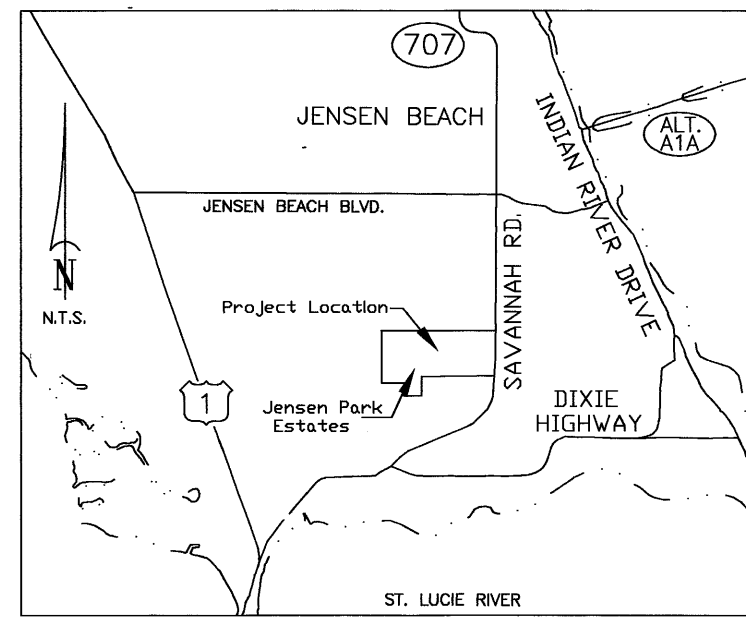


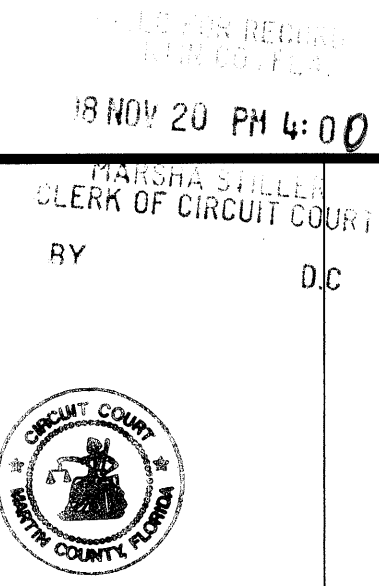
Vicinity Map



# JENSEN PARK ESTATES PHASE FOUR - A

A SUBDIVISION Located in Section 28, Township 37 South,  
Range 41 East, Martin County, Florida

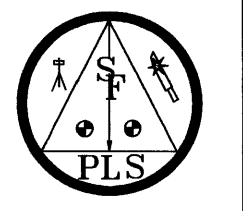
28-37-41-025-000-0000,0  
Subdivision Parcel Control Number



## 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 44, Page 58, Martin County, Florida, public records, this 10<sup>th</sup> day of NOV, 1998.

Marsha Stiller, Clerk of the Circuit Court  
Martin County, Florida  
File Number: 133366D BY: Charlotte Busley  
Deputy Clerk



**SOUTH FLORIDA**  
**PROFESSIONAL LAND SURVEYORS**  
 2825 N.E. DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957  
 VOICE (561) 394-1800 VOICE (561) 394-8772  
 FAX (561) 394-2684

LEGAL DESCRIPTION

A portion of the Northwest one-quarter; and that part of the North 92.50 feet of the Northwest one-quarter of the Northeast one-quarter of the Southwest one-quarter (N.W. 1/4, N.E. 1/4, S.W. 1/4) lying East of the East line of Northwood Subdivision as recorded in Plat Book 1, Page 55, Public Records of Martin County, Florida, Section 28, Township 37 South, Range 41 East; said land being more particularly described as follows: Commence at the Southeast corner of the Northwest one-quarter (N.W. 1/4) of said Section 28; thence South 89°58'03" West along the South Line of said Northwest one-quarter (N.W. 1/4) a distance of 665.35 feet to the Point of Beginning; Thence North 0°22'52" West, a distance of 17.24 feet; thence North 89°34'56" East, a distance of 36.35 feet; thence North 0°25'04" West, a distance of 50.00 feet to a point; said point being the point of curvature of a curve concave to the Northeast having a central angle of 90°00'00" and a radius of 25.00 feet; thence Northwesterly along the arc of said curve a distance of 39.27 feet to the end of said curve; thence North 0°25'04" West, a distance of 85.00 feet; thence North 89°34'56" East, a distance of 482.84 feet; thence North 0°25'04" West, a distance of 100.00 feet; thence South 89°34'56" West, a distance of 62.50 feet; thence North 0°25'04" West, a distance of 430.00 feet; thence South 89°34'56" West a distance of 171.00 feet to a point of curvature of a curve to the right having a central angle of 45°43'58" and a radius of 351.00 feet; thence Northwesterly along the arc of said curve a distance of 280.16 feet to the end of said curve; thence South 25°53'22" West, a distance of 168.45 feet; thence South 89°34'56" West a distance of 405.00 feet; thence North 0°25'04" West a distance of 36.00 feet; thence South 89°34'56" West a distance of 164.94 feet; thence South 0°25'57" East a distance of 694.28 feet; thence South 89°56'23" West a distance of 25.02 feet; thence South 0°32'34" East a distance of 92.50 feet; thence North 89°56'23" East a distance of 659.83 feet; thence North 0°22'52" West a distance of 92.50 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM:

A parcel of land lying in Section 28, Township 37 South, Range 41 East, Martin County, Florida, described as follows:  
Begin at the Northwest corner of Lot 39, Block One, JENSEN PARK ESTATES-PHASE TWO according to the Plat thereof recorded in Plat Book 9, Page 100, Public Records of Martin County, Florida, and run North 89°34'56" East along the North line of said lot 39 for 36.35 feet; thence run North 00°25'04" West along the Westerly terminus of the right-of-way of NE. Maranta Terrada as shown on said Plat of JENSEN PARK ESTATES-PHASE TWO for 50.00 feet; thence run South 89°34'56" West for 276.36 feet; thence run South 00°25'04" East for 50.00 feet to a point on a curve concave to the Southwest having a radius of 25.00 feet; thence from a tangent bearing of North 89°34'56" East, run Southeasterly along the arc of this curve through a central angle of 90°02'12" for 39.29 feet to a point of tangency; thence run South 00°22'52" East for 83.39 feet to the South line of the North 92.5 feet of the Southwest one-quarter of said Section 28; thence run North 89°56'23" East along said South line for 50.00 feet; thence run North 00°22'52" West for 83.73 feet to a point of curvature on a curve concave to the Southeast having a radius of 25.00 feet; thence run Northeasterly along the arc of this curve through a central angle of 89°57'48" for 39.25 feet to a point of tangency; thence run North 89°34'56" East for 140.01 feet to the Point of Beginning.

The total area of this parcel is 16.50 acres, more or less.

LEGEND

- A=Arc
- CHB=Chord Bearing
- CHD=Chord Distance
- CLI=Centerline Intersection
- D=Delta
- D.E.=Drainage Easement
- D.&U.E.=Drainage & Utility Easement
- D.M.E.=Drainage & Maintenance Easement
- P.C.=Point of Curvature
- P.C.C.=Point of Compound Curvature
- P.I.=Point of Intersection
- P.R.C.=Point of Reverse Curvature
- P.T.=Point of Tangency
- P.O.L.=Point on Line
- R=Radius
- R.P.=Radius Point
- U.E.=Utility Easement
- = Set Permanent Reference Monument (P.L.S. No. 4557)
- = Set Permanent Control Point (P.L.S. No. 4557)

TITLE CERTIFICATION

I, Frederick G. Sundheim, Jr., a member of the Florida Bar, hereby certify that as of July 29, 1998, at 11:00 PM:

- Record title to the land described and shown on this plat is in the name of the corporation executing the Certificate of Ownership and Dedication hereon.
- All mortgages not satisfied, released of record or otherwise terminated by law, encumbering the land described hereon are as follows:
  - A. Robert H. Coy to Irvin V. Deggeller and Evelyn H. Deggeller, his wife, filed Dec. 4, 1989 in Official Record Book 837, Page 1680, Public Records of Martin County, Florida.
  - B. C & D Contractors, Inc., A Florida corporation, to First National Bank and Trust Company of the Treasure Coast, filed Oct. 7, 1996 in Official Record Book 1199, Page 1477, Public Records of Martin County, Florida.
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

Dated this 4 day of SEPTEMBER 1998.  
*Frederick G. Sundheim Jr.*  
Frederick G. Sundheim, Jr., Attorney at Law  
310 S.W. Ocean Boulevard  
Stuart, Florida 34994  
Florida Bar Number 158670

COUNTY APPROVAL

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

Date: 10/22/98 *Samuel T. Cawley*  
County Surveyor and Mapper

Date: 11/2/98 *[Signature]*  
County Engineer

Date: 11-9-98 *[Signature]*  
County Attorney

Date: 11-19-98 *[Signature]*  
BCC: 9/8/98  
Chairman, Board of County Commissioners

ATTEST: *Marsha Stiller*  
Clerk  
By: *Charlotte Busley, P.C.*

- GENERAL NOTES
- A search of the public records has not been done by this office.
  - Bearings shown hereon are assumed on the South line of the Northwest 1/4 of Section 28 and all bearings are relative thereto.
  - There shall be no building or any other kind of construction or trees or shrubs placed on drainage easements.
  - There shall be no building or any permanent structures placed on utility easements.
  - Property lies in flood zone "B", as shown on FEMA/FIRM map numbers 120161 0151 C printed 1/5/1984.
  - "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."
  - = Control of Access - No vehicular access without approval of the Board of Martin County Commissioners.

MORTGAGEE'S CONSENT TO PLAT

Irvin V. Deggeller and Evelyn H. Deggeller, husband and wife, hereby certify that they are the holders of that certain mortgage dated 8-1-89, and recorded in Official Records Book 837, Page 1680, lien or encumbrance on the land described hereon and do hereby consent to the dedication(s) hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

SIGNED this 3 day of SEPT. 1998  
*Irvin V. Deggeller*  
Witness: *William A. Tamm*, *Stacey Coy*  
*William A. Tamm*, *Stacey Coy*  
*Evelyn H. Deggeller*  
Witness: *Stacey Coy*

ACKNOWLEDGEMENT

State of Florida  
County of Martin

Before me, the undersigned notary public, personally appeared Irvin V. Deggeller and Evelyn H. Deggeller, husband and wife, to me well known, and they acknowledged before me that they executed the foregoing Mortgagee's Consent. They are:  personally known to me or  have produced \_\_\_\_\_ as identification.

*John H. Desjardis*  
Notary Public, State of Florida at Large  
Commission No. CC 714155  
My commission expires: FEB. 5, '02

MORTGAGEE'S CONSENT TO PLAT

First National Bank & Trust Company of the Treasure Coast, hereby certifies that it is the holder of that certain mortgage dated 10-4-96, and recorded in Official Records Book 1199, Page 1477, lien or encumbrance on the land described hereon and does hereby consent to the dedication(s) hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED this 4 day of Sept 1998.  
Witness: *Paul Greene*, *Joseph L. Douis Jr.*  
Name printed: *Paul Greene* of the Treasure Coast  
Witness: *Joseph L. Douis Jr.*  
Name printed: *SAN BELLER* Vice President

ACKNOWLEDGEMENT

State of Florida  
County of Martin

Before me, the undersigned Notary Public, personally appeared Joseph L. Douis Jr., to me well known to be the Vice President of First National Bank & Trust Company of the Treasure Coast, a Florida corporation, and he acknowledged that he executed such Mortgagee's Consent as an officer of said corporation and that the seal affixed is the corporate seal of said corporation and that it was affixed by due and regular corporate authority, and that it is the free act and deed of said corporation. He is:  personally known to me or  have produced \_\_\_\_\_ as identification.

*Lorraine V. MacRae*  
Notary Public,  
State of Florida at Large  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_

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

REVISIONS	DATE	BY

DRAWN BY: Pete Freytag  
DATE DRAWN: 12/12/97  
DATE IN FIELD: \_\_\_\_\_  
FIELD BOOK: \_\_\_\_\_  
SCALE: 1" = 50'  
CHECKED BY: T.M.

JOB NUMBER  
96-412

SHEET  
1  
OF  
3