

SUGAR SANDS RIDGE

A REPLAT OF LOT 106, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

JANUARY 1986

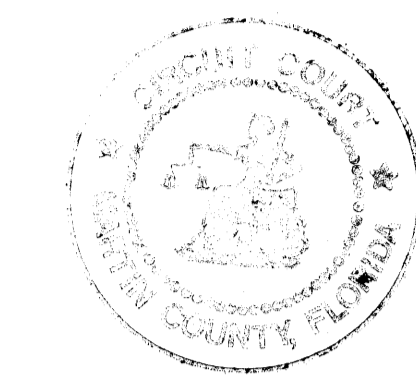
PLAT 1: 24

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 1, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 4th DAY OF April, 1986.

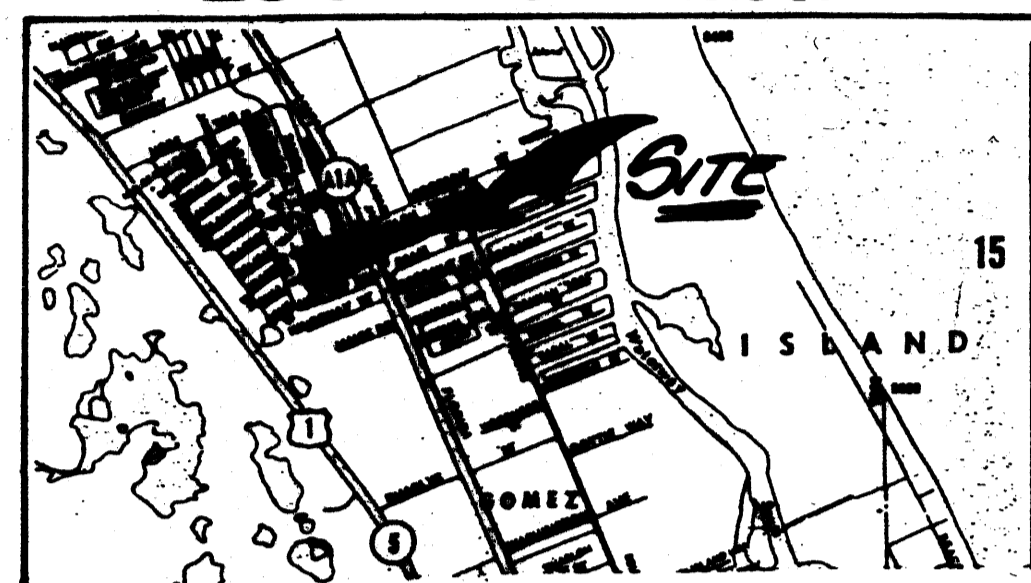
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NO. 59521

Marcy E. Chase
DEPUTY CLERK



LOCATION MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA
SS
COUNTY OF MARTIN

SUGAR SANDS, INC., 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 AS FOLLOWS:

- TRACT "A" SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC.
- TRACT "B" SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE IS HEREBY DECLARED TO BE A DRAINAGE RETENTION AREA AND IS DEDICATED TO THE SUGAR SANDS RIDGE HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE RETENTION AREA.
- TRACT "C" SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE IS HEREBY DECLARED TO BE A RECREATION AREA AND IS DEDICATED TO THE SUGAR SANDS RIDGE HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RECREATION AREA.
- TRACT "D" SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE IS HEREBY DECLARED TO BE A PASSIVE NATURAL GROWTH AREA WITH PATHWAYS AND IS DEDICATED TO THE SUGAR SANDS RIDGE HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH PASSIVE AREA.
- TRACT "E" SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE IS DEDICATED TO THE SUGAR SANDS RIDGE HOMEOWNERS ASSOCIATION, INC. FOR STORAGE OF CAMPERS, MOTOR HOMES AND BOATS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT "E".
- UTILITY EASEMENTS SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCE AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
- THE COMMON AREAS (COMPRISING ALL AREAS OF THE PLAT OTHER THAN NUMBERED LOTS AND OTHER THAN TRACTS A, B, C, D AND E) SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE ARE DEDICATED TO THE SUGAR SANDS RIDGE HOMEOWNERS ASSOCIATION, INC. FOR PURPOSES OF OPEN SPACE, ACCESS TO LOTS, PARKING, DRAINAGE, UTILITIES AND ANY OTHER LAWFUL PURPOSE AS MAY BE EXPRESSLY PERMITTED BY SAID HOMEOWNERS ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREAS.
- HYDRATECH ACCESS EASEMENT SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE IS DEDICATED TO HYDRATECH UTILITY, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ACCESS EASEMENT.
- HYDRATECH WATER MAIN EASEMENT SHOWN ON THIS PLAT OF SUGAR SANDS RIDGE IS DEDICATED TO HYDRATECH UTILITY, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ACCESS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 13th DAY OF March, 1986.

SUGAR SANDS, INC.
BY: *Jon L. Oswald*
JON L. OSWALD, PRESIDENT

ATTEST: *Alyce Cagni*
ASSISTANT SECRETARY
ALYCE CAGNI

TITLE CERTIFICATION:

- JEFFREY N. DAVERSA, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:
- 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 THEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

NONE

DATED THIS 12th DAY OF March, 1986.

Jeffrey N. Daversa
JEFFREY N. DAVERSA
ATTORNEY-AT-LAW
393 TEQUESTA DRIVE
P. O. BOX 3765
TEQUESTA, FLORIDA 33458

ACKNOWLEDGEMENT:

STATE OF FLORIDA
SS
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JON L. OSWALD AND ALYCE CAGNI, TO ME WELL KNOWN TO BE THE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SUGAR SANDS, 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 13th DAY OF March, 1986.

SEAL

Jeffrey N. Daversa
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

January 20, 1988

LEGAL DESCRIPTION:

LOT 106, LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF STATE ROAD A-1-A, AS SHOWN ON THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS THE WESTERLY 17' DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 385, PAGE 1230, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

CONTAINING 18.74 ACRES MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE:

I, DAN W. DAILEY, DO HEREBY CERTIFY THAT THIS PLAT OF SUGAR SANDS RIDGE 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.

Dan W. Dailey
DAN W. DAILEY
FLORIDA SURVEYOR REGISTRATION NO. 2439

APPROVAL OF COUNTY:

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

March 18, 1986

March 11, 1986

March 11, 1986

March 11, 1986

Jeffrey N. Daversa
COUNTY ENGINEER

Richard W. Clark
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: *Cliff B. Brown*
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: *John L. Oswald*
CHAIRMAN

Louise V. Isaacs
by Marcy E. Chase, D.C.
(BOARD SEAL)

SURVEYOR'S NOTES

- DEMONES (PRM) PERMANENT REFERENCE MONUMENTS.
- DEMONES (PCP) PERMANENT REFERENCE POINT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N. 21° 02' 56" W., ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.E. DIXIE HIGHWAY.

DAILEY AND ASSOCIATES
LAND SURVEYORS
4115 WEST INDIANTOWN ROAD
JUPITER, FLORIDA 33458
PHONE: (305) 746-8424

Subdivision Parcel Control #: 34-38-42-530-000-0000-0