LEGAL DESCRIPTION

ALL THAT PART OF TRACTS 1, 2, 3, 7 AND 8, BLOCK 50, SAINT LUCIE INLET FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THAT LIE SOUTHERLY AND EASTERLY OF STATE ROAD NO. 76, BUT EXCEPTING PARCELS PREVIOUSLY CONVEYED AND RECORDED IN DEED BOOK 88, PAGE 154; OFFICIAL RECORDS BOOK 5 PAGE 304; OFFICIAL RECORD BOOK 73, PAGE 433; OFFICIAL RECORDS BOOK 129, PAGE 307; OFFICIAL RECORDS BOOK 144, PAGE 273: AND OFFICIAL RECORDS BOOK 156, PAGE 497: AND OTHER EXCEPTIONS, ALL OF WHICH EXCEPTIONS BEING MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 158, PAGE 95, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT OF WAY CONVEYED BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 835, PAGE 1822; OFFICIAL RECORDS BOOK 961, PAGE 1383; AND OFFICIAL RECORDS BOOK 1104, PAGE 2417, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL FOR ROAD RIGHT OF WAY CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 3091, PAGES 1760 AND 1768 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT

A 30.00 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 1, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF TRACT 7, BLOCK 50, SAID ST. LUCIE INLET FARMS SUBDIVISION; THENCE NORTH 66°08'02" EAST ALONG THE NORTH LINE OF SAID TRACT 7, A DISTANCE OF 227.18 FEET; THENCE PROCEED NORTHEASTERLY, ON AN ANGLE OF 136°36'00" AS MEASURED SOUTHWEST TO NORTH TO NORTHEAST, A DISTANCE OF 667.25 FEET TO A 5/8TH INCH IRON ROD AND PLASTIC CAP STAMPED "SJ BROWN PSM", SAID POINT LYING ON A SOUTHWESTERLY BOUNDARY LINE OF LOT 2, AS DESCRIBED IN OFFICIAL RECORD BOOK 3066, PAGE 1186, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY, ON A CONTINUATION OF THE LAST DESCRIBED LINE, AND ALONG A NORTHWESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 208.71 FEET TO A MAGNETIC NAIL AND DISC STAMPED "LB 7217"; THENCE SOUTHEASTERLY ALONG A NORTHEASTERLY BOUNDARY LINE OF SAID LOT 2, ON AN ANGLE OF 90° TO THE LAST LINE, A DISTANCE OF 208.71 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 2: THENCE SOUTH 22°44'00" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 2. A DISTANCE OF 12.58 FEET AND THE POINT OF BEGINNING; THENCE SOUTH 54°23'20" EAST, A DISTANCE OF 30.77 FEET TO A POINT ON A LINE LYING 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 2: THENCE SOUTH 22°44'00" WEST. ALONG SAID LINE LYING 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 169.64 FEET; THENCE SOUTH 72°12'20" WEST, A DISTANCE OF 30.22 FEET; THENCE NORTH 67°16'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 7.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH 22°44'00 EAST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 196.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A 30 FOOT WIDE STRIP OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3131. PAGE 2069 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

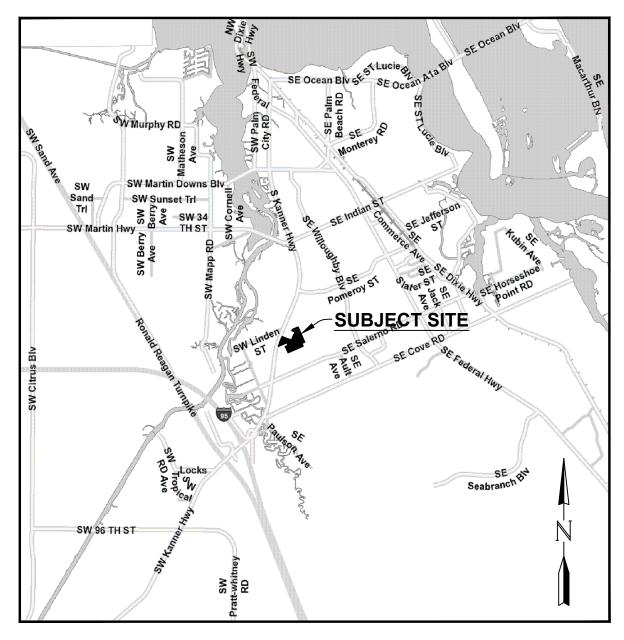
TOGETHER WITH THE FOLLOWING ROAD PARCEL TO BE ABANDONED: A PARCEL OF LAND BEING A PORTION OF THE NORTHERLY 15 FEET OF A 30 FOOT WIDE ROAD RESERVATION, LYING IN ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF TRACT 7, BLOCK 50 OF SAID PLAT WITH THE CENTERLINE OF A 30 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT; THENCE NORTH 23°48'00" WEST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 7, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID 30 FOOT WIDE ROAD RESERVATION; THENCE NORTH 66°11'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1109.38 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 893; THENCE SOUTH 23°50'10" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID 30.00 FOOT WIDE ROAD RESERVATION AS SHOWN ON SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 66°11'49" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1109.39 FEET TO THE POINT OF BEGINNING.

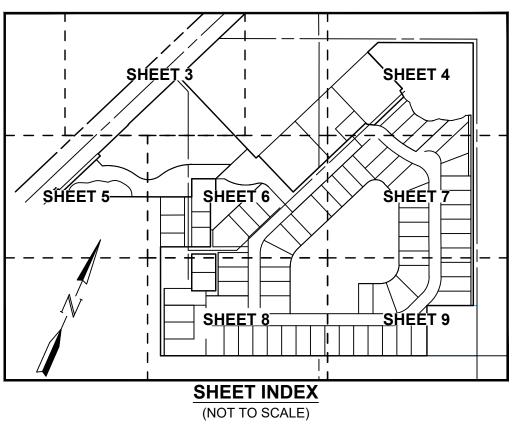
CONTAINING 30.14 ACRES MORE OR LESS

KANNER LAKE

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORIDA.



VICINITY MAP (INTENDED DISPLAY SCALE: 1"=1000')



COUNTY APPROVAL

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

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

	ATTEST:

DE = DRAINAGE EASEMENT FP&L = FLORIDA POWER AND LIGHT ID = IDENTIFICATION INC. = INCORPORATED IR&C = IRON ROD AND CAP L = ARC LENGTH LB = LICENSED SURVEYING BUSINESS NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988 ORB = OFFICIAL RECORDS BOOK PC = POINT OF CURVATURE PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PRM = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY RLS = REGISTERED LAND SURVEYOR ROW = RIGHT-OF-WAY SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT UE = UTILITY EASEMENT = CENTER LINE = SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217" SET MAG NAIL & DISC STAMPED "PCP NORTHSTAR LB 7217" □ = SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM NORTHSTAR LB 7217"

CLERK OF COURT

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 _____, 2021

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY

FILE NUMBER

DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER

TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF ST. LUCIE

DEAN, MEAD, MINTON & MOORE, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT , ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF DATED 20 . AT

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF KANNER LAKE IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020. DATED THIS _____ DAY OF __ , 2021.

DEAN, MEAD, MINTON & MOORE BY:

> W. LEE DOBBINS VICE PRESIDENT 1903 S. 25TH STREET, SUITE 200 FORT PIERCE, FL 34947 FLORIDA BAR NO. 988138

SURVEYOR'S NOTES

1) 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.343A.13.LDR)

4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE SOUTHEASTERLY RIGHT OF WAY LINE SOUTH KANNER HIGHWAY (STATE ROAD NO. 76). SAID LINE BEARS SOUTH 22°42'31" WEST.

5) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

6) SITE BENCHMARKS SHOWN HEREON ARE AS FOLLOWS:

POINT NUMBER 720, FOUND PK NAIL & WASHER STAMPED "MC 4350 76-018, NORTHING: 1019627.806, EASTING: 900398.058, ELEVATION 10.03 FEET NAVD88;

POINT NUMBER 10,000, REBAR WITH TRAVERSE CAP STAMPED "LB 7217", NORTHING: 1019393.48, EASTING 900564.41, ELEVATION 9.77. NAVD88.

7) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HERIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IT THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS. [SEC 4.912.C.10.c M.C. CODE, VOL 2]

CERTIFICATE OF SURVEYOR AND MAPPER

I, GREGORY S. FLEMING, HEREBY CERTIFY THAT THIS PLAT OF KANNER LAKE 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 MONUMEMENTS 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	GREGORY S. FLEMING PROFESSIONAL SURVEYOR & MAPPER
	FLORIDA CERTIFICATION NO. 4350 NORTHSTAR GEOMATICS, INC.
SURVEYOR	617 NE BAKER ROAD, STUART, FLORIDA 34994 P.O. BOX 2371, STUART, FLORIDA 34995 (772) 781–6400 (772) 781–6462 FAX LICENSED BUSINESS NO. 7217 Sheet 1 of 9

CERTIFICATE OF OWNERSHIP AND DEDICATION

KANNER 5601, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF KANNER LAKE AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF KANNER LAKE ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY, AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, THE KANNER LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS, LANDSCAPE, SIGNAGE, 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. ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF KANNER LAKE MAY BE USED FOR UTILITY PURPOSES 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. 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY, FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF KANNER LAKE, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, THE ASSOCIATION AS PRIVATE EASEMENTS, AND SHALL BE CONVEYED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, INCLUDING THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER, 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.

4. COMMON AREAS

THE COMMON AREA LANDSCAPE TRACT AND COMMON AREA TRACT SHOWN ON THIS PLAT OF KANNER LAKE ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE PRIVATE COMMON AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION, ITS MEMBERS AND THEIR INVITED GUESTS, AND SHALL BE MAINTAINED BY THE ASSOCIATION AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR KANNER LAKE NEIGHBORHOOD AREA. AS IT MAY BE AMENDED FROM TIME TO TIME (HEREINAFTER THE "KANNER LAKE DECLARATION OF COVENANTS"). MARTIN COUNTY HAS REGULATORY AUTHORITY OVER. BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY COMMON AREAS DESIGNATED AS SUCH ON THIS PLAT.

WATER MANAGEMENT TRACTS

WATER MANAGEMENT TRACTS 1 AND 2 AS SHOWN ON THIS PLAT OF KANNER LAKE ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE PRIVATE COMMON AREA WATER MANAGEMENT TRACTS. WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. FOR STORMWATER MANAGEMENT PURPOSES AND THE ENJOYMENT OF SAID ASSOCIATION. ITS MEMBERS AND THEIR INVITED GUESTS, AND SHALL BE MAINTAINED BY THE ASSOCIATION AS PROVIDED IN THE KANNER LAKE DECLARATION OF COVENANTS, AS IT MAY BE AMENDED FROM TIME TO TIME, MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY COMMON AREA WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.

6. PRESERVE AREAS

THE WETLAND PRESERVE TRACTS AND UPLAND PRESERVE TRACTS SHOWN ON THIS PLAT OF KANNER LAKE AND ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVE AREAS, WHICH 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, AND ANY APPLICABLE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("SFWMD") PERMITS AND/OR CONSERVATION EASEMENTS GOVERNING SUCH TRACTS. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVE AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP AND ANY APPLICABLE SFWMD PERMITS AND/OR CONSERVATION EASEMENTS. MARTIN COUNTY AND THE SFWMD HAVE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.

7. DRAINAGE RIGHT-OF-WAY DONATION

THE DRAINAGE RIGHT-OF-WAY DONATION SHOWN ON THIS PLAT OF KANNER LAKE IS HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, AND SHALL BE CONVEYED BY DEED THERETO, FOR PUBLIC DRAINAGE PURPOSES, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS AND FACILITIES AND THE FLOW OF SURFACE WATER.

8. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE 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: THE DRAINAGE EASEMENTS (D.E.) SHOWN HEREIN

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 THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR 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.

KANNER LAKE

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 7, AND 8, BLOCK 50, ST. LUCIE INLET FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN MARTIN COUNTY, FLORI

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

9. RECREATION TRACT

THE RECREATION TRACT SHOWN ON THIS PLAT OF KANNER LAKE IS HEREBY DECLARED TO BE THE PROPERTY OF AND DEDICATED TO THE ASSOCIATION AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION TRACT WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATIONAL PURPOSES AND FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION. ITS MEMBERS AND THEIR INVITED GUESTS, AND SHALL BE MAINTAINED BY THE ASSOCIATION AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR KANNER LAKE, AS IT MAY BE AMENDED FROM TIME TO TIME. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE RECREATION TRACT DESIGNATED AS SUCH ON THIS PLAT.

10. LIFT STATION EASEMENT

THE LIFT STATION EASEMENT SHOWN ON THIS PLAT OF KANNER LAKE IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT. EXCLUSIVE EASEMENT FOR CONSTRUCTION. RECONSTRUCTION. REPLACEMENT OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH THE LIFT STATION EASEMENT AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.

WITNESS:	KANNER 5601, LLC, A FLORIDA
PRINT NAME:	LIMITED LIABILITY COMPANY BY: LELY DEVELOPMENT CORPORATION
	A FLORIDA CORPORATION
	ITS AUTHORIZED MEMBER
WITNESS:	-
BY:	
PRINT NAME:	JOSEPH D. BOFF, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF _____

ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, BY JOSEPH D. BOFF, AS PRESIDENT OF LELY DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AUTHORIZED MEMBER OF KANNER 5601. LLC. A FLORIDA LIMITED LIABILITY COMPANY. ON BEHALF OF SAID COMPANY. WHO [1 IS PERSONALLY KNOWN TO ME OR [] HAS PROVED TO ME ON THE BASIS OF A DRIVER'S LICENSE OR OTHER SATISFACTORY EVIDENCE CONSISTING OF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF , 2021.

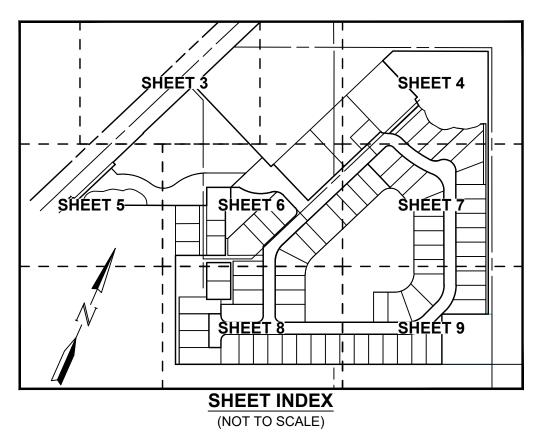
(NOTARIAL STAMP)

NOTARY PUBLIC PRINT NAME: MY COMMISSION EXPIRES:

LEGEND

CB = CHORD BEARING

- CD = CHORD DISTANCE
- CE = CONSERVATION EASEMENT
- CM = CONCRETE MONUMENT
- CONC. = CONCRETE D = DELTA
- DE = DRAINAGE EASEMENT
- EL. = ELEVATION
- FP&L = FLORIDA POWER AND LIGHT
- ID = IDENTIFICATION INC. = INCORPORATED
- IR&C = IRON ROD AND CAP
- L = ARC LENGTH
- LB = LICENSED SURVEYING BUSINESS
- MON = MONUMENT NAVD88= NORTH AMERICAN VERTICAL DATUM OF 1988
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE PCP = PERMANENT CONTROL POINT
- PG = PAGE
- PI = POINT OF INTERSECTION
- POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY
- R = RADIUS
- RLS = REGISTERED LAND SURVEYOR
- ROW = RIGHT-OF-WAY SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- UE = UTILITY EASEMENT = CENTER LINE
- = SET 5/8" IRON ROD & CAP STAMPED
- "NORTHSTAR LB 7217"
- = SET MAG NAIL & DISC STAMPED "PCP NORTHSTAR LB 7217"
- □ = SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM NORTHSTAR LB 7217"



ACCEPTANCE OF DEDIC	ATIONS
ACCEPT OWNERSHIP AND DEDICATIONS OF WATER MANAGEMENT TRACTS, STREETS, F	ATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREE F LAND, UTILITY EASEMENTS, DRAINAGE EASEMENTS, COMMON AREA RIGHTS-OF-WAY, RECREATION TRACT, AND PRESERVE AREAS AS SHO B HEREBY ACCEPT THE RESPONSIBILITIES SET FORTH THEREIN.
WITNESS:	KANNER LAKE HOMEOWNERS
PRINT NAME:	ASSOCIATION, INC., A FLORIDA NOT- FOR-PROFIT CORPORATION
WITNESS:	
	BY:
PRINT NAME:	IVAN M. CHOSNEK, PRESIDENT
CHOSNEK, PRESIDENT OF KANNER LAKE HO OF SAID CORPORATION, WHO [] IS PERSON DRIVER'S LICENSE OR OTHER SATISFACTOR WHOSE NAME IS SUBSCRIBED IN THE ACCE EXECUTED SAME. WITNESS MY HAND AND OFFICIAL SEAL IN T	OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, BY <u>IVAN M.</u> OMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ON BEH NALLY KNOWN TO ME OR [] HAS PROVED TO ME ON THE BASIS OF A RY EVIDENCE CONSISTING OF, TO BE THE PERSO PTANCE OF DEDICATIONS, AND ACKNOWLEDGED BEFORE ME THAT I
, 2021.	
	NOTARY PUBLIC
(NOTARIAL STAMP)	NOTART FOBLIC
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(NOTARIAL STAMP)	PRINT NAME:

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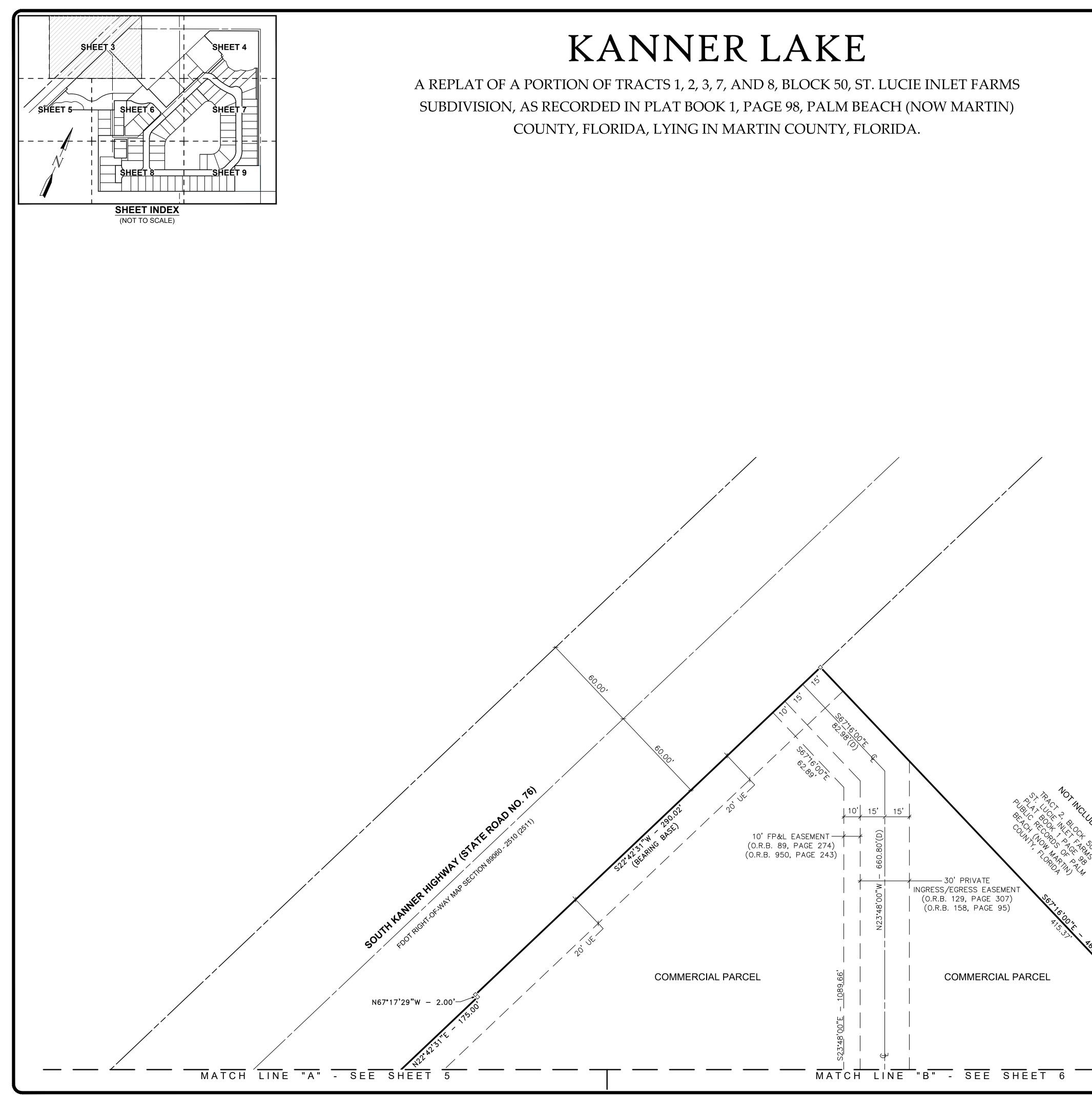
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POINT NUMBER 720, FOUND PK NAIL & WASHER STAMPED "MC 4350 76-018, NORTHING: 1019627.806, EASTING: 900398.058, ELEVATION 10.03 FEET NAVD88; POINT NUMBER 10,000, REBAR WITH TRAVERSE CAP STAMPED "LB 7217", NORTHING: 1019393.48, EASTING 900564.41,

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> NORTHSTAR GEOMATICS. INC. 617 NE BAKER ROAD, STUART, FLORIDA 34994 P.O. BOX 2371, STUART, FLORIDA 34995 (772) 781-6400 (772) 781-6462 FAX LICENSED BUSINESS NO. 7217 Sheet 2 of 9



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LEGEND

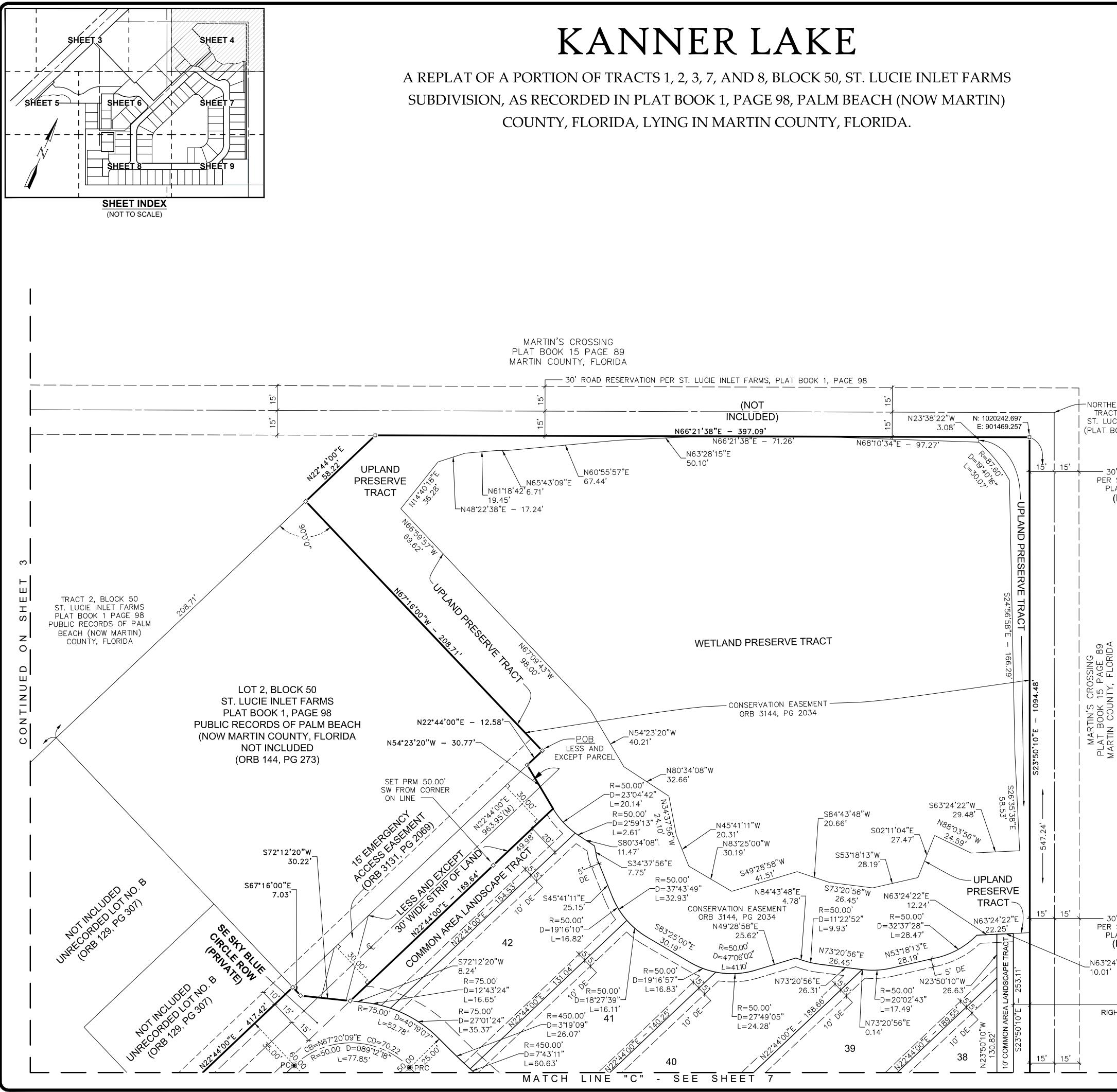
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GRAPHIC SCALE 30 60 (IN FEET) Intended display scale: 1 inch = 30 feetNORTHSTAR GEOMATICS, INC. 617 NE BAKER ROAD, STUART, FLORIDA 34994 P.O. BOX 2371, STUART, FLORIDA 34995 (772) 781–6400 (772) 781–6462 FAX LICENSED BUSINESS NO. 7217

Sheet 3 of 9

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-NORTHEAST CORNER OF TRACT 1, BLOCK 50, ST. LUCIE INLET FARMS, (PLAT BOOK 1, PAGE 98)

- 30' ROAD RESERVATION PER ST. LUCIE INLET FARMS PLAT BOOK 1, PAGE 98 (NOT INCLUDED)

CB = CHORD BEARING

LEGEND

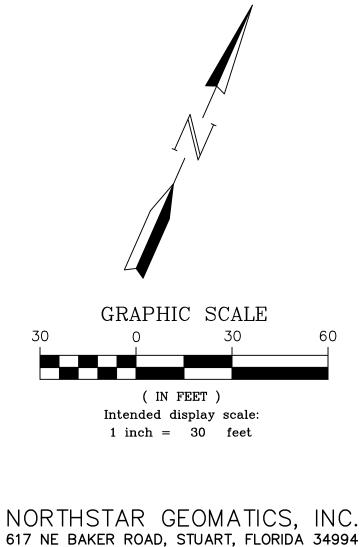
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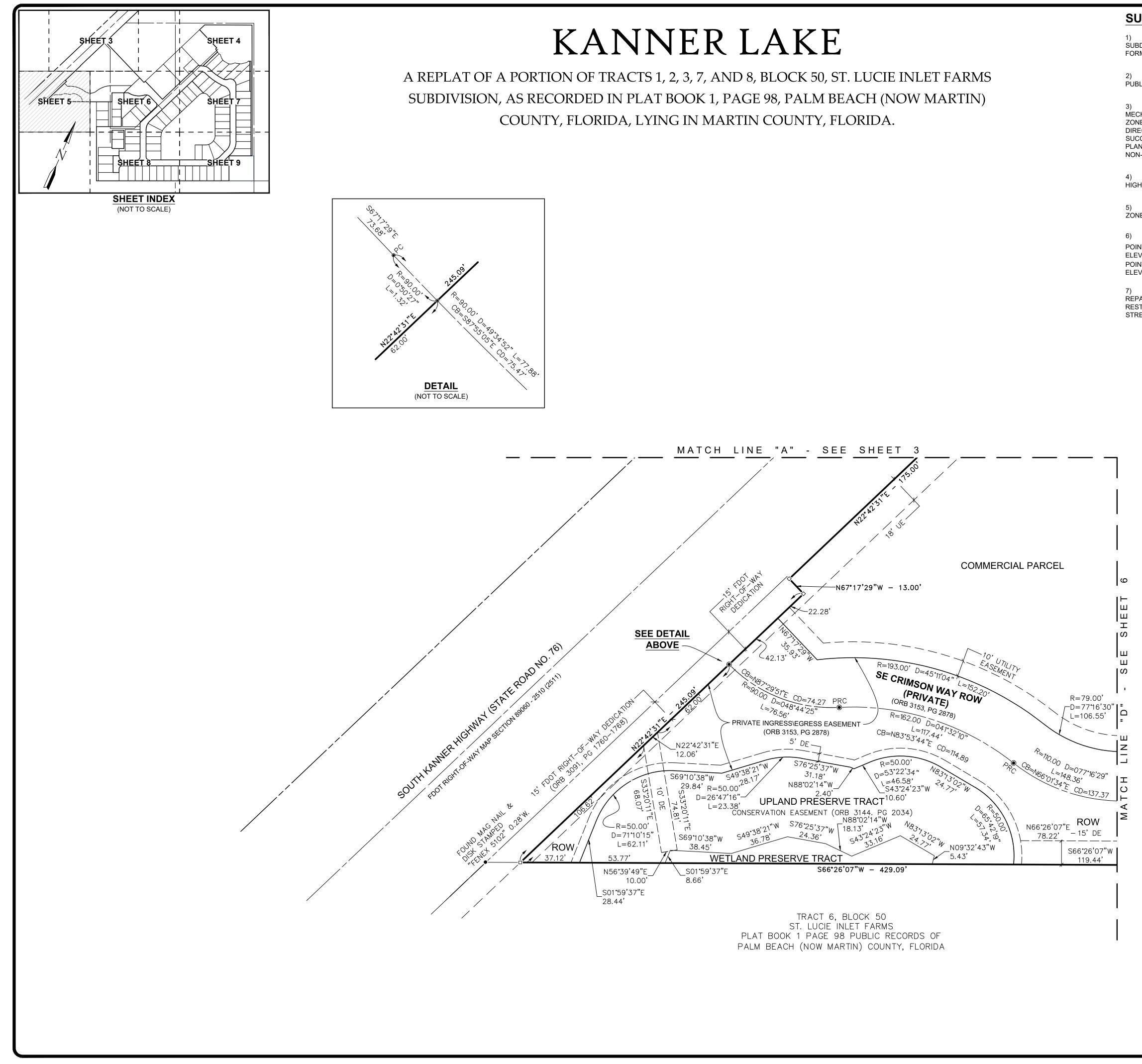
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- 10' DRAINAGE **RIGHT-OF-WAY DONATION**



617 NE BAKER ROAD, STUART, FLORIDA 34994 P.O. BOX 2371, STUART, FLORIDA 34995 (772) 781–6400 (772) 781–6462 FAX LICENSED BUSINESS NO. 7217 Sheet 4 of 9



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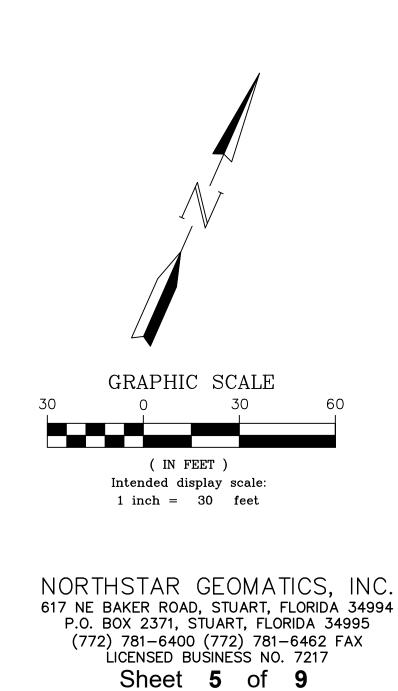
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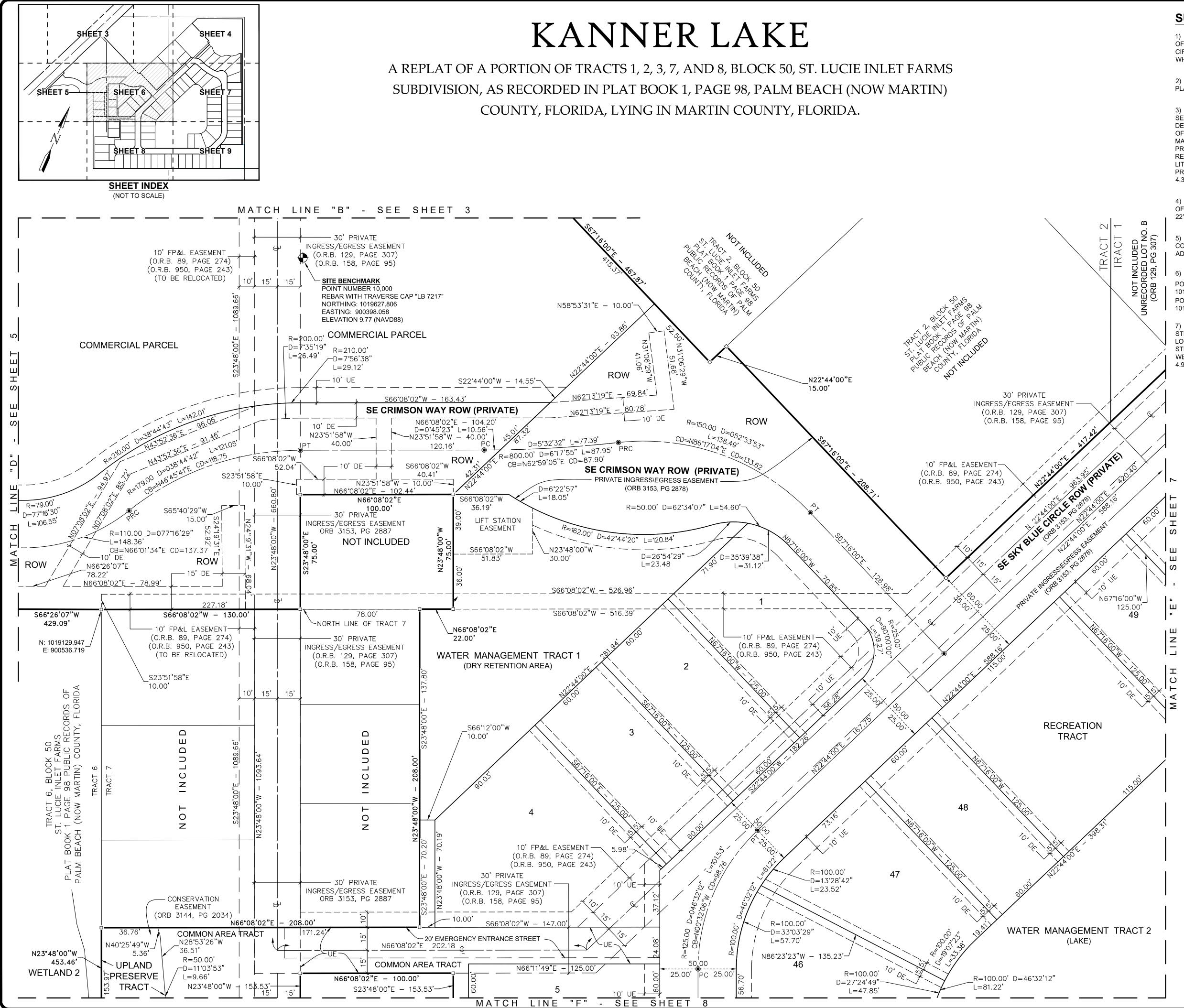
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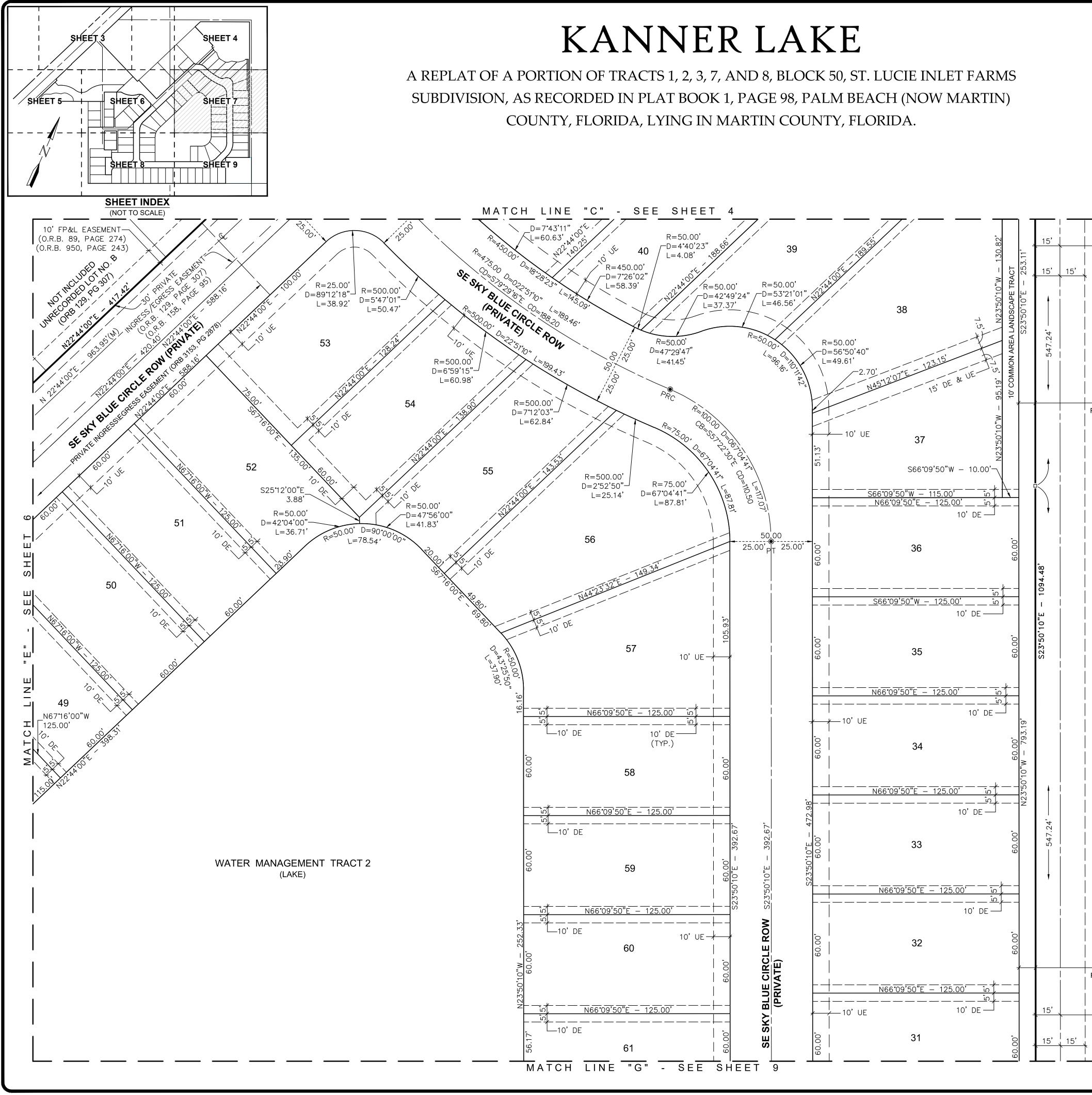
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— 10' DRAINAGE **RIGHT-OF-WAY DONATION**

- 15' ROAD RESERVATION

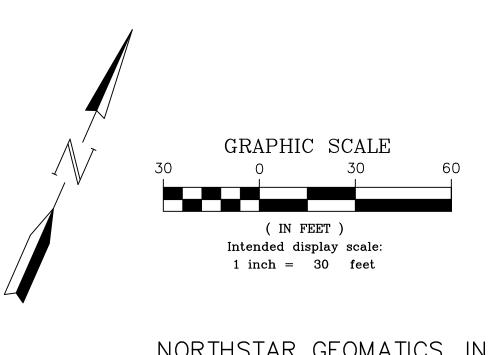
PER ST. LUCIE INLET FARMS

PLAT BOOK 1, PAGE 98

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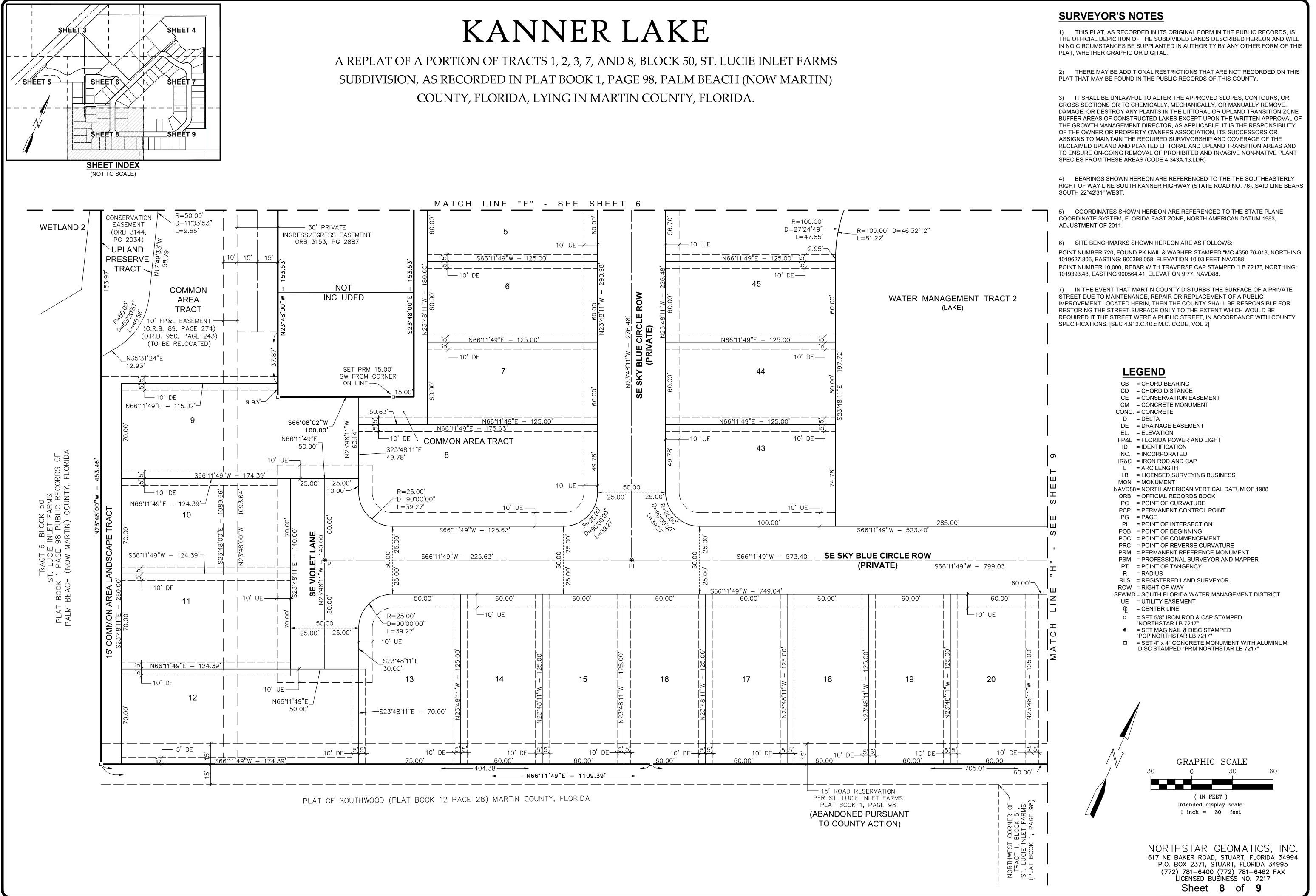
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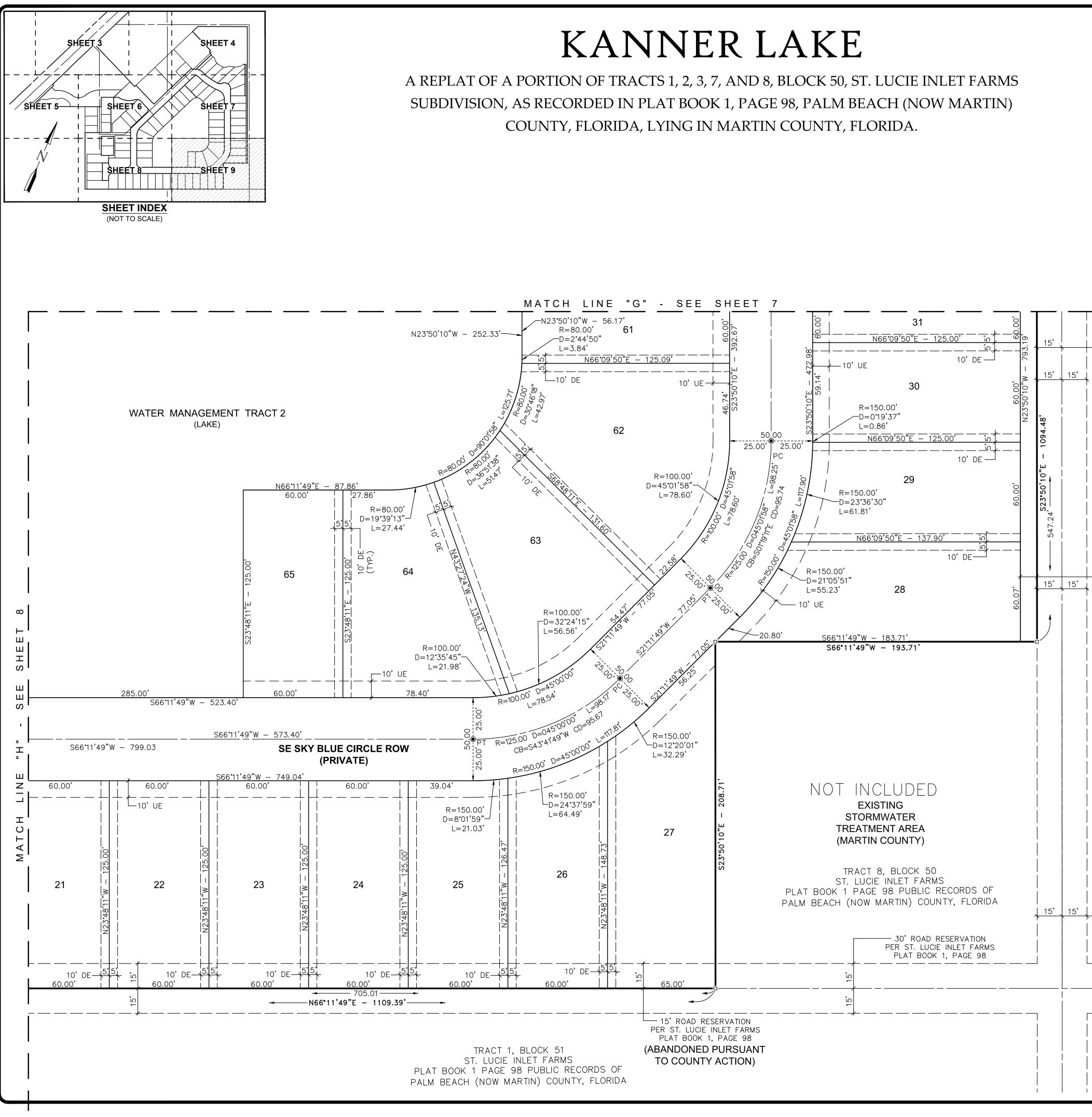
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- "PCP NORTHSTAR LB 7217"
- DISC STAMPED "PRM NORTHSTAR LB 7217"

PLA MAR'





1) 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.343A.13.LDR)

4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE SOUTHEASTERLY RIGHT OF WAY LINE SOUTH KANNER HIGHWAY (STATE ROAD NO. 76). SAID LINE BEARS SOUTH 22°42'31" WEST.

5) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

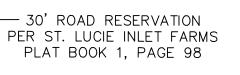
6) SITE BENCHMARKS SHOWN HEREON ARE AS FOLLOWS: POINT NUMBER 720, FOUND PK NAIL & WASHER STAMPED "MC 4350 76-018, NORTHING:

1019627.806, EASTING: 900398.058, ELEVATION 10.03 FEET NAVD88; POINT NUMBER 10,000, REBAR WITH TRAVERSE CAP STAMPED "LB 7217", NORTHING: 1019393.48, EASTING 900564.41, ELEVATION 9.77. NAVD88.

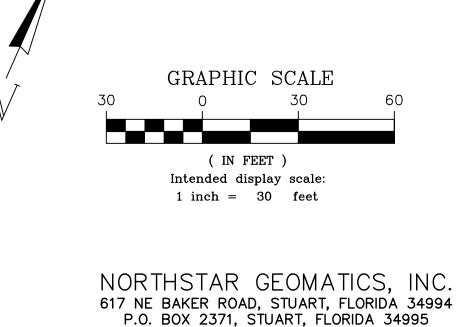
7) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED HERIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IT THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS. [SEC 4.912.C.10.c M.C. CODE, VOL 2]

LEGEND

- CB = CHORD BEARING
- CD = CHORD DISTANCE CE = CONSERVATION EASEMENT
- CM = CONCRETE MONUMENT
- CONC. = CONCRETE
- D = DELTA DE = DRAINAGE EASEMENT
- EL. = ELEVATION
- FP&L = FLORIDA POWER AND LIGHT
- ID = IDENTIFICATION
- INC. = INCORPORATED
- IR&C = IRON ROD AND CAP
- L = ARC LENGTH LB = LICENSED SURVEYING BUSINESS
- MON = MONUMENT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- ORB = OFFICIAL RECORDS BOOK PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- PI = POINT OF INTERSECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PT = POINT OF TANGENCY
- R = RADIUS
- RLS = REGISTERED LAND SURVEYOR ROW = RIGHT-OF-WAY
- SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- UE = UTILITY EASEMENT
- = CENTER LINE
- = SET 5/8" IRON ROD & CAP STAMPED
- "NORTHSTAR LB 7217"
- SET MAG NAIL & DISC STAMPED "PCP NORTHSTAR LB 7217"
- □ = SET 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM NORTHSTAR LB 7217"







(772) 781–6400 (772) 781–6462 FAX LICENSED BUSINESS NO. 7217

Sheet 9 of 9

PER ST. LUCIE INLET FARMS PLAT BOOK 1, PAGE 98

- 15' ROAD RESERVATION

10' DRAINAGE 15' J RIGHT-OF-WAY DONATION

> 89 PAGE 15 CR(VTV MARTIN'S _AT BOOK ARTIN COUN

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