

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 92, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28 DAY OF July, 2009.

MARSHA EWING, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: Juanita L. Copus D.C. DEPUTY CLERK

FILE NO. 2159527

(CIRCUIT COURT SEAL)



APPROVAL BY MARTIN COUNTY:

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

09/24/09 DATE 11/17/09 COUNTY SURVEYOR & MAPPER

02/21/09 DATE 11/21/09 COUNTY ENGINEER

7/21/09 DATE 7-22-09 COUNTY ATTORNEY

7-22-09 DATE BCC: 7-29-09 CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

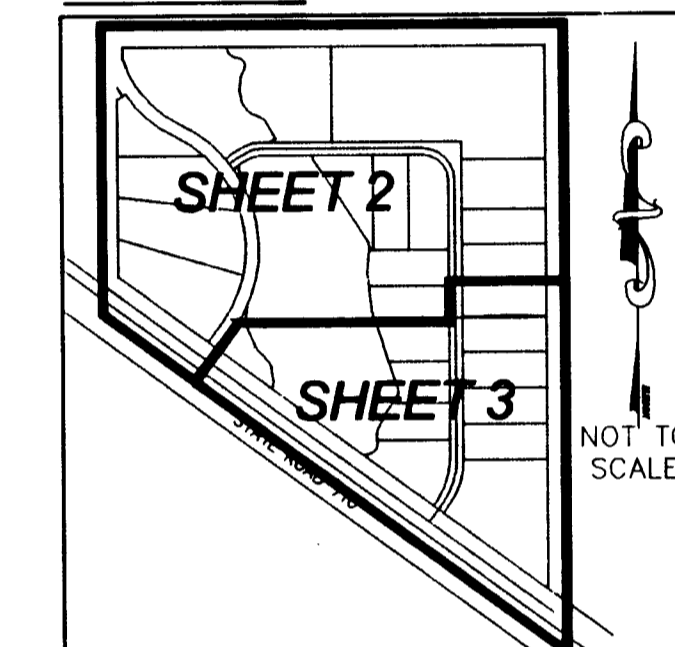
ATTEST: Marsha Ewing By: Juanita L. Copus D.C. CLERK OF COURT DEPUTY CLERK



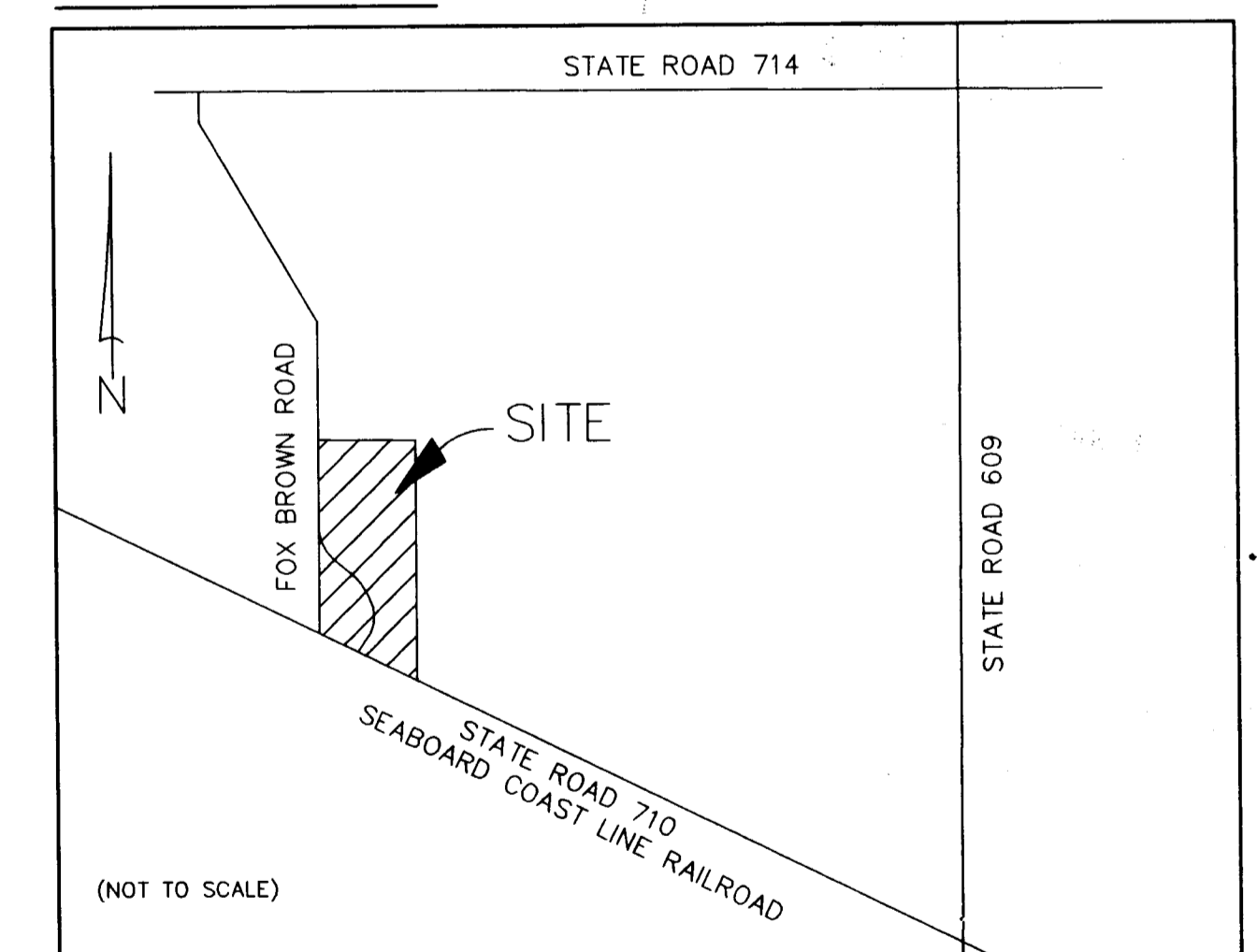
LEGEND

- PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
SET 1-1/2" x 1/4" METAL MAG NAIL & 1-1/4" BRASS DISK STAMPED "FENEX PCP 5102" (PCP)
SET 4"x4"x24" CONCRETE MONUMENT & 1-1/4" BRASS DISK STAMPED "FENEX PRM 5102" PERMANENT REFERENCE MONUMENT (PRM)
SET 5/8"x18" IRON ROD & 1-1/4" PLASTIC CAP STAMPED "FENEX 5102" LOT CORNER
NO. NUMBER
R/W RIGHT OF WAY
C CENTERLINE
L1 LINE NUMBER
C1 CURVE NUMBER
R RADIUS
L LENGTH
DELTA DELTA
CB CHORD BEARING
CH CHORD DISTANCE
P.U.D. PLANNED UNIT DEVELOPMENT
ORB OFFICIAL RECORDS BOOK (MARTIN COUNTY)
PG PAGE(S)
PSM PROFESSIONAL SURVEYOR & MAPPER
(M) MEASURED
(P) PLAT

KEY MAP



LOCATION MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION:

PORTO PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF VENTURE PARK, P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. AND DESIGNATED AS PRIVATE ARE HEREBY DECLARED TO BE THE PROPERTY OF THE VENTURE PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY 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, ANY PRIVATE STREETS AND RIGHTS OF WAY DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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.

3. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF VENTURE PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE. THE DRAINAGE EASEMENTS SHALL BE CONVEYED BY EASEMENT TO THE ASSOCIATION FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. THE DRAINAGE EASEMENTS 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.

4. LAKE TRACT

THE LAKE TRACT SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF VENTURE PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND IS FURTHER DECLARED TO BE A PRIVATE COMMON AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE LAKE TRACT DESIGNATED AS SUCH ON THIS PLAT.

5. PRESERVATION AREAS

THE PRESERVATION AREAS SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. AS #1 AND #2 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE VENTURE PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AS COMMON AREAS 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 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 PRESERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

6. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE VENTURE PARK ASSOCIATION, INC. (HEREINAFTER 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 THE ABOVE DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT. IN THE EVENT 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 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 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.

7. TRACT A

TRACT A IS RESERVED TO MARTIN COUNTY FOR POTENTIAL RIGHT-OF-WAY AND SHALL BE CONVEYED TO MARTIN COUNTY PURSUANT TO SPECIAL CONDITION 13.D OF THE VENTURE PARK PLANNED UNIT DEVELOPMENT ZONING AGREEMENT FOR PERMIT-READY INDUSTRIAL DEVELOPMENT RECORDED AT OFFICIAL RECORDS BOOK 2306, PAGE 731, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

8. LIFT STATION EASEMENTS

THE LIFT STATION EASEMENTS SHOWN ON THIS PLAT OF VENTURE PARK P.U.D., SHALL BE CONVEYED BY EASEMENT TO THE INDIANTOWN COMPANY, INC.

9. COMMON AREAS

THE COMMON AREAS SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF VENTURE PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE. THE COMMON AREAS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, LANDSCAPE, OPEN SPACE AND SIGNAGE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE COMMON AREAS DESIGNATED AS SUCH ON THIS PLAT.

10. LANDSCAPE EASEMENTS

THE LANDSCAPE EASEMENTS SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE VENTURE PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE LANDSCAPE EASEMENTS, WHICH SHALL BE CONVEYED BY EASEMENT TO THE ASSOCIATION FOR LANDSCAPING 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 EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

VENTURE PARK P.U.D.

BEING A REPLAT OF PORTIONS OF TRACTS 1 THROUGH 12, AND TRACTS 55 AND 56, BLOCK B, INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

CONTINUED:

11. DRAINAGE & UTILITY EASEMENTS

THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF VENTURE PARK P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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, AND FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. SUCH EASEMENTS ARE HEREBY DECLARED TO BE THE PROPERTY OF VENTURE PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE. THE DRAINAGE AND UTILITY EASEMENTS SHALL BE CONVEYED BY EASEMENT TO THE ASSOCIATION FOR UTILITY PURPOSES AND FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. THE DRAINAGE AND UTILITY EASEMENTS AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. 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 DRAINAGE AND UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

BY: PORTO PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ITS: MANAGER BY: PAUL FILIPE

Paul Filipe

WITNESSES:

NAME Monique I. McCall Monique I. McCall

NAME Patricia M. Kelsey Patricia M. Kelsey

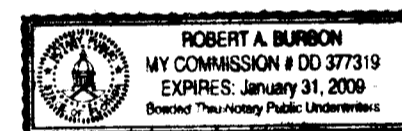
ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL FILIPE, TO ME WELL KNOWN TO BE THE MANAGER OF PORTO PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH MANAGER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS [X] PERSONALLY KNOWN TO ME OR [ ] AS IDENTIFICATION.

DATED THIS 3rd DAY OF SEPTEMBER, 2008.

Robert A. Burson NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:



ACCEPTANCE OF DEDICATIONS:

VENTURE PARK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY ACCEPT THE AFOREMENTIONED DEDICATIONS.

VENTURE PARK ASSOCIATION, INC.

BY: Paul Filipe Paul Filipe, PRESIDENT

WITNESSES: Monique I. McCall Monique I. McCall, Patricia M. Kelsey Patricia M. Kelsey

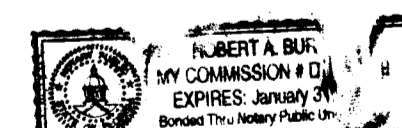
ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL FILIPE, TO ME WELL KNOWN TO BE THE PRESIDENT OF VENTURE PARK ASSOCIATION, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED THE ACCEPTANCE OF DEDICATIONS AS THE PRESIDENT OF SAID CORPORATION BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

DATED THIS 3rd DAY OF SEPTEMBER, 2008.

Robert A. Burson NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:



MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS, THAT RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE ENCUMBERING THE LANDS DESCRIBED HEREON, DATED THE 14TH OF JANUARY, 2008 AND RECORDED IN OFFICIAL RECORDS BOOK 2303, PAGE 1288-1296, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY JOIN AND CONSENT TO THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH. SIGNED AND SEALED THIS 17th DAY OF September, 2008.

BY: Vance G. Tolson Vance G. Tolson

PRINTED NAME: Vance G. Tolson

TITLE: Vice President

WITNESSES: Patricia M. Kelsey Patricia M. Kelsey, Monique I. McCall Monique I. McCall

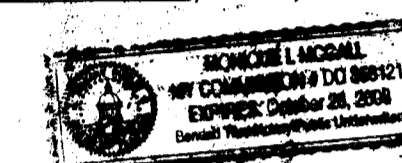
PATRICIA M. KELSEY, MONIQUE I. MCCALL

ACKNOWLEDGMENT:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Vance G. Tolson, TO ME WELL KNOWN, AND HE/SHE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT, AND THAT IT IS HIS/HER FREE ACT AND DEED. HE IS [ ] PERSONALLY KNOWN TO ME OR [X] AS IDENTIFICATION.

DATED THIS 17th DAY OF September, 2008.

Monique I. McCall NOTARY PUBLIC, STATE OF FLORIDA



LEGAL DESCRIPTION:

TRACTS 1 THROUGH 12, AND TRACTS 55 AND 56, BLOCK B, INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; EXCEPTING THEREFROM, THAT PORTION OF LOTS 2, 6, 55 AND 56, BLOCK B, MORE PARTICULARLY DESCRIBED IN RIGHT-OF-WAY DEED FROM [ ] TO [ ] AND AS TRUSTEE UNDER UNRECORDED AGREEMENT DATED FEBRUARY 4, 1987, TO MARTIN COUNTY, DATED JULY 27, 2000, AND RECORDED IN OFFICIAL RECORDS BOOK 1497, PAGE 731, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (CONTAINING 138.59 ACRES MORE OR LESS)

TITLE CERTIFICATION:

I, ROBERT A. BURSON, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF SEPTEMBER 1, 2008:

- 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 ARE AS FOLLOWS:
MORTGAGE EXECUTED BY PORTO PROPERTIES, LLC, TO RIVERSIDE NATIONAL BANK RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 1288-1296, ON THE 14TH DAY OF JANUARY 2008. 2303

ROBERT A. BURSON, P.A. BY: Robert A. Burson Robert A. Burson, 900 EAST OCEAN BOULEVARD SUITE 120, STUART, FLORIDA 34994, FLORIDA BAR NO. 217638

GENERAL NOTES:

- 1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. BEARING REFERENCE CAN BE MADE ALONG WEST PROPERTY LINE.
4. ALL LINES NON-RADIAL UNLESS NOTED OTHERWISE.

CERTIFICATE OF SURVEYOR:

I, CHRISTIAN FENEX, HEREBY CERTIFY THAT THIS PLAT OF VENTURE PARK 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; 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.

FOR THE FIRM: Christian Fenex Christian Fenex, PROFESSIONAL SURVEYOR & MAPPER, FLORIDA REGISTRATION #5102

PREPARED IN THE OFFICE OF: CHRISTIAN FENEX & ASSOCIATES, LLC. PROFESSIONAL SURVEYING & MAPPING ENVIRONMENTAL CONSULTING 1657 S. DIXIE HIGHWAY, STUART, FLORIDA 34994. PHONE: (772)283-2977 FAX: (772)283-2979. FLORIDA LICENSED BUSINESS # 6858. SHEET ONE OF THREE

FILED FOR RECORD MARTIN CO., FL 2009 JUL 28 PM 12:24 MARSHA EWING CLERK OF CIRCUIT COURT BY: D.C.

CONTINUED: