

# GRANADA

IN THE N.E. QUARTER OF THE N.E. QUARTER OF SECTION 12, TWP. 38 S., RGE. 40 E., MARTIN COUNTY, FLORIDA

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIRST SOUTHERN DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING AND BEING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS "GRANADA", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, COMMENCE SOUTH 00° 37' 42" WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12 AND ALONG THE EAST LINE OF THE "MINOR PLAT OF RUSTIC HILLS" AS RECORDED IN PLAT BOOK 5, PAGE 36 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1321.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12 AND TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST MURPHY ROAD, A 60 FOOT RIGHT OF WAY AS NOW LAID OUT AND IN USE; THENCE SOUTH 89° 27' 42" EAST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12 AND ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 480.31 FEET TO THE WEST RIGHT OF WAY LINE OF PINE TREE LANE AS SHOWN ON THE PLAT OF "FOX RUN PHASE ONE" AS RECORDED IN PLAT BOOK 7, PAGE 39 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00° 34' 51" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 843.51 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF 8° 19' 18" A DISTANCE OF 24.40 FEET; THENCE NORTH 69° 19' 52" EAST A DISTANCE OF 56.31 FEET TO THE EAST RIGHT OF WAY LINE OF SAID PINE TREE LANE AND TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 346, PAGE 714 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 76° 30' 00" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 185 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF HIDDEN RIVER; THENCE MEANDER NORTHWESTERLY ALONG THE MEAN HIGH WATER LINE OF HIDDEN RIVER A DISTANCE OF 536 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 12; THENCE NORTH 89° 36' 21" WEST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 350 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS THAT PART CONTAINED THEREIN AS SHOWN ON THE PLAT OF "FOX RUN PHASE ONE" AS RECORDED IN PLAT BOOK 7, PAGE 39 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, COMMENCE SOUTH 00° 37' 42" WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 366.06 FEET; THENCE SOUTH 89° 22' 18" EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 22' 18" EAST A DISTANCE OF 163.00 FEET; THENCE NORTH 80° 37' 42" EAST A DISTANCE OF 107.34 FEET; THENCE NORTH 47° 10' 09" WEST A DISTANCE OF 352.03 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 235.11 FEET, THROUGH A CENTRAL ANGLE OF 2° 33' 36" A DISTANCE OF 10.50 FEET; THENCE SOUTH 00° 37' 42" WEST A DISTANCE OF 262.00 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. S.W. PINE TREE LANE, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE PRIVATE ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE GRANADA PROPERTY OWNERS ASSOCIATION FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENT.
3. THE RECREATION AREA, AS SHOWN, IS HEREBY DEDICATED TO THE GRANADA PROPERTY OWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID RECREATION AREA.
4. THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND MAY BE USED 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.
5. THE 10 FOOT ROADWAY EASEMENT FOR S.W. MURPHY ROAD, SHOWN HEREON AS THE SOUTHERLY 10 FEET OF LOTS 58, 59, 60, 61 AND 78, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF May, 1982.

FIRST SOUTHERN DEVELOPMENT CORP.  
A FLORIDA CORPORATION  
BY: Chester W. Cook, Jr.  
Chester W. Cook, Jr. - President

ATTEST: Sally Ann Cook  
Sally Ann Cook - Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED CHESTER W. COOK, JR. AND SALLY ANN COOK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FIRST SOUTHERN DEVELOPMENT CORP., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF May, 1982.

MY COMMISSION EXPIRES: June 10, 1984  
[Signature]  
Notary Public

### MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA  
COUNTY OF Stade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 528, PAGE 1898 AND MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 530, PAGE 1759, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF May, 1982.

INTERNATIONAL MARINE AND DEVELOPMENT CORP.  
A FLORIDA CORPORATION.  
BY: [Signature]  
Ralph R. Feuerling - President

ATTEST: [Signature]  
Marlene B. Feuerling - Secretary

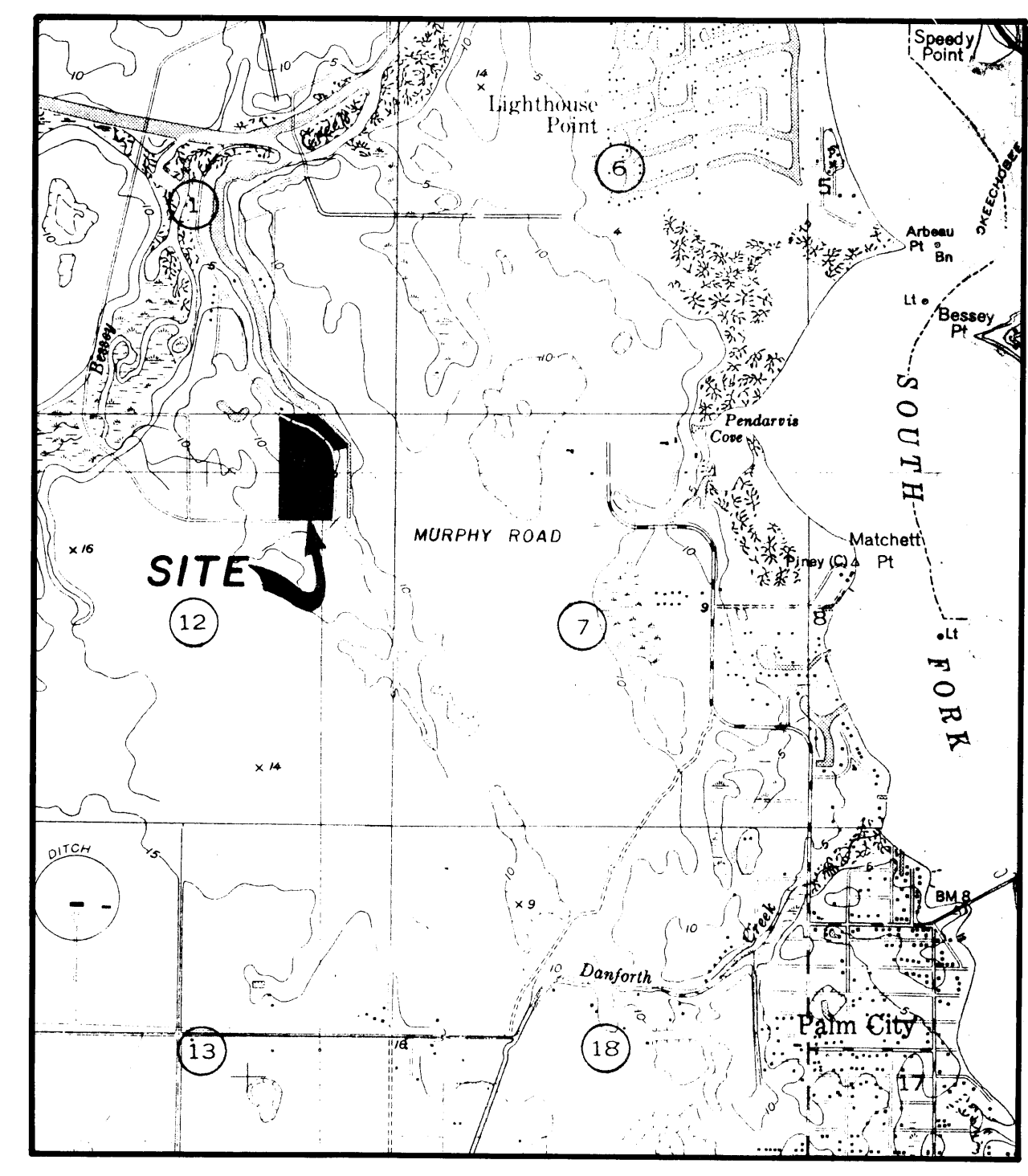
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Stade

BEFORE ME PERSONALLY APPEARED RALPH R. FEUERLING AND MARLENE B. FEUERLING, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF INTERNATIONAL MARINE AND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF May, 1982.

MY COMMISSION EXPIRES: Feb. 29, 1984  
[Signature]  
Notary Public



LOCATION MAP  
1" = 2000'

### COUNTY APPROVALS

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED:

JUNE 7, 1982  
[Signature]  
COUNTY ENGINEER

JUN 7, 1982  
[Signature]  
COUNTY ATTORNEY

JUNE 7, 1982  
[Signature]  
CHAIRMAN

JUNE 7, 1982  
[Signature]  
VICE-CHAIRMAN

ATTEST:  
[Signature]  
CLERK  
By [Signature]

### TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, LARRY E. BUCHANAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY EXECUTING THE DEDICATION HEREON; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

MORTGAGE FROM FIRST SOUTHERN DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO INTERNATIONAL MARINE AND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, DATED AUGUST 25, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 528, PAGE 1898 AND MODIFIED BY INSTRUMENT DATED SEPTEMBER 15, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 530, PAGE 1759, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 20th DAY OF May, 1982.

[Signature]  
Larry E. Buchanan  
Attorney-at-Law  
P.O. Drawer 24  
Stuart, Florida 33495

### SURVEYOR'S CERTIFICATE

I, ROBERT A. BUGGEE, DO HEREBY CERTIFY THAT THIS PLAT OF GRANADA IS A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

[Signature]  
ROBERT A. BUGGEE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3302  
DATED May 20, 1982

Submission parcel control #: 12-38-40-015-000-0000.0

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 9, PAGE 11 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA THIS 8 DAY OF June, 1982.

LOUISE V. ISAACS, CLERK  
BY: [Signature]  
Deputy Clerk

FILE NO.  
444 225