

# ROEBUCK SUBDIVISION

A REPLAT OF TRACT 8, BLOCK 19, AND TRACT 5, BLOCK 30, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, HANSON GRANT, MARTIN COUNTY, FLORIDA.

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 1, Page 98, Martin County, Florida, Public Records this 17th day of October, 1983.  
LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Buskey  
Deputy Clerk  
File No. 491188

HUTCHEON ENGINEERS INCORPORATED  
Civil Engineers and Land Surveyors  
Belle Glade Stuart West Palm Beach  
June 1982

## CERTIFICATE OF DEDICATION

JERRY R. KOEHLER, a/k/a JEROME R. KOEHLER, as Trustee does hereby dedicate as follows:

### 1. STREETS:

- a) The streets shown on this plat of ROEBUCK SUBDIVISION are hereby dedicated to the use of the public.
- b) The "Future Contingent Road Right-of-way" located between Lot 12 and Lot 13 is subject to the provisions of the Planned Unit Development Zoning Agreement between Developer and Martin County, recorded at OR Book 532, page 35, Martin County, Florida, public records, and in particular the provisions of Exhibit F (SPECIAL CONDITIONS), Paragraph 15 and 15A.

### 2. UTILITY EASEMENTS

The utility easements shown on this plat of ROEBUCK SUBDIVISION 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.

### 3. DRAINAGE EASEMENTS

- a) In addition to the Utility Easements, there are designated drainage easement areas for water retention and drainage ponds located as part of Lots 18, 19, 20, 21, 22, 23, 24, 25 and 26, TOGETHER WITH drainage easement on the mutual boundary between Lot 7 and Lot 8. The drainage easements dedicated for the use of the overall drainage of ROEBUCK SUBDIVISION and are subject to the provision of the Declaration of Protective Covenants pertaining to ROEBUCK SUBDIVISION as recorded in the Public Records of Martin County, Florida, the Articles of Incorporation of ROEBUCK HOMEOWNERS ASSOCIATION, INC. and the By-laws of said non-profit Homeowners corporation. The Board of County Commissioners shall have no duty, liability or responsibility regarding said Easements.
- b) The drainage easement on the Southerly most 15 feet of this plat of ROEBUCK SUBDIVISION is hereby dedicated to the use of the public.

### 4. PRESERVATION AREA

The "PRESERVATION AREA" covering part of Lot 7 and Lot 8, is dedicated as a Preservation Area pursuant to Planned Unit Development Zoning Agreement, recorded at OR Book 532, page 35, Martin County, Florida, public records, Exhibit F (SPECIAL CONDITIONS), Paragraph 5A and shall not be altered or disturbed without the prior consent of the Commissioners of Martin County, Florida.

SIGNED AND SEALED this 18th day of March, 1983.  
Signed, sealed, and delivered in the presence of:

Jerry R. Koehler (SEAL)  
JERRY R. KOEHLER, as Trustee  
a/k/a JEROME R. KOEHLER

Uprona M. Koehler  
WITNESS  
Francis P. Ausburn  
WITNESS

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared JERRY R. KOEHLER, as Trustee, a/k/a JEROME R. KOEHLER, to me well known, and he acknowledged before me that he executed the foregoing Dedication.

WITNESS, my hand and official seal this 18th day of March, 1983

Uprona M. Koehler  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

8-28-85

## SHEET 1 OF 2 SHEETS

## CERTIFICATE OF OWNERSHIP

JERRY R. KOEHLER, a/k/a JEROME R. KOEHLER, as Trustee does hereby certify that he is the owner of the property described hereon.

DATED this 18 day of March, 1983

Jerry R. Koehler  
JERRY R. KOEHLER, as Trustee  
a/k/a JEROME R. KOEHLER

## TITLE CERTIFICATION

I, GRAYCE P. AUSBURN, CLS, hereby certify that:

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

Mortgage in favor of FLORIDA NATIONAL BANK OF MARTIN COUNTY as recorded in O.R. Book, Page, Public Records of Martin County, Florida.

- 3. There are no further Mortgage liens encumbering the land as of the date of this Certification.

DATED THIS 18 day of March, 1983.

Grayce P. Ausburn, CLS  
GRAYCE P. AUSBURN, CLS  
119 East Seminole Street  
Stuart, Florida 33494

## MORTGAGE HOLDERS CONSENT

Florida National Bank of Martin County, a National banking association, does hereby certify that it is the holder of a certain, lien or encumbrance on the land described hereon and does consent to the dedications hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

Signed and Sealed this 18 day of March, 1982, on behalf of said banking association by President and attested to by its Cashier.

Attest: FLORIDA NATIONAL BANK OF MARTIN COUNTY

Charles R. Harris  
CASHIER  
BY: Charles R. Harris  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned notary public personally appeared Carl O. Murphy and Charles R. Harris, who acknowledged that they have executed such instrument as President and Cashier, respectively, of FLORIDA NATIONAL BANK OF MARTIN COUNTY, and they are duly authorized to execute said instrument for the purposes therein expressed.

Witness my hand and official seal this 18 day of March, 1982.

My Commission expires:

8-28-85  
(NOTARIAL SEAL)

Uprona M. Koehler  
Notary Public  
State of Florida at Large

## LEGAL DESCRIPTION

Tract 8, Block 19, and Tract 5, Block 30, ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, public records.

TOGETHER WITH the platted but unopened road as is designated as part of Tract 8, Block 19 and the dedicated but unopened road designated in part of Tract 5, Block 30, both, ST. LUCIE INLET FARMS according to the plat thereof recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, public records showing 15 feet dedicated unopened road on the southeasterly boundary of Lot 8 and 15 feet dedicated unopened road on the northeasterly boundary of Tract 8 and adjoining the aforesaid 15 feet an adjoining 15 feet of platted but unopened road on the south-westerly boundary line of Tract 5 and 15 feet of platted but unopened road on the Southeasterly boundary of Tract 5. As Abandon and Vacated by Martin County Commission in Corrective Resolution #81-9.18. All being more particularly described as follows:

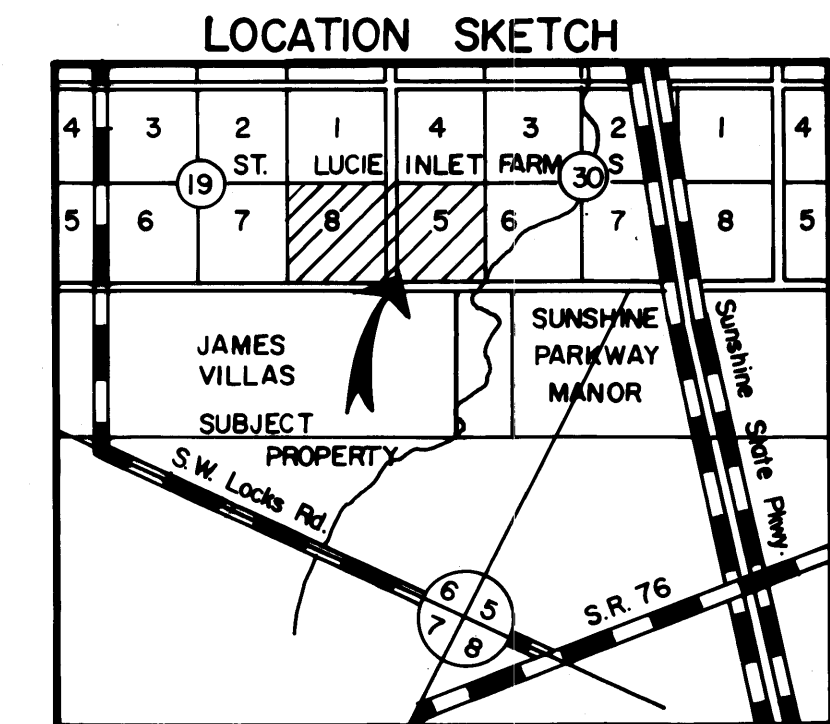
BEGIN at the Northwest corner of Tract 8, Block 19 of said ST. LUCIE INLET FARMS, thence N 65° 50' 15" E, along the North line of said Tract 8, Block 19 and Tract 5, Block 30, a distance of 1320.77 feet to the North-east corner of said Tract 5, thence S 23° 09' 58" E, along the east line of said Tract 5 and the Southeasterly prolongation thereof, a distance of 660.17 feet to the Southerly line of a 15 feet wide unnamed right of way; thence S 65° 50' 06" W along lastly said line a distance of 1319.68 feet to the point of intersection with the Southerly prolongation of the West line of said Tract 8, Block 19; thence N 23° 15' 40" W a distance of 660.20 feet to the POINT OF BEGINNING.

## PLAT SUBJECT TO PROVISIONS OF PLANNED UNIT DEVELOPMENT

ROEBUCK SUBDIVISION is a Planned Unit Development which is subject to all the terms, provisions and conditions of that certain Planned Unit Development Zoning Agreement, dated September 25, 1981 between Jerome R. Koehler, a/k/a Jerry R. Koehler, as Trustee with Martin County, a political subdivision of the State of Florida, as said Planned Unit Development Zoning Agreement as recorded at OR Book 532, page 35, Martin County, Florida, public records.

## PROVISION REGARDING FUTURE USE OF 50 FOOT ROAD RIGHT-OF-WAY BETWEEN LOT 12 and LOT 13

The Planned Unit Development Zoning Agreement between Jerome R. Koehler, a/k/a Jerry R. Koehler, as Trustee with Martin County, a political subdivision of the State of Florida, provides at Exhibit F (SPECIAL CONDITIONS), Paragraph 15, and 15A for a contingent future conveyance of a 50 foot parcel of lands situate between Lot 12 and Lot 13 of ROEBUCK SUBDIVISION. Public is placed on Notice to review the provisions of the aforesaid paragraph 15 and 15A.



## SURVEYORS CERTIFICATE

I, GEORGE C. YOUNG, JR., do hereby certify that this Plat known as ROEBUCK SUBDIVISION 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.

Date of Survey: 1-14-83

George C. Young, Jr. 3-14-83  
George C. Young, Jr.  
Registered Land Surveyor  
Florida Certificate No. 3036

## COUNTY APPROVAL

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

DATED: Oct 7, 1983

H. Burton Smith  
COUNTY ENGINEER

DATED: Oct 14, 1983

Richard H. Davis  
COUNTY ATTORNEY

DATED: 10/13, 1983

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

DATED: Oct. 13, 1983

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

ATTEST:

Louise V. Isaacs  
CLERK  
By Charlotte Buskey o.c.  
(BOARD SEAL)

Subdivision Parcel Control Number: 55-38-41-190-000-000-0