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A PLAT OF

River Ridge

JAN. 1980

See surveyors certificate located in OR Book 965 PG 334 MARSHALLER Clerk of Circuit Court, by Coby O'Brien, D.C. 6-29-92



A RESIDENTIAL SUBDIVISION IN GOVERNMENT LOTS 1, 4 AND 6, SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK PAGE 22, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS DAY OF FEBRUARY, A.D. 1980.

LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA BY Charlotte Burkley FILE NO. 371752

THIS INSTRUMENT PREPARED BY: LEONIE CHARLANCOW LINDAHL, BROWNING & FERRARI, INC. ENGINEERS, PLANNERS AND SURVEYORS 426 W. INDIANTOWN ROAD P. O. BOX 727 JUPITER, FLORIDA 33458

DESCRIPTION

PORTIONS OF GOVERNMENT LOTS 1, 4 AND 6 OF SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 23, RUN S 00°21'40" E ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 363.03 FEET TO A POINT IN THE CENTER LINE OF COUNTY LINE ROAD; THENCE N 87°57'42" W, A DISTANCE OF 15.01 FEET TO AN ANGLE POINT OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINES OF COUNTY LINE ROAD AND THE POINT OF BEGINNING. PROCEED THENCE S 00°21'40" E ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY LINE ROAD A DISTANCE OF 3622.71 FEET; THENCE S 89°39'52" W ALONG THE NORTH LINE OF THE SOUTH 500 FEET OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 6 A DISTANCE OF 943.0 FEET MORE OR LESS TO THE WATERS OF THE LOXAHATCHEE RIVER; THENCE MEANDERING THE WATERS OF THE LOXAHATCHEE RIVER NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, WESTERLY AND NORTHEASTERLY A DISTANCE OF 4675 FEET, MORE OR LESS TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY LINE ROAD, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 375.80 FEET AND WHOSE CENTER BEARS S 23°01'51" W, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 5°35'55" A DISTANCE OF 36.72 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE S 61°22'14" W, A DISTANCE OF 64.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 829.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°36'04" A DISTANCE OF 139.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 87°57'42" W, A DISTANCE OF 1306.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID SECTION 23.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 23, RUN S 00°21'40" E, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 302.97 FEET, TO A POINT IN THE NORTH RIGHT OF WAY LINE OF COUNTY LINE ROAD, THENCE N 87°57'42" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 496.42 FEET; THENCE N 1°11'10" W, A DISTANCE OF 254.99 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 23; THENCE N 88°48'50" E ALONG SAID NORTH LINE OF SECTION 23, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

MARCH 31, 1980 COUNTY ENGINEER
31 MAR 80 COUNTY ATTORNEY
MARCH 31, 1980 CHAIRMAN
MARCH 31, 1980 CHAIRMAN

ATTEST: Louise V. Isaacs Clerk By Charlotte Burkley

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

RIVER RIDGE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. PARCELS "A, B, & C" ARE DEDICATED TO THE RIVER RIDGE HOME OWNERS' ASSOCIATION, INC., AS COMMON OPEN AREAS.
2. PARCELS "D & E" ARE DEDICATED TO THE RIVER RIDGE HOME OWNERS' ASSOCIATION AS SURFACE WATER MANAGEMENT AREAS AND ARE SUBJECT TO A DRAINAGE EASEMENT OVER AND ACROSS THEIR ENTIRETY.
3. PARCEL "F" IS A SITE FOR RECREATIONAL FACILITIES.
4. THE ROADS, DRAINAGE EASEMENTS AND THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF RIVER RIDGE ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN RIVER RIDGE THE UTILITY EASEMENTS MAY BE USED FOR UTILITY PURPOSES 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, 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 EASEMENT, DRAINAGE EASEMENTS, OR UTILITY EASEMENTS.
5. LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. PRESERVATION AREA: THERE SHALL BE NO ALTERATIONS OR STRUCTURES PERMITTED IN THESE AREAS EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

IN WITNESS WHEREOF, EACH OF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENTS AND ATTESTED BY ITS SECRETARY, RESPECTIVELY.

WITNESSES: Kenneth Tureaud - PRESIDENT, Allen Miller - SECRETARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KENNETH TUREAUD AND ALLEN MILLER, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF RIVER RIDGE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF February, 1980.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: July 15, 1981

MORTGAGE JUDGEMENT CREDITOR

STATE OF FLORIDA COUNTY OF MARTIN S.S.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES SUBORDINATE SAID MORTGAGE TO THE DEDICATION SHOWN HEREON.

SIGNED AND SEALED THIS 9th DAY OF Feb., 1980.

ATTEST: John B. Contisano, Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN B. CONTISANO, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF Feb., 1980.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: MAY 30, 1983

MORTGAGEE'S CONSENT

STATE OF MICHIGAN COUNTY OF OAKLAND S.S.

HERBERT O. FELDMAN DOES HEREBY CERTIFY THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON A PORTION OF THE LAND DESCRIBED HEREON AND DOES SUBORDINATE HIS MORTGAGE TO THE DEDICATION SHOWN HEREON.

SIGNED AND SEALED THIS 29 DAY OF FEB., 1980.

NOTARY PUBLIC STATE OF MICHIGAN AT LARGE MY COMMISSION EXPIRES: HERBERT O. FELDMAN

ATTEST: Barry Fisher

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law (P.C.P.'s will be set under the guarantees posted with Martin County for the required improvements) and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Martin County, Florida.

Jan E. Browning Registered Surveyor No. 2049 State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, GEORGE H. BAILEY A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

DATE OF MORTGAGE: June 3, 1975 RECORDING DATA: O.R.B. 441, page 223

DATED THIS 21st DAY OF February, 1980.

George H. Bailey ATTORNEY AT LAW

ACKNOWLEDGEMENT

STATE OF MICHIGAN COUNTY OF OAKLAND S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HERBERT O. FELDMAN, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF February, 1980.

NOTARY PUBLIC STATE OF MICHIGAN AT LARGE MY COMMISSION EXPIRES: March 1, 1982