

PHASE TWO · LEILANI HEIGHTS

A SUBDIVISION IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

GENERAL NOTES:

1. ALL REAR LOT LINES TO HAVE 15' WIDE UTILITIES, DRAINAGE AND ACCESS EASEMENT (7.5' EITHER SIDE OF REAR LINE) EXCEPT WHERE OTHERWISE SHOWN
2. ALL SIDE LOT LINES TO HAVE 6' WIDE UTILITIES EASEMENT (3' EITHER SIDE OF SIDE LINE) EXCEPT WHERE OTHERWISE SHOWN
3. --- CROSSES ON ROAD CENTERLINES INDICATE LOCATIONS OF PERMANENT CONTROL POINTS (P.C.P.)
4. ALL CORNERS TO HAVE 25' RADIUS, EXCEPT AS SHOWN IN CENTERLINE CURVE DATA
5. PARCELS DENOTED BY "R.A." ARE AREAS TO BE SERVED BY A HOMEOWNERS ASSOCIATION

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 96, Martin County, Florida public records, this 6 day of January, 1976.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Queen Henry
Deputy Clerk

File No. 238715

PHASE TWO · LEILANI HEIGHTS LEGAL DESCRIPTION

Starting at the Northwest Corner of Section 27, Twp 37 S, Rge 41 E, proceed South 89°28'20" East for a distance of 1988.64 feet to the Point of Beginning for the following described parcel:
 Thence continue South 89°28'20" East for a distance of 650.63 feet to a point;
 Thence run South 89°29'09" East for a distance of 1317.45 feet to a point on the westerly right-of-way line of the Florida East Coast Railroad; said point lying on a curve concave to the right, said curve having a central angle of 32°55'13" and a radius of 2360.70 feet;
 Thence run southerly along the arc of this curve (which is also the westerly right-of-way line of F.E.C.R.R.) for a distance of 1342.65 feet to a point; said point lying 1324.62 feet South 0°41'13" East of the previously described point as measured along the chord of said curve;
 Thence run North 89°34'10" West for a distance of 1407.23 feet to a point;
 Thence run North 00°25'50" East for a distance of 120.00 feet to a point;
 Thence run North 56°08'37" East for a distance of 133.14 feet to a point;
 Thence run North 00°25'50" East for a distance of 80.00 feet to a point;
 Thence run South 89°34'10" East for a distance of 505.00 feet to a point;
 Thence run North 00°25'50" East for a distance of 105.00 feet to a point;
 Thence run South 89°34'10" East for a distance of 65.00 feet to a point;
 Thence run North 00°25'50" East for a distance of 120.00 feet to a point on a curve concave to the left, said curve having a central angle of 90°00'00" and a radius of 305.00 feet;
 Thence run northwesterly along the arc of this curve for a distance of 479.09 feet to a point; said point lying 431.34 feet North 44°34'10" West of the previously described point as measured along the chord of said curve;
 Thence run North 89°34'10" West for a distance of 235.00 feet to a point;
 Thence run North 57°20'34" West for a distance of 116.52 feet to a point;
 Thence run North 37°04'10" West for a distance of 249.40 feet to a point;
 Thence run North 89°34'10" West for a distance of 401.24 feet to a point;
 Thence run North 00°25'50" East for a distance of 105.00 feet to a point;
 Thence run North 89°34'10" West for a distance of 70.41 feet to a point on a curve concave to the left, said curve having a central angle of 10°26'54" and a radius of 25.00 feet;
 Thence run westerly along the arc of this curve for a distance of 4.56 feet to a point; said point lying 4.55 feet South 85°12'41" West of the previously described point as measured along the chord of said curve;
 Thence run North 00°25'50" East for a distance of 157.80 feet to the Point of Beginning.

APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.
 By: Kenneth J. Jensen County Engineer
 Dec. 12, 1975
 By: Stephen B. Colbert County Attorney
 January 5, 1976

Planning and Zoning Commission
 Martin County, Florida
 BY: John A. Sweet Chairman
 12-11-1975
 Board of County Commissioners
 Martin County, Florida
 BY: W. H. Hubbard Chairman
 Jan 24, 1976

ATTEST: Janice J. Swann Clerk

SURVEYOR'S CERTIFICATE

I, W. Ladon Williams, do hereby certify that this plat of PHASE TWO · LEILANI HEIGHTS, 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.

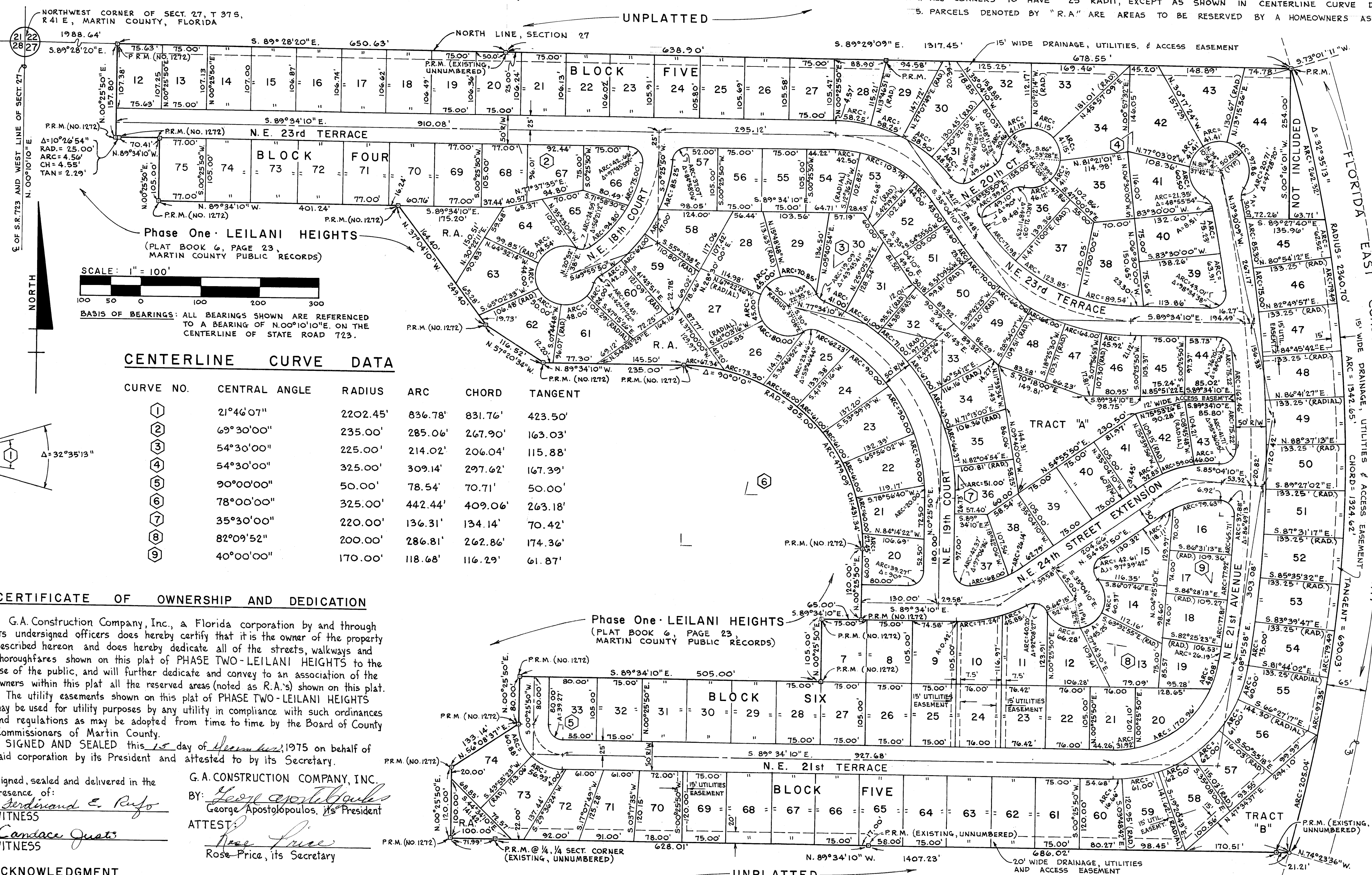
W. L. Williams
 W. Ladon Williams, Registered Land Surveyor
 Florida Certificate No. 1272

TITLE CERTIFICATION

I, Carl F. Ellwanger, 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.

All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
 MORTGAGOR: G. A. Construction Company, Inc.
 MORTGAGEE: Citizens and Southern Realty Investors
 DATE OF MORTGAGE:
 Dated this 11th day of December, 1975

Carl F. Ellwanger
 Carl F. Ellwanger, Attorney-at-Law
 51 E. Ocean Blvd., Stuart, Florida 33494



CENTERLINE CURVE DATA

| CURVE NO. | CENTRAL ANGLE | RADIUS | ARC | CHORD | TANGENT |
|-----------|---------------|----------|---------|---------|---------|
| 1 | 21°46'07" | 2202.45' | 836.78' | 831.76' | 423.50' |
| 2 | 69°30'00" | 235.00' | 285.06' | 267.90' | 163.03' |
| 3 | 54°30'00" | 225.00' | 214.02' | 206.04' | 115.88' |
| 4 | 54°30'00" | 325.00' | 309.14' | 297.62' | 167.39' |
| 5 | 90°00'00" | 50.00' | 78.54' | 70.71' | 50.00' |
| 6 | 78°00'00" | 325.00' | 442.44' | 409.06' | 263.18' |
| 7 | 35°30'00" | 220.00' | 136.31' | 134.14' | 70.42' |
| 8 | 82°09'52" | 200.00' | 286.81' | 262.86' | 174.36' |
| 9 | 40°00'00" | 170.00' | 118.68' | 116.29' | 61.87' |

CERTIFICATE OF OWNERSHIP AND DEDICATION

G.A. Construction Company, Inc., 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 PHASE TWO · LEILANI HEIGHTS to the use of the public, and will further dedicate and convey to an association of the owners within this plat all the reserved areas (noted as R.A.'s) shown on this plat. The utility easements shown on this plat of PHASE TWO · LEILANI HEIGHTS 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 15 day of December, 1975 on behalf of said corporation by its President and attested to by its Secretary.

Signed, sealed and delivered in the presence of:
George Apostolopoulos
 WITNESS
Camace Justis
 WITNESS
 G.A. CONSTRUCTION COMPANY, INC.
 BY: George Apostolopoulos
 George Apostolopoulos, its President
 ATTEST: Rose Price
 Rose Price, its Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MARTIN
 BEFORE ME, the undersigned notary public, personally appeared George Apostolopoulos and Rose Price, to me well known to be the President and Secretary, respectively, of G.A. CONSTRUCTION COMPANY, INC., a Florida corporation, and they acknowledged that they executed such instruments as such officers of said corporation.
 WITNESS my hand and official seal this 15 day of December, 1975.
George Apostolopoulos
 Notary Public,
 State of Florida at large.
 My commission expires: 4-25-1978.

MORTGAGE HOLDER'S CONSENT

The undersigned mortgagees do hereby certify that they are the holders of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate their mortgage, lien or encumbrance to such dedication.

Ivan Allen III
 Sidney R. Barrett
 William T. Beebe
 Joseph F. Botdorf, Jr.
 Richard W. Carpenter
 James W. Field
 Allen S. Hardin
 Richard L. Kattel
 John S. Schneider
 Jackson W. Tarver
 Michael H. Trotter

William Bogache
 WILLIAM BOGACHE
 Regional Mortgage Loan Officer
 Citizens and Southern Realty Investors

IN WITNESS WHEREOF, we have herunto set our hands and seals this 29th day of DECEMBER, A.D. 1975
Robert L. Johnston WITNESS
Charles J. Darn WITNESS

ACKNOWLEDGMENT

STATE OF GEORGIA
 COUNTY OF FULTON
 BEFORE ME, the undersigned notary public, personally appeared William Bogache, Regional Mortgage Loan Officer of Citizens and Southern Realty Investors, a Maryland Real Estate Investment Trust, and he acknowledged that he executed such instrument as such officer of said corporation.
 WITNESS my hand and official seal this 29th day of DECEMBER, 1975.

Janice Hollis
 Janice Hollis
 Notary Public
 State of Georgia at large.
 My Commission expires: 7-27-76

FILED FOR RECORD
 MARTIN COUNTY, FLA.
 LOUISE V. ISAACS
 CLERK OF COURT
 1976 JAN -6- PM 9:50