

RIVER LANDING

A REPLAT OF PORTIONS OF LOTS 2-4, BLOCK 37, ST. LUCIE INLET FARMS SUBDIVISION, P.B. 1, P. 69, PALM BEACH (NOW MARTIN) COUNTY RECORDS AND OF PORTIONS OF LOTS 8 & 9, COMMISSIONERS SUBDIVISION OF THE MILES OR HANSEN GRANT, P.B. B, P. 59, DADE (NOW MARTIN) COUNTY RECORDS, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

RIVERS LANDING, A FLORIDA GENERAL PARTNERSHIP, THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

PARCEL I : THAT PART OF LOTS 2, 3 AND 4, BLOCK 37, "ST. LUCIE INLET FARMS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, LYING NORTHERLY OF MAPP CREEK AND HALLY-PATTY-OKEE (HALPATIOKEE) RIVER.

PARCEL II : THAT PART OF LOT 9, "COMMISSIONERS SUBDIVISION OF THE MILES OR HANSEN GRANT" AS RECORDED IN PLAT BOOK B, PAGE 59, PUBLIC RECORDS OF DADE COUNTY, NOW MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF MAPP ROAD AND NORTHERLY OF MAPP CREEK AND ALL THAT PART OF THE WEST 251 ACRES OF LOT 8 OF SAID "MILES" OR "HANSEN GRANT" LYING SOUTH AND EAST OF MAPP ROAD AND NORTHERLY OF MAPP CREEK AND HALLY-PATTY-OKEE (HALPATIOKEE) RIVER.

DOES HEREBY DEDICATE AS FOLLOWS:

- (1) THE MAPP ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF RIVER LANDING IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.
- (2) THE STREETS SHOWN ON THIS PLAT AS TRACT "D" ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE RIVER LANDING PROPERTY OWNERS ASSOCIATION, INC. FOR THE USE OF THE MEMBERS OF THE "ASSOCIATION". THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
- (3) THE UTILITY EASEMENTS SHOWN HEREON 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, FLORIDA.
- (4) THE DRAINAGE EASEMENTS, LAKES, DRAINAGE FLOW-WAYS AND LAKE MAINTENANCE EASEMENTS SHOWN HEREON ARE HEREBY DECLARED TO BE PRIVATE DRAINAGE EASEMENTS AND ARE DEDICATED TO THE RIVER LANDING PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
- (5) THE PRESERVATION AREA SHOWN HEREON IS HEREBY DEDICATED TO THE RIVER LANDING PROPERTY OWNERS ASSOCIATION, INC. THE PRESERVATION AREA SHALL NOT BE ALTERED WITHOUT PERMISSION FROM MARTIN COUNTY.
- (6) TRACTS A, B, C, E & F ARE HEREBY DEDICATED TO THE RIVER LANDING PROPERTY OWNERS ASSOCIATION, INC. TRACTS A, B, C, & F ARE HEREBY DESIGNATED AS DRAINAGE AND RECREATIONAL AREAS. TRACT E IS DESIGNATED AS AN ACCESS EASEMENT.

SIGNED AND SEALED THIS 20th DAY OF November 1985.

RIVERS LANDING, A FLORIDA GENERAL PARTNERSHIP
BY: Howard Maged, AS GENERAL PARTNER
Howard Maged
HOWARD MAGED, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF MARTIN, 7-95
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HOWARD MAGED, TO ME WELL KNOWN TO BE THE PRESIDENT OF LINCOLN INC., A FLORIDA CORPORATION, GENERAL PARTNER OF RIVERS LANDING, A FLORIDA GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION ON BEHALF OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND SEAL THIS 20th DAY OF November, 1985

MY COMMISSION EXPIRES: Aug. 5, 1988

Carolyn J. Baetz
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

ERNEST AVRITH IS THE HOLDER OF A CERTAIN MORTGAGE ON THE PROPERTY DESCRIBED HEREIN AND SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINER TO THIS PLAT TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. HITT, DO HEREBY CERTIFY THAT THIS "RIVER LANDING" 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.

Michael J. Hitt 10/26/85
MICHAEL J. HITT DATE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2771

APPROVAL OF COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

COUNTY ENGINEER: [Signature] 2-24-86
DATE

COUNTY ATTORNEY: Michael H. Olat December 17, 1985
DATE

PLANNING AND ZONING COMMISSION BY: U.B. Beauf December 17, 1985
CHAIRMAN DATE

BOARD OF COUNTY COMMISSIONERS BY: [Signature] December 17, 1985
VICE CHAIRMAN DATE

ATTEST:

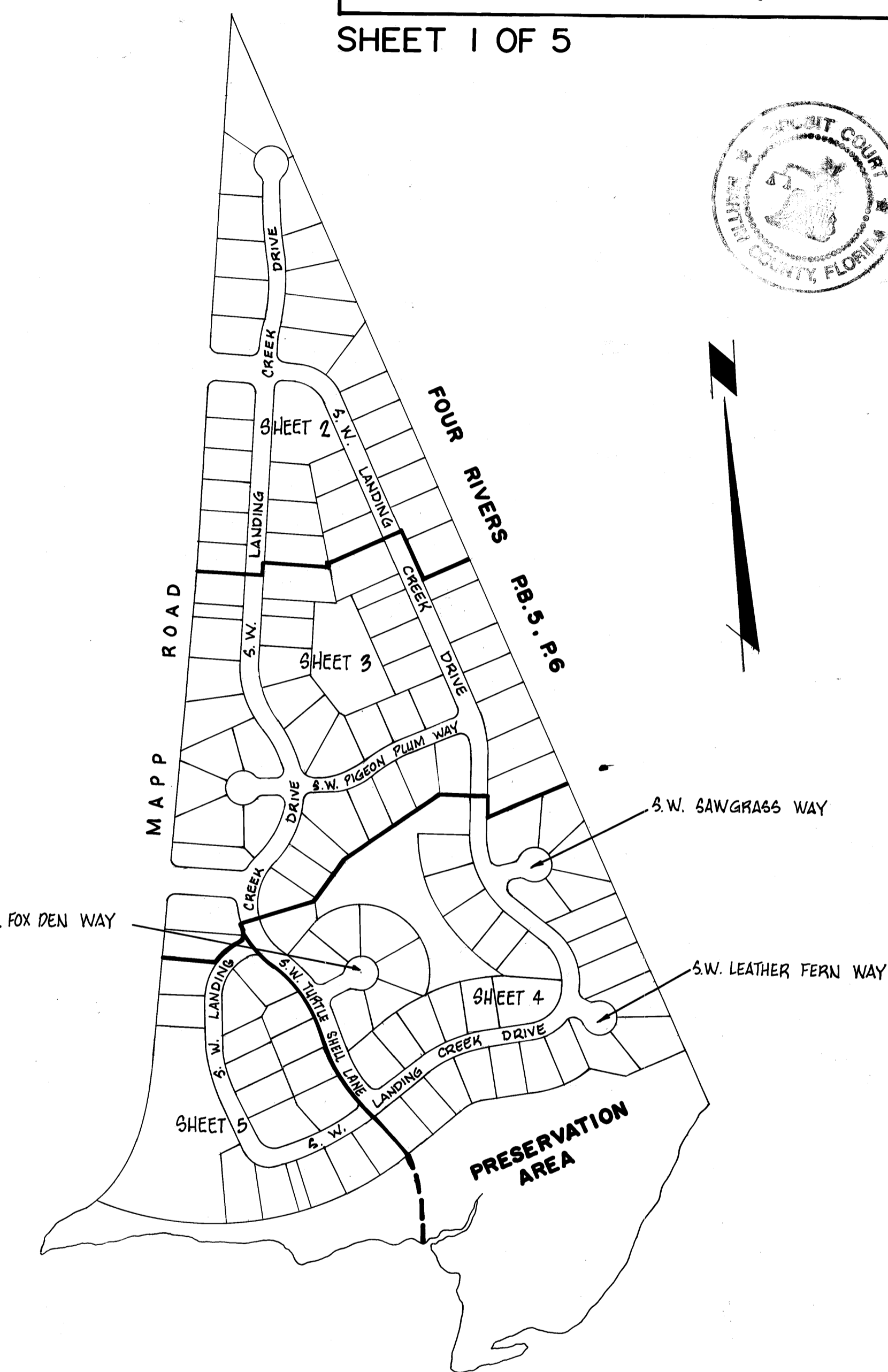
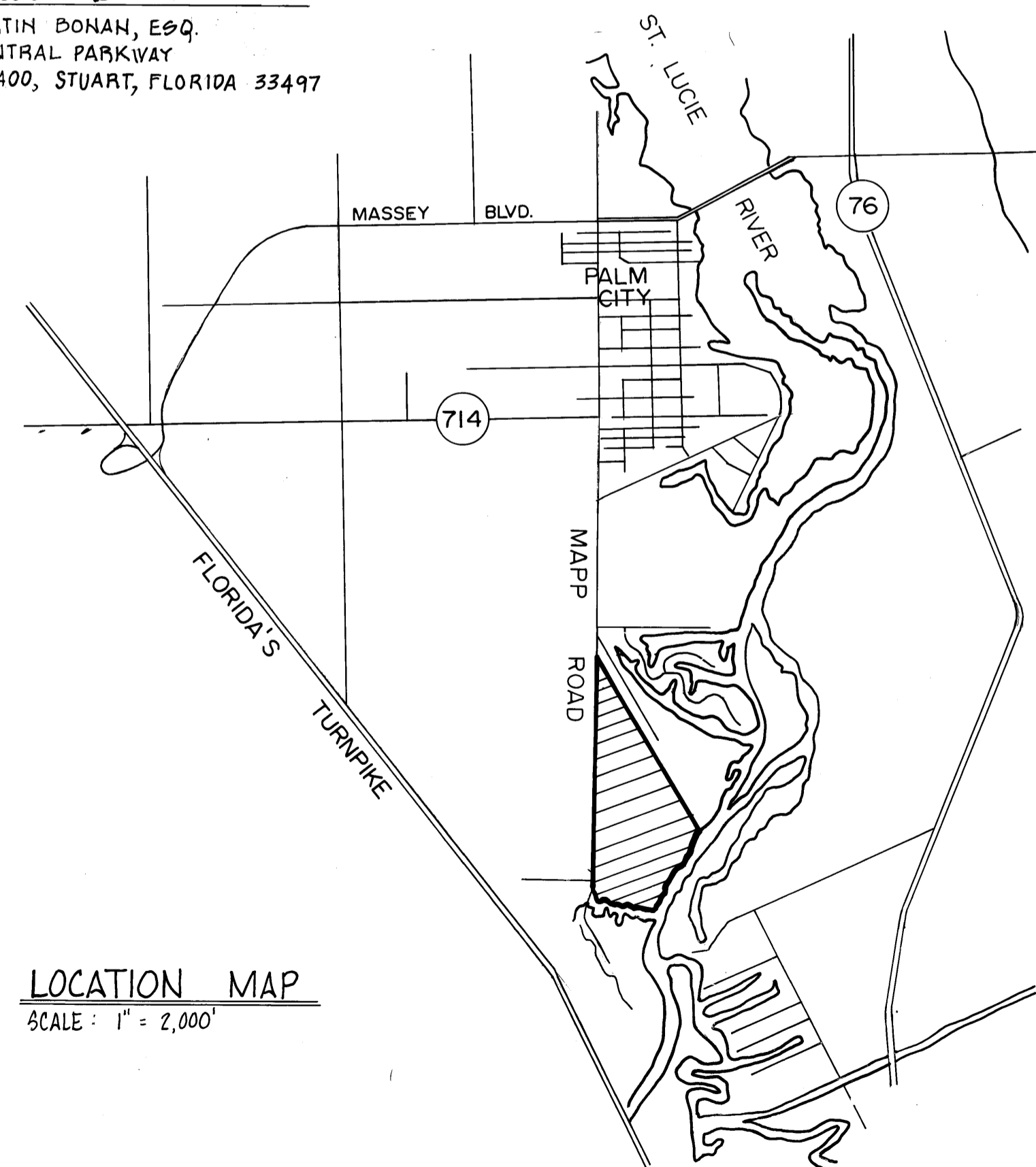
Russell Isaacs Clerk
Opacy E. Chase, D.C.

TITLE CERTIFICATION

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF November 6, 1985, AT 8:00 A.M.;

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION HEREON.
2. ALL THE RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - A. MORTGAGE FROM RIVERS LANDING, A FLORIDA GENERAL PARTNERSHIP, TO ERNEST AVRITH, DATED MAY 6, 1981, AND RECORDED MAY 29, 1981, IN OFFICIAL RECORD BOOK 522, PAGE 1491, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
BY: W. Martin Boson
W. MARTIN BOSON, ESQ.
10 CENTRAL PARKWAY
SUITE 400, STUART, FLORIDA 33497



06 MAR 14 9:58

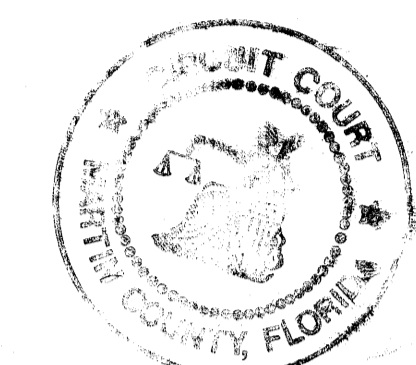
LOUISE V. ISAACS
CLERK OF COURT
MARTIN COUNTY, FLORIDA

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 25 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17th DAY OF March, 1985.

FILE NO. 97293A

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: Opacy E. Chase
DEPUTY CLERK



SHEET 1 OF 5

DENI ASSOCIATES

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(305) 749-0383

Subdivision Parcel Control #: 43-38-41-001-000-0000-0