

15, Louise V. Issacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 8, Page 30, Martin County, Florida, public records, this 25 day of July, 1985.

Louise V. Issacs, Clerk  
Circuit Court  
Martin County, Florida  
By: Tracy Chase  
Deputy Clerk

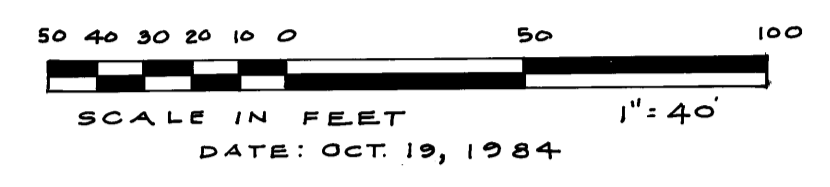
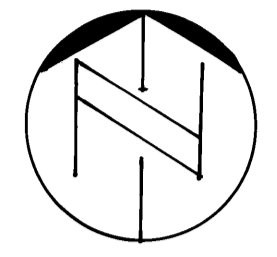
File No. 580215

# A REPLAT OF A PORTION OF JENSEN PARK ESTATES, PHASE ONE

### DESCRIPTION

Lots 1 through 9 inclusive, Block "C" and a portion of Parcels "C" and "F", JENSEN PARK ESTATES, PHASE ONE, as recorded in Plat Book 8, Page 30, Martin County, Florida, public records being more particularly described as follows:

Begin at the most Northerly corner of said Lot 9 bear South 57°30'19" East a distance of 145.74 feet; Thence North 89°44'29" East a distance of 159.34 feet; Thence South 36°15'38" West a distance of 72.76 feet; Thence South 0°19'12" East, a distance of 155.05 feet; Thence South 89°40'48" West, a distance of 139.98 feet; Thence South 0°19'12" East, a distance of 89.70 feet; Thence South 89°40'48" West, a distance of 350.86 feet; Thence North 34°05'59" West, a distance of 99.21 feet to the most Westerly corner of said Lot 5; said corner being the Point of Curvature of a Curve concave to the Northwest having a Central angle of 20°58'37" and a radius of 1180.00 feet; Thence Northeasterly along the arc of said curve a distance of 432.01 feet to the Point of Beginning; Less however the right of way for N.E. Avenida Dracaena.



### APPROVAL OF COUNTY

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

County Engineer: [Signature] 5-1985  
County Attorney: [Signature] 9-24, 1985

Planning & Zoning Commission, by Martin County, Florida: [Signature] May 16th, 1985  
Chairman

Board of County Commissioners, by Martin County, Florida: [Signature]  
Chairman

Attest: [Signature] Louise V. Issacs, Clerk  
[Signature] Tracy Chase, D.C., Deputy Clerk, 1985

### CERTIFICATION OF OWNERSHIP & DEDICATION

Jensen Land & Development, Inc. a Florida corporation and C & D Contractors, Inc. a Florida corporation, Louis Philip Martina and Sandra Ann Martina, do hereby certify that they are the owners of the property described herein and they do hereby dedicate as follows:

- 1. Parcel "C" is dedicated to Jensen Park Villas Homeowners Association for recreation purposes.
- 2. Utility Easements: The utility easements shown on this, A REPLAT OF A PORTION OF JENSEN PARK ESTATES, PHASE ONE, may be used for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time-to-time by the Board of County Commissioners of Martin County.
- 3. Drainage Easement: The drainage easements shown hereon are dedicated to Jensen Park Villas Homeowners Association, Inc., a Florida non-profit corporation, for drainage purposes in compliance with such ordinances and regulations as may be adopted from time-to-time by the Board of County Commissioners of Martin County. The Board of County Commissioners of Martin County shall bear no responsibility, duty, or liability regarding these easements.

Signed and sealed this 25 day of July, 1985 on behalf of said corporations by their Presidents and attested by their Secretaries.  
Attested To: Carolyn J. Coy, Secretary of Jensen Land & Development, Inc.  
By: Robert H. Coy, President  
Witness: Susan Conway  
Attested To: Louis P. Martina, President of C & D Contractors, Inc.  
By: Robert H. Coy, President  
Witness: Susan Conway

[Signature] Louis P. Martina, President  
[Signature] Sandra Ann Martina, Secretary

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before Me, the undersigned notary public, personally appeared Louis Philip Martina and Sandra Ann Martina to me well known and known to me to be the persons described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
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 JENSEN LAND & DEVELOPMENT, INC., a Florida corporation and C & D Contractors, Inc., a Florida corporation, and the acknowledged that they executed such instrument as such officers of said corporations.  
Witness my hand and official seal this 25th day of July, 1985.  
My Commission Expires: 12-4-87  
[Signature] Dorothy M. Carson, Notary Public, State of Florida at Large

### TITLE CERTIFICATION

I, John E. Prewitt, 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 person, persons, corporation, or other entity executing the dedication hereon.  
All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

- MORTGAGOR: Jensen Land & Development, Inc.  
MORTGAGEE: Stuart-Jensen Development Corporation  
RECORDING DATE: O.R. Book 474, Page 1170, Martin County, Florida, Public Records dated 6/28/79  
O.R. Book 497, Page 40, Martin County, Florida, Public Records dated 4/17/80  
Both mortgages being assigned to First Federal Savings and Loan Association of Martin County on July 31, 1980 by assignment recorded in O.R. Book 500, Page 1003, Martin County, Florida, Public Records
- MORTGAGOR: Terrence Biggs and Bridgett Thompson.  
MORTGAGEE: American Bank of Martin County  
RECORDING DATA: O.R. Book 473, Page 2674, Martin County, Florida, Public Records dated 6/26/79  
CORR. MORTGAGE DATA: O.R. Book 478, Page 1080, Martin County, Florida, Public Records dated 8/28/79
- MORTGAGOR: Jensen Land & Development, Inc.  
MORTGAGEE: First Fidelity Savings & Loan Association of Martin County.  
RECORDING DATA: O.R. Book 391, Page 876, Martin County, Florida, Public Records dated 10/7/75  
O.R. Book 556, Page 504, modified in O.R. Book 572, Page 1550 to cover part of captioned land.
- MORTGAGOR: C & D Contractors, Inc.  
MORTGAGEE: First Fidelity Savings and Loan Association.  
RECORDING DATA: O.R. Book 583, Page 2786 and O.R. Book 591, Page 1071, Martin County, Florida, Public Records
- MORTGAGOR: C & D Contractors, Inc.  
MORTGAGEE: First Fidelity Savings and Loan Association.  
RECORDING DATA: O.R. Book 618, Page 1111, Martin County, Florida, Public Records.
- MORTGAGOR: Louis Philip Martina and Sandra Ann Martina  
MORTGAGEE: First Fidelity Savings and Loan Association  
RECORDING: O.R. Book 619, Page 1124, Martin County, Florida, public Records

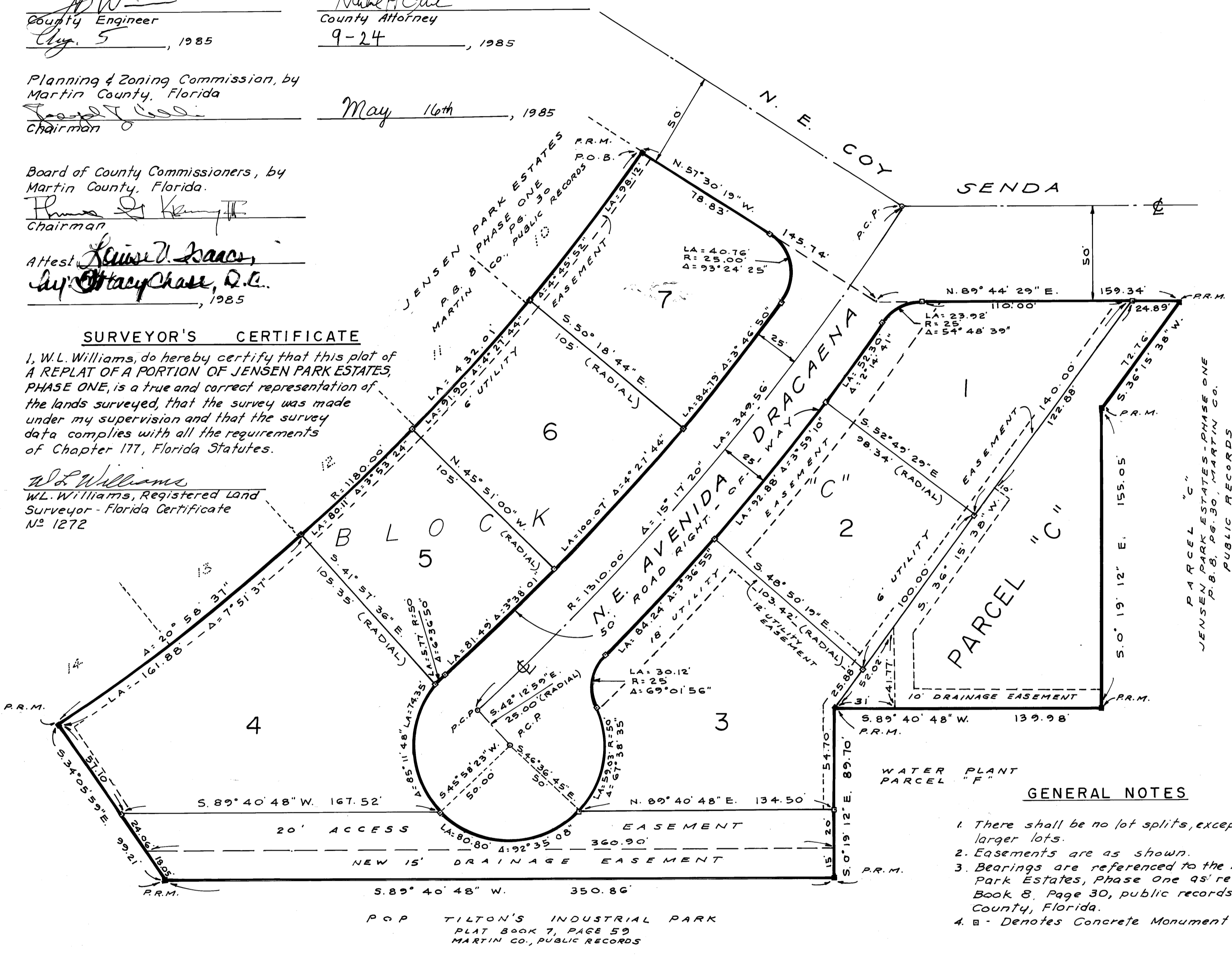
### MORTGAGE HOLDER'S CONSENT

First Fidelity Savings and Loan Association of Martin County, as successor to First Federal Savings & Loan Association of Martin County by and through its undersigned officers does hereby certify that it is the holder of certain mortgages, liens or encumbrances on the land described hereon and does consent to the dedication hereon and does subordinate its mortgages, lien, or encumbrances to such dedication.  
SIGNED AND SEALED, this 23rd day of July, 1985 on behalf of FIRST FIDELITY SAVINGS & LOAN ASSOCIATION OF MARTIN COUNTY by its President and attested to by its Secretary.  
Attest: [Signature] Del Rita Nicholas, Secretary  
[Signature] William R. Valenti, President  
STATE OF FLORIDA  
COUNTY OF MARTIN  
Before me, the undersigned notary public, personally appeared Joseph T. Mauldin and Del Rita Nicholas, to me well known to be the President and Secretary, respectively of First Fidelity Savings & Loan Association of Martin County, and they acknowledged that they executed such instrument as such officers of said bank.  
Witness my hand and official seal this 23rd day of July, 1985  
My Commission expires: June 22, 1986

### SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of A REPLAT OF A PORTION OF JENSEN PARK ESTATES, PHASE ONE, 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.

[Signature] W.L. Williams, Registered Land Surveyor - Florida Certificate N2 1272



### GENERAL NOTES

- 1. There shall be no lot splits, except to create larger lots.
- 2. Easements are as shown.
- 3. Bearings are referenced to the Plat of Jensen Park Estates, Phase One as recorded in Plat Book 8, Page 30, public records of Martin County, Florida.
- 4. B - Denotes Concrete Monument

### MORTGAGE HOLDER'S CONSENT

American Bank of Martin County, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien, or encumbrance to such dedication.  
SIGNED AND SEALED, this 31st day of July, 1985, on behalf of American Bank of Martin County by its President and attested to by its Vice President and Cashier.

Attest: [Signature] Vincent Giordano, V.P. and Cashier  
By: [Signature] Jimmy M. Brown, President  
AMERICAN BANK OF MARTIN COUNTY

### ACKNOWLEDGEMENT

State of Florida  
County of Florida  
Before me, the undersigned Notary Public, personally appeared Jimmy M. Brown and Vincent Giordano, to me well known to be the President and V.P. and Cashier, respectively of American Bank of Martin County, and they acknowledged that they executed such instrument as such officers of said bank.  
Witness my hand and official seal this 31st day of July, 1985  
My commission expires: 29 APRIL 1989  
[Signature] Grace S. Wharton, Notary Public State of Florida at Large

Submission Parcel Control Number 28-37-41-024-000-0000-0-0