

A PLAT OF SOUTH FORK ESTATES

BEING A SUBDIVISION OF A PORTION OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 41 EAST AND A REPLAT
OF A PORTION OF TRACT 6, SECTION 4, TOWNSHIP 39 SOUTH
RANGE 41 EAST, AS SHOWN ON THE PLAT OF TROPICAL FRUIT FARMS
AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

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

DECEMBER, 1989

PARCEL CONTROL NO. 4-39-41-006-000-000.0

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 29, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 5th DAY OF JANUARY, 1990.
MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Kathy Webster
DEPUTY CLERK
FILE NO. 805601
(CIRCUIT COURT SEAL)

LOCATION MAP N.T.S.

DESCRIPTION

A parcel of land lying and being in Section 4, Township 39 South, Range 41 East and being more particularly described as follows:
All of that part of the South 660 feet of Government Lot 4 of Section 4 that lies North and East of Paulson Road.
Together with
All of that part of the South 660 feet of Tract 6, of said Section 4, TROPICAL FRUIT FARMS SUBDIVISION as recorded in Plat Book 3, Page 6, Palm Beach County, Florida Public Records, that lies North and East of Paulson Road; said parcel also being all of that part of the South 660 feet of Government Lot 3 of said Section 4 that lies North and East of Paulson Road. Less the South 25 feet thereof.
Together with
The South 660 feet of Government Lot 2 of said Section 4. Less the South 25 feet of the West 25 feet thereof.
Together with
The North one-half of the Southeast Quarter of Section 4, Township 39 South, Range 41 East, less and excepting the right-of-way of Paulson Road.
And Less the Westerly 25 feet thereof.
Containing 121.579 acres more or less.

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN STATE OF FLORIDA S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF SOUTH FORK ESTATES, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun
THOMAS C. VOKOUN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4382

CERTIFICATE OF OWNERSHIP, DEDICATION & RESERVATIONS

COUNTY OF MARTIN STATE OF FLORIDA S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT SPECTOR PROPERTIES, INC., A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITY PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

- THE ROADWAY EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR ROAD, DRAINAGE AND UTILITY PURPOSES, AND FOR THE PERPETUAL USE OF THE PUBLIC.
- THE PRESERVE AREAS AND UPLAND TRANSITION AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH FORK ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID AREAS EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID AREAS.
- THE DRAINAGE, MAINTENANCE AND ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH FORK ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH FORK ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS. THE SOUTH FORK PROPERTY OWNERS ASSOCIATION SHALL OPERATE THE TRACTS IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN FOR LITTORAL ZONES.
- THE UPLAND PRESERVATION EASEMENTS AND PRESERVATION ZONES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH FORK ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION. THERE SHALL BE NO ALTERATION WITHIN SAID EASEMENTS OR ZONES EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS OR ZONES.
- THE EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SOUTH FORK ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR EMERGENCY ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO FENCES, TREES, SHRUBS OR ANY OTHER PERMANENT STRUCTURES PLACED UPON SAID EASEMENT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- THE COMMON AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH FORK ESTATES PROPERTY OWNERS ASSOCIATION, INC. SAID COMMON AREAS MAY BE USED FOR DRAINAGE OR FOR ANY UTILITIES 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 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.
- THE UPLAND PRESERVE AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH FORK ESTATES PROPERTY OWNERS ASSOCIATION, INC. FOR THE PRESERVATION AND MAINTENANCE OF NATIVE VEGETATION. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UPLAND PRESERVE AREAS.

SIGNED AND SEALED THIS 1st DAY OF December, 1989.
ATTEST: [Signature] SECRETARY
[Signature] SAUL SPECTOR, PRESIDENT

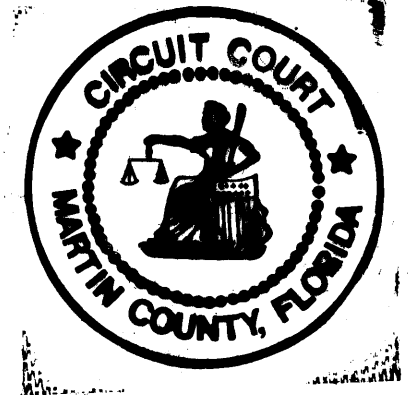
ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SAUL SPECTOR AND [Signature], TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF SPECTOR PROPERTIES, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS AND SAID CORPORATION.

WITNESS BY HAND AND OFFICIAL SEAL THIS 1st DAY OF December, 1989.

MY COMMISSION EXPIRES: June 2, 1990
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA



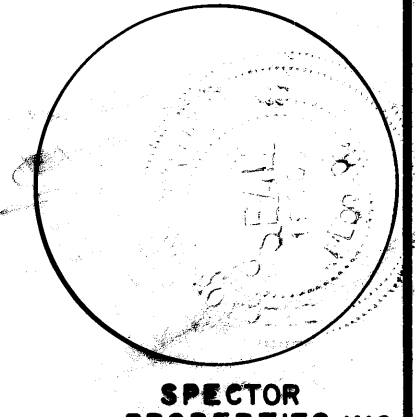
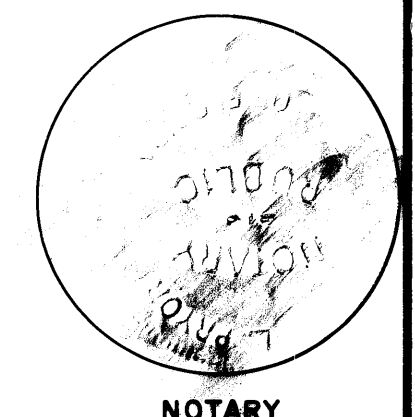
TITLE CERTIFICATION

COUNTY OF MARTIN STATE OF FLORIDA S.S.

WE, DESANTIS, COOK, KAUFFMAN, GASKILL, MCCARTHY, SCHWARTZ & HUNSTON, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF SEPTEMBER 15th, 1989, AT 7:00 P.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
NONE

DATED THIS 10th DAY OF OCTOBER, 1989
BY: Terence P. McCarthy
TERENCE P. MCCARTHY
DESANTIS, COOK, KAUFFMAN, GASKILL,
MCCARTHY, SCHWARTZ & HUNSTON, P.A.
2081 E. OCEAN BLVD.
STUART, FLORIDA 34994
(407) 286-1700



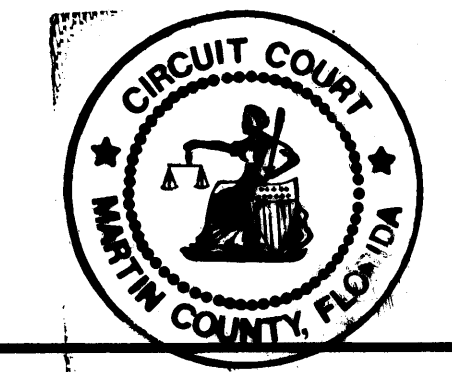
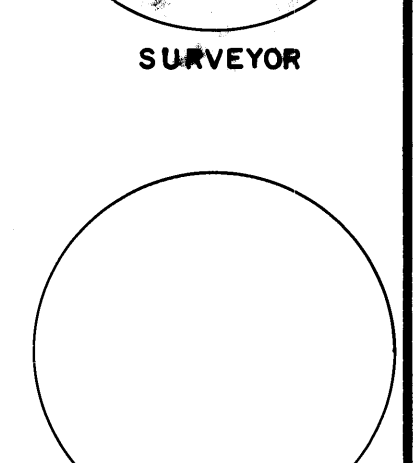
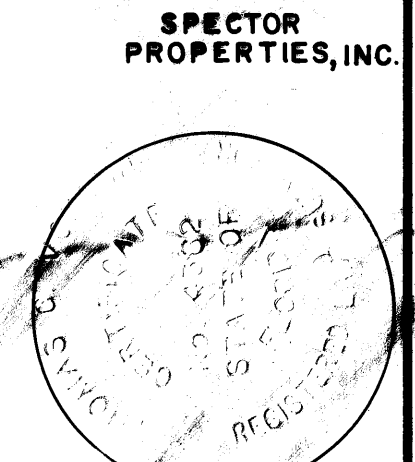
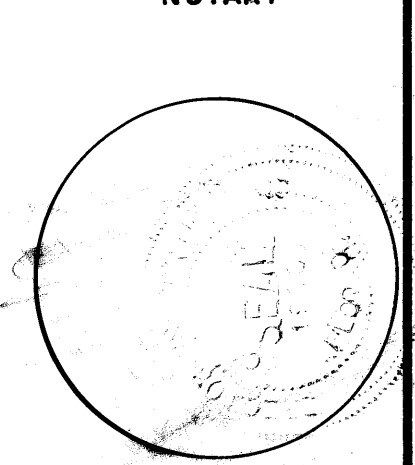
COUNTY APPROVAL

COUNTY OF MARTIN STATE OF FLORIDA S.S.

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

12-13-89 DATE
August 8, 1989 DATE
August 8, 1989 DATE
August 8, 1989 DATE

[Signature] COUNTY ENGINEER
[Signature] COUNTY ATTORNEY
[Signature] CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
[Signature] CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.



ATTEST: Marsha Stiller
By: Kathy Webster, D.C.

LINDA BROWNING FERRARI & HELSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 77 JUPITER, FLORIDA 33464
38 CENTRAL PARKWAY SUITE 402 STUART, FLORIDA 34994

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