

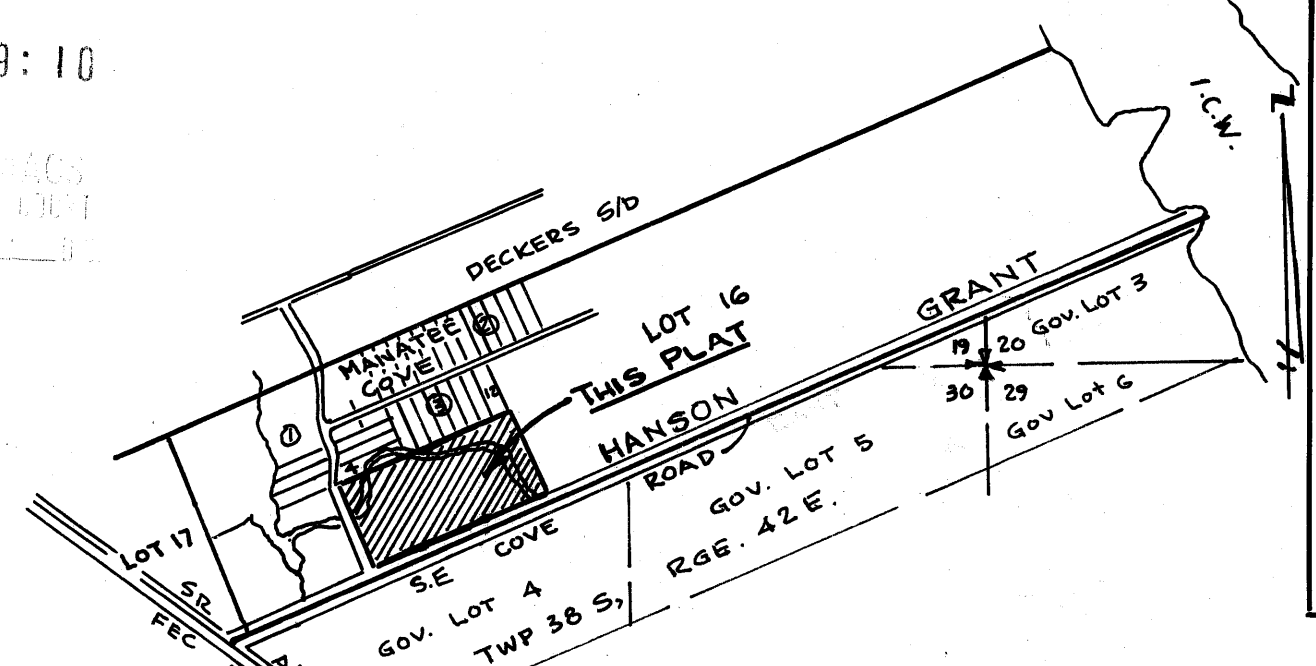
RECORD  
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# COUNTRY CLUB COVE

## HANSON GRANT - MARTIN COUNTY, FLORIDA

A REPLAT OF PART OF LOT 16, HANSON GRANT-COMMISSIONERS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 11, PALM BEACH COUNTY RECORDS, NOW MARTIN COUNTY

GEE & JENSON  
ENGINEERS ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
FEBRUARY 1982



SHEET 1 OF 2  
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 19, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, this 20th day of October, 1982.  
LOUISE V. ISAACS  
CLERK of the CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By: Charlotte Buskey  
Deputy Clerk  
FILE NO. 455060

### LOCATION SKETCH NTS DEDICATION & CERTIFICATE OF OWNERSHIP

FLORIDA NATIONAL PROPERTIES, INC., a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property shown and described hereon as COUNTRY CLUB COVE, lying in part of Lot 16, HANSON GRANT-COMMISSIONERS SUBDIVISION, Martin County, Florida and does hereby dedicate as follows:

1. Parcels "A" and "B" are hereby dedicated by FLORIDA NATIONAL PROPERTIES, INC. to Martin County, in Fee Simple, as a preserve area.
2. The Streets and Fillet at the Southwest Corner within the Limits of this Plat are hereby dedicated to the use of the public for street and utility purposes.
3. The Utility Easements as shown may be used for utility purposes by any governmental agency or public 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.
4. The Drainage Easements as shown may be used for the construction and maintenance of drainage and/or drainage facilities by any governmental agency or public utility having authority to provide for the purposes indicated.

SIGNED AND SEALED this 22nd day of February, 1982 on behalf of said Corporation by its President and attested by its Secretary.

FLORIDA NATIONAL PROPERTIES, INC., a Florida Corporation  
Attest: A.N. Malanos By: W. Buntmeyer  
A.N. Malanos, Secretary W. Buntmeyer, President

### ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF BROWARD ss  
BEFORE ME, the undersigned notary public, personally appeared W. BUNTEMAYER and A.N. MALANOS, to me well known to be President and Secretary, respectively, of FLORIDA NATIONAL PROPERTIES, INC., a Florida Corporation, and they acknowledged that they executed such instrument as such officers of said Corporation.  
WITNESS my hand and official seal, this 22nd day of February, 1982.  
My Commission expires Dec. 3, 1985  
James M. Price  
Notary Public - State of Florida at large

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ss  
COUNTY OF BROWARD  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on September 3, 1981 they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Martin County, Florida, for the required improvements, and the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as Amended, and Ordinances of Martin County, Florida.  
KEITH & SCHNARS, P.A., Engineers - Planners - Surveyors  
Thomas F. Schnars  
Thomas F. Schnars, Professional Land Surveyor  
Florida Registration No. 2325, Date: 7-2-81  
1982/10

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ss  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Feb. 18, 1982, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by KEITH AND SCHNARS, P.A.  
GEE & JENSON, Engineers - Architects - Planners, Inc.  
Clyde O. McNeal  
Clyde O. McNeal, Professional Land Surveyor  
Florida Registration No. 2883, Date: 2-18-82

THIS INSTRUMENT PREPARED  
CLYDE O. McNEAL  
2090 Palm Beach Lakes Blvd.  
West Palm Beach, Florida

### DESCRIPTION

Being a Replat of part of Lot 16, HANSON GRANT-COMMISSIONERS SUBDIVISION, Martin County, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 1, Page 11, and more particularly described as follows:

Commencing at the Southwesterly Corner of Lot 4, Block 3, MANATEE COVE, as recorded in Plat Book 2, Page 94, Public Records of Martin County, Florida; thence N.65°56'01"E. along the Southeast-erly Boundary of said MANATEE COVE, a distance of 54.92 feet to the POINT OF BEGINNING, thence continue N.65°56'01"E., a distance of 1336.22 feet to the Southeasterly Corner of Lot 12, Block 3, MANATEE COVE; thence S.24°04'15"E., a distance of 685.68 feet to a point on the Northwesterly Right of Way Line of S.E. Cove Road as now laid out and in use; thence S.65°49'21"W. along said Right of Way Line, being parallel with and 60 feet Northwesterly of, the Southeasterly Limits of Lot 16, HANSON GRANT, a distance of 1344.94 feet to a point on a curve concave to the west having a radius of 148.78 feet and a central angle of 15°47'08" and whose tangent at this point bears S.09°05'31"E.; thence northerly and northwesterly along the arc of said curve, being the Northeastery Right of Way Line of Manatee Cove Road as now laid out and in use and described in Quit Claim Deed (Official Record Book 67 - Page 364 of said Martin County Records), a distance of 40.99 feet; thence N.24°52'39"W. along the tangent to said curve and Right of Way Line, a distance of 620.49 feet; thence N.00°22'21"E., a distance of 29.99 feet to the POINT OF BEGINNING.  
Containing 21.20 Acres, more or less.

### NOTES

- denotes Permanent Reference Monument.
  - denotes Permanent Control Point.
- Bearings shown hereon are relative to the S.E. Line of Lot 16, HANSON GRANT bearing S.65°49'21"W.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN  
CHICAGO TITLE INSURANCE COMPANY  
hereby certify that apparent record title to the land described and shown on this plat is in the name of FLORIDA NATIONAL PROPERTIES, INC., a Florida Corporation.

The property is free of encumbrances.  
Dated this 22 day of Feb, 1982  
By: [Signature]  
For Chicago Title Insurance Company  
555 Colorado Avenue  
Stuart, Florida 33494

### COUNTY APPROVALS

STATE OF FLORIDA ss  
COUNTY OF MARTIN  
THIS PLAT IS HEREBY APPROVED by the undersigned on the date or dates indicated.  
Oct. 7, 1982 [Signature]  
Date County Engineer  
10-18-82 [Signature]  
Date County Attorney  
10/15/82 [Signature]  
Date Chairman-Planning and Zoning Commission of Martin County, Florida  
10-18-82 [Signature]  
Date Chairman-Board of County Commissioners of Martin County, Florida

Attest: LOUISE V. ISAACS, Clerk  
By: Charlotte Buskey  
Deputy Clerk