

RIVER MARINA PUD, PHASE 2
REPLAT OF A PORTION OF TRACTS 1, 2 & 4, 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, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF RIVER MARINA PUD, PHASE 2 AND HEREBY DEDICATES AS FOLLOWS:
1) THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF RIVER MARINA PUD, PHASE 2 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, PHASE 2 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 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 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.
4) THE RECREATION AREAS AS SHOWN ON THIS PLAT OF RIVER MARINA PUD, PHASE 2 AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE "ASSOCIATION", AND ARE FURTHER DECLARED TO BE PRIVATE RECREATION AREAS WHICH SHALL BE CONVEYED BY DEED TO THE "ASSOCIATION" FOR RECREATIONAL PURPOSES, AND SHALL BE MAINTAINED BY THE "ASSOCIATION". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, RESPONSIBILITY DUTY, OR LIABILITY FOR, ANY PRIVATE RECREATIONAL AREA DESIGNATED AS SUCH ON THIS PLAT.

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.

DAVID M. BASELICE, VICE PRESIDENT
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 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.
Carolyn K. Cordero, NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. DD383044, MY COMMISSION EXPIRES 01-02-2009



LEGAL DESCRIPTION

A PORTION OF TRACT 1 (PHASE 2) 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE SOUTH 89°46'41" WEST ON AND ALONG THE NORTH RIGHT-OF-WAY OF SOUTHWEST 96TH STREET (A.K.A. PRATT WHITNEY ROAD AND COUNTY ROAD 76A) A DISTANCE OF 1023.33 FEET TO THE "POINT OF BEGINNING". THENCE CONTINUE NORTH 89°46'41" WEST ON AND ALONG THE SAID NORTH RIGHT-OF-WAY A DISTANCE OF 42.56 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BOBCAT DRIVE AND THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 00°35'08" EAST ON AND ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BOBCAT DRIVE A DISTANCE OF 745.14 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 89°38'11" FOR A LENGTH OF 31.29 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST OTTER LANE; THENCE SOUTH 89°46'41" EAST ON AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST OTTER LANE A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 90°21'49" FOR A LENGTH OF 31.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST PURPLE MARTIN WAY; THENCE SOUTH 00°35'07" WEST ON AND ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST PURPLE MARTIN WAY A DISTANCE OF 524.41 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, CENTRAL ANGLE OF 90°21'49" FOR A LENGTH OF 118.29 FEET; THENCE SOUTH 89°46'41" EAST ON AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST PURPLE MARTIN WAY A DISTANCE OF 91.00 FEET; THENCE SOUTH 00°14'17" WEST A DISTANCE OF 95.00 FEET; THENCE SOUTH 89°46'41" WEST A DISTANCE OF 214.50 FEET; THENCE SOUTH 00°35'08" WEST A DISTANCE OF 50.00 FEET TO THE "POINT OF BEGINNING". TOGETHER WITH:

A PORTION OF TRACT 2 (PHASE 2) 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE SOUTH 89°46'41" EAST ON AND ALONG THE NORTH RIGHT-OF-WAY OF SOUTHWEST 96TH STREET (A.K.A. PRATT WHITNEY ROAD AND COUNTY ROAD 76A) A DISTANCE OF 808.48 FEET; THENCE NORTH 00°35'08" EAST A DISTANCE OF 195.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST PURPLE MARTIN WAY AND THE "POINT OF BEGINNING". THENCE NORTH 89°46'41" WEST A DISTANCE OF 89.09 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 13.00 FEET, CENTRAL ANGLE OF 90°21'49" FOR A LENGTH OF 20.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SOUTHWEST MARTIN WAY; THENCE NORTH 00°35'07" EAST A DISTANCE OF 72.40 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 18.00 FEET, CENTRAL ANGLE OF 45°00'00" FOR A LENGTH OF 14.14 FEET; THENCE NORTH 44°24'52" WEST A DISTANCE OF 9.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST PURPLE MARTIN WAY; SAID POINT BEING A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 8.00 FEET, CENTRAL ANGLE OF 45°00'00" FOR A LENGTH OF 6.28 FEET; THENCE NORTH 00°35'08" EAST A DISTANCE OF 439.80 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 89°38'11" FOR AN ARC LENGTH OF 31.29 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST OTTER LANE; THENCE SOUTH 89°46'41" EAST ON AND ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHWEST OTTER LANE A DISTANCE OF 72.63; THENCE SOUTH 00°35'08" WEST A DISTANCE OF 484.58 FEET; THENCE SOUTH 89°24'52" EAST A DISTANCE OF 78.50 FEET; THENCE SOUTH 00°35'08" WEST A DISTANCE OF 71.77 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 13.00 FEET, CENTRAL ANGLE OF 89°38'11" FOR A LENGTH OF 20.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST PURPLE MARTIN WAY; THENCE NORTH 89°46'41" WEST ON AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST PURPLE MARTIN WAY A DISTANCE OF 41.91 FEET TO THE "POINT OF BEGINNING". TOGETHER WITH:

ACCEPTANCE OF DEDICATIONS

RIVER MARINA COMMUNITY ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL EASEMENTS AND RECREATION AREAS AS SET FORTH HEREIN ON THE PLAT OF RIVER MARINA PUD, PHASE 2.

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, PRESIDENT
OMAR KIEM, VICE PRESIDENT
GARY BONUSSO, SECRETARY/TREASURER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHARON CAPUTO, OMAR KIEM, AND GARY BONUSSO 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.
Carolyn K. Cordero, NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. DD383044, MY COMMISSION EXPIRES 01-02-2009

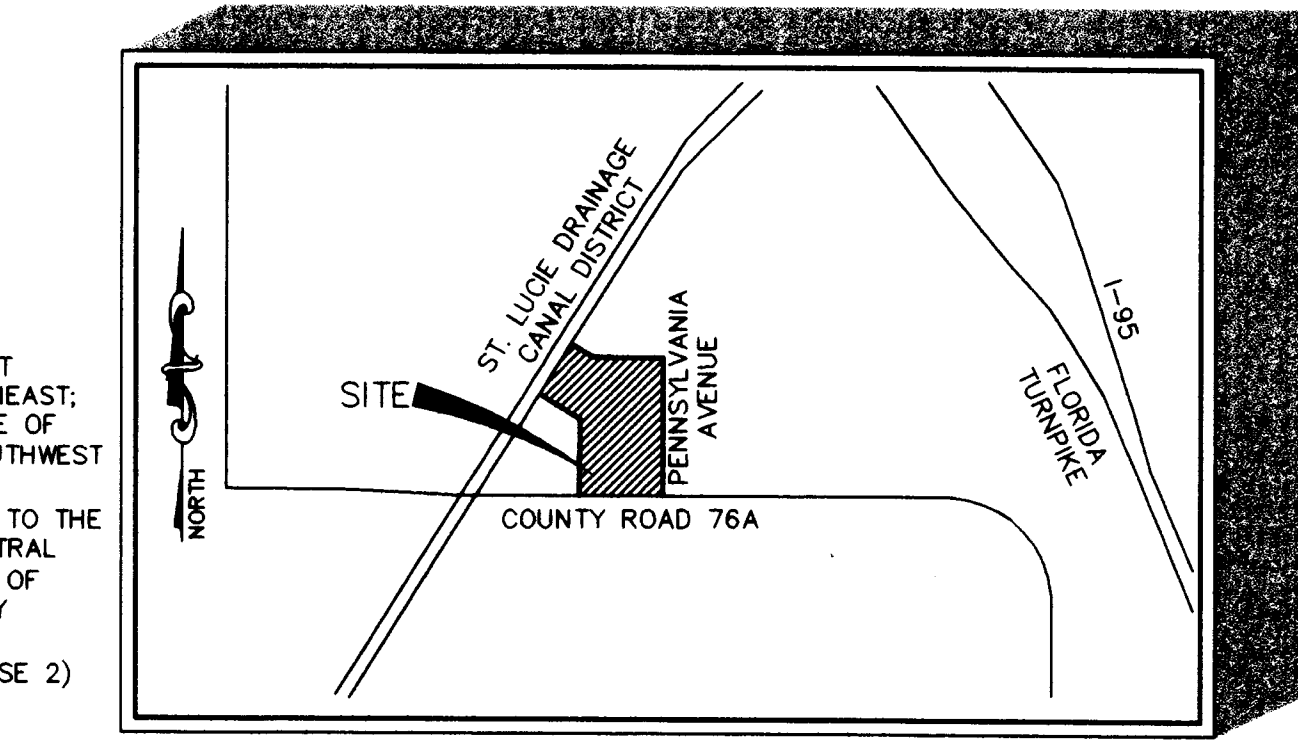


A PORTION OF TRACT 4 (PHASE 2) ACCORDING TO THE PLAT OF RIVER MARINA PUD, PHASES 1 & 4, AS RECORDED IN PLAT BOOK 16, PAGE 25, MARTIN COUNTY, FLORIDA SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE SOUTH 89°46'41" EAST ON AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 96TH STREET (A.K.A. PRATT WHITNEY ROAD AND COUNTY ROAD 76A) A DISTANCE OF 1160.85 FEET TO A POINT ON THE CENTERLINE OF SOUTHWEST BOBCAT DRIVE; THENCE NORTH 00°35'08" EAST ON AND ALONG SAID CENTERLINE A DISTANCE OF 790.02 FEET; THENCE SOUTH 89°46'41" EAST ON AND ALONG THE CENTERLINE OF SOUTHWEST OTTER LANE A DISTANCE OF 320.68 FEET; THENCE NORTH 00°13'19" EAST A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST OTTER LANE AND THE "POINT OF BEGINNING". THENCE NORTH 89°46'41" WEST ON AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST OTTER LANE A DISTANCE OF 275.33 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 90°21'49" FOR A LENGTH OF 31.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BOBCAT DRIVE; THENCE ON AND ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BOBCAT DRIVE, NORTH 00°35'08" EAST A DISTANCE OF 48.97 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, CENTRAL ANGLE OF 13°18'19" FOR A LENGTH OF 9.29 FEET; THENCE NORTH 13°53'47" EAST A DISTANCE OF 12.38 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, CENTRAL ANGLE OF 03°24'21" FOR A LENGTH OF 2.38 FEET; THENCE SOUTH 89°24'52" EAST ON AND ALONG THE NORTH LINE OF TRACT 4 (PHASE 2) A DISTANCE OF 290.53 FEET; THENCE SOUTH 00°13'19" WEST ON AND ALONG THE EAST LINE OF TRACT 4 (PHASE 2) A DISTANCE OF 90.82 FEET TO THE "POINT OF BEGINNING". CONTAINING 3.85 ACRES MORE OR LESS.

CONTAINING 3.85 ACRES MORE OR LESS.

VICINITY MAP (NOT TO SCALE)



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. 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.
3. 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 PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
4. THERE SHALL BE A 10 FOOT WIDE UTILITY EASEMENT ADJACENT AND PARALLEL TO ALL ROAD RIGHTS-OF-WAY WITHIN THIS PLAT.
5) ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN

LEGEND table with symbols for Delta, R, A, C, CB, PCP, PC, PT, RW, FIR, FIRC, FIP, SIRC, CONC, PUD, FN&D, SN&D, ST, A.K.A., PI, (P), (M), N, S, E, W, P.R.M., L, U.E., OR, BK, PGS.

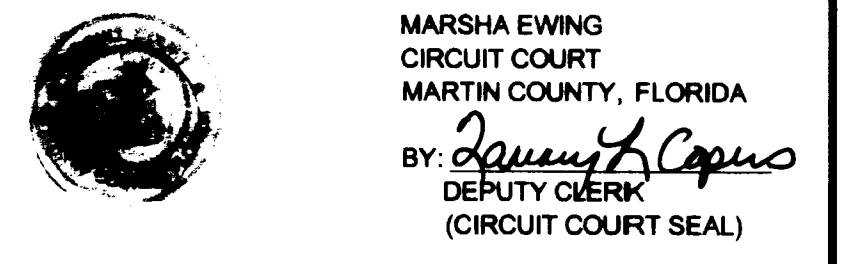
- INDICATES PERMANENT REFERENCE MONUMENTS (SET 4"x4"x18" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 7268").
INDICATES PERMANENT CONTROL POINTS (SET NAIL & BRASS DISK STAMPED "PCP LB 7268").
INDICATES 1/2"x18" IRON ROD (SET IRON ROD WITH CAP STAMPED LB 7268).
D.E. INDICATES DRAINAGE EASEMENT
L.M.E. INDICATES LAKE MAINTENANCE EASEMENT

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.

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 41, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22 DAY OF NOV 2006.



FILE NUMBER: 1975416

PARCEL CONTROL NUMBER

12-39-40-005-000-0000-0

COUNTY APPROVAL

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

DATE 11/0/06, County Surveyor and Mapper

DATE 11/20/06, County Engineer

DATE 11/21/06, County Attorney

DATE 11/29/06, Chairman, Board of County Commissioners

ATTEST: Clerk of Court

TITLE CERTIFICATION

I, Sharon Caputo, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 11/29/06, 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 16 DAY OF 11, 2006.

NAME: Sharon Caputo, FLORIDA BAR NUMBER 6, ADDRESS:

CERTIFICATE OF SURVEYOR AND MAPPER

I, TERRY H. DRUM, HEREBY CERTIFY THAT THIS PLAT OF RIVER MARINA PUD, PHASE 2 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. 5592, (OFFICIAL SEAL)

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