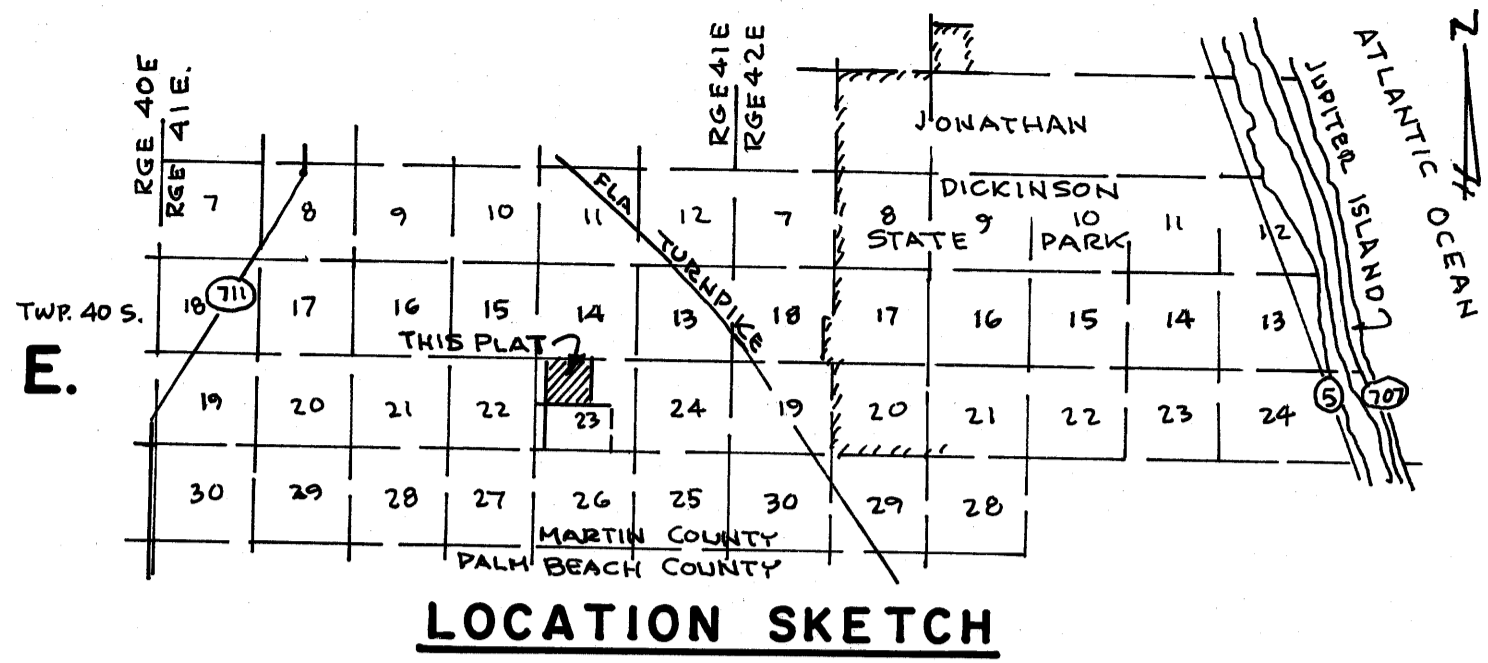


# RANCH ACRES

IN PART OF N1/2 OF SEC. 23, TWP. 40S., RGE. 41E.  
MARTIN COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS, ARCHITECTS, PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
NOVEMBER 1981



**SHEET 1 OF 2**  
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 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, this 21<sup>ST</sup> day of JANUARY, 1983.  
LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Charlotte Surby  
Deputy Clerk  
FILE NO. 463577

### DESCRIPTION

A Parcel of land lying in the North Half (N1/2) of Section 23, Township 40 South, Range 41 East, Martin County, Florida, being more particularly described as follows:  
Commencing at the Southwest Corner of said Section 23; thence S.89°46'11"E. along the South Line of said Section 23, a distance of 80.00 feet to a point on the East Right of Way Line of Mack Dairy Road as now laid out and in use; thence N.00°33'21"E. along said East Right of Way Line, being 80 feet east of and parallel with, the West Line of said Section 23, a distance of 2641.93 feet to the South Line of the North Half (N1/2) of said Section 23 and the POINT OF BEGINNING of this Description; thence continue N.00°33'21"E. along said East Right of Way Line, a distance of 2641.92 feet to a point on the North Line of said Section 23; said point lying N.89°59'33"E., a distance of 80.00 feet from the Northwest Corner of said Section 23; thence N.89°59'33"E. along the North Line of Section 23, a distance of 2574.68 feet to the North Quarter Corner of said Section 23; thence N.89°59'09"E. along the North Line of said Section 23, a distance of 1383.14 feet; thence S.00°40'48"W., a distance of 2650.04 feet to a point on said South Line of the North Half (N1/2) of Section 23; thence N.89°53'36"W. along said South Line, a distance of 3952.00 feet to the POINT OF BEGINNING.  
Containing 240.23 Acres, more or less.

### NOTES

- denotes Permanent Reference Monument.
  - denotes Permanent Control Point.
- Bearings shown herein are relative to the South Line of Section 23 bearing N.89°46'06"W.
- All Areas within Plat Limits shown as Roads are Easements. There shall be a 5 foot Utility Easement adjacent to all parcel lines not affected by Road Easements except where otherwise shown.
- The Parcels as shown will not be subdivided or altered except to make larger Parcels.
- Parcel Owners will be responsible for providing driveway access to the parcel interiors in accordance with drainage requirements obtained from Martin County.
- Septic Tanks provided by Owners must have a minimum setback from Season Ponds of at least 50 feet per Florida Administrative Code, Chapter 10 D - 6.

### TITLE CERTIFICATION

I, FOY B. FLEMING, a member of the Florida Bar, hereby certify, that (1.) Apparent Record Title to the lands described and shown on this plat is in the name of RANCH COLONY, INC., a Florida Corporation, executing the dedication hereon. (2.) That the current taxes have been paid. (3.) All Mortgages not satisfied or released of record encumbering the land described hereon are as follows:  
Mortgagor: RANCH COLONY, INC.  
Mortgagee: FIRST MARINE BANK AND TRUST CO. OF THE PALM BEACHES  
Q.R.B. 557 PGS. 2684-2693

By: Foy B. Fleming  
Attorney at Law, Date: Dec. 30, 1982  
Fleming, Obryon & Fleming  
P.O. Drawer 2028  
Ft. Lauderdale, Fla. 33338

### COUNTY APPROVALS

This Plat is hereby approved for the undersigned on the date or dates indicated.

1/18/83 By: H. Austin Smith  
Date: County Engineer

1-24-83 By: Michael H. Smith  
Date: County Attorney

1/19/83 By: Thomas S. King  
Date: Chairman - Planning & Zoning Commission

1/21/83 By: Alex L. Haynes  
Date: Vice Chairman - Board of County Commissioners

Attest: Louise V. Isaacs  
Clerk  
By: Charlotte Surby D.C.

### CERTIFICATE OF OWNERSHIP & DEDICATION

RANCH COLONY, INC., a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon.

1. Roadways: All easements for roadways as shown within the limits of this plat are roadway easements for ingress, egress, utilities and drainage and are hereby declared to be non-exclusive, private easements for the use and benefit of RANCH COLONY PROPERTY OWNERS' ASSOCIATION, INC. The BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA shall have no responsibility, duty or liability regarding such roadway easements.

2. Easements: The Cable and Utility Easements as shown 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. The Non Access Easement along Mack Dairy Road and the Drainage Easements are for the purposes indicated and the said Drainage Easements have restrictions and reservations as set forth by said RANCH ACRES PROPERTY OWNER'S ASSOCIATION, INC.

Signed and sealed this 30 day of December, 1982 on behalf of said Corporation by its Executive Vice President and attested by its Assistant Secretary.

Attest: Jean M. Henne Assist. Secretary  
By: Jean M. Henne Executive Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD <sup>SS</sup>  
BEFORE ME, the undersigned Notary Public, personally appeared DOUGLAS K. MANSKE and JEAN M. HENNE, to me well known to be the Executive Vice Pres. and Assist. Sect. respectively, of RANCH COLONY, 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 30 day of December, 1982.

Stanley M. Woodward  
Notary Public  
My Commission expires: August 9, 1986

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH <sup>SS</sup>  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Nov., 1981, the hereon plat was surveyed as delineated and described hereon, and that it is a correct representation of said lands to the best of my knowledge and belief; that Permanent Reference Monuments have been placed as shown as required by law; that Permanent Control Points will be set for the required improvements; and that the survey data complies with all requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Martin County, Florida.

GEE & JENSON, Engineers-Architects-Planners, Inc.  
Clyde Mc Neal  
Clyde Mc Neal  
Professional Land Surveyor  
Florida Registration No. 2783  
Date: 2 DEC. 1981

### MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH <sup>SS</sup>  
FIRST MARINE BANK AND TRUST COMPANY OF THE PALM BEACHES certify that they are holders of a certain mortgage on the land described hereon and they do consent to the dedication hereon and do subordinate the mortgage to such dedication.  
SIGNED AND SEALED this 31<sup>st</sup> day of December, 1982 on behalf of said Corporation, by its Senior Vice Pres. and attested to by its Vice President.

By: [Signature] Senior Vice President  
By: [Signature] Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME, the undersigned notary public, personally appeared J. Kenneth Parrish and Raymond E. Weeks of FIRST MARINE BANK AND TRUST CO. OF THE PALM BEACHES, to me well known, and they acknowledged that they executed such instrument as such officers of said Corporation.  
WITNESS my hand and official seal this 31<sup>st</sup> day of December, 1982.

Janice L. Marcel  
Notary Public  
State of Florida at large  
My Commission expires: 3-16-85