

See Surveyors Affidant recorded in O.R. Book 40 Page 377, Marsha Triller, Clerk of Court by C.A. Verra June 20th, 1985

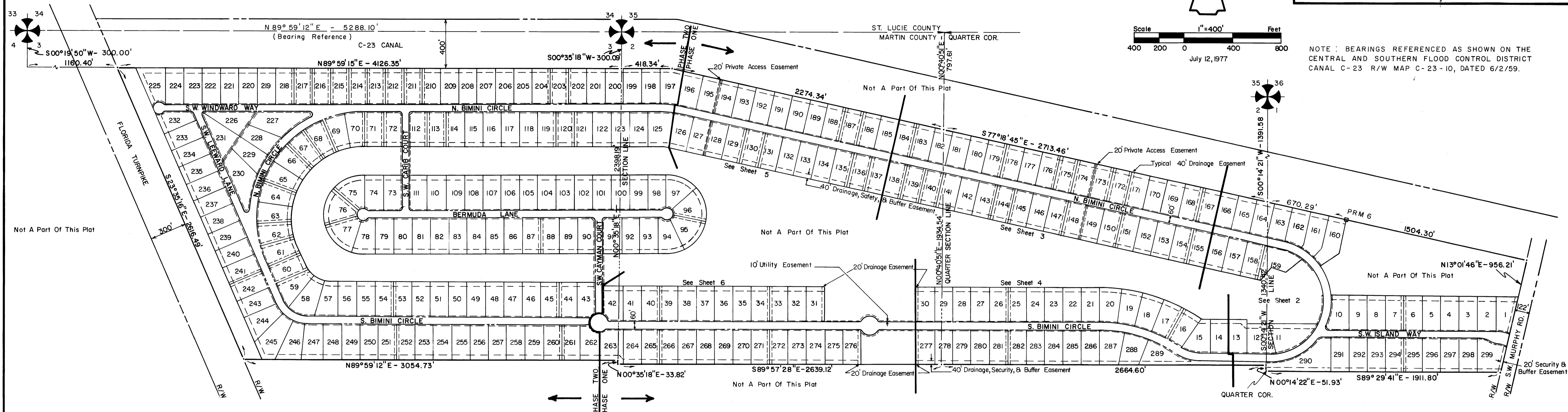
PHASE ONE, MID-RIVERS YACHT AND COUNTRY CLUB

Lying In Sections 1, 2, & 3, Township 38 South, Range 40 East Martin County, Florida

LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 7, PAGE 23, MARTIN COUNTY FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF July, 1977

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NO. 278448
BY: Robert J. Foreman
DEPUTY CLERK



CERTIFICATE OF OWNERSHIP

MID-RIVERS, INC., A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.
DATED THIS 17th DAY OF JULY, 1977

ATTEST:
John M. Martyn
JOHN M. MARTYN, SECRETARY

MID-RIVERS, INC.
Charles P. Martyn
CHARLES P. MARTYN, PRESIDENT

TITLE CERTIFICATION

I, JOHN M. MARTYN, 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 HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE FROM MID-RIVERS, INC. TO STUART ST. LUCIE ESTATES, INC., DATED JULY 15, 1977 AND RECORDED UNDER CLERKS FILE NUMBER 278445 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

John M. Martyn
JOHN M. MARTYN, ATTORNEY AT LAW
343 TEQUESTA DR., TEQUESTA, FLA., 33458

APPROVAL OF COUNTY

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

July 14, 1977
DATE
James B. Winn
COUNTY ENGINEER

July 14, 1977
DATE
John S. Carmody Jr.
COUNTY ATTORNEY

July 14, 1977
DATE
John S. Blahod
CHAIRMAN, PLANNING & ZONING COMMISSION

July 14th 1977
DATE
Samuel H. Hagan
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
CLERK

CERTIFICATE OF DEDICATION

1. STREETS: THE STREETS SHOWN ON THIS PLAT OF PHASE I MID-RIVERS YACHT AND COUNTRY CLUB ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO MID-RIVERS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE USE OF OWNERS OF LOTS AND MEMBERS OF MID-RIVERS YACHT AND COUNTRY CLUB, INC. 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 PHASE I MID-RIVERS YACHT AND COUNTRY CLUB 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 AND THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MID-RIVERS YACHT AND COUNTRY CLUB.
3. THE COMMON AREAS SHOWN ON THIS PLAT OF PHASE I MID-RIVERS YACHT AND COUNTRY CLUB ARE HEREBY DECLARED TO BE COMMON AREAS AND ARE DEDICATED TO MID-RIVERS PROPERTY OWNERS ASSOCIATION AND THE OWNERS OF LOTS IN MID-RIVERS YACHT AND COUNTRY CLUB. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING COMMON AREAS.
SIGNED AND SEALED THIS 17th DAY OF JULY, 1977 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST
John M. Martyn
JOHN M. MARTYN, SECRETARY

MID-RIVERS, INC.
BY: Charles P. Martyn
CHARLES P. MARTYN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES P. MARTYN AND JOHN M. MARTYN, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF MID-RIVERS, 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 17th DAY OF JULY, 1977.

MY COMMISSION EXPIRES JULY 9, 1979.

July K. Foreman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE

I, LEE BROCK, DO HEREBY CERTIFY THAT THIS PLAT OF PHASE ONE MID-RIVERS YACHT AND COUNTRY CLUB 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.

Lee Brock
LEE BROCK, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2157

JOINDER OF MORTGAGEE

STUART ST. LUCIE ESTATES, INC., A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICER DOES HEREBY CONSENT TO AND JOIN AS MORTGAGEE IN THE DEDICATIONS HEREON, AND DOES SUBORDINATE THE LIEN OF ITS MORTGAGE TO SUCH DEDICATIONS.

Stuart St. Lucie Estates, Inc.
WITNESS
Joseph Gola Jr.
BY: Joseph Gola Jr.
JOSEPH GOLA JR., VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH GOLA JR. TO ME WELL KNOWN TO BE THE VICE - PRESIDENT OF STUART ST. LUCIE ESTATES, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID CORPORATION.
WITNESS, MY HAND AND OFFICIAL SEAL THIS 15 DAY OF JULY, 1977.

MY COMMISSION EXPIRES JULY 9, 1979.

July K. Foreman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

DESCRIPTION

PHASE ONE OF MID-RIVERS YACHT AND COUNTRY CLUB, BEING A SUBDIVISION OF PORTIONS OF THE NORTH HALF OF SECTIONS 1, 2, AND 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST LYING EASTERLY OF FLORIDA'S TURNPIKE, WESTERLY OF WEST MURPHY ROAD AND SOUTHERLY OF CANAL C-23, WITH THE DIVISION OF SECTION 1 BEING THE GOVERNMENT SUBDIVISION OF SECTIONS, BUT WITH THE DIVISIONS OF SECTIONS 2 AND 3 BEING BASED ON ACREAGE.

CONDITIONS

MID-RIVERS, INC. WILL CONVEY NO LOTS AND THE CLERK OF THE CIRCUIT COURT WILL ACCEPT FOR RECORDING IN THE PUBLIC RECORDS OF MARTIN COUNTY, NO DEEDS CONVEYING LOTS IN ACCORDANCE WITH THIS PLAT, AND THE MARTIN COUNTY BUILDING DEPARTMENT WILL ISSUE NO BUILDING PERMITS FOR LOTS IN ACCORDANCE WITH THIS PLAT, BEYOND A TOTAL OF 40 SUCH LOTS, UNLESS AND UNTIL THE FINAL PERMITS HAVE BEEN OBTAINED FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL REGULATION. IN NO EVENT SHALL ANY CERTIFICATE OF OCCUPANCY BE ISSUED PRIOR TO ISSUANCE OF SAID PERMITS BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND DEPARTMENT OF ENVIRONMENTAL REGULATION.