

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT "A" OF A REPLAT OF A PORTION OF GRAN PARK AT PORT SALERNO, PHASE 1, AS RECORDED IN PLAT BOOK 13 AT PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 5.297 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, KARL B. HANSON III, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JANUARY 27, 2004, AT 9:00 A.M.:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 19th DAY OF FEBRUARY, 2004

MBL
KARL B. HANSON III, ESQ. ATTORNEY AT LAW, FLORIDA BAR NO. 46272
10151 DEERWOOD PARK BOULEVARD
BUILDING 100, SUITE 330
JACKSONVILLE, FLORIDA 32256

CERTIFICATE OF OWNERSHIP AND DEDICATION

FLAGLER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF "LOT "A", GRAN PARK AT PORT SALERNO. THE OWNER HEREBY REAFFIRMS THE DEDICATIONS SET FORTH ON THE REPLAT OF A PORTION OF GRAN PARK AT PORT SALERNO PHASE I, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TO THE EXTENT SUCH DEDICATIONS ENCUMBER THE PROPERTY DESCRIBED ON THIS PLAT AND INCORPORATES SUCH DEDICATIONS BY REFERENCE AS THOUGH FULLY RESTATED HEREIN.

DATED THIS 19th DAY OF FEBRUARY, 2004.

FLAGLER DEVELOPMENT COMPANY, A FLORIDA CORPORATION

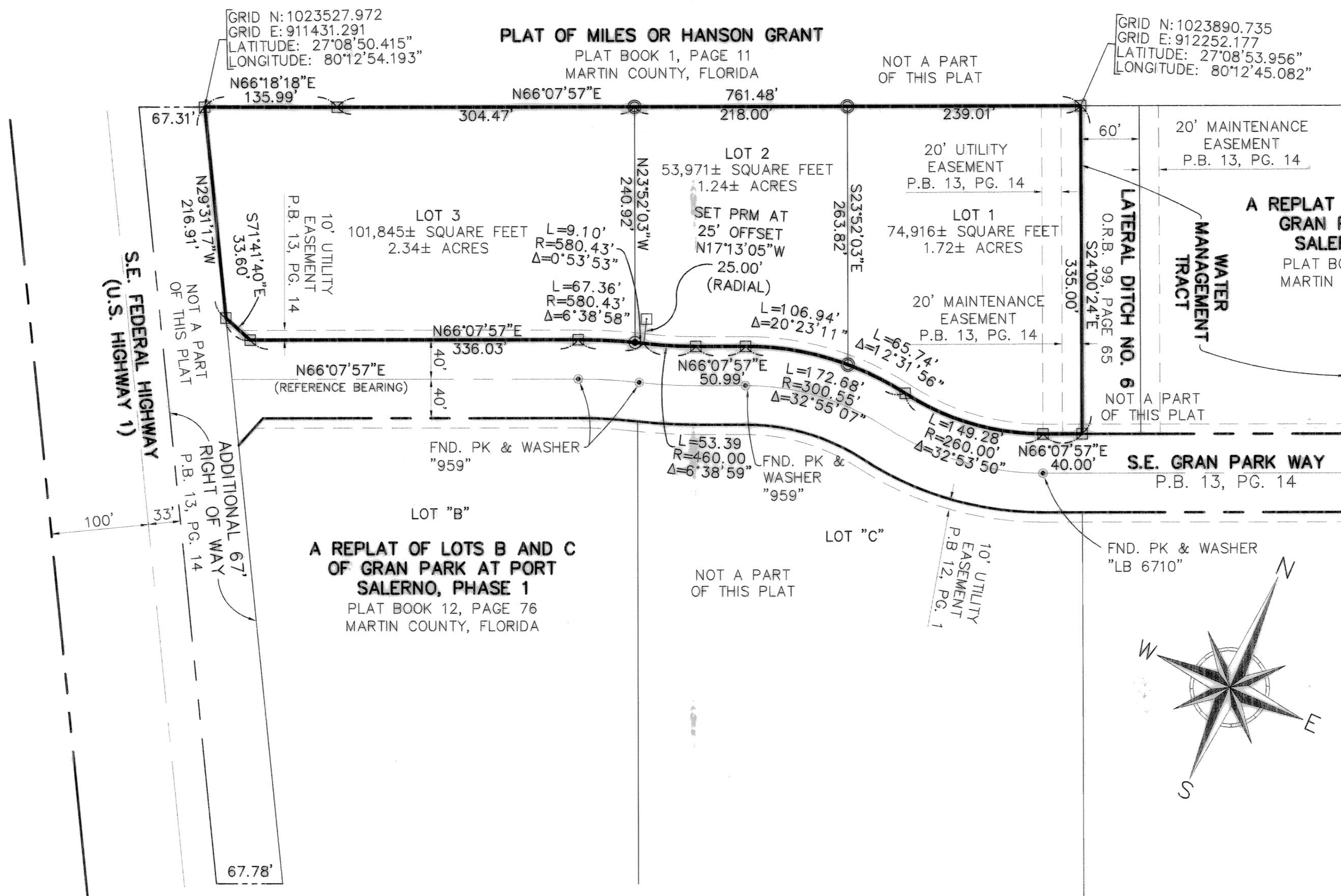
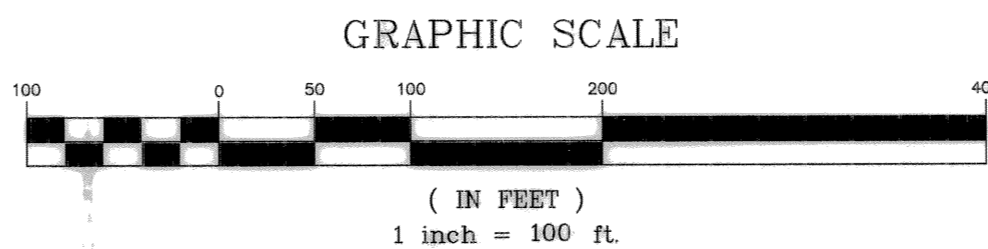
BY: G. John Carey
G. JOHN CAREY
PRESIDENT

WITNESS MBL
NAME

WITNESS JAH
NAME

LOT "A", GRAN PARK AT PORT SALERNO

BEING A REPLAT OF LOT "A" OF "A REPLAT OF A PORTION OF GRAN PARK AT PORT SALERNO, PHASE 1" AS RECORDED IN PLAT BOOK 13 AT PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
HANSON GRANT, TOWNSHIP 39 SOUTH
RANGE 41 EAST, MARTIN COUNTY, FLORIDA



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 13, PAGE 14, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22 DAY OF March, 2004.

MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER 1736789

BY: Johnny L. Caputo
DEPUTY CLERK



52-38-41-400-001-0000-0
PARCEL CONTROL NO.

APPROVAL BY MARTIN COUNTY

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

03-03-04 DATE [Signature] COUNTY SURVEYOR AND MAPPER

3-9-04 DATE [Signature] COUNTY ENGINEER

3/17/04 DATE [Signature] COUNTY ATTORNEY

3-18-04 DATE [Signature] CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA.

BCC: 2-10-04

ATTEST: Marsha Ewing by: Johnny L. Caputo CLERK

LEGEND

- BL Betsy Lindsay, Inc.
- Δ DELTA ANGLE
- FND. FOUND
- L LENGTH
- LB LICENSED BUSINESS
- NAD NORTH AMERICAN DATUM
- NO. NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PG. PAGE
- PK PARKER KALON NAIL
- PRM PERMANENT REFERENCE MONUMENT
- R RADIUS
- ☐ INDICATES SET PERMANENT 4X4 CONCRETE MONUMENT WITH ALUMINUM DISK "BETSY LINDSAY INC. PRM LB 6852" (PRM)
- INDICATES SET #5 IRON ROD & CAP "BL LB 6852" (IRC)
- INDICATES SET PK & WASHER "BL LB 6852" (PKW) (UNLESS OTHERWISE INDICATED)

GENERAL NOTES

- A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 88/90 INFORMATION, BEARING OF N66°07'57"E ALONG THE CENTER LINE OF S.E. GRAN PARK WAY, MARTIN COUNTY, FLORIDA.
- B. THIS PLAT, AS RECORDED IN ITS GRAPHIC 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. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "LOT "A", GRAN PARK AT PORT SALERNO", AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: [Signature] DATE: 2/17/04
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

ACKNOWLEDGMENT

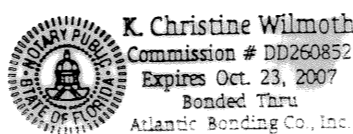
STATE OF FLORIDA
COUNTY OF Duval

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February, 2004 BY G. JOHN CAREY, PRESIDENT OF FLAGLER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION.

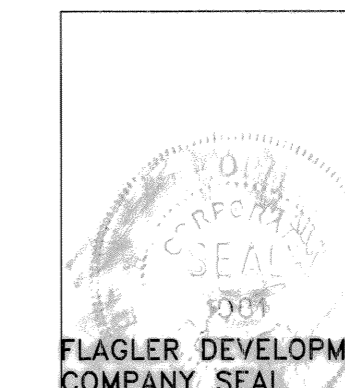
WITNESS MY HAND AND OFFICIAL STAMP, THIS 19th DAY OF February, 2004.

K. Christine Wilmoth
NOTARY PUBLIC
PRINTED NAME: K. Christine Wilmoth
MY COMMISSION EXPIRES: 10/2007

(NOTARY STAMP)



FILED FOR RECORD
MARTIN COUNTY
19th MAR 22 AM 8:57
MARSHA EWING
CLERK OF CIRCUIT COURT
BY: _____ D.C.



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

208 NORTH U.S. HWY NO. 1 - UNIT 8 - TEQUESTA, FLORIDA 33469
(561)575-5275 (561)575-4324 FAX

LOT "A", GRAN PARK
AT PORT SALERNO

SHEET 1 OF 1