

TROPICAL ESTATES

SECTION TWO

A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

FILED FOR RECORD
MARTIN COUNTY, FLA.
AUG 30 1974

CLERK'S RECORDING CERTIFICATE

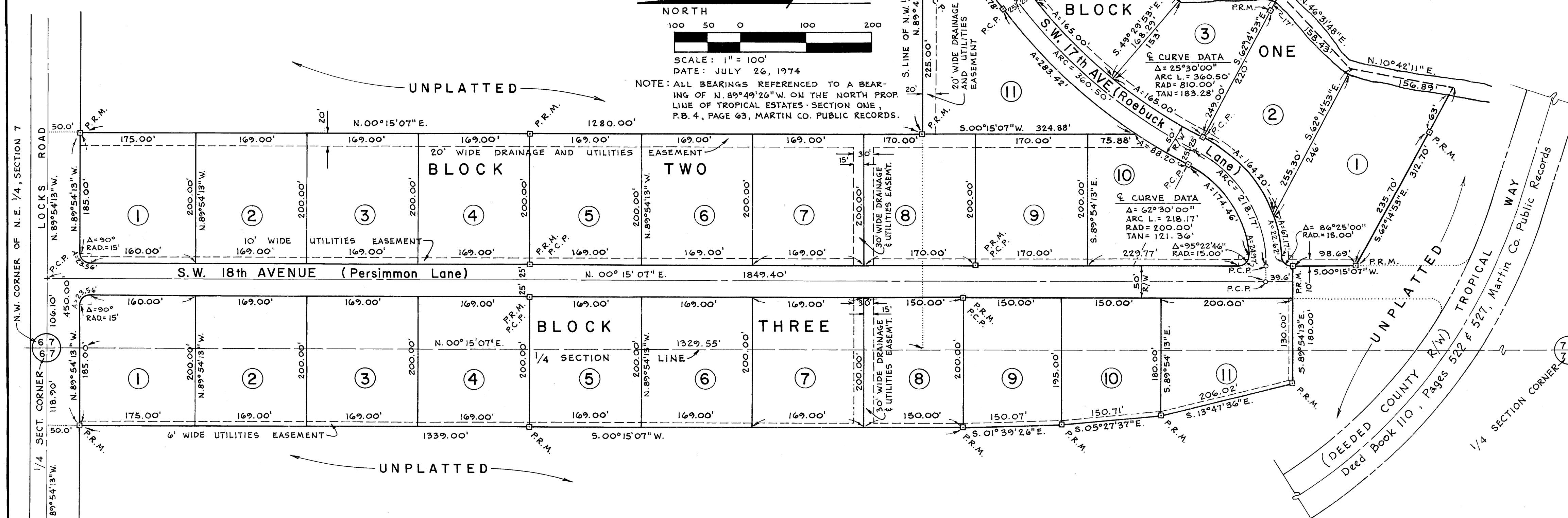
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 6, Page 67, Martin County, Florida public records, this 30th day of August, 1974.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlotte Sunkay
Deputy Clerk

File No. 216518

LEGAL DESCRIPTION - TROPICAL ESTATES Section 2

Beginning at the Northwest corner of the Northeast 1/4 of Section 7, Twp. 39 South, Range 41 East, Martin County, Florida, thence proceed North 89°54'13" West along the North line of Section 7 for a distance of 118.90 feet to a point; Thence proceed South 0°15'07" West for a distance of 50.0 feet to the point or place of beginning.
Thence continue South 0°15'07" West for a distance of 1339.00 feet to a point;
Thence proceed South 1°39'26" East for a distance of 150.07 feet to a point;
Thence proceed South 5°27'37" East for a distance of 150.71 feet to a point;
Thence proceed South 13°47'36" East for a distance of 206.02 feet to a point;
Thence proceed South 89°54'13" East for a distance of 180.00 feet to a point;
Thence proceed South 0°15'07" West for a distance of 98.69 feet to a point;
Thence proceed South 62°14'53" East for a distance of 312.70 feet to a point in the center of Roebuck Creek;
Thence proceed North 10°42'11" East along the center of Roebuck Creek for a distance of 156.89 feet to a point;
Thence proceed North 46°31'48" East along the center of said creek for a distance of 158.43 feet to a point;
Thence proceed North 0°20'24" West along the center of said creek for a distance of 143.55 feet to a point;
Thence proceed North 66°51'51" East along the center of said creek for a distance of 129.81 feet to a point;
Thence proceed North 57°21'17" East along the center of said creek for a distance of 150.39 feet to a point;
Thence proceed North 29°14'36" East along the center of said creek for a distance of 164.30 feet to a point;
Thence proceed North 36°44'53" West for a distance of 149.00 feet to the point of intersection with the South line of the Northwest 1/4 of the N.E. 1/4 of said Sect. 7;
Thence proceed North 89°49'37" West along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 7 for a distance of 454.22 feet to a point;
Thence proceed North 0°15'07" East for a distance of 1280.00 feet to a point;
Thence proceed North 89°54'13" West along a line parallel to and 50 feet South of the North line of said Section 7 for a distance of 450 feet to the point of beginning.



CERTIFICATE OF OWNERSHIP AND DEDICATION

Tropical Estates Development Corporation, a Florida corporation, by and through its undersigned officers does hereby certify that it is the owner of the property described hereon and does hereby dedicate all of the streets, walkways and thoroughfares shown on this plat of TROPICAL ESTATES, SECTION TWO to the use of the public.

The utility easements shown on this plat of TROPICAL ESTATES, SECTION TWO may be used for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.

SIGNED AND SEALED this 25 day of July, 1974 on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: V. James Navitsky
V. James Navitsky, its Secretary
TROPICAL ESTATES DEVELOPMENT CORPORATION
BY: Charles J. Greenlees
Charles J. Greenlees, its President

ACKNOWLEDGMENT

State of Florida
County of Martin

BEFORE ME, the undersigned notary public, personally appeared Charles J. Greenlees and V. James Navitsky, to me well known to be the President and Secretary, respectively, of TROPICAL ESTATES DEVELOPMENT CORPORATION, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 25 day of July, 1974.

Dale Anderson
Notary Public, State of Florida at large.
My Commission expires: 8-12-75

MORTGAGE HOLDER'S CONSENT

Stuart National Bank, a Florida corporation, by and through its undersigned officers does hereby certify that it is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication hereon and does subordinate its mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 25 day of July, 1974 on behalf of Stuart National Bank by its President and attested to by its Cashier.

ATTEST: William McDonald
William McDonald, Cashier

STUART NATIONAL BANK
BY: Jack T. Williams
Jack T. Williams, its President

Signed, sealed and delivered in the presence of:

WITNESS: William C. Catlett

WITNESS: Louise V. Isaacs

ACKNOWLEDGMENT

State of Florida
County of Martin

BEFORE ME, the undersigned notary public, personally appeared Jack T. Williams and William McDonald, to me well known to be the President and Cashier, respectively, of STUART NATIONAL BANK, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this 25 day of July, 1974.

Louise V. Isaacs
Notary Public, State of Florida at large.
My Commission expires: April 18, 1977

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

Arnold J. Ferraro
County Engineer
Aug 28, 1974

Stephen S. Calvert
County Attorney
Aug 28, 1974

Planning and Zoning Commission
Martin County, Florida
BY: Dr. Ralph F. Hyatt
Chairman
Aug 5, 1974

Board of County Commissioners
Martin County, Florida
BY: Dr. Edward A. Heany
Chairman
Aug 28, 1974

ATTEST: Louise V. Isaacs
Clerk

SURVEYOR'S CERTIFICATE

I, D.P. DeBerry, do hereby certify that this plat of TROPICAL ESTATES, SECTION TWO, 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 the requirements of Chapter 177, Florida Statutes.

D. P. DeBerry
D. P. DeBerry
Florida Surveyor Registration No. 1446

TITLE CERTIFICATION

I, William D. Anderson, Jr., a member of the Florida Bar, hereby certify that apparent record title to the land described and shown on this plat is in the name of the person, persons, corporation, or other entity executing the dedication hereon.

Dated this 25 day of July, 1974.

William D. Anderson, Jr.
William D. Anderson, Jr.
Attorney-at-Law
1451 East Ocean Blvd.
Stuart, Florida 33494