

BRANDYWINE II AT HERITAGE RIDGE EAST

A P.U.D.

FEBRUARY, 1986

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 31, MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 15th DAY OF April, 1986.
 LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.
 FILE NUMBER: 97298 BY: Nancy E. Chau DEPUTY CLERK
 SUBDIVISION PARCEL CONTROL NUMBER
 34-38-42-087-000-0000-0-0

LEGAL DESCRIPTION

BEGIN AT THE POINT OF INTERSECTION OF THE EAST LINE OF LOT 22 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. BUNKER HILL DRIVE AS SHOWN ON THE PLAT OF BRANDYWINE AT HERITAGE RIDGE EAST, RECORDED IN PLAT BOOK 9, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT OF INTERSECTION LYING IN THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 450.00 FEET AND A CHORD BEARING OF SOUTH 84°41'26" EAST. PROCEED THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. BUNKER HILL DRIVE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°22'22" A DISTANCE OF 120.74 FEET TO A POINT IN THE WEST LINE OF LOT 29 AS SHOWN ON SAID PLAT OF BRANDYWINE AT HERITAGE RIDGE EAST; THENCE SOUTH 82°22'37" EAST RADIIALLY AND ALONG SAID WEST LINE A DISTANCE OF 130.00 FEET TO A POINT IN THE REAR LINE OF SAID LOT 29. SAID POINT LYING ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 580.00 FEET AND BEING CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID REAR LOT LINE THROUGH A CENTRAL ANGLE OF 86°48'44" A DISTANCE OF 67.61 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF NORTH 84°41'26" WEST; THENCE SOUTHERLY, WESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 253°58'48" A DISTANCE OF 797.48 FEET TO A POINT IN THE REAR LINE OF SAID LOT 22 AND A POINT ON THE EXTENSION OF THE 580.00 FOOT RADIUS CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE REAR LINE OF SAID LOT 22 THROUGH A CENTRAL ANGLE OF 86°48'44" A DISTANCE OF 67.61 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 22; THENCE NORTH 12°59'45" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED TERRY M. KERTHLEY AND ARMANDO FARINA, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF HERITAGE DEVELOPERS OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF March, 1986.

EXPIRATION DATE June 28th, 1989

Nancy P. Occeardi
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF OWNERSHIP AND DEDICATION

HERITAGE DEVELOPERS OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF BRANDYWINE II AT HERITAGE RIDGE EAST ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC.
- 2.) THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF BRANDYWINE II AT HERITAGE RIDGE EAST ARE HEREBY DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION. MARTIN COUNTY SHALL HAVE RIGHT OF ACCESS TO SAID EASEMENTS FOR MAINTENANCE PURPOSES.
- 3.) THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF BRANDYWINE II AT HERITAGE RIDGE EAST ARE HEREBY DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION. MARTIN COUNTY SHALL HAVE RIGHT OF ACCESS TO SAID EASEMENTS FOR MAINTENANCE PURPOSES.

SIGNED AND SEALED THIS 13th DAY OF March, 1986 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: HERITAGE DEVELOPERS OF MARTIN COUNTY, INC.
Armando Farina SECRETARY
Terry M. Kerthley PRESIDENT

TITLE CERTIFICATION

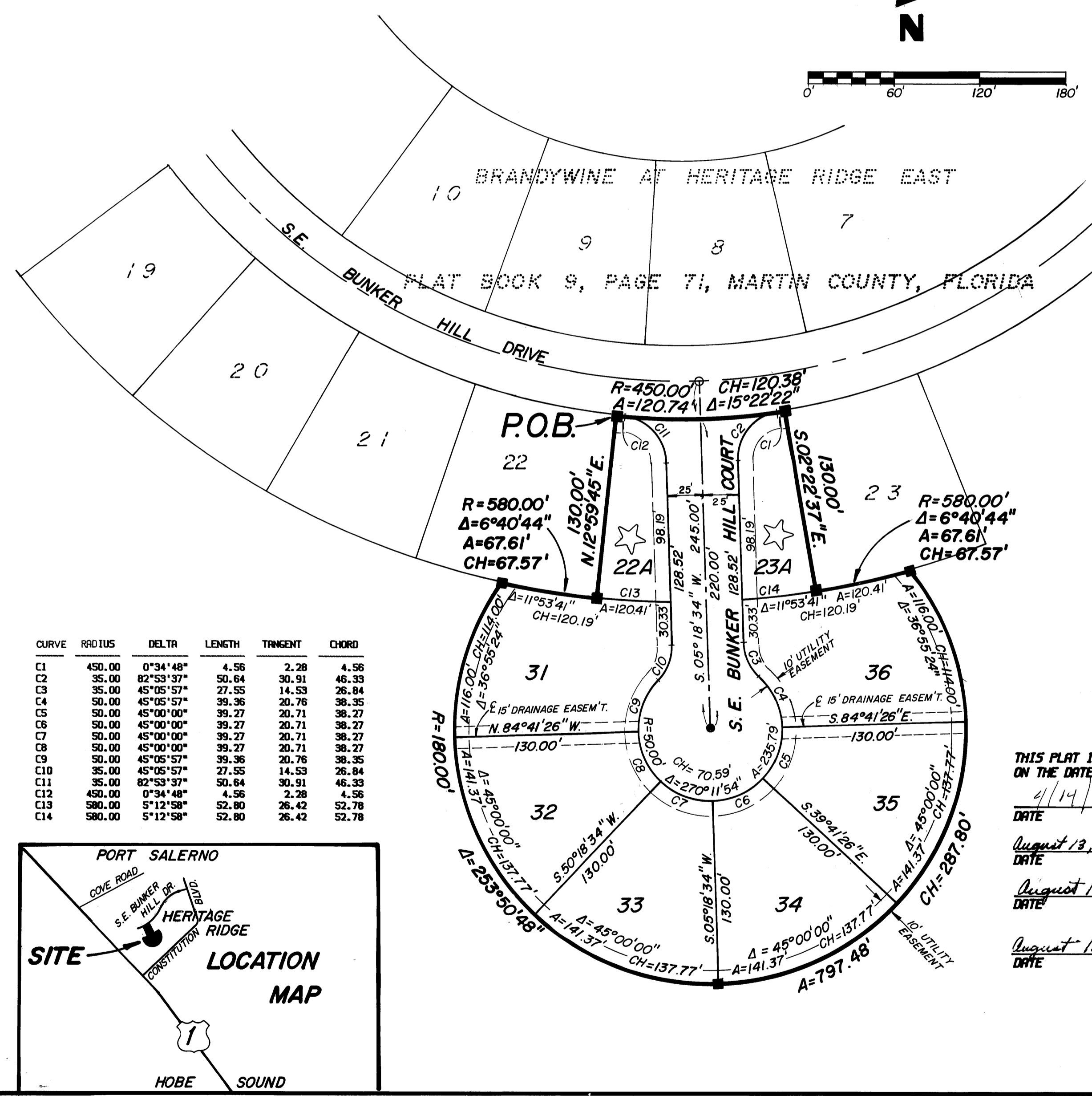
I, VICKI J. JUND, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 1.) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN HEREON.
- 2.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCLUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

NONE.

DATE: March 13, 1986

BY: *Vicki J. Jund*
 VICKI J. JUND
 ATTORNEY AT LAW
 10758 S.E. FEDERAL HIGHWAY
 HOBE SOUND, FL. 33455



SURVEYOR'S CERTIFICATE

I, GEORGE C. YOUNG, JR., DO HEREBY CERTIFY THAT THIS PLAT OF BRANDYWINE II AT HERITAGE RIDGE EAST IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

George C. Young, Jr.
 GEORGE C. YOUNG, JR.
 FLORIDA SURVEYOR REGISTRATION NO. 3686

LAND SURVEYORS
 STUART, FLORIDA
 PH. 305-286-8083
INC.

- = SET P.C.P. (PERMANENT CONTROL POINT)
- = FOUND P.C.P. (PERMANENT CONTROL POINT)
- = SET P.R.M. (PERMANENT REFERENCE MONUMENT)
- = FOUND P.R.M. (PERMANENT REFERENCE MONUMENT)
- ☆ = PARCEL TO BE USED ONLY TO CREATE LARGER LOTS

APPROVAL OF MARTIN COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED:

4/14/86 BY: *[Signature]* COUNTY ENGINEER
 August 13, 1985 BY: *[Signature]* COUNTY ATTORNEY
 August 13, 1985 BY: *[Signature]* CHAIRMAN, PLANNING & ZONING COMMISSION
 August 13, 1985 BY: *[Signature]* CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
 ATTEST: CLERK OF THE CIRCUIT COURT
Nancy E. Chau, D.C.

