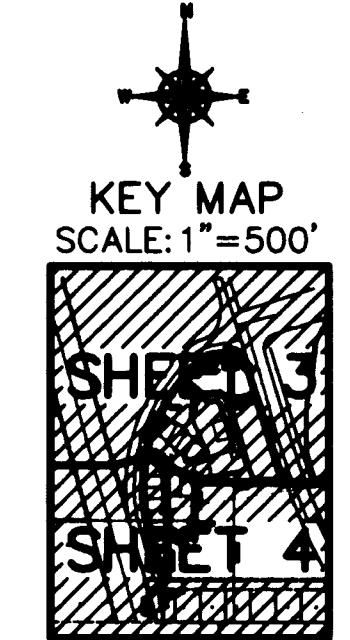


RENAR RIVER PLACE PHASE 1

BEING A PORTION OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA.



CERTIFICATE OF OWNERSHIP AND DEDICATION

RENAR RIVER PLACE, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THE UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "RENAR RIVER PLACE PHASE 1" AND HEREBY DEDICATES AS FOLLOWS:

- 1. N.E. RENAR AVENUE**
N.E. RENAR AVENUE AS SHOWN ON THIS PLAT OF RENAR RIVER PLACE PHASE 1, IS DESIGNATED AS A PUBLIC STREET, AND IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
- 2. UTILITY EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF RENAR RIVER PLACE PHASE 1 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 EASEMENTS**
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF RENAR RIVER PLACE PHASE 1 ARE DECLARED TO BE THE PROPERTY OF THE RENAR RIVER PLACE MASTER ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, ACCESS AND MAINTENANCE PURPOSES, SUBJECT TO A DRAINAGE EASEMENT TO MARTIN COUNTY. ALL DRAINAGE FACILITIES LOCATED THEREIN, INCLUDING UNDERGROUND WATER DETENTION AREAS, 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 DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- 4. RECREATION AREA (PARCEL "C")**
THE RECREATION AREA SHOWN ON THIS PLAT OF RENAR RIVER PLACE PHASE 1 AS PARCEL "C" IS HEREBY DECLARED TO BE THE PROPERTY OF THE RENAR RIVER PLACE MASTER ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") 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 AREA DESIGNATED AS SUCH ON THIS PLAT.
- 5. COMMON AREAS (PARCELS "A", "B", AND "D")**
THE COMMON AREAS SHOWN ON THIS PLAT OF RENAR RIVER PLACE PHASE 1 AS PARCELS "A", "B", AND "D" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE RENAR RIVER PLACE MASTER ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE COMMON AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR COMMON AREA 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.
- 6. SIDEWALK EASEMENTS**
THE SIDEWALK EASEMENTS AS SHOWN ON THIS PLAT OF RENAR RIVER PLACE PHASE 1, ARE HEREBY DECLARED TO BE THE PROPERTY OF RENAR RIVER PLACE MASTER ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION SUBJECT TO A SIDEWALK EASEMENT IN FAVOR OF MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY SIDEWALK EASEMENT DESIGNATED AS SUCH ON THIS PLAT. THE MASTER ASSOCIATION RETAINS THE RIGHT TO MAKE IMPROVEMENTS AND UTILIZE THE SIDEWALK AREAS FOR ANY PURPOSES NOT INCONSISTENT WITH THE SIDEWALK EASEMENT IN FAVOR OF THE PUBLIC.
- 7. ACCESS EASEMENT**
THE ACCESS EASEMENT SHOWN ON THIS PLAT OF RENAR RIVER PLACE PHASE 1 IS HEREBY DECLARED TO BE THE PROPERTY OF THE RENAR RIVER PLACE MASTER ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") AND THE ACCESS EASEMENT SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS PURPOSES, 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 ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

LEGEND

- ⊕ INDICATES NAIL AND DISK "BL LB 6852 PRM" (IN CONCRETE OR PAVEMENT)
- INDICATES 5/8" 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. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)]
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- C.R. INDICATES COUNTY ROAD
- Δ INDICATES CENTRAL ANGLE
- E INDICATES EAST
- L INDICATES LENGTH OF ARC
- LB INDICATES LICENSED BUSINESS
- N INDICATES NORTH
- NAD INDICATES NORTH AMERICAN DATUM
- NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NO. INDICATES NUMBER
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- R INDICATES RADIUS
- S INDICATES SOUTH
- S.F. INDICATES SQUARE FEET
- S.R. INDICATES STATE ROAD
- W INDICATES WEST

SIGNED AND SEALED THIS 8 DAY OF MARCH 2007, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.

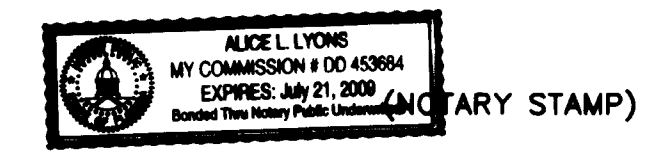
RENAR RIVER PLACE, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
BY: Arden Doss, Jr.
ARDEN DOSS, JR.
PRESIDENT

ATTEST: Rhonda Rowe
RHONDA ROWE
SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Arden Doss, Jr. and Rhonda Rowe, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF RENAR RIVER PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

DATED THIS 8 DAY OF March 2007



Alice L. Lyons
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: Alice L. Lyons
MY COMMISSION EXPIRES: July 21, 2009

ACCEPTANCE OF DEDICATIONS

THE RENAR RIVER PLACE MASTER ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS, UNDERGROUND WATER DETENTION AREAS, RECREATION AREAS, COMMON AREAS, SIDEWALKS AND SIDEWALK EASEMENTS, AND ACCESS EASEMENTS AS SHOWN ON THE PLAT OF RENAR RIVER PLACE PHASE 1, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

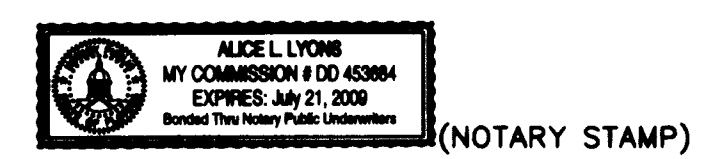
DATED THIS 8 DAY OF MARCH 2007.

WITNESS: Deborah Middleton
PRINTED NAME: Deborah Middleton
WITNESS: Elizabeth Thompson
PRINTED NAME: Elizabeth Thompson

RENAR RIVER PLACE MASTER ASSOCIATION, INC.
BY: Arden Doss, Jr.
ARDEN DOSS, JR.
PRESIDENT

ACKNOWLEDGMENT

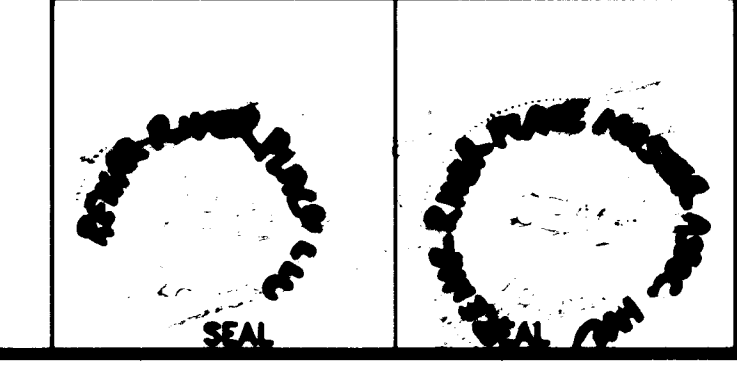
STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS 8 DAY OF March 2007, PERSONALLY APPEARED ARDEN DOSS, JR., TO ME WELL KNOWN TO BE THE PRESIDENT OF RENAR RIVER PLACE MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED 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



Alice L. Lyons
NOTARY PUBLIC
PRINTED NAME: Alice L. Lyons
MY COMMISSION EXPIRES: July 21, 2009

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST ZONE, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS, REFERENCE A BEARING OF S89°50'48"E ALONG THE SOUTH LINE OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST.
- 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON UTILITY EASEMENTS.



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
208 NORTH U.S. HWY. NO. 1 - UNIT 8 - TEQUEETA, FLORIDA 33460
(561)575-5275 (561)575-4324 FAX
LICENSED BUSINESS NO. 6852
RENAR RIVER PLACE PHASE 1 SHEET 2 OF 5