

FILED FOR RECORD
MARTIN COUNTY, FLA.
77 JUL 19 AM 59
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____

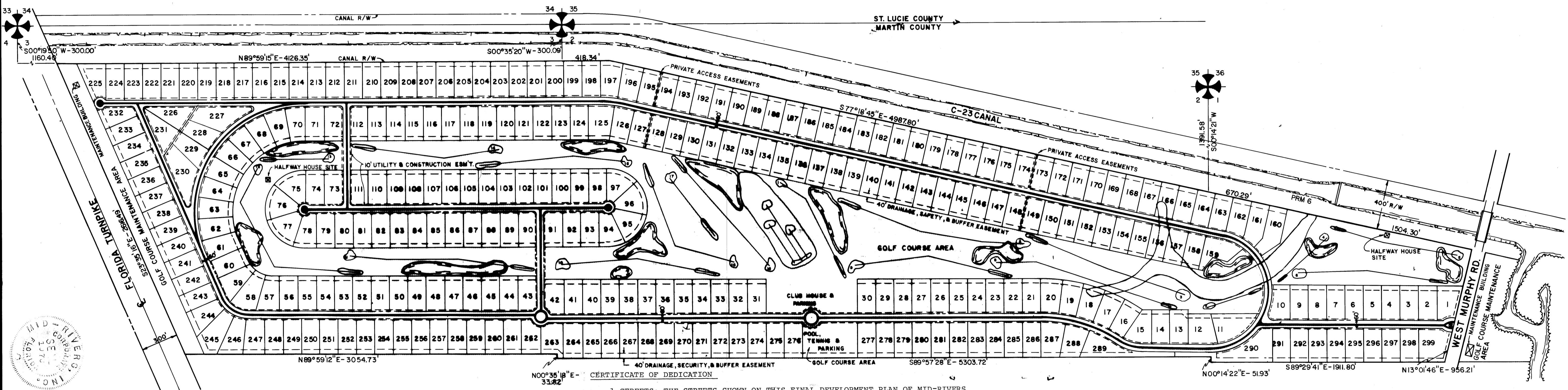
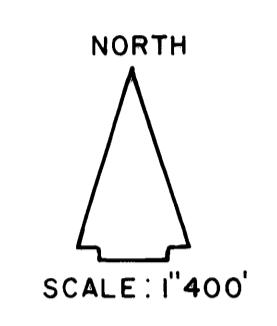
I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS FINAL DEVELOPMENT PLAN WAS FILED FOR RECORD IN P.U.D. BOOK 1 PAGE 6, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 19th DAY OF July, 1977.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Robert J. Gorman*
DEPUTY CLERK

FILE NO.
278447

NOTE: BEARINGS REFERENCED AS SHOWN ON THE CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT CANAL C-23 R/W MAP C-23-10, DATED 6/2/59.

FINAL DEVELOPMENT PLAN

DESCRIPTION
FINAL DEVELOPMENT PLAN OF MID-RIVERS YACHT AND COUNTRY CLUB, BEING A SUBDIVISION OF PORTIONS OF THE NORTH HALF OF SECTIONS 1, 2, and 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST LYING EASTERLY OF FLORIDA'S TURNPIKE AND SOUTHERLY OF CANAL C-23, WITH THE DIVISION OF SECTION 1 BEING THE GOVERNMENT SUBDIVISION OF SECTIONS, BUT WITH THE DIVISIONS OF SECTIONS 2 AND 3 BEING BASED ON ACREAGE.



CERTIFICATE OF DEDICATION
N00°35'18"E - 33.82'
40' DRAINAGE, SECURITY, & BUFFER EASEMENT
S89°57'28"E - 5303.72'
N00°14'22"E - 5193'
S89°29'41"E - 1911.80'
N13°0'46"E - 956.21'

CERTIFICATE OF OWNERSHIP
MID-RIVERS, INC., A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.
DATED THIS 15 DAY OF JULY, 1977.

ATTEST:
John M. Martyn
JOHN M. MARTYN, SECRETARY
MID-RIVERS, INC.
Charles P. Martyn
CHARLES P. MARTYN, PRESIDENT

TITLE CERTIFICATION
I, JOHN M. MARTYN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS FINAL DEVELOPMENT PLAN 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 THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE FROM MID-RIVERS, INC. TO STUART ST. LUCIE ESTATES, INC. DATED JULY 15th, 1977 AND RECORDED UNDER CLERKS FILE NUMBER 278445 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

SURVEYOR'S CERTIFICATE
I, LEE BROCK, DO HEREBY CERTIFY THAT THIS FINAL DEVELOPMENT PLAN OF MID-RIVERS YACHT AND COUNTRY CLUB 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.
Lee Brock
LEE BROCK, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2157

1. STREETS: THE STREETS SHOWN ON THIS FINAL DEVELOPMENT PLAN OF MID-RIVERS YACHT & COUNTRY CLUB ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO MID-RIVERS PROPERTY OWNERS' ASSOCIATION, INC., FOR THE USE OF OWNERS OF LOTS AND MEMBERS OF MID-RIVERS YACHT & COUNTRY CLUB, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH STREETS.
2. UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN ON THIS FINAL DEVELOPMENT PLAN OF MID-RIVERS YACHT AND COUNTRY CLUB 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 AND THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MID-RIVERS YACHT AND COUNTRY CLUB.
3. THE COMMON AREAS SHOWN ON THIS FINAL DEVELOPMENT PLAN OF MID-RIVERS YACHT AND COUNTRY CLUB ARE HEREBY DECLARED TO BE COMMON AREAS AND ARE DEDICATED TO MID-RIVERS PROPERTY OWNERS' ASSOCIATION AND THE OWNERS OF LOTS IN MID-RIVERS YACHT AND COUNTRY CLUB. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING COMMON AREAS.
SIGNED AND SEALED THIS 15 DAY OF JULY, 1977 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST
John M. Martyn
JOHN M. MARTYN, SECRETARY
MID-RIVERS, INC.
Charles P. Martyn
CHARLES P. MARTYN, PRESIDENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES P. MARTYN AND JOHN M. MARTYN, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF MID-RIVERS, 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 15 DAY OF JULY, 1977.

MY COMMISSION EXPIRES JULY 9, 1979.
Joseph K. Gorman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

JOINDER OF MORTGAGEE
STUART ST. LUCIE ESTATES, INC., A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICER DOES HEREBY CONSENT TO AND JOIN AS MORTGAGEE IN THE DEDICATIONS HEREON, AND DOES SUBORDINATE THE LIEN OF ITS MORTGAGE TO SUCH DEDICATIONS.
Joseph K. Gorman
WITNESS
STUART ST. LUCIE ESTATES, INC.
BY: *Joseph K. Gorman*
JOSEPH K. GORMAN, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH K. GORMAN, TO ME WELL KNOWN TO BE THE VICE-PRESIDENT OF STUART ST. LUCIE ESTATES, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID CORPORATION.
WITNESS, MY HAND AND OFFICIAL SEAL THIS 15 DAY OF JULY, 1977.

MY COMMISSION EXPIRES JULY 9, 1979.
Joseph K. Gorman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

REVISION

DATE	BY	DESCRIPTION
8-28-77	D.C.	REV. AS AGREED PER STATE & COMMISSION
7-11-77	WH	REV. TO FINAL DEVELOPMENT PLAN

P.O. BOX 259
STUART, FLORIDA
(305) 287-0525

LEE BROCK
ENGINEERS CONSULTANTS SURVEYORS DESIGNERS PLANNERS

MID-RIVERS

DRAWN BY: *Lee Brock*
CHECKED BY: *Lee Brock*
DATE: 6-27-77
SCALE: 1" = 400'
JOB NO.: 77-052
FIELD BOOK:
FILE NO.: 77.2

SHEET _____ OF _____