

# PLAT 11 OF NINETY FIVE RIVERSIDE, P. U. D.

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

**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 5 of the Public Records of Martin County (formerly Palm Beach County), Florida.

Thence North 66° 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 Northeast 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 Northerly Right-of-Way Line of State Road 76 as shown on Florida Department of Transportation "Right-of-Way Map", Section 89095-2412, Sheets 4 and 8, dated June 15, 1992 said point also being the beginning of a curve concave to the Northwest having a radius of 5569.58 feet and a central angle of 09° 09' 03"; thence Southwesterly along the arc of said curve and the Northerly 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", tangent bearing South 36° 36' 59" West; thence southwesterly along the arc of said curve a distance of 158.70 feet to a Southeast corner of Plat 1 of Ninety Five Riverside, P. U. D. as recorded in Plat Book 12, Page 42 of the Public Records of Martin County, Florida, said point also being the Point of Beginning; thence North 55° 55' 09" West, along a nonradial line 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", a tangent bearing of North 45° 59' 24" East; thence southwesterly along said arc a distance of 25.44 feet; thence North 48° 37' 25" 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, being the Easterly Right-of-way line of S.W. Lost River Road, as recorded on said Plat 1 of Ninety Five Riverside, P. U. D., said curve being concave to the Southeast having a radius of 185.00 feet, a central angle 09° 09' 36"; thence Southwesterly along said arc and the said Easterly Right-of-way line, a distance of 29.58 feet; thence South 17° 52' 52" West a distance of 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' 09"; thence Southwesterly along said arc a distance of 121.65 feet, to the point of Intersection of the right of way of said S.W. Lost River Road and State Road 76, said point also being the beginning of a curve which is coincidentally tangential to the previously described curve, said curve being concave to the Northwest, having a radius of 3725.72', and a central angle of 7° 03' 42"; thence Northeast along the arc of said curve and the west right-of-way of said State Road 76 a distance of 459.19', to the beginning of a compound curve, being concave to the Northwest, having a radius of 6600.58', and a central angle of 1° 58' 31"; thence Northeast along the arc of said curve and the west right-of-way of said State Road 76 a distance of 193.07', to the POINT OF BEGINNING.

The described parcel being 1.885 acres more or less.

**MORTGAGE ACKNOWLEDGEMENTS**

STATE OF FLORIDA  
COUNTY OF DADE

I hereby certify that the foregoing Mortgage Approval was acknowledged before me this 29 day of Dec 1993 by Martin A. Tabor, as Trustee, who is personally known to me or who has produced identification and who did (did not) take an oath.

(Notarial Seal)

Signature of Person Taking Acknowledgment  
**Osiris Ramos**  
Name of Person Taking Acknowledgment  
Printed  
**Osiris Ramos**  
Title or Rank  
**Notary**

Serial Number, if any  
**JUN 6, 1994**  
Commission Expiration Date

STATE OF FLORIDA  
COUNTY OF DADE

I hereby certify that the foregoing Mortgage Approval was acknowledged before me this 29 day of Dec 1993 by **Josefine Fonticosa**, Assistant Cashier, respectively, of Consolidated Bank, N.A., a national banking association, on behalf of the association. They are personally known to me or have produced identification and who did (did not) take an oath.

(Notarial Seal)

Signature of Person Taking Acknowledgment  
**Josefine Fonticosa**  
Name of Person Taking Acknowledgment  
Printed  
**NOTARY PUBLIC**  
Title or Rank

Serial Number, if any  
**DEC 3, 1997**  
Commission Expiration Date

**TITLE CERTIFICATION**

I, Arnold L. Perlestein, 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 Martin A. Tabor, as Trustee, mortgagee, from 95 Riverside, LTD., a Florida limited partnership mortgagee 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 Consolidated Bank, N.A., mortgagee from 95 Riverside, LTD., a Florida limited partnership, mortgagee dated October 18, 1989, recorded in Official Record Book 832, page 1472 of the Public Records of Martin County, Florida.

DATE: **12-29-93** **Arnold L. Perlestein**

Arnold L. Perlestein  
Attorney-at-law  
1311 N.E. 174th Street  
North Miami Beach, Fl. 33162

**MORTGAGE APPROVAL**

Martin A. Tabor, as Trustee, the owner and holder of that certain mortgage dated March 10, 1989, recorded in Official Record Book 804, page 2039 of the Public Records of Martin County, Florida, does hereby consent to the dedications hereon and does subordinate said mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 29 day of Dec 1993 by **Martin A. Tabor**, as Trustee

Signed, sealed and delivered in the presence of:

WITNESSES: **Osiris Ramos**  
**Edna Ramon**

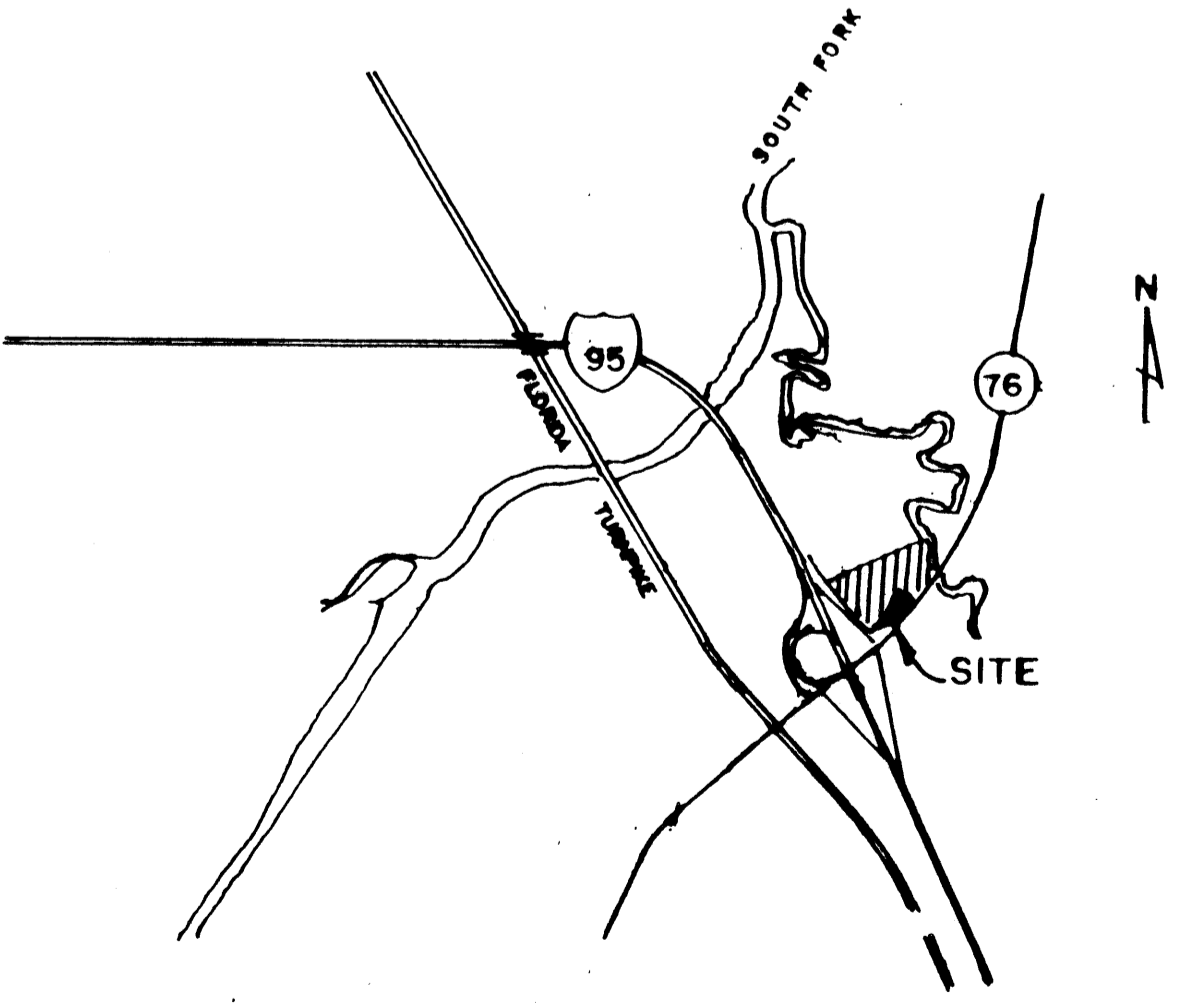
Consolidated Bank, N.A., a National Banking Association, the owners and holders of that certain mortgage dated October 18, 1989, recorded in Official Record Book 832 at Page 1472 of the Public Records of Martin County, Florida, does hereby consent to the dedications hereon and does subordinate their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

\*Consolidated Bank, N.A., a National Banking Association, has caused these presents to be signed in its corporate name by its Vice President.

(Corporate Seal) CONSOLIDATED BANK, N.A.

SIGNED AND SEALED this 29 day of Dec 1993 by **Josefine Fonticosa**, Assistant Cashier, respectively, of Consolidated Bank, N.A., a national banking association, on behalf of the association. They are personally known to me or have produced identification and who did (did not) take an oath.

ATTEST: **Josefine Fonticosa**  
NAME: **JOSEFINE FONTICOSA**  
ASSISTANT CASHIER VICE-PRESIDENT



LOCATION MAP  
N.T.S.

CUNNINGHAM & DURRANCE  
CONSULTING ENGINEERS, INC.  
WEST PALM BEACH, FLORIDA  
DECEMBER 1993

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**LAND USE**

LOT 1A	0.288 ACRES
LOT 3	1.596 ACRES
TOTAL	1.885 ACRES

**NOTES**

■ denotes Permanent Reference Monument set

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.

**APPROVALS**

MARTIN COUNTY  
BOARD OF COUNTY COMMISSIONERS

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

Date **1-24-94** by **Small E. Hillman**  
County Engineer

Date **12-21-93** by **David Dreyer**  
County Attorney

Date **1-26-94** by **Sheldon M. Mannus**  
Chairman

Date **12-21-93** by **M. J. Wilcamp**  
Chairman

Board of County Commissioners  
Martin County, Florida

ATTEST: **Marsha Stiller**  
Clerk

By: **Deborah Langston**  
(Board Seal)

**CERTIFICATE OF OWNERSHIP**

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

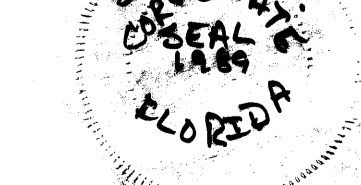
Dated this 29 day of Dec 1993

95 RIVERSIDE, LTD.,  
a Florida limited partnership  
By: **STUART H. CUNNINGHAM**  
Sole general partner of the limited partnership

By: **Martin A. Tabor**  
Martin A. Tabor, President

ATTEST: **Deborah Langston**  
Marsha Stiller, Secretary

(Corporate Seal)



**DEDICATION**

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

- ACCESS EASEMENT**  
The access easement as shown on this plat of NINETY-FIVE RIVERSIDE, P. U. D. is hereby declared to be a private Access Easement and is 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 Easement.
- UTILITY EASEMENTS**  
The utility easements and the Southern Bell easement 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. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such utility easements.
- 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 are hereby 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.
- BUFFER EASEMENT**  
The Buffer Easement shown on this plat of NINETY-FIVE RIVERSIDE, P. U. D. is 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 Easement shall not be modified except for visual access and aesthetic purposes and only after approval by Martin County, Florida, Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Buffer Easement.

SIGNED AND SEALED this 29 day of Dec 1993 by 95 Riverside, LTD., a Florida limited partnership, by its sole general partner STUART H. CUNNINGHAM, a Florida Corporation, by its President and attested to by its Secretary.

95 RIVERSIDE, LTD.,  
a Florida limited partnership  
By: **STUART H. CUNNINGHAM**  
Sole general partner of the limited partnership  
By: **Martin A. Tabor**, President

ATTEST: **Deborah Langston**  
Marsha Stiller, Secretary

(Corporate Seal)

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF DADE

I hereby certify that the foregoing Dedication was acknowledged before me this 29 day of Dec 1993 by Martin A. Tabor, as President and Secretary of SURTI, 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 identification and who did (did not) take an oath.

Signature of Person Taking Acknowledgment  
**Osiris Ramos**  
Name of Person Taking Acknowledgment  
Printed  
**Osiris Ramos**  
Title or Rank  
**Notary**

Serial Number, if any  
**JUN 6, 1994**  
Commission Expiration Date

**SURVEYOR'S CERTIFICATION**

I, Hereby Certify, that the Plat shown hereon is a true and correct representation of the lands surveyed and that the survey was made under my direction; that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been set, and permanent control points (P.C.P.'s) will be set under the guarantees posted with Martin County Board of Commissioners for the required improvements, and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Martin County, Florida, and further, that the boundary survey encompassing the property, shown hereon, is in compliance with Chapter 21 HH-6, F.A.C.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM 4500 Belvedere Road Suite A West Palm Beach, Florida Phone No. (305) 689-5455

CUNNINGHAM & DURRANCE Consulting Engineers, Inc. 1-4-94 Stuart H. Cunningham (date) Florida Surveyor Registration No. 3896

(Official Seal)

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 46 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 29 DAY OF Dec 1994

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: **Deborah Langston**  
DEPUTY CLERK  
FILE NO. **1043406**

