

# A PLAT OF CHELSEA SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 15  
OF THE HANSON GRANT  
AS RECORDED IN PLAT BOOK 5, PAGE 56  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

NOVEMBER, 1989

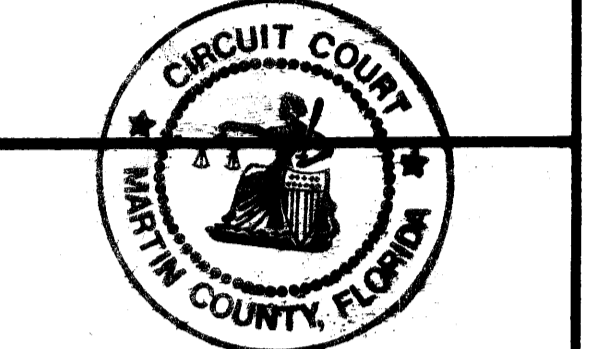
SHEET 1 OF 2

PARCEL CONTROL NO. 49-38-41-110-000-0000.0

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 5, PAGE 56, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28th DAY OF December, 1989.

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

FILE NO.  
804263  
(CIRCUIT COURT SEAL)



### LEGAL DESCRIPTION

THE EAST 1/2 OF TRACT 1 OF J.O. JACKSON ALLOTMENT OF THE NORTH 2/3 OF LOT 15 OF THE SUBDIVISION OF MILES OR HANSON GRANT, ACCORDING TO THE PLAT THEREOF, FILED JUNE 15, 1914, RECORDED IN PLAT BOOK 5, PAGE 56, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

SAID PARCEL CONTAINING 9.544 ACRES.

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT OF CHELSEA SUBDIVISION, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Thomas C. Vokoun  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

ALADDIN 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.

1. S.E. CHELSEA CIRCLE, AS SHOWN ON THIS PLAT OF CHELSEA SUBDIVISION IS HEREBY DEDICATED, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

2. THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT OF CHELSEA SUBDIVISION, ARE HEREBY DEDICATED TO THE CHELSEA PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES 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.

3. THE PRESERVATION EASEMENTS, AS SHOWN ON THIS PLAT OF CHELSEA SUBDIVISION, ARE HEREBY DEDICATED TO THE CHELSEA PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID EASEMENTS EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

4. THE PRESERVATION TRACT, AS SHOWN ON THIS PLAT OF CHELSEA SUBDIVISION, IS HEREBY DEDICATED TO THE CHELSEA PROPERTY OWNERS ASSOCIATION, INC. FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID TRACT EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.

### CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

5. THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF CHELSEA SUBDIVISION, MAY BE USED FOR UTILITY PURPOSES BY ANY 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 COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

6. THE ADDITIONAL RIGHT-OF-WAY, AS SHOWN ON THIS PLAT OF CHELSEA SUBDIVISION, IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY AND OTHER PUBLIC PURPOSES ALONG S.E. ROBERTSON ROAD.

7. THE WATER MANAGEMENT TRACT, AS SHOWN ON THIS PLAT OF CHELSEA SUBDIVISION, IS HEREBY DEDICATED TO THE CHELSEA PROPERTY OWNERS ASSOCIATION, INC., FOR WATER MANAGEMENT PURPOSES 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 WATER MANAGEMENT TRACT.

SIGNED AND SEALED THIS 22<sup>nd</sup> DAY OF Nov. 1989, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY.

ATTEST:

ALADDIN INC.

Jan F. Jarrod  
SECRETARY

Don Harold  
DON HARROLD  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DON HARROLD AND Jan F. Jarrod WHO TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF ALADDIN 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 22<sup>nd</sup> DAY OF November, 1989.

MY COMMISSION EXPIRES:

December 19, 1992

Dorothy M. Lawrence  
NOTARY PUBLIC  
STATE OF FLORIDA



LOCATION MAP (not to scale)

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

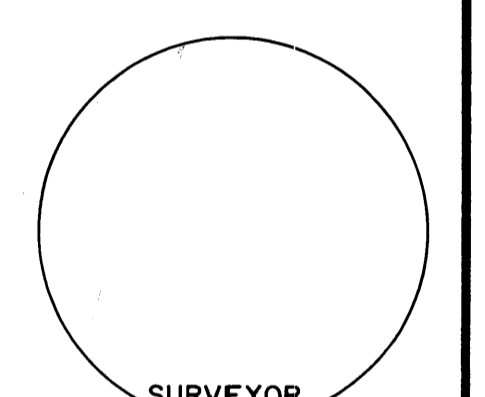
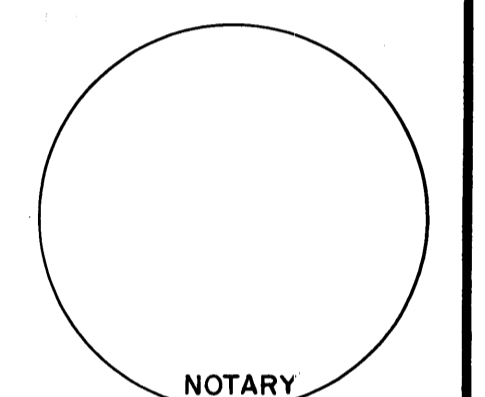
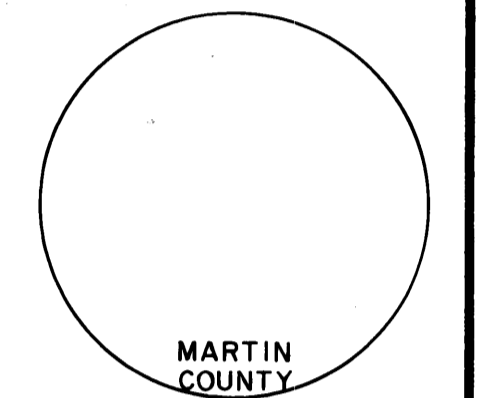
S.S.

I, WILLIAM F. CRARY, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY AS FOLLOWS:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
A. NONE

DATED THIS 22<sup>nd</sup> DAY OF NOVEMBER, 1989.

BY: William F. Crary  
WILLIAM F. CRARY,  
555 COLORADO AVENUE  
SUITE 1  
STUART, FLORIDA 34994  
FLORIDA BAR No. 0016431



### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

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

12-11-89  
DATE

Diriall E. Hallman  
COUNTY ENGINEER

October 24 1989  
DATE

Robert Brown  
COUNTY ATTORNEY

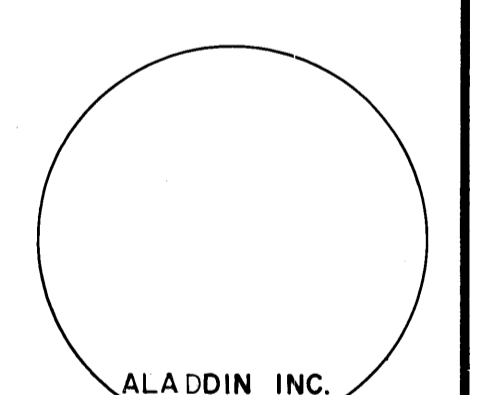
October 24 1989  
DATE

Joseph Brant  
CHAIRMAN - PLANNING AND ZONING  
COMMISSION OF MARTIN COUNTY, FL.

October 24 1989  
DATE

Frank Anderson  
CHAIRMAN - BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: Marsha Stiller  
CLERK  
By: Kathy Webster, D.C.



THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LINDAHL, BROWNING FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
P.O. BOX 737  
LUTHER, FLORIDA 33644  
1985 SOUTH 325th STREET  
SUITE 201  
FORT PIERCE, FLORIDA 34940