

FILED FOR RECORD  
MARTIN COUNTY, FLA.  
78 MAR 22 P 3: 34  
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 45, Martin County, Florida, public records, this 22nd day of March, 1978.  
Louise V. Isaacs, Clerk  
Circuit Court  
Martin County, Florida  
BY: Charlotte Burkey  
Deputy Clerk  
File No. 299689

# GREENRIDGE ESTATES

A SUBDIVISION OF PARTS OF SECTIONS 14, 22 and 23,  
TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

### LEGAL DESCRIPTION

BEGINNING at the Northwest corner of said Section 23, thence proceed South 89°33'59" East along the North line of Section 23 for a distance of 199.00 feet to the Easterly right of way line of State Road No. 726 or Citrus Blvd. for the point or place of beginning. (1) Thence proceed South 0°20'15" West along said right of way for a distance of 970.27 feet to a point of curve to the right, said curve having a radius of 3869.72 feet. (2) Thence proceed Southwesterly along the arc of this curve and along said right of way line through a central angle of 31°13'26" for a distance of 2108.84 feet to the point of a compound curve to the right, said curve having a radius of 2914.79 feet. (3) Thence proceed Southwesterly along the arc of said curve and along said right of way line through a central angle of 12°16'57" for a distance of 624.84 feet to a point. (4) Thence proceed South 34°13'19" East for a distance of 553.43 feet to a point on the Northerly right of way line of the St. Lucie canal. (5) Thence proceed North 49°51'10" East for a distance of 624.84 feet to a point. (6) Thence proceed North 31°24'07" East along said canal right of way line for a distance of 4642.98 feet to a point. (7) Thence proceed North 89°30'57" West along the South line of said Section 23. (8) Thence continue North 31°24'07" East along said canal right of way line in Section 14 for a distance of 4642.98 feet to a point. (9) Thence proceed North 89°30'57" West along the South line of said Section 23. (10) Thence proceed South 0°09'04" West for a distance of 0.35 feet to a point of curve to the right or westerly, said curve having a radius of 430.00 feet. (11) Thence proceed Southwesterly along the arc of this curve through a central angle of 80°30'08" for a distance of 604.16 feet to the point of a reverse curve to the left, said curve having a radius of 490.00 feet. (12) Thence proceed Southwesterly along the arc of said curve through a central angle of 54°59'12" for a distance of 467.40 feet to the end of said curve. (13) Thence proceed South 26°00'00" West for a distance of 1144.34 feet to a point. (14) Thence proceed South 31°27'53" West for a distance of 2489.98 feet to a point on the South line of said Section 14. (15) Thence continue South 31°27'53" West for a distance of 30.05 feet to a point of curve to the right or Westerly, said curve having a radius of 25.00 feet. (16) Thence proceed Westerly along the arc of this curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point. (17) Thence proceed North 58°32'07" West for a distance of 16.44 feet to a point of curve to the left or Westerly, said curve having a radius of 390.0 feet. (18) Thence proceed Westerly along the arc of this curve through a central angle of 31°01'52" for a distance of 211.22 feet to the end of this curve. (19) Thence proceed North 89°33'59" West for a distance of 934.28 feet to the Easterly right of way line of said Citrus Blvd. (20) Thence proceed South 0°20'15" West along said right of way line for a distance of 30.00 feet to the point or place of beginning. ALSO, the West 50.0 feet of Lot A of Durrance No. 1 Minor Plat as recorded in Plat Book 6, Page 12, Martin County, Florida, Public Records.  
EXCEPTING from the above descriptions any parcel that is shown as "NOT INCLUDED" on this plat.

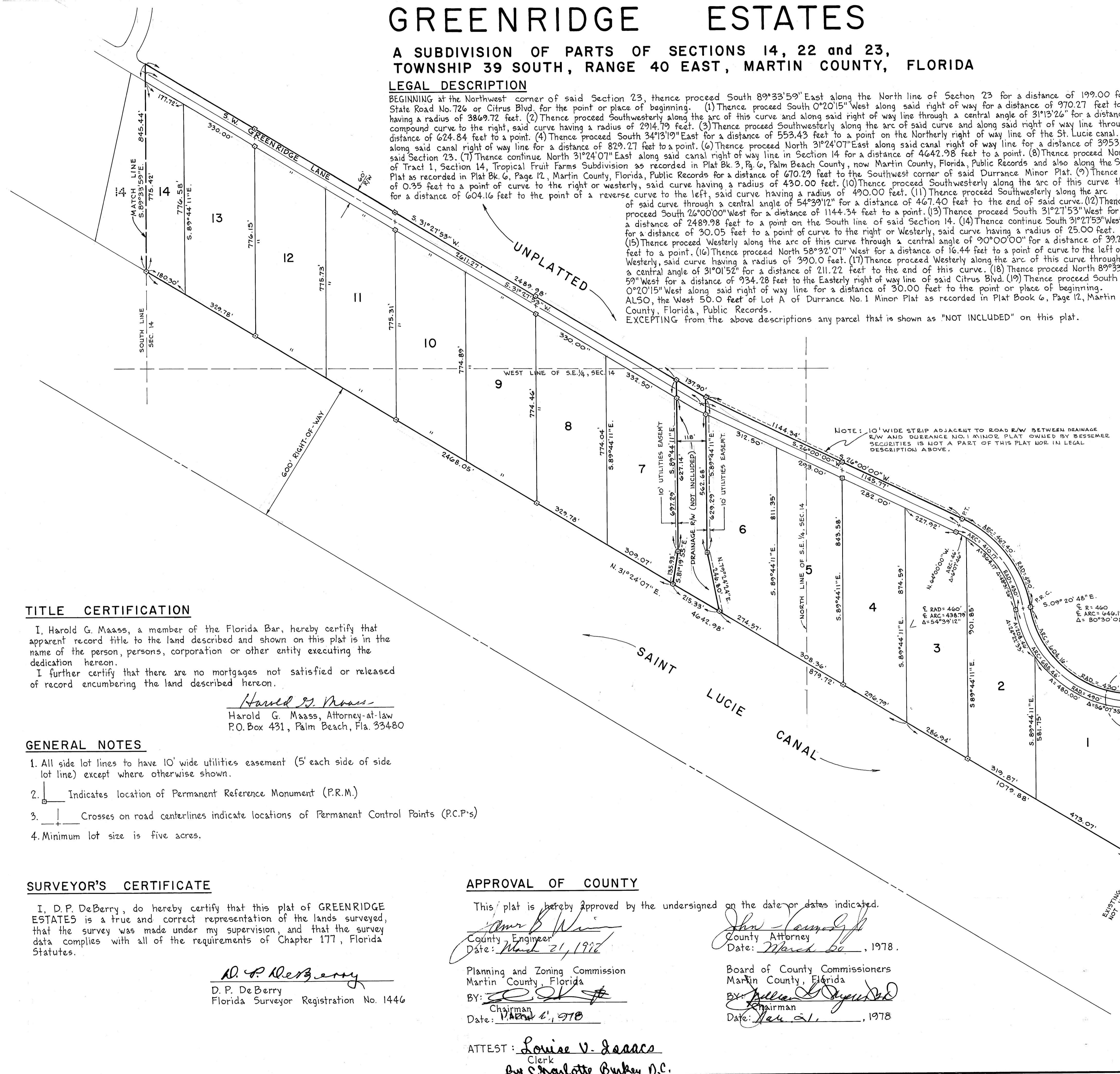
### CERTIFICATE OF OWNERSHIP AND DEDICATION

Bessemer Securities Corporation, a Delaware 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 and thoroughfares shown on this plat of GREENRIDGE ESTATES to the use of the public.  
The utility easements shown on this plat of GREENRIDGE ESTATES 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 6th day of October, 1977, on behalf of said corporation by its Vice President and attested by its assistant secretary.  
BESSEMER SECURITIES CORPORATION

ATTEST:  
Harold G. Maass  
Harold G. Maass, its Assistant Secretary  
BY: Julian Field  
Julian Field, its Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF MARTIN  
Before me, the undersigned notary public, personally appeared Julian Field and Harold G. Maass, to me well known to be the Vice President and Assistant Secretary, respectively, of Bessemer Securities Corporation, a Delaware corporation, and they acknowledged that they executed such instrument as such officers of said corporation.  
Witness my hand and official seal this 6th day of October, 1977.  
Maass C. Schmidt  
Notary Public, state of Fla. at large.  
My Commission expires:  
Aug. 9, 1980



### TITLE CERTIFICATION

I, Harold G. Maass, 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.  
I further certify that there are no mortgages not satisfied or released of record encumbering the land described hereon.  
Harold G. Maass  
Harold G. Maass, Attorney-at-law  
P.O. Box 431, Palm Beach, Fla. 33480

### GENERAL NOTES

- All side lot lines to have 10' wide utilities easement (5' each side of side lot line) except where otherwise shown.
- Indicates location of Permanent Reference Monument (P.R.M.)
- Crosses on road centerlines indicate locations of Permanent Control Points (P.C.P.'s)
- Minimum lot size is five acres.

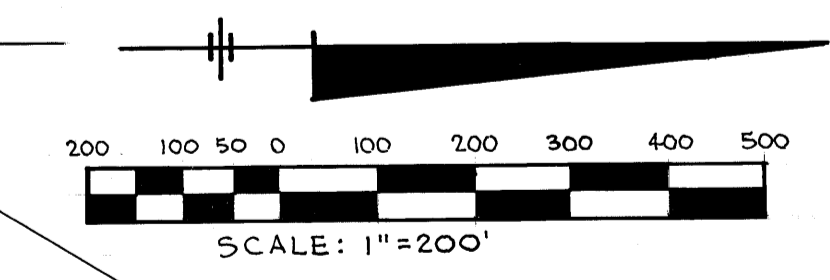
### SURVEYOR'S CERTIFICATE

I, D.P. DeBerry, do hereby certify that this plat of GREENRIDGE ESTATES 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  
Florida Surveyor Registration No. 1446

### APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.  
Mr. B. Wain  
County Engineer  
Date: March 21, 1978  
John Campbell  
County Attorney  
Date: March 20, 1978  
Planning and Zoning Commission  
Martin County, Florida  
BY: [Signature]  
Chairman  
Date: March 21, 1978  
Board of County Commissioners  
Martin County, Florida  
BY: [Signature]  
Chairman  
Date: Jan 21, 1978

ATTEST: Louise V. Isaacs  
Clerk  
By: Charlotte Burkey D.C.



14 11  
13 12