

CLERK'S RECORDING CERTIFICATE

I, 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 81, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 10th DAY OF OCT., 1987.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NO. 678024 BY: *Marcy Chase*
DEPUTY CLERK

FILED FOR RECORD
MARTIN COUNTY, FLORIDA
07 OCT 17 P2:37
CLERK OF CIRCUIT COURT
BY: _____ D.C.

PLAT OF DUTCHER'S ESTATE

BEING A PLAT OF

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

SCALE: 1" = 20'

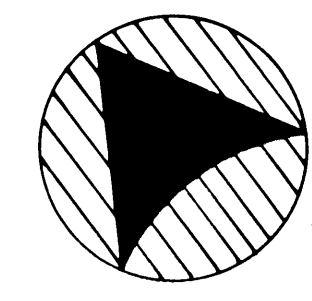
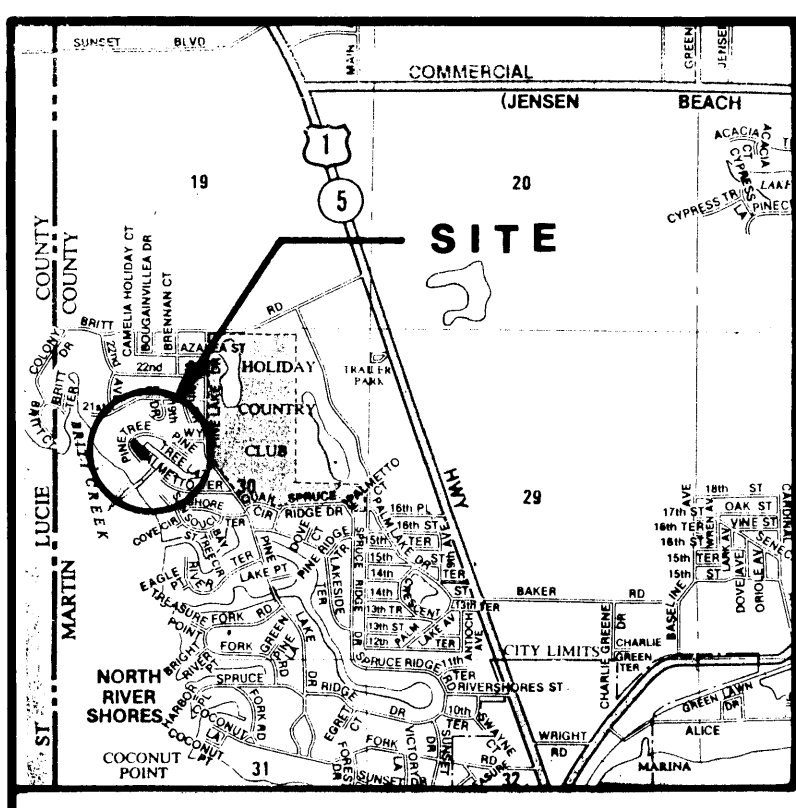
AUGUST, 1987



PLANDEV, INC.
ENGINEERS · PLANNERS · SURVEYORS
201 S.W. Monterey Road · Suite 39
Stuart, FL 33497 305-286-2020

PREPARED BY Eric B. Holly

YACHT BASIN CANAL



LEGAL DESCRIPTION

BEING A PARCEL OF LAND LOCATED IN A PARCEL LABELED "NOT INCLUDED" AS SHOWN ON THE REVISED PLAT OF SYLVAN SHORES, AS RECORDED IN PLAT BOOK 3, PAGE 71, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT "C", SAID POINT ALSO BEING 285.00 FEET SOUTH 50° 03' 05" EAST OF THE POINT OF CURVATURE OF THE NORTHEASTERLY RIGHT-OF-WAY LINE, OF PINE TREE WAY; THENCE NORTH 50° 03' 05" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 95.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50° 03' 05" WEST A DISTANCE OF 189.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 165.23 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84° 40' 56", A DISTANCE OF 244.21 FEET; THENCE SOUTH 50° 03' 05" EAST NON RADIAL FROM SAID CURVE AND BEING THE SOUTHWESTERLY LINE OF LOT 1S, A DISTANCE OF 155 FEET MORE OR LESS TO A POINT OF INTERSECTION OF THE MEAN HIGH WATER LINE OF THE YACHT BASIN CANAL; THENCE SOUTHEASTERLY ALONG THE MEAN HIGH WATER LINE OF SAID CANAL, A DISTANCE OF 200 FEET MORE OR LESS; THENCE SOUTH 39° 43' 19" WEST A DISTANCE OF 148 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.09 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STEPHEN M. DUTCHER, A SINGLE MAN DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 25th DAY OF September 1987

Stephen M. Dutcher
STEPHEN M. DUTCHER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN M. DUTCHER, A SINGLE MAN, TO ME WELL KNOWN AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 25th DAY OF Sept, 1987

Eric B. Holly
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/22/88

TITLE CERTIFICATION

I, LOREN E. BODEN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF STEPHEN M. DUTCHER.
- 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

WARRANTY DEED MADE THE 22ND DAY OF OCTOBER, 1986 BY MAY F. CROSS, JOINED BY HER HUSBAND, DEAN H. CROSS, TO STEPHEN M. DUTCHER, A SINGLE ADULT, WHOSE POST OFFICE ADDRESS IS 950 COLORADO AVENUE, BUILDING B-200, STUART, FLORIDA 33494.

DATED THIS 23rd DAY OF Sept 1987

Loren E. Boden
LOREN E. BODEN
ATTORNEY-AT-LAW
815 COLORADO AVENUE, SUITE 305
STUART, FLORIDA 33497

SURVEYOR'S CERTIFICATE

I, ERIC B. HOLLY, DO HEREBY CERTIFY THAT THIS PLAT OF DUTCHER ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Eric B. Holly
ERIC B. HOLLY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3336
DATE: 9/23/87

MORTGAGE HOLDERS CONSENT

DEAN H. CROSS AND MAY F. CROSS, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION(S) HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 25th DAY OF Sept, 1987

May F. Cross
MAY F. CROSS, WIFE
Dean H. Cross
DEAN H. CROSS, HUSBAND

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Eric B. Holly
WITNESS
John Mac Judge
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEAN H. CROSS AND MAY F. CROSS, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDERS CONSENT.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 25th DAY OF Sept, 1987

Eric B. Holly
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/22/88

APPROVAL OF COUNTY

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

DATE: 9/30/87
COUNTY ENGINEER: *John S. Dryer*

DATE: August 25, 1987
COUNTY ATTORNEY: *Allen S. Dryer*

DATE: August 25, 1987
CHAIRMAN: *John S. Dryer*

DATE: August 25, 1987
CHAIRMAN: *John S. Dryer*

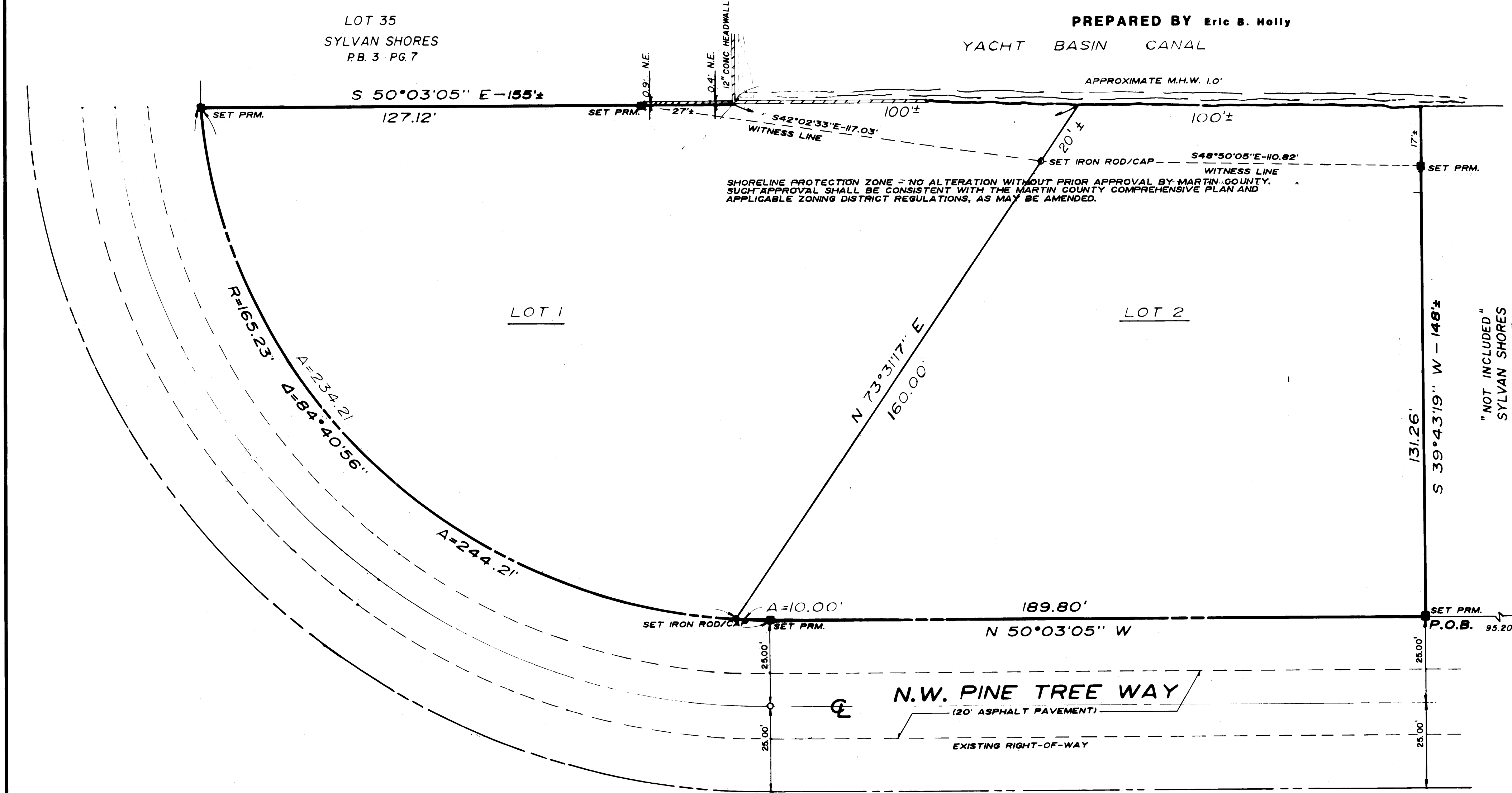
DATE: August 25, 1987
CHAIRMAN: *John S. Dryer*

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DATE: August 25, 1987
CHAIRMAN: *John S. Dryer*

ATTEST: *Marsha Stiller*
CLERK

Marcy Chase
DEPUTY CLERK



SHORELINE PROTECTION ZONE = NO ALTERATION WITHOUT PRIOR APPROVAL BY MARTIN COUNTY. SUCH APPROVAL SHALL BE CONSISTENT WITH THE MARTIN COUNTY COMPREHENSIVE PLAN AND APPLICABLE ZONING DISTRICT REGULATIONS, AS MAY BE AMENDED.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

"NOT INCLUDED" SYLVAN SHORES P.B. 3 PG. 7

