

A PLAT OF  
**SEWALL'S LANDING II**  
 LYING IN GOVERNMENT LOT 3  
 SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA

JULY, 1995

**LEGAL DESCRIPTION**

BEING A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT IN THE PAVEMENT OF PALMER ROAD BEING THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF SOUTH JENSEN HEIGHTS, AS RECORDED IN PLAT BOOK 3, PAGE 55, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°18'53" EAST, ALONG THE NORTH LINE OF SOUTH ONE-HALF OF SAID GOVERNMENT LOT 3, A DISTANCE OF 800.03 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 800.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 26; THENCE SOUTH 00°13'02" WEST, ALONG SAID LINE LYING 800.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°13'02" WEST, ALONG SAID LINE, A DISTANCE OF 1305.36 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 89°22'26" EAST, ALONG SAID SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 492.83 FEET TO A POINT 18.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 00°26'22" EAST, A DISTANCE OF 712.71 FEET; THENCE NORTH 84°49'05" EAST, A DISTANCE OF 18.09 FEET; THENCE NORTH 00°26'22" EAST, A DISTANCE OF 599.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID PALMER ROAD; THENCE NORTH 89°18'53" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALMER ROAD, A DISTANCE OF 515.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.09 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SANCTUARY VENTURES, LTD., INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS A PLAT OF SEWALL'S LANDING II, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON; AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF SEWALL'S LANDING II, ARE HEREBY DEDICATED TO THE LANDINGS AT SEWALL'S POINT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR (1) ACCESS AND DRAINAGE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION (2) FOR THE USE OF THE OWNERS OF THE PROPERTY FOR UTILITY PURPOSES, BY ANY UTILITY AND FOR CABLE 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
- THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT OF SEWALL'S LANDING II, ARE HEREBY DEDICATED TO THE LANDINGS AT SEWALL'S POINT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF SEWALL'S LANDING II, 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN ON THIS PLAT OF SEWALL'S LANDING II, ARE HEREBY DEDICATED TO THE LANDINGS AT SEWALL'S POINT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER EASEMENTS.

SIGNED AND SEALED THIS 21<sup>st</sup> DAY OF July, 1995 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT.

SANCTUARY VENTURES, LTD., INC.  
 A FLORIDA CORPORATION

BY: Charles E. F. Millard  
 CHARLES E.F. MILLARD, PRESIDENT

(CORPORATE SEAL)

**ACKNOWLEDGEMENT**

STATE OF FLORIDA COUNTY OF MARTIN S.S.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF JULY, 1995, BY CHARLES E.F. MILLARD, PRESIDENT OF SANCTUARY VENTURES, LTD., INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

(NOTARIAL SEAL) Shirley Lyders  
 (PRINT NAME BENEATH SIGNATURE)  
 NOTARY PUBLIC:  
 MY COMMISSION EXPIRES: 3/31/96

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA COUNTY OF MARTIN S.S.

KERMIT STATE BANK, A TEXAS BANKING CORPORATION, SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINDER TO THIS PLAT, TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

**TITLE CERTIFICATION**

COUNTY OF MARTIN STATE OF FLORIDA S.S.

I, MICHAEL H. OLENICK, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT, AS OF July 18, 1995 AT 9:00 A.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON, ARE AS FOLLOWS:  
 A) MORTGAGE DATED DECEMBER 29, 1994 FROM SANCTUARY VENTURES, LTD., INC. TO KERMIT STATE BANK, RECORDED IN OFFICIAL RECORDS BOOK 1103, PAGE 2289, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 25 OF JULY, 1995

Michael H. Olenick  
 MICHAEL H. OLENICK,  
 OLENICK & SAWYER, P.A.  
 900 EAST OCEAN BOULEVARD, SUITE 210  
 STUART, FLORIDA 34994

PARCEL CONTROL NO. 26-37-41-014-000-0000.0

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF SEWALL'S LANDING II, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS 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 THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS 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.

Thomas C. Vokoun  
 THOMAS C. VOKOUN  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATION NO. 4382

**COUNTY APPROVAL**

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

<u>10-16-95</u> DATE	<u>Donald E. Hollman</u> COUNTY ENGINEER
<u>7-11-95</u> DATE	<u>[Signature]</u> COUNTY ATTORNEY
<u>10-31-95</u> DATE	<u>[Signature]</u> CHAIRMAN - PLANNING AND ZONING COMMISSIONERS OF MARTIN COUNTY, FL
<u>7-11-95</u> DATE	<u>[Signature]</u> CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL

ATTEST: Marsha Stiller  
 CLERK  
By: Deborah Langston, D.C.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:  
 THOMAS C. VOKOUN, P.L.S.  
 FOR:  
 LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



**LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.**  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
 210 JUPITER LAKES BLVD. SUITE 200 JUPITER, FL 33458  
 407-746-9248  
 2400 SE MONTEREY ROAD SUITE 201 WEST PALM BEACH, FL 33409  
 407-841-5450  
 2822 COLONIAL ROAD SUITE 702 WEST PALM BEACH, FL 33409  
 407-841-5450

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