

Plat Bk 16 pg 70

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 70, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 2nd DAY OF May, 2007

MARSHA EWING CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

BY: Charlotte Buskey DEPUTY CLERK

FILE NO. 2062067



(CIRCUIT COURT SEAL)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE, SOUTH 00°05'28" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 660.00 FEET TO THE SOUTH LINE OF THE NORTH 860 FEET OF SAID NORTHEAST QUARTER; THENCE, SOUTH 89°55'35" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1204.32 FEET TO THE INTERSECTION THEREOF WITH THE ADJUSTED BOUNDARY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 1335, OF THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE, NORTH 00°03'40" EAST, ALONG SAID ADJUSTED BOUNDARY LINE AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 660.00 FEET TO THE NORTH LINE OF SAID SECTION 28; THENCE, NORTH 89°55'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1204.66 FEET TO THE POINT OF BEGINNING.

LESS PROPERTY TAKEN BY MARTIN COUNTY AS DESCRIBED IN THE STIPULATED ORDER OF TAKINGS RECORDED IN OFFICIAL RECORDS BOOK 1880, PAGE 117 AND PAGE 122, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LESS PROPERTY CONVEYED TO MANCHI REALTY, INC. IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1874, PAGE 2124, OF SAID PUBLIC RECORDS.

CONTAINING: 14.58 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MANCHI REALTY, INC., AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, d/b/a LIVE OAK DEVELOPMENT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF THE PRADO PUD AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACT "A" (PRIVATE STREET), AS SHOWN ON THIS PLAT OF THE PRADO PUD AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PRADO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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 STREET DESIGNATED AS SUCH ON THIS PLAT.
2. TRACTS "LB-1" AND "LB-2" (LANDSCAPE BUFFER AREAS), AS SHOWN ON THIS PLAT OF THE PRADO PUD, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PRADO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION 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 LANDSCAPE BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.
3. TRACTS "UP-1", "UP-2", "UP-3" AND "UP-4" (UPLAND PRESERVE AREAS), AS SHOWN ON THIS PLAT OF THE PRADO PUD, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PRADO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE UPLAND PRESERVE AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UPLAND 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 PRESERVATION 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.
4. TRACT "RW", AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AS ADDITIONAL RIGHT-OF-WAY FOR S.E. ISLAND WAY.
5. TRACT "O" (OPEN SPACE TRACT), AS SHOWN ON THIS PLAT OF THE PRADO PUD, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PRADO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE OPEN SPACE TRACT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION 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 TRACT DESIGNATED AS SUCH ON THIS PLAT.
6. TRACT "W" (WETLAND PRESERVE AREA), AS SHOWN ON THIS PLAT OF THE PRADO PUD, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PRADO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE WETLAND PRESERVE AREA, 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 AREA 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 AREA DESIGNATED AS SUCH ON THIS PLAT.
7. THE PRIVATE DRAINAGE EASEMENTS (PDE), AS SHOWN ON THIS PLAT OF THE PRADO PUD, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PRADO PROPERTY OWNERS 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 EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
8. THE NATIVE UPLAND AREA EASEMENT, AS SHOWN ON THIS PLAT OF THE PRADO PUD, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PRADO PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION 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 NATIVE UPLAND AREA EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
9. THE UTILITY EASEMENTS (UE), AS SHOWN ON THIS PLAT OF THE PRADO 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 EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

MANCHI REALTY, INC.

AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, d/b/a LIVE OAK DEVELOPMENT

DATED THIS 5TH DAY OF OCTOBER, 2007

WITNESS (1): Stephen L. Shirley
PRINT NAME: STEPHEN L. SHIRLEY
WITNESS (2): Keith Van Campen
PRINT NAME: KEITH VAN CAMPEN

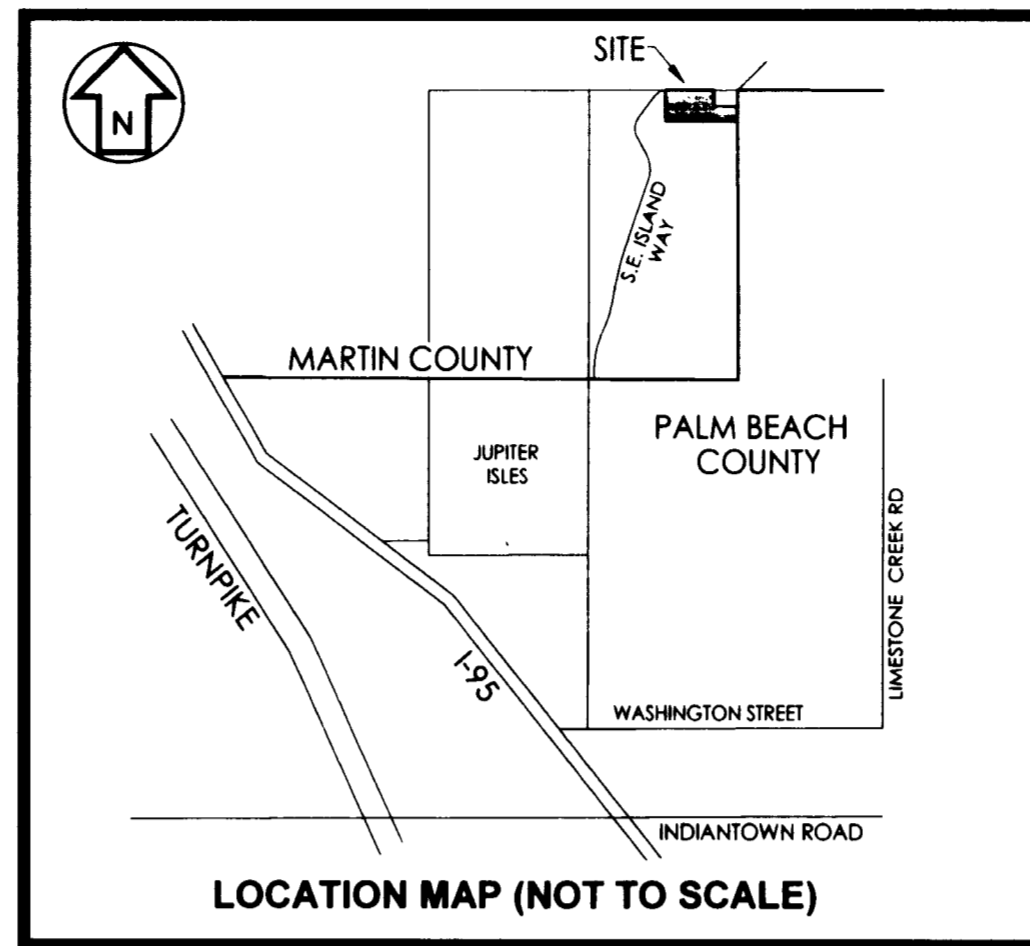
BY: James P. Manchi, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
SS
COUNTY OF MARTIN )

BEFORE ME PERSONALLY APPEARED JAMES P. MANCHI, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MANCHI REALTY INC. AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, d/b/a LIVE OAK DEVELOPMENT, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION, AS PRESIDENT OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID MANCHI REALTY INC. AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, d/b/a LIVE OAK DEVELOPMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF October, 2007.
MY COMMISSION EXPIRES 05/08/2011 BY: Dawn Nicholas Pozzi, Notary Public
PRINTED NAME: Dawn Nicholas Pozzi COMMISSION NO. DD1048720



ACCEPTANCE OF DEDICATIONS:

THE PRADO PROPERTY OWNERS 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 5TH DAY OF OCTOBER, 2007.

THE PRADO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS (1): Stephen L. Shirley
PRINT NAME: STEPHEN L. SHIRLEY
WITNESS (2): Keith Van Campen
PRINT NAME: KEITH VAN CAMPEN

BY: James P. Manchi, President

ACKNOWLEDGMENT:

STATE OF FLORIDA )
SS
COUNTY OF MARTIN )

BEFORE ME PERSONALLY APPEARED JAMES P. MANCHI WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS PRESIDENT OF THE PRADO PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID 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 5th DAY OF October, 2007.
MY COMMISSION EXPIRES 05/08/2011 BY: Dawn Nicholas Pozzi, Notary Public
PRINTED NAME: Dawn Nicholas Pozzi COMMISSION NO. DD1048720

MORTGAGEE'S CONSENT:

GRAND BANK & TRUST OF FLORIDA, A NATIONAL BANK, 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2261, PAGE 2498, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH A. GIRTEN, ITS SENIOR VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BANK ON, THIS 5th DAY OF OCTOBER, 2007.

GRAND BANK & TRUST OF FLORIDA A NATIONAL BANK

WITNESS: Virginia Handberg
PRINTED NAME: Virginia Handberg

WITNESS: Marie P. Rogovin
PRINTED NAME: Marie P. Rogovin

BY: Keith A. Girten, Senior Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA )
SS
COUNTY OF MARTIN )

BEFORE ME PERSONALLY APPEARED KEITH A. GIRTEN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS SENIOR VICE PRESIDENT OF GRAND BANK & TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 0th DAY OF October, 2007.
MY COMMISSION EXPIRES 1-22-10 BY: Allison Larkin, Notary Public
PRINTED NAME: Allison Larkin COMMISSION NO. DD0502322

PARCEL CONTROL NO. 28-40-42-003-000-0000.0

AREA SUMMARY

Table with 2 columns: Tract Name and Area. Includes Tract A (0.64 acre), Tract LB-1 (0.09 acre), Tract LB-2 (0.21 acre), Tract O (0.04 acre), Tract UP-1 (0.21 acre), Tract UP-2 (0.06 acre), Tract UP-3 (1.76 acres), Tract UP-4 (0.41 acre), Tract RW (0.03 acre), Tract W (5.06 acres), Lots (6) (8.07 acres), and Total Area (14.58 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.

TITLE CERTIFICATION:

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 4/6 2008 AT 3:00

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF MANCHI REALTY, INC. AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, d/b/a LIVE OAK DEVELOPMENT.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: LENDER IS GRAND BANK & TRUST, BORROWER IS MANCHI REALTY, INC. AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, d/b/a LIVE OAK DEVELOPMENT, RECORDED IN OFFICIAL RECORDS BOOK 2261, PAGE 2498, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

DATE: 10/5/08 BY: Terence P. McCarthy, Attorney-at-Law, Florida Bar No. 0168895

COUNTY APPROVAL:

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

DATE: 02/07/08 COUNTY SURVEYOR AND MAPPER
DATE: 02/14/08 COUNTY ENGINEER
DATE: 04/15/08 COUNTY ATTORNEY
DATE: 4/28/08 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
BCC: 8-7-07

ATTEST: Marsha Ewing, Clerk of Court
by Charlotte Buskey DC



CERTIFICATE OF SURVEYOR AND MAPPER

I, STEPHEN L. SHIRLEY, HEREBY CERTIFY THAT THIS PLAT OF THE PRADO 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 LOT CORNERS ACCORDING TO SECTION 177.09(1) 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: Stephen L. Shirley DATED THIS 5TH DAY OF OCTOBER, 2007.
STEPHEN L. SHIRLEY PROFESSIONAL SURVEYOR & MAPPER NO. 3918

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 STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR & MAPPER NO. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, LB 7344.



ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561)844-2102 FAX: (561)844-9659 LB 7344