

LOCATION MAP (N.T.S.)

PLAT OF GOVERNORS LANDING P.U.D.

PART OF LOT 25 OF GOMEZ GRANT, PLAT BOOK I, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW IN MARTIN COUNTY, FLORIDA.

MARCH, 1986

THIS INSTRUMENT PREPARED BY: R.W. LEE FOR: RICHARD V. REIKENIS, P.F.E. 400 AUSTRALIAN AVENUE S. WEST PALM BEACH, FL 33480

STATE OF FLORIDA COUNTY OF MARTIN SS. 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 34 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 29th DAY OF May 1986

LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FL BY: Tracy Chase DEPUTY CLERK

#003746

DESCRIPTION

THE SOUTH 2/3 OF LOT 25 OF GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT FILED OCTOBER 6, 1893, RECORDED IN PLAT BOOK "A", PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, INCLUDING ANY RIGHTS GRANTOR MAY HAVE IN SUBMERGED LANDS CONTIGUOUS THERETO. TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWAY APPERTAINING.

CERTIFICATE OF OWNERSHIP & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R. HASNER HOLDINGS, INC.; J. HASNER HOLDINGS, INC.; AND L. H. OF PALM BEACH, INC.; ALL FLORIDA CORPORATIONS, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT OF GOVERNORS LANDING, BEING A PART OF LOT 25 GOMEZ GRANT, MARTIN COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED ABOVE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- RIGHTS-OF-WAY: A 10 FOOT STRIP ABUTTING GOMEZ AVENUE; AND A 18.5 FOOT STRIP ABUTTING CROSSRIP STREET AS SHOWN ON THIS PLAT OF GOVERNOR'S LANDING ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF MARTIN COUNTY FOR ADDITIONAL RIGHT-OF-WAY PURPOSES TO GOMEZ AVENUE AND CROSSRIP STREET RESPECTIVELY.
- WATER MANAGEMENT TRACTS: THE WATER MANAGEMENT TRACTS "A" AND "B" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GOVERNORS LANDING HOMEOWNER'S ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.
- LIMITED ACCESS EASEMENTS AND LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GOVERNORS LANDING HOMEOWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- ALL PROPERTY SHOWN ON THIS PLAT OF GOVERNORS LANDING WITH THE EXCEPTION OF THE LOTS, AND OTHER PROPERTY PREVIOUSLY DEDICATED HEREON ARE HEREBY DEDICATED TO THE GOVERNORS LANDING HOMEOWNER'S ASSOCIATION, INC., AND SHALL BE THEIR PERPETUAL MAINTENANCE OBLIGATION.
- ALL AREAS SHOWN HEREON WHICH ARE DEDICATED TO THE GOVERNORS LANDING HOMEOWNER'S ASSOCIATION, INC., MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.T.V.; 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 AND APPROVED BY THE GOVERNORS LANDING HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

SIGNED AND SEALED THIS 25 DAY OF March 1986 ON BEHALF OF SAID CORPORATIONS BY THEIR PRESIDENT/SECRETARY.

ATTEST BY: Richard Hasner, RICHARD HASNER, PRES./SEC.

ATTEST BY: Jay Hasner, JAY HASNER, PRES./SEC.

ATTEST BY: Lloyd Hasner, LLOYD HASNER, PRES./SEC.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD HASNER, PRESIDENT/SECRETARY OF R. HASNER HOLDINGS, INC. AND JAY HASNER, PRESIDENT/SECRETARY OF J. HASNER HOLDINGS, INC. AND LLOYD HASNER, PRESIDENT/SECRETARY OF L. H. OF PALM BEACH, INC., TO ME WELL KNOWN TO BE THE PRESIDENT/SECRETARY FOR THEIR RESPECTIVE FLORIDA CORPORATIONS, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF March, 1986

ROSLYN DESSER, NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: July 2, 1986

MORTGAGEE'S CONSENT

ANTONIO E. GARCIA HEREBY CERTIFIES THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON, AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 24 DAY OF April 1986. ANTONIO E. GARCIA

SIGNED, SEALED AND DELIVER IN THE PRESENCE OF:

ROSLYN DESSER, WITNESS

SIMON D. BILLETTE, WITNESS

MORTGAGEE'S CONSENT

FIRST AMERICAN BANK AND TRUST, HEREBY CERTIFIES THAT THEY ARE HOLDERS OF A CERTAIN MORTGAGE, ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, TO SUCH DEDICATION.

SIGNED AND SEALED THIS 25th DAY OF March, 1986

FIRST AMERICAN BANK & TRUST

RICHARD PREISER, EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

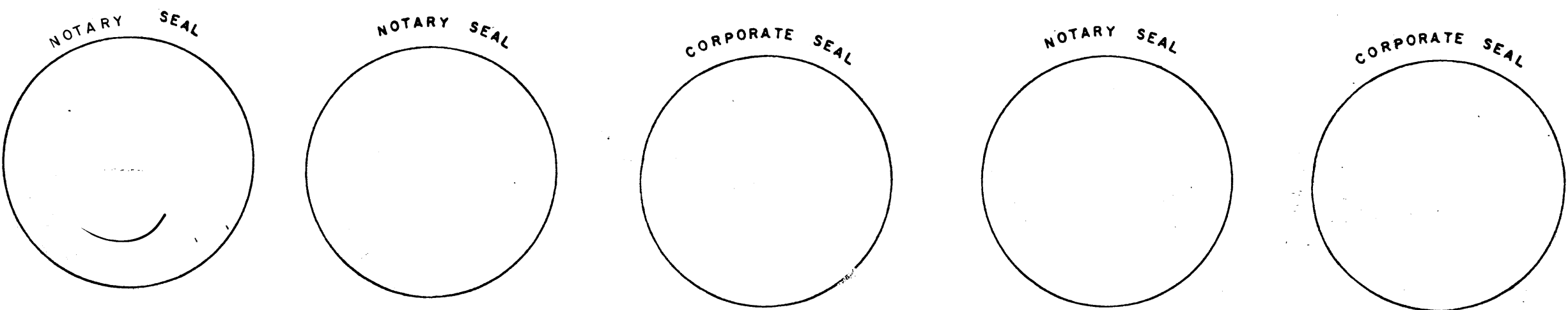
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD PREISER, TO ME WELL KNOWN TO BE THE EXECUTIVE VICE-PRESIDENT OF FIRST AMERICAN BANK AND TRUST, A CORPORATION AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF March, 1986.

Richard Preiser, NOTARY PUBLIC STATE OF FLORIDA AT LARGE

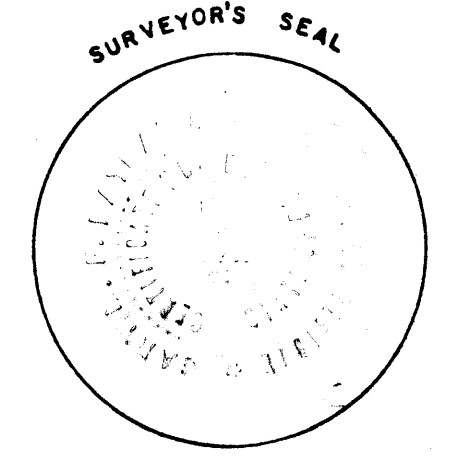
MY COMMISSION EXPIRES: 6/9/86



SURVEYOR'S CERTIFICATE

I, GARY M.F. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF GOVERNORS 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.

SIGNED AND SEALED THIS 24 DAY OF April 1986. GARY M.F. RAYMAN, SURVEYOR REGISTRATION NO. 2633



TITLE CERTIFICATION

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF April 15 1986, AT P.M.

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS VESTED IN R. HASNER HOLDINGS, INC., J. HASNER HOLDINGS, INC., AND L. H. OF PALM BEACH, ALL FLORIDA CORPORATIONS.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

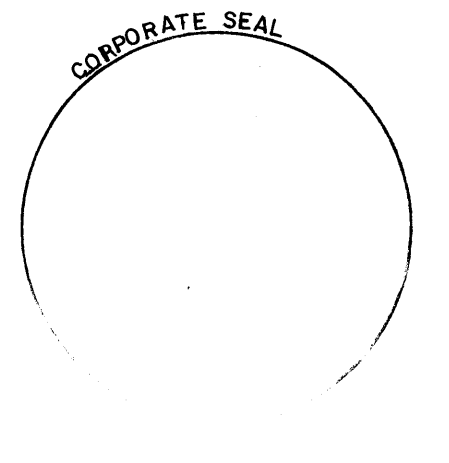
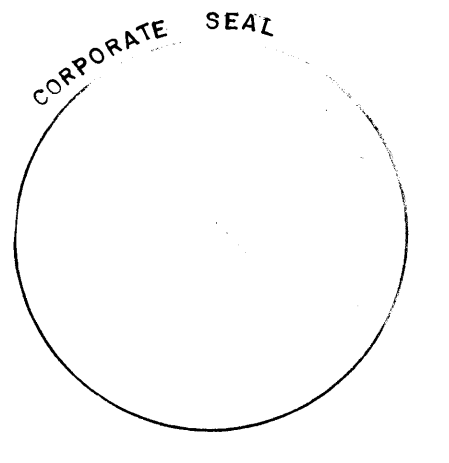
A. THAT CERTAIN MORTGAGE BY R. HASNER HOLDINGS, INC., J. HASNER HOLDINGS, INC., AND L. H. OF PALM BEACH, IN FAVOR OF FIRST AMERICAN BANK AND TRUST DATED MARCH 29, 1985 AND RECORDED IN OFFICIAL RECORD BOOK 632, PAGE 583, AS MODIFIED BY FUTURE ADVANCE NOTICE DATED JUNE 20, 1985 AND RECORDED IN O.R.B. 640, PAGE 1307, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

B. THAT CERTAIN MORTGAGE BY R. HASNER HOLDINGS, INC., J. HASNER HOLDINGS, INC., AND L.H. OF PALM BEACH, IN FAVOR OF ANTONIO E. GARCIA, INDIVIDUALLY, DATED MARCH 29, 1985 AND RECORDED IN OFFICIAL RECORD BOOK 632, PAGE 603, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED 23rd DAY OF April, 1986.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A. 77 SOUTH FLAGLER DRIVE WEST PALM BEACH, 33401.

BY: RICHARD D. HOLT



COUNTY APPROVAL

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

County Engineer: 5/15/86

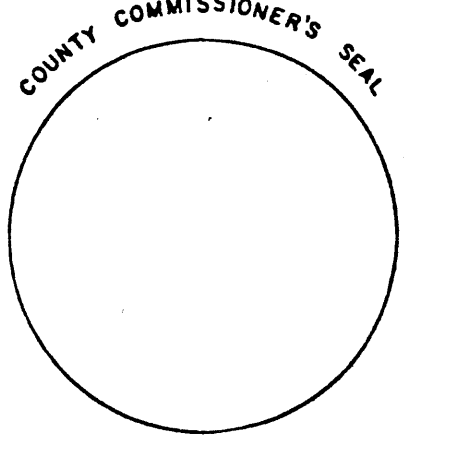
County Attorney: 3/11/86

PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA

BY: Chairman: 3/11/86

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

BY: Chairman: 3/11/86



ATTEST: Louise V. Isaacs, Clerk