

1976 FEB 24 PM 4: 49

LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
P.L.

CLERK'S RECORDING CERTIFICATE
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this Planned Unit Development was filed for record in Planned Unit Development Book 1, Page 2, Martin County, Florida, public records, this 24th day of February, 1976.

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

BY: *Queen Henry*
Deputy Clerk

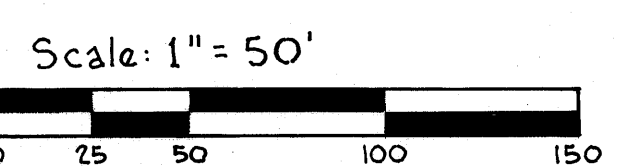
File No. 241572

NEWPORT JENSEN

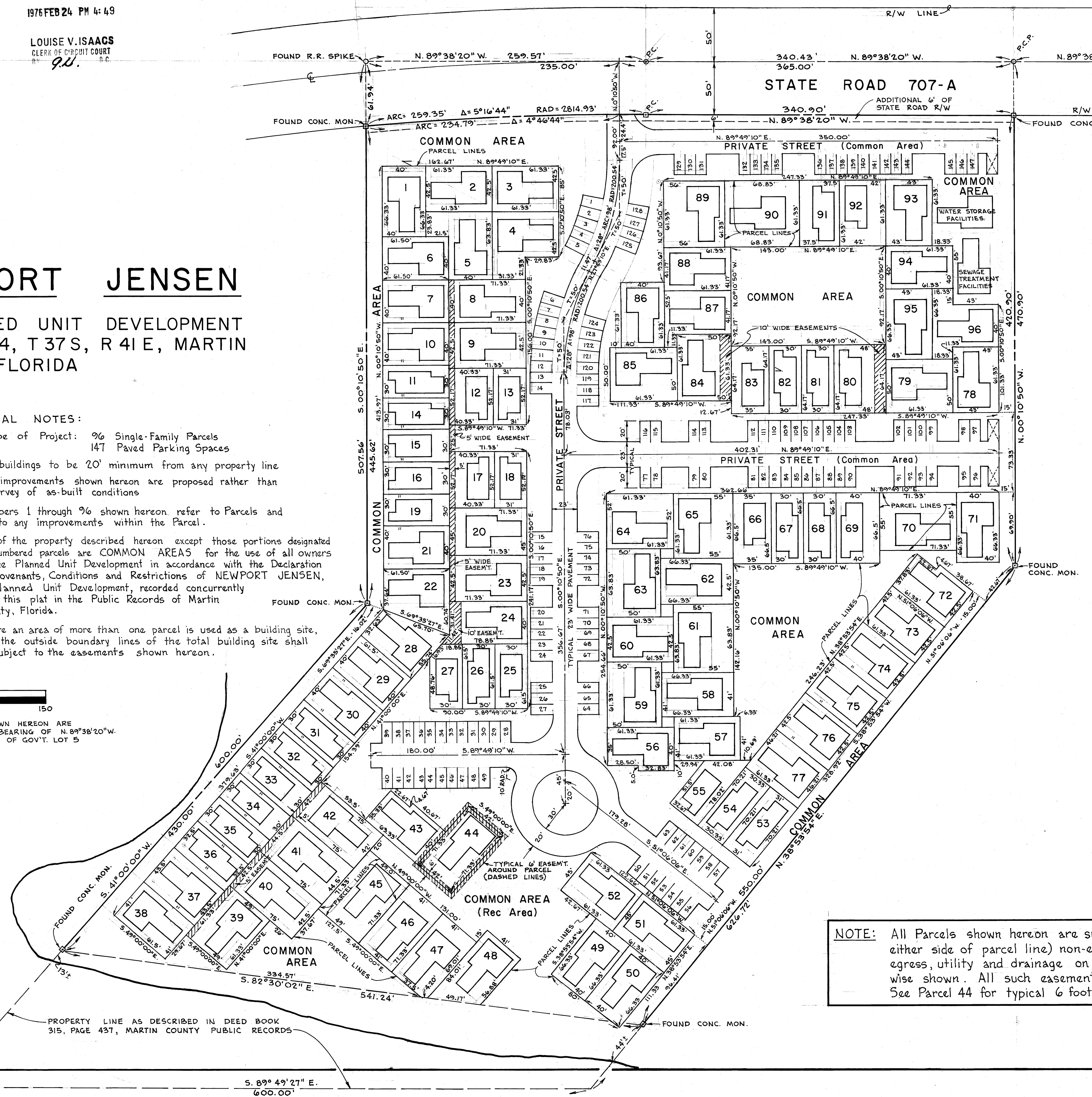
A PLANNED UNIT DEVELOPMENT IN SECT. 14, T 37 S, R 41 E, MARTIN COUNTY, FLORIDA

GENERAL NOTES:

1. Scope of Project: 96 Single-Family Parcels
147 Paved Parking Spaces
2. All buildings to be 20' minimum from any property line
3. All improvements shown hereon are proposed rather than a survey of as-built conditions
4. Numbers 1 through 96 shown hereon refer to Parcels and not to any improvements within the Parcel.
5. All of the property described hereon except those portions designated as numbered parcels are COMMON AREAS for the use of all owners in the Planned Unit Development in accordance with the Declaration of Covenants, Conditions and Restrictions of NEWPORT JENSEN, a Planned Unit Development, recorded concurrently with this plat in the Public Records of Martin County, Florida.
6. Where an area of more than one parcel is used as a building site, only the outside boundary lines of the total building site shall be subject to the easements shown hereon.



NOTE: ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N. 89° 38' 20" W. ON THE NORTH LINE OF GOV'T. LOT 5



LEGAL DESCRIPTION OF PLANNED UNIT DEVELOPMENT

START at the northeast corner of Section 14, Township 37 South, Range 41 East, Martin County, Florida; Thence run South 00°10'50" East for a distance of 2631.56 feet to the northeast corner of Government Lot 5, also being the center line of State Road 707-A; Thence run North 89°38'20" West along said north line of said Government Lot 5, also being the center line of State Road 707-A, for a distance of 1228.88 feet to the Point of Beginning;

Thence continue North 89°38'20" West for a distance of 600.00 feet to a point; Thence run South 00°10'50" East for a distance of 507.56 feet to a point; Thence run South 41°00'00" West for a distance of 600.00 feet to a point; Thence run South 89°49'27" East for a distance of 600.00 feet to the west line of property described in Deed Book 337, Page 2799; Thence run North 38°53'54" East for a distance of 626.72 feet; Thence run North 00°10'50" West for a distance of 470.90 feet to the Point of Beginning;

LESS the right-of-way of State Road 707-A; together with all submerged lands and littoral and riparian rights appurtenant thereto; and subject to all utility easements of record.

DESCRIPTION OF COMMON AREAS:

ALL of the property described above;
LESS, those Parcels shown hereon and numbered 1 through 96.

APPROVAL OF COUNTY

This Planned Unit Development plat is hereby approved by the undersigned on the date or dates indicated.

Planning & Zoning Commission, Martin County, Florida

BY: *John Sweet*
Chairman Dated: February 17, 1975

County Attorney *Stephen B. Calvert*
Dated: Feb. 24, 1975

Board of County Commissioners, Martin County, Florida

BY: *John G. Korman*
Chairman Dated: Feb. 24, 1975

County Engineer *Kenneth J. Jensen*
Dated: Feb. 24, 1975

NOTE: All Parcels shown hereon are subject to a 6 foot wide (3 feet on either side of parcel line) non-exclusive easement for ingress, egress, utility and drainage on all parcel lines except where otherwise shown. All such easements are dedicated as stated hereon. See Parcel 44 for typical 6 foot easement around Parcel.