

FILED FOR RECORD  
MARTIN CO. FLA.  
89 NOV -7 PM 3:02  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY D.C.



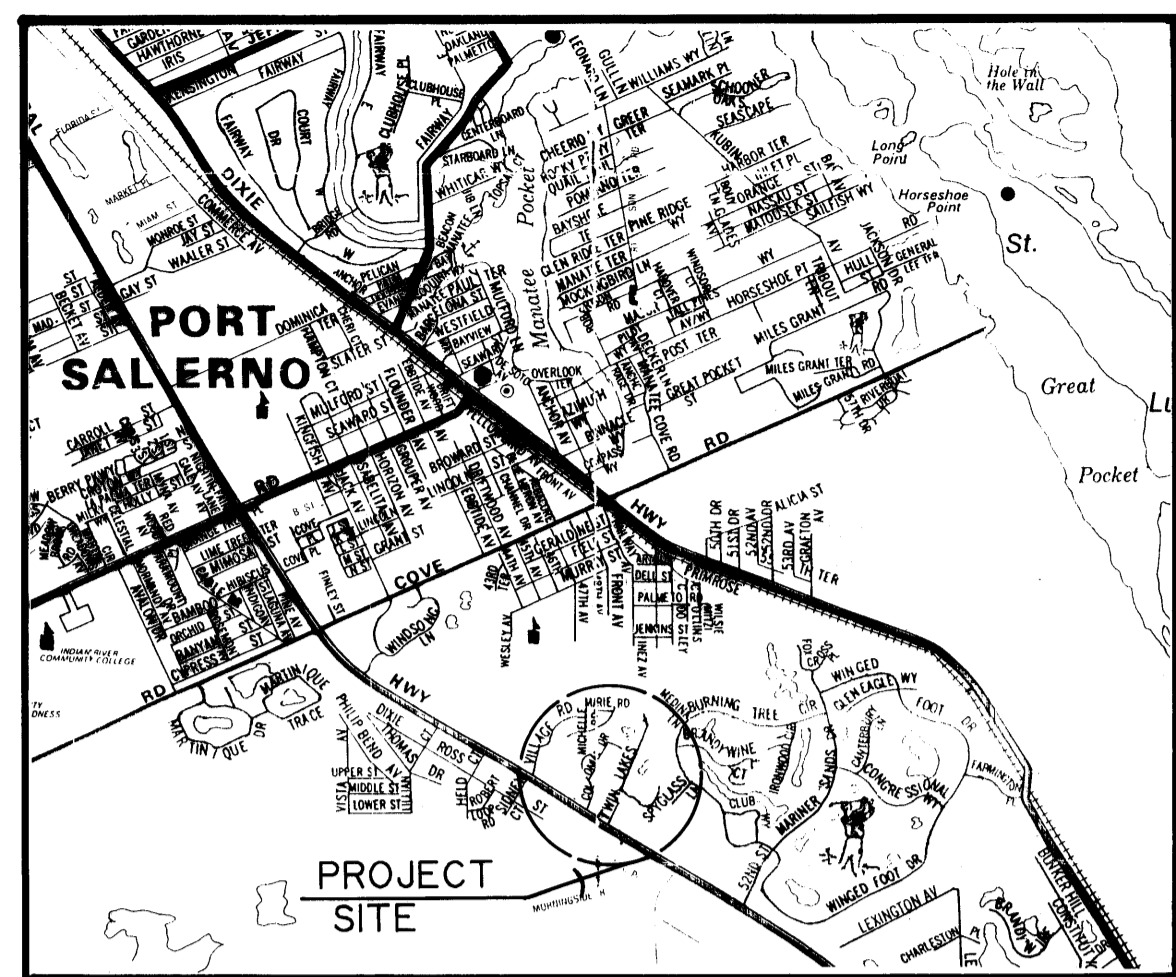
CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 16, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 7 DAY OF JULY, 1989.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.  
FILE NUMBER 796926 BY Deborah Langston DEPUTY CLERK

34-38-42-091-000-1000.0  
SUBDIVISION PARCEL CONTROL No.

SHEET 1 OF 2 SHEETS  
JULY 1989



LOCATION MAP

# PLAT OF C-4

AT HERITAGE RIDGE A P.U.D.  
A PORTION OF THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA.

### LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT SEVEN, PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (FORMERLY STATE ROAD 5). THENCE RUN N 42°16'10" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 478.18 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY N 42°15'45" W A DISTANCE OF 344.69 FEET. THENCE RUN N 68°50'20" E A DISTANCE OF 806.19 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE PLAT OF HERITAGE RIDGE SOUTH SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THENCE S 22°33'27" E A DISTANCE OF 767.90 FEET TO THE SOUTHWESTERLY CORNER OF HERITAGE RIDGE SOUTH SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT ALSO BEING IN THE NORTHERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT SEVEN, PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THENCE S 68°50'20" W ALONG SAID NORTHERLY LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT SEVEN A DISTANCE OF 528.24 FEET TO THE POINT OF BEGINNING.

LESS: THE 80 FOOT RIGHT-OF-WAY FOR S.E. CONSTITUTION BOULEVARD AS SHOWN ON THE PLAT OF HERITAGE RIDGE SOUTH SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO LESS: THE 80 FOOT RIGHT-OF-WAY FOR DEPARTMENT OF TRANSPORTATION DITCH NO. 1, AS SHOWN ON THE STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR SECTION NO. 8901-113, DATED 1955.

TOTAL ACRES LOT 1,2,& 3 = 8.6612 ACRES.

### SURVEYOR'S NOTES

- Bearings, shown hereon are related to the East line of parcel "A" being North 21°07'22" West as shown on the plat of RIDGEWAY MOBILE HOME SUBDIVISION PLAT NO. 7 as recorded in Plat Book 7, Page 26, Public Records of Martin County, Florida.
- There shall be no lot splits except to create larger lots.
- No vehicular access to U.S. 1 without prior approval of the Martin County Board of County Commissioners.

### LEGEND

- = SET PERMANENT REFERENCE MONUMENT
- = FOUND PERMANENT REFERENCE MONUMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.O.B. = POINT OF BEGINNING

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

### COUNTY APPROVAL

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

- 8/31, 1989 Donald E. Holloman  
DONALD E. HOLLOMAN, COUNTY ENGINEER
- June 27, 1989 Noreen S. Dreyer  
NOREEN S. DREYER, COUNTY ATTORNEY
- June 27, 1989 Joseph Banfi  
JOSEPH BANFI, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA
- June 27, 1989 Frank A. Wacha  
FRANK A. WACHA, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

ATTEST:

Marsha Stiller (BOARD SEAL)  
MARSHA STILLER, CLERK  
By: Deborah Langston D.C.

### SURVEYOR'S CERTIFICATION

I, ALBERT C. ALLEN III, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET, AS REQUIRED BY CHAPTER 177.091 FLORIDA STATUTES.

Albert C. Allen III  
ALBERT C. ALLEN III  
REGISTERED LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4130

### CERTIFICATE OF OWNERSHIP

Bertil K. Kjellgren does hereby certify that he is the owner of lot 1, a portion of the property described hereon.

Dated this 11<sup>th</sup> day of July, 1989

Bertil K. Kjellgren  
Bertil K. Kjellgren

Holland Motors, Incorporated, a Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of lot 3, a portion of the property described hereon.

Dated this 5<sup>th</sup> day of August, 1989

Holland Motors Incorporated, A Florida Corporation.

By: Shady Milligan, Vice President

Ridgeway Mobile Home Subdivision, Inc., A Florida Corporation, by and through its undersigned officers, and Woodrow Kantner, Individually and as Trustee, do hereby certify that they are the owners of lot 2, a portion of the property described hereon.

Dated this 11<sup>th</sup> day of July, 1989

Ridgeway Mobile Home Subdivision, Inc., a Florida Corporation.

By: Wesley Vanhook, President  
Attest: Donald W. Patis, Secretary

Corporate Seal.

Dated this 1<sup>st</sup> day of August, 1989

Woodrow Kantner  
Woodrow Kantner, Individually and as Trustee

### TITLE CERTIFICATE

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- 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 HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

a. MORTGAGOR: WOODROW KANTNER, INDIVIDUALLY AND AS TRUSTEE, TO RIDGEWAY MOBILE HOME SUBDIVISION, INC., DATED 12/31/87, O.R. BOOK 748, PAGE 1348.

MORTGAGEE: RIDGEWAY MOBILE HOME SUBDIVISION, INC.

DATED THIS 11<sup>th</sup> DAY OF July, 1989.

Terence P. McCarthy  
TERENCE P. MCCARTHY  
ATTORNEY-AT-LAW  
AMERICAN BANK BUILDING-SUITE 2A  
2081 EAST OCEAN BOULEVARD  
STUART, FLORIDA 33494

**GCY, Inc.**  
Civil Engineers & Land Surveyors  
P.O. Box 1469  
Palm City, Fl. 34990  
Palm City 286-8083 Ft. Pierce 466-9500