

LEAWOOD ESTATES

A REPLAT OF A PORTION OF TRACT 8, BLOCK 41, ST. LUCIE INLET FARMS, LOCATED IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA.

FILED FOR RECORD
MARTIN COUNTY, FLA.
91 MAR 16 410: 18
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____

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 55, Martin County, Florida, public records, this 16th day of MARCH, 1981.
Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida
BY: Charlotte Burkley
Deputy Clerk
(Circuit Court Seal)
File No. 404065

CERTIFICATE OF OWNERSHIP AND DEDICATION

LEAWOOD ESTATES DEVELOPERS, a general partnership pursuant to the Florida Uniform Partnership Act, by and through its managing general partner, Lucieland Corporation, a Florida corporation, does hereby certify that it is the owner of the property described hereon and does hereby dedicate as follows:

1. Street Right-of-Way

The 10 and 15 foot strips contiguous to the existing rights-of-way shown as Willow Lake Trail & Gaines Ave, respectively, and marked as proposed additional road right-of-way, are hereby dedicated to the use of the public.

2. Drainage and Utility Easement

The 10 foot drainage and utility easements shown on this plat of Leawood Estates are hereby dedicated to the use of the public and 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.

Signed and Sealed this 18 day of Dec., 1980, on behalf of Lucieland Corporation, by its President and attested to by its Secretary as a general partner of Leawood Estates Developers.

LUCIELAND CORPORATION, as a partner of Leawood Estates Developers
BY: Stan Hicks
STAN HICKS, as President

ATTEST:

Lee Hicks
Secretary

(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF MARTIN)

BEFORE ME, the undersigned notary public, personally appeared STAN HICKS and Lee Hicks, to me well known to be the President and Secretary, respectively, of LUCIELAND 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 18 day of Dec., 1980.

Judy K. Foreman
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

DESCRIPTION

Commencing at the Northeast corner of Tract 8, Blk. 41, St. Lucie Inlet Farms, Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida; thence S 24°00'00" E along the Easterly line of said Tract 8, also being the centerline of Gaines Avenue, 200.00 feet; thence S 66°01'57" W, 15.00 feet to the Westerly Right of Way line of Gaines Avenue, said point also being the POINT OF BEGINNING; thence continuing S 66°01'57" W, 267 feet, more or less, to the approximate mean high water line of the South Fork of the St. Lucie River; thence Southwesterly along aforesaid line, 592 feet, more or less, to the Westerly line of said Tract 8; thence S 23°56'23" E along the Westerly line of said Tract 8, 20 feet, more or less; thence N 79°56'41" E, 103.01 feet, to the Northerly line of a 30.00 feet County Road Right of Way, said line also lying 15.00 feet North of, as measured at right angles to, the Southerly line of said Tract 8; thence N 65°53'56" E, along said Right of Way line, 544.12 feet to the intersection with the Westerly Right of Way line of Gaines Avenue; thence N 24°00'00" W, 445.20 feet to the POINT OF BEGINNING.

MORTGAGE HOLDER'S CONSENT

ALBERT E. SCHAEERER, Trustee, hereby certifies that he is the holder of a certain mortgage on the land described hereon and does consent to the dedication hereon and does subordinate his mortgage to such dedication.

SIGNED AND SEALED, this 22 day of December, 1980.

Signed, sealed and delivered in the presence of:

Albert E. Schaeerer Trustee (SEAL)
ALBERT E. SCHAEERER, Trustee

Dee Vaisinet
Witness

Dale W. Adams
Witness

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF MARTIN)

BEFORE ME, the undersigned notary public, personally appeared ALBERT E. SCHAEERER, to me well known, and he acknowledged before me that he executed the foregoing Mortgage Holder's Consent.

WITNESS, my hand and official seal, this 22 day of December, 1980.

Judy K. Foreman
NOTARY PUBLIC
STATE OF FLORIDA at Large
My Commission Expires: July 7, 1983

TITLE CERTIFICATE

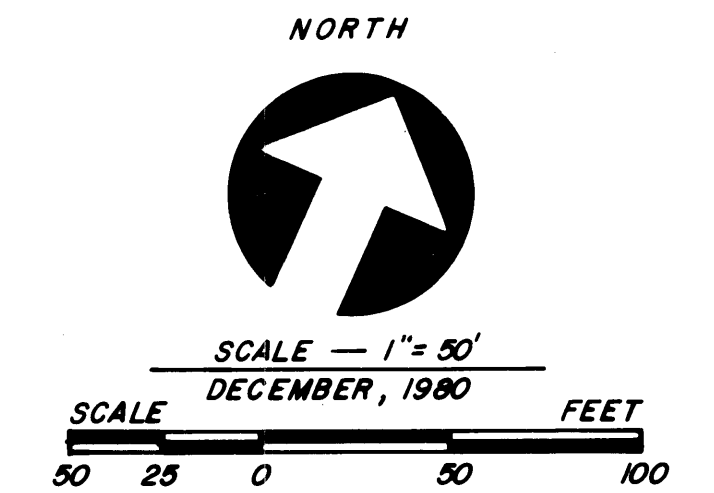
I, ROBERT L. SEELEY, a member of the Florida Bar, hereby certify that:

1. Apparent record title to the land described and shown on this plat is in the name of the partnership executing the dedication thereon.

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

That certain mortgage in the original amount of \$170,000.00 given by Stanley Hicks to Albert E. Schaeerer, Trustee, dated June 17, 1980, and recorded in Official Records Book 498, pages 505 through 507, of the Public Records of Martin County, Florida, which mortgage was modified by Mortgage Modification, Release and Assumption Agreement, dated June 18, 1980, and recorded in Official Records Book 502, at Page 819, of the Public Records of Martin County, Florida.
DATED, this 18th day of December, 1980.

Robert L. Seeley
ROBERT L. SEELEY
Attorney at Law
P. O. Drawer 6
Stuart, Florida 33495



NOTES:
1.) There shall be no lot splits except to create larger lots.
2.) Bearings are referenced to assumed datum N 24°00'00" W on East line of Tract 8, Block 41, of St. Lucie Inlet Farms, Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida.
3.) DEVELOPERS ACKNOWLEDGE THEIR INTEREST IN THE PRESERVATION OF THE RIVER BANK AREA, AND THEREFORE AGREE TO LIMIT THE CHANGES TO THE EXISTING FOILAGE IN ORDER TO RETAIN THE SCENERY FOR A DISTANCE NOT TO EXCEED 25 ft. FROM THE M.H.W. PROVIDED, HOWEVER, THAT THIS PRESERVATION WILL NOT PRECLUDE LIMITED PRUNING IN THE PRESERVATION AREA PLUS LIMITED PATHWAY CLEARING BY THE LOT OWNERS TO FACILITATE ACCESS TO ANY SUCH DOCKS, PIERS, OR OTHER PERMITTED USES AND ENJOYMENT OF THE RIVER. ALL SUCCEEDING LOT OWNERS SHALL BE REQUIRED TO PRESERVE THIS STRIP ALONG THE RIVER IN THE MANNER DESCRIBED IN THE DEED RESTRICTIONS APPLICABLE TO THESE LOTS AS RECORDED IN THE OFFICIAL RECORDS OF MARTIN COUNTY.

COUNTY APPROVAL
STATE OF FLORIDA
COUNTY OF MARTIN
This plat is hereby approved by the undersigned on the date or dates indicated.
MARCH 12, 1981
DATE
12 MAR 81
DATE
MARCH 12, 1981
DATE
MAY 15, 1981
DATE
COUNTY ENGINEER
COUNTY ATTORNEY
CHAIRMAN, PLANNING & ZONING COMMISSION
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Louise V. Isaacs
CLERK by Charlotte Burkley, D.C.

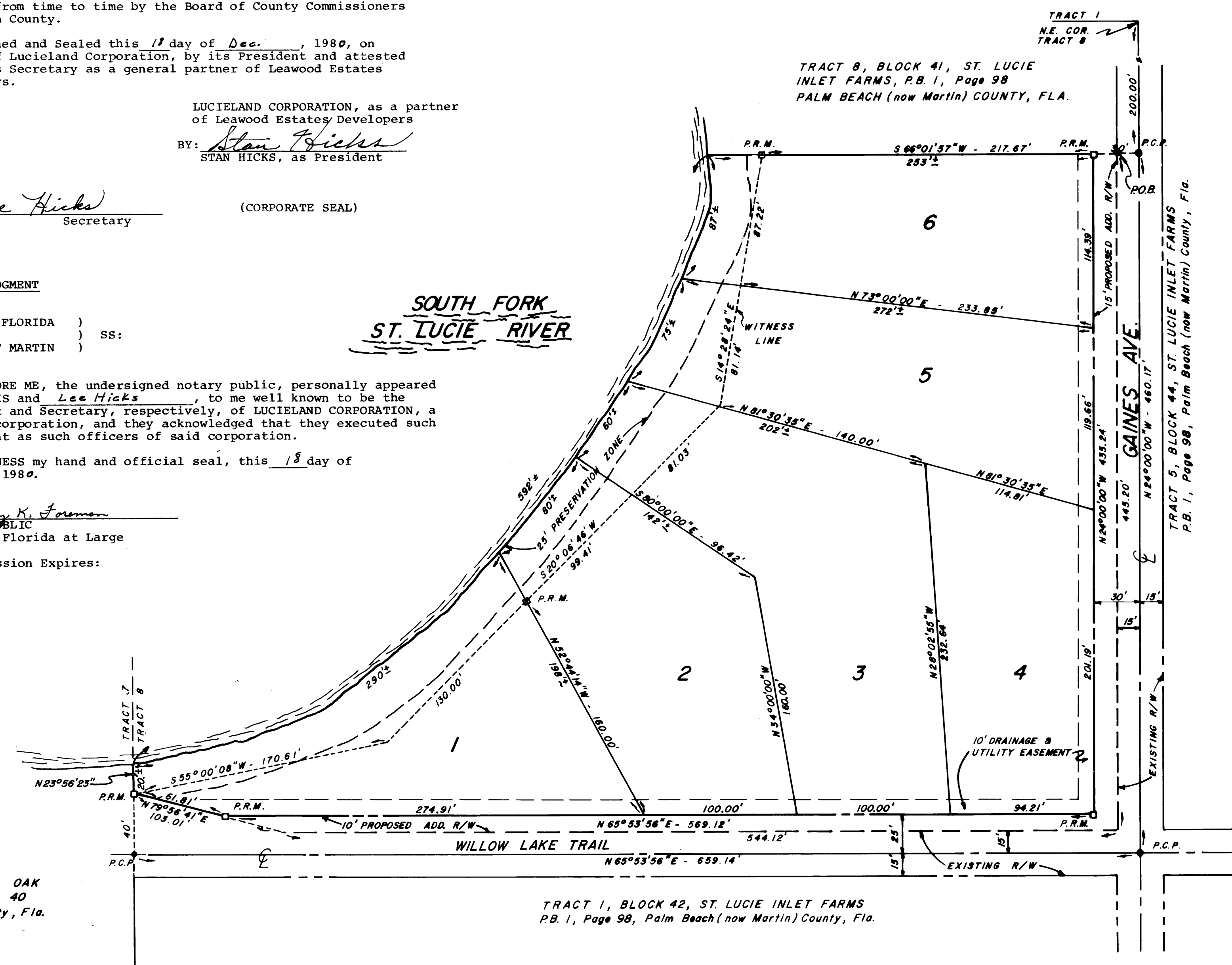
Subdivision parcel control #:
55-38-41-410-000-0000.0
SURVEYOR'S CERTIFICATE

I, JOHN K. QUILLEN, do hereby certify that this plat of LEAWOOD ESTATES 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 and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Martin County, Florida.

John K. Quillen
JOHN K. QUILLEN
Professional Land Surveyor
State of Florida Registration No. 3267



Mathers & Associates
Stuart, Florida
Sheet 1 of 1 Sheets



CAPE LIVE OAK
P.B. 7, Page 40
Martin County, Fla.

TRACT 1, BLOCK 42, ST. LUCIE INLET FARMS
P.B. 1, Page 98, Palm Beach (now Martin) County, Fla.