

FILED FOR RECORD  
 31 MAR 14 PM 3:16  
 MARSHA STILLER  
 CLERK OF CIRCUIT COURT  
 BY \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

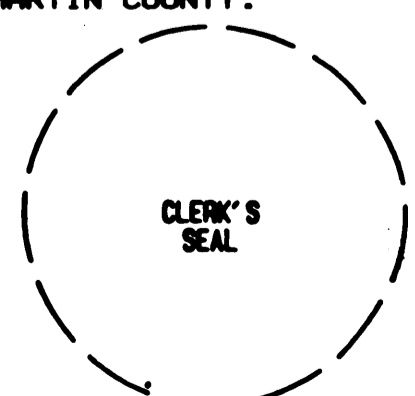
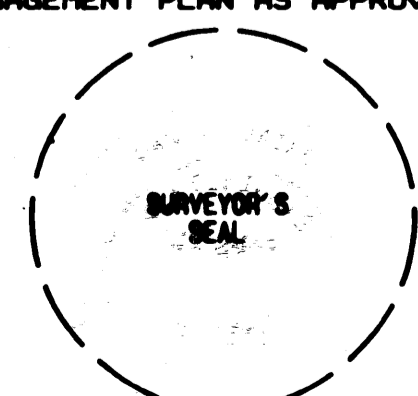
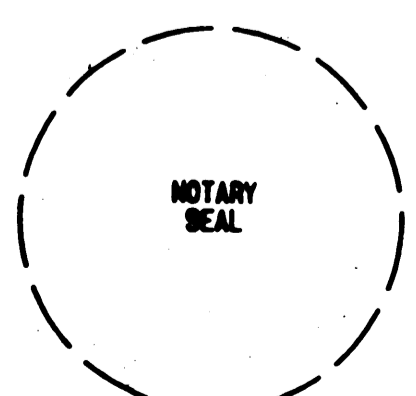
STATE OF FLORIDA  
 COUNTY OF MARTIN

BOB RIGEL, INC., A OHIO 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 ROAD AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF RIGEL'S COVE, IS FOR ROAD, UTILITY, DRAINAGE AND CABLE T.V. PURPOSES AND IS HEREBY DEDICATED TO RIGEL'S COVE HOMEOWNERS ASSOCIATION, INC., IS HEREBY DEDICATED TO RIGEL'S COVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER REFERRED TO AS THE "ASSOCIATION") AND IS HEREBY DECLARED TO BE A PRIVATE ROAD IN COMMON WITH ALL LOT OWNERS IN RIGEL'S COVE, 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 THIS ROAD AND RIGHTS-OF-WAY.
2. THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF RIGEL'S COVE ARE HEREBY DEDICATED TO THE ASSOCIATION FOR UTILITY AND DRAINAGE PURPOSES BY ANY UTILITY OR CABLE TELEVISION COMPANY AND 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 ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS IN COMMON WITH ALL LOT OWNERS IN RIGEL'S COVE 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 UTILITY AND DRAINAGE EASEMENTS.
3. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF RIGEL'S COVE, ARE HEREBY DEDICATED TO THE ASSOCIATION FOR DRAINAGE PURPOSES 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 ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS IN COMMON WITH ALL LOT OWNERS IN RIGEL'S COVE 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 UTILITY AND DRAINAGE EASEMENTS.
4. THE CHANNEL ACCESS EASEMENT SHOWN ON THIS PLAT OF RIGEL'S COVE IS HEREBY DEDICATED TO THE ASSOCIATION FOR ACCESS PURPOSES AND IS HEREBY DECLARED TO BE A PRIVATE EASEMENT IN COMMON WITH ALL LOT OWNERS IN RIGEL'S COVE, 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 THIS CHANNEL ACCESS EASEMENT.
5. THE CHANNEL EASEMENT SHOWN ON THIS PLAT OF RIGEL'S COVE IS HEREBY DEDICATED TO THE ASSOCIATION FOR ACCESS PURPOSES AND IS HEREBY DECLARED TO BE A PRIVATE EASEMENT IN COMMON WITH ALL LOT OWNERS IN RIGEL'S COVE, 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 THIS CHANNEL EASEMENT.
6. LOT 10 SHALL BE USED FOR LOCATION OF A WASTEWATER TREATMENT PLANT TO SERVE THE LOTS WITHIN RIGEL'S COVE UNTIL SUCH TIME AS THE PROJECT IS REQUIRED BY THE INTERIM WASTEWATER AGREEMENT TO CONNECT TO THE COUNTY WASTEWATER SYSTEM. AT SUCH TIME AS THE PROJECT IS CONNECTED TO THE COUNTY WASTEWATER SYSTEM AND THE WASTEWATER TREATMENT PLANT ON LOT 10 IS REMOVED, LOT 10 MAY BE CONVEYED AS A RESIDENTIAL LOT.
7. THE 10' INGRESS & EGRESS EASEMENT ON LOT 12, SHOWN ON THIS PLAT OF RIGEL'S COVE, IS HEREBY DEDICATED TO THE ASSOCIATION FOR THE PURPOSE OF PROVIDING ACCESS TO LOTS 11 AND 12, AND IS HEREBY DECLARED TO BE A PRIVATE EASEMENT 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 THIS EASEMENT.
8. THE 10' ACCESS EASEMENT ON LOT 2, SHOWN ON THIS PLAT OF RIGEL'S COVE, IS HEREBY DEDICATED TO THE ASSOCIATION FOR THE PURPOSE OF PROVIDING ACCESS TO LOTS 1, AND IS HEREBY DECLARED TO BE A PRIVATE EASEMENT 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 THIS EASEMENT.
9. THE SHORELINE PROTECTION ZONES (SPZ), AS SHOWN ON THIS PLAT OF RIGEL'S COVE, ARE HEREBY DEDICATED TO THE ASSOCIATION FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID ZONES EXCEPT AS SPECIFIED 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 SAID ZONES; BUT HAVE THE AUTHORITY TO ENFORCE SAID ZONES.
10. AN EASEMENT FOR MAINTENANCE PURPOSES IS DEDICATED TO THE ASSOCIATION OVER, UPON AND ACROSS THE UPLAND TRANSITION ZONE, SHOWN ON THIS PLAT, WHICH LIES ADJACENT TO THE 10' INGRESS AND EGRESS EASEMENT ON LOT 12. MAINTENANCE OF SAID UPLAND TRANSITION ZONE SHALL BE THE PERPETUAL OBLIGATION OF THE ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID ZONE EXCEPT AS SPECIFIED 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 SAID ZONES BUT SHALL HAVE THE AUTHORITY TO ENFORCE SAID ZONES.

IN WITNESS WHEREOF, BOB RIGEL, INC. HAS AUTHORIZED AND CAUSED ITS PRESIDENT, ROBERT P. RIGEL'S TO EXECUTE THIS CERTIFICATE OF OWNERSHIP AND DEDICATION AND ITS SECRETARY, \_\_\_\_\_ TO ATTEST SAID EXECUTION AND TO AFFIX THE CORPORATION'S SEAL HERETO THIS 22 DAY OF February, 1991.

BOB RIGEL, INC.  
 A OHIO CORPORATION  
 BY: Robert P. Rigel  
 ROBERT P. RIGEL  
 ITS: PRESIDENT  
 ATTEST: Robert P. Rigel, SECRETARY



**RIGEL'S COVE**  
 IN PART OF GOVERNMENT LOTS 1 AND 2  
 IN SECTION 24, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
 AND IN PART OF GOVERNMENT LOT 6  
 IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA  
 IN 2 SHEETS, SHEET 1 OF 2  
 FEBRUARY, 1991

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
 COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, was acknowledged before me this 22 day of February, 1991, by Robert P. Rigel RIGEL as President and Robert P. Rigel as Secretary of BOB RIGEL, INC., a Ohio Corporation.

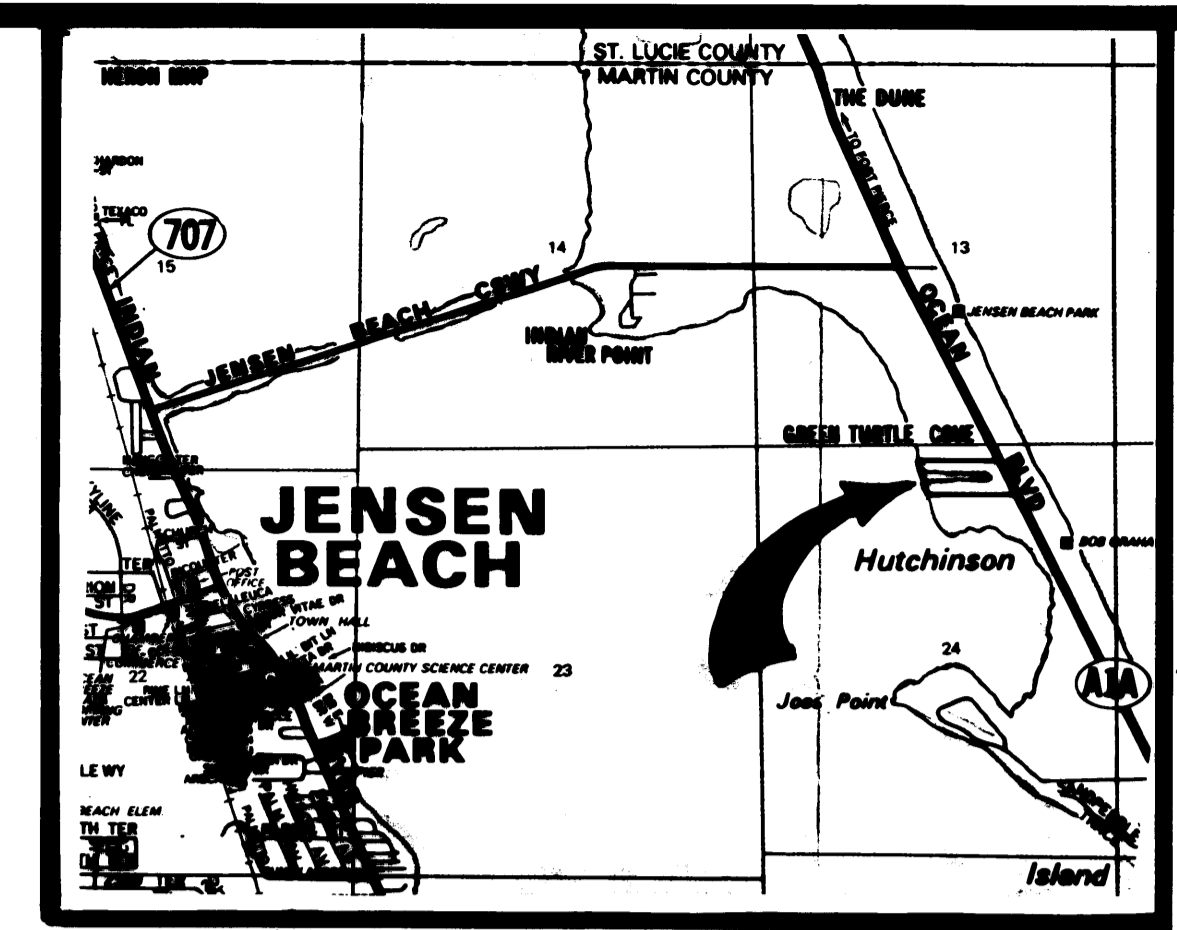
Deborah L. Hodge  
 NOTARY PUBLIC  
 State of Florida at large  
 My Commission Expires: \_\_\_\_\_  
 DEBORAH L. HODGE  
 MY COMMISSION EXPIRES  
 October 16, 1993  
 NOTARY PUBLIC UNDERWRITER

**DESCRIPTION:**

(O.R.B. 691, PG. 1513)  
 ALL THAT PORTION OF THE FOLLOWING-DESCRIBED PARCEL LYING WESTERLY OF THE WESTERLY RIGHT OF WAY OF HIGHWAY A-1-A:  
 THE NORTH 300 FEET OF THE NORTH 400 FEET OF THE NORTH 800 FEET MEASURED ALONG THE OCEAN FRONT AND BOUNDED NORTH AND SOUTH BY PARALLEL LINES, OF ALL THAT PART OF GOVERNMENT LOTS 1 AND 2, SECTION 24, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING NORTH OF A LINE PARALLEL TO AND 895 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION 24, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.  
 AND  
 (O.R.B. 801, PG. 353)  
 THE SOUTH 89.5 FEET OF GOVERNMENT LOT 6, SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD A1A.  
 CONTAINING 8.246 ACRES MORE OR LESS.

**NOTES:**

- DENOTES PERMANENT REFERENCE MONUMENT.
  - DENOTES PERMANENT CONTROL POINT.
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  2. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89 DEGREES 54 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SECTION 24, TOWNSHIP 37 SOUTH, RANGE 41 EAST.
  3. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
  4. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
  5. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
  6. NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF THE MARTIN COUNTY COMMISSIONERS PERTAINS TO LINES ANNOTATED HEREON WITH C/A "CONTROL OF ACCESS".
  7. ACCESS THROUGH THE 25' STRIP OF LAND, BETWEEN THE SETBACK & WITNESS LINE AND THE APPROXIMATE MEAN HIGH WATER LINE, TO BE A MAXIMUM OF 5 FEET WIDE.
  8. THE UPLAND TRANSITION ZONES (UTZ), AS SHOWN ON THIS PLAT OF RIGEL'S COVE, SHALL BE MAINTAINED IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN. THERE SHALL BE NO ALTERATION OF THESE ZONES EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN AS APPROVED BY MARTIN COUNTY.



LOCATION MAP

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 \_\_\_\_\_ PAGE 81 MARTIN COUNTY, FLORIDA. PUBLIC RECORDS THIS 14 DAY OF MAR, 1991.  
Marsha Stiller  
 MARSHA STILLER  
 CLERK CIRCUIT COURT OF MARTIN COUNTY, FLORIDA  
 By Charlotte B. Wynn DE.  
 FILE NO. 27388?  
 BY: \_\_\_\_\_  
 DEPUTY CLERK  
 CIRCUIT COURT SEAL  
 SUBDIVISION PARCEL CONTROL NO. 13-37-41-004-000-0000.0

**APPROVALS:**

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

2-28-91  
 DATE  
10-9-90  
 DATE  
 PLANNING & ZONING COMMISSIONERS  
10-9-90  
 DATE  
 BOARD OF COUNTY COMMISSIONERS  
10-9-90  
 DATE  
 ATTEST: \_\_\_\_\_  
 CLERK OF THE CIRCUIT COURT

Donald E. Hallman  
 COUNTY ENGINEER  
Robert S. Brown  
 COUNTY ATTORNEY  
Jane Weidman  
 CHAIRMAN  
Shelton M. Thomas  
 CHAIRMAN

**TITLE CERTIFICATION:**

I, LINDA R. McCANN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. 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.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
 NONE  
 DATED THIS 20<sup>th</sup> DAY OF February, 1991.  
Linda R. McCann  
 LINDA R. McCANN  
 309 E. OSCEOLA STREET  
 SUITE 104  
 STUART, FLORIDA 34994

**SURVEYOR'S CERTIFICATION:**

I, DAN W. DAILEY 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.  
2-22-91  
 DATE  
Dan W. Dailey  
 DAN W. DAILEY  
 FLORIDA CERTIFICATE NO. 2439

PARCEL CONTROL NUMBER 13-37-41-004-000-0000.0

