

A PLANNED UNIT DEVELOPMENT

THE RETREAT, PHASE 2, A P.U.D.

A PARCEL OF LAND LYING IN SECTION 12,
TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA
SHEET 1 OF 13 MAY, 2003

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 68 PAGE 15 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 29 DAY OF July 2003
MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: Sammy S. Copus
DEPUTY CLERK
(CIRCUIT COURT SEAL)
FILE NO. 1679154

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF THE PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D., RECORDED IN PLAT BOOK 15, PAGE 21, PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE TRAVERSING THE BOUNDARY OF SAID PLAT BY THE FOLLOWING TEN (10) COURSES:

1. NORTH 33°12'43" WEST, A DISTANCE OF 140.49 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 205.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 60°19'49" WEST FROM THIS POINT);
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°05'09", AN ARC DISTANCE OF 25.35 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 53°14'40" WEST FROM THIS POINT);
3. NORTH 33°12'44" WEST ALONG SAID LINE, A DISTANCE OF 227.61 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 53.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°52'13" WEST FROM THIS POINT);
4. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°40'46", AN ARC DISTANCE OF 88.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 838.00 FEET;
5. WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°06'17", AN ARC DISTANCE OF 118.54 FEET TO A POINT OF TANGENCY WITH A LINE;
6. NORTH 88°42'16" WEST ALONG SAID LINE, A DISTANCE OF 12.30 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1201.50 FEET;
7. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°27'02", AN ARC DISTANCE OF 324.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;
8. NORTH 16°44'46" EAST ALONG SAID LINE, A DISTANCE OF 55.37 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 83.00 FEET;
9. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 85°36'34", AN ARC DISTANCE OF 131.49 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1061.50 FEET;
10. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 01°58'01", AN ARC DISTANCE OF 36.44 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE, SAID POINT BEING A COMMON CORNER WITH THE PLAT OF THE RETREAT, PHASE 1E, A P.U.D., RECORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RECORDS OF SAID MARTIN COUNTY;

THENCE TRAVERSING THE BOUNDARY OF SAID PLAT BY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 23°06'13" WEST ALONG SAID LINE, A DISTANCE OF 50.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 20.00 FEET;
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 64°07'03", AN ARC DISTANCE OF 22.38 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 75.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 35°09'55", AN ARC DISTANCE OF 46.03 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°03'21" WEST FROM THIS POINT);
4. NORTH 26°50'32" EAST ALONG SAID LINE, A DISTANCE OF 373.36 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 450.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°54'08" EAST FROM THIS POINT) SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF THE SEAWIND ELEMENTARY SCHOOL SITE BOUNDARY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1086, PAGE 566, PUBLIC RECORDS OF SAID MARTIN COUNTY;

THENCE TRAVERSING THE BOUNDARY OF SAID SEAWIND ELEMENTARY SCHOOL SITE BY THE FOLLOWING EIGHT (8) COURSES:

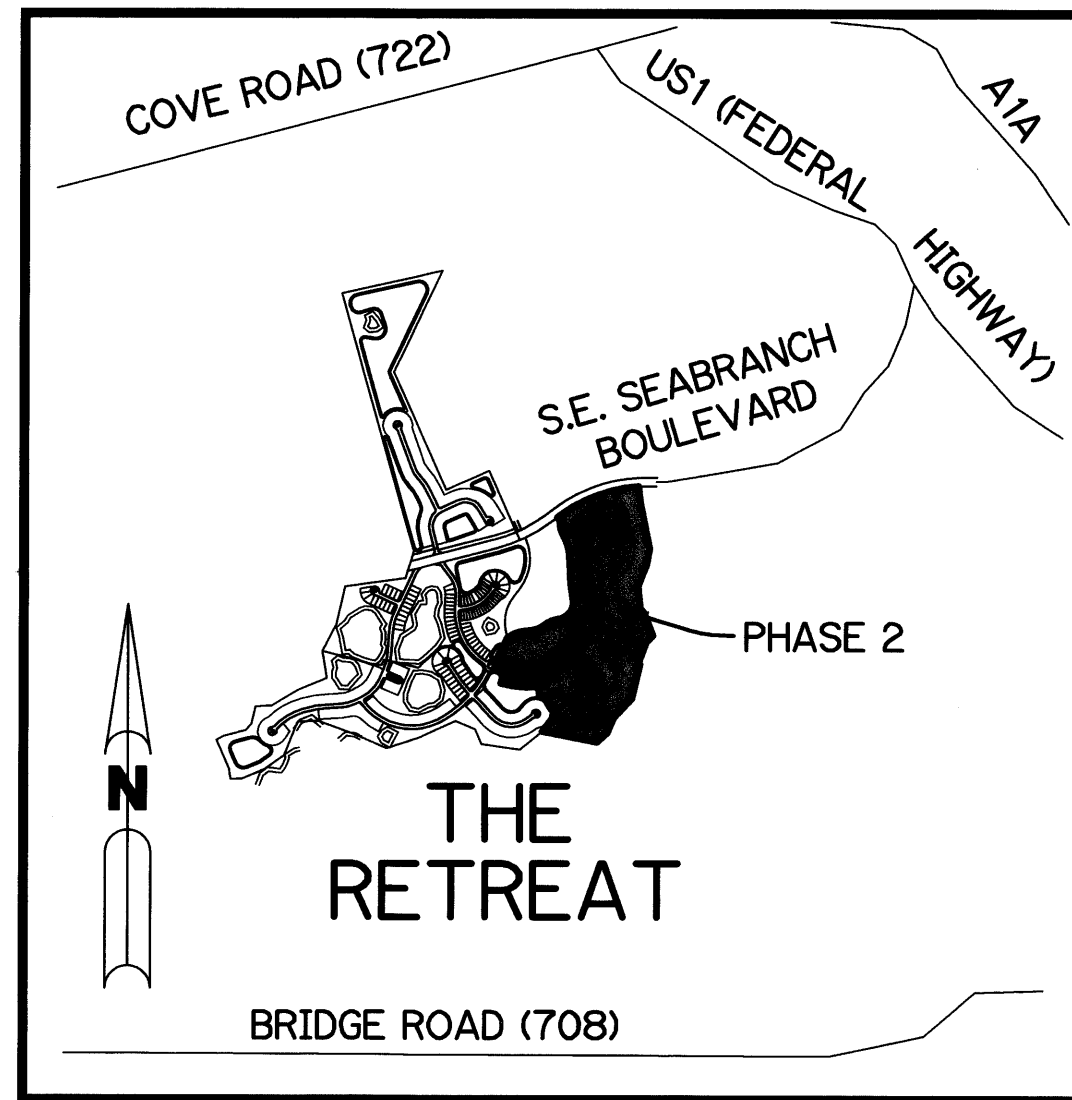
1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 33°38'35", AN ARC DISTANCE OF 264.23 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 450.00 FEET (THE RADIUS POINT OF SAID CURVE CONCAVE TO THE SOUTHEAST BEARS SOUTH 03°15'33" EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE CONCAVE TO THE NORTHWEST BEARS NORTH 00°25'37" WEST FROM THIS POINT);
2. NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST, THRU A CENTRAL ANGLE OF 28°09'55", AN ARC DISTANCE OF 221.21 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A REVERSE CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 400.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 450.00 FEET BEARS NORTH 28°35'32" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 400.00 FEET BEARS SOUTH 44°14'54" EAST FROM THIS POINT);
3. NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 400.00 FEET, THRU A CENTRAL ANGLE OF 32°14'07", AN ARC DISTANCE OF 225.04 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 230.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 400.00 FEET BEARS SOUTH 12°00'47" EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS POINT OF 230.00 FEET BEARS NORTH 01°59'39" WEST FROM THIS POINT);
4. NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, THRU A CENTRAL ANGLE OF 83°13'56", AN ARC DISTANCE OF 334.12 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A REVERSE CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2995.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 230.00 FEET BEARS NORTH 85°13'35" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 2995.00 FEET BEARS NORTH 79°48'16" EAST FROM THIS POINT);
5. NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2995.00 FEET, THRU A CENTRAL ANGLE OF 10°28'03", AN ARC DISTANCE OF 529.74 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 725.00 FEET (THE RADIUS POINT OF SAID CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 725.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 2995.00 FEET BEARS NORTH 89°56'19" EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 725.00 FEET BEARS NORTH 86°37'43" WEST FROM THIS POINT);
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 725.00 FEET, THRU A CENTRAL ANGLE OF 34°12'59", AN ARC DISTANCE OF 432.96 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 725.00 FEET BEARS SOUTH 59°09'18" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 300.00 FEET BEARS NORTH 62°22'28" EAST FROM THIS POINT);
7. NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, THRU A CENTRAL ANGLE OF 32°52'58", AN ARC DISTANCE OF 172.17 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 300.00 FEET BEARS SOUTH 84°37'34" EAST FROM THIS POINT);
8. NORTH 35°46'38" WEST ALONG SAID LINE, A DISTANCE OF 56.58 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE SOUTHERLY HALF OF S.E. SEABRANCH BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 914, PAGE 2437, PUBLIC RECORDS OF SAID MARTIN COUNTY;

THENCE TRAVERSING SAID SOUTHERLY LINE OF THE SOUTHERLY HALF OF S.E. SEABRANCH BOULEVARD, BY THE FOLLOWING TWO (2) COURSES:

1. NORTH 53°06'10" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 54.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1906.53 FEET;
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33°27'32" AN ARC DISTANCE OF 113.35 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°26'18" EAST FROM THIS POINT);

THENCE SOUTH 06°31'28" EAST ALONG SAID LINE, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 191.27 FEET; THENCE SOUTH 10°59'17" EAST, A DISTANCE OF 654.67 FEET; THENCE SOUTH 09°58'43" WEST, A DISTANCE OF 211.15 FEET; THENCE SOUTH 21°16'41" WEST, A DISTANCE OF 321.09 FEET; THENCE SOUTH 06°23'50" EAST, A DISTANCE OF 291.12 FEET; THENCE SOUTH 39°35'58" EAST, A DISTANCE OF 86.52 FEET; THENCE SOUTH 20°59'01" EAST, A DISTANCE OF 321.92 FEET; THENCE SOUTH 46°30'53" WEST, A DISTANCE OF 127.49 FEET; THENCE SOUTH 19°54'04" WEST, A DISTANCE OF 229.99 FEET; THENCE SOUTH 13°12'09" WEST, A DISTANCE OF 550.81 FEET; THENCE SOUTH 42°49'25" WEST, A DISTANCE OF 308.05 FEET; THENCE SOUTH 21°46'50" WEST, A DISTANCE OF 258.98 FEET; THENCE SOUTH 48°36'32" WEST, A DISTANCE OF 195.16 FEET; THENCE NORTH 78°34'52" WEST, A DISTANCE OF 273.38 FEET; THENCE NORTH 78°55'21" WEST, A DISTANCE OF 457.82 FEET TO A CORNER OF THE BOUNDARY OF SAID PLAT OF THE RETREAT, PHASE 1E-2; THENCE NORTH 37°03'00" EAST ALONG SAID BOUNDARY, A DISTANCE OF 283.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 90.178 ACRES, MORE OR LESS



SUBDIVISION PARCEL CONTROL NUMBER: 11-39-41-001-000-0000.0

NOTES

1. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE PLAT OF THE RETREAT, PHASE 1E-2, A P.U.D. THAT BEARS NORTH 37°03'00" EAST AS SHOWN ON SAID PLAT AND ALL BEARINGS ARE RELATIVE THERETO.
5. 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.
6. 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.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
8. DATE OF FIELD SURVEY: AUGUST 27, 2002.

LEGEND

- - DENOTES PERMANENT REFERENCE MONUMENT FOUND - P.R.M. LB #6674
- - DENOTES PERMANENT REFERENCE MONUMENT SET - P.R.M. LB #6674
- - DENOTES PERMANENT CONTROL POINT (C.P.) SET - P.C.P. LB #6674
- - DENOTES 5/8" IRON ROD & CAP (LB #6674) TO BE SET AS PART OF THE REQUIRED IMPROVEMENTS WITH THE PLATTED LANDS
- P.D.E. - DENOTES PRIVATE DRAINAGE EASEMENT
- U.E. - DENOTES UTILITY EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- P.B. - DENOTES PLAT BOOK
- PG. - DENOTES PAGE
- Δ - DENOTES DELTA
- Δ - DENOTES ARC LENGTH
- R - DENOTES RADIUS
- T - DENOTES TANGENT
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD LENGTH
- OS - DENOTES OPEN SPACE
- COR. - DENOTES CORNER
- P.C. - DENOTES POINT OF CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- CL - DENOTES CENTER LINE
- NR. - DENOTES NOT RADIAL
- R.P. - DENOTES RADIUS POINT
- P.R.C. - DENOTES POINT OF REVERSE CURVE
- O.S.T. - DENOTES OPEN SPACE TRACT
- R/W - DENOTES RIGHT-OF-WAY
- U.P.E. - DENOTES UPLAND PRESERVATION EASEMENT
- S.T. - SURVEY TIE
- P.I. - POINT OF INTERSECTION
- L.M.E. - LAKE MAINTENANCE EASEMENT
- RAD. - RADIAL
- PRM - DENOTES PERMANENT REFERENCE MONUMENT

THIS INSTRUMENT PREPARED BY
GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BOULEVARD, SUITE 9
PORT ST. LUCIE, FLORIDA

SHEET 1 OF 13
JOB NO. A494.04

CERTIFICATE OF OWNERSHIP & DEDICATION

DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE PLAT OF THE RETREAT, PHASE 2, A P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"). THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND 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 PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. PRIVATE DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY GRANTED AND DEDICATED TO THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "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 PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS "L7 AND L9" SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") 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.

5. LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. AND DESIGNATED AS SUCH ON THIS PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") 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 PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

6. WETLAND AND UPLAND PRESERVATION EASEMENTS

THE WETLAND AND UPLAND PRESERVATION EASEMENTS SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. AS WETLAND EASEMENTS 1, 3, 100, 200, AND 201 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND AND UPLAND PRESERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN O.R.B. 1589, PG. 45.

THE WETLAND AND UPLAND PRESERVATION EASEMENTS SHOWN ON THIS PLAT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE WETLAND AND UPLAND PRESERVATION EASEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

7. UPLAND PRESERVES

THE UPLAND PRESERVES SHOWN ON THIS PLAT OF THE RETREAT, PHASE 2, A P.U.D. AS UPLAND PRESERVE NO. 5 AND 6 ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UPLAND PRESERVE DESIGNATED AS SUCH ON THIS PLAT.

THE UPLAND PRESERVES SHOWN ON THIS PLAT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE UPLAND PRESERVES INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER

DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

8. OPEN SPACE TRACTS

OPEN SPACE TRACTS "OST-1" THROUGH "OST-8", AS SHOWN ON THE PLAT OF THE RETREAT, PHASE 2, A P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY OPEN SPACE TRACTS.