

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 9, Page 22, Martin County, Florida, public records this 22nd day of December, 1982.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: Charlotte Bunkley
Deputy Clerk

File No. 460773

THIS INSTRUMENT PREPARED BY:
LEO E. NOBLE R.L.S. 3143 STATE OF FLORIDA
LAWSON & NOBLE, INC.
ENGINEERS-PLANNERS-SURVEYORS
WEST PALM BEACH, FLORIDA

EMERALD LAKES

BEING A SUBDIVISION OF A PORTION OF SECTIONS
25 & 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST AND
A REPLAT OF A PORTION OF SALERNO SMALL
FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 56.

SIGNED AND SEALED this 2nd day of April, 1982.

Signed, Sealed, and Delivered in the presence of:
[Signature]
Witnesses

[Signature]
Richard C. Ridgeway
[Signature]
Maurice Porter

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Richard C. Ridgeway and Maurice Porter, trustees, to me well known, and they acknowledged before me that they executed the foregoing Dedication.

WITNESS my hand and official seal this 2nd day of April, 1982.

[Signature]
Notary Public
State of Florida at large
My commission expires: 4-22-83

TITLE CERTIFICATION

I, ROBERT F. McROBERTS, JR., a member of the Florida Bar, hereby certify that as of May 12th, 1982, at 10:00 A.M.;

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:
 - (a) Mortgage from First Marine Bank and Trust Company of the Palm Beaches to Richard C. Ridgeway and Maurice Porter as Trustees, dated September 29, 1980 and recorded in Official Records Book 504, Page 2435, public records of Martin County, Florida.

DATED this 12th day of May, 1982.

By: [Signature]
Robert F. McRoberts, Jr.
Suite 310, Florida National Bank Building
301 East Ocean Boulevard
Stuart, Florida 33494

CERTIFICATE OF OWNERSHIP AND DEDICATION

Richard C. Ridgeway and Maurice Porter, trustees, do hereby certify that they are the owners of the following described real property to wit:

Being a portion of Government Lots 3 & 4 Section 25, Township 38 South, Range 41 East, together with a portion of Section 36, Township 38 South, Range 41 East together with Tracts 81 through 90 inclusive, and Tracts 66, 67, and 68, Salerno Small Farms, as recorded in Plat Book 2, Page 56 of the Public Records of Martin County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said Section 25; thence N. 89° 25' 31" W., along the south line of said Section 25, a distance of 1345.68' to the Point-of-Beginning; thence S. 32° 07' 20" W., a distance of 1762.90' to a point on the northerly Right-of-Way line of U.S. Highway #1 (200' R/W); thence N. 57° 52' 02" W., a distance of 2278.72' to a point of curvature of a circular curve concave to the northeast; thence westerly and northerly along the arc of said curve having a radius of 5629.65', a central angle of 6° 37' 52", an arc distance of 651.58', the last two described courses being coincident with the said northerly Right-of-Way line of U.S. Highway #1; thence N. 59° 43' 41" E., a distance of 413.11'; thence N. 14° 16' 50" W., a distance of 1030.65' to a point on the southerly Right-of-Way line of Cove Road, as now laid out and in use (40' R/W); thence N. 66° 28' 40" E., along said southerly Right-of-Way line, a distance of 1198.92'; thence S. 00° 24' 31" W., a distance of 836.84'; thence S. 89° 36' 45" E., a distance of 909.36', to a point on the westerly boundary of said Salerno Small Farms; thence N. 00° 23' 15" E., along said westerly boundary, a distance of 65.81', to the northwest corner of said Tract 90; thence N. 66° 38' 25" E., along the northerly boundary of said Tract 90, a distance of 351.09', to the northeast corner of said Tract 90; thence S. 00° 29' 27" W., along the easterly boundary of said Tracts 87 through 90 inclusive, a distance of 714.47', to the southeast corner of said Tract 87; thence S. 89° 25' 31" E., along the northerly boundary and a westerly extension of said Tracts 81 & 68, a distance of 659.66' to the northeast corner of said Tract 68; thence S. 00° 29' 27" W., along the easterly boundary of said Tracts 66, 67, & 68, a distance of 420.00', to the southeast corner of said Tract 66, said point also being on the south line of said Section 25; thence S. 89° 25' 31" E., along the south line of said Section 25, a distance of 319.66' to the Point-of-Beginning.

Said lands situate, lying, and being in Martin County, Florida containing 126.23 Acres more or less (and) do hereby dedicate as follows:

1. **STREETS** - The Right-of-Way for Cove Road shown on this plat is hereby dedicated to the Board of County Commissioners of Martin County, Florida.
2. **UTILITY EASEMENTS** - The utility easements shown on this plat 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, Florida.
3. **INGRESS - EGRESS EASEMENTS** - The Ingress and Egress Easements shown on this plat are hereby dedicated to the Board of County Commissioners of Martin County, Florida.
4. **DRAINAGE EASEMENTS** - The Drainage Easements shown hereon are hereby dedicated to the use of the public and shall be the maintenance responsibility of the Emerald Lakes Homeowners Association.

MORTGAGE HOLDERS CONSENT

FIRST MARINE BANK AND TRUST COMPANY OF THE PALM BEACHES, a Florida Corporation, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

DATED this 10th day of February, 1982.

Signed, Sealed, and Delivered in the presence of:
[Signature]
Witnesses

FIRST MARINE BANK AND TRUST COMPANY OF THE PALM BEACHES
By: [Signature]
Its: SENIOR VICE-PRESIDENT

ATTEST
By: [Signature]
Its: Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10th day of February, 1982, by William J. Kuegan, the Senior Vice President, and Donald D. Kuegan, the Vice President, of FIRST MARINE BANK AND TRUST COMPANY OF THE PALM BEACHES, a Florida Corporation, on behalf of the corporation.

[Signature]
Notary Public
State of Florida at large
My commission expires: 3-16-85

SURVEYOR'S CERTIFICATE

I, Leo E. Noble, do hereby certify that this plat of Emerald Lakes 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.

[Signature]
Leo E. Noble P.L.S.
Fla. Reg. No. 3143

COUNTY APPROVAL

This plat is hereby approved by the undersigned on the date or dates indicated.

DEC. 21, 1982, 1982

[Signature]
County Engineer

21 Dec, 1982

[Signature]
County Attorney

22 Dec, 1982

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA
By: [Signature]
Chairman

21 Dec., 1982

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
By: [Signature]
Chairman

ATTEST:
[Signature]
Clerk
By Charlotte Bunkley P.C.