

EMERALD LAKES PHASES VI & VII

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:

Commencing at the Northeast corner of said Tract I, said corner also being in the South Right - Of - Way line of Cove Road; run thence South 00° 24' 31" West, a distance of 459.82 feet to the POINT-OF-BEGINNING of Phase VI; thence continue South 00° 24' 31" West, a distance of 337.30 feet to a corner of said Tract I now designated as Point "A" for future reference, thence continue South 00° 24' 31" West, a distance of 48.68 feet to a point on a curve concave to the Southeast and whose radius point bears South 27° 20' 04" East from said point, thence Southwesterly along the arc of said curve, having a radius of 215.00 feet, and a central angle of 06° 10' 03", an arc distance of 23.14 feet to a point of reverse curvature of a curve concave to the North; thence Southwesterly and Northwesterly along the arc of said curve, having a radius 235.00 feet, and a central angle of 95° 30' 11", an arc distance of 391.71 feet to the Point-Of-Tangency, thence North 28° 00' 00" West, a distance of 145.11 feet; the last four described courses being coincident with the boundary of the Plat of Emerald Lakes Phases II, III & III-A as recorded in P.B. 9, PG. 45, Public Records of Martin County, Florida; thence North 62° 55' 49" East, a distance of 282.32 feet, thence North 72° 34' 13" East, a distance of 185.14 feet to the POINT-OF-BEGINNING.

Said lands situate, lying and being in Martin County, Florida and containing 1.998 acres more or less.

Together with the following described Parcel known as Phase VII
Commencing at the above mentioned Point "A", thence South 89° 36' 45" East, along the boundary of said Phases II, III & III-A, a distance of 367.66 feet; thence South 00° 23' 15" West, a distance of 74.00 feet to the POINT - OF - BEGINNING of Phase VII; thence South 89° 36' 45" East, a distance of 211.71 feet to a Point - Of - Curvature of a curve concave to the Southwest, thence Southeasterly along the arc of said curve, having a radius of 115.00 feet and a central angle of 82° 15' 00", an arc distance of 165.09 feet to a point of reverse curvature of a curve concave to the Northeast; thence Southeasterly along the arc of said curve having a radius of 275.00 feet and a central angle of 66° 06' 34", an arc distance of 317.30 feet to an intersection with a non-radial line bearing South 06° 10' 24" West, thence along said non-radial line, a distance of 83.24 feet to a corner of the Plat of Emerald Lakes Phase I - B as recorded in P.B. 9, PG. 44, Public Records of Martin County, Florida, said corner also being a Point - Of - Curvature of a curve concave to the Southeast and whose radius point bears South 12° 02' 00" West; thence along the boundary of said Phase I - B the following described six courses; thence Southwesterly along the arc of said curve, having a radius of 80.00 feet and a central angle of 68° 00' 00", an arc distance of 94.95 feet to a point of reverse curvature of a curve concave to the Northwest; thence Southwesterly along the arc of said curve, having a radius of 175.00 feet and a central angle of 34° 28' 00", an arc distance of 105.27 feet to the Point - Of - Tangency; thence South 68° 30' 00" West, a distance of 150.00 feet to a point of curvature of a curve concave to the North; thence Northwesterly along the arc of said curve, having a radius of 75.00 feet and a central angle of 54° 24' 11", an arc distance of 71.21 feet to a point of reverse curvature of a curve concave to the South; thence Northwesterly and Southwesterly along the arc of said curve, having a radius of 75.00 feet and a central angle of 76° 12' 06", an arc distance of 99.75 feet to an intersection with a non-radial line bearing North 46° 12' 33" West; thence North 46° 12' 33" West, along said non-radial line, a distance of 18.12 feet to a corner of said Phases II, III & III - A, said corner also being a point on a curve concave to the Northwest and whose radius point bears North 79° 20' 21" West from said corner; thence Northwesterly along the arc of said curve, having a radius of 350.00 feet and a central angle of 17° 29' 39", an arc distance of 106.87 feet to a Point - Of - Tangency; thence North 06° 50' 00" West, a distance of 300.00 feet to a Point - Of - Curvature of a curve concave to the Northeast; thence Northerly along the arc of said curve, having a radius of 315.00 feet and a central angle of 7° 13' 16", an arc distance of 39.70 feet to a Point - Of - Tangency; thence North 00° 23' 15" East, a distance of 111.34 feet to the POINT - OF - BEGINNING. The last four described courses being coincident with the boundary of said Phases II, III & III - A. Said lands situate, lying and being in Martin County, Florida and containing 4.694 acres more or less.

FORD CONCEPTS, INC., DOES HEREBY DEDICATE AS FOLLOWS:
1. STREETS - The streets shown on this plat of Emerald Lakes Phases VI & VII are hereby declared to be private streets and are dedicated to Emerald Lakes Townhomes Homeowner's 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 Homeowner's Association, Inc.

SIGNED AND SEALED THIS 9th day of April, 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.
By: Robert L. Fromm, President
Attest: Patricia A. Sauter, Secretary
WITNESS: Jonathan A. Anderson

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 9th day of April, 1984.

January 24, 1986
My Commission Expires: NOTARY PUBLIC Angela L. Dennis
State of Florida at large

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 9th day of April, 1984.

Richard C. Ridgway, Maurice Porter
WITNESS: Jonathan A. Anderson, Angela L. Dennis

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 9th day of April, 1984.

January 26, 1986
My commission expires: NOTARY PUBLIC Angela L. Dennis
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 10th day of April, 1984.

ATTEST
By: William T. Dougan
Its: Senior Vice President
Signed, Sealed and Delivered in the presence of:
WITNESS: Mildred A. Root

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10th day of April, 1984, by William T. Dougan, the Senior Vice-President, and Jack Kent, the Senior Vice President of BARNETT BANK OF PALM BEACH COUNTY F/K/A FIRST MARINE BANK & TRUST CO. OF THE PALM BEACHES.

January 15, 1988
My commission expires: NOTARY PUBLIC Margaret L. Barber
State of Florida at large

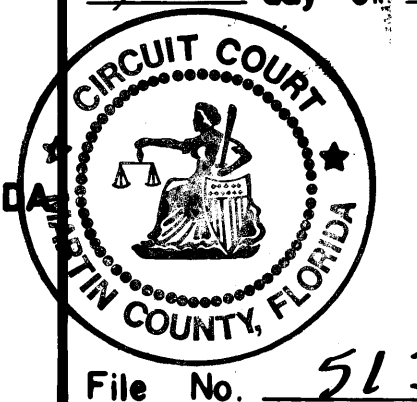
MORTGAGE HOLDERS CONSENT

FLORIDA NATIONAL BANK, 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 9th day of April, 1984.

ATTEST
By: Nick Romano
Its: Vice President
Signed, Sealed, and Delivered in the presence of:
WITNESS: Kristy Williamson, Angela L. Dennis

THIS INSTRUMENT PREPARED BY:
LEO E. NOBLE R.L.S. 3143 STATE OF FLORIDA
LAWSON & NOBLE, INC.
ENGINEERS - PLANNERS - SURVEYORS
LAKE WORTH, 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 67, Martin County, Florida, Public Records this 30th day of April, 1984.

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

File No. 513194

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 9th day of April, 1984, by Nick Romano, the Vice-Pres., and Thomas P. Roettle, the Vice-President, of FLORIDA NATIONAL BANK.

5-16-85
My commission expires: Karen S. Ballard
Notary Public
State of Florida at large

TITLE CERTIFICATION

I GRAYCE P. AUSBURN, A Certified Land-Title Searcher, hereby certify that as of April 2, 1984, at 2 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 2-4-83, and recorded in official records book 563, page 1392, Public Records of Martin County, Florida.
- (C) Mortgage from Ford Concepts, Inc. to Florida National Bank as recorded in official records book 587, page 1826, Public Records of Martin County, Fla.

Dated this 9th day of April, 1984. BY: Grayce P. Ausburn
Certified Land-Title Searcher
201 E. Osceola Street
Stuart, Fl. 33494

COUNTY APPROVAL

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

April 13, 1984. H. Buster Smith
County Engineer
April 25, 1984. Michael H. O'Neil
County Attorney
4-24-1984. Charles R. Seibel
Chairman
April 25, 1984. Alex L. Higgins
Chairman

ATTEST:
Louise V. Isaacs
Clerk by Charlotte Busby 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
Fla. Reg. No. 3143