

# JENSEN PARK ESTATES PHASE ONE

### CERTIFICATE OF OWNERSHIP AND DEDICATION

JENSEN LAND & DEVELOPMENT, INC., a Florida corporation by and through its undersigned officers and also Terrence R.H. Biggs and Bridget Thompson, the owners of parcel E as shown on the plat of JENSEN PARK ESTATES PHASE ONE, do hereby certify that they are the owners of the property described hereon and do hereby dedicate all of the streets shown on this plat of JENSEN PARK ESTATES PHASE ONE to the use of the public. The Parcel A identified as "Storm Water Retention" is to be dedicated to the Jensen Park Estates Homeowners' Association for the use of the lot owners in Jensen Park Estates Phase One. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding this parcel.

The utility and drainage easements shown on this plat of JENSEN PARK ESTATES PHASE ONE may be used for utility or drainage purposes by any utility or Martin County 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 28 day of May, 1980 on behalf of said corporation by its President and attested by its Secretary.

ATTEST: Carolyn J. Coy  
Carolyn J. Coy, Secretary  
SIGNED AND SEALED, this \_\_\_ day of \_\_\_\_, 1980

JENSEN LAND & DEVELOPMENT INC.  
BY: Robert H. Coy  
Robert H. Coy, President  
Terrence R.H. Biggs  
Terrence R.H. Biggs  
Bridget Thompson  
Bridget Thompson

### ACKNOWLEDGEMENT

STATE OF FLORIDA - COUNTY OF MARTIN  
Before Me, the undersigned notary public, personally appeared Robert H. Coy and Carolyn J. Coy, to me well known to be President and Secretary, respectively, of JENSEN LAND & DEVELOPMENT, INC., a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation. WITNESS my hand and official seal this 6th day of June, 1980.

Mauback Adams  
Notary Public, State of Florida at Large  
My Commission Expires Jan 11 1983

### ACKNOWLEDGEMENT

STATE OF FLORIDA - COUNTY OF MARTIN  
Before me, the undersigned notary public, personally appeared Terrence R.H. Biggs and Bridget Thompson, to me well known, and they acknowledged before me that they executed the foregoing dedication. WITNESS, my hand and official seal this 6th day of June, 1980.

Carolyn J. Coy  
Notary Public, State of Florida at Large  
My commission expires Apr 13, 1983

### TITLE CERTIFICATION

I, John Prewitt, a member of the Florida Bar hereby certify that apparent record title to the land described and shown on this plat is in the 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 as follows:  
MORTGAGOR: Jensen Land & Development, Inc.  
MORTGAGEE: Stuart - Jensen Development Corporation  
RECORDING DATA: O.R. Bk. 474 Page 1170, Martin Co., Fla., public records dated 6/28/79  
O.R. Bk. 494, Page 40, Martin Co., Fla., public records dated 4/17/80

MORTGAGOR: Terrence Biggs and Bridgett Thompson  
MORTGAGEE: American Bank of Martin County  
RECORDING DATA: O.R. Bk. 473, Page 2674, Martin Co., Fla., public records dated 6/26/79  
CORR. MORTGAGE DATA: O.R. Bk. 478, Page 1080, Martin Co., Fla., public records dated 8/28/79

MORTGAGOR: JENSEN LAND & DEVELOPMENT, INC.  
MORTGAGEE: FIRST FEDERAL SAVINGS & LOAN ASSOCIATION of MARTIN COUNTY  
RECORDING DATA: O.R. Bk. 391, Page 876, Martin Co., Fla., public records dated 10/7/75

Dated this 5th day of June, 1980  
John E. Prewitt  
John E. Prewitt, Attorney at Law  
Oughterson Bldg., Stuart, Florida. 33494

### MORTGAGE HOLDER'S CONSENT

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION of MARTIN COUNTY 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 7 day of June, 1980 on behalf of FIRST FEDERAL SAVINGS & LOAN ASS. of MARTIN COUNTY by its President and attested to by its Secretary.

ATTEST: Paul Gliedman  
Paul Gliedman, Secretary  
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
BY: William Wallis  
William Wallis, President

### DESCRIPTION OF LAND

Starting at the Northeast corner of Section 28, Township 37 South, Range 41 East, proceed South 0°22'26" East along the East line of Section 28 for a distance of 1330.25 feet to a point; Thence run South 89°59'11" West for a distance of 55.85 feet to a point on the West right of way of State Road 723; said point being the Point of Beginning for the following described parcel:

Thence continue South 89°59'11" West for a distance of 1292.78 feet to a point; thence run South 00°09'54" East for a distance of 103.56 feet to a point; thence run South 05°52'32" East for a distance of 1036.73 feet to a point; thence run South 89°50'06" West for a distance of 129.89 feet to a point on a curve concave to the right; said curve having a central angle of 09°44'30" and a radius of 1625.24 feet; thence run Westerly along the arc of this curve for a distance of 276.33 feet to a point; thence run South 00°09'54" East for a distance of 576.14 feet to a point; said point being on a curve concave to the North having a central angle of 4°07'11" and a radius of 2195.24 feet; thence run Easterly along the arc of this curve a distance of 157.85 feet to the end of said curve; Thence run South 0°22'54" East for a distance of 516.15 feet to a point; Thence run North 89°32'26" East for a distance of 930.00 feet to a point; thence run North 0°22'54" West a distance of 656.80 feet to a point; thence run North 89°40'48" East for a distance of 1138.96 feet to a point on the Westerly right of way line of State Road 723; said point being on a curve concave to the West having a central angle of 9°04'36" and a radius of 1382.69 feet; thence run Northerly along the arc of this curve for a distance of 219.04 feet to the end of said curve; thence continue along said right of way line on a bearing of North 4°46'53" East a distance of 865.67 feet to a Point of Curvature of a curve to the left having a central angle of 2°33'14" and a radius of 5679.65 feet; thence run Northerly along the arc of this curve for a distance of 253.17 feet to the Point of Beginning.

### MORTGAGE HOLDER'S CONSENT

American Bank of Martin County, 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 2nd day of June, 1980 on behalf of American Bank of Martin County by its President and attested to by its Vice President and Cashier.  
ATTEST: Vincent Giordano  
Vincent Giordano, V.P. and cashier  
American Bank of Martin County  
BY: Jimmy M. Brown  
Jimmy M. Brown, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before Me, the undersigned notary public, personally appeared Jimmy M. Brown and Vincent Giordano, to me well known to be the President and V.P. and Cashier, respectively of American Bank of Martin County, and they acknowledged that they executed such instrument as such officers of said bank. WITNESS my hand and official seal this 2nd day of June, 1980.

Jan Watson  
Notary Public State of Florida at large  
My Commission expires  
March 9, 1984

### ACKNOWLEDGEMENT

State of Florida - County of Martin  
Before me, the undersigned notary public, personally appeared William Wallis and Paul Gliedman, to me well known to be the President and Secretary, respectively of First Federal Savings & Loan Ass. of Martin County, and they acknowledged that they executed such instrument as such officers of said bank. WITNESS my hand and official seal this 4 day of June, 1980.

Debra A. Sigarova  
Notary Public, State of Florida at large  
My Commission expires: 11-19-81

### CLERK'S RECORDING CERTIFICATE

I, Louise V. Issacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 8, Page 30, Martin County, Florida public records, this 28th day of July, 1980.  
Louise V. Issacs, Clerk  
Circuit Court  
Martin County, Florida.  
By: Charlotte Burkley  
Deputy Clerk  
File No. 381700

### MORTGAGE HOLDER'S CONSENT

Stuart - Jensen Development Corporation, a Fla. Corporation, by and through its undersigned officers does hereby certify that it is the holder of certain mortgages, liens or encumbrances on the land described hereon and does consent to the dedication hereon and does subordinate its mortgages, liens or encumbrances to such dedication.

SIGNED AND SEALED, this 4 day of June, 1980 on behalf of Stuart - Jensen Development Corporation by its President and attested to by its Secretary.

ATTEST: Paul Gliedman  
Paul Gliedman  
Secretary  
Stuart - Jensen Development Corporation  
BY: William Wallis  
William Wallis, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
Before Me, the undersigned notary public, personally appeared William Wallis and Paul Gliedman, to me well known to be the President and Secretary, respectively, of Stuart - Jensen Development Corporation, a Fla. corporation, and they acknowledged that they executed such instrument as such officers of said corporation. WITNESS my hand and official seal this 4 day of June, 1980.

Debra A. Sigarova  
Notary Public, State of Florida at large  
My Commission expires: 11-19-81

### APPROVAL OF COUNTY

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

E.L. Greenmeyer  
County Engineer  
JULY 28, 1980  
Stuart Fry  
County Attorney  
28 JULY, 1980

Planning & Zoning Commission, by: [Signature]  
Chairman  
July 28, 1980

Board of County Commissioners, by: [Signature]  
Chairman  
July 28, 1980

Attest: Louise V. Issacs  
Clerk  
By: Charlotte Burkley

### SURVEYOR'S CERTIFICATE

I, W.L. Williams, do hereby certify that this plat of JENSEN PARK ESTATES PHASE ONE, 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, Fla. Statutes.

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