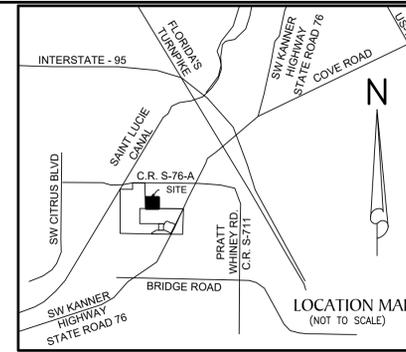


SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2
 BEING A REPLAT OF A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



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 _____ PAGE _____ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF _____, 2025.
 CAROLYN TIMMANN
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: _____
 DEPUTY CLERK
 FILE NO: _____
 _____ CLERK'S SEAL

SUBDIVISION PARCEL CONTROL NUMBER

TITLE CERTIFICATION
 I, TYRONE T. BONGARD, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2025:
 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SOUTH FLORIDA GATEWAY INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
 2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.
 DATED THIS ____ DAY OF _____, 2025
 NAME: TYRONE T. BONGARD
 FLORIDA BAR NO. 649295
 ADDRESS: 777 S. FLAGLER DR. SUITE 500
 WEST PALM BEACH, FLORIDA 33401

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E, ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1568.60 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHWEST CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

LANDS CONTAINING: 1,405,115 SQUARE FEET OR 32.26 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

SOUTH FLORIDA GATEWAY INDUSTRIAL, LLC., A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2 AND HEREBY DEDICATES AS FOLLOWS:

- LOT IND - 3, AS SHOWN HEREON, IS HEREBY RESERVED TO, AND UNDER THE OWNERSHIP OF, SOUTH FLORIDA GATEWAY INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR FUTURE DEVELOPMENT.
- THE 30' EMERGENCY ACCESS EASEMENT, AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO BE THE PROPERTY OF SOUTH FLORIDA GATEWAY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER "ASSOCIATION"), ITS SUCCESSORS AND / OR ASSIGNS FOR ACCESS, INGRESS AND EGRESS THROUGH THE PROPERTY, MAINTENANCE OBLIGATIONS OF, AND RESTORATION OF SURFACES CONDITIONS OF SAID EASEMENT AREAS, SHALL BE THE RESPONSIBILITY OF SAID ASSOCIATION. MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY EMERGENCY ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS (D.E.), AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO BE THE PROPERTY OF WATERSIDE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, (HEREINAFTER "DISTRICT"), FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE DISTRICT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- THE 30' LANDSCAPE BUFFER EASEMENT, AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2, IS HEREBY DEDICATED TO BE THE PROPERTY OF WATERSIDE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LANDSCAPE BUFFER EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS (U.E.), AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD, 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. MAINTENANCE OBLIGATIONS OF FACILITIES AND RESTORATION OF SURFACES CONDITIONS OF SAID EASEMENT AREAS, SHALL BE THE RESPONSIBILITY OF SUCH UTILITY PROVIDERS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS ____ DAY OF _____, 2025, ON BEHALF OF SAID COMPANY BY ITS PRESIDENT.

WITNESS: _____
 PRINT NAME: _____
 ADDRESS: _____
 WITNESS: _____
 PRINT NAME: _____
 ADDRESS: _____

SOUTH FLORIDA GATEWAY INDUSTRIAL, LLC.,
 A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____
 NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY _____ AS _____ FOR SOUTH FLORIDA GATEWAY INDUSTRIAL, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
 _____ (SIGNATURE) - NOTARY PUBLIC
 COMMISSION NUMBER: _____
 _____ (PRINT NAME) - NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME.

DATED THIS ____ DAY OF _____, 2025.

WITNESS: _____
 PRINT NAME: _____
 ADDRESS: _____
 WITNESS: _____
 PRINT NAME: _____
 ADDRESS: _____

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
 A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT
 ORGANIZED AND EXISTING PURSUANT
 TO CHAPTER 190, FLORIDA STATUTES

BY: _____
 PRINT NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY _____ AS _____ FOR WATERSIDE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
 _____ (SIGNATURE) - NOTARY PUBLIC
 COMMISSION NUMBER: _____
 _____ (PRINT NAME) - NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

SOUTH FLORIDA GATEWAY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME.

DATED THIS ____ DAY OF _____, 2025.

WITNESS: _____
 PRINT NAME: _____
 ADDRESS: _____
 WITNESS: _____
 PRINT NAME: _____
 ADDRESS: _____

SOUTH FLORIDA GATEWAY PROPERTY OWNERS
 ASSOCIATION, INC.,
 A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: _____
 PRINT NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY _____ AS PRESIDENT FOR SOUTH FLORIDA GATEWAY PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
 _____ (SIGNATURE) - NOTARY PUBLIC
 COMMISSION NUMBER: _____
 _____ (PRINT NAME) - NOTARY PUBLIC

COUNTY APPROVAL:

THIS PLAT IS HERBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE: _____ COUNTY SURVEYOR AND MAPPER
 DATE: _____ COUNTY ENGINEER
 DATE: _____ COUNTY ATTORNEY
 DATE: _____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: _____

 CLERK OF COURT

SURVEYORS NOTES

- SET PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 2" ALUMINUM DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH LINE OF WEST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S.89°37'58"E.
- NO BUILDING OR ANY KIND OF CONSTRUCTION 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.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- ALL IMPROVEMENTS OR MODIFICATIONS TO OR WITHIN THE EASEMENT AREAS ESTABLISHED IN THIS PLAT SHALL BE SUBJECT TO THE PRIOR REVIEW AND APPROVAL OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT 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.
- 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.
- THE ACCESS AND UTILITY EASEMENTS SHOWN ON LOTS IND-1 AND IND-2 PROVIDING ACCESS TO LOT IND-3 AND RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ AND BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE DECLARED AN OPEN ROAD IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE. MARTIN COUNTY SHALL HAVE REGULATORY AUTHORITY OVER, BUT SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE STREET OR EASEMENT AREA DESIGNATED OR CREATED BY SUCH EASEMENTS.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
 DATUM = NAD83 2011 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR: 1.0000022
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 PLAT BEARING = GRID BEARING
 NO ROTATION
 ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

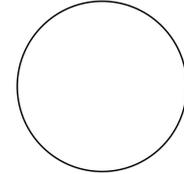
CERTIFICATE OF SURVEYOR AND MAPPER

I, LUIS J. ORTIZ, HEREBY CERTIFY THAT THIS PLAT OF SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2 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.

DATE: _____

 LUIS J. ORTIZ, P.S.M.
 FLORIDA SURVEYOR AND MAPPER
 LICENSE NO. LS7006

 SURVEYOR'S SEAL



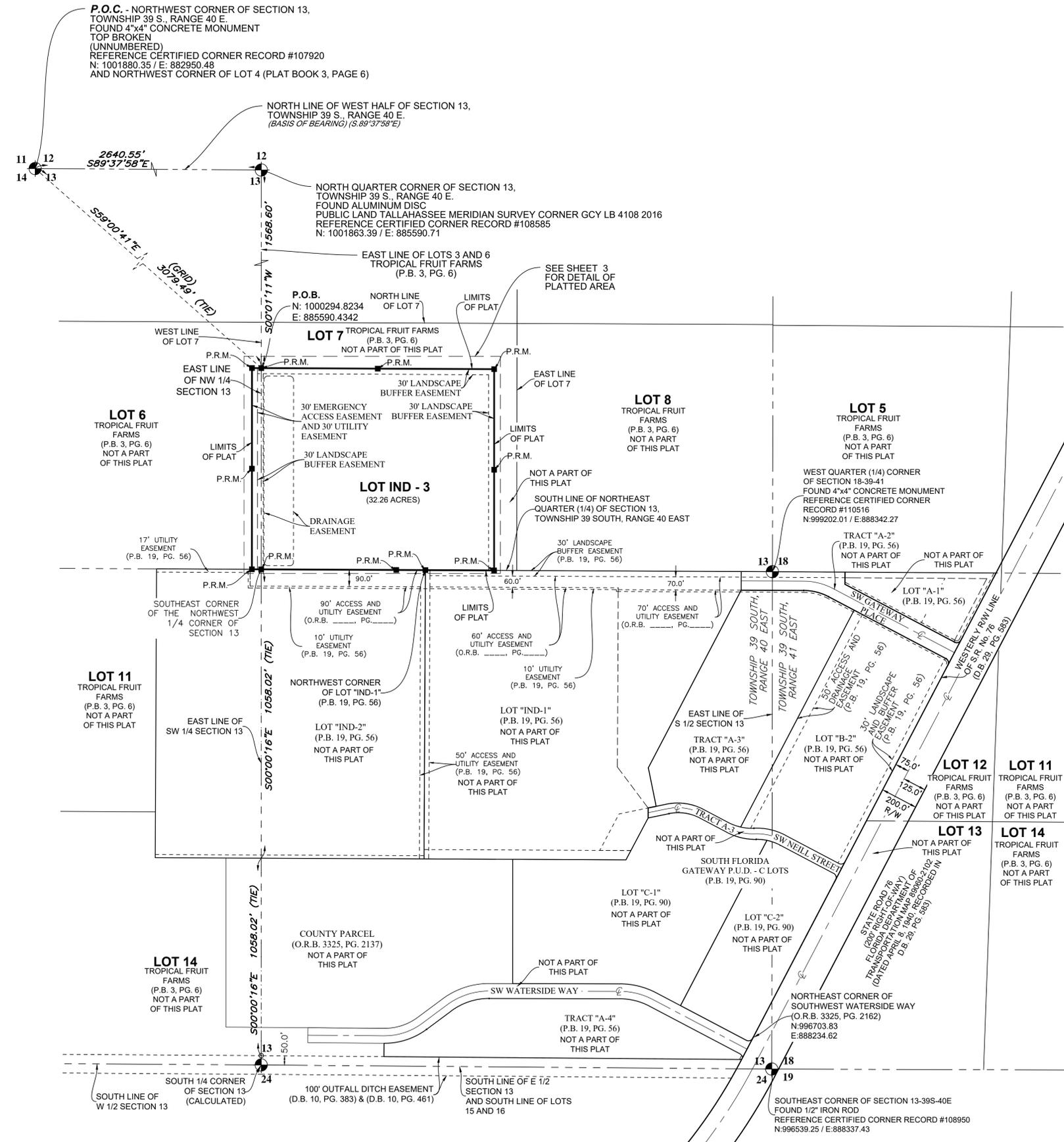
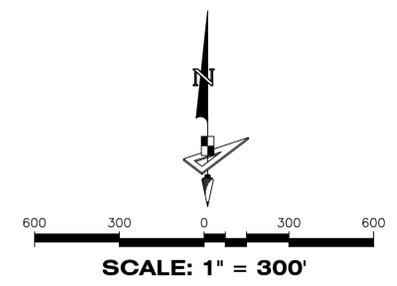
THIS INSTRUMENT PREPARED BY
 LUIS J. ORTIZ, P.S.M.
 LS7006 STATE OF FLORIDA
 GEOPPOINT SURVEYING, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 105,
 RIVIERA BEACH, FLORIDA 33404.
 CERTIFICATE OF AUTHORIZATION NO. LB7768

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 1 of 3 Sheets

SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2
 BEING A REPLAT OF A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



SURVEYORS NOTES

1. SET PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: " ■ " A 2" ALUMINUM DISK STAMPED STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH LINE OF WEST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S.89°37'58"E.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION 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.
4. 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.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
8. ALL IMPROVEMENTS OR MODIFICATIONS TO OR WITHIN THE EASEMENT AREAS ESTABLISHED IN THIS PLAT SHALL BE SUBJECT TO THE PRIOR REVIEW AND APPROVAL OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT.
9. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT 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.
10. 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.
11. THE ACCESS AND UTILITY EASEMENTS SHOWN ON LOTS IND-1 AND IND-2 PROVIDING ACCESS TO LOT IND-3 AND RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ AND BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE DECLARED AN OPEN ROAD IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE. MARTIN COUNTY SHALL HAVE REGULATORY AUTHORITY OVER, BUT SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE STREET OR EASEMENT AREA DESIGNATED OR CREATED BY SUCH EASEMENTS.
12. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000022 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

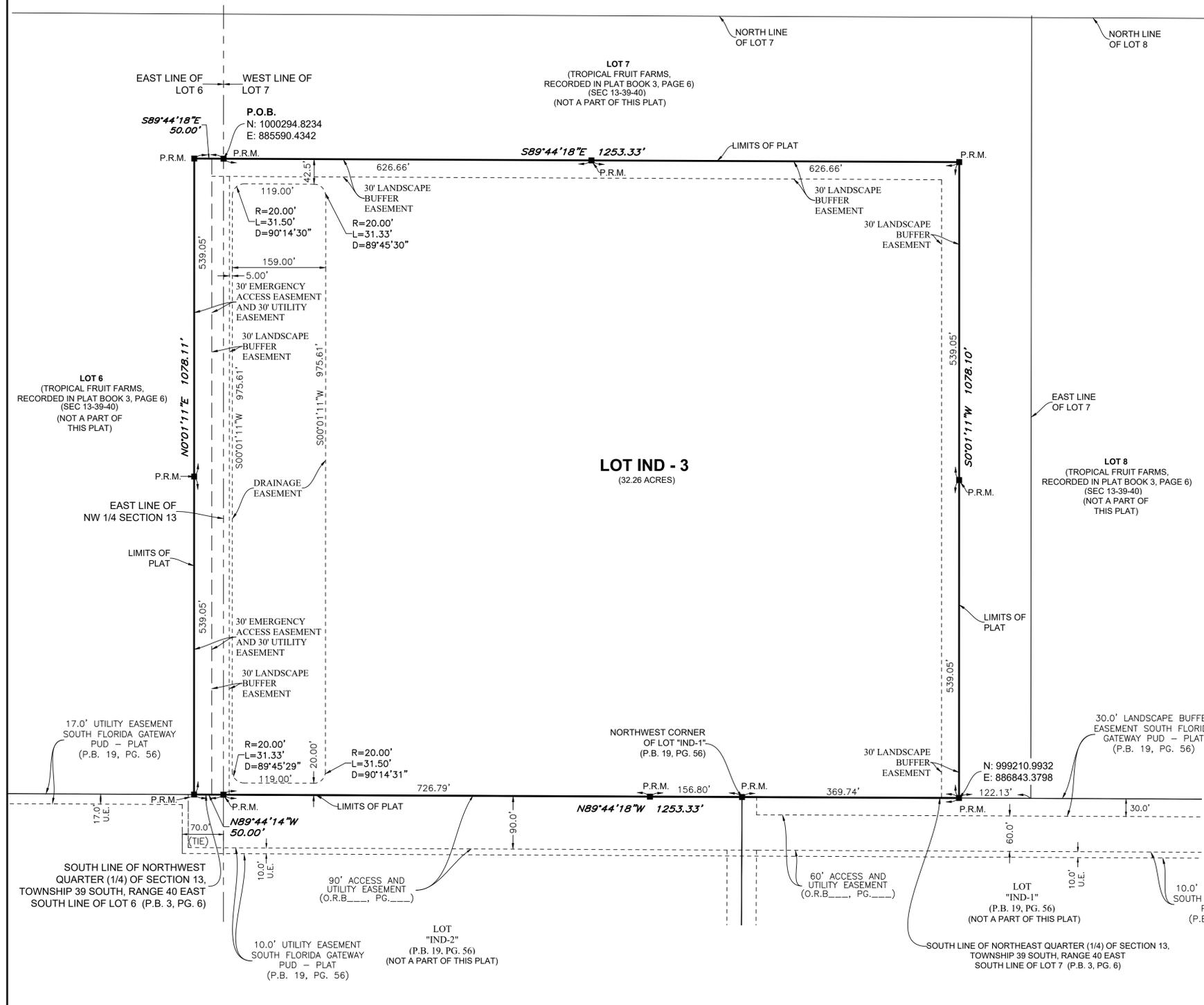
LEGEND

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- PG./PG(S) --- PAGE(S)
- S.R. --- STATE ROAD
- R/W --- RIGHT-OF-WAY
- SEC 13-39-40 --- SECTION-TOWNSHIP-RANGE
- O.R.B. --- OFFICIAL RECORD BOOK
- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- U.E. --- UTILITY EASEMENT
- ⊙ --- CENTERLINE
- LB --- LICENSUED BUSINESS
- IND --- INDUSTRIAL
- PUD --- PLANNED UNIT DEVELOPMENT
- P.R.M. --- PERMANENT REFERENCE MONUMENT
- F.I.R. --- FOUND IRON ROD
- I.R. --- IRON ROD
- NO --- NUMBER
- --- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- --- SECTION CORNER


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 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768
 Sheet No. 2 of 3 Sheets

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PLAT BOOK _____
 PAGE _____



SURVEYORS NOTES

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- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT 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.
- 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.
- THE ACCESS AND UTILITY EASEMENTS SHOWN ON LOTS IND-1 AND IND-2 PROVIDING ACCESS TO LOT IND-3 AND RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ AND BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE DECLARED AN OPEN ROAD IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE. MARTIN COUNTY SHALL HAVE REGULATORY AUTHORITY OVER, BUT SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE STREET OR EASEMENT AREA DESIGNATED OR CREATED BY SUCH EASEMENTS.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
 DATUM = NAD83 2011 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR: 1.0000022
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 PLAT BEARING = GRID BEARING
 NO ROTATION
 ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

LEGEND

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- PG./PG(S) --- PAGE(S)
- S.R. --- STATE ROAD
- R/W --- RIGHT-OF-WAY
- SEC 13-39-40 --- SECTION-TOWNSHIP-RANGE
- O.R.B. --- OFFICIAL RECORD BOOK
- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- U.E. --- UTILITY EASEMENT
- CL --- CENTERLINE
- LB --- LICENSED BUSINESS
- IND --- INDUSTRIAL
- PUD --- PLANNED UNIT DEVELOPMENT
- P.R.M. --- PERMANENT REFERENCE MONUMENT
- F.I.R. --- FOUND IRON ROD
- I.R. --- IRON ROD
- NO. --- NUMBER
- --- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- 11, 12, 13, 14 --- SECTION CORNER

