

LOCATION MAP

# BACHMANN SUBDIVISION

THE NORTH 260 FEET OF THE SOUTH 451 FEET OF THE WEST 204.30 FEET OF THE EAST 503.81 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

**STEPHEN J. BROWN, INC.**

**SURVEYORS-DESIGNERS  
LAND PLANNERS-CONSULTANTS**

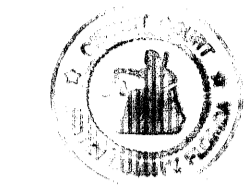
290 FLORIDA STREET  
STUART, FLORIDA 34994  
561-288-7176

7  
17 MAY -7 PM 1:12  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
RY D.C.

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 41 - Page 10003 of Martin County, Florida, public records, this 7th day of MAY, 1997.

File No.  
1233194



Marsha Stiller  
Circuit Court  
Martin County, Florida  
By: *Charlotte Buckley*  
Deputy Clerk  
(Circuit Court Seal)

10-38-41-000-000-00293-10003  
SUBDIVISION PARCEL CONTROL NUMBER

**LEGAL DESCRIPTION**

THE NORTH 260 FEET OF THE SOUTH 451 FEET OF THE WEST 204.30 FEET OF THE EAST 503.81 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST, STUART, MARTIN COUNTY, FLORIDA (HEREINAFTER CALLED "THE SUBJECT PROPERTY").

SUBJECT, HOWEVER, TO AN EASEMENT OF INGRESS AND EGRESS AND ROADWAY PURPOSES OVER A STRIP OF LAND 20 FEET IN WIDTH TRAVERSING SOUTH TO NORTH THROUGH THE MID SECTION OF THE ABOVE DESCRIBED PROPERTY AND WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL THENCE NORTH 89°40'42" WEST ALONG THE SOUTH SIDE OF SAID PARCEL A DISTANCE OF 115.02 FEET TO THE POINT AND PLACE OF BEGINNING. SAID POINT OF BEGINNING ALSO BEING THE CENTER LINE OF A 20 FOOT WIDE INGRESS AND EGRESS EASEMENT. THE FOLLOWING COURSES AND DISTANCES ARE FOR THE CENTERLINE DESCRIPTION OF SAID 20 FOOT WIDE EASEMENT. THENCE NORTH 28°14'33" EAST A DISTANCE OF 40.19 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 120.00 FEET, AND A CENTRAL ANGLE OF 39°27'19"; THENCE IN A COUNTER CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.64 FEET TO A POINT; THENCE NORTH 11°12'46" WEST A DISTANCE OF 53.55 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET, AND A CENTRAL ANGLE OF 11°52'59"; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.48 FEET TO A POINT; THENCE NORTH 00°40'13" EAST A DISTANCE OF 50.62 FEET TO THE TERMINUS OF SAID CENTERLINE DESCRIPTION.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Lester Bachmann, hereby certifies that he is the owner of the property described hereon and has caused the same to be surveyed and platted as shown hereon as the plat of BACHMANN SUBDIVISION and hereby dedicates as follows:

- INGRESS AND EGRESS EASEMENT**  
The ingress and egress easement and all improvements therein including paving, grading, drainage, water and sanitary sewer facilities are hereby dedicated to the use and benefit of the owners of lots platted with access and services thereby, their licensees, invitees, successors and assigns, and all governmental agencies having jurisdiction.
- C.A.T.V. EASEMENT**  
A blanket C.A.T.V. easement on this Bachmann Subdivision plat is hereby dedicated to the use and benefit of lots platted hereon, for C.A.T.V. licensees, agents, successors and assigns and all governmental agencies having jurisdiction.

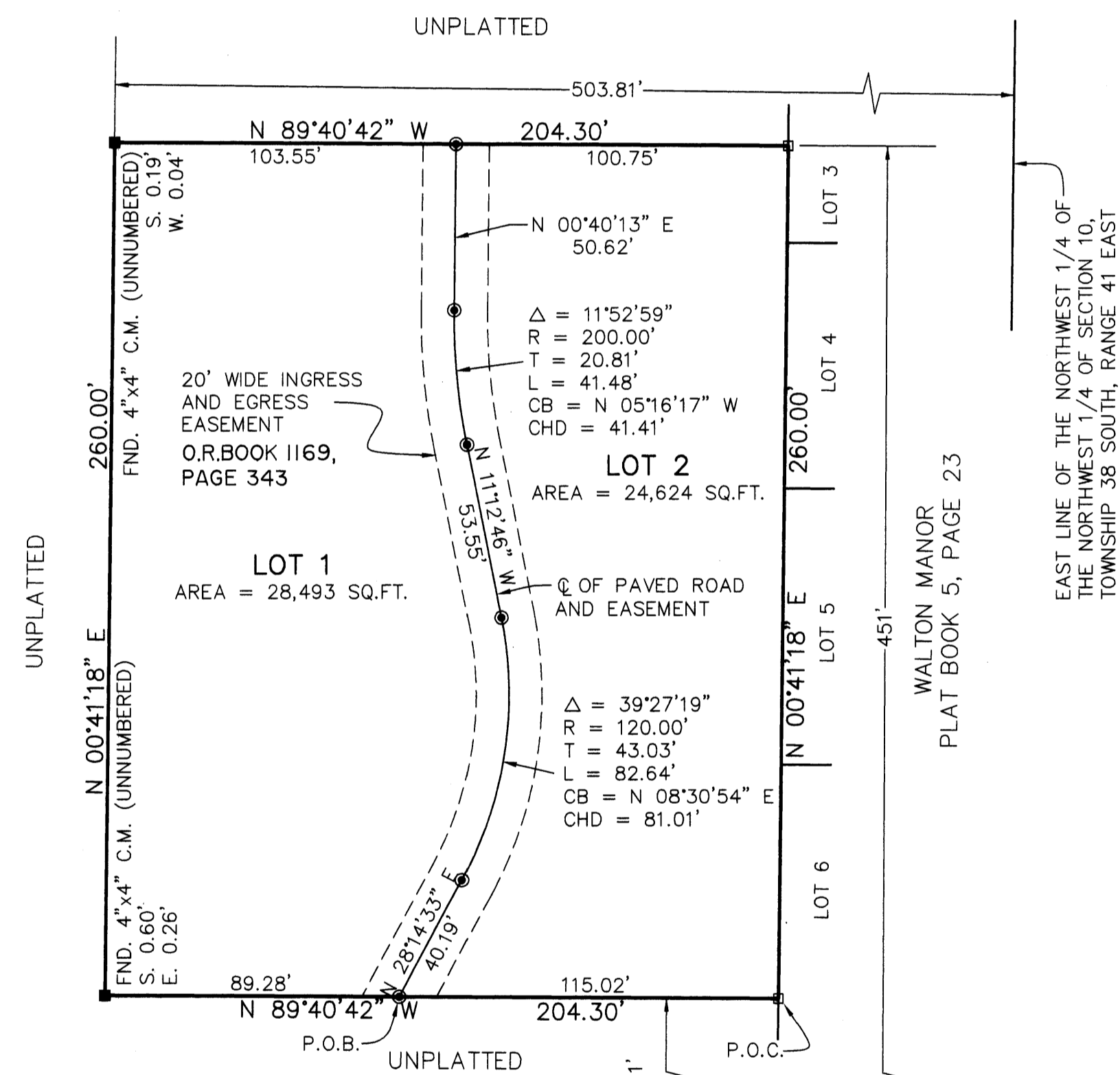
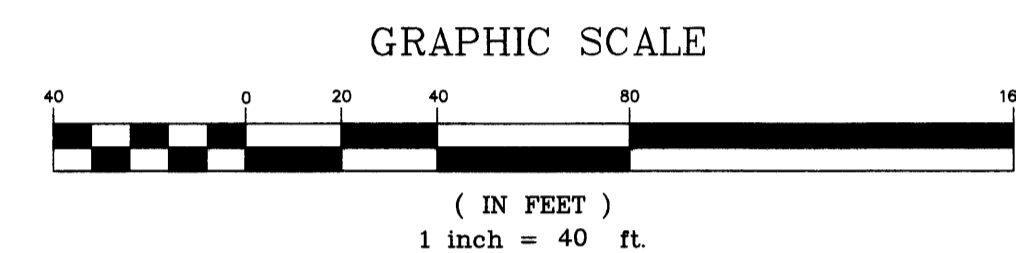
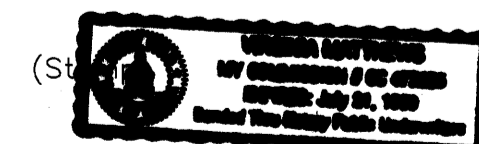
DATED this 14th day of APRIL, 1997.

*Carl F. Ellwanger*  
WITNESS  
*Lucina Matthews*  
WITNESS  
*Lester Bachmann*  
Lester Bachmann

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Lester Bachmann, to me well known, and he acknowledged before me that he executed the foregoing Certificate of Ownership and Dedication. He is: [X] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

*Lucina Matthews*  
Notary Public  
State of Florida, at large  
Commission No. 08472255  
My commission expires: 7-21-99



SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST

**LEGEND**

- |                      |   |
|----------------------|---|
| SQ.FT. = SQUARE FEET | — — — = NOT TO SCALE                                  |
| FND = FOUND          | ■ = FOUND CONCRETE MONUMENT                           |
| Δ = CENTRAL ANGLE    | ● = SET PERMANENT CONTROL POINT WITH #4049            |
| R = RADIUS           | □ = SET 4"x4" PERMANENT REFERENCE MONUMENT WITH #4049 |
| L = LENGTH           | CM = CONCRETE MONUMENT                                |
| T = TANGENT          | P.O.C. = POINT OF COMMENCEMENT                        |
| CB = CHORD BEARING   | P.O.B. = POINT OF BEGINNING                           |
| CHD = CHORD DISTANCE |   |

**CITY COMMISSION APPROVAL**

This plat is hereby approved by the undersigned on the dates indicated.

Date: 4/30/97  
Date: 5/1/97  
Date: 4/30/97  
Date: 5/1/97

*Jeffrey A. Krousopf*  
Mayor  
*Diane Johnson*  
City Clerk  
*Carl W. Coffin*  
City Attorney  
*Michael T. Hermsmeider*  
City Engineer - Michael T. Hermsmeider, P.E.

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, Stephen J. Brown, hereby certify that this plat of Bachmann Subdivision is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that such survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (PRM's) 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, Florida Statutes, and applicable ordinances of Martin County, Florida.

*Stephen J. Brown*  
Stephen J. Brown  
Florida Surveyor and Mapper Registration No. 4049  
(Official Seal)

**TITLE CERTIFICATION**

I, Carl F. Ellwanger, a member of the Florida Bar, hereby certify that as of APRIL 11, 1997, at 8:00 a.m.

- Record title to the land described and shown on this plat is in the name of (the person, corporation, and/or other entity) executing the Certificate of Ownership (and Dedication) hereon.
- All mortgages not satisfied or released of record encumbering the land described hereon as follows: none
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 14th of APRIL, 1997.

*Carl F. Ellwanger*  
Carl F. Ellwanger  
Attorney-at-Law, Florida Bar No. 022543  
306 N. Florida Avenue  
Stuart, Florida 34994

**NOTES**

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF EAST 14TH STREET WHICH IS ASSUMED TO BE S 89°40'42" E AS RECORDED ON THE PLAT OF MILLER'S SUBDIVISION IN PLAT BOOK 12, PAGE 65 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP PANEL NO. 120165 0005 C, DATED AUGUST 15, 1978, LOCATES THE PARCEL IN ZONE "C".