

FILED FOR RECORD
MARTIN COUNTY, FLA.
30 APR 10 P 3:12
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____

PLAT OF ROYAL HARBOR

Being a Replat of all of Lot 16 of the "PLAT OF SUBDIVISION OF LOTS 13 & 14, HANSON GRANT",
as recorded in Plat Book I, Page 89, Public Records Palm Beach (now Martin) County, Florida.

SHEET 1 OF 1 SHEET

HUTCHEON ENGINEERS INCORPORATED
Civil Engineers and Land Surveyors
Belle Glade Palm City West Palm Beach
August 1979

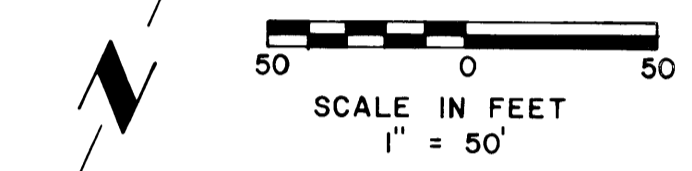
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 8, Page 25, Martin County, Florida, public records, this 10 day of April, 1980

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Pat Spriggs, Jr.
Deputy Clerk

File No. 372630

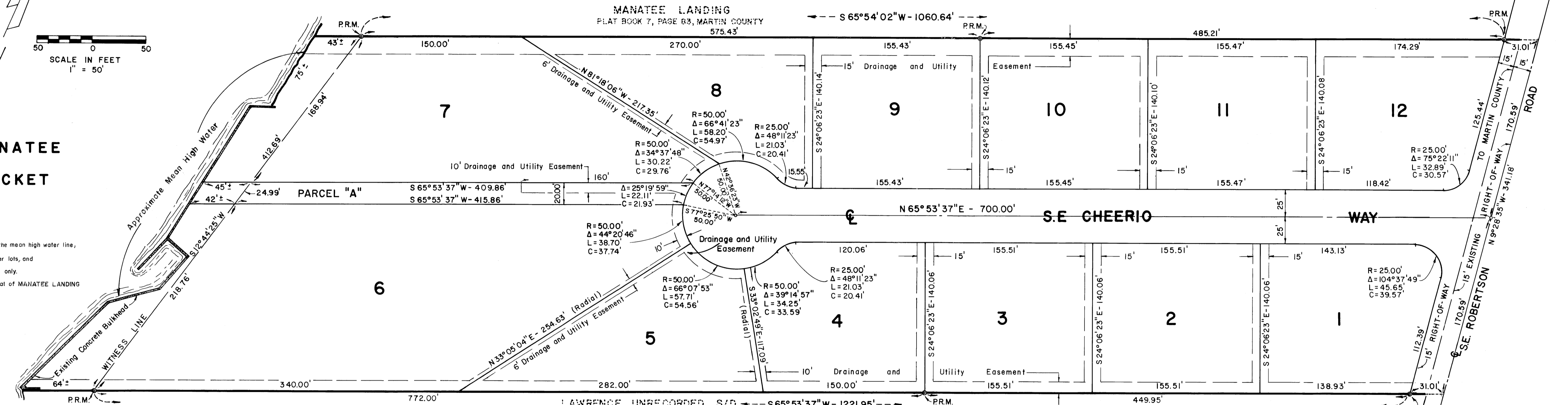
LEGEND
● = PERMANENT REFERENCE MONUMENT (P.R.M.)
○ = PERMANENT CONTROL POINT (P.C.P.)



MANATEE
POCKET

NOTES

- 1) No wells permitted within 300' of the mean high water line.
- 2) No lot splits except to create larger lots, and
- 3) Access to lots from internal road only.
- 4) Bearings are referenced to the Plat of MANATEE LANDING



MORTGAGE HOLDERS CONSENT

DONALD H. WILSON and FLORENCE WILSON, husband and wife, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedications hereon and do subordinate their mortgage, lien or encumbrance to such dedications.

Signed and sealed this 11 day of JANUARY, 1980.
Signed, sealed and delivered in the presence of:
Donald H. Wilson
DONALD H. WILSON,
Florence Wilson
FLORENCE WILSON

STATE OF FLORIDA
COUNTY OF MARTIN
Before me, the undersigned Notary Public, personally appeared DONALD H. WILSON and FLORENCE WILSON, husband and wife, to me well known, and they acknowledged that they executed such instrument.
Witness my hand and official seal this 11 day of January, 1980.
Bryan A. Poston, Jr.
Notary Public
My Commission Expires: May 23, 1983

SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this plat of ROYAL HARBOR is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, and that P.R.M.'s and P.C.P.'s have been set as required by law.
Date of Survey: July, 1979
George C. Young, Jr.
George C. Young, Jr.
Registered Land Surveyor
Florida Certificate No. 3036

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF MARTIN
Before me, the undersigned Notary Public, personally appeared JOHN L. CLAYTON and MARGARET CLAYTON, husband and wife, to me well known, and they acknowledged before me that they executed the foregoing dedication.
Witness my hand and official seal this 11 day of January, 1980.
Bryan A. Poston, Jr.
Notary Public
My Commission Expires: May 23, 1983

TITLE CERTIFICATION

I, Larry M. Stewart, a member of the Florida Bar, hereby certify that apparent 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 hereon.
All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
JOHN L. CLAYTON and MARGARET CLAYTON, husband and wife, the mortgagor, and DONALD H. WILSON and FLORENCE WILSON, husband and wife, the mortgagee, filed mortgage on July 25, 1979, in Official Records Book 476, beginning on Page 370, public records of Martin County, Florida.
Larry M. Stewart
Larry M. Stewart
Attorney at Law
401 E. Osceola St., Suite 102
Stuart, Florida 33494

CERTIFICATE OF DEDICATION

JOHN L. CLAYTON and MARGARET CLAYTON, husband and wife, do hereby dedicate as follows:
1. STREETS
The streets shown on this plat of ROYAL HARBOR are hereby declared to be private streets and are dedicated to the ROYAL HARBOR HOMEOWNER'S ASSOCIATION, INC., for the use of the owners of lots in ROYAL HARBOR. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets and or drainage.
2. DRAINAGE AND UTILITY EASEMENTS
The drainage and utility easements shown on this plat of ROYAL HARBOR may be used for drainage and 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, Florida.
3. PARCEL "A"
Parcel "A" as shown on this plat of ROYAL HARBOR is hereby declared to be a "private dock access" parcel and is dedicated to the ROYAL HARBOR HOMEOWNER'S ASSOCIATION, INC., for the use of the owners of lots in ROYAL HARBOR. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding said Parcel "A".

SIGNED AND SEALED this 11 day of January, 1980.
Signed, sealed and delivered in the presence of:
Bryan A. Poston, Jr.
Witnes
John L. Clayton
JOHN L. CLAYTON
Margaret Clayton
MARGARET CLAYTON

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.
April 8, 1980
9 APR, 1980
4/8, 1980
April 10, 1980
County Engineer
County Attorney
PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
Chairman
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
Chairman

ATTEST: Louise V. Isaacs
Clerk
By: Pat Spriggs, Jr.
CERTIFICATE OF OWNERSHIP

JOHN L. CLAYTON and MARGARET CLAYTON, husband and wife, do hereby certify that they are the owners of the property described hereon.
DATED this 11 day of January, 1980:
John L. Clayton
JOHN L. CLAYTON
Margaret Clayton
MARGARET CLAYTON