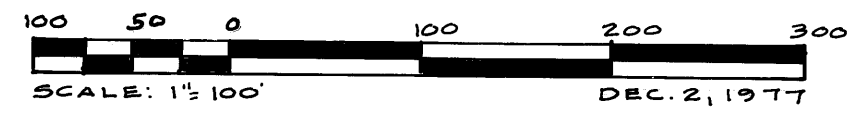


FILED FOR RECORD  
MARTIN COUNTY, FLA.  
78 MAR 10 P2:18  
LOUISE V. ISAACS  
CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_ D.C.

**CERTIFICATE OF APPROVAL OF COUNTY CLERK**  
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida hereby certify that this plat filed for record in Plat Book \_\_\_\_\_ Page 41 Martin County, Florida, public records, this 10th day of March 1978  
LOUISE V. ISAACS  
Clerk of Circuit Court  
Martin County, Florida  
File No: 298514 By: Charlotte Bunkey  
DEPUTY CLERK



# HIDDEN BAY

LOCATED IN SECTION 1, TOWNSHIP 38 S., RANGE 40E., MARTIN COUNTY, FLORIDA

**DESCRIPTION:** The Northeast one quarter of the Southwest one quarter and the Northwest one quarter of the Southeast one quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida lying West of Bessey Creek.

UNPLATTED

NOTE: BEARINGS ARE BASED ON BEARINGS TAKEN FROM R/W MAP OF MURPHY RD.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Benda Properties, Inc., a Florida corporation by and through its undersigned officers does hereby certify that it is the owner of the property described hereon and does hereby dedicate all of the streets, walkways and thoroughfares shown on this plat of HIDDEN BAY to the use of the public.

The utility easements shown on this plat of HIDDEN BAY 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.

Signed And Sealed this 5th day of December, 1977 on behalf of said corporation by its President and attested to by its Secretary.

Signed, sealed and delivered in the presence of:  
By: Theodore Benda  
THEODORE BENDA  
WITNESS W. Williams  
Attest: Joseph Lauria, Jr.  
JOSEPH LAURIA, JR.

**ACKNOWLEDGMENT**

Before me, the undersigned notary public, personally appeared Theodore Benda and Joseph Lauria, Jr., to me well known to be the President and Secretary, respectively of Benda Properties, Inc., a Florida corporation, and they acknowledged that they executed such instruments as such officers of said corporation.

My Commission expires: Feb. 12, 1978  
Lynne R. Wilton  
NOTARY PUBLIC, State of Florida at large

**MORTGAGE HOLDER'S CONSENT**

The undersigned mortgagee hereby joins in and consents to the areas dedicated hereon which they might claim under the mortgage held by them on said property.  
In Witness, whereof, the undersigned corporation has caused these presents to be executed by Ronald F. Mitchell its President and attested by Roy Anderson its Secretary.

Attest: Roy Anderson  
SECRETARY  
By: Ronald F. Mitchell  
PRESIDENT  
JENSEN BEACH BANK

**ACKNOWLEDGMENT**

Before me, the undersigned notary public, personally appeared Ronald F. Mitchell and he acknowledged that he executed such instrument as such officer of Jensen Beach Bank.  
Witness my hand and official seal this 7th day of February, 1977.  
My Commission expires: Jan. 23, 1979  
William D. Anderson, Jr.  
NOTARY PUBLIC, State of Florida at large

**TITLE CERTIFICATION**

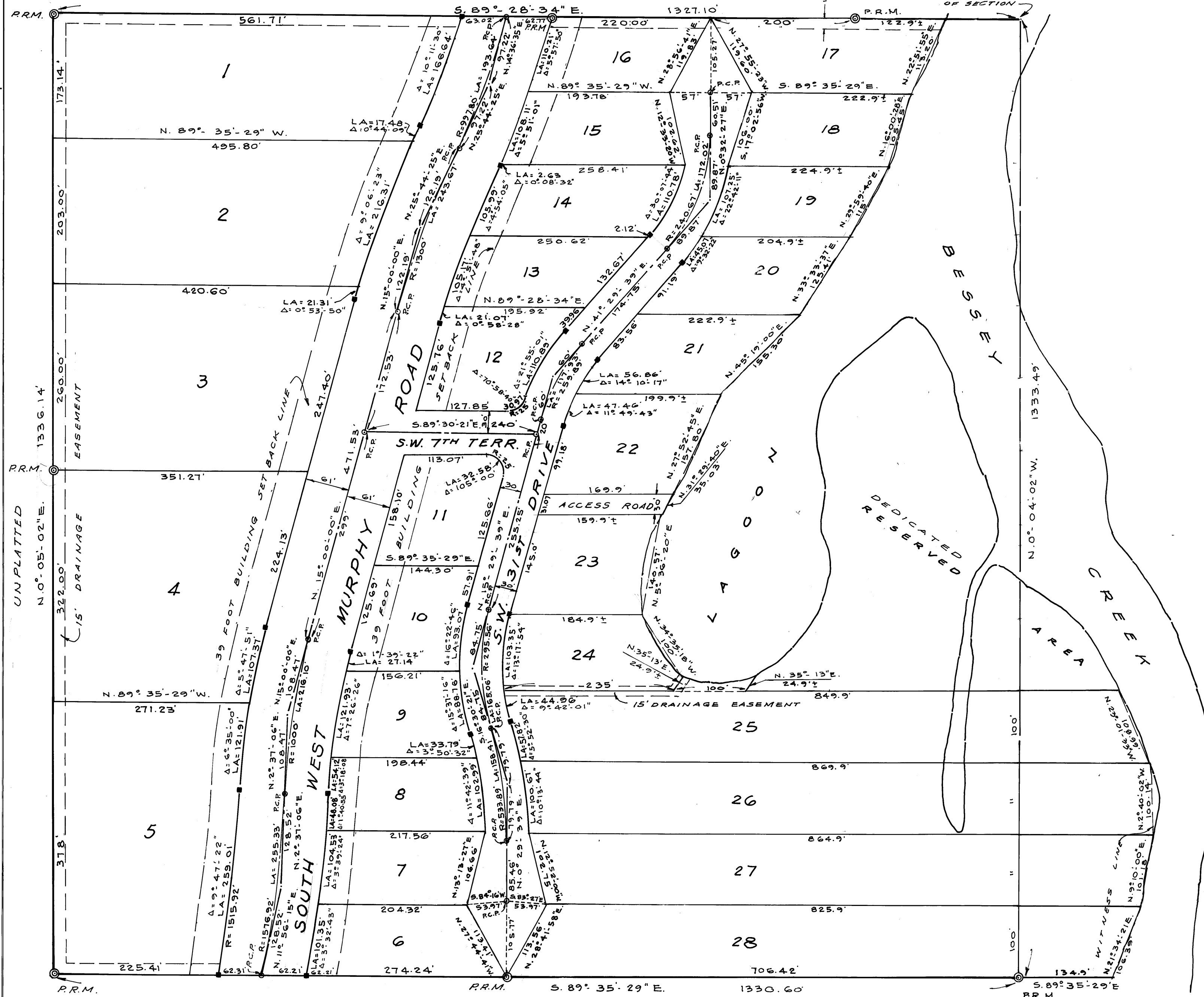
I, William Dale Anderson, Jr., a member of the Florida Bar, hereby certify that: 1) Apparent record title is in the corporation which executed the dedication hereon. 2) All mortgages not satisfied or released of record encumbering the lands described hereon are as follows: Mortgagee: Theodore Benda. Mortgagee: Jensen Beach Bank. Dated July 15, 1977 and recorded in Official Records Book 424, Page 824, Public Records of Martin County, Florida.  
Dated this 5th day of December 1977.  
William D. Anderson, Jr.  
WILLIAM DALE ANDERSON, JR., ATTORNEY AT LAW

**APPROVAL OF COUNTY**

This Plat is hereby approved by the undersigned on the date or dates indicated.  
John V. Isaacs  
COUNTY ENGINEER  
March 9, 1978  
John V. Isaacs  
COUNTY ATTORNEY  
March 9, 1978  
Marsha Stiller  
CHAIRMAN, MARTIN COUNTY, FLORIDA  
March 9, 1978  
BOARD OF COUNTY COMMISSIONERS  
of Martin County, Florida  
CHAIRMAN, MARTIN COUNTY, FLORIDA  
Marsha Stiller, 1978

**SURVEYOR'S CERTIFICATE**

I, W. Ladon Williams, do hereby certify that this plat of HIDDEN BAY 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 the requirements of Chapter 177, Florida Statutes.  
W. Ladon Williams  
W. LADON WILLIAMS  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1272



See Surveyors Affidavit recorded in O.R. Book 449 Pg. 390 Marsha Stiller Clerk of Circuit Court, by C.A. Vierra, D.C. July 21, 1978.

See Surveyors Affidavit recorded in O.R. Book 525 Pg. 2286, Marsha Stiller Clerk of Court, July 14, 1981, by C.A. Vierra D.C.

**GENERAL NOTES**

- Denotes concrete monuments (unnumbered)
- Twenty foot building set-back on S.W. 31st Drive
- Ten foot maintenance easement on Lot 6 & 2B
- No access to Lots 6 thru 16, incl. to West Murphy Road.
- No building below the 6 foot contour except on stiffs.
- No construction or filling below the 4 foot contour line.
- Dedicated reserved area herein platted shall be used or retained for environmental, educational or scientific purposes.

M & W LAND MINOR PLAT 1  
PLAT BOOK G, PAGE 74