

FILED FOR RECORD
MARTIN COUNTY, FLA.
78 JUN 29 P2: 23
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____ D.C.

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 20, Martin County, Florida, public records, this 29th day of June 1978.
Louise V. Isaacs, Clerk
Circuit Court, Martin Co., Fla.
File No. 309356
By: Charlotte Burkley
Deputy Clerk

TIMBERWICK - PHASE ONE

A SUBDIVISION IN THE SOUTHEAST ONE QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

Commence at the S.E. corner of Section 21, Twp. 37 S., Rge. 41 E., Martin County, Florida, and run North 00°02'54" West along the east line of Section 21 for a distance of 1320.36 feet to the N.E. corner of the S.E. 1/4 of the S.E. 1/4 of Section 21; Thence run North 89°22'26" West along the 1/4, 1/4 line for a distance of 50.00 feet to the Point of Beginning for the following described parcel;
Thence continue North 89°22'26" West for a distance of 450.00 feet; Thence run North 00°37'34" East for a distance of 220.58 feet; Thence run North 62°16'48" West for a distance of 51.40 feet; Thence run North 65°33'28" West for a distance of 113.94 feet; Thence run North 40°42'40" West for a distance of 62.97 feet to a point of curvature on a curve concave to the south-west having a radius of 326.93 feet; Thence run northwesterly along the arc of this curve through a central angle of 40°18'42" and an arc distance of 230.02 feet to a point of tangency; Thence run North 81°01'22" West for a distance of 91.29 feet; Thence run North 49°11'22" West for a distance of 103.11 feet; Thence run North 29°12'41" West for a distance of 229.22 feet; Thence run North 20°21'22" West for a distance of 116.53 feet; Thence run North 41°00'00" West for a distance of 179.31 feet; Thence run North 00°02'36" East for a distance of 355.22 feet; Thence run South 89°16'58" East for a distance of 634.79 feet; Thence run South 0°02'54" East for a distance of 636.85 feet to a point of intersection with the westerly right-of-way line of State Road 723; Thence run South 0°02'54" East along said right-of-way line for a distance of 956.67 feet to the Point of Beginning.

CERTIFICATE OF OWNERSHIP and DEDICATION

SAM RHODES CONSTRUCTION, 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, parks & Parcel A shown on this plat of TIMBERWICK, Phase One, to the use of the public.

The utility easements shown on this plat of TIMBERWICK, 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.

Signed and sealed this 22nd day of May, 1978 on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Elaine M. Rhodes Secretary
SAM RHODES CONSTRUCTION, INC.
BY: Samuel N. Rhodes, Jr. President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
Before me, the undersigned Notary Public, personally appeared Samuel N. Rhodes, Jr., and Elaine M. Rhodes, to me well known to be the President and Secretary, respectively, of SAM RHODES CONSTRUCTION, 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 22nd day of May, 1978.
Samuel N. Rhodes, Jr.
Notary Public, State of Florida at Large
My commission expires: March 11, 1981

MORTGAGE HOLDER'S CONSENT

AMERICAN BANK OF MARTIN COUNTY, a Florida Banking Corporation, by & 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 23rd day of May, 1978, on behalf of AMERICAN BANK OF MARTIN COUNTY by its President and attested to by its Secretary.

ATTEST: A. D. Sheffield, Jr. Secretary
AMERICAN BANK OF MARTIN COUNTY
BY: J. M. Brown President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
Before me, the undersigned Notary Public, personally appeared J.M. Brown and A.D. Sheffield, Jr., to me well known to be the President & Assist Vice-Pres., respectively, of AMERICAN BANK OF MARTIN COUNTY, a Florida Banking Corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand and official seal this 23rd day of May, 1978.
J. M. Brown
Notary Public, State of Florida at Large
My Commission Expires: Sept. 20, 1981

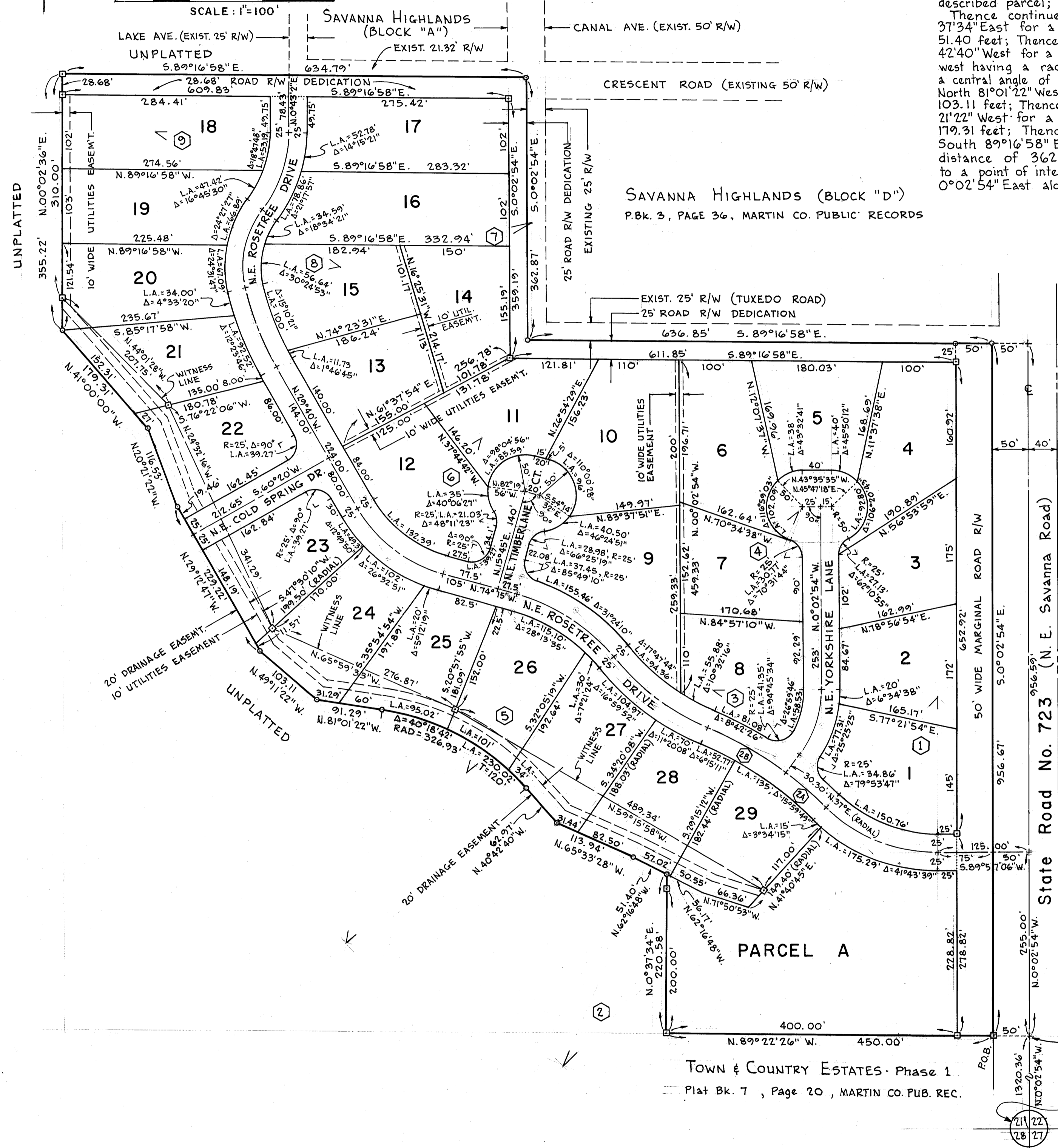
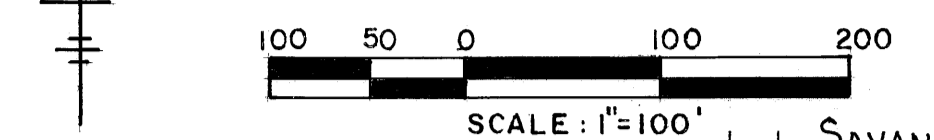
TITLE CERTIFICATION

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 SAM RHODES CONSTRUCTION, INC., 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: AMERICAN BANK OF MARTIN COUNTY, a Florida Banking Corporation
Mortgagor: SAM RHODES CONSTRUCTION, INC., a Florida Corporation
Mortgage dated December 13, 1977 and recorded in O.R. Book 433, Page 1507, Public Records of Martin County, Florida.

Dated this 22nd day of May, 1978.
LAWYERS TITLE SECURITY AGENCY, INC.
BY: J. M. Wright
JESSE WRIGHT, Vice-President and Title Officer
218 N. Colorado Ave., Stuart, Florida 34994



CENTERLINE CURVE DATA

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT
①	45°17'54"	215.69'	170.53'	90.00'
②	22°15'00"	508.53'	197.48'	100.00'
③	8°15'00"	"	73.22'	36.67'
④	14°00'00"	"	124.26'	62.44'
⑤	37°02'54"	149.23'	96.49'	50.00'
⑥	28°20'00"	328.82'	162.60'	83.00'
⑦	35°35'00"	258.64'	160.63'	83.00'
⑧	44°35'00"	195.14'	151.84'	80.00'
⑨	16°57'06"	402.63'	119.12'	60.00'
⑩	48°59'14"	131.70'	112.60'	60.00'
⑪	35°33'18"	187.13'	116.12'	60.00'

GENERAL NOTES

- All side lot lines to have a 6 foot wide drainage & utilities easement (3' each side of lot line) except where otherwise shown.
- Indicates location of permanent reference monuments (PRM's)
- Crosses on road centerlines & in cul-de-sacs indicate locations of permanent control points (PCP's)
- Each lot has a minimum area of 1/2 acre (21,780 sq. ft.). No lot splits to be allowed in the future.
- Parcel A shown at left is an area reserved for purposes of storm water retention and recreation.
- All bearings shown are referenced to a bearing of N.0°02'54"W. on the centerline of State Road 723.
- Lots 1, 2 & 3 to have access from N.E. Yorkshire Lane only.
Lot 4 shall have no access onto S.R. No. 723

APPROVAL OF COUNTY

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

James B. Winn County Engineer June 27, 1978
J. M. Wright County Attorney June 27, 1978
Planning and Zoning Commission
Martin County, Florida
BY: W. L. Williams Chairman June 27, 1978
Board of County Commissioners
Martin County, Florida
BY: Louise V. Isaacs Chairman June 27, 1978
ATTEST: Louise V. Isaacs Clerk
By Charlotte Burkley D.C.

SURVEYORS CERTIFICATE

I, W. L. Williams do hereby certify that this plat of TIMBERWICK, 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.

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