

BANYAN TREE ESTATES

FILED FOR RECORD
MARTIN CO. FLA.
89 DEC 28 AM 10:43
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 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12 PAGE 27 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 28th DAY OF December, 1989.

Marsha Stiller
MARSHA STILLER, CLERK OF CIRCUIT COURT OF MARTIN COUNTY, FLORIDA.

FILE NO. 804266 BY *Kathy Webster, D.C.*
DEPUTY CLERK
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER
37-38-41-027-000-000.0

CERTIFICATE OF OWNERSHIP AND DEDICATION

FRANK J. STACK AND JONATHAN J. EINHORN HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 10th DAY OF NOVEMBER, 1989.

Frank J. Stack
FRANK J. STACK

Jonathan J. Einhorn
JONATHAN J. EINHORN

FRANK J. STACK AND JONATHAN J. EINHORN DO HEREBY DEDICATE AS FOLLOWS:

- STREETS
THE STREETS SHOWN ON THIS PLAT OF BANYAN TREE ESTATES ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.
- UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF BANYAN TREE ESTATES MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION 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, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UTILITY EASEMENTS.
- COMMON AREA
THE COMMON AREAS SHOWN ON THIS PLAT OF BANYAN TREE ESTATES ARE HEREBY DECLARED TO BE PRIVATE AND DEDICATED TO BANYAN TREE ESTATES PROPERTY ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN BANYAN TREE ESTATES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREA.
- UPLAND SHORELINE PROTECTION ZONE
THE UPLAND SHORELINE PROTECTION ZONE ON THIS PLAT IS DEDICATED TO THE BANYAN TREE ESTATES PROPERTY OWNERS ASSOCIATION, INC. AND NO ALTERATION INCLUDING FILL, CONSTRUCTION, ACTIVITY AND STRUCTURES IS ALLOWED EXCEPT AS SPECIFIED IN THE UPLAND SHORELINE PROTECTION ZONE MANAGEMENT PLAN APPROVED BY MARTIN COUNTY AND CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR BANYAN TREE ESTATES RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH AREAS.
- DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF BANYAN TREE ESTATES MAY BE USED FOR DRAINAGE PURPOSES ARE HEREBY DECLARED TO BE PRIVATE AND DEDICATED TO BANYAN TREE ESTATES PROPERTY ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN BANYAN TREE ESTATES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED FRANK J. STACK AND JONATHAN J. EINHORN, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF NOVEMBER, 1989.

NOTARY PUBLIC: *Stephen C. Frasier*
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 7/26/90

NOTARY SEAL

A REPLAT OF A PORTION OF BLOCKS 122 AND 126 OF THE PORT SEWALL REVISED PLAT AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, PLAT BOOK 3 PAGE 8, TOGETHER WITH BLOCK 124 OF GOLDEN GATE PLAT AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, PLAT BOOK 11 PAGE 41 LOCATED IN THE MILES DR HANSON GRANT IN TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

DESCRIPTION

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF ST. LUCIE AVENUE, SAID CONCRETE MONUMENT BEING 483 FEET WESTERLY FROM THE NORTH LINE OF HAWTHORNE AVENUE, THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF ST. LUCIE AVENUE; RUN A DISTANCE OF 146 FEET MORE OR LESS TO THE WATERS EDGE OF THE CANAL; THENCE RUN SOUTHERLY ALONG THE EASTERLY WATERS EDGE OF SAID CANAL AND CREEK RUN A DISTANCE OF 423 FEET MORE OR LESS TO A CONCRETE MONUMENT; THENCE SOUTHEASTERLY ALONG THE WATERS EDGE ON THE NORTHEASTERLY BANK OF CREEK RUNNING A DISTANCE OF 239.1 FEET MORE OR LESS TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF HAWTHORNE AVENUE; THENCE EASTERLY ALONG HAWTHORNE AVENUE, RUN A DISTANCE OF 214.2 FEET MORE OR LESS; THENCE BY AN ANGLE OF 90 DEGREES LEFT RUN A DISTANCE OF 22 FEET TO A POINT; THENCE BY A DEFLECTION ANGLE TO THE RIGHT OF 29 DEGREES 09 MINUTES OR NORTHERLY RUN A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING; SAID LAND BEING LOCATED IN GOLDEN GATE, ACCORDING TO THE PLAT THEREOF FILED MARCH 5, 1925, AND RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

AND

THE FOLLOWING DESCRIBED PROPERTY WHICH IS BLOCK 124 AND A PORTION OF UNPLATTED BLOCKS 122 AND 126:

BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF BLOCK 124, SAID IRON PIPE BEING ON THE SOUTHERLY LINE OF ST. LUCIE AVENUE AND THE NORTHERLY LINE OF HAWTHORNE AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF HAWTHORNE AVENUE, A DISTANCE OF 503.55 FEET TO AN IRON PIPE; THENCE BY DEFLECTION ANGLE TO THE RIGHT OF 29 DEGREES 09 MINUTES A DISTANCE OF 400 FEET TO AN IRON PIPE, THIS PIPE BEING ON THE SOUTHERLY LINE OF ST. LUCIE AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF ST. LUCIE AVENUE, A DISTANCE OF 483 FEET TO THE POINT OF BEGINNING, SAID LOTS AND LAND BEING LOCATED IN COMMISSIONERS LOTS 2 AND 3 OF HANSON GRANT, MARTIN COUNTY, FLORIDA, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 11, PALM BEACH COUNTY, FLORIDA, RECORDS.

AND

ROAD RIGHT-OF-WAYS OF GARDEN AVENUE, 11TH STREET, AND HAWTHORNE AVENUE OVER SUBJECT PROPERTY ABANDONED PER RESOLUTION AS RECORDED IN OFFICIAL RECORDS BOOK 94, PAGE 161, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 5.62 ACRES MORE OR LESS.

TITLE CERTIFICATION

I, STEPHEN C. FRASIER, 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 PERSONS EXECUTING THE DEDICATION THEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: "NONE"

DATED THIS 9 DAY OF NOVEMBER, 1989.

Stephen C. Frasier
STEPHEN C. FRASIER, ATTORNEY AT LAW
P.O. BOX 1258
STUART, FLORIDA 34995

APPROVAL OF MARTIN COUNTY

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

12-5-89 BY: *John A. Ferguson*
COUNTY ENGINEER

Sept. 12, 1989 BY: *John A. Ferguson*
MAYOR, COUNTY ATTORNEY

July 20, 1989 BY: *Joseph B. Bunk*
CHAIRMAN, PLANNING & ZONING COMMISSION

Sept. 12, 1989 BY: *Paul W. Walker*
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: *Marsha Stiller*
CLERK by *Kathy Webster, D.C.*

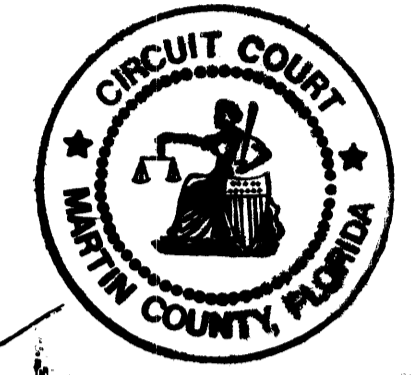
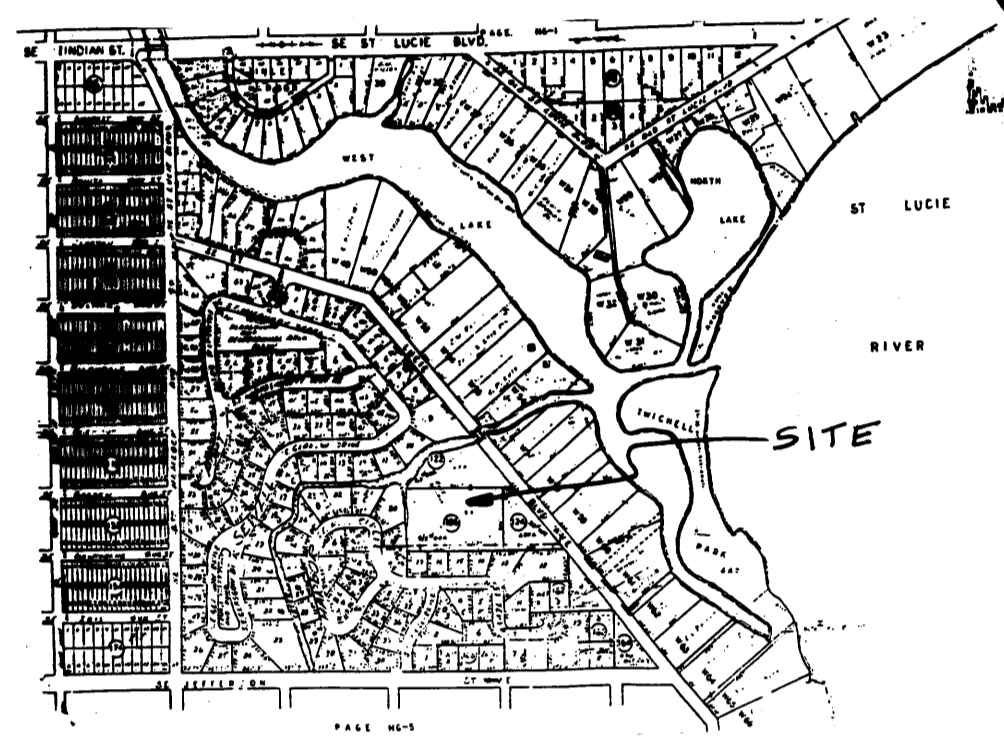
SURVEYOR'S CERTIFICATE

I, TERRY MACDEVITT, DO HEREBY CERTIFY THAT THIS PLAT OF BANYAN TREE ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY LAW.

11/9/89
DATE

Terry L. Macdevitt
TERRY L. MACDEVITT, F.L.S.
FLORIDA CERTIFICATE NO. 4557

VICINITY MAP



GENERAL NOTES (LEGEND)

- A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE RELATED TO A VALUE OF SOUTH 66 DEGREES 39 MINUTES 18 SECONDS WEST ON THE NORTH LINE OF THE PLAT OF PORT SEWALL HARBOR AND TENNIS CLUB.
- NO LOT SPLITS EXCEPT TO CREATE LARGER PARCELS.
- ACCESS TO LOTS WILL BE FROM INTERNAL ROAD SYSTEM ONLY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- BENCHMARK ORIGIN NUMBER AND DESCRIPTION.
- PROPERTY LIES IN FLOOD ZONE "A6" & "B".
- DENOTES PERMANENT REFERENCE MONUMENT (NO. 4557).
- DENOTES PERMANENT CONTROL POINT (NO. 4557).
- C/A = CONTROL OF ACCESS.
NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF MARTIN COUNTY COMMISSIONERS.

PREPARED JUNE, 1989
BY
QV *Quillen - Velasco*
ENGINEERS & SURVEYORS

1532-E S.E. VILLAGE GREEN DRIVE
PORT ST. LUCIE, FLORIDA
CHS: 335-4466, 879-8477