

VICINITY MAP

# CASTLE HILL

## TOWN OF SEWALL'S POINT

### MARTIN COUNTY, FLORIDA

LYING IN GOVERNMENT LOTS 4 & 5, SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST AND GOVERNMENT LOTS 1 & 6, SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST.

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

CASTLE HILL ASSOCIATES, INC., a Florida corporation, by and through its undersigned officer, and PAUL L. MADDOCK, Jr., JUDITH CADY MADDOCK, and FIRST NATIONAL IN PALM BEACH, a division of SOUTHEAST BANK, N.A., duly qualified and acting as Co-Personal Representatives of the ESTATE OF PAUL L. MADDOCK, Deceased, do hereby certify that they are the owners of the property described hereon and do hereby dedicate as follows:

- STREETS AND RIGHT-OF-WAYS:**
  - The Streets and Right-of-Ways shown on this plat (except Tract G) are hereby dedicated to the Town Commission of the Town of Sewall's Point, Florida, for road right-of-way, drainage and utility purposes and for the perpetual use of the public.
  - Tract G on this plat is hereby dedicated to the Board of County Commissioners of Martin County, Florida, for road right-of-way, drainage and utility purposes and for the perpetual use of the public.
- UTILITY EASEMENTS:** The Utility Easements shown on this plat may be used for utility purposes by any utility and for the construction, installation, maintenance and operation of cable television services in compliance with ordinances and regulations as may be adopted from time to time by the Town Commission of the Town of Sewall's Point, Florida.
- DRAINAGE, LANDSCAPE ACCESS AND/OR EMERGENCY ACCESS EASEMENTS:** The Drainage, Landscape, Access and/or Emergency Access Easements shown on this plat are hereby declared to be private easements which are granted to CASTLE HILL HOMEOWNERS' ASSOCIATION, INC., its successors and/or assigns, for the purpose of construction and maintenance of and access to drainage facilities, landscape areas, and for emergency access by fire, police, health, medical, ambulance personnel and their vehicles, subject to reserved easements for use and access by the dedicators, their successors and/or assigns; and by the Town Commission of the Town of Sewall's Point, Florida, for the purpose of access to and maintenance of the Drainage, Access and/or Emergency Access Easements shown on this plat and to maintain the integrity of the drainage and surface water management system. The Town Commission of the Town of Sewall's Point, Florida, shall have no responsibility, duty and liability regarding such Drainage, Access and/or Emergency Access Easements notwithstanding its reserved easement.
- SURFACE WATER MANAGEMENT COMMON AREA TRACTS:** Tracts A, B and C on this plat are hereby declared to be Surface Water Management Common Area Tracts and are dedicated to CASTLE HILL HOMEOWNERS' ASSOCIATION, INC., its successors and/or assigns, for the use of said Association, its employees, agents and invitees, and its members and their invited guests, subject to reserved easements for use and access by the dedicators, their successors and/or assigns; and by the Town Commission of the Town of Sewall's Point, Florida, for the purpose of access to and maintenance of the Surface Water Management Common Area Tracts should said Town Commission deem such action necessary to maintain the integrity of the drainage and surface water management system. Such Surface Water Management Common Area Tracts shall be the maintenance responsibility of CASTLE HILL HOMEOWNERS' ASSOCIATION, INC. The Town Commission of the Town of Sewall's Point, Florida, shall have no responsibility, duty and liability regarding such Surface Water Management Common Area Tracts notwithstanding its reserved easement.
- COMMON AREA:** Tracts D, E and F on this plat are hereby declared to be Common Areas and are dedicated to CASTLE HILL HOMEOWNERS' ASSOCIATION, INC., its successors and/or assigns, for the use of said Association, its employees, agents and invitees, and its members and their invited guests, subject to reserved easements for use and access by the dedicators, their successors and/or assigns. Such Common Area shall be the maintenance responsibility of CASTLE HILL HOMEOWNERS' ASSOCIATION, INC. The Town Commission of the Town of Sewall's Point, Florida, shall have no responsibility, duty and liability regarding such Common Areas.

#### LEGAL DESCRIPTION OF THE PROPERTY

Known as a parcel of land in Sections 26 and 35, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

BEGINNING at the intersection of the Westerly Right-of-Way line of North Sewall's Point Road (30 foot Right-of-Way) with the extension of the North line of Lot 6, "TWIN RIVERS" S/D, as recorded in Plat Book 2, Page 52, public records of Martin County, Florida; thence North 89°32'18" West (assumed bearing) along said North line of the hereinafore described Lot 6, a distance of 791.77 feet to the point of intersection with the mean high water line (as located on December 5, 1989, all mean high water line locations are relative to that date) formed by the St. Lucie River; said point of intersection also being a point on a non-tangent curve (through which a radial line bears North 43°56'56" East), said curve being concave to the Southwest, and having a radius of 865.48 feet; thence run Northwestwesterly along said curve (through a central angle of 10°29'03") a distance of 158.37 feet to a point on the mean high water line (through which a radial line bears North 33°27'53" East); thence North 55°26'45" West a distance of 26.18 feet to a point on the mean high water line; thence North 57°14'03" West a distance of 51.42 feet to a point on the mean high water line; thence North 59°13'32" West a distance of 26.44 feet to a point on the mean high water line; thence North 61°29'49" West a distance of 25.38 feet to a point on the mean high water line; thence North 61°53'40" West a distance of 52.51 feet to a point on the mean high water line; thence North 65°57'18" West a distance of 53.42 feet to a point on the mean high water line; thence North 72°29'08" West a distance of 27.04 feet to a point on the mean high water line; thence North 69°40'43" West a distance of 56.57 feet to a point on the mean high water line; thence North 66°11'05" West a distance of 24.72 feet to a point on the mean high water line; thence North 68°08'08" West a distance of 31.06 feet to a point on the mean high water line; thence North 70°41'32" West a distance of 25.48 feet to a point on the mean high water line; thence North 78°04'08" West a distance of 26.85 feet to a point on the mean high water line; thence North 74°59'04" West a distance of 34.51 feet to a point on the mean high water line; thence North 73°46'38" West a distance of 21.35 feet to a point on the mean high water line; thence North 75°08'47" West a distance of 28.22 feet to a point on the mean high water line; thence North 78°18'57" West a distance of 21.06 feet to a point on the mean high water line; thence North 82°12'17" West a distance of 57.82 feet to a point on the mean high water line; thence North 82°45'04" West a distance of 32.65 feet to a point on the mean high water line; thence North 79°16'35" West a distance of 23.73 feet to a point on the mean high water line; thence North 00°39'05" East a distance of 460.74 feet to the point of intersection with the North line of hereinafore described Section 35; thence South 89°01'35" East along said North line of Section 35, a distance of 15.00 feet to a point; thence North 00°43'12" East a distance of 401.53 feet to a point; thence North 80°16'57" East a distance of 806.75 feet to a point; thence South 89°01'40" East a distance of 129.25 feet to the point of intersection with the Westerly right-of-way line of North Sewall's Point Road (30 foot right-of-way); thence South 21°54'58" East along said Westerly right-of-way line a distance of 1024.08 feet to a point of curvature; said curve being concave to the Northeast and having a radius of 1168.51 feet; thence run Southeastwesterly along said curve (through a central angle of 04°55'11") a distance of 100.33 feet to the point of tangency; thence South 26°50'09" East, a distance of 314.64 feet to the POINT OF BEGINNING.

#### SURVEYOR'S CERTIFICATION

I, STEPHEN J. BROWN, do hereby certify that this plat of CASTLE HILL is a true and correct representation of the land surveyed, and that the survey was made under my responsible direction and supervision and that permanent reference monuments have been placed as required by law and further that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended, and ordinances of the Town of Sewall's Point, Florida, and that permanent control points will be set for the required improvements.

*Stephen J. Brown*  
STEPHEN J. BROWN, Registered Land Surveyor  
Florida Certificate No. 4049

[Surveyor Seal below]

#### ACKNOWLEDGEMENTS

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY, that on this day before me, an officer authorized to take acknowledgements according to the laws of the State of Florida, duly qualified and acting, personally appeared RICHARD C. GEISINGER, Jr., as President of CASTLE HILL ASSOCIATES, INC., a Florida corporation, to me personally known, and acknowledged before me the execution and delivery of the foregoing instrument and affixation thereto of the official seal of said corporation as such officer in the name and on behalf of said corporation, being duly authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County and State last aforesaid, this 5th day of June, 1991.  
*Richard C. Geisinger, Jr.*  
Notary Public, State of Florida at Large  
My Commission expires: Nov 1, 1994 [Notarial Seal below]

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day before me, an officer authorized to take acknowledgements according to the laws of the State of Florida, duly qualified and acting, personally appeared PAUL L. MADDOCK, Jr., as Co-Personal Representative of the ESTATE OF PAUL L. MADDOCK, Deceased, to me personally known, and acknowledged before me the execution and delivery of the foregoing instrument in such capacity in the name and on behalf of said estate, being duly authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County and State last aforesaid, this 5th day of June, 1991.  
*Suzie Ann Calder*  
Notary Public, State of Florida at Large  
My Commission expires: NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR. 12, 1994  
BONDED THRU GENERAL INS. UND. [Notarial Seal below]

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day before me, an officer authorized to take acknowledgements according to the laws of the State of Florida, duly qualified and acting, personally appeared JUDITH CADY MADDOCK, as Co-Personal Representative of the ESTATE OF PAUL L. MADDOCK, Deceased, to me personally known, and acknowledged before me the execution and delivery of the foregoing instrument in such capacity in the name and on behalf of said estate, being duly authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County and State last aforesaid, this 5th day of June, 1991.  
*Judith Cady Maddock*  
Notary Public, State of Florida at Large  
My Commission expires: NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR. 12, 1994  
BONDED THRU GENERAL INS. UND. [Notarial Seal below]

STATE OF FLORIDA  
COUNTY OF PALM BEACH

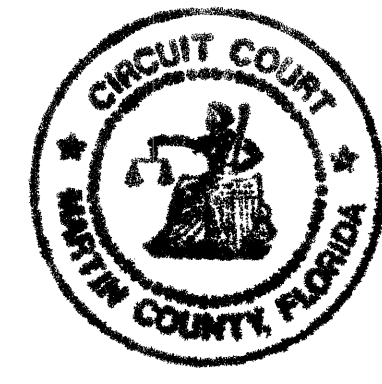
I HEREBY CERTIFY, that on this day before me, an officer authorized to take acknowledgements according to the laws of the State of Florida, duly qualified and acting, personally appeared JOHN M. KINDRED, as Senior Vice President and Trust Officer of FIRST NATIONAL IN PALM BEACH, a division of SOUTHEAST BANK, N.A., Co-Personal Representative of the ESTATE OF PAUL L. MADDOCK, Deceased, to me personally known, and acknowledged before me the execution and delivery of the foregoing instrument and affixation thereto of the official seal of said corporation as such officer in the name and on behalf of said corporation as Co-Personal Representative of said estate, being duly authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County and State last aforesaid, this 5th day of June, 1991.  
*John M. Kindred*  
Notary Public, State of Florida at Large  
My Commission expires: NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR. 12, 1994  
BONDED THRU GENERAL INS. UND. [Notarial Seal below]

#### APPROVAL OF TOWN OF SEWALL'S POINT, FLORIDA

The plat as shown hereon has been approved by the Town Commission of the Town of Sewall's Point, Florida, and the Town does hereby formally accept the offers to dedicate contained on this plat, this 10th day of July, 1991.

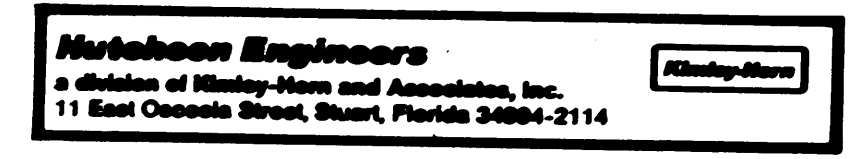
TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA  
By: *Dolores deC. Clarke*  
Dolores deC. Clarke, Mayor  
Attest: *Joan Barrow*  
Joan Barrow, Town Clerk [Town Seal below]



RECORDING  
MARSHA STILLER, Clerk of the Circuit Court of Martin County, Florida, hereby certifies that this plat was filed for record in Plat Book 139 at Page 179, Martin County, Florida, public records this day of July, 1991.  
MARSHA STILLER, Clerk  
Circuit Court  
Martin County, Florida  
BY: *Deborah Layton*  
DEPUTY CLERK FILE NO. 875106

CLERK OF THE CIRCUIT COURT  
SEAL

SHEET 1 OF 3



JULY 1991

#### MORTGAGE HOLDER'S CONSENT

SUN BANK/TREASURE COAST, NATIONAL ASSOCIATION, does hereby certify that it is the holder of a mortgage on a portion of the land described hereon and does join in and ratify this plat and all dedications and reservations therein and does subordinate its mortgage to such dedication.

SIGNED AND SEALED this 15th day of July, 1991.  
*Gideon T. Haymaker*  
GIDEON T. HAYMAKER, President  
SUN BANK/TREASURE COAST, NATIONAL ASSOCIATION  
[Corporate Seal below]

#### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, the undersigned Notary Public, personally appeared GIDEON T. HAYMAKER, President of SUN BANK/TREASURE COAST, NATIONAL ASSOCIATION, and he acknowledged before me the execution and delivery of the foregoing instrument and affixation thereto of the official seal of said corporation as such officer in the name and on behalf of said corporation, being duly authorized to do so.

WITNESS my hand and official seal, this 15th day of July, 1991.  
*Gideon T. Haymaker*  
Notary Public, State of Florida at Large  
My Commission expires: NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR. 20, 1992  
BONDED THRU GENERAL INS. UND. [Notarial Seal below]

#### TITLE CERTIFICATION

I, AVRON C. RIFKIN, a member of The Florida Bar, hereby certify that:

- Record title to the lands described and shown on this plat are in the name of CASTLE HILL ASSOCIATES, INC., and PAUL L. MADDOCK, Jr., JUDITH CADY MADDOCK, and FIRST NATIONAL IN PALM BEACH, a division of SOUTHEAST BANK, N.A., duly qualified and acting as Co-Personal Representatives of the ESTATE OF PAUL L. MADDOCK, Deceased.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

MORTGAGEE: SUN BANK/TREASURE COAST, NATIONAL ASSOCIATION  
DATE OF MORTGAGE: December 22, 1987  
RECORDING DATA: Official Records Book 747, at Page 734, Martin County, Florida, as modified on December 19, 1989, and recorded in Official Records Book 840, at Page 1911, Martin County, Florida, public records.

DATED this 10th day of July, 1991.  
*Avron C. Rifkin*  
AVRON C. RIFKIN  
2400 S. Federal Highway, Stuart, Florida 34994

THIS INSTRUMENT WAS PREPARED BY:  
Wilbur F. Diviac  
Hutcheon Engineers  
11 E. Ocoola Street  
Stuart, Florida 34994

