

# A SECOND REPLAT OF A PORTION OF EAGLEWOOD, P.U.D.

## CERTIFICATE OF DEDICATION

Eaglewood Financial Corporation, A Florida Corporation, does hereby dedicate as follows:

### 1) STREETS

The Streets shown on this plat of EAGLEWOOD, P.U.D. are hereby declared to be private Streets and shall be dedicated to the EAGLEWOOD PROPERTY OWNER'S ASSOCIATION, INC., for the use of the members of the "Association". The Board of County Commissioners of Martin County, Florida, shall have no responsibility, duty or liability regarding such streets.

### 2) UTILITY EASEMENTS

The Utility Easements shown on this plat of EAGLEWOOD, P.U.D. may be used for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County. In addition to those Utility Easements as shown there shall be a Utility Easement upon all road rights-of-way.

### BEING A PART OF SECTIONS 27 AND 28, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

PREPARED BY:

**PHILIP W. LANGBEHN**

Professional Land Surveyor

1509 N.W. Lakeside Trail, Stuart, Florida 33494 • (305) 692-1254

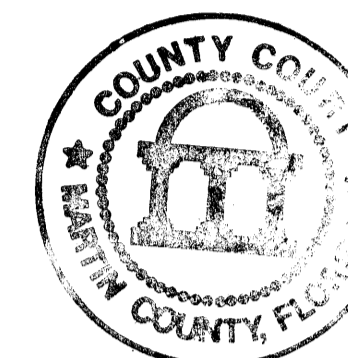
### CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 10, Page 89, Martin County, Florida Public Records, this 15<sup>th</sup> day of October, 1987, A.D.

MARSHA STILLER CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NO. 679158

BY: Deborah Ferguson  
Deputy Clerk



SIGNED AND SEALED THIS 11 DAY OF September, 1987, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

ATTEST:  
Rose Ann Zigmaw EAGLEWOOD FINANCIAL CORPORATION  
ROSE ANN ZIGMAW, SECRETARY  
BY: Ellis H. Johnson  
ELLIS H. JOHNSON, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ELLIS H. JOHNSON AND ROSE ANN ZIGMAW, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF EAGLEWOOD FINANCIAL CORPORATION, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF September, 1987.

Nancy B. Perahia  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

MY COMMISSION EXPIRES:  
March 22, 1991  
Notary Public, State of Florida  
My Commission Expires March 22, 1991  
Send Me Your Acts - Enclosure fee

### APPROVAL OF COUNTY

This Plat is hereby approved by the undersigned on the date or dates indicated:

10/7/1987, 1987 A.D.

[Signature]  
County Engineer

August 25, 1987 A.D.

[Signature]  
County Attorney

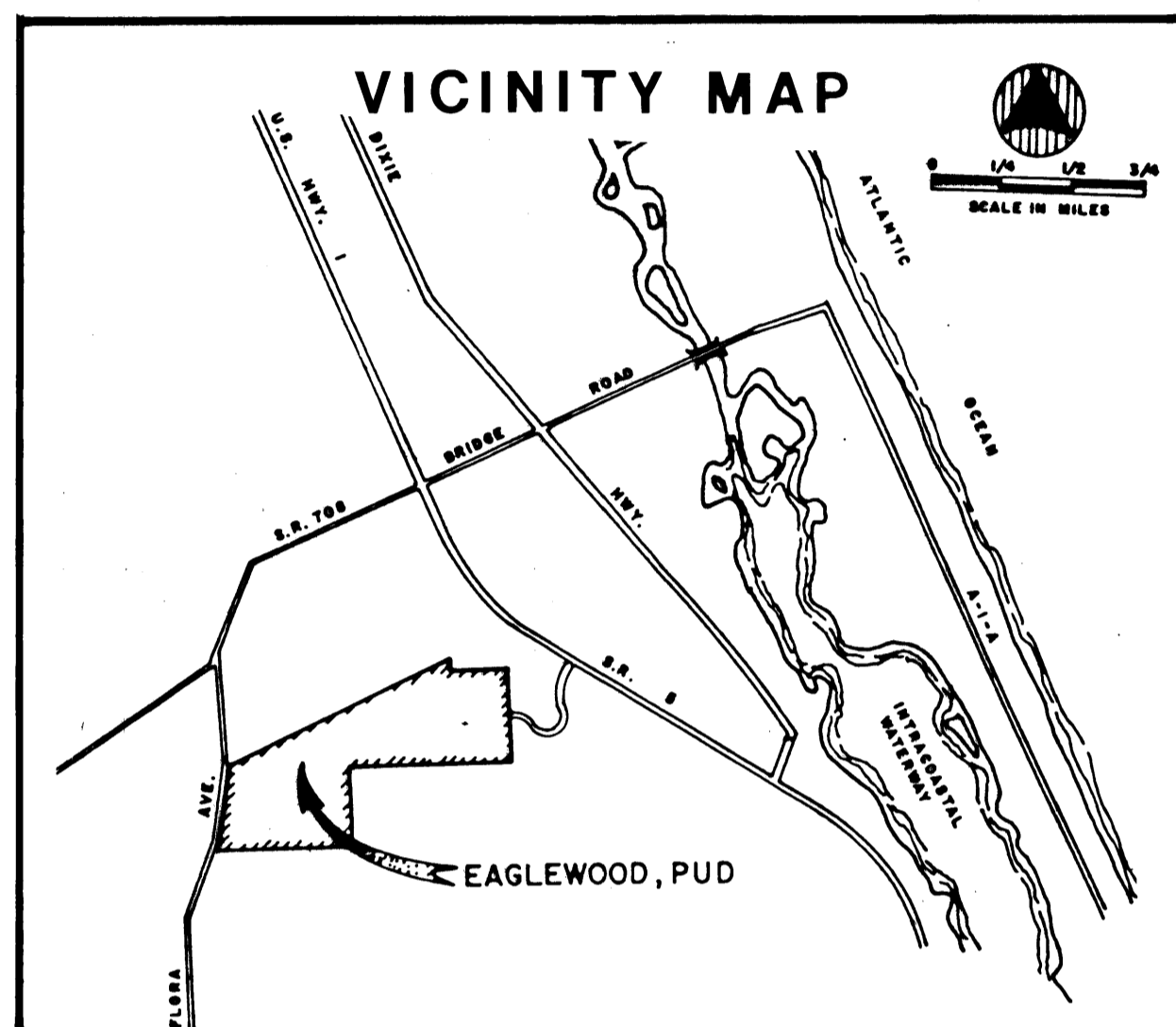
August 25, 1987 A.D.

Planning and Zoning Commission,  
Martin County, Florida  
BY: [Signature]  
Chairman

August 25, 1987 A.D.

Board of County Commissioners  
Martin County, Florida  
BY: [Signature]  
Chairman

ATTEST: Marsha Stiller  
Clerk  
By: Deborah Ferguson - DC



### LAND DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTIONS 27 AND 28, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE P.R.M. LOCATED AT THE NORTHERLY CORNER OF LOT 100 AS SHOWN ON THE PLAT OF EAGLEWOOD, P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 26, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, S 59° 13' 53" E, A DISTANCE OF 111.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. EAGLEWOOD WAY. SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 02° 22' 01"; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.72 FEET TO THE POINT-OF-BEGINNING; THENCE, N 59° 13' 53" W, A DISTANCE OF 120.00 FEET; THENCE, N 85° 50' 50" W, A DISTANCE OF 115.29 FEET; THENCE, S 89° 40' 18" W, A DISTANCE OF 109.10 FEET; THENCE, N 66° 37' 44" W, A DISTANCE OF 60.00 FEET; THENCE, N 34° 37' 44" W, A DISTANCE OF 270.00 FEET; THENCE, N 40° 52' 16" E, A DISTANCE OF 115.00 FEET; THENCE, S 81° 35' 45" E, A DISTANCE OF 90.00 FEET; THENCE, S 21° 56' 53" E, A DISTANCE OF 34.76 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 86° 12' 26"; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.23 FEET; THENCE, N 41° 22' 45" E, A DISTANCE OF 24.80 FEET; THENCE, S 83° 10' 30" E, A DISTANCE OF 305.23 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.04 FEET, A CENTRAL ANGLE OF 79° 49' 35" AND WHOSE CENTER BEARS S 06° 49' 30" W; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 349.76 FEET TO THE POINT OF TANGENCY; THENCE, S 03° 20' 55" E, A DISTANCE OF 38.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. EAGLEWOOD WAY. SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 02° 00' 43"; THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.24 FEET; THENCE, N 88° 30' 04" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 13.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 36° 23' 48"; THENCE, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 241.39 FEET TO THE POINT-OF-BEGINNING, CONTAINING 4.5 ACRES, MORE OR LESS

### SURVEYOR'S CERTIFICATE

I, PHILIP W. LANGBEHN, DO HEREBY CERTIFY THAT THIS SECOND REPLAT OF A PORTION OF EAGLEWOOD, P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

[Signature]  
PHILIP W. LANGBEHN  
FLORIDA SURVEYOR REGISTRATION NO. 3152  
(OFFICIAL SEAL)

### TITLE CERTIFICATION

I, EMORY C. JORDAN, III, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION THEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

NONE.

DATED THIS 21<sup>st</sup> DAY OF Sept., 1987.

MC GEE, JORDAN, SHUEY, KOONS, & SCHROEDER, P.A.

BY: Emory C. Jordan III  
EMORY C. JORDAN, III  
ATTORNEY AT LAW  
1st Federal Savings & Loan  
2601 Tenth Avenue, Suite 314  
N. Lake Worth, FL 33461

### CERTIFICATE OF OWNERSHIP

Eaglewood Financial Corporation, A Florida Corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property herein described and shown.

Dated this 11 day of SEPTEMBER, 1987 A.D.

ATTEST: Eaglewood Financial Corporation  
Rose Ann Zigmaw SECRETARY  
BY: Ellis H. Johnson  
ELLIS H. JOHNSON, PRESIDENT

### SURVEYORS NOTES

There shall be no buildings or other permanent structures located on utility easements.