

RIVER MARINA PUD, PHASES 3 & 5

Plat Book 16 Page 42

REPLAT OF A PORTION OF TRACTS 1, 2 & 4 AND ALL OF TRACT 3, RIVER MARINA PUD, PHASES 1 & 4, RECORDED IN PLAT BOOK 16, PAGE 25 MARTIN COUNTY, FLORIDA SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

LENNAR HOMES, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF RIVER MARINA PUD, PHASES 3 & 5 AND HEREBY DEDICATES AS FOLLOWS:

1.) THE UTILITY EASEMENTS SHOWN ON THIS PLAT RIVER MARINA PUD, PHASES 3 & 5 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.

2.) THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF RIVER MARINA PUD, PHASES 3 & 5, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RIVER MARINA COMMUNITY 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.) NOTWITHSTANDING THE OBLIGATION OF THE "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 ALL THE DESCRIBED PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED 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 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 COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COST 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 3rd DAY OF AUGUST, 2006 ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

NAME: DAVID M. BASELICE TITLE: VICE PRESIDENT

ATTEST: JILL CIERPIK NAME: JILL CIERPIK ASSISTANT SECRETARY

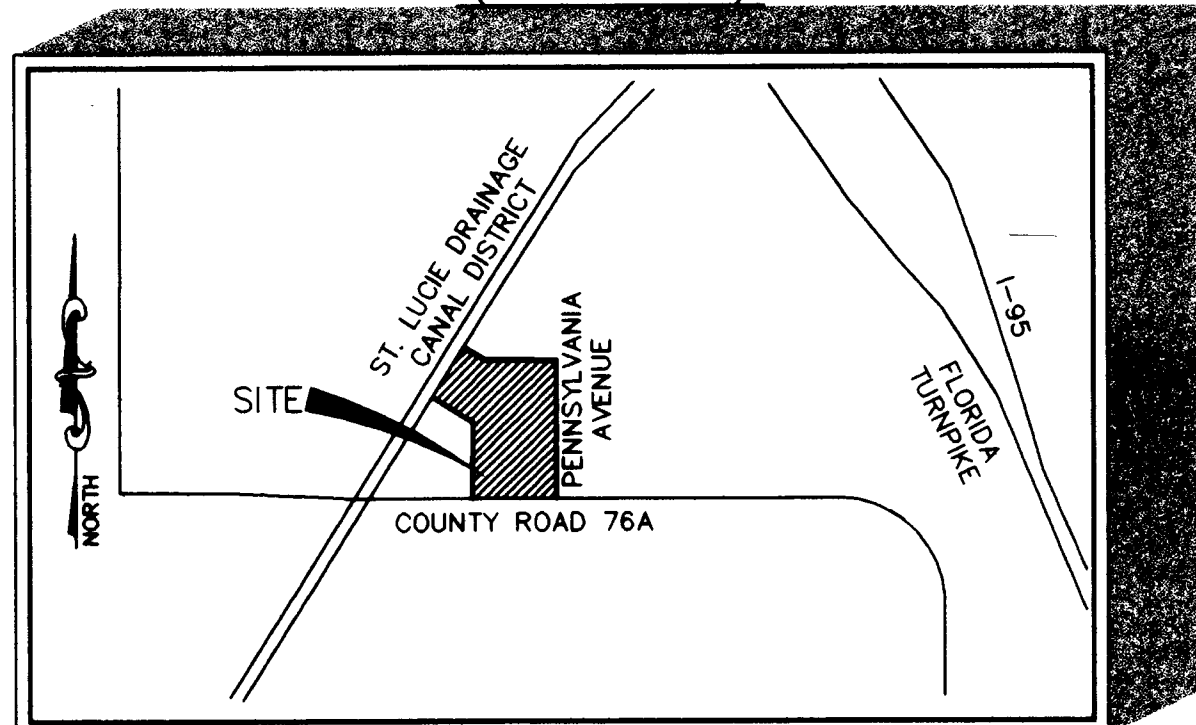
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID M. BASELICE AND JILL CIERPIK TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LENNAR HOMES, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: [X] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED AS IDENTIFICATION.

DATED THIS 3rd DAY OF AUGUST, 2006. NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. DD 383044 MY COMMISSION EXPIRES 07-02-2009

VICINITY MAP (NOT TO SCALE)



ACCEPTANCE OF DEDICATION

RIVER MARINA COMMUNITY ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL EASEMENTS, STREET RIGHTS OF WAY, LANDSCAPE BUFFER AREAS, DETENTION AREAS, LAKES, CONSERVATION AREAS, UPLAND PRESERVE AREAS AND TRACTS AS SET FORTH HEREIN ON THE PLAT OF RIVER MARINA PUD, PHASES 3 & 5.

SIGNED AND SEALED THIS 3rd DAY OF AUGUST, 2006 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

Sharon Caputo NAME: SHARON CAPUTO TITLE: PRESIDENT ATTEST: GARY BONUSO NAME: GARY BONUSO TITLE: SECRETARY/TREASURER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Sharon Caputo and Gary Bonuso to me well known to be the president, vice president and secretary/treasurer, respectively, of River Marina Community Association, Inc., a Florida corporation, and they acknowledged that they executed such acceptance of dedications 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: [X] personally known to me or [] have produced as identification.

DATED THIS 3rd DAY OF AUGUST, 2006. NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. DD 383044 MY COMMISSION EXPIRES 07-02-2009

LEGEND

- Delta symbol = DELTA
R = RADIUS
A = ARC
C = CHORD
CB = CHORD BEARING
PCP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD 'NO IDENTIFICATION'
FIRC = FOUND IRON ROD WITH CAP
FIP = FOUND IRON PIPE 'NO IDENTIFICATION'
FIPC = FOUND IRON PIPE WITH CAP
SIRC = SET IRON ROD WITH CAP 'LB 7268'
CONC = CONCRETE
PUD = PLANNED UNIT DEVELOPMENT
FN&D = FOUND NAIL AND DISK
SN&D = SET NAIL AND DISK
ST. = SAINT
A.K.A. = ALSO KNOWN AS
PI = POINT OF INTERSECTION
(P) = PLAT
(M) = MEASURED
N = NORTH
S = SOUTH
E = EAST
W = WEST
P.R.M. = PERMANENT REFERENCE MONUMENT
L = LENGTH
U.E. = UTILITY EASEMENT OR OFFICIAL RECORDS
BK = BOOK
PGS = PAGES

- Indicates permanent reference monuments (found 4"x4"x18" concrete monument with brass disk stamped "PRM LB 7268")
Indicates permanent control points (found nail & brass disk stamped "PCP LB 7268")
Indicates 1/2"x18" iron rod (set iron rod with cap stamped LB 7268)
D.E. indicates drainage easement
L.M.E. indicates lake maintenance easement

SURVEYOR'S NOTES:

- 1. THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AS BEING N 89°46'41" W.
2. ALL PLATTED UTILITY EASEMENTS DEDICATED HEREON SHALL ALSO BE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
3. 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 WITH COUNTY SPECIFICATIONS.
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 HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLATTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
5. THERE SHALL BE A 10 FOOT WIDE UTILITY EASEMENT ADJACENT AND PARALLEL TO ALL ROAD RIGHTS-OF-WAY WITHIN THIS PLAT.
6.) ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN

LEGAL DESCRIPTION

A PORTION OF TRACT 1 (PHASES 3 & 5) ACCORDING TO THE PLAT OF RIVER MARINA PUD, PHASES 1 & 4, AS RECORDED IN PLAT BOOK 16, PAGE 25, MARTIN COUNTY, FLORIDA SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST R/W LINE OF SW PENNSYLVANIA AVENUE AND THE NORTH RIGHT OF WAY LINE OF SW 96TH STREET (A.K.A. PRATT WHITNEY ROAD AND COUNTY ROAD 76A), THENCE N 89°48'41" W ALONG THE SAID NORTH R/W LINE OF SW 96TH STREET A DISTANCE OF 808.29 FEET; THENCE N 00°13'18" E A DISTANCE OF 50.00 FEET TO THE "POINT OF BEGINNING". THENCE N 00°13'19" E A DISTANCE OF 95.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW PURPLE MARTIN WAY; THENCE S 89°48'41" E ALONG SAID SOUTH RIGHT OF WAY OF SW PURPLE MARTIN WAY A DISTANCE OF 511.65 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 75°13'19" AND AN ARC LENGTH OF 164.11 FEET; THENCE N 15°00'00" E A DISTANCE OF 134.94 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE 80°59'27" AND AN ARC LENGTH OF 28.27 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 73°05'46" AND AN ARC LENGTH OF 76.55 FEET; THENCE S 05°52'37" E A DISTANCE OF 78.84 FEET; THENCE S 15°00'00" W A DISTANCE OF 192.09 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF 39°59'41" AND AN ARC LENGTH OF 34.90 FEET; THENCE S 54°59'41" W A DISTANCE OF 134.78 FEET; THENCE N 89°46'41" W A DISTANCE OF 579.02 FEET TO THE "POINT OF BEGINNING".

TOGETHER WITH:

A PORTION OF TRACT 2 (PHASES 3 & 5) ACCORDING TO THE PLAT OF RIVER MARINA PUD, PHASES 1 & 4, AS RECORDED IN PLAT BOOK 16, PAGE 25, MARTIN COUNTY, FLORIDA SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF WEST RIGHT OF WAY LINE OF SW PENNSYLVANIA AVENUE AND THE NORTH RIGHT OF WAY LINE OF SW 96TH ST (A.K.A. PRATT WHITNEY ROAD AND COUNTY ROAD 76A), THENCE N 89°46'41" W ALONG THE SAID NORTH RIGHT OF WAY LINE OF SW 96TH STREET A DISTANCE OF 808.48 FEET; THENCE N 00°35'08" E A DISTANCE OF 195.00 FEET; THENCE S 89°46'42" E A DISTANCE OF 42.35 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 89°38'11" AND AN ARC LENGTH OF 20.34 FEET; THENCE N 00°35'08" E A DISTANCE OF 71.77 FEET TO THE "POINT OF BEGINNING". THENCE N 89°24'52" W A DISTANCE OF 78.50 FEET; THENCE N 00°35'08" E A DISTANCE OF 484.58 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW OTTER LANE; THENCE S 89°46'41" W ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 72.37 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°21'49" AND AN ARC LENGTH OF 31.54 FEET; THENCE S 00°35'08" W ALONG THE WEST RIGHT OF WAY LINE OF SW MERLIN COURT A DISTANCE OF 440.35 FEET TO THE POINT OF CURVATURE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 44°16'22" AND AN ARC LENGTH OF 6.18 FEET; THENCE S 44°51'30" W A DISTANCE OF 9.48 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 44°16'22" AND AN ARC LENGTH OF 13.91 FEET TO THE "POINT OF BEGINNING".

TOGETHER WITH:

ALL OF TRACT 3 (PHASES 3 & 5) ACCORDING TO THE PLAT OF RIVER MARINA PUD, PHASES 1 & 4, AS RECORDED IN PLAT BOOK 16, PAGE 25, MARTIN COUNTY, FLORIDA SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST R/W LINE OF SW PENNSYLVANIA AVENUE AND THE NORTH R/W LINE OF SW 96TH STREET (A.K.A. PRATT WHITNEY ROAD AND COUNTY ROAD 76A), THENCE N 89°48'41" W ALONG THE SAID NORTH R/W LINE OF SW 96TH STREET A DISTANCE OF 561.44 FEET; THENCE N 00°13'18" E A DISTANCE OF 95.00 FEET; THENCE N 40°35'03" W A DISTANCE OF 66.06 FEET TO THE "POINT OF BEGINNING"; THENCE N 89°46'41" W A DISTANCE OF 64.87 FEET TO THE POINT OF CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°21'49" AND AN ARC LENGTH OF 31.54 FEET; THENCE S 00°35'08" E A DISTANCE OF 455.12 FEET; THENCE S 89°24'52" E A DISTANCE OF 85.00 FEET; THENCE S 00°35'08" W A DISTANCE OF 195.33 FEET; THENCE S 89°24'52" E A DISTANCE OF 98.36 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 11°59'30" AND AN ARC LENGTH OF 15.70; THENCE S 00°35'08" W A DISTANCE OF 243.29 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°38'11" AND AN ARC LENGTH OF 31.29 FEET; THENCE N 89°46'41" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SW PURPLE MARTIN WAY A DISTANCE OF 80.13 FEET TO THE "POINT OF BEGINNING".

TOGETHER WITH:

A PORTION OF TRACT 4 (PHASES 3 & 5) ACCORDING TO THE PLAT OF RIVER MARINA PUD, PHASES 1 & 4, AS RECORDED IN PLAT BOOK 16, PAGE 25, MARTIN COUNTY, FLORIDA SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST R/W LINE OF SW PENNSYLVANIA AVENUE AND THE NORTH R/W LINE OF SW 96TH STREET (A.K.A. PRATT WHITNEY ROAD AND COUNTY ROAD 76A), THENCE N 00°05'05" E ALONG THE EAST RIGHT OF WAY LINE OF SW PENNSYLVANIA AVENUE A DISTANCE OF 420.10 FEET; THENCE N 89°54'55" W A DISTANCE OF 58.19 FEET; THENCE N 55°05'52" W A DISTANCE OF 117.37 FEET TO THE "POINT OF BEGINNING". SAID POINT ALSO BEING A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 48°35'57" AND AN ARC LENGTH OF 50.89 FEET; THENCE S 15°00'00" W A DISTANCE OF 196.72 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 75°13'19" AND AN ARC LENGTH OF 98.47 FEET; THENCE N 89°46'41" W A DISTANCE OF 137.25 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°21'49" AND AN ARC LENGTH OF 31.54 FEET; THENCE N 00°35'08" E A DISTANCE OF 242.71 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 46°09'59" AND AN ARC LENGTH OF 100.72 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 24°25'56" AND AN ARC LENGTH OF 31.98 FEET; THENCE N 21°08'55" W A DISTANCE OF 172.54 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 68°37'46" AND HAVING AN ARC LENGTH OF 149.73 FEET; THENCE N 89°46'41" W A DISTANCE OF 77.52 FEET TO A POINT; THENCE N 00°13'19" E A DISTANCE OF 90.82 FEET; THENCE S 89°24'52" E A DISTANCE OF 117.18 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 13°46'08" AND AN ARC LENGTH OF 114.15 FEET; THENCE S 32°12'11" E A DISTANCE OF 91.00 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 11°03'10" AND AN ARC LENGTH OF 9.65 FEET; THENCE S 21°08'55" E A DISTANCE OF 178.83 FEET; THENCE S 02°54'46" W A DISTANCE OF 67.97 FEET; THENCE S 06°48'27" E A DISTANCE OF 50.02 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 62°49'01" AND AN ARC LENGTH OF 54.82 FEET; THENCE S 69°37'28" E A DISTANCE OF 19.09 FEET; THENCE S 00°35'08" W A DISTANCE OF 167.85 FEET; THENCE S 89°46'35" E A DISTANCE OF 64.13 FEET; THENCE N 15°00'00" E A DISTANCE OF 151.30 FEET; THENCE N 77°03'13" E A DISTANCE OF 50.05 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 31°34'01" AND AN ARC LENGTH OF 27.55 FEET; THENCE N 46°50'26" E A DISTANCE OF 52.32 FEET TO THE "POINT OF BEGINNING".

CONTAINING 6.82 ACRES MORE OR LESS.

THIS PLAT, AS RECORDED IN IT'S 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 PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SHEET # 1 OF 6

Geodetic Survey Services, Inc. 1501 Robert J. Conlan Blvd Suite 130 Palm Bay, FL 32905 321-724-6659

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16, PAGE 42, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22 DAY OF NOV. 2006.



MARSHA EWING CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: JENNIFER LEON DEPUTY CLERK (CIRCUIT COURT SEAL)

FILE NUMBER: 1975417

PARCEL CONTROL NUMBER 12-39-40-006-000-0000.0

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE 11/10/06

COUNTY SURVEYOR AND MAPPER

DATE 11/20/06

COUNTY ENGINEER

DATE 11/21/06

COUNTY ATTORNEY

DATE 11/21/06

CHIEFMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK OF COURT

TITLE CERTIFICATION

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2006:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION 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: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2006.

NAME: _____ FLORIDA BAR NUMBER _____ ADDRESS: _____

CERTIFICATE OF SURVEYOR AND MAPPER

I, TERRY H. DRUM, HEREBY CERTIFY THAT THIS PLAT OF RIVER MARINA PUD, PHASES 3 & 5 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

TERRY H. DRUM NAME: TERRY H. DRUM FLORIDA SURVEYOR & MAPPER REGISTRATION NO. 16897 (OFFICIAL SEAL)