

FILED FOR RECORD
MARTIN COUNTY, FLA.
03 NOV 4 P 3:05
LOUISE V. ISAACS
CLERK OF COURT

A PLAT OF BAY POINTE

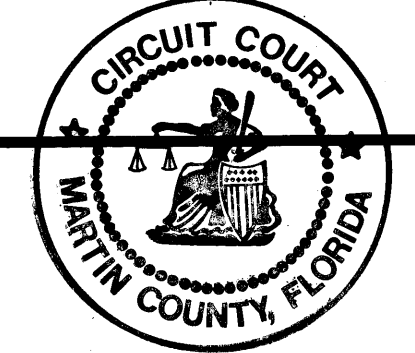
A PLANNED UNIT DEVELOPMENT

OCTOBER, 1983

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 52, Martin
County, Florida, Public
Records, this 4th day
of Nov., 1983.

Louise V. Isaacs, Clerk
Circuit Court
Martin County, Florida
By: Charlotte Bunkey
Deputy Clerk

File No.
493714
(Circuit Court Seal)



THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. WEARY
LINDAHL, BROWNING, FERRARI &
HELLSTROM, INC.
210 Jupiter Lakes Boulevard
P. O. Box 727
Jupiter, Florida 33458

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
S.S.
I, FRANCIS T. RYAN, P.A., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT
AS OF Oct 18, 1983, AT 8 A.M.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN, ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED, OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON, ARE AS FOLLOWS:
 - MORTGAGE TO WILLARD WOHLGEMUTH, TRUSTEE, DATED MAY 11, 1983, AND RECORDED IN OFFICIAL RECORD BOOK 570, PAGES 1620 - 1624, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE TO FIRST TENNESSEE BANK, N.A., OF MEMPHIS, SUCCESSOR TRUSTEE OF THE ORTHOPEDIC ASSOCIATES OF JOHNSON CITY, P.A. PROFIT SHARING TRUST ACCOUNT #6650001, DATED APRIL 19, 1983, AND RECORDED IN OFFICIAL RECORD BOOK 571, PAGE 1956, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - MORTGAGE TO FIRST TENNESSEE BANK, N.A., OF MEMPHIS, SUCCESSOR TRUSTEE OF THE ORTHOPEDIC ASSOCIATES OF JOHNSON CITY, P.A. PROFIT SHARING TRUST ACCOUNT #6650000, DATED APRIL 19, 1983, AND RECORDED IN OFFICIAL RECORD BOOK 571, PAGE 1952, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 18th DAY OF October, 1983.

BY: Francis T. Ryan
FRANCIS T. RYAN - ATTORNEY AT LAW
618 U.S. HIGHWAY NO. 1
NORTH PALM BEACH, FLORIDA 33408

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
S.S.

I, GARY M. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF BAY POINTE, A P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: G. M. Rayman
GARY M. RAYMAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2633

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.

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

- October 26, 1983 H. Gustaf Smith
COUNTY ENGINEER
- October 21, 1983 Michael H. Deul
COUNTY ATTORNEY
- Nov 1, 1983 Thomas J. Smith
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
CHAIRMAN
- Oct. 31, 1983 Smiling
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK
By Charlotte Bunkey D.C.

BEING A REPLAT OF LOTS 49, 50, 51, AND 52, WEBB & HOWER SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 78, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; TOGETHER WITH A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 6, TWP. 38 S., RNG. 41 E.; TOGETHER WITH A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 5, TWP. 38 S., RGE. 41 E., MARTIN COUNTY, FLORIDA.

DESCRIPTION

LOTS 49, 50, 51 AND 52, WEBB & HOWER SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED FEBRUARY 17, 1913, AND RECORDED IN PLAT BOOK 2, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN), COUNTY, FLORIDA; TOGETHER WITH THAT PART OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THAT LIES SOUTH OF THE SOUTH LINE OF THE WEBB & HOWER SUBDIVISION, AS SHOWN ON SAID PLAT. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, BEAR N 89°57'05" E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1324.01 FEET TO A POINT IN THE WEST LINE OF SECTION 5, SAID POINT BEING REFERRED TO AS POINT "A"; THENCE S 00°40'02" W, ALONG SAID WEST LINE, A DISTANCE OF 77.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE PROCEED N 89°41'32" E, A DISTANCE OF 15.00 FEET; THENCE N 00°40'02" E, ALONG THE WEST LINE OF SAID LOTS 49, 50, 51, AND 52, A DISTANCE OF 200.00 FEET; THENCE N 89°41'32" E, ALONG THE NORTH LINE OF LOT 52, A DISTANCE OF 130.00 FEET; THENCE S 00°40'02" W, ALONG THE EAST LINES OF LOTS 52, 51, 50, AND 49, A DISTANCE OF 200.00 FEET; THENCE N 89°41'32" E, ALONG THE SOUTH LINE OF THE WEBB & HOWER SUBDIVISION, A DISTANCE OF 711.79 FEET, MORE OR LESS, TO THE WATERS OF THE ST. LUCIE RIVER; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, MEANDERING SAID WATERS, A DISTANCE OF 2,000 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID SECTION 5; THENCE N 00°40'02" E, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1420.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

TOGETHER WITH A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE PREVIOUSLY DESCRIBED POINT "A", BEAR N 00°40'02" E, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 53.43 FEET TO THE POINT OF BEGINNING.

THENCE PROCEED N 59°19'37" W, A DISTANCE OF 176.17 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DYER POINT ROAD, (A 50.00 FOOT RIGHT-OF-WAY); SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 111.60 FEET, WHOSE CENTER BEARS N 30°40'23" E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH

A CENTRAL ANGLE OF 90°06'40", A DISTANCE OF 175.52 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 5; THENCE S 00°40'02" W, ALONG SAID WEST LINE, A DISTANCE OF 129.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PLAT CONTAINING 19.233 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
S.S.

LINKOUS CORPORATION, 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 AS FOLLOWS:

- S.W. BAY POINTE CIRCLE, SHOWN ON THIS PLAT OF BAY POINTE, A P.U.D., IS HEREBY DEDICATED TO THE BAY POINTE PROPERTY OWNER'S ASSOCIATION OF PALM CITY, INC., THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID BAY POINTE CIRCLE.
- THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF BAY POINTE, A P.U.D., MAY BE USED FOR UTILITY PURPOSES, BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND AS APPROVED BY THE BAY POINTE PROPERTY OWNER'S ASSOCIATION OF PALM CITY, INC.
- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF BAY POINTE, A P.U.D., ARE HEREBY DEDICATED TO THE BAY POINTE PROPERTY OWNER'S ASSOCIATION OF PALM CITY, INC., THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
- THE WATER MANAGEMENT TRACT "A", SHOWN ON THIS PLAT OF BAY POINTE, A P.U.D., IS HEREBY DEDICATED TO THE BAY POINTE PROPERTY OWNER'S ASSOCIATION OF PALM CITY, INC., THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT.

SIGNED AND SEALED THIS 18th DAY OF October, 1983, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO, BY ITS SECRETARY.

ATTEST:
Tom Lynn VICE-PRESIDENT
BY: Jerry P. Linkous PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jerry P. Linkous AND Francis T. Ryan, TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE-PRES. RESPECTIVELY, OF LINKOUS CORPORATION, A FLORIDA CORPORATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT, AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF October, 1983.

MY COMMISSION EXPIRES:
June 28, 1985

Janice C. Develle
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
S.S.

WILLARD WOHLGEMUTH, TRUSTEE, HEREBY CERTIFIES THAT HE IS THE HOLDER, OF A CERTAIN MORTGAGE, ON THE LAND DESCRIBED, HEREON, AND DOES CONSENT TO THE DEDICATIONS, HEREON, AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 8 DAY OF October, 1983.

Willard Wohlgemuth
WITNESS
Warren D. Johnson, Jr.
WITNESS

BY: Willard Wohlgemuth
WILLARD WOHLGEMUTH
TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM WOHLGEMUTH, AS TRUSTEE, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF October, 1983.

MY COMMISSION EXPIRES:
Feb. 4, 1987

Dianne Johnson
NOTARY PUBLIC
STATE OF FLORIDA

J. & B. BLUEPRINTERS, WEST PALM BEACH

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS		1	3
426 INDIANTOWN ROAD P.O. BOX 727 JUPITER, FLORIDA 33458	951 COLORADO AVENUE SUITE 310 STUART, FLORIDA 33494	117 SOUTH MI CONDU STREET SUITE 202 FORT PIERCE, FLORIDA 33450	