

THE PLAT OF RIVER SHORES PLANTATION PHASE ONE

A PLANNED UNIT DEVELOPMENT martin county, florida.

A RE-SUBDIVISION OF A PORTION OF KITCHING'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF ST. LUCIE, (NOW MARTIN) COUNTY, FLA.

CLERK'S RECORDING CERTIFICATE
 I, LOUISE V. ISSACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 8, PAGE 58, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31 DAY OF March 1981.

LOUISE V. ISSACS, CLERK, CIRCUIT COURT MARTIN COUNTY, FLORIDA.
 FILE NO. 405563 BY: Charlotte Suley DEPUTY CLERK

D.P. DeBerry & Associates Inc.
 ENGINEERS PLANNERS SURVEYORS
 955 S. Federal Hwy. STUART FLA. Ph# 287-2626

DESCRIPTION OF PHASE ONE

A PARCEL OF LAND BEING A PART OF A RE-SUBDIVISION OF LOTS 3, 4, 5, 6, 11, 12, 13, 14, AND 15 OF KITCHING'S SUBDIVISION, PLAT BOOK 2, PAGE 19, AS RECORDED IN PUBLIC RECORDS, ST. LUCIE COUNTY (NOW MARTIN COUNTY) FLORIDA, ALL LYING IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, SOUTH 88°13'00" EAST ALONG THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 995.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 30 SOUTH 88°13'00" EAST 329.30 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 11 OF AFORESAID KITCHING'S SUBDIVISION; THENCE SOUTH 0°55'39" WEST 528.51 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF KITCHING'S SUBDIVISION; THENCE SOUTH 88°15'12" EAST ALONG THE SOUTH LINE OF LOT 2 A DISTANCE OF 1272.82 FEET TO A POINT IN THE WEST RIGHT-OF-WAY OF PINE LAKE DRIVE (100.00 FEET WIDE); THENCE SOUTH 00° 58' 00" WEST 1055.68 FEET TO A POINT BEING NORTH 88°18'54" WEST 50.01 FEET FROM THE SOUTHEAST CORNER OF LOT 6, KITCHING'S SUBDIVISION; THENCE NORTH 88°18'54" WEST 922.34 FEET; THENCE NORTH 43°13'15" EAST 172.43 FEET; THENCE NORTH 0°38'12" WEST 90.01 FEET; THENCE NORTH 37°27'02" WEST 59.20 FEET; THENCE NORTH 26°51'16" WEST 58.52 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 375.00 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 13°42'33" EAST; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 100.75 FEET THRU A CENTRAL ANGLE OF 15°23'39" TO A POINT OF TANGENCY; THENCE NORTH 88°18'54" WEST 293.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 317.41 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 136.89 FEET THRU A CENTRAL ANGLE OF 24°42'33" TO A POINT OF TANGENCY; THENCE SOUTH 66°58'33" WEST 128.60 FEET; THENCE SOUTH 23°01'27" EAST 163.00 FEET; THENCE SOUTH 72°58'33" WEST 195.00 FEET; THENCE NORTH 23°01'27" WEST 85.00 FEET; THENCE SOUTH 27°58'33" WEST 195.00 FEET; THENCE SOUTH 27°58'33" WEST 68.00 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF BRITT CREEK; THENCE IN A NORTHERLY DIRECTION ALONG SAID SHORELINE OF BRITT CREEK 1010.00 FEET MORE OR LESS; THENCE NORTH 80°16'30" EAST 242.00 FEET MORE OR LESS TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 925.00 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 85°46'30" WEST; THENCE IN A NORTH-EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 210.11 FEET THRU A CENTRAL ANGLE OF 13°00'54" TO A POINT OF TANGENCY; THENCE NORTH 8°47'24" EAST 429.93 FEET TO A POINT ON THE CENTERLINE CURVE OF BRITT ROAD (60 FEET WIDE) CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 988.14 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 19°12'34" EAST; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CENTERLINE CURVE 25.48 FEET THRU A CENTRAL ANGLE OF 1°28'39" TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 122.48 FEET THRU A CENTRAL ANGLE OF 17°32'37"; THENCE NORTH 6°39'30" WEST 90.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.36 ACRES

CERTIFICATE OF OWNERSHIP

SANTA LUCEA DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.
DATED THIS 17 DAY OF March 1981.

ATTEST: Loren E. Bodem SANTA LUCEA DEVELOPMENT CORPORATION
LOREN E. BODEM, IT'S SECRETARY WILLIAM FRED TAYLOR, IT'S PRESIDENT

TITLE CERTIFICATE

I, LOREN E. BODEM, A MEMBER OF THE FLORIDA BAR, CERTIFY THAT: APPARENT RECORD TITLE TO LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION THEREON.
ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE FROM SANTA LUCEA DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO MANUFACTURERS HANOVER MORTGAGE CORPORATION, DATED DECEMBER 30, 1980, AND RECORDED ON DECEMBER 31, 1980, IN OFFICIAL RECORDS BOOK 511, PAGE 2094, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

MORTGAGE FROM SANTA LUCEA DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO DON C. HARROLD AND JEAN J. HARROLD, HIS WIFE; DON C. HARROLD, JR., AND BETSY L. HARROLD, HIS WIFE, AND ROBERT G. JOHNSTON AND JOYCE JOHNSTON, HIS WIFE, DATED DECEMBER 30, 1980, AND RECORDED DECEMBER 31, 1980, IN OFFICIAL RECORDS BOOK 511, PAGE 2085, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DATED THIS 17 DAY OF March, 1981.

Loren E. Bodem
LOREN E. BODEM
ATTORNEY AT LAW
421 MARTIN AVENUE
STUART, FLORIDA, 33494

CERTIFICATE OF DEDICATION

SANTA LUCEA DEVELOPMENT CORPORATION DOES HEREBY DEDICATE AS FOLLOWS: STREETS, WATER TREATMENT PLANT AREA, ST. LUCIE RIVER RECREATIONAL AREA, ALL OF TRACT "B" INCLUDING SEWAGE TREATMENT PLANT AREA, LAKE AREA AND TENNIS COMPLEX AREA, ALSO ALL OF TRACT "C". THE ABOVE DESCRIBED AREAS SHOWN ON THIS PLAT OF RIVER SHORES PLANTATION ARE HEREBY DECLARED TO BE PRIVATE, AND ARE DEDICATED TO RIVER SHORES PLANTATION PROPERTY OWNERS ASSOCIATION, INC. FOR THE OWNERS IN RIVER SHORES PLANTATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.

UTILITY EASEMENTS: THE UTILITY AND CABLE TELEVISION EASEMENTS SHOWN ON THIS PLAT OF RIVER SHORES PLANTATION 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 17 DAY OF March 1981, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

SANTA LUCEA DEVELOPMENT CORPORATION

BY William Fred Taylor
WILLIAM FRED TAYLOR, ITS PRESIDENT

ATTEST: Loren E. Bodem
LOREN E. BODEM, ITS SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED WILLIAM FRED TAYLOR AND LOREN E. BODEM, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SANTA LUCEA 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 17 DAY OF March, 1981

Janet J. Kukman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

September 16, 1984

MORTGAGE HOLDER'S CONSENT

DON C. HARROLD AND JEAN J. HARROLD, 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 DEDICATION.

SIGNED AND SEALED THIS 18th DAY OF MARCH 1981.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS Alma Blosser

WITNESS Alma Blosser

Don C. Harrold
DON C. HARROLD

Jean J. Harrold
JEAN J. HARROLD

ACKNOWLEDGEMENT

STATE OF WEST VIRGINIA
COUNTY OF HARRISON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DON C. HARROLD AND JEAN J. HARROLD, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CONSENT

WITNESS, MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March 1981.

Melba Jo Webb
NOTARY PUBLIC
STATE OF WEST VIRGINIA AT LARGE
MY COMMISSION EXPIRES:
February 20, 1989

MORTGAGE HOLDER'S CONSENT

ROBERT G. JOHNSTON AND JOYCE JOHNSTON, 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 DEDICATION.

SIGNED AND SEALED THIS 17th DAY OF March 1981.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS Robert G. Johnston

WITNESS Robert G. Johnston

Robert G. Johnston
ROBERT G. JOHNSTON

Joyce Johnston
JOYCE JOHNSTON

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT G. JOHNSTON AND JOYCE JOHNSTON, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CONSENT

WITNESS, MY HAND AND OFFICIAL SEAL THIS 17th DAY OF March 1981.

Janet J. Kukman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

June 19, 1982

MORTGAGE HOLDER'S CONSENT

DON C. HARROLD, JR. AND BETSY L. HARROLD, 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 DEDICATION.

SIGNED AND SEALED THIS 18th DAY OF MARCH 1981.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS Alma Blosser

WITNESS Alma Blosser

Don C. Harrold, Jr.
DON C. HARROLD, JR.

Betsy L. Harrold
BETSY L. HARROLD

ACKNOWLEDGEMENT

STATE OF WEST VIRGINIA
COUNTY OF HARRISON

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DON C. HARROLD, JR. AND BETSY L. HARROLD, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CONSENT

WITNESS, MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March 1981.

Melba Jo Webb
NOTARY PUBLIC
STATE OF WEST VIRGINIA AT LARGE
MY COMMISSION EXPIRES:
February 20, 1989

MORTGAGE HOLDER'S CONSENT

MANUFACTURERS HANOVER MORTGAGE CORPORATION HEREBY CERTIFIES THAT IT IS HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 20th DAY OF MARCH 1981, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT.

MANUFACTURERS HANOVER MORTGAGE CORPORATION

ATTEST: John K. Heitkamp

JOHN K. HEITKAMP
ITS ASSISTANT VICE PRESIDENT

BY: Frank V. Kaminski

FRANK V. KAMINSKI
ITS VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF MICHIGAN
COUNTY OF OAKLAND

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK V. KAMINSKI AND JOHN K. HEITKAMP TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF MANUFACTURERS HANOVER MORTGAGE CORPORATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF March 1981.

Anna K. O'Boyle
NOTARY PUBLIC
STATE OF MICHIGAN AT LARGE
MY COMMISSION EXPIRES:

Subdivision parcel control number: 9-9-84
30 38 41 014 000 0000.0

COUNTY APPROVAL

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

E. J. DeMunniger
COUNTY ENGINEER
DATE: MARCH 27, 1981

John J. ...
COUNTY ATTORNEY
DATE: 30 MAR 81

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: ESK

CHAIRMAN
DATE: March 24, 1981

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Issacs
CLERK
By Charlotte Suley R/C

BY: Mary ...
CHAIRMAN
DATE: 3/30/81

SURVEYOR'S CERTIFICATE

I, ERIC B. HOLLY DO HEREBY CERTIFY THAT THIS PLAT OF RIVER SHORES PLANTATION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

Eric B. Holly
ERIC B. HOLLY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3336
DATED 3/24/81

