

FILED FOR RECORD
MARTIN COUNTY, FLA.

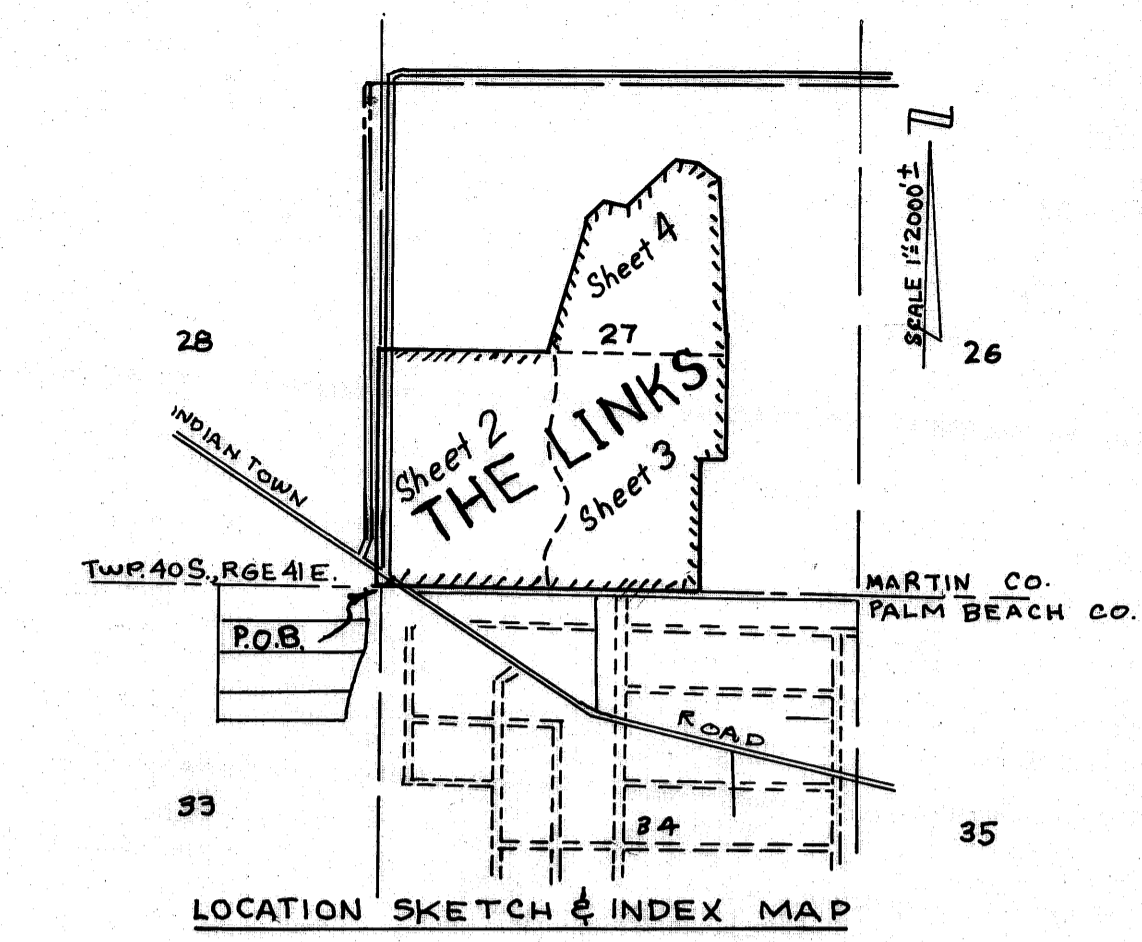
81 SEP 10 P2: 38

LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY: _____ D.C.

"THE LINKS"

IN PART OF SECTION 27, TWP. 40 S., RGE. 41E.
MARTIN COUNTY, FLORIDA

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1980



SHEET 1 OF 4
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 77, MARTIN COUNTY FLORIDA, PUBLIC RECORDS, this 10 day of September, 1981.
LOUISE V. ISAACS
CLERK of the CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: Charlotte Burkey
Deputy Clerk
FILE NO. 420293

DESCRIPTION

A Parcel of land lying in part of Section 27, Township 40 South, Range 41 East, Martin County, Florida, and more particularly described as follows:

Beginning at the Southwest Corner of said Section 27; thence N.00°05'08"W. along the West Line of Section 27, a distance of 2408.13 feet; thence S.89°18'22"E., a distance of 1829.19 feet; thence N.15°23'17"E., a distance of 1422.74 feet; thence N.40°32'47"E., a distance of 269.96 feet; thence S.85°27'53"E., a distance of 258.04 feet; thence N.45°35'26"E., a distance of 726.81 feet; thence S.77°02'32"E., a distance of 225.38 feet; thence S.59°09'17"E., a distance of 127.53 feet; thence S.02°54'02"E., a distance of 1532.68 feet; thence S.00°03'42"W., a distance of 1519.99 feet; thence N.89°18'51"W., a distance of 227.30 feet; thence S.00°04'55"W., a distance of 1328.53 feet; to the South Line of said Section 27; thence N.89°17'17"W., along said South Line, being the Martin and Palm Beach County Line, a distance of 3331.04 feet to the Southwest Corner of said Section 27 and the POINT OF BEGINNING.

Containing 250.51 Acres, more or less.

TITLE CERTIFICATION

I, FOY B. FLEMING—, a member of the Florida Bar, HEREBY CERTIFY, that (1) Apparent Record Title to the lands described and shown on this plat is in the name of RANCH COLONY, INC., a Florida Corporation, executing the dedication hereon. (2) that the property is free of all encumbrances. (3) that the current taxes have been paid.

By: Foy B. Fleming
Attorney at Law Date: 9/13/81
Fleming, Obryan & Fleming
P.O. Drawer 2028
Ft. Lauderdale, Fla. 33338

NOTES

- denotes Permanent Reference Monument
 - denotes Permanent Control Point
- All bearings shown hereon are relative to the South Line of Section 27-40-41 which is assumed to bear N.89°17'17"W.
- Parcel "A" in said plat is for Golf Course purposes.
- Parcel "B" in said plat is for existing drainage purposes.
- Lots 1-49 will not be subdivided or altered, except to make larger.
- Lot Owners will be responsible for providing driveway culverts in accordance with area's drainage requirements.

CERTIFICATE OF OWNERSHIP AND DEDICATION

RANCH COLONY, INC., a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described hereon and does hereby dedicate as follows:

- 1. Roadways**-----All easements for roadways as shown within the limits of this plat are roadway easements for ingress and egress and are hereby declared to be non-exclusive, private easements for the use and benefit of the RANCH COLONY PROPERTY OWNERS' ASSOCIATION, INC., and the LINKS PROPERTY OWNERS' ASSOCIATION, INC., jointly, for the benefit of the owners, their heirs or assigns of the lots and to the owners, staff and patrons of Parcel "A" in said plat, and for the benefit of the owners of parcels in Ranch Colony as described in Permitted Uses and Restrictions and Deed of Dedication recorded December 7, 1978, in O.R. Book 458, Page 872, of the Public Records of Martin County, Florida.
- 2. Drainage**-----A non-exclusive easement is herewith granted unto the owners of Lots 1 thru 49, inclusive, and to the owner of Parcel "A", and their successors and assigns in title; over and across the lands shown hereon as Parcel "B" for the purpose of maintaining a drainage canal and other drainage facilities, together with the right to enter thereon and make such improvements and repairs as necessary to maintain said canal and facilities for drainage purposes. Drainage Easements have restrictions and reservations as set forth by said RANCH COLONY PROPERTY OWNERS' ASSOCIATION, INC. and the LINKS HOME OWNERS' ASSOCIATION, INC.
- 3. Utility**-----The utility easement shown on this plat of THE LINKS may be used for utility purposes by any utility in Easements compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County, Florida.
- 4. Emergency**-----The Easement for emergency ingress and egress only and shall be maintained by the LINKS Access PROPERTY OWNERS' ASSOCIATION, INC. and the owners of Parcel "A".
The BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, shall have no responsibility, duty or liability regarding such roadway, drainage, utility and emergency access easements.
Signed and sealed this 13th day of February, 1981 on behalf of said Corporation by its President and attested by its Secretary-Treasurer.

Attest: Foy B. Fleming Secretary
Jim [Signature] President

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Jan 12, 1981, they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments (P.R.M.) have been placed as shown thereon as required by law; that permanent control points will be set for the required improvements, and that the survey data complies with all requirements of Part I, Chapter 177, Florida Statutes, as Amended and Ordinances of Martin County, Florida.

DAILEY AND ASSOCIATES
Don W. Dailey
Professional Land Surveyor
Florida Registration No. 2439 Date: JAN 12, 1981

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on January 22, 1981, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY AND ASSOCIATES.

GEE & JENSON - Engineers, Architects, Planners, Inc.
William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283 Date: March 2, 1981

APPROVAL OF COUNTY

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

- 6-22-81 By: David Maxwell P.L.S.
Date for County Engineer
- 10 SEP 81 By: [Signature]
Date County Attorney
- 9/10/81 By: [Signature]
Date Chairman- Planning & Zoning Commission
- 9/28/81 By: [Signature]
Date Chairman- Board of County Commissioners

Attest: Louise V. Isaacs
Clerk
By Charlotte Burkey, D.C.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD^{SS}
BEFORE ME, the undersigned Notary Public, personally appeared GILBERT P. EDWARDS and FOY B. FLEMING, ----- to me well known to be the President and Secretary, respectively, of RANCH COLONY, INC., a Florida Corporation, and they acknowledged that they executed such instrument as such Officers of said Corporation.

WITNESS my hand and official seal this 13 day of February, 1981.
Jacqueline Palmer
Notary Public
State of Florida at Large

My Commission expires: Feb. 12, 1982

