

# A PLAT OF MARTIN DOWNS

APRIL 1983

SHEET 1 OF 2

PLAT NO. 3

BEING A PART OF MARTIN DOWNS, A P.U.D.  
LYING IN SECTIONS 13 & 14, TWP. 38 S., RGE. 40 E.  
MARTIN COUNTY, FLORIDA

I, LOUISE V. ISAACS,  
CLERK OF THE CIRCUIT  
COURT OF MARTIN COUNTY,  
FLORIDA, HEREBY CERTIFY  
THAT THIS PLAT WAS FILED  
FOR RECORD IN PLAT  
BOOK 9, PAGE 38,  
MARTIN COUNTY, FLORIDA,  
PUBLIC RECORDS, THIS  
13<sup>th</sup> DAY OF June,  
A.D. 1983.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY Charlotte Burkley  
DEPUTY CLERK

FILE NO.  
478232

THIS INSTRUMENT PREPARED BY:  
GIFFORD MACARTHUR

FOR:  
LINDAHL, BROWNING, FERRARI &  
HELLSTROM, INC.  
ENGINEERS, PLANNERS AND SURVEYORS  
BUILDING 5000, SUITE 104  
210 JUPITER LAKES BLVD.  
P.O. BOX 727  
JUPITER, FLORIDA 33458

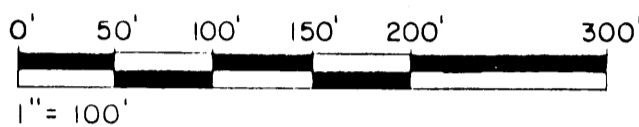
### DESCRIPTION

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

A PARCEL OF LAND LYING IN SECTIONS 13 AND 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST,  
MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE CENTERLINE OF S.W. CRANE CREEK AVENUE WITH THE  
CENTERLINE OF S.W. SANDHILL ROAD, AS SHOWN ON THE PLAT OF MARTIN DOWNS, PLAT NO.  
2, RECORDED IN PLAT BOOK 9, PAGE 38, OF THE PUBLIC RECORDS OF MARTIN COUNTY,  
FLORIDA, BEAR S 47°33'20" W, A DISTANCE OF 43.91 FEET TO THE POINT OF BEGINNING  
OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED S 38°03'15" E, A DISTANCE  
OF 64.29 FEET; THENCE N 88°29'10" W, A DISTANCE OF 34.70 FEET; THENCE  
S 47°33'20" W, A DISTANCE OF 126.18 FEET TO THE POINT OF CURVATURE OF A CURVE,  
CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1276.90 FEET; THENCE SOUTHWESTERLY,  
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°19'14", A DISTANCE OF  
475.15 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTH-  
EAST, HAVING A RADIUS OF 805.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF  
SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°03'25", A DISTANCE OF 928.09 FEET TO  
THE POINT OF TANGENCY OF SAID CURVE; THENCE N 45°04'01" W, A DISTANCE OF 550.00  
FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A  
RADIUS OF 3351.48 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE,  
THROUGH A CENTRAL ANGLE OF 5°44'21", A DISTANCE OF 335.71 FEET TO THE POINT OF  
TANGENCY OF SAID CURVE; THENCE N 50°48'22" W, A DISTANCE OF 400.00 FEET TO THE  
POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF  
1140.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
ANGLE OF 38°06'01", A DISTANCE OF 758.07 FEET TO THE POINT OF TANGENCY OF SAID  
CURVE, SAID POINT BEING A CORNER TO HERONWOOD, PLAT NO. 1, AS RECORDED IN PLAT  
BOOK 9, PAGE 35, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WITH SAID  
PLAT NO. 1, N 77°17'39" E, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE, CONCAVE  
TO THE NORTHEAST, HAVING A RADIUS OF 1060.00 FEET, WHOSE CENTER BEARS N 77°17'39" E;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND PARTIALLY WITH SAID PLAT NO.  
1, THROUGH A CENTRAL ANGLE OF 38°06'01", A DISTANCE OF 704.87 FEET TO THE POINT OF  
TANGENCY OF SAID CURVE; THENCE S 50°48'22" E, A DISTANCE OF 480.00 FEET TO THE POINT  
OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3431.48 FEET;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  
5°44'21", A DISTANCE OF 343.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  
S 45°04'01" E, A DISTANCE OF 550.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CON-  
CAVE TO THE NORTH, HAVING A RADIUS OF 725.00 FEET; THENCE EASTERLY, ALONG THE ARC  
OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°03'25", A DISTANCE OF 835.86 FEET TO  
THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS  
OF 1196.90 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
ANGLE OF 21°19'14", A DISTANCE OF 445.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE;  
THENCE N 47°33'20" E, A DISTANCE OF 136.03 FEET; THENCE N 3°27'44" E, A DISTANCE OF  
34.79 FEET TO A POINT IN THE WEST LINE OF AFORESAID MARTIN DOWNS, PLAT NO. 2;  
THENCE S 38°03'15" E, ALONG SAID LINE, A DISTANCE OF 64.39 FEET TO THE POINT  
OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.



SAID PARCEL CONTAINING 6.48 ACRES.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

S-S

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS  
AND PHILLIP FISHER, TO ME WELL KNOWN TO BE THE PRESIDENT, AND SECRETARY, RESPEC-  
TIVELY OF SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED  
THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF MAY, 1983.

MY COMMISSION EXPIRES:  
Notary Public, State of Florida  
My Commission Expires Aug. 8, 1986

Monica G. Wilton  
NOTARY PUBLIC  
STATE OF FLORIDA

### SURVEYORS CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

I, GARY RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF MARTIN DOWNS PLAT NO. 3 IS  
A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS  
MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES  
WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

G. Rayman  
GARY M. RAYMAN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 2633

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

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

June 7, 1983  
June 10, 1983  
June 9, 1983  
June 9, 1983

H. Buxton Smith  
COUNTY ENGINEER  
Michael H. Olson  
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
BY: [Signature]  
CHAIRMAN

ATTEST:  
LOUISE V. ISAACS  
CLERK  
By Charlotte Burkley etc.

### CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

SOUTHERN LAND GROUP, 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:

- S.W. SANDHILL ROAD SHOWN ON THIS PLAT OF MARTIN DOWNS, PLAT NO. 3 IS HEREBY DEDICATED TO MARTIN DOWNS  
PROPERTY OWNER'S ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCI-  
ATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIAB-  
ILITY REGARDING SUCH RIGHT-OF-WAY.
- A PERPETUAL EASEMENT FOR ACCESS AND UTILITY PURPOSES IS HEREBY GRANTED TO THE CRANE CREEK PROPERTY  
OWNER'S ASSOCIATION, INC., AND TO THE HERONWOOD HOMEOWNER'S ASSOCIATION, INC., OVER AND ACROSS S.W.  
SANDHILL ROAD.
- AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO MARTIN DOWNS UTILITIES, INC., A FLORIDA CORPO-  
RATION, OVER AND ACROSS THE UTILITY EASEMENT SHOWN HEREON.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF MARTIN DOWNS PLAT NO. 3, MAY BE USED FOR UTILITY PURPOSES  
BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY  
BE ADOPTED, FROM TIME TO TIME, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

SIGNED AND SEALED THIS 25<sup>th</sup> DAY OF MAY, 1983, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT  
AND ATTESTED TO BY ITS SECRETARY.

ATTEST:

SOUTHERN LAND GROUP, INC.

Phillip Fisher  
PHILLIP FISHER  
SECRETARY

BY: [Signature]  
PETER D. CUMMINGS  
PRESIDENT

DATED THIS 26<sup>th</sup> DAY OF May, 1983.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.

BY: [Signature]  
DWIGHT I. COOL  
951 COLORADO AVENUE  
SUITE 420  
STUART, FLORIDA 33494

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
JUPITER, FLORIDA STUART, FLORIDA  
FORT PIERCE, FLORIDA

1 2

Subdivision Parcel Control #: