

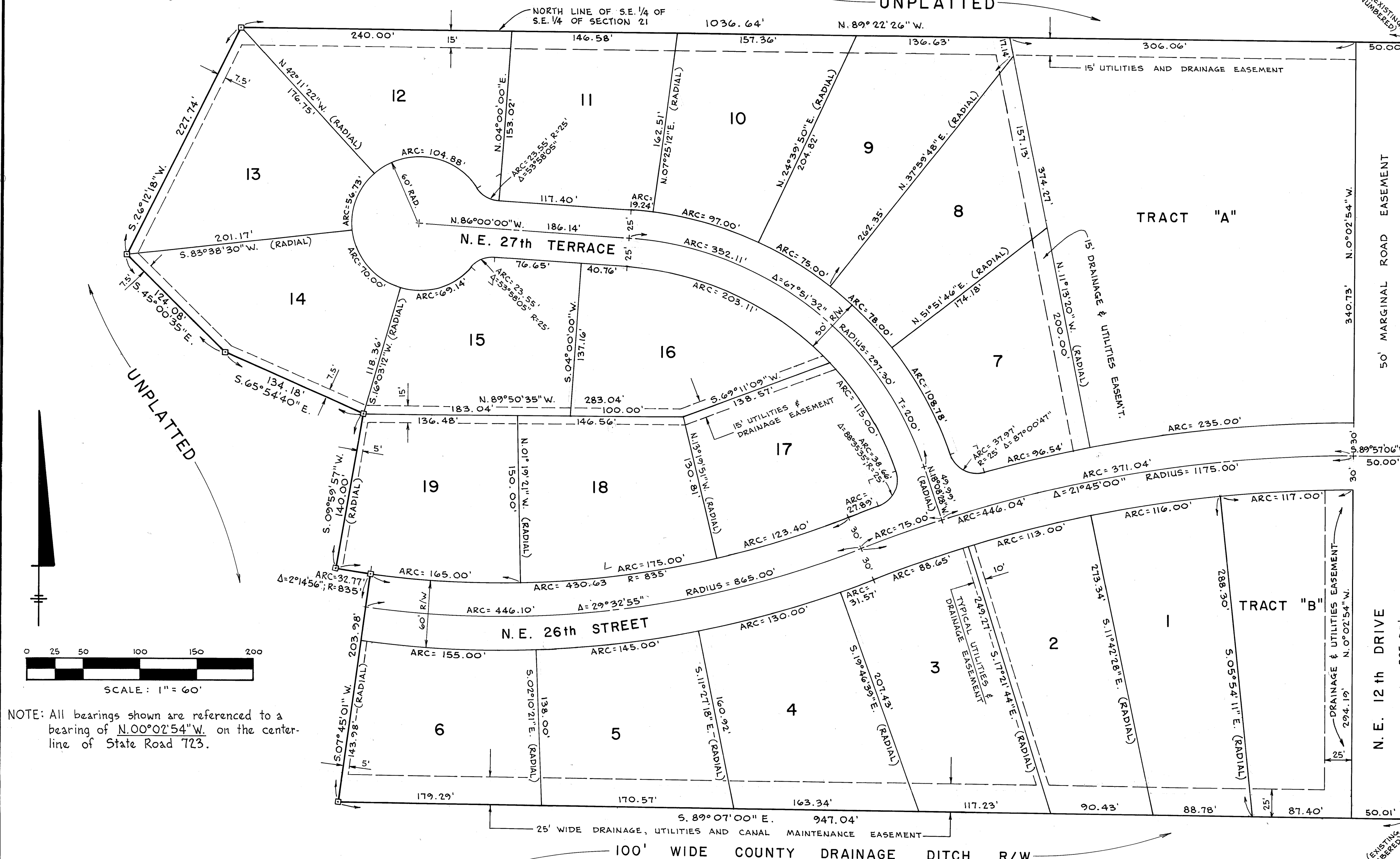
TOWN and COUNTRY ESTATES · PHASE ONE

A SUBDIVISION IN SECTION 21,
TOWNSHIP 37 SOUTH, RANGE 41
EAST, MARTIN COUNTY, FLORIDA

CLERK'S RECORDING CERTIFICATE
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, hereby certify that this plat was filed for record in Plat Book 7, Page 20, Martin County, Florida, public records this 11th day of July, 1977.
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey
Deputy Clerk
File No. 277765

LEGAL DESCRIPTION

Beginning at the Southeast corner of Section 21, Twp. 37 S., Rge. 41 E., Martin County, Florida, proceed N.00°02'54"W. along the East line of Section 21 for a distance of 1320.36' feet to the Northeast corner of the S.E. 1/4 of the S.E. 1/4 of Section 21; Thence run N.89°22'26"W. along the North line of the S.E. 1/4 of the S.E. 1/4 of Sect. 21 for a distance of 50.00 feet to the Point of Beginning for the following described parcel:
Thence continue N.89°22'26"W. along said North line for a distance of 1036.64 feet to a point; Thence run S.26°12'18"W. for a distance of 227.74 feet to a point; Thence run S.45°00'35"E. for a distance of 124.08 feet to a point; Thence run S.65°54'40"E. for a distance of 134.18 feet to a point; Thence run S.09°59'57"W. for a distance of 140.00 feet to a point on a curve concave to the left; said curve having a radius of 835 feet and a central angle of 2°14'56"; Thence run southeasterly along the arc of this curve for an arc distance of 32.77 feet; Thence run South 07°45'01" West for a distance of 203.98 feet to a point; Thence run South 89°07'00" East for a distance of 947.04 feet to a point on the West R/W line of S.R. 723; Thence run North 00°02'54"W. West along said R/W line for a distance of 695.14 feet to the Point of Beginning.



NOTE: All bearings shown are referenced to a bearing of N.00°02'54"W. on the centerline of State Road 723.

TITLE CERTIFICATION

I, J. David Liebman, 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 Florida corporation, to Midwest Mortgage Company, dated Oct. 1, 1973, filed Oct. 2, 1973, in O.R. Book 364, Page 103, Public Records, Martin County, Florida; which mortgage was assigned to the Southeast First National Bank of Miami, by assignment dated Nov. 1, 1973, and recorded on June 12, 1975, in O.R. Book 386, Page 2308, Public Records, Martin County, Florida.
Dated this 14 day of January, 1977.
J. David Liebman
J. David Liebman, Attorney-at-law
633 N. Krome Ave. · Homestead, Fla. 33030

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.
- Indicates location of Permanent Reference Monuments (P.R.M.'s)
- Crosses on road centerlines indicate location of Permanent Control Points (P.C.P.'s)
- Each lot is at least 1/2 acre (21,780 sq. ft.) in size. No lot splits to be allowed in the future.
- All front lot lines to have 10 foot wide utilities easement.

CONSENT OF MORTGAGE HOLDER

Southeast First National Bank of Miami, a national banking association, hereby certifies that it is the holder and assignee of the 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 30th day of December, 1976.
SOUTHEAST FIRST NATIONAL BANK OF MIAMI
BY: G. R. Bruce Walker, Jr., its Vice President
WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF DADE
Before me, the undersigned Notary public, personally appeared G.R. Bruce Walker, Jr., to me well known to be the Vice President of Southeast First National Bank of Miami, a national banking association & he acknowledged before me that he executed such instrument as such officer of said corporation.
Witness my hand and official seal this 30th day of December, 1976.
Walter P. Gillin
Notary public, State of Florida at large
My commission expires: January 24, 1979

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.
J. B. Wain
County Engineer
July 11, 1977, 1977.
Planning and Zoning Commission
Martin County, Florida
BY: [Signature] Chairman
July 11, 1977, 1977.
John J. Kennedy
County Attorney
July 11, 1977, 1977.
Board of County Commissioners
Martin County, Florida
BY: [Signature] Chairman
June 28, 1977, 1977.
ATTEST: _____, Clerk

SURVEYOR'S CERTIFICATE

I, W. L. Williams, do hereby certify that this plat of TOWN and COUNTRY ESTATES · 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

Stuart Lakes, 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 & thoroughfares shown on this plat of TOWN and COUNTRY ESTATES · Phase One to the use of the public.
The utility easements shown on this plat of TOWN and COUNTRY ESTATES · 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 30th day of December, 1976 on behalf of said corporation by its President and attested by its Secretary.

ATTEST: Jacqueline Flick
Jacqueline Flick, its Secretary
BY: Jerry Flick
Signed, sealed & delivered in the presence of: WITNESS: [Signature] WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF DADE
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 30th day of December, 1976.
[Signature]
Notary Public, State of Florida at large
My Commission expires: April 15, 1979

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MARTIN COUNTY, FLORIDA