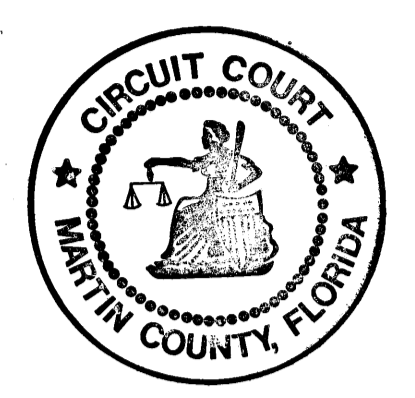


A PLAT OF LE PARC

AUGUST, 1984

LYING IN SEC. 23, TWP. 40 S., RGE. 42 E.
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 82, Martin County, Florida, Public Records, this 7th day of December 1984.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida
By: Charlotte Burkey
Deputy Clerk

File No. 537 564
(Circuit Court Seal)

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 23, BEAR ALONG THE NORTH LINE OF SAID SECTION 23, S 88°48'50" W, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL "F", AS SHOWN ON THE PLAT OF RIVER RIDGE, AS RECORDED IN PLAT BOOK 8, PAGE 22, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE PROCEED, ALONG THE WEST LINE OF SAID PARCEL "F", S 01°11'10" E, A DISTANCE OF 275.02 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, AS SHOWN ON SAID PLAT OF RIVER RIDGE; THENCE BY THE FOLLOWING FOUR LINES WITH SAID NORTH RIGHT-OF-WAY LINE, N 87°57'42" W, A DISTANCE OF 822.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 769.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°35'28", A DISTANCE OF 357.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 61°22'14" W, A DISTANCE OF 85.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 435.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°30'14", A DISTANCE OF 11.44 FEET MORE OR LESS TO THE WATERS OF THE NORTH FORK OF THE LOXAHATCHEE RIVER; THENCE BY THE FOLLOWING NINE LINES WITH SAID WATERS N 67°18'34" E, A DISTANCE OF 26.97 FEET; THENCE N 34°15'22" E, A DISTANCE OF 17.16 FEET; THENCE N 67°28'17" E, A DISTANCE OF 55.82 FEET; THENCE N 87°42'36" E, A DISTANCE OF 41.33 FEET; THENCE S 74°54'12" E, A DISTANCE OF 58.70 FEET; THENCE S 83°04'08" E, A DISTANCE OF 69.05 FEET; THENCE N 81°37'58" E, A DISTANCE OF 76.04 FEET; THENCE N 61°28'22" E, A DISTANCE OF 36.48 FEET; THENCE N 39°44'22" E, A DISTANCE OF 46.63 FEET TO A POINT IN THE NORTH LINE OF THE AFORESAID SECTION 23; THENCE ALONG SAID NORTH LINE N 88°48'50" E, A DISTANCE OF 852.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 6.015 ACRES MORE OR LESS.

DEDICATION

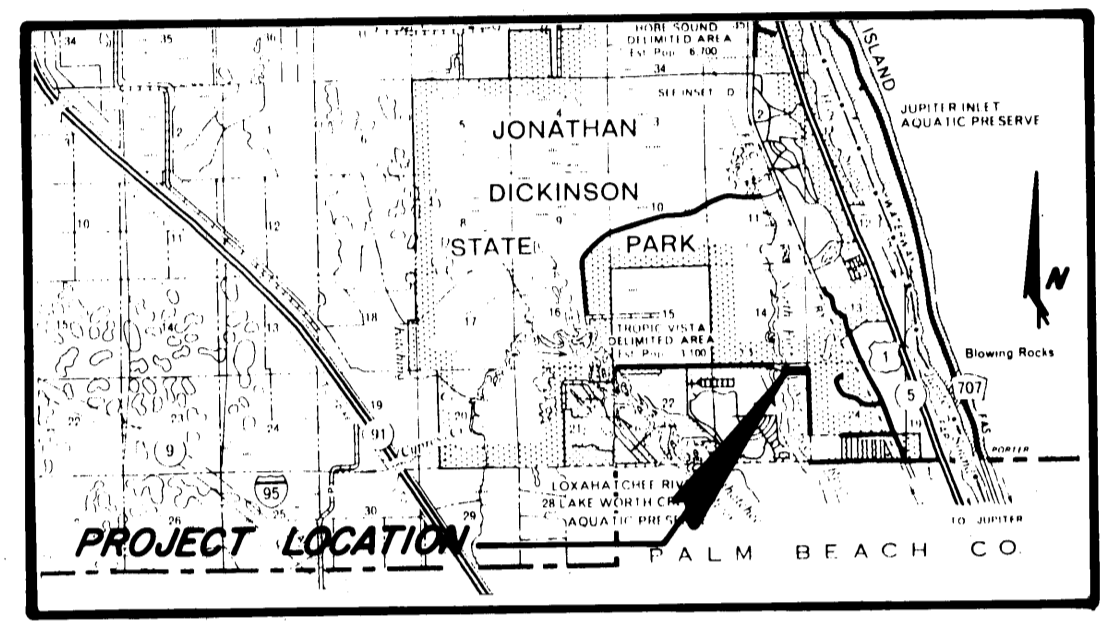
STATE OF FLORIDA
COUNTY OF MARTIN

R.R.O.C.S. INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- S.E. LE PARC, SHOWN ON THIS PLAT OF LE PARC, IS HEREBY DEDICATED TO LE PARC HOMEOWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID S.E. LE PARC.
- THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF LE PARC MAY BE USED FOR UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LE PARC HOMEOWNER'S ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY AND DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF LE PARC MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A. T.V., 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 AND AS APPROVED BY LE PARC HOMEOWNER'S ASSOCIATION, INC.
- PARCEL "A", SHOWN ON THIS PLAT OF LE PARC IS HEREBY DEDICATED TO THE LE PARC HOMEOWNER'S ASSOCIATION, INC FOR UTILITY AND RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL "A".
- PARCELS "B", "C" AND "D", SHOWN ON THIS PLAT OF LE PARC ARE HEREBY DEDICATED TO THE LE PARC HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCELS "B", "C" AND "D".
- PARCEL "E", SHOWN ON THIS PLAT OF LE PARC IS HEREBY DEDICATED TO THE LE PARC HOMEOWNER'S ASSOCIATION, INC. AS A WETLAND PRESERVE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL "E".
- THE STORMWATER CONVEYANCE EASEMENTS AS SHOWN ON THIS PLAT OF LE PARC ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR STORMWATER CONVEYANCE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY, RESPECTIVELY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF November, 1984.

ATTEST: Ammond Reppie SECRETARY
BY: Nick Raich, Jr. PRESIDENT



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NICK RAICH, JR. AND Ammond Reppie TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF R.R.O.C.S. 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 1st DAY OF November, 1984.

MY COMMISSION EXPIRES: Notary Public, State of Florida at Large
By Commission Expires OCT 28, 1987
Anthony Raich
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 603, AT PAGE 1961, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF November, 1984.

ATTEST: Joseph E. Medeiros VICE PRESIDENT
BY: Thomas E. Rossin PRESIDENT
FLAGLER NATIONAL BANK of the Palm Beaches
A FLORIDA BANKING CORPORATION

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED THOMAS E. ROSSIN AND JOSEPH E. MEDEIROS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF FLAGLER NATIONAL BANK, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF November, 1984.

MY COMMISSION EXPIRES: Notary Public, State of Florida at Large
By Commission Expires April 18, 1988
Richard E. Williams
NOTARY PUBLIC
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
RANDY CLAY
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
P.O. BOX 727
JUPITER, FLORIDA 33458

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

S.S. WE, ORSLEY AND CRIPPS, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 10, 1984, 1984, AT West Palm Beach, Florida:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - MORTGAGE FROM R.R.O.C.S. INC., A FLORIDA CORPORATION TO FLAGLER NATIONAL BANK, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, RECORDED THIS 25 DAY OF MAY, 1984, IN OFFICIAL RECORDS BOOK 603, PAGE 1961, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 1st DAY OF November, 1984

ORSLEY AND CRIPPS, P.A.
BY: Jack Orsley
JACK ORSLEY
ORSLEY AND CRIPPS, P.A.
1501 OLD OKEECHOBEE ROAD
WEST PALM BEACH, FL

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

S.S. I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF LE PARC IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

S. Dale Monroe
S. DALE MONROE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

- November 19, 1984 COUNTY ENGINEER
- October 22, 1984 COUNTY ATTORNEY
- October 4, 1984 CHAIRMAN
- October 23, 1984 VICE-CHAIRMAN

ATTEST: Louise V. Isaacs CLERK
By Charlotte Burkey, D.C.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
JUPITER, FLORIDA STUART, FLORIDA
FORT PIERCE, FLORIDA

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