

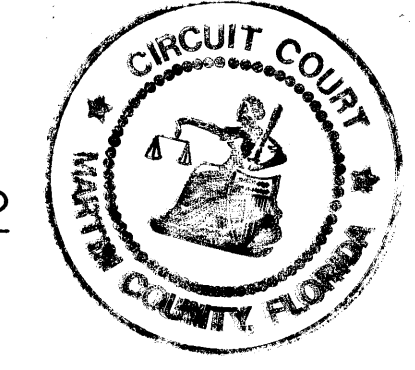
A PLAT OF GREAT POCKET SOUND

BEING A REPLAT OF A PORTION OF LOT 16, HANSON GRANT, COMMISSIONERS SUBDIVISION
PLAT BOOK "B", PAGE 59 DADE (NOW MARTIN) COUNTY, FLA.

SEP 11 1986

MAY, 1986

SHEET 1 OF 2



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 40, Martin County, Florida, Public Records, this 11th day of Sept., 1986.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida
By: Tracy E. Chase
Deputy Clerk

File No.
618445

(Circuit Court Seal)

DESCRIPTION

A portion of Lot 16, HANSON GRANT, Commissioners Suidivision, as recorded in Plat Book "B", Page 59, of the Public Records of Dade County, Florida, described as follows:

Commence at a point on the North boundary of Said Lot 16, said point being the intersection of the North boundary of said Lot 16 and the westerly right-of-way line of Jackson Road as dedicated in HORSESHOE POINT, as recorded in Plat Book 3, Page 8 of the Public Records of Martin County, Florida; thence N 65°55'59"E, along the North boundary of said Lot 16, a distance of 750.28 feet to the POINT OF BEGINNING; thence continue N 65°55'59"E, 326.92 feet to the waters of GREAT POCKET SOUND; thence along said water S 31°47'48"E, 91.79 feet; thence S 27°47'51"E, 100.48 feet; thence S 31°47'48"E, 63.82 feet; thence S 57°03'35"W, 141.56 feet; thence S 88°11'05"W, 87.85 feet to a point on the arc of a radially tangent curve; thence northerly along the arc of said curve being concave to the West, having a radius of 150.00 feet, a delta of 22°15'06", an arc distance of 58.25 feet; thence tangent to said curve N 24°04'01"W, 20.00 feet; thence Northwest along the arc of a tangent curve concave to the Southwest, having a radius of 145.00 feet, a delta of 90°, an arc distance of 227.77 feet; thence along radially extended line N 24°04'01"W, 20.66 feet to the POINT OF BEGINNING. Said lands lying in Martin County, Florida.

Subject to easements and rights-of-way of record.

Containing 1.366 acres.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned Notary Public, personally appeared LEE A. KIMMEL, a married individual, and acknowledged before me that he executed the foregoing Certificate of Ownership and Dedication.

WITNESS my hand and seal this 10th day of August, 1986.

Carolyn J. Bartz
Notary Public

My Commission Expires: Aug. 5, 1988

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT OF GREAT POCKET SOUND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Vincent J. Noel
VINCENT J. NOEL,
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4169

CERTIFICATE OF OWNERSHIP

AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

LEE A. KIMMEL, a married man, does hereby certify that he is the owner of the property described hereon, and has caused the same to be surveyed and platted, as shown hereon, and does hereby dedicate as follows:

1. The utility easements shown on this plat of Great Pocket Sound may be used for utility purposes by any utility, including C.A.T.V., in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County, Florida.

2. The drainage easements shown on this plat of Great Pocket Sound are hereby declared to be private easements and are dedicated to the present or future owners of the lots as shown on this plat, for the purpose of maintenance of drainage facilities. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such drainage easements.

3. The preservation zone as shown on this plat of Great Pocket Sound is hereby dedicated to the present or future owners of the lots as shown on this plat. The preservation zone shall not be disturbed without permission from Martin County, Florida.

4. The limited access easement as shown on this plat of Great Pocket Sound is hereby dedicated to the present or future owner of Lot 3. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability with regard to said limited access easement.

SIGNED AND SEALED THIS 19th DAY OF August, 1986.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:
Beverly J. Young BY: Lee A. Kimmel
LEE A. KIMMEL, a married
individual

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., members of the Florida Bar, hereby certify that as of July 22, 1986, at 1:00 PM;

1. Apparent record title of the land described and shown on this plat is in the name of the person executing the Dedication hereon.

2. All recorded mortgages not satisfied or released of record, encumbering the land described hereon are as follows:

None
GUNSTER, YOAKLEY, CRISER & STEWART, P.A.

BY: W. Martin Bonan
W. MARTIN BONAN, ESQ.
10 Central Parkway - Suite 400
Stuart, Florida 33497
(385) 288-1988

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

9/3/86
DATE

J.B.W.
COUNTY ENGINEER

July 22, 1986
DATE

Norm S. Dwyer
COUNTY ATTORNEY

July 22, 1986
DATE

W.B. Bonan
CHAIRMAN-PLANNING AND ZONING COMMISSION
OF MARTIN COUNTY, FLORIDA

7/11/86
DATE

LOSC
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
CLERK
By: Tracy E. Chase, D.O.

Subdivision Parcel Control #: 50-38-41-009-000-0000-00

LINDAHL BROWNING FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors		1	2
P.O. BOX 727 JUPITER, FLORIDA 33458	80 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 33497		