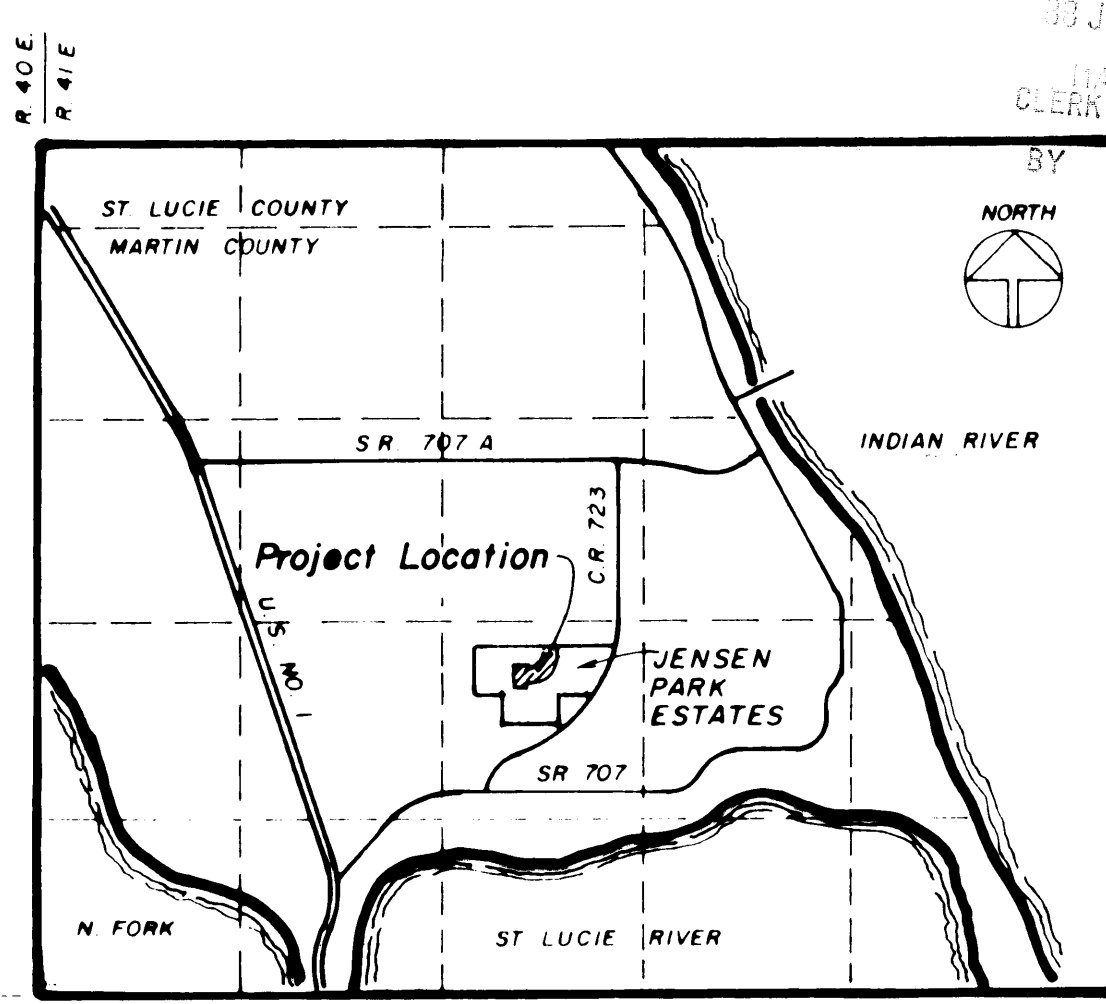


JENSEN PARK ESTATES PHASE THREE - A

A Subdivision located in Section 28, Township 37 South, Range 41 East, Martin County, Florida



Location Map

13 JUL 15 PM 3:42
MARSHA STILLER
CLERK OF CIRCUIT COURT

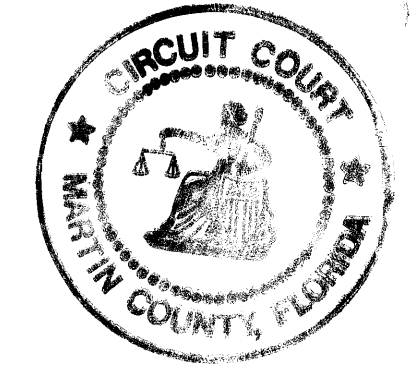
I, Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this Plat was filed for record in Plat Book 11, Page 42, Martin County, Florida, Public Records, this 15th day of July, 1988.

Marsha Stiller, Clerk
Circuit Court
Martin County, Florida

By: Charlote Burkey
Deputy Clerk

File No. 721320

(Circuit Court Seal)



DESCRIPTION OF JENSEN PARK ESTATES - PHASE THREE-A

That part of the Northeast one-quarter of Section 28, Township 37 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Northwest corner of Lot 8, Block "A", JENSEN PARK ESTATES - PHASE ONE, according to the plat thereof, recorded in Plat Book 8, Page 30, public records of Martin County, Florida; said point being the Point of Beginning for the following described parcel:

Thence run South 89°59'11" West for 160.00 feet; Thence run South 0°09'54" East for 103.98 feet; Thence run South 21°38'11" West for 53.85 feet; Thence run South 89°50'06" West for 85.00 feet; Thence run South 0°09'54" East for 102.43 feet to a point of curvature on a curve concave to the Northwest having a radius of 390.00 feet; Thence run Southwesterly along the arc of this curve through a central angle of 85°32'04" for 582.21 feet; Thence run North 4°37'50" West along a line which is radial to the last described curve for 110.00 feet to a point on a curve concave to the Northwest having a radius of 280.00 feet; Thence run Westerly along the arc of this curve through a central angle of 4°27'56" for 21.82 feet to a point of tangency; Thence run South 89°50'06" West for 56.92 feet; Thence run North 9°20'27" West for 50.65 feet; Thence run North 0°09'54" West for 160.00 feet; Thence run North 72°39'53" West for 207.61 feet; Thence run South 89°50'06" West for 275.00 feet; Thence run South 0°09'54" East for 84.73 feet; Thence run South 89°50'06" West for 170.44 feet; Thence run South 0°25'04" East for 108.00 feet; Thence run South 89°34'56" West for 172.47 feet; Thence run South 0°25'04" East for 590.00 feet; Thence run North 89°34'56" East for 62.50 feet; Thence run South 0°25'04" East for 100.00 feet; Thence run North 89°34'56" East for 410.00 feet; Thence run North 0°09'54" West for 252.40 feet to a point on a curve concave to the North having a radius of 1625.24 feet; Thence run Easterly along the arc of this curve through a central angle of 9°44'30" for 276.33 feet to a point of tangency; Thence run North 89°50'06" East for 129.89 feet to a point of curvature on a curve concave to the Northwest having a radius of 660.00 feet; Thence run Northeasterly along the arc of this curve through a central angle of 90°00'00" for 1036.73 feet to a point of tangency; Thence run North 0°09'54" West for 102.43 feet; Thence run North 5°52'12" West for 50.25 feet; Thence run North 0°09'54" West for 103.56 feet to the Point of Beginning.

This parcel contains 20.234 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

C & D CONTRACTORS, 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 SHOWN ON THIS PLAT OF JENSEN PARK ESTATES-PHASE THREE-A ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF JENSEN PARK ESTATES-PHASE THREE-A, MAY BE USED FOR UTILITY PURPOSES, BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., 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 DRAINAGE AND ACCESS EASEMENTS, SHOWN ON THIS PLAT OF JENSEN PARK ESTATES-PHASE THREE-A, ARE HEREBY DEDICATED TO THE JENSEN PARK ESTATES HOMEOWNERS' ASSOCIATION FOR DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY IN THEM.
- ANY ALTERATION OF PARCEL A SHOWN ON THIS PLAT SHALL BE CONSISTENT WITH THE APPROVED RESTORATION & MONITORING PROGRAM AS INCORPORATED IN THE DECLARATION OF COVENANTS & RESTRICTIONS OR AS OTHERWISE PERMITTED BY MARTIN COUNTY. PARCEL A AND THE MAINTENANCE EASEMENT AROUND PARCEL A SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JENSEN PARK ESTATES HOMEOWNERS' ASSOCIATION FOR DRAINAGE AND MAINTENANCE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING PARCEL A AND MAINTENANCE EASEMENT.

SIGNED AND SEALED THIS 6th DAY OF July, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: Carolyn J. Coy
CAROLYN J. COY, SECRETARY
C & D CONTRACTORS, INC.
BY: Robert H. Coy
ROBERT H. COY, PRESIDENT

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 C & D CONTRACTORS, 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 6th DAY OF July, 1988

Dorothy M. Carson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: DEC. 4, 1991
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: DEC. 4, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

IRVIN V. DEGGELLER AND EVELYN H. DEGGELLER, HIS WIFE, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 6th DAY OF July, 1988.
WITNESS: Dorothy Carson
BY: Irvin V. Deggeller
IRVIN V. DEGGELLER
WITNESS: Evelyn H. Deggeller
EVELYN H. DEGGELLER, HIS WIFE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED IRVIN V. DEGGELLER, AND EVELYN H. DEGGELLER, HIS WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING MORTGAGEE'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF July, 1988.
Dorothy M. Carson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: DEC. 4, 1991
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: DEC. 4, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, 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, SEALED AND ATTESTED THIS 6th DAY OF July, 1988 ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST: James C. Anthony III
JAMES C. ANTHONY, III
FIRST VICE PRESIDENT
BY: Sharon K. Welker
SHARON K. WELKER
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHARON K. WELKER AND JAMES C. ANTHONY, III, TO ME WELL KNOWN TO BE THE SENIOR VICE PRESIDENT AND FIRST VICE PRESIDENT & CASHIER, RESPECTIVELY, AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE ABOVE MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF July, 1988.

Sharon K. Welker
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2-17-1991

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, W. L. WILLIAMS, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN PARK ESTATES-PHASE THREE-A IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

W. L. Williams
W. L. WILLIAMS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1272

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

5-10-88
May 10, 1988

Donald E. Hellman
COUNTY ENGINEER
Doreen L. Breen
COUNTY ATTORNEY

May 10, 1988

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: Joseph J. Scott

May 10, 1988

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Marsha Stiller
CHAIRMAN

ATTEST: Marsha Stiller
CLERK
By Charlote Burkey, D.C.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, JOHN E. PREWITT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - ROBERT H. COY TO IRVIN V. DEGGELLER AND EVELYN H. DEGGELLER, HIS WIFE, FILED NOVEMBER 3, 1987 IN OFFICIAL RECORD BOOK 741, PAGE 688, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - C & D CONTRACTORS, INC., A FLORIDA CORPORATION, TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED DECEMBER 1, 1987 IN OFFICIAL RECORD BOOK 744, PAGE 867, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 25 DAY OF May, 1988

BY: John E. Prewitt
JOHN E. PREWITT, ATTORNEY AT LAW
OUGHTERSON BUILDING
STUART, FLORIDA 34994