

HERITAGE OAKS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA, COUNTY OF MARTIN S.S.
EPCO TEQUESTA ASSOCIATES, INC. A FLORIDA CORPORATION AND KIM BANK ASSOCIATES, INC., A FLORIDA CORPORATION, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- PARCEL "A" IS DEDICATED TO THE HERITAGE OAKS HOMEOWNER'S ASSOCIATION AS INGRESS AND EGRESS TO AND FROM HERITAGE OAKS AND AS A COMMON OPEN AREA.
- PARCEL "B" IS A SITE FOR RECREATIONAL FACILITIES.
- PARCEL "C" IS RESERVED AS A UTILITY PLANT SITE UNTIL SAID USE IS ABANDONED BY EPCO TEQUESTA ASSOCIATES, INC. AND KIM BANK ASSOCIATES, INC., OR ITS ASSIGNS AND WHEN SUCH IS ABANDONED IT SHALL THEN BE AVAILABLE FOR RESIDENTIAL USE.
- PARCEL "D" IS DEDICATED TO HERITAGE OAKS HOMEOWNER'S ASSOCIATION AND IS SUBJECT TO A DRAINAGE EASEMENT OVER AND ACROSS ITS ENTIRETY.
- THE ROAD EASEMENTS AND DRAINAGE EASEMENTS AND THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF HERITAGE OAKS ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE HERITAGE OAKS HOMEOWNER'S ASSOCIATION, INC., FOR THE USE OF THE OWNERS OF LOTS IN HERITAGE OAKS AND IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, OR ANY REGULATORY AGENCY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY NOR ANY OTHER APPROPRIATE REGULATORY AGENCY SHALL BEAR RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH ROAD EASEMENT, DRAINAGE EASEMENTS, OR UTILITY EASEMENTS.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF HERITAGE OAKS 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.
- MAPS AND PRESERVATION AREA: THERE SHALL BE NO ALTERATIONS OR STRUCTURES PERMITTED IN THESE AREAS EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

IN WITNESS WHEREOF, EACH OF THE UNDERSIGNED CORPORATIONS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR PRESIDENTS AND ATTESTED BY THEIR SECRETARY, RESPECTIVELY.

Lucille Kimmel EPCO TEQUESTA ASSOCIATES, INC.
BY: Robert J. Eigen PRESIDENT
WITNESS: Phyllis Jimenez ATTEST: Edward A. Kimmel SECRETARY

Lucille Kimmel KIM BANK ASSOCIATES, INC.
BY: Edward A. Kimmel PRESIDENT
WITNESS: Phyllis Jimenez ATTEST: Robert J. Eigen SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT J. EIGEN AND EDWARD A. KIMMEL, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF EPCO TEQUESTA ASSOCIATES, 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 19TH DAY OF FEBRUARY, 1977.

Stephen K. Ross
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 20, 1979

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED EDWARD A. KIMMEL AND ROBERT J. EIGEN, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF KIM-BANK ASSOCIATES, 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 19TH DAY OF FEBRUARY, 1977.

Stephen K. Ross
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 20, 1979

A SUBDIVISION IN GOVERNMENT LOTS 2 AND 3 IN SECTION 23 TOWNSHIP 40 SOUTH, RANGE 42 EAST

IN MARTIN COUNTY, FLORIDA
SHEET 1 OF 8 SHEETS JANUARY 1977

MONUMENTATION

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) EXISTING OR SET AS INDICATED.
- DENOTES PERMANENT CONTROL POINT (P.C.P.) EXISTING OR SET AS INDICATED.
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.

BEARING BASE:

NORTH LINE OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, BEARING BASE BEING S 89°41'39" E.

DESCRIPTION

GOVERNMENT LOTS 2 AND 3 IN SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, LESS THE NORTH 60 FEET OF SAID GOVERNMENT LOT 2, AND LESS ALSO THAT PART OF THE WEST 30 FEET OF SAID GOVERNMENT LOT 2 LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF ALGONQUIN ROAD AS SHOWN ON THE PLAT OF IROQUOIS PARK ON FILE AND OF RECORD IN PLAT BOOK 3, PAGE 127, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS AND LYING SOUTH OF THE SOUTH LINE OF SAID NORTH 60 FEET OF GOVERNMENT LOT 2.

TOGETHER WITH SUCH RIPARIAN RIGHTS AS MAY APPERTAIN HERETO.

MORTGAGE HOLDERS CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK S.S.

CITIBANK, N.A. DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE THEIR MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 16th DAY OF FEBRUARY 1977 ON BEHALF OF SAID CORPORATION BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ACCOUNT OFFICER

CITIBANK, N.A.
BY: Patricia Goldstein
PATRICIA GOLDSTEIN, VICE-PRESIDENT

ATTEST:
Fredrick Harper
FREDRICK HARPER, ACCOUNT OFFICER

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PATRICIA GOLDSTEIN AND FREDRICK HARPER, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ACCOUNT OFFICER, RESPECTIVELY, OF CITIBANK, N.A., A NATIONAL ASSOCIATION, AND THEY ACKNOWLEDGED THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF FEBRUARY, 1977.

Stephen K. Ross
NOTARY PUBLIC
STATE OF NEW YORK AT LARGE
MY COMMISSION EXPIRES: MARCH 30, 1977

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

I, JAN E. BROWNING, DO HEREBY CERTIFY THAT THIS PLAT OF HERITAGE OAKS 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Jan E. Browning
JAN E. BROWNING
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2049

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I, J. RICHARD HARRIS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAMES OF THE CORPORATIONS EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGEE: CITIBANK, N.A.
A NATIONAL ASSOCIATION
DATE OF MORTGAGE: MARCH 14, 1974
RECORDING DATA: OFFICIAL RECORD BOOK 370, PAGE 2613
MORTGAGOR: EPCO TEQUESTA ASSOCIATES, INC.
A FLORIDA CORPORATION
MORTGAGOR: KIM-BANK ASSOCIATES, INC.
A FLORIDA CORPORATION

DATED THIS 16th DAY OF February 1977.

J. Richard Harris
ATTORNEY AT LAW

APPROVAL OF COUNTY

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

February 24, 1977 Kenneth J. Farnan
COUNTY ENGINEER

February 24th, 1977 Terence P. McCarty
COUNTY ATTORNEY

February 25th, 1977 John & Elizabeth
CHAIRMAN

February 24th, 1977 Thomas H. Higgins
CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK
By: Patrick J. Griffin, Jr.

THIS INSTRUMENT PREPARED BY:
RONALD D. JOHNSON FOR
LINDAHL & BROWNING, INC.
ENGINEERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

Lindahl & Browning, Inc.
Engineers - Planners - Surveyors
P.O. Box 727, Jupiter, Florida 33458

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SHEET OF SHEETS

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 7, PAGE 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 28th DAY OF February, 1977.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Patrick J. Griffin, Jr.
DEPUTY CLERK
FILE NO. 266881