

LEGAL DESCRIPTION

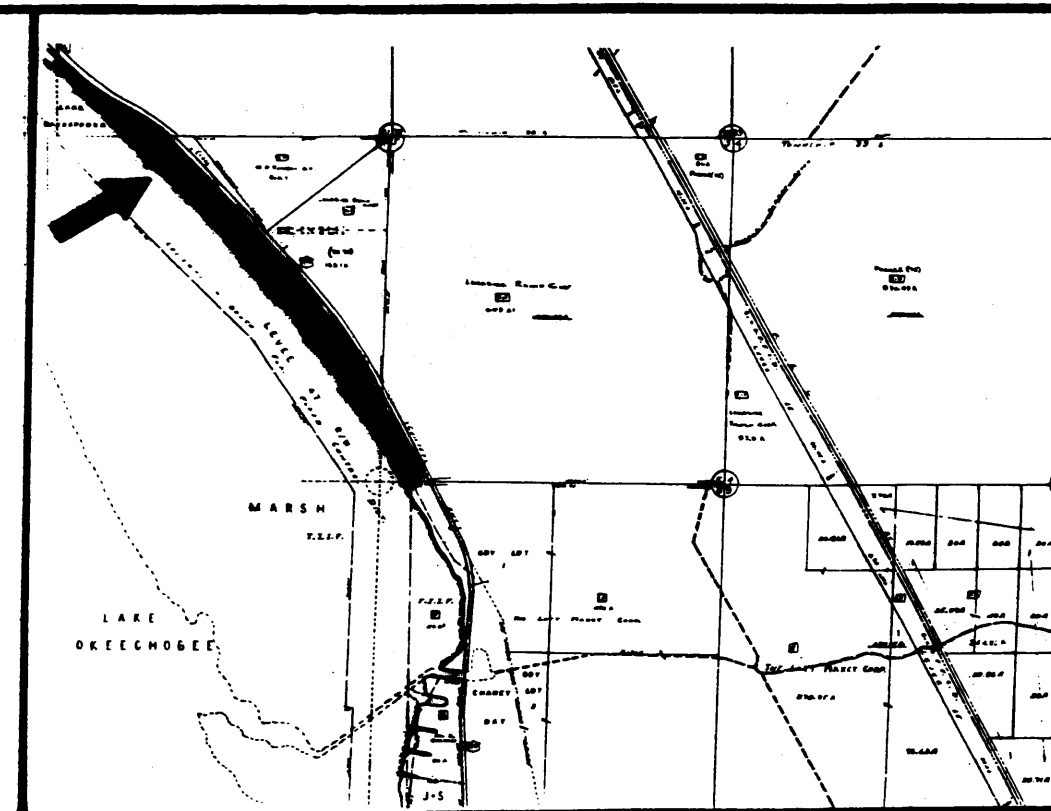
BEING KNOWN AS A PORTION OF LAND LYING WITHIN SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 37 EAST AND SECTION 31, TOWNSHIP 38 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 5 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 441, THENCE NORTH 27° 30' 49" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1329.42 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE SOUTH 76° 04' 59" WEST A DISTANCE OF 223.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LEVEE 47, SECTION 2, THENCE NORTH 34° 45' 55" WEST ALONG SAID EAST LINE A DISTANCE OF 1195.23 FEET TO A POINT, THENCE CONTINUING ALONG SAID EAST LINE NORTH 35° 42' 21" WEST A DISTANCE OF 987.93 FEET TO A POINT, THENCE NORTH 44° 08' 54" WEST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 4816.37 FEET TO A POINT OF CURVE, OF A NON TANGENT CURVE HAVING A CHORD BEARING OF NORTH 49° 01' 54" WEST AND A CHORD LENGTH OF 756.65 FEET, SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 5824.79 FEET, A CENTRAL ANGLE OF 07° 26' 53", THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO THE EAST LINE OF SAID LEVEE A DISTANCE OF 757.19 FEET TO A POINT ON THE WEST LINE OF SECTION 31, THENCE NORTH 00° 06' 00" WEST ALONG SAID WEST LINE A DISTANCE OF 94.64 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD 441, SAID POINT ALSO BEING A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 5762.58 FEET, A CENTRAL ANGLE OF 10° 03' 08", THENCE IN A COUNTER CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY A DISTANCE OF 1011.02 FEET TO A POINT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 54° 42' 23" EAST A DISTANCE OF 833.44 FEET TO A POINT OF CURVE. SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 5695.80 FEET, A CENTRAL ANGLE OF 10° 11' 04", THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID AND THE WEST RIGHT-OF-WAY A DISTANCE OF 1012.44 FEET TO A POINT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 44° 31' 29" EAST A DISTANCE OF 2495.50 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 5697.59 FEET, A CENTRAL ANGLE OF 17° 00' 30", THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY A DISTANCE OF 1691.34 FEET TO A POINT, THENCE SOUTH 27° 30' 49" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 952.63 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 52.12 ACRES +/-.

A PLAT OF OAKWATER ESTATES

BEING KNOWN AS A PORTION OF LAND LYING WITHIN SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 37 EAST AND SECTION 31, TOWNSHIP 38 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.



LOCATION MAP

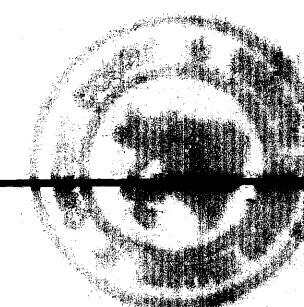
CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 44, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 23RD DAY OF NOVEMBER, 1993.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA.

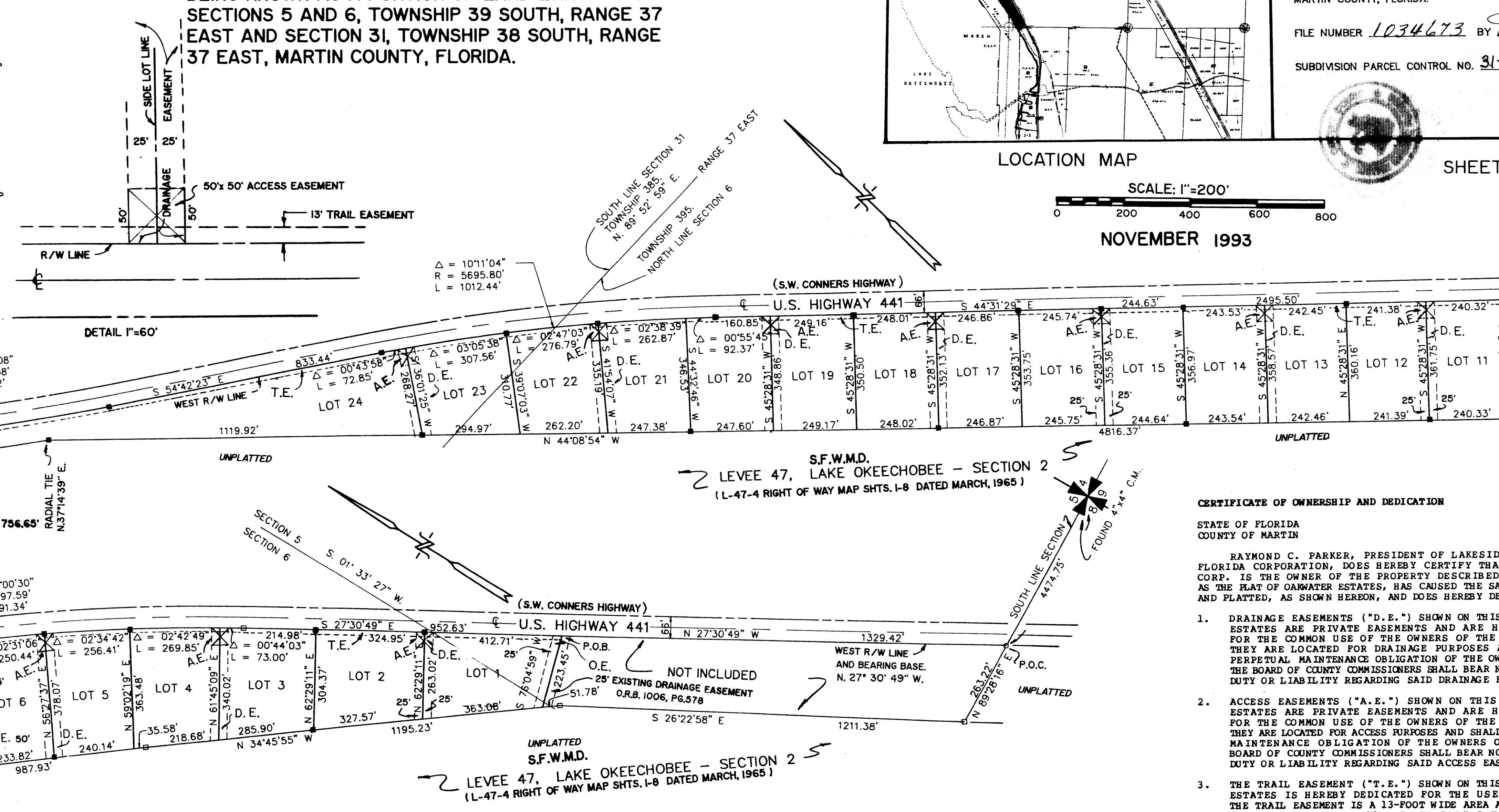
FILE NUMBER 1034673 BY Deborah Langston DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NO. 31-38-37-001-000-0000



SHEET 1 OF 1

SCALE: 1"=200'
NOVEMBER 1993



LEGEND & NOTES

1. THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE: C. & S.F. FLOOD CONTROL DISTRICT LEVEE 47-SECTION 2, AND IS ASSUMED TO BE NORTH 27° 30' 49" WEST ALL OTHERS RELATIVE HERETO, AS SHOWN ALONG THE WEST RIGHT OF WAY FOR U.S.441
2. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON DRAINAGE EASEMENTS.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
5. C.M. (4" x 4") #4049
6. □ - DENOTES FOUND CONCRETE MONUMENT (4" x 4") UNNUMBERED
7. O - DENOTES FOUND 3/4" # IRON PIPE W/ #3881
8. INDIVIDUAL LOTS SHALL BE GRADED TO DIRECT STORM WATER RUNOFF TO DRAINAGE EASEMENTS.
9. D.E. = INDICATES DRAINAGE EASEMENT. (50' WIDTH)
10. A.E. = INDICATES ACCESS EASEMENT. (50' x 50') ACCESS TO ALL LOTS ARE THROUGH THE ACCESS EASEMENT ONLY.
11. T.E. = INDICATES TRAIL EASEMENT.
12. O.E. = INDICATES OWNERS EASEMENT.

SURVEYOR CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 23RD DAY OF NOV., 1993.

Stephen J. Brown
STEPHEN J. BROWN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 4049

Stephen Fry
STEPHEN FRY
ATTORNEY AT LAW
900 E OCEAN BLVD.
STUART, FLORIDA 34994

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, STEPHEN FRY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. 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 HEREON.
2. ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON, ARE AS FOLLOWS:

A. NONE

DATED THIS 23 DAY OF NOVEMBER, 1993.

CERTIFICATE OF APPROVAL MARTIN COUNTY

DATE: 12-6-93 BY: *Small E. Hillman*
COUNTY ENGINEER
DATE: 11-23-93 BY: *Green A. Brown*
COUNTY ATTORNEY
DATE: 11-23-93 BY: *Dally O'Connell*
CHAIRMAN, PLANNING AND ZONING COMMISSION
DATE: 11-23-93 BY: *M. J. Wilson*
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: *Marsha Stiller*
CLERK
By: *Deborah Langston D.C.*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF NOVEMBER, 1993, BY RAYMOND C. PARKER, PRESIDENT OF LAKESIDE RANCH CORP., A FLORIDA CORPORATION, WHO:

- (X) IS/ ARE PERSONALLY KNOWN TO ME.
- () HAS/HAVE PRODUCED THE BELOW DESCRIBED INFORMATION AS IDENTIFICATION.
- (X) WHO DID TAKE AN OATH.

TYPE OF ID: N/A
ID NUMBER:

OFFICIAL NOTARY SEAL
SHIRLEY LYDERS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC010132
MY COMMISSION EXPIRES MAR. 31, 1994

Shirley Lyders
NOTARY PUBLIC
Shirley Lyders
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES 3/31/96

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

RAYMOND C. PARKER, PRESIDENT OF LAKESIDE RANCH CORP., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT LAKESIDE RANCH CORP. IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AS THE PLAT OF OAKWATER ESTATES, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. DRAINAGE EASEMENTS ("D.E.") SHOWN ON THIS PLAT OF OAKWATER ESTATES ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED FOR THE COMMON USE OF THE OWNERS OF THE TWO LOTS ON WHICH THEY ARE LOCATED FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE LOTS. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENTS.
2. ACCESS EASEMENTS ("A.E.") SHOWN ON THIS PLAT OF OAKWATER ESTATES ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED FOR THE COMMON USE OF THE OWNERS OF THE TWO LOTS ON WHICH THEY ARE LOCATED FOR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE LOTS. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ACCESS EASEMENTS.
3. THE TRAIL EASEMENT ("T.E.") SHOWN ON THIS PLAT OF OAKWATER ESTATES IS HEREBY DEDICATED FOR THE USE OF THE PUBLIC. THE TRAIL EASEMENT IS A 13-FOOT WIDE AREA ADJOINING U.S. 441 (S.W. CONNERS HIGHWAY) A MEANDERING UNPAVED PATH FOR USE BY NON-MOTORIZED MEANS OF TRANSPORTATION WILL BE CONSTRUCTED WITHIN THE TRAIL EASEMENT.
4. THE OWNER'S EASEMENTS ("O.E.") SHOWN ON THIS PLAT OF OAKWATER ESTATES ARE HEREBY RESERVED BY OWNER, LAKESIDE RANCH CORP., FOR THE PURPOSE OF ACCESS, DRAINAGE, IRRIGATION AND OTHER SUPPORTIVE USES FOR THE ADJOINING AGRICULTURAL PROPERTIES. SAID OWNER'S EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LAKESIDE RANCH CORP. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID OWNER'S EASEMENTS.

SIGNED AND SEALED THIS 23RD DAY OF NOVEMBER, 1993.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

J. J. Lane
J. J. Lane
(Print Name Beneath Signature)
Shirley Lyders
(Print Name Beneath Signature)

LAKESIDE RANCH CORP.

By: *Raymond C. Parker, Pres.*
Raymond C. Parker
President

STEPHEN J. BROWN, INC.

SURVEYORS • DESIGNERS •
LAND PLANNERS • CONSULTANTS •

290 FLORIDA STREET
STUART FLORIDA: 34994
(407) 288-7176

