

MARTIN COUNTY, FLA.
83 DEC 20 P3: 06
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____

PB 93 PG 54
MOBE 8774 1112

SHEET 1 OF 2 SHEETS

ROSE WALK ESTATES

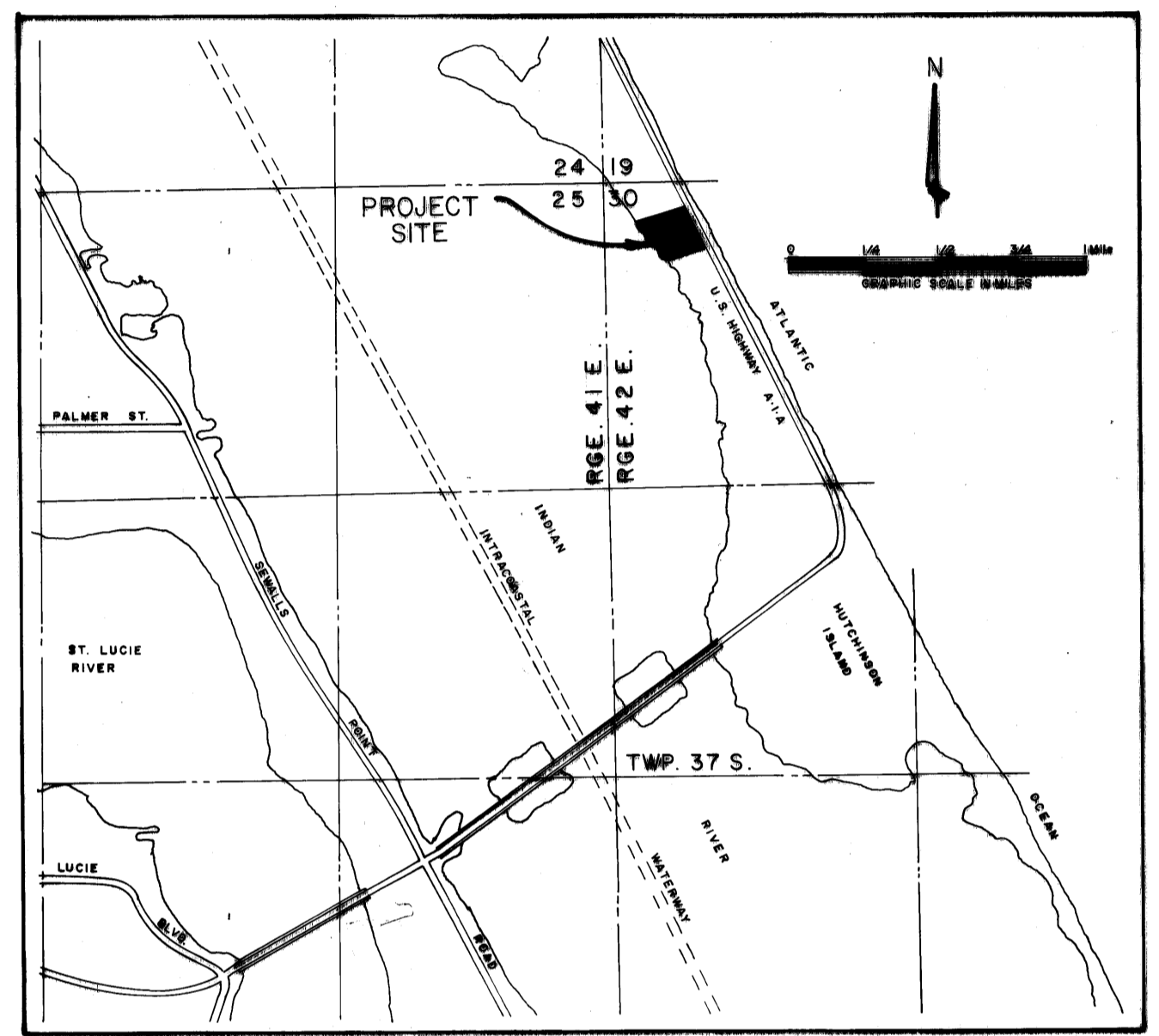
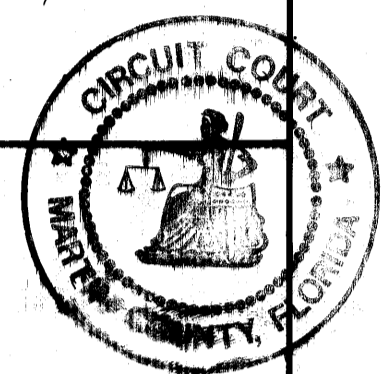
A PORTION OF GOVERNMENT LOTS 1 & 2, SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST
MARTIN COUNTY, FLORIDA.

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 PAGE 54, MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 20th DAY OF December, 1983

LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Busby
DEPUTY CLERK

FILE NO.
498486



LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE RUN NORTH 89°59'00" EAST ALONG THE NORTH LINE OF SAID SECTION 30, FOR A DISTANCE OF 645.40 FEET, TO A POINT ON THE CENTERLINE OF STATE ROAD A-1-A, AS EXISTS; THENCE RUN SOUTH 25°37'30" EAST ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A, FOR A DISTANCE OF 295.75 FEET TO A POINT; THENCE RUN SOUTH 25°13'10" EAST, ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A, FOR A DISTANCE OF 787.53 FEET TO A POINT; THENCE RUN SOUTH 74°35'40" WEST FOR A DISTANCE OF 53.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME BEARING, FOR A DISTANCE OF 520 FEET, MORE OR LESS, TO THE WATERS OF THE INDIAN RIVER; THENCE MEANDER NORTHERLY ALONG THE WATERS OF SAID INDIAN RIVER, TO A POINT OF INTERSECTION ON A LINE, 400 FEET NORTHERLY OF, MEASURED ON A PERPENDICULAR, AND PARALLEL TO THE LAST DESCRIBED LINE; THENCE RUN NORTH 74°35'40" EAST, FOR A DISTANCE OF 595 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. A-1-A, THENCE RUN SOUTH 25°13'10" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. A-1-A, FOR A DISTANCE OF 405.94 FEET TO THE POINT OF BEGINNING.

AND

THOSE CERTAIN LANDS IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE RUN NORTH 89°59'00" EAST ALONG THE NORTH LINE OF SAID SECTION 30, FOR A DISTANCE OF 645.60 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD A-1-A; THENCE RUN SOUTH 25°37'30" EAST ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A, FOR A DISTANCE OF 295.75 FEET, TO A POINT; THENCE RUN SOUTH 25°13'10" EAST ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A, FOR A DISTANCE OF 1193.47 FEET, TO A POINT; THENCE RUN SOUTH 74°35'40" WEST, FOR A DISTANCE OF 53.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME BEARING, FOR A DISTANCE OF 442 FEET, MORE OR LESS, TO THE WATERS OF THE INDIAN RIVER; THENCE MEANDER NORTHERLY ALONG THE WATERS OF SAID INDIAN RIVER TO THE POINT OF INTERSECTION ON A LINE 400 FEET NORTHERLY OF, MEASURED ON A PERPENDICULAR, AND PARALLEL TO THE LAST DESCRIBED LINE; THENCE RUN NORTH 74°35'40" EAST, 520 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE RUN SOUTH 25°13'10" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, FOR A DISTANCE OF 405.94 FEET, TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP

I, GRISHA HOVSEPIAN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 27th DAY OF MAY, 1983.

G. C. Hovsepian
GRISHA HOVSEPIAN, OWNER

CERTIFICATE OF DEDICATION

I, GRISHA HOVSEPIAN, DO HEREBY DEDICATE AS FOLLOWS:

ACCESS EASEMENTS: THE ACCESS EASEMENTS SHOWN HERE ON THE PLAT OF ROSE WALK ESTATES ARE HEREBY DECLARED TO BE PRIVATE, AND ARE DEDICATED TO THE OWNERS OF LOTS IN ROSE WALK ESTATES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS OR SAID ACCESS EASEMENTS.

UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF ROSE WALK ESTATES ARE HEREBY DECLARED TO BE PRIVATE, AND ARE DEDICATED TO THE OWNERS OF LOTS IN ROSE WALK ESTATES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UTILITY EASEMENTS.

DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE OWNERS OF LOTS IN ROSE WALK ESTATES. THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.

SIGNED AND SEALED THIS 27th DAY OF MAY, 1983.

G. C. Hovsepian
GRISHA HOVSEPIAN

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

S. M. Meyer
WITNESS

Philip A. Jones
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GRISHA HOVSEPIAN TO ME WELL KNOW, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF May, 1983.

Shirley Ann de Hoyle
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES
My Commission Expires April 22, 1987

COUNTY APPROVAL

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

L. S. Smith
COUNTY ENGINEER
DATE: 12/4/83

Michael H. O'Neil
COUNTY ATTORNEY
DATE: December 20 83

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: Charles R. Sand
CHAIRMAN

DATE: 12-20-83

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Alex L. Haynes
CHAIRMAN

DATE: December 20, 1983

ATTEST:

Louise V. Isaacs
CLERK
By Charlotte Busby

TITLE CERTIFICATE

I, PHILIPPE SYMONOVICZ, 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 THEREON. THERE ARE NO MORTGAGES.

DATED THIS 20th DAY OF July, 1983.

Philippe Symonovicz
PHILIPPE SYMONOVICZ, ATTORNEY AT LAW
105 E. PALMETTO PARK ROAD
BOCA RATON, FLORIDA 33432

SURVEYOR'S CERTIFICATE

I, CLINTON A. MITCHELL, DO HEREBY CERTIFY THAT THIS PLAT OF ROSE WALK ESTATES 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.

Clinton A. Mitchell
CLINTON A. MITCHELL
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3541

DATED THIS 12th DAY OF May, 1983.

Subdivision Plat Control # : 92-37-42-012-000-0000.0