

22 OCT 1982 09:17

LOUISE V. ISAACS
CLERK OF MARTIN COUNTY

PB9 PG 20
I, LOUISE V. ISAACS, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 9 PAGE 20, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 26th DAY OF OCTOBER, A.D. 1982
LOUISE V. ISAACS, CLERK MARTIN COUNTY, FLORIDA
BY Charlotte Burkey
FILE NO. 435 505

A PLAT OF

pinecrest lakes

PHASE III

ONE ACRE AND 1/2 ACRE HOMESITES IN A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST AUGUST, 1982

MARTIN COUNTY, FLORIDA

DESCRIPTION

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21 RUN N 0°21'13" E, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 714.96 FEET; THENCE N 88°37'19" E, A DISTANCE OF 430.00 FEET; THENCE N 43°46'33" E, A DISTANCE OF 177.24 FEET; THENCE N 24°14'30" E, A DISTANCE OF 114.84 FEET TO THE POINT OF BEGINNING.

CONTINUE THENCE N 24°14'30" E, A DISTANCE OF 77.75 FEET; THENCE N 6°21'45" E, A DISTANCE OF 471.00 FEET; THENCE N 37°55'20" E, A DISTANCE OF 148.17 FEET; THENCE S 68°13'02" E, A DISTANCE OF 243.55 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 565.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'25", A DISTANCE OF 51.35 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1340.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°54'18", A DISTANCE OF 114.72 FEET TO A POINT; THENCE S 78°19'45" E, RADIIALLY, A DISTANCE OF 364.70 FEET; THENCE N 17°23'30" E, A DISTANCE OF 28.97 FEET; THENCE N 38°14'22" E, A DISTANCE OF 255.00 FEET; THENCE N 76°55'50" E, A DISTANCE OF 147.91 FEET; THENCE S 61°48'29" E, A DISTANCE OF 239.00 FEET; THENCE S 75°06'05" E, A DISTANCE OF 178.00 FEET; THENCE S 76°14'43" E, A DISTANCE OF 198.81 FEET; THENCE S 0°28'40" W, A DISTANCE OF 172.94 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 654.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 73°44'10", A DISTANCE OF 841.91 FEET; THENCE S 00°00'00" E, A DISTANCE OF 270.49 FEET; THENCE S 36°15'00" E, A DISTANCE OF 220.00 FEET; THENCE S 5°00'00" E, A DISTANCE OF 271.25 FEET; THENCE S 74°00'00" W, A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 337.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°00'00", A DISTANCE OF 123.77 FEET; THENCE S 5°00'00" W, A DISTANCE OF 80.00 FEET; THENCE N 85°00'00" W, A DISTANCE OF 15.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°00'00", A DISTANCE OF 36.22 FEET TO THE POINT OF TANGENCY; THENCE S 12°00'00" W, A DISTANCE OF 13.51 FEET; THENCE N 78°00'00" W, A DISTANCE OF 60.00 FEET; TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°00'00", A DISTANCE OF 42.32 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1383.78 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'00", A DISTANCE OF 265.67 FEET TO THE POINT OF TANGENCY; THENCE S 84°00'00" W, A DISTANCE OF 120.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 329.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°00'00", A DISTANCE OF 379.30 FEET TO THE POINT OF TANGENCY; THENCE N 30°00'00" W, A DISTANCE OF 102.14 FEET; THENCE S 49°10'00" W, A DISTANCE OF 512.00 FEET; THENCE S 79°00'00" W, A DISTANCE OF 101.53 FEET; THENCE N 70°00'00" W, A DISTANCE OF 130.00 FEET; THENCE N 33°48'27" W, A DISTANCE OF 272.87 FEET; THENCE N 20°51'03" W, A DISTANCE OF 121.46 FEET; THENCE N 12°00'00" E, A DISTANCE OF 117.66 FEET; THENCE N 38°10'48" E, A DISTANCE OF 225.00 FEET; THENCE N 24°09'55" W, A DISTANCE OF 257.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 385.00 FEET AND WHOSE CENTER BEARS N 13°02'52" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°07'03", A DISTANCE OF 74.70 FEET; THENCE N 13°02'52" W, RADIIALLY, A DISTANCE OF 60.00 FEET; THENCE N 16°50'05" W, A DISTANCE OF 291.30 FEET; THENCE S 73°09'55" W, A DISTANCE OF 131.59 FEET; THENCE N 32°00'00" W, A DISTANCE OF 194.14 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE APOSTOLOPOULOS AND DONALD R. POLZIN, TO ME WILL 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 12th DAY OF August, 1982.

Donald R. Polzin
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 8/12/83

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM T. WALLIS AND LARRY DURRANCE, 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 12th DAY OF October, 1982.

Janice K. Webb
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: April 22, 1986

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
S.S.

I, GARY M. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PINECREST LAKES, PHASE III 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.

Gary M. Rayman
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2633

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:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE I, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE III, 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.
- THE LAKE AREA AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE III, ARE HEREBY DEDICATED TO THE PINECREST LAKES HOMEOWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, REGARDING SUCH LAKE AREA.
- THE DRAINAGE MAINTENANCE EASEMENT, AS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE III, IS HEREBY DEDICATED TO THE PINECREST LAKES HOMEOWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, REGARDING SUCH EASEMENT.

SIGNED AND SEALED THIS 12th DAY OF August, 1982 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 sec.

MORTGAGEE'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 12th DAY OF October, 1982, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

BY: William T. Wallis
WILLIAM T. WALLIS
PRESIDENT

ATTEST: Janice K. Webb
SECRETARY

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.

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

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: STUART-JENSEN DEVELOPMENT CORP.
DATE OF MORTGAGE: October 12, 1982
RECORDING DATA: O.R. Book 554 Page 1893

DATES THIS 13th DAY OF October, 1982.

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

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
S.S.

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

OCT 1, 1982
H. Lester Smith
COUNTY ENGINEER

October 25, 1982
Michael K. O'Neil
COUNTY ATTORNEY

OCT 15, 1982
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: Frances D. Manning
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: William T. Wallis
CHAIRMAN

ATTEST:
LOUISE V. ISAACS
CLERK

By Charlotte Burkey, C.C.

LINDAHL, BROWNING & FERRARI, INC. Consulting Engineers, Planners & Surveyors 426 INDIANTOWN ROAD JUPITER, FLORIDA 33458	951 COLORADO AVENUE STUART, FLORIDA 33494	1	2
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