

# A PLAT OF PHEASANT RUN

BEING PLAT NO. 8 OF MARTIN DOWNS, A P.U.D.  
LYING IN SECTION 14, TWP. 38 S., RGE. 40 E.  
MARTIN COUNTY, FLORIDA

OCTOBER, 1983

## 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 NORTHEAST CORNER OF SAID SECTION 14, BEAR N 89°42'13" W, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 987.00 FEET; THENCE S 0°17'47" W, A DISTANCE OF 1551.21 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST SANDHILL ROAD, (AN 80.00 FOOT RIGHT-OF-WAY), RECORDED IN PLAT BOOK 9, PAGE 38, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT, ALSO, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. THENCE PROCEED N 60°07'56" E, A DISTANCE OF 501.46 FEET; THENCE S 34°38'05" E, A DISTANCE OF 431.56 FEET; THENCE S 36°25'15" E, A DISTANCE OF 340.22 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID S.W. SANDHILL ROAD, SAID POINT BEING ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 725.00 FEET, WHOSE CENTER BEARS S 14°20'44" E, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°16'43", A DISTANCE OF 750.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 45°04'01" W, A DISTANCE OF 269.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 6.519 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 THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT OF PHEASANT RUN, ARE HEREBY DEDICATED TO P.R. 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.
- 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 PHEASANT RUN.
- THE LIMITED ACCESS EASEMENTS SHOWN ON THIS PLAT OF PHEASANT RUN, 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.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PHEASANT RUN 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.
- THE COMMON AREAS, SHOWN ON THIS PLAT OF PHEASANT RUN, ARE HEREBY DEDICATED TO P.R. 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 COMMON AREAS.
- THE DRAINAGE EASEMENT, SHOWN ON THIS PLAT OF PHEASANT RUN, 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 SUCH DRAINAGE EASEMENTS.

SIGNED AND SEALED THIS 31<sup>st</sup> DAY OF January, 1984, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO, BY ITS SECRETARY.

ATTEST: Betty English SECRETARY  
SOUTHERN LAND GROUP, INC.  
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 31<sup>st</sup> DAY OF January, 1984.

MY COMMISSION EXPIRES: March 30, 1987

Doris M. Livata  
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 30<sup>th</sup> DAY OF January, 1984.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

BY: Charles Jones  
ATTEST: C. Stephen Kincaid

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Doris W. Borradaile H. Cattle Thompson  
WITNESS WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

S.S.

BEFORE ME PERSONALLY APPEARED Charles Jones AND C. Stephen Kincaid, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice 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 30<sup>th</sup> DAY OF January, 1984.

MY COMMISSION EXPIRES: June 7, 1986

Doris W. Borradaile  
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.:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - 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 30<sup>th</sup> DAY OF January, 1984.

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

BY: [Signature]  
RICHARD D. HOLT  
P.O. BOX 71  
FIRST NATIONAL BANK BUILDING  
PALM BEACH, FLORIDA 33480

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

I, DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PHEASANT RUN 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.

## 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 [Signature]  
COUNTY ENGINEER

February 23, 1984 [Signature]  
COUNTY ATTORNEY

2-24-84 [Signature]  
CHAIRMAN

February 24, 1984 [Signature]  
CHAIRMAN

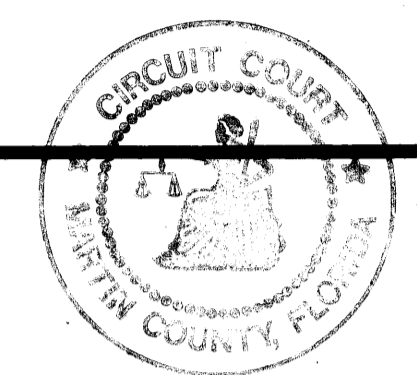
ATTEST:  
Louise V. Isaacs  
CLERK  
By Charlotte Bueky D.C.

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 58, Martin County, Florida, Public Records, this 26 day of February 1984.

Louise V. Isaacs, Clerk  
Circuit Court  
Martin County, Florida

By: Charlotte Bueky  
Deputy Clerk

File No. 506059  
(Circuit Court Seal)



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

1 2