

FILED  
2009 NOV 17 PM 2:53  
CLERK'S RECORDING  
BY

**\*\* Please See Surveyor's Affidavit  
recorded on 11/11/09 in Official  
Records Book 2727 Page 1003**

# PINECREST LAKES - PHASE 10

LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST,  
MARTIN COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

VOYSE USA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PINECREST LAKES - PHASE 10 AND HEREBY DEDICATES AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, AND DESIGNATED AS PUBLIC STREETS ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC, SUBJECT TO THAT UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1324, PAGE 1307.

2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10 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, FLORIDA. SUCH EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. THE UPLAND PRESERVATION TRACTS SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, ARE HEREBY DECLARED TO BE THE PROPERTY OF PINECREST LAKES & PARKS, INC. (HEREINAFTER ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE TRACTS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRESERVATION TRACTS DESIGNATED AS SUCH ON THIS PLAT.

4. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF PINECREST LAKES & PARKS, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. THE OPEN SPACE TRACTS SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, ARE HEREBY DECLARED TO BE THE PROPERTY OF PINECREST LAKES & PARKS, INC. (HEREINAFTER ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE OPEN SPACE TRACTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE TRACTS SHALL OCCUR. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

6. THE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, ARE HEREBY DECLARED TO BE THE PROPERTY OF PINECREST LAKES & PARKS, INC. (HEREINAFTER ASSOCIATION) AND ARE FURTHER DECLARED TO BE PRIVATE MAINTENANCE EASEMENTS FOR WALL MAINTENANCE AND LANDSCAPING PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

7. THE WATER MANAGEMENT TRACT SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF PINECREST LAKES & PARKS, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, THE WATER MANAGEMENT TRACT DESIGNATED AS SUCH ON THIS PLAT.

8. THE LAKE MAINTENANCE EASEMENT SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF PINECREST LAKES & PARKS, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE AND LAKE MAINTENANCE PURPOSES AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE LAKE MAINTENANCE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

9. THE LANDSCAPE TRACTS AND SIGN TRACTS SHOWN ON THIS PLAT OF PINECREST LAKES - PHASE 10, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF PINECREST LAKES & PARKS, INC. (HEREINAFTER ASSOCIATION) AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPING AND WALL MAINTENANCE PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY LANDSCAPE AND SIGN TRACT DESIGNATED AS SUCH ON THIS PLAT.

10. TRACT LS-1 (LIFT STATION), AS SHOWN ON THE PLAT OF PINECREST LAKES - PHASE 10 IS HEREBY DEDICATED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES AND POWER LINE HOOKUPS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH TRACT LS-1 AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.

## DESCRIPTION:

A CERTAIN PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, ACCORDING TO THE PLAT OF PINECREST LAKES PHASE 1, AS RECORDED IN PLAT BOOK 7, PAGE 79, PUBLIC RECORDS OF SAID MARTIN COUNTY; RUN THENCE SOUTH 89°13'50" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 395.70 FEET TO A LINE PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 21; THENCE NORTH 00°39'28" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 550.21 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF N.E. JENSEN BEACH BOULEVARD (100 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 89°13'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1183.46 (SIC) FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF N.E. PINECREST LAKES BOULEVARD ACCORDING TO SAID PINECREST LAKES PHASE 1 AND TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 1640.60 FEET; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 19° 35'42", A DISTANCE OF 561.08 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, ACCORDING TO SAID PINECREST LAKES PHASE 1; THENCE NORTH 89°13'50" WEST ALONG THE NORTHERLY LINE OF SAID PINECREST LAKES PHASE 1, A DISTANCE OF 1237.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 14.83 ACRES, MORE OR LESS.

TOGETHER WITH:

A CERTAIN PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 74, ACCORDING TO THE PLAT OF PINECREST LAKES, PHASE 1, AS RECORDED IN PLAT BOOK 7, PAGE 79, PUBLIC RECORDS OF SAID MARTIN COUNTY; RUN THENCE SOUTH 89°13'50" EAST ALONG THE NORTHERLY LINE OF SAID PINECREST LAKES PHASE 1, A DISTANCE OF 437.97 FEET TO THE NORTHEAST CORNER OF LOT 73, ACCORDING TO SAID PINECREST LAKES, PHASE 1; THENCE NORTH 00°28'40" EAST ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 73, A DISTANCE OF 550.21 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF N.E. JENSEN BEACH BOULEVARD (100 FOOT RIGHT-OF-WAY); THENCE NORTH 89°13'50" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 535.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF N.E. PINECREST LAKES BOULEVARD, ACCORDING TO SAID PINECREST LAKES PHASE 1, AND TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1560.60 FEET, A CENTRAL ANGLE OF 20°06'55"; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE IN THE ARC OF SAID CURVE, A DISTANCE OF 547.89 FEET TO A POINT OF REVERSED CURVATURE; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3640.00 FEET, SUBTENDED BY A CENTRAL ANGLE OF 00°13'34" FEET (SIC), A DISTANCE OF 14.36 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 6.36 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION CONVEYED TO MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1788, PAGE 1881, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

## ACKNOWLEDGEMENT:

STATE/PROVINCE OF Florida  
COUNTY OF Broward

BEFORE ME, the undersigned notary public, personally appeared Ivan Andrade, to me well known to be the President of G.C.F.N Investments, Inc., the Managing Member of Voyse USA, LLC, a Florida limited liability company and he acknowledged that he executed the Certificate of Ownership and Dedication as an officer of said corporation and that the seal affixed is the corporation seal and that it was affixed by due and regular authority, and that it is the free act and deed of said corporation. He is  personally known to me or  has produced \_\_\_\_\_ as identification.

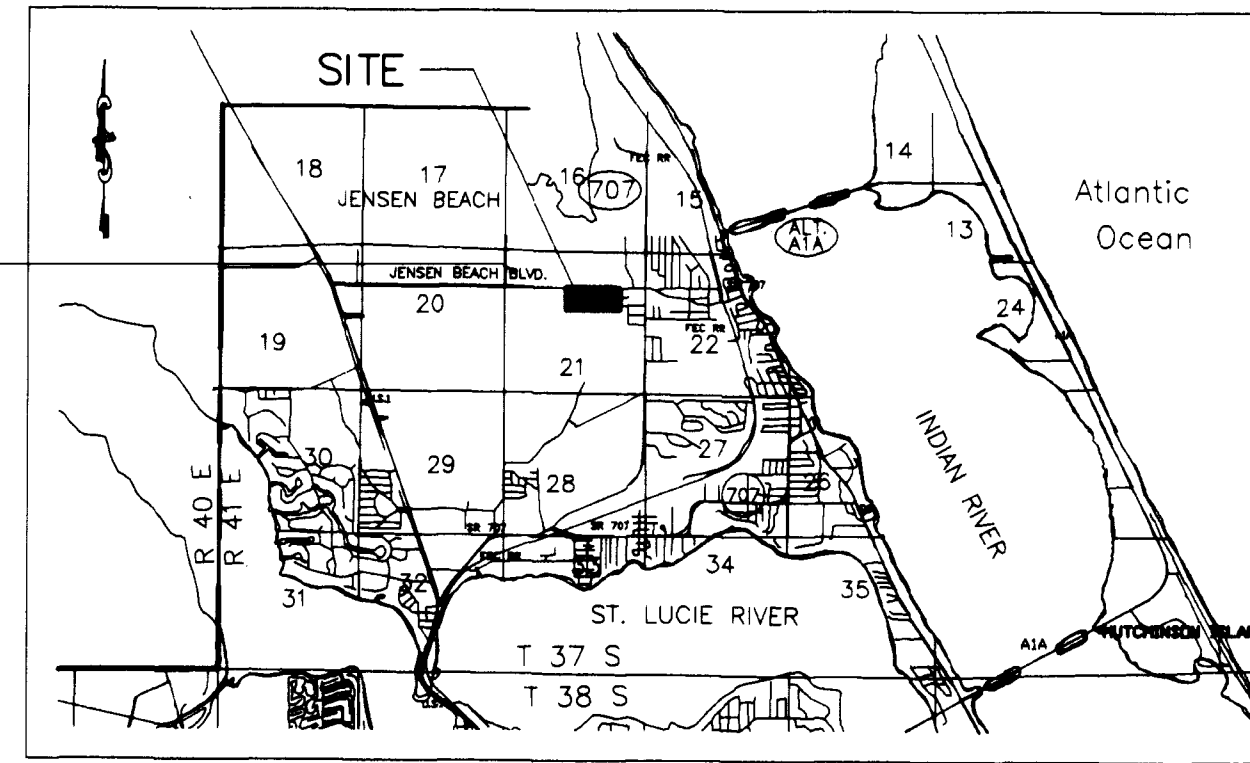
DATED this 12<sup>th</sup> day of Florida, 2009.

Kathy R. Davis  
Notary Public  
State/Province of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



## LOCATION MAP

(NOT TO SCALE)



## LEGEND

- Δ = CURVE CENTRAL ANGLE
- R = CURVE RADIUS
- L = CURVE LENGTH
- FND = FOUND
- ⊙ = SET NAIL & DISK PCP LB #7056
- IR = 5/8" IRON ROD
- N&D = NAIL AND DISK
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- LB = LICENSED BUSINESS
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- (D) = DEED
- +/- = MORE OR LESS
- IP = IRON PIPE
- D.E. = DRAINAGE EASEMENT
- = SET 4"x4" CM PRM LB #7056
- U.E. = UTILITY EASEMENT
- = SET #5 IR&C (LB 7056)
- O.S.T. = OPEN SPACE TRACT
- U.P.T. = UPLAND PRESERVATION TRACT
- CB = CHORD BEARING
- CH = CHORD
- NR = NON RADIAL
- ⊥ = CENTERLINE
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- C = CALCULATED
- F.P.L. = FLORIDA POWER & LIGHT
- L.S.T. = LANDSCAPE AND SIGN TRACT
- LME = LAKE MANAGEMENT EASEMENT
- C.M. = CONCRETE MONUMENT
- IR&C = 5/8" IRON ROD & CAP
- (D/OVERALL) = DEED OVERALL
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- CO. = COUNTY
- = SET NAIL & DISK PRM LB 7056

## ACCEPTANCE OF DEDICATIONS:

Pinecrest Lakes & Parks, Inc., a non-profit Florida corporation, accepts the dedications or reservations to said Association as stated and shown hereon.

Dated and sealed this 17<sup>th</sup> day of March, 2009.

By Dan L. Ulrich  
Dan L. Ulrich, President

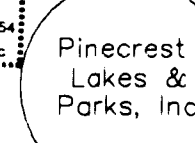
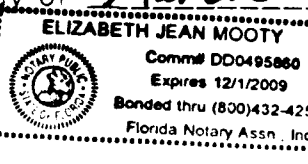
## ACKNOWLEDGEMENT:

STATE OF Florida  
COUNTY OF Martin

BEFORE ME, the undersigned notary public, personally appeared Dan Ulrich to me well known to be the President of Pinecrest Lakes & Parks, Inc. and he/she acknowledged that he/she executed the Acceptance of Dedications as an officer of said corporation and the seal affixed is the corporation seal and that it was affixed by due and regular authority, and that it is the free act and deed of said corporation. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

DATED and sealed this 17<sup>th</sup> day of March, 2009.

Elizabeth Jean Moody  
Notary Public  
State of Florida  
Commission No. DD0495860  
My Commission Expires: 12-1-2009



## TITLE CERTIFICATION:

I, Damosa W. Saavedra, a member of the Florida Bar, hereby certify as of March 12, 2009.

1. Record title to the land described and shown on this plat is in the name of the corporation executing the Certificate of Ownership and Dedication hereon.

2. All mortgages not satisfied or released of record encumbering the land described hereon are as follows:

Mortgagor	Mortgagee	Date/Recording	Assigns
None			

3. All taxes that are due and payable pursuant to Section 197.192, Florida Statutes, have been paid.

Dated this 12<sup>th</sup> day of March, 2009.

Name: Damosa Saavedra  
Florida Bar No. 607886  
Address: 312 Southeast 17th Street, 2nd Floor  
Fort Lauderdale, Florida 33316

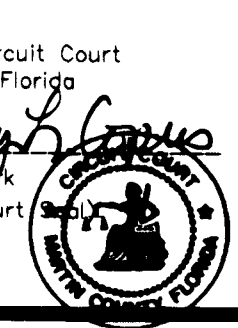
## CLERK'S RECORDING CERTIFICATE

I, Marsha Ewing, Clerk of the Circuit Court of Martin County, Florida, hereby certify that this plat was filed for record in Plat Book 16, Page(s) 86, Martin County, Florida, Public Records, this 17 day of Nov, 2009.

Marsha Ewing  
Clerk of the Circuit Court  
Martin County, Florida

By Damosa W. Saavedra  
Deputy Clerk  
(Circuit Court)

File No. 2178812



SEAL

**21-37-41-026-000-0000.0**

SUBDIVISION PARCEL CONTROL NUMBER

## COUNTY APPROVAL:

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

Date 01/29/09  
William Walker  
County Surveyor and Mapper

Date 01/29/09  
Dan L. Ulrich  
County Engineer

Date 10/26/09  
Kurtis Gray, Sr. Esq.  
County Attorney

Date 10/27/09  
Marsha Ewing  
Chairman, Board of County Commissioners

BCC 12-16-09  
Marsha Ewing Esq. Damosa W. Saavedra DC.  
Clerk of Court



## SURVEYOR'S NOTES:

1. This Plat, as recorded in its original form in the Public Records, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other form of the plat, whether graphic or digital.

2. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Martin County, Florida.

3. The North Right of Way line of N.E. Jensen Beach Boulevard is assumed to bear South 89°13'50" East, and all other bearings shown hereon are relative thereto.

4. This Plat contains 21.19 acres, more or less.

5. This Plat contains 36 lots.

6. A 5/8" iron rod and cap stamped LB 7056 has been set or will be set at all lot corners and changes in direction, in compliance with Chapter 177, Part 1 of the Florida Statutes.

7. No buildings or other obstructions, including shrubs and trees, shall be placed on Drainage Easements.

8. State plane coordinates are based on Geodetic Point PSL 10, and are based on the North American Datum of 1983/1990, Florida East Zone.

9. All lot lines are radial unless otherwise noted.

10. Lot numbers 1-507 were not used in this plat.

## SURVEYOR'S CERTIFICATE:

I, RICHARD C. LAVENTURE, HEREBY CERTIFY THAT THIS PLAT OF PINECREST LAKES - PHASE 10, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND ALL LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE MARTIN COUNTY, FLORIDA.

DATED THIS DAY OF 25<sup>th</sup> of March, 2009.

Richard C. Lavature  
RICHARD C. LAVENTURE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 5209



REVISION	DESCRIPTION	DATE
9	MODIFY POA NAME	3/5/09
8	OMIT MORTGAGE & FILL IN BLANKS (PER MARTIN CO)	11/18/08
7	MODIFY DEDICATIONS #1 & #10 (ELIMINATING SPACES)	9/12/08
6	MODIFY DEDICATIONS #1 AND #10 TO MATCH TITLE	6/26/08
5	MODIFY PER COMMENTS (DATED 5/2/08)	5/22/08
4	MODIFY OWNERSHIP; COMMENTS (DATED 9/18/07)	12/20/07
3	MARTIN COUNTY COMMENTS (DATED 7/30/07)	8/3/07
2	MARTIN COUNTY COMMENTS (DATED 2/12/07)	4/19/07
1	MODIFY LOTS 522, 523, 524 & O.S.T. 1 & 2	12/7/06

## PREPARED BY:

LAVENTURE & ASSOCIATES, INC.

PROFESSIONAL SURVEYING AND MAPPING  
1840 SE Port St. Lucie Blvd.  
Port St. Lucie, Florida 34952  
(772) 398-6430 Phone (772) 398-6426 Fax

RICHARD C. LAVENTURE  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209  
FLORIDA LICENSED BUSINESS 7056