

# YORKTOWN AT HERITAGE RIDGE SECTION III - B

GOMEZ GRANT MARTIN COUNTY FLORIDA

71 MAY 1 1981 P12:55  
 LOUISE V. ISAACS  
 CLERK OF THE CIRCUIT COURT  
 MARTIN COUNTY, FLA.

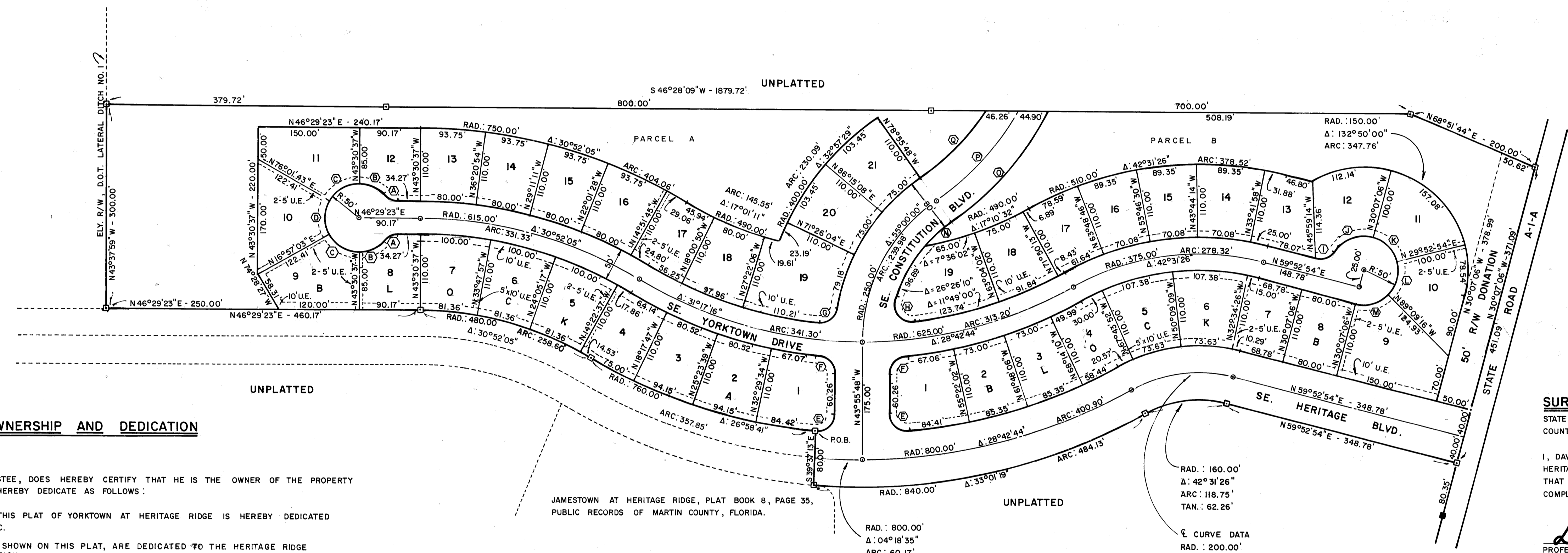
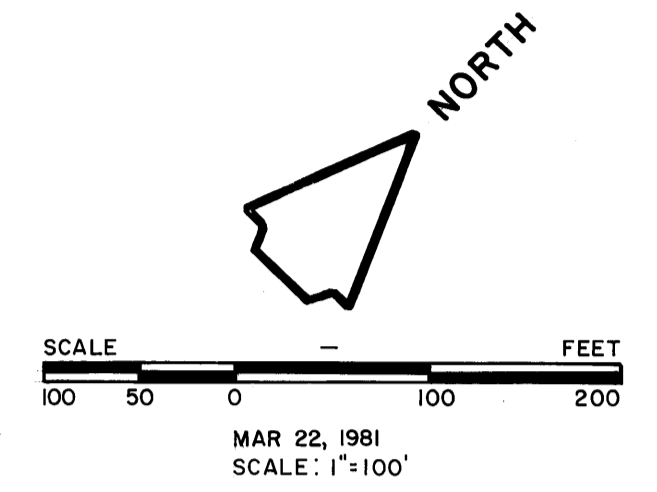
I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 8, PAGE 62, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 1st DAY OF MAY 1981.

LOUISE V. ISAACS, CLERK  
 MARTIN COUNTY, FLORIDA

BY: Charlotte Busky FILE NO. 408 933

BEGINNING AT A PERMANENT REFERENCE MONUMENT LYING ON THE NORTHERLY RIGHT-OF-WAY OF HERITAGE BOULEVARD, THE SAID POINT BEING THE NORTHERNMOST CORNER OF JAMESTOWN AT HERITAGE RIDGE SECTION II - B, PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN S 39°37'13"E ALONG THE NORTHEASTERLY LINE OF SAID JAMESTOWN AT HERITAGE RIDGE SECTION II - B, A DISTANCE OF 80.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 840.00 FEET AND CENTRAL ANGLE OF 33°01'19" A DISTANCE OF 484.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST WITH RADIUS OF 160.00 FEET AND CENTRAL ANGLE OF 42°31'26" A DISTANCE OF 118.75 FEET TO A POINT OF TANGENCY; THENCE RUN N.59°52'54"E. A DISTANCE OF 348.78 FEET; THENCE RUN N.30°07'06"W A DISTANCE OF 451.09 FEET; THENCE RUN S.68°51'44"W A DISTANCE OF 200.00 FEET; THENCE RUN S.46°28'09"W. A DISTANCE OF 1879.72 FEET; THENCE RUN S.43°37'59"E. A DISTANCE OF 300 FEET; THENCE RUN N.46°29'23"E A DISTANCE OF 460.17 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 30°52'05" A DISTANCE OF 258.60 FEET, TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 760.00 FEET AND CENTRAL ANGLE OF 26°58'41" A DISTANCE OF 357.85 FEET, TO THE POINT OF BEGINNING; LESS ACREAGE OF RIGHT-OF-WAY DONATION ALONG STATE ROAD A-1-A.

CURVE	DATA		
NO.	RADIUS	DELTA	ARC
A	25.00'	48°11'23"	21.03'
B	50.00'	48°11'23"	42.06'
C	50.00'	60°27'40"	52.76'
D	50.00'	59°04'40"	51.56'
E	25.00'	95°04'25"	36.89'
F	25.00'	84°28'26"	36.86'
G	25.00'	86°18'58"	37.66'
H	25.00'	114°30'52"	49.97'
I	25.00'	70°31'44"	30.77'
J	50.00'	70°31'44"	61.55'
K	50.00'	60°00'00"	52.36'
L	50.00'	60°57'50"	53.20'
M	50.00'	59°02'10"	51.52'
N	210.00'	11°22'12"	41.67'
O	440.00'	28°56'15"	222.22'
P	400.00'	26°09'03"	182.57'
Q	360.00'	22°38'28"	142.26'



**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF MARTIN

I, William D. Anderson Jr., 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.

MORTGAGEE: BERTIL K. KJELLGREN  
 DATE OF MORTGAGE: April 10, 1981  
 RECORDING DATA: O.R. Book 519, page 1881

DATED THIS 23rd DAY OF April 1981.

William D. Anderson Jr.  
 WILLIAM DALE ANDERSON JR.  
 CAMDEN AVE.  
 STUART, FLORIDA

**GENERAL NOTES:**

1. ⊕ INDICATES PERMANENT REFERENCE MONUMENT
2. ⊙ INDICATES PERMANENT CONTROL POINT
3. ■ INDICATES EXIST. PERMANENT REFERENCE MONUMENT
4. U.E.: UTILITY EASEMENT
5. LOT SPLITS ARE PROHIBITED EXCEPT TO INCREASE LOT SIZES.
6. THERE WILL BE NO LOT ACCESS FROM SE. HERITAGE BLVD.
7. THERE ARE RECORDED DEED RESTRICTIONS WITH THIS PLAT.
8. UTILITIES ARE DEFINED AS: WATER, SEWER, DRAINAGE, ELECTRICAL, TELEPHONE, AND CABLE TV.
9. ENTRY INTO LOTS 1 & 19, BLOCKS A & B, SHALL BE FROM S.E. YORKTOWN DRIVE ONLY.
10. PARCELS A & B, AS SHOWN ON THIS PLAT, ARE TO BE USED FOR GOLF COURSE OR RECREATION PURPOSES.
11. THERE SHALL BE A TEN (10) TEMPORARY CONSTRUCTION EASEMENTS ALONG S.E. YORKTOWN DRIVE.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA  
 COUNTY OF MARTIN

HAROLD L. KEATHLEY, AS TRUSTEE, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:  
 THE STREETS SHOWN ON THIS PLAT OF YORKTOWN AT HERITAGE RIDGE IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.
2. DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT, ARE DEDICATED TO THE HERITAGE RIDGE NORTH PROPERTY ASSOCIATION.
3. UTILITY AND DRAINAGE EASEMENTS:  
 THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF YORKTOWN AT HERITAGE RIDGE MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

SIGNED AND SEALED THIS 7th DAY OF April 1981.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Maica O. Handley  
 WITNESS

Thomas E. Coffey  
 WITNESS

Harold L. Keathley  
 HAROLD L. KEATHLEY, TRUSTEE

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HAROLD L. KEATHLEY, AS TRUSTEE, TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF April 1981.

Nancy P. Odoardi  
 NOTARY PUBLIC MY COMMISSION EXPIRES June 28, 1981

**MORTGAGE HOLDER'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF MARTIN

BERTIL K. KJELLGREN, DOES HEREBY CERTIFY THAT HE 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 HIS MORTGAGE, LIEN, OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 10 DAY OF April 1981.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Bertil K. Kjellgren  
 WITNESS

Sandra H. Kenney  
 WITNESS

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BERTIL K. KJELLGREN TO ME WELL KNOWN, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April 1981.

Maica H. Sheldon  
 NOTARY PUBLIC MY COMMISSION EXPIRES: July 30, 1982

**COUNTY APPROVAL**

STATE OF FLORIDA  
 COUNTY OF MARTIN

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

DATED:

30 APR 81 BY: [Signature]  
 CHAIRMAN, PLANNING & ZONING COMMISSION

29 APR 81 BY: [Signature]  
 VICE-CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

April 28, 1981 BY: [Signature]  
 COUNTY ENGINEER

29 APR 81 BY: [Signature]  
 COUNTY ATTORNEY

1 May 81 ATTESTED: Louise V. Isaacs  
 CLERK OF THE CIRCUIT COURT  
By Charlotte Busky, A.C.

