Permanent Control Points (P.C.P.)

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CERTIFICATE OF APPROVAL LEGAL DESCRIPTION OF COUNTY CLERK Starting at the Northwest corner of Section 27, Township 37 South, Range 41 East, proceed South 89°28'20" East along the -LEILANI HEIGHTS -State of Florida S.S. North line of Section 27 for a distance of 53.00 feet to a point, said point being the Point of Beginning of the following PHASE ONE Thence continue South 89°28'20" East along the North line of Section 27 for a distance of 1935.64 County of Martin feet to a point; thence proceed South 00°25'50" West for a distance of 157.80 feet to a point on a curve concave to the right, said curve having a central angle of 10°26'54" and a radius of 25.00 feet; thence run Easterly along the arcof I, Louise V. Isaacs, County Clerk of Martin said curve for a distance of 4.56 feet to a point, said point being 4.55 feet North 85°12'41" East of the previously - N.W. CORNER OF SECTION 27, TWP. 37 S., RANGE 41 EAST, MARTIN COUNTY, FLORIDA County, Florida, hereby certify that this plat UNPLATTED (School Board described point as measured along the chord of said curve. Thence run South 89°34'10" East for a distance of 70.41 feet has been examined and that it complies in form NORTH LINE - SECTION 27 NORTH LINE - LOT I - MARY J. DESTEUBEN'S S/D to a point; thence run South OD° 25'50" West for a distance of 105.00 feet with all the requirements of the Statutes of Florida RESERVED AREA NO. 2 to a point; thence run South 89° 34'10" East for a distance of 401.24 feet pertaining to maps and plats, and that this plat to a point; thence run South 37°04' 10" East for a distance of 249.40 feet has been filed for record in Plat Book 6 N.E. 24th Street to a point, thence run South 57°20'34" East for a distance of 116.52 feet Page 23. Public Records of Martin County. to a point, thence run South 89°34' 10" East for a distance of 235.00 feet Florida, this 7 x day of December, AD. 1973 to a point on a curve concave to the right, said curve having a central angle of 90°00'00" and a radius of 305.00 feet; thence run Southeasterly N.E. 23rd Terrace LOUISE V. ISAACS, Clerk NOTE! BASIS OF BEARING - STATE ROAD along the arc of said curve for a distance of 479.09 feet to a point, said 203970 By Fally Florida NO. 723 - N OO 10'10'E "R. E. A" INDICATES A point being 431.34 feet South 44°34'10" East of the previously described RESERVED ENVIRONMENTAL point as measured along the chord of said curve. Thence run South AREA (STORM WATER SOAKAGE) 00°25'50" West for a distance of 120.00 feet to a point; thence run North 89°34'10" West for a distance of 65.00 feet to a point; thence run South 00°25'50" West for a distance of 10500 feet to a point; thence run North 89°34'10" West for a distance of 505.00 feet to a point; thence run South 00° 25'50" West for a distance of 80.00 feet to a point; thence run South 56°08' 37" West for a distance of 133.14 feet to a point; thence run South 00°25'50' West for a distance of 120.00 feet to a point, said point lying on the South line of the North 1/2 of the Northeast 1/4 of Section 27, Township 37 South Range 41 East. Thence proceed North 89°3410" West along said line for a distance of 1248.76 feet to a point; thence run North 00°09'10" East for a distance of 664.30 feet to a point; thence run North 89 31'02" West for a distance of 1266.74 feet to a point on the Easterly right of way of State Road No. 723. Thence run A North 00°10'10" East for a distance of 664.96 feet to the Point of Beginning UNPLATTED ... SCALE: 1" = 100' DATE: NOV. 16, 1973 SOUTH LINE - LOT 4 MARY J. DE STEUBEN'S S/D N 89° 34' 10" W N.E. 16th Court N.E. 24th Street Extension P.R.M. AT S.W. CORNER OF LOT 4, MARY J. DESTEUBEN'S S/D (EXISTING, UNNUMBERED) 5 - MARY J. DESTEUBEN'S S/D-Plat Book 1, Page 13, Public Records of St. CERTIFICATE OF OWNERSHIP AND DEDICATION Lucie County, (now Martin County), Florida 30 State of Florida County of Martin BLOCK G. A. Construction Company, Inc., a Florida Corporation. by its duly elected President, George Apostolopoulos and by its duly 25 elected Secretary, Rose Price acting by and with authority of its Board of Directors, certify ownership by said Corporation of the 113.02' N 89°34'10"W properly described herein, and does hereby dedicate and set apart all of the streets, walkways, thoroughfares, and utility, drainage or other 32 easements shown on this plat of LEILANI HEIGHTS (Phase One) to the use of the general public forever, and will further dedicate N.E. 22 nd Street and convey to an association of the owners within this plat all the parks and other reserved areas shown on this plat. N 89°34'10"W N.E. 24th Street Extension IN WITNESS WHEREOF the undersigned corporation has caused these presents to be executed by its President and attested by its Secretary. BY: / G. A. Construction/ Company, Inc. Signed, sealed and delivered in the presence of: 33 PARKINA POSO A. Miles Albertan GEORGE APOSTOLOPOLLOS, President BLOCK TWO Witness IO' TEMP. MAINTENANCE -BLOCK SIX ATTEST: lose Trece 505.00' N89°34'10"W UNPLATTED IO'TEMP MAINTENANCE EASEMENT ROSE PRICE, Secretary State of Florida County of Martin S.S. P CENTERLINE CURVE DATA RESERVED AREA NO. 1 76.00 - 76.00 - 76.00 + 76.00 CURVE GCENTRAL ANGLE RADIUS ARC LENGTH **TANGENT** (PARK) Before me, the undersigned Notary Pubic, personally appeared George Apostolopoulos, President and Rose Price, Secretary of N.E. 21st Terrace 549.00' N. 89°34'10"W 133.14' 5.56°08'37"W. 14°15'00" 463.56 119.34 60.00 G.A. Construction Company, Inc., 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. 57°30'00" 87.49 87.80 48.00 WITNESS, my hand and official seal at Martin County, Florida, this 6th day of September, A.D. 1973. 48°54'10" 219.92 100.00 41°00'00" 225.00 161.01 84.12 Public, State of Florida at large, my commission expires: 3-11-75 41°00′00″ 35.78 18.69 50.00 20' WIDE UTILITIES EASEMENT 49°00'00" 130.00 59.24 N. 89°34'10" W P.R.M. (EXISTING, UNNUMBERED) UNPLATTED 49°00'00" 410.00 350.64 186.85 CONSENT OF MORTGAGE 71°30'00" 175.00 218.38 125.98 CERTIFICATE OF APPROVAL OF COUNTY State of Florida S.S. 229.07 123.29 52°30'00" 250.00 State of Florida S.S. 304.46 163.86 52° 30' 00" 332.27 County of Martin The undersigned Mortgagees hereby join and consent to the areas dedicated hereon which they might claim under the mortgage held by 52° 30' 00" 200.00 183.26 98.63 This plat is hereby approved by the undersigned on the date or dates indicated. them on said property. 90°00'00" 175.00 274.89 175.00 Ivan Allen, III James W. Field John F. Schneider 90°00'00" 78.54 50.00 50.00 Stephen B. Calvert Edwin I. Hatch Joseph F. Boldorf, Jr. Phillip S. Barrell County Engineer County Attorney 52° 30' 00" 332.27 163.86 Chairman, Planning & Zoning Commission 304.46 Chairman. W.T. Beebe Mills B. Lane Jackson W. Tarver December 4 Martin County, Florida Richard W. Carpenter Board of County Commissioners Michael H. Trotter 90°00'00' 50.00 78.54 50.00 Martin County, Florida 90°00'00' 75.00 75.00 December 4 JAMES E. RANDOLPH, JR 49°00'00" 83.00 70.98 37.82 SURVEYOR'S CERTIFICATE Regional Mortgage Loan Officer, Citizens and Southern Realty Investors , W Ladon Williams, do hereby certify that this plat of LEILANI HEIGHTS (Phase IN WITNESS WHEREOF, we have hereunto set our hands and seats this 8TH day of November , A.D. 1973 One) is a true and correct representation of the lands surveyed, that the survey was made GENERAL NOTES: Ungela C. Brewer Many a. adamson under my supervision, and that the survey data complies with all of the requirements of Witness d Chapter 177, Florida Statutes. Dated this 1st day of November, 1973. 1. All rear lot lines to have 15' wide utilities and access State of Florida & S.S easement  $(7\frac{1}{2}$  either side of line) except where otherwise W. Lidon Williams County of Martin shown W. LADON WILLIAMS, Reg. Land Surveyor, Fla. Cert. No. 1272 Before me, the undersigned Notary Public, personally appeared James E. Randolph, Jr., Regional Mortgage Loan Officer of Citizens and TITLE CERTIFICATION 2. All side lot lines to have 6' wide utility easement (3' either Southern Realty Investors, a Maryland Real Estate Investment Trust, to me known to be the individual described in and who executed the foregoing certificate of dedication, and he duly acknowledges before me that he executed the same. I, Carl F. Ellwanger, a member of the Florida Bar, hereby certify that apparent side of line) record title to the land described and shown on this plat is in the name of the person. LUNCO AIRENI WITNESS, my hand and official seal at Martin County, Florida, this 8 day of Movember, A.D. 1973. persons, corporation, or other entity executing the dedication hereon. 3. - Indicates location of Permanent Reference Monument COURSE VISAACS and J. Telestinger Motary Public, State of Florida at large, my commission expires: 

Dated this 16th day of November, 1973

A SUBDIVISION IN SEC. 27, TWP. 37 S., RGE. 41 E., MARTIN COUNTY, FLORIDA

Carl F. Ellwanger, Attorney-at-Law.

51 E. Ocean Blvd., Stuart, Fla. 33494