

EMERALD LAKES PHASE IX

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.

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 13, Martin County, Florida, Public Records this 6th day of December, 1985.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

By: Tracy Chase
Deputy Clerk

File No. 580272

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 and being more particularly described as follows:

Commence at the most Easterly Northeast corner of said Tract I; Thence N.89°25'31"W. a distance of 319.66 feet; Thence N.00°29'27"E., a distance of 76.18 feet to the POINT-OF-BEGINNING; Thence N.89°25'31"W., a distance of 215.00 feet; Thence N.00°34'29"E., a distance of 50.00 feet; Thence N.89°25'31"W., a distance of 90.85 feet; Thence S.00°34'29"W., a distance of 70.00 feet; Thence S.49°51'21"W., a distance of 66.85 feet to a point on a circular curve concave to the Southwest, having a radial bearing of S.49°51'21"W., a radius of 365.00 feet and a central angle of 26°43'06"; Thence Northwest along the arc of said curve, an arc distance of 170.21 feet to a point of reverse curvature of a circular curve concave to the Northeast, having a radius of 245.00 feet and a central angle of 25°05'11"; Thence Northwest along the arc of said curve, an arc distance of 107.27 feet to a point of radial intersection; Thence S.48°13'26"W., a distance of 50.00 feet to a point on a circular curve concave to the Northeast, having a radial bearing of N.48°13'26"E., a radius of 295.00 feet and a central angle of 31°05'03"; Thence Northwest along the arc of said curve, an arc distance of 160.04 feet to a point of reverse curvature of a circular curve concave to the Southwest, having a radius of 310.00 feet and a central angle of 19°10'01"; Thence Northwest along the arc of said curve, an arc distance of 103.70 feet to a point of non-radial intersection, having a radial bearing of S.60°08'29"W.; Thence N.56°50'34"E., a distance of 78.16 feet; Thence S.89°25'31"E., a distance of 659.66 feet; Thence S.00°29'27"W., a distance of 343.82 feet to the POINT-OF-BEGINNING. The last two described courses being coincident with the boundary of said Tract I.

Said lands situate, lying and being in Martin County, Florida and containing 5.051 acres more or less.

FORD CONCEPTS INC., DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS** - The streets shown on this plat of Emerald Lakes Phase IX are hereby declared to be private streets and are dedicated to Emerald Lakes Townhomes Homeowners' Association, Inc. The Board Of County Commissioners of Martin County, shall have no responsibility, duty or liability regarding such streets.
- UTILITY EASEMENTS** - The utility easements on this plat may be used for utility purposes by any utility company 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 Homeowners' Association, Inc.
- DRAINAGE EASEMENTS** - The drainage easements on this plat may be used for drainage purposes 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 Homeowners' Association, Inc.

SIGNED AND SEALED THIS 29th day of August, 1985. On behalf of said corporation, by its President and attested by its Secretary.

ATTEST: Patricia A. Sauter
PATRICIA A. SAUTER, Secretary

FORD CONCEPTS, INC.
BY: Robert L. Fromm
ROBERT L. FROMM, President

SIGNED, SEALED and DELIVERED in the presence of: Janey A. Anderson
WITNESS

ACKNOWLEDGMENT

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 29th day of August, 1985

Janey A. Anderson
My commission expires

Angela L. Dennis
Notary Public
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 29th day of August, 1985.

Richard C. Ridgway
RICHARD C. RIDGWAY

Maurice Porter
MAURICE PORTER

Signed, Sealed, and Delivered in the presence of:
Janey A. Anderson Lonna Robinson
WITNESS WITNESS

ACKNOWLEDGMENT

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 29th day of August, 1985

Janey A. Anderson
My commission expires

Angela L. Dennis
Notary Public
State of Florida at large

MORTGAGE HOLDERS CONSENT

FIRST AMERICAN BANK & TRUST, 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 20th day of August, 1985.

ATTEST

FIRST AMERICAN BANK & TRUST
BY: John H. Fullmer
ITS: Vice President

Signed, Sealed and Delivered in the presence of:
Janey A. Anderson
WITNESS

John H. Fullmer
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 20th day of August, 1985, by John H. Fullmer the Vice President, and Donald W. Blankenship the Vice President of FIRST AMERICAN BANK & TRUST.

Janey A. Anderson
My Commission Expires

Angela L. Dennis
Notary Public State of Florida at large

TITLE CERTIFICATION

I GRAYCE P. AUSBURN, A Certified Land-Title Searcher, hereby certify that as of Aug 29th, 1985, at 10:15 A. M.

- 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.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

- (A) 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.
- (B) Mortgage from Ford Concepts Inc. to First American Bank & Trust as recorded in official records book 619, page 2342 and official records book 619, page 2366, public records Martin County, Florida, and dated 11-19-84.
- Dated this 29th day of August, 1985 BY: Grayce P. Ausburn, C.S.
Grayce P. Ausburn C.L.S.
Certified Land-Title Searcher
433 E. Ocean Blvd.
Stuart, Florida, 33494

COUNTY APPROVAL

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

_____, 1985 County Engineer

August 13, 1985 Robert L. Fromm County Attorney

August 13, 1985 BY: Janey A. Anderson Chairman
PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA

August 13, 1985 BY: Janey A. Anderson Chairman
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
Tracy Chase, D.C.
SURVEYOR'S CERTIFICATE

I, Leo E. Noble, do hereby certify that this plat of Emerald Lakes Phase IX 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.