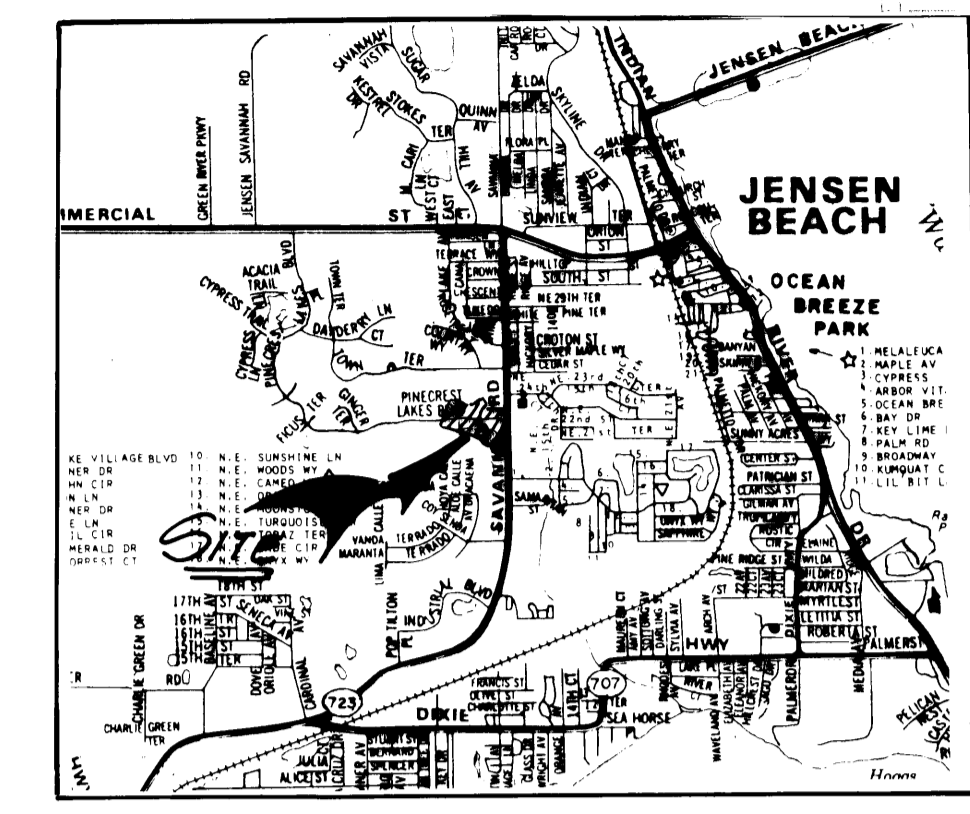
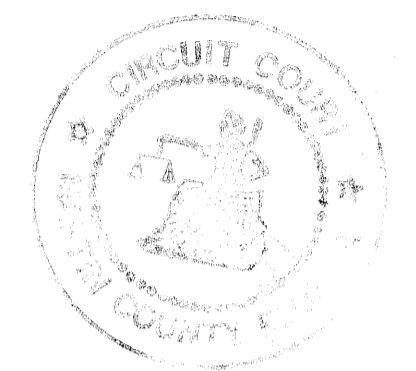


# PLAT OF PINECREST LAKES PHASE V

BEING A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA MARCH 1986



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 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 10th DAY OF April, A. D. 1986.  
LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA  
*Mary E. Chase, Sec.*  
FILE NO: 51607B



## DESCRIPTION

CERTAIN PARCELS OF LAND IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST CORNER OF LOT 238 ACCORDING TO THE PLAT OF PINECREST LAKES, PHASE IV, AS RECORDED IN PLAT BOOK 9, PAGE 55, OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 45°00' 00" WEST, A DISTANCE OF 137.68 FEET TO THE SOUTHERN MOST CORNER OF SAID LOT 238, SAID CORNER BEING IN THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 402.29 FEET; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINECREST LAKES BLVD., ACCORDING TO SAID PLAT OF PINECREST LAKES, PHASE IV, AND ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 6°41' 54", A DISTANCE OF 47.03 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°20' 00" EAST, A DISTANCE OF 158.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 338.75 FEET AND A CENTRAL ANGLE OF 56°30' 20"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 334.08 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89° 50' 20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 180.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 723 (N.E. SAVANNA ROAD); THENCE NORTH 0°09' 40" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 170.00 FEET; THENCE NORTH 89°50' 20" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 190.71 FEET; THENCE NORTH 13°41' 16" EAST, A DISTANCE OF 17.60 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 5°05' 35", A DISTANCE OF 45.33 FEET; THENCE NORTH 81° 24' 19" WEST, RADIAL TO SAID CURVE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 82°34' 16" WEST, A DISTANCE OF 97.04 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 188.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 2° 35' 28", A DISTANCE OF 8.53 FEET TO THE END OF SAID CURVE; THENCE NORTH 33°20' 00" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 60°08' 05" WEST, A DISTANCE OF 33.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.569 ACRES, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE EASTERN MOST CORNER OF LOT 239, ACCORDING TO THE SAID PLAT OF PINECREST LAKES, PHASE IV, SAID POINT BEING IN THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 322.29 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID PINECREST LAKES BLVD., AND THE ARC OF SAID CURVE SUBTENDED BY A CENTRAL ANGLE OF 16°40' 00", A DISTANCE OF 43.75 FEET TO THE END OF SAID CURVE; THENCE SOUTH 33°20' 00" EAST, A DISTANCE OF 158.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 418.75 FEET AND A CENTRAL ANGLE OF 56° 30' 20"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 412.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89° 50' 20" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 180.97 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 723 (N.E. SAVANNA ROAD); THENCE SOUTH 0°09' 41" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 167.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5679.95 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CENTRAL ANGLE OF 2°35' 58", A DISTANCE OF 257.69 FEET; THENCE NORTH 89°28' 31" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 400.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "B" ACCORDING TO THE SAID PLAT OF PINECREST LAKES, PHASE IV, SAID CORNER BEING IN THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET; AND A CENTRAL ANGLE OF 41° 11' 09"; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "B" AND THE LAKE ACCORDING TO SAID PLAT, A DISTANCE OF 553.50 FEET TO A POINT OF REVERSED CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET, AND A CENTRAL ANGLE OF 14°00' 00", A DISTANCE OF 244.35 FEET TO A POINT OF REVERSED CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 2°51' 37", A DISTANCE OF 3.74 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 239; THENCE NORTH 40°00' 00" EAST, DEPARTING SAID NORTHEASTERN LINE OF THE LAKE, A DISTANCE OF 162.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.132 ACRES, MORE OR LESS, LAKES.

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, JOHN J. DEDMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PINECREST LAKES, PHASE V 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.

*John J. Dedman* 3/7/86  
JOHN J. DEDMAN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO.3010



## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

PINECREST LAKES, 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 STREET RIGHT-OF-WAY SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE V, HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE V, 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.
3. THE DRAINAGE EASEMENTS, DRAINAGE MAINTENANCE EASEMENT AND ENTRY SIGN EASEMENTS, AS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE V, ARE HEREBY DEDICATED TO THE PINECREST LAKES HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LAKE AREA.

SIGNED AND SEALED THIS 10 DAY OF March, 1986, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

PINECREST LAKES, INC.

*Janice Thomson*  
JANICE THOMSON  
ITS VICE PRESIDENT

ATTEST:

*Donald R. Polzin*  
DONALD R. POLZIN  
ITS SECRETARY

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JANICE THOMSON AND DONALD R. POLZIN, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PINECREST LAKES, 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 14 DAY OF March, 1986

*Loise L. Wickman*  
LOISE L. WICKMAN  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: Jan. 21, 1989

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

I, WILLIAM DALE ANDERSON JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES:

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. THE MORTGAGE NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IS AS FOLLOWS:

AMERICAN PIONEER SAVINGS BANK  
DATE OF MORTGAGE: 2/25/86

RECORDING DATA: O.R. 665 PAGES 1165-1169, MARTIN COUNTY, FLORIDA RECORDS  
DATED THIS 13th DAY OF March, 1986

*William D. Anderson Jr.*  
WILLIAM DALE ANDERSON JR.  
ATTORNEY-AT-LAW  
1451 E. OCEAN BLVD.  
STUART, FLORIDA 33494

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF MARTIN

AMERICAN PIONEER SAVINGS BANK, A FLORIDA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 14 DAY OF March, 1986  
ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

BY: *William P. Valenti*  
WILLIAM P. VALENTI  
PRESIDENT  
REGIONAL PRESIDENT  
*Loise L. Wickman*  
LOISE L. WICKMAN  
SECRETARY  
SENIOR VICE PRESIDENT  
ATTEST: *John J. Dedman*  
JOHN J. DEDMAN  
WITNESS

## COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

March 14, 1986  
February 25, 1986

*William P. Valenti*  
COUNTY ENGINEER  
*Gregory L. Wheelser*  
COUNTY ATTORNEY

February 25, 1986

*William P. Valenti*  
CHAIRMAN  
PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA

February 25, 1986

*Loise L. Wickman*  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

ATTEST:

*Loise L. Wickman*  
LOISE L. WICKMAN  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
BY: *Mary E. Chase, D.C.*  
MARY E. CHASE, D.C.

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED WILLIAM P. VALENTI, COUNTY ENGINEER AND GREGORY L. WHEELSER, COUNTY ATTORNEY TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PRESIDENT AND SENIOR VICE PRESIDENT, RESPECTIVELY OF AMERICAN PIONEER SAVINGS BANK, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF March, 1986

*Loise L. Wickman*  
LOISE L. WICKMAN  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: Jan. 21, 1989

THIS INSTRUMENT PREPARED BY:

JOHN J. DEDMAN

FOR: ADAIR & BRADY, INC.  
ENGINEERS, PLANNERS AND SURVEYORS  
951 COLORADO AVENUE, SUITE 310  
STUART, FLORIDA 33497

PINECREST LAKES PHASE V		RECORD PLAT	
Dr. M. E. F. B.	Scale 1" = 50'	SHEET	
Ck. J. J. D.	Date NOV. 1986	FPS054	1 OF 2
Ap.	Job No. 2510 H		

Submission Parcel Control #: 28-37-41-003-000-0000-0-0