

OAKVIEW SUBDIVISION

LYING IN SECTION 1, TOWNSHIP 40 SOUTH,
RANGE 38 EAST, MARTIN COUNTY, FLORIDA

APRIL 2002

SHEET 1 OF 2

1-40-38-008-000-0000.0
SUBDIVISION PARCEL CONTROL NO.

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 36, MARTIN COUNTY RECORDS THIS 19 DAY OF August, 2002.

Marsha Ewing by T. Copus
MARSHA EWING, CLERK OF CIRCUIT COURT OF MARTIN COUNTY, FLORIDA

FILE NO. 1592523
BY: *Lawrence L. Copus*
DEPUTY CLERK
CIRCUIT COURT SEAL

DESCRIPTION

A PARCEL OF LAND LYING WEST OF THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, AND LYING NORTH OF THE CENTER LINE OF A COUNTY ROAD KNOWN AS WEST FARM ROAD; MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE PROCEED WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1252.0 FEET TO THE POINT OR PLACE OF BEGINNING, THENCE PROCEED SOUTH 0°15'30" WEST FOR A DISTANCE OF 781.73 FEET TO A POINT IN THE CENTER LINE OF WEST FARM ROAD; THENCE PROCEED NORTH 57°40'20" WEST ALONG THE CENTER LINE OF WEST FARM ROAD FOR A DISTANCE OF 1461.82 FEET TO THE POINT OF INTERSECTION OF THE CENTER LINE OF WEST FARM ROAD AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 1238.76 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 11.11 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

INDIANTOWN NONPROFIT HOUSING, INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DESCRIBED ON THE PLAT OF OAKVIEW SUBDIVISION AND HEREBY DEDICATES AS FOLLOWS:

- TRACTS "A" AND "B" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKVIEW PROPERTY OWNERS' ASSOCIATION, INC., FOR WATER MANAGEMENT AND RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.
- S.W. 473rd AVENUE, S.W. 471st DRIVE, AND S.W. OAKVIEW COURT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
- UTILITY EASEMENTS, AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKVIEW PROPERTY OWNERS' ASSOCIATION IN PERPETUITY FOR DRAINAGE PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAKVIEW PROPERTY OWNERS' ASSOCIATION IN PERPETUITY FOR LANDSCAPING PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA FOR THE CONTROL OF ACCESS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE 40 FOOT ADDITIONAL RIGHT OF WAY FOR S.W. FARM ROAD AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.

SIGNED AND SEALED THIS 10th DAY OF July, 2002 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

Donna Carman
WITNESS
PRINT NAME: Donna Carman

Roger E. Carman
WITNESS
PRINT NAME: Roger E. Carman

INDIANTOWN NONPROFIT HOUSING, INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: *Malcolm Crabtree*
MALCOLM CRABTREE
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MALCOLM CRABTREE WELL KNOWN TO BE THE PRESIDENT OF INDIANTOWN NONPROFIT HOUSING INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS 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 PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2002

Kareol D. Leveshan
NOTARY PUBLIC
PRINTED NAME: KAREOL D. LEVESHAN
MY COMMISSION EXPIRES: 12/31/05

ACCEPTANCE OF RESERVATIONS

THE OAKVIEW PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF July, 2002.

Donna Carman
WITNESS
Donna Carman
PRINT NAME: Donna Carman

Roger E. Carman
WITNESS
Roger E. Carman
PRINT NAME: Roger E. Carman

THE OAKVIEW PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

Malcolm Crabtree
BY: Malcolm Crabtree, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Malcolm Crabtree WELL KNOWN TO BE THE PRESIDENT OF THE OAKVIEW PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS 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 PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2002.

Kareol D. Leveshan
NOTARY PUBLIC
PRINTED NAME: KAREOL D. LEVESHAN
MY COMMISSION EXPIRES: 12/31/05

TITLE CERTIFICATION

I, KAREN M. DOBBINS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 10, 2002, AT 11:00 a.m.

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 DATED JUNE 4, 2002, EXECUTED BY INDIANTOWN NONPROFIT HOUSING, A FLORIDA NOT-FOR-PROFIT CORPORATION, IN FAVOR OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 1652, PAGE 445, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATE: July 10, 2002

BY: *Karen M. Dobbins*
KAREN M. DOBBINS, ESQUIRE
FLORIDA BAR NO. 0987440,
KOHL & RICHARD, P.A.,
50 S.E. KINDRED STREET
STUART, FLORIDA 34994

MORTGAGEE'S CONSENT

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED JUNE 4, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 1652, PAGE 445, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THAT IT HEREBY CONSENTS TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2002.

WITNESS: *Cynthia Davis*
CYNTHIA DAVIS
PRINT NAME: Cynthia Davis

ATTEST: *Richard J. Casper*
RICHARD J. CASPER
VICE PRESIDENT

WITNESS: *Felecia E. Anderson*
FELECIA E. ANDERSON
PRINT NAME: Felecia E. Anderson

ACKNOWLEDGEMENT

STATE OF FLORIDA
MARTIN COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Richard J. Casper WELL KNOWN TO BE THE PRESIDENT OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS 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 PRODUCED R. Casper Lic. AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2002.

Kareol D. Leveshan
NOTARY PUBLIC
PRINTED NAME: KAREOL D. LEVESHAN
MY COMMISSION EXPIRES: 12/31/05

COUNTY APPROVAL

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

DATE: 8-8-02

John M. Wilson
COUNTY SURVEYOR AND MAPPER

DATE: 9-1-02

John M. Wilson
COUNTY ENGINEER

DATE: 8/15/02

Kristal Stacey S. Smith
COUNTY ATTORNEY

DATE: 8-28-02

Emira R. Gainers
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST:

Marsha Ewing by J. Ewing
MARSHA EWING
CLERK

CERTIFICATE OF SURVEYOR AND MAPPER

I, RICHARD A. MIXON, HEREBY CERTIFY THAT THIS PLAT OF OAKVIEW SUBDIVISION, IS A 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; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Richard A. Mixon
RICHARD A. MIXON
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 3335

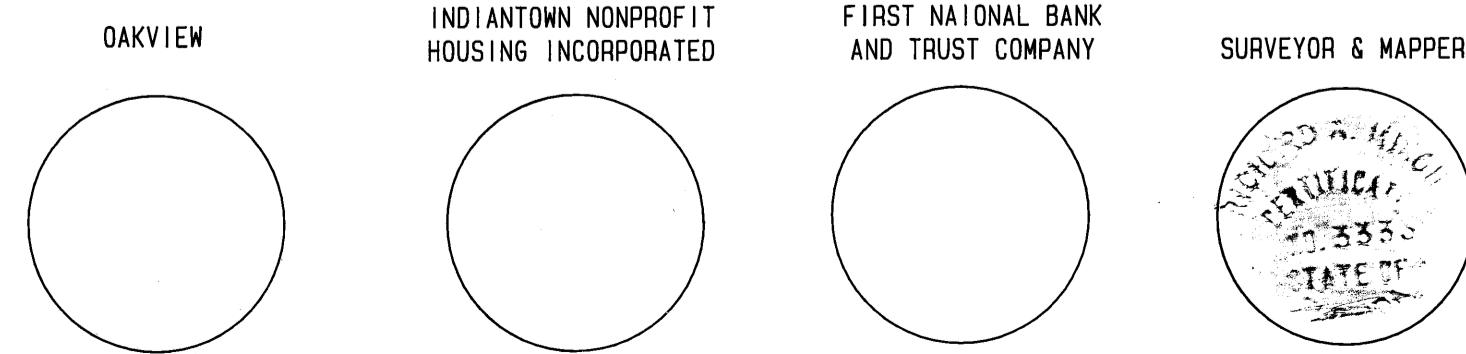
SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N. 90° 00' 00" W., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
- COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, AS TIED TO THE MARTIN COUNTY HORIZONTAL CONTROL DENIFICATION PROJECT - 1992, REFERENCE MONUMENTS F007 AND G515.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- ALL LOT LINES ARE NONRADIAL UNLESS OTHERWISE INDICATED.

NOTICE:

"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."

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



THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC., 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(561) 747-6046
CERTIFICATE NO. LB 4199

PLAT OF
OAKVIEW SUBDIVISION

JOB NO. 98-001 CADD FILE 98-001P DATE 01/00/02 SHEET 1 OF 2