

Manatee Manor Minor Plat

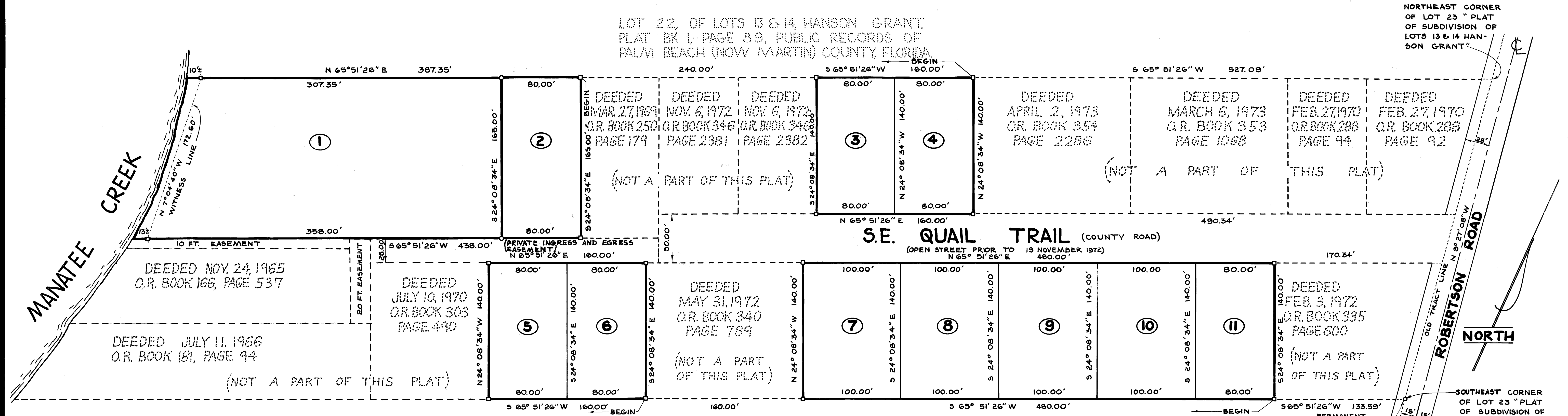
A SUBDIVISION OF PORTIONS OF LOT 23, OF A PLAT OF SUBDIVISION OF LOTS 13 & 14, HANSON GRANT, TWP 38 S, RGE 41 & 42 E, PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, DATED 29 JUNE 1910.

CLERK'S RECORDING CERTIFICATE
 I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLATBOOK 1, PAGE 37, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 3rd DAY OF July, 1974.

LOUISE V. ISAACS, CLERK
 CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.

BY: *Charlotte Curkey*
 DEPUTY CLERK

FILE NO. 212119



SURVEYORS CERTIFICATE

I, JOHN R. WALKER DO HEREBY CERTIFY THAT THIS PLAT OF MANATEE MANOR MINOR PLAT 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.

John R. Walker
 JOHN R. WALKER
 FLORIDA SURVEYOR
 REGISTRATION NO. 2528

CERTIFICATE OF OWNERSHIP

RALEIGH BLACKWELDER AND ELIZA D. BLACKWELDER, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 30th DAY OF June, 1974.

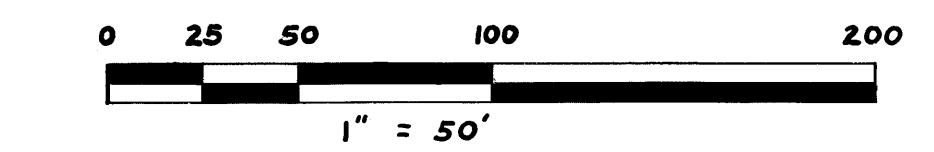
Raleigh Blackwelder
 RALEIGH BLACKWELDER, HUSBAND
Eliza D. Blackwelder
 ELIZA D. BLACKWELDER, WIFE

TITLE CERTIFICATION

I, LARRY E. BUCHANAN, A MEMBER OF THE FLA. BAR, HEREBY CERTIFY THAT:
 (1) APPARENT RECORD TITLE IS IN THE PERSONS WHO EXECUTED THE CERTIFICATE OF OWNERSHIP HEREON.
 (2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IS: NONE.

Larry E. Buchanan
 LARRY E. BUCHANAN
 ATTORNEY-AT-LAW
 OFFICE OF HEIMAN & CRARY
 P.O. DRAWER 24
 STUART, FLORIDA 33494

NOTE
 □ EXISTING CONCRETE MONUMENT (UNNUMBERED)
 ○ PERMANENT REFERENCE MONUMENT
 BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM
 THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THIS INGRESS AND EGRESS EASEMENT SHOWN HEREON.



1" = 50'

ROGERS & ASSOCIATES, INC.
 ENGINEERS AND LAND SURVEYORS

P.O. BOX 587 MURPHY RD. SPRUCE LN. PALM CITY, FLA. 33490
 PH. (305) 287-5628 PALM CITY, FLA. OR (305) 465-0505 FT. PIERCE, FLA.
 DRAWN BY: D. YOUNG & T. PRESTOPNIK JOB NO.: 74-046
 DATE: 17 JUNE 1974

APPROVAL OF COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

DATE: July 2, 1974 *Kenneth J. Ferraro*
 COUNTY ENGINEER
 DATE: July 2, 1974 *Stephen B. Calvert*
 COUNTY ATTORNEY

PLANNING AND ZONING DEPARTMENT, MARTIN COUNTY, FLORIDA.
 DATE: July 2, 1974 BY: *V. Leonard*
 DIRECTOR

DESCRIPTION

LOTS 1 & 2 COMMENCE AT THE NORTHEAST CORNER OF LOT 23 OF "PLAT OF SUBDIVISION OF LOTS 13 AND 14, HANSON GRANT, TOWNSHIP 38 SOUTH, RANGES 41 AND 42 EAST," PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 65° 51' 26" WEST ALONG THE NORTH LINE OF LOT 23 A DISTANCE OF 927.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24° 08' 34" EAST A DISTANCE OF 165.00 FT.; THENCE SOUTH 65° 51' 26" WEST A DISTANCE OF 451.00 FT. MORE OR LESS TO THE WATERS OF MANATEE CREEK; THENCE MEANDER IN A NORTHERLY DIRECTION ALONG THE SHORELINE OF MANATEE CREEK TO AN INTERSECTION WITH THE NORTH LINE OF LOT 23; THENCE NORTH 65° 51' 26" EAST ALONG THE NORTH LINE OF LOT 23 A DISTANCE OF 597.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 1.5 ACRES, MORE OR LESS.

LOTS 3 & 4 COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 65° 51' 26" WEST ALONG THE NORTH LINE OF LOT 23 A DISTANCE OF 527.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 65° 51' 26" WEST ALONG LAST SAID NORTH LINE A DISTANCE OF 160.00 FEET; THENCE SOUTH 24° 08' 34" EAST A DISTANCE 140.00 FEET; THENCE NORTH 65° 51' 26" EAST A DISTANCE OF 160.00 FEET; THENCE NORTH 24° 08' 34" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRE.

LOTS 5 & 6 COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE SOUTH 65° 51' 26" WEST ALONG THE SOUTH LINE OF LOT 23 A DISTANCE OF 773.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 65° 51' 26" WEST ALONG LAST SAID SOUTH LINE A DISTANCE OF 160.00 FEET; THENCE NORTH 24° 08' 34" WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 65° 51' 26" EAST A DISTANCE OF 160.00 FEET; THENCE SOUTH 24° 08' 34" EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRE.

LOTS 7, 8, 9, 10 & 11 COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE SOUTH 65° 51' 26" WEST ALONG THE SOUTH LINE OF LOT 23 A DISTANCE OF 133.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 65° 51' 26" WEST ALONG LAST SAID SOUTH LINE A DISTANCE OF 480.00 FEET; THENCE NORTH 24° 08' 34" WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 65° 51' 26" EAST A DISTANCE OF 480.00 FEET; THENCE SOUTH 24° 08' 34" EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.54 ACRES.