

FILED FOR RECORD  
MARTIN CO. FLA.

01 MAR 14 PM 3:25  
MARSHA STILLER  
CLERK OF CIRCUIT COURT

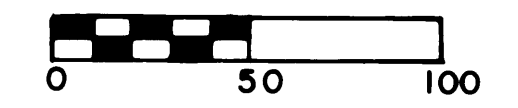
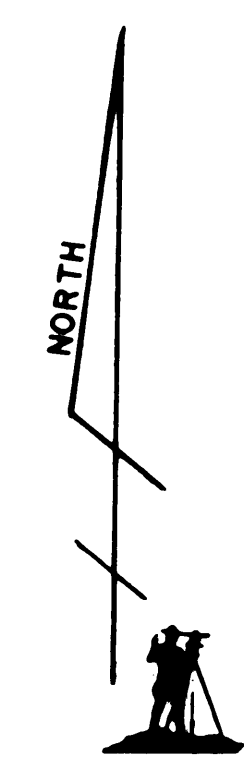
CLERK'S RECORDING CERTIFICATE

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 82, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 14 DAY OF MARCH, 1991

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 873892 By *Charlotte Swaley* DEPUTY CLERK *D.C.*

SUBDIVISION PARCEL CONTROL NO. 16-37-41-013-000-0000.0



SCALE IN FEET  
1" = 50'

LEGEND:

- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- ⊙ - DENOTES PERMANENT CONTROL POINT (P.C.P.)
- D.E. - DENOTES DRAINAGE EASEMENT
- P.A.E. - DENOTES PRESERVATION AREA EASEMENT (PER THIS PLAT)
- N.R. - DENOTES NON-RADIAL LINE
- U.E. - DENOTES UTILITY EASEMENT
- C/A - CENTERLINE OF ACCESS

# SAVANNA HILLS

## MARTIN COUNTY, FLORIDA

A REPLAT OF

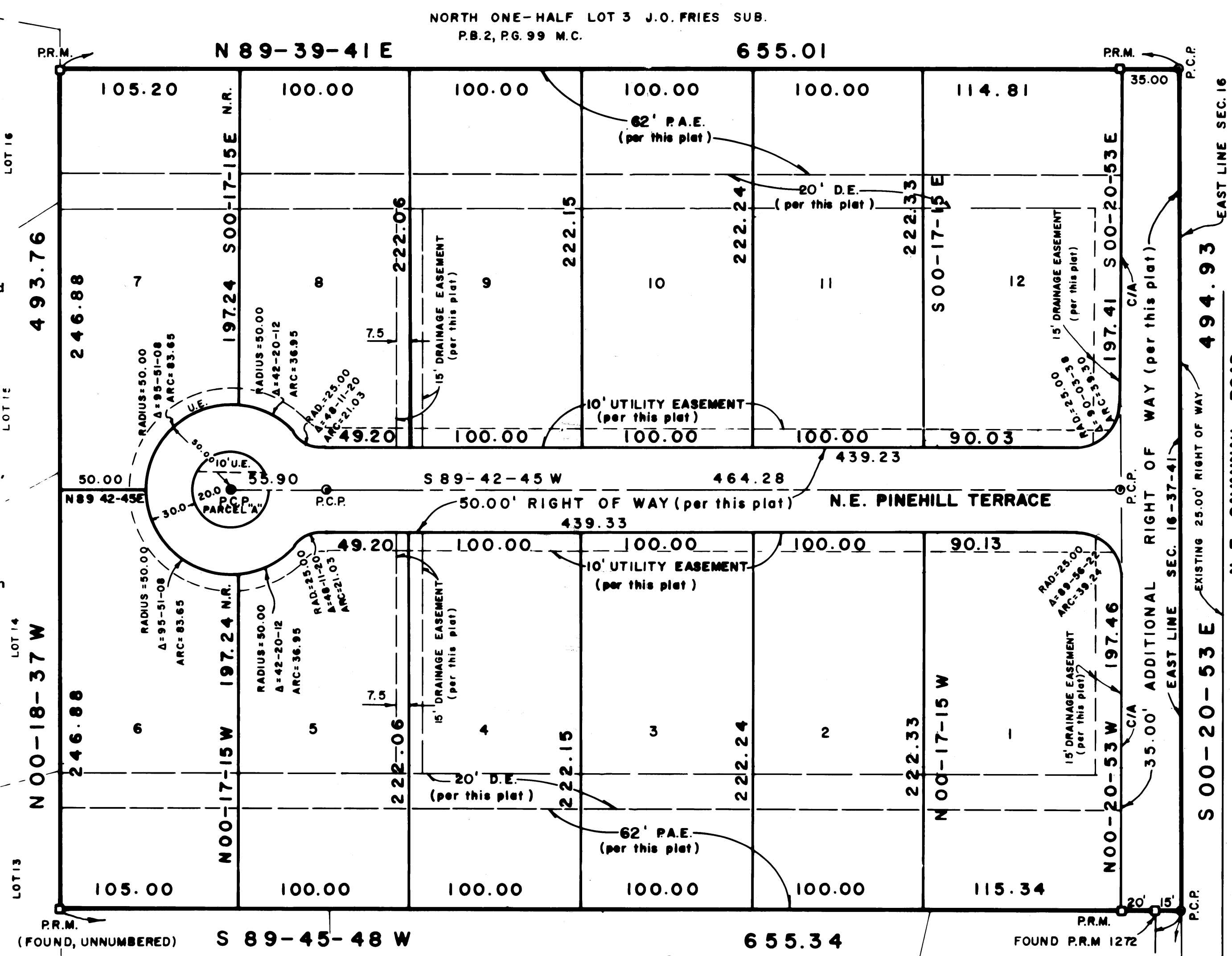
DESCRIPTION: LOT 2, TOGETHER WITH THE SOUTH ONE-HALF (S $\frac{1}{2}$ ) OF LOT 3, J. O. FRIES SUBDIVISION OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 37 SOUTH, RANGE 41 EAST AS RECORDED IN PLAT BOOK 2, PAGE 99 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Containing 74363 Acres

PREPARED BY C. A. MITCHELL AND ASSOCIATES, INC.  
LAND SURVEYORS AND LAND PLANNERS



LOCATION MAP



**SURVEYOR'S CERTIFICATE**

LOT 12 State of Florida County of Martin

I, Clinton A. Mitchell, certify that the plat shown 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 (PRM's), permanent reference monuments have been set and the (PCPS), permanent control points will be placed as required by law and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of Martin County, Florida.

1-8-91  
*Clinton A. Mitchell*  
Registered Surveyor No. 3581  
State of Florida

**SURVEYOR'S NOTES:**

- There shall be no trees, shrubs, buildings, or other construction allowed in drainage easements.
- There shall be no trees, shrubs, buildings, or other permanent structures placed on utility easements.
- There shall be no lot splits except to create larger lots.
- The base of bearings for the Plat of Savanna Hills is the north line of the Plat of Sugarhill (south line of Savanna Hills.)
- The east line of lots 1 and 12 are deemed (C/A) control-access lines. There shall be no vehicular access to lots 1 and 12 except from PINEHILL TERRACE without the approval of the Board of Martin County Commissioners.

S.E. CORNER  
SEC.16-37-41

6. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 888, PAGE 391, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

Savanna Hills Development, Inc., a Florida Corporation by and through its undersigned officers, does hereby certify that it is the Owner of the property described hereon and that it does hereby dedicate as follows:

- STREETS:**  
The streets shown on this plat of Savanna Hills and the additional right-of-way for Savanna Road are hereby dedicated to the use of the public.
- UTILITY EASEMENTS:**  
The utility easements shown on this Plat of Savanna Hills may be used for utility purposes by any utility, including cable television, 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 have no responsibility, duty, or liability regarding such utility easements.
- DRAINAGE EASEMENTS:**  
The drainage easements as shown on this Plat of Savanna Hills are hereby declared to be private easements and are dedicated to the Savanna Hills PROPERTY OWNERS Association, Inc. for the purpose of construction and maintenance of drainage facilities. Drainage easements shall be constructed and maintained in accordance with the preservation area management plan. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty, or liability regarding such drainage easements.
- PRESERVATION AREA EASEMENTS:**  
The preservation area easements as shown on this Plat of Savanna Hills are hereby dedicated to the Savanna Hills' PROPERTY OWNERS Association, Inc. No alteration within the preservation area easements shall be allowed except in compliance with preserve area management plan approved by Martin County and recorded within the Declaration of Covenants, conditions and restrictions of said PROPERTY OWNER Association. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty, or liability regarding such preserve area easements.

Parcel "A", as shown on this plat of Savanna Hills is hereby declared to be common area for Landscaping Purposes and is dedicated to the Savanna Hills PROPERTY OWNERS Association. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty, or liability regarding Parcel "A".

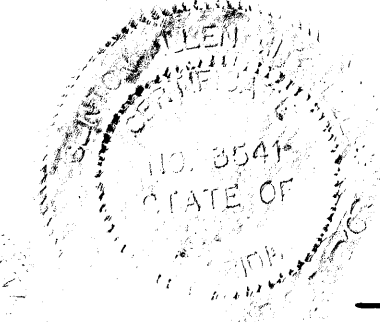
Dated this 15 day of JANUARY, 1991.  
SAVANNA HILLS DEVELOPMENT, INC.  
A FLORIDA CORPORATION

ATTEST:  
BY: *Frank Ruff* President  
BY: *Island* Secretary

**CORPORATE SEAL**

**ACKNOWLEDGEMENT**  
State of Florida, County of Martin  
Before me, the undersigned notary public, personally appeared Frank Ruff, to me well known to be the President and Secretary of Savanna Hills Development, Inc. a Florida Corporation and he acknowledged the he executed such instrument as such officer of said corporation.  
Witness my hand and official seal this 15<sup>th</sup> day of January, 1991.

*Linda M. Newitz*  
Notary Public  
My Commission Expires:  
October 20, 1993



### 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 Savanna Hills Development, Inc.
  - All recorded mortgages not satisfied or released of record encumbering the land described hereon are as follows:
    - Savanna Hill Development, Inc. to Frank Ruff and Anita Ruff, his wife, dated October 18, 1988 and recorded in Official Records Book 785, Page 2101, Martin County, Florida, Public Records.
    - Savanna Hills Development, Inc. to Frank Ruff and Anita Ruff, his wife, dated October 18, 1988 and recorded in Official Records Book 785, Page 2103, Martin County, Florida, Public Records.

Dated this 30 day of December, 1990

BY: *John E. Prewitt*  
John E. Prewitt  
Attorney At Law  
Oughterson Building  
Stuart, Florida 34994

### MORTGAGE HOLDERS CONSENT

County of Martin  
State of Florida

Frank Ruff and Anita Ruff, his wife, hereby certify that they are the holders of mortgages upon the property described hereon and do hereby join and consent to the dedication of the property described in said dedication by the owner hereof, and agrees that the mortgages, which are recorded in Official Records Book 785, Pages 2101 and 2103, dated October 18th, 1988 in the public records of Martin County, Florida, shall be subordinated to the dedication shown hereon.

signed and sealed this 15 day of JANUARY 1991.

Witness *Frank Ruff* Frank Ruff  
Witness *Anita Ruff* Anita Ruff

### ACKNOWLEDGEMENT

County of Martin  
State of Florida

Before me, the undersigned notary public, personally appeared Frank Ruff and Anita Ruff, his wife, to me well known and they acknowledged before me that they executed the foregoing mortgage holders consent.

Witness my hand and official seal this 15<sup>th</sup> day of January, 1991.

Notarial Seal: *Linda M. Newitz*  
Notary Public  
My Commission Expires:  
October 20, 1993

### APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

- 1-21-91 *Donald E. Holloman*  
Donald E. Holloman, County Engineer
- 10-9-90 *Noreen S. Dreyer*  
Noreen S. Dreyer, County Attorney
- 10-9-90 *James Widmer*  
James Widmer, Chairman  
Planning and Zoning Commission  
Martin County, Florida
- 10-9-90 *Shelton H. Johnson*  
Shelton H. Johnson, Chairman  
Board of County Commissioners  
Martin County, Florida

Attest:  
*Marsha Stiller* (Board Seal)  
Marsha Stiller, Clerk

NOTICE:  
THERE MAY BE ADDITIONAL MATTERS OF RECORD THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.