

PLAT I OF NINETY FIVE RIVERSIDE, P. U. D.

IN PART OF GOVERNMENT LOT 6
 SECTION 5, TWP. 39 SOUTH, RG. 41 EAST
 MARTIN COUNTY, FLORIDA

90 MAY -1 PM 1:18
 MARSHA STILLER
 CLERK OF CIRCUIT COURT
 BY D.C.

STATE OF FLORIDA
 COUNTY OF MARTIN

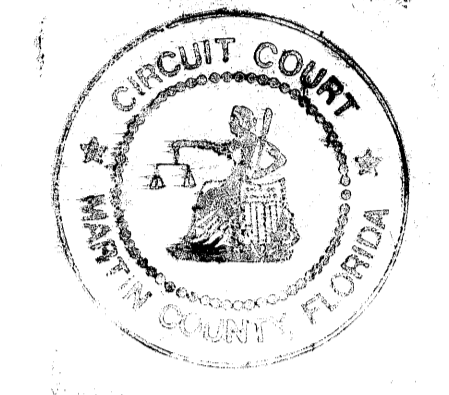
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 42, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 1st DAY OF MAY, 1990.

MARSHA STILLER, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: *Kathy Webster*
 DEPUTY CLERK
 FILE NO. 825292

DEDICATION

95 RIVERSIDE, LTD., a Florida limited partnership, by and through its undersigned hereby dedicates as follows:

1. ROAD RIGHT-OF-WAY
 The streets shown on this plat of NINETY FIVE RIVERSIDE, P.U.D. including the additional 10' right-of-way are hereby dedicated to the use of the public.
2. ACCESS EASEMENTS
 Access easements as shown on this plat of NINETY FIVE RIVERSIDE, P.U.D. are hereby declared to be private Access Easements and are dedicated to NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation not-for-profit, for the use of the owners of lots in NINETY FIVE RIVERSIDE, P.U.D. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Access Easements.
3. UTILITY EASEMENTS
 The utility easements shown on this plat of NINETY FIVE RIVERSIDE, P.U.D. may be used for utility or CATV purposes by any utility or CATV 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. Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding utility easements.
4. DRAINAGE EASEMENTS
 The Drainage Easements shown on this plat of NINETY FIVE RIVERSIDE, P.U.D. are hereby declared to be private Drainage Easements and shall be dedicated to the NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation not-for-profit, for the purpose of the construction and maintenance of drainage facilities. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Drainage Easements.
5. BUFFER EASEMENT
 The Buffer Easements shown on this plat of NINETY FIVE RIVERSIDE, P.U.D. are hereby dedicated to the NINETY FIVE RIVERSIDE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation not-for-profit, for the preservation of the existing natural vegetation. The Buffer Easements shall not be modified except for visual access and aesthetic purposes and only after approval by Martin County. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Buffer Easements.



DESCRIPTION

Being a portion of Government Lot 6, Section 5, Township 39 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southwest Corner of said Government Lot 6, said point being the Northeast Corner of Lot 11 of Tropical Fruit Farms Subdivision recorded in Plat Book 3, Page 6 of the Public Records of Martin County (formerly Palm Beach County), Florida.

Thence North 65° 15' 47" East, along the South line of Government Lot 6, a distance of 1475.56 feet to a POINT OF INTERSECTION with centerline of State Road No. 76, as now laid out and in use, said point being on the arc of a curve concave to the Northwest having a radius of 5729.58 feet and a central angle of 06° 35' 50" a radial bearing at said point bears North 52° 51' 50" West; thence Northeasterly along the arc of said curve, a distance of 659.71 feet; thence North 59° 27' 40" West, along a line radial to the next described curve, a distance of 160.00 feet to a POINT OF INTERSECTION with the Northern Right-of-Way line of State Road 76 as shown of Florida Department of Transportation "Right-of-Way Map", Section 89095-2412, Sheets 4 and 8, dated June 15, 1982 said point also being the POINT OF BEGINNING, of this description and the beginning of a curve concave to the Northwest having a radius of 5369.58 feet and a central angle of 03° 09' 03"; thence Southwesterly along the arc of said curve and the Northern Right-of-Way line of said State Road 76, a distance of 306.29 feet; thence North 54° 05' 59" West along said Right-of-Way line a distance of 15.12' to a point on a curve concave to the Northwest having a radius of 5600.58 feet and a central angle of 01° 37' 25"; thence Southwesterly along the arc of said curve a distance of 158.70 feet; thence North 55° 56' 08" West a distance of 183.00 feet to a point on a curve concave to the Southeast having a radius of 117.00 feet, a central angle of 12° 27' 24"; thence Southwesterly along said arc a distance of 25.44 feet; thence North 48° 37' 35" West a distance of 38.25 feet to a point on a curve concave to the South having a radius of 25.00 feet, a central angle of 106° 20' 05"; thence Westerly along said arc, a distance of 46.40 feet to a point on a curve concave to the Southeast having a radius of 185.00 feet, a central angle of 09° 09' 30"; thence Southwesterly along said arc a distance of 29.58 feet; thence South 17° 52' 52" West a distance 462.75 feet to a point on a curve concave to the Northwest having a radius of 216.00 feet, a central angle of 32° 16' 08"; thence Southwesterly along said arc a distance of 121.65 feet; thence North 39° 51' 00" West, a distance of 70.00 feet to a point on a curve concave to the Northeast having a radius of 146.00 feet, a central angle of 92° 00' 26"; thence Northwesterly along said arc a distance of 234.45 feet; thence North 37° 50' 34" West a distance of 881.84 feet; thence North 65° 03' 36" East, a distance of 10.30 feet; thence South 37° 50' 34" East, a distance of 879.36 feet to a point on a curve concave to the Northeast having a radius of 136.00 feet, a central angle of 124° 16' 34"; thence Southeasterly along said arc, a distance of 294.99 feet; thence North 17° 52' 52" East, a distance of 462.75 feet to a point on a curve concave Southeast having a radius of 265.00 feet, a central angle of 14° 58' 33"; thence Northeasterly along said arc, a distance of 69.27 feet to a point on a curve concave to the Northwest having a radius of 25.00 feet, a central angle 85° 05' 06"; thence Northward along said arc a distance of 37.13 feet to a point on a curve concave to the Southwest having a radius of 640.67 feet, a central angle of 02° 55' 23"; thence Northwesterly along said arc a distance of 32.89 feet; thence North 34° 50' 56" East, a distance of 50.00 feet to a point on a curve concave to the Southwest having a radius of 690.67 feet, a central angle of 03° 37' 47"; thence Southeasterly along said arc a distance of 43.75 feet to a point on a curve concave to the North having a radius of 25.00 feet, a central angle of 75° 41' 58"; thence Eastward along said arc, a distance of 33.03 feet to a point on a curve having a radius of 265.00 feet, a central angle of 73° 07' 11"; thence easterly along said arc, a distance of 338.19 feet; thence North 34° 03' 52" East, a distance of 189.29 feet; thence North 73° 50' 58" West, a distance of 5.03 feet; thence North 18° 09' 34" East, a distance of 43.00 feet; thence North 34° 03' 52" East, a distance of 95.24 feet; thence South 59° 27' 40" East, a distance of 85.69 feet; thence South 30° 32' 20" West, a distance of 106.06 feet to the POINT OF BEGINNING.

The described parcel being 3.744 acres more or less.

TITLE CERTIFICATION

I, Arnold L. Perlstein, a member of the Florida Bar, hereby certify that: record title to the land described and shown on this plat is in the name of the person, persons, corporation, or other entity executing the dedication thereon.

All mortgages not satisfied or released encumbering the land hereon described are as follows:

Mortgage in favor of 95 Riverside, LTD., a Florida limited partnership, mortgagee from Martin A. Tabor, as Trustee, mortgagor dated March 10, 1989, recorded in Official Record Book 804, page 2039 of the Public Records of Martin County, Florida and a mortgage in favor of 95 Riverside, LTD., a Florida limited partnership, mortgagee from Consolidated Bank, N.A., mortgagor dated October 18, 1989, recorded in Official Record Book 832, page 1472 of the Public Records of Martin County, Florida.

DATE: 1/23/90
Arnold L. Perlstein
 ARNOLD L. PERLSTEIN
 Attorney-at-law
 Packman, Newwald, and Rosenberg
 1500 San Remo Ave.
 Suite 125
 Coral Gables, FL 33146

MORTGAGE APPROVAL

Martin A. Tabor, as Trustee, the owner and holder of that certain mortgage dated M 1989, recorded in Official Record Book 804, page 2039 hereby certifies that he does consent to the dedications hereon and does subordinate said mortgage, lien to such dedication.

SIGNED AND SEALED this _____ day of _____, 19____
 of _____
Martin A. Tabor
 Martin A. Tabor, as Trustee

Signed, sealed and delivered in the presence of: _____
 WITNESS: *Chris Ramo*
 WITNESS: *Chris Ramo*

Know all men by these presents: That Consolidated Bank, N.A., a National Banking Association, the owners and holders of that certain mortgage dated October 18, 1989, under Official Record Book 832 at Page 1472 of the Public Records of Martin County, Florida does hereby consent to the dedications hereon and does subordinate their mortgage, lien or encumbrance to such dedication.

IN WITNESS WHEREOF:
 That "Consolidated Bank, N.A.", a National Banking Association, has caused these presents to be signed in its corporate name by its Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Cashier this 26th day of February, 1990

CONSOLIDATED BANK, N.A.
 ATTEST: *Vignia M. Nemele* BY: *Sonia Olante*
 ASSISTANT CASHIER VICE-PRESIDENT

MORTGAGEE ACKNOWLEDGEMENTS

STATE OF FLORIDA
 COUNTY OF MARTIN

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, *Sonia Olante*, Vice President and *Vignia M. Nemele*, Assistant Cashier, respectively, of Consolidated Bank, N.A., a National Banking Association, to me well known to be officers herein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness my hand and official seal this 26th day of February, 1990 A.D.
 My Commission Expires _____
Sonia Olante
 Notary Public State of Florida at Large

STATE OF FLORIDA
 COUNTY OF MARTIN

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, *Sonia Olante*, Vice President and *Vignia M. Nemele*, Assistant Cashier, respectively, of Consolidated Bank, N.A., a National Banking Association, to me well known to be officers herein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness my hand and official seal this 26th day of February, 1990 A.D.
 My Commission Expires _____
Sonia Olante
 Notary Public, State of Florida at Large

LAND USE

LOT 1	0.820 AC.
LOT 2	0.829 AC.
TRACT A	0.073 AC.
RIGHT-OF-WAY	2.222 AC.
TOTAL	3.744 AC.

NOTES

- denotes Permanent Reference Monument set
- TTTTTTTT denotes Control Access Line

All bearings are Referenced to the Right of Way of Access Road No. 2 as shown on Florida Department of Transportation Right of Way Map 89095-1412

Building Setback Lines shall be as required by Martin County Zoning Regulations.

No building or any kind of construction shall be placed on Utility or Drainage Easements.

No structures, trees or shrubs shall be placed on Drainage Easements.

Easements are for Public Utilities unless otherwise noted.

Approval of landscaping on utility easements shall be only with the approval of all utilities occupying same.

No vehicular access will be permitted across the Control of Access Line without the approval of the Board of County Commissioners of Martin County.

APPROVALS

MARTIN COUNTY
 BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved by the undersigned on the date or dates indicated.

- Date 11-8-88 BY: *Small E. Skellman* 3-20-90
 County Engineer
- Date November 8, 1988 BY: *Thomas Brown* 4/90
 County Attorney
- Date November 8, 1988 BY: *Joseph Banfi* 4/90
 Chairman
- Date November 8, 1988 BY: *Halton Thorne, Jr.* 4/90
 Chairman

ATTEST: *Marsha Stiller*
 Clerk
 By: *Kathy Webster* D.C.
 (Board Seal)

CERTIFICATE OF OWNERSHIP

95 RIVERSIDE, LTD., a Florida limited partnership, by and through its undersigned partners, does hereby certify that it is the owner of the property described hereon.

Dated this 23 day of JAN., 1989.

95 RIVERSIDE, LTD.,
 a Florida limited partnership

By: *Stuart H. Cunningham*
 Sole general partner of the limited partnership

BY: *Martin A. Tabor*
 President

WITNESS: *Joseph J. Lavetsky*
 Its secretary
 (Corporate Seal)

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Martin A. Tabor, to me well known, as President and Secretary of SURI, INC., a Florida Corporation, sole general partner of 95 Riverside, LTD., a Florida limited partnership and he acknowledged before me that he executed the foregoing Dedication as an officer of said corporation.

WITNESS, my hand and official seal this 23 day of JAN., 1990
Chris Ramo
 Notary Public
 State of Florida at Large
 (Notarial Seal) My commission expires: _____

SURVEYOR'S CERTIFICATION

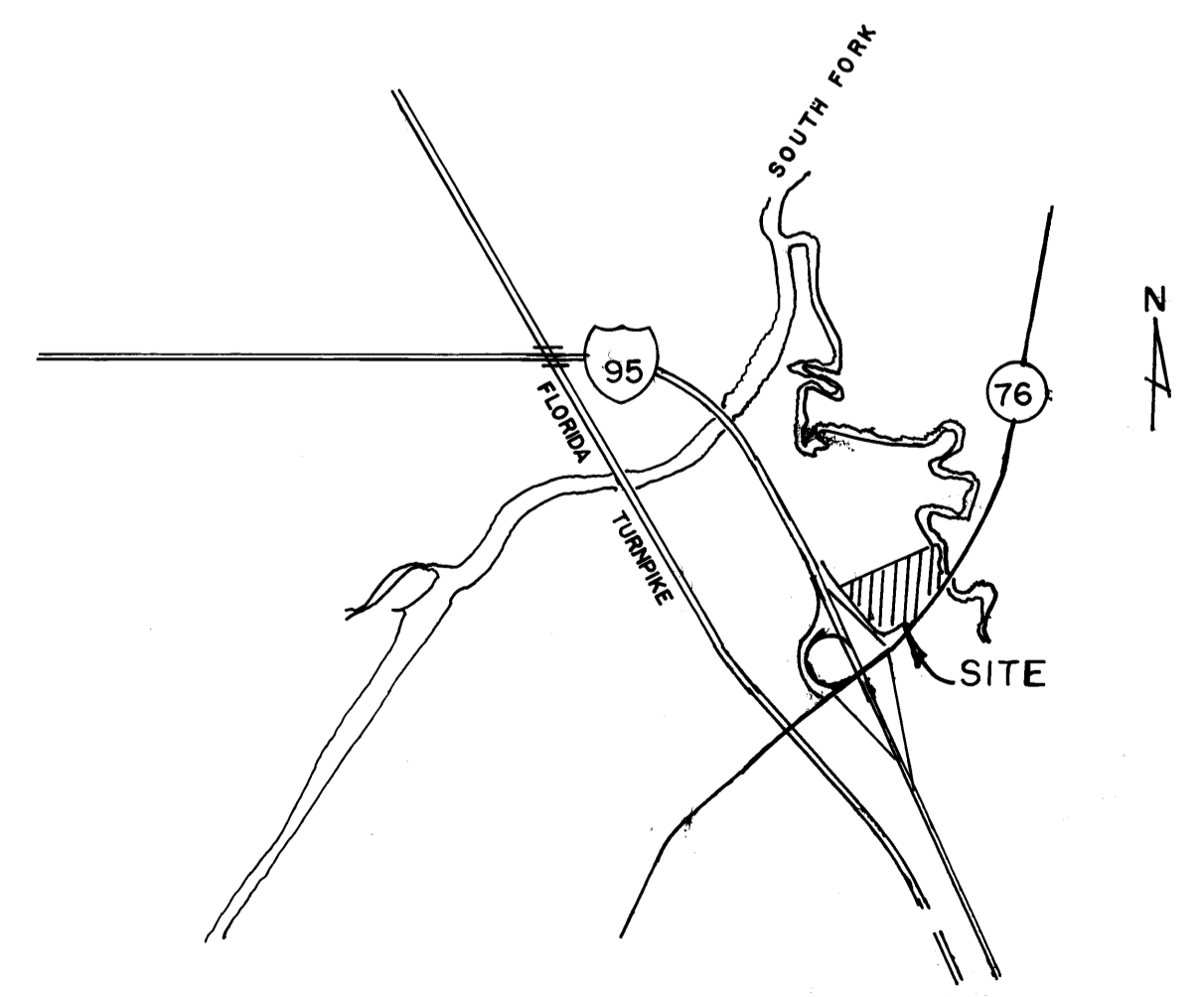
I, Joseph J. Lavetsky, do hereby certify that on JAN. 23, 1990 we completed the survey of lands as shown on the foregoing plat, that said plat of NINETY-FIVE RIVERSIDE, P.U.D. is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

SURVCO
 Surveying & Mapping
Joseph J. Lavetsky
 Joseph J. Lavetsky, P.L.S.
 Florida Surveyor Registration
 No. 4275
 (Official Seal)

I, Stuart H. Cunningham, do hereby certify that on DECEMBER 19, 1987, the heretofore plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by Joseph J. Lavetsky, P.L.S.

THIS INSTRUMENT PREPARED
 BY STUART H. CUNNINGHAM
 4500 Belvedere Road
 Suite A
 West Palm Beach, Florida
 Phone No. (407) 689-5455

CUNNINGHAM & DURRANCE
 Consulting Engineers, Inc.
Stuart H. Cunningham
 Stuart H. Cunningham,
 Florida Surveyor Registration
 No. 3896



LOCATION MAP
 N.T.S.