

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

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:
Commencing 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 1, Page 88 of the Public records of 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°50'34" East, along said Northeast Right-of-Way Line, a distance of 621.81 feet to the POINT OF BEGINNING; THENCE North 52°09'26" East, a distance of 313.95 feet; THENCE North 34°03'52" East, a distance of 175.24 feet; THENCE South 55°56'07" East, a distance of 51.00 feet; THENCE North 34°03'52" East, a distance of 13.50 feet; THENCE South 55°56'08" East a distance of 75.47 feet; THENCE South 17°52'51" West, a distance of 23.43 feet; THENCE South 72°07'09" East, a distance of 74.50 feet to the Northwesterly Right-of-Way Line of S.W. Lost River Road; THENCE South 17°52'52" West, along said S.W. Lost River Road, a distance of 414.65 feet, to a curve to the right having a radius of 136.00 feet and a central angle of 124°18'34"; THENCE along said curve a distance of 294.99 feet; THENCE, continuing along the Right-of-Way Line of Lost River Road, North 37°50'34" West, a distance of 257.50 feet to the POINT OF BEGINNING.

Containing 3.839 Acres of Land, be the same, more or less.

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

DEDICATION

95 RIVERSIDE, LTD., a Florida limited partnership, by and through its undersigned partner, does hereby dedicate as follows on this PLAT III of NINETY-FIVE RIVERSIDE, P. U. D.

1. ACCESS EASEMENT
The access easements as shown on this PLAT III 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.

2. UTILITY EASEMENTS
The utility easements shown on this Plat III 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.

3. DRAINAGE EASEMENTS
The Drainage Easements shown on this Plat III 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.

4. PRESERVE AREA EASEMENT
The Preserve Area Easement shown on this Plat III 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. There shall be no alteration within said preserve area easement except those specified in the preserve area management plan approved by Martin County. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such Preserve Area Easement.

SIGNED AND SEALED this 12TH day of MAY, 1995, by 95 Riverside, LTD., a Florida limited partnership, by its sole general partner SURI, INC., a Florida Corporation, by its President and attested to by its Secretary.

95 RIVERSIDE, LTD.,
a Florida limited partnership
By: SURI, INC., a Florida Corporation
sole general partner of the limited partnership
By: *Martin A. Tabor*
Martin A. Tabor, President

ATTEST: *Martin A. Tabor*
Martin A. Tabor, Secretary
(Corporate Seal)

TITLE CERTIFICATION

I, Arnold L. Perstein, a member of the Florida Bar, hereby certify that:
Record title to the land described and shown on this Plat III of NINETY-FIVE RIVERSIDE, P. U. D. 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 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 NationsBank of Florida, N.A., as successor by Merger to Consolidated Bank, N.A., mortgagee from 95 Riverside, LTD., a Florida limited partnership, mortgagor dated October 18, 1989, recorded in Official Record Book 832, page 1472 of the Public Records of Martin County, Florida.

DATE: May 12, 1995
Arnold L. Perstein
Arnold L. Perstein
Attorney-at-law
4801 S. University Drive, 2nd. Floor
Ft. Lauderdale, Fl. 33328

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 4	3.839 ACRES
TOTAL	3.839 ACRES

NOTES

- denotes Permanent Reference Monument set
 - denotes Permanent Reference Monument found
- 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.

MOORTGAGE APPROVAL

Martin A. Tabor, as Trustee, the owner and holder of that certain mortgage dated March 10, 1989, recorded in Official Records 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 12TH of MAY, 1995
Martin A. Tabor
Martin A. Tabor, as Trustee

Signed, sealed and delivered in the presence of:
WITNESS: *Stuart H. Cunningham*
WITNESS: *Osiris Ramos*

NationsBank of Florida, N.A., as successor by merger to 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.

*NationsBank of Florida, N.A., a National Banking Association, has caused these presents to be signed in its corporate name by its Sr. Vice President.

(Corporate Seal) NATIONS BANK OF FLORIDA, N.A.
SIGNED AND SEALED this 12th of May, 1995
By: *EC Goldberg*

LAURA GOLDBERG
SR. VICE PRESIDENT
Signed, sealed and delivered in the presence of:
WITNESS: *Stuart H. Cunningham*
WITNESS: *Osiris Ramos*

APPROVALS

MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved by the undersigned on the date or dates indicated.

Date 6-1-95 *Arnold E. Sullivan*
County Engineer

Date 5-9-95 *Richard J. ...*
County Attorney

Planning and Zoning Commission
Martin County, Florida
Date 5-9-95 By: *Keith ...*
Chairman

Board of County Commissioners
Martin County, Florida
Date 5-9-95 By: *Charlene Haug*
Chairman

ATTEST:
Clerk
(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 this Plat III of NINETY-FIVE RIVERSIDE, P. U. D.

Dated this 12TH day of MAY, 1995

95 RIVERSIDE, LTD.,
a Florida limited partnership
By: SURI, INC., a Florida Corporation
Sole general partner of the limited partnership
By: *Martin A. Tabor*
Martin A. Tabor, President

ATTEST:
Martin A. Tabor
Martin A. Tabor, Secretary
(Corporate Seal)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE
I hereby certify that the foregoing Dedication was acknowledged before me this 12th day of MAY, 1995, by Martin A. Tabor, as President and Secretary 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 and who did (did not) take an oath.

Osiris Ramos
Signature of Person Taking Acknowledgment

Osiris Ramos
Name of Person Taking Acknowledgment
Printed

Notary
Title or Rank

CC 406664
Serial Number, if any

Sept. 13, 1998
Commission Expiration Date

SURVEYOR'S CERTIFICATION

I, Hereby Certify, that Plat III of NINETY-FIVE RIVERSIDE, P. U. D. 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 61G17-6, F.A.C.

THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
400 Executive Ctr. Drive
Suite 108
West Palm Beach, Florida
Phone No. (407) 689-5455

CUNNINGHAM & DURRANCE
Consulting Engineers, Inc.
Stuart H. Cunningham 5-13-95
Stuart H. Cunningham (date)
Florida Surveyor Registration
No. 3896
(Official Seal)

MOORTGAGE ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF DADE

I hereby certify that the foregoing Mortgage Approval was acknowledged before me this 12th day of MAY, 1995, by Martin A. Tabor, as Trustee, who is personally known to me or who has produced as identification and who did (did not) take an oath.

Osiris Ramos
Signature of Person Taking Acknowledgment

Osiris Ramos
Name of Person Taking Acknowledgment
Printed

Notary
Title or Rank

CC 406664
Serial Number, if any

Sept. 13, 1998
Commission Expiration Date

STATE OF FLORIDA
COUNTY OF DADE

I hereby certify that the foregoing Mortgage Approval was acknowledged before me this 12th day of MAY, 1995, by Laura Goldberg, as Sr. Vice President of NationsBank, N.A., a national banking association, on behalf of the association. She is personally known to me or produces as identification and who did (did not) take an oath.

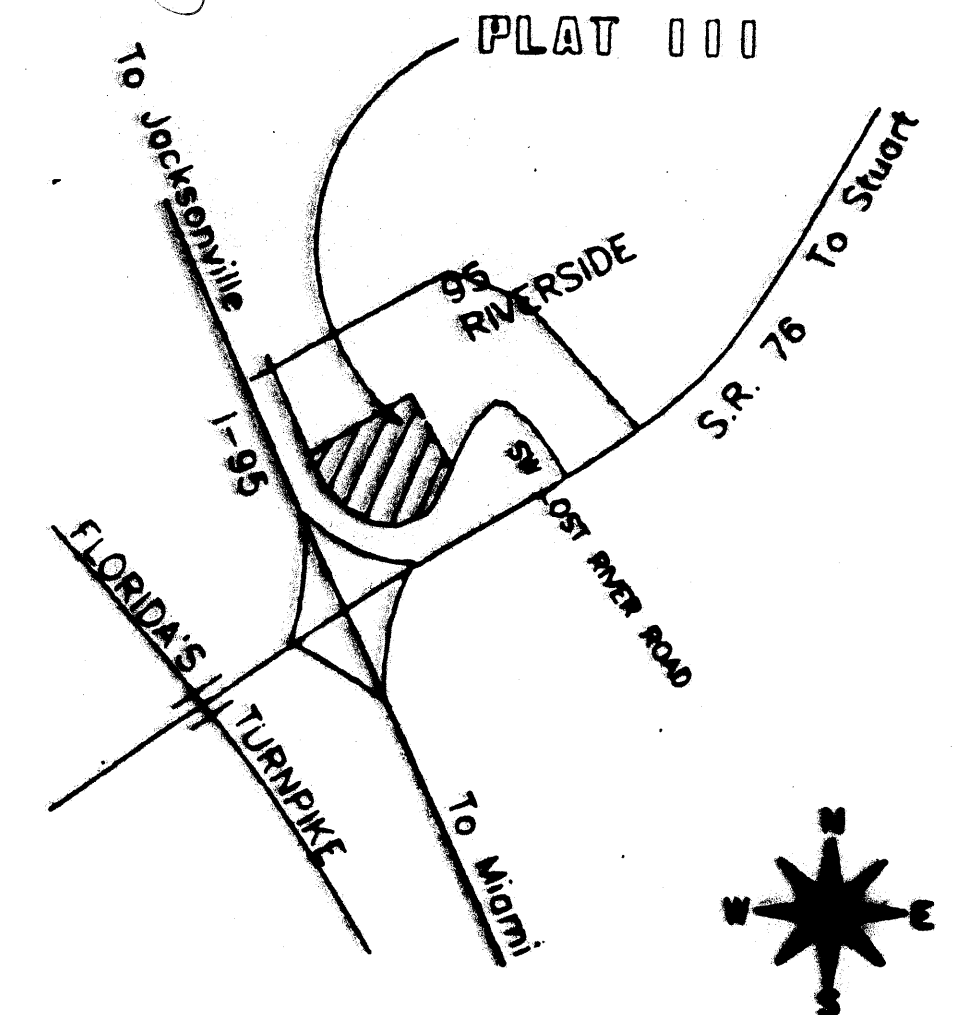
Osiris Ramos
Signature of Person Taking Acknowledgment

Osiris Ramos
Name of Person Taking Acknowledgment
Printed

Notary Public
Title or Rank

CC 171417
Serial Number, if any

12/19/95
Commission Expiration Date



LOCATION MAP
N.T.S.