

A PLAT OF RIO RIDGE

33-37-41-009-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

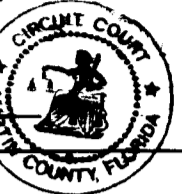
CLERKS RECORDING CERTIFICATE I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD

IN PLAT BOOK 16, PAGE 95
MARTIN COUNTY FLORIDA PUBLIC RECORDS, THIS 17 DAY OF March 2010

MARSHA EWING
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Jenny L. Copus DC
DEPUTY CLERK

FILE NO. 2199079



LYING IN SECTION 33, TOWNSHIP 37 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA

DESCRIPTION:

THE WEST ONE HUNDRED SIXTY (160) FEET, MORE OR LESS OF THE EAST HALF (E 1/2) OF GOVERNMENT LOT THREE (3), SECTION THIRTY-THREE, TOWNSHIP THIRTY SEVEN (37) SOUTH, RANGE FORTY-ONE (41) EAST, LYING NORTH OF ALICE AVENUE, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. PROPERTY CONTAINS 3.54 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MACBUSH, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF RIO RIDGE, AND HEREBY DEDICATES AS FOLLOWS:

- THE ADDITIONAL RIGHT OF WAY SHOWN ON THIS PLAT OF RIO RIDGE AS TRACT A AND TRACT D, IS HEREBY DEDICATED TO MARTIN COUNTY, FOR THE USE AND BENEFIT OF THE PUBLIC.
- TRACT B AS SHOWN ON THIS PLAT OF RIO RIDGE IS HEREBY DECLARED TO BE THE PROPERTY OF THE RIO RIDGE PROPERTY OWNERS ASSOCIATION OF STUART, FLORIDA, INC. (HEREAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES. ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT B, DESIGNATED AS SUCH ON THIS PLAT.
- THE PRIVATE DRAINAGE AND ACCESS EASEMENTS SHOWN ON THIS PLAT OF RIO RIDGE ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RIO RIDGE PROPERTY OWNERS ASSOCIATION OF STUART, FLORIDA, INC. (HEREAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND ACCESS PURPOSES. ALL DRAINAGE FACILITIES LOCATED THEREON 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 DRAINAGE AND ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- TRACT C AS SHOWN ON THIS PLAT OF RIO RIDGE IS HEREBY DECLARED TO BE THE PROPERTY OF THE RIO RIDGE PROPERTY OWNERS ASSOCIATION OF STUART, FLORIDA, INC. (HEREAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE A PRIVATE WETLAND PRESERVE TRACT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION AND DRAINAGE 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 TRACT SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE WETLAND PRESERVE TRACT C, DESIGNATED AS SUCH ON THIS PLAT.
- THE UPLAND BUFFER SHOWN ON THIS PLAT OF RIO RIDGE IS HEREBY DECLARED TO BE THE PROPERTY OF THE RIO RIDGE PROPERTY OWNERS ASSOCIATION OF STUART, FLORIDA, INC. (HEREAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PRESERVATION OF NATIVE VEGETATION AND DRAINAGE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE UPLAND BUFFER DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS (UE) SHOWN ON THIS PLAT OF RIO RIDGE 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.
- 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.

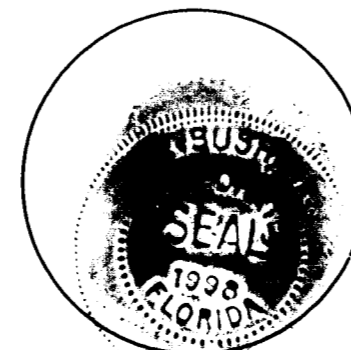
IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON (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 24th DAY OF JAN. 2010, ON BEHALF OF SAID CORPORATION MACBUSH, INC. BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT.

MACBUSH, INC.

Pamela M. Busha
PAMELA M. BUSHA
VICE PRESIDENT

Wesley A. MacMullen
WESLEY A. MACMULLEN
PRESIDENT



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January, 2010, BY WESLEY A. MACMULLEN AND PAMELA M. BUSHA, AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF MACBUSH, INC., A FLORIDA CORPORATION THEY [X] ARE PERSONALLY KNOWN TO ME OR [] PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC
COMMISSION NO. 858997
MY COMMISSION EXPIRES 6/6/13



ACCEPTANCE OF DEDICATIONS:

THE RIO RIDGE PROPERTY OWNERS ASSOCIATION OF STUART, FLORIDA, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THE MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 24th DAY OF JANUARY, 2010

RIO RIDGE PROPERTY OWNERS ASSOCIATION
OF STUART, FLORIDA, INC.

WITNESS Michael J. Busha
PRINT NAME MICHAEL J. BUSHA

WITNESS Jaqueline MacMullen
PRINT NAME Jaqueline MacMullen

Wesley A. MacMullen
WESLEY A. MACMULLEN
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WESLEY A. MACMULLEN, TO ME WELL KNOWN TO BE THE PRESIDENT OF THE RIO RIDGE PROPERTY OWNERS ASSOCIATION OF STUART, FLORIDA, INC., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH PRESIDENT OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS [X] PERSONALLY KNOWN TO ME, OR [] HAS PRODUCED AS IDENTIFICATION. DATED THIS 24th DAY OF January, 2010

Elizabeth R. Ustick
NOTARY PUBLIC
COMMISSION NO. 858997
MY COMMISSION EXPIRES 6/6/13



MORTGAGEE'S CONSENT

GULFSTREAM BUSINESS BANK, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED JANUARY 9, 2004, AND RECORDED IN OFFICIAL RECORD BOOK 1869, PAGE 1700, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

WITNESS: Kim Rieff
PRINT NAME Kim Rieff
WITNESS: Theresa Chapman
PRINT NAME Theresa Chapman

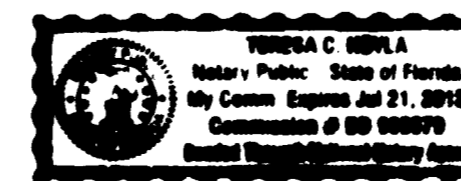
GULFSTREAM BUSINESS BANK
BY: Roy M. Warren
PRINT NAME: ROY M. WARREN
PRINT TITLE: SVP

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, APPEARED Roy M. Warren, TO ME WELL KNOWN TO BE THE VP VICE PRESIDENT, OF GULFSTREAM BUSINESS BANK, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. DATED THIS 3rd DAY OF February, 2010

Teressa C. Doyle
NOTARY PUBLIC
COMMISSION NO. 809079
MY COMMISSION EXPIRES July 21, 2013



TITLE CERTIFICATION

I JILL A. BROTHERTON, AS PRESIDENT OF SOUTH FLORIDA TITLE SERVICES, INC, HEREBY CERTIFY THAT AS OF 1/25, 2010, AT 1:50 P.M.

- 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.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE FROM MACBUSH INC., TO GULFSTREAM BUSINESS BANK, EXECUTED JANUARY 9, 2004 AND RECORDED IN FEBRUARY 25, 2004 IN OFFICIAL RECORD BOOK 1869, PAGE 1700, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 26th DAY OF January, 2010

Jill A. Brotherton
JILL A. BROTHERTON, PRESIDENT
SOUTH FLORIDA TITLE SERVICES, INC.
213 E. OCEAN BLVD.
STUART, FL. 34994

SURVEYOR'S CERTIFICATION

I, DALE MONROE, HEREBY CERTIFY THAT THIS PLAT OF RIO RIDGE 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, PART 1, FLORIDA STATUTES, AND ALL APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Dale Monroe
DALE MONROE
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 3956

COUNTY APPROVAL

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

February 22, 2010
DATE W. Scott Mel
COUNTY SURVEYOR AND MAPPER

2/22/2010
DATE D. D. [Signature]
COUNTY ENGINEER

3/2/10
DATE Krista [Signature]
COUNTY ATTORNEY

12/1/09
DATE [Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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

FILED FOR RECORD
2010 MAR 17 PM 1:46
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA

RIO RIDGE
SHEET 1 OF 2
MONROE
LAND SURVEYING, INC.
1754 S.E. Osprey Street, Hobe Sound, FL 33485
772-546-0221 Fax 772-546-4478

GULFSTREAM BUSINESS BANK SEAL