

70653

PLAT NO. I  
BEAU RIVAGE EAST  
IN SECTION 19, TWP. 37 S., RGE. 41 E.  
MARTIN COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

STATE OF FLORIDA }  
COUNTY OF Martin } ss.  
This Plat was filed for record at 10:16 A.M.  
this 21<sup>st</sup> day of July  
1959, and duly recorded in Plat Book No.  
3 on page 117  
Sorothy R. Rie, Clerk Circuit Court  
By: Isabella R. Evans, D. C.

STATE OF FLORIDA  
COUNTY OF MARTIN ss  
KNOW ALL MEN BY THESE PRESENTS, that STUART DEVELOPMENT CORP-  
ORATION, the Owner of the tract of land lying and being in Section 19, Township 37  
South, Range 41 East, Martin County, Florida, shown hereon as PLAT NO. I, BEAU  
RIVAGE EAST and more particularly described as follows, to wit:

Beginning at the intersection of the north line of said Section 19, with the  
center line of U.S. Highway No. 1 (State Road No. 5) at a distance of 828.01 feet  
east (measured along said north line) of the Quarter Section Corner in the north line of  
said Section 19; thence S 31°29'15"E along said center line, a distance of 618.85 feet,  
more or less, to a point in the East line of the West 7.5 Acres of the N.E. 1/4 of the N.W. 1/4  
of the N.E. 1/4 of said Section 19; thence S 0°11'11"W along said east line, a distance of  
238.14 feet; thence S 58°30'45"W, a distance of 395.15 feet; thence N 31°29'15"W, a  
distance of 300 feet; thence S 58°30'45"W, a distance of 140 feet to a point in a line  
radial to a curve concave to the northwest having a radius of 838 feet and a central angle  
of 31°29'15"; thence S 31°29'15"E along said radial line, a distance of 20 feet to the be-  
ginning of the above described curve; thence southwesterly and westerly along the arc of  
said curve, a distance of 460.54 feet to the end of said curve; thence West along the tan-  
gent of said curve, a distance of 2736.82 feet, more or less, to a point in the west line of  
said Section 19; thence N 0°29'44"E, a distance of 370.02 feet; thence East, a distance  
of 985.97 feet; thence South, a distance of 25 feet; thence East, a distance of 280 feet;  
thence North, a distance of 25 feet; thence East, a distance of 1467.65 feet to the beginning  
of a curve concave to the northwest having a radius of 468 feet and a central angle of  
31°29'15", said curve being concentric with the first herein described curve; thence east-  
erly and northeasterly along the arc of said curve, a distance of 257.18 feet to the end of  
said curve; thence S 31°29'15"E along a line radial to said curve, a distance of 15 feet;  
thence N 58°30'45"E, a distance of 140 feet; thence N 31°29'15"W, a distance of 395.97  
feet to the beginning of a curve concave to the northeast having a radius of 565.07 feet  
and a central angle of 10°32'10"; thence northwesterly along the arc of said curve, a dis-  
tance of 103.91 feet to the end of said curve and a point in the north line of said Section 19;  
thence East along the north line of said Section 19, a distance of 598.84 feet, more or  
less, to the point of beginning.

SUBJECT to existing Right of Ways and Easements of Record.  
has caused the same to be surveyed and platted as shown hereon, and does hereby  
dedicate to the perpetual use of the public, as public highways, the Street shown here-  
on and the use of the Easements for the construction and maintenance of Public  
Utilities.

IN WITNESS WHEREOF, the said corporation has caused these presents  
to be signed by its President and attested by its Secretary and its corporate seal to be  
affixed hereto by and with the authority of its Board of Directors, this 16<sup>th</sup> day of  
June, A.D. 1959.

STUART DEVELOPMENT CORPORATION  
By: A. J. Cosmetto  
President  
Attest: Doyle Rogers  
Secretary

NOTE  
Block Corners are rounded with a 25 ft.  
radius curve, unless otherwise shown.  
Easements are for Public Utilities, unless  
otherwise noted.  
Building Setback Lines shall be as required  
by Martin County Zoning Regulations.

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
I HEREBY CERTIFY, that on this day personally appeared before me, an  
officer duly authorized to administer oaths and take acknowledgments, A. J.  
COSMETTO and DOYLE ROGERS, President and Secretary, respectively, of  
STUART DEVELOPMENT CORPORATION, a Florida Corporation, to me well  
known and known to me to be the individuals described in and who executed the  
foregoing dedication, and they acknowledged before me that they executed the  
same as such officers of said Corporation by and with the authority of the  
Board of Directors of said Corporation for the purposes therein expressed,  
and that their act and deed was the act and deed of said Corporation.  
WITNESS my hand and official seal at Palm Beach, County of Palm  
Beach and State of Florida, this 16<sup>th</sup> day of June, A.D. 1959.

Henrietta H. Miller  
Notary Public

My Commission expires: October 15, 1961.

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
KNOW ALL MEN BY THESE PRESENTS, that BRITTWOOD, INC., Mortgagee and Owner,  
subject to articles of agreement, and TITLE HOLDER, INC., Mortgagee, both Florida Corporations,  
the holders of that certain mortgage which includes the land described hereon; do hereby approve  
and join the dedication of Easements and Road Right of Ways shown hereon.  
BRITTWOOD, INC.  
Attest: Wm. J. Craig, Secretary  
By: Gerald L. Knouse, President  
TITLE HOLDER, INC.  
Attest: Ernest J. Feinberg, Secretary  
By: Sol L. Lubell, President

STATE OF FLORIDA  
COUNTY OF ~~Martin~~ ss  
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly  
authorized to administer oaths and take acknowledgments, GERALD L. KNOUSE and ~~Wm. J. Craig~~ Wm. J.  
CRAIG, President and Secretary, respectively, of BRITTWOOD, INC., Mortgagee ~~and Owner~~  
~~subject to articles of agreement~~, and they acknowledged before me that they executed the above approval  
of Plat.  
WITNESS my hand and official seal at Stuart, County of ~~Martin~~ MARTIN  
~~Beach~~ and State of Florida, this 10 day of July, A.D. 1959.

U. R. Scott  
Notary Public

My Commission expires: July 1, 1962

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
I HEREBY CERTIFY, that the plat shown hereon is a true and correct  
representation of a survey, made under my direction, of the hereon described  
property and that said survey is accurate to the best of my knowledge and  
belief, and that permanent reference monuments (P.R.M.) have been placed as  
required by law.

H. P. Fitzgerald  
Registered Land Surveyor  
Florida Certificate No. 152

Subscribed and sworn to before me this 12<sup>th</sup> day of June, A.D. 1959.

John J. Flowers  
Notary Public

My Commission expires: August 7, 1961

STATE OF FLORIDA  
COUNTY OF BROWARD ss  
I HEREBY CERTIFY that on this day personally appeared before  
me, an officer duly authorized to administer oaths and take acknow-  
ledgments, SOL. L. LUBELL and ERNEST J. FEINBERG, President and  
Secretary, respectively, of TITLE HOLDER, INC., Mortgagee, and they  
acknowledged before me that they executed the above approval of Plat.  
WITNESS my hand and official seal at Dade, County  
of Broward and State of Florida, this 19 day of June, A.D. 1959.

Approved: July 17, A.D. 1959.  
Board of County Commissioners

By: Seppman Sidon  
Chairman

Ernest J. Feinberg  
Notary Public

My Commission expires: 6/2/61

County Engineer

July 5<sup>th</sup> 21<sup>st</sup>  
Sorothy Rie  
I. R. Evans

70653

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|---|------------------|----------|
| BROCKWAY, WEBER & BROCKWAY<br>ENGINEERS, INCORPORATED<br>WEST PALM BEACH, FLORIDA |                  |          |
| PLAT NO. I<br>BEAU RIVAGE EAST<br>IN 2 SHEETS SHEET NO. 1                         |                  |          |
| FIELD:  | SCALE: 1" = 100' | Dwg. No. |
| OFFICE: J. J. F.  | DATE: JUNE 1959  |          |
| DR. BY: J. H. T.  |                  |          |
| BK.   |                  | Job No.  |