

LOCATION MAP

# WOODRIDGE SUBDIVISION

IN PART OF GOVERNMENT LOT 5  
IN SECTION 30, TOWNSHIP 38 SOUTH  
RANGE 42 EAST  
MARTIN COUNTY, FLORIDA

IN 2 SHEETS SHEET 1 OF 2  
JANUARY, 1990

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF NEW YORK  
COUNTY OF ALBANY

EDEN PARK MANAGEMENT, INC. A DELAWARE 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:

1. THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF WOODRIDGE SUBDIVISION, ARE HEREBY DEDICATED TO WOODRIDGE OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (HEREINAFTER REFERRED TO AS THE "ASSOCIATION") AND ARE HEREBY DECLARED TO BE PRIVATE ROADS IN COMMON WITH ALL LOT OWNERS IN WOODRIDGE SUBDIVISION, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR ALL MAINTENANCE THEREOF. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE STREETS AND RIGHTS-OF-WAY.

2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF WOODRIDGE SUBDIVISION MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE TELEVISION COMPANY 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

3. THE RECREATION TRACT, 10' ACCESS AND DRAINAGE EASEMENT, 11' UTILITY AND ACCESS EASEMENT, 10' OUTFALL EASEMENT AND 5' LIMITED ACCESS EASEMENT SHOWN ON THIS PLAT OF WOODRIDGE SUBDIVISION ARE HEREBY DEDICATED TO THE ASSOCIATION AND ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS IN COMMON WITH ALL LOT OWNERS IN WOODRIDGE SUBDIVISION AND SHALL BE CONVEYED TO THE ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR ALL MAINTENANCE THEREOF. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE TRACTS AND EASEMENTS.

4. THE DRAINAGE EASEMENTS AND RETENTION AREA (TRACT H) SHOWN ON THIS PLAT OF WOODRIDGE SUBDIVISION ARE HEREBY DEDICATED TO THE ASSOCIATION FOR DRAINAGE PURPOSES AND ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS IN COMMON WITH ALL LOT OWNERS IN WOODRIDGE SUBDIVISION AND SHALL BE CONVEYED BY EASEMENT DEED TO THE ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR ALL MAINTENANCE THEREOF. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE DRAINAGE EASEMENTS.

5. THE UPLAND PRESERVE AREAS SHOWN ON THIS PLAT OF WOODRIDGE SUBDIVISION WHICH ARE NOT PART OF ANY LOT, ARE HEREBY DEDICATED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND ARE HEREBY DECLARED TO BE A PRIVATE PRESERVATION AREAS AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE PRESERVE AREAS SHOWN ON THIS PLAT SHALL OCCUR EXCEPT AS PROVIDED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH PRESERVE AREAS.

6. A PERPETUAL MAINTENANCE EASEMENT UPON THE UPLAND PRESERVE AREAS WHICH ARE A PART OF LOTS IN WOODRIDGE SUBDIVISION IS HEREBY DEDICATED TO THE ASSOCIATION FOR THE PROTECTION, PRESERVATION, MAINTENANCE AND RESTORATION OF THESE UPLAND PRESERVE AREAS. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THESE PRESERVE AREAS SHOWN ON THIS PLAT EXCEPT AS PROVIDED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.

IN WITNESS WHEREOF, EDEN PARK MANAGEMENT, INC. HAS AUTHORIZED AND CAUSED ITS PRESIDENT, ALTON P. MENDLESON, JR., TO EXECUTE THIS CERTIFICATE OF OWNERSHIP AND DEDICATION AND ITS SECRETARY, MARK W. NEFFMAN TO ATTEST SAID EXECUTION AND TO AFFIX THE CORPORATION'S SEAL HERETO THIS 12<sup>TH</sup> DAY OF FEBRUARY, 1990

EDEN PARK MANAGEMENT, INC.  
A DELAWARE CORPORATION

ATTEST:

Mark W. Neffman  
SECRETARY

By: Alton P. Mendleson, Jr.  
ALTON P. MENDLESON, JR.  
ITS: PRESIDENT

### DESCRIPTION:

A PARCEL OF LAND IN GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST, ON THE NEW SOUTH LINE OF THE HANSON GRANT, SAID STARTING POINT LYING ON THE CENTERLINE OF S. E. COVE ROAD; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 65.45 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S. E. COVE ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 00 DEGREES 18 MINUTES 42 SECONDS EAST, ALONG SAID WEST LINE OF GOVERNMENT LOT 5, A DISTANCE OF 1142.75 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE RUN NORTH 66 DEGREES 33 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 399.87 FEET; THENCE RUN NORTH 65 DEGREES 51 MINUTES 09 SECONDS EAST A DISTANCE OF 857.65 FEET, TO THE SOUTHWEST CORNER OF RIVER PINES, PHASE II, AS RECORDED IN PLAT BOOK 8, PAGE 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE RUN NORTH 24 DEGREES 12 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID RIVER PINES, PHASE II, A DISTANCE OF 446.66 FEET TO THE SOUTHWEST CORNER OF RIVER PINES, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 98, SAID PUBLIC RECORDS; THENCE RUN NORTH 23 DEGREES 45 MINUTES 52 SECONDS WEST ALONG THE WEST LINE OF SAID RIVER PINES, PHASE I, A DISTANCE OF 600.08 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S. E. COVE ROAD; THENCE RUN SOUTH 65 DEGREES 58 MINUTES 57 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 161.92 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE RUN SOUTH 66 DEGREES 08 MINUTES 03 SECONDS WEST A DISTANCE OF 637.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,077,622 SQUARE FEET OR 24.739 ACRES MORE OR LESS.

### NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT.
- DENOTES PERMANENT CONTROL POINT.

- NO ALTERATION OF THE UPLAND PRESERVE AREAS OR EASEMENTS IS PERMITTED, EXCEPT IN COMPLIANCE WITH THE "PRESERVE AREA MANAGEMENT PLAN" APPROVED BY MARTIN COUNTY.
- NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST.
- NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- EASEMENTS ARE FOR PUBLIC UTILITIES, (I.E. CABLE TV, F.P.L. CABLE AND TELEPHONE CABLE)

### ACKNOWLEDGEMENT:

STATE OF NEW YORK  
COUNTY OF ALBANY

THE FOREGOING INSTRUMENT was acknowledged before me this 12<sup>TH</sup> day of FEBRUARY, 1990, by ALTON P. MENDLESON, JR. as President and MARK W. NEFFMAN as Secretary of EDEN PARK MANAGEMENT, INC., a Delaware Corporation.

(Notary Seal)

ANTHONY BERNINI  
Notary Public, State of New York  
Qualified in Westchester County  
Exp. 12/31/91  
December 31, 1991

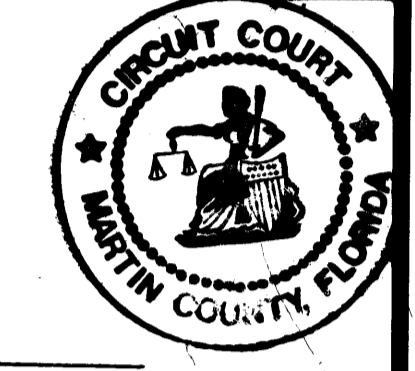
Anthony Bernini  
NOTARY PUBLIC  
My Commission Expires:

See affidavit recorded in  
OK Book 989 page 1350 under  
Book # 104444

Marsha Stiller, Clerk of Circuit Court  
Ex: Miranda Limmons D.C.

90 APR 20 PM 3:19  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY: D.C.

CLERKS RECORDING  
CERTIFICATE  
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12 PAGE 340 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 20 DAY OF April 1990  
Marsha Stiller  
MARSHA STILLER  
CLERK CIRCUIT COURT OF MARTIN COUNTY, FLORIDA  
FILE NO. 823748  
BY: Deborah Longston  
DEPUTY CLERK  
CIRCUIT COURT SEAL  
SUBDIVISION PARCEL CONTROL NO. 30-38-42-021-000-000



### APPROVALS:

COUNTY APPROVAL

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

1-9-90

DATE

January 9, 1990

DATE

PLANNING & ZONING COMMISSIONERS

January 9, 1990

DATE

BOARD OF COUNTY COMMISSIONERS

January 9, 1990

DATE

ATTEST: Marsha Stiller  
CLERK OF THE CIRCUIT COURT  
By: Deborah Longston

Donald E. Hellman  
COUNTY ENGINEER

Cherens. Brum  
COUNTY ATTORNEY

Joseph Banfi  
CHAIRMAN

Marsha Stiller  
CHAIRMAN

### TITLE CERTIFICATION:

I, LAWRENCE E. CRARY III, 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 OTHER ENTITY EXECUTING THE DEDICATION THEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

THAT CERTAIN MORTGAGE FROM EDEN PARK MANAGEMENT, INC., A DELAWARE CORPORATION, TO AMERICAN BANK OF MARTIN COUNTY DATED MARCH 8, 1990, AND RECORDED MARCH 9, 1990 IN OFFICIAL RECORDS BOOK 849, PAGE 2492, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

DATED THIS 8th DATE OF February, 1990

Lawrence E. Crary III  
LAWRENCE E. CRARY III  
ATTORNEY-AT-LAW  
555 COLORADO AVENUE  
STUART, FLORIDA 34994

### SURVEYOR'S CERTIFICATION:

I, JAMES M. O'BRIEN DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET IN ACCORDANCE WITH APPLICABLE STATE STATUTES, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

1/26/90  
DATE

James M. O'Brien  
JAMES M. O'BRIEN  
FLORIDA CERTIFICATE NO. 1652

DAILEY AND ASSOCIATES  
LAND SURVEYORS  
226 CENTER STREET, 6A-5  
JUPITER, FLORIDA 33468  
PHONE (407) 746-8484