

**LEGAL DESCRIPTION**

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "95 RIVERSIDE PUD PHASE IV PLAT", AND HEREBY DESIGNATES AS FOLLOWS:

TRACT "A" TOGETHER WITH LOT 2 OF PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 43, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 64 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 108 DEGREES 01 MINUTES 09 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT-OF-WAY LINE OF SOUTHWEST ROAD, A DISTANCE OF 100.00 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 499.60 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT II OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT THREE (3) COURSES, NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 17 DEGREES 50 SECONDS EAST, A DISTANCE OF 23.43 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF PLAT II-B OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 41, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SIX (6) COURSES, NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 307.13 FEET TO THE NORTHERNMOST SOUTHEASTERLY LINE, PLAT III-B OF NINETY FIVE RIVERSIDE, P.U.D.; THENCE ALONG SAID NORTHERNMOST SOUTHEASTERLY LINE, NORTH 66 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 1028.79 FEET TO THE SOUTHWESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER AS DETERMINED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER SURVEY CONDUCTED NOVEMBER 17, 2022, WITH A FILE NUMBER: 8723, HAVING AN ELEVATION OF -0.32; NORTH AMERICAN VERTICAL DATUM OF 1988; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID MEAN HIGH WATER LINE, THE NEXT FOUR (4) COURSES; THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.22 FEET; THENCE SOUTH 52 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 60 DEGREES 26 MINUTES 51 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.87 FEET; THENCE DEPARTING SAID MEAN-HIGH WATER LINE, SOUTH 16 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 48.14 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTHWEST ALONG SAID 30 SECONDS WEST ALONG NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.52 FEET TO A POINT OF CURVATURE OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5668.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 18 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING, CONTAINING 12.402 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE MAINTAINED, REPAIRED BY DEED TO THE ASSOCIATION, MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
2. THE ACCESS EASEMENT SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS ACCESS EASEMENT ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
3. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS 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 EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDER, 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; THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. THE PRIVATE DRAINAGE AND DRY DETENTION EASEMENTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (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 AND DRY DETENTION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
5. NOTWITHSTANDING THE OBLIGATION OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (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:

PRIVATE DRAINAGE EASEMENTS, DRY DETENTION EASEMENTS, LAKE TRACT 1 AND LAKE TRACT 2, STREETS AND RIGHTS-OF-WAY, LAKE MAINTENANCE EASEMENTS, AND COMMON AREAS.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ALL OF 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 AREAS 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 REASONABLE ADMINISTRATIVE COSTS THEREBY INCURRED; AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE SPECIAL ASSESSMENT LIEU, 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.

6. THE LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES, AND ALL 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 LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
7. THE RECREATION AREA SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (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.
8. COMMON AREAS "1 THRU 6", AS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE OPEN SPACE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A BUFFER WALL AND RELATED IMPROVEMENTS AND SHALL BE MAINTAINED BY THE ASSOCIATION, MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY OPEN SPACE AREAS DESIGNATED AS SUCH ON THIS PLAT.
9. THE UPLAND BUFFER PRESERVE TRACT SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT IS HEREBY DECLARED TO BE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), 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 PRESERVATION TRACTS SHALL OCCUR, EXCEPT AS APPROVED WITHIN MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION TRACTS DESIGNATED AS SUCH ON THIS PLAT.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NAME:

TITLE:

ATTEST

NAME:

TITLE:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF \_\_\_\_\_ A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SAID 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 \_\_\_\_\_ AS IDENTIFICATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

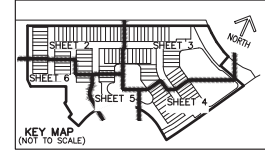
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_, ATTORNEY

FLORIDA BAR NO.: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

# 95 RIVERSIDE PUD PHASE IV PLAT

**SUBDIVISION PARCEL CONTROL NUMBER**



BEING A REPLAT OF ALL OF TRACT A AND LOT 2 OF PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

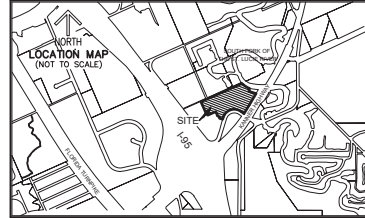
THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

**COUNTY APPROVAL**

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

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

ATTEST: \_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF COURT



**ACCEPTANCE OF DEDICATIONS**

THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRESIDENT

WITNESS: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_ PRESIDENT, ON BEHALF OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME

**TITLE CERTIFICATION**

I, \_\_\_\_\_, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2024:

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCLUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**SURVEY NOTES**

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. 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.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS PLAT IS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412. SAID LINE MEASURES AND BEARS SOUTH 30°29'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENSEMAN NETWORK.
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE INDICATED AS (R) - RADIAL.

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, RONNIE L. FURNISS, HEREBY CERTIFY THAT THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT 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.

DATED: \_\_\_\_\_

RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR MAPPER #6272  
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
(561)392-1991  
CERTIFICATION OF AUTHORIZATION NO. LB 3591

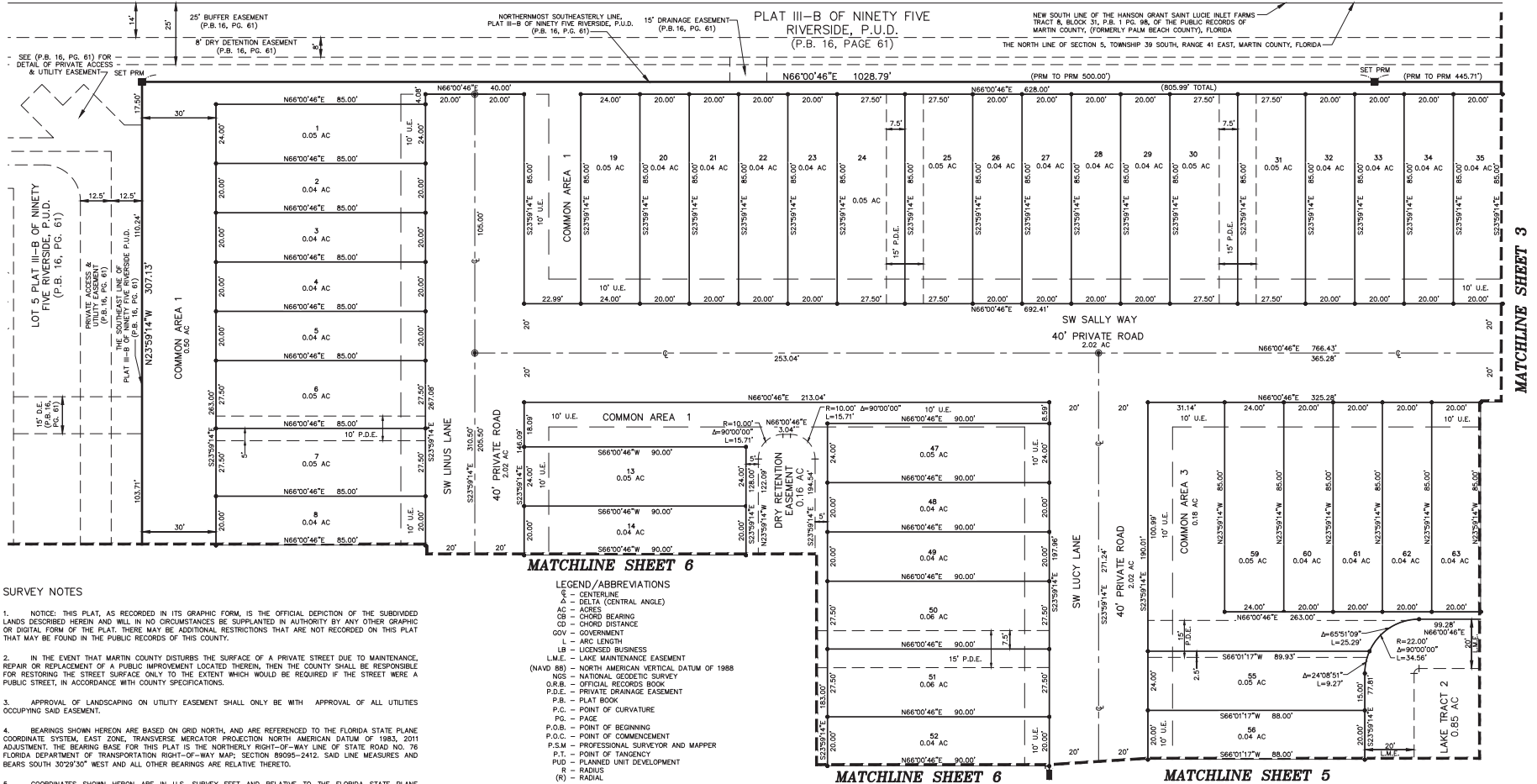
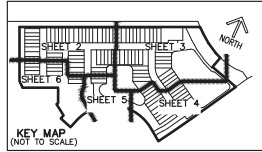
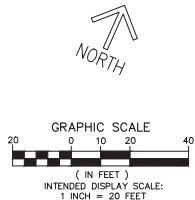


# 95 RIVERSIDE PUD PHASE IV PLAT

BEING A REPLAT OF ALL OF TRACT A AND LOT 2 OF PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 5, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF

**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
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CERTIFICATE OF AUTHORIZATION NO. LB3591



### SURVEY NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET USED 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 SECTIONS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS PLAT IS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412. SAID LINE MEASURES AND BEARS SOUTH 30°29'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LEGEMAN NETWORK.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE INDICATED AS (R) - RADIAL.

### LEGEND / ABBREVIATIONS

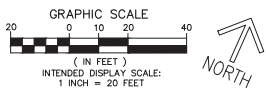
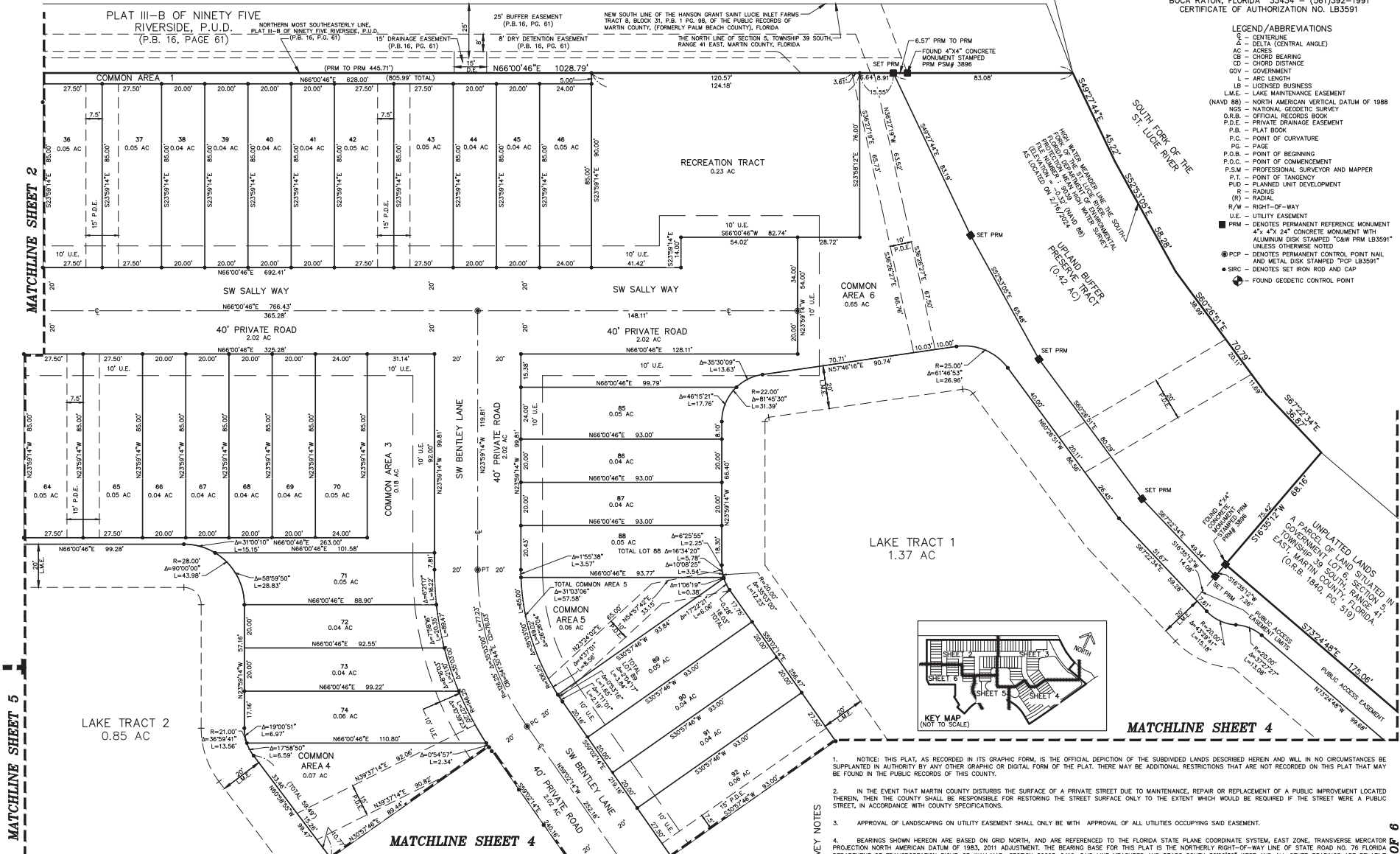
- C/L - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- GOV - GOVERNMENT
- L - LICENSED BUSINESS
- LB - LICENSED BUSINESS
- LINE - LINE MAINTENANCE EASEMENT
- (NAVD 88) - NORTH AMERICAN VERTICAL DATUM OF 1988
- NS - NATIONAL GEODETIC SURVEY
- OR - OFFICIAL RECORDS BOOK
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.T. - POINT OF TANGENCY
- P.L.D. - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- (R) - RADIAL
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
- PCP - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- SRC - DENOTES SET IRON ROD AND CAP
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# 95 RIVERSIDE PUD PHASE IV PLAT

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THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD & WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

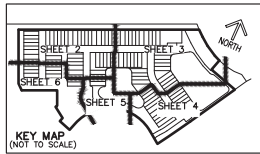
- LEGEND/ABBREVIATIONS**
- ± = CENTERLINE
  - ∠ = DELTA (CENTRAL ANGLE)
  - AC = ACRES
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - GOV = GOVERNMENT
  - L = ARC LENGTH
  - LB = LICENSED BUSINESS
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - (NAVD 88) = NORTH AMERICAN VERTICAL DATUM OF 1988
  - NCS = NATIONAL GEODETIC SURVEY
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.D.E. = PRIVATE DRAINAGE EASEMENT
  - P.B. = PLAT BOOK
  - P.C. = POINT OF CURVATURE
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  - P.T. = POINT OF TANGENCY
  - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
  - R = RADIUS
  - PUD = PLANNED UNIT DEVELOPMENT
  - (R) = RADIAL
  - R/W = RIGHT-OF-WAY
  - U.E. = UTILITY EASEMENT
  - = DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
  - = DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "TOP LB3591"
  - = DENOTES SET IRON ROD AND CAP
  - = FOUND GEODETIC CONTROL POINT



- SURVEY NOTES**
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  - 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.
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  - COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LEUNGEMAN NETWORK.
  - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE INDICATED AS (R) - RADIAL.

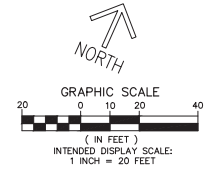
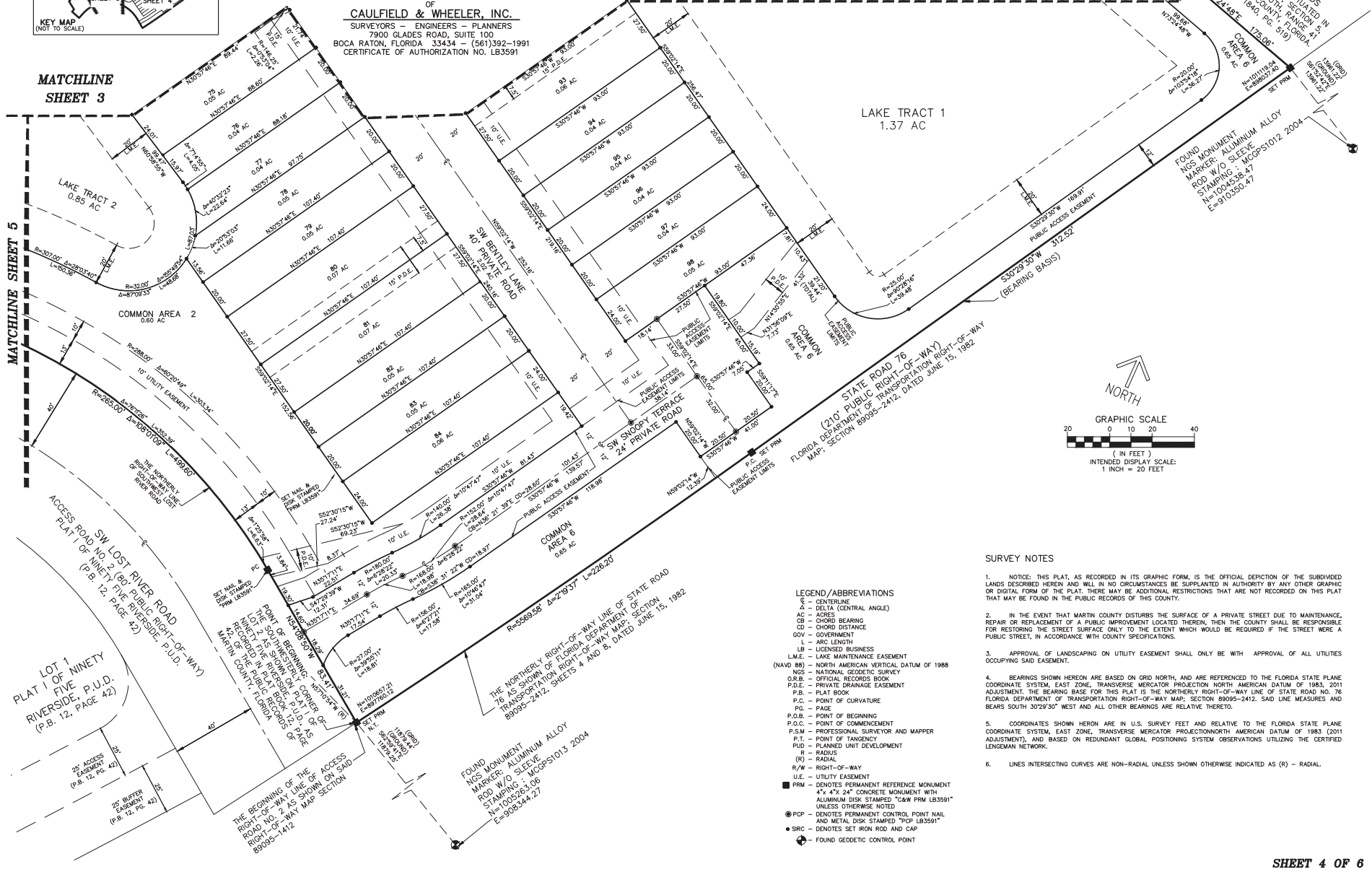
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MATCHLINE SHEET 3



### SURVEY NOTES

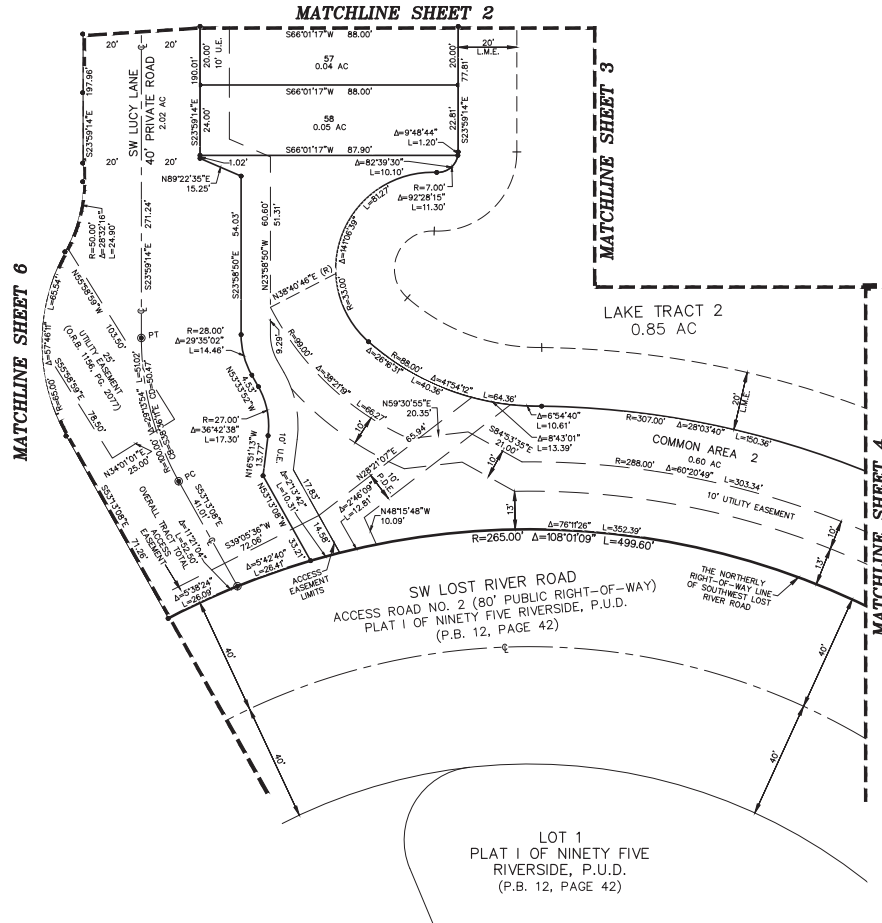
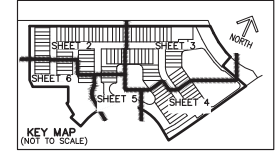
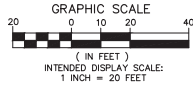
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- Lines intersecting curves are non-radial unless shown otherwise indicated as (R) - RADIAL.

- ### LEGEND/ABBREVIATIONS
- ⊖ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACROSS
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - GOV - GOVERNMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - L.M.E. - LAKE MAINTENANCE EASEMENT (NAVD 88)
  - NS - NORTH AMERICAN VERTICAL DATUM OF 1988
  - NGS - NATIONAL GEODETIC SURVEY
  - O.R.B. - OFFICIAL RECORDS BOOK
  - P.D.E. - PRIVATE DRAINAGE EASEMENT
  - P.B. - PLAT BOOK
  - P.C. - POINT OF CURVATURE
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  - P.T. - POINT OF TANGENCY
  - P.U.D. - PLANNED UNIT DEVELOPMENT
  - R - RADIUS
  - (R) - RADIAL
  - R/W - RIGHT-OF-WAY
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  - PRM - DENOTES PERMANENT REFERENCE MONUMENT  
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## SURVEY NOTES

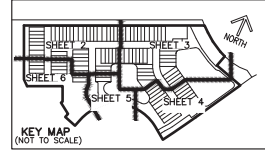
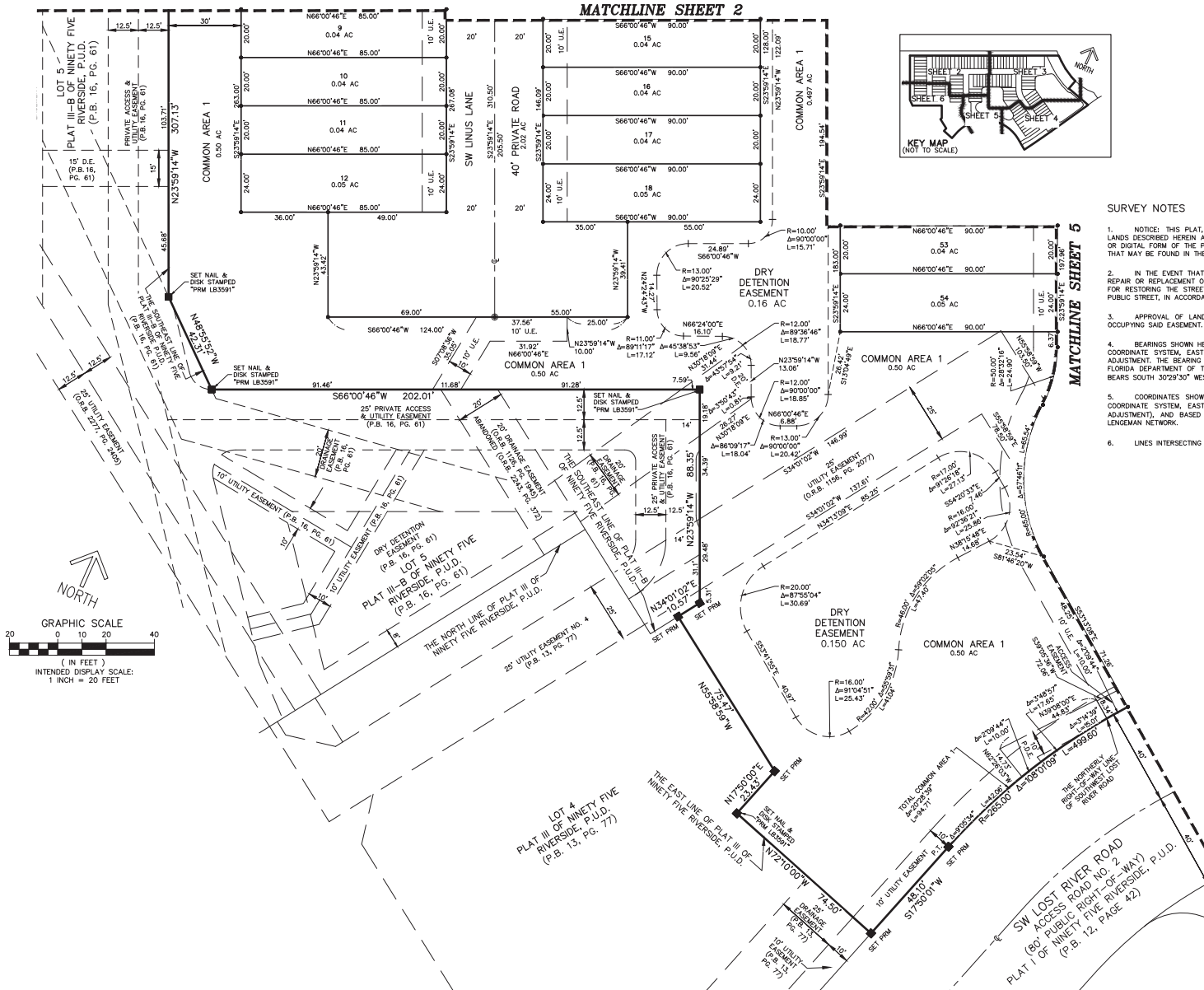
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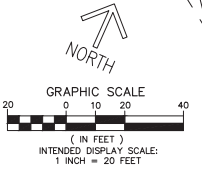
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