

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

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 DURATION 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 DURATION 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 BUFFERLAND 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 2nd DAY OF February, 1995.

RIVER BOAT CLUB ASSOCIATES PARTNERSHIP
A FLORIDA GENERAL PARTNERSHIP

Kimberly A. Brown
WITNESS TO BOTH

Kimberly A. Brown

Henry J. Muller
WITNESS TO BOTH

Henry J. Muller

Mark E. Spozato

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

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

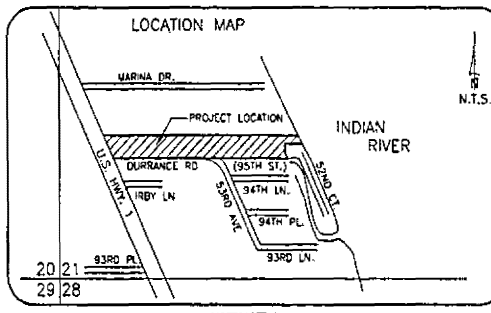
Frederick W. Anderson
BY: FRED W. ANDERSON, PRESIDENT

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 2nd DAY OF February, 1995.

Kimberly A. Brown

Kimberly A. Brown
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: 6-3-95



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

2nd DAY OF February, 1995
BY: Randolph N. Miller
RANDOLPH N. MILLER, AN INDIVIDUAL
1130 32ND STREET
VERO BEACH, FLORIDA

WITNESSES:

Jeffrey K. Barton
Jeffrey K. Barton
Jeffrey K. Barton

ACKNOWLEDGMENT 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 2nd DAY OF February, 1995

BY: Randolph N. Miller
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: 6-3-95

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, LENS, OR OTHER ENCUMBRANCES IF ANY AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LENS, 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 LIES BY EDLUND AND DITENBAS ARCHITECTS, P.A. RECORDED IN OFFICIAL RECORD BOOK 1011, PAGE 800, PUBLIC RECORDS OF INDIAN COUNTY, FLORIDA. BY: Sandra Carpendo

SANDRA CARPENDO, PRESIDENT
COMMERCIAL TITLE SERVICES INC.

NOTE: CONSENT OF LIENHOLDER EDLUND & DITENBAS, ARCHITECTS, P.A. IS RECORDED IN OFFICIAL RECORD BOOK 1011, PAGE 800. PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

*CONVEYANTS, 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: Jeffrey K. Barton
ATTEST: CLERK OF THE BOARD: Jeffrey K. Barton, P.O.
APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY: William Collins

CERTIFICATE OF APPROVAL

EXAMINED AND APPROVED: Jeffrey K. Barton DATE: January 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 2nd 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. Woodward
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

ANDERSON INVESTMENT GROUP, INC.

NOTARY

RIVER BOAT CLUB ASSOCIATES PARTNERSHIP

MORTGAGEE

CRITERION SERVICES, INC.

NOTARY

COUNTY

SURVEYOR

COMMERCIAL TITLE SERVICES INC.

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

THIS INSTRUMENT PREPARED BY S. P. MUSICK
McQUEEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS
700 22ND PLACE, SUITE #201 VERO BEACH, FLORIDA 32980
PHONE (407) 569-1322

SHEET 1 of 2

