

LEGAL DESCRIPTION:

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15, AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, 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, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E, ALONG THE NORTH LINE OF THE WEST HALF OF SAID SECTION 13, A DISTANCE OF 266.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°01'11"W, ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 266.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**; THENCE S.89°44'18"E, ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.2 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13, THENCE S.89°39'07"E, ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1203.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 8966-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 204.60 FEET TO A POINT HEREON TO BE KNOWN AS REFERENCE POINT "A" AND ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'27", A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE N.62°20'09"W, A DISTANCE OF 548.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 420.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'05", A DISTANCE OF 201.72 FEET TO A POINT OF TANGENCY; THENCE S.89°51'04"W, A DISTANCE OF 70.77 FEET; THENCE S.89°00'14"E, A DISTANCE OF 471.57 FEET; THENCE N.2°30'00"E, A DISTANCE OF 218.23 FEET; THENCE S.89°44'18"W, A DISTANCE OF 253.19 FEET; THENCE N.60°15'42"E, A DISTANCE OF 1547.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'18"E, ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 563.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 7,215,510 SQUARE FEET OR 165.64 ACRES, MORE OR LESS.

TOGETHER WITH:

BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE S.27°42'47"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 8966-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 115.51 FEET TO THE **POINT OF BEGINNING**; THENCE S.27°42'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.47 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 15 AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS; THENCE N.80°32'35"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 1924.71 FEET; THENCE N.60°27'25"E, A DISTANCE OF 71.61 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 360.00 FEET, AND A RADIAL BEARING OF N.60°27'25"E, AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'09", A DISTANCE OF 245.19 FEET TO A POINT OF TANGENCY; THENCE S.59°29'10"E, A DISTANCE OF 163.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 340.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°09'09", A DISTANCE OF 217.49 FEET TO A POINT OF TANGENCY; THENCE S.89°51'04"E, A DISTANCE OF 784.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 584.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'05", A DISTANCE OF 163.30 FEET TO A POINT OF TANGENCY; THENCE S.62°20'09"W, A DISTANCE OF 548.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°38'42", A DISTANCE OF 27.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 457,286 SQUARE FEET OR 10.50 ACRES, MORE OR LESS.

TOTAL CONTAINING: 7,672,796 SQUARE FEET OR 176.14 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KL WATERSIDE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED AUTHORIZED SIGNATORY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SOUTH FLORIDA GATEWAY PUD AND DEDICATES AS FOLLOWS:

1. TRACTS "A-2" AND "A-3", AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD, ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY, 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"), AND SUCH TRACTS ARE TO BE CONVEYED BY DEED TO THE DISTRICT, SUCH TRACTS ARE HEREBY DEDICATED TO THE DISTRICT FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, AND UTILITY PURPOSES (INCLUDING CITY) AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE DISTRICT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE STREET AND RIGHT-OF-WAY TRACTS "A-2" AND "A-3" DESIGNATED ON THIS PLAT. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF SUCH TRACTS 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.

2. TRACT "A-4", AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD, IS HEREBY DECLARED 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"), AND SUCH TRACT IS TO BE CONVEYED BY DEED TO THE DISTRICT. SAID TRACT IS HEREBY DEDICATED TO THE 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 TRACT "A-4" DESIGNATED AS SUCH ON THIS PLAT.

3. THE ACCESS AND UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD, AND DESIGNATED AS SUCH ON THE PLAT, ARE PRIVATE AND HEREBY DEDICATED TO 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, AND TO BE USED FOR UTILITY PURPOSES (INCLUDING CITY) WITHIN IN COMPLIANCE WITH ALL APPLICABLE 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 SURFACE CONDITIONS OF SAID EASEMENT AREAS SHALL BE THE RESPONSIBILITY OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE ACCESS AND UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

4. DRAINAGE EASEMENTS (D.E.), AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO 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 DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

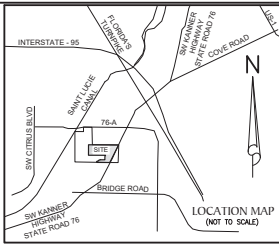
5. THE UTILITY EASEMENTS (U.E.) AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD, MAY BE USED FOR UTILITY PURPOSES (INCLUDING CABLE TV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MAINTENANCE OBLIGATIONS OF FACILITIES, RESTORATION OF SURFACE 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.

6. THE LANDSCAPE BUFFER EASEMENT, AS SHOWN ON THIS PLAT OF SOUTH FLORIDA GATEWAY PUD, 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.

SOUTH FLORIDA GATEWAY PUD - PLAT

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15 AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76,

IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, 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 _____ 2022.

CAROLYN TIMMANN
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO: _____

CLERK'S SEAL

SUBDIVISION PARCEL CONTROL NUMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, 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 _____, 2022.

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 _____, 2022.

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

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

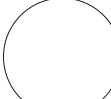
SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
LICENSE NO. L5828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M., E.S. & M.
LS4828 STATE OF FLORIDA.
GEOPoint SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. L87768

SURVEYOR'S SEAL



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

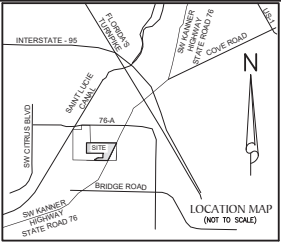
Phone: (561) 444-2720
www.geopointsurvey.com
U.S. Patent Number 15,714



Sheet No. 1 of 6 Sheets

SOUTH FLORIDA GATEWAY PUD - PLAT

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15 AND 16, ALL IN
SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13,
LYING NORTHWEST OF STATE ROAD NO. 76,
IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST,
OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6,
RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS
DAY OF _____, 2022, BY _____, AS _____ FOR WATERSIDE COMMUNITY DEVELOPMENT DISTRICT, A
LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 198, 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 _____, 2022.

MY COMMISSION EXPIRES: _____

(SIGNATURE) - NOTARY PUBLIC

COMMISSION NUMBER: _____

(PRINT NAME) - NOTARY PUBLIC

APPROVAL BY MARTIN COUNTY:

DATE: _____ COUNTY SURVEYOR AND MAPPER

DATE: _____ COUNTY ENGINEER

DATE: _____ COUNTY ATTORNEY

DATE: _____ CHAIRMAN, BOARD OF COMMISSIONERS

TITLE CERTIFICATION

THE UNDERSIGNED, TYRONE T. BONGARD, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.04(2), FLORIDA
STATUTES, HEREBY OPINES THAT, BASED ON TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED
_____, 2022,

(A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED ON THIS PLAT IS IN THE NAME OF KL WATERSIDE, LLC, A DELAWARE LIMITED
LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

(B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE SHOWN HEREON:

MORTGAGES FROM KL WATERSIDE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED
LIABILITY PARTNERSHIP, DATED APRIL 16, 2020 IN OFFICIAL RECORDS BOOK 3124, PAGE 1028, AND OFFICIAL RECORDS BOOK 3124, PAGE 2049,
EACH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

(C.) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2021.

(D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

(E.) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY
THIS PLAT.

DATED: THIS _____ DAY OF _____, 2022. BY: _____

TYRONE T. BONGARD
FOR THE FIRM OF
GUNSTER, YOAKLEY AND STEWART, P.A.
777 S. FLAGLER DR., SUITE 500
WEST PALM BEACH, FLORIDA 33401
FLORIDA BAR NUMBER 649295

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION,
TO ME WELL KNOWN TO BE THE PRESIDENT OF CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY
PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGE'S CONSENT AS SUCH OFFICER OF SAID PARTNERSHIP AND
THAT IT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP. HE IS: ☐ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____
AS IDENTIFICATION.

DATED THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____

SIGNATURE: _____

PRINT NAME: _____

AREA TABULATION (IN ACRES)

LOT "IND-1":	49.15
LOT "IND-2":	51.39
LOT "A-1":	4.03
TRACT "A-2":	2.95
TRACT "A-3":	1.43
TRACT "A-4":	10.50
LOT "B-1":	17.29
LOT "B-2":	16.75
LOT "C-1":	22.65
TOTAL ACRES, MORE OR LESS:	176.14

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". MONUMENTS ARE SHOWN AS THUS: "A 1/2" IRON ROD WITH CAP STAMPED "LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF NE 1/4 SECTION 13, HAVING A BEARING OF N 89°44'18"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.
- BUILDING SETBACKS SHALL BE AS REQUIRED IN THE SOUTH FLORIDA GATEWAY P.U.D. ZONING AGREEMENT.
- 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.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 License Number 16714

Sheet No. 2 of 6 Sheets

SOUTH FLORIDA GATEWAY PUD - PLAT

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15 AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

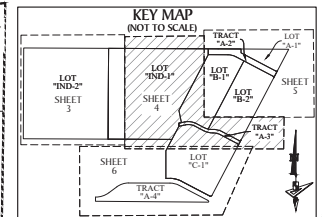
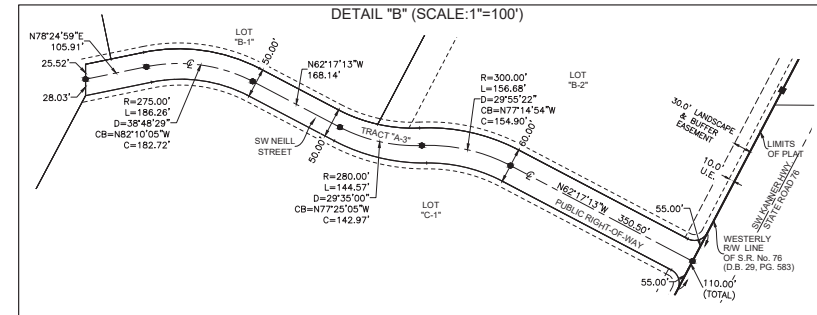
SCALE: 1" = 100'

LEGEND

P.O.B. ---- POINT OF BEGINNING	CB ---- CHORD BEARING
P.O.C. ---- POINT OF COMMENCEMENT	C ---- CHORD LENGTH
PG./PG(s) ---- PAGE(s)	N.A.V.D. ---- NORTH AMERICAN VERTICAL DATUM
SEC 13-39-40 ---- SECTION--TOWNSHIP--RANGE	IND ---- INDUSTRIAL
S.R. ---- STATE ROAD	S.R. ---- STATE ROAD
R/W ---- RIGHT-OF-WAY	HWY ---- HIGHWAY
P.B. ---- PLAT BOOK	PUD ---- PLANNED UNIT DEVELOPMENT
D.B. ---- DEED BOOK	P.R.M. ---- PERMANENT REFERENCE MONUMENT
D.E. ---- DRAINAGE EASEMENT	● ---- PERMANENT CONTROL POINT
U.E. ---- UTILITY EASEMENT	■ ---- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "TRM LB 7768"
Q ---- CENTERLINE	11 12 13 ---- SECTION CORNER
R ---- RADIUS	
L ---- ARC LENGTH	
Δ ---- DELTA (CENTRAL ANGLE)	

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "A 1 1/2" BRASS DISK STAMPED "TRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". MONUMENTS ARE SHOWN AS THUS: "A 1/2" IRON ROD WITH CAP STAMPED "LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF NE 1/4 SECTION 13, HAVING A BEARING OF N89°44'18"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.
- BUILDING SETBACKS SHALL BE AS REQUIRED IN THE SOUTH FLORIDA GATEWAY P.U.D. ZONING AGREEMENT.
- 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.
- 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.



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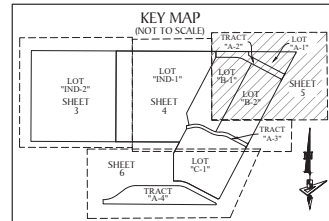
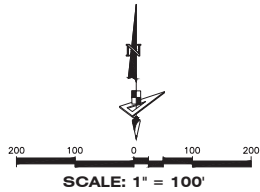
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Riverside Beach, FL 33404
Phone: (561) 444-2720
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Issued: Borealis Number 18 7768

Sheet No. 4 of 6 Sheets

SOUTH FLORIDA GATEWAY PUD - PLAT

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15 AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

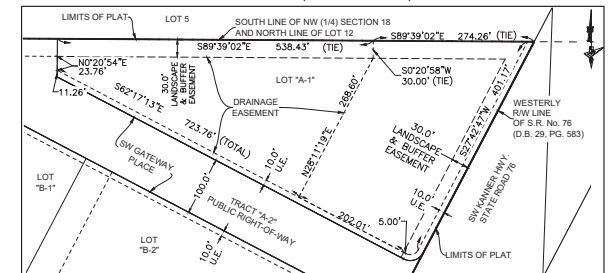
PLAT BOOK _____
PAGE _____



SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ "A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: ● "A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". MONUMENTS ARE SHOWN AS THUS: ● "A 1/2" IRON ROD WITH CAP STAMPED "LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF NE 1/4 SECTION 13, HAVING A BEARING OF N 89°44'18"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.
- BUILDING SETBACKS SHALL BE AS REQUIRED IN THE SOUTH FLORIDA GATEWAY PUD ZONING AGREEMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL IMPROVEMENTS OR MODIFICATIONS TO OR WITHIN THE EASEMENT AREAS AS ESTABLISHED IN THIS PLAT SHALL BE SUBJECT TO THE PRIOR REVIEW AND APPROVAL OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT.

DETAIL "C" (SCALE: 1"=100')



LEGEND

- P.O.B. ---- POINT OF BEGINNING
P.O.C. ---- POINT OF COMMENCEMENT
PG./PG(s) ---- PAGE(s)
SEC 13-39-40 ---- SECTION-TOWNSHIP-RANGE
S.R. ---- STATE ROAD
R/W ---- RIGHT-OF-WAY
P.B. ---- PLAT BOOK
D.B. ---- DEED BOOK
D.E. ---- DRAINAGE EASEMENT
U.E. ---- UTILITY EASEMENT
C ---- CENTERLINE
R ---- RADIUS
L ---- ARC LENGTH
D ---- DELTA (CENTRAL ANGLE)
CB ---- CHORD BEARING
C ---- CHORD LENGTH
N.A.V.D. ---- NORTH AMERICAN VERTICAL DATUM
IND ---- INDUSTRIAL
HWY ---- HIGHWAY
S.R. ---- STATE ROAD
PUD ---- PLANNED UNIT DEVELOPMENT
P.R.M. ---- PERMANENT REFERENCE MONUMENT
● ---- PERMANENT CONTROL POINT
■ ---- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
11 12
13 14

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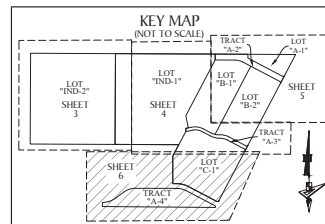
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Sheet No. 5 of 6 Sheets

PLAT BOOK _____
PAGE _____

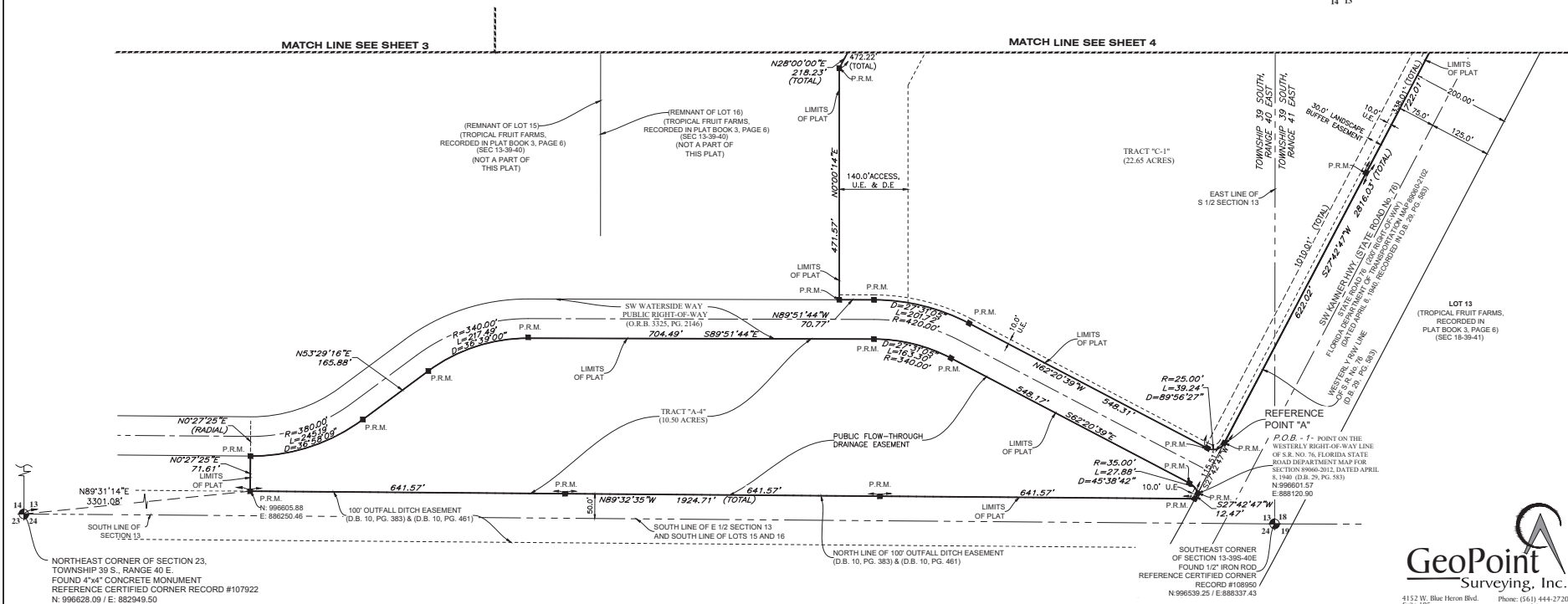


- PERMANENT REFERENCE MONUMENTS SHALL SHOW THIS: ■ 1/4" 1/2" BRASS STAMP "PRM L8768" SET IN A 4"x4" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: ■ A MAGNETIC NAIL AND BRASS STAMP "CPL L8768". MONUMENTS ARE SHOWN AS THIS: ■ 1/2" IRON ROD WITH CAP AND NUT. UNLESS OTHERWISE NOTED, ALL MONUMENTS SHALL BE SET TO THE CORNER OF THE LOT.
- BEARINGS SHOWN HEREIN ARE GRID BEARINGS BASED ON THE SOUTH LINE OF E 14 SECTION 13, HAVING A BEARING OF N89°44'18"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 ENCROACHMENT.
- THE LOT, AS RECORDED IN ITS OWN OFFICIAL RECORD IN THE PUBLIC RECORDS OF THE OFFICIAL DEPARTMENT OF THE SUBDIVIDED LANDS DESCRIBED HEREON WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE OFFICIAL, WHETHER GRAPHIC OR DIGITAL.
- BUILDING SETBACKS SHALL BE, AS REQUIRED IN THE SOUTH FLORIDA GATEWAY P.L.D. ZONING AGREEMENT.
- UTILITIES WHICH ARE SHOWN ON THIS PLAN SHALL BE CONSIDERED TO BE THE PROPERTY OF THE UTILITY COMPANY. UTILITY 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.
- ALL INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL APPROVEMENTS OR MODIFICATIONS TO OR WITHIN THE EASEMENT AREAS ESTABLISHED IN THIS PLAN SHALL BE SUBJECT TO THE PRIOR REVIEW AND APPROVAL OF THE UTILITY COMPANY AND THE DEPARTMENT OF TRANSPORTATION.



LEGEND

P.O.B. ---- POINT OF BEGINNING
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SEC 13--39--40 ---- SECTION--TOWNSHIP--RANGE
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P.R.M. ---- PERMANENT REFERENCE MONUMENT
● ---- PERMANENT CONTROL POINT
■ ---- SET 4"x4" CONCRETE
MONUMENT WITH
2" ALUMINUM DISK
STAMPED "PRM LB 7768"
11 12
---- SECTION CORNER



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