

COUNTRY PLACE · PHASE ONE

RESUBDIVISION OF TRACTS 54 THROUGH 59, PALM CITY FARMS PLAT, SECTION 35, TWP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

CLERK'S RECORDING CERTIFICATE

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 7, Page 19, Martin County, Florida, public records, this 23rd day of June, 1977.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

File No. 276369
By: Charlotte Burkey
Deputy Clerk

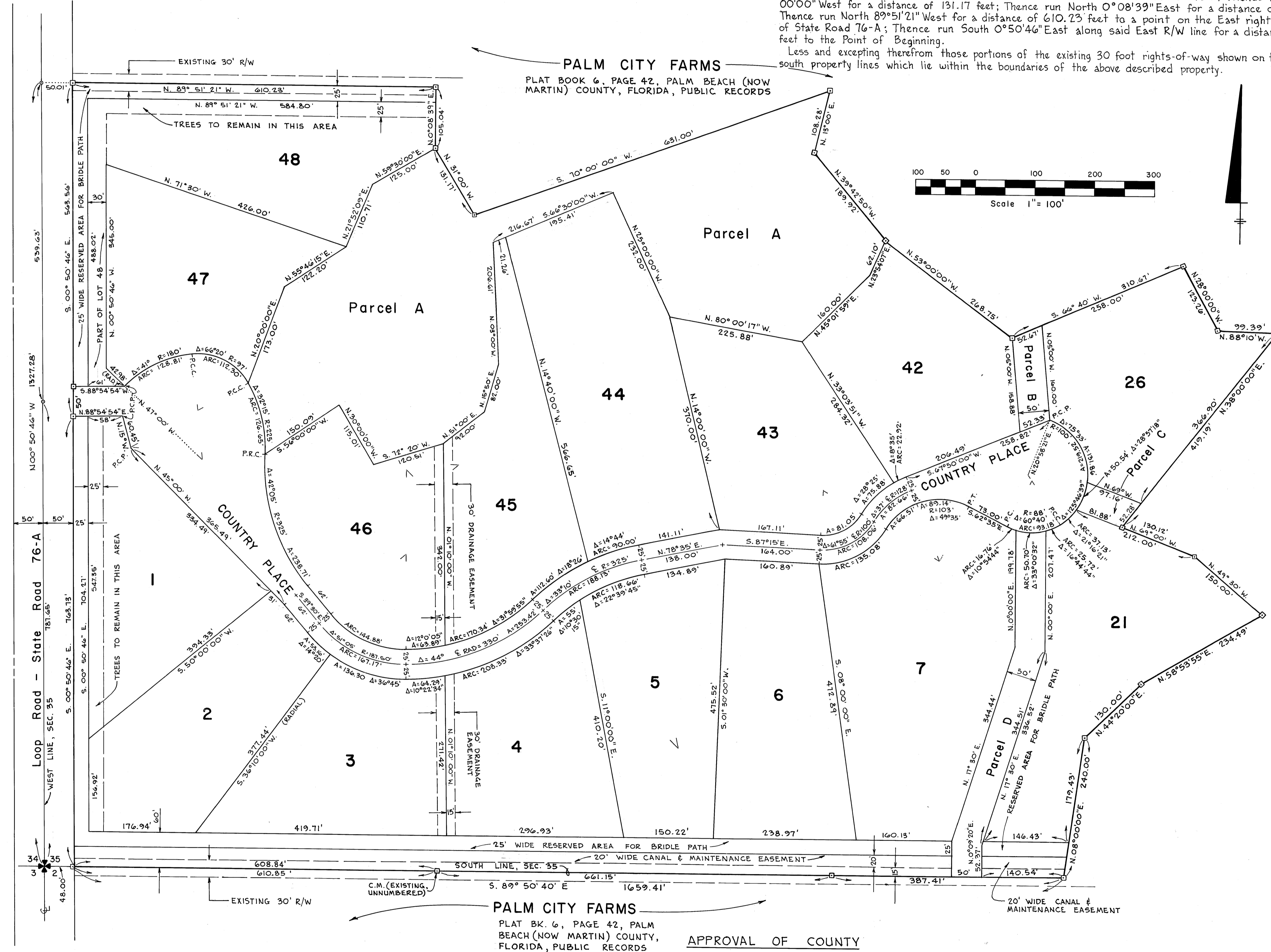
GENERAL NOTES

- All bearings shown are referenced to a bearing of N.0°50'46"W. on the West line of Section 35 (E of State Road 76-A)
- All side lot lines to have 10' wide utilities, access & drainage easement (5' either side of lot line).
- Indicates location of Permanent Reference Monuments (P.R.M.)
- Crosses on road centerlines indicate location of Permanent Control Points (P.C.P.); Other P.C.P.'s to be located as shown.
- Parcel A is a common area reserved for lakes, lake maintenance and bridle paths.
- Parcels B, C, and D are areas reserved for future road rights-of-way.
- All lot lines contiguous to existing & future road right-of-way lines are subject to a 20' wide easement for utilities & bridle paths.

LEGAL DESCRIPTION

Beginning at the Southwest corner of Section 35, Twp 38 South, Rge 40 East, Martin County, Fla., proceed South 89°50'40" East along the South line of Section 35 for a distance of 50.01 feet to the Point of Beginning of the following described parcel:
Thence continue South 89°50'40" East along said South line for a distance of 1657.40 feet; Thence run North 08°00'00" East for a distance of 240.00 feet; Thence run North 44°20'00" East for a distance of 130.00 feet; Thence run North 58°53'55" East for a distance of 234.49 feet; Thence run North 49°30'00" West for a distance of 150.00 feet; Thence run North 69°00'00" West for a distance of 130.12 feet; Thence run North 38°00'00" East for a distance of 419.19 feet; Thence run North 88°10'00" West for a distance of 99.39 feet; Thence run North 28°00'00" West for a distance of 123.26 feet; Thence run South 66°40'00" West for a distance of 310.67 feet; Thence run North 53°00'00" West for a distance of 268.75 feet; Thence run North 39°42'50" West for a distance of 189.92 feet; Thence run North 13°00'00" East for a distance of 108.28 feet; Thence run South 70°00'00" West for a distance of 631.00 feet; Thence run North 31°00'00" West for a distance of 131.17 feet; Thence run North 0°08'39" East for a distance of 105.04 feet; Thence run North 89°51'21" West for a distance of 610.23 feet to a point on the East right-of-way line of State Road 76-A; Thence run South 0°50'46" East along said East R/W line for a distance of 1327.29 feet to the Point of Beginning.

Less and excepting therefrom those portions of the existing 30 foot rights-of-way shown on the north and south property lines which lie within the boundaries of the above described property.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, W. R. Scott, individually and as Trustee, do hereby certify that I am the owner of the property described hereon and do hereby dedicate all of the streets, common areas, bridle paths, lakes and creeks shown on this plat of COUNTRY PLACE · PHASE ONE to the COUNTRY PLACE HOMEOWNERS' ASSOCIATION, INC., for the use of the owners of lots in COUNTRY PLACE. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such streets, common areas, bridle paths, lakes or creeks.

The utility easements shown on this plat of COUNTRY PLACE · PHASE ONE, may be used for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County. Where utility easements are also bridle paths or common areas, the use for utility easement shall not restrict the use for bridle path purposes.

Signed and sealed this 16th day of JUNE, 1977.

Signed, sealed and delivered in the presence of:

WITNESS: Mary A. Maigle
WITNESS: Berna E. Lukas

W. R. Scott
W. R. Scott, Trustee

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared W.R. Scott, individually and as Trustee, to me well known, and he acknowledged that he, executed the foregoing dedication. Witness my hand and official seal this 16th day of June, 1977.

Berna E. Lukas
Notary Public, State of Florida at large
My Commission expires: March 28, 1981

MORTGAGE HOLDER'S CONSENT

Tadeusz Sendzimir and Berthe M. Sendzimir, husband and wife, hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon, and do hereby consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

Signed and sealed this Fifth day of May, 1977.

Signed, sealed and delivered in the presence of:

Mary Tilton WITNESS
Robert Montgomery WITNESS

Tadeusz Sendzimir
Tadeusz Sendzimir
Berthe M. Sendzimir
Berthe M. Sendzimir

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared Tadeusz Sendzimir and Berthe M. Sendzimir, to me well known, and they acknowledged that they executed the foregoing instrument.

Witness my hand and official seal this Fifth day of May 1977.

Mary Tilton
NOTARY PUBLIC
State of Florida at large
My Commission expires: March 11, 1979

TITLE CERTIFICATION

LAWYERS TITLE SECURITY AGENCY, INC., by its undersigned Vice-President and Title Officer, hereby certifies that the record title of the herein described lands is vested in W.R. SCOTT, as Trustee, as by the Certificate of Ownership elsewhere hereon appearing:

All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

- Mortgagee: TADEUSZ SENDZIMIR and BERTHE M. SENDZIMIR
Mortgagor: W. R. SCOTT, TRUSTEE
Mortgage dated October 11, 1972, and recorded in O.R. Book 347, Pages 2113 thru 2117, Martin County Public Records.

Dated this 16th day of June, 1977.

LAWYERS TITLE SECURITY AGENCY, INC.

BY: Jesse Wright
JESSE WRIGHT, Vice-President and Title Officer
218 N. Colorado Ave., Stuart, Florida 33494

SURVEYOR'S CERTIFICATE

I, D. P. DeBerry, do hereby certify that this plat of COUNTRY PLACE · Phase One is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes.

D. P. DeBerry
D. P. DeBerry, Registered Land Surveyor
Florida Registration No. 1446

APPROVAL OF COUNTY

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

James B. Winn
County Engineer · June 16, 1977
John J. Canady
County Attorney · June 20, 1977
Board of County Commissioners
Martin County, Florida
BY: John J. Canady
Chairman · June 16, 1977
ATTEST: Louise V. Isaacs
Clerk · Charlotte Burkey

PALM CITY FARMS
PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS