

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, AUTHORIZING AND APPROVING A MINOR SUBDIVISION FOR PANORA CORPORATION.

LEGAL DESCRIPTION

A parcel of land being a portion of the North 136 feet of the South 272 feet of the North 412 feet of the South 1,076.7 feet of Government Lot 3 that lies East of Sewall's Point Road, in Section 35, Township 37 South, Range 41 East, being more particularly described in the map of survey attached hereto and made a part hereof.

WHEREAS, PANORA CORPORATION has applied to the Town Commission of the Town of Sewall's Point for a minor subdivision, pursuant to Appendix A, Article B, of the Code of Ordinances, Town of Sewall's Point, Florida, relating to real estate owned by it within the corporate limits of the Town of Sewall's Point more particularly described in the map of survey attached hereto; and

WHEREAS, the Town Commission of the Town of Sewall's Point, Florida, considered the application for approval of the minor subdivision at a public meeting on July 9, 1986, and having heard from the applicants and the public, determined that the application meets all requirements of the subdivision regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SEWALL'S POINT, FLORIDA, AS FOLLOWS:

1. The application of PANORA CORPORATION for a minor subdivision of the real estate described and depicted on the map of survey attached to this Resolution is hereby approved and granted, subject to the following conditions:

(a) The applicant shall sign and deliver an easement to the Town of Sewall's Point for utilities and for ingress and egress as required, in form and content acceptable to the Town Attorney.

(b) The applicant shall pay to the Town Clerk all costs incurred by the Town in connection with the application for minor subdivision, including but not limited to, such items as recording fees, engineering fees, and legal fees.

Resolution No. _____

2. Upon receiving satisfactory evidence that the applicants have fulfilled all of the foregoing conditions, the Town Clerk is directed to cause this resolution to be recorded in the Official Records of Martin County, Florida.

3. The utility, ingress and egress easement entered by the applicants to the Town of Sewall's Point, Florida, in connection with the minor subdivision, shall be simultaneously recorded with this resolution in the Official Records of Martin County, Florida, is hereby duly accepted on behalf of the Town of Sewall's Point.

4. The real estate herein approved for the minor subdivision shall not be further subdivided by minor subdivision.

PASSED AND ADOPTED on this 9th day of July, 1986.

ATTEST:

Joan Barrow
JOAN BARROW, Town Clerk

John C. Guenther
JOHN C. GUENTHER, Mayor -
Commissioner

Approved as to form and
correctness:
M. Lanning Fox
M. LANNING FOX, Town
Attorney

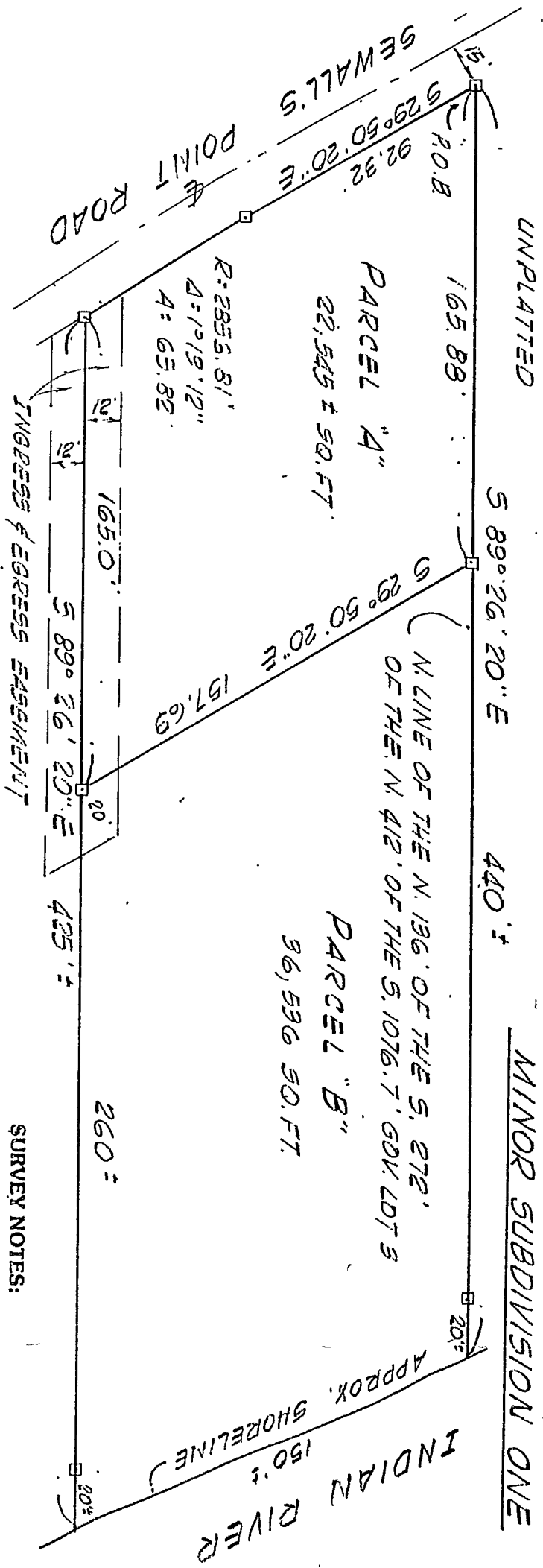
G. C. Strubell
GILBERT C. STRUBELL, Vice-Mayor -
Commissioner

Robert R. Aune
ROBERT R. AUNE, Commissioner

Clifford B. Drake
CLIFFORD B. DRAKE, Commissioner

Irene E. O'Brien
IRENE E. O'BRIEN, Commissioner

SCALE: 1" = 50'



LEGAL DESCRIPTION:

THE NORTH 136 FEET OF THE SOUTH 272 FEET OF THE NORTH 412 FEET OF THE SOUTH 1076.7 FEET OF GOVERNMENT LOT 3 THAT LIES EAST OF SEWALLS POINT ROAD, IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST.

UNPLATTED

MINOR SUBDIVISION ONE

CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH OF SURVEY HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN JUNE, 1986. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 21HH-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTE 472.027. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
2. THE LAND DESCRIPTION AND EASEMENTS SHOWN HEREON ARE IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

REVISED 7.2.86



WEYANT & ASSOCIATES, INC.
 Consulting Engineers - Surveyors
 3727 S.E. Ocean Boulevard Suite 206
 STUART, FLORIDA 33494

BY: *[Signature]* DATE: 7.2.86

FLORIDA REGISTRATION NO. MA B366

JOB NUMBER

86-198

WEYANT & ASSOCIATES, INC.

CONSULTING ENGINEERS

3727 S.E. OCEAN BOULEVARD
SUITE 206
STUART, FLORIDA 33494
286-7033

LEGAL DESCRIPTION-PARCEL A, MINOR SUBDIVISION ONE

A PARCEL OF LAND BEING A PORTION OF THE NORTH 136 FEET OF THE SOUTH 272 FEET OF THE NORTH 412 FEET OF THE SOUTH 1076.7 FEET OF GOVERNMENT LOT 3 THAT LIES EAST OF SEWALLS POINT ROAD, IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SEWALLS POINT ROAD AND THE NORTH LINE OF THE NORTH 136 FEET OF THE SOUTH 272 FEET OF THE NORTH 412 FEET OF THE SOUTH 1076.7 FEET OF GOVERNMENT LOT 3, THENCE S 89°26'20" E A DISTANCE OF ~~165.88~~ FEET ALONG SAID NORTH LINE; THENCE S 29°50'20" E A DISTANCE OF 157.69 FEET; THENCE N 89°26'20" W A DISTANCE OF ~~165.00~~ FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2856.81 FEET TO WHICH A RADIAL LINE BEARS N 58°50'28" E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SEWALLS POINT ROAD THROUGH A CENTRAL ANGLE OF 1°19'12" A DISTANCE OF 65.82 FEET; THENCE N 29°50'20" W A DISTANCE OF 92.32 FEET TO THE POINT OF BEGINNING.

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WEYANT & ASSOCIATES, INC.

CONSULTING ENGINEERS

3727 S.E. OCEAN BOULEVARD

SUITE 206

STUART, FLORIDA 33494

286-7033

LEGAL DESCRIPTION-PARCEL B, MINOR SUBDIVISION ONE

A PARCEL OF LAND BEING A PORTION OF THE NORTH 136 FEET OF THE SOUTH 272 FEET OF THE NORTH 412 FEET OF THE SOUTH 1076.7 FEET OF GOVERNMENT LOT 3 THAT LIES EAST OF SEWALLS POINT ROAD, IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SEWALLS POINT ROAD AND THE NORTH LINE OF THE NORTH 136 FEET OF THE SOUTH 272 FEET OF THE NORTH 412 FEET OF THE SOUTH 1076.7 FEET OF GOVERNMENT LOT 3, THENCE S 89°26'20" E A DISTANCE OF 165.88 FEET ALONG SAID NORTH LINE; THENCE S 29°50'20" E A DISTANCE OF 157.68 FEET; THENCE N 89°26'20" W A DISTANCE OF 165.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2856.81 FEET TO WHICH A RADIAL LINE BEARS N 58°50'28" E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SEWALLS POINT ROAD THROUGH A CENTRAL ANGLE OF 1°19'12" A DISTANCE OF 65.82 FEET; THENCE N 29°50'20" W A DISTANCE OF 92.32 FEET TO THE POINT OF BEGINNING.

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SUITE 206
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286-7033

MINOR SUBDIVISION ONE
PARCELS A & B
INGRESS AND EGRESS EASEMENT

A STRIP OF LAND 12 FEET IN WIDTH FOR THE PURPOSE
OF INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

THE SOUTHERLY 12 FEET OF PARCEL A AND THE SOUTHERLY
12 FEET OF THE WESTERLY 20 FEET OF PARCEL B, MINOR
SUBDIVISION ONE.

LOUISE J. L. MACOS
CLERK
BY 
D.S.

86 SEP 4 P 1:17

FILED & RECORDED
MARIN COUNTY, FLA.

D.R. BOOK 687 PAGE 1574

