

A PLAT OF - STARLING COURT

BEING PLAT NO 15 OF MARTIN DOWNS, A P.U.D.
LYING IN SECTIONS 13 & 14, TWP 38S., RGE. 40E.
MARTIN COUNTY, FLORIDA

SHEET 1 OF 2

AUGUST, 1985

DESCRIPTION

STATE OF FLORIDA
COUNTY OF MARTIN

A parcel of land lying in Sections 13 and 14, Township 38 South, Range 40 East and being more particularly described as follows:

From the centerline intersection of S.W. Crane Creek Avenue with S.W. Sandhill Road as shown on the Plat of Martin Downs, Plat No. 2, as recorded in Plat Book 9, Page 37, Martin County, Florida, bear S 47°33'20" W, along the centerline of said S.W. Sandhill Road, a distance of 200.00 feet to the point of curvature of a curve concave to the Northwest; thence radially N 42°26'40" W, a distance of 40.00 feet to a point on a curve concave to the northwest having a radius of 1196.90 feet the center of which bears N 42°26'40" W, said point being in the northerly right-of-way of said S.W. Sandhill Road, said point also being the POINT OF BEGINNING; thence southwesterly along the arc of said curve through a central angle of 17°15'41" a distance of 360.59 feet; thence non-radially N 26°28'16" W, a distance of 529.96 feet; thence N 11°52'00" W, a distance of 105.00 feet; thence N 00°29'53" E, a distance of 128.79 feet; thence S 89°30'07" E, a distance of 199.91 feet; thence N 00°29'53" E, a distance of 140.00 feet; thence S 89°30'07" E, a distance of 133.69 feet to a point on a curve concave to the northeast having a radius of 2030.17 feet the center of which bears N 66°37'22" E, said point being in the westerly right-of-way of said S.W. Crane Creek Avenue; thence southwesterly along the arc of said curve through a central angle of 17°15'27" a distance of 611.49 feet; thence non-radially S 03°27'44" W, a distance of 34.79 feet; thence S 47°33'20" W, a distance of 136.03 feet to the POINT OF BEGINNING of the herein described parcel of land.

Said parcel containing 7.243 acres.

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- S.W. WILLOWOOD CIRCLE, AS SHOWN ON THIS PLAT OF STARLING COURT IS HEREBY DEDICATED TO STARLING COURT HOMEOWNERS' ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, 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 SAID S.W. WILLOWOOD CIRCLE.
- THE LIMITED ACCESS EASEMENTS SHOWN ON THIS PLAT OF STARLING COURT, ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF STARLING COURT, MAY BE USED FOR UTILITY PURPOSES, BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED, FROM TIME TO TIME, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND AS APPROVED, BY MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC.
- THE COMMON AREAS, SHOWN ON THIS PLAT OF STARLING COURT, ARE HEREBY DEDICATED TO STARLING COURT HOMEOWNERS' ASSOCIATION, INC., FOR UTILITY, DRAINAGE AND LANDSCAPE PURPOSES 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 SAID COMMON AREAS.
- THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF STARLING COURT, ARE HEREBY DEDICATED TO MARTIN DOWNS 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 DRAINAGE EASEMENTS.
- THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.), SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.

SIGNED AND SEALED THIS 16th DAY OF AUGUST, 1985, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO, BY ITS SECRETARY.

ATTEST: SOUTHERN LAND GROUP, INC.

BY: PETER D. CUMMINGS
SECRETARY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND BETTY ENGLISH, TO ME WELL KNOWN TO BE THE PRESIDENT, AND SECRETARY, RESPECTIVELY OF SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH AN INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF AUGUST, 1985.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION, SHALL EXECUTE A SEPARATE MORTGAGEE'S CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN MARTIN COUNTY, FLORIDA.

B. MORTGAGE FROM SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION TO AMERIFIRST FEDERAL SAVINGS & LOAN ASSOCIATION, DATED APRIL 4, 1984, RECORDED APRIL 6, 1984 IN OFFICIAL RECORD BOOK 598, PAGE 2565, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 16th DAY OF AUGUST, 1985.

GUNSTER, YOAKLEY, CRISER
& STEWART, P.A.

BY:

RICHARD D. HOLT
P.O. BOX 71
FIRST NATIONAL BANK BUILDING
PALM BEACH, FLORIDA 33480

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

I, VINCENT J. NOEL DO HEREBY CERTIFY THAT THIS PLAT OF STARLING COURT, 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Vincent J. Noel
VINCENT J. NOEL
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4169

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

August 13, 1985
COUNTY ENGINEER
August 13, 1985
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: August 13, 1985
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: August 13, 1985
CHAIRMAN

ATTEST:
Louise V. Isaacs
Tracy Chase, D.C.

THIS INSTRUMENT WAS PREPARED BY:
EUGENE "BUDDY" PERRI
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
117 SOUTH SECOND STREET
JUPITER, FLORIDA 33458

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Subdivision Parcel Control #: 13-38-40-015-000-000-0-0