

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS-ENGINEERS-PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392-1991
SEPTEMBER - 2016

AREA TABULATION	
TRACT L	0.3635 ACRES
TRACT L-1	0.6049 ACRES
TRACT R	1.9583 ACRES
TRACT RW	0.0169 ACRES
TRACT W	1.9205 ACRES
LOTS	6.6779 ACRES
TOTAL	11.5420 ACRES

TIDEWATER POINT

BEING A REPLAT OF TRACT 1 AND A PORTION OF TRACT 2, BLOCK 31, ST. LUCIE INLET FARMS
AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA

55-38-41-312-000-0000-0
SUBDIVISION PARCEL CONTROL NUMBER

CLERK'S RECORDING CERTIFICATE:
I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 42, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 29th DAY OF March, 2017.
CAROLYN TIMMANN
CIRCUIT COURT CLERK
MARTIN COUNTY, FLORIDA
BY: *[Signature]*
DEPUTY CLERK
(CIRCUIT COURT SEAL)
FILE NO. 2026093

SHEET 1 OF 6

LEGAL DESCRIPTION
TRACT 1 AND A PORTION OF TRACT 2, BLOCK 31, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID TRACT 2, OF WHICH THIS IS A PART, PROCEED N65° 57' 24"E ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 567.31' TO THE POINT OF BEGINNING; THENCE, N37° 47' 57"W ALONG THE EASTERLY RIGHT OF WAY LINE OF THAT 70.00 FOOT WIDE RIGHT OF WAY FOR S.W. LOST RIVER ROAD, A DISTANCE OF 429.83' TO A POINT OF CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 175.00'; THENCE ALONG SAID EASTERLY RIGHT OF WAY, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103° 49' 07" A DISTANCE OF 317.10' TO THE SOUTHERLY RIGHT OF WAY LINE OF THAT 50.00 FOOT WIDE RIGHT OF WAY FOR S.W. LOST RIVER ROAD; THENCE, N66° 01' 10"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 668.84' TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THAT 50.00 FOOT WIDE RIGHT OF WAY FOR SW KANER DRIVE; THENCE, S23° 26' 10"E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 633.42' TO THE SOUTH LINE OF AFORESAID TRACTS 1 AND 2; THENCE S65° 57' 24"W ALONG SAID SOUTH LINE A DISTANCE OF 730.09' TO THE POINT OF BEGINNING.

CONTAINING 502,769 SQUARE FEET OR 11.5420 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION

D.R. HORTON, INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED VICE PRESIDENT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF TIDEWATER POINT PLAT AND HEREBY DEDICATES AS FOLLOWS:

- TRACT R SHOWN ON THIS PLAT OF TIDEWATER POINT AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE ROAD TRACT 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 THE STREET AND RIGHT-OF-WAY TRACT R DESIGNATED AS SUCH ON THIS PLAT.
- TRACT RW SHOWN ON THIS PLAT OF TIDEWATER POINT AND DESIGNATED AS PUBLIC STREET IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY.
- THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF TIDEWATER POINT MAY BE USED FOR UTILITY PURPOSES (INCLUDING CABLE TV) 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 EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- TRACTS L AND L-1 AS SHOWN ON THIS PLAT OF TIDEWATER POINT ARE HEREBY DECLARED TO BE THE PROPERTY OF TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE OPEN SPACE AREAS, WHICH SHALL BE MAINTAINED BY DEED TO THE ASSOCIATION, FOR OPEN SPACE, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACTS L AND L-1 DESIGNATED AS SUCH ON THIS PLAT.
- TRACT W AS SHOWN ON THIS PLAT OF TIDEWATER POINT IS HEREBY DECLARED TO BE THE PROPERTY OF TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION"), WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND RETENTION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT W DESIGNATED AS SUCH ON THIS PLAT.
- 20' LAKE MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF TIDEWATER POINT IS HEREBY DEDICATED TO TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT (HEREINAFTER "ASSOCIATION") FOR ACCESS AND LAKE MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LAKE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT OF TIDEWATER POINT, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO BE THE PROPERTY OF THE TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT (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.
- NOTWITHSTANDING THE OBLIGATION OF THE TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT (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 THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:
[ALL] PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS)
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 DISRUPTED 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.
- THE TEMPORARY CONSTRUCTION EASEMENT AND EMERGENCY ACCESS EASEMENT SHOWN IN LOT 18 ON THIS PLAT OF TIDEWATER POINT, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DEDICATED TO THE TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER ASSOCIATION). THE EMERGENCY ACCESS EASEMENT IS DEDICATED TO MARTIN COUNTY AS INGRESS AND EGRESS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE FOR THE BENEFIT OF THE ASSOCIATION AND SAME SHALL NOT BE CONSTRUCTED TO CREATE ANY RIGHTS IN THE GENERAL PUBLIC. THE TEMPORARY CONSTRUCTION EASEMENT IS DEDICATED TO THE DEVELOPER FOR USE DURING THE DEVELOPMENT STAGE OF THE SUBDIVISION. THE EASEMENTS SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER THE EMERGENCY ACCESS EASEMENT, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR SUCH EASEMENT AS DESIGNATED ON THIS PLAT.

SIGNED THIS 11 DAY OF November, 2016 ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT.

D.R. HORTON, INC. A DELAWARE CORPORATION
BY: *[Signature]*
RAFAEL J. ROCA
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RAFAEL J. ROCA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE PRESIDENT OF D.R. HORTON, INC. A DELAWARE CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF November, 2016

MY COMMISSION EXPIRES: 7/23/19

COMMISSION NUMBER: FF222134

[Signature]
NOTARY PUBLIC

EMERIE J. GUERRA
PRINT NAME



ACCEPTANCE OF DEDICATION:

TIDEWATER POINT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAID _____.

DATED THIS 11th DAY OF November, 2016

WITNESS: *[Signature]*

PRINT NAME: Amanda Winer

WITNESS: *[Signature]*
PRINT NAME: Sharon Cino

ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED G. Alex Paliatros, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATIONS AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

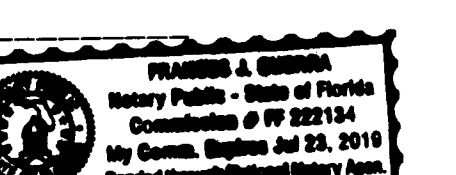
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF November, 2016

MY COMMISSION EXPIRES: 7/23/19

COMMISSION NUMBER: FF222134

[Signature]
NOTARY PUBLIC

FRANCIS J. GUERRA
PRINT NAME



APPROVAL BY MARTIN COUNTY:

DATE 12-19-16
COUNTY SURVEYOR AND MAPPER MICHAEL OSBORN

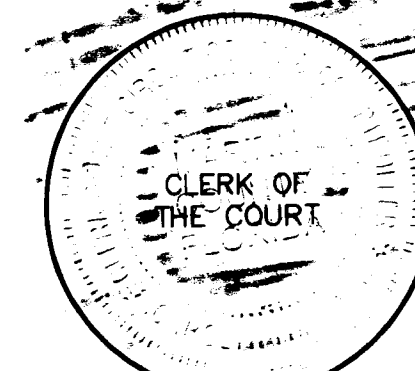
DATE 12/16/16
COUNTY ENGINEER

DATE 1/27/17
COUNTY ATTORNEY

DATE 8/23/16
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

[Signature]
CLERK OF COURT



REGARDING THE TITF MURPHY RESERVATIONS CONTAINED IN THE FOLLOWING DEEDS:

DEED NO. 399, RECORDING IN DEED BOOK 32, AT PAGE 380

RELEASES OF THE RESERVATIONS CONTAINED IN THE DEEDS REFERENCED ABOVE HAVE BEEN APPLIED FOR WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND OTHER APPLICABLE AGENCIES.

TITLE CERTIFICATION:

I, Karri Michelle Jessell, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF October 27, 2016

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF D.R. HORTON, INC., A DELAWARE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A) NONE

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS 27th DAY OF October, 2016.

[Signature]
FLORIDA BAR NO.: 0123757

Palm Beach, FLORIDA

SURVEY NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE BASED ON A GRID BEARING OF N37°47'57"W ALONG THE EAST RIGHT OF WAY LINE OF S.W. LOST RIVER ROAD, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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 MARTIN COUNTY, FLORIDA."
- THE STATE PLANE COORDINATES AS SHOWN ON SHEETS 3 AND 4 WERE ESTABLISHED BY USING NATIONAL GEODETIC SURVEY MONUMENTS GCY D27 AND GS 23 WHICH ARE BASED UPON THE NORTH AMERICAN DATUM 1983/ADJUSTMENT OF 1990 (NAD 83/90), FLORIDA EAST ZONE.
- FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS-OF-WAYS: "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 TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS."
- STATE PLANE COORDINATES BASED UPON THE FLORIDA EAST ZONE, NAD 83/90 AS ADJUSTED UTILIZING FOUND MONUMENT STAMPED GCY D27 2001, NORTHING=1,019,803.97, EASTING=900,422.97 AND MONUMENT STAMPED GS23_1992, NORTHING=1,007,149.28, EASTING=894,323.11.

CERTIFICATE OF SURVEYOR AND MAPPER:

I, DAVID P. LINDLEY, HEREBY CERTIFY THAT THIS PLAT OF TIDEWATER POINT 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; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED: 11-9-16

BY: *[Signature]*
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

