

FILED FOR RECORD  
MARTIN CO. FLA.

89 JUL 13 PM 2:00

MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY D.C.

RECORDING

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 143, PAGE 4, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13 DAY OF July, A.D., 1989.

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

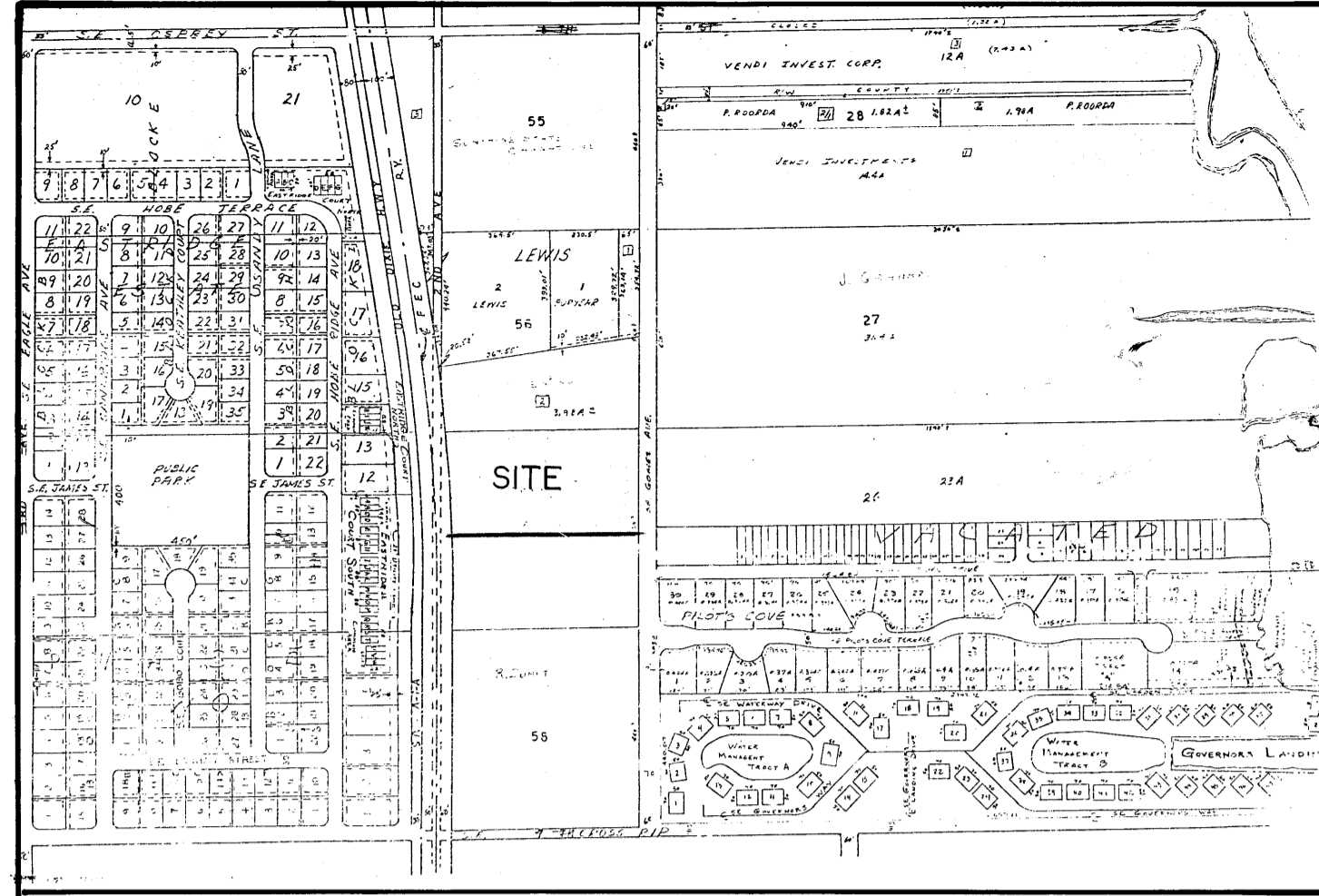
BY Deborah Longston FILE NO. 778369  
DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NO: 34-38-42-285-000-0000

# PLAT OF SANDSHOAL

LEGAL DESCRIPTION  
A REPLAT OF LOT 57 "GOMEZ GRANT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF THE F.E.C. RAILROAD, LESS THE SOUTH 330 FEET THEREOF.

LOT 56  
"GOMEZ GRANT"  
P.B. 1, PG. 80,  
PUBLIC RECORDS OF PALM BEACH  
(NOW MARTIN) COUNTY, FLORIDA.



LOCATION MAP

LEGAL DESCRIPTION

BEING KNOWN AS OF LOT 57 "GOMEZ GRANT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF THE F.E.C. RAILROAD LESS THE SOUTH 330 FEET THEREOF.

CONTAINING 4.85 ACRES +/-

FIRST MORTGAGE HOLDER'S CONSENT

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL ASSOCIATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON RECORDED AT OFFICIAL RECORDS BOOK 809, PAGE 770, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 21 DAY OF JUNE, 1989

ATTEST:

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST

James C. Anthony III  
TITLE  
FIRST VICE PRESIDENT

Sharon K. Welker  
VICE PRESIDENT

CERTIFICATE OF OWNERSHIP & DEDICATION

County of Martin  
State of Florida

GLENN E. BOND, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SANDSHOAL SUBDIVISION, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREET SHOWN HEREON AS SANDSHOAL WAY IS HEREBY DEDICATED TO SANDSHOAL HOMEOWNERS ASSOCIATION INC. A FLORIDA NON-PROFIT CORPORATION, FOR USE AS A PRIVATE STREET. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PRIVATE STREET.
- THE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES SHOWN HEREON ARE DEDICATED TO SANDSHOAL HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION FOR SUBDIVISION PURPOSES AND SAID DRAINAGE EASEMENTS AND DRAINAGE FACILITIES SHALL EXIST FOR THE DRAINAGE OF SURFACE WATER. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY TO MAINTAIN SAID DRAINAGE EASEMENTS OR DRAINAGE FACILITIES.
- THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF SANDSHOAL SUBDIVISION MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING HYDRATECH UTILITIES, FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL COMPANY, C.A.T.V., PROVIDED SAID USE IS IN COMPLIANCE WITH SUCH ORDINANCES, STATUTES, REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE STATE LEGISLATURE, THE STATE AGENCIES AND THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS
- THE FIVE (5') FOOT NOW EXCLUSIVE "WALL EASEMENTS" ON LOT 5 AND LOT 6 AND THE RETENTION AREA ARE DEDICATED TO THE SANDSHOAL HOMEOWNERS ASSOCIATION INC., A FLORIDA NON-PROFIT CORPORATION FOR USE AND MAINTENANCE OF A PRIVACY WALL CONSTRUCTED WITHIN SAID EASEMENT AREA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WALL EASEMENT AREA
- THE ADDITIONAL 10 FOOT RIGHT OF WAY ALONG SOUTH EAST GOMEZ IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE PERPETUAL USE OF THE PUBLIC

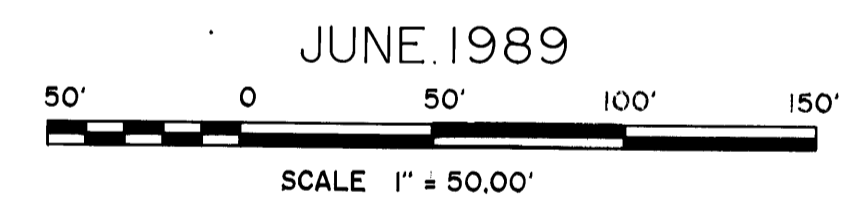
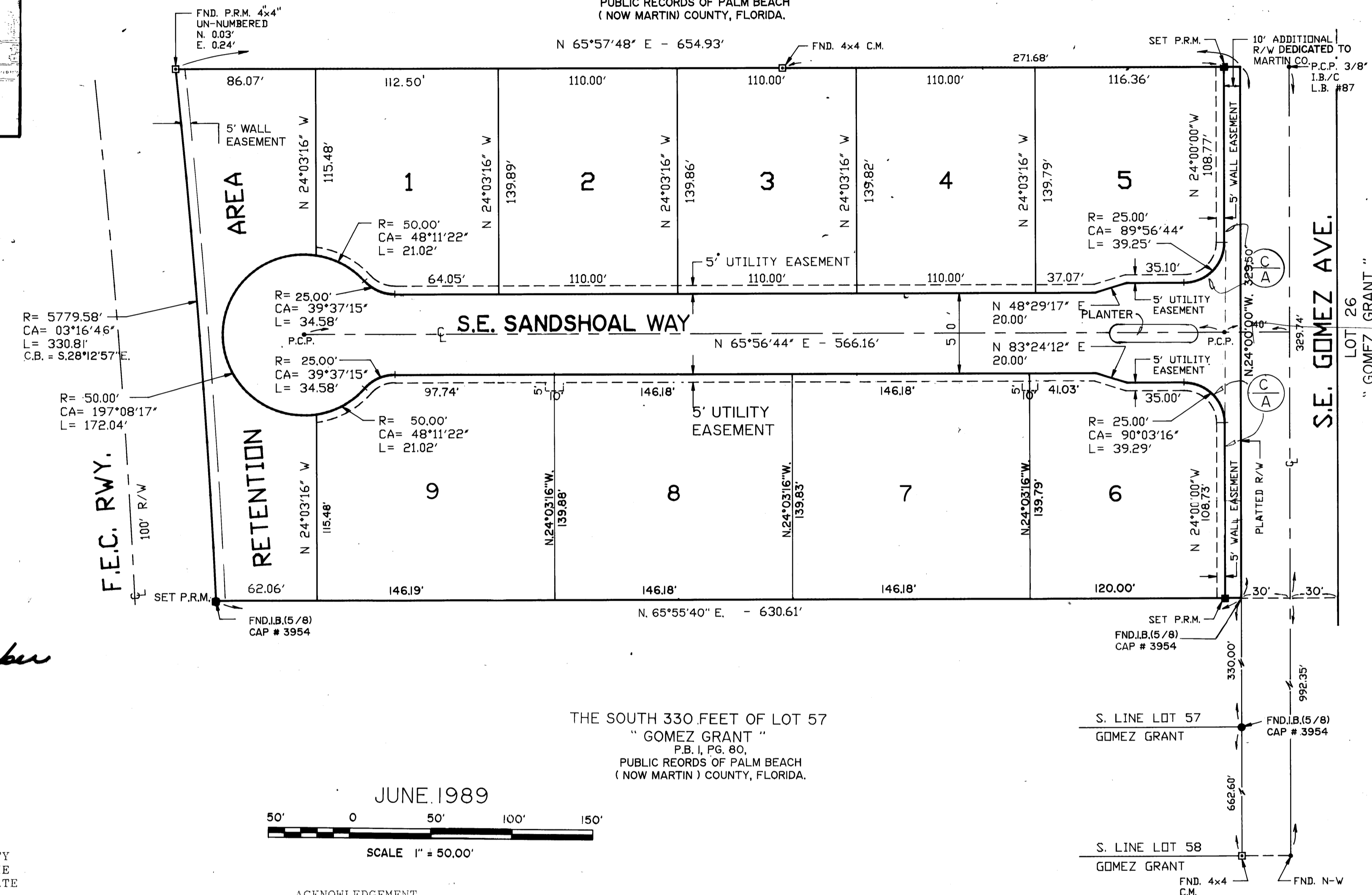
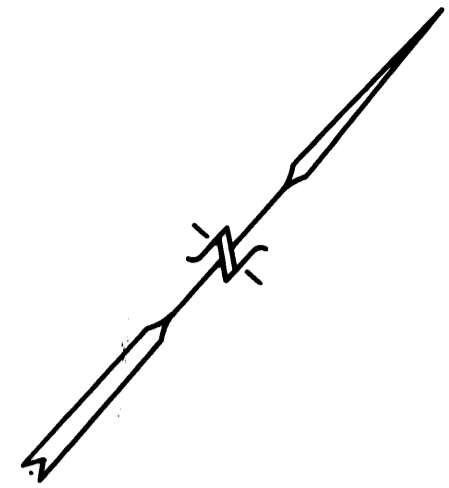
SIGNED, SEALED AND DELIVERED THIS 15 DAY OF June, 1989

Glenn E. Bond  
GLENN E. BOND

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS James C. Anthony III

WITNESS Deborah Longston



ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME THE 21 DAY OF JUNE, 1989, Sharon K. Welker AND James C. Anthony III TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND FIRST VICE PRESIDENT RESPECTIVELY OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL ASSOCIATION, AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT AS OFFICERS OF THE ASSOCIATION ON BE HALF OF THE ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF JUNE, 1989.

Sharon K. Welker  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 2-17-91

ACKNOWLEDGEMENT

COUNTY OF MARTIN  
STATE OF FLORIDA

THE FOREGOING PLAT, CERTIFICATION OF OWNERSHIP AND DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF June, 1989 BY GLENN E. BOND

WITNESS, MY HAND AND OFFICIAL SEAL THIS 15 DAY OF June, 1989.

MY COMMISSION EXPIRES:

October 4, 1992

James C. Anthony III  
NOTARY PUBLIC  
STATE OF FLORIDA

TITLE CERTIFICATION

JOHN FENNIMAN, AN ATTORNEY AT LAW LICENSED IN FLORIDA, HEREBY CERTIFIES THAT,

1. RECORD TITLE TO THE LAND DESCRIBED IN THE "LEGAL DESCRIPTION" AND SHOW ON THIS PLAT OF SANDSHOAL SUBDIVISION IS IN THE NAME OF GLENN E. BOND.

2. THE ONLY MORTGAGE NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED IN THE "LEGAL DESCRIPTION" HEREON IS A MORTGAGE FROM GLENN E. BOND, TO FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 809, PAGE 770, FILED THE 28 DAY OF APRIL, 1989, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 15 DAY OF June, 1989

JOHN FENNIMAN

John Fenniman  
ATTORNEY AT LAW  
735 COLORADO AVENUE  
STUART, FLORIDA 34994  
FLORIDA BAR # 106366

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

I, STEPHEN J. BROWN, DO HEREBY CERTIFY THAT THIS PLAT OF SANDSHOAL SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED.

Stephen J. Brown  
STEPHEN J. BROWN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1985

CERTIFICATE OF APPROVAL OF PLAT BY MARTIN COUNTY, FLORIDA

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

- DATE: 6-30-89 BY: Donald E. Holloman  
DONALD E. HOLLOMAN, COUNTY ENGINEER
- DATE: June 13, 1989 BY: Noreen S. Dreyer  
NOREEN S. DREYER, COUNTY ATTORNEY
- DATE: June 13, 1989 BY: Glenn E. Bond  
GLENN E. BOND, CHAIRMAN, PLANNING AND ZONING COMMISSION
- DATE: June 13, 1989 BY: Paul Rutashon  
PAUL RUTASHON, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST:  
Marsha Stiller  
CLERK  
By: Deborah Longston (D.C.)

LEGEND & NOTES

- - INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- - INDICATES PERMANENT CONTROL POINT (P.C.P.)
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF S.E. GOMEZ AVE. (N 24°00'00"W, ASSUMED DATUM)
- THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
- THERE SHALL BE NO BUILDING OR ANY OTHER PERMANENT STRUCTURES OR TREES PLACED IN THE DRAINAGE OR UTILITY EASEMENTS.
- NOTICE: THERE ARE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
- Ⓢ: CONTROL ACCESS LINE; NO VEHICULAR ACCESS WITHOUT APPROVAL OF THE MARTIN COUNTY BOARD OF COMMISSIONERS.

STEPHEN J. BROWN INC.

SURVEYORS • DESIGNERS •  
LAND PLANNERS • CONSULTANTS •

295 FLORIDA STREET  
STUART FLORIDA 34994  
(305)-287-0525

