

# TOM FAIR MINOR PLAT NO. 1

BEING IN THE NORTH 1/2 OF TRACT 105 OF THE GOMEZ GRANT AND JUPITER ISLAND AS RECORDED IN P.B. 1, PAGE 80, PALM BEACH COUNTY, NOW MARTIN COUNTY FLORIDA.

1974 JUN 21 10 09 AM

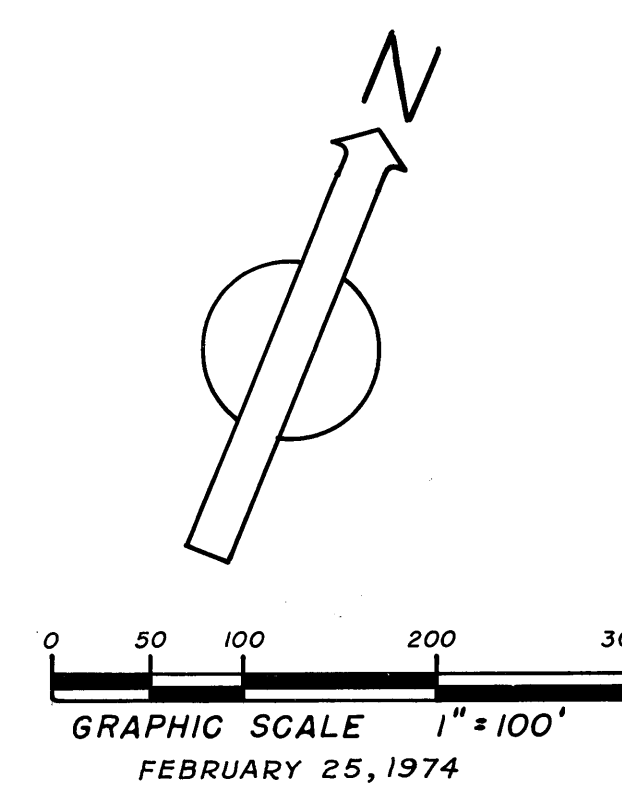
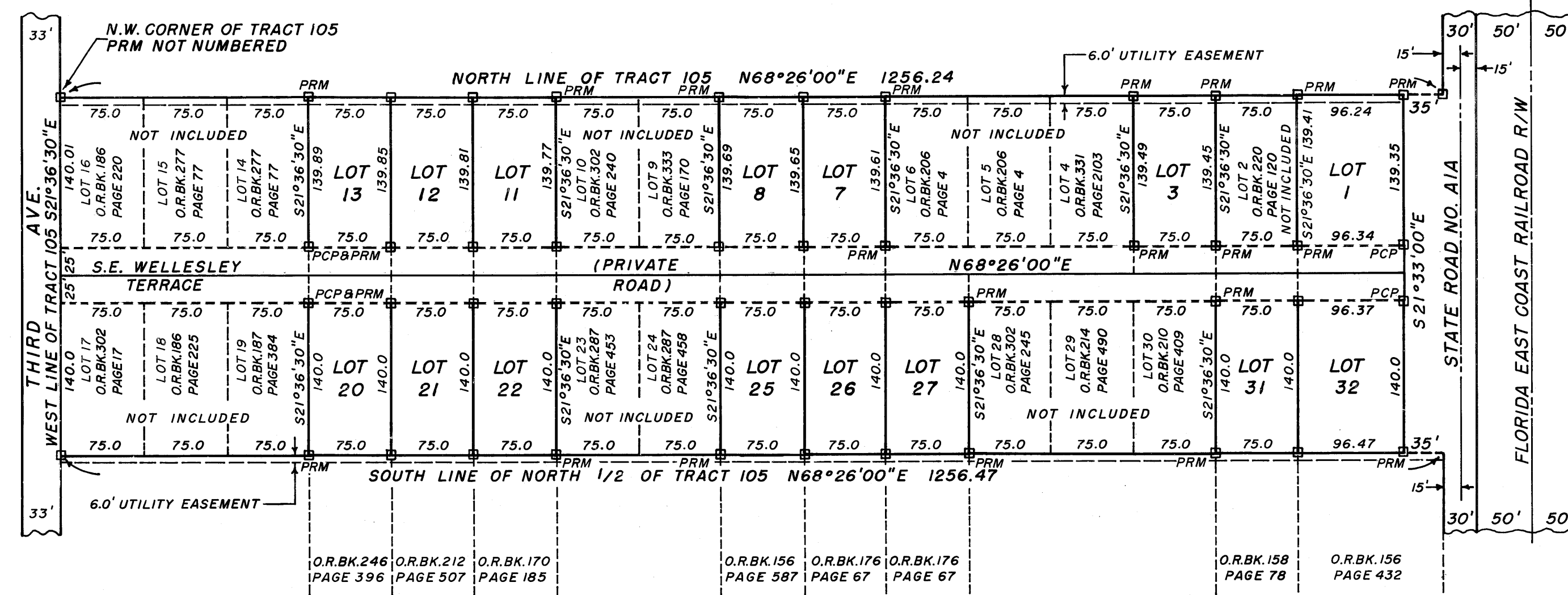
I hereby certify that I have examined the attached plat and find that it complies in form with Chapter 177 Florida Statutes and was filed for record in Plat Book 6 Page 49 this 21 day of June A.D. 1974, in the office of the Clerk of the Circuit Court at Stuart, Martin County, Florida.

Louise V. Isaacs  
Clerk of the Circuit Court  
By Charlotta Burkey

FILE NO. 213509

TRACT 106 - NOT PLATTED - D.B. 96 PAGE 490

SUBURBAN HOMES AND GROVES SUBDIVISION  
P.B. 2 PAGE 58 MARTIN COUNTY



UNRECORDED SUBDIVISION

Description of Lot 1

Beginning at the Northwest corner of Tract 105 thence proceed North 68°28'00" East along the North line of Tract 105 for a distance of 1125 feet to the point or place of beginning. (1) Thence continue North 68°28'00" East along the North line of Tract 105 for a distance of 96.24 feet to a point on the Westerly right of way line of State Road A1A, said point being 50 feet West of the centerline of State Road A1A. (2) Thence proceed South 21°33'00" East along the West right of way line of State Road A1A for a distance of 164.35 feet to a point. (3) Thence proceed South 68°26'00" West for a distance of 96.35 feet to a point. (4) Thence proceed North 21°36'30" West for a distance of 164.41 feet to the point or place of beginning.

Description of Lot 3

Beginning at the Northwest corner of Tract 105 thence proceed North 68°28'00" East along the North line of Tract 105 for a distance of 975 feet to the point or place of beginning. (1) Thence continue North 68°28'00" East along the North line of Tract 105 for a distance of 75 feet to a point. (2) Thence proceed South 21°36'30" East for a distance of 164.45 feet to a point. (3) Thence proceed South 68°26'00" West for a distance of 75 feet to a point. (4) Thence proceed North 21°36'30" West for a distance of 164.49 feet to the point or place of beginning.

Description of Lots 7 and 8

Beginning at the Northwest corner of Tract 105 thence proceed North 68°28'00" East along the North line of Tract 105 for a distance of 600 feet to the point or place of beginning. (1) Thence continue North 68°28'00" East along the North line of Tract 105 for a distance of 150 feet to a point. (2) Thence proceed South 21°36'30" East for a distance of 164.61 feet to a point. (3) Thence proceed South 68°26'00" West for a distance of 150 feet to a point. (4) Thence proceed North 21°36'30" West for a distance of 164.69 feet to the point or place of beginning.

Description of Lots 11, 12 and 13

Beginning at the Northwest corner of Tract 105 thence proceed North 68°28'00" East along the North line of Tract 105 for a distance of 225 feet to the point or place of beginning. (1) Thence continue North 68°28'00" East along the North line of Tract 105 for a distance of 225 feet to a point. (2) Thence proceed South 21°36'30" East for a distance of 164.77 feet to a point. (3) Thence proceed South 68°26'00" West for a distance of 225 feet to a point. (4) Thence proceed North 21°36'30" West for a distance of 164.89 feet to the point or place of beginning.

Description of Lots 20, 21 and 22

Beginning at the Northwest corner of Tract 105 thence proceed South 21°36'30" East along the West line of Tract 105 for a distance of 165.01 feet to a point. Thence proceed North 68°26'00" East for a distance of 225 feet to the point or place of beginning. (1) Thence continue North 68°26'00" East for a distance of 225 feet to a point. (2) Thence proceed South 21°36'30" East for a distance of 165 feet to a point on the South line of the North one-half (1/2) of Tract 105. (3) Thence proceed South 68°26'00" West along the South line of the North one-half (1/2) of Tract 105 for a distance of 225 feet to a point. (4) Thence proceed North 21°36'30" West for a distance of 165 feet to the point or place of beginning.

Description of Lots 25, 26 and 27

Beginning at the Northwest corner of Tract 105 thence proceed South 21°36'30" East along the West line of Tract 105 for a distance of 165.01 feet to a point. Thence proceed North 68°26'00" East for a distance of 600 feet to the point or place of beginning. (1) Thence continue North 68°26'00" East for a distance of 225 feet to a point. (2) Thence proceed South 21°36'30" East for a distance of 165 feet to a point on the South line of the North one-half (1/2) of Tract 105. (3) Thence proceed South 68°26'00" West along the South line of the North one-half (1/2) of Tract 105 for a distance of 225 feet to a point. (4) Thence proceed North 21°36'30" West for a distance of 165 feet to the point or place of beginning.

Description of Lots 31 and 32

Beginning at the Northwest corner of Tract 105 thence proceed South 21°36'30" East along the West line of Tract 105 for a distance of 165.01 feet to a point. Thence proceed North 68°26'00" East for a distance of 1050 feet to the point or place of beginning. (1) Thence continue North 68°26'00" East for a distance of 171.35 feet to a point on the Westerly right of way line of State Road A1A. (2) Thence proceed South 21°33'00" East along the Westerly right of way line of State Road A1A for a distance of 165 feet to a point on the South line of the North one-half (1/2) of Tract 105. (3) Thence proceed South 68°26'00" West along the South line of the North one-half (1/2) of Tract 105 for a distance of 171.47 feet to a point. (4) Thence proceed North 21°36'30" West for a distance of 165 feet to the point or place of beginning.

The private road shown on this plat was in existence prior to Nov. 19, 1972. Maintenance of the private road shown on this plat shall be the responsibility of the lot owners and will not be the responsibility of Martin County. Bearings are based on the bearing of the F.E.C. Railroad as shown on their R/W map. All lot lines extend to the centerline of the private road.

CERTIFICATE OF OWNERSHIP  
STATE OF FLORIDA  
COUNTY OF MARTIN

Thomas Fair and Rosa Lee Fair, husband and wife, certify that we are the owners of the property described hereon, in witness whereof we have hereunto set our hands and seals this 25<sup>th</sup> day of February, 1974.

Thomas Fair  
Witness  
Rosa Lee Fair  
Witness

Thomas Fair  
Thomas Fair  
Rosa Lee Fair  
Rosa Lee Fair

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF MARTIN

Before me personally appeared Thomas Fair and Rosa Lee Fair, his wife, to me known to be the individuals described in and who executed the foregoing Certificate of Ownership and that they duly acknowledge before me that they executed the same. Set my hand and official seal at Martin County, Florida, this 25<sup>th</sup> day of February, 1974.

Jan L. Burtel  
Notary Public, State of Florida at Large  
My commission expires Oct. 27, 1975

CERTIFICATE OF TITLE  
STATE OF FLORIDA  
COUNTY OF MARTIN

I hereby certify that apparent record title is in the person or persons which executed the Certificate of Ownership hereon.

Dated this 31<sup>st</sup> day of May 1974.

H.F. Dyer  
H.F. Dyer, Attorney-At-Law

CERTIFICATE

I hereby certify that the survey as shown on this plat was made under my direction and said survey is true and accurate 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 thereunto appertaining.

N.P. Berry  
Registered Land Surveyor, Fla. Cert. No. 1446

STATE OF FLORIDA  
COUNTY OF MARTIN

Subscribed and sworn to before me this 25<sup>th</sup> day of February 1974, at Stuart, Martin County, Florida.

Jan L. Burtel  
Notary Public, State of Florida at Large  
My commission expires Oct. 27, 1975

APPROVAL

It is hereby certified that this plat has been officially approved for record.

Date JUNE 20, 1974

Kenneth J. Ferraris  
County Engineer

Date June 20, 1974

G. J. ...  
Planning Director

Date JUNE 20, 1974

Stephen W. ...  
County Attorney