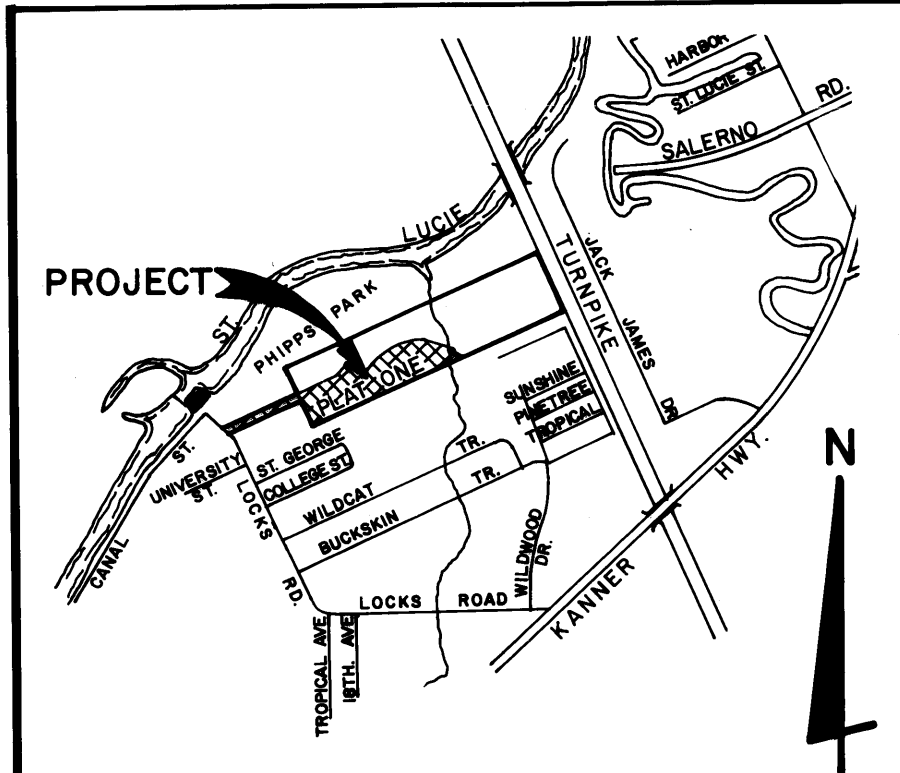


SEE SURVEYOR'S AFFIDAVITS RECORDED IN OR BOOK 515 PAGES 2581 + 2583 ON 3-3-81 AND OR BOOK 561 PAGE 63 ON 1-11-83 MARSHA Stiller CLERK OF COURT by km wheeler



PLAT ONE GREGOR WOODS

BEING A REPLAT OF BLOCKS 20 & 29, PLAT OF ST. LUCIE INLET FARMS, PLAT BK. 1, PG. 98 PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. ALL LYING AND BEING IN THE HANSON GRANT.

80 DEC 29 P 1: 41
PLAT NO. 1
PLAT OF ST. LUCIE INLET FARMS

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 8, PAGE 45, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 20th DAY OF December 1980.
LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA
By: Charlotte Burkey DEPUTY CLERK
FILE NO.: 396753

LOCATION MAP

DESCRIPTION

A PARCEL OF LAND IN BLOCKS 20 AND 29, ACCORDING TO THE PLAT OF ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, ALL LYING AND BEING IN THE HANSON GRANT, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 20 OF SAID ST. LUCIE INLET FARMS; THENCE NORTH 66° 05' 02" EAST ALONG THE SOUTH LINE OF SAID BLOCK 20 (THE SOUTH LINE OF BLOCK 20 IS ASSUMED TO BEAR NORTH 66° 05' 02" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 1306.79 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 20 OF SAID ST. LUCIE INLET FARMS; THENCE NORTH 65° 23' 18" EAST ALONG THE SOUTH LINE OF BLOCK 29 SAID ST. LUCIE INLET FARMS A DISTANCE OF 952.27 FEET TO A POINT; THENCE NORTH 59° 46' 02" WEST A DISTANCE OF 298.23 FEET TO A POINT; THENCE NORTH 56° 33' 57" WEST A DISTANCE OF 88.78 FEET TO A POINT; THENCE NORTH 66° 36' 42" WEST, A DISTANCE OF 362.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 591.08 FEET AND A CENTRAL ANGLE OF 25° 36' 07"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 264.12 FEET TO THE END OF SAID CURVE; THENCE SOUTH 66° 09' 12" WEST A DISTANCE OF 395.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 613.81 FEET AND A CENTRAL ANGLE OF 34° 42' 33"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.84 FEET, TO THE END OF CURVE; THENCE SOUTH 31° 26' 39" WEST A DISTANCE OF 145.57 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 438.89 FEET; THENCE ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14° 34' 22" A DISTANCE OF 111.63 FEET TO THE END OF SAID CURVE; THENCE NORTH 58° 33' 21" WEST, A DISTANCE OF 149.57 FEET TO A POINT; THENCE SOUTH 31° 26' 39" WEST, A DISTANCE OF 30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 512.38 FEET AND A CENTRAL ANGLE OF 34° 48' 28"; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 311.26 FEET TO THE END OF CURVE; THENCE SOUTH 66° 14' 59" WEST, A DISTANCE OF 329.81 FEET TO A POINT ON THE WEST LINE OF LOT 2, BLOCK 20, ACCORDING TO SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 23° 23' 19" EAST ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 20, SAID PLAT OF ST. LUCIE INLET FARMS; THENCE SOUTH 22° 58' 12" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 645.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTHERLY 100 FEET OF TRACT 3, BLOCK 20 (LESS RIGHT-OF-WAY FOR LOCKS ROAD), ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, PUBLIC RECORDS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA S.S.
COUNTY OF St Lucie

CASA DEVELOPMENT LIMITED, INC., A FLORIDA CORPORATION, BY AND FOR ITS UNDERSIGNED PRESIDENT AND SECRETARY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS SHOWN ON THIS PLAT ONE GREGOR WOODS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT ONE GREGOR WOODS 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.
3. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ONE GREGOR WOODS ARE HEREBY DEDICATED TO THE GREGOR WOODS HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND MAY BE USED FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.
4. THE STORM WATER RETENTION AREA SHOWN ON THIS PLAT ONE GREGOR WOODS, AND DESIGNATED AS LAKE VICTORIA, IS HEREBY DEDICATED TO THE GREGOR WOODS HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. FURTHERMORE, THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STORM WATER RETENTION AREA.

SIGNED AND SEALED THIS 19 DAY OF December, 1980, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND SECRETARY.

CASA DEVELOPMENT LIMITED, INC.
By: Woodrow S. Safrit
WOODROW S. SAFRIT
PRESIDENT

ATTEST:
Arthur Gregor Carr
ARTHUR GREGOR CARR
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF St Lucie

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WOODROW S. SAFRIT AND ARTHUR GREGOR CARR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF CASA DEVELOPMENT LIMITED, INC., A FLORIDA CORPORATION, AND THAT THEY EXECUTED SUCH INSTRUMENT AS SAID PRESIDENT AND SECRETARY OF SAID CORPORATION.

MY COMMISSION EXPIRES: June 23, 1981

Judith C. Hinkler
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I, L.M. TAYLOR, 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: 1. JOSEPH C. BEVIS AND BETSY ROSS BEVIS, HIS WIFE, RECORDED IN OFFICIAL RECORD BOOK 484, PAGE 1405, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- MORTGAGEE: 2. MORTGAGE MODIFICATION AND SPREADER AGREEMENT TO JOSEPH C. BEVIS AND BETSY ROSS BEVIS, HIS WIFE, RECORDED IN OFFICIAL RECORD BOOK 498, PAGE 1963, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATE OF MORTGAGE: NOVEMBER 30, 1979
RECORDING DATA: OFFICIAL RECORD BOOK 484, PAGE 1405.
MORTGAGOR: CASA DEVELOPMENT LIMITED, INC.

MORTGAGEE: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, RECORDED IN OFFICIAL RECORD BOOK 511, PAGE 842, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATE OF MORTGAGE: Dec 22, 1980.
RECORDING DATA: OFFICIAL RECORD BOOK 511, PAGE 842
MORTGAGOR: CASA DEVELOPMENT LIMITED, INC.

DATED THIS 29th DAY OF December, 1980.

L.M. Taylor
L.M. TAYLOR
ATTORNEY-AT-LAW
630 N. FEDERAL HWY.
N. PALM BEACH, FL. 33408

MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

JOSEPH C. BEVIS AND BETSY ROSS BEVIS, HUSBAND AND WIFE, 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.

SIGNED AND SEALED THIS 23 DAY OF Dec., 1980,
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Woodrow S. Safrit
WITNESS
Thomas A. Hinkler
WITNESS
Shirley Griffin
WITNESS
Mary Turans
WITNESS

Joseph C. Bevis
JOSEPH C. BEVIS, HUSBAND
Betsy Ross Bevis
BETSY ROSS BEVIS, WIFE

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH C. BEVIS AND BETSY ROSS BEVIS, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 23 DAY OF December, 1980.

MY COMMISSION EXPIRES May 30, 1982

Shirley Griffin
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

I, CRAIG L. WALLACE, DO HEREBY CERTIFY THAT THIS PLAT OF GREGOR WOODS 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.

Craig Wallace
CRAIG L. WALLACE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3357

MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, LIEN, OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 22nd DAY OF December, 1980

ATTEST:
T. Kevin Walsh
T. KEVIN WALSH, SECRETARY

Michael J. Brown
MICHAEL J. BROWN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

BEFORE ME, PERSONALLY APPEARED MICHAEL J. BROWN AND T. KEVIN WALSH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT PIERCE, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF December, 1980.

MY COMMISSION EXPIRES: June 23, 1981

Judith C. Hinkler
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

APPROVAL OF COUNTY

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

DEC 29, 1980

F. J. Dremeyer
COUNTY ENGINEER

29 DEC, 1980

Joseph C. Bevis
COUNTY ATTORNEY

20 DEC, 1980

PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
By: FR
CHAIRMAN

Dec. 29, 1980

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
By: Mary Turans
CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK
By Charlotte Burkey (BOARD SEAL)

THIS INSTRUMENT WAS PREPARED BY CRAIG L. WALLACE, AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BLVD., SUITE 109, NORTH PALM BEACH, FLORIDA 33408.

PLAT ONE GREGOR WOODS

WILLIAM G. WALLACE, INC. CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS 321 NORTHLAKE BLVD., NORTH PALM BEACH, FL. 33408 • 305/842-4333 3241 S.W. MAPLE RD., PALM CITY PLAZA, PALM CITY, FL. 33460 • 305/293-0300			
FIELD: G. Z.	JOB NO.: J80-792	FB: GW PG.	
OFFICE: F. M.	DATE: AUG., 1980	DWG. NO.: 80-479	
C'K'D: W.D.J.	REF:	SHEET 1 OF 2	

Subdivision Parcel Control Number
55-38-41-200-000-0000.0