

CANOE CREEK - PHASE ONE

A Subdivision in the Southwest Quarter (SW 1/4) of Section One, Township 38 South, Range 40 East, Martin County, Florida

See Surveyor's Affidavit Recorded in O.R. Book 485, Page 1230, Marsha S. Iler, Clerk of Circuit Court, by C.A. Vierra, D.C. 12-14-79

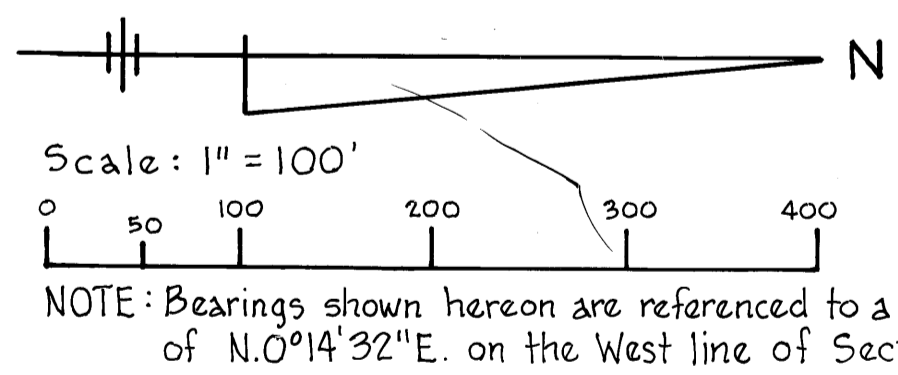
LEGAL DESCRIPTION

A parcel of land in the Southwest quarter (SW 1/4) of Section 1, Twp 38 S, Rge 41 East, Martin County, Florida, being more particularly described as follows: STARTING at the Southwest corner of said Section 1, said corner being the Point of Beginning for the following described parcel, run N. 0°14'32" E. along the West line of said Section 1 for a distance of 1565.69'; Thence run S. 89°45'28" E. for a distance of 477.80 feet; Thence run S. 76°32'00" E. for a distance of 223.87 feet; Thence run S. 61°30'00" E. for a distance of 155.00' feet; Thence run S. 89°34'45" E. for a distance of 498.23 feet; Thence run S. 0°05'01" W. for a distance of 105.00 feet; Thence run S. 89°35'29" E. for a distance of 246.74 feet to a point on a curve on the westerly right of way line of S.W. Murphy Rd, said curve having a radius of 6874.93 feet; Thence run southwesterly along the arc of this curve thru a central angle of 0°11'48" and an arc length of 29.60 feet to a point of tangency; Thence run S. 12°07'57" W. along said right of way line for a distance of 440.29 feet to a point of curvature on a curve concave to the Southeast, said curve having a radius of 2515.50 feet; Thence run southwesterly along said right of way line through a central angle of 6°56'33" and an arc length of 304.81 feet to a point of tangency; Thence run S. 05°11'24" W. along said right of way line for a distance of 535.70 feet to a pt. of curvature on a curve concave to the southeast; said curve having a radius of 564.89 feet; Thence run southwesterly along said right of way line thru a central angle of 4°44'08" and an arc length of 46.69 feet to a pt. of intersection with the South line of said Section 1; Thence run N. 89°40'52" W. along said South Section line for a distance of 1389.09 feet to the Point of Beginning.



GENERAL NOTES

- Minimum lot size is one half acre (21,780 square feet)
- indicates permanent reference monument (PRM)
- + indicates permanent control point (PCP)
- All common rear and side lot lines to have 10' wide drainage, access and utility easements (5' each side of line) except where shown otherwise.
- All lots to have 10' wide drainage and utility easements adjacent to road rights-of-way.
- Access to lots will be from internal road system only.
- No access to lots from West Murphy Road.
- No lot splits except to create larger lots than those shown.
- Parcels 'A' & 'B' are for Recreation & Stormwater Retention.



Return Radius Data

CURVE SYMBOL	RADIUS	Δ	ARC LENGTH
⊙	25.00'	90°00'00"	39.27'
⊙	"	70°31'44"	30.77'
⊙	"	48°11'23"	21.03'
⊙	25.00'	82°21'47"	35.94'
⊙	50.00'	94°55'00"	82.83'
⊙	"	85°05'00"	74.25'
⊙	"	105°12'13"	91.81'
⊙	50.00'	77°30'13"	67.63'
⊙	25.00'	59°59'56"	26.18'
⊙	"	45°34'24"	19.89'
⊙	"	94°30'00"	41.23'
⊙	"	89°50'28"	39.20'
⊙	"	90°09'32"	39.34'
⊙	"	85°30'00"	37.31'
⊙	"	49°04'01"	21.44'
⊙	25.00'	47°20'49"	20.66'

SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat CANOE CREEK, PHASE ONE 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.

W.L. Williams
W.L. Williams, Registered Land Surveyor
Florida Registration No. 1272

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 8, Page 1, Martin County, Florida public records this 5th day of November 1979.

File No. **358004**
By: Charlotte Burkley
Deputy Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

DEAN DEVELOPMENT CO., INC, 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 shown on this plat of CANOE CREEK - PHASE ONE to the use of the public.

The drainage and utility easements shown on this plat of CANOE CREEK - PHASE ONE 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, Florida.

Signed and sealed this 1st day of October, 1979, on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: Jeffrey Price, Secretary
BY: Richard Beck, President

ACKNOWLEDGMENT

Before me, the undersigned notary public, personally appeared Richard Beck and Jeffrey Price, to me well known to be the President and Secretary, respectively, of Dean Development Co., Inc., a Fla. corporation and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 1st day of October, 1979.
Richard Beck
Notary Public, State of Fla. at Large
My Commission Expires 2-10-82

CONSENT OF MORTGAGE

AMERICAN BANK OF MARTIN COUNTY, a State banking corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage on a portion of the land described hereon and does hereby consent to the dedication hereon and does subordinate said mortgage to such dedications.

SIGNED and sealed this 2nd day of October, 1979, on behalf of AMERICAN BANK OF MARTIN COUNTY by its President and attested to by its Secretary.

ATTEST: Robert E. Williams, Secretary
BY: J.M. Brown, President

ACKNOWLEDGMENT

Before me, the undersigned notary public, personally appeared J.M. Brown & Robert E. Williams, to me well known to be the President and Secretary respectively of AMERICAN BANK OF MARTIN COUNTY, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 2nd day of October, 1979.
Marjorie S. Henderson
Notary Public, State of Fla. at Large
My Commission Expires Sept. 2, 1980

CONSENT OF MORTGAGE

SUNBURST SERVICE CORPORATION, a Fla. corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage on a portion of the land described hereon and does hereby consent to the dedication hereon and does subordinate said mortgage to such dedications.

SIGNED and sealed this 2nd day of October, 1979, on behalf of SUNBURST SERVICE CORPORATION by its President and attested to by its Secretary.

ATTEST: Vicki Haskell, Secretary
BY: Michael A. Butt, President

ACKNOWLEDGMENT

Before me, the undersigned notary public, personally appeared Michael A. Butt and Vicki Haskell, to me well known to be the President and Secretary respectively of SUNBURST SERVICE CORPORATION, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 2nd day of October, 1979.
Margaret S. Henderson
Notary Public, State of Fla. at Large
My Commission Expires 5-26-81

TITLE CERTIFICATION

I, James F. Littman, 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 certificate of ownership and dedication hereon. I also certify that all mortgages not satisfied or released of record encumbering the land described hereon are as follows:

- DEAN DEVELOPMENT CO., INC., a Fla. corporation, to AMERICAN BANK OF MARTIN COUNTY, a State banking corporation, dated July 18, 1979. Filed July 18, 1979 in Official Record Bk 475, Page 2215, Public Records of Martin County, Fla.
 - DEAN DEVELOPMENT CO., INC., a Fla. corporation, to SUNBURST SERVICE CORPORATION, a Fla. corporation, dated August 31, 1979. Filed August 31, 1979 in Official Record Bk 478, Page 2501, Public Records of Martin County, Fla.
- DATED this 1st day of October, 1979.

APPROVAL OF COUNTY

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

County Engineer: John S. Disminger 10-31-1979
County Attorney: John S. Disminger 10-31-1979
Planning & Zoning Commission: John S. Disminger 10-31-1979
Board of County Commissioners: John S. Disminger 10-31-1979

ATTEST: Louise V. Isaacs, Clerk
By: Charlotte Burkley, D.C.