

See surveyors affidavit located in OR Book 2283 Page 2917. Marsha Ewing, Clerk of Circuit Court by *Christina* 10/11/07

LEGAL DESCRIPTION

THE SOUTH 689.83 FEET OF THE WEST 450 FEET OF THE EAST 712.24 FEET OF LOT 16 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALL LYING IN SECTION 6, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY. LESS AND EXCEPTING THE SOUTH 250 FEET OF THE WEST 150 FEET THEREOF. SAID PARCEL CONTAINING 5.87 ACRES MORE OR LESS

WILDWOOD ESTATES

Plat Book 15 Page 85

BEING A REPLAT OF A PORTION OF LOT 16 OF "TROPICAL FRUIT FARMS" P.B. 3, PG.6 (PALM BEACH NOW MARTIN COUNTY) SECTION 6, TOWNSHIP 39 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.

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 15 PAGE 85 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 2nd DAY OF March 2004

MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA. FILE NUMBER 1740233

BY *Shirley Lyders* DEPUTY CLERK

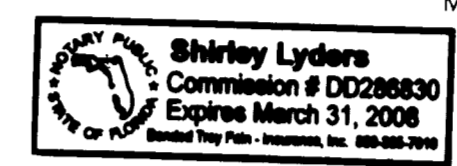


6-39-41-011-000-0000.0 PARCEL CONTROL NO.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS 3rd DAY OF March 2004, PERSONALLY APPEARED ROBERT F. BERTHAUME, TO ME WELL KNOWN TO BE THE PRESIDENT OF WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION, A FLORIDA NON-PROFIT CORPORATION, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATION HEREON AS SUCH OFFICER OF THE CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATION SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

(NOTARY STAMP)



NOTARY PUBLIC *Shirley Lyders* PRINTED NAME: *Shirley Lyders* MY COMMISSION EXPIRES: 3-31-08 Commission # DD286830

APPROVAL BY MARTIN COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

02-22-04 DATE *W. H. Wallace* COUNTY SUPERVISOR AND MAPPER

03-23-04 DATE *Don D. Johnson* COUNTY ENGINEER

4/1/04 DATE *Kenneth H. Wiley, Esq.* COUNTY ATTORNEY

4-1-04 DATE *Shirley Lyders* CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

BCC: 2-24-04

ATTEST: _____ CLERK

LEGEND

- INDICATES NO. 5 IRON ROD AND CAP "BL LB 6852"
INDICATES NAIL AND DISK "BL LB 6852 [PERMANENT CONTROL POINT(PCP)]"
INDICATES SET 4X4 CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)]
M.E. INDICATES MAINTENANCE EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
R/W INDICATES RIGHT OF WAY
C INDICATES CENTER LINE
O.R.B. INDICATES OFFICIAL RECORDS BOOK
P.B. INDICATES PLAT BOOK
P.C. INDICATES PAGE
TWP. INDICATES TOWNSHIP
RGE. INDICATES RANGE
(COMP) INDICATES COMPUTED
CB INDICATES CHORD BEARING
CH.L INDICATES CHORD DISTANCE
R INDICATES RADIUS
L INDICATES LENGTH OF ARC
D INDICATES DELTA ANGLE
N INDICATES NORTH
E INDICATES EAST
S INDICATES SOUTH
W INDICATES WEST
LB INDICATES LICENSED BUSINESS
NAD INDICATES NORTH AMERICAN DATUM
C INDICATES COMPUTED
DC INDICATES DEGREE OF CURVATURE
NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929

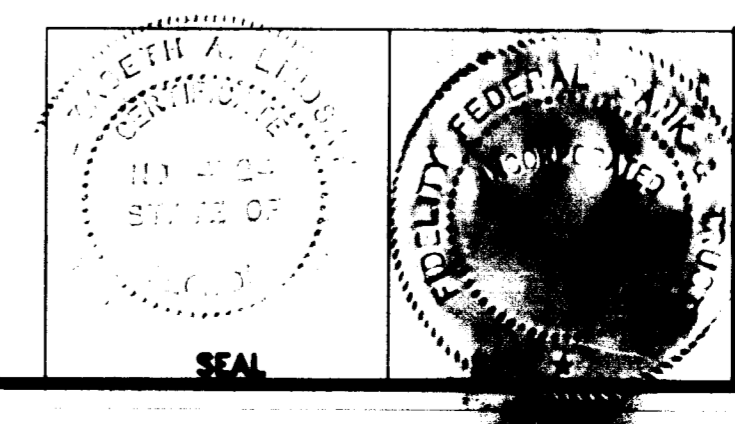
GENERAL NOTES

- A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLA. EAST, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS, REFERENCE A BEARING OF S89°57'00"W ALONG THE SOUTH LINE OF SECTION 6.
B. 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
D. IN THE EVENT THAT MARTIN COUNTY OR ANY PERSON(S) 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 TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
E. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
F. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.

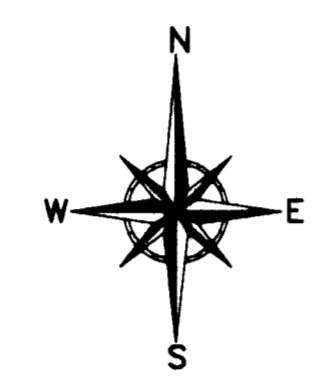
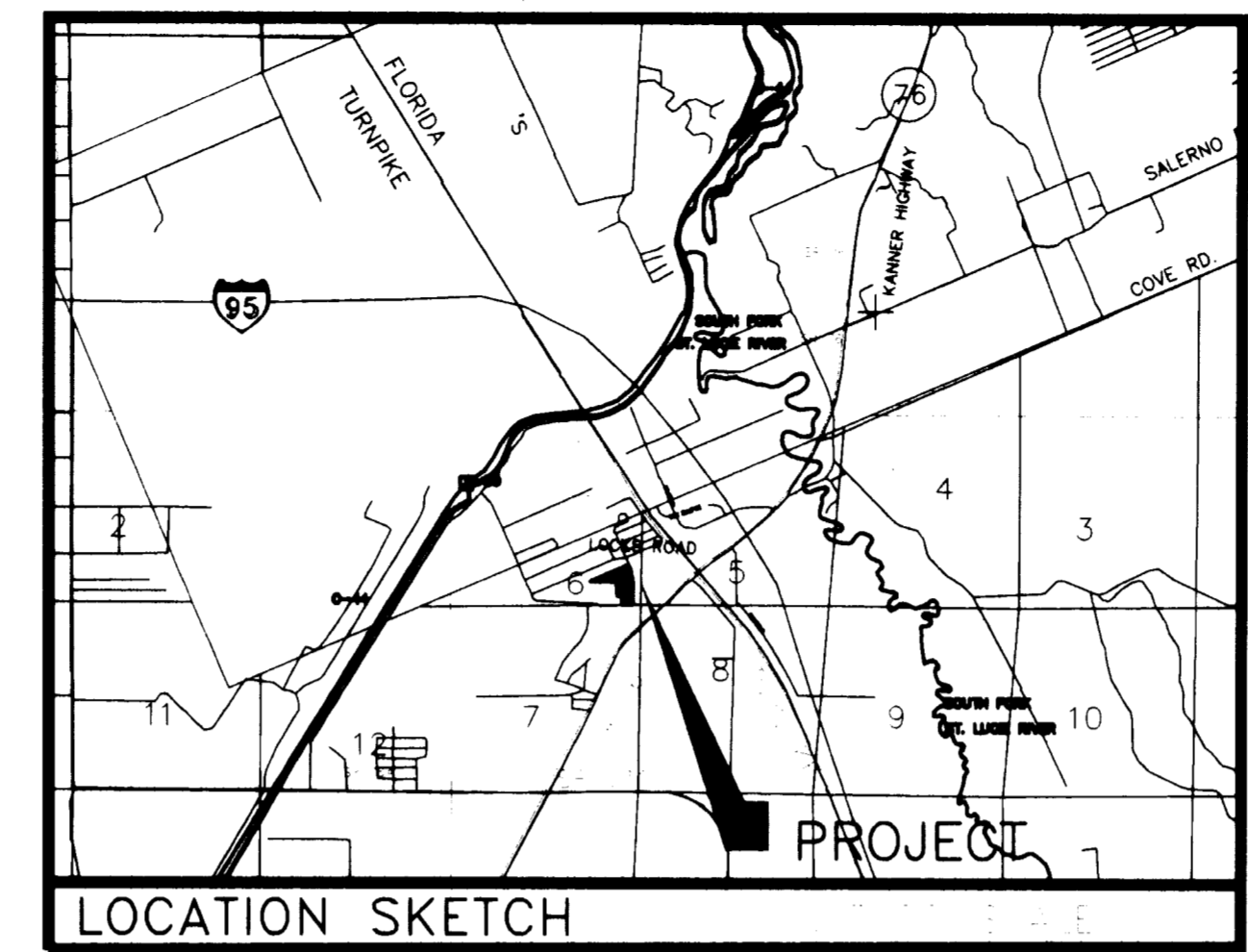
CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "WILDWOOD ESTATES" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT P.C.P.'S (PERMANENT CONTROL POINTS) AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS; AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: *Elizabeth A. Lindsay* ELIZABETH A. LINDSAY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4724 LICENSED BUSINESS NO. 6852 DATE: March 5, 2004



B Betsy Lindsay, Inc. SURVEYING AND MAPPING 208 NORTH U.S. HWY. NO. 1 - UNIT 8 - TEQUESTA, FLORIDA 33469 (561)575-5275 (561)575-4324 FAX LICENSED BUSINESS NO. 6852 WILDWOOD ESTATES SHEET 1 OF 2



- 5. PARCEL "C" PARCEL "C" AS SHOWN ON THIS PLAT OF WILDWOOD ESTATES IS HEREBY DECLARED TO BE THE PROPERTY OF THE WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION (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. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PARCEL SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.
6. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT (WETLAND PRESERVE/ROEBUCK CREEK) NOT WITHSTANDING THE OBLIGATION OF THE WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION"), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THAT PART OF PARCEL "C" DESIGNATED AS WETLAND ROEBUCK CREEK(SHOWN ON SHEET 2 OF 2). IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.
7. SIDEWALK EASEMENT THE SIDEWALK EASEMENT SHOWN ON THIS PLAT OF WILDWOOD ESTATES IS DEDICATED TO MARTIN COUNTY FOR SIDEWALK PURPOSES AND MAY BE USED BY MARTIN COUNTY 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.

SIGNED AND SEALED THIS 3rd DAY OF March 2004, ON BEHALF OF SAID LIMITED LIABILITY CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.

LOCKS ROAD DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION BY: *Robert F. Berthaume* ROBERT F. BERTHAUME PRESIDENT ATTEST: *Paquale G. Zarro* PASQUALE G. ZARRO SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Robert F. Berthaume* and *Paquale G. Zarro* TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF LOCKS ROAD DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY 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 PERSONALLY KNOWN TO ME OR HAVE PRODUCED *self* AS IDENTIFICATION.

DATED THIS 3rd DAY OF March 2004. *Marina Byrne* NOTARY PUBLIC STATE OF FLORIDA PRINTED NAME: *Marina Byrne* MY COMMISSION EXPIRES: 12-29-06

ACCEPTANCE OF DEDICATIONS

THE WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION, A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL STREETS AND RIGHTS-OF-WAY, UTILITY EASEMENTS, DRAINAGE EASEMENTS, SIDEWALK EASEMENTS, PRESERVATION AREAS, DETENTION AREAS, AS SHOWN ON THE PLAT OF WILDWOOD ESTATES, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 3rd DAY OF March 2004. WITNESS: *Moffie A. Cook* NAME *Moffie A. Cook* WITNESS: *Shirley Lyders* NAME *Shirley Lyders* WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION. BY: *Robert F. Berthaume* ROBERT F. BERTHAUME PRESIDENT

TITLE CERTIFICATION

- 1. GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF February 20, 2004, AT 11:20AM RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND ARE DESCRIBED AS FOLLOWS:
A.) MORTGAGE TO FIDELITY FEDERAL BANK & TRUST DATED FEBRUARY 4, 2004 AND RECORDED ON FEBRUARY 20, 2004 IN OFFICIAL RECORDS BOOK 1868, PAGE 443, 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 2nd DAY OF March 2004. *George B. Hough, Jr.* GEORGE B. HOUGH, JR. ATTORNEY AT LAW, FLORIDA BAR NO. 254401 729 SOUTH FEDERAL HIGHWAY STUART, FL 34994

MORTGAGEE'S CONSENT TO PLAT

FIDELITY FEDERAL BANK & TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON, DATED February 4, 2004, AND RECORDED ON February 20, 2004 IN OFFICIAL RECORDS BOOK 1868, PAGE 443, AND DOES HEREBY CONSENT TO DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 8th DAY OF March 2004, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.

FIDELITY FEDERAL BANK & TRUST BY: *Steven L. Eassa* NAME: *STEVEN L. EASSA* TITLE: *FIRST VICE PRESIDENT* ATTEST: *Elizabeth M. Cook* NAME: *Elizabeth M. Cook* CORPORATE SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED *Steven L. Eassa* and *Elizabeth M. Cook* TO ME WELL KNOWN TO BE THE *First Vice Pres.* AND SECRETARY, RESPECTIVELY, OF FIDELITY FEDERAL BANK & TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND THAT THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF THE CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATION SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

DATED THIS 8th DAY OF March 2004. *Gina L. Gillette* NOTARY PUBLIC PRINTED NAME: *Gina L. Gillette* MY COMMISSION EXPIRES: April 7, 2004 #CC 924700

CERTIFICATE OF OWNERSHIP AND DEDICATION

LOCKS ROAD DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "WILDWOOD ESTATES" AND HEREBY DEDICATES AS FOLLOWS:

- 1. STREETS THE LANE AS SHOWN ON THIS PLAT OF WILDWOOD ESTATES, IS DESIGNATED AS A PRIVATE STREET, AND IS HEREBY DECLARED TO BE THE PROPERTY OF THE WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION") AND THE PRIVATE STREET AND RIGHT-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 A 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 WILDWOOD ESTATES MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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. DRAINAGE & UTILITY EASEMENTS THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF WILDWOOD ESTATES MAY BE USED FOR DRAINAGE AND UTILITY PURPOSES BY THE WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION") AND 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DRAINAGE AND UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
4. PARCELS "A" AND "B" AS SHOWN ON THIS PLAT OF WILDWOOD ESTATES ARE HEREBY DECLARED TO BE THE PROPERTY OF THE WILDWOOD ESTATES PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE DRAINAGE AND DETENTION AREAS, WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SAID DRAINAGE AND DETENTION AREAS DESIGNATED ON THIS PLAT.