

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER 25-**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
MARTIN COUNTY, FLORIDA, RELATING TO APPROVAL, ACCEPTANCE  
OF DEDICATIONS, AND TEXTUAL COMPONENTS OF PLATS**

**WHEREAS**, Section 177.071, Florida Statutes, was amended to require administrative approval of plats with no further action by the governing body of a County beginning July 1, 2025; and

**WHEREAS**, the Martin County Land Development Regulations require plats to be approved by the Board of County Commissioners at a public meeting; and

**WHEREAS**, plats include dedications of public lands which are accepted by the County upon approval of plats by the Board; and

**WHEREAS**, based on the mandate that plats be administratively approved, the authority to approve plats and to accept dedications for the County under a plat must be delegated to the County Administrator; and

**WHEREAS**, Section 4.912.D., Land Development Regulations, Martin County Code, provides that the required textual components of plats shall be established by resolution of the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners established the textual components for plats by Resolution Number 02-6.1 on June 4, 2002; and

**WHEREAS**, some of the textual components in Resolution Number 02-6.1 are outdated and must be updated; and

**WHEREAS**, the Board finds it is in the best interest of the County to amend the plat textual components for compliance with Florida law and current practice.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The Board hereby delegates its authority to approve plats, accept dedications of land pursuant to plats, and execute any documents necessary related to plats to the County Administrator.
- B. All prior resolutions related to the required textual components for plats are hereby repealed.
- C. All plats shall include the textual components substantially in the form set forth in attached Exhibit A. Revisions, consistent with Chapter 177, Florida Statutes, and Article 4, Division 21, Subdivisions, Land Development Regulations, Martin County Code, may be authorized by the County Engineer or County Surveyor and Mapper upon approval as to legal form and correctness by the County Attorney.

DULY PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF JULY, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

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Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller

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Sarah Heard, Chair

APPROVED AS TO FORM & LEGAL  
SUFFICIENCY:

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Sarah W. Woods, County Attorney

**Exhibit A**  
**Required Textual Components for Plats**

**CERTIFICATE OF OWNERSHIP AND DEDICATION<sup>1</sup>**

[for corporations<sup>2</sup>]

(*Name of Corporation*), A (*State of formation*) (*type of Corporation*), BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE (*Complete Title of Plat*) AND HEREBY DEDICATES AS FOLLOWS:

[for individual persons]

(*Name of First Party*) AND (*Name of Second Party*), (*Role of First Party*) AND (*Role of Second Party*), HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE (*Complete Title of Plat*) AND HEREBY DEDICATE AS FOLLOWS:

[for dedications that apply]

**STREETS**

THE PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF (*Complete Title of Plat*) ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PUBLIC STREETS. THE PUBLIC RIGHTS-OF-WAY ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

THE PRIVATE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF (*Complete Title of Plat*) ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY, DESIGNATED AS PRIVATE STREETS, AND DEDICATED TO THE (*Name of Property Owner's Association*) (HEREINAFTER, "ASSOCIATION"). THE PRIVATE RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREET AND RIGHT-OF-WAY DESIGNATED AS SUCH ON THIS PLAT. IN THE EVENT A UTILITY OWNER DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR, OR REPLACEMENT OF AN IMPROVEMENT LOCATED THEREIN, THEN THE UTILITY OWNER SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY STANDARDS.

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<sup>1</sup> If there are not Dedications, omit underlined text or sections.

<sup>2</sup> Other entities, such as partnerships and limited liability companies, must provide certification and acknowledgment consistent with applicable provisions of Florida law.

## STORMWATER TRACTS

THE STORMWATER TRACTS SHOWN ON THIS PLAT OF *(Complete Title of Plat)* ARE HEREBY DESIGNATED AS PRIVATE STORMWATER TRACTS AND DEDICATED TO THE *(Name of Property Owner's Association)* (HEREINAFTER, "ASSOCIATION"). THE STORMWATER TRACTS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT, LITTORAL PLANTING, AND MAINTENANCE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE STORMWATER MAINTENANCE PLAN APPROVED BY MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY STORMWATER TRACT DESIGNATED AS SUCH ON THIS PLAT.

## COMMON AREAS

THE RECREATION AREAS SHOWN ON THIS PLAT OF *(Complete Title of Plat)* ARE HEREBY DESIGNATED AS PRIVATE RECREATION AREAS AND DEDICATED TO THE *(Name of Property Owner's Association)* (HEREINAFTER, "ASSOCIATION"). THE RECREATION AREAS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

THE PRESERVATION AREAS SHOWN ON THIS PLAT OF *(Complete Title of Plat)* ARE HEREBY DESIGNATED AS PRIVATE PRESERVATION AREAS AND DEDICATED TO THE *(Name of Property Owner's Association)* (HEREINAFTER, "ASSOCIATION"). THE PRESERVATION AREAS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (HEREINAFTER, "PAMP") APPROVED BY MARTIN COUNTY. NO CONSTRUCTION, ALTERATION, OR DESTRUCTION OF THE PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.

## UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF *(Complete Title of Plat)* ARE HEREBY DESIGNATED AS PRIVATE UTILITY EASEMENTS AND GRANTED IN FAVOR OF ANY UTILITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF FACILITIES TO DELIVER ITS SERVICES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF FACILITIES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANOTHER UTILITY. IN THE EVENT A UTILITY DAMAGES THE FACILITIES OF ANOTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR

THE DAMAGES. THIS SHALL NOT APPLY TO THOSE EXCLUSIVE EASEMENTS GRANTED TO A UTILITY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

THE LIFT STATION EASEMENT SHOWN ON THIS PLAT OF *(Complete Title of Plat)* IS HEREBY GRANTED IN FAVOR OF MARTIN COUNTY<sup>3</sup> AS A PERMANENT, EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY-RELATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, A LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOOKUPS AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH THE LIFT STATION EASEMENT AS MAY BE REASONABLY NECESSARY.

#### DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF *(Complete Title of Plat)* ARE HEREBY DESIGNATED AS PRIVATE DRAINAGE EASEMENTS AND GRANTED IN FAVOR OF THE *(Name of Property Owner's Association)* (HEREINAFTER, "ASSOCIATION"). ALL DRAINAGE FACILITIES, INCLUDING CONVEYANCE SWALES, LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION IN ACCORDANCE WITH THE STORMWATER MAINTENANCE PLAN APPROVED BY MARTIN COUNTY. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY DRAINAGE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

#### PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE *(Name of Property Owner's Association)* (HEREINAFTER, "ASSOCIATION") FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE EASEMENTS AND/OR STORMWATER TRACTS SHOWN ON THIS PLAT, A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT AS SHOWN ON THIS PLAT *(or OVER THE PROPERTY DESCRIBED HERON)* IS HEREBY GRANTED IN FAVOR OF MARTIN COUNTY FOR GENERAL PUBLIC DRAINAGE PURPOSES AND TO PROVIDE REASONABLE ACCESS OVER, THROUGH, AND UNDER IT TO ENSURE THE FREE FLOW OF WATER.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE DRAINAGE EASEMENTS AND/OR STORMWATER TRACTS INTO THE PUBLIC DRAINAGE SYSTEM IS RESTRICTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO REASONABLE ENTRY AND ACCESS UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION FOR THE PURPOSE OF PERFORMING MAINTENANCE, UNLESS PRIOR WRITTEN NOTICE IS NOT FEASIBLE DUE TO AN EMERGENCY WHERE MAINTENANCE IS NECESSARY IN RESPONSE TO A SITUATION THAT POSES AN IMMEDIATE THREAT TO PUBLIC HEALTH, SAFETY, OR WELFARE. THE ASSOCIATION

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<sup>3</sup> or THE CITY OF STUART or SOUTH MARTIN REGIONAL UTILITY, as applicable

SHALL PAY THE AMOUNT OF COSTS INCURRED WITHIN TEN (10) DAYS OF RECEIPT OF THE STATEMENT OF THE COSTS ASSOCIATED WITH THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE (INCLUDING ADMINISTRATIVE COSTS) BY MARTIN COUNTY WHETHER OR NOT PRIOR WRITTEN NOTICE IS PROVIDED OR EMERGENCY MAINTENANCE IS PERFORMED; THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR STORMWATER TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE FLORIDA LAW.

#### LANDSCAPE BUFFER EASEMENTS (*or* TRACTS)

THE LANDSCAPE BUFFER EASEMENTS (*or* TRACTS) SHOWN ON THIS PLAT OF (*Complete Title of Plat*) ARE HEREBY DESIGNATED AS PRIVATE LANDSCAPE BUFFER EASEMENTS (*or* TRACTS) AND GRANTED IN FAVOR OF THE (*Name of Property Owner's Association*) (HEREINAFTER, "ASSOCIATION"). THE LANDSCAPE BUFFER EASEMENTS (*or* TRACTS) SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES. ALL LANDSCAPING LOCATED THEREIN SHALL BE MAINTAINED AND REPLACED BY THE ASSOCIATION AT ITS SOLE COST AND EXPENSE. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LANDSCAPE BUFFER EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

#### TRANSIT EASEMENT

THE TRANSIT EASEMENT SHOWN ON THIS PLAT OF (*complete title of plat*) IS HEREBY DESIGNATED AS PUBLIC TRANSIT EASEMENT AND GRANTED IN FAVOR OF MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC. THE (*name of property owner's association*) (HEREINAFTER, "ASSOCIATION") SHALL MAINTAIN THE TRANSIT EASEMENT UNTIL SUCH TIME AS THE ASSOCIATION IS NOTIFIED BY MARTIN COUNTY OF ITS INTENT TO USE THE EASEMENT. UPON NOTIFICATION TO THE ASSOCIATION OF ITS INTENT TO USE THE EASEMENT FOR TRANSIT BOARDING AND ALIGHTING, MARTIN COUNTY SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF THE TRANSIT FACILITIES LOCATED THEREIN INCLUDING, BUT NOT LIMITED TO, A SHELTER, BENCH, TRASH RECEPTACLE, LIGHTING, AND SIGNAGE. IN THE EVENT MARTIN COUNTY DETERMINES TRANSIT FACILITIES ARE NO LONGER NEEDED IN THE EASEMENT, MARTIN COUNTY WILL REMOVE ANY TRANSIT FACILITIES LOCATED THEREIN, RESTORE THE EASEMENT AREA, IF NECESSARY, AND REQUEST THE ASSOCIATION RELEASE THE EASEMENT.

[for Certificate of Ownership by corporation]

IN WITNESS WHEREOF, THE ABOVE-NAMED *(type of Corporation)* HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

*(Name of Corporation)*, a *(State of formation)* *(type of Corporation)*

BY: \_\_\_\_\_

*(Name of President)*

PRESIDENT

BY: \_\_\_\_\_

*(Name of Secretary)*

SECRETARY

(Corporation's Seal)

WITNESSED BY: \_\_\_\_\_

WITNESSED BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

[for Certificate of Ownership by individual persons]

IN WITNESS WHEREOF, *(Name of First Party)* AND *(Name of Second Party)*, *(Role of First Party)* AND *(Role of Second Party)*, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

*(Name of First Party)*

*(Role of First Party)*

BY: \_\_\_\_\_

*(Name of Second Party)*

*(Role of Second Party)*

WITNESSED BY: \_\_\_\_\_

WITNESSED BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT OF CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA  
COUNTY OF MARTIN

[for corporations<sup>4</sup>]

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY *(Name of President)*, AND *(Name of Secretary)*, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF *(Name of Corporation)*, A *(State of formation) (type of Corporation)*, AND THEY ACKNOWLEDGED THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: ☐ PERSONALLY KNOWN TO ME OR ☐ HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[for individual persons]

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOARTIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY *(Name of First Party)* AND *(Name of Second Party)*. THEY ARE: ☐ PERSONALLY KNOWN TO ME OR ☐ HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

BY: \_\_\_\_\_

NOTARY PUBLIC  
STATE OF FLORIDA

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

(Notary Seal)

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<sup>4</sup> Other entities, such as partnerships and limited liability companies, must provide certification and acknowledgment consistent with applicable provisions of Florida law.



## ACCEPTANCE OF DEDICATIONS

(Name of Property Owner's Association, Inc), A (State of formation) (type of Corporation),  
HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON  
THIS PLAT OF (Complete Title of Plat) AND HEREBY ACCEPTS THE  
RESPONSIBILITIES AND OBLIGATIONS AS STATED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(Name of Property Owner's Association, Inc), A (State of formation) (type of Corporation)

BY: \_\_\_\_\_

(Name of Authorized Signatory)

(Title of Authorized Signatory)

WITNESSED BY: \_\_\_\_\_

WITNESSED BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT OF ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE  
ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY (Name of Authorized Signatory), AS (Title  
of Authorized Signatory) of (Name of Property Owner's Association), A (State of formation) (type  
of Corporation) . THEY ARE: ☐ PERSONALLY KNOWN TO ME OR ☐ HAVE  
PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

BY: \_\_\_\_\_

NOTARY PUBLIC

STATE OF FLORIDA

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

(Notary's Seal)

## CERTIFICATE OF SURVEYOR AND MAPPER

I, *(Surveyor and Mapper's Name)*, HEREBY CERTIFY THAT THIS PLAT OF *(Complete Title of Plat)* WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT PERMANENT REFERENCE MONUMENTS ARE IN PLACE, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT SAID PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

*(Surveyor and Mapper's Name)*

FLORIDA SURVEYOR AND MAPPER

LICENSE NO.: \_\_\_\_\_

(Surveyor & Mapper's Seal)

## CLERK'S RECORDING CERTIFICATE

I, *(Clerk's Name)*, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

*(Clerk's Name)*

CIRCUIT COURT

MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_

DEPUTY CLERK

(Clerk's Seal)

FILE NO. \_\_\_\_\_

## COUNTY APPROVAL

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
(County Surveyor and Mapper's Name), COUNTY  
SURVEYOR AND MAPPER

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
(County Engineer's Name), COUNTY ENGINEER

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
(County Attorney's Name), COUNTY ATTORNEY

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
(County Administrator's Name), COUNTY  
ADMINISTRATOR

ATTEST: \_\_\_\_\_  
(County Clerk's Name), CLERK OF COURT

## TITLE CERTIFICATION<sup>5</sup>

THE UNDERSIGNED (Attorney's Name), A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT AS OF \_\_\_\_\_, 20\_\_\_\_:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF *(the person(s), corporation(s), and/or other entity(ies))* EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.

[if there is a mortgage]

3. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: *(as to each mortgage, state mortgagor(s)/borrower(s), mortgagee(s)/lender(s), date of execution, recording date, location, and any subsequent assignments).*

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<sup>5</sup> The Title Certification may be provided by an abstractor or title company, under the provisions of Chapter 177, F.S., and, if so, the Title Certification must reflect the name, title and address of the abstractor or title company, and name and signature of the person signing as, or on behalf of, the abstractor or title company.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

BY: \_\_\_\_\_  
(Attorney's Name)

FOR THE FIRM OF:  
(Name of Law Firm)  
(Address of Law Firm)

FLORIDA BAR NO. \_\_\_\_\_

## MORTGAGEE'S CONSENT TO PLAT

[for corporations<sup>6</sup>]

(Name of Corporation), A (State of formation) (type of Corporation), BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE TITLE HOLDER OF THAT CERTAIN MORTGAGE, LIEN, OR ENCUMBRANCE ON THE PROPERTY DESCRIBED ON THE (Complete Title of Plat), DATED \_\_\_\_\_, \_\_\_\_\_ AND RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND HEREBY CONSENTS TO THE DEDICATIONS HEREON AND SUBORDINATES ITS MORTGAGE, LIEN, OR ENCUMBRANCE TO SUCH DEDICATIONS.

IN WITNESS WHEREOF, THE ABOVE-NAMED (type of Corporation) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(Name of Corporation), A (State of formation) (type of Corporation)

BY: \_\_\_\_\_  
(Name of President), PRESIDENT

BY: \_\_\_\_\_  
(Name of Secretary), SECRETARY

\_\_\_\_\_ (Corporation's Seal)

WITNESSED BY: \_\_\_\_\_

WITNESSED BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

<sup>6</sup> Other entities, such as partnerships and limited liability companies, must provide certification and acknowledgment consistent with applicable provisions of Florida law.

[for individual persons]

(Name of First Party) AND (Name of Second Party), (Role of First Party) AND (Role of Second Party), HEREBY CERTIFY THAT THEY ARE THE TITLE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN, OR ENCUMBRANCE ON THE PROPERTY DESCRIBED ON THE (Complete Title of Plat), DATED \_\_\_\_\_, \_\_\_\_\_ AND RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND HEREBY CONSENT TO THE DEDICATIONS HEREON AND SUBORDINATE THEIR MORTGAGE, LIEN, OR ENCUMBRANCE TO SUCH DEDICATIONS.

IN WITNESS WHEREOF, (Name of First Party) AND (Name of Second Party), (Role of First Party) AND (Role of Second Party), HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
(Name of First Party)  
(Role of First Party)

BY: \_\_\_\_\_  
(Name of Second Party)  
(Role of Second Party)

WITNESSED BY: \_\_\_\_\_

WITNESSED BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT OF MORTGAGEE'S CONSENT TO PLAT

STATE OF FLORIDA  
COUNTY OF MARTIN

[for corporations<sup>7</sup>]

THE FOREGOING CONSENT TO PLAT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY (Name of President) AND (Name of Secretary), PRESIDENT AND SECRETARY, RESPECTIVELY, OF (Name of Corporation), A (State of formation) (type of Corporation), AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

<sup>7</sup> Other entities, such as partnerships and limited liability companies, must provide certification and acknowledgment consistent with applicable provisions of Florida law.

[for individual persons]

THE FOREGOING CONSENT TO PLAT WAS ACKNOWLEDGED BEFORE ME BY  
MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, BY (*Name of Person*). THEY ARE: [ ] PERSONALLY  
KNOWN TO ME OR [ ] HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

NOTARY PUBLIC  
STATE OF FLORIDA

COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

(Notary's Seal)