

PLAT OF THE WATERWAY NORTH

BEING A PORTION OF SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

BEING A PORTION OF THE FOLLOWING DESCRIBED LANDS LYING AND BEING IN GOVERNMENT LOTS 2 AND 3, SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST AND THAT PORTIONS OF SAID SECTION 20 THAT LIE BETWEEN THE 1855 MEANDER LINE OF LAKE OKEECHOBEE, SURVEYED BY THE GOVERNMENT LAND OFFICE (U.S. GOVERNMENT), AND THE EASTERN SHORE OF LAKE OKEECHOBEE AS SURVEYED BY THE STATE OF FLORIDA IN 1924, ALL LYING IN MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 AND THE SOUTH LINE OF SAID SECTION 20, BEING ALSO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN NORTH 89°30'50" EAST ALONG SAID SECTION LINE A DISTANCE OF 436.04 FEET TO A POINT; THENCE RUN NORTH 23°56'37" WEST ALONG A LINE PARALLEL TO AND 400.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, SAID EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 441, A DISTANCE OF 2,878.28 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE RUN SOUTH 89°30'50" WEST ALONG SAID GOVERNMENT LOT LINE A DISTANCE OF 436.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 441; THENCE RUN SOUTH 23°56'37" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,878.28 FEET TO THE POINT OF BEGINNING. CONTAINING 26.43 ACRES, MORE OR LESS.

AND
BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 AND THE SOUTH LINE OF SAID SECTION 20, BEING ALSO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 89°30'50" WEST ALONG SAID SECTION LINE A DISTANCE OF 218.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (S.F.W.M.D.) LEVEE NO. L-47; THENCE RUN NORTH 25°20'22" WEST ALONG SAID S.F.W.M.D. RIGHT-OF-WAY A DISTANCE OF 30.65 FEET THENCE NORTH 23°16'17" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,833.73 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE RUN NORTH 89°30'50" EAST ALONG SAID GOVERNMENT LOT 2 LINE A DISTANCE OF 182.97 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN SOUTH 23°56'37" EAST ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 A DISTANCE OF 2,878.28 FEET TO THE POINT OF BEGINNING. CONTAINING 12.20 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

ROBERT FRITZ, AS TRUSTEE UNDER THE PROVISIONS OF A PRIVATE TRUST AGREEMENT KNOWN AS FRITZ TRUST NO. 75, DATED DECEMBER 11, 1975, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT HE DOES HEREBY DEDICATE AS FOLLOWS:

- RIGHT-OF-WAY EASEMENTS THE RIGHT-OF-WAY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE OF THE PUBLIC.
- DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED TO THE WATERWAY EAST AND WATERWAY NORTH AT LAKE OKEECHOBEE PROPERTY OWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF 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.
- FEE SIMPLE TITLE TO TRACTS G-1 THROUGH G-5, INCLUSIVE, IS HEREBY RESERVED BY OWNER. OWNER MAY USE THOSE TRACTS FOR ALL PERMITTED PURPOSES, TO INCLUDE PROVIDING ACCESS, DRAINAGE, IRRIGATION AND OTHER SUPPORTIVE USES FOR THE ADJOINING AGRICULTURAL PROPERTIES. THE ABOVE MENTIONED "G" TRACTS SHALL NOT BE USED FOR RESIDENTIAL PURPOSES.
- TRAIL EASEMENT THE TRAIL EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED FOR THE USE OF THE PUBLIC. THE TRAIL EASEMENT IS A 13 FOOT WIDE AREA ADJOINING THE 7 FOOT RIGHT-OF-WAY EASEMENT DEDICATED IN PARAGRAPH NO. 1 ABOVE FOR U. S. 441 (S.W. CONNOR HIGHWAY). A 5.50 FOOT WIDE MEANDERING UNPAVED PATH FOR USE BY NON-MOTORIZED MEANS OF TRANSPORTATION WILL BE CONSTRUCTED WITHIN THE 7 FOOT RIGHT-OF-WAY EASEMENT AND THE TRAIL EASEMENT. THE REMAINING AREA WITHIN THE TRAIL EASEMENT SHALL REMAIN IN NATIVE VEGETATION PRESERVATION.

DATED THIS 10 DAY OF February, 1989.

BY: Robert Fritz, Trustee
ROBERT FRITZ, TRUSTEE

ACKNOWLEDGMENT

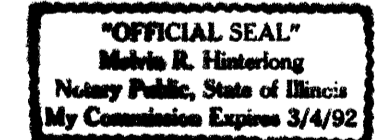
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT FRITZ, TO ME WELL KNOWN TO BE THE TRUSTEE OF FRITZ TRUST NO. 75, AND ACKNOWLEDGES SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF Feb., 1989.

NOTARIAL SEAL

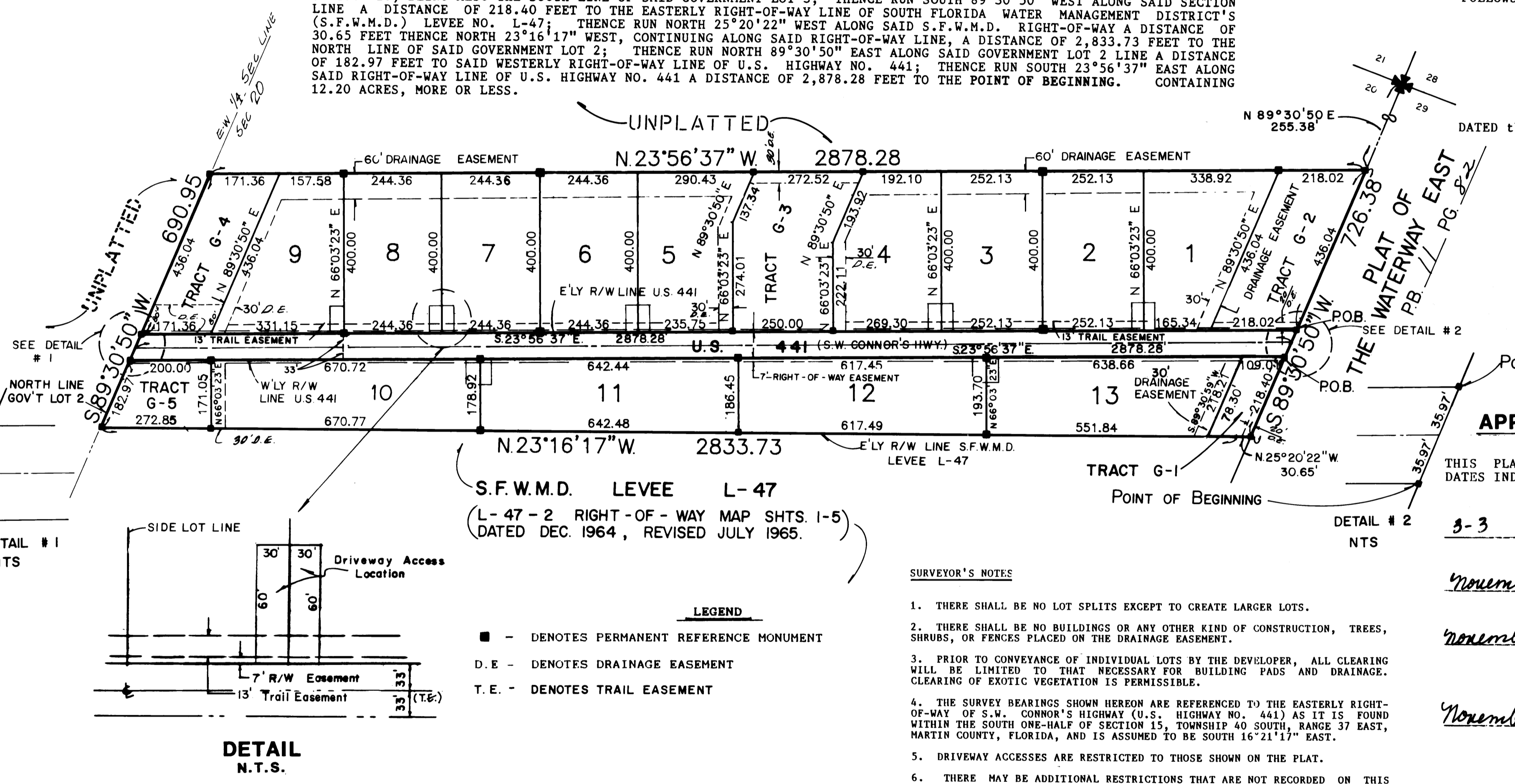
Devin D. Hunsberger
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATION

I, GEORGE C. YOUNG, JR., DO HEREBY CERTIFY THAT THIS PLAT 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.

George C. Young, Jr.
GEORGE C. YOUNG, JR., R.L.S.
FLORIDA SURVEYOR REGISTRATION NO. 3036



DATED this 10th day of Feb., 1989.

Stephen Fry
Attorney-at-Law
900 E. Ocean Boulevard
Suite 120
Stuart, Florida 34994

APPROVAL OF COUNTY

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

- 3-3, 1989 Donald E. Holloman
DONALD E. HOLLOWAN, COUNTY ENGINEER
- November 8, 1988 Noreen S. Dreyer
NOREEN S. DREYER, COUNTY ATTORNEY
- November 8, 1988 Joseph A. Wacha
JOSEPH A. WACHA, CHAIRMAN
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
- November 8, 1988 Frank A. Wacha
FRANK A. WACHA, CHAIRMAN-VIC
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST:

Marsha Stiller
MARSHA STILLER, CLERK
By Charlotte Busky D.C.

Sheet 1 of 1

FILED FOR RECORD
MARTIN CO. FLA.
89 MAR 13 PM 2:44
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY _____ D.C.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK _____ PAGE _____, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____, 1989.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER: 758133 BY: Charlotte Busky
DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER
20-39-37-001-000-0000-0

SHEET 1 OF 1 SHEETS
NOVEMBER, 1988

TITLE CERTIFICATION

I, STEPHEN FRY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION THEREON.

ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GCY, Inc.
Civil Engineers &
Land Surveyors
P.O. Box 1469
Palm City, FL 34990
Palm City 286-8083 Ft. Pierce 466-9500