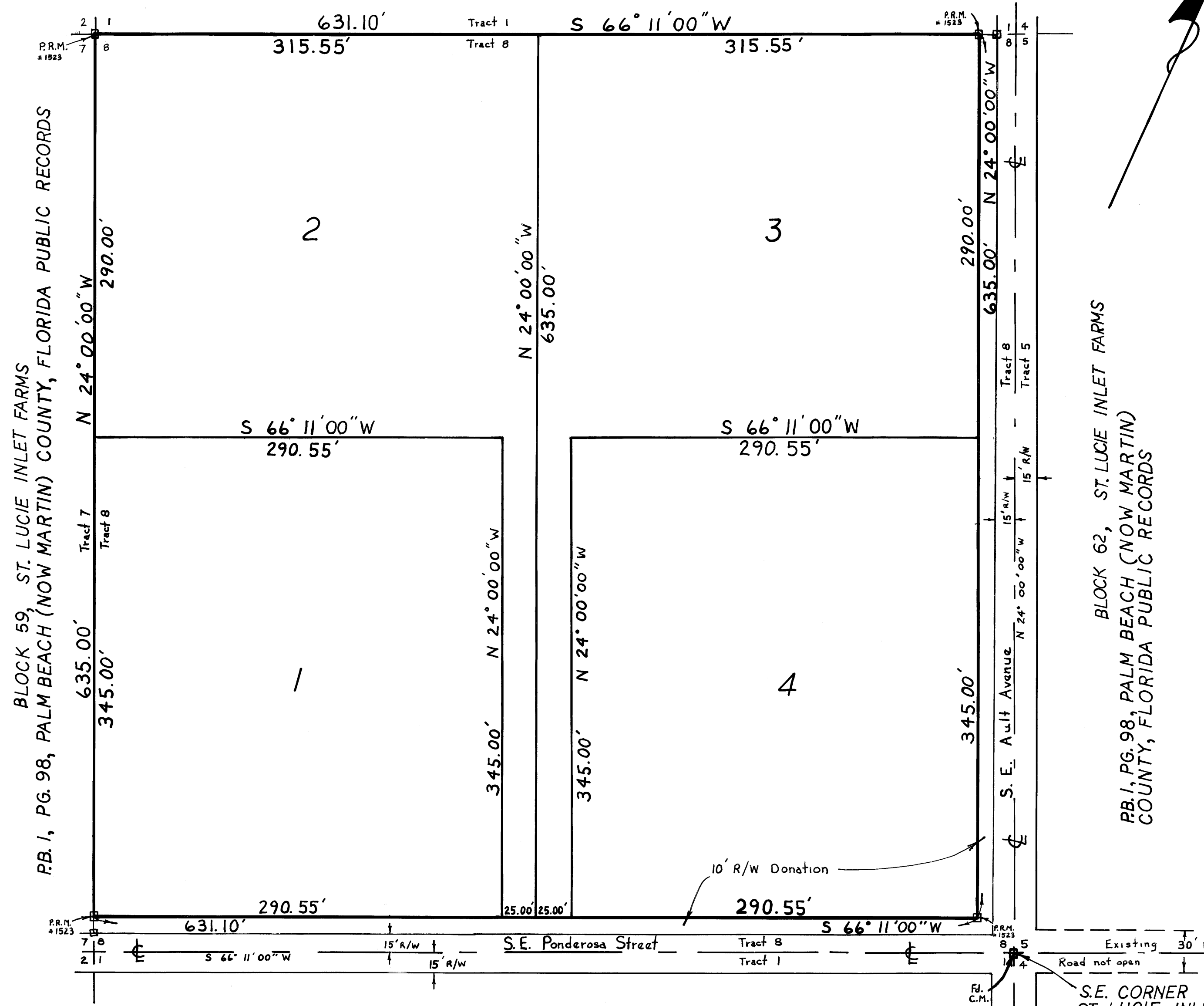


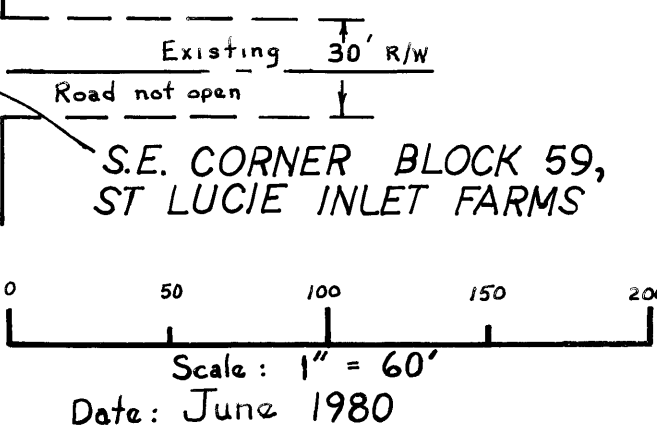
THE PONDEROSA

A SUBDIVISION OF TRACT 8, BLOCK 59, ST. LUCIE INLET FARMS,
LYING IN HANSON GRANT, MARTIN COUNTY, FLORIDA

BLOCK 59, ST. LUCIE INLET FARMS, P.B. 1, PG. 98, PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA PUBLIC RECORDS



BLOCK 58, ST. LUCIE INLET FARMS
P.B. 1, PG. 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS



LEGAL DESCRIPTION

Tract 8, Block 59, ST. LUCIE INLET FARMS, according to plat recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida Public Records, less the East 25 feet and the South 25 feet thereof, more particularly described as follows: Start at the southeast corner of Block 59, ST. LUCIE INLET FARMS as in Plat Book 1, Page 98, Palm Beach (now Martin) County Florida Public Records; thence run N 24° 00' 00" W along the centerline of S.E. Ault Avenue a distance of 25.00 feet; thence run S 66° 11' 00" W a distance of 25.00 feet to a concrete monument (P.R.M.) and the Point of Beginning; thence continue S 66° 11' 00" W along the northerly right-of-way line of S.E. Ponderosa Street a distance of 631.10 feet to a concrete monument (P.R.M.); thence run N 24° 00' 00" W along the west line of Tract 8 a distance of 635.00 feet to a concrete monument (P.R.M.); thence run N 66° 11' 00" E along the north line of Tract 8 a distance of 631.10 feet to a concrete monument (P.R.M.); thence run S 24° 00' 00" E along the westerly right-of-way line of S.E. Ault Avenue a distance of 635.00 feet to the Point of Beginning.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Frank A. Wacha, Jr., do hereby certify that I am the owner of the property described hereon and do hereby dedicate as follows:

- The rights-of-way shown on this plat of The Ponderosa are hereby dedicated to the perpetual use of the public.

Signed and Sealed this 25 day of July, 1980.

Frank A. Wacha, Jr.
Frank A. Wacha, Jr.

ACKNOWLEDGMENT

State of Florida
County of Martin

Before me, the undersigned notary public, personally appeared Frank A. Wacha, Jr., to me well known, and he acknowledged before me that he executed the foregoing Dedication.

Witness, my hand and official seal this 25th day of July, 1980.

Colleen J. O'Neil My commission expires June 9, 1981
Notary Public State of Florida at large

MORTGAGE HOLDER'S CONSENT

Bernard E. Young and Wilma Young, husband and wife, and Joseph D. Raine and Louise Raine, husband and wife, hereby certify that they are the holders of a certain mortgage on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage to such dedication.

Signed and Sealed this 30 day of June, 1980, and 11th day of July, 1980.

Bernard E. Young Bernard E. Young, husband
Wilma Young Wilma Young, wife
Joseph D. Raine Joseph D. Raine, husband
Louise Raine Louise Raine, wife

ACKNOWLEDGMENT

State of Florida
County of Martin

Before me, the undersigned notary public, personally appeared Bernard E. Young and Wilma Young, husband and wife, to me well known, and they acknowledged before me that they executed the foregoing Mortgage Holder's Consent.

Witness, my hand and official seal this 11th day of July, 1980.

Colleen J. O'Neil My commission expires June 9, 1981
Notary Public State of Florida at large

SURVEYOR'S CERTIFICATE

I, Kenneth A. Harris, do hereby certify that this plat of The Ponderosa 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.

Kenneth A. Harris
Kenneth A. Harris
Florida Surveyor Registration No. 1523

NOTES:

- The bearings shown hereon are assumed and reference the centerline of S.E. Ault Ave. as N 24° 00' 00" W.
- Each lot is required to have a 0.25 acre pond for drainage and water retention.
- All lots are 2.30 acres gross, less 0.25 acre for pond, resulting in a net area of 2.05 acres for each lot.
- No lot splits to be allowed except to create larger lots than those shown.

CLERK'S RECORDING CERTIFICATE

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 31, Martin County, Florida, public records, this 6th day of August, 1980.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida
File No. 38250? By: *Charlotte Burkley*
Deputy Clerk

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

Ed Deenham My commission expires August 1, 1980
County Engineer - 1-1-1980
Stacy J. ... My commission expires August 7, 1980
County Attorney - 1-1-1980

Planning and Zoning Commission
Martin County, Florida
Board of County Commissioners
Martin County, Florida

Ed Deenham Chairman - August 5, 1980
By: *Maggie Kitchella* Chairman - August 4, 1980

Attest: *Louise V. Isaacs*
Clerk
By: *Charlotte Burkley, DC*
ACKNOWLEDGMENT

State of Kentucky

Before me, the undersigned notary public, personally appeared Joseph D. Raine and Louise Raine, husband and wife, to me well known, and they acknowledged before me that they executed the foregoing Mortgage Holder's Consent.

Witness, my hand and official seal this 30th day of June, 1980.

Dennis M. Remington My commission expires May 8, 1982
Notary Public State of Kentucky at large

TITLE CERTIFICATION

I, Jordan Fields, a member of the Florida Bar, hereby certify that:

1. Apparent record title is in the person, persons, corporation or other entity which executed the certificate of dedication hereon.

2. All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

Mortgagor: Frank A. Wacha, Jr.
Mortgagees: Bernard E. Young and Wilma Young, his wife,
and Joseph D. Raine and Louise Raine, his wife.

Date & Recording Data: Filed 3-5-80 in O.R. Book 491,
Page 137, Martin County, Florida
Public Records.

Dated this 30th day of July, 1980.

Jordan Fields
Jordan Fields
Attorney-at-law
416 Balboa Street
Stuart, Florida 33494

FILED FOR RECORD
MARTIN COUNTY, FLA.
AUG 6 1980