

NEWPORT JENSEN

A PLANNED UNIT DEVELOPMENT
IN SECTION 14, TOWNSHIP 37 SOUTH,
RANGE 41 EAST, MARTIN COUNTY, FLA.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF COMMON AREAS AND STREETS

Newport Jensen Development, Inc., a Florida corporation ("declarant"), by and through its undersigned officers hereby certify that it is the owner and developer of the tract of land described hereon and platted as NEWPORT JENSEN, a Planned Unit Development.

Declarant, in recording this plat, has designated certain areas of land as "COMMON AREA", such as the streets, the parking area, the recreation area and other areas and facilities. All such areas and facilities are not dedicated for use by the general public, but are dedicated by declarant solely for and to the common use and enjoyment of residents in the Planned Unit Development as more fully recorded in the Declaration of Covenants, Conditions and Restrictions for NEWPORT JENSEN, dated Feb. 24th, 1976, which are incorporated herein and made a part of this plat.

All streets shown are private streets and are dedicated to Newport Jensen Homeowners' Association, Inc., for the use of the owners and residents of the Planned Unit Development. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets or the repair, maintenance or replacement thereof.

The utility easements shown may be used for all lawful utility purposes by any utility in compliance with such laws and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.

The ingress and egress easements shown on this plat are solely for the use and enjoyment of the owners and residents of the Planned Unit Development and not the general public.

Signed and sealed this 24th day of February, 1976 on behalf of said corporation by its President and attested to by its secretary.

ATTEST: Leonard R. Corcoran Leonard R. Corcoran, NEWPORT JENSEN DEVELOPMENT, INC.
Its Secretary BY: Robert L. Corcoran Robert L. Corcoran, Its President
WITNESSES: Arthur Speerley D. Noel Bushnell as to NEWPORT JENSEN DEVELOPMENT, INC.

ACKNOWLEDGMENT State of Florida, County of Martin
Before me, the undersigned notary public, personally appeared Robert L. Corcoran and Leonard R. Corcoran, to me well known to be the President and Secretary, respectively, of Newport Jensen Development, 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 February, 1976.

Mary Tilton
Notary Public, State of Florida at large.
My Commission expires: March 11, 1979

TITLE CERTIFICATION

I, Michael J. Furen, a member of the Florida Bar, hereby certify that apparent record title to the land described and shown on this Planned Unit Development plat is in the name of the person, persons, corporation, or other entity executing the dedication hereon.

I also hereby certify that all mortgages not satisfied or released of record encumbering the land described hereon are as follows:

MORTGAGOR: E. L. Ball
MORTGAGEE: F. F. Adams, E. Llywd Ecclestone, Jr, and Sally W. Ecclestone, his wife
Date of Mortgage: July 20, 1973
Recording Data: Official Records Book 360, Page 2142 as modified in O.R. Book 377, Pg. 402, Public Records of Martin County, Florida.

PARTIAL ASSIGNEE OF MORTGAGE: Barnett Bank of Palm Springs, a Florida banking corporation, by Assignment of Mortgage, dated Jan 31, 1974 and recorded in Official Record Book 369, Page 603, Public Records of Martin County, Florida.

Dated this 10th day of February, 1976.

Michael J. Furen
Michael J. Furen, Attorney-at-law
2041 Main Street
Sarasota, Florida 33578

MORTGAGE HOLDER'S CONSENT

F. F. Adams, a single man, hereby certifies that he is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedications hereon and does subordinate his mortgage, lien or encumbrance to such dedications.

F. F. Adams

F. F. Adams, a single man

Signed, sealed and delivered in the presence of: William C. Reef James H. Miller
Witness Witness

ACKNOWLEDGMENT

State of Florida
County of Palm Beach
Before me, the undersigned notary public, personally appeared F. F. Adams, a single man, to me well known, and he acknowledged before me that he executed the foregoing Dedication.
Witness, my hand and official seal this 7th day of January 1976. John A. Thomas
Notary Public
State of Florida at large
My Commission expires: 2/28/79

SURVEYOR'S CERTIFICATE

I, W. L. Williams, do hereby certify that this Planned Unit Development plat of NEWPORT JENSEN 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.

W. L. Williams
W. L. Williams, Registered Land Surveyor
State of Florida, Registration No. 1272

MORTGAGE HOLDER'S CONSENT

E. Llywd Ecclestone, Jr and Sally W. Ecclestone, husband and wife, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedications hereon and do subordinate their mortgage, lien or encumbrance to such dedications.

E. Llywd Ecclestone, Jr Sally W. Ecclestone
E. Llywd Ecclestone, Jr, Husband Sally W. Ecclestone, Wife

Signed, sealed and delivered in the presence of: Leon A. Crace James H. Miller
Witness Witness

ACKNOWLEDGMENT

State of Florida
County of Palm Beach
Before me, the undersigned notary public, personally appeared E. Llywd Ecclestone, Jr, and Sally W. Ecclestone, husband and wife, to me well known, and they acknowledged before me that they executed the foregoing Dedication.
Witness, my hand and official seal this 7th day of January 1976. John A. Thomas
Notary Public
State of Florida at large
My Commission expires: 2/28/79

CONSENT OF MORTGAGE ASSIGNEE

Barnett Bank of Palm Springs, a Florida banking corporation, hereby certifies that it is the assignee of a portion of the mortgage, lien or encumbrance on the land described hereon and does hereby consent to the dedications hereon and does subordinate its interest in said mortgage, lien or encumbrance to such dedications.

Signed and sealed this 10th day of February, 1976, on behalf of Barnett Bank of Palm Springs by its PRESIDENT
BARNETT BANK OF PALM SPRINGS BY: J. T. Jones, J. T. JONES its PRESIDENT
Signed, sealed and delivered in the presence of: Don Smith, Witness Betty J. Cato, Witness

ACKNOWLEDGMENT

State of Florida
County of Palm Beach
Before me, the undersigned notary public, personally appeared J. T. JONES, to me well known to be the PRESIDENT of BARNETT BANK OF PALM SPRINGS, a Florida banking corporation, and he acknowledged before me that he executed such instrument as such officer of said corporation.
WITNESS, my hand and official seal this 10th day of February, 1976.

Alice L. Jones, Notary Public, State of Florida at large
My Commission expires: January 17, 1980