

EMERALD LAKES PHASES II, III & III-A

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 45, Martin County, Florida, Public Records this 11th day of August, 1983.

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

BY: Charlotte Busby
Deputy Clerk

File No. 484485

CERTIFICATE OF OWNERSHIP AND DEDICATION

BEING A REPLAT OF A PORTION OF EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

FORD CONCEPTS INC. does hereby certify that they are the owners of the following described real property to wit:
A portion of Tract I, Emerald Lakes, as recorded in Plat Book 9, Page 22 of the Public Records of Martin County, Florida being more particularly described as follows:

Beginning at the Northwest corner of Emerald Lakes Phase I-B, as recorded in Plat Book Page 22 of the Public Records of Martin County, Florida. Thence N. 14° 16' 50" W., along the boundary of said Tract I, a distance of 396.36 feet; thence East a distance of 226.82 feet; thence North a distance of 60.05 feet; thence N. 60° 54' 18" E., a distance of 363.22 feet to an intersection with the arc of a circular curve concave to the Southwest; and whose radius point bears S. 56° 26' 37" W. from the last described point; thence Southerly along the arc of said curve, having a radius of 390.00 feet, a central angle of 5° 33' 23", an arc distance of 37.82 feet to the Point-Of-Tangency; thence S. 28° 00' 00" E., a distance of 145.11 feet to the Point-Of-Curvature of a circular curve concave to the North; thence Southerly, Easterly, and Northerly along the arc of said curve, having a radius of 235.00 feet, a central angle of 95° 30' 11", an arc distance of 391.71 feet to a point of reverse curvature of a circular curve concave to the Southeast; thence Northerly and Easterly, along the arc of said curve having a radius of 215.00 feet, a central angle of 6° 10' 03", an arc distance of 23.14 feet; thence N. 00° 24' 31" E., a distance of 48.68 feet to a point on the boundary of said Tract I; thence S. 89° 36' 45" E., a distance of 185.34 feet to the Point-Of-Curvature of a circular curve concave to the East; Thence Southerly along the arc of said curve, having a radius of 315.00 feet, a central angle of 7° 13' 16", an arc distance of 39.70 feet to the Point-Of-Tangency; thence S. 6° 50' 00" E., a distance of 300.00 feet to the Point-Of-Curvature of a circular curve concave to the West; thence Southerly and Westerly along the arc of said curve, having a radius of 350.00 feet, a central angle of 17° 29' 39", an arc distance of 106.87 feet; thence N. 46° 12' 31" W., a distance of 75.14 feet to an intersection with the arc of a circular curve concave to the West; and whose radius point bears N. 87° 28' 49" W. from the last described point, said point being further described as being on the boundary of the said Plat of Emerald Lakes Phase I-B; thence Northerly and Westerly, along the arc of said curve, having a radius of 290.00 feet; a central angle of 9° 21' 12", an arc distance of 47.34 feet to the Point-Of-Tangency; thence N. 6° 50' 00" W., a distance of 183.98 feet to the Point-Of-Curvature of a circular curve concave to the Southwest; thence Northerly and Westerly, along the arc of said curve, having a radius of 95.00 feet, a central angle of 82° 46' 45", an arc distance of 137.25 feet to the Point-Of-Tangency; thence N. 89° 36' 45" W., a distance of 357.59 feet to the Point-Of-Curvature of a circular curve concave to the Southeast; thence Westerly and Southerly along the arc of said curve, having a radius of 100.00 feet; a central angle of 90° 00' 00", an arc distance of 157.08 feet to the Point-Of-Tangency; thence S. 00° 23' 15" W., a distance of 140.00 feet to the Point-Of-Curvature of a circular curve concave to the Northwest; thence Southerly and Westerly, along the arc of said curve, having a radius of 120.00 feet; a central angle of 57° 13' 12", an arc distance of 119.84 feet to the Point-Of-Tangency; thence S. 57° 36' 27" W., a distance of 56.93 feet; thence N. 43° 37' 06" W., a distance of 123.92 feet; thence N. 89° 04' 22" W., a distance of 114.89 feet to an intersection with the arc of a circular curve concave to the Southwest; and whose radius point bears N. 83° 00' 00" W. from the last described point; thence Northerly and Westerly, along the arc of said curve, having a radius of 70.00 feet, a central angle of 98° 17' 44", an arc distance of 120.09 feet to a point of reverse curvature of a circular curve concave to the North; thence Westerly and Northerly, along the arc of said curve, having a radius of 340.00 feet, a central angle of 2° 26' 21", an arc distance of 174.70 feet to a point of reverse curvature of a circular curve concave to the South; thence Northerly and Westerly, along the arc of said curve, having a radius of 70.00 feet, a central angle of 42° 25' 27", an arc distance of 51.83 feet to the Point-Of-Tangency; thence S. 75° 43' 10" W., a distance of 70.00 feet to the Point-Of-Beginning. The last 14 described courses being coincident with the boundary of the said Plat of Emerald Lakes Phase I-B.

Said lands situate, lying and being in Martin County, Florida containing 12.475 acres more or less.

FORD CONCEPTS INC., Does Hereby Dedicate as Follows:

- 1. STREETS- The streets shown on this Plat of Emerald Lakes Phase I-B are hereby declared to be private streets and are dedicated to Emerald Lakes Townhomes Homeowner's Assoc., Inc. The Board of County Commissioners of Martin County, shall have no responsibility, duty or liability regarding such streets.
- 2. UTILITY and DRAINAGE EASEMENTS- The utility and drainage easements 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. The maintenance responsibility for these easements shall be that of the Emerald Lakes Townhomes Homeowner's Assoc., Inc.

Signed and Sealed this 21st day of June, 1983. On behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Patricia A. Sauter
PATRICIA A. SAUTER, SECRETARY
BY: Robert L. Fromm
ROBERT L. FROMM, PRESIDENT

Signed, Sealed and Delivered in the Presence of

WITNESS: Alexis E. Tolis
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Robert L. Fromm and Patricia A. Sauter, to me well known to be the President and Secretary, respectively, of FORD CONCEPTS 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 21st day of June, 1983.

April 22 1989
My commission expires
Patricia M. Paul
Notary Public
State of Florida at large

FORD CONCEPTS, INC.
SEAL

NOTARY SEAL

MORTGAGE HOLDERS CONSENT

RICHARD C. RIDGWAY and MAURICE PORTER, TRUSTEES, 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.

Signed and Sealed this 21st day of July, 1983.

Richard C. Ridgway
RICHARD C. RIDGWAY, TRUSTEE
Maurice Porter
MAURICE PORTER, TRUSTEE

Signed, Sealed, and Delivered in the presence of:
Stephen Hill
WITNESS
Alexis E. Tolis
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared RICHARD C. RIDGWAY and MAURICE PORTER, TRUSTEES, to me well known, and they acknowledged before me that they executed the foregoing instrument.

WITNESS, my hand and official seal this 21st day of July, 1983

April 22 1989
My commission expires
Patricia M. Paul
Notary Public
State of Florida at large

MORTGAGE HOLDERS CONSENT

BARNETT BANK OF PALM BEACH COUNTY F/K/A FIRST MARINE BANK & TRUST CO. 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 25th day of July, 1983.

ATTEST
By: William T. Dougan
WILLIAM T. DOUGAN
Its: Senior Vice-President
By: Barbara Walsh
Its: Vice President

Signed, Sealed and Delivered in the presence of:
Margaret L. Barber
WITNESS
Samuel J. White
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 25th day of July, 1983, by William T. Dougan, the Senior Vice-President, and Barbara Walsh, the Vice President of BARNETT BANK OF PALM BEACH COUNTY F/K/A FIRST MARINE BANK & TRUST CO. OF THE PALM BEACHES.

July 16, 1986
My commission expires
James W. Hutchins
Notary Public
State of Florida at large

MORTGAGE HOLDERS CONSENT

FIRST AMERICAN BANK AND TRUST, 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 25th day of July, 1983.

ATTEST
By: John H. Fullmer
Its: Asst. Vice President
By: Richard Chasin
Its: Sr. Vice President

Signed, Sealed, and Delivered in the presence of:
Mary S. Lomczyk
WITNESS
Patricia M. Paul
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 25th day of July, 1983, by Richard C. Ridgway, the Sr. Vice Pres., and John H. Fullmer, the Asst. Vice Pres., of FIRST AMERICAN BANK AND TRUST

Sept. 16, 1986
My commission expires
Mary S. Lomczyk
Notary Public
State of Florida at large

NOTARY SEAL

BANK SEAL

BANK NOTARY

BANK SEAL

BANK NOTARY

TITLE CERTIFICATION

I, GRAYCE P. AUSBURN, a certified Land - Title Searcher, hereby certify that as of July 15, 1983, at 8 A.M.

- 1. Apparent record title to the land described and shown on this plat is the name of the person, persons, corporation, or other entity executing the dedication hereon.
- 2. All mortgages not satisfied or released of record encumbering in land described hereon are as follows:

- (A) Mortgage from Ford Concepts, Inc. to First American Bank & Trust Dated 3-22-83 and recorded in official records book 366, page 330, Public Records of Martin County, Florida.
- (B) Mortgage from Richard C. Ridgway and Maurice Porter, as Trustees, to First Marine Bank and Trust Company of the Palm Beaches as recorded in official records book 504, page 2435, Public Records of Martin County, Florida.
- (C) Mortgage from Ford Concepts, Inc. to Richard C. Ridgway & Maurice Porter, Trustees dated 2-9-83, and recorded in official records book 368, page 689E, Public Records of Martin County, Florida.

Dated this 21st day of July, 1983.

BY: Grayce P. Ausburn, C.S.
Grayce P. Ausburn, C.L.S.
Certified Land-Title Searcher
201 E. Osceola Street
Stuart, Florida 33494

COUNTY APPROVAL

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

August 1, 1983

August 9, 1983

August 10, 1983

August 10, 1983

ATTEST:
Louise V. Isaacs
Clerk
By Charlotte Busby, P.C.

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.

Leo E. Noble
Leo E. Noble P.L.S.
Fla. Reg. No. 3143

SHEET 1 OF 3 SHEETS

Subdivision Parcel Control #: 25-38-41-005-000-0000.0

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SURVEYOR SEAL