

TITLE CERTIFICATION C. Norris Tilton, Attorney at Law

Law Agent for Chicago Title Co., a licensed Title Insurance Company in the State of Florida, certifies that:

- Record title to the land described and shown on this Plat is in the name of the person, persons, corporation, or other entity executing the dedication thereon.
- There are no mortgages of record encumbering the land described hereon.

Dated this 10th day of June, 1994.
C. Norris Tilton

CERTIFICATION OF OWNERSHIP AND DEDICATION

COUNTY OF ST. LUCIE
STATE OF FLORIDA

I, ROBERT B. THOMAS, do hereby certify that I am the owner of the property described hereon, and have caused the same to be surveyed and platted, as shown hereon, and do dedicate as follows:

1. The street and right-of-way shown on this plat of the BLAIR DEVELOPMENT is hereby dedicated to the BLAIR DEVELOPMENT PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation (hereinafter referred to as the "Association"), for ingress and egress purposes, and is hereby declared to be a private road in common with all lot owners in the Blair Development. The Association shall be responsible for all maintenance thereof. The street and right-of-way shown may be used by utilities, including cable television, for access, utility and maintenance purposes in compliance with such ordinances and regulations as exist or may be adopted from time to time by the Board of County Commissioners. The Board of County Commissioners of St. Lucie County, Florida, shall bear no responsibility, duty or liability regarding the street and right-of-way.

2. The drainage and utility easements shown on this plat of the Blair Development are hereby dedicated to the Association for drainage and utility installation and maintenance purposes by the Association and any public or private utility or cable television company in compliance with such ordinances and regulations as exist or may be adopted from time to time by the Board of County Commissioners of St. Lucie County, Florida, and are hereby declared to be private easements in common with all lot owners in the Blair Development. The Association shall be responsible for all maintenance thereof. The Board of County Commissioners of St. Lucie County, Florida, shall bear no responsibility, duty, or liability regarding such easements.

3. Tract "A" as shown on this plat of Blair Development is hereby declared to be a private access easement for the purpose of ingress and egress to Lot 1 and the unplatted parcel adjoining on the west of said easement and is hereby dedicated to the Association for that purpose.

4. Tract "B" as shown on this plat of Blair Development is hereby declared to be additional right-of-way for Britt Road and is hereby dedicated to the use of the public.

5. Landscape Preservation Easement as shown in this plat of Blair Development is hereby dedicated to the Association for landscape purposes and the Association shall be responsible for all maintenance thereof.

Robert B. Thomas
Witness: Ann M. Stewart (seal)
Witness: Jillson Kumaack (seal)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before me, the undersigned authority, personally appeared ROBERT B. THOMAS, to me known to be the individual described in and who executed the foregoing Certificate of Dedication, and who duly acknowledged before me that they executed the same.

WITNESS my hand and official seal at St. Lucie, St. Lucie County, Florida, this 9th day of June, 1994.

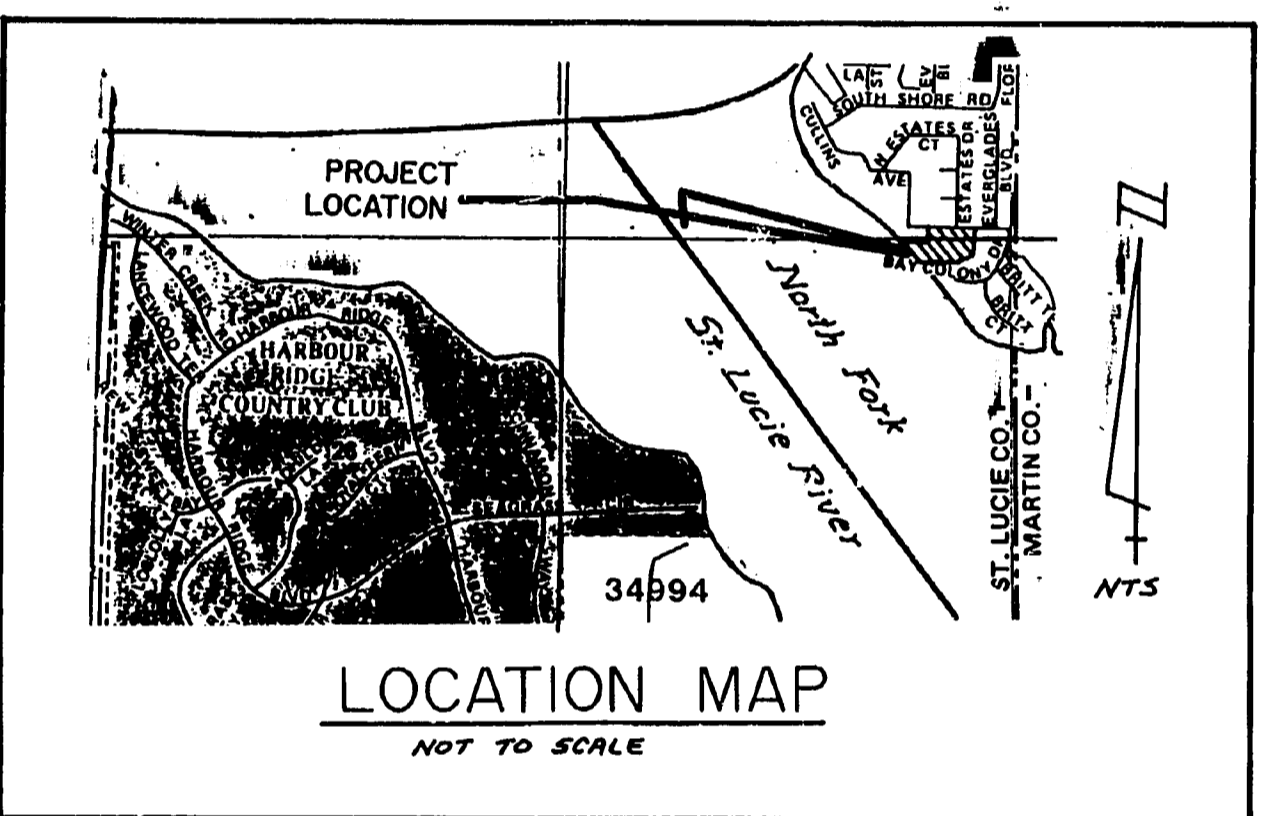
Cynthia R. Healy (CYNTHIA R. HEALY)
Notary Public, State of Florida
My commission expires: Dec 3, 1996 Comm. CC 244036

A PLAT OF

BLAIR DEVELOPMENT

A PARCEL OF LAND LYING IN THE
NORTH EAST CORNER
OF SECTION 25, TOWNSHIP 37 SOUTH
RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA

MAY 1994



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 37 SOUTH, RANGE 40 EAST; THENCE NORTH 89°58'45" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, ALSO KNOWN AS THE NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 319.89 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'15" WEST, PARALLEL WITH AND 30.00 FEET WEST OF THE WEST LINE OF THE PLAT OF BAY COLONY OF STUART FIRST ADDITION AS RECORDED IN PLAT BOOK 19 AT PAGE 7, ST. LUCIE COUNTY, FLORIDA; A DISTANCE OF 193.50 FEET; THENCE SOUTH 54°16'00" WEST, PARALLEL WITH THE NORTHWESTERLY BOUNDARY OF SAID PLAT OF BAY COLONY OF STUART, A DISTANCE OF 182.35 FEET TO THE INTERSECTION WITH A LINE SAID LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25; THENCE NORTH 89°58'45" WEST, ALONG SAID LINE, A DISTANCE OF 483.62 FEET, MORE OR LESS, TO THE EASTERLY MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE MEANDER NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 299.43 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE THAT IS 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25; THENCE SOUTH 89°58'45" EAST, ALONG SAID LINE, A DISTANCE OF 171.77 FEET; THENCE NORTH 00°11'15" EAST, PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SECTION 25, ALSO KNOWN AS THE NORTH LINE OF GOVERNMENT LOT 1; THENCE SOUTH 89°58'45" EAST, ALONG SAID NORTH LINE OF SECTION 25, A DISTANCE OF 675.41 FEET TO THE POINT OF BEGINNING.

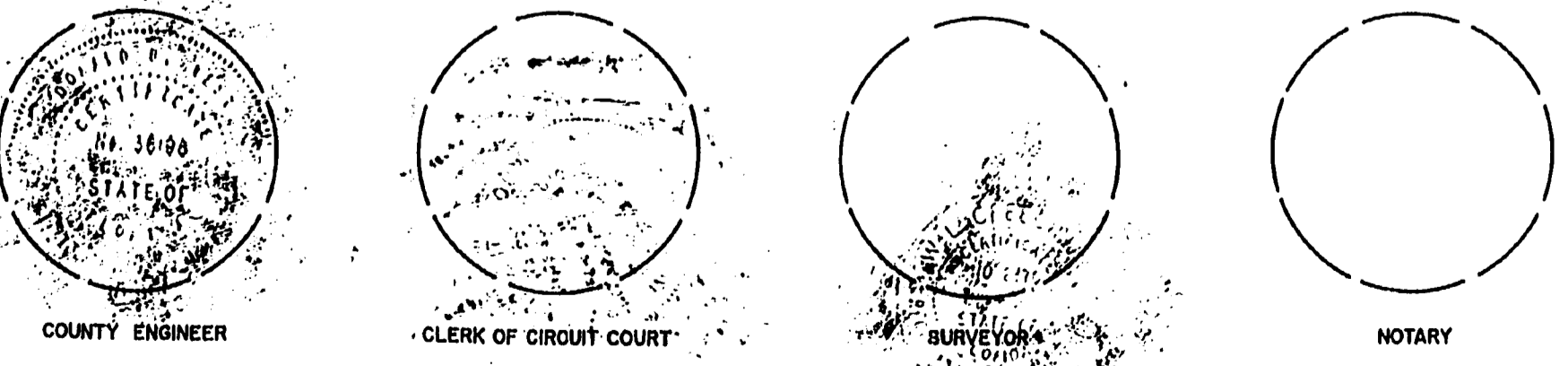
CONTAINING 4.72 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of BLAIR DEVELOPMENT as 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 P.R.M.'s (Permanent Reference Monuments) have been placed as required by law and that P.C.P.'s (Permanent Control Points) will be set under the guarantees posted with the St. Lucie County Board of County Commissioners for the required improvements; and further, that this plat complies with all the requirements of Chapter 177 Florida Statutes.

DATED this 9th day of June, 1994.

William L. Creech, Jr.
Registered Land Surveyor
Florida Certificate No. 2370



APPROVALS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

It is hereby certified that this Plat meets the minimum subdivision platting requirements as set forth in Section 11.03 of the St. Lucie County Land Development Code.

Donald S. Dow
County Engineer
St. Lucie County, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

This plat is approved as to form.

William L. Creech, Jr.
County Attorney
St. Lucie County, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

It is hereby certified that this plat meets the minimum lot dimension requirements of the RS-3 zoning district, as set forth in Section 7.04.00, of the St. Lucie County Land Development Code.

Thomas L. Vitek
Community Development Administrator
St. Lucie County, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this 9th day of June, 1994.

William L. Creech, Jr.
Chairman, Board of County Commissioners

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 Cassidy Moss
Deputy Clerk
Date: 7/16/15