

# EMERALD LAKES PHASE V

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.

FILED FEB 3 P2:49  
LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT  
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 9, Page 56, Martin County, Florida, Public Records this day of February, 1984.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Burke  
Deputy Clerk

File No. 503 507

## 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 to the POINT-OF-BEGINNING; thence continue North 66°24'24" East, a distance of 749.74 feet to the Northeast corner of said Tract I; thence along an East line of said Tract I, South 00°24'31" West, a distance of 459.82 feet; thence South 72°34'13" West, a distance of 185.14 feet; thence South 62°55'49" West along a non-radial line, a distance of 282.32 feet to the Point-Of-Curvature of a circular curve concave to the Southwest and whose radius point bears South 62°00'00" West from said Point-Of-Curvature; thence along the arc of said curve having a radius of 390.00 feet, a central angle of 22°05'58", an arc distance of 150.43 feet to the Point-Of-Tangency; thence North 50°05'58" West, a distance of 49.31 feet to the 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 North 23°35'36" West, a distance of 79.74 feet, to the POINT-OF-BEGINNING.

Said lands situate, lying and being in Martin County Florida, containing 5.930 acres more or less.

FORD CONCEPTS INC., DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS - The streets shown on this plat of Emerald Lakes Phase V 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 24th day of January, 1984. 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: Quincy 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 24th day of January, 1984.

NOTARY PUBLIC Angelle L. Dennis  
State of Florida at large

January 24, 1986  
My Commission expires

## 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 27th day of January, 1984.

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

Signed, Sealed, and Delivered in the presence of:

Pea Fromm Pea Fromm  
WITNESS 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 27th day of January, 1984.

Angelle 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 27th day of January, 1984.

ATTEST

By: L.D. Travis  
Its: ASST V. Pres

Signed, Sealed and Delivered in the presence of:

William T. Dougan William T. Dougan  
WITNESS WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 27th day of January, 1984, by William T. Dougan, the Senior Vice-President, and L.D. Travis, the Asst. Vice President of BARNETT BANK OF PALM BEACH COUNTY F/K/A FIRST MARINE BANK & TRUST CO. OF THE PALM BEACHES.

January 15, 1988  
Notary Public  
State of Florida at large

## TITLE CERTIFICATION

I GRAYCE P. AUSBURN, A Certified Land-Title Searcher, hereby certify that as of Jan 24, 1984, at 1:05 P.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 February 4, 1983, and recorded in official records book 503, page 1392, Public Records of Martin County, Florida.

Dated this 25th day of January, 1984.

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.

February 2, 1984.

H. Burton Smith  
County Engineer

July 3, 1984.

Michael H. Deink  
County Attorney

2-3-, 1984.

PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

BY: Carole R. Seal  
Chairman

February 3, 1984.

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: Alex L. Haynes  
Chairman

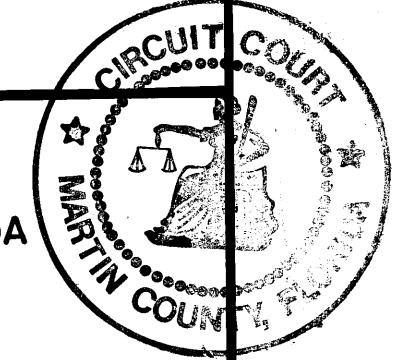
ATTEST:

Louise V. Isaacs  
Clerk  
By Charlotte Burke D.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



FORD CONCEPTS SEAL

Notary Seal

Notary Seal