



Surveyors Affidavit  
See surveyors Affidavit located in O.R. Book 576, Page 697,  
Marsha Stiller, Clerk of the Circuit Court  
By: Susan Waman DC  
1-12-99

# MARTIN DOWNS PLAT 5 "QUAIL MEADOW"

BEING A PART OF MARTIN DOWNS, A P.U.D., LYING IN SECTIONS 13 AND 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

JANUARY, 1983 SHEET 1 OF 2

JUL 21 1983  
LOUISE V. ISAACS  
CLERK OF THE CIRCUIT COURT

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 42, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21<sup>ST</sup> DAY OF July, 1983.

LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA  
BY: Charlotte Suley  
DEPUTY CLERK

FILE NO. 42380  
(CIRCUIT COURT SEAL)  
NOTE: ALL SIGNATURES ON PLAT MUST BE IN INDIA INK.

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN LAND GROUP, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 13 AND 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, SHOWN HEREON AS "QUAIL MEADOW", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID SECTION 14, THENCE N 89°42'13"W ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 951.56 FEET; THENCE S 00°17'47"W AND PERPENDICULAR TO THE PREVIOUS DESCRIBED COURSE, A DISTANCE OF 1698.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST SANDHILL ROAD (A PROPOSED 80.00 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 45°04'01"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID SANDHILL ROAD, A DISTANCE OF 140.20 FEET TO A POINT OF CURVATURE; THENCE 928.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET, AND A CENTRAL ANGLE OF 66°03'25" TO A POINT OF COMPOUND CURVATURE; THENCE 336.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1276.90 FEET, AND A CENTRAL ANGLE OF 15°05'53"; THENCE DEPARTING FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SANDHILL ROAD, S 46°11'50"E A DISTANCE OF 215.51 FEET; THENCE S 63°23'55"E A DISTANCE OF 473.40 FEET; THENCE S 22°09'14"W A DISTANCE OF 178.28 FEET; THENCE N 88°09'38"W A DISTANCE OF 342.94 FEET; THENCE N 06°25'26"E A DISTANCE OF 12.11 FEET; THENCE N 85°05'46"W A DISTANCE OF 241.02 FEET; THENCE S 86°33'10"W A DISTANCE OF 161.96 FEET; THENCE S 73°17'10"W A DISTANCE OF 203.70 FEET; THENCE S 84°35'45"W A DISTANCE OF 152.45 FEET; THENCE N 89°18'47"W A DISTANCE OF 628.04 FEET; THENCE N 05°42'54"W A DISTANCE OF 617.39 FEET; THENCE N 14°05'18"E A DISTANCE OF 64.45 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 15.700 ACRES, MORE OR LESS.

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

1. THE LIMITED ACCESS EASEMENTS SHOWN HEREON 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.
2. THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF "QUAIL MEADOW" 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.
3. THE WATER MANAGEMENT TRACTS "A" AND "B" SHOWN HEREON 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 WATER MANAGEMENT TRACTS.
4. ALL PROPERTY SHOWN ON THE PLAT FOR QUAIL MEADOW, WITH THE EXCEPTION OF THE LOTS, THE WATER MANAGEMENT TRACTS "A" AND "B" AND THE LIMITED ACCESS EASEMENTS DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ARE HEREBY DEDICATED TO QUAIL MEADOW HOMEOWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE PROPERTY DEDICATED TO QUAIL MEADOW HOMEOWNERS ASSOCIATION, INC., SHALL INCLUDE BUT NOT BE LIMITED TO THE ENTRANCE WAY AND THAT RIGHT-OF-WAY SHOWN HEREON AS SOUTHWEST QUAIL MEADOW TRAIL AND RECREATION TRACTS "C" AND "D". THE BOARD OF COUNTY COMMISSIONERS SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE PROPERTY WHICH IS DEDICATED TO QUAIL MEADOW HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6<sup>th</sup> DAY OF July, 1983.

SOUTHERN LAND GROUP, INC.  
A FLORIDA CORPORATION  
ATTEST: David R. Giunta  
DAVID R. GIUNTA, SECRETARY  
BY: Peter D. Cummings  
PETER D. CUMMINGS, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF MARTIN )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND DAVID R. GIUNTA, 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF July, 1983.

MY COMMISSION EXPIRES: March 30, 1987  
Dorcas M. Giunta  
NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) SS  
COUNTY OF ~~MARTIN~~ )  
DADE

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

SIGNED AND SEALED THIS 31<sup>st</sup> DAY OF May, 1983.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
BY: Susan J. Mann  
ATTEST: Shelia Bullard

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF ~~MARTIN~~ )  
DADE

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

MY COMMISSION EXPIRES: JUNE 4, 1986  
Carly W. Pomadic  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA ) SS  
COUNTY OF MARTIN )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE MARTIN COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

30<sup>th</sup> DAY OF May, 1983.  
William A. Herx  
WILLIAM A. HERX  
REGISTERED LAND SURVEYOR NO. 3182  
STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA ) SS  
COUNTY OF MARTIN )

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 MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - (A) MORTGAGES 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 5, 1983, AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 1668, 1672, 1676, 1680, 1684, AND 1688, 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 26<sup>th</sup> DAY OF May, 1983.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.  
BY: Dwight A. Cool  
DWIGHT A. COOL  
951 COLORADO AVENUE  
SUITE 420  
STUART, FLORIDA 33494

### COUNTY APPROVAL

STATE OF FLORIDA ) SS  
COUNTY OF MARTIN )

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

JULY 14, 1983 H. Switzer Smith  
COUNTY ENGINEER

JULY 20, 1983 Michael H. Ohil  
COUNTY ATTORNEY

July 20, 1983 Thomas Stump  
CHAIRMAN

July 20, 1983 Frank King  
CHAIRMAN

ATTEST:  
Louise V. Isaacs  
CLERK  
By Charlotte Suley D.C.

SEAL  
SOUTHERN LAND GROUP, INC.

SEAL  
NOTARY PUBLIC

SEAL  
AMERIFIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL LAND SURVEYOR

SEAL  
COUNTY ENGINEER

Submission Parcel Control #: 13 38 40 005 000 0000-0

Meridian  
Surveying and mapping inc.

DRAWN	M.E.H.	DATE	JAN 83
CHECKED		SCALE	
DRAWING NO.	82 - P - 043		

MARTIN DOWNS PLAT 5  
"QUAIL MEADOW"