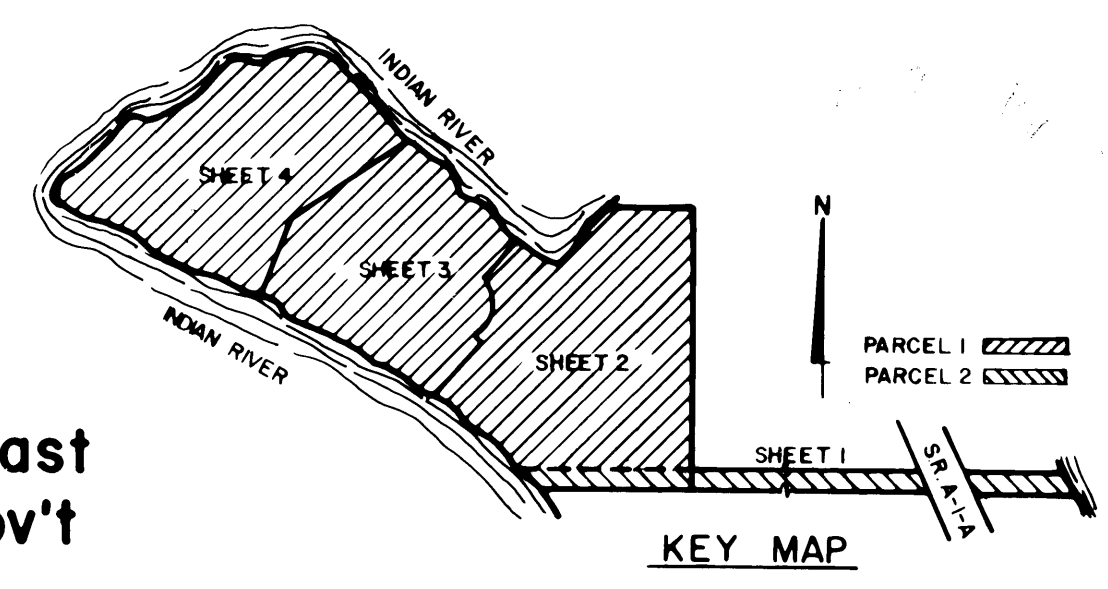


# PLAT OF JOE'S POINT

Being a part of Gov't Lot 6, Section 24, Township 37 South, Range 41 East  
AND a part of Gov't Lot 5, Section 24, Township 37 South, Range 41 East, AND a part of Gov't Lot 1, Section 19, Township 37 South, Range 42 East, Martin County, Florida.

SHEET 1 OF 4 SHEETS

HUTCHEON ENGINEERS INCORPORATED  
Civil Engineers and Land Surveyors  
Belle Glade Stuart West Palm Beach  
January 1979

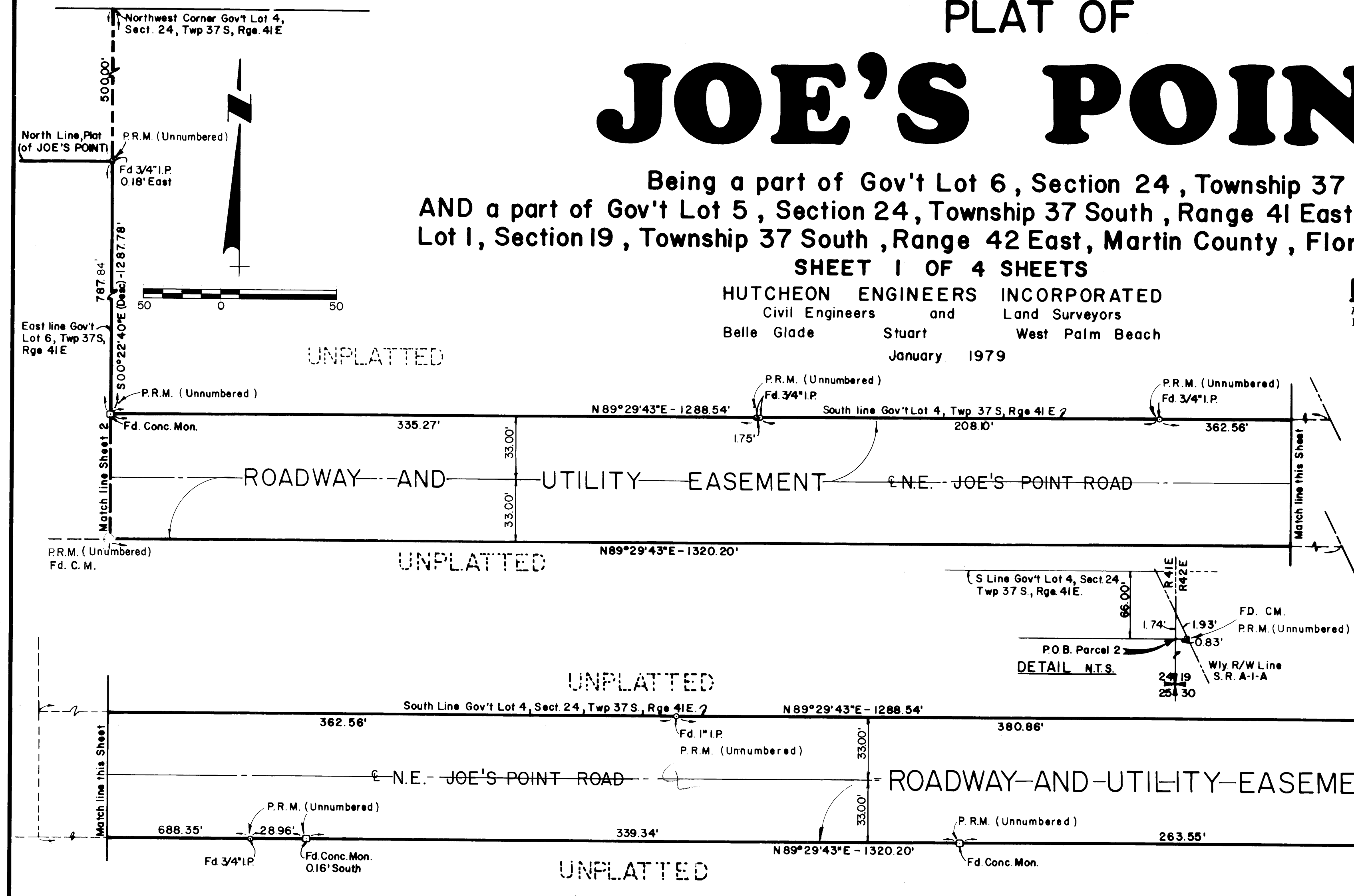


I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 7, Page 91, Martin County, Florida, public records, this 2nd day of August, 1979.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

By: *Charlotte Burkey*  
Deputy Clerk

File No. 349720



### DESCRIPTION

A tract or parcel of land lying in Section 24, Township 37 South, Range 41 East and Section 19, Township 37 South, Range 42 East, Martin County, Florida, more particularly described as follows:

**PARCEL 1:**  
All of Government Lot 6, Section 24, Township 37 South, Range 41 East; LESS AND EXCEPTING THEREFROM: Start at the Northwest corner of Government Lot 4, Section 24, Township 37 South, Range 41 East, Martin County, Florida, for the POINT OF BEGINNING; thence run South 00° 22' 40" East along the West line of said Government Lot 4, a distance of 500 feet; thence run South 89° 37' 20" West, a distance of approximately 268 feet to the Mean High Water line of the Indian River; thence meander Northeasterly along said Mean High Water line to the intersection of the Westerly extension of the North line of aforesaid Government Lot 4; thence run North 89° 37' 50" East along said Westerly extension, a distance of 40.6 feet to the POINT OF BEGINNING, lying and being in Government Lot 6, Section 24, Township 37 South, Range 41 East;

**AND**

**PARCEL 2:**  
A parcel of land 66 feet wide as measured at right angles lying in Government Lot 5, Section 24, Township 37 South, Range 41 East; and also lying in Government Lot 1, Section 19, Township 37 South, Range 42 East and having a North line contiguous to the North line of said Government Lot 5 and more particularly described as follows: Proceed North 00° 00' 00" East along section line (Range line 41-42) from the Southeast corner of Section 24, Township 37 South, Range 41 East for a distance of 1218.43 feet to a point on said Section line, said point being a POINT OF BEGINNING; thence proceed South 89° 50' 50" West along a line parallel to the North line of Government Lot 5 and 66 feet South of same as measured at right angles for a distance of 1773 feet more or less to the Mean High Water line of the Indian River; thence meander the Mean High Water line of the Indian River in a Northerly direction 66 feet more or less to the point of intersection of said Mean High Water line with the North line of said Government Lot 5; thence proceed North 89° 50' 50" East for a distance of 2,156 feet more or less along said North line of Government Lot 5 and a continuation thereof to the Mean High Water line of the Atlantic Ocean; thence proceed Southeasterly along said Mean High Water line for a distance of 66 feet more or less to the point of intersection of said Mean High Water line with a line parallel to the North line of said Government Lot 5 and its continuation and 66 feet South of same as measured at right angles; thence proceed South 89° 50' 50" West along said parallel line for a distance of 383 feet more or less to the point of beginning; LESS AND EXCEPTING right-of-way of State Road A-1-A.

NOTE: The bearing datum of PARCEL 1 is not relative to the bearing datum of PARCEL 2. The reference bearing datum for the purpose of this plat is based on the right-of-way of A-1-A having a bearing of N 26° 01' 00" W as shown on D.O.T. Right-Of-Way Map Section No. 8904-102, which is the datum for PARCEL 1.

### MORTGAGE HOLDER'S CONSENT

CENTURY NATIONAL BANK OF BROWARD hereby certifies that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedications hereon and does subordinate its mortgage, lien or encumbrance to such dedications.

Signed and sealed this 9th day of July, 1979.  
CENTURY NATIONAL BANK OF BROWARD  
By: *Joseph E. Medeiros*  
Senior Vice-President

ATTEST:  
*George C. Young, Jr.*  
George C. Young, Jr.,  
Senior Vice-President  
COUNTY OF BROWARD  
STATE OF FLORIDA

Before me, the undersigned Notary Public, personally appeared JOSEPH E. MEDEIROS and GEORGE B. MCGHEE, to me well known to be Senior Vice-Presidents of CENTURY NATIONAL BANK OF BROWARD, a national banking association, and they acknowledged that they executed such instrument as such officers of said corporation.  
Witness my hand and official seal this 9th day of July, 1979.

(Notary Seal)  
*George C. Young, Jr.*  
Notary Public  
My Commission Expires: October 5, 1979

### SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this plat of JOE'S POINT, Pages 1, 2, 3, and 4, 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.  
Date of Survey OCT. 1978  
*George C. Young, Jr.*  
George C. Young, Jr.,  
Registered Land Surveyor  
Florida Certificate No. 3036

### CERTIFICATE OF DEDICATION

JOE'S POINT VENTURE LIMITED PARTNERSHIP, does hereby dedicate as follows:

- STREETS**  
The streets shown on this plat of JOE'S POINT are hereby declared to be private streets and are dedicated to JOE'S POINT HOMEOWNER'S ASSOCIATION, INC., for the use of the owners of lots in JOE'S POINT. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets and or drainage.
- UTILITY AND DRAINAGE EASEMENTS**  
The utility and drainage easements shown on this plat of JOE'S POINT may be used for utility and drainage 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.
- LAKE, RECREATIONAL AREAS, NATURAL PRESERVATION SITE, UTILITY SITE, SECURITY BUILDING SITE AND ACCESS EASEMENT**  
The lake, recreational areas, natural preservation site, utility site, security building site, and access easement shown on this plat of JOE'S POINT are hereby declared to be a private lake, recreational areas, natural preservation site, utility site, security building site, and access easement and are dedicated to JOE'S POINT HOMEOWNER'S ASSOCIATION, INC., for the use of the owners of lots in JOE'S POINT. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such lake, recreational areas, natural preservation site, utility site, security building site, and access easement.

SIGNED AND SEALED this 6 day of July, 1979.  
Signed, sealed and delivered in the presence of:  
*William Fred Taylor*  
WILLIAM FRED TAYLOR, Vice President  
Witness: *Danny M. Spencer*  
DUTCHER HIGGINBOTHAM & BASS, INC.  
A General Partner

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before me, the undersigned Notary Public, personally appeared DUTCHER, HIGGINBOTHAM & BASS, INC., a Florida Corporation, one of the General Partner's of JOE'S POINT VENTURE LIMITED PARTNERSHIP, by WILLIAM FRED TAYLOR, Vice President, to me known to be the person described in and who executed the foregoing Certificate of Dedication and who acknowledged before me that he executed the same.  
Witness my hand and official seal this 6th day of July, 1979.  
*Cynthia L. Ruikel*  
Cynthia L. Ruikel  
Notary Public  
My Commission Expires: November 7, 1981

### TITLE CERTIFICATION

I, Loren E. Bodem, 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: JOE'S POINT VENTURE LIMITED PARTNERSHIP, the mortgagor, and CENTURY NATIONAL BANK OF BROWARD, the mortgagee, filed mortgage on June 13, 1979, in Official Records Book 473, Page 288, public records of Martin County, Florida.  
DATED this 5th day of July, 1979.

By: *Loren E. Bodem*  
Loren E. Bodem  
Attorney at Law  
50 Kindred Street  
P.O. Box 106  
Stuart, Florida 33494  
(305) 287-0980

### APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.  
August 7, 1979  
August 7, 1979  
August 7, 1979  
COUNTY ENGINEER  
COUNTY ATTORNEY  
PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA  
BY: *Chairman*  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA  
BY: *Chairman*  
CHAIRMAN

### CERTIFICATE OF OWNERSHIP

JOE'S POINT VENTURE LIMITED PARTNERSHIP, an Illinois Limited Partnership authorized to do business in the State of Florida, by and through one of its undersigned General Partners, does hereby certify that it is the owner of the property described hereon.  
DATED this 6 day of July, 1979.  
JOE'S POINT VENTURE LIMITED PARTNERSHIP  
*William Fred Taylor*  
DUTCHER HIGGINBOTHAM & BASS, INC.,  
A General Partner  
By: WILLIAM FRED TAYLOR, Vice President