

PLAT NO. 3, LOBLOLLY BAY, A P.U.D.

P.U.D. PHASE 12

BEING A REPLAT OF A PORTION OF PARCEL "D", LOBLOLLY BAY, A P.U.D., RECORDED IN P.U.D. PLAT BOOK 1, PAGE 14, AND A PORTION OF LOT 33, GOMEZ GRANT, PLAT BOOK 1, PAGE 80, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

DESCRIPTION

STATE OF FLORIDA
COUNTY OF MARTIN

A PARCEL OF LAND LYING WITHIN A PORTION OF PARCEL "D", ACCORDING TO THE PLAT OF LOBLOLLY BAY, A P.U.D., AS RECORDED IN P.U.D. PLAT BOOK 1, AT PAGE 14, IN AND FOR THE RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL ALSO LYING WITHIN A PORTION OF LOT 33, ACCORDING TO THE PLAT OF GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, IN AND FOR THE RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 62, ACCORDING TO THE PLAT OF LOBLOLLY BAY, A P.U.D. AFORESAID, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 535.66 FEET, A CENTRAL ANGLE OF 0°11'18" AND A RADIAL BEARING AT THIS POINT OF SOUTH 44°36'01" WEST (THE NORTH LINE OF PARCEL "D" AFORESAID IS ASSUMED TO BEAR SOUTH 66°00'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO); THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 62, A DISTANCE OF 1.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. DOCK STREET (A PRIVATE STREET) AS SHOWN ON THE PLAT OF LOT NO. 2, LOBLOLLY BAY, A P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 57, IN AND FOR THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 66°00'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 173.96 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF PARCEL "D-1", ACCORDING TO THE PLAT OF LOT NO. 2, LOBLOLLY BAY, A P.U.D. AFORESAID; THENCE SOUTH 07°01'30" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "D-1" AND ITS SOUTHERLY PROLONGATION AND DEPARTING FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.E. DOCK STREET, A DISTANCE OF 77.54 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 252.27 FEET, A CENTRAL ANGLE OF 40°45'35" AND A RADIAL BEARING AT THIS POINT OF SOUTH 27°21'02" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.92 FEET TO A POINT OF COMPOUND CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 119.09 FEET AND A CENTRAL ANGLE OF 31°07'32"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.69 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 09°14'09" WEST, A DISTANCE OF 188.95 FEET TO A POINT LYING ON THE NORTHERLY LINE OF LOT 52, ACCORDING TO THE PLAT OF LOBLOLLY BAY, A P.U.D. AFORESAID; THENCE NORTH 36°00'00" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 52, A DISTANCE OF 6.67 FEET TO A POINT; THENCE NORTH 68°00'00" WEST, CONTINUING ALONG THE NORTHERLY LINE OF LOT 52 AND ALONG THE NORTHERLY LINE OF LOT 53, A DISTANCE OF 130.00 FEET TO A POINT LYING ON THE EASTERLY LINE OF LOT 59, ACCORDING TO THE PLAT OF LOBLOLLY BAY, A P.U.D. AFORESAID, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 535.66 FEET, A CENTRAL ANGLE OF 42°16'44" AND A RADIAL BEARING AT THIS POINT OF SOUTH 87°04'03" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF LOTS 59, 60, 61 AND 62, ACCORDING TO THE PLAT OF LOBLOLLY BAY, A P.U.D. AFORESAID, A DISTANCE OF 395.27 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1.63 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

LOBLOLLY BAY COMPANY, A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. ACCESS, UTILITY AND DRAINAGE EASEMENT:

(S.E. Jamaican Court)

THE ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PLAT NO. 3, LOBLOLLY BAY, A P.U.D., ARE HEREBY DEDICATED TO THE LOBLOLLY BAY PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR THE USE OF THE OWNERS OF FEE INTERESTS IN LOBLOLLY BAY, A P.U.D. FOR THE PURPOSE OF ACCESS, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND SHALL BE THE PERMANENT MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS' ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ACCESS, UTILITY AND DRAINAGE EASEMENTS. THE ACCESS, UTILITY AND DRAINAGE EASEMENTS MAY ALSO BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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. ACCESS EASEMENT

THE ACCESS EASEMENTS SHOWN ON THIS PLAT OF PLAT NO. 3, LOBLOLLY BAY, A P.U.D., ARE HEREBY DEDICATED TO THE LOBLOLLY BAY PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR THE USE OF THE OWNERS OF FEE INTERESTS IN LOBLOLLY BAY, A P.U.D. FOR THE PURPOSE OF ACCESS AND SHALL BE THE PERMANENT MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS' ASSOCIATION.

SIGNED AND SEALED THIS 5th DAY OF November, 1987.

LOBLOLLY BAY COMPANY,
A FLORIDA CORPORATION

WITNESS: Juan B. Sullivan
JOHN W. SULLIVAN
PRESIDENT

WITNESS: Paula A. Frazier

ATTEST:

WITNESS: Bessie R. Sullivan
BY: H.R. Gonzalez Jr.
H.R. GONZALEZ JR.,
ASSISTANT SECRETARY

WITNESS: Paula A. Frazier

SEPTEMBER, 1987

SHEET 1 OF 2

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED JOHN W. SULLIVAN AND H.R. GONZALEZ JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE LOBLOLLY BAY COMPANY, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF November, 1987.

MY COMMISSION EXPIRES: 10/18/89

Deborah L. Langston
NOTARY PUBLIC

MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE IT'S MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

BARNETT BANK OF PALM BEACH COUNTY
A FLORIDA CORPORATION

WITNESS: Jean Henderson
BY: Jean Peterson
Vice President

WITNESS: Jeanne DelPrigio

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Diane T. Peterson, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November, 1987.

MY COMMISSION EXPIRES: 8/10/91

Jeanne DelPrigio
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN F. FLANIGAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE APPARENT RECORD TITLE TO THE PROPERTY IS VESTED TO LOBLOLLY BAY COMPANY, A FLORIDA CORPORATION, WHO EXECUTED THE DEDICATION HEREON; THAT THE CURRENT TAXES HAVE BEEN PAID. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: THAT MORTGAGE FROM LOBLOLLY BAY COMPANY, A FLORIDA CORPORATION, TO BARNETT BANK OF PALM BEACH COUNTY, A FLORIDA CORPORATION, DATED October 9, 1984 AND RECORDED IN OFFICIAL RECORD BOOK 616, PAGES 200 et. seq., IN AND FOR THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATE: October 30, 1987

John F. Flanigan
JOHN F. FLANIGAN, ATTORNEY AT LAW
MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.
625 NORTH FLAGLER DRIVE
WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

THIS IS TO ATTEST THAT THE PLAT SHOWN HEREON 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART 1, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA

DATE: 10/22/87

Kenneth L. Scrape
KENNETH L. SCRAPE
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 2832

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

2-11-87
DATE

BY: Donald E. Hollman
COUNTY ENGINEER

September 22, 1987
DATE

BY: James S. Bruyer
COUNTY ATTORNEY

September 22, 1987
DATE

BY: Ray Young
CHAIRMAN

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

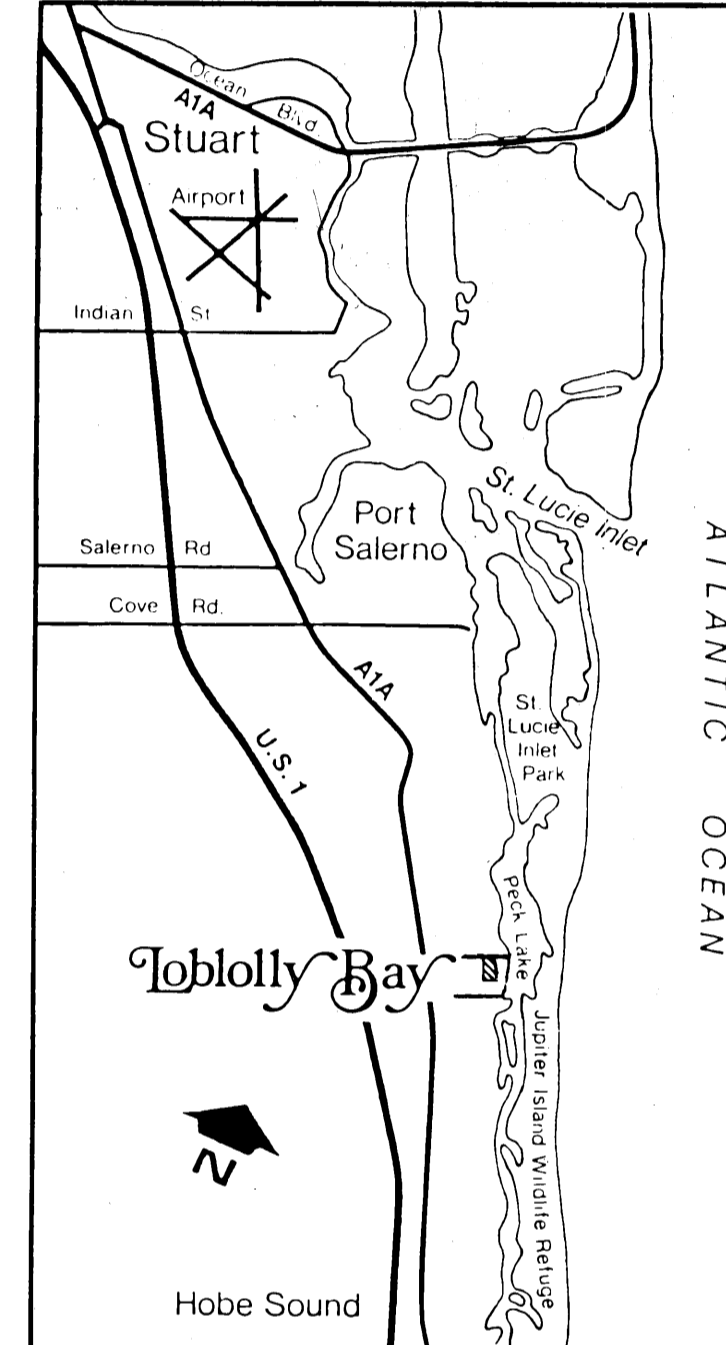
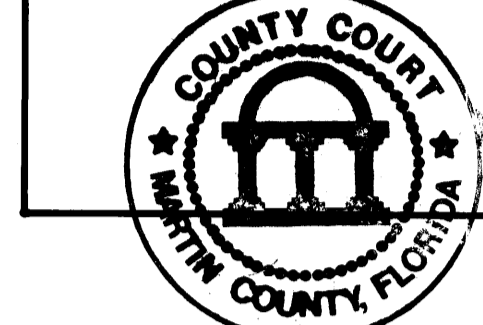
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

September 22, 1987
DATE

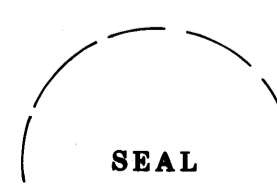
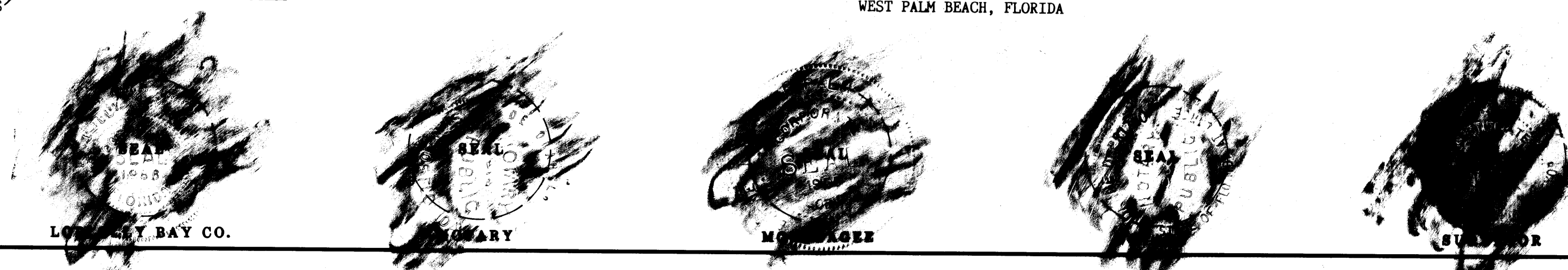
BY: John W. Hart
CHAIRMAN

ATTEST:

BY: Marsha Stiller
CLERK
By Deborah Langston (D.C.)



LOCATION MAP N.T.S.



THIS INSTRUMENT PREPARED BY KENNETH L. SCRAPE, AT THE OFFICE OF KENNETH L. SCRAPE, INC., PROFESSIONAL LAND SURVEYORS, 11380 PROSPERITY FARMS ROAD, SUITE 109, PALM BEACH GARDENS, FLORIDA 33410

COUNTY Subdivision Parcel Control #: 34-38-42-160-000-0000

PLAT OF		
PLAT NO. 3, LOBLOLLY BAY, P.U.D.		
KENNETH L. SCRAPE, INC.		
PROFESSIONAL LAND SURVEYORS		
PALM BEACH GARDENS, FL. PH: 305-627-3401		
FIELD: R.M.	OFFICE: K.S.	CK'D: K.S.
JOB NO: JB70470	DATE: SEPT. 1987	DWG. NO: CB7-805
JF: 7 DC: 7	FB:MC-7 PG: 15	SHEET 1 OF 2