

HERITAGE RIDGE SOUTH SECTION ONE

MARTIN COUNTY, FLORIDA

MAY 23 P 3: 43

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 21, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 23rd DAY OF May A.D. 1979.

LOUISE V. ISAACS, CLERK
MARTIN COUNTY, FLORIDA

BY: *Charlotte Bunkley* FILE NO. 341206

BEGIN AT THE NORTHEASTERLY CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT 7, PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN S 68°52'38"W ALONG THE NORTHERLY LINE OF SAID RIDGEWAY MOBILE HOME SUBDIVISION, PLAT 7, A DISTANCE OF 1260.53 FEET; THENCE RUN N 22°28'18"W A DISTANCE OF 337.30 FEET TO A POINT OF TANGENCY IN THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA D.O.T. LATERAL DITCH NO. 1; THENCE CONTINUE TO RUN N 22°28'18"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 268.88 FEET; THENCE RUN S 47°45'17"W, A DISTANCE OF 697.46 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SE. FEDERAL HIGHWAY; THENCE RUN N 42°14'43"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE RUN N 47°45'17"E A DISTANCE OF 726.22 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA D.O.T. LATERAL DITCH NO. 1; THENCE RUN N 22°28'18"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 558.95 FEET; THENCE RUN N 68°51'47"E A DISTANCE OF 299.96 FEET; THENCE RUN S 21°07'22"E A DISTANCE OF 159.36 FEET; THENCE RUN ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, WITH RADIUS OF 320.00 FEET AND CENTRAL ANGLE OF 21°07'21" A DISTANCE OF 117.97 FEET; THENCE RUN S 42°14'43"E A DISTANCE OF 154.01 FEET; THENCE RUN N 47°45'17"E A DISTANCE OF 195.41 FEET; THENCE RUN ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, WITH RADIUS OF 220.00 FEET AND CENTRAL ANGLE OF 68°52'39" A DISTANCE OF 264.47 FEET; THENCE RUN N 21°07'22"W A DISTANCE OF 153.02 FEET; THENCE RUN N 68°52'38"E A DISTANCE OF 590.45 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT 6, PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN S 21°06'09"E ALONG THE WESTERLY LINE OF SAID RIDGEWAY MOBILE HOME SUBDIVISION PLAT 6, PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE WESTERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT 2, PLAT BOOK 4, PAGE 83, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA A DISTANCE OF 1260.00 FEET TO THE POINT OF BEGINNING.

CURVE DATA			
NO.	RADIUS	DELTA	TAN.
A	100.00'	90°00'00"	157.08'
B	100.00'	90°00'00"	157.08'
C	75.00'	68°52'39"	90.16'
D	75.00'	90°00'00"	117.81'
E	75.00'	90°00'00"	117.81'
F	25.00'	90°00'00"	39.27'
G	25.00'	158°52'39"	69.32'
H	25.00'	78°27'47"	34.24'

- GENERAL NOTES:
- = PERMANENT REFERENCE MONUMENT (P.R.M.)
 - = PERMANENT CONTROL POINT (P.C.P.)
 - LOT SPLITS ARE PROHIBITED EXCEPT TO INCREASE LOT SIZE.
 - U.E. = UTILITY EASEMENTS
 - MINIMUM LOT SIZE = 5000 SQ. FT.
 - THERE ARE RECORDED DEED RESTRICTIONS WITH THIS PLAT.
 - THERE WILL BE NO LOT ACCESS FROM SE. CONSTITUTION BLVD.
 - BEARINGS SHOWN HEREON ARE RELATED TO THE NORTHERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT 7, BEING N 68°52'38"E, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - LOTS 28, 29, 30, & 31, BLOCK A ARE NOT CONCENTRIC WITH RIGHT OF WAY.

