

EMERALD LAKES PHASE IV

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 Phases II, III & III-A, as recorded in Plat Book 9, Page 45 of the Public Records of Martin County, Florida. Thence North 14°16'50" West along the boundary of said Tract I, a distance of 383.92 feet to the Southerly Right-Of-Way Line of Cove Road; thence North 66°24'24" East, along said Southerly Right-Of-Way line, a distance of 439.02 feet; thence South 23°35'36" East, a distance of 79.74 feet to a point of curvature of a circular curve concave to the Northeast; thence along the arc of said curve having a radius of 334.63 feet a central angle of 26°30'22", an arc distance of 154.81 feet to the point of tangency; thence South 50°05'58" East, a distance of 49.31 feet to a point of curvature of a circular curve concave to the Southwest; thence along the arc of said curve having a radius of 390.00 feet a central angle of 16°32'35", an arc distance of 112.60 feet to an intersection with a non-radial line bearing South 60°54'18" West; thence along said radial line South 60°54'18" West, a distance of 363.22 feet; thence South, a distance of 60.05 feet; thence West, a distance of 226.82 feet to the POINT- OF- BEGINNING.
Said lands situate, lying and being in Martin County, Florida and containing 4.766 acres more or less.

FORD CONCEPTS INC., DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS - The streets shown on this plat of Emerald Lakes Phase IV hereby declared to be private streets and are dedicated to Emerald Lakes Townhomes Homeowners Association, 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 Homeowners Association, Inc.

SIGNED AND SEALED THIS 14th day of October, 1983. On behalf of said Corporation, by its President and attested by its Secretary.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF FORD CONCEPTS, INC.

WITNESS: Judy A. Anderson BY: Robert L. Fromm
ROBERT L. FROMM, President
ATTEST: Patricia A. Sauter
PATRICIA A. SAUTER, Secretary

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 14th day of October, 1983.

NOTARY PUBLIC Angela L. Dennis
State of Florida at large

January 24, 1986
My Commission expires

Notary Seal

Corporate 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 24th day of October, 1983.

Richard C. Ridgway
RICHARD C. RIDGWAY

Maurice Porter
MAURICE PORTER

Signed, Sealed, and Delivered in the presence of:

Robert L. Fromm
WITNESS

Angela L. Dennis
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 24th day of October, 1983

January 24, 1986
My commission expires

Angela L. Dennis
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 19th day of October, 1983.

ATTEST

By: William T. Dougan
Its: Vice-President

Signed, Sealed and Delivered in the presence of:

Margaret L. Barbero
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

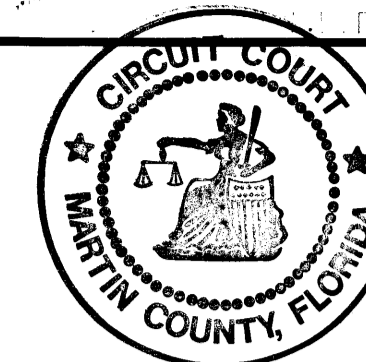
The foregoing instrument was acknowledged before me this 19th day of October, 1983, by William T. Dougan, the Senior Vice-President, and Raymond E. White, the Vice-President, of BARNETT BANK OF PALM BEACH COUNTY F/K/A FIRST MARINE BANK & TRUST CO. OF THE PALM BEACHES.

December 2, 1985
My commission expires

Wilma L. Eggle
Notary Public
State of Florida at large

Bank

RECORDED
NOV 18 10:01
LAWSON & NOBLE, INC.
MARTIN COUNTY, FLORIDA



PB9 PG 51 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 51, Martin County, Florida, Public Records this day of November, 1983.

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

BY: Charlotte Bunkley
Deputy Clerk

File No. 495059

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

TITLE CERTIFICATION

I, GRAYCE B. AUSBURN, a Certified Land-Title Searcher, hereby certify that as of Oct. 19, 1983, at 11 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 in land described hereon are as follows:

(A) 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.

(B) Mortgage from Ford Concepts Inc. to Richard C. Ridgway & Maurice Porter, Trustees, dated 2/4/83, and recorded in official records book 363, page 1392, Public Records of Martin County, Florida.

Dated this 19th day of Oct., 1983.

BY: Grayce B. Ausburn
Grayce B. 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.

Nov. 7, 1983

H. Lester Smith
County Engineer

Nov. 16, 1983

Michael H. Olin
County Attorney

Nov. 17, 1983

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: Charles R. Zeland
Chairman

Nov. 16, 1983

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Alex L. Boyles
Chairman

ATTEST:

Louise V. Isaacs
Clerk
By Charlotte Bunkley O.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

Surveyor's Seal