

# TIMBERWICK - PHASE TWO

## A SUBDIVISION IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

### DESCRIPTION

That part of the Southeast one-quarter of Section 21, Township 37 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Southeast corner of said Section 21 and run North 00°02'54" West along the East line of Section 21 for 1320.36 feet to the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of Section 21; Thence run North 89°22'26" West along the North line of the Southeast one-quarter of Section 21 for 500.00 feet to the Point of Beginning for the following described parcel:

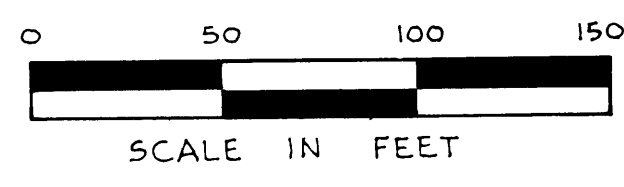
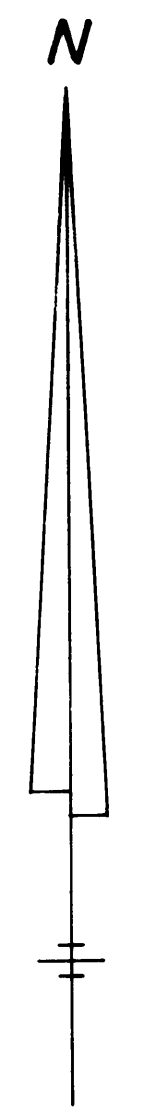
Thence continue North 89°22'26" West for 823.73 feet; Thence run North 00°02'36" East for 966.32 feet; Thence run South 41°00'00" East for 179.31 feet; Thence run South 20°21'22" East for 116.53 feet; Thence run South 29°12'47" East for 229.22 feet; Thence run South 49°11'22" East for 103.11 feet; Thence run South 81°01'22" East for 91.29 feet to a point of curvature on the Southwest, said curve having a radius of 326.93 feet; Thence run Southeast along the arc of this curve through a central angle of 40°18'42" for 230.02 feet to a point of tangency; Thence run South 40°42'40" East for 62.97 feet; Thence run South 65°33'28" East for 113.94 feet; Thence run South 62°16'48" East for 51.40 feet; Thence run South 00°37'34" West for 220.58 feet to the Point of Beginning.

### GENERAL NOTES

- MONUMENTATION
  - - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
  - ⊕ - DENOTES PERMANENT CONTROL POINT (P.C.P.)
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.00°02'54" W. ON THE EAST LINE OF SECTION 21-37-41 (E. OF N.E. SAVANNA ROAD)
- MINIMUM LOT SIZE IS ONE-HALF ACRE (21,780 SQ. FT.)
- PARCEL B IS AN AREA RESERVED FOR STORMWATER RETENTION PURPOSES

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	74°40'00"	125.43'	163.46'	95.67'	152.13'	S.23°00'00"W
C-1	69°00'44"	125.43'	125.43'	151.08'	142.11'	S.20°10'22"W
C-2	67°29'02"	100.43'	118.29'	67.08'	111.57'	S.19°24'31"W
C-3	33°22'54"	150.43'	150.43'	87.64'	45.10'	S.39°00'23"W
C-4	36°38'56"	150.43'	96.22'	49.82'	94.59'	S.03°59'28"W
B	14°22'36"	475.73'	119.37'	60.00'	119.06'	S.07°08'42"E
C-5	14°22'36"	450.73'	113.10'	56.85'	112.80'	S.07°08'42"E
C-6	07°07'27"	500.73'	62.26'	31.17'	62.22'	S.10°46'17"E
C-7	07°15'09"	500.73'	63.38'	31.73'	63.34'	S.03°34'59"E
C	89°25'02"	125.27'	195.50'	124.00'	176.25'	S.44°39'55"E
C-8	89°25'02"	100.27'	156.48'	99.25'	141.08'	S.44°39'55"E
C-9	31°25'18"	150.27'	82.41'	42.27'	81.38'	S.15°40'03"E
C-10	25°46'35"	150.27'	67.60'	34.38'	67.03'	S.44°16'00"E
C-11	32°13'09"	150.27'	84.50'	42.40'	83.39'	S.73°15'52"E
C-12	19°52'34"	50.00'	17.35'	8.76'	17.26'	N.80°41'17"E
C-13	40°07'26"	50.00'	35.01'	18.26'	34.30'	N.50°41'17"E
C-14	84°45'11"	50.00'	73.96'	45.62'	67.40'	N.11°45'02"W
C-15	72°06'57"	50.00'	62.93'	36.40'	58.86'	S.89°48'55"W
C-16	33°39'36"	50.00'	29.37'	15.12'	28.95'	S.36°55'38"W
C-17	25°03'14"	50.00'	218.63'	70.71'	81.65'	S.34°38'18"E
C-18	70°31'44"	25.00'	30.77'	17.68'	28.87'	S.55°21'42"W
C	40°18'42"	326.93'	230.02'	120.00'	225.30'	S.60°52'01"E
C-19	23°18'43"	326.93'	133.02'	67.44'	132.10'	S.69°22'01"E
C-20	16°59'59"	326.93'	97.00'	48.86'	96.64'	S.49°12'39"E
C-21	24°46'51"	150.43'	65.06'	33.05'	64.56'	S.34°42'22"W



Date: December 1984

This instrument prepared by:  
C. Calvert Montgomery & Assoc.  
256 Colorado Ave., P.O. Box 92  
Stuart, Fla. 33495

PINECREST LAKES - PHASE II  
PLAT BK. 8, PG. 51, MARTIN CO. PUB. REC.

TOWN & COUNTRY ESTATES - PHASE TWO  
PLAT BOOK 7, PAGE 43, MARTIN CO. PUB. REC.

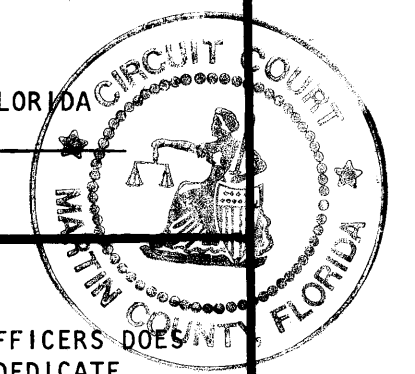
TOWN & COUNTRY ESTATES - PHASE ONE  
PLAT BOOK 7, PAGE 20, MARTIN CO. PUB. REC.

85 JAN 4 AID: 4  
LOUISE V. ISAACS  
CLERK OF CIRCUIT COURT

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 9, PAGE 87, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 4th DAY OF January, 1985.

FILE NO. 540228

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT, MARTIN COUNTY, FLORIDA  
BY: *Charlotte Burley*  
DEPUTY CLERK



CERTIFICATE OF OWNERSHIP AND DEDICATION  
SAM RHODES CONSTRUCTION, INC. A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF TIMBERWICK, PHASE TWO ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF TIMBERWICK, PHASE TWO, 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.
- PARCEL "B" AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO TIMBERWICK PHASE II PROPERTY OWNERS ASSOCIATION, INC., EXCEPT THAT THE DRAINAGE EASEMENT ON LOTS 30, 37, 38 AND 41 ADJOINING THE PLAT BOUNDARY IS HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, SAID BOARD OF COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING PARCEL "B", BUT SHALL HAVE 20 FOOT WIDE ACCESS EASEMENTS WITHIN SAID PARCEL "B" AS SHOWN HEREON.

SIGNED AND SEALED THIS 30th DAY OF November, 1984 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.  
ATTEST: *Elaine M. Rhodes* BY: *Samuel N. Rhodes, Jr.*  
ELAINE M. RHODES SAMUEL N. RHODES, JR.

ACKNOWLEDGEMENT  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SAMUEL N. RHODES, JR. AND ELAINE M. RHODES, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAM RHODES CONSTRUCTION, 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 30th DAY OF November, 1984.

*Mary Tilton*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:  
3-11-87

SURVEYOR'S CERTIFICATE  
I, W. L. WILLIAMS, DO HEREBY CERTIFY THAT THIS PLAT OF TIMBERWICK, PHASE TWO, 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

*W. L. Williams*  
W. L. WILLIAMS  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1272

MORTGAGE HOLDER'S CONSENT  
AMERICAN BANK OF MARTIN COUNTY, A FLORIDA BANKING CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS INTERESTS IN SAID MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 27th DAY OF November, 1984, ON BEHALF OF AMERICAN BANK OF MARTIN COUNTY BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT LOAN OFFICER.  
ATTEST: *Douglas E. Bayer* BY: *Duane P. Walton*  
DOUGLAS E. BAYER DUANE P. WALTON  
ASSISTANT LOAN OFFICER VICE-PRESIDENT

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DUANE P. WALTON AND DOUGLAS E. BAYER TO ME WELL KNOWN TO BE THE VICE-PRESIDENT AND ASSIST. LOAN OFFICER, RESPECTIVELY, OF AMERICAN BANK OF MARTIN COUNTY AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF November, 1984.  
*Nancy E. Oumack*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 5/30/87

TITLE CERTIFICATION  
TITLE UNDERWRITER AGENCY, INC., BY ITS UNDERSIGNED VICE-PRESIDENT AND TITLE OFFICER, HEREBY CERTIFIES THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
A. MORTGAGEE: AMERICAN BANK OF MARTIN COUNTY, A FLORIDA BANKING CORPORATION.  
MORTGAGOR: SAM RHODES CONSTRUCTION, INC., A FLORIDA CORPORATION  
RECORDING DATA: MORTGAGE DATED FEBRUARY 9, 1984 AND RECORDED IN O. R. BOOK 594, PAGE 597, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS ON FEBRUARY 17, 1984.  
DATED THIS 29th DAY OF November, 1984.

TITLE UNDERWRITER AGENCY, INC.  
*Jess Wright*  
VICE-PRESIDENT AND TITLE OFFICER  
218 N. COLORADO AVENUE, STUART, FLORIDA 33494

APPROVAL OF COUNTY  
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED:  
*Michael Smith*  
COUNTY ENGINEER  
DATE: December 18, 1984  
COUNTY ENGINEER  
DATE: Dec. 27, 1984

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: *James J. Hill*  
CHAIRMAN  
DATE: Dec. 18, 1984

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
BY: *James J. Hill*  
CHAIRMAN  
DATE: December 18, 1984

ATTEST: *Louise V. Isaacs*  
By *Charlotte Burley, Sr.*  
CLERK

