

PLAT OF BROOK VILLAS

A REPLAT OF A PORTION OF THE SOUTH 2/15 OF LOTS 18, 19 & 20 OF THE HANSON GRANT AS RECORDED IN PLAT BOOK 1, PAGE 11, PALM BEACH (NOW 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 9, PAGE 94, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 21st DAY OF MAY, 1985.
 LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.
 FILE NUMBER: 556256 BY: Charlotte Bulky DEPUTY CLERK
 SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN MARTIN COUNTY, FLORIDA, BEING A PORTION OF THE SOUTH 2/15 OF LOTS 18, 19 & 20 OF THE HANSON GRANT AS THE SAME IS NOW RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, (NOW MARTIN COUNTY) AND LYING BETWEEN THE FLORIDA EAST COAST RAILROAD AND STATE ROAD NO. 5 RIGHT-OF-WAY.

LESS AND EXCEPT THE SOUTH 290.49 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE FOLLOWING DESCRIBED PARCEL) OF THE WEST 250.00 FEET (AS MEASURED AT RIGHT ANGLES TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5) OF THE FOLLOWING DESCRIBED, TO WIT: COMMENCING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 AND THE NORTH LINE OF THE SOUTH 2/15 OF LOTS 18, 19 & 20 OF THE HANSON GRANT, THENCE IN A SOUTHEASTERLY DIRECTION WITH THE AFORESAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 263.28 FEET TO THE POINT OF BEGINNING, THENCE IN AN EASTERLY DIRECTION PARALLEL WITH, BUT 262.00 FEET SOUTH OF THE AFORESAID NORTH LINE A DISTANCE OF 813.34 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A STATE ROAD DRAINAGE DITCH, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 290.49 FEET TO A POINT, THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DRAINAGE DITCH PARALLEL WITH AND 90 FEET NORTH OF THE SOUTH LINE OF AFORESAID LOTS 18, 19 & 20, A DISTANCE OF 790.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID EAST RIGHT-OF-WAY LINE 231.62 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 3.15 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

KNOW ALL MEN BY THESE PRESENTS THAT NEW YORK NAVIGATION CORPORATION, A PANAMANIAN CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE, AS FOLLOWS:

1. A PORTION OF SOUTHEAST BROOK STREET, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF, THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
2. ALL PROPERTY SHOWN ON THIS PLAT OF BROOK VILLAS, WITH THE EXCEPTION OF THE UNITS AND THAT PORTION OF SOUTHEAST BROOK STREET DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, IS HEREBY DEDICATED TO BROOK VILLAS PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC.
3. ALL AREAS SHOWN HEREON WHICH ARE DEDICATED TO BROOK VILLAS PROPERTY OWNERS ASSOCIATION, INC. MAY BE USED FOR UTILITY AND DRAINAGE 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, FLORIDA.
4. THE 10 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, BUT SHALL BE THE MAINTENANCE RESPONSIBILITY OF BROOK VILLAS PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF May, 1985.

NEW YORK NAVIGATION CORPORATION, A PANAMANIAN CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA.

ATTEST: Constance MacCarroll ASSISTANT SECRETARY BY: Raymond J. Hoffman VICE - PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW YORK
 COUNTY OF NEW YORK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Raymond J. Hoffman AND Constance MacCarroll TO ME WELL KNOWN TO BE THE VICE-PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF NEW YORK NAVIGATION CORPORATION, A PANAMANIAN CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF May, 1985.

John P. McLaughlin NOTARY PUBLIC (NOTARY SEAL) MY COMMISSION EXPIRES: March 20, 1986

MORTGAGEES CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

FIRST NATIONAL BANK IN PALM BEACH, A NATIONAL BANKING ASSOCIATION, SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINDER TO THIS PLAT, TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MARTIN

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 2, 1985 AT 4:00 P.M.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND HEREON ARE AS FOLLOWS:
 - A. MORTGAGE FROM MARTIN COUNTY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, TO FIRST NATIONAL BANK IN PALM BEACH, DATED MARCH 29, 1982 AND RECORDED IN OFFICIAL RECORDS BOOK 542, PAGE 624, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED BY MORTGAGE MODIFICATION DATED MAY 25, 1984, AND RECORDED IN OFFICIAL RECORDS BOOK 603, PAGE 1944, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

GUNSTER, YOAKLEY, CRISER AND STEWART, P.A. BY: W. Martin Bonan
 10 CENTRAL PARKWAY SUITE 400 STUART, FLORIDA 33497 W. MARTIN BONAN

SURVEYOR'S CERTIFICATE

I, GEORGE C. YOUNG, JR., DO HEREBY CERTIFY THAT THIS PLAT OF BROOK VILLAS 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.

George C. Young, Jr. DATE: 5/9/85
 GEORGE C. YOUNG, JR. FLORIDA SURVEYOR REGISTRATION NO. 3036

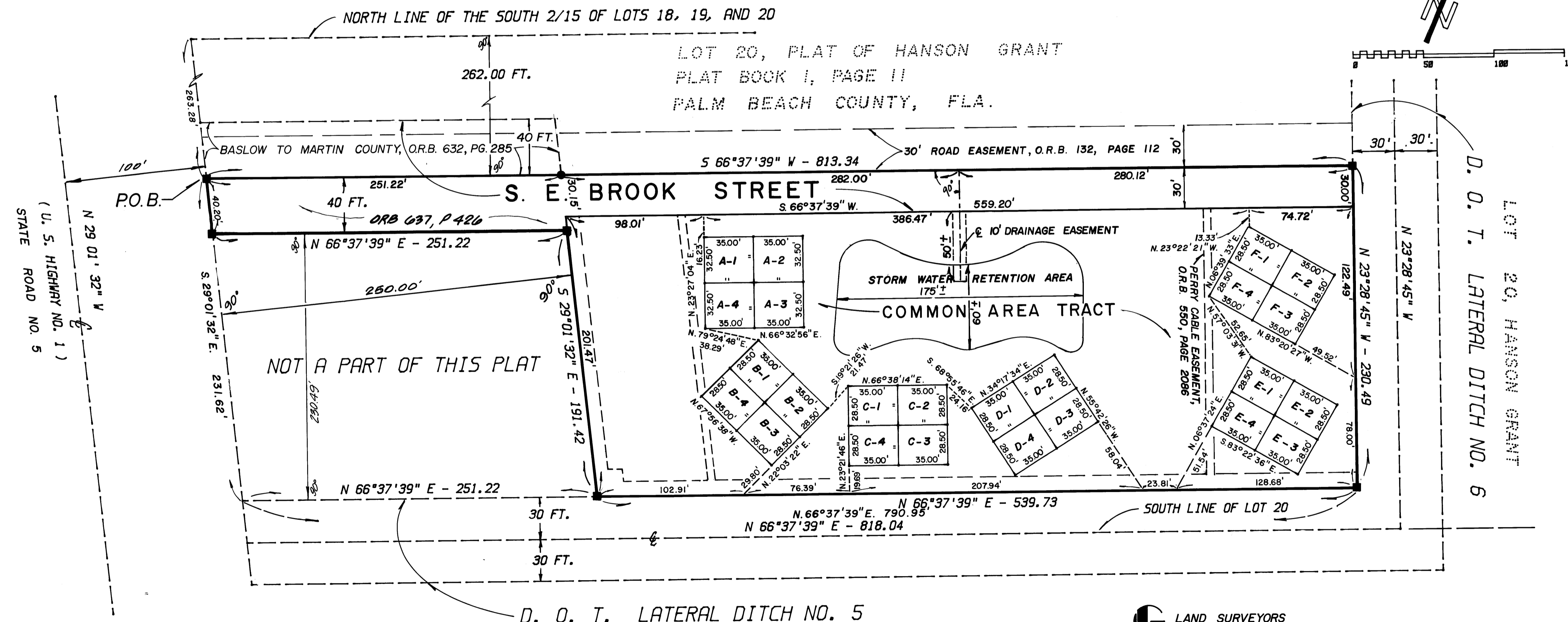
APPROVAL OF COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.
 DATE: 5/20/85 BY: [Signature] COUNTY ENGINEER DATE: 5-21-85 BY: [Signature] COUNTY ATTORNEY

DATE: _____ BY: [Signature] PLANNING AND ZONING COMMISSION, MARTIN COUNTY, FLORIDA

DATE: 5/21/85 BY: [Signature] BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA

Attest: Louise V. Isaacs Clerk BY: Charlotte Bulky o.c.



NOTE: BEARINGS ARE RELATIVE TO THE RIGHT-OF-WAY OF U. S. HIGHWAY NO. 1.
 ■ = PERMANENT REFERENCE MONUMENT
 ● = PERMANENT CONTROL POINT

LAND SURVEYORS
 P.O. BOX 1018 - 217 EAST OCEAN BLVD.
 STUART, FLORIDA 33495
 INC. 305-286-8083

Subdivision Parcel Control #: 52-38-41-600-000-0000