

# LOBLOLLOLY BAY A P.U.D.

### LEGAL DESCRIPTION

### DEDICATION AND CERTIFICATE OF OWNERSHIP

Loblolly Bay Ltd., a Florida limited partnership, by and through its undersigned general partner, does hereby certify that it is the owner of the property located in Township 39 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Lot 32 and the South 315 feet of Lot 33, and the Westerly 1800 feet of the Northerly 345 feet of Lot 33, GOMEZ GRANT, West of the Indian River according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach (now Martin) County, Florida in Plat Book 1, Page 80.

Less that strip of land conveyed by J. Michael Stetson, Trustee, to Martin County, Florida, dated July 10, 1979 and recorded August 7, 1979 in Official Record Book 476, Page 2694, Public Records of Martin County, Florida, and more particularly described as follows:

and does hereby dedicate as follows: (see LEGAL DESCRIPTION continued)

- STREETS**  
The streets shown on this plat of Loblolly Bay, a P.U.D., are hereby declared to be private streets and are dedicated to Loblolly Bay Property Owners' Association, Incorporated, for the use of the owners of fee interests in Loblolly Bay, a P.U.D., and shall be the permanent maintenance responsibility of said Property Owners' Association. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such streets. The streets 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.
- PARCEL "A"**  
Parcel "A", as shown hereon, is hereby declared to be a recreation and buffer strip parcel and is hereby dedicated to Loblolly Bay Property Owners' Association, Incorporated, as a private recreation area and buffer strip and shall be the permanent maintenance responsibility of said Property Owners' Association. The Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding said Parcel "A".
- PARCELS "C" AND "E"**  
Parcels "C" and "E", as shown hereon, are hereby declared to be recreation parcels and are hereby dedicated to Loblolly Bay Property Owners' Association, Incorporated, as private recreation parcels and shall be the permanent maintenance responsibility of said Property Owners' Association. The Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding said Parcels "C" and "E".
- PARCEL "G"**  
Parcel "G", as shown hereon, is hereby declared to be a recreation and retention parcel and is hereby dedicated to Loblolly Bay Property Owners' Association, Incorporated, as a private recreation and retention parcel and shall be the permanent maintenance responsibility of said Property Owners' Association. The Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding said Parcel "G".
- PARCELS "B", "E", AND "D"**  
Parcels "B", "E", and "D", as shown hereon, are retained by the owners, Loblolly Bay Ltd., for future development and not dedicated hereby.
- DRAINAGE EASEMENT**  
The drainage easement, as shown hereon, at lots 39, 40, 61, and 62 for storm drainage is hereby dedicated to Loblolly Bay Property Owners' Association, Incorporated, as a private drainage area and shall be the permanent maintenance responsibility of said Property Owners' Association. The Board of County Commissioners of Martin County shall have no responsibility, duty or liability regarding said area.
- ACCESS AND UTILITY EASEMENT**  
The access and utility easement, as shown hereon, at lots 47 and 48, is hereby dedicated to Loblolly Bay Property Owners' Association, Incorporated, as a private maintenance responsibility of said Property Owners' Association. Also, said easement may be used for electric powerlines in accordance with Paragraph 1 above.
- SANITARY SEWER EASEMENT**  
The sanitary sewer easement, as shown hereon, may be used for the installation of a sanitary sewer in compliance with such ordinance and regulation as may be adopted from time to time by the Board of County Commissioners of Martin County.
- UTILITY EASEMENTS**  
The utility easements shown on this plat of Loblolly Bay, a P.U.D., may be used for utility purposes by any utility. In accordance with Paragraph 1, the streets are specifically designated utility easements for electric powerlines, telephone lines, cable T.V., sewer and water lines.
- ACCESS EASEMENT**  
The access easement, as shown hereon, is hereby dedicated to Loblolly Bay Property Owners' Association, Incorporated and shall be the permanent maintenance responsibility of said Property Owners' Association.

DATED this 7th day of July, 1980.

LOBLOLLOLY BAY LTD.  
A Florida Limited Partnership

BY: Harry R. Gonzalez, Jr.  
Harry R. Gonzalez, Jr., President  
Gonzalez Associates, Inc. as General Partner

ATTEST:  
H. R. Gonzalez, Jr.  
H. R. Gonzalez, Jr., Assistant Secretary  
of General Partner

STATE OF FLORIDA  
COUNTY OF

BEFORE ME, the undersigned notary public, personally appeared Harry R. Gonzalez and H. R. Gonzalez, Jr., to me well known to be the President and Assistant Secretary, respectively, of Gonzalez Associates, Inc. as General Partner of Loblolly Bay Ltd., a Florida Limited Partnership, and they acknowledged that they executed such instrument as such officers of said General Partner on behalf of the Partnership.

WITNESS my hand and official seal this 7th day of July, 1980.

(Notary Seal)

Patricia Guthrie  
Notary Public, State of Florida at Large.  
My commission expires: 12/14/83

## LOT 32 & PART OF LOT 33

## GOMEZ GRANT

## TWP. 39S. RGE. 42E.

## MARTIN COUNTY, FLORIDA

MAY 1980

### LEGAL DESCRIPTION (Continued from upper left corner)

COMMENCE at a concrete monument located at the intersection of the southerly prolongation of the center line of First Avenue with the south line of Seventh Street (Cross Street); said point also located 6.60 feet east of the northwest corner of Lot 9 of "Hobe Sound Estates" according to plat thereof recorded in Plat Book 4, Page 13 of the public records of Martin County, Florida; run thence N.24°00'W. along the center line of First Avenue 4694.21 feet; thence N.66°00'E. 30.00 feet to the southwest corner of Lot 32 of "Gomez Grant" according to the plat thereof recorded in Plat Book 1, Page 80 of the public records of Martin County and being the POINT OF BEGINNING of this description; run thence N. 24°00'W. along the east line of First Avenue 1288.00 feet to the point of curvature of a circular curve to the right; thence northeasterly along the arc of said curve, having a radius of 25.00 feet a distance of 39.27 feet; thence N.66°00'E. 1710.00 feet to the point of curvature of a circular curve to the right; thence southeasterly along the arc of said curve, having a radius of 25.00 feet a distance of 39.27 feet; thence S.24°00'E. 280.00 feet; thence N.66°00'E. 570.00 feet; thence S.24°00'E. 1008.00 feet to a point in the south line of said Lot 32; thence S.66°00'W. 2330.00 feet to the POINT OF BEGINNING.

Also, all that land situated between the easterly prolongation of the northerly and southerly lines of the most easterly boundary of the above described parcel and located on lots 33 and 32 and that portion of land formerly Ninth Street.

Excepting therefrom, that portion of land, 40 feet in width, conveyed by J. M. Stetson to Martin County, (O.R. 476, P. 2694) which lies within the bounds of the above described parcel of land.

### TITLE CERTIFICATE (F.S. 177.041)

I, John F. Flanigan, 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 Florida limited partnership executing the dedication thereon.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
- Loblolly Bay, Ltd. to J. M. Stetson, recorded in O.R. Book 477, Page 749.
- Loblolly Bay, Ltd. to the First National Bank in Palm Beach recorded in O.R. Book 498, Page 1258.

DATED this 7th day of July, 1980.

John F. Flanigan  
John F. Flanigan  
Attorney-at-Law

### MORTGAGE HOLDER'S CONSENT

J. Michael Stetson, Trustee, hereby certifies that he is the holder of a certain mortgage, lien or encumbrance on the land described hereon and does consent to the dedication(s) hereon and does subordinate his mortgage, lien or encumbrance to such dedication.

SIGNED AND SEALED this 24 day of JUNE, 1980.

J. Michael Stetson

Signed, sealed and delivered in the presence of:

Donna C. Johnson  
WITNESS  
Sharon G. Maxwell  
WITNESS

STATE OF FLORIDA  
COUNTY OF

BEFORE ME, the undersigned notary public, personally appeared J. Michael Stetson, Trustee, to me well known, he acknowledged before me that he executed the foregoing Mortgage Holder's Consent.

WITNESS my hand and official seal this 24 day of June, 1980.

(Notary Seal)

Patricia Guthrie  
Notary Public, State of Florida at Large.  
My commission expires:

### MORTGAGE HOLDER'S CONSENT

The First National Bank in Palm Beach, a United States banking corporation, by and through its undersigned officers, 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(s) hereon and does subordinate its mortgage, lien or encumbrance to such dedication, on behalf of said Corporation by its Sr. Vice President and attested to by its Assistant Cashier.

SIGNED AND SEALED this 7th day of July, 1980.

(Corporate Seal)

FIRST NATIONAL BANK IN PALM BEACH  
BY: Gary Hamilton  
Sr. Vice President

ATTEST:  
Madeline Barrett  
Its Assistant Cashier

Signed, sealed and delivered in the presence of:

Carolyn Cone Johnson  
WITNESS  
L. L. Stewart  
WITNESS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned notary public, personally appeared Gary Hamilton, Sr. Vice President and Madeline Barrett, Assistant Cashier, to me well known to be the Sr. Vice President and Assistant Cashier, respectively, of the First National Bank in Palm Beach and they acknowledged that they executed such instrument as such officers of said Corporation.

WITNESS my hand and official seal this 7th day of July, 1980.

(Notary Seal)

Patricia Guthrie  
Notary Public, State of Florida at Large.  
My commission expires: 12/14/83

### APPROVAL OF COUNTY

This plat is hereby approved by the undersigned on the date or dates indicated.

July 8, 1980

8 JULY, 1980

JULY 9, 1980

July 9, 1980

Ed Greenman  
County Engineer

Stuart Fry  
County Attorney

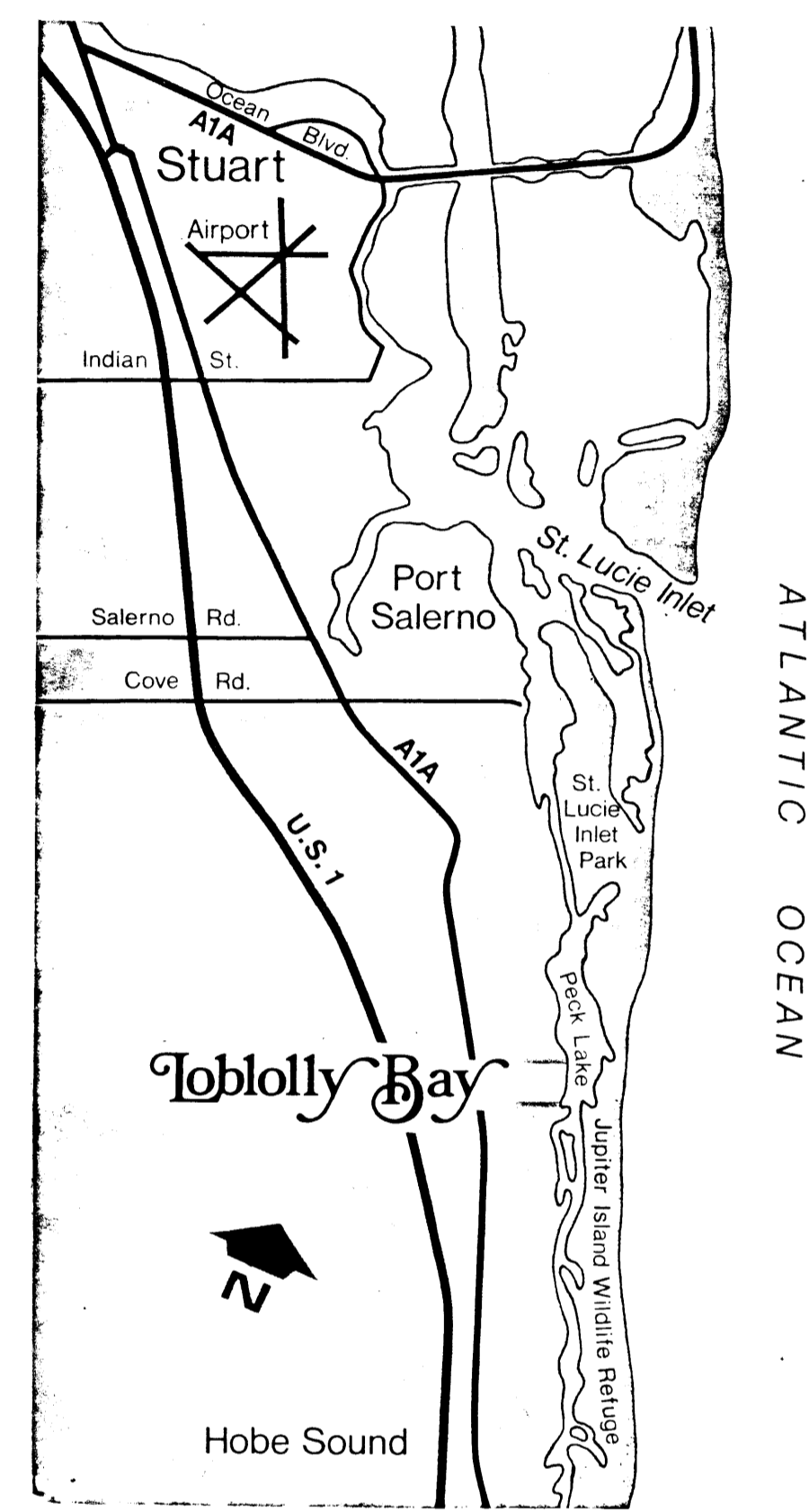
Planning and Zoning Commission  
Martin County, Florida

BY: S. S. K.  
Chairman

Board of County Commissioners  
Martin County, Florida

BY: Maggie Hurchalla  
Chairman

ATTEST:  
Louise V. Isaacs  
Clerk  
By Charlotte Burkey, D.C.  
(Board Seal)



LOCATION MAP

**QUIBLE AND ASSOCIATES OF FLORIDA, INC.**  
**CONSULTING ENGINEERS LAND SURVEYORS**  
**FORT LAUDERDALE, FLORIDA**