

# COUNTRY PLACE · PHASE TWO

## RESUBDIVISION OF TRACTS 38, 39, 42 & 43 & 53 THROUGH 55 PALM CITY FARMS PLAT, SECTION 35, TWP 38 S, RGE 40 E MARTIN COUNTY, FLORIDA

### CLERK'S RECORDING CERTIFICATE

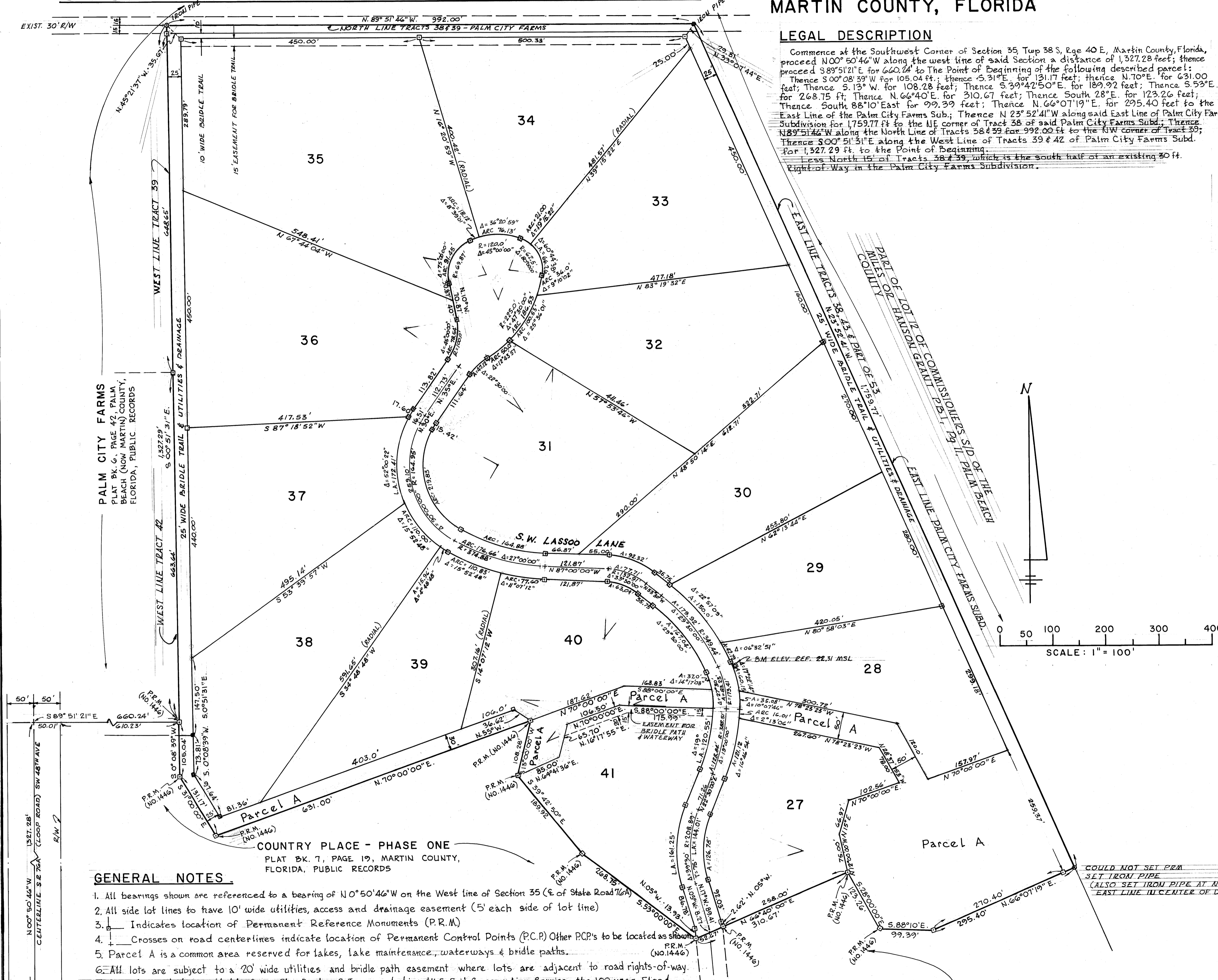
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 7, Page 53, Martin County, Florida, public records, this day of July, 1978.

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

File No. 309954

### LEGAL DESCRIPTION

Commence at the Southwest Corner of Section 35, Twp 38 S, Rge 40 E, Martin County, Florida, proceed N00°50'46"W along the west line of said Section a distance of 1,327.28 feet; thence proceed S89°51'21"E for 660.24' to the Point of Beginning of the following described parcel: Thence S00°08'39"W for 105.04 ft.; thence S31°17'E for 131.17 feet; thence N70°E for 631.00 feet; Thence S13°W for 108.28 feet; Thence S39°42'50"E for 189.92 feet; Thence S55°E for 268.75 feet; Thence N66°40'E for 310.67 feet; Thence South 28°E for 123.26 feet; Thence South 88°10' East for 99.39 feet; Thence N66°07'19"E for 295.40 feet to the East Line of the Palm City Farms Sub.; Thence N25°52'41"W along said East Line of Palm City Farms Subdivision for 1,759.77 ft. to the NE corner of Tract 38 of said Palm City Farms Sub.; Thence N18°51'44"W along the North Line of Tracts 38 & 39 for 992.00 ft. to the NW corner of Tract 39; Thence S00°51'31"E along the West Line of Tracts 39 & 42 of Palm City Farms Sub. for 1,327.29 ft. to the Point of Beginning.  
Less North 15' of Tracts 38 & 39, which is the south half of an existing 30 ft. Right-of-Way in the Palm City Farms Subdivision.



78 JUL 7 AM 10:39  
LOUISE V. ISAACS  
CLERK OF CIRCUIT COURT  
MARTIN COUNTY, FLA.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, W.R. Scott, individually and as Trustee, hereby certify that I am the owner of the property described hereon and do hereby dedicate all of the streets common areas, bridle paths, lakes and waterways shown on this plat of COUNTRY PLACE, PHASE TWO, to the COUNTRY PLACE HOMEOWNERS ASSOCIATION, INC., for the use of the owners of lots in COUNTRY PLACE. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such streets common areas, bridle paths, lakes or waterways.

The utility easements shown on this plat of COUNTRY PLACE, 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. Where utility easements are also bridle paths or common areas the use for utility easement shall not restrict the use for bridle path purposes.

Signed and sealed this 19 day of June 1978.  
Signed, sealed and delivered in the presence of:  
WITNESS Barry J. Lukas Trustee  
WITNESS Thomas A. Logg W.R. Scott, Trustee

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before me, the undersigned Notary Public, personally appeared W.R. Scott, individually and as Trustee, to me well known, and he acknowledged that he executed the foregoing dedication. Witness my hand and official seal this 19 day of June 1978.  
Barry J. Lukas  
Notary Public, State of Florida at Large.  
My Commission expires 3/28/81

### 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 W.R. SCOTT, as Trustee, as by the Certificate of Ownership elsewhere hereon appearing.

All mortgages on the land described hereon have been satisfied.  
Dated this 21<sup>st</sup> day of June 1978.  
LAWYERS TITLE SECURITY AGENCY, INC.  
BY: Jess Wright  
JESS WRIGHT, Vice-President & Title Officer  
218 No. Colorado Ave., Stuart, Florida 33494

### GENERAL NOTES

- All bearings shown are referenced to a bearing of N0°50'46"W on the West line of Section 35 (E of State Road 16A)
- All side lot lines to have 10' wide utilities, access and drainage easement (5' each side of lot line)
- Indicates location of Permanent Reference Monuments (P.R.M.)
- Crosses on road centerlines indicate location of Permanent Control Points (P.C.P.) Other PCP's to be located as shown.
- Parcel A is a common area reserved for lakes, lake maintenance, waterways & bridle paths.
- All lots are subject to a 20' wide utilities and bridle path easement where lots are adjacent to road rights-of-way.
- Based on data available from Fla. Dept. of Transportation, U.S. Soil Conservation Service, the 100-year Flood Elevation has been calculated to be 22.5' mean sea level.

### SURVEYOR'S CERTIFICATE

I, D.P. DeBerry, do hereby certify that this plat of COUNTRY PLACE, 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 177, Florida Statutes.  
D.P. DeBerry  
D.P. DeBerry, Registered Land Surveyor  
Florida Registration No. 1446

COUNTRY PLACE - PHASE ONE  
PLAT BOOK 7, PAGE 19, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS

### APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.  
County Engineer: 6/29 1978  
County Attorney: 6/28 1978  
Board of County Commissioners  
Martin County, Florida  
BY: William J. ...  
Chairman 1978  
Planning and Zoning Commission  
Martin County, Florida  
BY: ...  
Chairman 1978  
ATTEST: Louise V. Isaacs  
Clerk by Charlotte Surkey DC