

LOCATION MAP

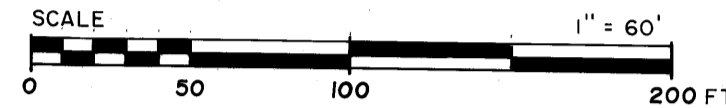
RIVER OAKS

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 39 EAST

MARTIN COUNTY, FLORIDA

SCALE: 1" = 60'

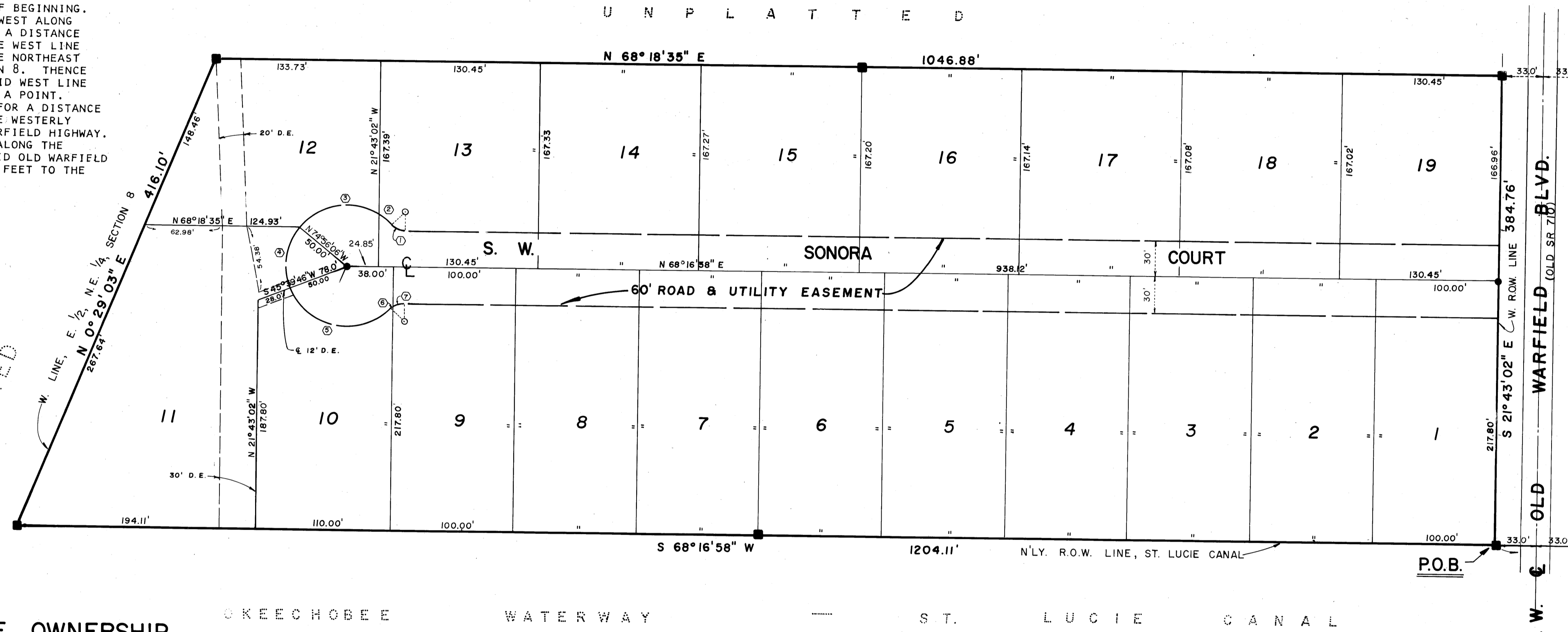
DECEMBER 1980



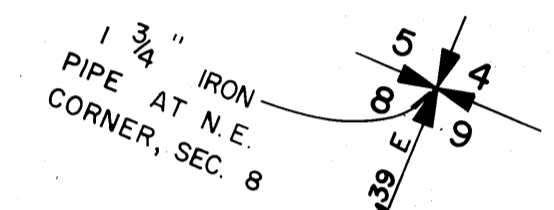
DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA. THENCE RUN SOUTH 0°18'24" WEST ALONG THE EAST LINE OF SAID SECTION 8 FOR A DISTANCE OF 698.45 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE ST. LUCIE CANAL. THENCE RUN SOUTH 68°16'58" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 230.07 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF THE OLD WARFIELD HIGHWAY AND THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 68°16'58" WEST ALONG SAID CANAL RIGHT OF WAY LINE FOR A DISTANCE OF 1204.11 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8. THENCE RUN NORTH 0°29'03" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 416.10 FEET TO A POINT. THENCE RUN NORTH 68°18'35" EAST FOR A DISTANCE OF 1046.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OLD WARFIELD HIGHWAY. THENCE RUN SOUTH 21°43'02" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OLD WARFIELD HIGHWAY FOR A DISTANCE OF 384.76 FEET TO THE POINT OR PLACE OF BEGINNING.

UNPLATTED



	RADIUS	DELTA	ARC	CHORD BEARING
1.	15.0'	46°11'13"	12.09'	N 88°37'26"W 11.77'
2.	50.0'	16°23'12"	14.30'	N 73°43'25"W 14.25'
3.	50.0'	83°01'05"	72.45'	S 56°34'26"W 66.27'
4.	50.0'	59°24'08"	51.83'	S 14°38'10"E 49.55'
5.	50.0'	113°34'01"	99.09'	N 78°52'46"E 83.66'
6.	15.0'	9°46'31"	2.56'	N 26°58'57"E 2.56'
7.	15.0'	36°24'41"	9.53'	N 50°04'34"E 9.37'



SURVEYOR'S NOTES:

- DENOTES PRM
- DENOTES PCP
- D.E. = DRAINAGE EASEMENTS

BEARING BASE:
THE EAST LINE OF SECTION 8 IS TAKEN AS BEING S 0°18'24" W.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

WE, OLEN EDWARDS & ALICE S. EDWARDS, HUSBAND AND WIFE, AND JOHN NEY & MARIAN W. NEY, HUSBAND AND WIFE DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND DO HEREBY DEDICATE AS FOLLOWS:

- THE STREETS SHOWN HEREON ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO RIVER OAKS HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
- THE DRAINAGE EASEMENTS AS SHOWN ARE FOR STORM DRAINAGE PURPOSES AND ARE HEREBY DEDICATED TO RIVER OAKS HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE ROAD AND UTILITY EASEMENTS AS SHOWN 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, FLORIDA.

SIGNED AND SEALED THIS 24 DAY OF December, 1980.

OLEN EDWARDS
ALICE S. EDWARDS
JOHN NEY
MARIAN W. NEY

Carmine Aurigemma
Luzina Beraw
Jail S. Beach
Luzina Aurigemma

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED OLEN EDWARDS & ALICE S. EDWARDS AND JOHN NEY & MARIAN W. NEY, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF December, 1980.

Olen Edwards & Alice S. Edwards
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 30 1983

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

THE BARNETT BANK OF PALM BEACH COUNTY HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE THEIR MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 24 DAY OF DEC, 1980 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

BARNETT BANK OF PALM BEACH COUNTY

ATTEST: *Thomas A. Fogt* SECRETARY
J. T. JONES BRANCH PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED J. T. JONES AND *Bened V. Jozwick*, TO ME WELL KNOWN TO BE THE BRANCH PRESIDENT AND SECRETARY, RESPECTIVELY OF BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF December, 1980.

Marjorie P. Roose
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, *Thomas A. Fogt*, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT APPARENT RECORD TITLE OF THE HEREIN DESCRIBED LANDS IS IN THE NAMES OF THE INDIVIDUALS EXECUTING THE DEDICATIONS HEREON.

ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGEE: BARNETT BANK OF PALM BEACH COUNTY
MORTGAGE DATE: APRIL 11, 1979
RECORDING DATE: O.R. BOOK 468, PAGE 528

DATED THIS 30th DAY OF December, 1980.

Thomas A. Fogt
ATTORNEY AT LAW
700 COLORADO AVENUE
STUART, FLORIDA 33494

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, GARY M.F. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF RIVER OAKS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

G. M. F. Rayman
GARY M.F. RAYMAN
REGISTERED SURVEYOR NO. 2633
STATE OF FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE AND AT THE PLACE INDICATED.

Ed P. ...
COUNTY ENGINEER
Dec. 29, 1980

Jan ...
COUNTY ATTORNEY
29 DEC, 1980

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: *...*
CHAIRMAN
Dec. 29, 1980

PLANNING & ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: *...*
CHAIRMAN
12/30, 1980

ATTEST: *Louise V. Isaacs*
CLERK OF CIRCUIT COURT
By *Charlotte Burkey a.c.* 08-40-39-004-000-0000