



JOB LOCATION

LOCATION MAP
(NOT TO SCALE)

A PLAT OF
GILCHRIS SUBDIVISION

BEING A REPLAT OF
A PARCEL OF LAND LYING IN LOT 11 AND 12, BLOCK 5, OF TROPICAL FRUIT FARMS,
SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, PLAT BOOK 3, PAGE 6, OF THE
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SEP 20 01 3:34
CLERK OF CIRCUIT COURT
BY _____ D.C.

CLERK'S RECORDING CERTIFICATE
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15 PAGE 12 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 25 DAY OF September 2001
MARSHA EWING
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 1584167
BY Raymond L. Copus
DEPUTY CLERK

5-39-41-004-000-0000.0
PARCEL CONTROL NO.

TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MAY 15 2001, AT:
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF GILBERT L. JUSTICE JR.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS: "NONE"
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID.

DATED THIS 15 DAY OF MAY, 2001
Terence P. McCarthy
TERENCE P. MCCARTHY
ATTORNEY AT LAW
2081 E. OCEAN BLVD., SUITE 2-A
STUART, FL 34996
FLORIDA BAR NO. 168845

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, GILBERT L. JUSTICE, JR., HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE AS FOLLOWS:

UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF GILCHRIS 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.

PRESERVE AREAS

THE WETLAND AND UPLAND PRESERVE AREAS SHOWN ON THIS PLAT OF GILCHRIS SUBDIVISION AS TRACTS "A" AND "B" ARE HEREBY DECLARED TO BE PROPERTY OF GILCHRIS PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE TRACTS 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 WETLAND AND UPLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.

DATED THIS 22nd DAY OF MAY, 2001
Terence P. McCarthy
WITNESS TERENCE MCCARTHY
Donna Dempsey
WITNESS DONNA DEMPSEY
Gilbert L. Justice, Jr.
GILBERT L. JUSTICE, JR.

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GILBERT L. JUSTICE, JR. ME WELL KNOWN, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FORGOING CERTIFICATE OF OWNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.
Terence P. McCarthy
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. CC 118526
MY COMMISSION EXPIRES 2-22-02

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOTS 11 AND 12, BLOCK 5, OF TROPICAL FRUIT FARMS, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF THE SOUTHERLY RIGHT-OF-WAY OF THE PLAT OF THE ELLIPSE, PLAT BOOK 11, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (A.K.A. FLORIDA TURNPIKE); THENCE NORTH 66°16'25" EAST ALONG THE SOUTH LINE OF THE SAID PLAT OF THE ELLIPSE 1,128.02 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET, WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 49°16'41" EAST, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF JACK JAMES DRIVE, AS LAID OUT AND NOW IN USE; THENCE CONTINUE ALONG RIGHT-OF-WAY LINE OF JACK JAMES DRIVE THE FOLLOWING COURSES AND DISTANCES:

THENCE ALONG THE ARC OF THE AFORESAID CURVE 67.13 FEET THROUGH A CENTRAL ANGLE OF 21°58'41" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 578.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 87.94 FEET THROUGH A CENTRAL ANGLE OF 08°43'02", THENCE SOUTH 27°27'03" EAST 184.10 FEET TO A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 146.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 194.94 FEET THROUGH A CENTRAL ANGLE OF 76°30'00", THENCE SOUTH 49°02'34" WEST 169.95 FEET; THENCE SOUTH 40° 58'13" EAST 66.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY REALIGNED RIGHT-OF-WAY OF STATE ROAD 76;

THENCE SOUTH 49°22'29" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 A DISTANCE OF 378.17 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1164, PAGE 186, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 89°38'58" WEST ALONG SAID NORTH LINE OF PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 186 A DISTANCE OF 405.56 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID SUNSHINE STATE PARKWAY (A.K.A. FLORIDA TURNPIKE); THENCE RUN NORTH 40°56'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY 509.05 FEET TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11,309.16 FEET; THENCE ALONG SAID CURVE 61.33 FEET THROUGH A CENTRAL ANGLE OF 00°13'42" TO THE POINT OF BEGINNING.

CONTAINING 14.49 ACRES, MORE OR LESS

SURVEY NOTES

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. 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.
3. BASIS OF BEARINGS IS THE SOUTH LINE OF THE PLAT OF THE ELLIPSE AS RECORDED IN PLAT BOOK 11, PAGE 84, MARTIN COUNTY, FLORIDA. REFERENCE BEARING OF N 66°16'25" E ALONG SAID LINE. ALL OTHER BEARINGS HEREON ARE RELATIVE THERETO.
4. PRESERVE AREAS HEREON ARE DERIVED FROM PREVIOUS SURVEY PREPARED BY ATLANTIC LAND DESIGN, INC., APRIL, 1997, "GILCHRIS SUBDIVISION", SHEET 2 OF 2.

CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL O'BRIEN, HEREBY CERTIFY THAT THIS PLAT OF GILCHRIS 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; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA

Michael O'Brien
MICHAEL O'BRIEN - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 618
KEITH AND SCHNARS - STUART DIVISION
LICENSED BUSINESS NO. LB 1337

COUNTY APPROVAL

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

DATE: 9-7-01
William W. Wallace
COUNTY SURVEYOR AND MAPPER

DATE: 9-7-01
W. D. ...
COUNTY ENGINEER

DATE: 9-18-01
Kristal Stacey, Esq. ...
COUNTY ATTORNEY

DATE: 9-19-01
BCC: 4-24-01
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DATE: 9-25-01
ATTEST:
Marsha Ewing
CLERK

SURVEYOR

NOTARY

Keith & Schnars, Inc.
ENGINEERS - PLANNERS - SURVEYORS
900 EAST OCEAN BLVD.
STUART, FLORIDA 34994
(561) 287-2826
LICENSED BUSINESS LB 1337
SHEET 1 OF 2
PLAT OF
GILCHRIS
STUART DIVISION