

# A PLAT OF FRANKLIN WOOD AT HERITAGE RIDGE, A P.U.D.

LOCATED IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA

AUGUST 1986

### LEGAL DESCRIPTION

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST HERITAGE BOULEVARD AS SHOWN ON THE PLAT OF HERITAGE RIDGE NORTH SECTION ONE, PLAT BOOK 8, PAGE 11, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42°14'43" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 820.00 FEET; THENCE RUN NORTH 47°45'17" EAST A DISTANCE OF 700.00 FEET; THENCE RUN NORTH 42°14'43" WEST A DISTANCE OF 1,788.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°14'43" WEST A DISTANCE OF 211.08 FEET; THENCE NORTH 66°24'17" EAST A DISTANCE OF 959.09 FEET; THENCE NORTH 66°06'02" EAST A DISTANCE OF 299.93 FEET; THENCE SOUTH 17°22'03" EAST A DISTANCE OF 359.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°54'37" A DISTANCE OF 171.56 FEET TO THE POINT OF REVERSE CURVATURE WITH A CONCAVE TO THE WEST HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 179.04 FEET THROUGH A CENTRAL ANGLE OF 41°01'55"; THENCE SOUTH 05°14'45" EAST A DISTANCE OF 271.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 290.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.92 FEET THROUGH A CENTRAL ANGLE OF 08°16'53"; THENCE SOUTH 03°02'08" WEST A DISTANCE OF 115.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.33 FEET THROUGH A CENTRAL ANGLE OF 45°16'51"; THENCE SOUTH 42°14'43" EAST A DISTANCE OF 1395.40 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST HERITAGE BOULEVARD; THENCE SOUTH 46°29'29" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 80.02 FEET; THENCE NORTH 42°14'43" WEST A DISTANCE OF 1397.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 355.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 280.58 FEET THROUGH A CENTRAL ANGLE OF 45°16'51"; THENCE NORTH 03°02'08" EAST A DISTANCE OF 115.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 210.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.95 FEET THROUGH A CENTRAL ANGLE OF 08°16'53"; THENCE NORTH 05°14'45" WEST A DISTANCE OF 271.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 121.74 FEET THROUGH A CENTRAL ANGLE OF 41°01'55" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 420.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 211.92 FEET THROUGH A CENTRAL ANGLE OF 28°54'37"; THENCE NORTH 17°22'03" WEST A DISTANCE OF 148.18 FEET; THENCE SOUTH 66°24'17" WEST A DISTANCE OF 1089.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.28 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

HERITAGE DEVELOPERS OF MARTIN COUNTY, 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 OF FRANKLIN WOOD AT HERITAGE RIDGE ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF FRANKLIN WOOD AT HERITAGE RIDGE 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 COUNTY STAFF SHALL HAVE RIGHT OF ACCESS TO SAID EASEMENTS FOR THE PURPOSE OF MAINTENANCE.
- THE MAINTENANCE AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF FRANKLIN WOOD AT HERITAGE RIDGE ARE HEREBY DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION. MARTIN COUNTY SHALL HAVE RIGHT OF ACCESS TO SAID EASEMENTS FOR MAINTENANCE PURPOSES.
- PARCEL A SHOWN ON THIS PLAT OF FRANKLIN WOOD AT HERITAGE RIDGE IS HEREBY DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION FOR DRAINAGE PURPOSES.
- PARCEL B SHOWN ON THIS PLAT OF FRANKLIN WOOD AT HERITAGE RIDGE IS HEREBY DEDICATED TO THE FRANKLIN WOOD PROPERTY OWNERS ASSOCIATION AS COMMON OPEN AREA.
- PARCEL C SHOWN ON THIS PLAT OF FRANKLIN WOOD AT HERITAGE RIDGE IS HEREBY DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION AS COMMON OPEN AREA.

SIGNED AND SEALED THIS 17th DAY OF AUGUST, 1986 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST:  
 HERITAGE DEVELOPERS OF MARTIN COUNTY, INC.  
 ARMANDO FARINA, SECRETARY  
 TERRY M. KEATHLEY, PRESIDENT

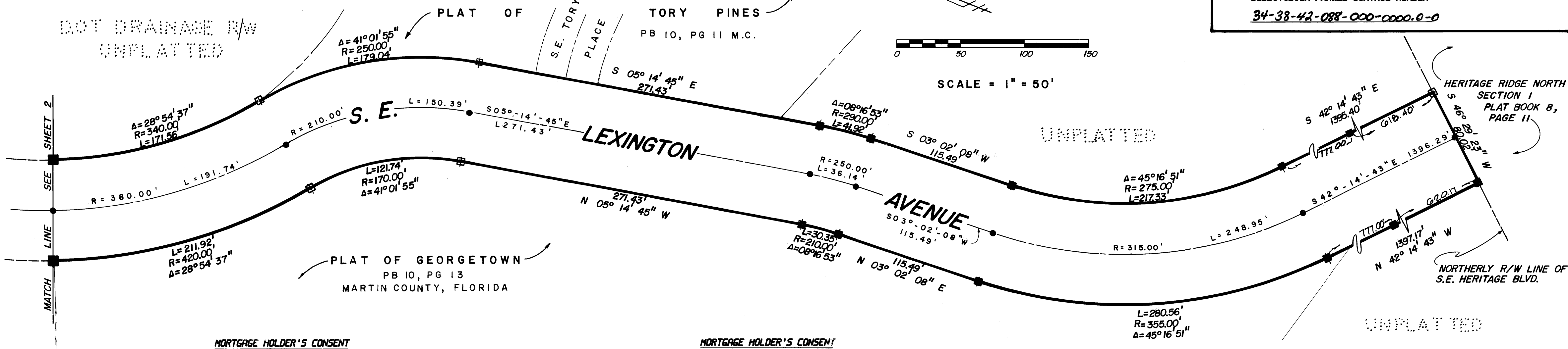
### ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED TERRY M. KEATHLEY AND ARMANDO FARINA, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF HERITAGE DEVELOPERS OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF AUGUST, 1986.

June 28th, 1986  
 Nancy P. Odoardi

DOT DRAINAGE R/W UNPLATTED



BERTIL K. KJELLGREN 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 17th DAY OF AUGUST, 1986.

BY: Bertil K. Kjellgren  
 Bertil K. Kjellgren

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:  
 Nancy P. Odoardi, Sherry M. Gross  
 WITNESS WITNESS

### ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BERTIL K. KJELLGREN TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF AUGUST, 1986.

EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

June 28th, 1986  
 Nancy P. Odoardi

### APPROVAL OF MARTIN COUNTY

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

BY: [Signature]  
 DATE: 8/5/86  
 COUNTY ENGINEER  
 BY: [Signature]  
 DATE: September 23, 1986  
 COUNTY ATTORNEY  
 BY: [Signature]  
 DATE: September 23, 1986  
 CHAIRMAN, PLANNING & ZONING COMMISSION  
 BY: [Signature]  
 DATE: September 23, 1986  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
 ATTEST: CLERK OF THE CIRCUIT COURT  
 Louise V. Isaacs  
 by Tracy Chase, Sec

BARNETT BANK OF MARTIN COUNTY, A FLORIDA BANKING 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 29th DAY OF AUGUST, 1986.

ATTEST:  
 Barnett Bank of Martin County  
 Nancy J. Harmon  
 David C. Vaughn  
 Nancy T. Harmon

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:  
 [Signatures]  
 WITNESS WITNESS

### ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [Signatures] AND [Signatures] TO ME WELL KNOWN TO BE THE A.V.P. AND V.P. RESPECTIVELY, OF BARNETT BANK OF MARTIN COUNTY, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF August, 1986.

EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

1/23/89  
 Patricia A. Spozzani

### SURVEYOR'S CERTIFICATE

I, GEORGE C. YOUNG, JR., DO HEREBY CERTIFY THAT THIS PLAT OF FRANKLIN WOOD AT HERITAGE RIDGE 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.

8/29/86  
 George C. Young, Jr.  
 FLORIDA SURVEYOR REGISTRATION NO. 3038



### CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISACCS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 144, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 1st DAY OF OCTOBER, 1986.

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

FILE NUMBER: 621209 BY: Tracy Chase DEPUTY CLERK

SUBDIVISION PARCEL CONTROL NUMBER 34-38-42-088-000-0000-0-0

SCALE = 1" = 50'

### LEGEND

- = PERMANENT CONTROL POINT
- = FOUND PERMANENT REFERENCE MONUMENT
- = SET PERMANENT REFERENCE MONUMENT

### TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, 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:

- (A.) MORTGAGOR: TERRY M. KEATHLEY  
MORTGAGEE: BERTIL K. KJELLGREN - O.R. BOOK 544/2355
  - (B.) MORTGAGOR: HERITAGE DEVELOPERS OF MARTIN COUNTY, INC.  
MORTGAGEE: BARNETT BANK OF MARTIN COUNTY, INC. O.R. BOOK 577/1491 (8-4-83)
- 8-29-86  
 DATE BY: Terence P. McCarthy  
 TERENCE P. MCCARTHY  
 ATTORNEY AT LAW  
 2081 EAST OCEAN BOULEVARD  
 SUITE 2-A  
 STUART, FLORIDA

P.O. BOX 1018  
 217 EAST OCEAN BLVD.  
 STUART, FLORIDA 33495  
 (305) 286-8083

