

NORTH PASSAGE PLAT NO. 1

BEING A TRACT OF LAND LYING IN SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION

Being a portion of Section 22, Township 40 South, Range 42 East, Martin County, Florida, being more particularly described as follows, to wit:

Commence at the Southeast corner of the West one-half of the Northeast one-quarter of said Section 22 and run North 00°00'00" East along the East line of the West one-half of the Northeast one-quarter a distance of 2,023.90 feet to the POINT OF BEGINNING; thence North 80°27'26" West, a distance of 30.42 feet; thence North 00°00'00" West, a distance of 221.70 feet; thence North 18°55'51" West, a distance of 47.80 feet; thence North 41°04'18" West, a distance of 42.24 feet to a non-tangent curve concave to the North, having a radius of 968.47 feet and a chord bearing of North 81°29'36" West; thence Westerly along the arc of said curve, a distance of 204.94 feet, through a central angle of 12°07'29" to a point of reverse curvature of a curve concave to the South, having a radius of 895.01 feet; thence Westerly along the arc of said curve a distance of 223.62 feet through a central angle of 14°18'56"; thence North 89°44'46" West, a distance of 160.07 feet; thence North 00°15'14" East, a distance of 20.00 feet; thence North 89°44'46" West, a distance of 383.89 feet; to the beginning of a curve concave to the Southeast having a radius of 200.00 feet; thence Southwesterly along the arc of said curve, a distance of 247.84 feet through a central angle of 71°00'00"; thence South 19°15'14" West, a distance of 156.58 feet to the beginning of a curve concave to the Northwest having a radius of 344.97 feet; thence Southwesterly along the arc of said curve, a distance of 432.79 feet through a central angle of 71°52'52"; thence North 89°51'54" West, a distance of 481.13 feet; thence North 88°26'50" West, a distance of 452.13 feet; thence South 46°37'58" West, a distance of 54.62 feet; thence South 07°39'11" East, a distance of 62.98 feet; thence South 61°35'26" East, a distance of 89.10 feet; thence South 08°39'11" East, a distance of 38.02 feet; thence North 89°46'04" West, a distance of 369.27 to a point in a non-tangent curve concave to the East, having a radius of 1289.46 feet, the chord of which bears North 11°52'30" West, thence Northwesterly along the arc of said curve a distance of 35.07 feet through a central angle of 01°33'31"; thence North 10°56'50" West, a distance of 43.94 feet to the beginning of a curve concave to the East, having a radius of 75.00 feet; thence Northerly along the arc of said curve a distance of 38.36 feet through a central angle of 29°18'07"; thence North 71°38'43" West non-tangent to last described curve a distance of 51.95 feet to a point in a non-tangent curve concave to the West, having a radius of 25.00 feet, the chord of which bears South 03°53'53" West; thence Southerly along the arc of said curve a distance of 9.11 feet through feet through a central angle of 20°52'09" to a point of reverse curvature with a curve concave to the East, having a radius of 125.00 feet; thence Southerly along the arc of said curve a distance of 55.15 feet through a central angle of 25°16'45"; thence South 10°56'50" East a distance of 43.94 feet to the beginning of a curve concave to the East, having a radius of 1339.46 feet; thence Southerly along the arc of said curve a distance of 25.14 feet through a central angle of 01°04'32"; thence North 89°46'04" West non-tangent to last described curve a distance of 112.90 feet to a point located on the Mean High Water line of the East shore of the North fork of the Loxahatchee River; thence Northerly along the Mean High Water line of said shore line the following courses and distances:

North 14°52'57" West, a distance of 44.95 feet; thence North 29°10'55" West, a distance of 30.05 feet; thence North 39°26'17" West, a distance of 44.62 feet; thence North 32°15'45" West, a distance of 48.70 feet; thence North 33°52'40" West, a distance of 59.01 feet; thence North 36°52'54" West, a distance of 49.74 feet; thence North 29°43'31" West, a distance of 61.48 feet; thence North 40°15'43" West, a distance of 177.60 feet; thence North 89°44'57" West, a distance of 71.22 feet; thence North 81°41'46" West, a distance of 144.67 feet; thence North 65°26'05" West, a distance of 33.45 feet; thence North 22°10'51" West, a distance of 39.49 feet; thence North 11°18'27" West, a distance of 60.38 feet; thence North 05°12'08" West, a distance of 49.43 feet; thence North 11°40'26" East, a distance of 48.73 feet; thence North 13°31'22" West, a distance of 153.78 feet; thence North 33°10'13" West, a distance of 59.47 feet; thence North 14°37'05" West, a distance of 83.18 feet to the North line of said Section 22;

thence departing said Mean High Water line, South 89°44'46" East along said North line of said Section 22, a distance of 2,549.94 feet; thence South 00°15'14" West, a distance of 85.22 feet to a non-tangent curve concave to the Southwest, having a radius of 150.00 feet and a chord bearing of South 20°42'12" East; thence Southeasterly along the arc of said curve, a distance of 24.24 feet, through a central angle of 09°15'24"; thence South 16°04'29" West, a distance of 78.81 feet to the beginning of a curve concave to the Northeast, having a radius of 25.00 feet; thence Southerly and Easterly along the arc of said curve, a distance of 34.70 feet through a central angle of 79°31'27" to a point of reverse curvature with the curve concave to the South having a radius of 250.00 feet; thence Easterly along the arc of said curve, a distance of 25.54 feet through a central angle of 05°51'10"; thence South 89°44'46" East, a distance of 261.62 feet; thence North 00°15'14" East, a distance of 34.53 feet; thence South 85°29'25" East, a distance of 158.02 feet; thence North 41°54'34" East, a distance of 16.00 feet; thence South 44°23'27" East a distance of 48.85 feet; thence South 89°44'46" East, a distance of 520.24 feet; thence North 52°35'27" East, a distance of 32.73 feet; thence North 00°00'00" West, a distance of 180.00 feet to the North line of said Section 22; thence South 89°44'46" East, a distance of 30.00 feet to the Northeast corner of the West one-half of the Northeast one-quarter of said Section 22; thence South 00°00'00" East along the East line of the West one-half of the Northeast one-quarter of said Section 22, a distance of 630.64 feet to the POINT OF BEGINNING.

Containing 43.39 Acres, more or less.

DEDICATION

THE ENGLE GROUP, INC. A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS

THE STREETS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF PROPERTY WITHIN NORTH PASSAGE PLAT NO. 1 AND 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS. THE PRIVATE STREETS SHOWN HEREON MAY BE USED BY THE U.S. POSTAL AUTHORITY, FIRE AND POLICE DEPARTMENTS AND OTHER GOVERNMENTAL OR QUASI GOVERNMENTAL AGENCIES AND THEIR AGENTS AND EMPLOYEES WHILE ENGAGED IN THEIR RESPECTIVE OFFICIAL FUNCTIONS.

2. NAVIGATIONAL AND DRAINAGE EASEMENT:

THE NAVIGATIONAL AND DRAINAGE EASEMENTS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC., FOR THE NAVIGATIONAL USE OF THE OWNERS OF LOTS 2 THROUGH 23 INCLUSIVE; LOTS 29 THROUGH 50 INCLUSIVE; LOTS 53 THROUGH 71 INCLUSIVE; AND LOTS 74 THROUGH 91 INCLUSIVE, AS PLATTED BY THIS NORTH PASSAGE PLAT NO. 1, AND FOR THE DRAINAGE USE OF:

(A) OUTFALL DRAINAGE EASEMENT AS HEREAFTER DEDICATED BY DEDICATION NUMBER 6;

(B) DRAINAGE EASEMENT AS HEREAFTER DEDICATED BY DEDICATION NUMBER 7;

THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH NAVIGATIONAL AND DRAINAGE EASEMENT.

3. ADDITIONAL RIGHT-OF-WAY:

THE ADDITIONAL PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.

4. UTILITY EASEMENTS:

THE UTILITY EASEMENTS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION 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. TRACT A AS SHOWN HEREON IS HEREBY DEDICATED AS A UTILITY EASEMENT.

5. GOLF COURSE ACCESS EASEMENT:

THE GOLF COURSE ACCESS EASEMENT AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 HAS BEEN CONVEYED BY SEPARATE INSTRUMENT, RECORDED IN OFFICIAL RECORD BOOK 759, PAGE 1708, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

6. OUTFALL DRAINAGE EASEMENT:

THE OUTFALL DRAINAGE EASEMENT AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 HAS BEEN CONVEYED BY SEPARATE INSTRUMENT, RECORDED IN OFFICIAL RECORD BOOK 739, PAGE 260, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

7. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 ARE HEREBY DECLARED TO BE PRIVATE EASEMENTS AND ARE DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION, INC., FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.

8. SHORELINE MANAGEMENT AREA EASEMENTS:

THE SHORELINE AREA MANAGEMENT EASEMENTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 ARE HEREBY DEDICATED TO THE NORTH PASSAGE HOMEOWNERS ASSOCIATION, INC., AND ARE TO BE MAINTAINED IN ACCORDANCE WITH THE SHORELINE MANAGEMENT PLAN WHICH IS IN COMPLIANCE WITH THE MARTIN COUNTY COMPREHENSIVE PLAN AND IS RECORDED WITH HOMEOWNER'S DOCUMENTS FOR SAID HOMEOWNER'S ASSOCIATION.

9. PRESERVATION AREA EASEMENTS:

THE PRESERVATION AREA EASEMENTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 ARE HEREBY DEDICATED TO THE NORTH PASSAGE HOMEOWNER'S ASSOCIATION INC., THE PRESERVATION AREA EASEMENTS SHALL NOT BE ALTERED WITHOUT PERMISSION FROM THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

10. GREEN TRACT:

THE GREEN TRACTS AS SHOWN ON THIS NORTH PASSAGE PLAT NO. 1 ARE HEREBY DECLARED TO BE A GREEN AREA TO BE USED FOR PROJECT ENTRANCE SIGNS, BIKE PATHS AND FOR LANDSCAPING AND ARE HEREBY DEDICATED TO NORTH PASSAGE HOMEOWNER'S ASSOCIATION INC., FOR THE USE AND ENJOYMENT OF THE OWNERS OF PROPERTY WITHIN NORTH PASSAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH GREEN TRACTS.

DATED THIS 10 DAY OF April, 1988.

THE ENGLE GROUP, INC.
A FLORIDA CORPORATION

ATTEST:

BY: *Alec Engelstein, Pres.*
ALEX ENGELSTEIN, Pres.

BY: *Patricia Jones*
PATRICIA JONES, Secretary

IT'S: *Asst. Secretary*

CORPORATE SEAL

CLERK'S RECORDING CERTIFICATE

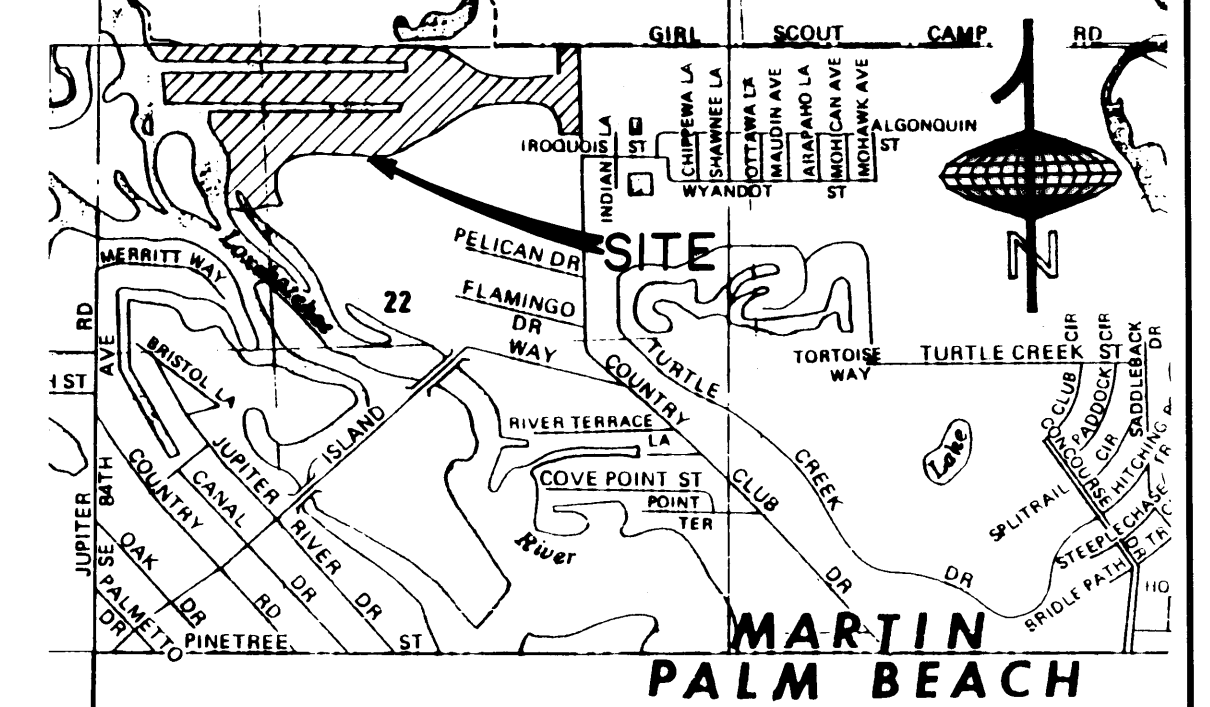
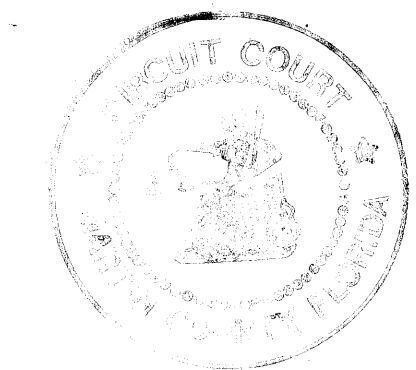
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 32, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 5 DAY OF May, 1988.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA

FILE NUMBER 71058 BY *Deborah Layton*
DEPUTY CLERK

SUBDIVISION PARCEL CONTROL No. _____

22-40-42-019-000-0000-0



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Alec Engelstein* AND *Patricia Jones*, TO ME WELL KNOWN TO BE THE PRESIDENT AND ASST SECRETARY RESPECTIVELY, OF THE ENGLE GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April, 1988.

NOTARIAL SEAL

Sherry W...
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/2/88

SURVEYOR'S CERTIFICATION

I, GEORGE C. YOUNG, JR., DO HEREBY CERTIFY THAT THIS PLAT OF NORTH PASSAGE 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.

George C. Young, Jr.
GEORGE C. YOUNG, JR. R.L.S.
FLORIDA SURVEYOR REGISTRATION NO. 3036

TITLE CERTIFICATION

I JOEL P. KOEPEL OF KOEPEL, COOK AND GOTTLIEB, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT:

1. 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 CERTIFICATE OF OWNERSHIP AND DEDICATION THEREON.

2. THERE ARE MORTGAGES ENCUMBERING OR CONSTITUTING A LIEN UPON THE LAND DESCRIBED HEREON AS RECORDED IN OFFICIAL RECORD BOOK 750, AT PAGE 2575, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 10 DAY OF April, 1988.

KOEPEL, COOK AND GOTTLIEB.

BY: *Joel P. Koepfel*
JOEL P. KOEPEL
125 WORTH AVENUE
PALM BEACH, FLORIDA

APPROVAL OF COUNTY

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

3-22-88 *Donald E. Holloman*
DONALD E. HOLLOWAN, COUNTY ENGINEER

3-22-88 *Noreen S. Dreyer*
NOREEN S. DREYER, COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION,
MARTIN COUNTY, FLORIDA

BY: *Joseph J. Celuj*
JOSEPH J. CELUJ, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA.

BY: *John W. Holt, Jr.*
JOHN W. HOLT, JR., CHAIRMAN

ATTEST:
Marsha Stiller
MARSHA STILLER, CLERK
Deborah Layton

(BOARD SEAL)