

FOXWOOD - PHASE IV

A REPLAT OF LOT 4, SECTION 21, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 6, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

FILED FOR RECORD
JUL 19 1990
2:38

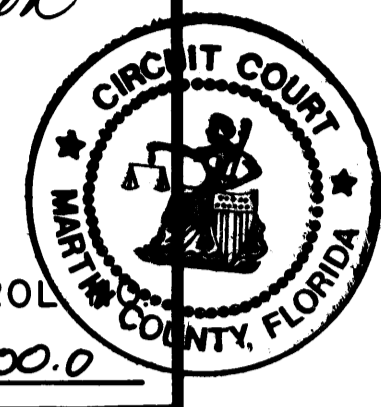
CLERK'S RECORDING CERTIFICATE

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 53, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 19 DAY OF July, 1990.

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

FILE NO.
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL
21-39-41-001-000-0000



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

FOXWOOD II, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HERON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE ROADWAY, DRAINAGE AND UTILITY EASEMENTS SHOWN ON THE PLAT OF FOXWOOD-PHASE IV ARE HEREBY DEDICATED TO THE FOXWOOD 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 SUCH EASEMENTS.
- THE DRAINAGE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, AND THE ROADWAY, DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF FOXWOOD-PHASE IV ARE HEREBY DEDICATED TO THE FOXWOOD 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 UTILITY EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, AND THE ROADWAY, DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT OF FOXWOOD-PHASE IV MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., (A) 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 (B) AS APPROVED BY THE FOXWOOD PROPERTY OWNERS ASSOCIATION, INC. SAID BOARD SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENTS.
- THE WETLAND PRESERVATION EASEMENTS AND THE NATIVE VEGETATION PRESERVATION EASEMENTS SHOWN ON THIS PLAT OF FOXWOOD-PHASE IV ARE HEREBY DEDICATED TO THE FOXWOOD PROPERTY OWNERS ASSOCIATION, INC., FOR PRESERVATION OF WETLANDS AND NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID EASEMENTS EXCEPT IN COMPLIANCE WITH "THE ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN FOR FOXWOOD-PHASE IV" APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PRESERVATION EASEMENTS.

SIGNED AND SEALED THIS 9th DAY OF May, 1990, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

FOXWOOD II, INC., A FLORIDA CORPORATION

ATTEST:
June C. Barton, SECRETARY
BY: Henry A. Childers, ITS PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HENRY CHILDERS AND JUNE BARTON, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FOXWOOD II, INC. AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May, 1990.

Shirley Lyders
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 3-31-92

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF FOXWOOD-PHASE IV IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND WAS 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, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Arthur Speedy
ARTHUR SPEEDY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3343

LEGAL DESCRIPTION

LOT 4, SECTION 21, TOWNSHIP 39, SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED AUGUST 18, 1913 AND RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; ALSO DESCRIBED AS: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE IS 40.345 ACRES, MORE OR LESS.

NOTE: THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENT. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

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

NOTES:

MAINTENANCE OF THE WETLAND PRESERVES AND UPLAND PRESERVES SHALL BE IN ACCORDANCE WITH THE "ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN FOR FOXWOOD PHASE IV" AS APPROVED BY MARTIN COUNTY.

NO ALTERATIONS OF PRESERVE AREAS EXCEPT IN COMPLIANCE WITH THE ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF MARTIN) S.S.

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 CORPORATION EXECUTING THE DEDICATION.
- ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HERON ARE AS FOLLOWS:

MORTGAGOR: FOXWOOD II, INC., A FLORIDA CORPORATION.

MORTGAGEE: FIRST NATIONAL BANK & TRUST CO. OF THE TREASURE COAST, A NATIONAL ASSOCIATION.

RECORDING DATA: O. R. BOOK 866, PAGE 502, FILED ON June 28, 1990, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 2nd DAY OF July, 1990.

STEPHEN FRY, ATTORNEY-AT-LAW
SUITE 120, 900 E. OCEAN BLVD.
STUART, FLORIDA 34994

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA)
COUNTY OF MARTIN) S.S.

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HERON RECORDED AT OFFICIAL RECORDS BOOK 866, PAGE 502, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES CONSENT TO THE DEDICATION HERON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 2nd DAY OF July, 1990.

ATTEST:
FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST
BY: JERRY D. OVERTON, VICE PRESIDENT
James C. Anthony, III
JAMES C. ANTHONY, III
FIRST VICE PRESIDENT

ACKNOWLEDGEMENT

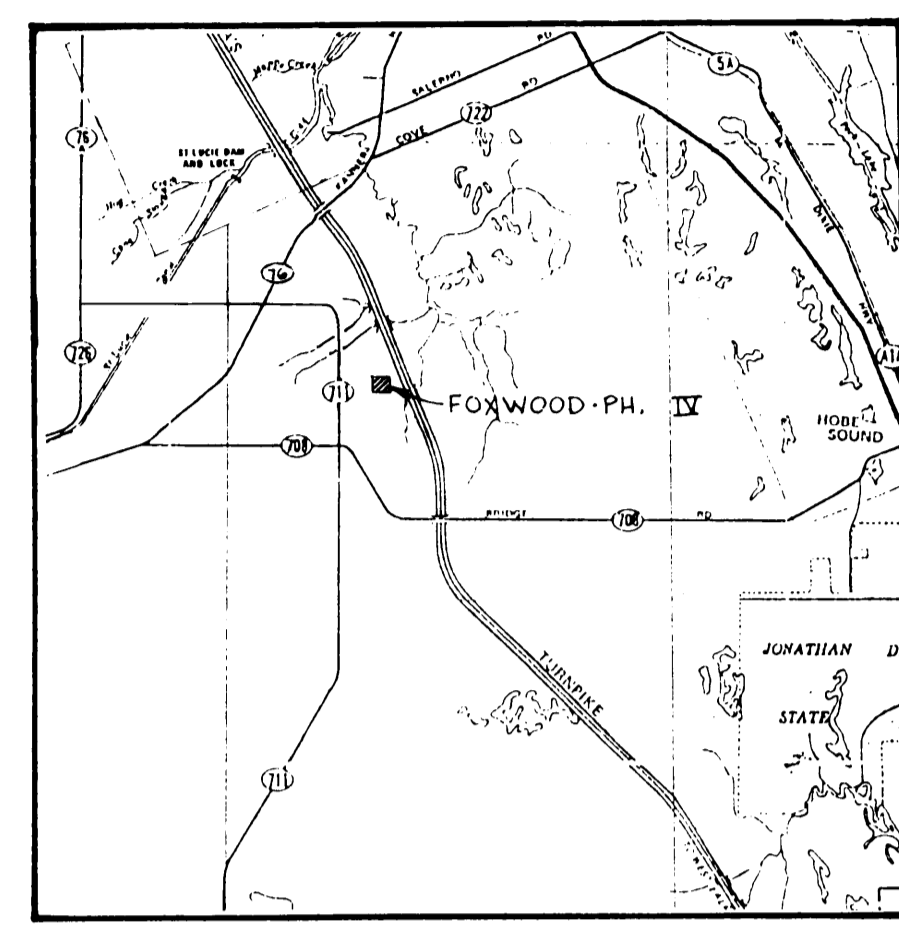
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JERRY D. OVERTON AND JAMES C. ANTHONY, III, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND FIRST VICE PRESIDENT RESPECTIVELY, OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL ASSOCIATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT AS OFFICERS OF THE ASSOCIATION ON THE BEHALF OF THE ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF July, 1990.

Shirley Lyders
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 3-31-92



Location Map

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

7-9-90
March 13, 1990
March 13, 1990
March 13, 1990

Ernest E. Hillman
COUNTY ENGINEER
James D. Meyer
COUNTY ATTORNEY
Anne Weidman
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Katherine L. Thom, Jr.

ATTEST: Marsha Stiller
CLERK
By: Deborah Langston

THIS INSTRUMENT PREPARED BY:
Arthur Speedy for:
C. Calvert Montgomery & Associates, Inc.
P. O. Box 92, 256 Osceola Avenue
Stuart, Florida 34995