

JENSEN PARK ESTATES · PHASE TWO

A Subdivision Located in Section 28, Township 37 South, Range 41 East, Martin County, Florida

DATE: JULY 1985

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

C & D CONTRACTORS INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDER-SIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS SHOWN ON THIS PLAT OF JENSEN PARK ESTATES-PHASE TWO, ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF JENSEN PARK ESTATES-PHASE TWO, MAY BE USED FOR UTILITY 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 AND AS APPROVED BY THE JENSEN PARK ESTATES HOMEOWNERS' ASSOCIATION.
3. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF JENSEN PARK ESTATES-PHASE TWO, ARE HEREBY DEDICATED TO THE JENSEN PARK ESTATES HOMEOWNERS' ASSOCIATION. THE BOARD OF MARTIN COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY IN THEM, BUT SHALL HAVE ACCESS AND MAINTENANCE PRIVILEGES.

SIGNED AND SEALED THIS 11 DAY OF July, 1985, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: C & D CONTRACTORS INC.
Carolyn J. Coy BY: Robert H. Coy
CAROLYN J. COY, SECRETARY ROBERT H. COY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT H. COY AND CAROLYN J. COY, TO ME WELL KNOWN TO BE PRESIDENT AND SECRETARY, RESPECTIVELY OF C & D CONTRACTORS 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 11 DAY OF July, 1985

Travis J. Tolson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: Jan 11, 1989

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

IRVIN DEGGELLER HEREBY CERTIFIES THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 25 DAY OF July, 1985.

Irvin Deggeller BY: Irvin Deggeller
IRVIN DEGGELLER

WITNESS Robert H. Coy
ROBERT H. COY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED IRVIN DEGGELLER, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 1985.

Susan Conway
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB 25, 1987
BONDED THROUGH GENERAL TRS. 100

DESCRIPTION

That part of Section 28, Township 37 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Northeast corner of Said Section 28 and run South 0°22'26" East along the East line of Said Section 28 for 2660.50 feet to the East quarter-corner of Section 28; Thence run South 89°40'48" West along the South line of the Northeast one-quarter of Said Section 28 for 1326.57 feet; Thence run South 0°22'54" East for 651.29 feet; Thence run South 89°52'39" West for 930.18 feet to the Point of Beginning for the following described parcel:
Thence continue South 89°52'39" West for 394.73 feet; Thence run South 89°45'59" West for 665.28 feet; Thence run North 0°22'52" West for 679.56 feet; Thence run North 89°34'56" East for 36.35 feet; Thence run North 0°25'04" West for 50.00 feet to a point of curvature on a curve concave to the North-east having a radius of 25.00 feet; Thence run Northwesterly along the arc of this curve through a central angle of 90°00'00" for 39.27 feet to a point of tangency; Thence run North 0°25'04" West for 85.00 feet; Thence run North 89°34'56" East for 892.84 feet; Thence run South 0°09'54" East for 323.74 feet to a point on a curve concave to the North having a radius of 2195.24 feet; Thence run Easterly along the arc of this curve through a central angle of 4°07'11" for 157.85 feet; Thence run South 0°22'54" East for 505.17 feet to the Point of Beginning.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

FIRST FIDELITY SAVINGS & LOAN ASSOCIATION AS SUCCESSOR BY MERGER WITH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MARTIN COUNTY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGES TO SUCH DEDICATIONS.

SIGNED, SEALED AND ATTESTED THIS 23 DAY OF July, 1985 ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST: FIRST FIDELITY SAVINGS & LOAN ASSOCIATION
Barbara J. Kendall BY: William P. Valenti
BARBARA J. KENDALL, ASSIST. SECRETARY WILLIAM P. VALENTI, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM P. VALENTI AND BARBARA J. KENDALL, TO ME WELL KNOWN TO BE THE PRESIDENT AND ASSISTANT SECRETARY OF FIRST FIDELITY SAVINGS & LOAN ASSOCIATION AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE ABOVE MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID SAVINGS & LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF July, 1985.

David B. Redrick
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: June 22, 1986

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, JOHN E. PREWITT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - A. JENSEN LAND & DEVELOPMENT, INC. TO IRVIN DEGGELLER FILED APRIL 3, 1978 IN OFFICIAL RECORD BOOK 441, PAGE 1213, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - B. JENSEN LAND & DEVELOPMENT, INC. TO STUART-JENSEN DEVELOPMENT CORP. FILED JULY 3, 1979 IN OFFICIAL RECORD BOOK 474, PAGE 1110, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ASSIGNED TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MARTIN COUNTY (NOW FIRST FIDELITY SAVINGS & LOAN ASSOCIATION) BY ASSIGNMENT FILED JULY 31, 1980 IN OFFICIAL RECORD BOOK 500, PAGE 1003, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - C. JENSEN LAND & DEVELOPMENT, INC. TO STUART-JENSEN DEVELOPMENT CORP. FILED APRIL 17, 1980, IN OFFICIAL RECORD BOOK 494, PAGE 40, MARTIN COUNTY, FLA. PUBLIC RECORDS, ASSIGNED TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF MARTIN COUNTY (NOW FIRST FIDELITY SAVINGS & LOAN ASSOCIATION) BY ASSIGNMENT FILED JULY 31, 1980 IN OFFICIAL RECORD BOOK 500, PAGE 1003, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
 - D. C & D CONTRACTORS INC., A FLORIDA CORPORATION, TO FIRST FIDELITY SAVINGS & LOAN ASSOCIATION, FILED NOVEMBER 1, 1984 IN OFFICIAL RECORD BOOK 618, PAGE 1111, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 10 DAY OF July, 1985.

BY: John E. Prewitt
JOHN E. PREWITT, ATTORNEY AT LAW
BOUGHTERSON BUILDING
STUART, FLORIDA 33494

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, W. L. WILLIAMS, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN PARK ESTATES-PHASE TWO, 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.

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

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

5/5/85 Aug 16-1985
COUNTY ENGINEER
Michael J. ...
COUNTY ATTORNEY

August 15, 1985
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: Joseph J. ...
CHAIRMAN

July 15th 1985
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Louise V. Isaacs
CHAIRMAN

ATTEST: Louise V. Isaacs
BY: Maury E. Chase, D.C.

THIS INSTRUMENT WAS PREPARED BY:
C. CALVERT MONTGOMERY & ASSOCIATES, INC.
256 Osceola Avenue · P.O. Box 92
Stuart, Florida 33495