

RAND POINT

A SUBDIVISION OF A PART OF "CHAPMAN'S PRIVATE PROPERTY" SHOWN ON THE PLAT OF SECTION THREE - ST. LUCIE ESTATES SUBDIVISION, PLAT BOOK II, PAGE 23, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, TOGETHER WITH PORTIONS OF BLOCKS 10 AND 12 OF SAID PLAT OF SECTION THREE - ST. LUCIE ESTATES SUBDIVISION

JUN 15 AM: 30
CLERK'S RECORDING CERTIFICATE

CLERK'S RECORDING CERTIFICATE
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 74, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 15th DAY OF June, A.D., 1987

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By Tracey Chase
DEPUTY CLERK
FILE NO. 061060

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

JUNE, 1987



CITY APPROVAL
STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.
June 15, 1987
DATE June 15, 1987 Chapman C. Weaver
CITY ENGINEER

BOARD OF CITY COMMISSIONERS
CITY OF STUART, FLORIDA
DATE June 15, 1987 [Signature]
MAYOR

ATTEST:
DATE June 15, 1987 Betty H. Kenny
CITY CLERK

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE LIMITS OF THE CITY OF STUART, MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF BLOCK 12, SECTION 3 OF ST. LUCIE ESTATES SUBDIVISION, PLAT BOOK 11, PAGE 23, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND RUN NORTH 26°02'05" WEST FOR 186.37 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 42°40'02" WEST FOR 49.04 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 26°27'13" WEST FOR 146.31 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE SEAWALL; THENCE RUN SOUTH 75°19'02" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 133.59 FEET; THENCE RUN SOUTH 74°48'05" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 65.54 FEET; THENCE RUN SOUTH 52°31'08" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 51.04 FEET; THENCE RUN NORTH 67°13'25" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 37.89 FEET; THENCE RUN SOUTH 10°22'52" EAST ALONG THE WESTERLY FACE OF AN EXISTING CONCRETE SEAWALL FOR 32.66 FEET; THENCE RUN SOUTH 10°52'42" EAST ALONG SAID WESTERLY SEAWALL FACE FOR 24.52 FEET; THENCE RUN SOUTH 17°56'31" EAST ALONG SAID WESTERLY SEAWALL FACE FOR 24.65 FEET; THENCE RUN SOUTH 30°44'55" EAST ALONG SAID SEAWALL FACE FOR 51.26 FEET; THENCE RUN SOUTH 61°38'55" WEST ALONG SAID WESTERLY SEAWALL FACE FOR 1.68 FEET; THENCE RUN SOUTH 45°07'07" EAST ALONG SAID WESTERLY SEAWALL FACE FOR 44.58 FEET; THENCE RUN SOUTH 52°28'01" EAST ALONG SAID WESTERLY SEAWALL FACE FOR 35.90 FEET; THENCE RUN SOUTH 80°18'48" EAST ALONG SAID SEAWALL FACE FOR 15.30 FEET; THENCE RUN SOUTH 33°38'10" EAST FOR 1.12 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY FACE OF AN EXISTING WOOD SEAWALL; THENCE RUN SOUTH 82°20'33" EAST ALONG SAID WOOD SEAWALL FACE FOR 32.49 FEET; THENCE RUN SOUTH 7°39'27" WEST ALONG SAID WOOD SEAWALL FACE FOR 12.70 FEET; THENCE RUN NORTH 82°20'33" WEST ALONG SAID WOOD SEAWALL FACE AND THE SOUTHERLY EXTENSION THEREOF FOR 29.34 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE SEAWALL; THENCE RUN NORTH 82°20'33" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 17.78 FEET; THENCE RUN SOUTH 22°58'07" WEST ALONG THE WESTERLY FACE OF SAID CONCRETE SEAWALL FOR 2.75 FEET; THENCE RUN SOUTH 67°01'53" EAST ALONG THE SOUTHERLY FACE OF SAID CONCRETE SEAWALL FOR 79.12 FEET; THENCE RUN SOUTH 15°36'39" EAST ALONG THE WESTERLY FACE OF SAID CONCRETE SEAWALL FOR 128.91 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1, BLOCK 10, SECTION 3 OF ST. LUCIE ESTATES SUBDIVISION; THENCE RUN NORTH 54°06'43" EAST ALONG SAID NORTH LINE OF LOT 1, BLOCK 10 FOR 162.08 FEET; THENCE RUN NORTH 83°42'59" EAST FOR 49.04 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 19°09'58" WEST ALONG THE EAST LINE OF SAID LOT 1 FOR 16.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 10; THENCE RUN NORTH 54°11'37" EAST FOR 38.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF UPLAND PROPERTY LYING SEAWARD OF THE AFOREMENTIONED CONCRETE SEAWALL DESCRIBED AS FOLLOWS:

COMMENCE AT THE CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF BLOCK 12, SECTION 3 OF ST. LUCIE ESTATES SUBDIVISION, PLAT BOOK 11, PAGE 23, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND RUN NORTH 26°02'05" WEST FOR 186.37 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 42°40'02" WEST FOR 49.04 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 26°27'13" WEST FOR 146.31 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY FACE OF AN EXISTING CONCRETE SEAWALL; THENCE RUN SOUTH 75°19'02" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 133.59 FEET; THENCE RUN SOUTH 74°48'05" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 65.54 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 74°48'05" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 20.50 FEET; THENCE RUN SOUTH 52°31'08" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 51.04 FEET; THENCE RUN NORTH 67°13'25" WEST ALONG SAID NORTHERLY SEAWALL FACE FOR 15.34 FEET TO A POINT OF INTERSECTION WITH THE SHORELINE OF THE ST. LUCIE RIVER; THENCE RUN NORTH 37°22'07" EAST ALONG SAID SHORELINE FOR 33.41 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EDGE OF AN EXISTING CONCRETE WALKWAY; THENCE RUN NORTH 2°48'04" WEST ALONG SAID WESTERLY WALKWAY EDGE FOR 16.46 FEET; THENCE RUN NORTH 8°25'45" EAST ALONG SAID WESTERLY WALKWAY EDGE FOR 14.36 FEET; THENCE RUN NORTH 14°52'44" EAST ALONG SAID WESTERLY WALKWAY EDGE FOR 7.99 FEET; THENCE RUN SOUTH 75°07'16" EAST ALONG SAID SHORELINE OF THE ST. LUCIE RIVER FOR 8.89 FEET; THENCE RUN SOUTH 47°09'26" EAST ALONG SAID SHORELINE FOR 11.09 FEET; THENCE RUN SOUTH 54°10'20" EAST ALONG SAID SHORELINE FOR 42.02 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

JEFFREY C. BRUNER, AS TRUSTEE, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THE PLAT OF RAND POINT ARE HEREBY DEDICATED TO THE RAND POINT PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE RAND POINT PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF RAND POINT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE T. V. COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF STUART, FLORIDA.

SIGNED AND SEALED THIS 10th DAY OF June, 1987.

Jeffrey C. Bruner
JEFFREY C. BRUNER, AS TRUSTEE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Kelle H. Parks
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY C. BRUNER, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF June, 1987.

Max Litten
NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES:
3-31-91

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, RICHARD J. DUNGEY, 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 PERSON EXECUTING THE DEDICATIONS HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 11th DAY OF June, 1987.

Richard J. Dungey
RICHARD J. DUNGEY
ATTORNEY AT LAW
844 EAST OCEAN BOULEVARD
STUART, FLORIDA 33494

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF RAND POINT 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.

Arthur Speedy
ARTHUR SPEEDY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3343