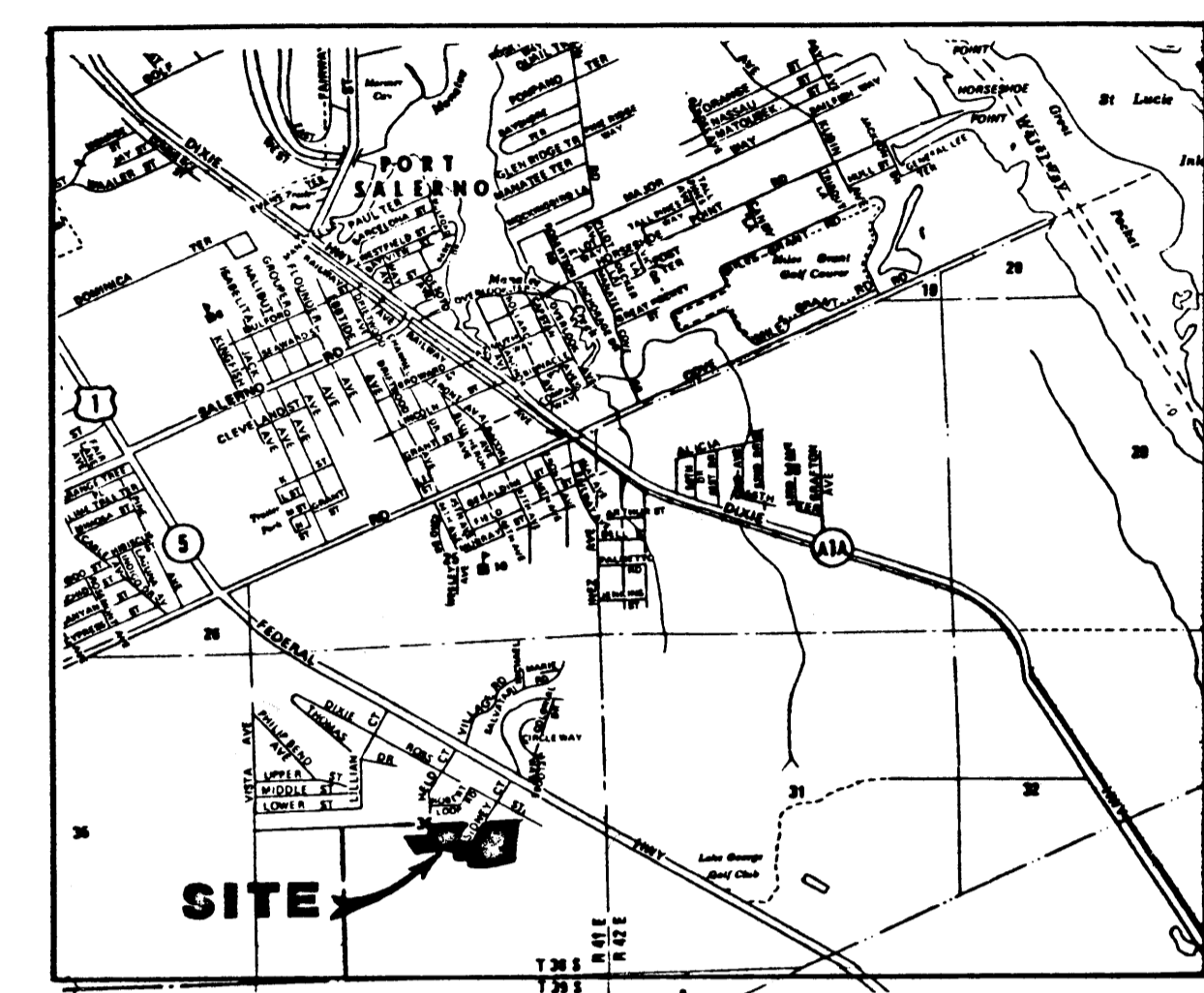


# PARKWOOD P.U.D. PHASE II

P2:42

## BEING A REPLAT OF A PORTION OF STUART GARDENS IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA

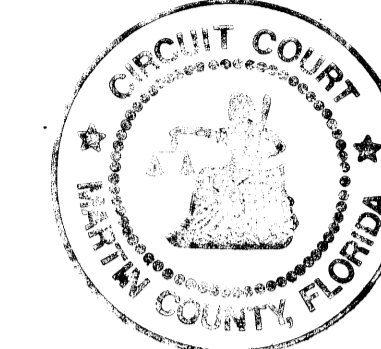
JUNE 1985



LOCATION MAP

### CLERK'S RECORDING CERTIFICATE

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 10 PAGE 6 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 19 DAY OF November A. D. 1985



LOUISE V. ISAACS, CLERK  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Burkley  
FILE NO.  
526156

THIS INSTRUMENT PREPARED BY:  
JOHN J. DEDMAN  
FOR:  
ADAIR & BRADY, INC.  
ENGINEERS, PLANNERS AND  
SURVEYORS  
951 COLORADO AVENUE  
STUART, FLORIDA 33497

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

8/5/85  
July 9, 1985

[Signature]  
COUNTY ENGINEER  
[Signature]  
COUNTY ATTORNEY

July 9, 1985

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

July 9, 1985

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
[Signature]  
CHAIRMAN

ATTEST  
Louise V. Isaac  
CLERK  
By Charlotte Burkley, P.C.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 9, 1985 AT 10:00 A.M.

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

- A. FIRST MORTGAGE AND SECURITY AGREEMENT FROM PARKWOOD DEVELOPMENT, INC. (F/K/A GOMBAS DEVELOPMENT, INC.) TO CYPRESS SAVINGS ASSOCIATION, RECORDED IN OFFICIAL RECORD BOOK 582, PAGE 1099, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED BY THAT CERTAIN SPREADER AGREEMENT FROM PARKWOOD DEVELOPMENT, INC. TO CYPRESS SAVINGS ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 594, PAGE 577, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- B. SECOND MORTGAGE AND SECURITY AGREEMENT FROM PARKWOOD DEVELOPMENT, INC., TO CYPRESS SAVINGS ASSOCIATION, RECORDED IN OFFICIAL RECORD BOOK 582, PAGE 1129, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.  
BY: [Signature]  
N. MARTIN BONAN  
10 CENTRAL PARKWAY, SUITE 400  
STUART, FLORIDA 33497

### DESCRIPTION

STATE OF FLORIDA  
COUNTY OF MARTIN

LOT 6A AND A PORTION OF LOTS 5-7, 18, 19, AND STATE ROAD NO. 199 (PROJECTED) ACCORDING TO THE PLAT OF STUART GARDENS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 40, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS AND SITUATE IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST; TOGETHER WITH THAT PORTION OF POPLAR DRIVE AND PALM ROAD ACCORDING TO THE SAID PLAT OF STUART GARDENS AND ABANDONED AND VACATED BY THE MARTIN COUNTY COMMISSION IN RESOLUTION NO. 84-10.7. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE SAID PLAT OF STUART GARDENS, RUN THENCE SOUTH 89° 59' 21" EAST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 1321.53 FEET TO THE NORTHWESTERLY CORNER OF LOT 20 ACCORDING TO THE PLAT OF PARKWOOD P. U. D. PHASE I, AS RECORDED IN PLAT BOOK 9, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY; THENCE SOUTH 11° 51' 51" WEST ALONG THE WESTERLY LINE OF SAID LOT 20 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 194.04 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 12° 05' 29", A DISTANCE OF 48.54 FEET TO THE NORTHWESTERLY CORNER OF LOT 101, ACCORDING TO SAID PHASE I PLAT; THENCE SOUTH 24° 15' 41" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; SAID CORNER BEING IN THE ARC OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY LINE OF THE LAKE ACCORDING TO SAID PHASE I PLAT, SUBTENDED BY A CENTRAL ANGLE OF 23° 42' 35", A DISTANCE OF 53.80 FEET TO THE END OF SAID CURVE; THENCE NORTH 89° 59' 21" WEST, A DISTANCE OF 471.12 FEET; THENCE SOUTH 63° 45' 37" WEST, A DISTANCE OF 67.03 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 26° 15' 02", A DISTANCE OF 59.56 FEET TO THE END OF SAID CURVE; THENCE NORTH 00° 00' 39" EAST, A DISTANCE OF 47.15 FEET; THENCE NORTH 89° 59' 21" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00° 00' 39" WEST, A DISTANCE OF 47.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 06° 31' 14", A DISTANCE OF 21.62 FEET; THENCE SOUTH 83° 29' 25" WEST, A DISTANCE OF 173.93 FEET; THENCE SOUTH 34° 57' 08" EAST, A DISTANCE OF 119.39 FEET; THENCE SOUTH 56° 07' 00" WEST, A DISTANCE OF 196.79 FEET; THENCE NORTH 33° 53' 00" WEST, A DISTANCE OF 15.63 FEET; THENCE SOUTH 56° 07' 00" WEST, A DISTANCE OF 179.51 FEET; THENCE SOUTH 19° 18' 35" EAST, A DISTANCE OF 6.33 FEET; THENCE SOUTH 70° 41' 25" WEST, A DISTANCE OF 88.24 FEET; THENCE SOUTH 06° 35' 14" WEST, A DISTANCE OF 141.36 FEET; THENCE SOUTH 08° 41' 39" EAST, A DISTANCE OF 249.95 FEET; THENCE SOUTH 45° 32' 23" EAST, A DISTANCE OF 27.32 FEET; THENCE SOUTH 05° 35' 19" WEST, A DISTANCE OF 38.99 FEET; THENCE SOUTH 39° 47' 59" EAST, A DISTANCE OF 50.37 FEET; THENCE SOUTH 31° 58' 45" EAST, A DISTANCE OF 58.37 FEET; THENCE SOUTH 56° 52' 14" EAST, A DISTANCE OF 55.22 FEET; THENCE SOUTH 42° 57' 34" EAST, A DISTANCE OF 49.86 FEET; THENCE SOUTH 04° 27' 43" WEST, A DISTANCE OF 37.12 FEET; THENCE SOUTH 26° 09' 00" WEST, A DISTANCE OF 80.75 FEET; THENCE SOUTH 17° 33' 23" EAST, A DISTANCE OF 12.49 FEET; TO THE SOUTHERLY LINE OF SAID LOT 19; THENCE NORTH 84° 50' 25" WEST, A DISTANCE OF 272.32 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 00° 05' 26" EAST, A DISTANCE OF 1349.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.472 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

PARKWOOD DEVELOPMENT, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE STREETS AND RIGHT-OF-WAYS SHOWN ON THE PLAT OF PARKWOOD, P. U. D. PHASE II, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- 2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PARKWOOD, P. U. D. PHASE II, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY OR CABLE TELEVISION COMPANY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, EXCEPT WHERE NOTED.
- 3. THE PARK, DRAINAGE EASEMENTS AND DRAINAGE MAINTENANCE EASEMENTS ON THIS PLAT OF PARKWOOD, P. U. D., PHASE II, ARE HEREBY DEDICATED TO THE PARKWOOD PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY DUTY, OR LIABILITY REGARDING SUCH EASEMENTS OR LAKE AREA.

SIGNED AND SEALED THIS 22 DAY OF July, 1985 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BE HIS SECRETARY:

PARKWOOD DEVELOPMENT, INC.  
BY: [Signature]  
STEVE GOMBAS  
PRESIDENT  
ATTEST: [Signature]  
SYLVIA GOMBAS  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVE GOMBAS AND SYLVIA GOMBAS, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PARKWOOD DEVELOPMENT, INC. A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF July, 1985

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION EXPIRES:  
August 5, 1998

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF MARTIN

CYPRESS SAVINGS ASSOCIATION, A FLORIDA SAVINGS ASSOCIATION DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE THEIR MORTGAGES TO SUCH DEDICATION.

SIGNED AND SEALED THIS 19 DAY OF July, 1985 ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

BY: [Signature]  
HARREN N. MURANSKI  
VICE PRESIDENT  
ATTEST: [Signature]  
ASSISTANT SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HARREN N. MURANSKI AND JOHN J. LOHARDO, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF CYPRESS SAVINGS ASSOCIATION, A FLORIDA SAVINGS CORPORATION, AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF July, 1985.

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:  
August 5, 1998

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, JOHN J. DEDMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PARKWOOD, P. U. D., PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

7/17/85 [Signature]  
JOHN J. DEDMAN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3010

		PARKWOOD, P.U.D. PHASE II	
		RECORD PLAT	
Dr. KB	F.B. PKWD	Scale	SHEET 1 OF 3
Ck. JJD	P.G. JB	Date 2-7-85	
Ap. JJD		Job No. 3521E	

Subdivision Parcel Control #: 36-38-41-015-000-0000.0