

# A PLAT OF BAY POINTE ENTRANCE A PLANNED UNIT DEVELOPMENT

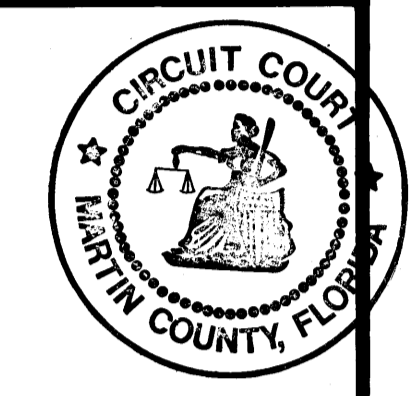
BEING A REPLAT OF LOTS 49, 50, 51, 52, 53 AND 54 WEBB & HOWER SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 78, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID LOTS 49, 50, 51 AND 52 BEING PORTIONS OF A PLAT OF BAY POINTE, A P.U.D., RECORDED IN PLAT BOOK 9, PAGE 50 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

MAY, 1984

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 78, Martin County, Florida, Public Records, this 2nd day of October, 1984.

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

File No. 530695  
(Circuit Court Seal)



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

I, FRANCIS T. RYAN, P.A., MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 24, 1984, AT 9:30am:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN, ON THIS PLAT IS IN THE NAME OF THE CORPORATIONS EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED, OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON, ARE AS FOLLOWS:  
A. NONE.

DATED THIS 24 DAY OF August, 1984.  
BY: Francis T. Ryan  
FRANCIS T. RYAN, ATTORNEY AT LAW  
618 U.S. HIGHWAY NO. 1  
NORTH PALM BEACH, FL 33408

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF BAY POINT ENTRANCE, 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.

S. Dale Monroe  
S. DALE MONROE  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3956

## COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

September 6, 1984  
September 24, 1984  
September 28, 1984

H. Burton Smith  
COUNTY ENGINEER

Michael H. Duil  
COUNTY ATTORNEY

Charles R. Sand  
CHAIRMAN

Ray L. Hargess  
CHAIRMAN

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

## DESCRIPTION

LOTS 53 AND 54, 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 LOTS 49, 50, 51 AND 52 OF SAID WEBB & HOWER SUBDIVISION, AS SHOWN ON THE PLAT OF BAY POINTE, RECORDED IN PLAT BOOK 9, PAGE 50 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 0.895 ACRES.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

LINKOUS CORPORATION, A FLORIDA CORPORATION AND BAY POINTE PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC., A FLORIDA CORPORATION BY AND THROUGH THEIR UNDERSIGNED OFFICERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- S.W. BAY POINTE CIRCLE, SHOWN ON THIS PLAT OF BAY POINTE ENTRANCE, A P.U.D., IS HEREBY DEDICATED TO THE BAY POINTE PROPERTY OWNERS 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.

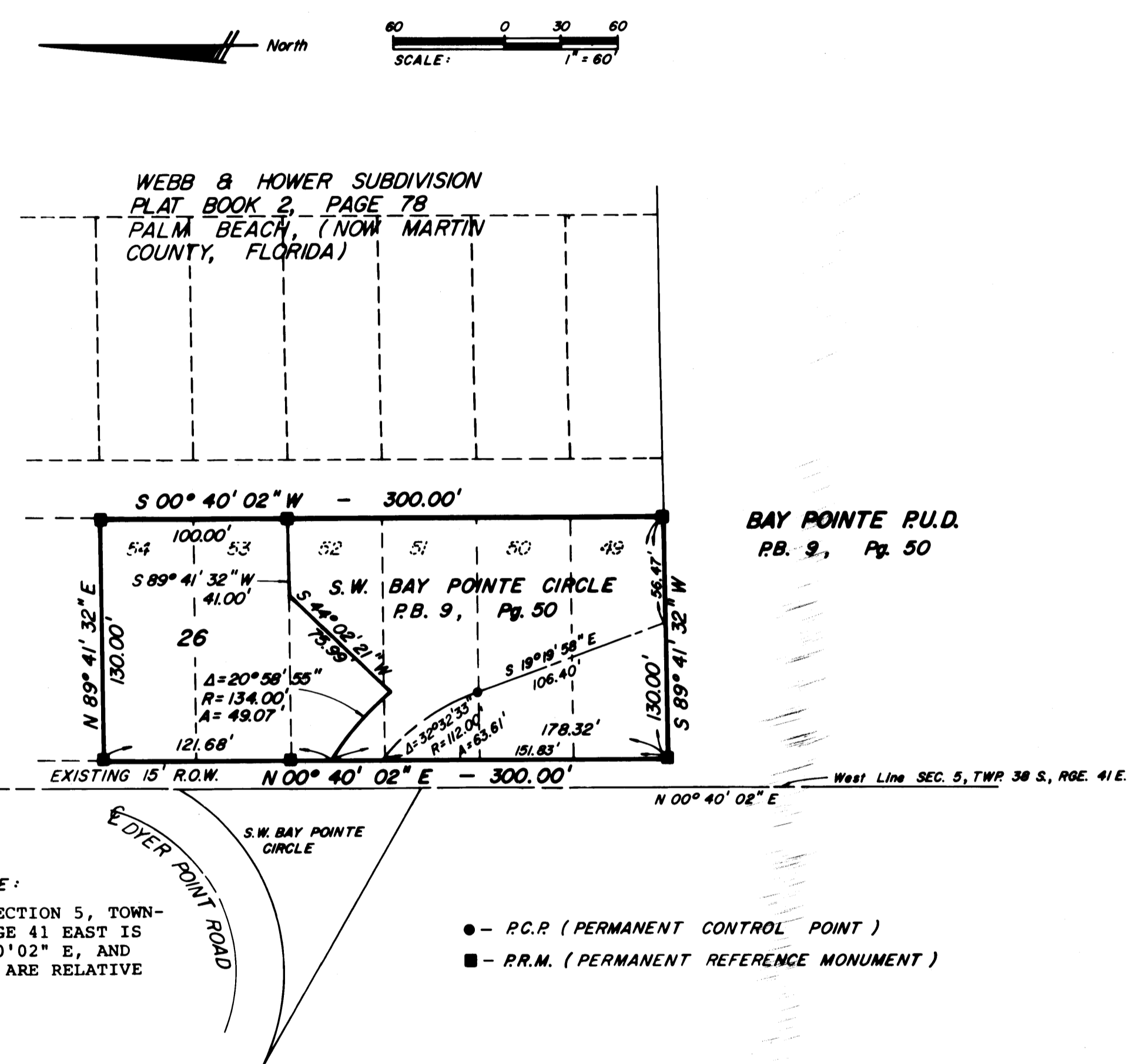
SIGNED AND SEALED THIS 24 DAY OF August, 1984, ON BEHALF OF SAID CORPORATIONS BY THEIR PRESIDENT AND ATTESTED TO BY THEIR VICE PRESIDENT.

LINKOUS CORPORATION  
BY: Jerry P. Linkous  
JERRY P. LINKOUS  
PRESIDENT

BAYPOINTE PROPERTY OWNERS OF PALM CITY, INC.  
BY: Francis T. Ryan  
FRANCIS T. RYAN  
PRESIDENT

ATTEST: Francis T. Ryan  
FRANCIS T. RYAN  
VICE PRESIDENT

ATTEST: Janice C. Duvelle  
JANICE C. DUVELLE  
VICE PRESIDENT



BEARING BASE:  
THE WEST LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST IS TAKEN TO BE N 00° 40' 02" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NOTE:  
ACCESS FROM LOT 26 WILL BE FROM S.W. BAY POINTE CIRCLE ONLY.  
THERE WILL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

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 PRESIDENT, 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 24 DAY OF August, 1984.

MY COMMISSION EXPIRES: October 13, 1984  
Charles M. Duvelle  
NOTARY PUBLIC  
STATE OF FLORIDA

## ACKNOWLEDGEMENT

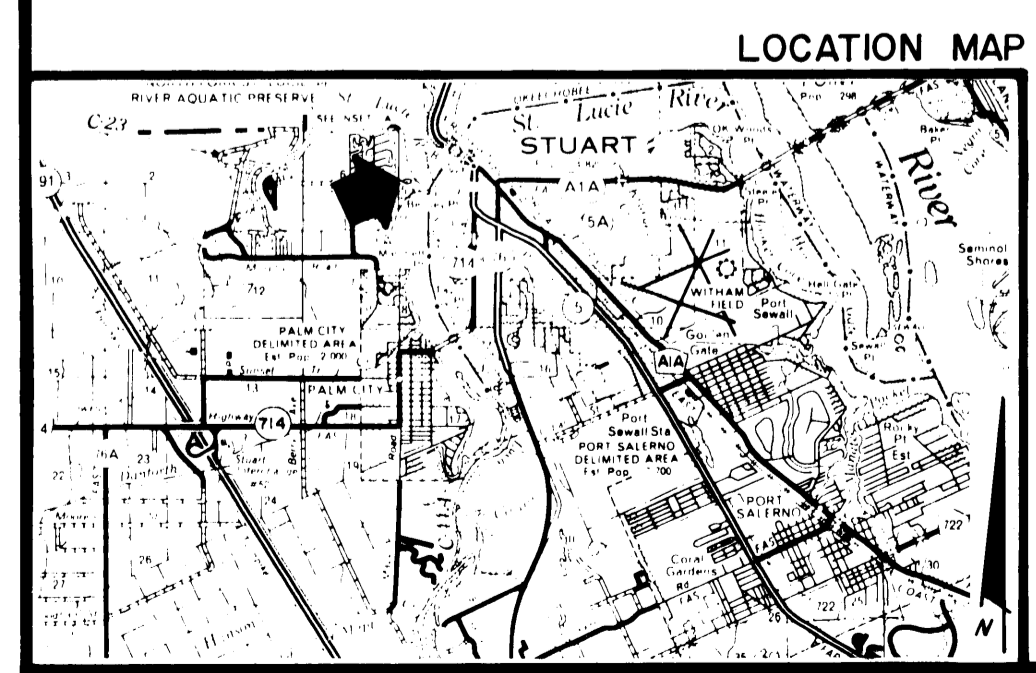
STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED FRANCIS T. RYAN AND JANICE C. DUVELLE, TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF BAYPOINTE PROPERTY OWNERS OF PALM CITY, 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 24 DAY OF August, 1984.

MY COMMISSION EXPIRES: October 13, 1984  
Charles M. Duvelle  
NOTARY PUBLIC  
STATE OF FLORIDA

Subdivision Parcel Control #: 05 88 41 022 000 0000.0



THIS INSTRUMENT WAS PREPARED BY:  
RANDY CLAY FOR  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
210 JUPITER LAKES BOULEVARD  
P.O. BOX 727  
JUPITER, FLORIDA 33458

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
JUPITER, FLORIDA STUART, FLORIDA  
FORT PIERCE, FLORIDA