

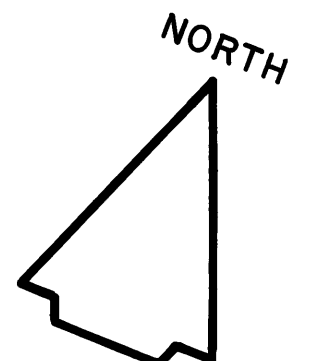
FILED FOR RECORD
MARTIN COUNTY, FLORIDA
80 FEB 15 AM 11:07
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____ D.C.

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 8, PAGE 12, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA THIS 15th DAY OF February, 1980.
LOUISE V. ISAACS, CLERK
MARTIN COUNTY, FLORIDA
BY: Charlotte Burkey FILE NO. 367094

SANDCASTLE ESTATES

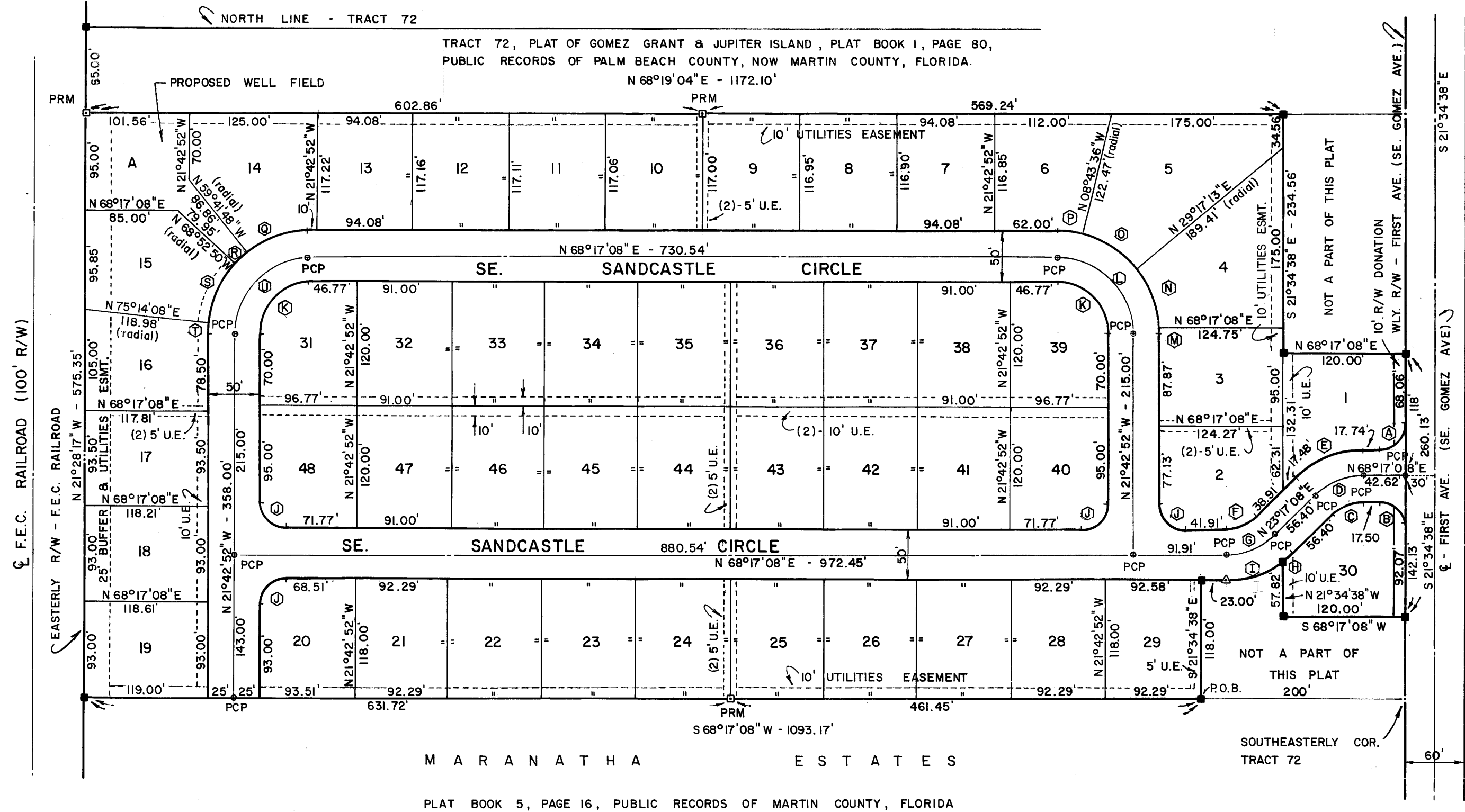
GOMEZ GRANT MARTIN COUNTY FLORIDA

DESCRIPTION: A PORTION OF TRACT 72, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 72; THENCE RUN S 68°17'08" W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 68°17'08" W A DISTANCE OF 1093.17 FEET TO A POINT, SAID POINT BEING 50.00 FEET EAST OF THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD; THENCE RUN N 21°34'38" E A DISTANCE OF 5000' EAST OF THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 575.35 FEET TO A POINT; THENCE, RUN N 68°19'04" E A DISTANCE OF 1172.10 FEET TO A POINT; THENCE, RUN S 21°34'38" E A DISTANCE OF 234.56 FEET TO A POINT; THENCE N 68°17'08" E A DISTANCE OF 120.00 FEET TO A POINT, SAID POINT BEING 30.00 FEET WEST OF THE CENTERLINE OF FIRST AVE. (SE. GOMEZ AVE.); THENCE, RUN S 21°34'38" E A DISTANCE OF 260.13 FEET PARALLEL TO THE CENTERLINE OF FIRST AVE. (SE. GOMEZ AVE.) TO A POINT; THENCE, RUN S 68°17'08" W A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN N 21°34'38" W A DISTANCE OF 57.82 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTH; THENCE, RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 92.00 FEET WITH A CENTRAL ANGLE OF 38°19'19" AN ARC DISTANCE OF 61.53 FEET TO A POINT OF TANGENT; THENCE, RUN S 68°17'08" W A DISTANCE OF 23.00 FEET TO A POINT; THENCE, RUN S 21°34'38" E A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING.



SCALE
0 100 200 300 FEET
OCTOBER 10, 1979
SCALE: 1"=100'

- NOTES:
- 1. □: PERMANENT REFERENCE MONUMENT
 - 2. ○: PERMANENT CONTROL POINT
 - 3. LOT SPLITS ARE PROHIBITED EXCEPT TO INCREASE LOT SIZE.
 - 4. MINIMUM LOT SIZE: 1/4 ACRE (10,890 S.F.)
 - 5. THERE WILL BE NO LOT ACCESS FROM FIRST AVE. (SE. GOMEZ AVE.)
 - 6. U.E.: UTILITIES EASEMENT
 - 7. BEARING REFERENCE: BEARINGS SHOWN HEREON ARE RELATED TO THE CENTERLINE OF SE. GOMEZ AVE., BEING S 21°34'38" E.
 - 8. ■: FOUND C.M. (UNNUMBERED)
 - 9. △: FOUND HOLE IN CONC. DRIVEWAY.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN
URBAN LAND & 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 AS FOLLOWS:
1. THE STREETS AND RIGHTS-OF-WAYS SHOWN ON THIS PLAT OF SANDCASTLE ESTATES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SANDCASTLE ESTATES MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY 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 22nd DAY OF January, 1980.
ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

URBAN LAND & DEVELOPMENT CORPORATION
BY: Jon L. Oswald
JON L. OSWALD, PRESIDENT
ATTEST: Robert D. Hoke
ROBERT D. HOKE, SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JON L. OSWALD AND ROBERT D. HOKE, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF URBAN LAND & 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 22nd DAY OF January, 1980.

Richard J. Howard
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/17/82

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN
VINCENT J. LENTINI, AS TRUSTEE, DOES HEREBY CERTIFY THAT HE IS THE HOLDER OF A MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE HIS MORTGAGE TO SUCH DEDICATION.
SIGNED AND SEALED THIS 23 DAY OF January, 1980.
David Sartore
WITNESS
Vincent J. Lentini
VINCENT J. LENTINI, TRUSTEE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN
I, DAVID W. BETHAM, DO HEREBY CERTIFY THAT THIS PLAT OF SANDCASTLE ESTATES, 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.

David W. Betham
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3199
DATE 1-15-80

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN
I, JEFFERY DANVERSA, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
MORTGAGEE: VINCENT J. LENTINI, AS TRUSTEE
DATE OF MORTGAGE: JUNE 8, 1979
RECORDING DATA: O.R. BOOK 475, PAGE 395, MARTIN COUNTY, FLORIDA.
DATED THIS 22 DAY OF January, 1980.

Jeffery Danversa

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

- DATED:
- 2/14/80 BY: ROCK S
CHAIRMAN, PLANNING & ZONING COMMISSION
 - 2-14-80 BY: Maggie Kuchalla
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
 - 2-14-80 BY: E. J. Greenamyre
COUNTY ENGINEER
 - 2-14-80 BY: John P. ...
COUNTY ATTORNEY
 - 2-15-80 ATTESTED: Louise V. Isaacs
CLERK OF THE CIRCUIT COURT
By Charlotte Burkey D.C.

CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	CHORD
A	25.00'	89°51'46"	39.21'	24.94'
B	25.00'	90°08'14"	39.32'	25.06'
C	42.00'	45°00'00"	32.99'	17.40'
D	67.00'	45°00'00"	52.62'	27.95'
E	92.00'	45°00'00"	72.26'	38.11'
F	42.00'	45°00'00"	32.99'	17.40'
G	67.00'	45°00'00"	52.62'	27.95'
H	92.00'	06°40'41"	10.72'	5.37'
I	92.00'	38°19'19"	61.53'	31.97'
J	25.00'	90°00'00"	39.27'	25.00'
K	50.00'	90°00'00"	78.54'	50.00'
L	75.00'	90°00'00"	117.81'	75.00'
M	100.00'	04°05'10"	7.13'	3.57'
N	100.00'	34°54'45"	60.93'	31.45'
O	100.00'	38°00'49"	66.35'	34.45'
P	100.00'	12°59'16"	22.67'	11.38'
Q	100.00'	37°58'56"	66.29'	34.42'
R	100.00'	09°11'02"	16.03'	8.03'
S	100.00'	35°53'02"	62.63'	32.38'
T	100.00'	06°57'00"	12.13'	6.07'
U	75.00'	90°00'00"	117.81'	75.00'

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF ERIE
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED VINCENT J. LENTINI, AS TRUSTEE, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF January, 1980.
Jeanne Crest
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/30/80