

A PLAT OF EAGLE LAKE

BEING PLAT NO. 7 OF MARTIN DOWNS, A P.U.D.
LYING IN SECTION 14, TWP. 38 S., RGE. 40 E.
MARTIN COUNTY, FLORIDA

JANUARY, 1984

SHEET 1 OF 2

PB9- PG57
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 52, Martin County, Florida, Public Records, this 26 day of February, 1984.
Louise V. Isaacs, Clerk Circuit Court Martin County, Florida
By: Charlotte Busky Deputy Clerk
File No. 506058
(Circuit Court Seal)

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, (1/4), CORNER OF SAID SECTION 14, BEAR N 89°08'06" W, ALONG THE EAST-WEST ONE-QUARTER SECTION LINE, AND THE CENTER LINE OF SOUTHWEST SUNSET TRAIL, (AN EXISTING 30.00 FOOT RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, A DISTANCE OF 1176.42 FEET; THENCE N 01°37'41" W, A DISTANCE OF 15.02 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. SUNSET TRAIL, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED N 89°08'06" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 385.36 FEET; THENCE N 0°00'00" E, A DISTANCE OF 211.76 FEET; THENCE N 36°58'50" W, A DISTANCE OF 479.89 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 734.48 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°10'28", A DISTANCE OF 976.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 39°11'38" E, A DISTANCE OF 169.00 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.W. SANDHILL ROAD, (AN 80.00 FOOT RIGHT-OF-WAY), RECORDED IN PLAT BOOK 9, PAGE 38, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 50°48'22" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3351.48 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°44'21", A DISTANCE OF 335.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 45°04'01" E, A DISTANCE OF 124.80 FEET; THENCE S 03°02'53" W, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.42 FEET; THENCE S 19°15'34" W, A DISTANCE OF 183.73 FEET; THENCE S 01°37'41" E, A DISTANCE OF 375.00 FEET; THENCE S 05°37'30" W, A DISTANCE OF 277.22 FEET; THENCE S 12°56'17" E, A DISTANCE OF 178.46 FEET; THENCE S 01°37'41" E, A DISTANCE OF 74.77 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 21.161 ACRES.

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN
S. S.
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 DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE, AS FOLLOWS:

1. ALL PROPERTY SHOWN ON THIS PLAT OF EAGLE LAKE, WITH THE EXCEPTION OF THE LOTS, THE WATER MANAGEMENT TRACT "A", DRAINAGE EASEMENTS, AND THE LIMITED ACCESS EASEMENTS DEDICATED TO MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., ARE HEREBY DEDICATED TO EAGLE LAKE HOMEOWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE PROPERTY DEDICATED TO EAGLE LAKE HOMEOWNERS ASSOCIATION, INC., SHALL INCLUDE, BUT NOT BE LIMITED TO S.W. WESTLAKE CIRCLE AND S.W. WESTLAKE TERRACE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THE PROPERTY WHICH IS DEDICATED TO EAGLE LAKE HOMEOWNERS ASSOCIATION, INC.

2. THE LIMITED ACCESS EASEMENTS, MAINTENANCE EASEMENTS AND DRAINAGE 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, AND DRAINAGE EASEMENTS.

3. THE WATER MANAGEMENT TRACT "A", AS SHOWN HEREON 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.

4. ALL AREAS SHOWN HEREON WHICH ARE DEDICATED TO EAGLE LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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, FLORIDA, AND AS APPROVED BY MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

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 31st DAY OF January, 1984.

SOUTHERN LAND GROUP, INC.
A FLORIDA CORPORATION
ATTEST: Betty English BETTY ENGLISH
BY: Peter D. Cummings 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 BETTY ENGLISH 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 31st DAY OF January, 1984.

MY COMMISSION EXPIRES: March 30, 1987
Dorrie M. Bonadies
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 30th DAY OF January, 1984.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
BY: Charles Torres
ATTEST: C. Stephen Kinnear

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Doris W. Bonadies H. Anita Thompson
WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN-DADE
S. S.
BEFORE ME PERSONALLY APPEARED Charles Torres AND C. Stephen Kinnear TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND 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 30th DAY OF January, 1984.

MY COMMISSION EXPIRES: June 4, 1986
Doris W. Bonadies
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 DECEMBER 5, 1983, AT 8:00 A.M.:

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. 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, RECORDED IN OFFICIAL RECORD BOOK 562, PAGE 346, DATED JANUARY 26, 1983, AND PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

B. 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, RECORDED IN OFFICIAL RECORD BOOK 587, PAGES 1874, 1896, 1907, 1918, 1929 AND 1983, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 30th DAY OF January, 1984

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
BY: Richard D. Holt
RICHARD D. HOLT
P.O. BOX 71
FIRST NATIONAL BANK BUILDING
PALM BEACH, FLORIDA 33480

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN
S. S.
I, DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF EAGLE LAKE 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Dale Monroe
DALE MONROE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3956

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
S. S.
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

February 15, 1984 H. Anita Thompson
COUNTY ENGINEER
February 23, 1984 Michael H. O'Neil
COUNTY ATTORNEY

2-24-84
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: Charles R. Seal
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: Ray L. Hayes
CHAIRMAN

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

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors JUPITER, FLORIDA STUART, FLORIDA FORT PIERCE, FLORIDA	1	2
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