



VICINITY MAP



JANUARY 1989

PLAT OF THE ELLIPSE

A SUBDIVISION OF LAND LYING IN GOVERNMENT LOT 7,
SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA AND ALONG WITH A REPLAT OF
TRACTS 5, 6, AND 7, BLOCK 31, ST. LUCIE INLET FARMS
PLAT BOOK 1, PAGE 98 PUBLIC RECORDS OF
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
AND IN THE COMMISSIONERS SUBDIVISION
OF HANSON'S GRANT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

STUART LAND PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE FEE SIMPLE TITLE TO STREETS SHOWN ON THIS PLAT OF "THE ELLIPSE" ARE HEREBY CONVEYED TO THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC; SUBJECT TO EASEMENTS RESERVED HEREIN FOR UTILITIES TO BE OWNED AND OPERATED BY THE ELLIPSE PROPERTY OWNERS ASSOC., INC.
- THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF "THE ELLIPSE" MAY BE USED FOR UTILITY PURPOSES, BY ANY UTILITY COMPANY, 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 EASEMENTS, SHOWN ON THIS PLAT OF "THE ELLIPSE", ARE HEREBY DEDICATED TO THE ELLIPSE PROPERTY OWNERS ASSOCIATION. THE BOARD OF MARTIN COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY IN THEM, BUT SHALL HAVE ACCESS AND MAINTENANCE PRIVILEGES.
- PARCEL "B" AS SHOWN ON THIS PLAT OF "THE ELLIPSE" IS HEREBY DEDICATED TO MARTIN COUNTY UTILITY DEPARTMENT FOR A LEFT STATION SITE.

SIGNED AND SEALED THIS 6th DAY OF FEBRUARY, 1989, ON BEHALF OF SAID PARTNERSHIP, BY ITS GENERAL PARTNER.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Andra D. Ledelman
WITNESS
Constance J. Fryberg
WITNESS

STUART LAND PARTNERSHIP
A FLORIDA GENERAL PARTNERSHIP
By: *Michael P. McCloskey*
a Florida Corporation, as General Partner of
Stuart Land Partnership

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, 1989 BY MICHAEL P. MCCLOSKEY, AS PRESIDENT OF DUKE HOLDINGS, INC., A FLORIDA CORPORATION ACTING AS GENERAL PARTNER OF STUART LAND PARTNERSHIP A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Karen Thall Griffith
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 6-12-92

APPROVAL BY MARTIN COUNTY

COUNTY OF MARTIN) S.S.
STATE OF FLORIDA)

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

3-16-89
DATE
October 11, 1988
DATE
October 11, 1988
DATE
October 11, 1988
DATE

Donald E. Ledelman
COUNTY ENGINEER
Howard D. Brewer
COUNTY ATTORNEY
James J. Ledman
CHAIRMAN - PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY,
FLORIDA
Paul W. Winters
VICE - CHAIRMAN - BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY
FLORIDA

ATTEST *Marsha Stiller*
By: *Deborah Longton*
CLERK

LAND DESCRIPTION

BEING ALL THAT PART OF GOVERNMENT LOT 7, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF I-95 AS DESCRIBED IN O.R. BOOK 587, PAGE 787, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH ALL THAT PORTION OF TRACTS 1, 2, AND 8, BLOCK 30, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND TRACTS 5, 6 AND THAT PORTION OF TRACT 7, BLOCK 31, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF I-95 AS DESCRIBED IN O.R. BOOK 587, PAGE 787 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ST. LUCIE INLET FARMS AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 7 AND THE WESTERLY RIGHT-OF-WAY OF I-95 AS DESCRIBED IN O.R. BOOK 587, PAGE 787, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT OF BEGINNING LYING IN A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 508.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID I-95 THROUGH A CENTRAL ANGLE OF 24° 08' 49" A DISTANCE OF 214.09 FEET;
THENCE NORTH 13° 41' 03" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 512.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 42° 20' 29" AND A RADIUS OF 724.51 FEET;
THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 535.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 02° 29' 23" AND A RADIUS OF 11,365.16 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 493.86 FEET;
THENCE SOUTH 66° 01' 11" WEST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 29.95 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11,335.44 FEET AND A CHORD BEARING OF NORTH 31° 24' 38" WEST;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 100.01 FEET THROUGH A CENTRAL ANGLE OF 00° 30' 20" TO THE NORTH LINE OF SAID TRACT 7, BLOCK 31 ST. LUCIE INLET FARMS;
THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE OF I-95 SOUTH 66° 01' 11" WEST ALONG THE NORTH LINE OF SAID TRACTS 5, 6, AND 7, BLOCK 31 A DISTANCE OF 1412.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF JACK JAMES ROAD AS DESCRIBED IN O.R. BOOK 139, PAGE 572, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;
THENCE NORTH 23° 24' 18" WEST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF JACK JAMES ROAD A DISTANCE OF 644.54 FEET TO THE NORTH LINE OF SAID TRACT 1, BLOCK 30, ST. LUCIE INLET FARMS;
THENCE SOUTH 65° 21' 17" WEST ALONG SAID NORTH LINE OF TRACT 1 AND A PORTION OF TRACT 2, BLOCK 30 A DISTANCE OF 724.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY;
THENCE SOUTH 31° 30' 00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 558.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11,309.16 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,808.02 FEET THROUGH A CENTRAL ANGLE OF 09° 09' 36" TO THE SOUTH LINE OF SAID GOVERNMENT LOT 7;
THENCE NORTH 66° 16' 25" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1218.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MARTIN COUNTY, FLORIDA, AND CONTAINING 80.5668 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, GREGORY S. FLEMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE ELLIPSE IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND DIRECTION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: *Gregory S. Fleming*
GREGORY S. FLEMING, P.L.S.
FLORIDA REGISTRATION NO. 4350
DATE: February 13, 1989

PREPARED BY
KEITH and SCHNARS
Engineers - Planners - Surveyors
141 S.W. Flagler Avenue
Stuart, FL 33494
(305) 287-2626

MARSHA STILLER
CLERK OF CIRCUIT COURT
BY: D.C.

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 824, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS March 31 DAY OF 1989.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER 761418 BY Deborah Longton
DEPUTY CLERK
SUBDIVISION PARCEL CONTROL NUMBER 5-39-41-002-000-0000

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

CHICAGO TITLE INSURANCE COMPANY BY IT'S UNDERSIGNED OFFICER HEREBY CERTIFIES THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PARTNERSHIP EXECUTING THE DEDICATION AS SHOWN HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGE FROM STUART LAND PARTNERSHIP TO MARTIN TABOR, AS TRUSTEE, RECORDED OCTOBER 21, 1987, IN OFFICIAL RECORDS BOOK 739, PAGE 1734, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- MORTGAGE FROM STUART LAND PARTNERSHIP TO FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI RECORDED FEBRUARY 14, 1989, IN OFFICIAL RECORDS BOOK 799, PAGE 1377 AND BOOK 799, PAGE 1428 AND BOOK 799, PAGE 1457 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY

BY: *B. Kelly Sisk*
B. KELLY SISK
BRANCH MANAGER

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI, HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES SUBORDINATE THEIR MORTGAGES TO SUCH DEDICATIONS.

SIGNED, SEALED AND ATTESTED THIS 8th DAY OF FEBRUARY, 1989, ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

Kenneth A. Hoffman FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI
WITNESS
Sheldon Mermelstein
WITNESS BY: SHELDON MERMELSTEIN
ADMINISTRATIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA:
COUNTY OF DADE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Sheldon Mermelstein* AND *Kenneth A. Hoffman*, TO ME WELL KNOWN TO BE THE ADMINISTRATIVE VICE PRESIDENT OF FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI, AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE ABOVE MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID BANK

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF FEBRUARY, 1989.

Kenneth A. Hoffman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: SEPTEMBER 22, 1990

MORTGAGEE'S CONSENT

STATE OF FLORIDA:
COUNTY OF DADE

MARTIN A. TABOR HEREBY CERTIFIES THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 9th DAY OF February, 1989

Arnold R. Ledman
WITNESS
Lincoln Sturman BY: *Martin A. Tabor*
WITNESS MARTIN A. TABOR

ACKNOWLEDGEMENT

STATE OF FLORIDA:
COUNTY OF DADE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED MARTIN TABOR, RUSTEN ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF February, 1989

Arnold R. Ledman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: