

# RIVER BOAT CLUB

A SUBDIVISION LOCATED IN A PORTION OF GOVERNMENT LOTS 3 & 4  
SECTION 21, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 14  
PAGE 39  
DOCKET NUMBER  
877706

**DEDICATION**

SEE SHEET 2 FOR LEGAL DESCRIPTION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

KNOW ALL BY THESE PRESENTS THAT RIVER BOAT CLUB ASSOCIATES PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, BY CRITERION SERVICES, INC. A FLORIDA CORPORATION, GENERAL PARTNER AND ANDERSON INVESTMENT GROUP, INC. A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVER BOAT CLUB SUBDIVISION, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1.) THE RIGHTS-OF WAY WHICH INCLUDES DURRANCE ROAD TO A POINT WHICH IS 30 FEET EAST OF THE WEST LINE OF LOT 1 AND THE RIGHTS-OF-WAY EASEMENT WHICH INCLUDES THAT PORTION OF DURRANCE ROAD WHICH LIES EAST OF THE WEST 30 FEET OF LOT 1 ALONG WITH THE UTILITY AND ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. APPROVED DRIVEWAYS MAY CROSS THESE EASEMENTS FOR INGRESS/EGRESS TO THE INDIVIDUAL LOTS; RESERVING UNTO RIVER BOAT CLUB ASSOCIATES PARTNERSHIP FEE SIMPLE TITLE TO THE RIGHTS-OF-WAY EASEMENT LYING EAST OF THE WEST 30 FEET OF LOT 1 AND RESERVING THE RIGHT TO CONSTRUCT DOCKS AND OTHER WATER DEPENDENT AMENITIES OVER AND ABOVE THE SUBMERGED LANDS WITHIN THE ROAD RIGHTS-OF WAY AND RIGHTS-OF-WAY EASEMENT ALONG WITH THE RIGHT OF ACCESS TO THESE AMENITIES.

2.) THE 24 FOOT WIDE BUFFERARY EASEMENT SHOWN ALONG U.S. 1 AND THE ACCESS AND DRAINAGE EASEMENT ON THE REAR OF LOTS 1 THROUGH 11 IS DEDICATED IN PERPETUITY TO THE RIVER BOAT CLUB PROPERTY OWNERS ASSOCIATION, INC. THE SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVER BOAT CLUB PROPERTY OWNERS ASSOCIATION, INC.

3.) TRACT "A" AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO THE RIVER BOAT CLUB PROPERTY OWNERS ASSOCIATION, INC. TO BE USED AS LANDSCAPE BUFFER AND PROJECT SIGN LOCATION. THE TRACT "A" AND PROJECT SIGN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVER BOAT CLUB PROPERTY OWNERS ASSOCIATION, INC.

4.) TRACT "B" IS HEREBY DEDICATED IN PERPETUITY TO THE RIVER BOAT CLUB PROPERTY OWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT. THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVER BOAT CLUB PROPERTY OWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT TO USE AND DRAIN INTO THE TRACT AND SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON THIS TRACT.

5.) THE CONSERVATION EASEMENTS ARE HEREBY DEDICATED TO INDIAN RIVER COUNTY, FLORIDA FOR UPLAND PRESERVATION, RESERVING UNTO THE OWNERS OF LOTS THE RIGHT TO CONSTRUCT WATER ACCESS STRUCTURES.

6.) THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNERS THIS 30th DAY OF February, 1995.

RIVER BOAT CLUB ASSOCIATES PARTNERSHIP  
A FLORIDA GENERAL PARTNERSHIP

Kimberly A. Barton  
WITNESS TO BOTH  
Kimberly A. Barton

CRITERION SERVICES, INC.  
A FLORIDA CORPORATION, GENERAL PARTNER  
Henry J. Muller  
HENRY J. MULLER, PRESIDENT

Nancy E. Spozato  
WITNESS TO BOTH

ANDERSON INVESTMENT GROUP, INC.  
A FLORIDA CORPORATION, GENERAL PARTNER

Fred W. Anderson

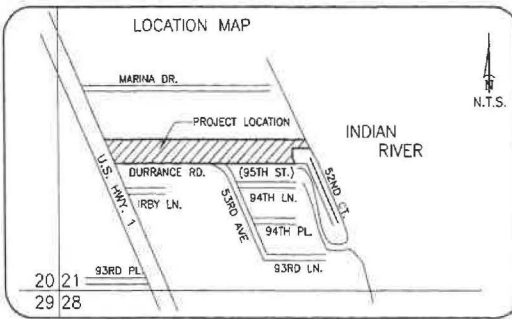
Fred W. Anderson  
BY: FRED W. ANDERSON, PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HENRY J. MULLER, PRESIDENT OF CRITERION SERVICES, INC., AND FRED W. ANDERSON, PRESIDENT OF ANDERSON INVESTMENT GROUP, INC., WHICH CORPORATIONS ARE THE PARTNERS OF RIVER BOAT CLUB ASSOCIATES PARTNERSHIP, WHICH INDIVIDUALS, DULY AUTHORIZED, ARE PERSONALLY KNOWN TO ME, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING DEDICATION ON BEHALF OF SAID PARTNERSHIP AND SAID CORPORATIONS.

WITNESS MY HAND AND SEAL THIS 30th DAY OF February, 1995.

Kimberly A. Barton

Kimberly A. Barton  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: 6-3-99



**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
INDIAN RIVER COUNTY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT HE IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 878, AT PAGES 455-457 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL THIS

30th DAY OF February, 1995  
BY: Randolph N. Miller  
RANDOLPH N. MILLER, AN INDIVIDUAL  
1130 32ND STREET  
VERO BEACH, FLORIDA

WITNESSES:  
Nancy E. Spozato  
Kimberly A. Barton  
NANCY E. SPOZATO  
KIMBERLY A. BARTON

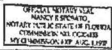
**ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
INDIAN RIVER COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RANDOLPH N. MILLER, TO ME WELL KNOWN, AND ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT ON HIS OWN BEHALF.

WITNESS MY HAND AND SEAL THIS 27th DAY OF February, 1995  
BY: Nancy E. Spozato

NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_



**TITLE CERTIFICATE**

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY RIVER BOAT CLUB ASSOCIATES PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP; AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY 5197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN, OR ENCUMBRANCE (IF ANY) ARE AS FOLLOWS: MORTGAGE TO RANDOLPH N. MILLER RECORDED IN OFFICIAL BOOK 878, PAGES 455 & 457 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND LIEN BY EDLUND AND DRITENBAS ARCHITECTS, RECORDED IN OFFICIAL RECORD BOOK 1011, PAGE 1606, PUBLIC RECORDS OF INDIAN COUNTY, FLORIDA. BY: Sandra Carpenito

SANDRA CARPENITO, PRESIDENT  
COMMERCIAL TITLE SERVICES INC.

NOTE: CONSENT OF LIENHOLDER EDLUND & DRITENBAS, ARCHITECTS, P.A. IS RECORDED IN OFFICIAL RECORD BOOK 1682, PAGE 133, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

\*COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN O.R. BOOK 1050 PAGE 159.

**CERTIFICATE OF APPROVAL**

BY  
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON January 17, 1995 THE FOREGOING PLAT WAS APPROVED AND THAT THE DEDICATIONS OF ROAD RIGHT-OF-WAY, CONSERVATION EASEMENTS, UTILITY EASEMENTS, LIMITED ACCESS EASEMENTS, ECT. ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: Annabeth D. DeLoach  
ATTEST: CLERK OF THE BOARD: J. K. Barton, Jr. / Kim D. Ridge, D.C.  
APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
COUNTY ATTORNEY: William Collins

**CERTIFICATE OF APPROVAL**

EXAMINED AND APPROVED: James J. G. G. G. DATE: February 17, 1995  
COUNTY ADMINISTRATOR

**CERTIFICATION OF CLERK**

STATE OF FLORIDA  
INDIAN RIVER COUNTY

I, JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE RIVER BOAT CLUB SUBDIVISION AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS 2 DAY OF MARCH, 1995, AND RECORDED ON PAGE 39 PLAT BOOK 14, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

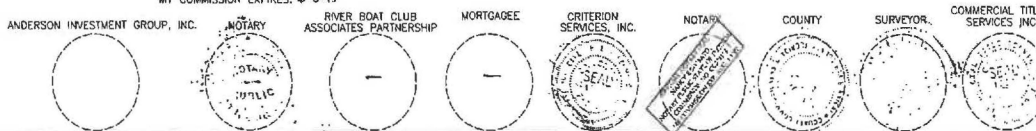
JEFFREY K. BARTON  
CLERK OF THE CIRCUIT COURT  
INDIAN RIVER COUNTY, FLORIDA  
BY: R. Woodard  
DEPUTY CLERK



**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON SEPTEMBER 22, 1993 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

DATE: DECEMBER 12, 1994 SIGNED: S. P. Musick  
S. P. MUSICK  
REGISTERED LAND SURVEYOR NO. 1192  
STATE OF FLORIDA



THIS INSTRUMENT PREPARED BY S. P. MUSICK  
McQUEEN AND ASSOCIATES, INC  
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS  
700 22nd PLACE, SUITE #201 VERO BEACH, FLORIDA 32960  
PHONE: (407) 569-1322

DATE PREPARED: DECEMBER 1993  
DATE(S) REVISED: JANUARY 1994  
DECEMBER 1994

SHEET 1 of 2

## ATTACHMENT #2

# THE RIVER BOAT CLUB

## LEGAL DESCRIPTION

THE SOUTH 215 FEET OF GOVERNMENT LOT 3 LYING EAST OF U.S. HIGHWAY NO. 1, SECTION 21, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, AND THE SOUTH 215 FEET OF GOVERNMENT LOT 4, SECTION 21, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, LESS THE FOLLOWING TWO PARCELS:

1.) COMMENCING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 4, SECTION 21, TOWNSHIP 31 SOUTH, RANGE 39 EAST, AND THE WEST BANK OF THE INDIAN RIVER, AND RUN THENCE NORTHWESTERLY ALONG THE SHORE OF THE INDIAN RIVER TO A POINT WHICH IS MEASURED AT RIGHT ANGLES, 65.3 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 4 FOR POINT OF BEGINNING, FROM SAID BEGINNING POINT RUN THENCE WEST ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 4 TO A DISTANCE OF 200 FEET, THENCE RUN NORTH 75 FEET, THENCE RUN EAST ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 4 TO THE WEST SHORE OF THE INDIAN RIVER, THENCE RUN SOUTHEASTERLY ALONG THE SHORE OF THE INDIAN RIVER TO THE POINT OF BEGINNING;

2.) AND, THAT PORTION OF THE FOLLOWING PARCEL WHICH LIES WITHIN GOVERNMENT LOT 4: FROM THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN NORTH 65.3 FEET; THENCE RUN EAST 1054.79 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 19 DEGREES 22' EAST 115.71 FEET MORE OR LESS; THENCE RUN NORTH 72 DEGREES 57' 07" EAST 159.27 FEET MORE OR LESS TO A POINT WHICH IS ON THE NORTH LINE OF GOVERNMENT LOT 5; THENCE EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 5 A DISTANCE OF 34.52 FEET MORE OR LESS TO THE WEST SHORE OF THE INDIAN RIVER; THENCE NORTHWESTERLY ALONG THE SHORE 72.39 FEET TO A POINT WHICH IS 184.93 FEET EAST OF THE POINT OF BEGINNING; THENCE RUN WEST 194.53 FEET TO THE POINT OF BEGINNING.

PLAT BOOK 14  
 PAGE 39 A  
 DOCKET NUMBER  
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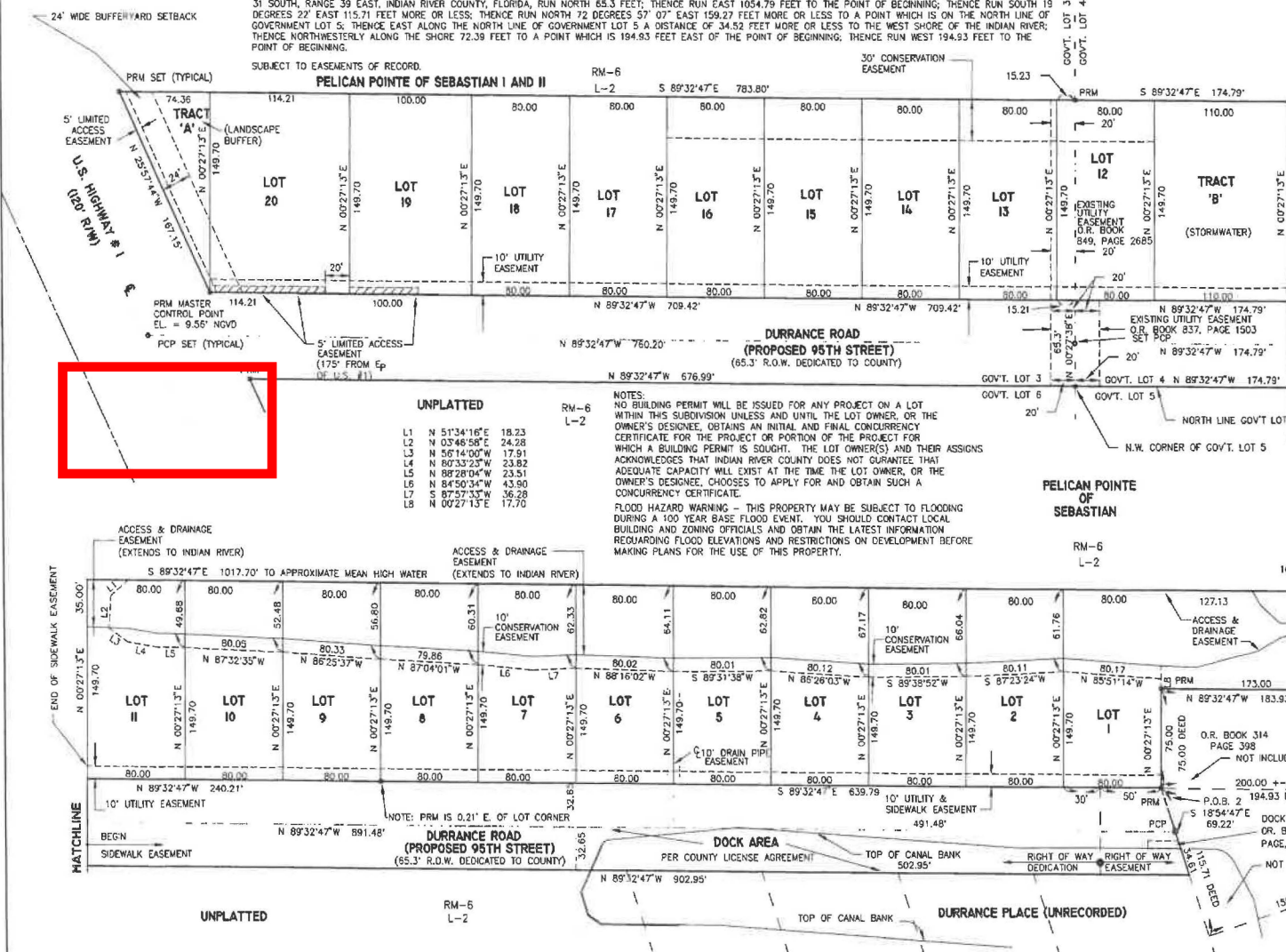
NORTH



Graphic Scale  
 1" = 40'

## GENERAL NOTES

- 1.) NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
- 3.) NORTH IS BASED ON A BEARING OF N 25°57'44"W, ALONG THE RIGHT OF WAY OF U.S. HIGHWAY #1 (FL. S.R. 5) AS SHOWN ON SHEET 2 OF F.D.O.T. RIGHT OF WAY MAP # 8801-110.
- 4.) OWNERS OF LOTS 1 THRU 31 MUST CONTACT COUNTY ENVIRONMENTAL PLANNING STAFF FOR ADDITIONAL REQUIREMENTS FOR CONSTRUCTION ALONG THE CANAL.



90-0366J.DWG

SHEET 2 of 2