

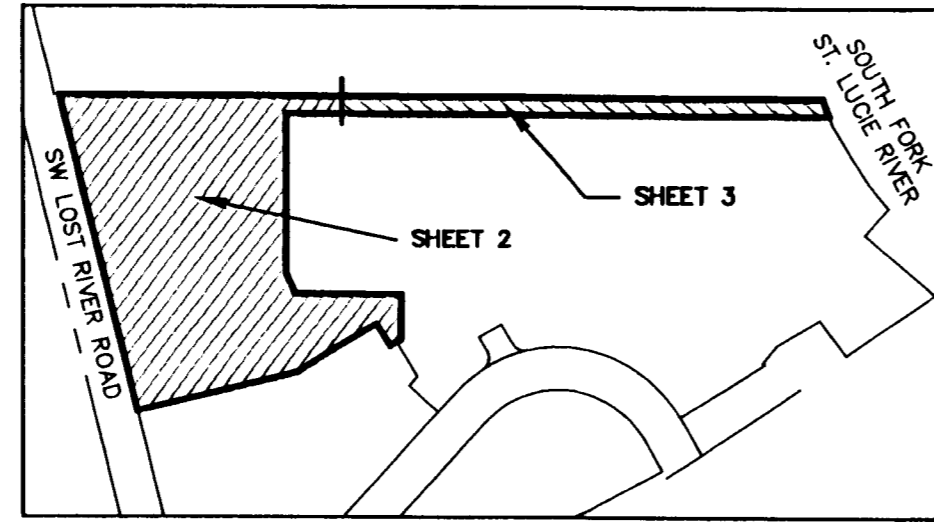
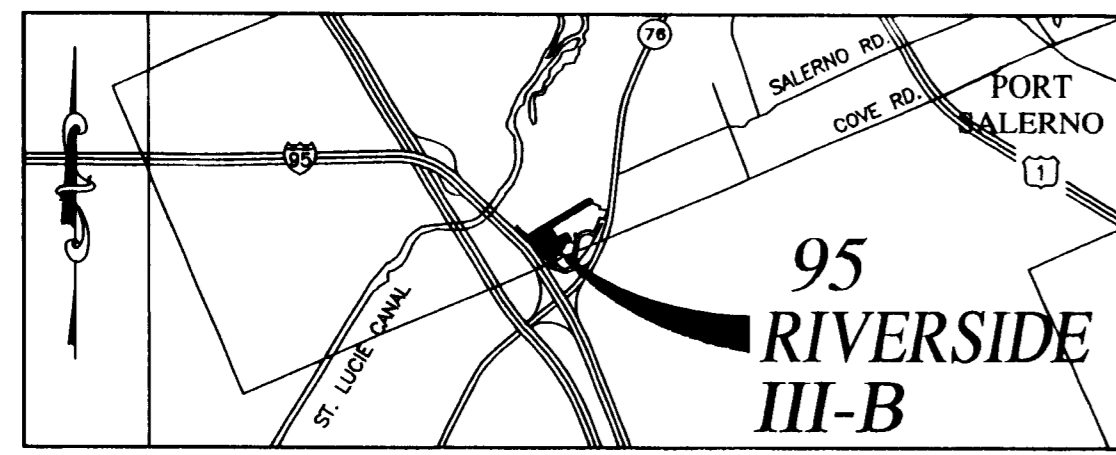
PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D.

IN PART OF GOVERNMENT LOT 6 SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA

CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC., 400 EXECUTIVE CENTER DRIVE, SUITE 108, WEST PALM BEACH, FLORIDA FEBRUARY 2007

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 61, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13TH DAY OF September, 2007.

MARSHA EWING CIRCUIT COURT MARTIN COUNTY, FLORIDA FILE NO. By: Charlotte Surkey DEPUTY CLERK (CIRCUIT COURT SEAL) File #2038093



LEGAL DESCRIPTION

BEING A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37°52'12" EAST, (BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6X6 CONCRETE MONUMENT, NORTHING 1007149.217 - EASTING 894323.132), AND GS 35 (6X6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING 889859.331), AND WITPORT (10' METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549) ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (4) COURSES, NORTH 52°07'48" EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34°02'14" EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55°57'45" EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34°02'14" EAST, A DISTANCE OF 24.07 FEET; THENCE NORTH 23°58'02" WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66°01'58" WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48°54'41" WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23°58'02" WEST, A DISTANCE OF 307.13 FEET; THENCE NORTH 66°01'58" EAST A DISTANCE OF 1032.53 FEET TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER THENCE ALONG SAID MEAN HIGH WATER LINE NORTH 44°52'48" WEST A DISTANCE OF 34.26 FEET TO A POINT ON SAID NEW SOUTH LINE OF THE HANSON GRANT AND SAID SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION; THENCE SOUTH 66°01'58" WEST ALONG SAID NEW SOUTH LINE OF THE HANSON GRANT AND SAID SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION; A DISTANCE OF 1450.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 261,348 SQUARE FEET, 6,000 ACRES, MORE OR LESS.

NOTE

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. NO STRUCTURE, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
3. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING THE SAME.
5. ALL LINES TO CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SURVEYOR'S NOTES

- A. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
B. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
C. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: 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.
D. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATES WITH THE SOUTH LINE OF ST. LUCIE INLET FARMS, BEARING S.66°01'58"W. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
E. COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
F. BEARINGS AND COORDINATES ARE BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6X6 CONCRETE MONUMENT, NORTHING 1007149.217 - EASTING 894323.132), AND GS 35 (6X6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING 889859.331), AND WITPORT (10' METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549)

CERTIFICATE OF SURVEYOR AND MAPPER

I, STUART H. CUNNINGHAM, HEREBY CERTIFY THAT THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D. 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, AND THAT 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.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC. REGISTRATION LB NO. 4502 400 EXECUTIVE CENTER DRIVE, SUITE 108 WEST PALM BEACH, FL 33401 561-689-5455

STUART H. CUNNINGHAM FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 3896 (OFFICIAL SEAL)

LAND USE

NUMBER OF LOTS 1 6,000 ACRES

BUFFER AREA AND UPLAND TRANSITION ZONES 0.850 ACRES.

MORTGAGEE'S CONSENT TO PLAT

MARTIN TABOR, AS TRUSTEE, HEREBY CERTIFIES THAT HE IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE DATED MARCH 10, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 2039, ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION(S) HEREON AND DOES SUBORDINATE ITS MORTGAGE, TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 15 DAY OF June 2007

Martin Tabor, Individually and as Trustee

Witness: Osiris Ramos, Carolyn Bantz, Carolyn Bantz

MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN THE FORGOING MORTGAGEE HOLDER'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2007, BY MARTIN A. TABOR, AS TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

By: Carolyn Bantz PRINT NAME: Carolyn Bantz COMMISSION EXPIRES: 3/31/08 COMMISSION NUMBER: DD 342321

TITLE CERTIFICATION

I, ARNOLD PERLSTEIN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 21, 2007, AT 11:20 AM.

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: MORTGAGE IN FAVOR OF MARTIN A. TABOR, AS TRUSTEE, MORTGAGEE FROM 95 RIVERSIDE, LTD., A FLORIDA LIMITED PARTNERSHIP, MORTGAGOR DATED MARCH 10, 1989, RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 2039 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 15th DAY OF June, 2007.

Arnold Perlstein ATTORNEY-AT-LAW, FLORIDA BAR NO. 270911 441 MONTCLAIRE DRIVE WESTON, FLORIDA 33326

LEGEND

- DENOTES 4"x 4" CONCRETE PERMANENT REFERENCE MONUMENT SET, PSM No. 3896
□ DENOTES 4"x 4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND, No. 4275
▣ DENOTES 4"x 4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND, (NO NUMBER)
N DENOTES NORTH
S DENOTES SOUTH
E DENOTES EAST
W DENOTES WEST
R DENOTES RADIUS
L DENOTES LENGTH OF ARC
Δ DENOTES DELTA
CB DENOTES CHORD BEARING
CH DENOTES CHORD LENGTH
C DENOTES CENTER LINE
NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM
FP&L DENOTES FLORIDA POWER & LIGHT
O.R.B. DENOTES OFFICIAL RECORD BOOK
PG. DENOTES PAGE
P.B. DENOTES PLAT BOOK
R/W DENOTES RIGHT-OF-WAY
NAD DENOTES NORTH AMERICAN DATUM
GPS DENOTES GLOBAL POSITIONING SYSTEM
PSM DENOTES PROFESSIONAL SURVEY AND MAPPER
LB DENOTES LICENSED BUSINESS
AKA DENOTES ALSO KNOWN AS

COUNTY APPROVAL

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

DATE: 8/23/07 COUNTY SUPERVISOR AND MAPPER
DATE: 8/23/07 COUNTY ENGINEER
DATE: 9/11/07 COUNTY ATTORNEY
DATE: 9-12-07 BCC: 5-22-07 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ACCEPTANCE OF DEDICATIONS

NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF June, 2007.

NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: Martin Tabor, President

WITNESS: Carolyn Bantz

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

I HEREBY CERTIFY THAT THE FORGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2007, BY MARTIN A. TABOR, AS PRESIDENT OF NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

By: Carolyn Bantz PRINT NAME: Carolyn Bantz COMMISSION EXPIRES: 3/31/08 COMMISSION NUMBER: DD 342321

CERTIFICATE OF OWNERSHIP AND DEDICATION

95 RIVERSIDE LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D. AND HEREBY DEDICATES AS FOLLOWS:
1. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D. 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 SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE 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 ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D. AND DESIGNATED AS PRIVATE ACCESS ARE HEREBY DECLARED TO BE THE PROPERTY OF THE 95 RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION"), AND THE SHALL BE CONVEYED BY EASEMENT TO THE ASSOCIATION, FOR THE USE OF LOTS IN 95 RIVERSIDE P.U.D. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. UTILITY EASEMENTS SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D. 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 SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE 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. THE WATER MANAGEMENT EASEMENT (LAKE) SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D., AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF THE NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY EASEMENT 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 WATER MANAGEMENT EASEMENT (LAKE) DESIGNATED AS SUCH ON THIS PLAT.
4. THE LAKE MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D., IS HEREBY DECLARED TO BE THE PROPERTY OF THE NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY EASEMENT TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES, 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, ANY LAKE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
5. THE BUFFER EASEMENT SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY EASEMENT TO THE ASSOCIATION FOR LANDSCAPE PURPOSES. SUCH LANDSCAPED AREAS SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLANS AS APPROVED BY MARTIN COUNTY AND BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH BUFFER EASEMENT.
6. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D., AND DESIGNATED AS SUCH ON THE PLAT, AND DRY DETENTION EASEMENTS AS SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY EASEMENT 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 AND DRY DETENTION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
7. THE 75 FOOT UPLAND TRANSITION ZONE, (AN AREA ADJACENT TO THE SOUTH FORK OF THE ST. LUCIE RIVER) SHOWN ON THIS PLAT OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, WHICH SHALL BE CONVEYED BY EASEMENT 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 PRESERVATION 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 PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.
8. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT, NOTWITHSTANDING THE OBLIGATION OF THE NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENT 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 PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT. 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 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 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 15th DAY OF June, 2007.

SURI, INC. A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF 95 RIVERSIDE, LTD., A FLORIDA LIMITED PARTNERSHIP

By: Martin Tabor (Corporate Seal) WITNESS: Osiris Ramos, Carolyn Bantz, Carolyn Bantz

By: Carolyn Bantz PRINT NAME: Carolyn Bantz COMMISSION EXPIRES: 3/31/08 COMMISSION NUMBER: DD 342321

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

I HEREBY CERTIFY THAT THE FORGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2007, BY MARTIN A. TABOR, AS PRESIDENT OF SURI, INC. A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF 95 RIVERSIDE, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

By: Carolyn Bantz PRINT NAME: Carolyn Bantz COMMISSION EXPIRES: 3/31/08 COMMISSION NUMBER: DD 342321