

BAGWELL SUBDIVISION

BEING A RESUBDIVISION OF A PORTION OF LOT 8, OF "PLAT OF SUBDIVISION OF LOTS 13 AND 14" PLAT BOOK 1, PAGE 89 OF PALM BEACH (NOW MARTIN) COUNTY HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41-42 EAST MARTIN COUNTY - FLORIDA

48-38-41-080-000-0000.D
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION:

BEING A RESUBDIVISION OF A PORTION OF LOT 8, OF "PLAT OF SUBDIVISION OF LOTS 13 AND 14", HANSON GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 89 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

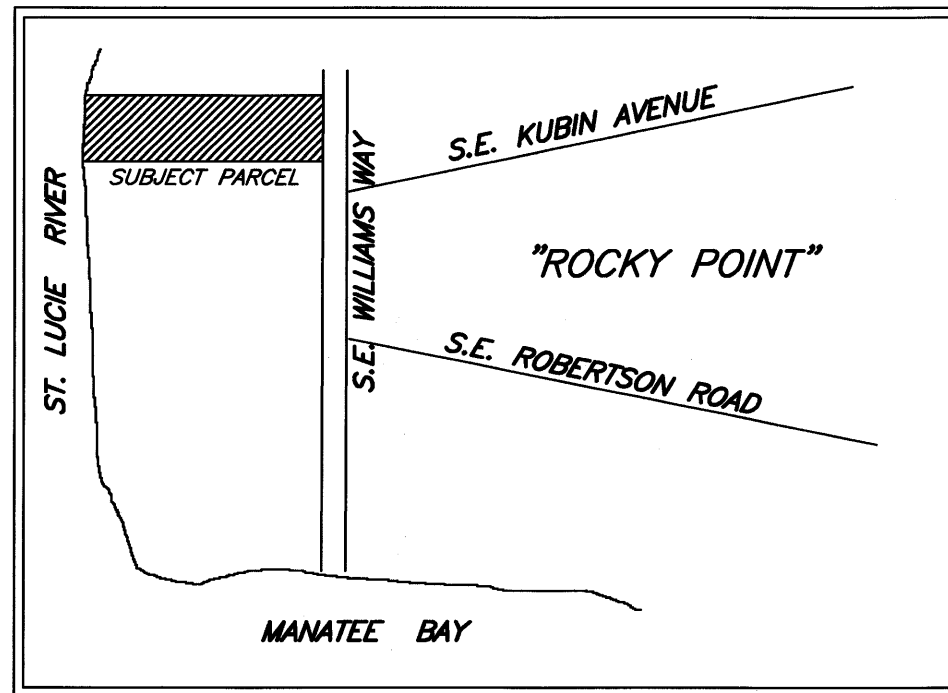
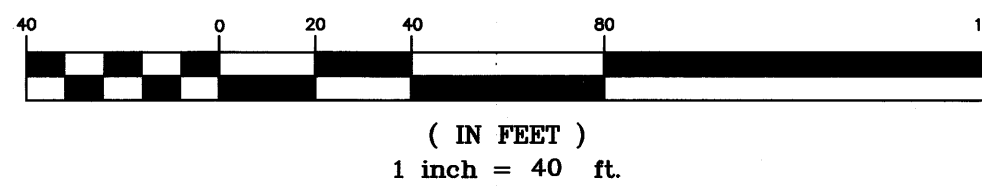
COMMENCE AT THE SOUTHEAST CORNER OF "CORAL POINT" SUBDIVISION AS RECORDED IN PLAT BOOK 10 PAGE 8 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.65°55'09"E, FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THENCE N.24°04'08"W, FOR A DISTANCE OF 626.81 FEET TO THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER, SAID LINE BEING ESTABLISHED AT ELEVATION 0.72 FEET NATIONAL GEODETIC VERTICAL DATUM 1929; THENCE N.86°07'02"E, FOR A DISTANCE OF 39.58 FEET; THENCE N.85°27'41"E, FOR A DISTANCE OF 37.78 FEET; THENCE N.83°56'05"E, FOR A DISTANCE OF 38.39 FEET; THENCE N.82°04'27"E, FOR A DISTANCE OF 34.00 FEET; THENCE S.24°03'40"E, FOR A DISTANCE OF 23.64 FEET (THE LAST FIVE COURSES DESCRIBED BEING THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER); THENCE S.24°03'40"E, FOR A DISTANCE OF 574.34 FEET; THENCE S.65°55'09"W, FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.27 ACRES MORE OR LESS.

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

641 N.E. SPENCER STREET
JENSEN BEACH, FLORIDA 34957

PHONE (561) 334-0868
FAX (561) 334-5263
JANUARY 1997

GRAPHIC SCALE



LOCATION MAP NOT TO SCALE

LINE TABLE

LINE	DIRECTION	DISTANCE
L-1	N 89°09'02" E	21.47'
L-2	N 85°27'41" E	38.75'
L-3	N 83°56'05" E	39.87'
L-4	N 82°04'27" E	36.73'
L-5	N 77°40'27" E	35.95'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	50.00'	46.92'	24.91'	44.59'	N 50°33'51" W	52°56'02"
C-2	38.00'	35.13'	18.93'	33.89'	S 50°33'51" E	52°56'02"
C-3	50.00'	39.98'	21.13'	38.92'	S 01°10'14" E	45°48'32"
C-4	50.00'	39.98'	21.13'	38.92'	S 01°10'14" E	45°48'32"

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

JAMES R. BAGWELL AND KIM P. BAGWELL, HUSBAND AND WIFE, AND LOUIS J. BASENESE JR. AND LAURA P. BASENESE, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AS "BAGWELL SUBDIVISION" AND HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF BAGWELL SUBDIVISION MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF BAGWELL SUBDIVISION AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO AND FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE JOINTLY MAINTAINED, REPAIRED AND REPLACED BY THE PRESENT AND FUTURE OWNERS OF THE LOTS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE SHORELINE PROTECTION ZONE AND UPLAND PRESERVE AREAS SHOWN ON THIS PLAT OF BAGWELL SUBDIVISION, DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DEDICATED TO THE PRESENT AND FUTURE OWNERS OF THE LOTS FOR PRESERVATION PURPOSES, AND SHALL BE MAINTAINED BY THE PRESENT AND FUTURE OWNERS OF THE LOTS IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY SHORELINE PROTECTION ZONE OR UPLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE ACCESS, UTILITY AND DRAINAGE EASEMENT SHOWN ON THIS PLAT OF BAGWELL SUBDIVISION, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DEDICATED TO AND FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS FOR ACCESS, UTILITY AND DRAINAGE PURPOSES, AND ALL ACCESS, UTILITY AND DRAINAGE FACILITIES LOCATED THEREIN SHALL BE JOINTLY MAINTAINED, REPAIRED AND REPLACED BY THE PRESENT AND FUTURE OWNERS OF THE LOTS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

DATED THIS 14th DAY OF July, 1997.

WITNESSES:

Carolyn J. Bortz
PRINT NAME: Carolyn J. Bortz
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. 123456
MY COMMISSION EXPIRES: August 28, 2000

James R. Bagwell
JAMES R. BAGWELL
Kim P. Bagwell
KIM P. BAGWELL
Louis J. Basenese Jr.
LOUIS J. BASENESE JR.
Laura P. Basenese
LAURA P. BASENESE

ACKNOWLEDGEMENT:

COUNTY OF MARTIN
STATE OF FLORIDA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. BAGWELL AND KIM P. BAGWELL, HUSBAND AND WIFE, AND LOUIS J. BASENESE, JR. AND LAURA P. BASENESE, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION. THEY ARE (X) PERSONALLY KNOWN TO ME OR () HAVE PRODUCED AS IDENTIFICATION.

Carolyn J. Bortz
NOTARY PUBLIC, PRINT NAME: Carolyn J. Bortz
STATE OF FLORIDA AT LARGE
COMMISSION NO. 123456
MY COMMISSION EXPIRES: August 28, 2000

COUNTY APPROVAL

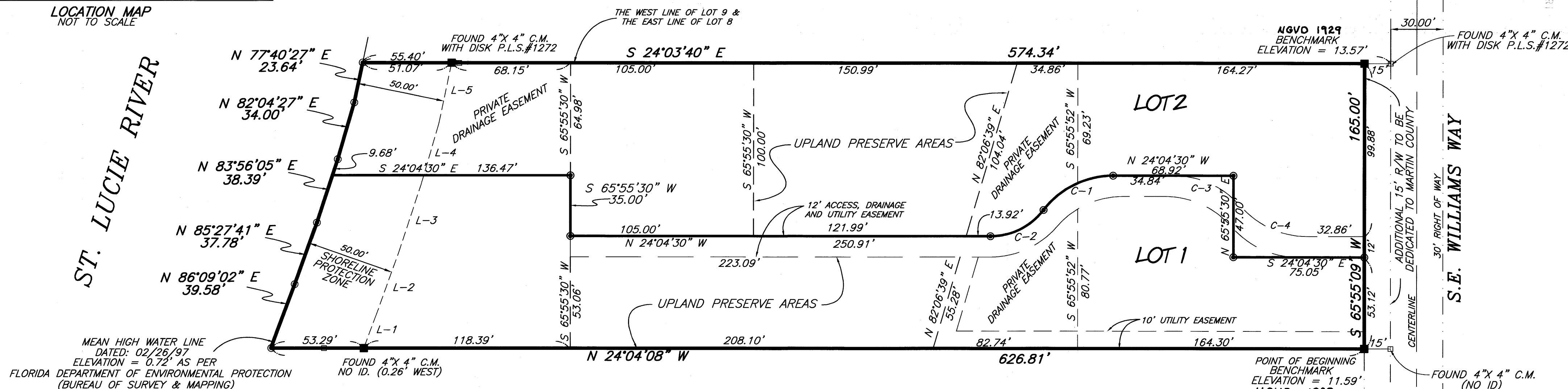
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE: 8/1/97
DATE: 8-1-97
DATE: 9-9-97
DATE: 9-9-97
B.C.C.: 8-26-97

Lee W. Salzman
COUNTY ENGINEER, ACTIVE
James R. Bagwell
COUNTY ATTORNEY
M. L. ...
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: *Marsha Stiller*
CLERK BY: *Sammy Copus DC*

SCALE: 1"=40'
SHEET 1 OF 1



TITLE CERTIFICATION:

I, PAUL K. HINES, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 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, AND/OR OTHER ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: RIVERSIDE NATIONAL BANK OF FLORIDA, MORTGAGEE, AND JAMES R. BAGWELL AND KIM P. BAGWELL AND LOUIS J. BASENESE, JR. AND LAURA P. BASENESE, MORTGAGOR, DATED APRIL 30, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1234, PAGE 1611, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 14th DAY OF July, 1997.

Paul K. Hines
PAUL K. HINES
ATTORNEY-AT-LAW, FLORIDA BAR NO. 386774
GUNSTER, YOAKLEY, VALDES-FAULI AND STEWART, P.A.
800 S.E. MONTEREY COMMONS BOULEVARD
SUITE 200, STUART, FLORIDA, 34996.

MORTGAGEES CONSENT:

RIVERSIDE NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED APRIL 30, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1234, PAGE 1611, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO HEREBY CONSENT TO THE DEDICATIONS HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED & SEALED THIS 14th DAY OF July, 1997, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASST. VICE PRES.

Steven M. Strickland
RIVERSIDE NATIONAL BANK OF FLORIDA
BY: *Steven M. Strickland*
NAME: STEVEN M. STRICKLAND
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Steven M. Strickland* AND *JD Smith* TO ME WELL KNOWN, TO BE THE Vice President AND Asst Vice Pres. RESPECTIVELY OF *Riverside National Bank of Florida* CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

Juanita Donnelly
NOTARY PUBLIC, PRINT NAME: Juanita Donnelly
STATE OF FLORIDA AT LARGE
COMMISSION NO. 123456
MY COMMISSION EXPIRES: August 28, 2000

NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) L.B.#6018
- - DENOTES P.C.P. (PERMANENT CONTROL POINT) L.B.#6018
- BEARING BASE - THE EAST LINE OF "CORAL POINT" SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 8, IS TAKEN TO BEAR N.24°04'35"W. AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- SITE AREA 101,208.93 SQUARE FEET OR 2.27 ACRES MORE OR LESS
- 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.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT BLOOMSTER JR., HEREBY CERTIFY THAT THIS PLAT OF BAGWELL 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 HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA

Robert Bloomster Jr.
ROBERT BLOOMSTER JR.
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4134
STATE OF FLORIDA
DATE: 7-11-97

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 1, PAGE 89 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF July, 1997

MARSHA STILLER
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Sammy Copus DC*
DEPUTY CLERK

FILE NO. 1253949

CIRCUIT COURT SEAL

7-SEP-11 PM 2:34
L-1 FERN OF CIRCUIT COURT
D.C.