PB 9 PG 39
Sheet 1 of 2

APRIL 1983

A PLAT OF
EGRET POND

SHEET 1 OF 2

BEING PLAT NO. 4 OF MARTIN DOWNS, A P.U.D.
LYING IN SECTION 14, TWP. 38 S., RNG. 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 39, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13 DAY OF June, A.D. 1983.

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

FILE NO. 478234

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

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

FROM THE EAST ONE-QUARTER, (¼), CORNER OF SAID SECTION 14, BEAR N 89°08'06" W, ALONG THE EAST-WEST ONE-QUARTER SECTION LINE, A DISTANCE OF 1928.91 FEET; THENCE LEAVING SAID ONE-QUARTER SECTION LINE, N 00°51'54" E, A DISTANCE OF 1798.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST SANDHILL ROAD, (AN 80.00 FOOT RIGHT-OF-WAY), AND ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1140.00 FEET, WHOSE CENTER BEARS N 47°07'14" E; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 44°01'27" W, A DISTANCE OF 723.93 FEET; THENCE S 85°44'33" W, A DISTANCE OF 68.95 FEET; THENCE N 89°42'48" W, A DISTANCE OF 50.00 FEET; THENCE N 82°17'54" W, A DISTANCE OF 42.33 FEET; THENCE N 46°35'57" W, A DISTANCE OF 206.40 FEET; THENCE N 41°46'54" W, A DISTANCE OF 130.85 FEET; THENCE N 37°32'11" W, A DISTANCE OF 146.74 FEET; THENCE N 43°21'17" W, A DISTANCE OF 128.95 FEET; THENCE N 15°24'42" E, A DISTANCE OF 60.61 FEET: THENCE N 22°14'53" E, A DISTANCE OF 123.16 FEET; THENCE N 29°27'13" E, A DISTANCE OF 52.36 FEET; THENCE N 66°53'36" E, A DISTANCE OF 49.63 FEET; THENCE N 45°05'57" E, A DISTANCE OF 74.95 FEET; THENCE N 62°12'59" E, A DISTANCE OF 573.55 FEET; THENCE S 83°54'43" E, A DISTANCE OF 92.48 FEET; THENCE N 75°11'48" E, A DISTANCE OF 26.38 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTHWEST SANDHILL ROAD, SAID POINT BEING ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1140.00 FEET, WHOSE CENTER BEARS N 75°11'48" E; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°04'34", A DISTANCE OF 558.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 14.96 ACRES.

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 HAS CAUSED SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF EGRET POND, ARE HEREBY DEDICATED TO EGRET POND HOMEOWNERS' ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.

2. AN EASEMENT FOR INGRESS AND EGRESS, IS HEREBY GRANTED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC., OVER AND ACROSS THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF EGRET POND.

3. THE LIMITED ACCESS EASEMENTS SHOWN ON THIS PLAT OF EGRET POND ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH LIMITED ACCESS EASEMENTS.

4. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF EGRET POND 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 AND AS APPROVED BY MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC.

5. THE WATER MANAGEMENT TRACT SHOWN ON THIS PLAT OF EGRET POND IS HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS'ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT.

6. THE RECREATION TRACTS, NUMBERS 1 AND 2, SHOWN ON THIS PLAT OF EGRET POND ARE HEREBY DEDICATED TO EGRET POND HOMEOWNERS' ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID RECREATION TRACTS.

7. THE DRAINAGE EASEMENTS, SHOWN ON THIS PLAT OF EGRET POND ARE HEREBY DEDICATED TO MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.

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

ATTEST:
PHILLIP FISHER
SECRETARY

SOUTHERN LAND GROUP, INC.
BY:
PETER D. CUMMINGS
PRESIDENT

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, RESPECTIVELY 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 25th DAY OF MAY, 1983.

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

Monica A. Wilton
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE S.S.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 31st DAY OF May, 1983.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

BY:
ATTEST: Shelia Bullard

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Doris W. Bmadies
WITNESS

WITNESS

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED James T. Moore AND Shelia Bullard, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Assistant Secretary OF AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF May, 1983.

MY COMMISSION EXPIRES:
June 4, 1986

Doris W. Bmadies
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 20, 1983, AT 8:00 Am:

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 RECORDED MORTAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

   A. MORTGAGE FROM SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, DATED NOVEMBER 30, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 557, PAGES 2644, 2654, 2659, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

   B. MORTGAGE FROM SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, DATED JANUARY 26, 1983, AND RECORDED IN OFFICIAL RECORDS BOOK 562, PAGE 346, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 26th DAY OF May, 1983.

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

BY: Dwight I. Cool
DWIGHT I. COOL
951 COLORADO AVENUE
SUITE 420
STUART, FLORIDA 33494

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, GARY RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF EGRET POND 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 — G. Burton Smith, COUNTY ENGINEER

JUNE 10-1983 — Michael H. Shirk, COUNTY ATTORNEY

6/2/83 — PLANNING AND ZONING COMMISSION, MARTIN COUNTY, FLORIDA, BY: CHAIRMAN

JUNE 9, 1983 — BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA, BY: Yoaking, CHAIRMAN

ATTEST:
Louise V. Isaacs
CLERK By Charlotte Burkey, D.C.

Subdivision Parcel Control #: 13 38 40 004 000 0040

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

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