

FILED IN OFFICE OF MARTIN COUNTY, FLA. JUN 28 P 2:39 LOUISE V. ISAACS CLERK OF CIRCUIT COURT BY

# THE CROSSINGS

BEING A PORTION OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS

HUTCHEON ENGINEERS INCORPORATED  
Civil Engineers and Land Surveyors  
Belle Glade, Palm City, West Palm Beach  
September, 1980

I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 8, Page 11, Martin County, Florida, public records, this 26th day of June, 1981.  
LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Bucky  
Deputy Clerk  
File No. 414492

### MORTGAGE HOLDER'S CONSENT

I, A. GEORGE VENTRO, hereby certify that I am the holder of a certain mortgage, lien or encumbrance on the land described hereon and do consent to the dedication hereon and do subordinate my mortgage, lien or encumbrance to such dedication.  
SIGNED AND SEALED this 18 day of May, 1981.  
By: A. George Ventro  
A. George Ventro

Signed, sealed, and delivered in the presence of:  
M. L. L. L. L.  
WITNESS  
Tom Mahan  
WITNESS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, the undersigned notary public, personally appeared A. George Ventro, to me well known, and he acknowledged before me that he executed the foregoing Dedication.  
WITNESS, my hand and official seal this 18 day of May, 1981.  
Judith L. Bruce  
Notary Public  
State of Florida at large  
My commission expires: 4-20-82

### MORTGAGE HOLDER'S CONSENT

FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, a National Banking Association, hereby certifies that it 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 its mortgage, lien or encumbrance to such dedication.  
SIGNED AND SEALED this 22 day of MAY, 1981, on behalf of said association by its First Vice President and attested to by its Vice President and Cashier.  
ATTEST: James C. Anthony III  
James C. Anthony III  
Vice President & Cashier  
By: Charles R. Schad  
Charles R. Schad  
First Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, the undersigned notary public, personally appeared Charles R. Schad and James C. Anthony III, to me well known to be the First Vice President and Vice President & Cashier, respectively of First National Bank and Trust Company of Stuart, a National Banking Association, and they acknowledged before me that they executed the foregoing Dedication as such officers of said association.  
WITNESS, my hand and official seal this 22nd day of May, 1981.  
Anna P. Cattania  
Notary Public  
State of Florida at large  
My commission expires: 12-29-84

### CERTIFICATE OF OWNERSHIP

JOHN A. DARLSON AND FELIPE SOTOLONGO, as tenants-in-common, do hereby certify that they are the owners of the property described hereon.  
DATED this 22<sup>nd</sup> day of May, 1981.  
John A. Darlson  
John A. Darlson  
Felipe Sotolongo  
Felipe Sotolongo

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, the undersigned notary public, personally appeared John A. Darlson and Felipe Sotolongo, to me well known, and they acknowledged before me that they executed the foregoing Dedication.  
WITNESS, my hand and official seal this 22 day of May, 1981.  
Judith L. Bruce  
Notary Public  
State of Florida at large  
My commission expires: 4-20-82

### LEGAL DESCRIPTION

A parcel of land in Section 7, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:  
BEGIN at the point of intersection of the Easterly right-of-way line of S. W. Matheson Avenue (S. W. 18th Avenue) and the North line of the South 175.00 feet of Government Lot 2 of said Section 7; thence run N 02° 37' 59" E along said Easterly right-of-way line of S. W. Matheson Avenue a distance of 1060.23 feet to a point; thence run S 89° 21' 09" E along the Westerly prolongation of the Southerly right-of-way line of S. W. Murphy Road a distance of 353.26 feet to a point in the Southerly right-of-way line of said S. W. Murphy Road; thence continue to run S 89° 21' 09" E along the Southerly right-of-way line of S. W. Murphy Road a distance of 518.17 feet to the point of curvature of a curve concave to the Southwest having a radius of 337.01 feet; thence run Southeasterly along the arc of said curve a distance of 528.45 feet through a central angle of 89° 50' 35" to the point of tangency of said curve; thence run S 00° 29' 26" W along the Westerly right-of-way line of S. W. Mapp Road a distance of 362.11 feet; thence run S 89° 14' 09" W a distance of 784.18 feet; thence run S 11° 29' 38" E a distance of 363.89 feet to the point of intersection with the aforesaid North line of the South 175.00 feet of Government Lot 2 of said Section 7; thence run N 87° 53' 18" W along said North line of the South 175.00 feet of said Government Lot 2 a distance of 538.5 feet to the POINT OF BEGINNING.

### CERTIFICATE OF DEDICATION

JOHN A. DARLSON AND FELIPE SOTOLONGO, as tenants-in-common, do hereby dedicate as follows:  
1. STREETS  
The streets shown on this plat of THE CROSSINGS are hereby declared to be private streets and are dedicated to THE CROSSINGS HOME OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, for the use of the owners of lots and townhouses in THE CROSSINGS. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.  
2. RECREATIONAL TRACT, COMMON AREA 1, COMMON AREA 2, SEWER PLANT TRACT AND WATER PLANT TRACT  
The Recreational Tract, Common Area 1, Common Area 2, Sewer Plant Tract and Water Plant Tract shown on this plat are hereby declared to be common areas and are dedicated to THE CROSSINGS HOME OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, for the use of present or future members of such Association in accordance with the Declaration of Protective Covenants for THE CROSSINGS. The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such common areas.  
3. Reserving unto the Grantors, their Successors, and Assigns the right of ingress and egress and use of the Recreational Tract, Common Area 1, Common Area 2, Sewer Plant Tract, Water Plant Tract, and Private Streets for the development, construction, operation and maintenance of the Commercial Area and any improvements made thereon.  
4. UTILITY EASEMENTS  
The Utility Easements shown on this plat of THE CROSSINGS 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.  
SIGNED AND SEALED this 22<sup>nd</sup> day of May, 1981.

Signed, sealed, and delivered in the presence of:  
John A. Darlson  
John A. Darlson  
Felipe Sotolongo  
Felipe Sotolongo  
WITNESSES  
Judith L. Bruce  
WITNESS

### TITLE CERTIFICATION

CHICAGO TITLE INSURANCE COMPANY, a title company duly licensed under the laws of the State of Florida, hereby certify that:  
1. Apparent record title to the land described and shown on this plat is in the name of the persons, corporation, or other entity executing the dedication hereon.  
2. All mortgages not satisfied or released of record encumbering the land described hereon as follows:  
A. GEORGE VENTRO as mortgagor and JOHN A. DARLSON AND FELIPE SOTOLONGO, as tenants-in-common mortgagor.  
Date: January 10, 1980, and recorded in Official Record Book 487, Page 529, records of Martin County, Florida  
AND  
FIRST NATIONAL BANK AND TRUST COMPANY OF STUART, a National Banking Association, as assignee and JOHN A. DARLSON AND FELIPE SOTOLONGO, as tenants-in-common mortgagor.  
Date: August 7, 1979, and recorded in Official Record Book 477, Page 487, records of Martin County, Florida  
DATED this 2 day of June, 1981.  
Carolyn P. Ziemba C.L.S.  
Carolyn P. Ziemba C.L.S.  
Chicago Title Insurance Company  
555 Colorado Avenue, Suite 4  
Stuart, Florida 33494

### APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.  
6-23-81  
24 JUN 81  
June 27, 81  
June 24, 1981  
ATTEST:  
Louise V. Isaacs  
Clerk  
By Charlotte Bucky, A.C.  
Subdivision parcel control number:  
07 38 41 010 000 0000.0

### SURVEYOR'S CERTIFICATE

I, George C. Young, Jr., do hereby certify that this plat of THE CROSSINGS 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.  
George C. Young Jr.  
George C. Young Jr.  
Registered Land Surveyor  
Florida Certificate No. 3036