

PLAT OF SHANNON SHORES

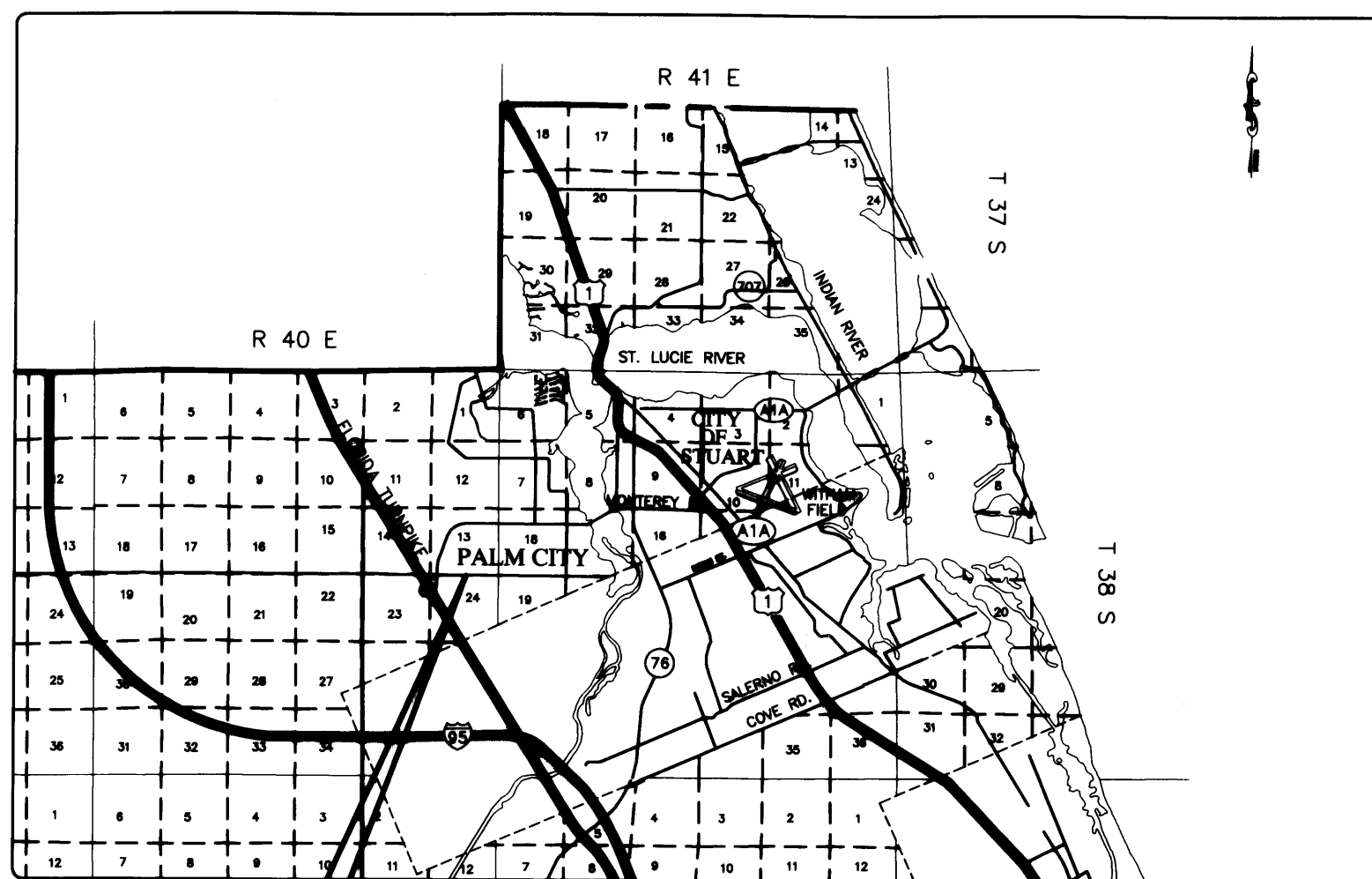
BEING A REPLAT OF A PORTION OF TRACT 5, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

PARCEL CONTROL NO. 24-38-40-004-000-0000.0

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 94, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 30th DAY OF October, 2000.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: Sammy L. Caputo
DEPUTY CLERK

FILE NO. 1463140
(CIRCUIT COURT SEAL)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF TRACT 5, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, OF PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 89°42'35" WEST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 339.04 FEET; THENCE SOUTH 00°17'25" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 714, BEING THE POINT OF BEGINNING.

THENCE SOUTH 00°01'45" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 284.36 FEET; THENCE NORTH 89°56'31" WEST, A DISTANCE OF 325.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE NORTH 00°01'45" EAST, ALONG SAID WEST LINE OF TRACT 5, A DISTANCE OF 260.87 FEET; THENCE NORTH 45°24'10" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 35.15 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 714; THENCE SOUTH 89°42'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 2.12 ACRES, MORE OR LESS.

TOGETHER WITH:
(EASEMENT PARCEL 2)

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT DATED 11-1-88, AND RECORDED 4/5/89 IN OFFICIAL RECORDS BOOK 806, PAGE 480, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN TRACT 6, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 24; THENCE NORTH 89°42'35" WEST ALONG THE NORTH LINE OF SAID SECTION 24, ALSO BEING THE CENTERLINE OF STATE ROAD 714, A DISTANCE OF 664.03 FEET; THENCE AT 90° FROM AFORESAID CORNER SOUTH 00°17'25" WEST A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT 6; THENCE SOUTH 00°03'28" WEST ALONG THE EAST LINE OF SAID TRACT 6 A DISTANCE OF 24.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°03'28" WEST ALONG SAID EAST LINE A DISTANCE OF 585.33 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 6; THENCE NORTH 89°55'55" WEST ALONG THE SOUTH LINE OF SAID TRACT 6 A DISTANCE OF 10.00 FEET TO THE EAST RIGHT OF WAY LINE OF PROPOSED HIGH MEADOWS AVENUE AND THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8701.35 FEET; A CHORD OF WHICH BEARS NORTH 01°01'35" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF SAID HIGH MEADOWS AVENUE THROUGH A CENTRAL ANGLE OF 01°54'59" A DISTANCE OF 291.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 8801.35 FEET; A CHORD OF WHICH BEARS NORTH 01°01'35" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'59" A DISTANCE OF 294.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.067 ACRES, MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:
(AS RECORDED IN O.R.B. 1364 PAGE 294)

PARCEL 1 (FEE SIMPLE ESTATE)
BEING A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 5, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, OF "PALM CITY FARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT START AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE HEREINBEFORE DESCRIBED SECTION 24; THENCE NORTH 89 DEGREES 42 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 24 (SAID NORTH LINE ALSO BEING THE CENTERLINE OF STATE ROAD 714) A DISTANCE OF 339.23 FEET TO POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 03 MINUTES 28 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE RUN NORTH 89 DEGREES 42 MINUTES 35 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 83.63 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 35 SECONDS WEST A DISTANCE OF 216.37 FEET TO A POINT; THENCE SOUTH 45 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 35.15 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE HEREINBEFORE DESCRIBED TRACT 5; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 00 DEGREES 03 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 5 A DISTANCE OF 260.87 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 56 MINUTES 32 SECONDS EAST A DISTANCE OF 201.16 FEET TO THE POINT; THENCE RUN NORTH 00 DEGREES 03 MINUTES 28 SECONDS EAST A DISTANCE OF 154.36 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 32 SECONDS EAST A DISTANCE OF 40.21 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03 MINUTES 28 SECONDS EAST A DISTANCE OF 130.34 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714; SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND.

PARCEL CONTAINING 1.43 ACRES MORE OR LESS

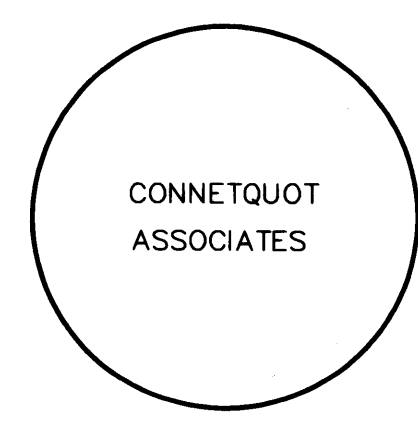
PARCEL 2

BEING A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 5, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, OF "PALM CITY FARMS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT START AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE HEREINBEFORE DESCRIBED SECTION 24; THENCE NORTH 89 DEGREES 42 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 24 (SAID NORTH LINE ALSO BEING THE CENTERLINE OF STATE ROAD 714) A DISTANCE OF 339.23 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 03 MINUTES 28 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714, SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE WEST 325.00 FEET (AS MEASURED BY PARALLEL LINES) OF THE HEREINBEFORE DESCRIBED TRACT 5 A DISTANCE OF 284.36 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE RUN NORTH 89 DEGREES 56 MINUTES 32 SECONDS WEST A DISTANCE OF 123.84 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03 MINUTES 28 SECONDS EAST A DISTANCE OF 154.36 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 32 SECONDS EAST A DISTANCE OF 40.21 FEET TO POINT; THENCE RUN NORTH 00 DEGREES 03 MINUTES 28 SECONDS EAST A DISTANCE OF 130.34 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 35 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 83.63 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND.

PARCEL CONTAINING 0.69 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS, AS RECORDED IN OFFICIAL RECORDS BOOK 806, PAGES 480-482, (INCLUSIVE) PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.



- LEGEND**
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. #4873"
 - O.R.B. = OFFICIAL RECORD BOOK
 - ∠ = CURVE CENTRAL ANGLE
 - ⊕ = CENTERLINE

CERTIFICATE OF OWNERSHIP

CONNETQUOT ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 25TH DAY OF AUGUST, 2000.

BY: CONNETQUOT ASSOCIATES
A NEW YORK GENERAL PARTNERSHIP

BY: Stanley Cohen
NAME: STANLEY COHEN
TITLE: GENERAL PARTNER

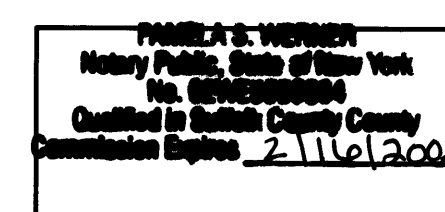
WITNESS: Chude Abrewa
Christa Wonskato
PRINT NAME

WITNESS: Jeffrey K. Kahl
Jennifer L. Keeler
PRINT NAME

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Suffolk

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STANLEY COHEN, TO ME WELL KNOWN TO BE THE GENERAL PARTNER OF CONNETQUOT ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICER OF SAID PARTNERSHIP AND THAT THE SEAL AFFIXED IS THE PARTNERSHIP SEAL OF SAID PARTNERSHIP AND THAT IT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP. HE IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.



NOTARY STAMP

TITLE CERTIFICATION

I, DAN DECUBELLIS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 24th, 2000, AT 5:00 p.m.:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
(NONE)
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 12th DAY OF September, 2000.

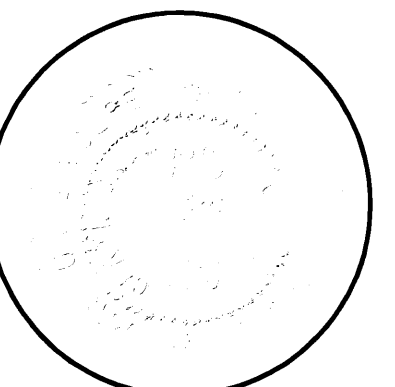
Daniel L. Decubellis
DAN DECUBELLIS
ATTORNEY-AT-LAW, FLORIDA BAR NO. 338958
DECUBELLIS & MEEKS, P.A.
837 N. GARLAND AVENUE
ORLANDO, FL 32801-1003

THIS PLAT PREPARED BY:
PASQUALE VOLPE, P.L.S.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
(LB 959)

CERTIFICATE OF SURVEYOR AND MAPPER

I, PASQUALE VOLPE, HEREBY CERTIFY THAT THIS PLAT OF SHANNON SHORES IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Pasquale Volpe 13 Sept. 00
PASQUALE VOLPE
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4873



SURVEYOR & MAPPER

COUNTY APPROVAL

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

DATE: 10-17-00
DATE: 10-17-00
DATE: 10/24/00
DATE: 10/25/00
BCC: 7/18/00

William J. Jones
COUNTY SURVEYOR AND MAPPER

Barbara Stoney
COUNTY ENGINEER

Barbara Stoney
COUNTY ATTORNEY

Barbara Stoney
VICE-CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Ewing BY: Sammy L. Caputo
CLERK

NOTES:
1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

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



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
2090 PALM BEACH LAKES BLVD. TOWER II, SUITE 600 WEST PALM BEACH, FL 33409 561-864-3372
3050 S.W. CORPORATE PKWY. SUITE 201 PALM CITY, FL 34990-8149 561-286-3883
2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 561-746-9248
421 N.W. 3RD STREET DEERBURN, FL 33976 561-746-9248

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