



TURTLE CREEK EAST

01 MAY 19 11:41
COUNTY CLERK'S OFFICE
MARTIN COUNTY, FLORIDA

PL-138
PG 64

THIS INSTRUMENT PREPARED BY:
STEVE MITCHELL FOR
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P. O. BOX 727
JUPITER, FLORIDA 33458

I, LOUISE V. ISAACS CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 3 PAGE 64 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 19TH DAY OF May, A.D. 19 81.

LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY Charlotte Buskey, p.c.
FILE NO. 410510

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.

I, GARY M. F. RAYMAN DO HEREBY CERTIFY THAT THIS PLAT OF TURTLE CREEK EAST 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.

G. M. F. Rayman
GARY M. F. RAYMAN
FLORIDA SURVEYOR REGISTRATION NO. 2633

A SUBDIVISION OF A PORTION OF SAID LOT 7, SEC. 23, TWP. 40S., RGE. 42 E. AND A RESUBDIVISION OF LOTS 1, 2 & 3 BLOCK 19 AND PARCEL "B" BLOCK 19, JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION A AS RECORDED IN PLAT BOOK 4, PAGE 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

MARTIN COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS MARCH 1981

MORTGAGEE'S CONSENT

STATE OF ILLINOIS COUNTY OF COOK

FRANK W. AUGHNAY AND NORMA BARK, EXECUTIVE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF BLISS & LAUGHLIN INDUSTRIES, INC. A DELAWARE CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND SUBORDINATE THE MORTGAGE TO THE DEDICATION SHOWN HEREON.

SIGNED AND SEALED THIS 16 DAY OF March, 1981.

ATTEST:
Donald P. Gray
FRANK W. AUGHNAY, EXECUTIVE VICE PRESIDENT
Norma Bark
NORMA BARK, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ILLINOIS COUNTY OF DU PAGE

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK W. AUGHNAY AND NORMA BARK, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF March, 1981.

Susan M. Strain
NOTARY PUBLIC
STATE OF ILLINOIS AT LARGE

APPROVAL OF COUNTY

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

May 18, 1981
May 18, 1981
May 18, 1981
May 18, 1981

ATTEST:
Louise V. Isaacs Submission parcel control #:
CLERK
By Charlotte Buskey, p.c. 23 40 42 003 000 0000.0
LINDAHL, BROWNING & FERRARI, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

CERTIFICATION OF DEDICATION

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

FRANK K. ETTARI DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS:
THE STREETS SHOWN ON THIS PLAT OF TURTLE CREEK EAST ARE HEREBY DECLARED TO BE PRIVATE STREETS AND AN EASEMENT OVER, ACROSS AND UPON SAME FOR INGRESS AND EGRESS IS HEREBY GRANTED, IN COMMON WITH OTHERS, TO TURTLE CREEK EAST HOMEOWNER'S ASSOCIATION, INC., AND TURTLE CREEK EAST CONDOMINIUM ASSOCIATION, INC., OR THEIR SUCCESSORS FOR THE USE OF THE OWNERS OF PROPERTY IN TURTLE CREEK EAST. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
- EASEMENTS:
THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF TURTLE CREEK EAST MAY BE USED 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.

SIGNED AND SEALED THIS 28th DAY OF April, 1981.

Frank K. Ettari
FRANK K. ETTARI

WITNESS:
William R. Hart
WILLIAM R. HART

WITNESS
William E. Burckart
WILLIAM E. BURCKART

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK K. ETTARI, WELL KNOWN TO ME TO BE THE INDIVIDUAL SET FORTH IN THE ABOVE CERTIFICATION OF DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF April, 1981

Suzanne M. Strain
NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES:
7-1-84

DESCRIPTION

LOTS 1, 2, 3, AND PARCEL "B", BLOCK 19, JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION A, AS RECORDED IN PLAT BOOK 4, PAGE 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 7, SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST, SAID PARCEL FORMERLY BEING JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION E, AS RECORDED IN PLAT BOOK 4, PAGE 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND NOW ABANDONED, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 7, SECTION 23, TOWNSHIP 40 SOUTH, RANGE 42 EAST PROCEED S 89°25'52" E ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 7 AND SECTION 23, A DISTANCE OF 662.40 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF CONCOURSE DRIVE ACCORDING TO SAID PLAT OF JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION A, AND THE POINT OF BEGINNING; THENCE, N 0°34'08" E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 693.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°16'29" AND A RADIUS OF 25.00 FEET; THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.68 FEET TO THE POINT OF REVERSE CURVATURE ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRIDLE PATH CIRCLE ACCORDING TO SAID PLAT OF JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION A; THENCE, NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID ARC ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID BRIDLE PATH CIRCLE, HAVING A CENTRAL ANGLE OF 7°37'10", A RADIUS OF 2160.00 FEET, AND A LONG CHORD BEARING OF N 51°02'02" E, AN ARC DISTANCE OF 287.25 FEET TO THE MOST WESTERLY CORNER OF LOT 4, BLOCK 19, OF SAID JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION A; THENCE, S 42°46'33" E, RADially TO AFORESAID CURVE AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 110.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 4 AND THE INTERSECTION THEREOF WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2270.00 FEET; THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 132.58 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 4, AND THE INTERSECTION THEREOF WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SADDLE BACK ROAD ACCORDING TO SAID PLAT OF JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION A, SAID DISTANCE BEING THE LENGTH OF ARC OF A CURVE HAVING A CENTRAL ANGLE OF 3°20'47" AND A LONG CHORD BEARING OF N 45°33'04" E; THENCE, S 40°05'25" E ALONG AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF SADDLEBACK ROAD, A DISTANCE OF 126.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°20'27" AND A RADIUS OF 40.00 FEET; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.45 FEET TO THE POINT OF TANGENCY OF SAID 40 FOOT CURVE AND THE SOUTH LINE OF LOT 20, BLOCK 20, OF THE SAID PLAT OF JUPITER-TEQUESTA HUNT CLUB COLONY ON THE LOXAHATCHEE, SECTION A; THENCE, S 89°25'52" E, ALONG SAID SOUTH LINE OF LOT 20, A DISTANCE OF 240 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE NORTH FORK OF THE LOXAHATCHEE RIVER; THENCE, SOUTHEASTERLY, MEANDERING SAID MEAN HIGH WATER LINE TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7 AND SECTION 23; THENCE, N 89°25'52" W ALONG SAID SOUTH LINE, A DISTANCE OF 1356.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AFORESAID.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

FRANK K. ETTARI, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 28th DAY OF April, 1981.

Frank K. Ettari
FRANK K. ETTARI

TITLE CERTIFICATION

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

I, LAWRENCE E. CRARY III, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

FIRST MORTGAGE FROM NADM DEVELOPMENTS, INC., A FLORIDA CORPORATION, TO BLISS & LAUGHLIN INDUSTRIES INCORPORATED A DELAWARE CORPORATION, DATED JUNE 26, 1978, AND RECORDED IN OFFICIAL RECORD BOOK 447, PAGE 1227, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND SECOND MORTGAGE FROM NADM DEVELOPMENTS, INC., A FLORIDA CORPORATION TO DEXTER-CARPENTER COAL SALES CORPORATION, DATED JUNE 26, 1978, AND RECORDED IN OFFICIAL RECORD BOOK 447, PAGE 1231, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

DATED THIS 14th DAY OF May, 1981

Lawrence E. Crary III
LAWRENCE E. CRARY III
ATTORNEY AT LAW
FIRST NATIONAL BANK BUILDING
STUART, FLORIDA 33494

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

FRANK K. ETTARI, PRESIDENT OF DEXTER-CARPENTER COAL SALES CORP., A NEW YORK CORP., DOES HEREBY CERTIFY THAT HE IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES HEREBY SUBORDINATE SAID MORTGAGE TO THE DEDICATION SHOWN HEREON.

ATTEST:
Suzanne M. Strain
FRANK K. ETTARI, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK K. ETTARI, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF April, 1981.

Suzanne M. Strain
Notary Public
State of Florida

William E. Burckart
WILLIAM E. BURCKART

MY COMMISSION EXPIRES:
7-1-84

426 INDIANTOWN ROAD JUPITER, FLORIDA 33458
951 COLORADO AVENUE STUART, FLORIDA 33494