

# EMERALD LAKES PHASE VII

BEING A REPLAT OF A PORTION OF PHASE VII OF THE PLAT OF EMERALD LAKES PHASES VI & VII AS RECORDED IN PLAT BOOK 9, PAGE 67 AND BEING A REPLAT OF A PORTION OF EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 33, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 11<sup>th</sup> DAY OF February, 1985.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Tracy E. Chase  
DEPUTY CLERK

FILE NO. 588650

### CERTIFICATE OF OWNERSHIP AND DEDICATION

FORD CONCEPTS INC. DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:  
BEING A PORTION OF TRACT 1 OF THE PLAT OF EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND A PORTION OF PHASE VII OF THE PLAT OF EMERALD LAKES PHASES VI & VII AS RECORDED IN PLAT BOOK 9, PAGE 67 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PHASE VII, THENCE S. 89°36'45"E. A DISTANCE OF 233.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 107.00 FEET AND A CENTRAL ANGLE OF 85°21'41", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 159.41 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 20°39'10", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 93.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 50°55'37", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 204.43 FEET TO A POINT OF NON-RADIAL INTERSECTION HAVING A RADIAL BEARING OF N. 14°10'09"E., THENCE S. 12°02'00"W., A DISTANCE OF 96.20 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL BEARING OF S. 00°45'21"W., A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 56°43'21", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.20 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 34°28'00", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 105.27 FEET TO A POINT OF TANGENCY, THENCE S. 68°30'00"W., A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 54°24'11", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 71.21 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 76°12'06", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.75 FEET TO A POINT OF NON-RADIAL INTERSECTION, HAVING A RADIAL BEARING OF S. 43°17'55"E., THENCE N. 46°12'33"W., A DISTANCE OF 18.72 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF N. 79°20'21"W., A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 17°29'39", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 106.87 FEET TO A POINT OF TANGENCY, THENCE N. 06°50'00"W., A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 07°13'16", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.70 FEET TO A POINT OF TANGENCY, THENCE N. 00°23'15"E., A DISTANCE OF 111.34 FEET TO THE POINT OF BEGINNING, THE LAST 10 COURSES BEING COINCIDENT WITH THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PHASE VII.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA AND CONTAINING 4.7746 ACRES MORE OR LESS.

### FORD CONCEPTS INC., DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS** - THE STREETS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE VII ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO EMERALD LAKES TOWNHOMES HOMEOWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING REGARDING SUCH STREETS.
- UTILITY EASEMENTS** - THE UTILITY EASEMENTS ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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, FLORIDA. THE MAINTENANCE RESPONSIBILITY FOR THESE EASEMENTS SHALL BE THAT OF THE EMERALD LAKES TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.
- DRAINAGE EASEMENTS** - THE DRAINAGE EASEMENTS ON THIS PLAT MAY BE USED FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE MAINTENANCE RESPONSIBILITY FOR THESE EASEMENTS SHALL BE THAT OF THE EMERALD LAKES TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.

SIGNED AND SEALED THIS 9<sup>th</sup> DAY OF December, 1985. ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

ATTEST: Patricia A. Sauter BY: James S. Elliott  
PATRICIA A. SAUTER, ASSISTANT SECRETARY JAMES S. ELLIOTT, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: James S. Elliott  
WITNESS

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES S. ELLIOTT AND PATRICIA A. SAUTER, TO ME WELL KNOWN TO BE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, OF FORD CONCEPTS, 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 9<sup>th</sup> DAY OF December, 1985.

James S. Elliott  
MY COMMISSION EXPIRES

Angela L. Dennis  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

### MORTGAGE HOLDERS CONSENT

RICHARD C. RIDGWAY AND MAURICE PORTER, TRUSTEES, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 9<sup>th</sup> DAY OF December, 1985.

Richard C. Ridgway  
RICHARD C. RIDGWAY

Maurice Porter  
MAURICE PORTER

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

James S. Elliott  
WITNESS

Angela L. Dennis  
WITNESS

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD C. RIDGWAY AND MAURICE PORTER, TRUSTEES, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF December, 1985.

James S. Elliott  
MY COMMISSION EXPIRES

Angela L. Dennis  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

### MORTGAGE HOLDERS CONSENT

FIRST AMERICAN BANK & TRUST, A FLORIDA CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 9<sup>th</sup> DAY OF December, 1985.

ATTEST: Kenneth A. Spaulding  
BY: John H. Fullmer

FIRST AMERICAN BANK & TRUST  
BY: John H. Fullmer

ITS: Asst. Vice Pres.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

ITS: Vice President  
James S. Elliott  
WITNESS

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF December, 1985, BY Richard C. Ridgway, THE Trustee, AND Maurice Porter, THE Trustee, OF FIRST AMERICAN BANK & TRUST.

James S. Elliott  
MY COMMISSION EXPIRES

Angela L. Dennis  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

### TITLE CERTIFICATION

I GRAYCE P. AUSBURN, A CERTIFIED LAND-TITLE SEARCHER, HEREBY CERTIFY THAT AS OF 1985, AT M.M.

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

- (A) MORTGAGE FROM FORD CONCEPTS INC. TO RICHARD C. RIDGWAY & MAURICE PORTER, TRUSTEES, DATED 2-4-83, AND RECORDED IN OFFICIAL RECORDS BOOK 563, PAGE 1392, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- (B) MORTGAGE FROM FORD CONCEPTS INC. TO FIRST AMERICAN BANK & TRUST AS RECORDED IN OFFICIAL RECORDS BOOK 619, PAGE 2342 AND OFFICAL RECORDS BOOK 619, PAGE 2366, PUBLIC RECORDS MARTIN COUNTY, FLORIDA, AND DATED 11-19-84.

DATED THIS 9<sup>th</sup> DAY OF December, 1985.

BY: Grayce P. Ausburn  
GRAYCE P. AUSBURN C.L.S.  
CERTIFIED LAND-TITLE SEARCHER  
218 ATLANTA AVE.  
STUART, FLORIDA, 33494

### COUNTY APPROVAL

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

Jan 13, 1985

Michael H. O'Neal  
COUNTY ENGINEER

November 19, 1985

W.B. Brown  
COUNTY ATTORNEY

November 19, 1985

W.B. Brown  
CHAIRMAN  
PLANNING & ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

November 19, 1985

W.B. Brown  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

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

### SURVEYOR'S CERTIFICATE

I, MICHAEL T. KOLODZIEJCZYK, DO HEREBY CERTIFY THAT THIS PLAT OF EMERALD LAKES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Michael T. Kolodziejczyk  
MICHAEL T. KOLODZIEJCZYK P.L.S.  
FLORIDA REG. NO. 3864

THIS INSTRUMENT PREPARED BY:  
MICHAEL T. KOLODZIEJCZYK P.L.S. 3864 STATE OF FLORIDA  
LAWSON & NOBLE, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
LAKE WORTH, FLORIDA