

49/147

DRAWING NUMBER

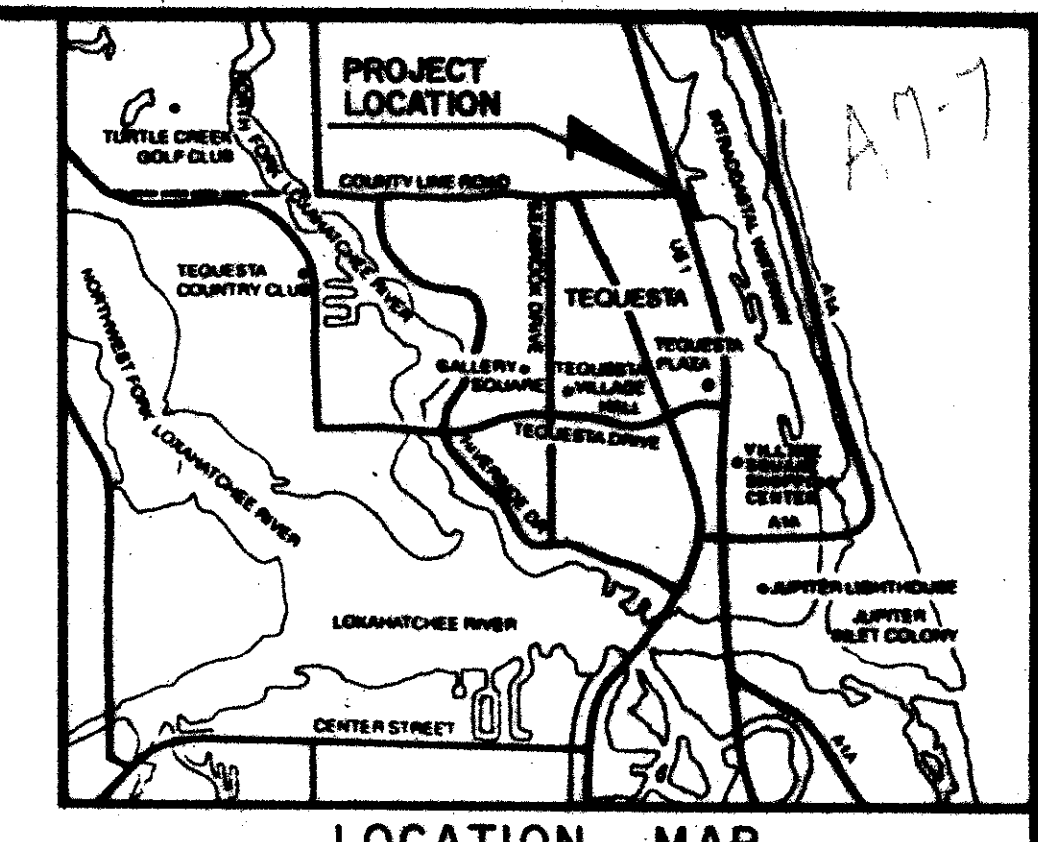
DRAWING NUMBER

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A PLAT OF SCRIMSHAW ON THE BAY

BEING PART OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SEPTEMBER, 1984



14

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:24 a.m.
on the 9th day of NOVEMBER
1984, and duly recorded in Plat Book
49 on page 147 & 148.
JOHN B. DUNKLE, Clerk Circuit Court
DANCE A. JUMMERY, D.C.

DESCRIPTION AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT TEQUESTA BAY VILLAS INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING PART OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SCRIMSHAW ON THE BAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
A PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. 1, (STATE ROAD 5), SAID RIGHT-OF-WAY BEING 33 FEET EACH SIDE OF THE CENTERLINE, AND THE NORTH LINE OF SAID SECTION 30, THENCE SOUTHERLY, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 144.61 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY, ALONG A LINE THAT MAKES AN ANGLE OF 80°09'30" FROM NORTH TO EAST WITH THE EAST RIGHT-OF-WAY LINE OF U.S. 1, A DISTANCE OF 157 FEET, MORE OR LESS, TO THE WATER'S EDGE OF INDIAN RIVER, (HOBE SOUND); THENCE SOUTHEASTERLY, MEANDERING THE WATER'S EDGE TO AN INTERSECTION WITH A LINE THAT IS 200 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SECTION 30; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 202 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF U.S. 1; THENCE NORTHWESTERLY, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. 1, A DISTANCE OF 65.15 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL RIPARIAN, OR LYTTORAL RIGHTS APPERTAINING THERETO.

LESS THAT PART WHICH LIES WITHIN 51 FEET EASTERLY OF THE BASELINE (CENTERLINE) OF STATE ROAD NO. 5, AS PER ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2294, PAGE 1248, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH PARCEL 2

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST; RUN THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 4; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD TO A POINT 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 WHICH POINT IS THE POINT OF BEGINNING; CONTINUE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID ROAD TO A POINT 400 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 1 TO THE SHORE LINE OF HOBE SOUND; THENCE NORTHERLY MEANDERING THE SHORE LINE OF HOBE SOUND TO A POINT IN A LINE WHICH IS 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE RUNNING WEST ON THE LINE WHICH IS PARALLEL TO AND 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

LESS THAT PART WHICH LIES WITHIN 51 FEET EASTERLY OF THE BASELINE (CENTERLINE) OF STATE ROAD NO. 5, AS PER FINAL JUDGEMENT RECORDED IN OFFICIAL RECORD BOOK 2983, PAGE 991, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

TOGETHER WITH PARCEL 3

A PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF EAST RIGHT-OF-WAY LINE OF U.S. 1 (STATE ROAD 4) SAID RIGHT-OF-WAY BEING 33 FEET EACH SIDE OF THE CENTERLINE AND THE NORTH LINE OF SAID SECTION 30, THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE SAID EAST RIGHT-OF-WAY OF U.S. 1, A DISTANCE OF 144.61 FEET, THENCE, EASTERLY ALONG A LINE THAT MAKES AN ANGLE OF 80°09'30" FROM NORTH TO EAST WITH THE EAST RIGHT-OF-WAY OF U.S. 1, A DISTANCE OF 157 FEET MORE OR LESS, TO THE WATER'S EDGE OF INDIAN RIVER (HOBE SOUND); THENCE MEANDERING NORTHWESTERLY ALONG THE WATER'S EDGE OF INDIAN RIVER TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 30, THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 146 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

LESS THAT PART WHICH LIES WITHIN 51 FEET EASTERLY OF THE BASELINE (CENTERLINE) OF STATE ROAD NO. 5, AS PER ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2294, PAGE 125, PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR CONTROL OF ACCESS RIGHTS.
- 2. RIGHT-OF-WAY
THE 5.00 FOOT ADDITIONAL RIGHT-OF-WAY ALONG U.S. HIGHWAY NO. 1 IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.
- 3. COMMON AREAS
ALL AREAS SHOWN HEREON WITH THE EXCEPTION OF THE LOTS, EASEMENTS OR AREAS OTHERWISE DEDICATED, ARE HEREBY DEDICATED TO THE SCRIMSHAW ON THE BAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR ACCESS, UTILITY AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. RECREATION AREAS
THE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES, TO THE SCRIMSHAW ON THE BAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. UTILITY AND DRAINAGE EASEMENTS
THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, NOT PREVIOUSLY RECORDED, ARE HEREBY DEDICATED TO THE SCRIMSHAW ON THE BAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE IMPROVEMENTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. RECREATION AREA
THE RECREATION AREA AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SCRIMSHAW ON THE BAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THEIR PRESENTS TO BE EXECUTED BY ITS PRESIDENT THIS 12th DAY OF October, 1984. TEQUESTA BAY VILLAS INC.,

A FLORIDA CORPORATION
BY: T.H. EVANS, JR.
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED T.H. EVANS JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABOVE NAMED TEQUESTA BAY VILLAS INC., A FLORIDA CORPORATION, WHO ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATION SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF October, A.D. 1984.

Cynthia Luck
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
August 10, 1987

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4195, AT PAGE 547, AND OFFICIAL RECORD BOOK 4275 AT PAGE 1366, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF October, 1984.

SUNRISE SAVINGS AND LOAN ASSOCIATION
A FLORIDA BANKING CORPORATION
BY: Thomas L. Skubal
VICE PRESIDENT

ATTEST:
HELEN A. HARRISON
ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED THOMAS L. SKUBAL AND HELEN A. HARRISON TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY SUNRISE SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF OCTOBER, 1984.

NOTARY PUBLIC
STATE OF FLORIDA
My Commission Expires: June 19, 1988
Linda L. Casperge

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I LEIGH W. CONOVER, AN OFFICER OF STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TEQUESTA BAY VILLAS INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

October 1, 1984
DATED
LEIGH W. CONOVER, C.L.S.
STEWART TITLE
ORLANDO, FLORIDA
2300 PALM BEACH LAKES BLVD.
WEST PALM BEACH, FL 33402

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P. R. M. 'S), PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

S. Dale Monroe
REGISTERED LAND SURVEYOR NO. 3956
STATE OF FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6th DAY OF November, 1984.

BY: Ken Spillias
CHAIRMAN

COUNTY ENGINEER
0422.000

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6th DAY OF November, 1984.

BY: Herbert Bahlert
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Keith A. Chapman
DEPUTY CLERK

SCRIMSHAW ON THE BAY

THIS INSTRUMENT WAS PREPARED BY:
RANDY CLAY
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
P.O. BOX 727
JUPITER, FLORIDA 33458

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
JUPITER, FLORIDA STUART, FLORIDA
FORT PIERCE, FLORIDA
1 2