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DOUGLAS
ST. LUCIE

CARMEL AT BEAU RIVAGE

A SUBDIVISION IN SECTION 24, TOWNSHIP 37 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION

The East 924.15 feet of Government Lot 4, excepting therefrom the South 1375 feet of the West 524.15 feet of the East 924.15 feet of said Government Lot 4, all in Section 24, Township 37 South, Range 40 East, ALSO the South 508.5 feet of the East 924.15 feet of the Northeast one-quarter of Section 24, Township 37 South, Range 40 East.

EXCEPTING THEREFROM the following five (5) parcels of land:

PARCEL NO. 1: All lands lying in and comprising Plat No. 1, Beau Rivage, according to the Plat thereof recorded in Plat Book 11, Page 24 of the Public Records of St. Lucie County, Florida.

PARCEL NO. 2: Begin at the Northeast corner of Lot 18, Block 4, Plat No. 1 Beau Rivage, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of St. Lucie County, Florida (Note: for the purpose of this description the Easterly line of said Lot 18 is assumed to bear North and South and all other bearings used herein are relative thereto), continue North along the extended Easterly line of said Lot 18 a distance of 500 feet; thence West, at right angles to the preceding course a distance of 140 feet; thence South along the Northerly extension of the West line of said Lot 18, a distance of 500 feet; thence East a distance of 140 feet to the Northeast corner of said Lot 18 and Point of Beginning. (Also known as Lots 13, 14, 15, 16 and 17, Block 4 of the proposed Plat No. 3, Beau Rivage - unrecorded).

PARCEL NO. 3: Starting at the Southeast corner of said Section 24, run North 0 degrees 50 minutes 20 seconds East along the East line of said Section 24 a distance of 2364.73 feet to a point; thence North 89 degrees 09 minutes 40 seconds West, a distance of 40 feet to the point of beginning; thence North 0 degrees 50 minutes 20 seconds East, a distance of 300 feet to a point; thence North 89 degrees 09 minutes 40 seconds West, a distance of 140 feet to a point; thence South 0 degrees 50 minutes 20 seconds West, a distance of 300 feet to a point; thence South 89 degrees 09 minutes 40 seconds East, a distance of 140 feet to the Point of Beginning. (Also known as Lots 7, 8 and 9, Block 5 of the proposed Plat No. 3, Beau Rivage - unrecorded).

PARCEL NO. 4: Beginning at a point on the Northerly extension of the West line of Lot 8, Block 3, Plat No. 1, Beau Rivage, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of St. Lucie County, Florida, at a distance of 180 feet North from the Northwest corner of said Lot 8, (Note: for the purpose of this description the Westerly line of said Lot 8 is assumed to bear North and South and all other bearings used herein are relative thereto), continue North along said Westerly extension line of said Lot 8 a distance of 330 feet, thence East at right angles to the preceding course a distance of 150 feet, thence South along the Northerly extension line of the East line of said Lot 8, a distance of 305 feet to the beginning of a curve concave to the Northwest and having a radius of 25 feet and a central angle of 90 degrees; thence Southerly and Westerly along the arc of said curve a distance of 39.27 feet to the end of said curve; thence West along the tangent of said curve and parallel to the North line of said Lot 8, a distance of 125 feet to the point of beginning. (Also known as Lots 1, 2 and 3, Block 6 of the proposed Plat No. 3, Beau Rivage - unrecorded).

PARCEL NO. 5: Beginning at the Northeast corner of Lot 3, Block 5, Plat No. 1, Beau Rivage, according to the Plat thereof recorded in Plat Book 11, Page 24, public records of St. Lucie County, Florida; thence North along the Northerly extension of the East line of said Lot 3 a distance of 300 feet; thence West at right angles to the preceding course a distance of 140 feet; thence South along the Northerly extension of the West line of said Lot 3 a distance of 300 feet to the Northwest corner of said Lot 3; thence East along the North line of said Lot 3 a distance of 140 feet to the point of beginning. (To be known as Lot 4, 5 and 6 in Block 5, of the proposed but unrecorded plat of Beau Rivage).

TOGETHER with the following described lands:

A 4.95 foot wide parcel of land lying West of the West line of the East 924.15 feet of Government Lot 4, Section 24, Township 37 South, Range 40 East, St. Lucie County, Florida; lying East of the East right-of-way line of Everglades Boulevard, as shown on the plat of Beau Rivage Heights, Plat Book 14, Page 33, Public Records of St. Lucie County, Florida; lying North of all those lands comprising Plat No. 1, Beau Rivage, Plat Book 11, Page 24, Public Records of St. Lucie County, Florida; and lying South of the Easterly extension of the North right-of-way line of Howard Creek Lane as shown on the aforesaid plat of Beau Rivage Heights; said parcel being more particularly described as follows:

Commence at the Northeast corner of Lot 11, Block 3, Plat No. 1, Beau Rivage, as recorded in Plat Book 11, Page 24, Public Records of St. Lucie County, Florida; thence run North 89° 10' 05" West along the North line of the aforesaid Lot 11, Block 3, a distance of 154.07 feet to a point in the Easterly right-of-way line of Everglades Boulevard as shown on the aforesaid Plat No. 1, Beau Rivage; thence run South 77° 00' 20" West a distance of 41.26 feet to the Point of Beginning at an intersection with the West line of the East 924.15 feet of said Government Lot 4; thence continue to run South 77° 00' 20" West a distance of 5.10 feet to an intersection with the Easterly right-of-way line of Everglades Boulevard as shown on the aforesaid plat of Beau Rivage Heights; thence run North 00° 50' 20" East along said Easterly right-of-way line a distance of 371.41 feet; thence run South 89° 09' 40" East along the Easterly extension of the North right-of-way line of Howard Creek Lane as shown on the aforesaid plat of Beau Rivage Heights a distance of 4.95 feet to a point on the West line of the East 924.15 feet of Government Lot 4; thence run South 00° 50' 20" West along the West line of the East 924.15 feet of Government Lot 4 a distance of 370.19 feet to the Point of Beginning.

DEDICATION

STATE OF FLORIDA SS
COUNTY OF ST. LUCIE SS

Carey O'Laughlin, Cecily H. O'Laughlin, John J. O'Laughlin, Jr. and Stephen R. Baka do hereby certify that they are the owners of the property described hereon as Carmel at Beau Rivage and do hereby dedicate and set apart as follows:

- All road rights of way are hereby dedicated to St. Lucie County for roadway purposes and the installation and maintenance of utilities.
- All drainage and utility easements shown hereon are hereby dedicated to St. Lucie County for the purposes of installation and maintenance of drainage facilities and public utilities.
- Tract A is hereby dedicated to St. Lucie County for the purpose of additional road right of way for Everglades Boulevard and for the installation and maintenance of public utilities.
- Tracts B and C are hereby dedicated to St. Lucie County for the purpose of installation and maintenance of drainage facilities.
- Access easements over and across portions of lots 3 and 4 and Tract C are for the purpose of ingress and egress by the general public from public rights of ways to those lands served by the access easements.

Witness our hands and seals this 14th day of January, 1988.

Carey O'Laughlin
Carey O'Laughlin

John J. O'Laughlin, Jr.
John J. O'Laughlin, Jr.

Cecily H. O'Laughlin
Cecily H. O'Laughlin

Stephen R. Baka
Stephen R. Baka

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF ST. LUCIE SS

Before me, the undersigned authority, personally appeared Carey O'Laughlin, Cecily H. O'Laughlin, John J. O'Laughlin, Jr. and Stephen R. Baka to me known to be the individuals described in and who executed the foregoing Certificate of Dedication and they each duly acknowledged before me that they executed the same.

Witness my hand and official seal this 14th day of January, 1988.

My commission expires: April 5th, 1991

David W. Betham
Notary Public, State of Florida

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA SS
COUNTY OF ST. LUCIE SS

It is hereby certified that this plat has been approved for record by the Board of County Commissioners of St. Lucie County, Florida, this 20th day of January, 1988.

John J. O'Laughlin, Jr.
Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL CLERK OF CIRCUIT COURT

STATE OF FLORIDA SS
COUNTY OF ST. LUCIE SS

I, Douglas Dixon, Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all the requirements of the laws of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 26, Page 10 of the public record of St. Lucie County, Florida, this 21st day of January, 1988.

Douglas Dixon
By *James Rowles D.C.*
Clerk of Circuit Court
St. Lucie County, Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
COUNTY OF MARTIN SS

KNOW ALL MEN BY THESE PRESENTS, that SEABOARD SAVINGS BANK, F.S.B., the owner and holder of the certain mortgages filed in the Public Records of St. Lucie County, Florida, as follows:

- Dated May 29, 1987, filed at Official Record Book 545, Page 2065.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2071.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2078.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2058.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2085.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2092.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2099.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2106.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2113.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2120.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2127.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2134.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2141.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2148.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2155.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2176.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2183.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2162.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2169.
- Dated May 29, 1987, filed at Official Record Book 545, Page 2190.
- Dated September 3, 1987, filed at Official Record Book 557, Page 1652.
- Dated July 31, 1986, filed at Official Record Book 510, Page 1822.
- Dated October 31, 1986, filed at Official Record Book 524, Page 1187.

does hereby join in and consent to this plat for the uses and purposes herein set forth.

IN WITNESS WHEREOF, SEABOARD SAVINGS BANK has caused these presents to be executed by the officers named below and its corporate seal affixed hereto, this 14th day of January, 1988.

SEABOARD SAVINGS BANK

Charles W. ...
By: *Charles W. ...*

David W. Betham
Notary Public, State of Florida

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF MARTIN SS

Before me, the undersigned authority, personally appeared *Charles W. ...*, well known to me to be the *President* of SEABOARD SAVINGS BANK, F.S.B., who executed the foregoing instrument and that each duly acknowledged before me that he executed the same as such officers for and on behalf of said SEABOARD SAVINGS BANK, F.S.B.

Witness my hand and official seal this 14th day of January, 1988.

My commission expires: April 5th, 1991

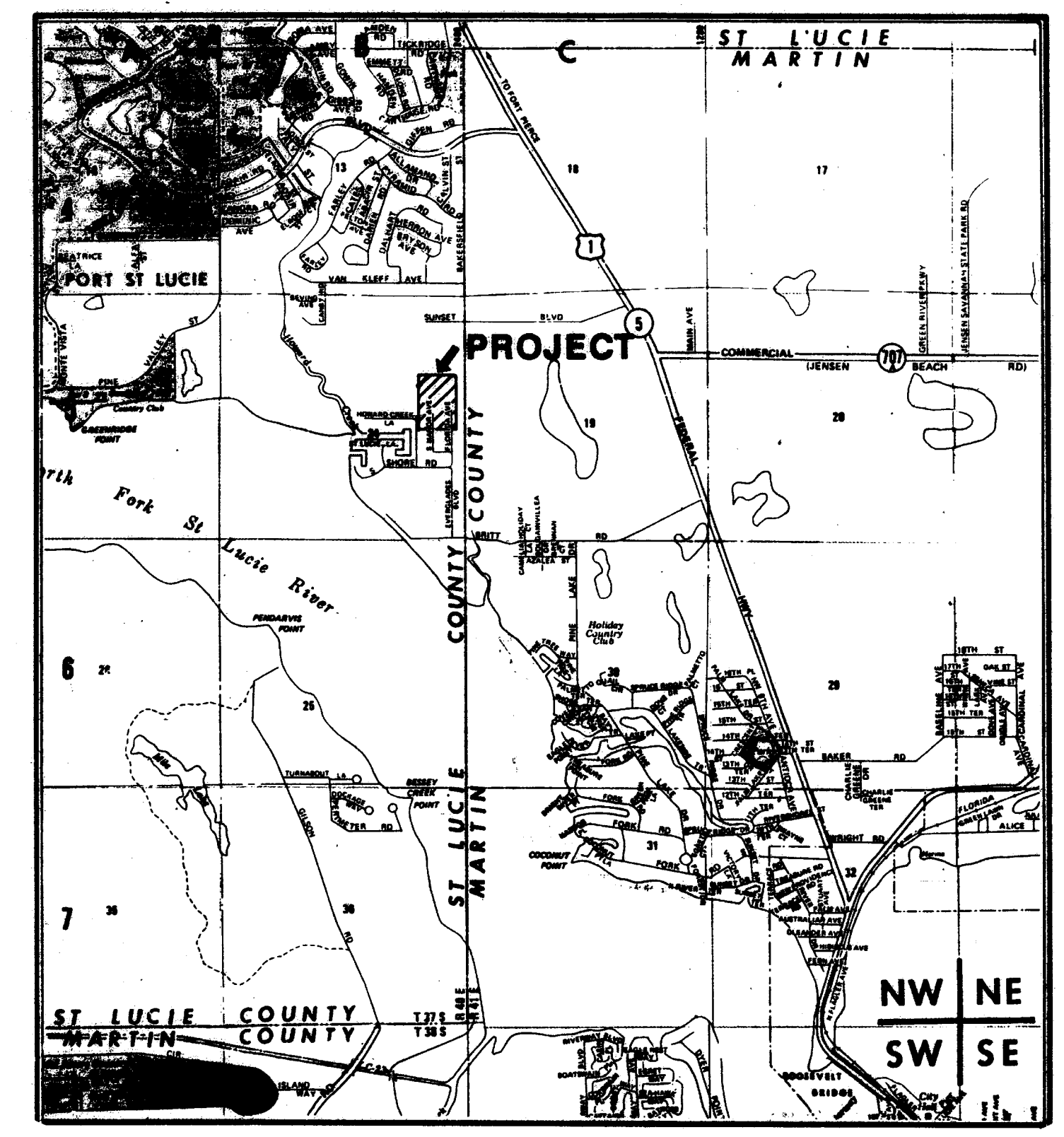
David W. Betham
Notary Public, State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF MARTIN SS

We, South Florida Title Service, Inc., a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Carey O'Laughlin, John J. O'Laughlin, Jr., Cecily H. O'Laughlin and Stephen R. Baka; that we find the property is encumbered by the mortgages shown hereon; and that we find that all mortgages shown hereon are true and correct.

Date: 1-14-88 By: *James B. Brewster*
Title: *President*



LOCATION MAP

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF ST. LUCIE SS

I HEREBY CERTIFY that the boundary of this plat is based upon an actual survey made in the field under my direction; that said survey complied with the Minimum Technical Standards as set forth in Rule 21HH-6 adopted by the Florida Board of Land Surveyors pursuant to Florida Statute 472.027; that it is a correct representation of the lands platted and that Permanent Reference Monuments (P.R.M.'s) have been placed as called for under Chapter 177, Florida Statutes.

Dated this 17th day of January, 1988.

David W. Betham
David Betham
Florida Professional Land Surveyor No. 3199

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF ST. LUCIE SS

I HEREBY CERTIFY that this plat is true and correct to the best of my knowledge and belief as platted under my direction based upon survey and boundary information furnished by David Betham, P.L.S. No. 3199 and as certified hereon.

Dated this 17th day of January, 1988.

E. Brett Culpepper
E. Brett Culpepper
Florida Professional Land Surveyor No. 3333

Plat Book 26
Page 10
1883

STATE OF FLORIDA
ST. LUCIE COUNTY
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL
JOSEPH E. SMITH, CLERK
By *James B. Brewster*
Date: 1-14-88

