

A PLAT OF

pinecrest lakes

PHASE I

ONE ACRE HOMESITES IN A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA

MARCH, 1979

I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 79, PAGE 79, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 28 DAY OF March, A.D. 1979.

LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY: Charlotte Burkley

FILE NO. 336176

THIS INSTRUMENT PREPARED BY:
GARY M. RAYMAN
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P. O. BOX 727
JUPITER, FLORIDA 33458

DESCRIPTION

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, PROCEED NORTHERLY ALONG THE WEST LINE OF SAID SECTION 21 ON AN ASSUMED BEARING OF N 0°21'13" E, A DISTANCE OF 714.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 21, N 0°21'13" E, A DISTANCE OF 1942.00 FEET TO THE WESTERLY QUARTER CORNER OF SAID SECTION 21; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID SECTION 21 ON A BEARING OF N 0°39'28" E, A DISTANCE OF 728.00 FEET; THENCE S 89°13'50" E, A DISTANCE OF 1673.19 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1640.60 FEET; THE CENTER OF SAID CURVE BEARS N 71°09'54" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 561.35 FEET THROUGH A CENTRAL ANGLE OF 19°36'16" TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 707A, SAID SOUTHERLY RIGHT OF WAY BEING RADIAL TO THE AFOREMENTIONED CURVE; THENCE S 89°13'50" E ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 707A, A DISTANCE OF 80.00 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1560.60; THE CENTER OF SAID CURVE BEARS S 89°13'50" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 579.49 FEET THROUGH A CENTRAL ANGLE OF 20°06'55" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 3640.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.64 FEET THROUGH A CENTRAL ANGLE OF 0°13'50"; THENCE S 89°13'50" E, A DISTANCE OF 437.97 FEET; THENCE S 00°28'40" W, A DISTANCE OF 2010.00 FEET; THENCE N 76°14'43" W, A DISTANCE OF 198.81 FEET; THENCE N 75°06'05" W, A DISTANCE OF 178.00 FEET; THENCE N 61°48'29" W, A DISTANCE OF 239.00 FEET; THENCE S 76°55'50" W, A DISTANCE OF 147.91 FEET; THENCE S 38°14'22" W, A DISTANCE OF 255.00 FEET; THENCE S 17°23'30" W, A DISTANCE OF 28.97; THENCE N 78°19'45" W, A DISTANCE OF 364.70 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1340.00 FEET WHOSE CENTER BEARS S 78°19'45" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.72 FEET THROUGH A CENTRAL ANGLE OF 04°54'18" TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 565.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.35 FEET THROUGH A CENTRAL ANGLE OF 5°12'25"; THENCE N 68°13'02" W, A DISTANCE OF 243.55 FEET; THENCE S 37°55'20" W, A DISTANCE OF 148.17 FEET; THENCE S 06°21'45" W, A DISTANCE OF 471.00 FEET; THENCE S 24°14'30" W, A DISTANCE OF 192.59 FEET; THENCE S 43°46'33" W, A DISTANCE OF 177.24 FEET; THENCE S 88°37'19" W, A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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 STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PINECREST LAKES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES, 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 PARK AND LAKE AREAS AS SHOWN ON THIS PLAT OF PINECREST LAKES 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 PARK AND LAKE AREAS.
4. PARCEL "A" SHOWN ON THIS PLAT OF PINECREST LAKES IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

SIGNED AND SEALED THIS 14th DAY OF March, 1979 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

PINECREST LAKES, INC.
BY: George Apostolopoulos
GEORGE APOSTOLOPOULOS
ITS PRESIDENT

ATTEST:
Donald R. Polzin
DONALD R. POLZIN
ITS SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPERARED GEORGE APOSTOLOPOULOS AND DONALD R. POLZIN, TO ME WELL KNOWN TO BE THE 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, 1979.

Rosalie Price
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
August 9, 1979

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

STUART - JENSEN DEVELOPMENT CORPORATION 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 THEIR MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 13th DAY OF March, 1979 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

BY: William T. Wallis
WILLIAM T. WALLIS
PRESIDENT

ATTEST: Paul Gliedman
PAUL GLIEDMAN
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM T. WALLIS AND PAUL GLIEDMAN, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF STUART - JENSEN DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF March, 1979.

Rosalie Price
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
August 9, 1979

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

AMERICAN BANK OF MARTIN COUNTY, 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 THEIR MORTGAGE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 13th DAY OF March, 1979 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT.

BY: Jimmy M. Brown
JIMMY M. BROWN
PRESIDENT

ATTEST: Bruce R. Barfield
BRUCE R. BARFIELD
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JIMMY M. BROWN AND BRUCE R. BARFIELD, TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE PRES, RESPECTIVELY, OF AMERICAN BANK OF MARTIN COUNTY, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF March, 1979.

Rosalie Price
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
August 9, 1979

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, JAN E. BROWNING, DO HEREBY CERTIFY THAT THIS PLAT OF PINECREST LAKES, 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.

Jan E. Browning
JAN E. BROWNING
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2049

SURVEYOR'S NOTES

- MONUMENTATION:
- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
 - - DENOTES PERMANENT CONTROL POINT (P.C.P.)

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

March 28, 1979 Jan E. Browning
COUNTY ENGINEER

March 28, 1979 John J. Kennedy
COUNTY ATTORNEY

March 28, 1979 [Signature]
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
CHAIRMAN

March 28, 1979 [Signature]
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
CHAIRMAN

ATTEST:
Louise V. Isaacs
By Charlotte Burkley

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, WILLIAM DALE ANDERSON, 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 HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

DATE OF MORTGAGE:
RECORDING DATA:
DATED THIS 14th DAY OF March, 1979.

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