

BRANDYWINE AT HERITAGE RIDGE EAST

LOCATED IN THE GOMEZ GRANT

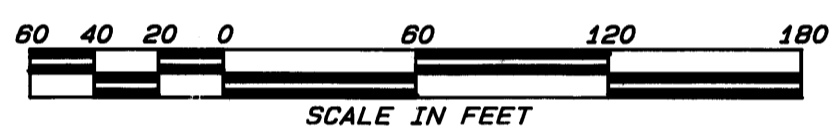
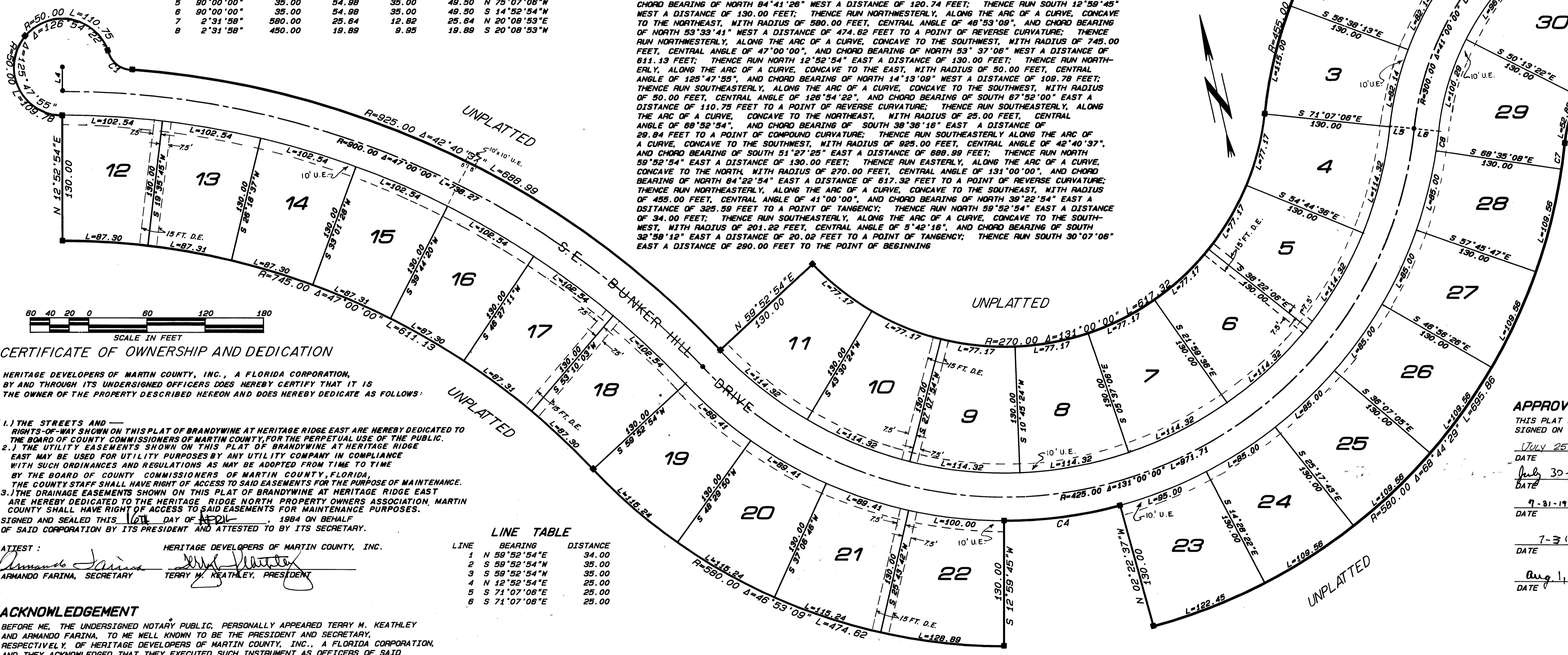
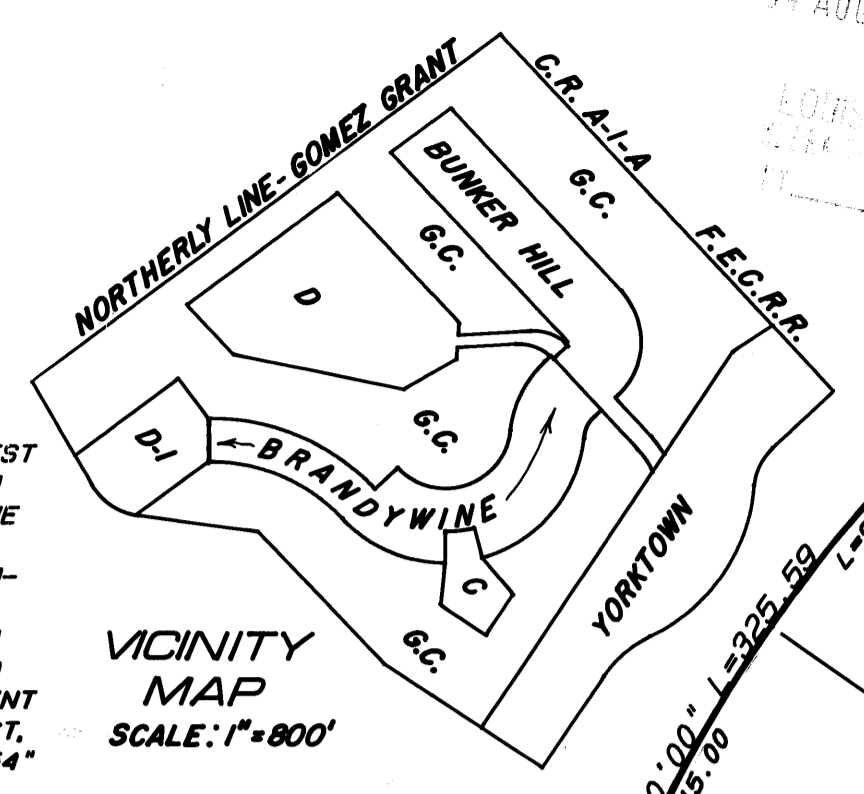
GENERAL NOTES

- 1.) DENOTES PERMANENT REFERENCE MONUMENT
- 2.) DENOTES PERMANENT CONTROL POINT
- 3.) R.E. INDICATES ROAD EASEMENT
- 4.) U.E. INDICATES UTILITY EASEMENT
- 5.) BEARINGS SHOWN HEREON ARE RELATED TO THE PLAT OF YORKTOWN AT HERITAGE RIDGE SECTION III-B
- 6.) D.E. INDICATES DRAINAGE EASEMENT

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	69°22'54"	25.00	29.84	16.98	28.10	S 38°36'16"E
2	5°42'16"	201.22	20.03	10.02	20.02	S 32°58'12"E
3	41°00'00"	145.00	103.76	54.21	101.56	S 39°22'54"N
4	15°22'22"	450.00	120.74	60.73	120.38	N 84°41'26"W
5	90°00'00"	35.00	54.98	35.00	49.50	N 75°07'09"W
6	90°00'00"	35.00	54.98	35.00	49.50	S 14°52'54"W
7	2°31'58"	580.00	25.64	12.82	25.64	N 20°08'53"E
8	2°31'58"	450.00	19.89	9.95	19.89	S 20°08'53"N

LEGAL DESCRIPTION

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION LATERAL DITCH NO. 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST HERITAGE BOULEVARD AS SHOWN ON THE PLAT OF YORKTOWN AT HERITAGE RIDGE SECTION III-B, PLAT BOOK 8, PAGE 62, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 43°37'59" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION LATERAL DITCH NO. 1 A DISTANCE OF 300.00 FEET; THENCE RUN NORTH 46°28'09" EAST ALONG THE NORTHERLY LINE OF YORKTOWN AT HERITAGE RIDGE SECTION III-B A DISTANCE OF 1280.37 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST CONSTITUTION BOULEVARD; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 389.00 FEET, CENTRAL ANGLE OF 18°32'50", AND CHORD BEARING OF NORTH 20°52'42" WEST A DISTANCE OF 118.54 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30°07'06" WEST A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 59°52'54" WEST A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 145.00 FEET, CENTRAL ANGLE OF 41°00'00", AND CHORD BEARING OF SOUTH 39°22'54" WEST A DISTANCE OF 103.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, WITH RADIUS OF 580.00 FEET, CENTRAL ANGLE OF 68°44'28", AND CHORD BEARING OF SOUTH 53°15'09" WEST A DISTANCE OF 685.86 FEET; THENCE RUN NORTH 02°22'37" WEST A DISTANCE OF 130.00 FEET; THENCE RUN WESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, WITH RADIUS OF 450.00 FEET, CENTRAL ANGLE OF 15°22'22", AND CHORD BEARING OF NORTH 84°41'26" WEST A DISTANCE OF 120.74 FEET; THENCE RUN SOUTH 12°59'45" WEST A DISTANCE OF 130.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, WITH RADIUS OF 580.00 FEET, CENTRAL ANGLE OF 46°53'09", AND CHORD BEARING OF NORTH 53°33'41" WEST A DISTANCE OF 474.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 745.00 FEET, CENTRAL ANGLE OF 47°00'00", AND CHORD BEARING OF NORTH 53°37'06" WEST A DISTANCE OF 811.13 FEET; THENCE RUN NORTH 12°52'54" EAST A DISTANCE OF 130.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST, WITH RADIUS OF 50.00 FEET, CENTRAL ANGLE OF 125°47'55", AND CHORD BEARING OF NORTH 14°18'09" WEST A DISTANCE OF 109.78 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 50.00 FEET, CENTRAL ANGLE OF 126°54'22", AND CHORD BEARING OF SOUTH 67°52'00" EAST A DISTANCE OF 110.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, WITH RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 88°52'54", AND CHORD BEARING OF SOUTH 38°36'16" EAST A DISTANCE OF 29.84 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 925.00 FEET, CENTRAL ANGLE OF 42°40'17", AND CHORD BEARING OF SOUTH 59°52'54" EAST A DISTANCE OF 888.99 FEET; THENCE RUN NORTH 59°52'54" EAST A DISTANCE OF 130.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, WITH RADIUS OF 270.00 FEET, CENTRAL ANGLE OF 131°00'00", AND CHORD BEARING OF NORTH 84°22'54" EAST A DISTANCE OF 817.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 455.00 FEET, CENTRAL ANGLE OF 41°00'00", AND CHORD BEARING OF NORTH 39°22'54" EAST A DISTANCE OF 329.59 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 59°52'54" EAST A DISTANCE OF 34.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 201.22 FEET, CENTRAL ANGLE OF 5°42'16", AND CHORD BEARING OF SOUTH 32°58'12" EAST A DISTANCE OF 20.02 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 30°07'06" EAST A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.



CERTIFICATE OF OWNERSHIP AND DEDICATION

HERITAGE DEVELOPERS OF MARTIN COUNTY, 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 AS FOLLOWS:

- 1.) THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF BRANDYWINE AT HERITAGE RIDGE EAST ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC.
- 2.) THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF BRANDYWINE AT HERITAGE RIDGE EAST MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY 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. THE COUNTY STAFF SHALL HAVE RIGHT OF ACCESS TO SAID EASEMENTS FOR THE PURPOSE OF MAINTENANCE.
- 3.) THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF BRANDYWINE AT HERITAGE RIDGE EAST ARE HEREBY DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION. MARTIN COUNTY SHALL HAVE RIGHT OF ACCESS TO SAID EASEMENTS FOR MAINTENANCE PURPOSES.

SIGNED AND SEALED THIS 16th DAY OF April, 1984 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: *Armando Farina* HERITAGE DEVELOPERS OF MARTIN COUNTY, INC. ARMANDO FARINA, SECRETARY
Terry M. Keathley TERRY M. KEATHLEY, PRESIDENT

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TERRY M. KEATHLEY AND ARMANDO FARINA, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF HERITAGE DEVELOPERS OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 1984.

June 28 1985 *Nancy P. Osardi*
 EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 1.) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN HEREON.
- 2.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
 - (A.) MURIEL L. ROUIDOUX, INDIVIDUALLY, AND AS TRUSTEE OF THE W.J. LEONARD TRUST, AND WILLIAM A. ROUIDOUX, INDIVIDUALLY. - O. R. BOOK 467/627 (3-29-79)
 - (B.) BARNETT BANK OF MARTIN COUNTY, N.A. - O. R. BOOK 377/149 (4-4-83)

6-21-84 *Terence P. McCarthy*
 DATE BY TERENCE P. MCCARTHY
 ATTORNEY AT LAW
 2081 E. OCEAN BOULEVARD
 SUITE 2-A
 STUART, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
1	N 59°52'54"E	34.00
2	S 59°52'54"W	35.00
3	S 59°52'54"W	35.00
4	N 12°52'54"E	25.00
5	S 71°07'06"E	25.00
6	S 71°07'06"E	25.00

MORTGAGE HOLDER'S CONSENT

MURIEL L. ROUIDOUX, INDIVIDUALLY AND AS TRUSTEE OF W.J. LEONARD TRUST AND WILLIAM A. ROUIDOUX, HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 29th DAY OF June, 1984
 WILLIAM A. ROUIDOUX MURIEL L. ROUIDOUX
 BY: *William A. Roudoux* BY: *Muriel L. Roudoux*
 SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:
Edward D. Lewis *Concepcion J. Santos*
 WITNESS WITNESS

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MURIEL L. ROUIDOUX, INDIVIDUALLY AND AS TRUSTEE OF THE W.J. LEONARD TRUST, AND WILLIAM A. ROUIDOUX, INDIVIDUALLY, TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF June, 1984.
 Oct 13, 1987 *Edward D. Lewis*
 EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGE HOLDER'S CONSENT

BARNETT BANK OF MARTIN COUNTY, A FLORIDA BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 16 DAY OF April, 1984
 ATTEST: *James E. Hall* BY: *Donna D. Smith*
 James E. Hall, Vice President Donna D. Smith, President
 SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:
Edward D. Lewis *Concepcion J. Santos*
 WITNESS WITNESS

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *James E. Hall* AND *Donna D. Smith*, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND PRESIDENT, RESPECTIVELY, OF BARNETT BANK OF MARTIN COUNTY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID BARNETT BANK OF MARTIN COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF April, 1984.
 October 31, 1987 *James E. Hall*
 EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

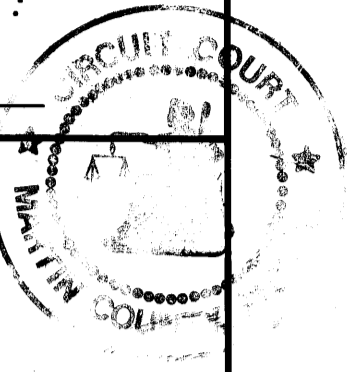
CLERK'S RECORDING CERTIFICATE

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 57, PAGE 71, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 21st DAY OF August, 1984.

LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

FILE NUMBER: 524154 BY: *Charlotte Burkley* DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER: 34 38 42 083 000 0000



APPROVAL OF MARTIN COUNTY

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

- DATE: July 25, 1984 BY: *Michael J. Stuchlik* COUNTY ENGINEER
 DATE: July 30, 1984 BY: *Michael J. Stuchlik* COUNTY ATTORNEY
 DATE: 7-31-1984 BY: *Charles G. Stuchlik* CHAIRMAN, PLANNING AND ZONING COMMISSION
 DATE: 7-31-1984 BY: *Alex L. Boyles* CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
 DATE: Aug 1, 1984 BY: *Louise V. Isaacs* ATTEST: CLERK OF THE CIRCUIT COURT
 BY: *Charlotte Burkley* DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I, DAVID M. BETHAM, DO HEREBY CERTIFY THAT THIS PLAT OF BRANDYWINE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLETES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

4-5-84 *David M. Betham*
 DATE DAVID M. BETHAM, P.L.S.
 FLORIDA CERT. NO. 3189



PREPARED JANUARY, 1984 BY:

BETHAM ASSOCIATES
 ENGINEERS - PLANNERS - SURVEYORS
 921 N.E. COMMERCIAL STREET
 JENSEN BEACH, FLORIDA 33457
 PHONE (305) 334-1800