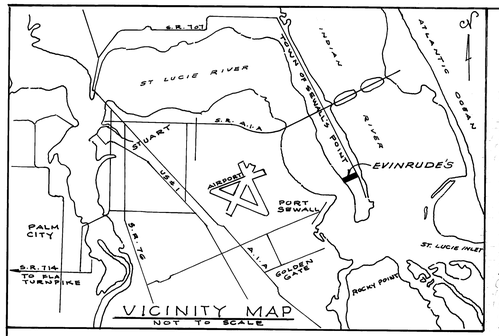
EVINRUDE'S SUBDIVISION

TOWN OF SEWALL'S POINT



VICINITY MAP
NOT TO SCALE

DESCRIPTION:

Being a tract of land 240 feet in width, extending from the Westerly right-of-way of Sewall's Point Road to the St. Lucie River and being located in Lot 1 of the Commissioners' Subdivision of the Hanson Grant, Plat Book B, Page 53, public records of Dade County, Florida, more particularly described as follows: Start at the point where the centerline of High Point Road intersects the Northerly line of High Point Subdivision, Plat Book 3, Page 100, public records of Martin County, Florida; Thence run North 11° 32'-30" West along the centerline of Sewall's Point Road, a distance of 216.83 feet to a point on a line that is 210.86 feet Northerly of and parallel to the Northerly line of said High Point Subdivision for the Point of Beginning; Thence run South 64° 59'-00" West along said line that is parallel to the North line of High Point Subdivision, a distance of 1164.11 feet to the waters of the St. Lucie River; Thence meander said waters Northerly to the point of intersection with a line that is 240 feet Northerly of, and parallel to the line described as being 210.86 feet Northerly of and parallel to the Northerly line of High Point Subdivision; Thence run North 64° 59'-00" East along the lastly said line a distance of 1060 feet mil to the centerline of Sewall's Point Road; Thence run South 12° 16'-00" East along said road centerline a distance of 245 feet mil to the Point of Beginning. Less the right-of-way of Sewall's Point Road, Subject to zoning & utility easements; Less also a strip of land, 50 feet in width in Lot 1 of the Commissioner's Subdivision of the Hansen Grant as recorded in Plat Book 1, Page 11, Palm Beach, now Martin County, Florida, public records being more particularly described as follows: Begin at the Northwest corner of Lot 3, White Fence Acres, as recorded in Plat Book 4, Page 97, Martin County, Florida, public records, bear South 65° 01'-04" West, along the Westerly extension of the North line of said lot a distance of 41.20 feet; Thence North 11° 30'-26" West a distance of 5.99 feet to the Point of Curvature of a curve concave to the Southeast having a central angle of 35° 55'-51" and a radius of 233.06 feet; Thence Northeasterly along the arc of said curve a distance of 146.15 feet to a point of reverse curve having a central angle of 40° 17'-30" and a radius of 183.06 feet; Thence Northerly along the arc of said curve a distance of 128.75 feet to the end of said curve; Thence North 64° 59'-41" East a distance of 50.43 feet; Thence South 17° 35'-43" East a distance of 5.50 feet to the point of curvature of a curve concave to the Northwest having a central angle of 42° 01'-08" and a radius of 239.06 feet; Thence Southerly along the arc of said curve a distance of 170.92 feet to a point of reverse curve having a central angle of 34° 03'-23" and a radius of 183.06 feet; Thence Southerly along the arc of said curve a distance of 108.81 feet to the North line of said Lot 3; Thence South 65° 01'-04" West along the North line of said lot a distance of 10.28 feet to the Point of Beginning. Less also a portion of that certain parcel of land in Lot 1 of the Commissioner's Subdivision of the Hansen Grant as described in O.R. Book 272, Page 23, Martin County, Florida, public records being more particularly described as follows: Commence at a concrete monument marking the Northwest corner of Lot 3, Revised White Fence Acres as recorded in Plat Book 4, Page 37, Martin County, Florida, public records; Thence South 65° 01'-04" West along the westerly extension of the North line of said Lot 3, a distance of 51.48 feet to the Point of Beginning; Thence North 11° 30'-26" West a distance of 5.99 feet to the Point of Curvature of a curve concave to the Southeast having a central angle of 35° 55'-51" and a radius of 233.06 feet; Thence Northerly along the arc of said curve a distance of 146.15 feet to a point of reverse curve having a central angle of 0° 43'-34" and a radius of 183.06 feet; Thence Northerly along the arc of said curve a distance of 2.32 feet to the end of said curve; Thence South 65° 01'-04" West along a line 130 feet Northerly of the Point of Beginning a distance of 380 feet more or less to the waters of the St. Lucie River; Thence Southerly along the waters of the St. Lucie River a distance of 140 feet more or less to a point; said point being on a bearing of South 65° 01'-04" West and a distance of 360 feet more or less from the Point of Beginning; Thence North 65° 01'-04" East to the Point of Beginning. Together with an easement for ingress and egress over and across a parcel of realty. Said easement to be null and void when River Road is platted adjacent to the above described real property. Start at the N.W. corner of Lot 3, White Fence Acres, as recorded in Plat Book 4, Page 37, Martin County, Florida and proceed Northerly 130 feet to a point, Thence proceed Westerly 75 feet to a point paralleled to North line of White Fence Acres and then Southerly 130 feet to a point on the Northerly line of White Fence Acres and thence proceed Easterly 75 feet to the Point of Beginning. Said easement to become null and void when River Road is platted adjacent to the above described real property.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

State of Florida
County of Martin SS

I, Louise V. Isaacs, County Clerk of Martin County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 7, Page 16 Public Records of Martin County, Florida, this 7 day of APRIL A.D. 1977.

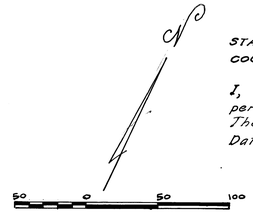
LOUISE V. ISAACS, Clerk, Martin Co, Florida.
By: _____, Deputy Clerk.

APPROVAL OF TOWN

STATE OF FLORIDA
COUNTY OF MARTIN SS

This plat is hereby approved by the undersigned on the date or dates indicated.

MAYOR COMMISSIONER	TOWN ENGINEER	TOWN ATTORNEY
DATE 4/6/77	DATE April 6, 1977	DATE April 6, 1977



SCALE 1" = 50'
NOV. 29, 1976

TITLE CERTIFICATION (F.S. 177.041)

STATE OF FLORIDA
COUNTY OF MARTIN SS

I, R. Jerry Randolph, Jr., a member of the Florida Bar, hereby certify that: Apparent record title is in the person, persons, corporation or other entity which executed the certificate of ownership hereon.
There are no unsatisfied mortgages of record encumbering the land described hereon.
Dated this 5TH day of APRIL 1977.

R. JERRY RANDOLPH, JR.
ATTORNEY AT LAW

CERTIFICATE OF OWNERSHIP

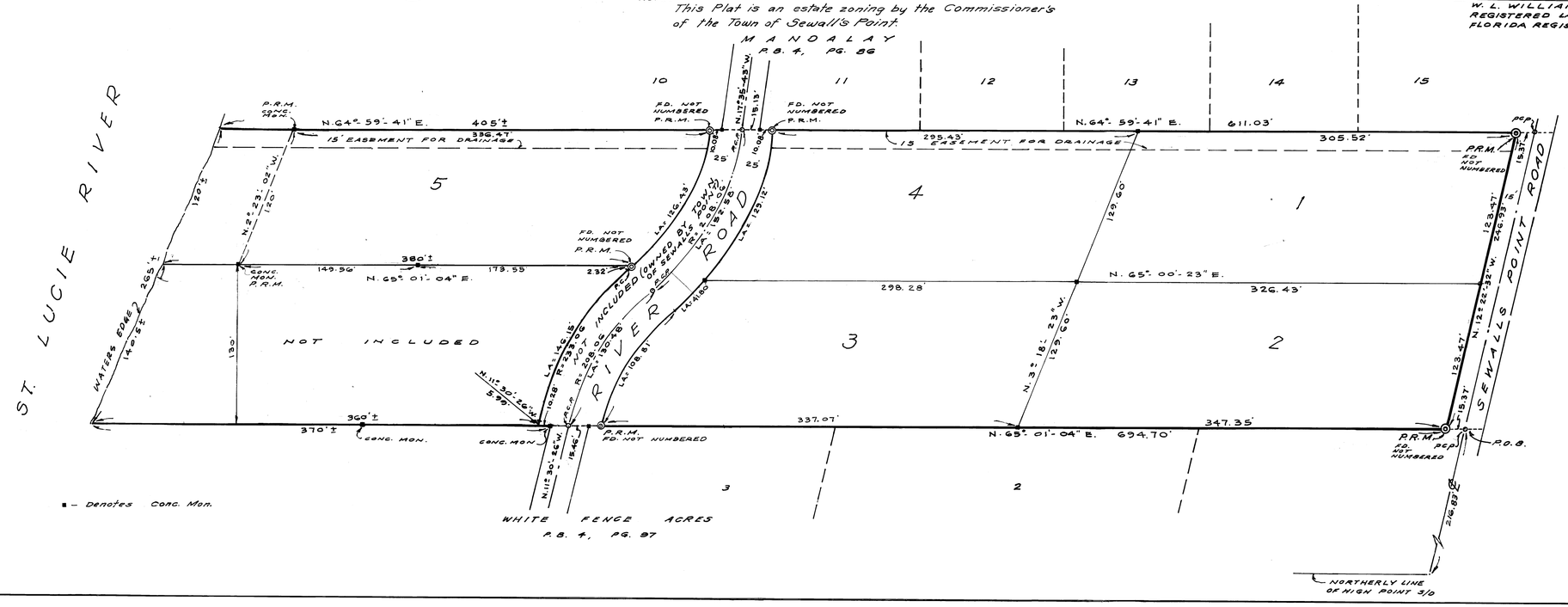
STATE OF FLORIDA
COUNTY OF MARTIN SS

Shirley Rodriguez, also known as Shirley Rodriguez Evinrude, does hereby certify that she is the owner of the property described hereon.
Dated this 5TH day of APRIL 1977.

SHIRLEY RODRIGUEZ EVINRUDE

SURVEYOR'S CERTIFICATE

I, W. L. WILLIAMS, do hereby certify that this Plat entitled EVINRUDE'S SUBDIVISION is a correct representation of the land surveyed, that the survey was made under my responsible direction and supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, 1977.
All Permanent Reference Monuments and Permanent Control Points (P.R.M.'s and P.C.P.'s) have been set as of this date.
Dated this 5TH day of APRIL, 1977.

W. L. WILLIAMS
REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION NO. 1272

Note:
This Plat is an estate zoning by the Commissioner's of the Town of Sewall's Point.