

# PLAT OF JEFFERSON CORNERS

## AT HERITAGE RIDGE - A P.U.D. GOMEZ GRANT MARTIN COUNTY, FLORIDA

### LEGAL DESCRIPTION

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST HERITAGE BOULEVARD AS RECORDED ON THE PLAT OF HERITAGE RIDGE NORTH, SECTION 1, PLAT BOOK 8, PAGE 11, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 47°45'17" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST HERITAGE BOULEVARD A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 47°45'17" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST HERITAGE BOULEVARD A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°00'00". A DISTANCE OF 247.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 286.75 FEET AND A CENTRAL ANGLE OF 44°15'54"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 221.53 FEET TO A POINT; THENCE CONTINUE NORTH 46°29'23" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST HERITAGE BOULEVARD, A DISTANCE OF 20.26 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST LEXINGTON AVENUE; THENCE NORTH 42°14'43" WEST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST LEXINGTON AVENUE, A DISTANCE OF 620.17 FEET; THENCE SOUTH 47°45'17" WEST ALONG THE SOUTHERLY PROPERTY LINE OF CHARLESTON, A CONDOMINIUM, A DISTANCE OF 527.21 FEET; THENCE SOUTH 42°14'43" EAST, A DISTANCE OF 455.00 FEET TO THE POINT OF BEGINNING.

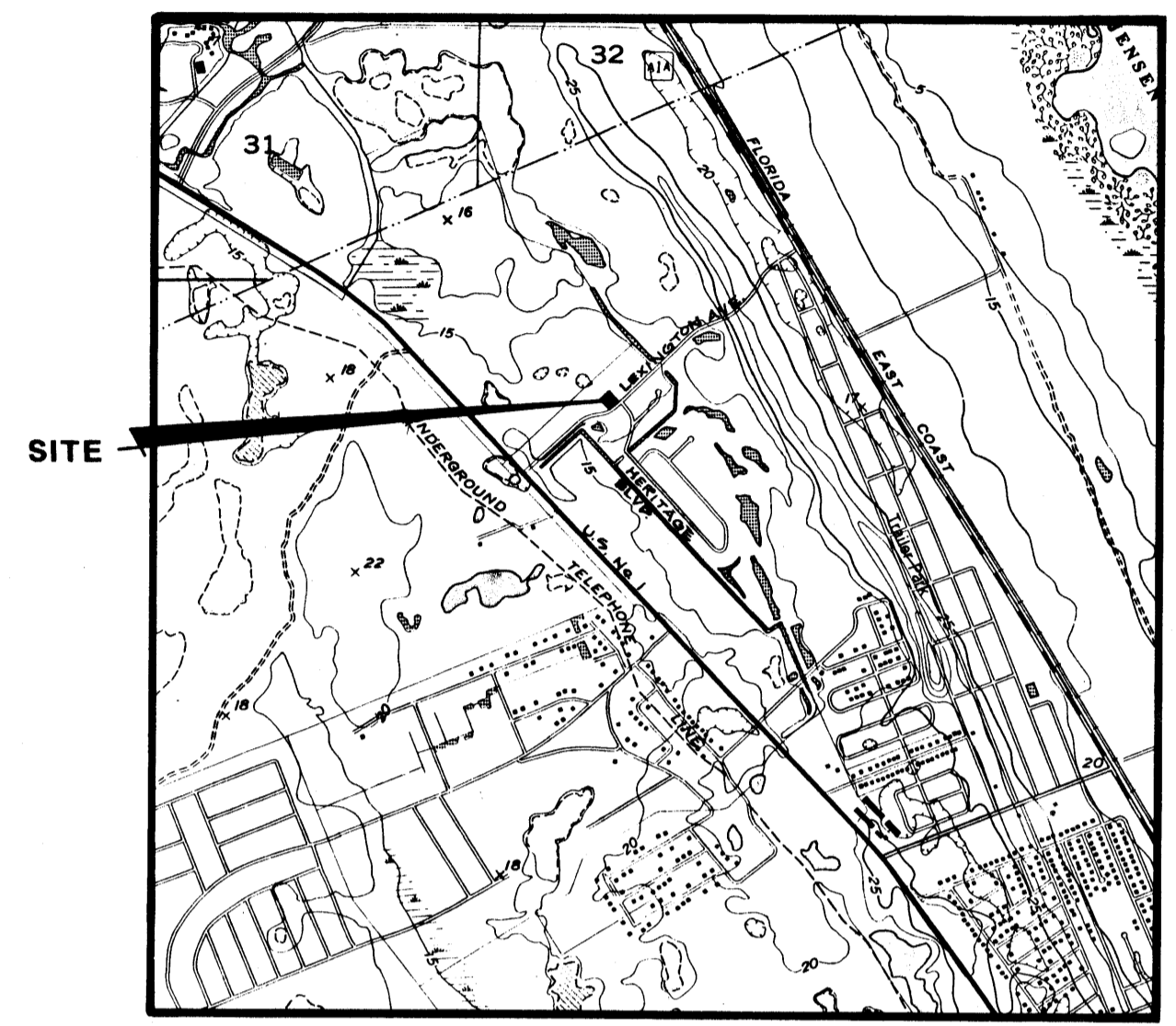
CONTAINING 6.39 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STONEBRIDGE PROJECT, INC. BY AND THROUGH THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

- AREAS WITHIN DASHED LINES:**  
 THE AREAS WITHIN THE DASHED LINES ON THIS PLAT OF JEFFERSON CORNERS AT HERITAGE RIDGE, A P.U.D., ARE HEREBY DEDICATED TO THE JEFFERSON CORNERS AT HERITAGE RIDGE HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF INGRESS, EGRESS AND PARKING PURPOSES SUBJECT AT ALL TIMES TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR JEFFERSON CORNERS AT HERITAGE RIDGE AND ALL RULES AND REGULATIONS PROMULGATED THEREUNDER. THE AREAS WITHIN THE DASHED LINES ON THIS PLAT ARE ALSO DEDICATED FOR UTILITY PURPOSES FOR USE 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, FLORIDA AND FURTHER SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR JEFFERSON CORNERS AT HERITAGE RIDGE AND THE RULES AND REGULATIONS PROMULGATED THEREUNDER. THE AREAS WITHIN THE DASHED LINES ON THIS PLAT ARE ALSO DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSES OF DRAINAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THESE AREAS.
- ACCESS EASEMENTS:**  
 THE ACCESS EASEMENT SHOWN ON THIS PLAT OF JEFFERSON CORNERS AT HERITAGE RIDGE A P.U.D. IS HEREBY DEDICATED TO THE JEFFERSON CORNERS AT HERITAGE RIDGE HOMEOWNERS ASSOCIATION, INC. FOR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JEFFERSON CORNERS AT HERITAGE RIDGE HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- COMMON AREAS**  
 THE COMMON AREAS AS SHOWN HEREON ARE DEDICATED TO THE JEFFERSON CORNERS AT HERITAGE RIDGE HOMEOWNERS ASSOCIATION, INC. THE COMMON AREAS MAY ALSO 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, FLORIDA. THE COMMON AREAS ARE ALSO DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY OWNERS ASSOCIATION FOR THE PURPOSES OF DRAINAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.
- TRACT "A" AS SHOWN ON THIS PLAT OF JEFFERSON CORNERS AT HERITAGE RIDGE IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES,**
- SIDEWALK EASEMENT**  
 THE SIDEWALK EASEMENT SHOWN ON THIS PLAT OF JEFFERSON CORNERS AT HERITAGE RIDGE IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC AS A SIDEWALK.

STONEBRIDGE PROJECT, INC., A FLORIDA CORPORATION  
 BY: Terry M. Keathley  
 TERRY M. KEATHLEY, PRESIDENT  
 ATTEST: Nancy P. Odoardi  
 NANCY P. ODOARDI, SECRETARY



LOCATION MAP

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TERRY M. KEATHLEY, AND Nancy P. Odoardi, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF JEFFERSON CORNERS AT HERITAGE RIDGE HOMEOWNERS ASSOCIATION, 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 20th DAY OF June, 1990.

[Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES:  
 MAY 12, 1994

### TITLE CERTIFICATION

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 DEDICATION THEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 8th DAY OF June, 1990.

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

### SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST HERITAGE BOULEVARD BEARING NORTH 47°45'17" EAST, AS RECORDED ON THE PLAT OF HERITAGE NORTH, SEC. 1, PLAT BOOK 8, PAGE 11, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ACCESS EASEMENT.
- 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.

8-27, 1990 Donald E. Hellman  
 COUNTY ENGINEER  
June 26, 1990 James Dwyer  
 COUNTY ATTORNEY  
June 26, 1990 James Waldman  
 CHAIRMAN  
 PLANNING AND ZONING COMMISSION  
 MARTIN COUNTY, FLORIDA  
June 26, 1990 Halton B. Johnson  
 CHAIRMAN  
 BOARD OF COUNTY COMMISSIONERS  
 MARTIN COUNTY, FLORIDA

ATTEST:

Marsha Stiller  
 CLERK  
 By Charlotte Busley  
 SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
 COUNTY OF MARTIN

I, ALBERT C. ALLEN, III DO HEREBY CERTIFY THAT THIS PLAT OF JEFFERSON CORNERS AT HERITAGE RIDGE, A P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED 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 THAT FURTHER, THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA

Albert C. Allen III  
 ALBERT C. ALLEN, III  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATION # 4130

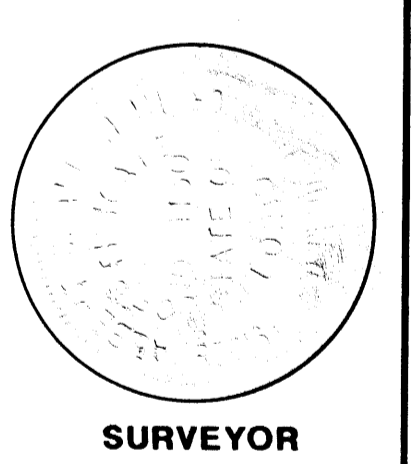
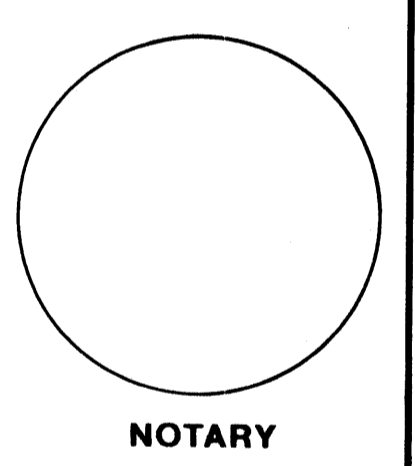
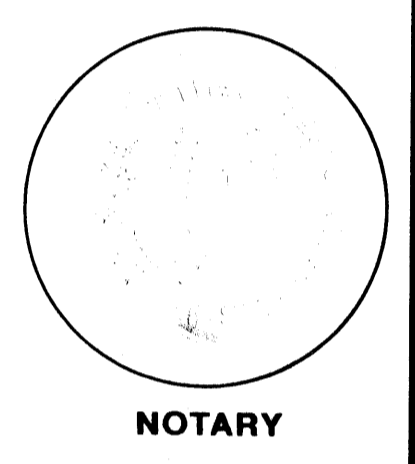
### LEGEND

- P.R.M. = PERMANENT REFERENCE MONUMENT
- O = PERMANENT CONTROL POINT
- R. = RADIUS
- D. = DELTA
- A. = ARC
- C.B. = CHORD BEARING
- BLDG. = BUILDING

(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NO.  
34-38-42-092-000-0000.0

JUNE 1990  
 1 OF 2



**G O Y**  
 INCORPORATED

CIVIL ENGINEERS / LAND SURVEYORS  
 PALM CITY · P.O. BOX 1469 34990 · 407 286-8083  
 FT. PIERCE · 4980 S. 25th STREET 34982 · 407 466-9500