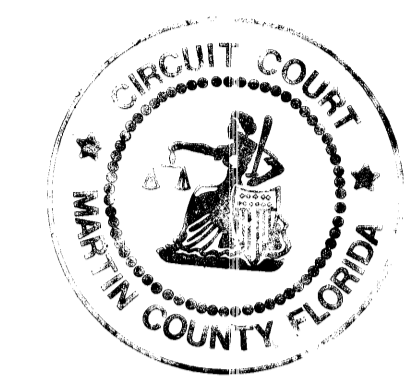


CLERK'S RECORDING CERTIFICATE

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 10, PAGE 3, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 24th DAY OF September, 1985.

FILE NO. 511252

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Marcy E. Criss  
DEPUTY CLERK (CIRCUIT COURT SEAL)



# MARGUERITA SUBDIVISION

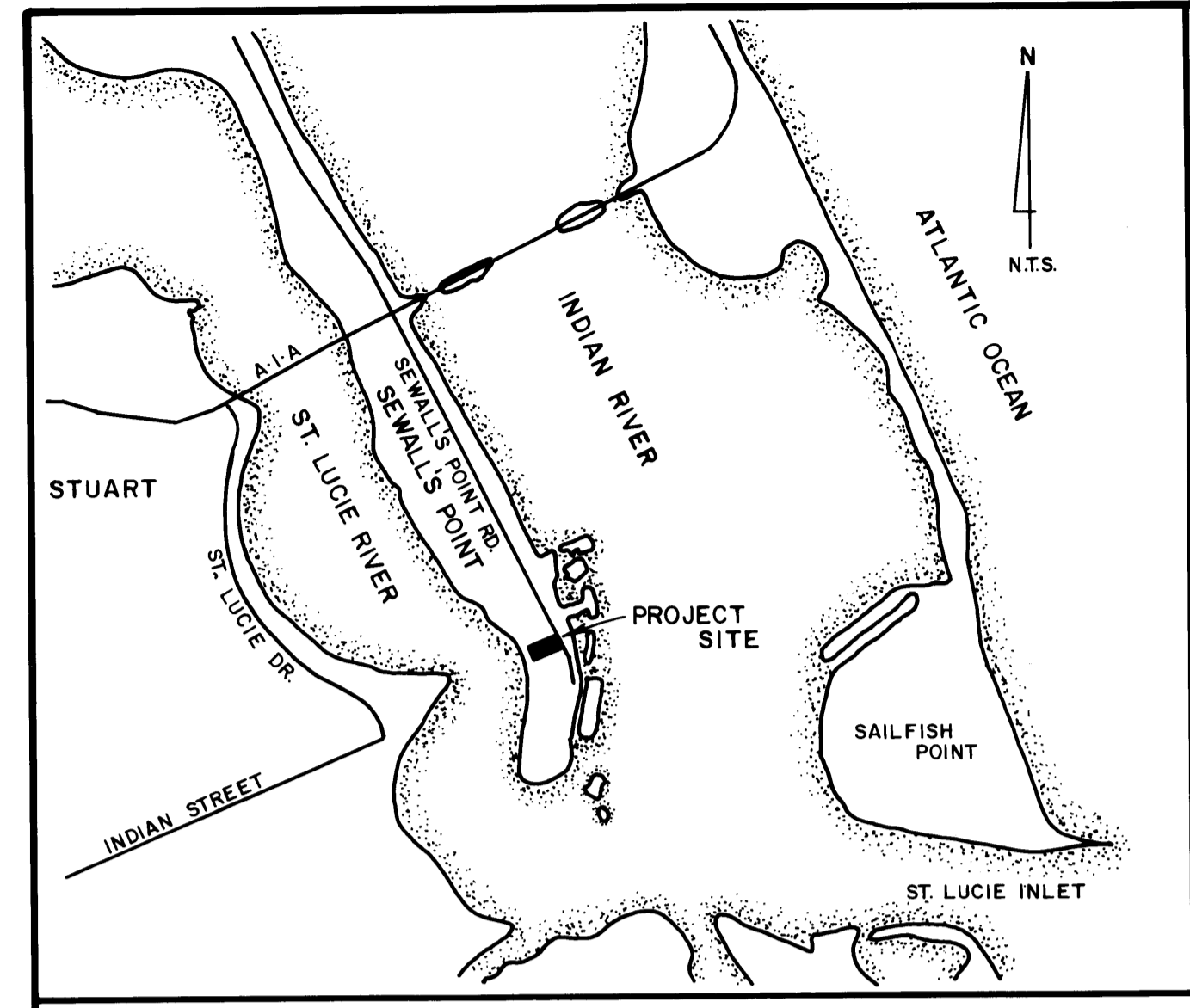
BEING A REPLAT OF A PORTION OF LOT 7, A DIVISION OF LOT 1 OF THE COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, PLAT BOOK 1, PAGE 11 AND SHOWN ON PLAT OF PORT SEWALL, A SUBDIVISION OF LOT 2 OF SAID HANSON GRANT (P.B. 3, PAGE 8) OF THE THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, TOWN OF SEWALL'S POINT, MARTIN COUNTY, FLORIDA

**DESCRIPTION:**

Being a portion of Lot 7 in Plat 1 of Sewall's Division of Sewall's Point; as shown in the unrecorded plat prepared by William H. Roat, County Surveyor, December 24, 1926, and on the plat of Port Sewall filed November 13, 1913, recorded in Plat Book 3, Page 8, lying east of the Easterly Right of Way line of South River Road and West of the Westerly Right of Way line of Sewall's Point Road less the South 100.9 feet thereof.

Being more particularly described as follows:

Commencing at the intersection of the North line of Hanson Grant and the centerline of Sewall's Point Road, run S 28°07'27" E along the centerline of said Sewall's Point Road a distance of 1790.58 feet, more or less; thence S 65°14'45" W a distance of 25.04 feet to a point on the Westerly Right of Way line of Sewall's Point Road; thence S 28°07'27" E along said Right of Way a distance of 323.54 feet to a Point of Curvature of a curve concave to the Southwest, having a central angle of 04°42'23" and a radius of 631.95 feet; thence along said arc a distance of 51.91 feet to the Southeast corner of this property; thence S 66°00'00" W, a distance of 620.87 feet to a point 10.06 feet east of the east R/W line of South River Road as described in O.R. Book 418, Page 1528, Martin County Public Records; thence N 17°35'55" W along said Right of Way line a distance of 2.42 feet to a Point of Curvature of a curve concave to the Southwest having a central angle of 30°16'45" and a radius of 500.00 feet; thence along said arc a distance of 264.24 feet to a Point of Reverse Curvature of a curve concave to the Northeast having a central angle of 13°04'42" feet and a radius of 475.00 feet; thence along said arc a distance of 108.42 feet to a Point of Tangency; thence N 34°47'46" W a distance of 1.99 feet; thence N 65°14'45" E a distance of 668.06 feet to the Point of Beginning. Containing 5.37 acres, more or less; subject to restrictions, reservations, rights of way and easements of record.



LOCATION MAP

**CERTIFICATE OF OWNERSHIP**

STATE OF FLORIDA  
COUNTY OF MARTIN

Joseph A. Schepis, does hereby certify that he is the owner of the property described hereon.

DATED this 23 day of MARCH, 1985.

Joseph A. Schepis  
JOSEPH A. SCHEPIS

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF MARTIN

I, GEORGE W. SOMMER, a member of the Florida Bar, hereby certify that:

- Apparent record title to the land described and shown in this Plat is in the name of Joseph A. Schepis.
- There are no mortgages.

DATED this 25th day of MARCH, 1985.

George W. Sommer  
George W. Sommer  
Attorney at Law  
735 Colorado Avenue  
Stuart, Florida 33497

**Approval of Town of Sewall's Point**

The Plat as shown hereon has been approved by the Town Commission of the Town of Sewall's Point, Florida, and the TOWN does hereby formally accept the offers to dedicate contained on this Plat, this 23rd day of July, 1985.

Board of Town Commissioners  
By: John C. Guendler  
Mayor

**CERTIFICATE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF MARTIN

Joseph A. Schepis, the owner of the lands described hereon as MARGUERITA SUBDIVISION hereby dedicate the following: STREETS: The streets shown on this plat are hereby dedicated to public use. DRAINAGE AND UTILITY EASEMENTS: The drainage and utility easements shown on this plat are hereby dedicated to public use for the construction and maintenance of utilities, cable television, and drainage.

IN WITNESS WHEREOF, the owner has hereunto set his hand and seal this 23 day of MARCH, 1985.

Joseph A. Schepis  
JOSEPH A. SCHEPIS

Witness: Willie J. Motter  
WITNESS  
Edward P. Korman  
WITNESS

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned authority, personally appeared, JOSEPH A. SCHEPIS, to me known to be the individual described in and who executed the foregoing Certificate of Dedication, and he duly acknowledges before me that he executed same.

WITNESS my hand and official seal at STUART, MARTIN County, Florida, this 23 day of MARCH, 1985.

Dale R. Adams  
Notary Public  
My Commission Expires: 6-12-87

**Surveyor's Certificate:**

We, Mathers & Associates, do hereby certify that this plat of Marguerita Subdivision is a true and correct representation of the lands surveyed, that the survey was made under our supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes and that Permanent Reference Monuments (P.R.M.'s) & Permanent Control Points (P.C.P.'s) have been set as required by law.

Marc L. Gaiqui  
Fla. Surveyor Registration No. 3194

**MATHERS & ASSOCIATES**  
ENGINEERS · SURVEYORS  
DESIGNERS · LAND PLANNERS · CONSULTANTS  
295 FLORIDA STREET STUART, FLORIDA  
(305) 287-0525

SHEET NO. 1 OF 2

