

This Instrument Was Prepared By:
GEORGE C. YOUNG, JR.

HUTCHEON ENGINEERS, INCORPORATED
2960 S.W. MAPP ROAD
PALM CITY, FLORIDA

DENOTES (P.R.M.) PERMANENT REFERENCE MONUMENT
DENOTES (P.C.P.) PERMANENT CONTROL POINT
DENOTES LOT CORNER

OAKWOOD SUBDIVISION

TOWN OF SEWALL'S POINT, MARTIN COUNTY, FLORIDA
A RESUBDIVISION OF LOT 1, MILES OR
HANSON GRANT, PLAT BOOK 'B', PAGE 59,
DADE COUNTY (NOW MARTIN COUNTY),
FLORIDA

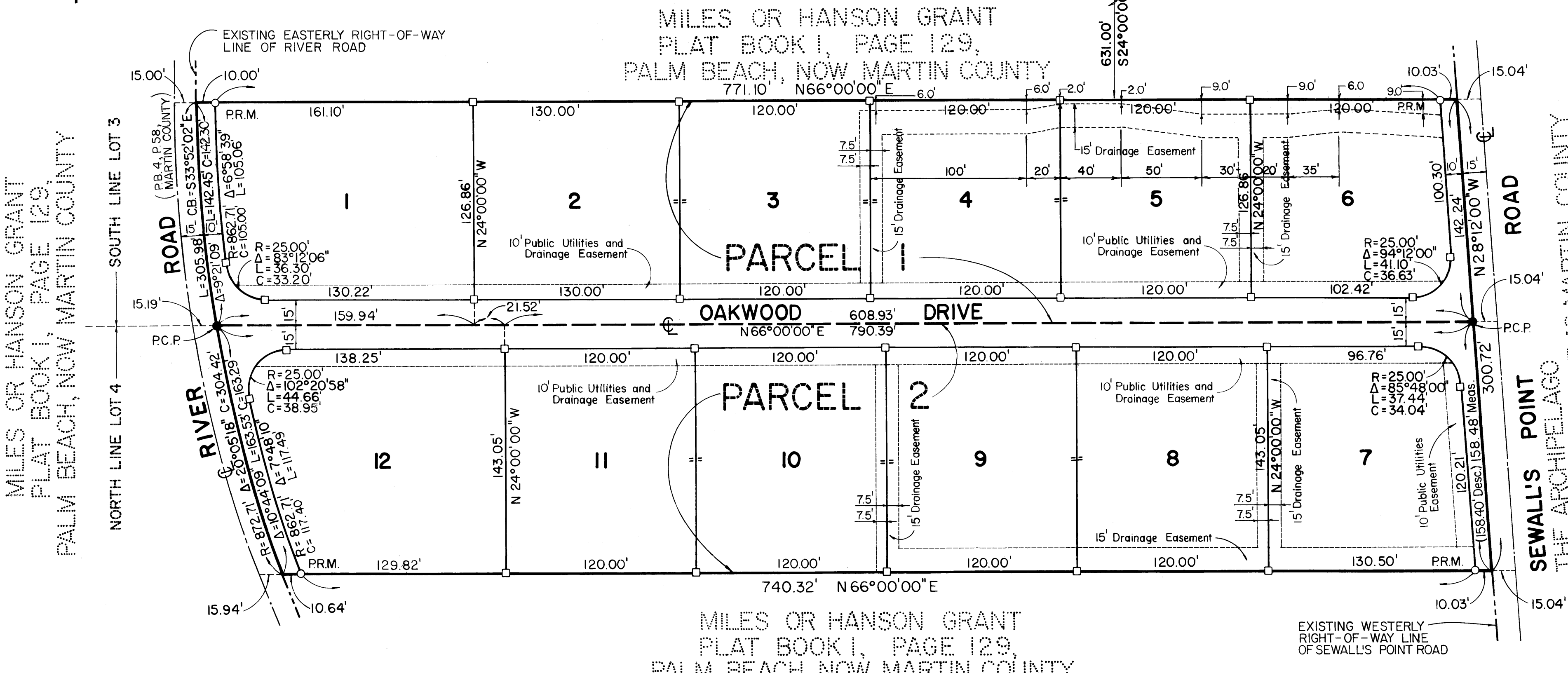
FILED
MARTIN COUNTY, FLA.
81 FEB 20 AM 8:39
LOUISE V. ISSAACS
CLERK OF CIRCUIT COURT
BY _____

CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISSAACS, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this Plat was filed for record in Plat Book 2, Page 53, Martin County, Florida, public records, this 20th day of February, 1981

Louise V. Issaacs, Clerk
Circuit Court
Martin County, Florida
By: Charlotte Burkey
Deputy Clerk
(Circuit Court Seal)

HUTCHEON ENGINEERS
INCORPORATED
WEST PALM BEACH-BELLE GLADE-PALM CITY
SCALE 1" = 50'



DESCRIPTION

All that part of the following described PARCEL 1 and PARCEL 2 lying Westerly of Sewall's Point Road and Easterly of the proposed Town of Sewall's Point Road (now River Road), according to the Plat of the said proposed Town of Sewall's Point Road recorded in Plat Book 4, Page 58, Martin County, Florida, Public Records.
PARCEL 1. The South 141.86 feet of Lot 3, Subdivision of Lot 1, Miles or Hanson Grant, Plat Book 1, Page 129, Palm Beach County, (now Martin County), Florida, Public Records. More particularly described as follows:
Commence at a point on the West Shore of the Indian River, in Lot 1, of Miles or Hanson Grant, according to map of Commissioner's Subdivision of said Grant, filed December 30, 1901, recorded in Plat Book B, Page 59, Dade County, Florida, Public Records; where a line parallel to and 631 feet South of the North line of said Lot 1, of the Miles or Hanson Grant intersects the waters of the Indian River, being the point or place of beginning; (1) thence meandering said Indian River in a Southerly direction along said shoreline to a point where a line parallel to and 772.86 feet South of the North line of said Lot 1, Miles or Hanson Grant intersects the waters of the said Indian River; (2) thence run Westerly on a line parallel to and 772.86 feet South of the North line of Lot 1 of said Grant to the East shore of the St. Lucie River; (3) thence meandering the said East shore in a Northerly direction to a point where a line parallel to and 631 feet South of the North line of said Lot 1, intersects the waters of said St. Lucie River; (4) thence run Easterly on a line parallel to and 631 feet South of the said North line of Lot 1 of the Miles or Hanson Grant to the shore of the Indian River to the point or place of beginning.
PARCEL 2. The North one half of Lot 4 of the Subdivision of Lot 1 of Miles or Hanson Grant, according to map of Commissioner's Subdivision as recorded in Plat Book B, Page 59, Dade County (now Martin County), Florida, Public Records. More particularly described as follows:
Begin at the point where the Northerly line of said Lot 4 intersects the Westerly right of way line of the Sewall's Point Road; thence proceed in a Westerly direction along said Northerly line of Lot 4 a distance of 795 feet, more or less, to the Easterly right of way line of the proposed Town of Sewall's Point Road; thence proceed in a Southeasterly direction along the Easterly right of way of said proposed Town of Sewall's Point Road to a point which is 158.40 feet Southerly of, when measured along the Westerly right of way of the Sewall's Point Road, from the Northerly line of said Lot 4, thence proceed Easterly along said boundary a distance of 765 feet, more or less, to a point on the Westerly right of way line of the Sewall's Point Road; thence proceed Northerly to Point of Beginning.

CERTIFICATE OF OWNERSHIP

Robert H. Pare', Trustee, does hereby certify that he is the owner of the property described hereon as PARCEL 2.
Dated this 30 day of January, 1981
Robert H. Pare'
Robert H. Pare', Trustee

TITLE CERTIFICATION

I, James F. Littman, a member of the Florida bar, hereby certify that:
1. Apparent record title to the land described and shown on this Plat as PARCEL 2 is in the name of Robert H. Pare', Trustee, a party to the execution of the dedication thereon.
2. All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
None
Dated this 31 day of JANUARY, 1981
James F. Littman
James F. Littman
Attorney-at-law
Post Office Box 1197
Stuart, Florida 33494

CERTIFICATE OF OWNERSHIP

Braden Investment Corporation, a Florida Corporation, by and through its undersigned officers does hereby certify that it is the owner of the property described hereon as PARCEL 1.
Dated this 30 day of JANUARY, 1981
Philip R. Braden
Philip R. Braden, Its President
Evelyn Braden
Evelyn Braden, Its Secretary

TITLE CERTIFICATION

I Robert F. McRoberts, Jr., a member of the Florida Bar hereby certify that:
1. Apparent record title to the land described and shown on this Plat as PARCEL 1 is in the name of Braden Investment Corporation, a party to the execution of the dedication thereon.
2. All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
None
Dated this 30 day of JANUARY, 1981
Robert F. McRoberts, Jr.
Robert F. McRoberts, Jr.
Attorney-at-law
Suite 310
301 East Ocean Blvd
Stuart, Florida, 33494

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of lands surveyed, that the survey was made under my responsible direction and supervision and that the survey data complies with all of the requirements of Chapter 177 Florida Statutes.
Date of survey July 17, 1980
George C. Young
George Young
Registered Land Surveyor No. 3036
State of Florida

APPROVAL OF TOWN OF SEWALL'S POINT

The Plat as shown hereon has been approved by the Town Commission of the Town of Sewall's Point, Florida, and the Town does hereby formally accept the offers to dedicate contained on this Plat, this 11 day of February, 1981
Board of Town Commissioners
Thomas H. Shuck
Mayor

CERTIFICATE OF DEDICATION

Robert H. Pare', Trustee, and Braden Investment Corporation do hereby dedicate as follows:
1. STREETS
The streets shown on this Plat of Oakwood Subdivision are hereby dedicated to the use of the Public.
2. PUBLIC UTILITIES EASEMENT
The Public Utilities Easements shown on this Plat of Oakwood Subdivision are hereby dedicated in perpetuity to the Public for the construction and maintenance of utilities and cable television.
3. PUBLIC UTILITIES AND DRAINAGE EASEMENTS
The Public Utilities and Drainage Easements shown on this Plat of Oakwood Subdivision are hereby dedicated in perpetuity to the Public for the construction and maintenance of utilities, cable television and drainage.
4. DRAINAGE EASEMENTS
The Drainage Easements shown on this Plat of Oakwood Subdivision are hereby dedicated in perpetuity to the Public for the construction and maintenance of drainage.
SIGNED AND SEALED this 30 day of January, 1981
Robert H. Pare'
Robert H. Pare', Trustee
SIGNED AND SEALED this 30 day of JANUARY, 1981 on behalf of said corporation by its President and attested to by its secretary.
Philip R. Braden
Philip R. Braden, Its President
ATTEST:
Evelyn Braden
Evelyn Braden, Its Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned notary public, personally appeared Robert H. Pare', Trustee, to me well known, and he acknowledged before me that he executed the foregoing Dedication.
WITNESS, my hand and official seal this 30 day of Jan, 1981
Margery Ann Wasserman
Margery Ann Wasserman
Notary Public
State of Florida at large
My Commission Expires:
May 23, 1981

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, the undersigned notary public, personally appeared Phillip R. Braden and Evelyn Braden to me well known to be the President and Secretary, respectively, of Braden Investment 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 30 day of January, 1981
Frances T. Stormer
Frances T. Stormer
Notary Public
State of Florida at large
My Commission Expires:
June 29, 1982

SEAL BRADEN INVESTMENT CORPORATION
SEAL REGISTERED LAND SURVEYOR
SEAL TOWN OF SEWALL'S POINT
SEAL BRADEN INVESTMENT CORPORATION
SEAL NOTARY PUBLIC
SEAL NOTARY PUBLIC