

PLAT OF BAY POINTE ESTATES

BEING A PARCEL OF LAND LYING IN GOVERNMENT LOT-6 SECTION 6 TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

LAND DESCRIPTION

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BEING A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALL LYING WITHIN THAT PARCEL OF LAND REFERRED TO AS PHASE SIX, DESCRIBED IN OR BOOK 874, PAGE 494-495, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6, BEING A POINT ON THE EAST LINE OF SAID SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST AND THE WEST LINE OF THE PLAT OF BAY POINTE, AS RECORDED IN PLAT BOOK 9, PAGE 50, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROCEED SOUTH 00°40'02" WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 664.65 FEET TO THE POINT OF INTERSECTION WITH THE JURISDICTIONAL LIMITS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION AS SHOWN ON A MAP OF SURVEY BY G.C.V., INC. DATED 8-22-86; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°40'02" WEST, ALONG SAID EAST GOVERNMENT LOT 6, A DISTANCE OF 845.00 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE SOUTHWEST, MEANDERING SAID MEAN HIGH WATER LINE, A DISTANCE OF 600 FEET, MORE OR LESS TO A POINT OF INTERSECTION WITH A LINE BEARING NORTH 03°06'54" WEST, SAID LINE BEING SAID JURISDICTIONAL LIMITS AS ESTABLISHED BY SAID FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION; THENCE ALONG JURISDICTIONAL LIMITS THROUGH THE FOLLOWING COURSES:

THENCE NORTH 03°06'54" WEST, A DISTANCE OF 115.00 FEET MORE OR LESS
 THENCE NORTH 02°30'13" WEST, A DISTANCE OF 64.27 FEET;
 THENCE NORTH 21°01'25" WEST, A DISTANCE OF 71.05 FEET;
 THENCE NORTH 52°05'25" WEST, A DISTANCE OF 43.11 FEET;
 THENCE NORTH 29°25'44" WEST, A DISTANCE OF 101.01 FEET;
 THENCE SOUTH 83°22'19" WEST, A DISTANCE OF 56.70 FEET;
 THENCE SOUTH 71°04'35" WEST, A DISTANCE OF 54.44 FEET;
 THENCE SOUTH 87°18'47" WEST, A DISTANCE OF 38.65 FEET;
 THENCE NORTH 86°143'38" WEST, A DISTANCE OF 36.80 FEET;
 THENCE SOUTH 65°56'02" WEST, A DISTANCE OF 117.06 FEET;
 THENCE SOUTH 72°22'22" WEST, A DISTANCE OF 34.20 FEET;
 THENCE NORTH 28°27'46" WEST, A DISTANCE OF 108.87 FEET;
 THENCE NORTH 14°08'33" WEST, A DISTANCE OF 102.37 FEET;
 THENCE NORTH 00°35'42" EAST, A DISTANCE OF 59.59 FEET;
 THENCE NORTH 47°59'21" EAST, A DISTANCE OF 47.54 FEET;
 THENCE SOUTH 85°27'03" EAST, A DISTANCE OF 58.62 FEET;
 THENCE SOUTH 80°55'31" EAST, A DISTANCE OF 93.87 FEET;
 THENCE SOUTH 47°32'09" EAST, A DISTANCE OF 51.88 FEET;
 THENCE SOUTH 81°08'30" EAST, A DISTANCE OF 41.45 FEET;
 THENCE SOUTH 83°29'22" EAST, A DISTANCE OF 43.30 FEET;
 THENCE NORTH 33°47'52" EAST, A DISTANCE OF 100.96 FEET;
 THENCE NORTH 02°09'50" EAST, A DISTANCE OF 92.23 FEET;
 THENCE NORTH 29°59'05" EAST, A DISTANCE OF 81.07 FEET;
 THENCE NORTH 14°56'26" WEST, A DISTANCE OF 52.54 FEET;
 THENCE NORTH 14°56'26" WEST, A DISTANCE OF 56.93 FEET;
 THENCE NORTH 11°25'32" EAST, A DISTANCE OF 89.25 FEET;
 THENCE NORTH 03°28'11" EAST, A DISTANCE OF 91.52 FEET;
 THENCE NORTH 84°03'27" WEST, A DISTANCE OF 75.81 FEET;
 THENCE NORTH 55°49'17" WEST, A DISTANCE OF 149.31 FEET;
 THENCE NORTH 82°35'15" WEST, A DISTANCE OF 49.87 FEET;
 THENCE NORTH 00°18'45" WEST, A DISTANCE OF 38.87 FEET;
 THENCE NORTH 63°54'48" EAST, A DISTANCE OF 36.52 FEET;
 THENCE NORTH 33°40'53" WEST, A DISTANCE OF 55.26 FEET;
 THENCE NORTH 04°58'35" WEST, A DISTANCE OF 68.86 FEET;
 THENCE NORTH 38°38'12" EAST, A DISTANCE OF 109.18 FEET;
 THENCE NORTH 45°57'35" EAST, A DISTANCE OF 79.18 FEET;
 THENCE NORTH 70°36'04" EAST, A DISTANCE OF 147.73 FEET;
 THENCE NORTH 32°32'13" EAST, A DISTANCE OF 212.77 FEET;
 THENCE SOUTH 87°37'27" EAST, A DISTANCE OF 87.35 FEET;
 THENCE SOUTH 75°10'56" EAST, A DISTANCE OF 97.73 FEET;
 THENCE SOUTH 12°44'19" EAST, A DISTANCE OF 62.49 FEET;
 THENCE SOUTH 46°135'49" WEST, A DISTANCE OF 22.25 FEET;
 THENCE SOUTH 46°35'49" WEST, A DISTANCE OF 28.71 FEET;
 THENCE SOUTH 25°42'39" WEST, A DISTANCE OF 79.32 FEET;
 THENCE SOUTH 22°49'33" EAST, A DISTANCE OF 33.14 FEET;
 THENCE SOUTH 82°14'20" EAST, A DISTANCE OF 105.75 FEET,
 TO THE POINT OF BEGINNING.

CONTAINING 16.12 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
 COUNTY OF MARTIN

OF THE BAY POINTE ESTATES LAND TRUST

KNOW ALL MEN BY THESE PRESENTS THAT WALTER L. HARPER, AS TRUSTEE, AND AN INDIVIDUAL, OWNER OF THAT PARCEL OF LAND BEING IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE, AND AS SHOWN HEREON AS THE PLAT OF BAY POINTE ESTATES, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE WATER MANAGEMENT TRACTS SHOWN ON THIS PLAT OF BAY POINTE ESTATES ARE HEREBY DEDICATED TO THE BAY POINTE ESTATES PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IN ACCORDANCE WITH THE ASSOCIATION'S RESPECTIVE DECLARATION OF PROTECTIVE COVENANTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACTS.
- THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT OF BAY POINTE ESTATES ARE HEREBY DEDICATED TO THE BAY POINTE ESTATES PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC. AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V. (1) 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 (2) APPROVED BY THE BAY POINTE ESTATES PROPERTY OWNER'S ASSOCIATION OF PALM CITY, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH UTILITY EASEMENTS.
- THE COMMON AREA TRACTS, AS SHOWN ON THIS PLAT OF BAY POINTE ESTATES, ARE HEREBY DEDICATED TO THE BAY POINTE ESTATES PROPERTY OWNERS ASSOCIATION OF PALM CITY, INC. FOR COMMON AREA 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 SUCH RECREATION AND OPEN SPACE AREAS.
- THE DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS, ACCESS EASEMENTS AND ANY COMBINATIONS THEREOF AS SHOWN ON THIS PLAT OF BAY POINTE ESTATES ARE HEREBY DEDICATED TO THE BAY POINTE ESTATES PROPERTY OWNER'S ASSOCIATION OF PALM CITY, INC. FOR DRAINAGE, ACCESS AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IN ACCORDANCE WITH THE ASSOCIATION'S RESPECTIVE DECLARATION OF PROTECTIVE COVENANTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS;

TITLE CERTIFICATION

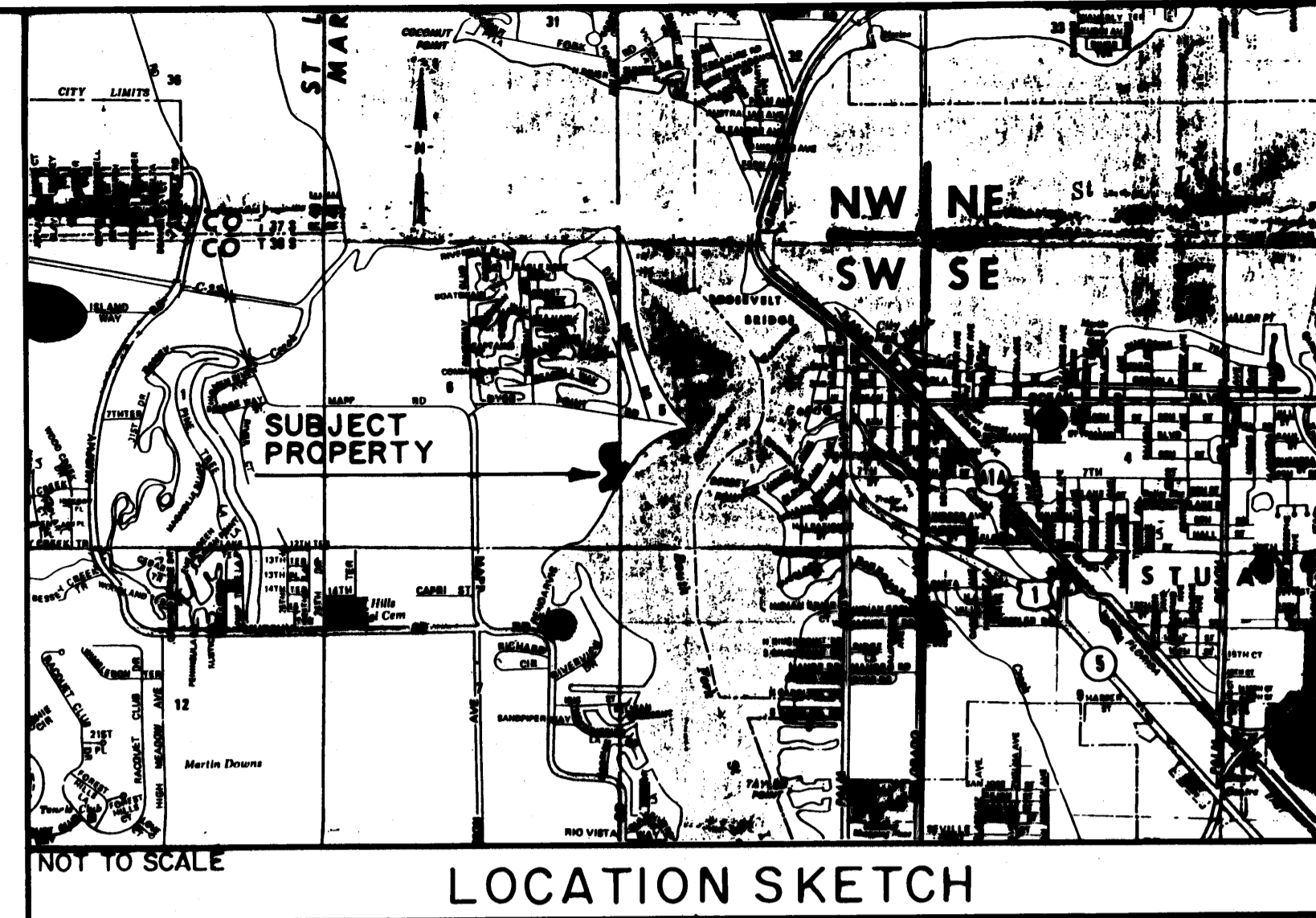
STATE OF FLORIDA
 COUNTY OF MARTIN

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAMES OF THE PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 14th DAY OF DECEMBER, 1993

By: Terence P. McCarthy
 TERENCE P. MCCARTHY
 2081 E. OCEAN BOULEVARD
 SUITE 2-A
 STUART, FL 34996



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 50, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 23 DAY OF Feb 1994.

MARSHA STILLER
 CLERK CIRCUIT COURT
 MARTIN COUNTY, FLORIDA
 BY: Shad Walker
 DEPUTY CLERK

FILE NO.
1047220
 (CIRCUIT COURT SEAL)

PARCEL CONTROL NO. 6-38-41-010-000-0000-0

K&A PRECISION SURVEYING INC. K&A
 PLANNERS, SURVEYORS AND DEVELOPMENT CONSULTANTS
 2165 RESERVE PARK TRAILS POST ST. LUCIE, FLORIDA 34966
 PHONE (407) 488-6848

FEBRUARY 1994

ACKNOWLEDGMENT

STATE OF TENNESSEE
 COUNTY OF WASHINGTON

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE OF TENNESSEE AND COUNTY, AND PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION Priscilla Moore HAS APPEARED WALTER L. HARPER, AS TRUSTEE AND AN INDIVIDUAL KNOWN TO ME TO BE THE PERSON IN WHOSE NAME THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS EXECUTED AND THAT HE ACKNOWLEDGES EXECUTING THE SAME FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN HIM AND THAT HE DID OR DID NOT TAKE AN OATH.

*OF THE BAY POINTE ESTATES LAND TRUST
 WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 31st DAY OF December, 1993.

Priscilla Moore
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-3-97

APPROVAL OF MARTIN COUNTY

STATE OF FLORIDA
 COUNTY OF MARTIN

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

DATE 2-9-94 COUNTY ENGINEER, Donald E. Hillman
 DATE 11-23-93 COUNTY ATTORNEY, John A. Ferguson
 DATE 11-23-93 CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA, Sally O'Connell
 DATE 11-23-93 VICE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, Charles Hagan

ATTEST: Marsha Stiller
 CLERK OF THE CIRCUIT COURT

By: Shad Walker, D.C.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MARTIN

I, REGINA C. KARNER DO HEREBY CERTIFY THAT THIS PLAT OF BAY POINTE ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AND DIRECTION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(7) AND 177.091(8) FLORIDA STATUTES.

BY: Regina C. Karner DATE: 12/1/93
 REGINA C. KARNER, P.L.S.
 FLORIDA REGISTRATION NO. 4363

SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL
MORTGAGE	ACKNOWLEDGMENT	TITLE	OWNERSHIP	ACKNOWLEDGMENT	COUNTY	SURVEYOR