



LOCATION MAP NOT TO SCALE

DESCRIPTION

STATE OF FLORIDA COUNTY OF Martin S.S. BEING LOT 24 AND THE NORTH 10.00 FEET OF LOT 23; OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS SHOWN ON PLAT FILED OCTOBER 6, 1893, RECORDED IN PLAT BOOK "A", PAGE 17, PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA; SAID PROPERTY LYING AND BEING LOCATED WEST OF THE INDIAN RIVER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S. ABSTRACT PROPERTIES, INC. A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: 1. STREETS SE MARINA BAY DRIVE SHOWN ON THIS PLAT OF MARINA BAY IS HEREBY DECLARED TO BE A PRIVATE STREET AND IS DEDICATED TO THE MARINA BAY HOMEOWNER'S ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN MARINA BAY, THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS. 2. UTILITY EASEMENTS THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MARINA BAY 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. 3. LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS. 4. DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO MARINA BAY HOMEOWNER'S ASSOCIATION, INC. FOR DRAINAGE PURPOSES, AND SHALL BE THEIR PERPETUAL MAINTENANCE OBLIGATION. 5. CANAL EASEMENTS THE CANAL EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE MARINA BAY HOMEOWNER'S ASSOCIATION, INC. 6. ACCESS EASEMENTS THE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE MARINA BAY HOMEOWNER'S ASSOCIATION, INC. FOR INGRESS AND EGRESS PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY DUTY OR LIABILITY REGARDING SUCH EASEMENTS. 7. A 10.0 FOOT STRIP OF LAND ABUTTING GOMEZ AVENUE AND AN 8.5 FOOT STRIP OF LAND ABUTTING CROSSRIP STREET AS SHOWN ON THIS PLAT OF MARINA BAY ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY FOR ADDITIONAL ROAD RIGHT-OF-WAY PURPOSES. 8. TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR NATURE PURPOSES AND IS HEREBY DEDICATED TO MARINA BAY HOMEOWNER'S ASSOCIATION, INC. AS A WETLAND PRESERVATION AREA AND SHALL BE MAINTAINED BY SAID MARINA BAY HOMEOWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT "A", HOWEVER NO ALTERATIONS TO TRACT "A" SHALL BE MADE WITHOUT MARTIN COUNTY APPROVAL. 9. LAKE MAINTENANCE EASEMENT THE MAINTENANCE EASEMENT ACROSS LOTS 20 THROUGH 37 INCLUSIVE AND ABUTTING THE LAKE (DRAINAGE EASEMENT) SHOWN HEREON RUNS IN FAVOR OF THE MARINA BAY HOME OWNERS ASSOCIATION, INC. AND SHALL BE THEIR PERPETUAL MAINTENANCE OBLIGATION. 10. TRACT "B" AS SHOWN HEREON IS HEREBY RESERVED FOR RECREATIONAL PURPOSES AND IS HEREBY DEDICATED TO MARINA BAY HOMEOWNER'S ASSOCIATION, INC. AND SHALL BE MAINTAINED BY SAID MARINA BAY HOMEOWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT "B".

SIGNED AND SEALED THIS 2nd DAY OF JUNE 1986 ON BEHALF OF SAID CORPORATION BY IT'S PRESIDENT AND ATTESTED TO BY IT'S SECRETARY.

ABSTRACT PROPERTIES

BY: Bryan Phegley IT'S PRESIDENT

ATTEST 6/2/86 DATE

Jerry Linkous, AT'S SECRETARY

PLAT OF MARINA BAY

BEING LOT 24 AND THE NORTH 10 FEET OF LOT 23. OF THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND AS SHOWN ON PLAT FILED OCTOBER 6, 1893, RECORDED IN PLAT BOOK "A" PAGE 17, PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA

MAY 1986

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Broward S.S. BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRYAN PHEGLEY AND JERRY LINKOUS TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF ABSTRACT PROPERTIES, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF JUNE 1986

Notary Public Signature: State of Florida at Large, My Commission Expires: 2-14-89

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA COUNTY OF Dade S.S.

FREEDOM SAVINGS AND LOAN ASSOCIATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE IT'S MORTGAGE TO SUCH DEDICATION.

SIGNED THIS 5th DAY OF June 1986 ON BEHALF OF SAID CORPORATION BY IT'S VICE PRESIDENT.

FREEDOM SAVINGS AND LOAN ASSOCIATION

Witnesses: J. O'Hara Smith, J. Hara Smith (Vice-President), Sharon L. Henry

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED J. O'HARA SMITH, TO ME WELL KNOWN TO BE THE VICE PRESIDENT, OF FREEDOM SAVINGS AND LOAN ASSOCIATION, A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF JUNE, 1986.

Notary Public Signature: State of Florida at Large, My Commission Expires: 7/30/89

Circuit Court Seal, Surveyor's Certificate, and Sheet Key Map showing the layout of Tract A and Tract 3 with lot numbers and street names.

STATE OF FLORIDA COUNTY OF MARTIN S.S. CLERK'S RECORDING CERTIFICATE I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10 PAGE 36 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 25th DAY OF July 1986. LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FL BY: Charlotte Bulky DEPUTY CLERK FILE NO. 609334

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF S.S.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 117, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

GARY M.F. RAYMAN - PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 2633, DATE 6/2/86.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF S.S.

I DAVID H. GREENBERG, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- (1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION THEREON. (2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

BY ABSTRACT PROPERTIES, INC. IN FAVOR OF FREEDOM SAVINGS AND LOAN ASSOCIATION, DATED MARCH 3RD 1986 AND FILED UNDER CLERKS FILE NOS. 591307 THROUGH 591309; MARTIN COUNTY PUBLIC RECORDS.

DATED THIS 3rd DAY OF JUNE, 1986

Notary Public Signature: David H. Greenberg, 1371 S.W. 12TH AVENUE, POMPANO BEACH, FL. 33069

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

6-17-86 DATE

County Engineer Signature

6/10/86 DATE

County Attorney Signature

6/10/86 DATE

Planning and Zoning Commission Martin County, Florida

BY: W.D. Brown, Chairman

Board of County Commissioners Martin County, Florida

BY: Chairman Signature

ATTEST: 6/10/86 DATE Louise V. Isaacs July 7, 1986 CLERK DATE Charlotte Bulky, d.c.

