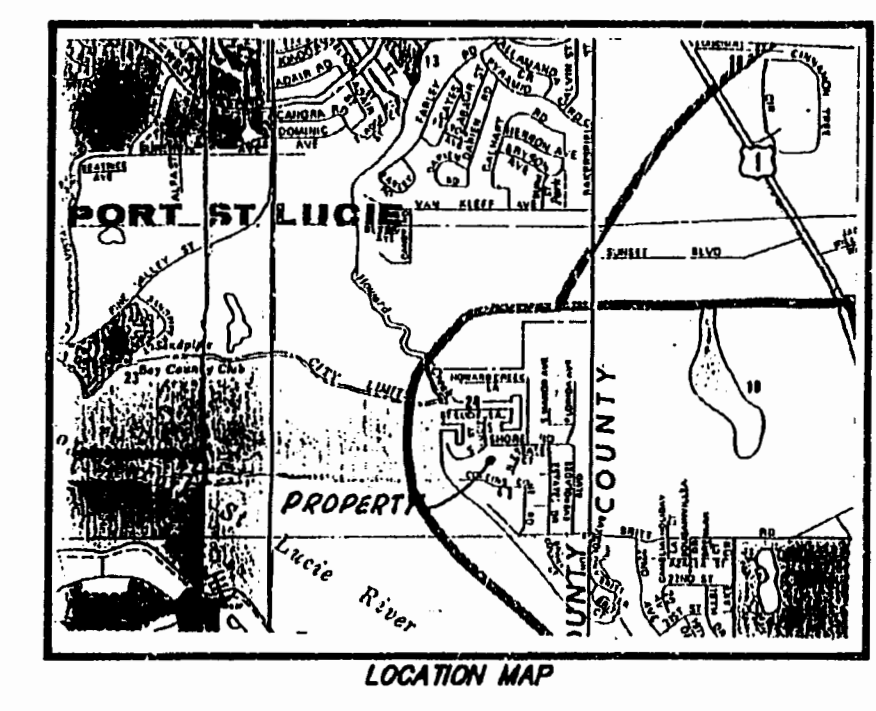


EVENTIDE UNIT ONE

A SUBDIVISION IN SECTION 24, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 29
PAGE 11



LEGAL DESCRIPTION

Being a parcel of land lying in Section 24, Township 37 South, Range 40 East, St. Lucie County, Florida, DESCRIBED AS FOLLOWS:
Commence at the Southeast corner of said Section 24; thence North 89°55'00" West (O. R. Book 179, Page 2803, Public Records of St. Lucie County, Florida) upon the South line of said Section 24, 400 feet; thence North 00°50'20" East 1310 feet; thence North 88°59'12" West 805.85 feet to a concrete monument also being the Northwest corner of Beau Rivage Estates, as recorded in Plat Book 20, Page 4, Public Records of St. Lucie County, Florida; and the POINT OF BEGINNING; thence continue North 88°59'12" West a distance of 408.04 feet; thence South 82°10'00" West 895 feet; thence South 13°47'50" East 103.08 feet; thence South 62°10'00" West 173 feet, more or less, to the North Fork, St. Lucie River and an existing concrete bulkhead; thence Southeast along the existing concrete bulkhead and a wooden bulkhead a distance of 855 feet, more or less, to the West line of the Plantations as recorded in Plat Book 18, Page 4, Public Records, St. Lucie County, Florida; thence North 00°05'20" East, along said West line, 326.20 feet to a concrete monument also being the Northwest corner of the Plantations; thence South 89°55'00" East, along the North line of the Plantations 622.70 feet to a concrete monument, also being the Northeast corner of the Plantations; thence North 00°51'18" West, along the West line of Beau Rivage Estates, 345.71 feet to the POINT OF BEGINNING.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Know all men by these presents that Bellwether Development, Inc., a Florida Corporation, owner of the property described hereon, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate the lands and interests for the uses as follows:
1. STREETS or ACCESS EASEMENTS: The streets or access easements shown hereon are hereby dedicated to the use and benefit of the owners of lots platted hereon or to be platted on Tract "A", their licensees, invitees, guests, successors and assigns and all governmental, emergency and utility vehicles. Title to the said streets or access easements shall be held by Eventide Property Owners Association Inc., a not for profit corporation, and all maintenance responsibility shall remain with said association.
2. DRAINAGE EASEMENTS: The drainage easements shown hereon are hereby dedicated to the use and benefit of the owners of lots platted hereon or to be platted on Tract "A", their licensees, invitees, guests, successors and assigns and all governmental, emergency and utility vehicles. Title to the said streets or access easements shall be held by Eventide Property Owners Association Inc., a not for profit corporation, and all maintenance responsibility shall remain with said association.
3. UTILITY EASEMENTS: The utility easements shown hereon are hereby dedicated for use by any public or private utility (including cablevision) in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of St. Lucie County.
4. EXISTING MANMADE LAKE: The existing manmade lake as shown hereon is hereby dedicated to be a stormwater management tract to be utilized for purposes of stormwater retention and is hereby dedicated to the Eventide Property Owners Association, Inc., and is the perpetual maintenance responsibility of said Association.

Witness my hand and seal this 2nd day of November 1990.

Bellwether Development, Inc.
By: Joseph L. Smith, President
Attest: Franklin J. McWhiff, Secretary

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I hereby certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been placed as required by law, and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended.

By: Richard D. Adams, P.L.S. Date: Nov. 4, 1990
Florida Registration No. 3368

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Before me, the undersigned authority, personally appeared Joseph L. Smith, President and Franklin J. McWhiff, Secretary of Bellwether Development, Inc., a Florida corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed same, as such officers for and behalf of said corporation.

Witness my hand and official seal this 2nd day of November 1990.

By: Dolma Lynn Robinson, Notary Public
My Commission Expires: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, Robert J. Gorman, an attorney duly licensed in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that I find the title to the property is vested in Bellwether Development, Inc., a Florida Corporation, and that current taxes have been paid and that the property is encumbered by a mortgage held by Beatrice Coraco and that all other encumbrances affecting the subject property are shown hereon.
Dated this 5th day of November 1990.

By: Robert J. Gorman

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Beatrice Coraco, the holder of a mortgage on the above described lands, as recorded in O.R. Book 892 at Page 2307 Public Records of St. Lucie County, Florida, does hereby join in and consent to the Certificate of Dedication shown hereon.
Executed this 3rd day of Nov. 1990.

By: Beatrice Coraco
Witness: Manson McWhiff

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
Before me, the undersigned authority, personally appeared Beatrice Coraco to me well known to be the individual who executed the foregoing Mortgage Holder's Consent and she duly acknowledged before me that she executed the same.

Witness my hand and official seal this 3rd day of November 1990.

By: Dolma Lynn Robinson, Notary Public
My Commission Expires: _____

COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

NOV 16 10:46
1079325
FILED AND RECORDED
DOUGLAS DIXON, CLERK
ST. LUCIE COUNTY

It is hereby certified that this plat meets all minimum subdivision platting requirements as set forth in Chapter 1-18, St. Lucie Code and Compiled Laws, subdivision regulations.

By: Howard E. Kimble, County Engineer

COUNTY DEVELOPMENT DIRECTOR

STATE OF FLORIDA
COUNTY OF ST. LUCIE

It is hereby certified that this plat meets the minimum lot dimension requirements of the 15-3 zoning district, as set forth in Appendix A, Section 3.2.400, St. Lucie County Code and Compiled Laws.

By: Terry L. Vista, AICP
Community Development Director

COUNTY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this 15th day of NOVEMBER 1990.

By: B. D. T. I., Chairman, Board of County Commissioners

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, Douglas Dixon, Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for record in Plat Book 29, Page 11-11A, of the public records of St. Lucie County, Florida, this 7th day of November, 1990.

By: Douglas Dixon, D.C., Clerk of Circuit Court
St. Lucie County, Florida

COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

This plat is hereby approved as to form.

By: Daniel S. McIntyre, County Attorney

PREPARED BY ADAMS & ASSOCIATES, INC.
201 S.W. PORT ST. LUCIE BLVD., SUITE 107
PORT ST. LUCIE, FL. 34983
(407) 335-9444

STATE OF FLORIDA
ST. LUCIE COUNTY
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL.
JOHN J. SMITH, CLERK
By: Cassie K. Man, Deputy Clerk
Date: 7/14/13

#2134
Book 29
Page 11

