

# JENSEN PARK ESTATES PHASE FOUR - B

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

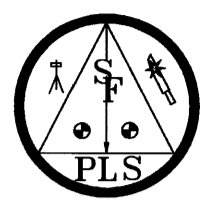
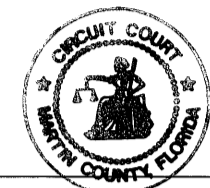
19 NOV 20 PM 4:01  
MARTIN COUNTY, FLORIDA  
CLERK OF CIRCUIT COURT

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 11, Page 59, Martin County, Florida, public records, this 20th day of Nov, 1998.

Marsha Stiller, Clerk of the Circuit Court  
Martin County, Florida

File Number: 1339661 BY: Charlotte Buskey  
Deputy Clerk



LEGAL DESCRIPTION

That part of the Southeast quarter (S.E. 1/4) of the Northwest quarter (N.W. 1/4) of Section 28, Township 37 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Northwest corner of Lot 10, Block "A", JENSEN PARK ESTATES, PHASE THREE-A according to the plat thereof recorded in Plat Book 11, Page 42, Public Records of Martin County, Florida, and run South 89°59'11" West along the North line of the South Half of the Northeast quarter of said Section 28 for 1142.88 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 28; thence run South 89°59'02" West along the North line of the Southeast quarter of the Northwest quarter of said Section 28 for 62.12 feet to the point of Beginning;

Thence continue South 89°59'02" West along the North line of the Southeast quarter of the Northwest quarter of said Section 28 for 1239.60 feet; thence run South 00°25'57" East along a line which is parallel to and 30 feet East of (as measured at right angles) the West line of the Southeast quarter of the Northwest quarter of said Section 28 for 637.58 feet; thence run North 89°34'56" East for 164.94 feet; thence run South 00°25'04" East for 36.00 feet; thence run North 89°34'56" East for 405.00 feet; thence run North 25°53'22" East for 168.45 feet to a point on a curve concave to the Northeast having a radius of 351.00 feet; thence run Southeasterly along the arc of this curve through a central angle of 45°43'58" for 280.16 feet to a point of tangency; thence run North 89°34'56" East for 171.00 feet to the West line of said plat of JENSEN PARK ESTATES PHASE THREE-A; thence run North 00°25'04" West along the West line of said plat of JENSEN PARK ESTATES PHASE THREE-A for 160.00 feet to the North right-of-way line of N.E. Pecos Way; thence run North 89°34'56" East along said North right-of-way line for 172.47 feet to the Southwest corner of Lot 28, Block "A", JENSEN PARK ESTATES PHASE THREE-A; thence run North 00°25'04" West along the West line of said Lot 28 and along the West lines of Lots 27, 26, 25 and 24, Block "A", JENSEN PARK ESTATES PHASE THREE-B (Plat Book 12, Page 10, Public Records of Martin County, Florida) for 459.89 feet to the Point of Beginning.

This parcel contains 17.34 acres, more or less.

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 & 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. Coules  
County Surveyor and Mapper

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

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

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

ATTEST: \_\_\_\_\_  
Clerk

GENERAL NOTES

- A search of the public records has not been done by this office.
- Bearings shown hereon are assumed on the North line of the South Half of the Northeast quarter of said Section 28 and all bearings 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.
- (C/A) = Control of Access - No vehicular access without the approval of the Board of Martin County Commissioners.

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.P.=Radius Point
- R=Radius
- U.E.=Utility Easement
- U.P.A.=Upland Preserve Area
- = Set Permanent Reference Monument (P.L.S. No. 4557)
- = Set Permanent Control Point (P.L.S. No. 4557)

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

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.

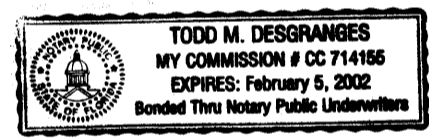
SIGNED this 3 day of SEPT., 1998.  
William K. Turner Witness  
Steve Coy Witness  
William K. Turner Witness  
Steve Coy Witness  
Irvin V. Deggeller Irvin V. Deggeller, Husband  
Evelyn H. Deggeller Evelyn H. Deggeller, His Wife

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.

Todd M. Desjardins  
Notary Public, State of Florida at Large  
Commission No. 00714155  
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 Green First National Bank & Trust Company  
Name printed Paul Green of the Treasure Coast  
Witness San Beller  
Name printed San Beller Joseph L. Douis Jr., 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: \_\_\_\_\_



SOUTH FLORIDA  
PROFESSIONAL LAND SURVEYORS  
2325 N.E. DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957  
VOICE (861) 334-1800 VOICE (861) 334-8772  
FAX (861) 334-2584

REVISIONS	DATE	BY
1		
2		
3		
4		
5		

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

JOB NUMBER  
96-412

SHEET  
1  
OF  
3