

RIVER OAK PLACE REPLAT

A REPLAT OF LOTS 1, 2, 3 AND 4, RIVER OAK PLACE AS RECORDED IN PLAT BOOK 16, PAGE 97, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST TOWN OF SEWALL'S POINT, MARTIN COUNTY, FLORIDA

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
 641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34957
 OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283

CLERK'S RECORDING CERTIFICATE:
 I, MARSHA EMMING, CLERK OF THE CIRCUIT COURT OF THIS COUNTY, MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16, PAGE 97, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 18 DAY OF August, 2014.

MARSHA EMMING CLERK Carolyn Timmann, clerk
 CIRCUIT COURT MARTIN COUNTY, FLORIDA

BY: [Signature]
 DEPUTY CLERK (CIRCUIT COURT)
 # 2471364
 FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER:
35-37-41-011-000-0000.0

CERTIFICATE OF OWNERSHIP AND DEDICATION:

SEWALLS HOLDING LLC AND DAVID SERLS, BY AND THROUGH ITS UNDERSIGNED, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE AS FOLLOWS:

- TRACT 1 (NORTH RIVER ROAD) AS SHOWN ON THIS PLAT OF RIVER OAK PLACE REPLAT, IS HEREBY DEDICATED TO TOWN OF SEWALL'S POINT FOR THE USE AND BENEFIT OF THE PUBLIC.
- TRACT 2 (NE RIVER OAK PLACE) AS SHOWN ON THIS PLAT OF RIVER OAK PLACE REPLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE RIVER OAK PLACE HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), ITS SUCCESSOR AND/OR ASSIGNS, AND FURTHER DEDICATED TO THE ASSOCIATION FOR INGRESS/EGRESS AND PUBLIC UTILITIES, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY SAID ASSOCIATION. THE TOWN OF SEWALL'S POINT HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
- A PERMANENT NON-EXCLUSIVE EASEMENT OVER THE STREETS AND RIGHT OF WAY SHOWN AS TRACT 2 ON THIS PLAT OF RIVER OAK PLACE REPLAT IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO LIFT STATIONS, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, IF REQUIRED, FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH THE STREETS AND RIGHTS-OF-WAY AS MAY BE REASONABLY NECESSARY, TO CARRY OUT THE PURPOSES OF THIS EASEMENT.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF RIVER OAK PLACE REPLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN COMPLIANCE WITH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN OF SEWALL'S POINT, FLORIDA. 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. TOWN OF SEWALL'S POINT HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS, DESIGNATED AS SUCH ON THIS PLAT.
- THE PUBLIC USE EASEMENTS SHOWN ON THIS PLAT OF RIVER OAK PLACE REPLAT ARE HEREBY DEDICATED TO THE PUBLIC AND DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE HEREBY DECLARED TO BE USED FOR THE INSTALLATION AND MAINTENANCE FOR LANDSCAPING, DRAINAGE, MONUMENT SIGNS, SEWER LINES AND A PEDESTRIAN SIDEWALK, SUBJECT TO RESERVED EASEMENTS OF USE AND ACCESS BY MARTIN COUNTY AND THE TOWN OF SEWALL'S POINT FOR ACCESS TO THE LIFT STATION EASEMENT (TRACT LS-1) AND MAINTENANCE OF SEWER LINES, AND BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE DRAINAGE EASEMENTS SHOULD SAID TOWN COMMISSION DEEM SUCH ACTION NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE AND SURFACE WATER MANAGEMENT SYSTEM. THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH PUBLIC USE EASEMENTS NOTWITHSTANDING ITS RIGHTS SET FORTH ABOVE.
- THE DRAINAGE EASEMENTS, INCLUDING ANY DRAINAGE LINES LYING THEREIN, AS SHOWN ON THIS PLAT OF RIVER OAK PLACE REPLAT ARE PRIVATE EASEMENTS AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF AND ACCESS TO DRAINAGE FACILITIES, AND BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF SAID LANDSCAPING, DRAINAGE AND PEDESTRIAN SIDEWALK. SHOULD SAID TOWN COMMISSION DEEM SUCH ACTION NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE AND SURFACE WATER MANAGEMENT SYSTEM. THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS NOTWITHSTANDING ITS RIGHTS SET FORTH ABOVE.
- THE UPLAND PRESERVE AREA SHOWN ON THIS PLAT OF RIVER OAK PLACE REPLAT ARE PRIVATE EASEMENTS AND HEREBY DECLARED TO BE UPLAND PRESERVE AREAS. THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UPLAND PRESERVE AREA.
- THE STORM WATER RETENTION AREA SHOWN ON THIS PLAT OF RIVER OAK PLACE REPLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER RETENTION PURPOSES, SUBJECT TO RESERVED EASEMENTS FOR USE AND ACCESS BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF THE TRACT SHOULD THE TOWN COMMISSION DEEM SUCH ACTION NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE AND SURFACE WATER MANAGEMENT SYSTEM. SAID TRACT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AND THE TOWN COMMISSION SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT NOTWITHSTANDING ITS RESERVED EASEMENT.
- TRACT LS-1 (LIFT STATION), AS SHOWN ON THE PLAT OF RIVER OAK PLACE REPLAT, IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH TRACT LS-1 AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4 OF RIVER OAK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 97 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 CONTAINING: 153145.24 SQUARE FEET OR 3.52 ACRES MORE OR LESS.

TITLE CERTIFICATION:

- TERENCE MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 25, 2014, AT 8:00 AM.
- RECORD TITLE TO THE LAND DESCRIBED ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - AS TO LOTS 1 & 2: NONE
 - AS TO LOT 3: NONE
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 24th DAY OF JUNE, 2014.
 BY: Terence P. McCarthy
 TERENCE MCCARTHY
 FLORIDA BAR NO. 0168845
 MCCARTHY, SUMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.
 MONTEREY TRIANGLE
 2400 S.E. FEDERAL HIGHWAY - FOURTH FLOOR
 (772) 286-1700

SURVEYOR'S NOTES:

- 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.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH SEWALL'S POINT ROAD (N.29°55'22"W.)
- THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE NO. 3640, DATED: JULY 15, 2005.
- COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
 COUNTY OF MARTIN

I, ROBERT BLOOMSTER, JR., HEREBY CERTIFY THAT THIS PLAT OF RIVER OAK PLACE REPLAT 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 OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Robert Bloomster, Jr.
 ROBERT BLOOMSTER, JR., PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 4134 - STATE OF FLORIDA
 LICENSED BUSINESS #6018
 DATE: MAY 20, 2014
 JOB NUMBER: 12221PLAT

SIGNED THIS 24th DAY OF JUNE, 2014 ON BEHALF OF SEWALLS HOLDING LLC
 BY CHRISTINE MATOS, ITS MANAGING MEMBER

SEWALLS HOLDING LLC
 BY: Christine Matos
 CHRISTINE MATOS (OWNER)

WITNESSES:
 BY: Jennifer Bishop
 JENNIFER L. BISHOP (SIGNATURE)
 BY: Terence P. McCarthy
 TERENCE P. MCCARTHY (SIGNATURE)

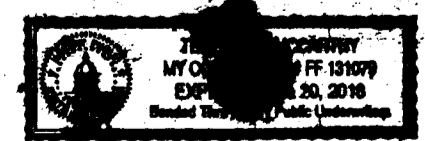
ACKNOWLEDGMENT FOR CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTINE MATOS, TO ME WELL KNOWN TO BE THE MANAGING MEMBER, OF SEWALLS HOLDING LLC (OWNER OF LOT 3) AS SHOWN HEREON, AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OWNER BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. CHRISTINE MATOS IS [] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED FL. DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS 24th DAY OF JUNE, 2014.

Terence P. McCarthy
 NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES:



SIGNED THIS 5th DAY OF JUNE, 2014 ON BEHALF OF DAVID SERLS

DAVID SERLS
 BY: [Signature]
 DAVID SERLS

WITNESSES:
 BY: Michael P. Mann
 MICHAEL P. MANN (SIGNATURE)
 BY: Craig Friedman
 CRAIG FRIEDMAN (SIGNATURE)

ACKNOWLEDGMENT FOR CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF ~~FLORIDA~~ Pennsylvania
 COUNTY OF ~~MARTIN~~ Lancaster

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID SERLS, TO ME WELL KNOWN TO BE THE OWNER OF LOTS 1 AND 2 AS SHOWN HEREON, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS OWNER, AND THAT IT IS THE FREE ACT AND DEED HE IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

DATED THIS 5th DAY OF JUNE

Kathryn M. Macklin
 NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Pennsylvania
 MY COMMISSION EXPIRES: 8-21-2015

APPROVAL OF TOWN OF SEWALL'S POINT, A FLORIDA MUNICIPAL CORPORATION

THE PLAT OF RIVER OAK PLACE AS SHOWN HEREON HAS BEEN APPROVED BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, A FLORIDA MUNICIPAL CORPORATION, AND THE TOWN DOES HEREBY FORMALLY ACCEPT THE DEDICATIONS CONTAINED ON THIS PLAT OF RIVER OAK PLACE THIS 7th DAY OF June, 2014.

TOWN OF SEWALL'S POINT, A FLORIDA MUNICIPAL CORPORATION
 BY: Paul H. Swales, MAYOR

BY: John Altman, TOWN ATTORNEY
 ATTEST: Ann Marie J. Butler, TOWN CLERK

ACCEPTANCE OF DEDICATIONS:

RIVER OAK PLACE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY ACCEPT THE FOREMENTIONED DEDICATIONS.

THE COMMON AREAS AS DECREED IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVER OAK PLACE, AND ANY AMENDMENTS THERETO, AND THOSE AREAS DEDICATED ON THE RIVER OAK PLACE REPLAT TO THE ASSOCIATION SHALL BE THE RESPONSIBILITY AND BE MAINTAINED BY THE ASSOCIATION.

RIVER OAK PLACE HOMEOWNERS' ASSOCIATION, INC.
 BY: Mack Matos, PRESIDENT

WITNESSES:
 BY: Jennifer L. Bishop
 JENNIFER L. BISHOP (SIGNATURE)
 BY: Terence P. McCarthy
 TERENCE P. MCCARTHY (SIGNATURE)

ACKNOWLEDGMENT FOR ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MACK MATOS TO ME WELL KNOWN TO BE THE PRESIDENT OF RIVER OAK PLACE HOMEOWNERS' ASSOCIATION, INC., AND ACKNOWLEDGED THAT HE EXECUTED THE ACCEPTANCE OF DEDICATIONS AS THE PRESIDENT OF SAID CORPORATION 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 [X] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS 24th DAY OF JUNE, 2014.

Terence P. McCarthy
 NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES:

