

HERITAGE RIDGE SOUTH SECTION THREE

LOCATED IN THE GOMEZ GRANT

84 DEC 27 P2: 16

LOUISE V. ISAACS
CLERK OF THE CIRCUIT COURT
BY *Charlotte Bunkley*, D.C.

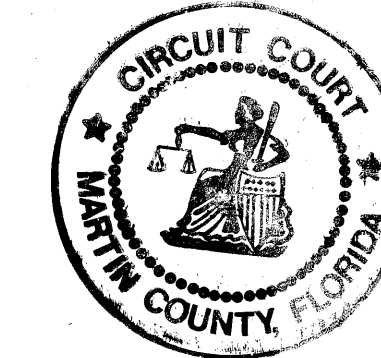
CLERK'S RECORDING CERTIFICATE

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 34-38-42, PAGE 059, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 27th DAY OF December, 1984.

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

FILE NUMBER 539476 BY *Charlotte Bunkley*, D.C.
DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER:
34-38-42-059-000-00000-0



APPROVAL OF MARTIN COUNTY

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

Dec 26, 1984 BY *[Signature]*
DATE COUNTY ENGINEER
Dec 27, 1984 BY *[Signature]*
DATE COUNTY ATTORNEY
Dec 27, 1984 BY *[Signature]*
DATE CHAIRMAN, PLANNING AND ZONING COMMISSION
Dec 27, 1984 BY *[Signature]*
DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
BY *Loise V. Isaacs*
ATTEST: CLERK OF THE CIRCUIT COURT
By *Charlotte Bunkley*, D.C.

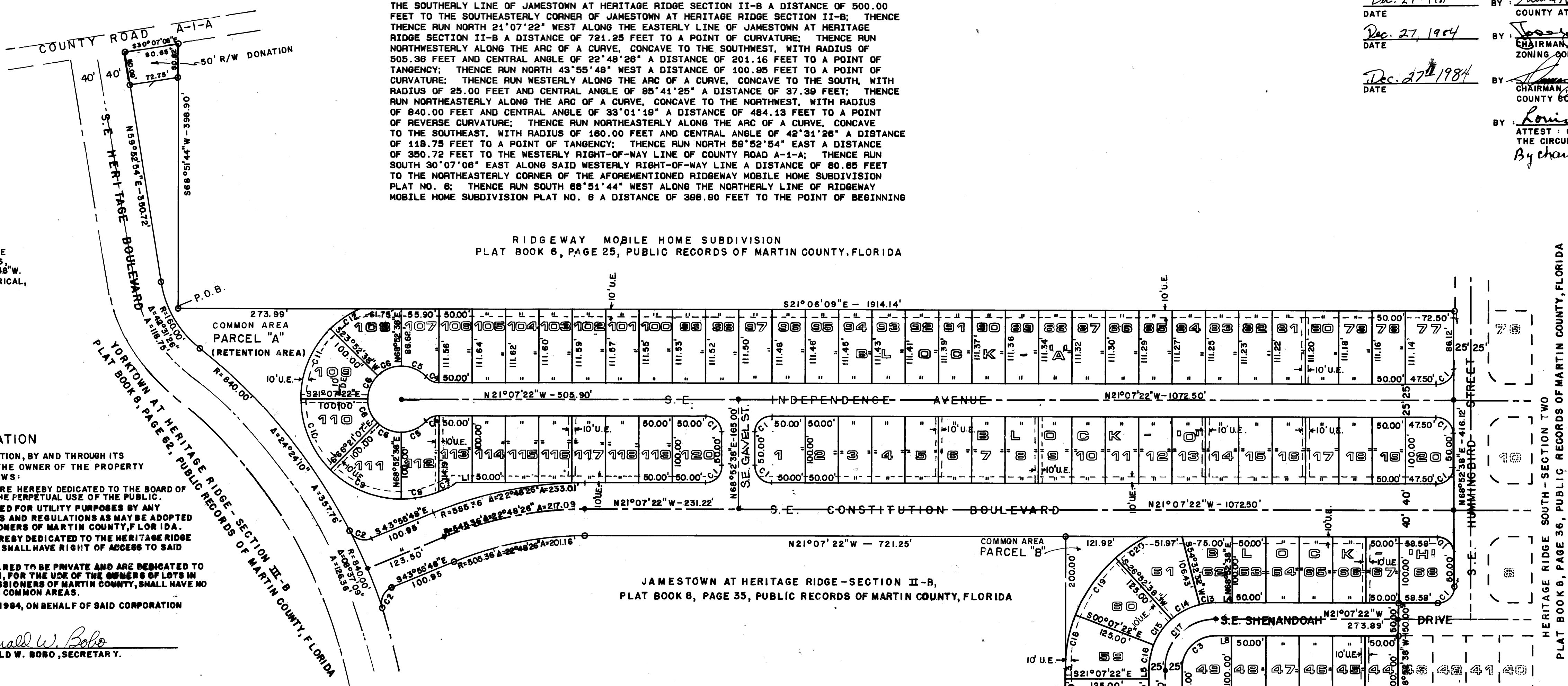
LINE DATA		
LINE	BEARING	DISTANCE
1	N 21° 07' 22" W	22.99'
2	N 21° 07' 22" W	25.00'
3	N 68° 52' 38" E	15.00'
4	N 21° 07' 22" W	23.89'
5	S 68° 52' 38" W	15.00'
6	S 68° 52' 38" W	4.10'
7	N 68° 52' 38" E	19.10'
8	S 21° 07' 22" E	23.89'

CURVE DATA			
CURVE	DELTA	RADIUS	ARC
1	90° 00' 00"	25.00'	39.27'
2	85° 41' 25"	25.00'	37.39'
3	90° 00' 00"	50.00'	78.54'
4	48° 11' 23"	25.00'	21.03'
5	48° 11' 23"	50.00'	42.05'
6	45° 00' 00"	90.00'	39.27'
7	11° 40' 35"	150.00'	30.57'
8	21° 52' 51"	150.00'	57.28'
9	44° 50' 50"	150.00'	117.41'
10	48° 09' 10"	150.00'	118.21'
11	48° 00' 00"	150.00'	117.81'
12	20° 41' 22"	150.00'	54.16'
13	14° 20' 00"	100.00'	25.02'
14	27° 39' 54"	100.00'	48.28'
15	27° 00' 00"	100.00'	47.12'
16	21° 00' 00"	100.00'	36.65'
17	90° 00' 00"	75.00'	117.81'
18	21° 00' 00"	225.00'	82.47'
19	27° 00' 00"	225.00'	106.03'
20	14° 44' 02"	225.00'	57.86'

- GENERAL NOTES:
- INDICATES PERMANENT REFERENCE MONUMENT.
 - INDICATES PERMANENT CONTROL POINT.
 - LOT SPLITS ARE PROHIBITED EXCEPT TO INCREASE LOT SIZES.
 - THERE WILL BE NO LOT ACCESS FROM S.E. CONSTITUTION BLVD.
 - MINIMUM LOT SIZE: 5000 SQ. FT.
 - THERE ARE RECORDED DEED RESTRICTIONS WITH THIS PLAT.
 - BEARINGS SHOWN HEREON ARE RELATED TO THE NORTHERLY LINE OF HERITAGE RIDGE SOUTH, SECTION TWO, PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING S68°52'38"W.
 - UTILITIES TO BE DEFINED AS: WATER, SEWER, DRAINAGE, ELECTRICAL, TELEPHONE, & CABLE T.V.
 - U.E. = UTILITY EASEMENT.
 - D.E. = DRAINAGE EASEMENT.

DESCRIPTION:

BEGIN AT THE NORTHWESTERLY CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT NO. 8, PLAT BOOK 8, PAGE 25, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN SOUTH 21° 08' 09" EAST ALONG THE WESTERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT NO. 8 A DISTANCE OF 194.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. HUMMINGBIRD STREET, AS SHOWN ON THE PLAT OF HERITAGE RIDGE SOUTH SECTION TWO, PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN SOUTH 68° 52' 38" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. HUMMINGBIRD STREET A DISTANCE OF 418.12 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, WITH RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 90° 00' 00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 21° 07' 22" WEST A DISTANCE OF 59.58 FEET; THENCE RUN SOUTH 68° 52' 38" WEST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 21° 07' 22" WEST A DISTANCE OF 223.89 FEET; THENCE RUN SOUTH 68° 52' 38" WEST A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, WITH RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF 90° 00' 00" A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 21° 07' 22" WEST A DISTANCE OF 225.00 FEET TO THE SOUTHWESTERLY CORNER OF JAMESTOWN AT HERITAGE RIDGE SECTION II-B, PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 68° 52' 38" EAST ALONG THE SOUTHERLY LINE OF JAMESTOWN AT HERITAGE RIDGE SECTION II-B A DISTANCE OF 500.00 FEET TO THE SOUTHEASTERLY CORNER OF JAMESTOWN AT HERITAGE RIDGE SECTION II-B; THENCE RUN NORTH 21° 07' 22" WEST ALONG THE EASTERLY LINE OF JAMESTOWN AT HERITAGE RIDGE SECTION II-B A DISTANCE OF 721.25 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 505.98 FEET AND CENTRAL ANGLE OF 22° 48' 28" A DISTANCE OF 201.45 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 43° 55' 48" WEST A DISTANCE OF 100.95 FEET TO A POINT OF CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, WITH RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 85° 41' 25" A DISTANCE OF 37.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, WITH RADIUS OF 840.00 FEET AND CENTRAL ANGLE OF 33° 01' 18" A DISTANCE OF 484.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 42° 31' 28" A DISTANCE OF 118.75 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 59° 52' 54" EAST A DISTANCE OF 350.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD A-1-A; THENCE RUN SOUTH 30° 07' 08" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 80.85 FEET TO THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED RIDGEWAY MOBILE HOME SUBDIVISION PLAT NO. 8; THENCE RUN SOUTH 68° 51' 44" WEST ALONG THE NORTHERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT NO. 8 A DISTANCE OF 388.90 FEET TO THE POINT OF BEGINNING.



CERTIFICATE OF OWNERSHIP AND DEDICATION

RIDGEWAY MOBILE HOME SUBDIVISION, 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:

- THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT 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 DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE HERITAGE RIDGE SOUTH HOMEOWNERS ASSOCIATION; THE COUNTY STAFF SHALL HAVE RIGHT OF ACCESS TO SAID EASEMENTS FOR THE PURPOSE OF MAINTENANCE.
- COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE PRIVATE AND ARE DEDICATED TO THE HERITAGE RIDGE SOUTH HOMEOWNERS ASSOCIATION, FOR THE USE OF THE OWNERS OF LOTS IN HERITAGE RIDGE SOUTH; THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY, REGARDING SUCH COMMON AREAS.

SIGNED AND SEALED THIS 27th DAY OF December, 1984, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

Harold L. Keathley
HAROLD L. KEATHLEY, PRESIDENT

Gerald W. Bobo
GERALD W. BOBO, SECRETARY.

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HAROLD L. KEATHLEY AND GERALD W. BOBO, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF RIDGEWAY MOBILE HOME SUBDIVISION, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AS SUCH OFFICERS OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF December, 1984.

May 12, 1984
EXPIRATION DATE

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGE HOLDER'S CONSENT

BERTIL K. KJELGREN, HEREBY CERTIFIES THAT HE IS THE HOLDER OF 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 19th DAY OF December, 1984.

Bertil K. Kjellgren
BY: *[Signature]*

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

[Signature] WITNESS

MORTGAGE HOLDER'S CONSENT

FIRST FIDELITY SAVINGS & LOAN 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 21st DAY OF December, 1984.

[Signature] BY: *[Signature]*

SIGNED, SEALED, & DELIVERED IN THE PRESENCE OF:

[Signature] WITNESS

TITLE CERTIFICATION

I, VICKI J. JUNOD, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 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.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
 - BERTIL K. KJELGREN, OR BOOK 458, PAGE 600
 - FIRST FIDELITY SAVINGS & LOAN ASSOCIATION, OR BOOK 607, PAGE 600

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 1984.

May 12, 1984
EXPIRATION DATE

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BERTIL K. KJELGREN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 1984.

May 12, 1984
EXPIRATION DATE

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *[Signature]* AND *[Signature]*, AND LAURENCE W. VARRANCE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF December, 1984.

3-30-87
EXPIRATION DATE

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I, DAVID W. BETHAM, DO HEREBY CERTIFY THAT THIS PLAT OF HERITAGE RIDGE SOUTH SECTION THREE, 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.

David W. Betham
DAVID W. BETHAM, P.E.
FLORIDA CERTIFICATE # 399

PLAT
HERITAGE RIDGE SOUTH
SECTION THREE
MARTIN COUNTY, FLORIDA

NO.	REVISIONS	DATE	BY
4	MORTGAGE CONSENT	12-28-84	R.L.A.
3	EASEMENT-10810	12-28-84	R.L.A.
2	EASEMENTS	8-8-84	R.L.A.
1	D.R.C. 5-24-84	8-28-84	R.L.A.

DATE: 1-20-84
DRAWN BY: R. Anderson

BETHAM ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS
981 NORTHEAST COMMERCIAL STREET
JENSEN BEACH, FLORIDA 33467
(306) 334-1800 • 466-6360

SHEET
OF
1

ORDER NUMBER:
82-017

Subdivision Parcel Control # 34-38-42-059-000-00000-0