

# A PLAT OF TURTLE CREEK EAST III A P U D

NOVEMBER, 1988

BEING A REPLAT OF A PORTION OF TURTLE CREEK EAST,  
LYING IN SECTION 23, TOWNSHIP 40 S., RANGE 42 E.,  
AND RECORDED IN PLAT BOOK 8 PAGE 64,  
PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 THROUGH 10, BLOCK 1, TOGETHER WITH LOTS 12 THROUGH 19, BLOCK 2 AND TOGETHER WITH LOTS 20 THROUGH 24, BLOCK 3, ACCORDING TO THE PLAT OF TURTLE CREEK EAST, AS RECORDED IN PLAT BOOK 8, PAGE 64, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 6.798 ACRES

### CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN  
STATE OF FLORIDA S.S.

BECKWITH & ASSOCIATES, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- S.E. GREEN TURTLE WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TURTLE CREEK EAST OWNERS ASSOCIATION INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID S.E. GREEN TURTLE WAY.
- THE UTILITY EASEMENT, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY AND UTILITY, 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 BOARD OF COUNTY COMMISSIONER OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OF LIABILITY REGARDING SAID EASEMENTS.
- THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TURTLE CREEK EAST OWNERS ASSOCIATION INC. FOR LANDSCAPING AND LANDSCAPE/ENTRANCE WALLS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TURTLE CREEK OWNER'S ASSOCIATION INC. FOR COMMON AREA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT "A".
- THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.

SIGNED AND SEALED THIS 12TH DAY OF DECEMBER, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS CHAIRMAN/SECRETARY/TREASURER.

ATTEST:  
William R. Beckwith  
WILLIAM R. BECKWITH  
CHAIRMAN/SECRETARY/TREASURER

Gordon R. Ripma  
GORDON R. RIPMA  
PRESIDENT

### ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GORDON R. RIPMA AND WILLIAM R. BECKWITH, TO ME WELL KNOWN TO BE THE PRESIDENT AND CHAIRMAN/SECRETARY/TREASURER, RESPECTIVELY, OF BECKWITH & ASSOCIATES, 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 12TH DAY OF DECEMBER, 1988.

MY COMMISSION EXPIRES:  
CYNTHIA MOORE  
Notary Public State of Florida  
My Commission Expires  
APRIL 7 1989

Cynthia Moore  
NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

COUNTY OF MARTIN S.S.  
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 755, PAGE 62, AS MODIFIED, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY GREGORY S. BILLS ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE APPLIED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF December, 1988.

REPUBLIC SAVINGS BANK

BY: Gregory S. Bills  
GREGORY S. BILLS  
ITS: VICE PRESIDENT

ATTEST: Janis Brucato  
BY: Janis Brucato  
ITS: Secretary

### ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.  
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GREGORY S. BILLS AND Janis Brucato, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND Secretary, RESPECTIVELY, OF REPUBLIC SAVINGS BANK, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF December, 1988. Janis Brucato  
Notary Public, State of Florida  
My Commission Expires December 18, 1999

### MORTGAGEE'S CONSENT

COUNTY OF MARTIN S.S.  
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE IN FAVOR OF HARTLAND DEVELOPMENT CORP., RECORDED IN OFFICIAL RECORD BOOK 755, PAGE 134, AS ASSIGNED TO FRANK ETTARI, BY VIRTUE OF THAT CERTAIN ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 755, PAGE 143, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I DO HERE-UNTO SET MY HAND AND SEAL THIS 5TH DAY OF January, 1989.

FRANK ETTARI  
BY: Janis Brucato  
WITNESS: Janis Brucato WITNESS: Janis Brucato

### ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.  
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK ETTARI, TO ME WELL KNOWN, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF January, 1989.

MY COMMISSION EXPIRES: 10-4-91  
NOTARY PUBLIC  
STATE OF FLORIDA

### TITLE CERTIFICATION

COUNTY OF  
STATE OF FLORIDA

WE, ATTORNEYS' TITLE INSURANCE FUND, INC., HEREBY CERTIFY THAT AS OF December 12, 1988 AT 8:00 A.M.:

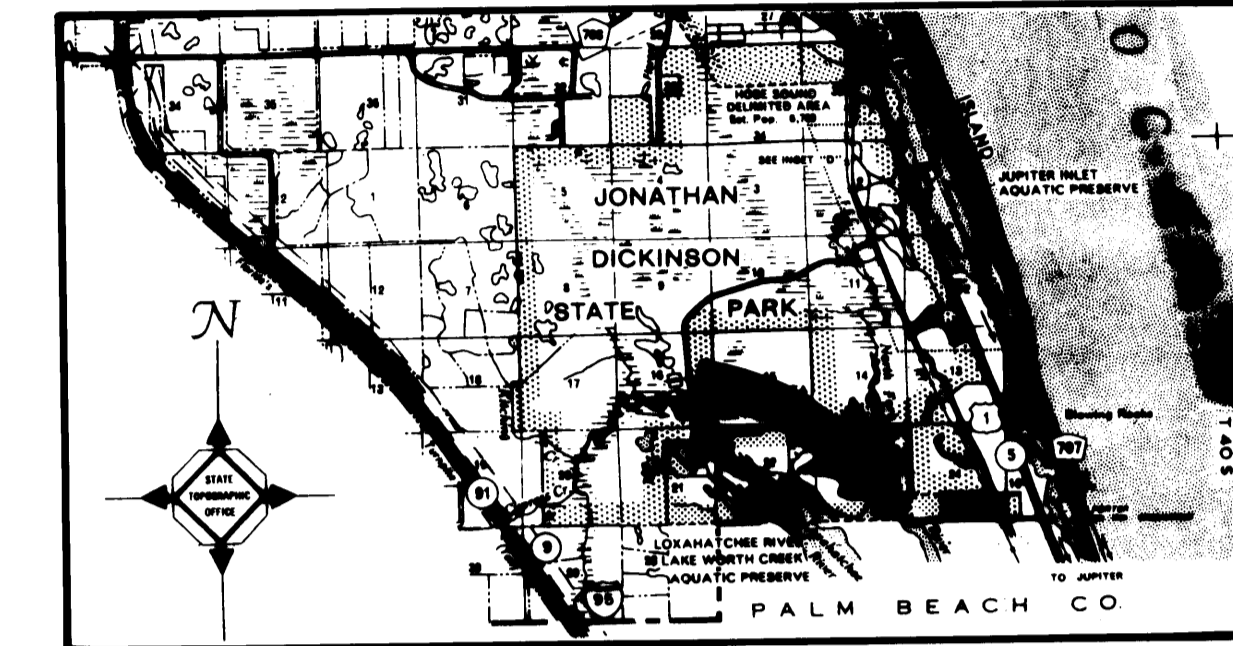
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED ARE AS FOLLOWS:  
A. MORTGAGE FROM BECKWITH & ASSOCIATES, INC., A FLORIDA CORPORATION, TO REPUBLIC SAVINGS BANK, DATED FEBRUARY 24, 1988 AND RECORDED FEBRUARY 29, 1988, IN OFFICIAL RECORD BOOK 755, PAGE 62, AS MODIFIED, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

B. MORTGAGE FROM BECKWITH & ASSOCIATES, INC. TO HARTLAND DEVELOPMENT CORP., DATED FEBRUARY 24, 1988, AS RECORDED IN OFFICIAL RECORD BOOK 755, PAGE 134, AS ASSIGNED TO FRANK ETTARI, AN INDIVIDUAL, DATED FEBRUARY 24, 1988, AND RECORDED IN OFFICIAL RECORD BOOK 755, PAGE 143, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 12TH DAY OF DECEMBER, 1988.

BY: Charles R. L. White  
ATTORNEYS' TITLE INSURANCE FUND  
CHARLES R. L. WHITE, FOR THE FIRM  
535 EAST INDIANTOWN ROAD  
JUPITER, FLORIDA 33477

SUBDIVISION PARCEL CONTROL N° 23-40-42-007-000-0000-0



LOCATION MAP n.t.s.

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND DELINEATED UNDER MY DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED BY MIXON LAND SURVEYING, INC. AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

Vincent J. Noel  
VINCENT J. NOEL  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4169

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT ON January 24, 1989, THEY COMPLETED THE SURVEY OF LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

MIXON LAND SURVEYING, INC.

Richard A. Nixon  
RICHARD A. NIXON  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3335

### COUNTY APPROVAL

COUNTY OF MARTIN S.S.  
STATE OF FLORIDA

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

3-1-89 Small & Skellernau  
DATE COUNTY ENGINEER

October 11, 1988 Maureen A. Drew  
DATE COUNTY ATTORNEY

October 11, 1988 Edward J. Reed  
DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA

October 11, 1988 Frank C. ...  
DATE VICE-CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller  
BY: Deborah ...  
CLERK

LINDAHL, BROWNING, FERRARI & HELLSTROM  
Consulting Engineers, Planners & Surveyors

BLDG. 5000, SUITE 104 10 CENTRAL PARKWAY  
210 JUPITER LAKES BLVD. SUITE 400  
JUPITER, FL 33468 SUITE 400  
STUART, FL 33497

1 2

FILED FOR RECORD  
MARTIN CO. FLA.  
89 MAR 10 PM 3:22  
MARSHA STILLER  
CLERK OF CIRCUIT COURT

1. 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 80,  
MARTIN COUNTY, FLORIDA.  
PUBLIC RECORDS THIS  
10 DAY OF March  
1989

MARSHA STILLER, CLERK  
CIRCUIT COURT,  
MARTIN COUNTY, FLORIDA  
BY: Deborah ...  
DEPUTY CLERK

FILE NO.: 757921

