TURTLE CREEK VILLAGE

A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA SHEET 10F5

'70 APR 30 PM 3: 54 CLERK OF CIRCUIT COURT

FILED FOR RECORD

DESCRIPTION

A parcel of land in Sections 22 and 23, Township 40 South, Range 42 East, Martin County, Florida more particularly described as follows:

Beginning at the one-quarter corner on the South boundary line of Section 23, Township 40 South, Range 42 East, Martin County, Florida; thence Westerly along the South boundary line of said Section 23, on an assumed bearing of S.89°46-16" W, a distance of 1346.09 feet to a point; thence N.45°-14-20" W. a distance of 3741.64 feet to a point; thence N.00°-02-00" E, a distance of 1327.65 feet to a point; thence S.89°51-20"E along the South boundary of Iroquois Park according to the plot thereof as recorded in Plat Book 3, Page 127 of the Public Records of Martin County, Florida, a distance of 1341.04 feet to a point; thence S.89°52'40"E along the South boundary of said Iroquois Park, a distance of 1326.32 feet to a point; thence S.O°12-25"E a distance of 1319.36 feet to a point; thence N.89°54'35"E a distance of 1960.42 feet to a point; thence 5.00°05 25"E a distance of 110.0 feet to a point; thence 5.89°54'-35"W. a distance of 435.0' feet to a point; thence S.00°05'25"E. a distance of 50 feet to a point; thence Southwesterly along the arc of a circular curve concaved to the right, which radius is 760.0 feet, delta 67.17:37 on arc distance of 892.62 feet to a point; thence S.61.18:58 E. adistance of 62.70 feet to a point; thence S. 25° 33-36"E. a distance of 110.0 feet; thence Northeasterly along the arc of a circular curve to the left which rodius is 920.0 feet, delta 00°47'34", on arc distance of 12.74 feet to a point; thence 5.26°21'10"E.a. distance of 110.0 feet to a point; thence S.59°11-02"E a distance of 58.98 feet to a point; thence Northeasterly along the arc of a circular curve to the left which radius is 1080 feet, delta 3°24'21", on arc distance of 64.20 feet to a point; thence Southeasterly along the arc of a circular curve to the right, which radius is 25.0 feet, delto 87°08'49" an orc distance of 38.03 feet to a point, said point being located on the West right of way line of Concourse Drive as same is now located, constructed and used; thence meander the said West rightof way line of Concourse Drive to the South boundary line of Section 23-40-42; thence N.89°-25-52"W. along the South boundary line of said Section 23 a distance of 602.03 feet to the Point of Beginning

LESS the following described Golf Course area: Commence at the one-quarter corner on the South boundary of Section 23-40-42, Martin County, Florida; thence Westerly along the South boundary line of said Section 23 on an assumed bearing of 5.89°46'-16" W. a distance of 450.68 feet to a point; thence Northerly at right angles to the preceding line a distance of 300.0 feet to the Point of Beginning; thence Westerly along the arc of a circular curve concaved to the right which radius is 300.0 feet, delta 35° 48' 49" an arc distance of 187.52 feet to a point; thence Westerly along the arc of a circular curve concoved to the left which radius is 890.0 feet, delta 35°-48'-49" an arc distance of 556.31 feet to a point; thence 5.89°-46'-16" W. a distance of 150.82 feet to a point; thence Northwesterly along the arc of a circular curve concaved to the right which radius is 565.0 feet, delta 44°59-24", on arc distance of 443.65 feet to a point; thence Northwesterly along the arc of a circular curve concoved to the right which radius is 1615.0 feet, delto 13°05-00" an arc distance of 368.78 feet to a point; thence Northwesterly along the arc of a circular curve concaved to the left which radius is 2727.20 feet, delta 13°05'00" an arc distance of 622.75 feet to a point; thence Northwesterly along the arc of a circular curve concaved to the right which radius is 1235.0 feet, delta 14º00'00" an orc distance of 301.77 feet to a point; thence Westerly along the arc of a circular curve concaved to the left which radius is 820.0 feet, delta 36°26'20", an arc distance of 521.50 feet to a point; thence Northwesterly along the arc of a circular curve concaved to the right which radius is 850.0 feet, delta 35°23-26" an arc distance of 525.03 feet to a point; thence Northwesterly along the arc of a circular curve concaved to the left which radius is 1100.0 feet, delta 24°10'-28" an arc distance of 464.12 feet to a point; thence 5.44°-45'-40" W. a distance of 215.89 feet to a point; thence N. 45°.14'.20"W.a distance of 45.0 feet to a point; thence Northerly along the arc of a circular curve concaved to the right which radius is 360.0 feet, delta 45°16'20" an arc distance of 284.45 feet to a point; thence N.O°O2'-00"E, a distance of 307.37 feet to a point; thence Northeasterly along the arc of a circular curve concaved to the right which radius is 750.0 feet, delta 27°08-16" an arc distance of 355.23 feet to a point; thence Northeasterly along the arc of a circular curve concaved to the left which radius is 680.0 feet, delta 35°21'-39" an arc distance of 419.67 feet to a point; thence Northeasterly along the arc of a circular curve concaved to the right which radius is 655.0 feet, delta 51°49'-53", an arc distance of 592.53 feet to a point; thence S.89°51'-20"E. a distance of 78.04 feet to a point; thence S.89°52'-40"E. a distance of 411.48 feet to a point; thence along the arc of a circular curve concaved to the right which radius is 200.0 feet, delta 180°-00'-00" an arc distance of 628.32 feet to a point; thence N.89°52'-40"W. a distance of 265.0 feet to a point; thence along the arc of a circular curve concaved to the left which radius is 170.0 feet, delta 186°03'06 an arc distance of 552.03 feet to a point; thence N.84°04-14" E. a distance of 302.53 feet to a point; thence along the arc of a circular curve concaved left which radius is 510.0 feet, delta 73°-10-03" an arc distance of 651.28 feet to a point; thence along the arc of a circular curve concaved to the right which radius is 185.0 feet, delta 169°13'-11" an arc distance of 546.39 feet to a point; thence S.00°12'25"E. a distance of 739.55 feet to a point; thence S.89°-54-35"W. adistance of 299.56 feet to a point; thence along the arc of a circular curve to the left which radius is 190.0 feet, delta 180°00-00 an arc distance of 596.90 feet to a point; thence N.89°-54-35 E a distance of 1862.14 feet to a point; thence along the arc of a circular curve to the right which radius is 760.0 feet, delta 56°40'-43" an arc distance of 751.81 feet to a point; thence S.61° 18:58" E. a distance of 62.70 feet to a point; thence S.25:33:36"E.adistance of 110.0 feet; thence Northeasterly along the arc of a circular curve concaved to the left which radius is 920.0 feet, delta 00°47'34" an arc distance of 12.74 feet to a point; thence 5.26°21'10" E. adistance of 110.0 feet to a point; thence 5.59°11'02"E, a distance of 29.64 feet to a point; thence along the arc of a circular curve to the right which radius is 1055 feet, delta 04°-52-46" an arc distance of 89.85 feet to a point; thence S. 18°41'.53" E. a distance of 404.48 feet to a point; thence along the arc of a circular curve concaved to the right which radius is 725.0 feet, delta 52°40-06" an arc distance of 666.45 feet to a point; thence along the arc of a circular curve concaved to the right which radius is 403.35 feet, delta 55°48'-01" an arc distance of 392.82 feet to the Point of Beginning of the lessed out area for the Golf Course.

DEDICATION
STATE OF FLORIDA COUNTY OF MARTIN BLISS & LAUGHLIN INDUSTRIES, Inc. an Delaware corporation, by its duly elected President Frederic J. Robbins and by its duly elected Secretary Richard Klink acting by and with the authority of its Board of Directors, certify ownership by the said corporation of the property described herein and does hereby dedicate and set apart all of the streets, walks alleys, thoroughfares, parks and other open spaces, canals and drainage or other easements shown on this plat to the use of the general public forever. IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed by its President and attested by its Secretary. Witness: By: FREDERIC ROBBINS RICHARD KLINK Secretary
COUNTY CLERK'S APPROVAL 146751
STATE OF FLORIDA \Ss [, Dorothy Piere County Clerk of Martin County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats and that this plat has been filed for record in Plat Book 4, Page 93, Public Records of Martin County, Florida, this 30 day of April April 1970.
Martin County Florida

CONSENT OF MORTAGE

STATE OF FLORIDA \ ss The undersigned Mortgagee does hereby join in and consent to the areas dedicated hereon which they might claim under the mortgage held by them on said property. IN WITNESS WHEREOF the undersigned corporation has caused these presents to be executed by its President and attested by its Secretary. COMMUNITY FEDERAL SAVINGS & LOAN ASSOCIATION OF RIVIERA BEACH

STATE OF FLORIDA \ss Before me, the undersigned Notary Public personally appeared ROBERT F. CROMWELL President and VESTA COLBATH ASSECRETARY OF COMMUNITY FEDERAL SAVINGS & LOAN ASSOCIATION OF RIVIERA BEACH, a Florida corporation to me known to be the individuals described in and who executed the foregoing certificate of dedication, and they duly acknowledge before me that they executed the same, as such officers for and in behalf of said corporation.

WITNESS my hand and official seal at Martin County, Florida this

A.D., 1970.

My commission expires: Lehrung 19,1973

WIGGINS, KEITH & ASSOCIATES ENGINEERS AND SURVEYORS FORT LAUDERDALE, FLORIDA



ACKNOWLEDGEMENT

STATE OF FLORIDA \ss COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared FREDERIC J. ROBBINS, President and RICHARD KLINK, Secretary of BLISS & LAUGHLIN INDUSTRIES, INC., an Delaware corporation, to me known to be the individuals described in and who executed the foregoing certificate of dedication, and they duly acknowledge before me that they executed the same, as such officers for and in behalf of said corporation.

WITNESS my hand and official seal at Martin County, Florida this 14 day of _ lpril____, A.D., 1970.

W.R. Hart NOTARY PUBLIC STATE OF FLORIDA AT LARGE

My commission expires: Jon. 23, 1974

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that on April 27 , 1970 this property was surveyed and this plat is a true representation of the lands described and shown, to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by the Statutes of the State of Florida thereto appertaining.

WIGGINS, KEITH & ASSOCIATES

REGISTERED LAND SURVEYOR NO.832 - STATE OF FLA.

COUNTY COMMISSION

STATE OF FLORIDA \ss

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of Martin County, Florida, this 28 day of April , A.D., 1970.

LEGEND

• Indicates Permanent Reference Monument (PR.M.)

===== Indicates Drainage Easement. = Indicates Utility Easement.

All corner radii ore 25 feet unless otherwise noted.