

# JUPITER-TEQUESTA Hunt Club Colony

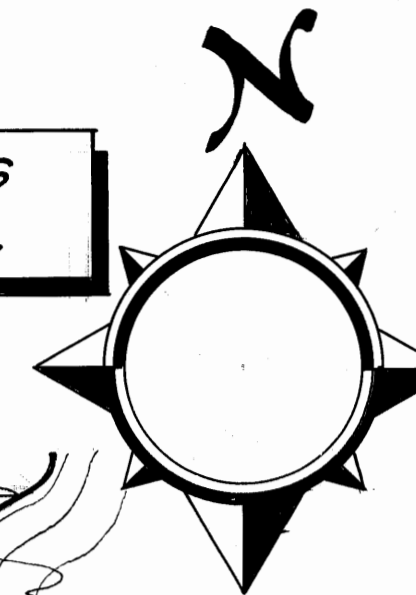
ON THE LOXAHATCHEE

SECTION "B"

A SUBDIVISION IN SECTION 23, TWP 40S, RGE. 42 E., MARTIN COUNTY, FLORIDA

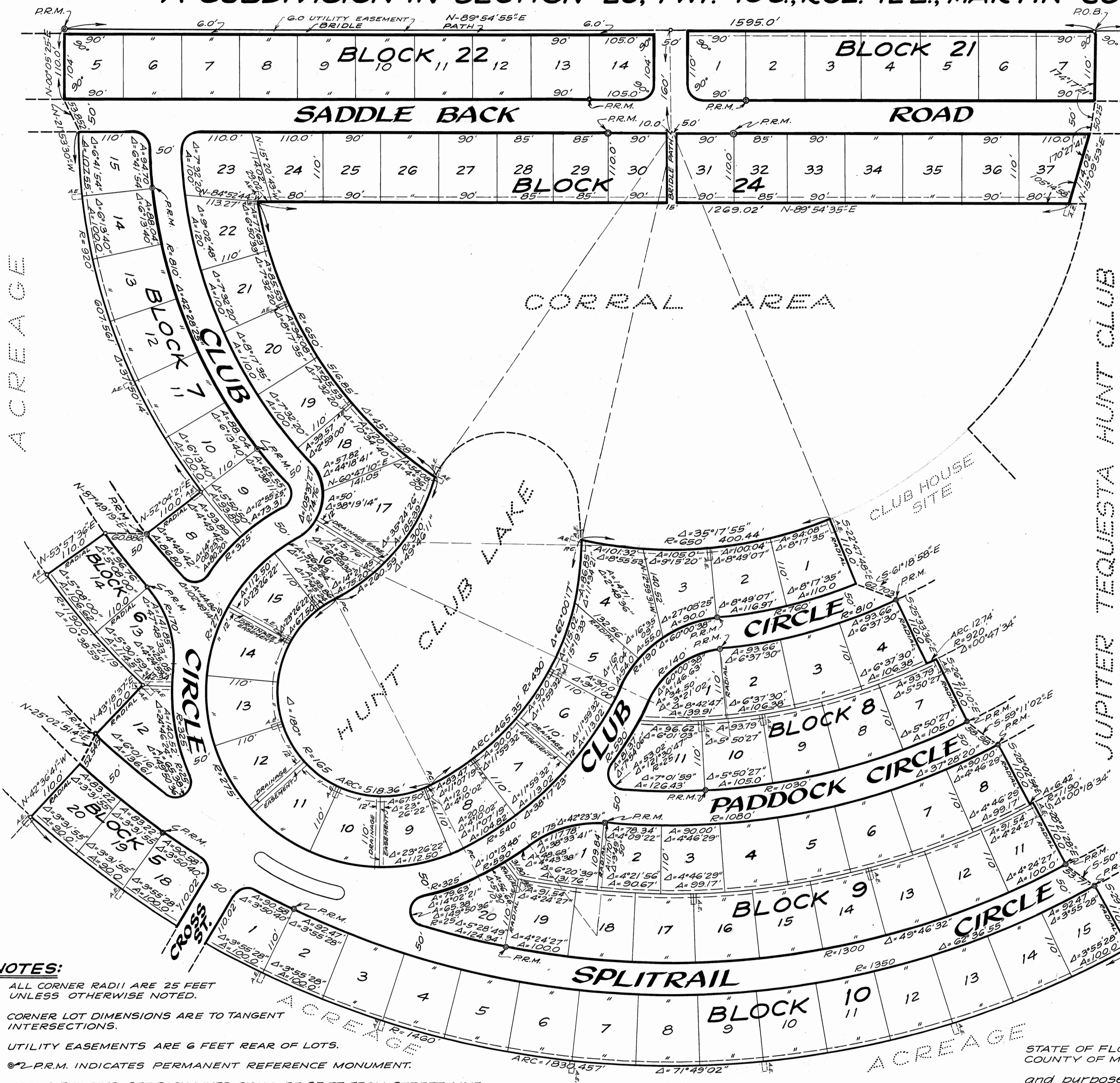
FLORIDA EAST SHORE  
PROPERTIES, INC.  
DEVELOPERS

BROWARD ENGINEERS AND SURVEYORS  
901 N.E. 20TH AVE. FT. LAUDERDALE, FLA.



I hereby Certify that I have examined the attached Plat and find that it complies in form with Chapter 177, Florida Statutes and was filed in Plat Book 4 page 6 this 14<sup>th</sup> day of November, A.D. 1961, in the office of the Clerk of the Circuit Court, at Stuart, Florida.

*Dorothy Perie*  
CLERK OF THE CIRCUIT COURT  
of Seaboard & Swans, etc.  
FILE NO. 84291



## DESCRIPTION

A parcel of land in Section 23 Township 40 South, Range 42 East, Martin County, Florida; more particularly described as follows: Beginning at the intersection of the westerly shore of the waters of the North Fork (Prong) of the Loxahatchee River and the East-west one quarter section line of said Section 23; thence westerly along the said East-west one quarter section line of said Section 23 (said line also being the North line of Government Lot 5 of Section 23, Township 40 South, Range 42 East) a distance of 910 feet; more or less, to the Point of Beginning of this description; thence south at right angles to the said East-west one quarter section line a distance of 110 feet to a point; thence southwesterly on an exterior angle (measured from Northwest to South) of 174 degrees, 17 minutes, 21 seconds, a distance of 50.25 feet to a point; thence continue southwesterly on an exterior angle (measured from Northwest to South) of 170 degrees, 27 minutes, 41 seconds, a distance of 114.02 feet to a point; thence West on an interior angle (N.W. quadrant) of 105 degrees, 14 minutes, 50 seconds, a distance of 1269.02 feet to a point; thence along a circular curve to the left, which radius is 650 feet, delta 45 degrees, 23 minutes, 28 seconds, an arc distance of 518.85 feet; thence along a circular curve to the right which radius is 300 feet, delta 49 degrees, 46 minutes, 11 seconds, an arc distance of 200.59 feet to a point; thence along a circular curve to the left, which radius is 165 feet, delta 180 degrees, an arc distance of 518.36 feet to a point; thence along a circular curve to the left, which radius is 430 feet, delta 62 degrees, 00 minutes, 17 seconds, an arc distance of 485.35 feet to a point; thence along a circular curve to the left, which radius is 650 feet, delta 35 degrees, 17 minutes, 55 seconds, an arc distance of 400.44 feet to a point; thence southeasterly along the projection southerly of the last described radius line on an assumed bearing of South 22 degrees, 47 minutes, 48 seconds East, a distance of 110 feet to a point; thence southeasterly on a bearing of South 61 degrees, 18 minutes, 58 seconds East, a distance of 62.703 feet to a point; thence southeasterly on a bearing of South 25 degrees, 33 minutes, 36 seconds East, a distance of 110 feet to a point; thence easterly along a circular curve to the left, which radius is 920 feet, delta 00 degrees, 47 minutes, 34 seconds, an arc distance of 1274 feet to a point; thence southeasterly on a bearing of South 26 degrees, 21 minutes, 10 seconds East, a distance of 110 feet to a point; thence southeasterly on a bearing of South 59 degrees, 11 minutes, 02 seconds East, a distance of 58.98 feet to a point; thence southeasterly on a bearing of South 28 degrees, 02 minutes, 54 seconds East, a distance of 110 feet to a point; thence easterly along a circular curve to the right, which radius is 1190 feet, delta 00 degrees, 18 minutes, 18 seconds, an arc distance of 642 feet to a point; thence southeasterly on a bearing of South 28 degrees, 21 minutes, 28 seconds East, a distance of 110 feet to a point; thence southeasterly on a bearing of South 50 degrees, 12 minutes, 00 seconds East, a distance of 53.71 feet to a point; thence southeasterly on a bearing of South 29 degrees, 12 minutes, 21 seconds East, a distance of 110 feet to a point; thence westerly along a circular curve to the right, which radius is 1460 feet, delta of 10 degrees, 30 minutes, 59 seconds, an arc distance of 221.19 feet to a point; thence northeasterly on a bearing of North 42 degrees, 36 minutes, 41 seconds West, a distance of 110 feet; thence northeasterly on a bearing of North 25 degrees, 02 minutes, 51 seconds East, a distance of 52.545 feet to a point; thence northeasterly on a bearing of North 43 degrees, 18 minutes, 37 seconds East, a distance of 110 feet; thence northeasterly along a circular curve to the right which radius is 1190 feet, delta of 71 degrees, 49 minutes, 59 seconds, an arc distance of 221.19 feet to a point; thence northeasterly on a bearing of North 53 degrees, 57 minutes, 36 seconds East, a distance of 110 feet; thence northeasterly on a bearing of North 87 degrees, 49 minutes, 19 seconds East, a distance of 60.886 feet to a point; thence northeasterly on a bearing of North 52 degrees, 04 minutes, 21 seconds East, a distance of 110 feet to a point; thence northeasterly along a circular curve to the right, which radius is 920 feet, delta of 37 degrees, 50 minutes, 14 seconds, an arc distance of 607.581 feet to a point; thence northwesterly on a bearing of North 21 degrees, 53 minutes, 30 seconds West, a distance of 53.852 feet to a point; thence northwesterly on a bearing of North 00 degrees, 05 minutes, 25 seconds East, a distance of 110 feet to a point; thence northwesterly on a bearing of North 89 degrees, 54 minutes, 55 seconds East, a distance of 1595 feet to the Point of Beginning; said lands situate, lying and being in Martin County, Florida.

## DEDICATION

STATE OF FLORIDA } S.S. KNOW ALL MEN BY THESE PRESENTS that Florida East Shore Properties, Inc., COUNTY OF MARTIN } a Florida corporation, owner of the land shown hereon, has caused said land to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of the public the roads, streets, circles, bridge paths, and easements shown hereon for proper purposes. IN WITNESS WHEREOF we hereunto set our hands and seal this 9<sup>th</sup> day of November, A.D. 1961.

*Kenneth A. Smith*  
WITNESS

*Charles P. Martyn*  
CHARLES MARTYN, PRESIDENT  
*William Lord*  
WILLIAM LORD, ATTY., SECRETARY

## ACKNOWLEDGEMENTS

STATE OF FLORIDA } S.S. Before me personally appeared this day, Charles P. Martyn and William Lord, President and Secretary respectively of FLORIDA EAST SHORE PROPERTIES, Inc., who acknowledged to and before me that they executed the foregoing Dedication of Plat for the uses and purposes therein stated. Witness my hand and seal this 9<sup>th</sup> day of November, A.D. 1961.

MY COMMISSION EXPIRES SEPT. 30, 1965

*Richard B. Higgins*  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } S.S. I hereby Certify that the attached Plat is a true and correct representation of a survey made under my direction and that said survey was accurate to the best of my knowledge and belief and that Permanent Reference Monuments were placed as prescribed by law.

BROWARD ENGINEERS AND SURVEYORS by: *Walter A. McElfresh*  
WALTER A. MCFRESH,  
REG. LAND SURVEYOR NO. 69  
STATE OF FLORIDA.

Subscribed and Sworn to before me this 9<sup>th</sup> day of November, A.D. 1961.  
*Richard B. Higgins*  
NOTARY PUBLIC  
My commission expires Sept 30, 1965.

## COUNTY COMMISSIONERS

This plat is hereby approved by the BOARD OF COUNTY COMMISSIONERS of Martin County, Florida.

*Frank A. Walker*  
CHAIRMAN OF THE BOARD

## COUNTY ENGINEER

This plat is hereby approved by the County Engineer.

*W. J. Shelton*

## NOTES:

- ALL CORNER RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
- CORNER LOT DIMENSIONS ARE TO TANGENT INTERSECTIONS.
- UTILITY EASEMENTS ARE 6 FEET REAR OF LOTS.
- PR.M. INDICATES PERMANENT REFERENCE MONUMENT.
- FRONT BUILDING SET-BACK LINES SHALL BE 25 FT. FROM STREET LINE. SIDE SET-BACK LINES FROM SIDE LOT LINES SHALL BE 7.5 FEET.
- AE INDICATES 10' X 10' ANCHOR EASEMENT.