

# PLAT NO. 2, LOBLOLLY BAY, A P.U.D.

## PHASES 16, 17, & 18

### BEING A REPLAT OF A PORTION OF PARCELS "D" & "E", LOBLOLLY BAY, A P.U.D., RECORDED IN P.U.D. PLAT BOOK 1, AT PAGE 14, AND A PORTION OF LOT 33, GOMEZ GRANT, PLAT BOOK 1, AT PAGE 80, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

#### SHEET 1 OF 3

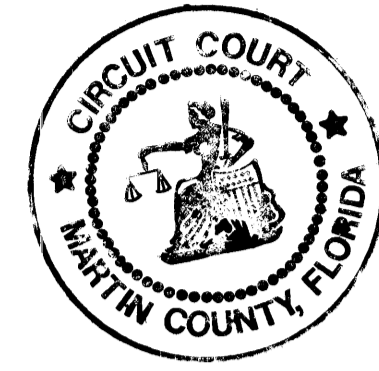
FILED FOR RECORD  
MARTIN COUNTY, FLA.  
86 DEC 5 P2:48  
LOUISIANA  
CLERK OF THE COURT  
BY \_\_\_\_\_

Marsha Stiller  
CLERK OF THE  
CIRCUIT COURT OF MARTIN COUNTY,  
FLORIDA, HEREBY CERTIFY THAT THIS  
PLAT WAS FILED FOR RECORD IN  
PLAT BOOK 10, PAGE 57,  
MARTIN COUNTY, FLORIDA, PUBLIC  
RECORDS, THIS 5th DAY OF  
December, 1986, A.D., 1986.

Marsha Stiller  
CLERK OF THE  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: Marcy Chase  
DEPUTY CLERK

FILE NO.: 630866



**DESCRIPTION**  
STATE OF FLORIDA  
COUNTY OF MARTIN

A PARCEL OF LAND LYING WITHIN A PORTION OF PARCELS "D" & "E", ACCORDING TO THE PLAT OF LOBLOLLY BAY, A P.U.D., AS RECORDED IN P.U.D. PLAT BOOK 1, AT PAGE 14, IN AND FOR THE RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL ALSO LYING WITHIN A PORTION OF LOT 33, ACCORDING TO THE PLAT OF GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, IN AND FOR THE RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 62, ACCORDING TO THE PLAT OF LOBLOLLY BAY, A P.U.D. AFORESAID; THENCE SOUTH 66°00'00" WEST (THE NORTH LINE OF PARCEL "D" AFORESAID IS ASSUMED TO BEAR SOUTH 66°00'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), ALONG THE NORTHERLY LINE OF SAID LOT 62, A DISTANCE OF 158.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 99.74 FEET AND A CENTRAL ANGLE OF 50°20'00"; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.62 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST LOBLOLLY BAY DRIVE (50' RIGHT-OF-WAY); THENCE NORTH 74°20'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST LOBLOLLY BAY DRIVE AND DEPARTING FROM THE ARC OF SAID CURVE, A DISTANCE OF 25.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 297.41 FEET AND A CENTRAL ANGLE OF 39°40'00"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST LOBLOLLY BAY DRIVE, A DISTANCE OF 205.90 FEET TO A POINT LYING 40.0 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF LOT 33, ACCORDING TO THE PLAT OF GOMEZ GRANT AFORESAID; THENCE NORTH 66°00'00" EAST, PARALLEL THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 1395.02 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WESTERLY WATERS EDGE OF THE INTRACOASTAL WATERWAY (INDIAN RIVER); THENCE SOUTHERLY, MEANDERING THE WESTERLY WATERS EDGE OF SAID INTRACOASTAL WATERWAY, TO POINT WHICH LIES 410.0 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF LOT 33 AFORESAID; THENCE SOUTH 66°00'00" WEST, DEPARTING FROM THE WESTERLY WATERS EDGE OF SAID INTRACOASTAL WATERWAY, A DISTANCE OF 525.33 FEET MORE OR LESS TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 65.0 FEET AND A CENTRAL ANGLE OF 36°44'19"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.68 FEET TO A POINT; THENCE SOUTH 66°33'57" WEST A DISTANCE OF 60.46 FEET TO A POINT; THENCE NORTH 28°55'53" WEST A DISTANCE OF 141.0 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.0 FEET AND A CENTRAL ANGLE OF 67°26'30"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.79 FEET TO A POINT; THENCE NORTH 7°01'30" WEST, DEPARTING FROM SAID CURVE, A DISTANCE OF 46.65 FEET TO A POINT WHICH LIES 90.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF LOT 33 AFORESAID; THENCE SOUTH 66°00'00" WEST A DISTANCE OF 173.97 FEET TO A POINT LYING ON THE EASTERLY LINE OF LOT 62 AFORESAID, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 535.66 FEET, A CENTRAL ANGLE OF 00°11'18" AND A RADIAL BEARING AT THIS POINT OF SOUTH 44°47'19" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 62, A DISTANCE OF 1.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE REVERSIONARY INTEREST OF THE OWNERS, IF ANY, IN AND TO THAT CERTAIN 40 FOOT ABANDONED RIGHT-OF-WAY SHOWN HEREON AND DESCRIBED IN OFFICIAL RECORDS BOOK 476, PAGE 2694, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING IN ALL 6.12 ACRES, MORE OR LESS.

**DEDICATION**  
STATE OF FLORIDA  
COUNTY OF MARTIN

JOHN W. SULLIVAN AND LOBLOLLY BAY COMPANY, A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

**1. STREETS:**

THE STREETS SHOWN ON THIS PLAT OF PLAT NO. 2, LOBLOLLY BAY, A P.U.D., ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE LOBLOLLY BAY PROPERTY OWNERS' ASSOCIATION, INCORPORATED, FOR THE USE OF THE OWNERS OF FEE INTERESTS IN LOBLOLLY BAY, A P.U.D., AND SHALL BE THE PERMANENT MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS' ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS. THE STREETS MAY ALSO 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, FLORIDA.

**2. PARCEL D-3:**

PARCEL D-3 AS SHOWN ON THIS PLAT OF PLAT NO. 2, LOBLOLLY BAY, A P.U.D., IS HEREBY DEDICATED TO THE LOBLOLLY BAY PROPERTY OWNERS' ASSOCIATION, INCORPORATED, AS A NATURAL AREA.

SIGNED AND SEALED THIS 13th DAY OF NOVEMBER, 1986,

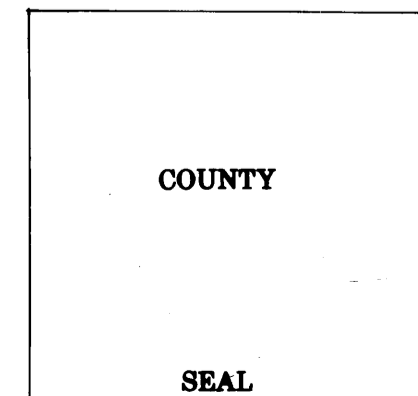
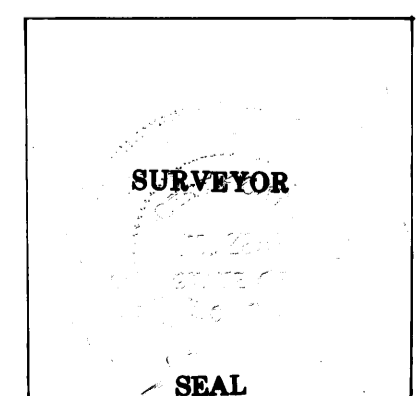
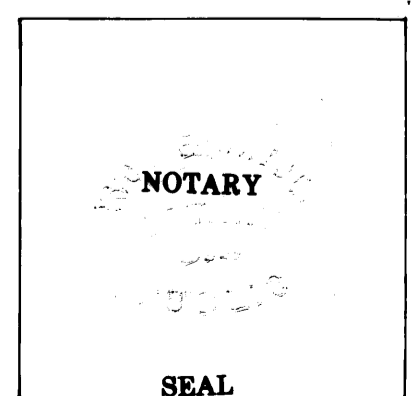
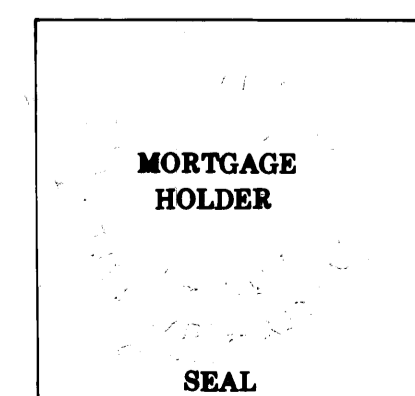
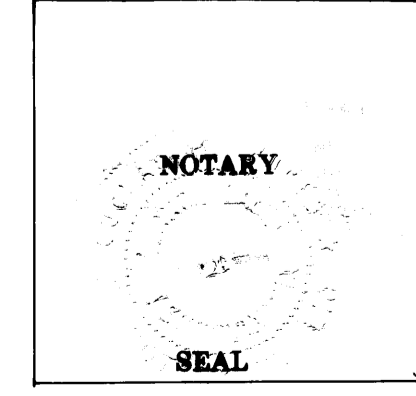
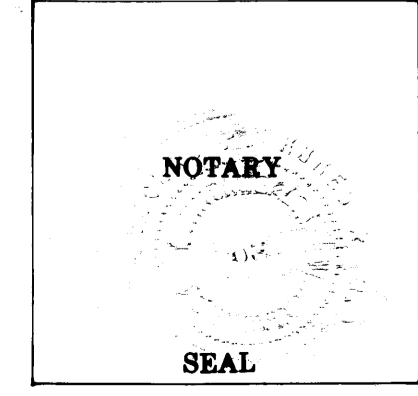
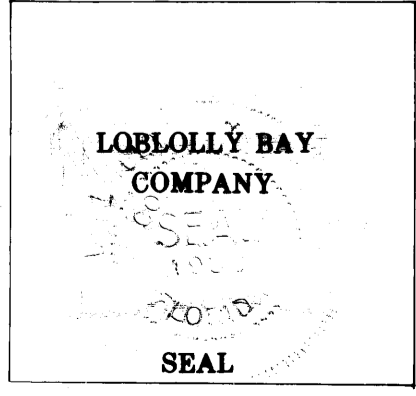
Anne S. Niwick      John W. Sullivan  
WITNESS                      JOHN W. SULLIVAN

Jacquelyn A. Firth  
WITNESS

LOBLOLLY BAY COMPANY,  
A FLORIDA CORPORATION

Anne S. Niwick      John W. Sullivan  
WITNESS                      JOHN W. SULLIVAN,  
PRESIDENT

Jacquelyn A. Firth  
WITNESS



**ACKNOWLEDGEMENT**  
STATE OF Pennsylvania  
COUNTY OF Philadelphia

BEFORE ME PERSONALLY APPEARED JOHN W. SULLIVAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF November, 1986.  
13th NOVEMBER

MY COMMISSION EXPIRES: 12/18/89  
12/09/89

Douglas P. Humes  
NOTARY PUBLIC      DOUGLAS P. HUMES

**ACKNOWLEDGEMENT**  
STATE OF Pennsylvania  
COUNTY OF Philadelphia

BEFORE ME PERSONALLY APPEARED JOHN W. SULLIVAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LOBLOLLY BAY COMPANY, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF November, 1986.  
13th NOVEMBER

MY COMMISSION EXPIRES: 12/19/89  
12/09/89

Douglas P. Humes  
NOTARY PUBLIC      DOUGLAS P. HUMES

**MORTGAGE HOLDERS CONSENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BARNETT BANK OF PALM BEACH COUNTY HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE IT'S MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

BARNETT BANK OF PALM BEACH COUNTY

William J. Hogan  
BY: WILLIAM DOUGAN,  
SENIOR VICE PRESIDENT

Patricia A. Conkling  
WITNESS

Jean Henderson  
WITNESS

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM DOUGAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BARNETT BANK OF PALM BEACH COUNTY, A CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: 7/22/89  
NOTARY PUBLIC      Yvonne Haiser

**SURVEYOR'S CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF MARTIN

THIS IS TO ATTEST THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART 1, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA

DATE: 11/17/86

Kenneth L. Scrape  
KENNETH L. SCRAPE  
PROFESSIONAL LAND SURVEYOR  
FLA. CERTIFICATE NO. 2832

**COUNTY APPROVAL**  
STATE OF FLORIDA  
COUNTY OF MARTIN

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

DATE: Dec 1, 1986

John W. Sullivan  
BY: COUNTY ENGINEER

DATE: 12/5/86

Rinda B. McCann  
BY: ASSISTANT COUNTY ATTORNEY

DATE: 12/5/86

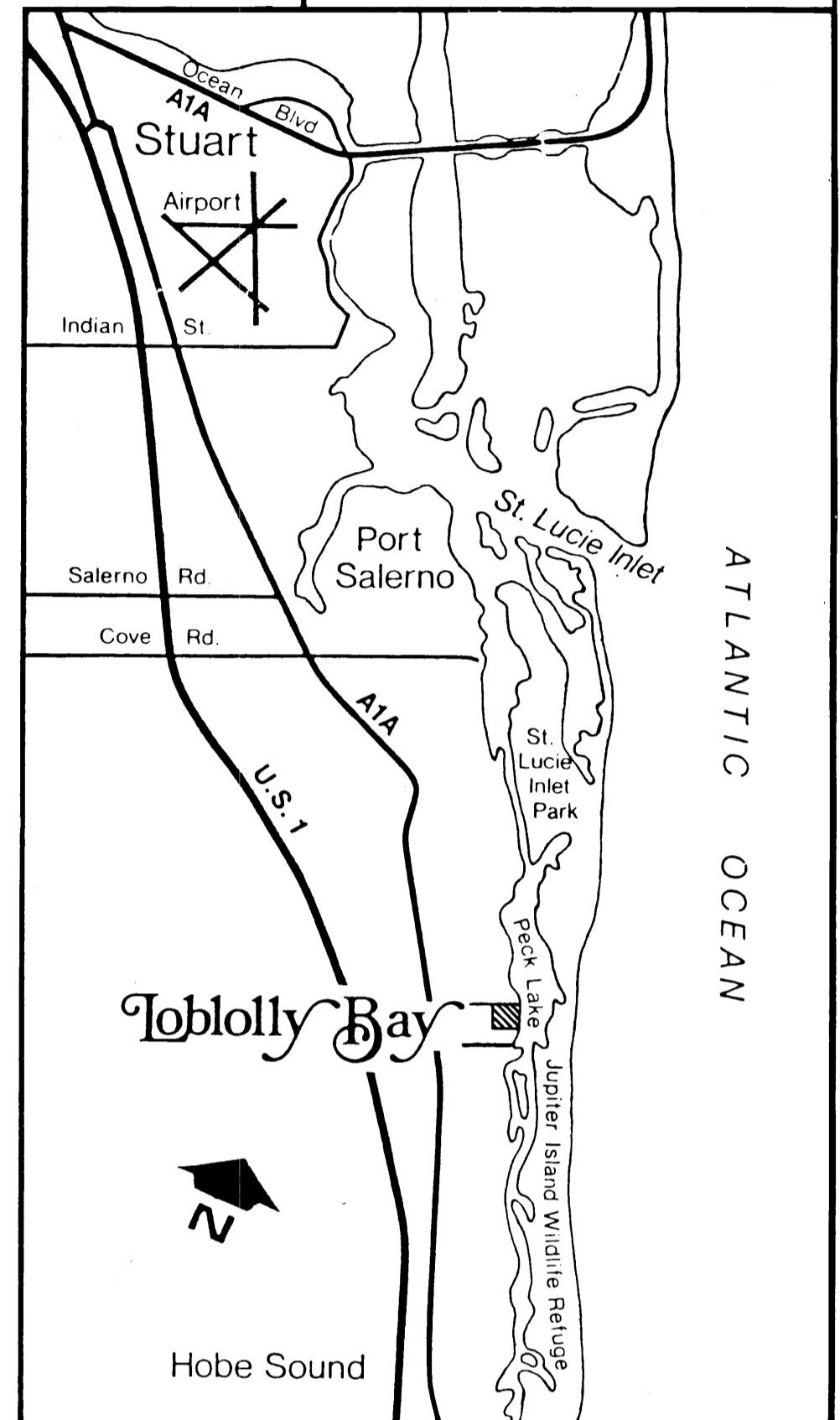
Alex Young  
BY: CHAIRMAN

DATE: 12/5/86

John W. Sullivan  
BY: CHAIRMAN

ATTEST:  
Marsha Stiller  
Marcy Chase, D.C.  
CLERK

THIS INSTRUMENT PREPARED BY KENNETH L. SCRAPE, AT THE OFFICE OF KENNETH L. SCRAPE, INC., PROFESSIONAL LAND SURVEYORS, 11380 PROSPERITY FARMS ROAD, SUITE 109, PALM BEACH GARDENS, FLORIDA 33410



LOCATION MAP

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN F. FLANIGAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE APPARENT RECORD TITLE TO THE PROPERTY IS VESTED TO JOHN W. SULLIVAN AND LOBLOLLY BAY COMPANY, A FLORIDA CORPORATION, WHO EXECUTED THE DEDICATION HEREON; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 11/17/86

John F. Flanigan  
JOHN F. FLANIGAN, ATTORNEY AT LAW  
MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.  
625 NORTH FLAGLER DRIVE  
WEST PALM BEACH, FLORIDA

Subdivision Parcel Control #: 94-98-42-160-000-0000-0

PLAT NO. 2, LOBLOLLY BAY, A P.U.D.

MARTIN COUNTY, FLORIDA			
<b>KENNETH L. SCRAPE, INC.</b>			
PROFESSIONAL LAND SURVEYORS PALM BEACH GARDENS, FL., PH: (305) 627-3401			
FIELD: OSBORNE	OFFICE: TRISH	CK'D: KS	
JOB NO: B60A29	DATE: JUNE 1986	DWG. NO: C-82-167	
JF: 4	DC: 35	FB: MC III	PG: 55 SHEET 1 OF 3