

KEY MAP
SCALE: 1" = 400'

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF WESTBROOK AS RECORDED IN PLAT BOOK 5, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE N89°33'47"E ALONG THE SOUTH LINE OF THE PLAT OF NEW HOPE COMMUNITY AS RECORDED IN PLAT BOOK 9, PAGE 10 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 281.21 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID PLAT OF NEW HOPE COMMUNITY; THENCE N32°34'59"E ALONG SAID EAST LINE, A DISTANCE OF 5.43 FEET TO THE NORTH LINE OF TRACT 7 ACCORDING TO THE PLAT OF BOOKER PARK AS RECORDED IN PLAT BOOK 2 AT PAGE 34 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°34'32"E ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 219.13 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID PLAT OF BOOKER PARK; THENCE S00°18'05"E ALONG THE EAST LINE OF LOTS 1 THROUGH 15 OF SAID PLAT OF BOOKER PARK, A DISTANCE OF 750.57 FEET TO THE SOUTH LINE OF SAID BLOCK 1; THENCE S89°31'05"W ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET; THENCE S00°18'05"E, A DISTANCE OF 50.00 FEET; THENCE S89°31'05"W, A DISTANCE OF 149.09 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 5 OF THE PLAT OF WAYNE'S BOOKER PARK AS RECORDED IN PLAT BOOK 5, PAGE 19 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S00°13'26"E ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 450.00 FEET TO AN INTERSECTION WITH A LINE BEING 50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CHARLESTON STREET; THENCE S89°31'05"W ALONG SAID PARALLEL LINE, A DISTANCE OF 45.84 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF WEST FARM ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE N57°20'14"W, A DISTANCE OF 244.06 FEET; THENCE N00°27'17"W, A DISTANCE OF 32.10 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF WESTBROOK AS RECORDED IN PLAT BOOK 5, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°27'17"W ALONG THE EAST LINE OF BLOCK ONE OF SAID PLAT OF WESTBROOK, A DISTANCE OF 1,080.91 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM PARCEL 3 THAT PORTION OF SW 173RD DRIVE LYING NORTH OF THE SOUTH LINE OF THE 50.00 FOOT ROAD (NOW CALLED S.W. PALM BEACH STREET) AS SHOWN ON THE PLAT OF BOOKER PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 34 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

REMAINING PARCEL CONTAINING 455,245 SQUARE FEET OR 10.451 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, DANIEL HAGGERTY, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Nov. 3rd 2011:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING 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 3rd DAY OF Nov. 2011

Daniel Haggerty
DANIEL HAGGERTY, ESQ.
ATTORNEY AT LAW, FLORIDA BAR NO. 724350
100 SW ALBANY AVE., SUITE 310
STUART, FLORIDA 34994

CARTER PARK
BEING A REPLAT OF A PORTION OF BOOKER PARK, PLAT BOOK 2, PAGE 34 AND BEING A PORTION OF THE NORTH ONE HALF OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST IN INDIANTOWN, MARTIN COUNTY, FLORIDA
SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP AND DEDICATION

HABITAT FOR HUMANITY OF MARTIN COUNTY, INC. A FLORIDA NON-PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF CARTER PARK AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS THE STREETS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT OF CARTER PARK ARE DESIGNATED AS PUBLIC STREETS AND ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY.
- PRESERVE TRACT (TRACT "E") TRACT "E", THE PRESERVE TRACT AS SHOWN ON THIS PLAT OF CARTER PARK IS HEREBY DEDICATED TO MARTIN COUNTY AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY. TRACT "E" IS FURTHER DECLARED TO BE A PRESERVATION AREA AND SHALL BE MAINTAINED BY MARTIN COUNTY IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE TRACT SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE PAMP.
- COMMUNITY BUILDING TRACT (TRACT "C") TRACT "C", THE COMMUNITY BUILDING TRACT AS SHOWN ON THIS PLAT OF CARTER PARK SHALL BE USED FOR COMMUNITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., AND ITS SUCCESSORS AND ASSIGNS.
- DRAINAGE TRACT (TRACT "F") (SUBJECT TO INDIANTOWN COMPANY, INC. UTILITY EASEMENT) TRACT "F", THE DRAINAGE TRACT AS SHOWN ON THIS PLAT OF CARTER PARK IS HEREBY DEDICATED TO MARTIN COUNTY AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY SUBJECT TO A UTILITY EASEMENT TO INDIANTOWN COMPANY, INC., FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE.
- DRAINAGE TRACTS (TRACT "A" AND "B") TRACTS "A" AND "B", THE DRAINAGE TRACTS AS SHOWN ON THIS PLAT OF CARTER PARK ARE HEREBY DEDICATED TO MARTIN COUNTY AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER.
- LAKE TRACT (TRACT "D") TRACT "D", THE LAKE TRACT AS SHOWN ON THIS PLAT OF CARTER PARK IS HEREBY DEDICATED TO MARTIN COUNTY AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY FOR THE PURPOSE OF WATER RETENTION, THE FLOW OF SURFACE WATER, AND PUBLIC ENJOYMENT.
- ADDITIONAL RIGHT-OF-WAY TRACTS (TRACTS "G" "H" & "J") TRACTS "G", "H" AND "J", THE ADDITIONAL RIGHT-OF-WAY TRACTS AS SHOWN ON THIS PLAT OF CARTER PARK ARE HEREBY DEDICATED TO MARTIN COUNTY AND SHALL BE CONVEYED BY DEED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
- UTILITY EASEMENTS THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF CARTER PARK MAY BE USED FOR UTILITY PURPOSES 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- LIFT STATION EASEMENT TRACT (TRACT "I") TRACT "I", THE LIFT STATION EASEMENT TRACT AS SHOWN ON THIS PLAT OF CARTER PARK IS HEREBY DEDICATED TO INDIANTOWN COMPANY, INC., FOR THE INSTALLATION AND MAINTENANCE OF A LIFT STATION. THE LIFT STATION FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY INDIANTOWN COMPANY, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LIFT STATION EASEMENT DESIGNATED AS SUCH ON THIS PLAT.
- FPL EASEMENTS THE FLORIDA POWER & LIGHT EASEMENTS AS SHOWN ON THIS PLAT OF CARTER PARK ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT (FPL) FOR THE INSTALLATION AND MAINTENANCE OF ELECTRICAL EQUIPMENT. THE ELECTRIC UTILITY EQUIPMENT LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY FPL. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE FLORIDA POWER & LIGHT EASEMENTS DESIGNATED ON THIS PLAT.
- 10' I.U.E. THE 10' INDIANTOWN UTILITY EASEMENT AS SHOWN ON THIS PLAT OF CARTER PARK IS HEREBY DEDICATED TO THE INDIANTOWN COMPANY, INC. FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE. THE WATER LINE LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE INDIANTOWN COMPANY, INC. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE INDIANTOWN UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 3rd DAY OF NOVEMBER 2011, ON BEHALF OF SAID NON-PROFIT CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

HABITAT FOR HUMANITY OF MARTIN COUNTY, INC.
A FLORIDA NON-PROFIT CORPORATION

BY: *Michael Houston*
MICHAEL HOUSTON
PRESIDENT

ATTEST: *Kate Boland*
KATE BOLAND
SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL HOUSTON AND KATE BOLAND, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS 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 OR SAID CORPORATION. THEY ARE: [] PERSONALLY KNOWN TO ME OR [x] PRODUCED FL DRIVER License

DATED THIS 3rd DAY OF November, 2011.

Christina A. Kelly
CHRISTINA A. KELLY
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. DA 911367
MY COMMISSION EXPIRES 9-19-2012

NOTARY STAMP

2011 NOV 14 PM 4:06

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 17, PAGE 12, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 14th DAY OF November, 2011

MARSHA EWING
Marsha Ewing
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Annexy S. Copus*
DEPUTY CLERK

FILE NO. 2302262

* Please refer to the Surveyors Affidavit recorded in OR Book 262 Page 2893

01-40-38-009-000-0000.0
PARCEL CONTROL NO.

LEGEND

BL	INDICATES BETSY LINDSAY, INC.	Δ	INDICATES DELTA (CENTRAL) ANGLE
C	INDICATES CHORD LENGTH	○	INDICATES SET NAIL AND DISK "BL LB 6852"
C.R.	INDICATES CHORD ROAD	○	INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852" [PERMANENT CONTROL POINT (PCP)]
CB	INDICATES CHORD BEARING	■	INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED
CM	INDICATES CONCRETE MONUMENT	□	INDICATES FOUND 4"x4" CONCRETE MONUMENT (LABELED AS NOTED)
D.E.	INDICATES DRAINAGE EASEMENT	⊕	INDICATES SECTION CORNER
FND.	INDICATES FOUND		
FPL	INDICATES FLORIDA POWER & LIGHT		
IRL	INDICATES IRON ROD		
I.U.E.	INDICATES INDIANTOWN UTILITY EASEMENT		
L	INDICATES LENGTH OF ARC		
LB	INDICATES LICENSED BUSINESS		
(M)	INDICATES FIELD MEASURED		
M.E.	INDICATES MAINTENANCE EASEMENT		
NAD	INDICATES NORTH AMERICAN DATUM		
O.R.B.	INDICATES OFFICIAL RECORDS BOOK		
(P)	INDICATES PER PLAT		
P.B.	INDICATES PLAT BOOK		
PCP	INDICATES PERMANENT CONTROL POINT		
PG.	INDICATES PAGE		
R	INDICATES RADIUS		
RNG.	INDICATES RANGE		
REF. PT.	INDICATES REFERENCE POINT		
ROW	INDICATES RIGHT OF WAY		
SEC.	INDICATES SECTION		
S.R.	INDICATES STATE ROAD		
SQ. FT.	INDICATES SQUARE FEET		
TWP.	INDICATES TOWNSHIP		
U.E.	INDICATES UTILITY EASEMENT		
PRM	INDICATES PERMANENT REFERENCE MONUMENT		
W/	INDICATES WITH		

COUNTY APPROVAL

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

Nov 02 2011
DATE
Michael O'Brien
COUNTY SURVEYOR AND MAPPER

November 2, 2011
DATE
Don D. Dutton
COUNTY ENGINEER

11/8/11
DATE
Frank Kuchel
COUNTY ATTORNEY

10/25/11
DATE
Clayton V. Ciampi
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Ewing
MARSHA EWING, CLERK OF COURT

GENERAL NOTES

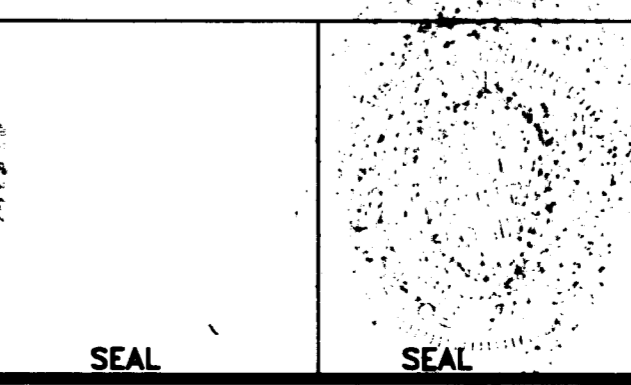
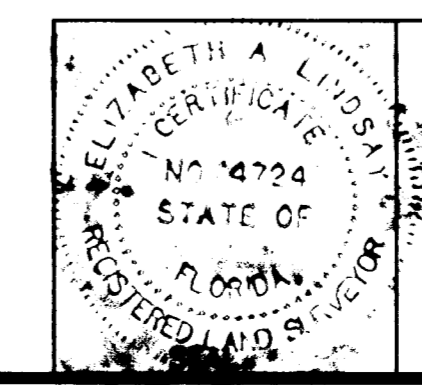
- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N0°27'17"W ALONG THE EAST LINE OF THE LINE OF BLOCK ONE OF THE PLAT OF WESTBROOK, PLAT BOOK 5, PAGE 98, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- 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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- PARCEL 2, AND PARCEL 7 OF THE PLAT OF WESTBROOK, PLAT BOOK 5, PAGE 98, AND PARCEL 3 OF THE PLAT OF BOOKER PARK, PLAT BOOK 2, PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, ARE NOT INCLUDED IN THIS PLAT DUE TO RESTRICTIVE COVENANTS.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "CARTER PARK" AS SHOWN HEREON 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.

BY: *Elizabeth A. Lindsay*
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

DATE: Nov 2, 2011



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5733 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

CARTER PARK SHEET 1 OF 3