

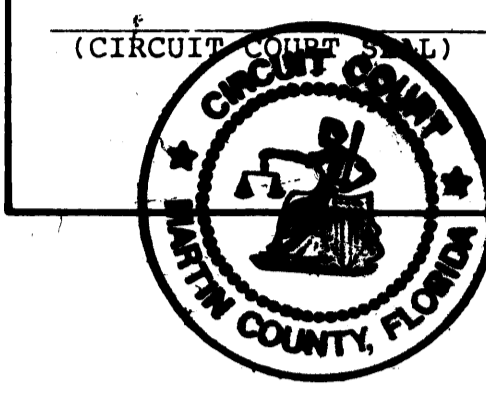
FILED FOR RECORD  
MARTIN COUNTY

90 JAN 11 PM 2:38

MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 19, PAGE 30, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 11 DAY OF January 1989.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA  
BY: *Deborah Langston*  
DEPUTY CLERK

FILE NO. 806612



# LAKE GROVE

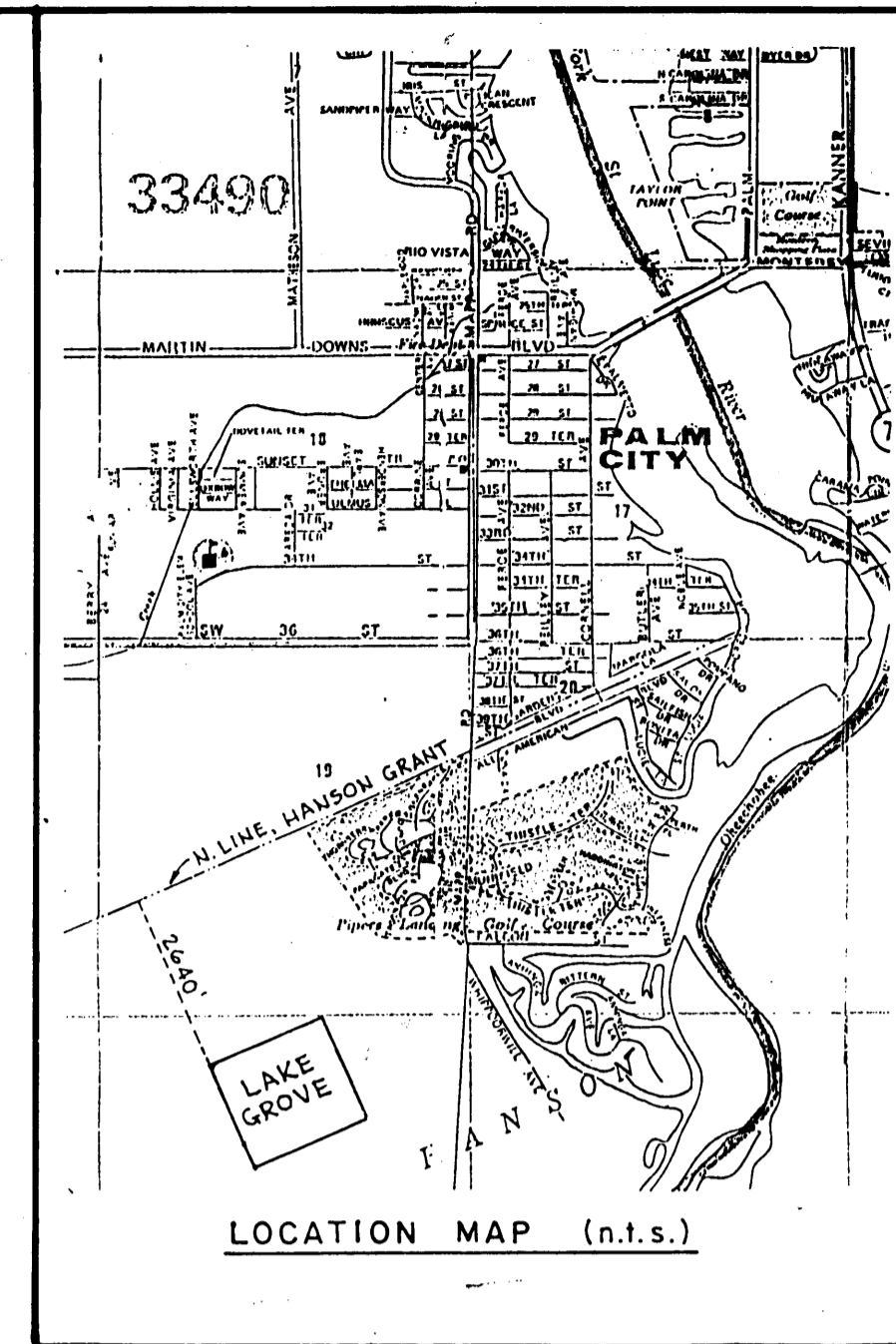
A REPLAT OF A PORTION OF LOT 9 OF THE COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, PLAT BOOK I, PAGE II, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS SEPTEMBER 1989

**PROPERTY DESCRIPTION:**

A PORTION OF LOT 9 OF THE COMMISSIONERS SUBDIVISION OF THE "MILES OR HANSON GRANT" AS RECORDED IN PLAT BOOK "B", PAGE 59 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALSO IN PLAT BOOK 1, PAGE 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID LOT 9, THENCE RUN SOUTH 24°00'00" EAST ALONG THE WEST LINE OF THE SAID LOT 9 A DISTANCE OF 2640.00 FEET TO A POINT ON A LINE THAT IS 2640.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SAID LOT 9, AND THE POINT OF BEGINNING; THENCE RUN NORTH 66°13'01" EAST ALONG THE SAID PARALLEL LINE A DISTANCE OF 1721.25 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SAID LOT 9; THENCE RUN SOUTH 24°00'15" EAST ALONG THE SAID EAST LINE A DISTANCE OF 1618.58 FEET TO A POINT ON A LINE THAT IS 4258.58 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SAID LOT 9; THENCE RUN SOUTH 66°13'01" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1721.37 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SAID LOT 9; THENCE RUN NORTH 24°00'00" WEST ALONG THE SAID WEST LINE A DISTANCE OF 1618.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MARTIN COUNTY, FLORIDA AND CONTAINING 63.964 ACRES, MORE OR LESS.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF MINNESOTA  
COUNTY OF ANOKA

I, RALEIGH NELSON, INDIVIDUALLY AND AS TRUSTEE, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- S. W. LAKE GROVE CIRCLE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TIBURON SOUTH PROPERTY OWNERS' ASSOCIATION, INC., FOR ACCESS, DRAINAGE & UTILITY (INCLUDING C.A.T.V.) 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 S. W. LAKE GROVE CIRCLE.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TIBURON SOUTH PROPERTY OWNERS' ASSOCIATION, INC. FOR DRAINAGE PURPOSES. THE BOARD OF MARTIN COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY INCLUDING C.A.T.V., (1) 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 (2) AS APPROVED BY THE TIBURON SOUTH PROPERTY OWNERS' ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.
- PARCEL "A" (STORMWATER MANAGEMENT TRACT) IS HEREBY DEDICATED TO THE TIBURON SOUTH PROPERTY OWNERS' ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND SHALL BE MAINTAINED IN COMPLIANCE WITH THE LITTORAL ZONE MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL "A".
- PARCELS "B-1", "B-2" & "B-3" (RECREATION & LANDSCAPING PARCELS) ARE HEREBY DEDICATED TO THE TIBURON SOUTH PROPERTY OWNERS' ASSOCIATION, INC. FOR RECREATIONAL AND LANDSCAPING 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 PARCELS.
- PARCEL "C" (WELL ACCESS PARCEL) IS HEREBY DEDICATED TO THE TIBURON SOUTH PROPERTY OWNERS' ASSOCIATION, INC. FOR ACCESS 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 PARCEL "C".

SIGNED AND SEALED THIS 19TH DAY OF SEPTEMBER, 1989.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: *Dennis C. Anderson*

*Raleigh Nelson*  
RALEIGH NELSON, TRUSTEE

WITNESS: *Mary A. Schell*

**ACKNOWLEDGEMENT**

STATE OF MINNESOTA  
COUNTY OF ANOKA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED RALEIGH NELSON, INDIVIDUALLY AND AS TRUSTEE TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19TH DAY OF SEPTEMBER, 1989.

*Thomas L. Topp*  
NOTARY PUBLIC, STATE OF MINNESOTA AT LARGE

MY COMMISSION EXPIRES: 9-30-91

**MORTGAGE HOLDER'S CONSENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

SUNBANK/TREASURE COAST N.A. HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON RECORDED IN OFFICIAL RECORDS BOOK 833, PAGE 759, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 22ND DAY OF SEPTEMBER, 1989

ATTEST: *Brian R. Martin*  
BRIAN R. MARTIN  
ASSISTANT VICE PRESIDENT

BY: *Gideon T. Haymaker*  
GIDEON T. HAYMAKER  
EXECUTIVE VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GIDEON T. HAYMAKER AND BRIAN R. MARTIN, TO ME WELL KNOWN TO BE THE EXECUTIVE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT RESPECTIVELY OF SUNBANK/TREASURE COAST N.A., AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT AS OFFICERS OF THE ASSOCIATION ON BEHALF OF THE ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF SEPTEMBER, 1989.

*Arthur B. Barrow*  
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 9-19-92

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF MARTIN

I, JOHN E. PREWITT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
- ALL RECORD MORTGAGES NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGOR: RALEIGH NELSON, AS TRUSTEE

MORTGAGEE: SUNBANK/TREASURE COAST N.A.

RECORDING DATA: O.R. BOOK 833, PAGE 759, FILED ON 1989, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 5 DAY OF September, 1989.

BY: *John E. Prewitt*  
JOHN E. PREWITT  
ATTORNEY AT LAW  
OUGHTERSON BUILDING  
STUART, FLORIDA 34994

**COUNTY APPROVAL**

STATE OF FLORIDA  
COUNTY OF MARTIN

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

*11-29-89*

*July 25, 1989*

*July 25, 1989*

*July 25, 1989*

ATTEST: *Marsha Stiller*  
MARSHA STILLER  
CLERK  
By: *Deborah Langston* D.C.

*M. E. Zellmer*  
COUNTY ENGINEER

*Norman S. Brayer*  
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

BY: *Joseph Banfi*

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: *Arthur B. Barrow*

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF MARTIN

I, W. L. WILLIAMS DO HEREBY CERTIFY THAT THIS PLAT OF LAKE GROVE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE 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.

*W. L. Williams*  
W. L. WILLIAMS  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 1272

THIS INSTRUMENT PREPARED BY ARTHUR SPEEDY OF C. CALVERT MONTGOMERY & ASSOCIATES, INC. P.O. BOX 92 STUART, FLORIDA 34995

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