

# EASTRIDGE COURT SOUTH

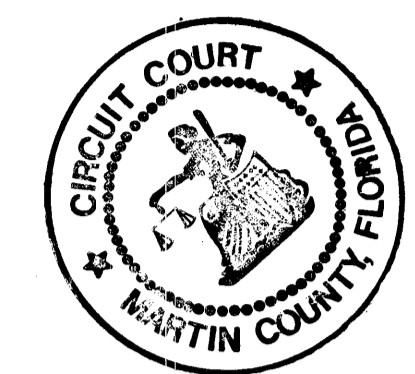
## A REPLAT OF LOTS 6 THRU 11, BLOCK I, PLAT OF EASTRIDGE ESTATES, PHASE TWO, PLAT BOOK 7, PAGE 87, MARTIN COUNTY, FLORIDA.

07 MAY 28 P 2: 48

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 77, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 26th DAY OF MAY, 1987

MARSHA STILLER  
CLERK, CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NO. 15155 BY: Tracy Chase  
DEPUTY CLERK



### CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA  
COUNTY OF MARTIN

EASTRIDGE COURT, 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) THE COMMON AREA (COMPRISING ALL AREA OF THE PLAT OTHER THAN LETTERED LOTS) SHOWN ON THIS PLAT OF EASTRIDGE COURT SOUTH ARE HEREBY DEDICATED TO THE EASTRIDGE COURT HOMEOWNERS ASSOCIATION, FOR PURPOSES OF OPEN SPACE, ACCESS TO LOTS, PARKING, DRAINAGE, UTILITIES AND ANY OTHER LAWFUL PURPOSE AS MAY BE EXPRESSLY PERMITTED BY SAID HOMEOWNERS ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA.
- 2) UTILITY EASEMENTS SHOWN ON THIS PLAT OF EASTRIDGE COURT SOUTH 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.

IN WITNESS WHEREOF, THE ABOVE NAMED HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY THIS 16th DAY OF MAY, 1987

EASTRIDGE COURT, INC.

BY: Jon L. Osmald  
JON L. OSMAID, PRESIDENT

ATTEST: Alyce Cagui  
ALYCE CAGUI, ASSISTANT SECRETARY

### LEGAL DESCRIPTION:

LOTS 6 THROUGH 11, BLOCK I, ACCORDING TO THE PLAT OF EASTRIDGE ESTATES, PHASE TWO, AS RECORDED IN PLAT BOOK 7, PAGE 87, OF THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

CONTAINING 2.57 ACRES MORE OR LESS.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

### SURVEYOR'S CERTIFICATE:

I, JAMES M. O'BRIEN, DO HEREBY CERTIFY THAT THIS PLAT OF EASTRIDGE COURT SOUTH IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

James M. O'Brien  
JAMES M. O'BRIEN  
FLORIDA SURVEYOR REGISTRATION NO. 1652

### APPROVAL OF COUNTY:

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

May 15, 1987

[Signature]  
COUNTY ENGINEER

April 28, 1987

[Signature]  
COUNTY ATTORNEY

April 28, 1987

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

April 28, 1987

BY: [Signature]  
CHAIRMAN

ATTEST:  
Clerk  
Marsha Stiller  
Tracy Chase, Sr.

### SURVEYOR'S NOTES:

1. DEMOTES SET (PRM) PERMANENT REFERENCE MONUMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF S.E. MORE RIDGE AVENUE, WHICH BEARS N 21°07'00" W, AS SHOWN ON THE PLAT OF EASTRIDGE ESTATES, PHASE TWO, AS RECORDED IN PLAT BOOK 7, PAGE 87, OF THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
3.  DEMOTES CONTROL OF ACCESS:  
NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF MARTIN COUNTY COMMISSIONERS.

### ACKNOWLEDGEMENT:

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JON L. OSMAID AND ALYCE CAGUI, TO ME WELL KNOWN TO BE THE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF EASTRIDGE COURT, 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 16th DAY OF MAY, 1987

Ernest S. Gomez  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

SEAL

MY COMMISSION EXPIRES:  
JAN 3, 1991

### TITLE CERTIFICATE:

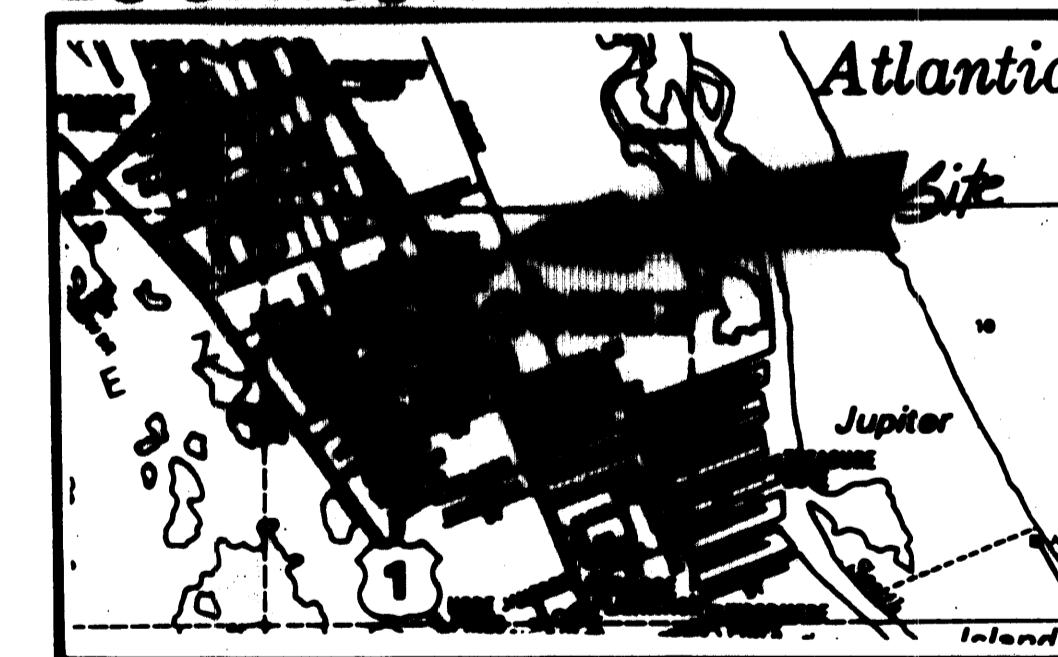
I, JEFFREY W. DAVERSA, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION THEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
NONE

DATED THIS 16th DAY OF MAY, 1987.

Jeffrey W. Daversa  
JEFFREY W. DAVERSA  
ATTORNEY-AT-LAW  
393 TEQUESTA DRIVE  
P.O. BOX 3765  
TEQUESTA, FLORIDA 33458

### LOCATION MAP:



SHEET 1 OF 2

**DANEY AND ASSOCIATES**

LAND SURVEYORS  
4115 WEST INDIANTOWN ROAD  
JUPITER, FLORIDA 33458  
PHONE: (305) 748-8424

Subdivision Parcel Control #: 34-38-42-048-000-0000-0-