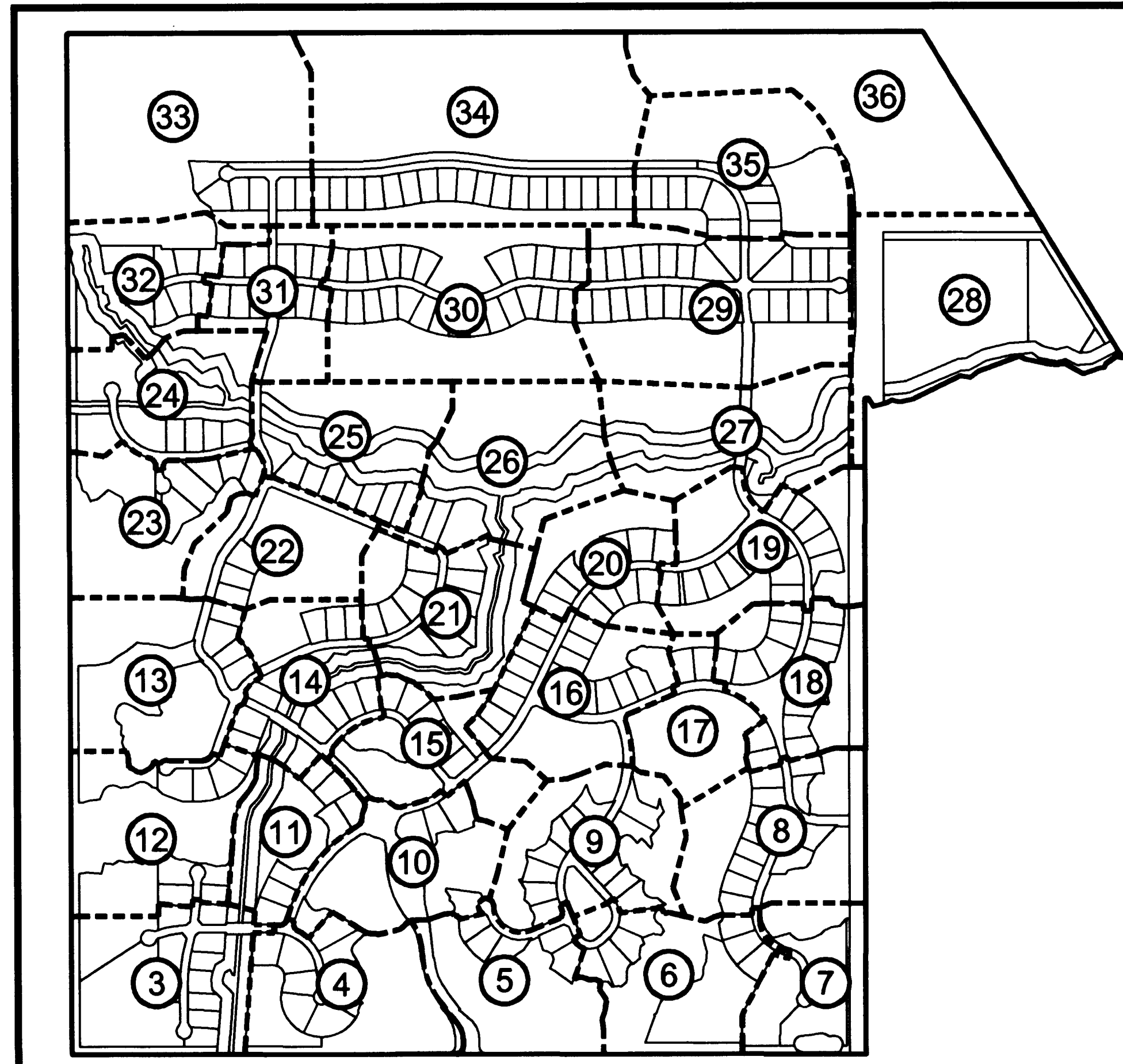
THENCE, CONTINUE NORTH 89°59'13" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 2456.74 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10; THENCE, NORTH 89°59'55" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2648.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE, SOUTH 89°54'47" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1193.52 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE (SUNSHINE STATE PARKWAY); THENCE, NORTH 31°33'59" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1560.88 FEET; THENCE, NORTH 89°54'47" WEST, ALONG A LINE 1320.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 380.77 FEET; THENCE, SOUTH 89°59'55" WEST, ALONG A LINE 1320.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2649.15 FEET; THENCE, SOUTH 89°59'13" WEST, CONTINUING ALONG A LINE 1320.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID SOUTH LINE OF SECTION 10, A DISTANCE OF 2457.67 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF BOAT RAMP AVENUE; THENCE, SOUTH 00°02'51" EAST, ALONG SAID RIGHT-OF-WAY LINE AND ALONG A LINE 85.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 813.06 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

EF MINUS S, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF TUSCAWILLA PUD AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACT "R" (PRIVATE ACCESS DRIVE), AS SHOWN ON THIS PLAT OF TUSCAWILLA PUD AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY 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.
- 2. THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT OF TUSCAWILLA PUD, ARE PRIVATE AND DESIGNATED AS SUCH ON THE PLAT, AND ARE HEREBY DEDICATED TO THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") FOR DRAINAGE AND LAKE ACCESS 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 TUSCAWILLA PUD, 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.
- 4. TRACTS "B-1" THROUGH "B-13", SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE LANDSCAPE AND PUBLIC BRIDLE PATH TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE AND PUBLIC BRIDLE PATH PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY LANDSCAPE AND PUBLIC BRIDLE PATH TRACTS DESIGNATED AS SUCH ON THIS PLAT. TRACT "B-9" SHALL BE SUBJECT TO THE 50 FOOT WIDE UNDERGROUND DRAINAGE AND UTILITY EASEMENT AS DESCRIBED IN PARAGRAPH 17, HEREIN BELOW, AND SHOWN ON THIS PLAT.
- 5. TRACT "REC" (RECREATION AREA), AS SHOWN HEREON, IS HEREBY RESERVED BY EF MINUS S, LLC, 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.
- 6. TRACTS "P-1" THROUGH "P-8" (PARK TRACTS), SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE PARK TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PARK PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PARK TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- 7. TRACTS "UPTB-1" THROUGH "UPTB-16", (UPLAND PRESERVE AND UPLAND TRANSITIONAL BUFFER AREAS), SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE UPLAND PRESERVE AND UPLAND TRANSITIONAL BUFFER AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UPLAND PRESERVE AND UPLAND TRANSITIONAL BUFFER PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UPLAND PRESERVE AND UPLAND TRANSITIONAL BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.
- 8. TRACTS "SPZ-1" THROUGH "SPZ-12", (SHORELINE PROTECTION AREAS), SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE SHORELINE PROTECTION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR SHORELINE PROTECTION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY SHORELINE PROTECTION AREAS DESIGNATED AS SUCH ON THIS PLAT. TRACT "SPZ-12" SHALL BE SUBJECT TO THE 50 FOOT WIDE UNDERGROUND DRAINAGE AND UTILITY EASEMENT AS DESCRIBED IN PARAGRAPH 17, HEREIN BELOW, AND SHOWN ON THIS PLAT.
- 9. TRACTS "BC-1" THROUGH "BC-8", (BESSEY CREEK DRAINAGE AREAS), SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE BESSEY CREEK DRAINAGE AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES SUBJECT TO AN EASEMENT TO MARTIN COUNTY 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 BESSEY CREEK DRAINAGE 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 BESSEY CREEK DRAINAGE AREAS DESIGNATED AS SUCH ON THIS PLAT. TRACT "BC-8"

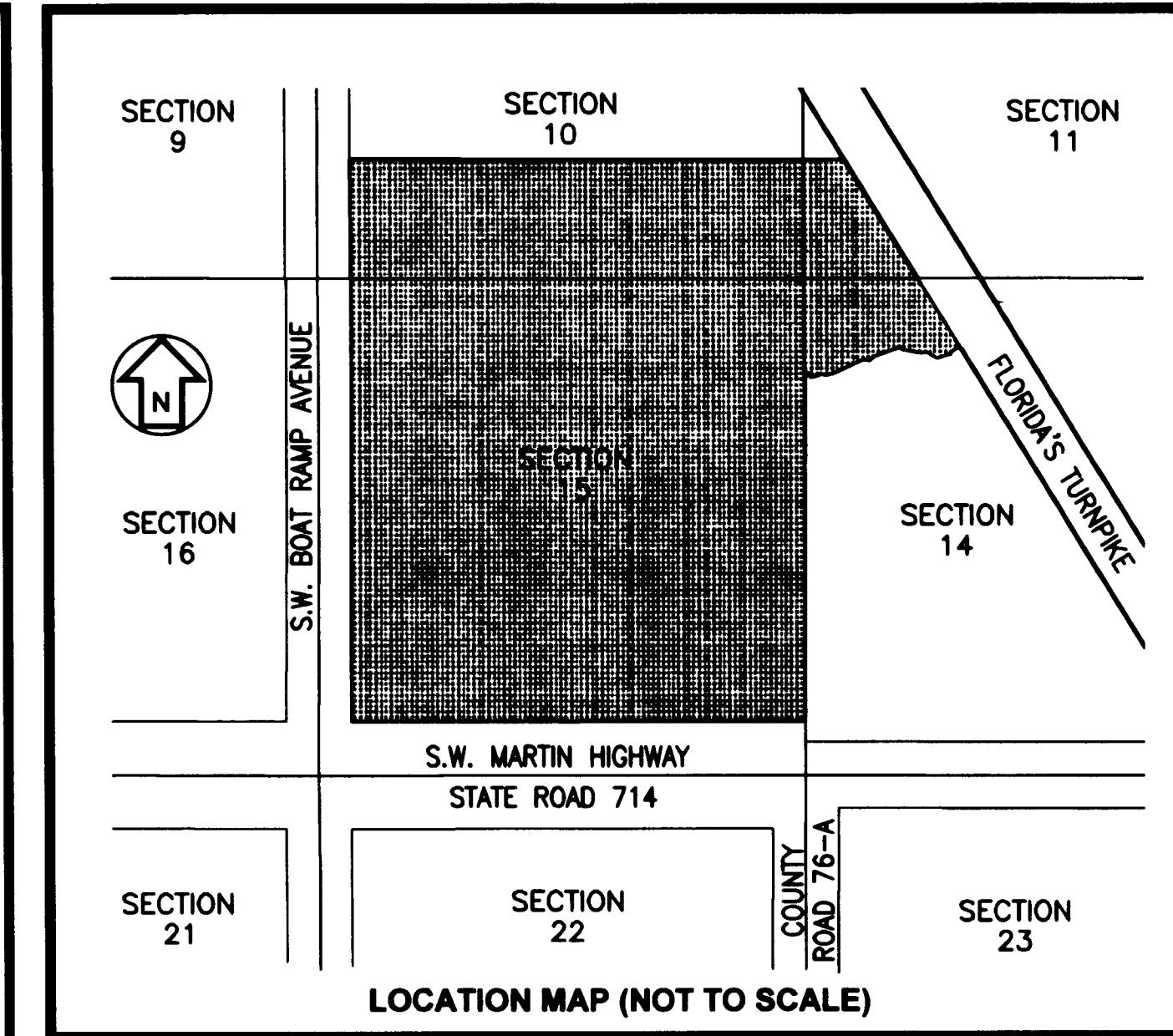


16 = INDICATES SHEET NUMBER OF 36 SHEETS

SHEET INDEX (NOT TO SCALE)

SHALL BE SUBJECT TO THE 50 FOOT WIDE UNDERGROUND DRAINAGE AND UTILITY EASEMENT AS DESCRIBED IN PARAGRAPH 17, HEREIN BELOW, AND SHOWN ON THIS PLAT.

- 10. TRACTS "W-1" THROUGH "W-10", TRACT "W-10B", AND TRACTS "W-11" THROUGH "W-27", (WETLAND PRESERVE AREAS), SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY 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. 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.
- 11. TRACTS "L-1" THROUGH "L-8", (WATER MANAGEMENT TRACTS), THE LAKE MAINTENANCE EASEMENTS (LME) AND THE LAKE MAINTENANCE ACCESS EASEMENTS SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE WATER MANAGEMENT TRACTS, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, WATER RETENTION, WATER MANAGEMENT MAINTENANCE AND LAKE MAINTENANCE ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY WATER MANAGEMENT TRACTS, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 12. TRACTS "O-1" AND "O-2" (OPEN SPACE TRACTS) SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE OPEN SPACE TRACTS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE AND PUBLIC PEDESTRIAN ACCESS 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 TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- 13. TRACT "MC", SHOWN ON THIS PLAT OF TUSCAWILLA PUD SHALL BE CONVEYED BY DEED TO MARTIN COUNTY.
- 14. THE WATER MANAGEMENT EASEMENTS SHOWN ON THIS PLAT OF TUSCAWILLA PUD ARE HEREBY DECLARED TO BE THE PROPERTY OF THE TUSCAWILLA COMMUNITY ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE WATER MANAGEMENT EASEMENTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, WATER RETENTION AND WATER MANAGEMENT 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 WATER MANAGEMENT EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 15. TRACT "SS" (SCHOOL SITE) SHOWN ON THIS PLAT OF TUSCAWILLA PUD AND DESIGNATED AS SCHOOL SITE IS HEREBY DEDICATED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA FOR THE USE AND BENEFIT OF THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA.
- 16. TRACTS "DB-1" AND "DB-2" (DRAINAGE BYPASS TRACTS) SHOWN ON THIS PLAT OF TUSCAWILLA PUD SHALL BE CONVEYED BY DEED TO MARTIN COUNTY.
- 17. THE 50 FOOT WIDE UNDERGROUND DRAINAGE AND UTILITY EASEMENT SHOWN ON THIS PLAT OF TUSCAWILLA PUD MAY BE USED FOR UNDERGROUND DRAINAGE AND UTILITY PURPOSES BY SHADOW LAKE GROVES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND 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, SAID UNDERGROUND DRAINAGE AND UTILITY EASEMENT.



SIGNED THIS 10th DAY OF August, 2006, ON BEHALF OF SAID COMPANY BY ITS MANAGER, EF MINUS S, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES: BY: TUSCAWILLA ACQUISITION SUBSIDIARY LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER
PRINT NAME: Scott Martin
PRINT NAME: Cynthia Pariz
BY: John Csapo, MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MARTIN)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN CSAPO, WHO TO ME WELL KNOWN TO BE ONE OF THE MANAGERS OF TUSCAWILLA ACQUISITION SUBSIDIARY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF EF MINUS S, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS A MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF THE LIMITED LIABILITY COMPANY. HE IS [x] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.
WITNESS MY HAND THIS 10 DAY OF August, 2006.
6-15-07 BY: Cynthia Pariz NOTARY PUBLIC SEAL:
MY COMMISSION EXPIRES: _____ PRINTED NAME: Cynthia Pariz COMMISSION NO. 880232706

SURVEYOR'S NOTES:

- 1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON PRIVATE DRAINAGE EASEMENTS.
- 2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACE 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.

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:
DATE: 10/6/06 BY: *John Csapo* COUNTY SURVEYOR AND MAPPER
DATE: 10-6-06 BY: *John Csapo* COUNTY ENGINEER
DATE: 10/11/06 BY: *Kylee King-Schmidt, Esq.* COUNTY ATTORNEY
DATE: 10/11/06 BY: *William R. Van Campen* CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST: *Marsha Ewing* CLERK OF COURT
By Charlotte Buckley, Esq.



CERTIFICATE OF SURVEYOR AND MAPPER
I, WILLIAM R. VAN CAMPEN, HEREBY CERTIFY THAT THIS PLAT OF TUSCAWILLA PUD 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 107.06(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 28th DAY OF July, 2006.
WILLIAM R. VAN CAMPEN, PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 2424, ASSOCIATED LAND SURVEYORS, INC., LB 7344

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 WILLIAM R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD., SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (888)948-2102 FAX: (888)944-8888 LB 7344
RECORD PLAT TUSCAWILLA PUD SHEET 1 OF 36