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# COUNTRY PLACE · PHASE THREE

A subdivision of part of Tracts 53, 54, 59, all of Tract 60, Section 35, Township 38 South, Range 40 East and part of Tracts 4, 5, 6 and 7, Section 2, Township 39 South, Range 40 East, Palm City Farms Subdivision, Martin County, Florida.

### LEGAL DESCRIPTION

**SECTION 35, TOWNSHIP 38 S, RANGE 40 E:** Beginning at the Southwest Corner of Section 35, thence run South 89°50'40" East along the South line of Section 35 for 1707.41 ft. to the Southeast corner of Country Place - Phase One as recorded in Plat Book 7, Page 19, Martin County, Florida, Public Records and the Point of Beginning: (1) Thence run North 8°00'00" East for 240.00 feet to a point; (2) Thence run North 44°20'00" East for 150.00 feet to a point; (3) Thence run N 53°55'55" East for 234.49 feet to a point; (4) Thence run North 49°30'00" West for 150.00 feet to a point; (5) Thence run North 69°00'00" West for 130.12 feet to a point; (6) Thence run North 38°00'00" East for 419.19 feet to a point; (7) Thence run North 66°07'19" East for 295.40 feet to a point on the East line of the Palm City Farms Subdivision; (8) Thence run South 23°52'41" East along the East line of said Subdivision for a distance of 1,146.82 feet to the point of intersection with the South line of Section 35; (9) Thence run North 89°50'40" West along the South line of Section 35 for a distance of 1,081.91 feet to the Point or Place of Beginning.

**SECTION 2, TOWNSHIP 39 S, RANGE 40 E:** Beginning at the Northwest Corner of said Section 2, thence run South 89°50'40" East along the North line of Section 2 for a distance of 658.85 feet to the Northwest Corner of Tract 7 of said Palm City Farms Subdivision and the Point or Place of Beginning: (1) Thence run South 0°10'10" West along the West line of said Tract 7 for 658.80 feet to a concrete monument; (2) Thence run North 89°22'10" East for 659.84 feet to a concrete monument; (3) Thence run North 89°08'27" East for 659.95 feet to a concrete monument; (4) Thence run North 89°09'42" East for 659.83 feet to a concrete monument; (5) Thence run North 89°10'12" East for 426.14 feet to a point on the East line of Palm City Farms Subdivision; (6) Thence run North 23°55'26" West along the East line of said Palm City Farms Subdivision for 453.94 feet to an iron pipe; (7) Thence run North 23°52'41" West along the East line of the Palm City Farms Subdivision for 224.29 feet to a point on the North line of said Section 2; (8) Thence run North 89°50'40" West along the North line of said Section 2 for a distance of 1230.47 feet to a Point or Place of Beginning.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, W. R. SCOTT, Trustee, do hereby certify that I am the owner of the property described hereon and do hereby dedicate all of the streets, common areas, bridle paths, lakes and waterways shown on this plat of COUNTRY PLACE, PHASE THREE, to the COUNTRY PLACE HOMEOWNERS ASSOCIATION, INC., for the use of the owners of lots in COUNTRY PLACE. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets, common areas, bridle paths, lakes or waterways, or drainage easements.

The utility easements shown on this plat of COUNTRY PLACE - PHASE THREE 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. Where utility easements are also bridle paths or common areas, the use for utility easement shall not restrict the use for bridle path purposes.

Signed and sealed this 5 day of June, 1980.

Signed, sealed and delivered in the presence of:

WITNESS: Helen J. Lukas WITNESS: Susan K. Stradger

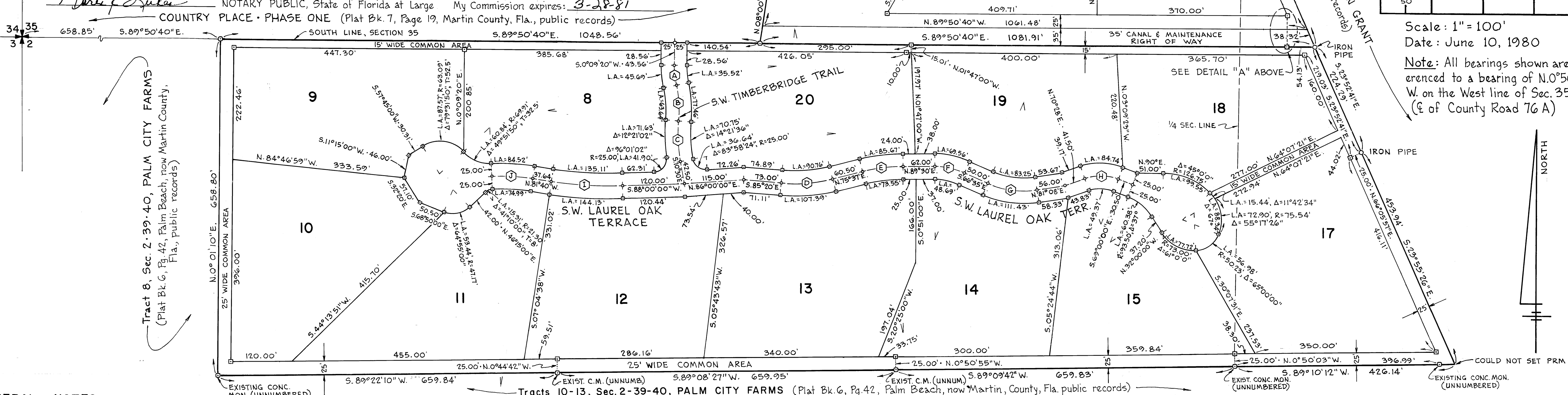
W. R. SCOTT, Trustee

### ACKNOWLEDGMENT

STATE OF FLORIDA · COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared W.R. Scott, individually and as Trustee, to me well known, and he acknowledged that he executed the foregoing dedication. WITNESS my hand and official seal this 5 day of June, 1980.

Helen J. Lukas NOTARY PUBLIC, State of Florida at Large My Commission expires: 3-28-81



### GENERAL NOTES

1. Lot 16 has been eliminated
2. All side lot lines to have 10' wide utilities, access and drainage easement (5' each side of lot line)
3. Indicates location of Permanent Reference Monuments (P.R.M.)
4. Crosses on road centerlines indicate location of Permanent Control Points (P.C.P.); Other P.C.P.'s to be located as shown.
5. Parcel A is a common area reserved for lakes, lake maintenance, waterways and bridle paths.
6. All lots to have a 20 ft. wide easement adjoining Road Rights-of-way for utilities, drainage and bridle trails.
7. Based on Florida D.O.T. data & U.S. Soil Conservation Service, the 100 year flood elevation has been calculated to be 22.5 ft mean sea level.

### SURVEYOR'S CERTIFICATE

I, D.P. DeBerry, do hereby certify that this plat of COUNTRY PLACE Phase Three 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.

D.P. DeBerry  
D.P. DeBerry, Registered Land Surveyor  
Florida Registration NO. 1446

### APPROVAL OF COUNTY

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

County Engineer: 9/2/80 1980. County Attorney: 9/2/80 1980.

Board of County Commissioners  
Martin County, Florida  
BY: Margy Stubballa  
Chairman July 9 1980.

Planning & Zoning Commission  
Martin County, Florida  
BY: Charlotte Burkey  
Chairman July 9 1980.

ATTEST: Louise V. Isaacs Clerk  
By Charlotte Burkey D.S.

### 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 8, Page 28, Martin County, Florida public records this 10<sup>th</sup> day of July, 1980.

Louise V. Isaacs, Clerk of Circuit Court  
Martin County, Florida

File No: 380379 BY: Charlotte Burkey  
Deputy Clerk

### DETAIL "A"

SCALE: 1" = 20'

### CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LGTH.	TANGENT
(A)	199.59'	11° 39' 20"	40.60'	20.37'
(B)	255.29'	15° 50' 00"	70.55'	35.50'
(C)	307.28'	14° 50' 00"	79.55'	40.00'
(D)	297.99'	19° 03' 00"	99.08'	50.00'
(E)	328.54'	13° 53' 00"	79.61'	40.00'
(F)	141.65'	23° 55' 00"	59.13'	30.00'
(G)	172.76'	32° 17' 00"	97.24'	50.00'
(H)	94.79'	40° 32' 00"	67.06'	35.00'
(I)	774.16'	10° 20' 00"	139.62'	70.00'
(J)	418.61'	10° 55' 00"	79.76'	40.00'

### TITLE CERTIFICATION

TITLE UNDERWRITER AGENCY, INC. by its undersigned Vice President and Title Officer, hereby certifies that the record title of the herein described lands is vested in W. R. SCOTT, Trustee, as by the Certificate of Ownership elsewhere hereon appearing.

All mortgages on the land described hereon have been satisfied.

Dated this 5 day of June, 1980.

TITLE UNDERWRITER AGENCY, INC.  
BY: Wess Wright  
Wess Wright, Vice President & Title Officer  
218 N. Colorado Ave., Stuart, Fla. 33494

Scale: 1" = 100'  
Date: June 10, 1980  
Note: All bearings shown are referenced to a bearing of N.0°50'46" W. on the West line of Sec. 35 (E of County Road 76 A)