

PLAT OF OTTER'S RUN

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 1, 5 AND 6, SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 57, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 23RD DAY OF FEB 1994.

MARSHA STILLER
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Lisa Walker
DEPUTY CLERK

PARCEL CONTROL NO.
6-38-41-009-000-00000

FILE NO.
1047251
(CIRCUIT COURT SEAL)

LAND DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST AS RECORDED IN OFFICIAL RECORDS BOOK 851, PAGE 207 AND 208, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, IN THE AFOREMENTIONED SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N 00°31'52" E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 332.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED S.W. DYER POINT ROAD; THENCE N 71°39'52" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. DYER POINT ROAD, A DISTANCE OF 438.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH HAVING A RADIUS OF 304.14 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'31", A DISTANCE OF 260.15 FEET TO THE POINT OF TANGENCY;

- THENCE S 59°19'37" E, A DISTANCE OF 585.09 FEET;
- THENCE S 16°03'10" W, A DISTANCE OF 67.25 FEET;
- THENCE S 39°14'53" W, A DISTANCE OF 35.03 FEET;
- THENCE S 43°49'23" W, A DISTANCE OF 27.02 FEET;
- THENCE S 33°19'46" E, A DISTANCE OF 34.74 FEET;
- THENCE S 35°23'01" E, A DISTANCE OF 26.80 FEET;
- THENCE S 02°21'16" E, A DISTANCE OF 22.16 FEET;
- THENCE S 15°34'54" E, A DISTANCE OF 61.08 FEET;
- THENCE S 44°16'59" W, A DISTANCE OF 34.96 FEET;
- THENCE S 01°41'14" E, A DISTANCE OF 42.48 FEET;
- THENCE S 47°56'54" W, A DISTANCE OF 225.21 FEET;
- THENCE S 46°48'30" W, A DISTANCE OF 90.81 FEET;
- THENCE S 62°18'21" W, A DISTANCE OF 43.56 FEET;
- THENCE S 75°29'26" W, A DISTANCE OF 33.43 FEET;
- THENCE S 40°27'35" W, A DISTANCE OF 35.97 FEET;
- THENCE S 45°45'48" W, A DISTANCE OF 50.78 FEET;
- THENCE S 48°56'57" W, A DISTANCE OF 48.28 FEET;
- THENCE N 85°20'54" W, A DISTANCE OF 74.51 FEET;
- THENCE N 21°43'01" W, A DISTANCE OF 43.28 FEET;
- THENCE N 21°56'04" W, A DISTANCE OF 32.94 FEET;
- THENCE S 64°06'35" W, A DISTANCE OF 52.29 FEET;
- THENCE N 09°29'55" W, A DISTANCE OF 46.32 FEET;
- THENCE N 16°25'24" W, A DISTANCE OF 105.30 FEET;
- THENCE N 18°10'27" E, A DISTANCE OF 82.62 FEET;
- THENCE N 49°21'48" E, A DISTANCE OF 86.20 FEET;
- THENCE N 16°17'18" E, A DISTANCE OF 105.29 FEET;
- THENCE N 29°00'14" W, A DISTANCE OF 83.69 FEET;
- THENCE N 20°08'24" W, A DISTANCE OF 81.74 FEET;
- THENCE N 43°35'09" W, A DISTANCE OF 45.70 FEET;
- THENCE N 07°31'07" E, A DISTANCE OF 83.41 FEET;
- THENCE N 32°25'59" W, A DISTANCE OF 120.47 FEET;
- THENCE S 59°53'58" W, A DISTANCE OF 32.80 FEET;
- THENCE S 87°00'02" W, A DISTANCE OF 30.10 FEET;
- THENCE S 83°03'20" W, A DISTANCE OF 29.07 FEET;
- THENCE N 87°17'57" W, A DISTANCE OF 20.14 FEET;
- THENCE S 39°23'03" W, A DISTANCE OF 38.44 FEET;
- THENCE N 54°41'03" W, A DISTANCE OF 30.78 FEET;
- THENCE S 38°46'11" W, A DISTANCE OF 33.58 FEET;
- THENCE N 80°24'05" W, A DISTANCE OF 28.15 FEET;
- THENCE N 53°55'07" W, A DISTANCE OF 39.20 FEET;
- THENCE S 60°51'47" W, A DISTANCE OF 33.12 FEET;
- THENCE S 68°51'33" W, A DISTANCE OF 39.08 FEET;
- THENCE S 45°47'46" W, A DISTANCE OF 29.77 FEET;
- THENCE S 04°29'42" E, A DISTANCE OF 36.40 FEET;
- THENCE S 03°24'05" W, A DISTANCE OF 20.12 FEET;
- THENCE S 83°33'22" W, A DISTANCE OF 31.30 FEET;
- THENCE S 50°40'58" W, A DISTANCE OF 47.67 FEET;
- THENCE S 71°32'12" W, A DISTANCE OF 46.55 FEET;
- THENCE S 12°47'28" W, A DISTANCE OF 24.42 FEET;
- THENCE S 48°47'44" W, A DISTANCE OF 29.88 FEET;
- THENCE S 03°04'03" W, A DISTANCE OF 43.40 FEET;
- THENCE S 08°37'47" E, A DISTANCE OF 26.32 FEET;
- THENCE S 29°50'20" W, A DISTANCE OF 38.62 FEET;
- THENCE S 63°47'30" W, A DISTANCE OF 37.47 FEET;
- THENCE S 26°12'30" E, A DISTANCE OF 44.00 FEET;
- THENCE S 76°11'48" W, A DISTANCE OF 101.02 FEET;
- THENCE N 70°01'47" W, A DISTANCE OF 30.15 FEET;
- THENCE N 00°31'24" E, A DISTANCE OF 46.32 FEET;
- THENCE N 37°56'30" E, A DISTANCE OF 62.24 FEET;
- THENCE N 28°53'34" W, A DISTANCE OF 12.20 FEET TO A POINT

ON THE SOUTH LINE OF THE AFOREMENTIONED GOVERNMENT LOT 2; THENCE N 89°55'38" E, ALONG THE SOUTH LINE OF THE AFOREMENTIONED GOVERNMENT LOT 2; A DISTANCE OF 77.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.04 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENT THAT ADAM BROWN, AS TRUSTEE, AND AN INDIVIDUAL OWNER OF THAT PARCEL OF LAND BEING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE, AND AS SHOWN HEREON AS THE PLAT OF OTTER'S RUN DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE WATER MANAGEMENT TRACTS SHOWN ON THIS PLAT OF OTTER'S RUN ARE HEREBY DEDICATED TO THE OTTER'S RUN PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS IN ACCORDANCE WITH THE ASSOCIATIONS' RESPECTIVE DECLARATION OF PROTECTIVE COVENANTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS.
- THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF OTTER'S RUN ARE HEREBY DEDICATED TO THE OTTER'S RUN PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC. AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V. (1) 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 (2) APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UTILITY EASEMENTS.
- THE DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS, ACCESS EASEMENTS AND ANY COMBINATIONS THEREOF, AS SHOWN ON THIS PLAT OF OTTER'S RUN ARE HEREBY DEDICATED TO THE OTTER'S RUN PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC. FOR DRAINAGE, ACCESS AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IN ACCORDANCE WITH THE ASSOCIATIONS' RESPECTIVE DECLARATION OF PROTECTIVE COVENANTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE MAINTENANCE AND ACCESS EASEMENTS;
- THE ADDITIONAL RIGHT-OF-WAY TRACT, AS SHOWN ON THIS PLAT OF OTTER'S RUN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UPLAND TRANSITION ZONE EASEMENTS & TRACTS AS SHOWN ON THIS PLAT OF OTTER'S RUN, ARE HEREBY DEDICATED TO THE OTTER'S RUN PROPERTY OWNERS ASSOCIATION, OF PALM CITY, INC. FOR THE MAINTENANCE AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION WITHIN SAID AREAS EXCEPT THOSE SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE COMMON AREA TRACTS, AS SHOWN ON THIS PLAT OF BAY POINTE ESTATES, ARE HEREBY DEDICATED TO THE BAY POINTE ESTATES PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC. FOR COMMON AREA 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 RECREATION AND OPEN SPACE AREAS.

IN WITNESS WHEREOF, THE ABOVE NAMED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS NAME TO BE AFFIXED THIS 7TH DAY OF DECEMBER, 1993.

WITNESS: Terence P. McCarthy BY: Adam Brown
TERENCE P. MCCARTHY ADAM BROWN, AS TRUSTEE, AND AN INDIVIDUAL

WITNESS: Jeannie Ammon
JEANNIE AMMON

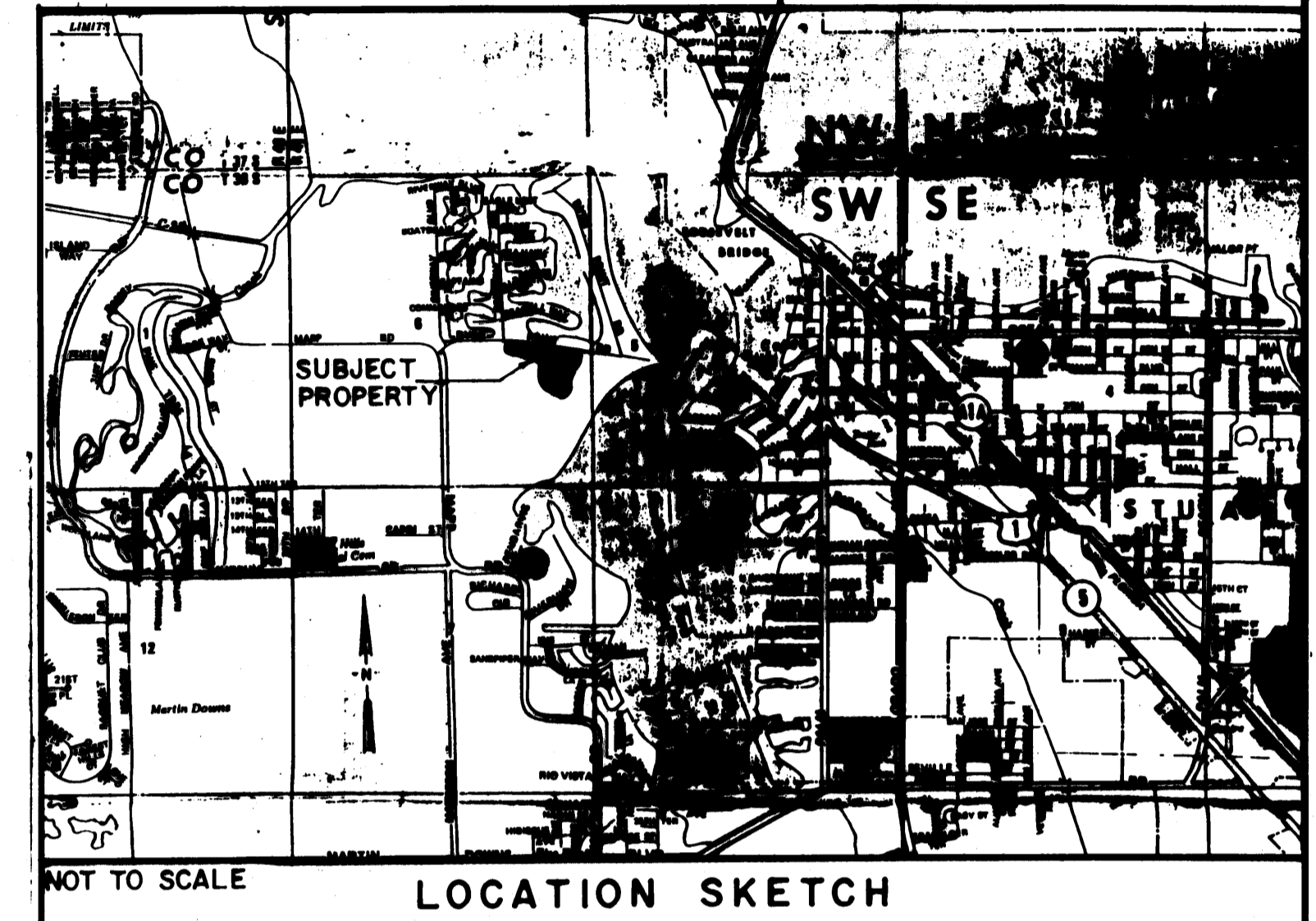
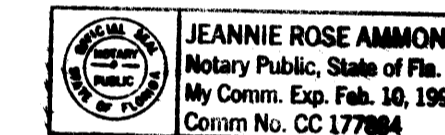
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE OF FLORIDA AND COUNTY, AND PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION HAS APPEARED ADAM BROWN AS TRUSTEE, AND AN INDIVIDUAL, KNOWN TO ME TO BE THE PERSON IN WHOSE NAME THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS EXECUTED AND THAT HE ACKNOWLEDGES EXECUTING THE SAME, FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN HIM AND THAT HE DID OR DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 7TH DAY OF DECEMBER, 1993.

Jeannie Ammon
NOTARY PUBLIC
MY COMMISSION EXPIRES:



APPROVAL OF MARTIN COUNTY

STATE OF FLORIDA
COUNTY OF MARTIN

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

DATE 2-9-94 COUNTY ENGINEER, David E. Hallman
DATE 11-23-93 COUNTY ATTORNEY, John A. Siquero
DATE 11-23-93 CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA, Sally O'Connell
DATE 11-23-93 VICE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, Charles Hays

ATTEST: Marsha Stiller
CLERK OF THE CIRCUIT COURT
BY: Lisa Walker, D.C.

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 14TH DAY OF DECEMBER, 1993.

BY: Terence P. McCarthy
TERENCE P. MCCARTHY
2081 E. OCEAN BOULEVARD
STUART, FL 34996

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, REGINA C. KARNER DO HEREBY CERTIFY THAT THIS PLAT OF OTTER'S RUN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AND DIRECTION 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 CHAPTER 177.091(7) AND 177.091(8) FLORIDA STATUTES.

BY: Regina C. Karner DATE: 12.1.93
REGINA C. KARNER, P.L.S.
FLORIDA REGISTRATION NO. 4363

SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL
DEDICATION	ACKNOWLEDGMENT	MORTGAGE	ACKNOWLEDGMENT	TITLE	ENGINEER	SURVEYOR

K&A PRECISION SURVEYING INC. K&A
PLANNERS, SURVEYORS AND DEVELOPMENT CONSULTANTS
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