

# MAGNOLIA BLUFF

LYING IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION ONE, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

**CLERK'S RECORDING CERTIFICATE**

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, hereby certify that this plat was filed for record in Plat Book 10, Page 45, Martin County, Florida, public records this 19<sup>th</sup> day of October, 1986.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
Deputy Clerk

File No. 621210



**DESCRIPTION**

THAT PART OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION ONE, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION ONE AND RUN NORTH 89°40'20" WEST ALONG THE SOUTH LINE OF SAID SECTION ONE FOR 1777.19 FEET TO THE SOUTHWEST CORNER OF LOT 66 OF THE PLAT OF SECTION 3 - HIDEAWAY ISLES (PLAT BOOK 3, PAGE 124, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA), SAID POINT BEING THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE NORTH 89°40'20" WEST ALONG SAID SOUTH SECTION LINE AND THE NORTH LINE OF THE MINOR PLAT OF RUSTIC HILLS (PLAT BOOK 5, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA) FOR 945.70 FEET; THENCE RUN NORTH 0°19'20" EAST ALONG THE WEST LINE OF THE M & W LAND MINOR PLAT 1 (PLAT BOOK 6, PAGE 74, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA) FOR 797 FEET, MORE OR LESS, TO THE SHORELINE OF BESSEY CREEK; THENCE MEANDER NORTHEASTERLY AND NORTHERLY ALONG SAID SHORELINE FOR 295 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE PLAT OF SECTION 2 - HIDEAWAY ISLES (PLAT BOOK 3, PAGE 113, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA); THENCE RUN SOUTH 89°54'03" EAST ALONG THE SOUTH LINE OF SECTION 2 - HIDEAWAY ISLES FOR 459 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 57 OF SECTION 3 - HIDEAWAY ISLES; THENCE RUN SOUTH 01°19'42" WEST ALONG THE WEST LINE OF SECTION 3 - HIDEAWAY ISLES FOR 364.92 FEET; THENCE RUN SOUTH 28°40'10" EAST ALONG THE WEST LINE OF SECTION 3 - HIDEAWAY ISLES FOR 770.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.01 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF NEW JERSEY  
COUNTY OF ESSEX

EMERY THOMAS AND SOPHIE THOMAS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAYS SHOWN ON THE PLAT OF MAGNOLIA BLUFF ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MAGNOLIA BLUFF MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE T. V. COMPANY IN COMPLIANCE WITH SUCH ORDINANCE AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
3. THE DRAINAGE EASEMENTS AND PARCEL "A" (STORMWATER RETENTION AREA) SHOWN ON THIS PLAT OF MAGNOLIA BLUFF ARE HEREBY DEDICATED TO THE MAGNOLIA BLUFF PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS AND PARCEL "A".

SIGNED AND SEALED THIS 11 DAY OF September, 1986.

[Signature]  
EMERY THOMAS, HUSBAND

[Signature]  
SOPHIE THOMAS, WIFE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]  
WITNESS

[Signature]  
WITNESS

**ACKNOWLEDGEMENT**

STATE OF NEW JERSEY  
COUNTY OF ESSEX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED EMERY THOMAS AND SOPHIE THOMAS, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF September, 1986.

[Signature]  
NOTARY PUBLIC  
STATE OF NEW JERSEY

MY COMMISSION EXPIRES: 7/11/1987

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF MARTIN

I, LEONARD RUTLAND, 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 NAMES OF THE PERSONS EXECUTING THE DEDICATIONS HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 23<sup>RD</sup> DAY OF July, 1986.

[Signature]  
LEONARD RUTLAND  
THURLOW, SMITH & RUTLAND  
17 EAST 7TH STREET  
STUART, FLORIDA 33497

**APPROVAL OF COUNTY**

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

9/19/86  
DATE  
August 26, 1986  
DATE  
August 26, 1986  
DATE  
August 26, 1986  
DATE

[Signature]  
COUNTY ENGINEER

[Signature]  
COUNTY ATTORNEY

[Signature]  
CHAIRMAN-PLANNING & ZONING COMMISSION OF MARTIN COUNTY FLORIDA

[Signature]  
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: [Signature]  
Clerk

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF MAGNOLIA BLUFF IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

[Signature]  
ARTHUR SPEEDY  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3343

Notary Seal

THIS INSTRUMENT PREPARED BY:  
C. CALVERT MONTGOMERY & ASSOCIATES, INC. ENGINEERS  
P.O. BOX 92, STUART, FLORIDA 33495