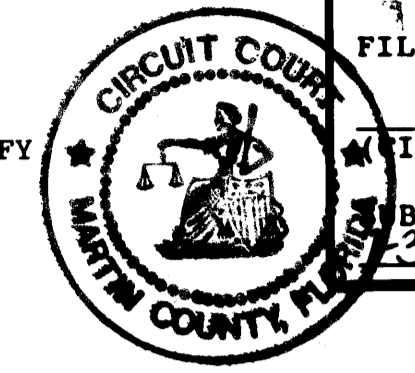


# A PLAT OF CRYSTAL LAKE

A REPLAT OF A PORTION OF LOT 13, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST

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 94 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27 DAY OF November, 1991.  
BY: Charlotte Burkey  
DEPUTY CLERK  
FILE NO. 914911



(CIRCUIT COURT SEAL)  
DIVISION PARCEL CONTROL NO. 39-41-012-000-000

### LEGAL DESCRIPTION

LOT 13, LESS THE WEST 451.84 FEET THEREOF, AND LESS THE RIGHT-OF-WAY OF STATE ROAD 76-A, AND THE NORTH ONE-HALF OF LOT 14, LYING NORTH AND WEST OF ROEBUCK CREEK, ALL IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, PLAT OF TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

LESS THE FOLLOWING DESCRIBED PARCELS:

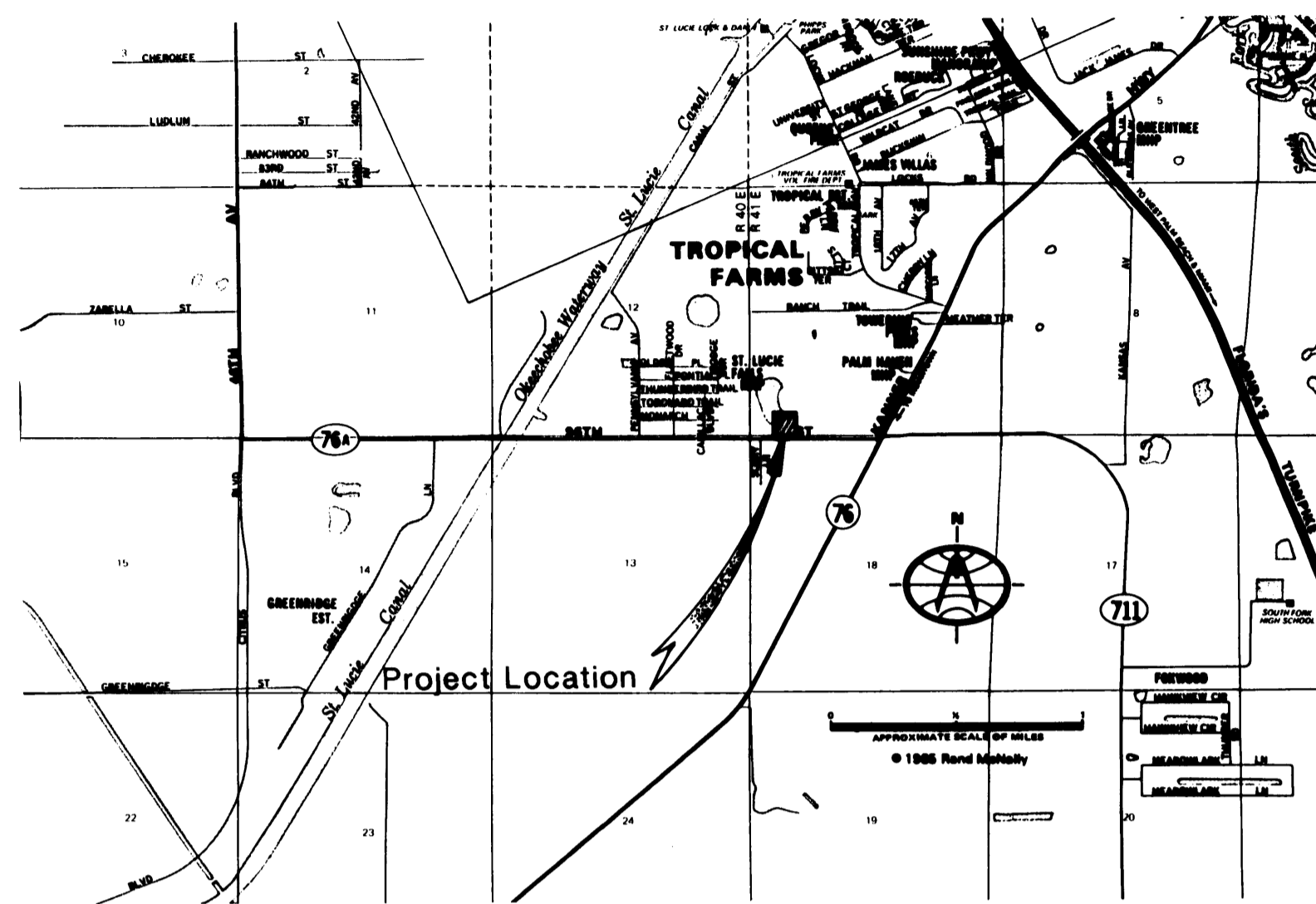
#### PARCEL I:

THE NORTH ONE-HALF OF LOT 13, LESS THE WEST 451.84 FEET THEREOF, AND THE NORTH ONE-HALF OF LOT 14, LYING NORTH AND WEST OF RATTLESNAKE CREEK, ALSO KNOWN AS ROEBUCK CREEK, ALL IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, PLAT OF TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6 OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

#### PARCEL II:

THE EAST 100 FEET OF THE SOUTH ONE-HALF OF LOT 13, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, PLAT OF TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, LESS THE RIGHT-OF-WAY OF STATE ROAD 76-A.

TOGETHER WITH, A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS AND EGRESS TO THE SOUTH ONE-HALF (1/2) OF SAID LOT 13 AND ACROSS THE SOUTH 306 FEET OF PARCEL II.  
CONTAINING 10.82 ACRES MORE OR LESS.



LOCATION MAP

### TITLE CERTIFICATION

I, LINDA R. McCANN, 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 HEREON.
- ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - A CERTAIN MORTGAGE FROM L.R. DEVELOPMENT OF MARTIN COUNTY, INC. TO FRISCH-JOHNSON PARTNERSHIP, AN ILLINOIS PARTNERSHIP, DATED NOV. 16, 1989, RECORDED IN OFFICIAL RECORDS BOOK 835, PAGES 1858, 1859, & 1860, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

DATED THIS 11<sup>th</sup> DAY OF October, 1991.

Linda R. McCann  
LINDA R. McCANN  
MOYLE FLANGAN KATZ  
FITZGERALD & SHEEHAN, P.A.  
900 SOUTH FEDERAL HIGHWAY  
STUART, FL 34995

L.R. DEVELOPMENT OF MARTIN COUNTY, INC.

### ACKNOWLEDGEMENT (CERTIFICATE OF OWNERSHIP AND DEDICATION)

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED BRYAN A. POSTON, JR. AND GEORGE C. YOUNG, JR. TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY OF L.R. DEVELOPMENT OF MARTIN COUNTY, INC. AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF October, 1991

MY COMMISSION EXPIRES 12/5/92 Barbara A. Espinoza  
NOTARY PUBLIC

### MORTGAGE HOLDERS CONSENT

FRISCH-JOHNSON PARTNERSHIP, AN ILLINOIS PARTNERSHIP HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 835, PAGES 1858, 1859 & 1860, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FRISCH-JOHNSON PARTNERSHIP, AN ILLINOIS PARTNERSHIP

IN WITNESS WHEREOF, THE SAID MORTGAGE HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER THIS 10<sup>th</sup> DAY OF OCTOBER, A.D., 1991.

BY: Sidney Frisch, Jr.  
SIDNEY FRISCH, JR.  
GENERAL MANAGER

### SURVEYOR'S CERTIFICATE

I, ALBERT C. ALLEN, III, DO HEREBY CERTIFY THAT THIS PLAT OF CRYSTAL LAKE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(7) AND (8).

Albert C. Allen III  
ALBERT C. ALLEN, III,  
FLORIDA REGISTRATION NO. 4130

NOTARY PUBLIC

SURVEYOR

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENT THAT L.R. DEVELOPMENT OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS CRYSTAL LAKE, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE BENEFIT OF THE OWNERS OF THE TRACTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF DRAINAGE AND STORMWATER MANAGEMENT AND SHALL BE MAINTAINED BY SAID OWNERS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY OF SAID TRACTS.
- THE UPLAND PRESERVATION AREA EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE BENEFIT OF THE OWNERS OF THE TRACTS AS SHOWN ON THIS PLAT FOR BUFFER PURPOSES AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS. THERE SHALL BE NO ALTERATION OF SAID AREAS EXCEPT AS SPECIFIED IN THE UPLAND PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID AREAS.

SIGNED AND SEALED THIS 11<sup>th</sup> DAY OF OCTOBER, 1991, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY/TREASURER.

ATTEST: L.R. DEVELOPMENT OF MARTIN COUNTY, INC.  
George C. Young, Jr. SECRETARY/TREASURER  
Bryan A. Poston, Jr. PRESIDENT

### ACKNOWLEDGEMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED SIDNEY FRISCH, JR. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT AS GENERAL MANAGER OF THE FRISCH-JOHNSON PARTNERSHIP, AN ILLINOIS PARTNERSHIP, AND INDIVIDUALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GEN. MGR. OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF OCTOBER, 1991.

MY COMMISSION EXPIRES: 12/23/93 Regina M. Prince  
NOTARY PUBLIC

### COUNTY APPROVAL

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

10-28, 1991

Donald E. Hallman  
COUNTY ENGINEER

AUGUST 13, 1991

Steven A. Torrey  
COUNTY ATTORNEY

AUGUST 13, 1991

James Weidman  
CHAIRMAN, PLANNING & ZONING COMMISSION, MARTIN COUNTY FLORIDA

AUGUST 13, 1991

Mary Bushalla  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY FLORIDA

ATTEST:

Marsha Stiller  
MARSHA STILLER, CLERK  
By Charlotte Burkey D.C.

(BOARD SEAL)

MARTIN COUNTY

SHEET 1 OF 2

**GCY**  
INCORPORATED

CIVIL ENGINEERS - LAND SURVEYORS  
PALM CITY - P.O. BOX 1469 34990 - 407 286-8083  
FT. PIERCE - 4980 S. 25th STREET 34982 - 407 466-9500