

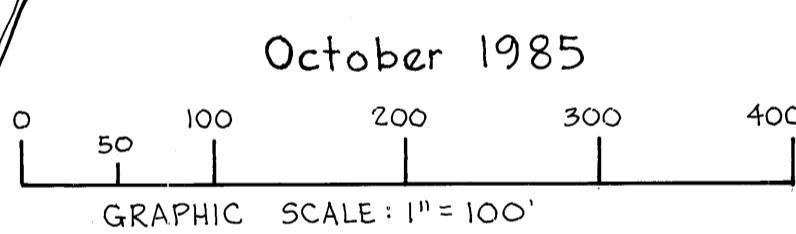
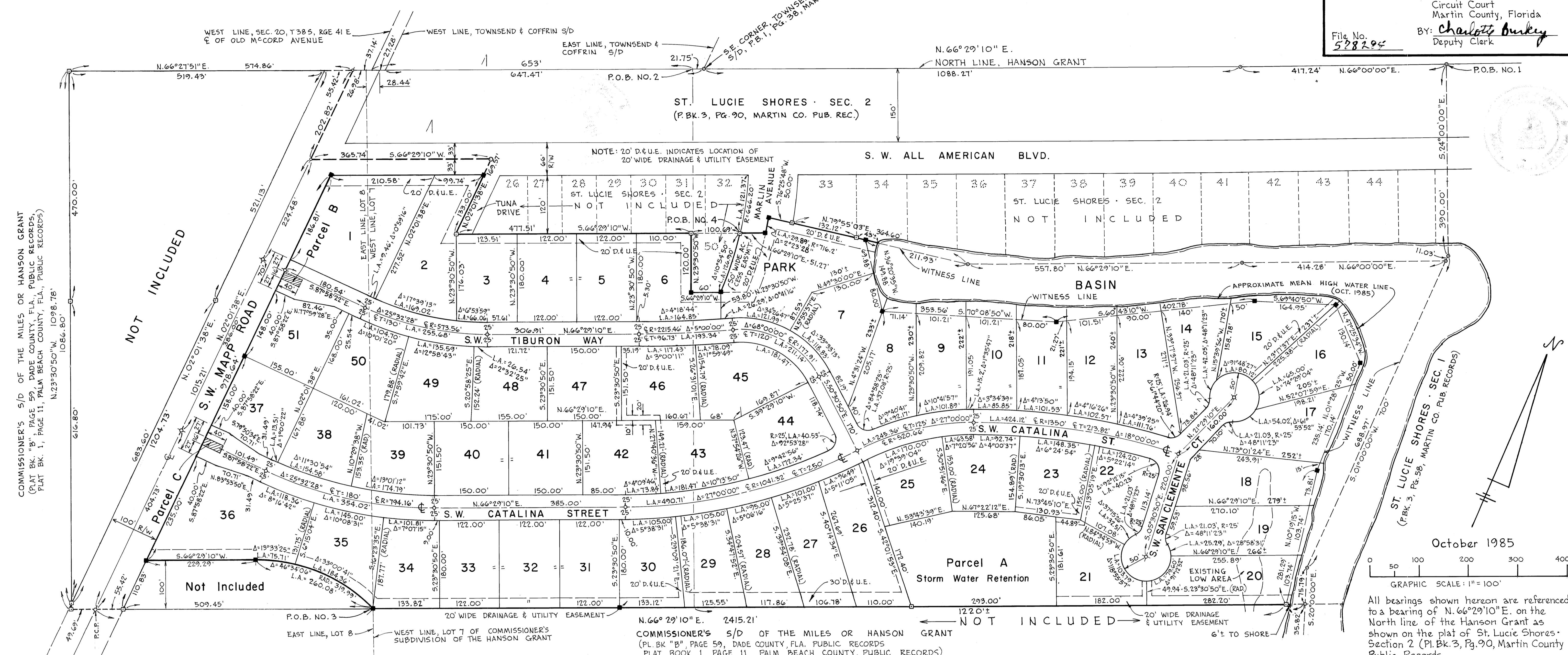
SABAL PALM ESTATES

A SUBDIVISION IN THE NORTH 1099.0 FEET OF LOTS 7 AND 8 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT - MARTIN COUNTY, FLORIDA

CLERK'S RECORDING CERTIFICATE

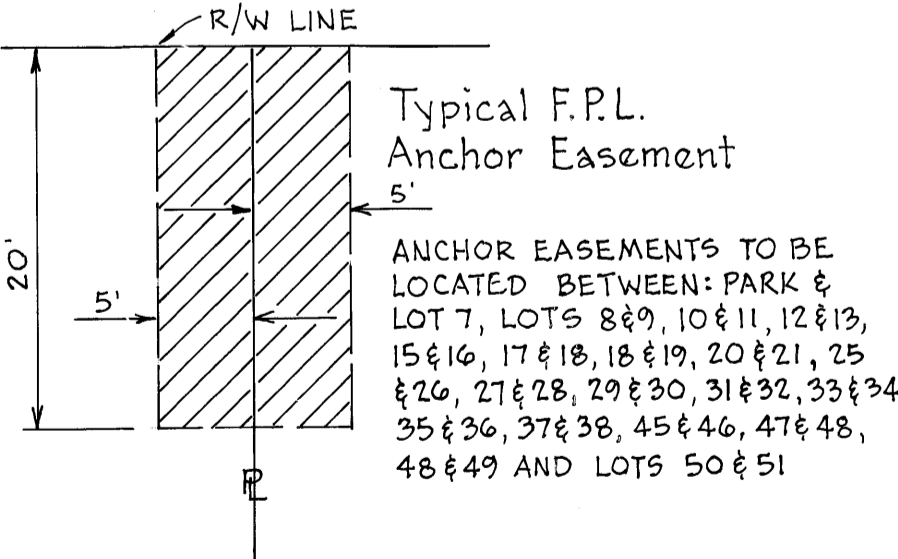
I, LOUISE V. ISAACS, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 10, Page 10, Martin County, Florida, public records, this 19 day of November, 1985.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida
File No. 578295
By: *Charlotte Burkley*
Deputy Clerk



GENERAL NOTES:

- Minimum lot size is 1/2 acre (21,780 sq. ft.)
- All lots to have 10' wide utility and access easement immediately adjacent to road rights of way.
- No lot splits will be allowed except to create lots larger than those shown.
- Access to all lots will be from internal road system only.
- Parcels B & C are to be used for landscaping purposes.
- (-o-) indicates found, unnumbered Permanent Reference Monument.
- (-+) indicates Permanent Reference Monument set (No. 1272).
- (-x-) indicates Permanent Control Point set (No. 1272)



TITLE CERTIFICATION

I, William D. Anderson, Jr., a member of the Florida Bar, hereby certify that:
1. Apparent record title to the land described and shown on this plat is in the name of the corporation executing the dedication hereon.
2. All mortgages not satisfied or released of record encumbering the land described hereon are as follows: None

William D. Anderson, Jr.
William D. Anderson, Jr., Attorney at law
525 S. Camden Ave., P.O. Box 288
Stuart, Florida 33495

APPROVAL OF COUNTY

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

County Engineer: *W. L. Williams*
Date: *11/10/85*
Planning & Zoning Commission: Martin County, Florida
Board of County Commissioners: Martin County, Florida
BY: *Samuel Grayson* Chairman
Date: *October 8, 1985*
BY: *Herbert E. Saks* Chairman
Date: *October 8, 1985*

ATTEST: *Louise V. Isaacs*
Clerk
By *Charlotte Burkley D.C.*

SURVEYOR'S CERTIFICATE

I, W. L. Williams do hereby certify that this plat of SABAL PALM ESTATES 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 the requirements of Chapter 177, Florida Statutes.

W. L. Williams
W. L. Williams, Reg. Land Surveyor
Florida Certificate No. 1272

CERTIFICATE OF OWNERSHIP AND DEDICATION

SANA DEVELOPMENT CORP., a Florida corporation, by and through its undersigned officers does hereby certify that it is the owner of the property described hereon and does hereby dedicate all of the streets and thoroughfares shown on this plat of SABAL PALM ESTATES to the use of the public.
The parcels shown on this plat designated as "PARK", Parcels "A", "B" and "C" are not dedicated to the public. Said Park and Parcels "A", "B" and "C" shall be conveyed by SANA DEVELOPMENT CORP or its successors to TIBURON PROPERTY OWNERS ASSOCIATION, a Florida non-profit corporation. Said parcels are to be maintained by said Prop. Owners Assoc.
The drainage and utility easements shown on this plat of SABAL PALM may be used for drainage or utility purposes by any utility or by Martin County in compliance with such ordinances and regulations as may be adopted from time to time by the Martin Co. Board of County Commissioners. Said easements shall be maintained by Tiburon Property Owners Assoc.
SIGNED and sealed this 26th day of September, 1985, on behalf of said corporation by its Vice President and attested to by its Assistant Secretary.

ATTEST: *Samuel Grayson* Samuel Grayson, its Assistant Secretary
BY: *Herbert E. Saks* (CORP. SEAL) Herbert E. Saks, its Vice President

ACKNOWLEDGMENT

State of Florida
County of Martin
BEFORE me, the undersigned notary public, personally appeared Herbert E. Saks and Samuel Grayson, to me well known to be the Vice-President and Assistant Secretary, respectively, of SANA DEVELOPMENT CORP. and they acknowledged that they executed such instrument as such officers of said corporation.
WITNESS my hand and official seal this 26th day of September, 1985.

Barbara Saks
NOTARY PUBLIC, State of Florida at large
My commission expires: *May 7, 1987*

This instrument was prepared by C. Calvert Montgomery & Assoc., Inc., P.O. Box 92, 256 Colorado Avenue, Stuart, Florida 33495
SHEET 2 of 2