

SABAL PALM ESTATES

A SUBDIVISION IN THE NORTH 1099.0 FEET OF LOTS 7 AND 8 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT MARTIN COUNTY, FLORIDA

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 10, Martin County, public records, this ___ day of _____, 1985.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida

File No. _____ By: _____
Deputy Clerk

DESCRIPTION OF LAND

BEGINNING AT A POINT (P.O.B. NO. 1) ON THE NORTH LINE OF THE SUBDIVISION OF MILES OR HANSON GRANT, SAID POINT BEING 1505.51 FEET NORTHEASTERLY OF THE SOUTH EASTERN CORNER OF THE TOWNSEND AND COFFRIN SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 38, OF MARTIN COUNTY PUBLIC RECORDS.

FROM THIS POINT OF BEGINNING (P.O.B. NO. 1) PROCEED SOUTHEASTERLY AT AN ANGLE OF 90° FROM SAID GRANT LINE SOUTH 24° EAST 390.00' TO A POINT; THENCE SOUTH 01° WEST 700.00' TO A POINT; THENCE SOUTH 20° EAST 75.79' TO A POINT OF INTERSECTION WITH A LINE PARALLEL TO THE NORTH LINE OF THE HANSON GRANT AND 1099 FEET SOUTH OF THE SAME AS MEASURED AT RIGHT ANGLES THEREFROM; THENCE SOUTHWESTERLY ALONG SAID LINE PARALLEL TO THE GRANT LINE AND 1099 FEET THEREFROM; A DISTANCE OF 1220' +/- TO A POINT OF INTERSECTION WITH A LINE RUNNING SOUTHEASTERLY AT RIGHT ANGLE FROM SAID NORTH GRANT LINE AND STARTING 21.75 FEET SOUTHWESTERLY FROM SAID SOUTHEAST CORNER OF THE TOWNSEND AND COFFRIN SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID LINE WHICH IS AT RIGHT ANGLES TO SAID GRANT LINE 1099 FEET TO SAID GRANT LINE; THENCE NORTH 66°29'10" EAST ALONG SAID GRANT LINE 21.75 FEET TO AFOREMENTIONED SOUTHEAST CORNER OF THE TOWNSEND AND COFFRIN SUBDIVISION; THENCE CONTINUING ALONG SAID GRANT LINE NORTH 66°29'10" EAST 1505.51 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT (P.O.B. NO 2) ON THE NORTH LINE OF THE HANSON GRANT, SAID POINT BEING 653' NORTHEASTERLY OF THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND THE CENTERLINE OF MCCORD AVENUE AS SHOWN ON THE RECORD PLAT OF THE TOWNSEND AND COFFRIN ADDITION TO PALM CITY, RECORDED FEBRUARY 20, 1926 IN PLAT BOOK 1, PAGE 38, MARTIN COUNTY FLORIDA PUBLIC RECORDS; THENCE PROCEED SOUTHEASTERLY, ALONG A LINE 90° TO THE AFORESAID NORTH GRANT LINE, 1099 FEET TO A POINT, THENCE SOUTHWESTERLY ALONG A LINE 1099 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH GRANT LINE 1265 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE 90° TO THE SAID PARALLEL LINE 1098.78' TO A POINT IN THE AFOREMENTIONED NORTH LINE OF THE HANSON GRANT; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF THE SAID HANSON GRANT 1265 FEET TO THE POINT OF BEGINNING.

LESS ALL THAT PART LYING WEST OF SOUTHWEST MAPP ROAD AS DESIGNATED ON THIS PLAT AS NOT INCLUDED.

LESS ALL LOTS IN THE SUBDIVISION OF ST. LUCIE SHORES SECTION 2, ACCORDING TO THE PLAT THEREOF, ALSO LESS THOSE LOTS DESIGNATED AS NOT INCLUDED IN SAID PLAT OF ST. LUCIE SHORES SECTION 2, RECORDED IN PLAT BOOK 3, PAGE 90 MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

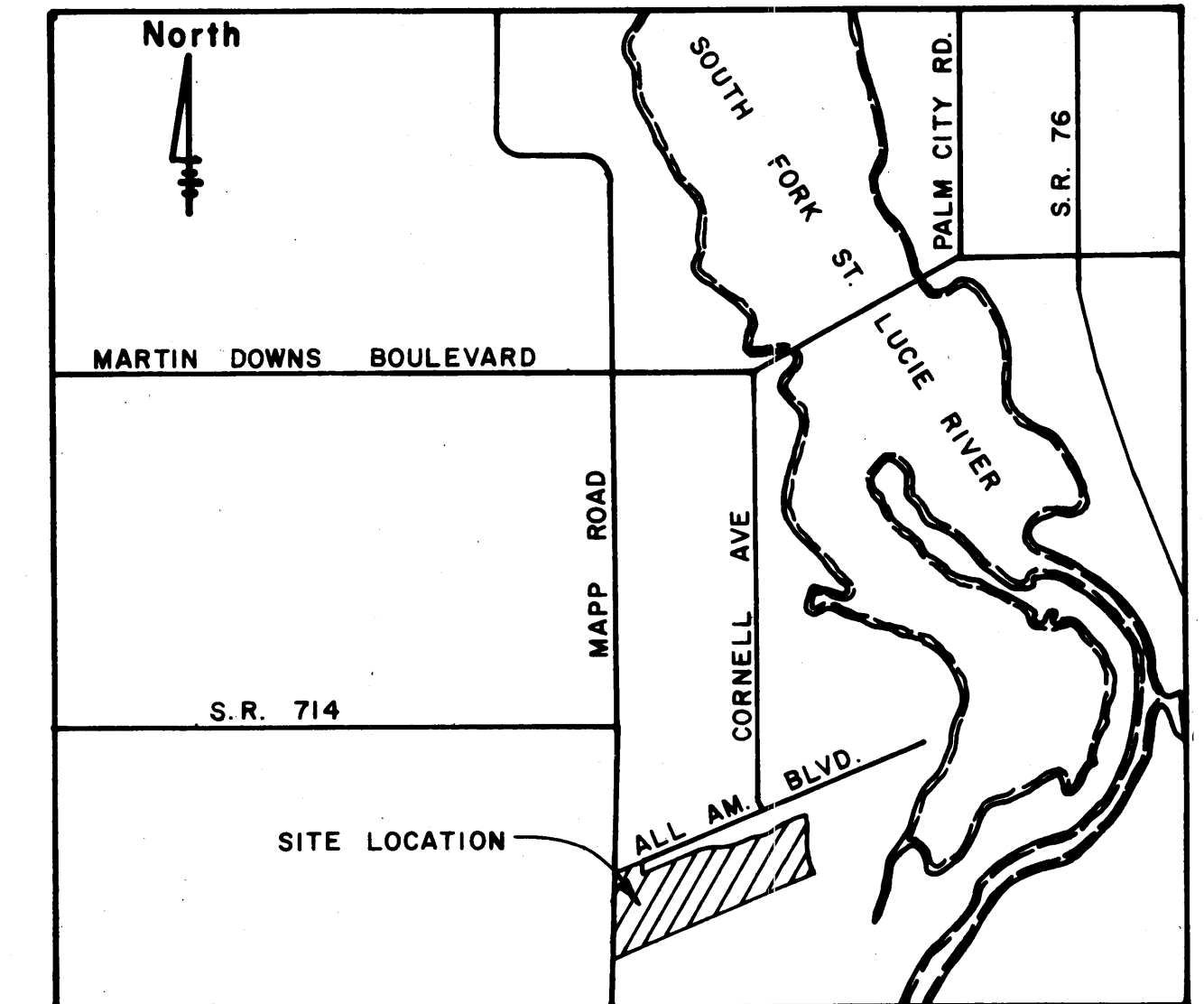
ALSO LESS THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND IN LOT 8 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 59, DADE COUNTY, FLORIDA PUBLIC RECORDS AND IN PLAT BOOK 1, PAGE 1, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; SAID PARCEL OF LAND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1099 FEET OF THE AFORESAID MILES OR HANSON GRANT AND THE AFORESAID EAST LINE OF LOT 8 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT (P.O.B. NO 3); THENCE SOUTH 66°29'10" WEST A DISTANCE OF 509.45 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT OF WAY LINE OF MAPP ROAD; THENCE NORTH 02°01'38" EAST ALONG SAID RIGHT OF WAY LINE, 110.83'; THENCE NORTH 66°29'10" EAST 229.29' TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 319.99'; THENCE SOUTHEASTERLY 260.08' ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'06" TO THE POINT OF BEGINNING.

THE ABOVE PARCEL IS DESIGNATED ON THIS PLAT AS NOT INCLUDED.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF MARLIN AVE (100' WIDE) AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALL AMERICAN BOULEVARD (66' WIDE) SAID POINT OF COMMENCEMENT BEING FURTHER DESCRIBED AS THE NORTHEAST CORNER OF NOT INCLUDED LOT 32 AS DELINEATED ON A MAP ENTITLED ST. LUCIE SHORES SECTION-2 MARTIN COUNTY, FLORIDA BEING DULY RECORDED IN THE OFFICE OF THE CLERK OF MARTIN COUNTY IN PLAT BOOK 3, PAGE 90 DATED MARCH 25, 1958; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 666.20' A LENGTH OF 121.37' TO THE POINT OF BEGINNING (P.O.B. NO 4); THENCE IN A SOUTHERLY DIRECTION CONTINUING ALONG THE ARC OF A CURVE, TO WHICH POINT A RADIAL LINE BEARS NORTH 79°40'07" EAST, CONCAVE TO THE WEST HAVING A RADIUS OF 666.20' AND A LENGTH OF 126.83' TO A POINT; THENCE SOUTH 66°29'10" WEST 60.00'; THENCE NORTH 23°30'50" WEST 120.00'; THENCE NORTH 66°29'10" EAST 100.47' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS DELINEATED ON THIS PLAT AS NOT INCLUDED LOT 50.



LOCATION MAP Scale: 1" = 2,000 feet