

TOWN and COUNTRY ESTATES - Phase Two

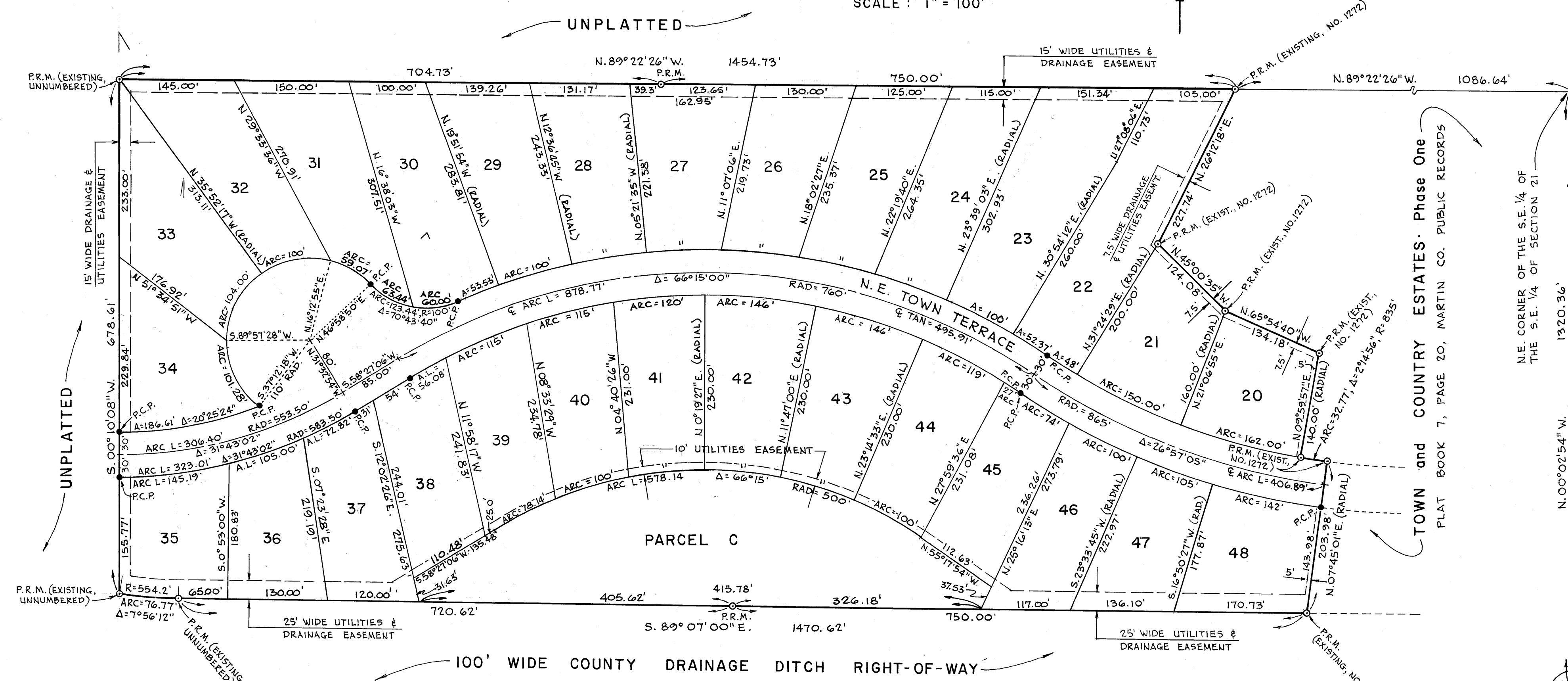
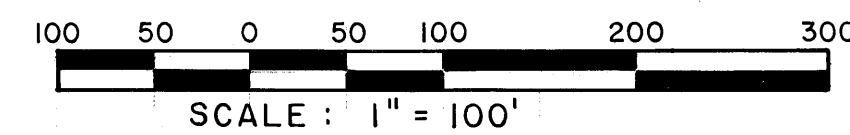
A SUBDIVISION IN SECTION 21, TWP 37 S, RANGE 41 E, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

Beginning at the Southeast corner of Section 21, Township 37 South, Range 41 East, Martin County, Florida, proceed North 00°02'54" West along the east line of Section 21 for a distance of 1320.36 feet to the Northeast corner of the SE 1/4 of the SE 1/4 of Section 21; Thence run North 89°22'26" West along the North line of the SE 1/4 of the SE 1/4 of Section 21 for a distance of 1086.64 feet to the Point of Beginning for the following described parcel:
 Thence continue North 89°22'26" West for a distance of 1454.73 feet to a point; Thence run South 00°10'08" West for a distance of 678.61 feet to a point on a curve to the left or northerly, said curve having a radius of 554.20 feet; Thence run easterly along the arc of this curve through a central angle of 07°56'12" for a distance of 76.77 feet to the end of this curve; Thence run South 89°07'00" East for a distance of 1470.62 feet to a point; Thence run North 07°45'01" East for a distance of 203.98 feet to a point on curve to the right or northerly, said curve having a radius of 835 feet; Thence run westerly along the arc of this curve through a central angle of 2°14'56" for a distance of 32.77 feet to a point; Thence run North 09°59'57" East for a distance of 140.00 feet to a point; Thence run North 65°54'40" West for a distance of 134.18 feet to a point; Thence run North 45°00'35" West for a distance of 124.08 feet to a point; Thence run North 26°12'18" East for a distance of 227.74 feet to the Point of Beginning.

GENERAL NOTES

- All side lot lines to have 10' wide utilities, access and drainage easement (5' either side of lot line) except where otherwise shown.
- All front lot lines to have 10' wide utilities easement.
- Each lot is at least 1/2 acre (21,780 sq. ft.) in size. No lot splits to be allowed in the future.
- "Parcel C" is an area reserved for storm water management. It is to be dedicated to Town and Country Estates - Phase Two Homeowner's Association.



SOUTHEAST CORNER, SECTION 21, TWP 37 S, RGE 41 E, 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 43, Martin County, Florida, public records, this 17th day of March, 1978.

Louise V. Isaacs, Clerk
 Circuit Court
 Martin County, Florida
 BY: Charlotte Burkley
 Deputy Clerk

File No.
199153

CERTIFICATE OF OWNERSHIP AND DEDICATION

JENSEN DEVELOPMENT, 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 TOWN and COUNTRY ESTATES - Phase Two to the use of the public, and also hereby dedicate Parcel C shown hereon to the Town and Country Estates Homeowner's Association, Inc., for the use of the owners of lots in TOWN and COUNTRY ESTATES.

The utility easements shown on this plat of TOWN and COUNTRY ESTATES - Phase Two 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 20th day of FEBRUARY, 1978 on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Thomas E. Smith, Jr.
 Thomas E. Smith, Jr., its Secretary

JENSEN DEVELOPMENT, INC.
 BY: Tom E. Smith
 Tom E. Smith, its President

ACKNOWLEDGMENT STATE OF FLORIDA - COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Tom E. Smith and Tom E. Smith, Jr., to me well known to be the President and Secretary, respectively, of JENSEN DEVELOPMENT, INC., a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 20th day of FEBRUARY, 1978.

Paul P. Kenzler
 Notary Public, state of Florida at large - My commission expires: _____

MORTGAGE HOLDER'S CONSENT

Stuart Lakes, Inc., a Florida corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage to such dedication.

Signed and sealed this 1st day of MARCH, 1978, on behalf of Stuart Lakes, Inc. by its President and attested to by its Secretary.

ATTEST: Jacqueline Flick
 Jacqueline Flick, its Secretary

STUART LAKES, INC.
 BY: Jerry Flick
 Jerry Flick, its President

ACKNOWLEDGMENT STATE OF FLORIDA - COUNTY OF

Before me, the undersigned notary public, personally appeared Jerry Flick and Jacqueline Flick, to me well known to be the President and Secretary, respectively, of Stuart Lakes, Inc., a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 1st day of MARCH, 1978.

Violet P. Gillis
 Notary public, state of Florida at large
 My commission expires: 1-29-79

MORTGAGE HOLDER'S CONSENT

Midwest Mortgage Company, a Florida corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage to such dedication.

Signed and sealed this 1st day of MARCH, 1978, on behalf of Midwest Mortgage Company by its President and attested to by its Secretary.

ATTEST: Tamara Dominguez
 Tamara Dominguez, its Secretary

MIDWEST MORTGAGE COMPANY
 BY: L.J. Harris
 L.J. Harris, its President

ACKNOWLEDGMENT STATE OF FLORIDA - COUNTY OF

Before me, the undersigned notary public, personally appeared L.J. Harris and Tamara Dominguez, to me well known to be the President and Secretary, respectively, of Midwest Mortgage Company, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 1st day of MARCH, 1978.

Violet P. Gillis
 Notary public, state of Florida at large
 My commission expires: JUNE 9, 1980

MORTGAGE HOLDER'S CONSENT

Southeast First National Bank of Miami, a national banking association, by and through its undersigned officer hereby certifies that it is the holder and assignee of a certain mortgage on the land described hereon and does hereby consent to the dedications hereon and does subordinate its interest in said mortgage to such dedications.

Signed and sealed this 1st day of MARCH, 1978, on behalf of Southeast First National Bank of Miami by its Assistant Vice President and attested to by its Assistant Cashier.

ATTEST: B.J. Gilberg
 B.J. Gilberg, its Assistant Cashier

Southeast First National Bank of Miami
 BY: J.C. Heath
 J.C. Heath, its Assistant Vice-President

ACKNOWLEDGMENT STATE OF FLORIDA - COUNTY OF

Before me, the undersigned notary public, personally appeared J.C. Heath and B.J. Gilberg, to me well known to be the Assistant Vice-President and Assistant Cashier, respectively, of Southeast First National Bank of Miami, a national banking association, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 1st day of MARCH, 1978.

Violet P. Gillis
 Notary Public, State of Florida at large
 My Commission expires: 1-29-79

SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of TOWN and COUNTRY ESTATES - Phase Two 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 117, Florida Statutes.

W.L. Williams
 W.L. Williams, Registered Land Surveyor
 Florida Registration No. 1272

TITLE CERTIFICATION

I, J. Stockton Bryan, a member of the Florida Bar, hereby certify that apparent record title to the land described and shown on this plat is in the name of the person, persons, corporation or other entity executing the dedication hereon.

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

- Mortgage executed by Stuart Lakes, Inc., a Fla. corporation, to Midwest Mortgage Co. dated Oct. 1, 1973, filed Oct. 2, 1973, in OR Book 364, Page 103, public records of Martin County, Fla.; which mortgage was assigned to the Southeast First National Bank of Miami, by assignment dated Nov. 1, 1973, & recorded on June 12, 1975, in O.R. Book 386, Page 2308, public records of Martin County, Florida.
- Mortgage executed by Jensen Development, Inc. to Stuart Lakes, Inc., dated July 13, 1977, and recorded in O.R. Book 424, Page 219, public records of Martin County, Florida.
- Mortgage executed by Jensen Development, Inc. to Midwest Mortgage Company, dated July 13, 1977, and recorded in O.R. Book 424, Page 212, public records of Martin County, Florida.

Dated this 16th day of March, 1978.
J. Stockton Bryan
 J. Stockton Bryan, Attorney-at-Law
 256 Osceola St., Stuart, Fla. 33494

APPROVAL OF COUNTY

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

James W. Winer
 County Engineer
 March 10, 1978

John A. Arnold
 County Attorney
 March 9, 1978

Planning and Zoning Commission
 Martin County, Florida

Board of County Commissioners
 Martin County, Florida

BY: John A. Arnold, Chairman
 MARCH 10, 1978

BY: John A. Arnold, Chairman
 MARCH 14, 1978

ATTEST: Louise V. Isaacs
 Clerk by Charlotte Burkley