

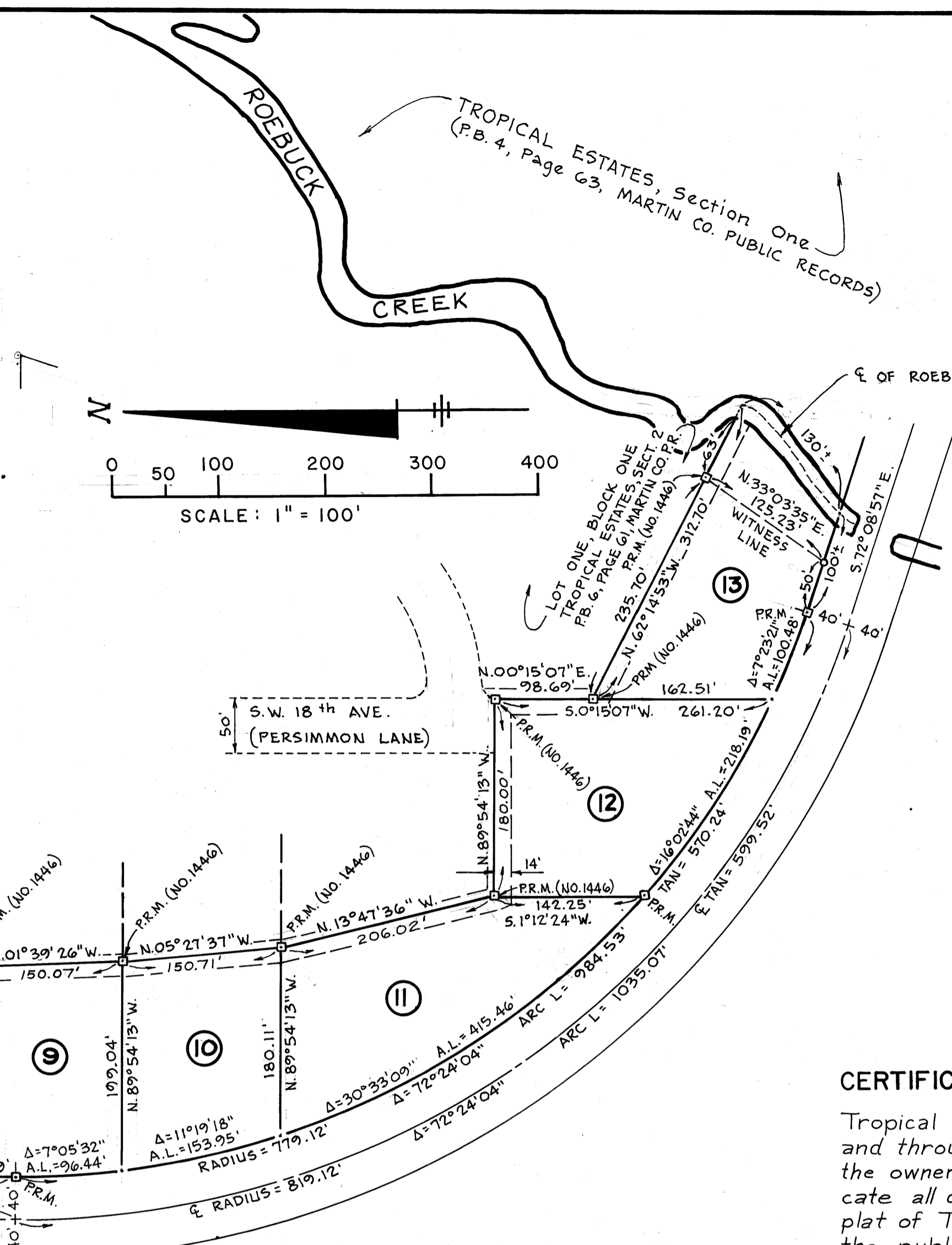
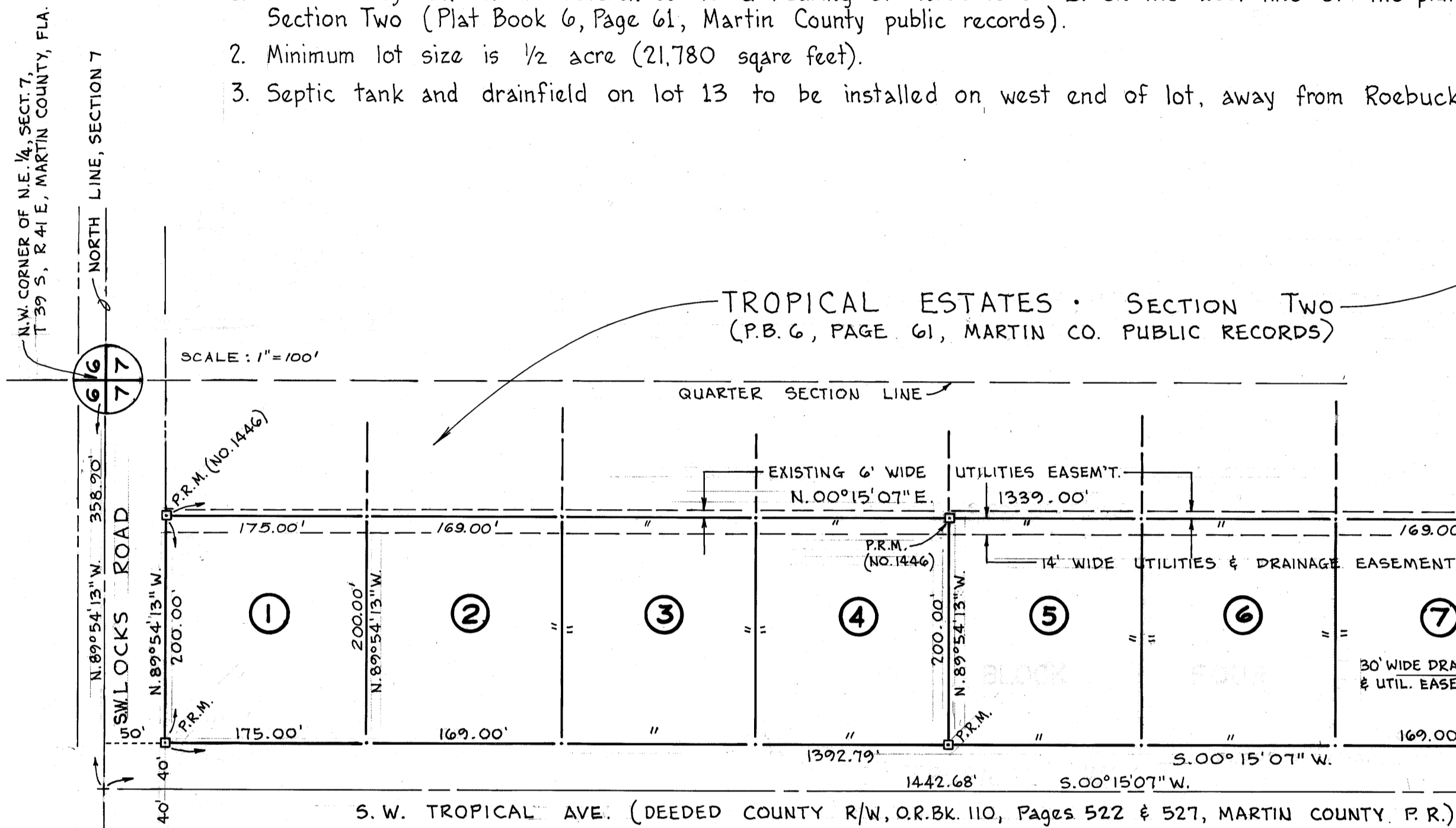
# TROPICAL ESTATES

## SECTION THREE

A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

### GENERAL NOTES

- All bearings shown are referenced to a bearing of N.00°15'07"E. on the west line of the plat of TROPICAL ESTATES - Section Two (Plat Book 6, Page 61, Martin County public records).
- Minimum lot size is 1/2 acre (21,780 square feet).
- Septic tank and drainfield on lot 13 to be installed on west end of lot, away from Roebuck Creek.



FILED FOR RECORD  
MARTIN COUNTY, FLA.  
78 JUN 29 9:42  
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 51, Martin County, Florida, public records, this 29<sup>th</sup> day of June, 1978.

Louise V. Isaacs, Clerk  
Circuit Court  
Martin County, Florida  
File No. 309301 BY: Charlotte Burkey  
Deputy Clerk

### TITLE CERTIFICATION

I William D. Anderson, Jr., a member of the Florida Bar, hereby certify that apparent 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.

Dated this 28<sup>th</sup> day of June, 1978

William D. Anderson, Jr.  
William D. Anderson, Jr.  
Attorney-at-Law  
1451 East Ocean Blvd.  
Stuart, Florida 33494

### CERTIFICATE OF OWNERSHIP AND DEDICATION

Tropical Estates Development Corporation, 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 TROPICAL ESTATES - SECTION THREE to the use of the public.

The utility easements shown on this plat of TROPICAL ESTATES, SECTION THREE 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 28<sup>th</sup> day of June, 1978 on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Fred R. Jette  
Fred R. Jette, its Secretary

TROPICAL ESTATES DEVELOPMENT CORPORATION  
BY: Charles J. Greenlees  
Charles J. Greenlees, its President  
Signed, sealed and delivered in the presence of:  
WITNESS: William B. Loberg  
WITNESS: William B. Loberg

### LEGAL DESCRIPTION - TROPICAL ESTATES - Section 3

Being a parcel of land located in the North 1/2 of Section 7, Township 39 South, Range 41 East, between the County road (O.R. Book 110, Page 522 & 527) "Tropical Way" and the existing plat of Section Two of Tropical Estates as recorded in Plat Book 6, Page 61, all in Martin County Records and more particularly described as follows:

Begin at the point of intersection of the South line of Lot 1, Block 1, Section Two, Tropical Estates and the centerline of Roebuck Creek.

Thence proceed North 62°14'53" West along said South line of lot 1 for a distance of 312.70 feet to a P.R.M.

Thence proceed N. 00°15'07" East for a distance of 98.69 feet to a point.

Thence proceed N. 89°54'13" West for a distance of 180.00 feet to a point.

Thence proceed N. 13°47'36" West for a distance of 206.02 feet to a point.

Thence proceed N. 05°27'37" West for a distance of 150.71 feet to a point.

Thence proceed N. 01°39'26" West for a distance of 150.07 feet to a point.

Thence proceed N. 00°15'07" East for a distance of 1339.00 feet to a point, said point being on the South Right of Way of Locks Road.

Thence proceed N. 89°54'13" West for a distance of 200.00 feet to a point on the Easterly Right of Way of Tropical Way.

Thence proceed S. 00°15'07" West along the Easterly Right of Way of Tropical Way for a distance of 1392.79 feet to the point of beginning of a curve to the left, said curve having a central angle of 72°24'04", a radius of 779.12 feet, and a tangent length of 570.24 feet.

Thence proceed along said Right of Way curve to the Left in a Southeasterly direction for an Arc Length of 984.53 feet to the Point of Tangency of said Curve;

Thence proceed S. 72°08'57" East for a distance of 100 feet, more or less, to the centerline of Roebuck Creek.

Thence meander the Centerline of Roebuck Creek in a northerly direction for a distance of 130 feet, more or less, to the point of beginning.

### MORTGAGE HOLDERS CONSENT

FIRST NATIONAL BANK and TRUST COMPANY of STUART by & through its undersigned officers does hereby certify 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 28<sup>th</sup> day of June, 1978, on behalf of FIRST NATIONAL BANK and TRUST COMPANY of STUART by its First Vice-President and by its Vice-President and Cashier

ATTEST: James C. Anthony III BY: Charles R. Schad  
James C. Anthony III Charles R. Schad

### ACKNOWLEDGMENT STATE OF FLORIDA - COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared Charles R. Schad and James C. Anthony III, to me well known to be the First Vice-President and Vice-President and Cashier respectively of FIRST NATIONAL BANK and TRUST COMPANY of STUART and they acknowledged that they executed such instrument as such officers of said corporation.

Witness my hand & official seal this 28<sup>th</sup> day of June, 1978

James W. Stout  
Notary Public State of Florida at Large  
My Commission Expires: 4-11-81

### APPROVAL OF COUNTY

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

James B. White  
County Engineer 6/27/78

Planning & Zoning Commission  
Martin County, Florida  
BY: Chairman

Board of County Commissioners  
Martin County, Florida  
BY: Chairman  
Date: 6/27/78

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

### SURVEYOR'S CERTIFICATE

I, Arthur H. Speedy, do hereby certify that this plat of TROPICAL ESTATES - Section Three 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.

Arthur H. Speedy  
Arthur H. Speedy, Registered Land Surveyor  
Florida Registration No. 3343

