

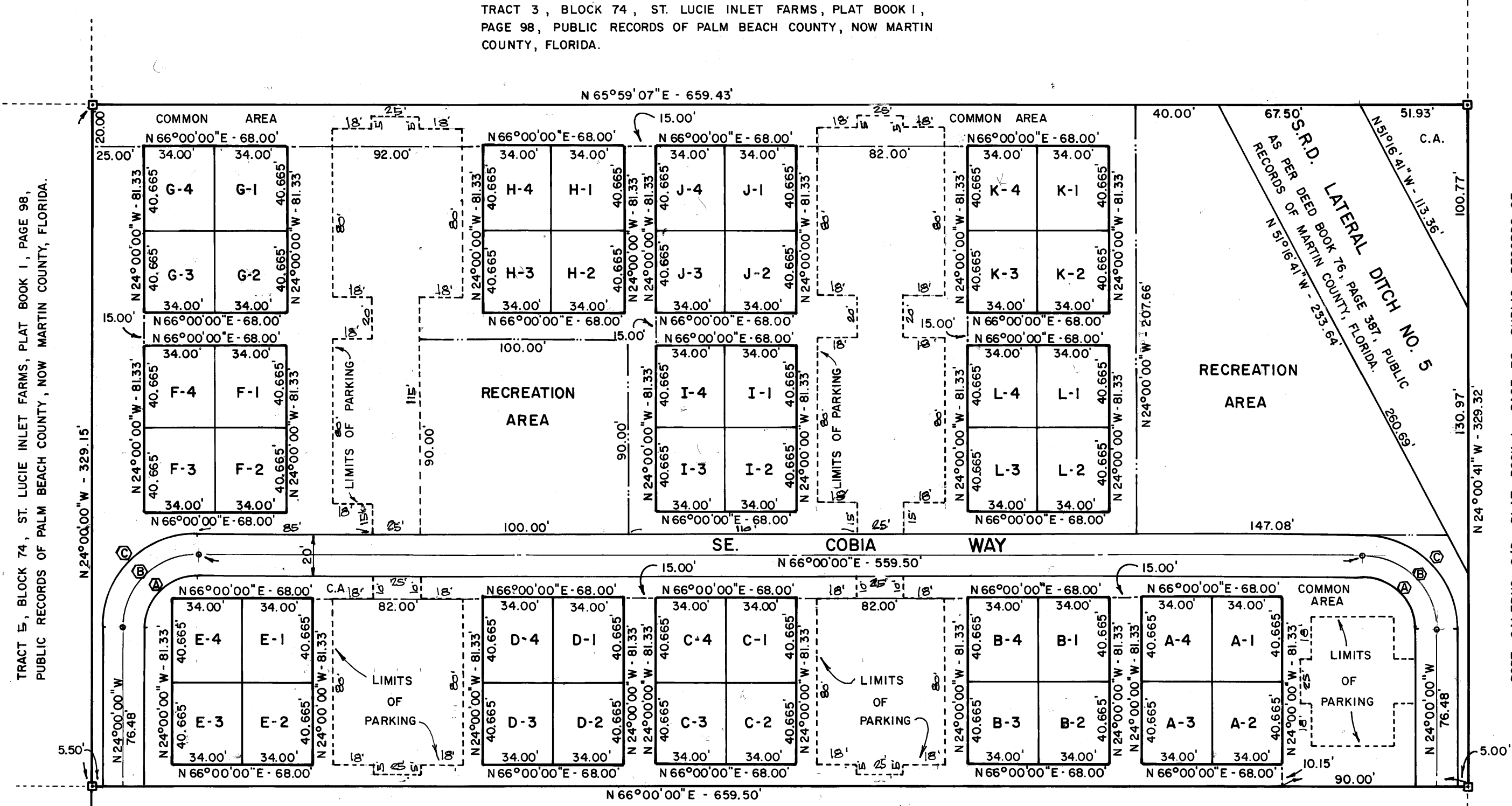
SCALE: 1" = 50'
OCT. 6, 1980

COVE PLACE

MARTIN COUNTY, FLORIDA
HANSON GRANT

TRACT 6, LESS THE SOUTHERLY 330.28 FEET (AS MEASURED ALONG THE WESTERLY LINE OF SAID TRACT 6) IN BLOCK 74, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA. LESS AND ACCEPTING STATE ROAD DEPARTMENT LATERAL DITCH NO. 5, AS RECORDED IN DEED BOOK 76, PAGE 387, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TRACT 3, BLOCK 74, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA.



TRACT 6, BLOCK 74, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA. USAGE AS OF DATE OF PLATTING - RENTAL APARTMENTS (SALERNO COVE)

FOUND IRON ROD - SW CORNER OF TRACT 6, BLOCK 74, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA.

CURVE DATA					
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
A	25.00'	90°00'00"	39.27'	25.00'	35.36'
B	35.00'	90°00'00"	54.98'	35.00'	49.50'
C	45.00'	90°00'00"	70.69'	45.00'	63.64'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

HEBERT W. BIGGS, AS TRUSTEE, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREET: THE STREET SHOWN ON THIS PLAT OF COVE PLACE IS HEREBY DECLARED TO BE PRIVATE STREET AND IS DEDICATED TO THE COVE PLACE HOMEOWNER'S ASSOCIATION, INC., FOR THE USE OF THE OWNERS OF LOTS IN COVE PLACE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
- AREAS WITHIN DOTTED LINES: THE AREAS SHOWN WITHIN THE DOTTED LINES ON THIS PLAT OF COVE PLACE ARE HEREBY DEDICATED TO THE COVE PLACE HOMEOWNER'S ASSOCIATION FOR PURPOSES OF INGRESS, EGRESS, PARKING, AND UTILITIES 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, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID AREAS.
- RECREATION AREA & COMMON AREAS: THE RECREATION AREA AS SHOWN HEREON IS HEREBY DEDICATED AS A PRIVATE RECREATION AREA TO THE COVE PLACE HOMEOWNERS ASSOCIATION. THE COMMON AREAS AS SHOWN HEREON ARE DEDICATED TO THE COVE PLACE HOMEOWNER'S ASSOCIATION. THE COMMON AREAS MAY ALSO 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, FLORIDA. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING THE RECREATION AREA AND COMMON AREAS.

SIGNED AND SEALED THIS 28 DAY OF January 1981.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:
Richard D. Adams WITNESS
Herbert W. Biggs HERBERT W. BIGGS, AS TRUSTEE
Chris Johnston WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HERBERT W. BIGGS, AS TRUSTEE TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF January 1981.
Chris Johnston NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-84

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

DATED: February 4, 1981 BY: *JO SK* CHAIRMAN, PLANNING & ZONING COMMISSION
2/4/81 BY: *Maggie Churchill* CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
FEB 4, 1981 BY: *E. L. Freeman* COUNTY ENGINEER
3 FEB 81 BY: *John J...* COUNTY ATTORNEY

ATTESTED: *Louise V. Isaacs* CLERK OF THE CIRCUIT COURT
Charlotte Bunker A.C.
Submission parcel control number: 55 38 41 740 000 0000.0

FILED FOR RECORD
MARTIN COUNTY, FLA.
01 FEB 9 AM: 51
LOUISE V. ISAACS
CLERK OF THE CIRCUIT COURT
BY: *Charlotte Bunker* A.C.

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 8, PAGE 52, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 9th DAY OF February 1981.

LOUISE V. ISAACS, CLERK
MARTIN COUNTY, FLORIDA
BY: *Charlotte Bunker* FILE NO. 400632

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, MARK I. LURIE, 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 PERSON EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
NONE

DATED THIS 28th DAY OF JANUARY 1981.

Mark I. Lurie
MARK I. LURIE, ATTORNEY AT LAW
P.O. BOX 1510
HOBE SOUND, FLORIDA 33455

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, RICHARD D. ADAMS, DO HEREBY CERTIFY THAT THIS PLAT OF COVE PLACE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Richard D. Adams Jr.
RICHARD D. ADAMS JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3366

DATED THIS 28th DAY OF JANUARY 1981.

NOTES:

1. □: INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. ⊙: INDICATES PERMANENT CONTROL POINT (P.C.P.)
3. THERE SHALL BE NO BUILDINGS PLACED ON UTILITIES.
4. UTILITIES ARE DEFINED AS: WATER, SEWER, DRAINAGE, ELECTRICAL, TELEPHONE, & CABLE T.V.
5. DOTTED LINES (----) REPRESENT THE LIMITS OF PARKING AREAS. (SEE DEDICATION, NOTE 2.)
6. C.A.: COMMON AREA

SURVEYOR'S SEAL