

PARKWOOD P.U.D. PHASE III-IV-V

BEING A REPLAT OF A PORTION OF THE PLAT OF STUART GARDENS IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA FEBRUARY, 1987

CLERK'S
RECORDING
CERTIFICATE



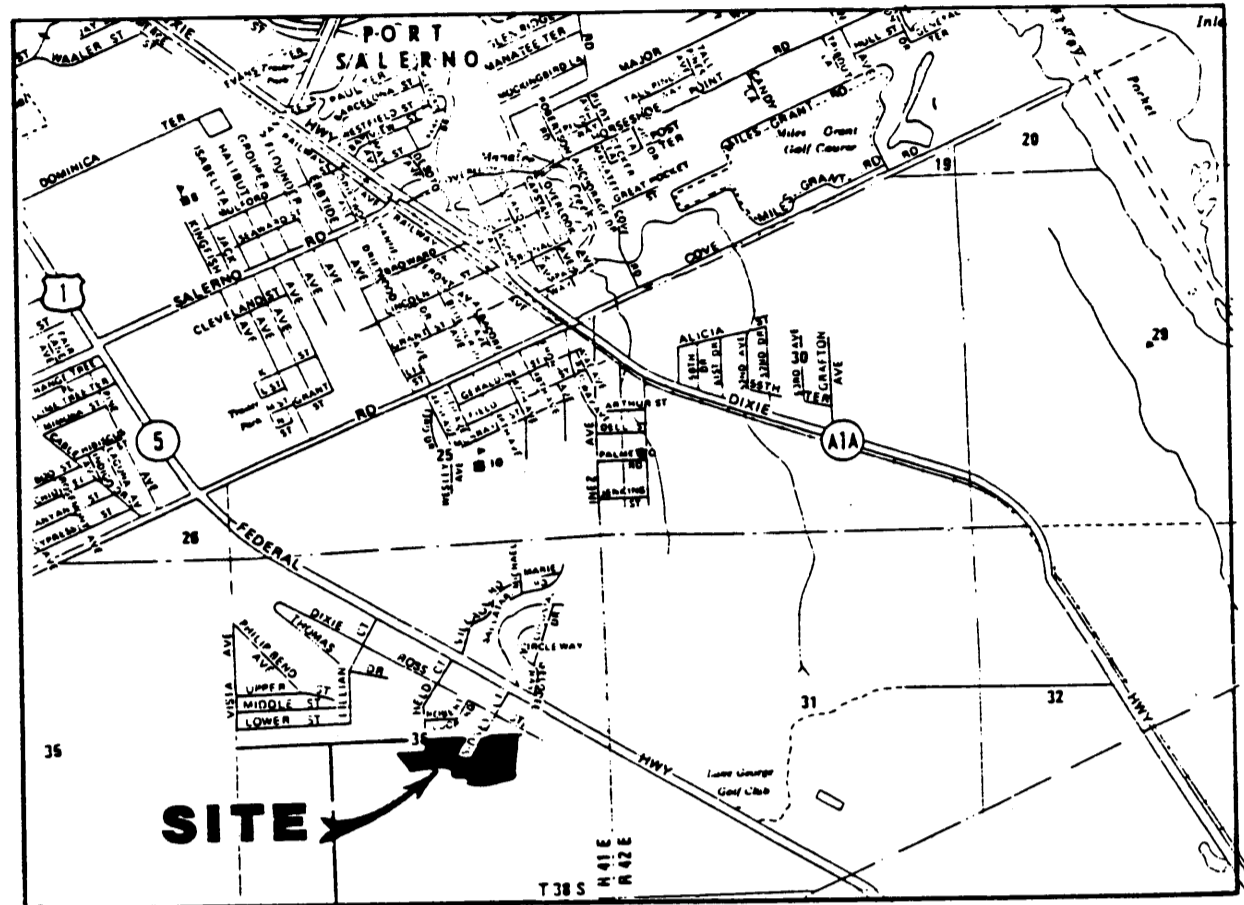
I, MARSHA G. STILLER, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 10, PAGE 15, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 10th DAY OF February, A.D. 1987.
MARSHA G. STILLER, CLERK
MARTIN COUNTY, FLORIDA
By Tracy Chase, D.C.
FILE NO. 656063

DESCRIPTION

LOTS 7A, 17, 20A, 20, 21 AND A PORTION OF LOTS 5-8, 16-19, 22, 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 PALM ROAD AND CORAL LANE 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:

COMMENCING AT THE SOUTHWESTERLY CORNER OF TRACT 19 OF THE SAID PLAT OF STUART GARDENS; RUN THENCE SOUTH 89° 59' 25" EAST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 272.32 FEET TO THE SOUTHEASTERLY CORNER OF THE PARK ACCORDING TO THE PLAT OF PARKWOOD P. U. D. PHASE II, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF SAID MARTIN COUNTY RECORDS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 17° 33' 23" WEST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 12.49 FEET; THENCE NORTH 26° 09' 00" EAST, A DISTANCE OF 80.75 FEET; THENCE NORTH 04° 27' 43" EAST, A DISTANCE OF 37.12 FEET; THENCE NORTH 42° 57' 34" WEST, A DISTANCE OF 49.86 FEET; THENCE NORTH 56° 52' 14" WEST, A DISTANCE OF 55.22 FEET; THENCE NORTH 31° 58' 45" WEST, A DISTANCE OF 58.37 FEET; THENCE NORTH 39° 47' 59" WEST, A DISTANCE OF 50.37 FEET; THENCE NORTH 05° 35' 19" EAST, A DISTANCE OF 38.99 FEET; THENCE NORTH 45° 32' 23" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 02° 41' 39" WEST, A DISTANCE OF 240.85 FEET; THENCE NORTH 06° 35' 14" EAST, A DISTANCE OF 141.36 FEET; THENCE NORTH 70° 41' 25" EAST, A DISTANCE OF 88.24 FEET; THENCE NORTH 19° 18' 35" WEST, A DISTANCE OF 6.33 FEET; THENCE NORTH 56° 07' 00" EAST, A DISTANCE OF 170.51 FEET; THENCE SOUTH 33° 53' 00" EAST, A DISTANCE OF 15.63 FEET; THENCE NORTH 56° 07' 00" EAST, A DISTANCE OF 196.79 FEET; THENCE NORTH 34° 57' 08" WEST, A DISTANCE OF 119.39 FEET; THENCE NORTH 83° 29' 25" EAST, RADIAL TO A CURVE NEXT DESCRIBED, A DISTANCE OF 173.93 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 6° 31' 14", A DISTANCE OF 21.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 00° 00' 36" EAST, A DISTANCE OF 47.15 FEET; THENCE SOUTH 89° 59' 21" EAST, 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, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 26° 15' 02", A DISTANCE OF 59.56 FEET; THENCE NORTH 63° 45' 37" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 67.03 FEET; THENCE SOUTH 89° 59' 21" EAST, A DISTANCE OF 29.73 FEET TO THE WESTERN MOST CORNER OF THE LAKE ACCORDING TO PARKWOOD P. U. D. PHASE I, AS RECORDED IN PLAT BOOK 9, PAGE 85 PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE SOUTH 33° 53' 00" EAST, A DISTANCE OF 374.83 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER BEING IN THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 28° 22' 09" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 42° 30' 48", A DISTANCE OF 319.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19° 00' 00", A DISTANCE OF 56.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 85° 08' 39" EAST, A DISTANCE OF 25.70 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER BEING IN THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 730.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 87° 39' 24" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 2° 30' 45", A DISTANCE OF 32.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 4° 51' 21" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST PARKWOOD DRIVE ACCORDING TO THE SAID PLAT OF PARKWOOD P. U. D. PHASE I, A DISTANCE OF 43.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE SOUTH 4° 51' 21" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 85° 08' 39" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 04° 51' 21" EAST, A DISTANCE OF 80.59 FEET; THENCE SOUTH 83° 51' 21" EAST, A DISTANCE OF 73.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 26° 42' 10"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 219.04 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 8° 07' 37", A DISTANCE OF 53.90 FEET TO A POINT, A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 28° 41' 08" WEST; THENCE NORTH 66° 14' 31" EAST, A DISTANCE OF 25.00 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CORAL LANE; THENCE SOUTH 0° 01' 43" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 325.00 FEET TO THE NORTHERLY LINE OF SAID LOT 22; THENCE SOUTH 89° 59' 25" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.00 FEET; THENCE SOUTH 0° 01' 43" WEST, A DISTANCE OF 325.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 22; THENCE NORTH 89° 59' 25" WEST, A DISTANCE OF 1942.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.534 ACRES, MORE OR LESS.



LOCATION MAP

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:

- THE STREETS AND RIGHT-OF-WAYS SHOWN ON THE PLAT OF PARKWOOD, P. U. D. PHASE III, IV & V ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PARKWOOD, P. U. D., PHASE III, IV & V 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.
- THE DRAINAGE EASEMENTS AND DRAINAGE MAINTENANCE EASEMENTS AND AREA SHOWN AS OPEN ON THIS PLAT OF PARKWOOD, P. U. D., PHASE III, IV & V 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 OPEN AREA.
- THE WETLAND AREA AND BUFFER AS SHOWN ON THIS PLAT OF PARKWOOD, P. U. D., PHASE III, IV & V IS HEREBY DEDICATED TO THE PARKWOOD PROPERTY OWNERS ASSOCIATION, INC. NO CONSTRUCTION, ALTERATION OR DESTRUCTION OF THE WETLAND AREA SHALL OCCUR WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

SIGNED AND SEALED THIS 6th DAY OF March, 1987, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

PARKWOOD DEVELOPMENT, INC.
By: Steve Gombas
STEVE GOMBAS
PRESIDENT

WITNESS: Lynne E. Wickman
WITNESS: Phillip J. Vogel

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF March, 1987.

Lynne E. Wickman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
Jan. 21, 1989



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

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 10th DAY OF March, 1987, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

By: Loren Mintz
LOREN MINTZ, PRESIDENT
Attest: [Signature]
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOREN MINTZ AND JOHN J. LOMBARDO, TO ME WELL KNOWN TO BE THE 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 13th DAY OF March, 1987.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

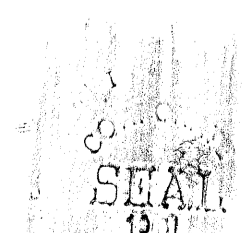
MY COMMISSION EXPIRES: April 23, 1987

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 III, IV & 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.

2/6/87 John J. Dedman
JOHN J. DEDMAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3010



COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

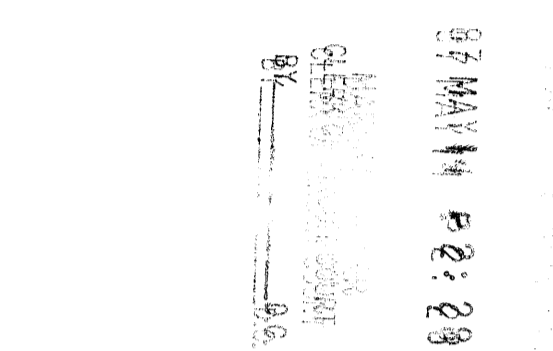
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

4/12/87
February 10, 1987

February 10, 1987

February 10, 1987

ATTEST
Marsha Stiller
CLERK
Tracy Chase, D.C.



[Signature]
COUNTY ENGINEER

[Signature]
COUNTY ATTORNEY

[Signature]
CHAIRMAN

[Signature]
CHAIRMAN

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 February 12, 1987, AT 11:00 A.M.

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- 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. TO CYPRESS SAVINGS ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 582, PAGE 1099, AS MODIFIED BY SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 594, PAGE 577, AS MODIFIED BY NOTES AND MORTGAGES MODIFICATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 696, PAGE 44, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
(B) SECOND MORTGAGE AND SECURITY AGREEMENT FROM PARKWOOD DEVELOPMENT, INC. TO CYPRESS SAVINGS ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 582, PAGE 1129, AS MODIFIED BY NOTES AND MORTGAGES MODIFICATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 696, PAGE 44, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
(C) SECOND MORTGAGE FROM PARKWOOD DEVELOPMENT, INC. TO CYPRESS SAVINGS ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1170, AS MODIFIED BY SPREADER AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 641, PAGE 1580, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
(D) FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT BETWEEN PARKWOOD DEVELOPMENT, INC. AND CYPRESS SAVINGS ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 2029, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
By: [Signature]
R. MARTIN BONAN
FOR THE FIRM
10 CENTRAL PARKWAY, SUITE 400
STUART, FLORIDA 33497

Dr. K.B. F.B.		Scale	SHEET
Ck. J.D.	P.G.	Date 10 NOV, 1980	
Ad.		Job No. 35214	FP-5-004 1 of 3