

FILED FOR RECORD
MAY 21 1973
MAY 21 1973

APPROVAL OF COUNTY

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MARTIN, FLORIDA, THIS 13th DAY OF NOVEMBER, A.D. 73.

APPROVED: James L. Ponce
CHAIRMAN BOARD OF COUNTY COMMISSIONERS
Kenneth J. Ferraro
COUNTY ENGINEER
Stephen B. Calvert
COUNTY ATTORNEY
Paul E. Sutter
CHAIRMAN PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP

PORT SEWALL HARBOR, INC. A FLORIDA CORPORATION BY AND THROUGH ITS UNDERSIGNED OFFICERS HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON. DATED THIS 15th DAY OF OCTOBER, A.D. 1973. PORT SEWALL HARBOR, INC.

WITNESSED BY: M. R. Baggett PRESIDENT
Henry Ritter Taylor SECRETARY
WITNESS: Paul E. Sutter ATTEST

**STATE OF FLORIDA
COUNTY OF MARTIN**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WM. FRED TAYLOR, PRESIDENT, & HENRY RITTER TAYLOR, SECRETARY OF PORT SEWALL HARBOR, INCORPORATED, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF NOVEMBER, A.D. 1973.

John A. Darlson
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES 2-28-77

TITLE CERTIFICATION

I, JOHN A. DARLSON, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT APPARENT RECORD TITLE IS IN THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP HEREDON.

John A. Darlson
ATTORNEY AT LAW

SURVEYORS CERTIFICATE

I, WILLIAM L. GREECH JR., DO HEREBY CERTIFY THAT THIS PLAT OF PORT SEWALL HARBOR & TENNIS CLUB IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SIGNATURE: William L. Creech Jr.
WILLIAM L. GREECH JR.
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2370

DATE OF SURVEY 10-11-73

PLAT OF
**PORT SEWALL HARBOR
& TENNIS CLUB**

SHEET 1 OF 4

A REPLAT OF BLOCK 120, 128, 158, 170, 172, AND PORTIONS OF BLOCKS 122 AND 126 OF "PORT SEWALL REVISED PLAT," AS RECORDED IN PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, PLAT BOOK 3, PAGE 8, TOGETHER WITH AND INCLUDED HEREON, BEING ALSO A REPLAT OF ALL OF BLOCKS 50, 50A, 80, 82, 84, 84A, 86, 88, 18, 130, 156, AND 160, PLAT BOOK 11, PAGE 41, PALM BEACH, NOW MARTIN COUNTY, ALSO LOTS 1, 5, 6 AND 7, BLOCK 162, ALSO LOTS 1, 2, 3, 7, 8, 9, 10 AND THE WEST HALF OF LOT 4, IN BLOCK 166; ALSO LOTS 1, 2, 6, 7, 8, 9, AND 10, BLOCK 168 OF GOLDEN GATE PLAT, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, PLAT BOOK 11, PAGE 41.

LOCATED IN THE MILES OR HANSON GRANT
IN
TOWNSHIP 38 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 172 ACCORDING TO THE REVISED PLAT OF PORT SEWALL AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, PLAT BOOK 3, PAGE 8, THENCE RUN N23°23'10"W ALONG THE WEST LINE OF SAID BLOCK 172 AND CONTINUING TO RUN ALONG THE WESTERLY LINES OF BLOCKS 156, 130, 118, 88, 80 AND 50 AS SHOWN ON THE PLAT OF GOLDEN GATE AND RECORDED IN PLAT BOOK 11, PAGE 41, MARTIN COUNTY, FLORIDA, SAID LINE BEING ALSO THE EASTERLY RIGHT OF WAY OF EIGHTH STREET AS SHOWN ON SAID PLAT OF GOLDEN GATE A DISTANCE OF 2037.19 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 50, THENCE RUN N83°25'25"E ALONG THE SOUTH RIGHT OF WAY LINE OF ST. LUCIE AVE. A DISTANCE OF 992.28 FEET TO AN ANGLE POINT IN THE SOUTH RIGHT OF WAY OF SAID ST. LUCIE AVE.; THENCE CONTINUE S63°01'38"E ALONG THE SOUTHWESTERLY RIGHT OF WAY OF ST. LUCIE AVE. A DISTANCE OF 809.30 FEET MORE OR LESS TO THE WATERS EDGE OF A CREEK RUNNING THRU BLOCKS 170, 158, 128 AND 122 AS SHOWN ON THE AFORE SAID MENTIONED REVISED PLAT OF PORT SEWALL; THENCE MEANDER ALONG THE NORTHERLY AND WESTERLY WATERS EDGE OF SAID CREEK IN A SOUTHWESTERLY DIRECTION TO THE INTERSECTION OF THE WEST EDGE OF SAID CREEK AND THE NORTHERLY RIGHT OF WAY LINE OF JEFFERSON AVE. HAVING A BEARING OF S66°37'57"W; SAID POINT OF INTERSECTION BEING 655.30± FEET AS MEASURED N66°37'57"E FROM THE POINT OF BEGINNING; THENCE CONTINUE 35± FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF JEFFERSON AVE. TO THE EASTERLY WATERS EDGE; THENCE MEANDER THE EASTERLY WATERS EDGE IN A NORTHERLY DIRECTION TO THE INTERSECTION OF A STREAM RUNNING FROM THE SOUTH SAID INTERSECTION POINT BEING 1276 FEET MORE OR LESS NORTH OF THE POINT OF BEGINNING AND 698 FEET MORE OR LESS EAST OF THE POINT OF BEGINNING; THENCE MEANDER ALONG THE WESTERLY WATERS EDGE OF SAID STREAM IN A SOUTHERLY DIRECTION TO AN INTERSECTION WITH THE CENTER LINE OF HAWTHORNE AVE. AS SHOWN ON THE AFORE MENTIONED PLAT OF GOLDEN GATE, SAID POINT BEING 984.08 FEET NORTH AND 835.98 FEET EAST OF THE POINT OF BEGINNING; THENCE RUN N66°39'18"E A DISTANCE OF 769.05 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF ST. LUCIE AVE.; THENCE RUN S63°01'38"E, 36.73 FEET ALONG SAID RIGHT OF WAY TO THE NORTHEAST CORNER OF LOT 5, BLOCK 162 ACCORDING TO THE PLAT OF GOLDEN GATE RECORDED IN MARTIN COUNTY PLAT BOOK 11, PAGE 41, THENCE RUN S23°23'27"E ALONG THE EAST LINE OF LOT 5 A DISTANCE OF 120.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE RUN S66°39'03"W A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF LOT 2, OF THE AFORE MENTIONED; BLOCK 162; THENCE RUN S23°30'36"E, 148.42 FEET TO THE CENTER LINE OF IRIS AVE.; THENCE RUN N66°40'00"E ALONG SAID CENTERLINE A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN S23°20'42"E, 149.62 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 166 OF SAID GOLDEN GATE SUBDIVISION; THENCE RUN S66°39'02"W A DISTANCE OF 50.00 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 7 TO A POINT; THENCE RUN S23°21'33"E, 124.58 FEET TO THE NORTHERLY RIGHT OF WAY OF JEFFERSON AVE.; THENCE RUN S66°37'57"W ALONG SAID RIGHT OF WAY A DISTANCE OF 374.90 FEET TO THE CENTERLINE OF ELEVENTH STREET AS SHOWN ON THE PLAT OF SAID GOLDEN GATE SUBDIVISION; THENCE RUN N23°22'03"W, 124.65 FEET ALONG SAID CENTERLINE TO A POINT; THENCE RUN S66°38'16"W A DISTANCE OF 325.00 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 168 ACCORDING TO THE PLAT OF GOLDEN GATE; THENCE RUN S23°22'03"E, 124.68 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3, TO THE NORTHERLY RIGHT OF WAY LINE OF JEFFERSON AVE.; THENCE RUN S66°37'57"W ALONG THE NORTHERLY RIGHT OF WAY OF JEFFERSON AVE. A DISTANCE OF 1300.65 FEET TO THE POINT OF BEGINNING.

DEDICATION OF COMMON AREAS

KNOWN ALL MEN BY THESE PRESENTS THAT PORT SEWALL HARBOR, INCORPORATED, A FLORIDA CORPORATION, OWNER OF THE LANDS HEREON DESCRIBED AND SHOWN HEREIN AS PORT SEWALL HARBOR & TENNIS CLUB, SHEETS 1 THRU 4 INCLUSIVE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREIN, IN RECORDING THIS PLAT OF PORT SEWALL HARBOR & TENNIS CLUB HAS DESIGNATED CERTAIN AREAS OF LAND AS SEWAGE TREATMENT PLANT, TENNIS COURTS, SWIMMING POOLS, PLAYGROUNDS, PRIVATE STREETS, PARKING AREAS, WATER WAYS, AS EXCLUDED WITHIN DESCRIPTION, AS MORE PARTICULARLY DESCRIBED ABOVE, DRAINAGE AREAS AND PRESERVED NATURAL AREAS INTENDED FOR USE BY THE PROPERTY OWNERS IN PORT SEWALL HARBOR & TENNIS CLUB FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS IN PORT SEWALL HARBOR & TENNIS CLUB AS MORE FULLY PROVIDED IN THE DECLARATION OF PROTECTIVE COVENANT APPLICABLE TO PORT SEWALL HARBOR & TENNIS CLUB DATED: MAY 17th, 1974. SAID DECLARATION OF PROTECTIVE COVENANT IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING AFORE SAID COMMON AREAS, IN WITNESS WHEREOF, THE SAID PORT SEWALL HARBOR INCORPORATED, 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 17th DAY OF MAY, 1974. A.D. PORT SEWALL HARBOR, INCORPORATED

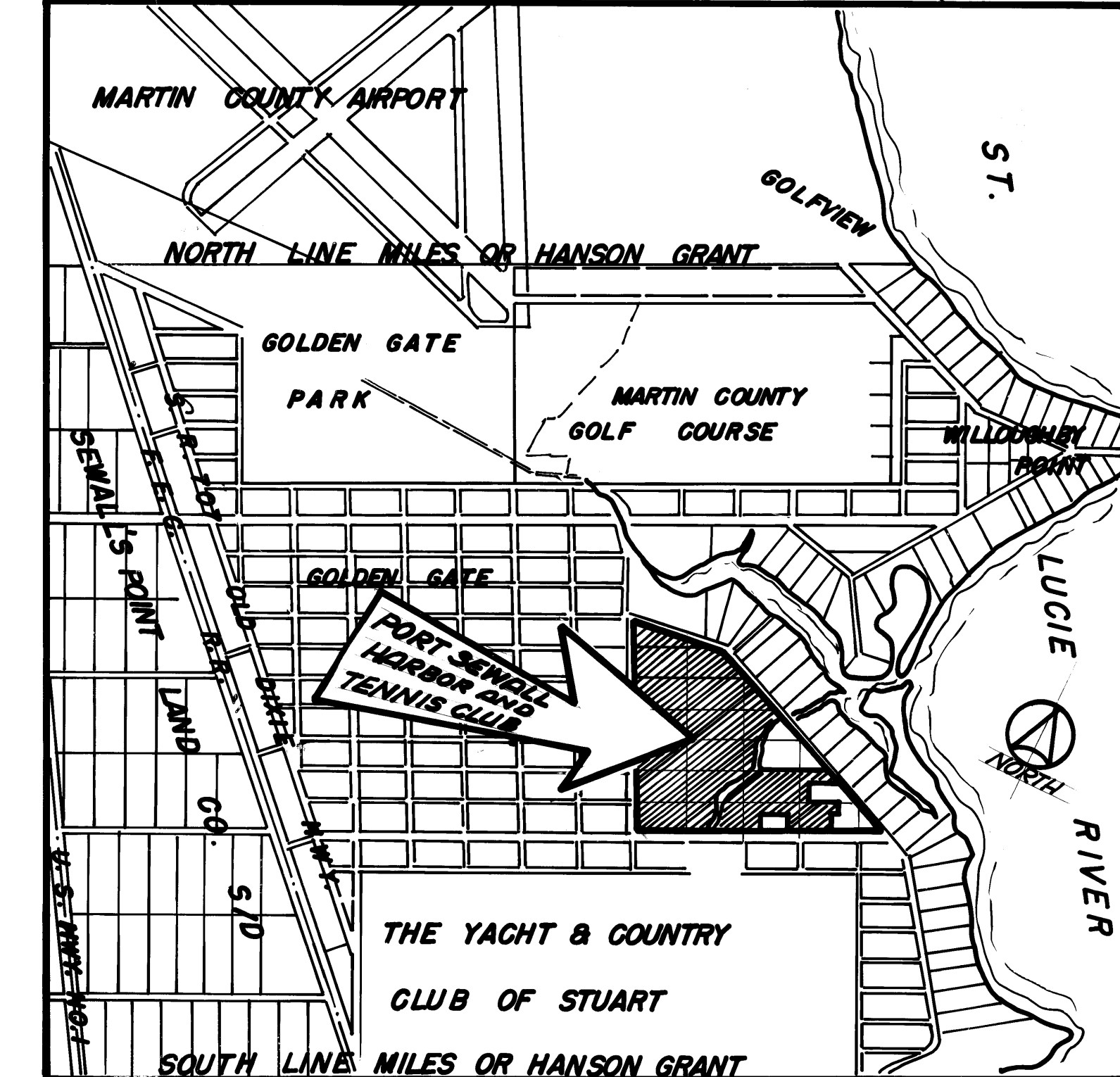
WITNESSED BY: M. R. Baggett
WITNESS: Paul E. Sutter
WITNESS: _____

Wm. Fred Taylor
PRESIDENT
Henry Ritter Taylor
SECRETARY

**CERTIFICATE OF APPROVAL OF COUNTY CLERK
STATE OF FLORIDA**

COUNTY OF MARTIN
I, Louise V. Isaacs 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 6, PAGE 46, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 21st DAY OF May A.D. 1974.

FILE NO. 212052 NAME, CLERK LOUISE V. ISARCS
MARTIN COUNTY, FLORIDA Marsha Stokes



OCTOBER 15, 1973

CONSENT OF MORTGAGEE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MARTIN COUNTY, FLORIDA; ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA AS OWNER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON; AND RECORDED IN OFFICIAL RECORD BOOK 345, PAGE 1874, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THEREOF AND DATED THE 12th DAY OF OCTOBER 1972 A.D. DO HEREBY CONSENT TO THE DEDICATIONS IF ANY AS DESCRIBED IN THE PROTECTIVE COVENANCE CITED HEREON AND THE PLATTING SHOWN HEREIN SHEET 1 THRU 4 OF PORT SEWALL HARBOR & TENNIS CLUB AND DO SUBORDINATE THEIR MORTGAGE LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS. BY: Paul E. Sutter FOR FIRST FEDERAL SAVINGS AND LOAN OF MARTIN COUNTY DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT IN THE NAME OF AND ON BEHALF OF ALL TRUSTEES.

James L. Cole
Rebecca B. Cole

GREECH & ASSOC.
SURVEYORS AND ENGINEERS
STUART, FLORIDA