

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Estuary Development Company of Martin County, a Florida Corporation, by and through its undersigned officers, hereby certifies that it is the owner of the property described on the plat of Estuary P.U.D., Phase II and hereby dedicates as follows:

**PRESERVATION AREAS, WATER MANAGEMENT AREAS, UTILITY EASEMENTS, ACCESS EASEMENTS AND OTHER COMMON AREAS**

- 1. The Common Areas shown on this plat of Estuary P.U.D., Phase II, are hereby declared to be the property of River Shores Plantation Property Owners' Association, Inc., which shall be conveyed by deed to the association and may be used for utility (including CATV) purposes, also for access and recreation purposes, and shall be maintained by the association. Martin County has regulatory authority over, but shall bear no responsibility, duty or liability for any common areas designated as such on this plat.
2. The Water Management Tracts shown on this plat of Estuary P.U.D., Phase II, and designated as such on this Plat, are hereby declared to be the property of River Shores Plantation Property Owners' Association, Inc., and shall be conveyed by deed to the Association for drainage purposes, 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 water management tracts designated as such on this plat.
3. The Recreation Area shown on this plat of Estuary P.U.D., Phase II is hereby declared to be the property of River Shores Plantation Property Owners' Association, Inc. and is further declared to be a private recreation area, which shall be conveyed by deed to the association for recreation purposes, and shall be maintained by the association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for any recreation areas designated as such on this plat.
4. The Preservation Area Tracts "A" and "B" as shown on this plat of Estuary P.U.D., Phase II are hereby declared to be property of River Shores Plantation Property Owners' Association, Inc., and are further declared to be private preservation areas, which shall be conveyed by deed to the Association 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 parcels shall occur, except as specified within the PAMP approved by the Board of County Commissioners of Martin County, Florida. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any preservation areas designated as such on this Plat.

SIGNED AND SEALED this 10th day of December, 2002 on behalf of said corporation by its President and attested to by its Secretary.

Estuary Development Company of Martin County.

BY: Robert J. Ladd, its President

ATTEST: James D. Rudd, its Secretary

WITNESS: [Signatures]

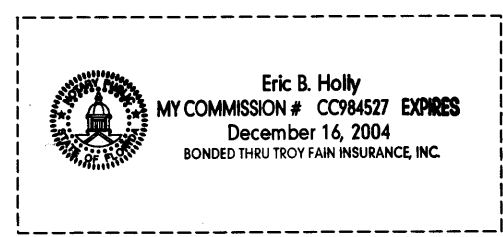
WITNESS: [Signatures]

**ACKNOWLEDGEMENT**

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Robert J. Ladd and James D. Rudd, to me well known to be the President and Secretary, respectively of Estuary Development Company of Martin County, a Florida corporation, and they acknowledged that they executed such Certificate of Ownership and Dedication as such officers of said corporation and that the seal affixed is the corporate seal of said corporation and that it was affixed by due and regular corporate authority, and that it is the free act and deed of said corporation. They are: [x] personally known to me.

ERIC B. HOLLY
Notary Public, State of Florida at Large
Commission No: CC984527
My commission expires: December 16, 2004



**ACCEPTANCE OF DEDICATIONS**

STATE OF FLORIDA
COUNTY OF MARTIN

The River Shores Plantation Property Owners' Association, Inc., a Florida corporation, hereby accepts the dedication and/or reservations to said association as stated and shown hereon, and hereby accepts its maintenance obligations for the same as stated hereon, dated this 10th day of December, 2002.

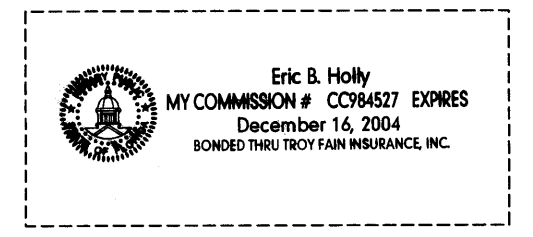
River Shores Plantation Property Owners' Association, Inc.
President: [Signature]
Secretary: [Signature]

**ACKNOWLEDGMENT**

STATE OF FLORIDA
COUNTY OF FLORIDA

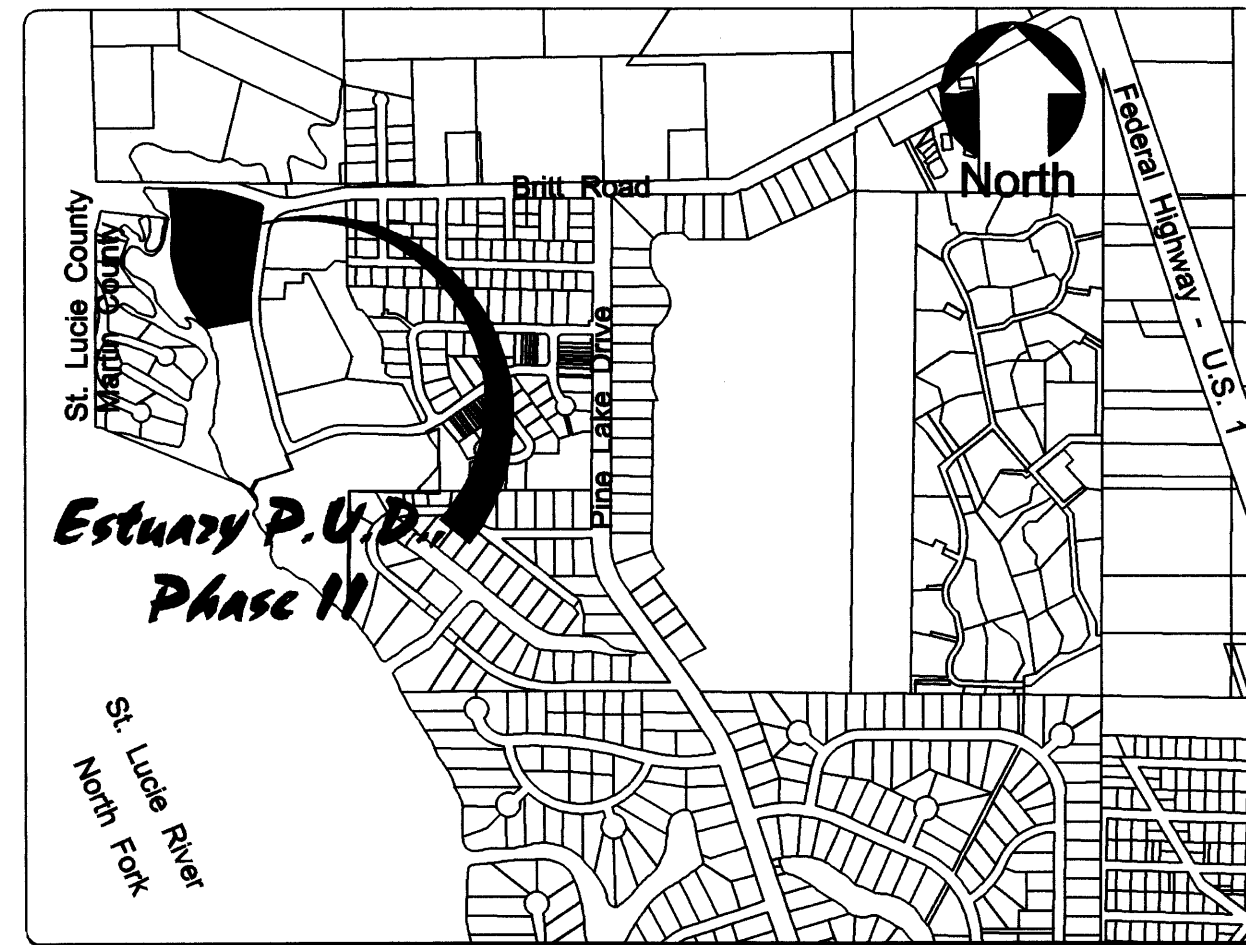
Before me, the undersigned notary public, personally appeared ROBERT J. LADD and JAMES D. RUDD, to me well known to be the President and Secretary respectively of the River Shores Plantation Property Owners' Association, Inc., a Florida corporation, and they acknowledged that they executed the foregoing acceptance of dedication as such officers of said corporation and that the seal affixed is the corporate seal of said corporation and that it was affixed by due and regular corporate authority, and that it is the free act and deed of said corporation. They are [x] personally known to me or [ ] has produced [ ] as identification.

ERIC B. HOLLY
Notary Public, State of Florida at Large
Commission No: CC984527
My commission expires: December 16, 2004



A Plat of
Estuary P.U.D., Phase II

Being a Replat of a Portion of a re-subdivision of Lots 11 and 12 of Kitching's Subdivision, Plat Book 2, Page 19, as recorded in the Public Records of St. Lucie County (now Martin County), Florida, all lying in Section 30, Township 37 South, Range 41 East, Martin County, Florida.



VICINITY MAP
1" = 1000'

**NOTES**

- 1. Benchmark elevations as shown are referenced to the National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), and are referenced to South Florida Water Management District Benchmark MAR-16, elevation 4.052 feet.
2. Interior centerlines are shown for graphic purposes only; are part of the common area; and are not separately dedicated on this plat.
3. Bearings refer to the West Right of Way Line of N.W. 22nd Avenue, having a Bearing of N 8°47'24"E, according to the plat of River Shores Plantation Phase 1, as recorded in Plat Book 8, Page 58 of the Public Records of Martin County, Florida.
4. In the event that Martin County disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, then the county shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with county specifications.
5. [Symbol] = Set P.R.M. (Permanent Reference Monument), a Set 4"x4" Concrete Monument with Disk Stamped "Aslan, Inc. P.S.M. 3336".
6. [Symbol] = Set P.C.P. (Permanent Control Point), a Set P.K. Nail with Washer Stamped "Aslan, Inc. P.S.M. 3336".
7. Coordinates shown hereon are based upon NAD 1983/1990 Adjustment, State Plane Transverse Mercator Projection, Florida East Zone, US Survey Feet Units.

**COUNTY APPROVAL**

STATE OF FLORIDA
COUNTY OF MARTIN

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

1-28-03 Date: [Signature] County Surveyor and Mapper
2-6-03 Date: [Signature] County Engineer
2/13/03 Date: [Signature] County Attorney
2/14/03 Date: [Signature] Vice Chairperson, Board of County Commissioners
BCC: 10/22/02
ATTEST: [Signature] Clerk

PREPARED BY: Eric B. Holly, P.S.M.
ASLAN, INC.
CONSULTANTS • PLANNERS • SURVEYORS
LAND INFORMATION SERVICES
2440 S.E. Federal Highway - Suite 700
Stuart, FL 34994 (772) 288-4880 Fax 288-0128

NOTICE
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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**CLERK'S RECORDING CERTIFICATE**

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 104, PAGE 58, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12 DAY OF March 2002.

MARSHA EWING, CIRCUIT OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NUMBER 104-2409

By: [Signature] DEPUTY CLERK

30-37-41-018-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

**LEGAL DESCRIPTION**

A Parcel of Land lying in Section 30, Township 37 South, Range 41 East, Martin County, Florida, being the "Not Included" portion lying West of N.W. 22nd Avenue and South of Britt Road as shown on the Plat of River Shores Plantation Phase One, recorded in Plat Book 8, Page 58, Public Records of Martin County, Florida, being more particularly described as follows:

Begin at the Southeast corner of the aforesaid "Not Included" parcel of said Plat of River Shores Plantation Phase One lying on the Westerly right-of-way line of N.W. 22nd Avenue; Thence South 80°16'30" West along the Northerly line of said Plat of River Shores Plantation Phase One 233.70 feet to the point of intersection with the Easterly Mean High Water Line of Britt Creek; Thence Northerly along the Easterly Mean High Water Line of Britt Creek 755.00 feet more or less to the point of intersection with a line lying 30.00 feet Southerly of and parallel with the centerline of pavement of Britt Road as laid out and now in use; Thence South 86°34'34" East along said line lying 30.00 feet Southerly of and parallel with said centerline of pavement of Britt Road 194.05 feet to a point of curvature of a curve concave to the Southwest having a radius of 958.14 feet; Thence Southeasterly along the arc of said curve and said line lying 30.00 feet Southerly of and parallel with the centerline of pavement of Britt Road 248.24 feet through a central angle of 14°50'40" to a point of compound curvature with a curve having a radius of 25.00 feet; Thence Southeasterly along the arc of said curve 35.13 feet through a central angle of 80°31'18" to the point of intersection with the Westerly right-of-way line of N.W. 22nd Avenue as shown on said Plat of River Shores Plantation Phase One; Thence South 08°47'24" West along said Westerly right-of-way line 378.48 feet to a curve concave to the East having a radius of 925.00 feet; Thence Southerly along the arc of said curve 210.12 feet through a central angle of 13°00'54" to the Point of Beginning. All of the above containing 5.867 Acres (255,581 Square Feet) more or less.

**CERTIFICATE OF SURVEYOR AND MAPPER**

STATE OF FLORIDA
COUNTY OF MARTIN

I, Eric B. Holly, hereby certify that this Plat of Estuary P.U.D., Phase II 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 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.

ASLAN, INC.
2440 SE Federal Highway, Suite 700
Stuart, FL 34994
Florida Certificate of Authorization No. LB 5715

ERIC B. HOLLY
Professional Surveyor & Mapper
Florida Registration No. 3336

**TITLE CERTIFICATION**

I, James D. Rudd, Esq., a member of the Florida Bar, hereby certify that as of December 2002, at 10:00am

- 1. 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.
2. All mortgages not satisfied or released of record encumbering the land described hereon as follows: that certain mortgage dated April 12, 2001, and recorded in Official Records Book 1546, Page 2829, Public Records of Martin County, Florida.
3. All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 10th day of December, 2002.

JAMES D. RUDD, ESQ.
Florida Bar No. 377155
3511 N.E. 22ND Avenue
Fort Lauderdale, Florida 33306

**MORTGAGEE'S CONSENT TO PLAT**

BANKATLANTIC, a Federal Savings Bank, hereby certifies that it is the holder of that certain mortgage dated April 12, 2001, and recorded in Official Records Book 1546, Page 2829, lien or encumbrance on the land described hereon and do hereby consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED this 3rd day of December, 2002.

BANKATLANTIC
1750 East Sunrise Blvd, 2nd Floor
Ft. Lauderdale, FL 33304

BY: Christopher Hynes, Senior Vice President
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF [Signature]

BEFORE ME, the undersigned notary public, personally appeared Christopher Hynes, to me well known to be the Senior V.P., respectively, of BANKATLANTIC, a Federal Savings 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 of said corporation 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.

Notary Public, State of Florida at Large
State of Florida at large
Commission No: [Signature]
My commission expires: [Signature]

Julie Ryan

