

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14 PAGE 34, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 12th DAY OF August, 1998.

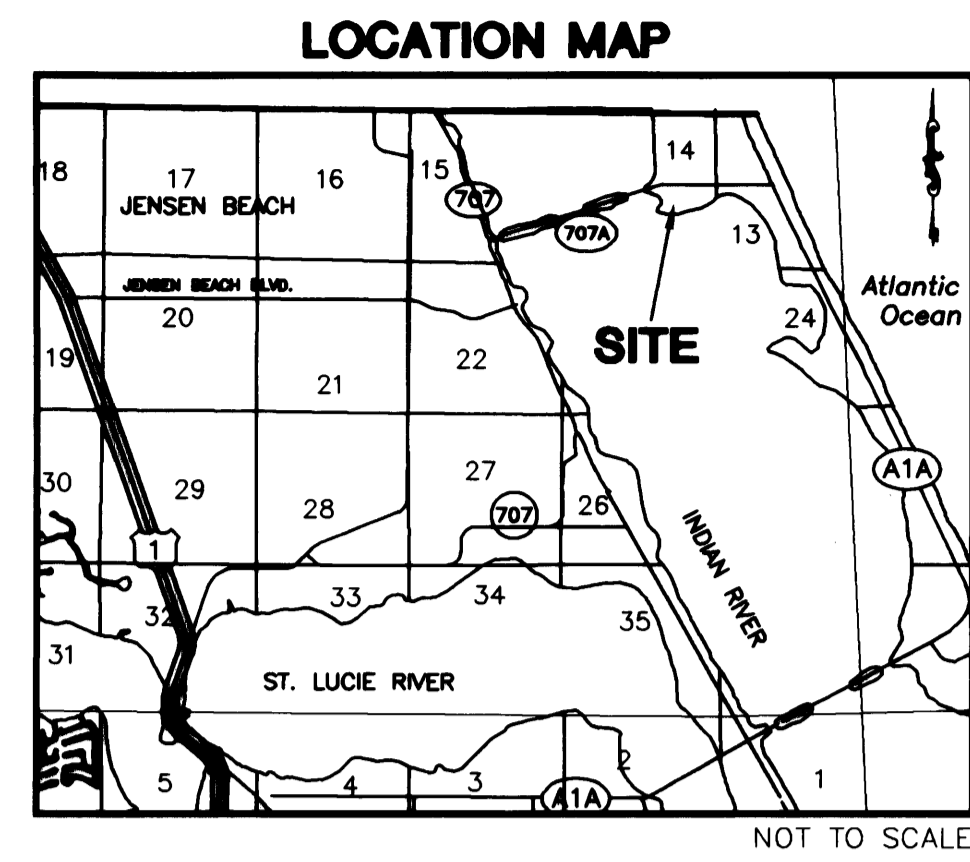
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: Janney Copus DEPUTY CLERK

FILE NO. 1314349
(CIRCUIT COURT SEAL)

14-37-41-012-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

A PLAT OF MOON RIVER

LYING IN SECTION 14, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA



NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 14, BEAR S 00°10'50" E, ALONG THE EAST SECTION LINE OF SAID SECTION 14, A DISTANCE OF 2631.56 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 5, OF SAID SECTION 14, SAID CORNER BEING IN THE CENTERLINE OF STATE ROAD 707-A; THENCE N 89°38'20" W, ALONG THE CENTER OF STATE ROAD 707-A (A 100.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 754.85 FEET; THENCE S 00°21'40" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID STATE ROAD 707-A AND ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE PROCEED S 00°21'40" W, A DISTANCE OF 313.00 FEET; THENCE N 89°38'20" W, A DISTANCE OF 149.00 FEET; THENCE S 00°21'40" W, A DISTANCE OF 427.53 FEET; THENCE S 73°15'00" W, A DISTANCE OF 481.58 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 599.76 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°45'12", A DISTANCE OF 248.64 FEET; THENCE N 38°53'54" E, A DISTANCE OF 618.80 FEET; THENCE N 00°10'50" W, A DISTANCE OF 420.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 707-A; THENCE S 89°38'20" E ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE ROAD 707-A, A DISTANCE OF 473.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 00°10'50" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 2631.56 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION 14; THENCE RUN NORTH 89°38'20" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 739.85 FEET TO A POINT ON THE WEST LINE OF A 20 FOOT EASEMENT FOR INGRESS AND EGRESS TO THE DOCK AREA; THENCE RUN SOUTH 00°21'40" WEST ALONG THE SAID WEST LINE OF THE 20 FOOT EASEMENT A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 00°21'40" WEST ALONG SAID WEST LINE OF 20 FOOT EASEMENT A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°38'20" WEST A DISTANCE OF 85.00 FEET; THENCE RUN SOUTH 00°21'40" WEST A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 89°38'20" WEST A DISTANCE OF 113.00 FEET; THENCE RUN NORTH 00°21'40" EAST A DISTANCE OF 120.00 FEET TO A POINT THAT IS 60 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE RUN SOUTH 89°38'20" EAST, PARALLEL TO AND 60.00 FEET DISTANCE FROM THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 113.00 FEET; THENCE RUN SOUTH 00°21'40" WEST A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 89°38'20" EAST A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 8.55 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

MOON RIVER DEVELOPMENT COMPANY, INC, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF MOON RIVER AND HEREBY DEDICATES AS FOLLOWS:

1. THE COMMON AREAS SHOWN ON THIS PLAT OF MOON RIVER, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MOON RIVER VILLAS HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION AND MAY BE USED FOR UTILITY (INCLUDING CATV) PURPOSES, ALSO FOR ACCESS AND RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY COMMON AREAS DESIGNATED AS SUCH ON THIS PLAT.

CONTINUED:

LEGEND

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. 959 UNLESS NOTED OTHERWISE
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LS 4533
- - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LS 4533
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- L.E. - DENOTES LANDSCAPE EASEMENT
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PG. - DENOTES PAGES
- PG. - DENOTES PAGE
- (C) - DENOTES CENTERLINE
- (R) - RADIAL LINE

DEDICATION CONTINUED:

2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MOON RIVER MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
3. THE RECREATION AREA SHOWN ON THIS PLAT OF MOON RIVER AS TRACT "A" IS HEREBY DECLARED TO BE THE PROPERTY OF THE FAIRWINDS COVE III CONDOMINIUM ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY RECREATION AREAS DESIGNATED AS SUCH ON THIS PLAT.
4. THE ACCESS EASEMENT SHOWN ON THIS PLAT OF MOON RIVER AS TRACT "D", IS HEREBY DECLARED TO BE THE PROPERTY OF THE FAIRWINDS COVE RECREATION ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE NON-EXCLUSIVE, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS PURPOSES, AND SHALL BE MAINTAINED BY THE MOON RIVER HOMEOWNER'S ASSOCIATION, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY ACCESS EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
5. THE RECREATION AREAS SHOWN ON THIS PLAT OF MOON RIVER AS TRACT "B" & TRACT "C" ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FAIRWINDS COVE RECREATION ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE RECREATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY RECREATION AREAS DESIGNATED AS SUCH ON THIS PLAT.
6. THE CONSERVATION AREAS ARE HEREBY DEDICATED AS COMMON AREAS. THEY SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE MOON RIVER VILLAS HOMEOWNERS ASSOCIATION, INC. AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE, WITH THE EXCEPTION OF PERMITTED RESTORATION ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING SOIL, OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY CONSERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 5th DAY OF June, 1998, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT.

MOON RIVER DEVELOPMENT COMPANY, INC.
A FLORIDA CORPORATION
ROBERT J. LADD, ITS PRESIDENT
IN THE PRESENCE OF
ATTEST: James D. Rudd VICE PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT J. LADD AND James D. Rudd TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MOON RIVER DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

EDWINA T. DA SILVA
COMMISSION # CC 42776-
EXPIRES DEC 20, 1998
ATLANTIC BONDING CO., INC.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 42776-4
MY COMMISSION EXPIRES:

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGEE'S CONSENT TO THE PLAT

STATE OF FLORIDA
COUNTY OF MARTIN

BANKATLANTIC, A FEDERAL SAVINGS BANK, HEREBY CERTIFY THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED 12/31/97, AND RECORDED IN OFFICIAL RECORDS BOOK 1282, PAGE 926, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 5th DAY OF June, 1998

BANKATLANTIC
WITNESS: [Signature] BY: Kenneth Watson
WITNESS: [Signature] ITS: S.V.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Edwin T. Da Silva TO ME WELL KNOWN TO BE THE S.V.P. OF BANKATLANTIC, A FEDERAL SAVINGS BANK, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS: PERSONALLY KNOWN TO ME. OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 42776-4
MY COMMISSION EXPIRES:
Edwin T. Da Silva
EDWINA T. DA SILVA
COMMISSION # CC 42776-4
EXPIRES DEC 20, 1998
ATLANTIC BONDING CO., INC.

TITLE CERTIFICATION

WE, EVERSOLE & RUDD, P.A., HEREBY CERTIFY THAT AS OF May 26, 1998 AT 5:00 PM.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: MORTGAGE BY BANKATLANTIC, A FEDERAL SAVINGS BANK, DATED 12-31-97, RECORDED 01-08-98 IN OFFICIAL RECORDS BOOK 1282, PAGE 926, MARTIN COUNTY PUBLIC RECORDS.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 5th DAY OF June, 1998

JAMES D. RUDD, ESQ., FLORIDA BAR NO. 371155
3511 N.E. 22ND AVENUE
FORT LAUDERDALE, FLORIDA 33308

CERTIFICATE OF SURVEYOR AND MAPPER

I, O. HOWARD DUKES, HEREBY CERTIFY THAT THIS PLAT OF MOON RIVER IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

O. Howard Dukes
O. HOWARD DUKES
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 4533
(OFFICIAL SEAL)

COUNTY APPROVAL

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

DATE: 7/30/98 Samuel T. Cawley
COUNTY SURVEYOR AND MAPPER

DATE: 7-30-98 Lee W. Sherman
COUNTY ENGINEER

DATE: 8-4-98 Scott O'Connell
COUNTY ATTORNEY

BCC DATE: 7-28-98 Norm Shultz
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Marsha Stiller or Janney Copus
CLERK

NOTES

1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
2. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
3. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
4. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
5. BENCHMARK ELEVATIONS AS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29), AND ARE REFERENCED TO MARTIN COUNTY BENCHMARK NO. N-307 (FLORIDA STATE ROAD DEPARTMENT DISK). ELEVATION 9.088
6. INTERIOR CENTERLINES ARE SHOWN FOR GRAPHIC PURPOSES ONLY; ARE PART OF THE COMMON AREA; AND ARE NOT SEPARATELY DEDICATED ON THIS PLAT.

THIS PLAT PREPARED BY:
O. HOWARD DUKES, P.S.M.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

lbf

LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

210 JUPITER LAKES BLVD. 2400 S.E. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.
BLDG. 5000, SUITE 104 SUITE 300 SUITE 201 SUITE 702
JUPITER, FL 33468 STUART, FL 34996 FT. PIERCE, FL 34950 WEST PALM BEACH, FL 33409
407-746-9248 407-286-2882 407-461-2450 407-684-3375

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