

PALMETTO GROVE

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 28,
TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL 1

ALL THAT PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING EAST OF THE EAST LINE OF NORTHWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS THE NORTH 92.5 FEET OF THE ABOVE DESCRIBED PROPERTY. PARCEL 1 CONTAINS 8.37 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 39, JENSEN PARK ESTATES-PHASE TWO ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND RUN NORTH 89°34'56" EAST ALONG THE NORTH LINE OF SAID LOT 39 FOR 36.35 FEET; THENCE RUN NORTH 00°25'04" WEST ALONG THE WESTERLY TERMINUS OF THE RIGHT-OF-WAY OF N. E. MARANTA TERRADO AS SHOWN ON SAID PLAT OF JENSEN PARK ESTATES-PHASE TWO FOR 50.00 FEET; THENCE RUN SOUTH 89°34'56" WEST FOR 275.36 FEET; THENCE RUN SOUTH 00°25'04" EAST FOR 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 89°34'56" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF THIS CURVE THROUGH A CENTRAL ANGLE OF 90°02'12" FOR 39.29 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°22'52" EAST FOR 83.39 FEET TO THE SOUTH LINE OF THE NORTH 92.5 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE RUN NORTH 89°56'23" EAST LONG SAID SOUTH LINE FOR 50.00 FEET; THENCE RUN NORTH 00°22'52" WEST FOR 83.73 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF THIS CURVE THROUGH CENTRAL ANGLE OF 89°57'48" FOR 39.25 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°34'56" EAST FOR 140.01 FEET TO THE POINT OF BEGINNING. PARCEL 2 CONTAINS 0.45 ACRES, MORE OR LESS.

PARCELS 1 & 2 CONTAIN A TOTAL OF 8.82 ACRES, MORE OR LESS.

MORTGAGE HOLDER'S CONSENT

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

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREBON RECORDED AT OFFICIAL RECORDS BOOK 822, PAGE 948, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES CONSENT TO THE DEDICATION HEREBON AND DOES SUBORDINATE ITS MORTGAGE, LIEN, OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 1st DAY OF October, 1990.

ATTEST: James C. Anthony, III FIRST VICE PRESIDENT
Gerrit D. Overton VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JERRY D. OVERTON AND JAMES C. ANTHONY, III, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND FIRST VICE PRESIDENT, RESPECTIVELY, OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL ASSOCIATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT AS OFFICERS OF THE ASSOCIATION ON THE BEHALF OF THE ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF October, 1990

Constance Mart
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: June 6, 1992

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF MARTIN)

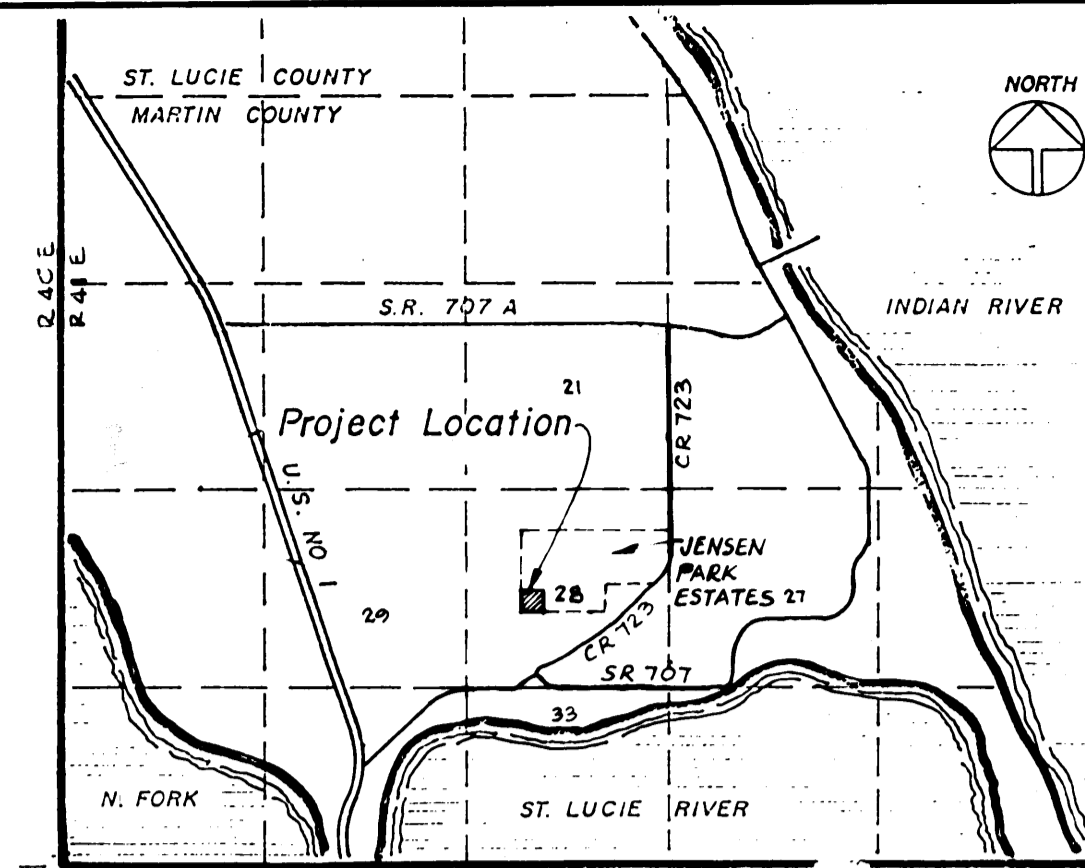
I, THOMAS A. FOGT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREBON IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE DEDICATION HEREBON.
- ALL RECORDED MORTGAGES NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREBON ARE AS FOLLOWS:

FRANK A. WACHA JR., TRUSTEE, TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED JULY 31, 1989, IN OFFICIAL RECORD BOOK 822, PAGE 948, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 1 DAY OF October, 1990

BY: Thomas A. Fogt
THOMAS A. FOGT
700 COLORADO AVENUE
STUART, FLORIDA 34994



Location Map

SUBDIVISION PARCEL CONTROL NUMBER 28-37-41-006-000-0000-0

DATE: SEPTEMBER 1990

CLERK'S RECORDING CERTIFICATE

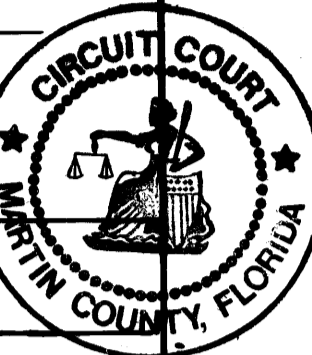
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 69, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31 DAY OF October, 1990.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY: Deborah Langton
DEPUTY CLERK

FILE NO. 853599

(CIRCUIT COURT SEAL)



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, W. L. WILLIAMS DO HEREBY CERTIFY THAT THIS PLAT OF PALMETTO GROVE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID PLAT 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.

W. L. Williams
W. L. WILLIAMS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 1272

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

10-3-90

Small E. Hollman
COUNTY ENGINEER

8-14-90

Abner D. Bruff
COUNTY ATTORNEY

8-14-90

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: Charles R. Seland

8-14-90

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: Therese L. Johnson

ATTEST:
CLERK

THIS INSTRUMENT PREPARED BY ARTHUR SPEEDY OF
C. CALVERT MONTGOMERY & ASSOCIATES, INC.
P.O. BOX 92 STUART, FLORIDA 34995

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, FRANK A. WACHA, JR., AS TRUSTEE, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREBON AND DO HEREBY DEDICATE AS FOLLOWS:

- N. E. MARANTA TERRADO, AS SHOWN ON THIS PLAT OF PALMETTO GROVE, IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR ROAD, DRAINAGE AND UTILITY (INCLUDING C.A.T.V.) PURPOSES, AND FOR THE PERPETUAL USE OF THE PUBLIC.
- N. E. VICTORIAN LANE, AS SHOWN ON THIS PLAT OF PALMETTO GROVE, IS HEREBY DEDICATED TO THE PALMETTO GROVE PROPERTY OWNERS' ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY (INCLUDING C.A.T.V.) 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 RIGHT-OF-WAY.
- THE ADDITIONAL RIGHT-OF-WAY, SHOWN ON THIS PLAT OF PALMETTO GROVE ADJACENT TO THE EXISTING RIGHT-OF-WAY FOR N. E. CARDINAL AVENUE, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY AND OTHER PUBLIC PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PALMETTO GROVE ARE HEREBY DEDICATED TO THE PALMETTO GROVE 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.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PALMETTO GROVE, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., (A) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND (B) AS APPROVED BY THE PALMETTO GROVE PROPERTY OWNERS' ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE WETLAND PRESERVATION AREA, NATIVE VEGETATION PRESERVATION AND WETLAND BUFFER AREA, AND THE NATIVE VEGETATION PRESERVATION EASEMENTS SHOWN ON THIS PLAT OF PALMETTO GROVE ARE HEREBY DEDICATED TO THE PALMETTO GROVE PROPERTY OWNERS' ASSOCIATION, INC., FOR PRESERVATION OF WETLANDS AND NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID EASEMENTS AND AREAS EXCEPT IN COMPLIANCE WITH THE ENVIRONMENTAL RESOURCE AND PRESERVE AREA MANAGEMENT PLAN FOR PALMETTO GROVE APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PRESERVATION EASEMENTS AND AREAS.
- THE STORMWATER MANAGEMENT AREA SHOWN ON THIS PLAT OF PALMETTO GROVE IS A COMMON AREA AND IS HEREBY DEDICATED TO THE PALMETTO GROVE PROPERTY OWNERS' ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACTS.

SIGNED AND SEALED THIS 1 DAY OF October, 1990

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Frank A. Wachha, Jr.
FRANK A. WACHA, JR., AS TRUSTEE

WITNESS: Deborah D. Bras

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

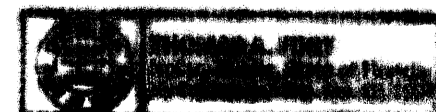
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK A. WACHA, JR., AS TRUSTEE TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF October, 1990.

Notary Public
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES

Jan. 26, 1994



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