

PLAT OF HERITAGE OAKS PARCEL "C"

BEING A REPLAT OF PARCEL "C", HERITAGE OAKS, PLAT BOOK 7 PAGE 10,
A SUBDIVISION IN - GOVERNMENT LOTS 2 AND 3, SECTION 23
TOWNSHIP 40 SOUTH, RANGE 42 EAST,
SHEET 1 OF 2 MARTIN COUNTY, FLORIDA. APRIL 1995

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 73, PAGE 78, MARTIN COUNTY RECORDS THIS 5 DAY OF June, 1995.
Marsha Stiller
MARSHA STILLER, CLERK OF CIRCUIT COURT OF MARTIN COUNTY, FLORIDA

FILE NO. 1120812
BY: *Deborah Loupton*
DEPUTY CLERK
CIRCUIT COURT SEAL

SUBDIVISION PARCEL CONTROL NUMBER: 23 40 42 001 003-0000-0

DESCRIPTION:

PARCEL "C", HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA, RECORDED IN PLAT BOOK 7, PAGE 10.

CONTAINING 4.78 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

JUPITER-TEQUESTA HOMEBUILDERS, INC., A FLORIDA CORPORATION AND THE HERITAGE OAKS HOME OWNERS, INC., A FLORIDA CORPORATION, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, DO HEREBY RESPECTIVELY CERTIFY THAT JUPITER-TEQUESTA HOMEBUILDERS, INC., IS THE OWNER OF PARCEL "C", LESS THE NORTH 90.00 FEET THEREOF, HERITAGE OAKS, AS RECORDED IN PLAT BOOK 7, PAGE 10, MARTIN COUNTY, FLORIDA PUBLIC RECORDS AND THAT THE HERITAGE OAKS HOME OWNERS, INC., IS THE OWNER OF THE NORTH 90.00 FEET OF SAID PARCEL "C", ALL OF WHICH IS SHOWN HEREON AS THE PLAT OF HERITAGE OAKS PARCEL "C" AND DO HEREBY RESPECTIVELY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN ON THIS PLAT OF HERITAGE OAKS PARCEL "C" IS HEREBY DEDICATED TO THE HERITAGE OAKS HOME OWNERS, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR A STORAGE AND MAINTENANCE AREA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING TRACT "A".
2. UTILITY EASEMENTS SHOWN ON THIS PLAT OF HERITAGE OAKS PARCEL "C" MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, (INCLUDING C.A.T.V.), IN COMPLIANCE WITH SUCH ORDINANCE AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
3. S.E. CANARY PALM WAY, SHOWN ON THIS PLAT OF HERITAGE OAKS PARCEL "C" IS HEREBY DECLARED TO BE A PRIVATE STREET AND IS DEDICATED AS AN EASEMENT TO THE HERITAGE OAKS HOME OWNERS, INC. FOR INGRESS/EGRESS, DRAINAGE, CABLE TELEVISION AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL OBLIGATION OF SAID ENTITY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREET.
4. THE ROAD, UTILITY AND DRAINAGE EASEMENT SHOWN ON THIS PLAT OF HERITAGE OAKS PARCEL "C" IS HEREBY DECLARED TO BE PRIVATE AND DEDICATED TO THE HERITAGE OAKS HOME OWNERS, INC., FOR THE USE OF THE OWNERS OF LOTS IN HERITAGE OAKS PARCEL "C" AND HERITAGE OAKS AND IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, OR ANY REGULATORY AGENCY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY NOR ANY OTHER APPROPRIATE REGULATORY AGENCY SHALL BEAR RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH ROAD UTILITY AND DRAINAGE EASEMENT.

SIGNED AND SEALED THIS 15th DAY OF March, 1995.

JUPITER-TEQUESTA HOMEBUILDERS, INC.
A FLORIDA CORPORATION
BY: *John Spinnenweber*
JOHN E. SPINNENWEBER, PRESIDENT
WITNESS: *Rita A. Nevelin*
WITNESS: *Debra D. Della*

SIGNED AND SEALED THIS 13 DAY OF MARCH, 1995.

THE HERITAGE OAKS HOME OWNERS, INC.
A FLORIDA CORPORATION
BY: *David E. Taylor*
DAVID E. TAYLOR, PRESIDENT
WITNESS: *Alan I. Armour II*
WITNESS: *John White II*

TITLE CERTIFICATION:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

WE, NASON, GILDAN, YEAGER, GERSON & WHITE, P.A., MEMBERS 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 AS SHOWN HEREON.
2. ALL MORTGAGES, LIENS AND ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

NONE

BY: *Alan I. Armour II*
ALAN ARMOUR II, MEMBER OF THE FLORIDA BAR
NASON, GILDAN, YEAGER, GERSON & WHITE
P.A., ATTORNEYS AT LAW
1645 PALM BEACH LAKES BOULEVARD
WEST PALM BEACH, FLORIDA 33402

DATE: 3/14/95

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF March, A.D., 1995, BY JOHN E. SPINNENWEBER, AS PRESIDENT OF JUPITER-TEQUESTA HOMEBUILDERS, INC., A FLORIDA CORPORATION, WHO HAS PRODUCED AN UNCORRECTED COPY AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

Charles Luke
CHAS E LUKE JR
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF MARCH, A.D., 1995, BY DAVID E. TAYLOR, AS PRESIDENT OF THE HERITAGE OAKS HOME OWNERS, INC., A FLORIDA CORPORATION, WHO HAS PRODUCED UNCORRECTED COPY AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

Alan I. Armour II
ALAN I. ARMOUR II
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/26/95

GENERAL NOTES:

1. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION:

I, RICHARD A. MIXON, DO HEREBY CERTIFY THAT THIS PLAT OF HERITAGE OAKS PARCEL "C" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY 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 477, FLORIDA STATUTES.

Richard A. Mixon
RICHARD A. MIXON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 3335
STATE OF FLORIDA

APPROVAL BY MARTIN COUNTY:

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

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

3-28-95 *Donald E. Hallman*
DATE COUNTY ENGINEER
3-14-95 *John W. Spinnenweber*
DATE COUNTY ATTORNEY
3-14-95 *William J. Long*
DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
3-14-95 *Marsha Stiller*
DATE CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
ATTEST: *Deborah Loupton*
CLERK

THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, R. L. S., IN AND FOR THE OFFICES OF MIXON LAND SURVEYING, INC., 311 N. INDIANTOWN ROAD, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 N. INDIANTOWN ROAD
JUPITER, FLORIDA 33458
PHONE (407) 747-8046 FAX (407) 747-8046

RECORD PLAT
HERITAGE OAKS
PARCEL "C"

DRAWN: SGM/CADG CHECKED: RAM DATE: 06/17/94 SHEET
SCALE: 1"=30' CAD FILE: 93-034-P N.O. #: 93-034 1 of 2