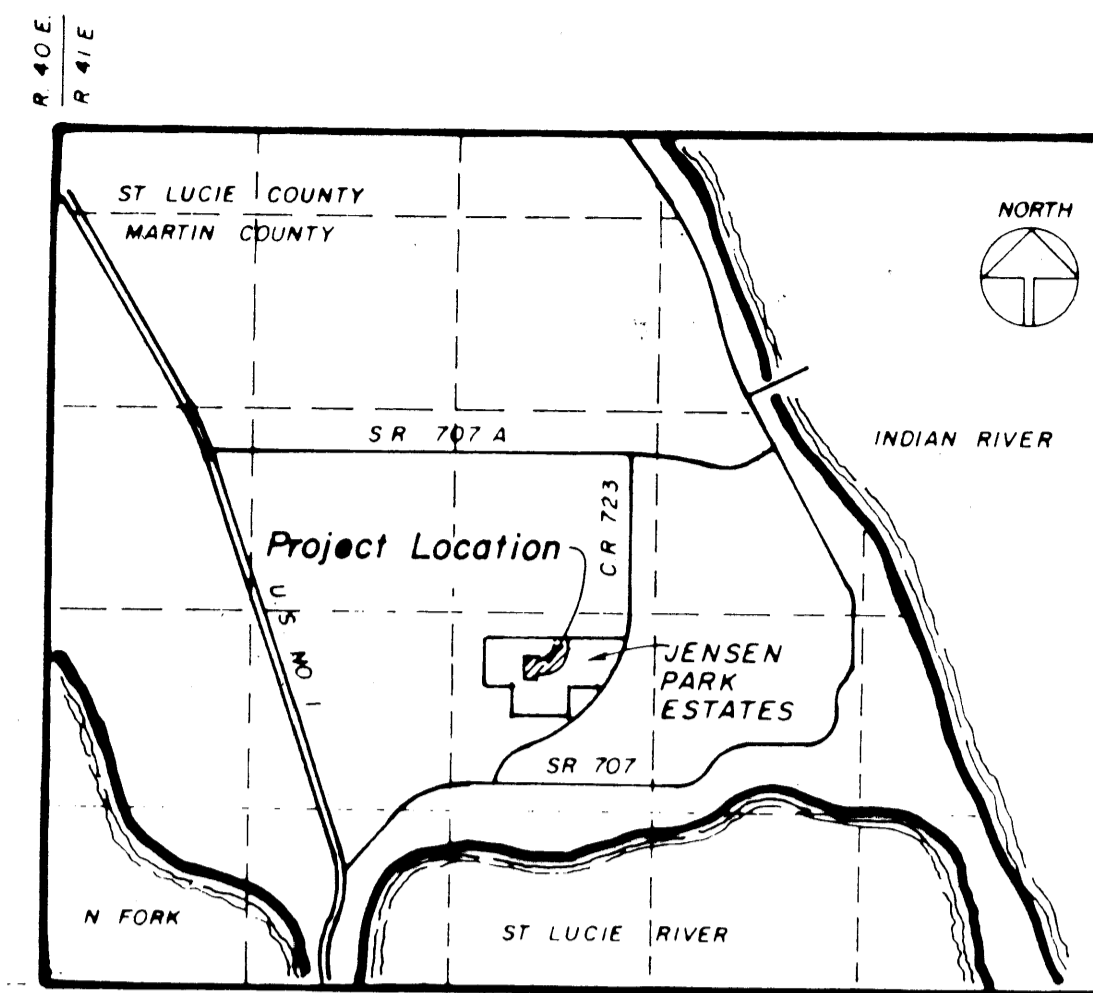


JENSEN PARK ESTATES PHASE THREE - B

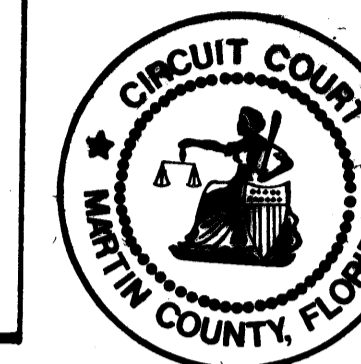
A Subdivision located in Section 28, Township 37 South, Range 41 East, Martin County, Florida



Location Map

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22nd DAY OF August, 1989.

MARSHA STILLER, CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Kathy Wabata D.C.
DEPUTY CLERK
FILE NO. 784593



FILED FOR RECORD
89 AUG 22 PM 2:11
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY
D.C.

DESCRIPTION

THAT PART OF THE NORTHEAST ONE QUARTER (N.E.1/4) OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK "A" JENSEN PARK ESTATES, PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 30 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA: THENCE SOUTH 89° 59' 11" WEST A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 0° 09' 54" EAST A DISTANCE OF 103.98 FEET: THENCE SOUTH 21° 38' 11" WEST A DISTANCE OF 53.85 FEET: THENCE SOUTH 89° 50' 06" WEST A DISTANCE OF 85.00 FEET: THENCE SOUTH 0° 09' 54" EAST A DISTANCE OF 102.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85° 32' 04" AND A RADIUS OF 390.00 FEET: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 582.21 FEET TO THE END OF SAID CURVE: THENCE NORTH 4° 37' 50" WEST A DISTANCE OF 110.00 FEET TO A POINT: SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 4° 27' 56" AND A RADIUS OF 280.00 FEET: THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.82 FEET TO THE END OF SAID CURVE: THENCE SOUTH 89° 50' 06" WEST A DISTANCE OF 56.92 FEET: THENCE NORTH 9° 20' 27" WEST A DISTANCE OF 50.65 FEET: THENCE NORTH 0° 09' 54" WEST A DISTANCE OF 160.00 FEET: THENCE NORTH 72° 39' 53" WEST A DISTANCE OF 207.61 FEET: THENCE SOUTH 89° 50' 06" WEST A DISTANCE OF 275.00 FEET: THENCE SOUTH 0° 09' 54" EAST A DISTANCE OF 84.73 FEET: THENCE SOUTH 89° 50' 06" WEST A DISTANCE OF 170.44 FEET: THENCE NORTH 0° 25' 04" WEST A DISTANCE OF 351.89 FEET: THENCE NORTH 89° 59' 02" EAST A DISTANCE OF 62.12 FEET: THENCE NORTH 89° 59' 11" EAST A DISTANCE OF 1142.88 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.551 ACRES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, JOHN E. PREWITT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - C & D CONTRACTORS, INC., A FLORIDA CORPORATION TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST FILED DECEMBER 1, 1987 IN OFFICIAL RECORDS BOOK 744, PAGE 867, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - C & D CONTRACTORS, INC. TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST FILED FEBRUARY 17, 1989 IN OFFICIAL RECORDS BOOK 800, PAGE 248 AND RERECORDED ON MAY 24, 1989 IN OFFICIAL RECORDS BOOK 812, PAGE 2393, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 21st DAY OF July, 1989

BY: John E. Prewitt
JOHN E. PREWITT, ATTORNEY AT LAW
OUGHTERSON BUILDING
STUART, FLORIDA, 34994

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

C & D CONTRACTORS, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS SHOWN ON THIS PLAT OF JENSEN PARK ESTATES - PHASE THREE-B ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS, SHOWN ON THIS PLAT OF JENSEN PARK ESTATES - PHASE THREE-B MAY BE USED FOR UTILITY PURPOSES, BY ANY UTILITY COMPANY, 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 AND AS APPROVED BY THE JENSEN PARK ESTATES HOMEOWNERS' ASSOCIATION.
- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF JENSEN PARK ESTATES - PHASE THREE-B ARE HEREBY DEDICATED TO THE JENSEN PARK ESTATES HOMEOWNERS' ASSOCIATION FOR DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY IN THEM, BUT SHALL HAVE ACCESS AND MAINTENANCE PRIVILEGES.

SIGNED AND SEALED THIS 11th DAY OF July, 1989
ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST: C & D CONTRACTORS, INC.

Carolyn J. Coy BY: Robert H. Coy
CAROLYN J. COY, SECRETARY ROBERT H. COY, PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

FIRST NATIONAL & TRUST COMPANY OF THE TREASURE COAST, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATION.

SIGNED, SEALED AND ATTESTED THIS 21st DAY OF July, 1989
ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST: James C. Anthony, III BY: Sharen K. Welker
JAMES C. ANTHONY, III SHAREN K. WELKER
FIRST VICE PRESIDENT SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHAREN K. WELKER AND JAMES C. ANTHONY, III, TO ME WELL KNOWN TO BE THE SENIOR VICE PRESIDENT AND FIRST VICE PRESIDENT & CASHIER, RESPECTIVELY, AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE ABOVE MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF July, 1989

Sharen K. Welker
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

MY COMMISSION EXPIRES: February 1991

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, W.L. WILLIAMS, DO HEREBY CERTIFY THAT THIS PLAT OF JENSEN PARK ESTATES - PHASE THREE-B IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

8-16-89 W. L. Williams
4-25-89 Sharen K. Welker
COUNTY ENGINEER COUNTY ATTORNEY

4-25-89 George Banfi
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

4-25-89 Frank Canale
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller
CLERK Kathy Wabata

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