

# EMERALD LAKES PHASE I - B

BEING A REPLAT OF A PORTION OF EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF 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 44, Martin County, Florida, Public Records this day of August, 1983.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Buskey  
Deputy Clerk

File No. 484484

## CERTIFICATE OF OWNERSHIP AND DEDICATION

FORD CONCEPTS, INC. DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

A PORTION OF EMERALD LAKES, AS RECORDED IN PLAT BOOK 9 PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT 2, OF THE SAID PLAT OF EMERALD LAKES SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N. 32°07'58"E., ALONG THE EASTERLY BOUNDARY OF SAID TRACT 2, A DISTANCE OF 443.00 FEET; THENCE N. 57°52'08"W., ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 2, A DISTANCE OF 898.09 FEET; THENCE N. 14°16'50"W., ALONG THE WESTERLY BOUNDARY OF TRACT 1 OF THE SAID PLAT OF EMERALD LAKES, A DISTANCE OF 155.00 FEET; THENCE N. 75°43'10"E., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 42°25'21", AN ARC DISTANCE OF 51.83 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 29°26'21", AN ARC DISTANCE OF 174.70 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET; A CENTRAL ANGLE OF 98°17'44", AN ARC DISTANCE OF 120.09 FEET; THENCE S. 89°04'22"E., A DISTANCE OF 114.89 FEET; THENCE S. 43°37'06"E., A DISTANCE OF 123.92 FEET; THENCE N. 57°36'21"E., A DISTANCE OF 56.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 57°13'12", AN ARC DISTANCE OF 119.84 FEET TO THE POINT OF TANGENCY; THENCE N. 00°23'15"E., A DISTANCE OF 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET; A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 157.08 FEET TO THE POINT OF TANGENCY; THENCE S. 89°36'45"E., A DISTANCE OF 357.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 82°46'45", AN ARC DISTANCE OF 137.25 FEET TO THE POINT OF TANGENCY; THENCE S. 06°50'00"E., A DISTANCE OF 183.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 09°21'12", AN ARC DISTANCE OF 47.34 FEET; THENCE S. 46°12'31"E., A DISTANCE OF 93.26 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS S. 38°32'46"E.; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET; A CENTRAL ANGLE OF 76°12'06", AN ARC DISTANCE OF 99.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET; A CENTRAL ANGLE OF 54°24'11", AN ARC DISTANCE OF 71.21 FEET TO THE POINT OF TANGENCY; THENCE N. 68°30'00"E., A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH-NORTHWEST; THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 34°28'00", AN ARC DISTANCE OF 105.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE NORTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 68°00'00", AN ARC DISTANCE OF 94.95 FEET TO THE POINT OF TANGENCY; THENCE S. 77°58'00"E., A DISTANCE OF 78.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 71°12'46", AN ARC DISTANCE OF 49.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 92°39'19", AN ARC DISTANCE OF 64.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 326.00 FEET; A CENTRAL ANGLE OF 52°42'30", AN ARC DISTANCE OF 299.90 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 77°44'28", AN ARC DISTANCE OF 101.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 60°39'26", AN ARC DISTANCE OF 105.87 FEET TO THE POINT OF TANGENCY; THENCE S. 13°16'05"W., A DISTANCE OF 73.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHERLY, WESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 144°28'55", AN ARC DISTANCE OF 126.08 FEET TO THE POINT OF TANGENCY; THENCE N. 22°15'00"W., A DISTANCE OF 87.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 65°42'24", AN ARC DISTANCE OF 76.84 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 367.00 FEET, A CENTRAL ANGLE OF 97°59'23", AN ARC DISTANCE OF 627.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 111°28'08", AN ARC DISTANCE OF 97.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE WESTERLY AND NORTHERLY

## CERTIFICATE OF OWNERSHIP AND DEDICATION (Cont.)

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 201.00 FEET, A CENTRAL ANGLE OF 61°03'54", AN ARC DISTANCE OF 214.22 FEET; THENCE S. 76°35'10"W., RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 189.85 FEET TO THE NORTHWESTERLY CORNER OF TRACT 3 OF THE SAID PLAT OF EMERALD LAKES; THENCE S. 32°07'58"W., ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3 A DISTANCE OF 443.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE N. 57°52'08"W., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA, CONTAINING 25.06 ACRES MORE OR LESS.

FORD CONCEPTS INC., DOES HEREBY DEDICATE AS FOLLOWS:  
1. STREETS - THE STREETS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE I-B ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO EMERALD LAKES HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL HAVE NO RESPONSIBILITY, DUTY OF LIABILITY REGARDING SUCH STREETS.  
2. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.  
3. WATER MANAGEMENT TRACTS - THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE DEDICATED TO THE EMERALD LAKES HOMEOWNERS ASSOCIATION, INC. FOR PURPOSES OF STORM WATER RETENTION AND MANAGEMENT. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OF LIABILITY SIGNED AND SEALED THIS 21st DAY OF June, 1983 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS: Alexis E. Tolis

FORD CONCEPTS, INC.  
BY: Robert L. Fromm  
ROBERT L. FROMM, PRESIDENT  
ATTEST: Patricia A. Sauter  
PATRICIA A. SAUTER, SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT L. FROMM AND PATRICIA A. SAUTER, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FORD CONCEPTS, 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 21st DAY OF June, 1983.

## COUNTY APPROVAL

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

August 1, 1983

August 9, 1983

Aug 10, 1983

August 10, 1983

NOTARY PUBLIC Relia M. Paul  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES 4-22-91

COUNTY ENGINEER [Signature]

COUNTY ATTORNEY [Signature]

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

BY: CHAIRMAN [Signature]

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: CHAIRMAN [Signature]

ATTEST: Louise V. Isaacs  
CLERK  
By Charlotte Buskey P.C.

## MORTGAGE HOLDERS CONSENT

FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 21st DAY OF June, 1983

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS [Signature]

WITNESS [Signature]

WITNESS [Signature]

WITNESS [Signature]

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, 1983, BY Richard C. Preiser THE Sr. Vice Pres AND John H. Fullmer THE Asst. Vice Pres, OF FIRST AMERICAN BANK AND TRUST, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

BY: [Signature]

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES Sept 16, 1986

## MORTGAGE HOLDERS CONSENT

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, A FLORIDA CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 13th DAY OF July, 1983.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS [Signature]

WITNESS [Signature]

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF July, 1983, BY Michael J. Brown, THE President, AND Christine Fowler, THE Secretary, OF HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

BY: [Signature]

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES Aug. 25, 1984

MY COMMISSION EXPIRES 4-22-91

## MORTGAGE HOLDERS CONSENT

RICHARD C. RIDGWAY AND MAURICE PORTER, TRUSTEES HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 12th DAY OF July, 1983.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: [Signature]

WITNESS: [Signature]

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD C. RIDGWAY AND MAURICE PORTER, TRUSTEES, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF July, 1983.

MY COMMISSION EXPIRES 4-22-91

## TITLE CERTIFICATION

A GRAYCE P. AUSBURN, A CERTIFIED LAND-TITLE SEARCHER, HEREBY CERTIFY THAT AS OF July 15, 1983, AT 8 A.M.:  
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION HEREON.  
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

- (A) MORTGAGE FROM FORD CONCEPTS, INC. TO FIRST AMERICAN BANK & TRUST DATED MARCH 22, 1983 AND RECORDED IN OFFICIAL RECORDS BOOK 562, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- (B) MORTGAGE FROM FORD CONCEPTS, INC. TO HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION DATED FEBRUARY 10, 1983 AND RECORDED IN OFFICIAL RECORDS BOOK 563, PAGE 1759, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- (C) MORTGAGE FROM FORD CONCEPTS, INC. TO RICHARD C. RIDGWAY & MAURICE PORTER, TRUSTEES, DATED FEBRUARY 4, 1983 AND RECORDED IN OFFICIAL RECORDS BOOK 563, PAGE 1392, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 21st DAY OF July, 1983.

BY: [Signature]

GRAYCE P. AUSBURN, C.L.S.  
Certified Land-Title Searcher

201 E. Osceola Street  
Stuart, Florida 33494

SHEET 1 OF 4 SHEETS