

A PLAT OF OSPREY CREEK

BEING PLAT NO. 9 OF MARTIN DOWNS, A P.U.D.
LYING IN SECTION 14, TWP. 38 S., RGE. 40 E.
MARTIN COUNTY, FLORIDA

SHEET 1 OF 2

JANUARY, 1984

DESCRIPTION

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

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:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WATER MANAGEMENT TRACT "C", AS SHOWN ON THE PLAT OF HERONWOOD, RECORDED IN PLAT BOOK 9, PAGE 35, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. SANDHILL ROAD, RECORDED IN PLAT BOOK 9, PAGE 38, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE PROCEED N 56°17'34" E, ALONG THE SOUTHERLY LINE OF SAID WATER MANAGEMENT TRACT "C", A DISTANCE OF 229.04 FEET; THENCE N 70°23'02" E, A DISTANCE OF 227.89 FEET; THENCE N 68°08'01" E, A DISTANCE OF 104.39 FEET; THENCE S 62°47'57" E, A DISTANCE OF 178.70 FEET; THENCE N 83°37'56" E, A DISTANCE OF 118.87 FEET; THENCE N 51°33'17" E, A DISTANCE OF 101.95 FEET; THENCE N 77°17'26" E, A DISTANCE OF 83.32 FEET; THENCE N 36°12'15" E, A DISTANCE OF 125.84 FEET; THENCE N 82°46'31" E, A DISTANCE OF 199.28 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID WATER MANAGEMENT TRACT "C", S 05°15'37" E, A DISTANCE OF 152.33 FEET; THENCE S 45°32'54" W, A DISTANCE OF 100.00 FEET; THENCE S 77°17'26" W, A DISTANCE OF 239.76 FEET; THENCE S 51°33'17" W, A DISTANCE OF 310.59 FEET; THENCE S 51°03'55" W, A DISTANCE OF 222.20 FEET; THENCE S 44°25'28" W, A DISTANCE OF 298.80 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST SANDHILL ROAD, SAID POINT BEING ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1060.00 FEET, WHOSE CENTER BEARS N 41°32'47" E; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 28°53'07", A DISTANCE OF 534.39 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 8.778 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, AS SHOWN ON THIS PLAT OF OSPREY CREEK, ARE HEREBY DEDICATED TO OSPREY CREEK 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 OSPREY CREEK.
- THE LIMITED ACCESS EASEMENTS SHOWN ON THIS PLAT OF OSPREY CREEK, 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 OSPREY CREEK, 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 OSPREY CREEK, ARE HEREBY DEDICATED TO OSPREY CREEK 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 EASEMENTS, SHOWN ON THIS PLAT OF OSPREY CREEK, 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 31st DAY OF January, 1984, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO, BY ITS SECRETARY.

ATTEST:

Betty English
BETTY ENGLISH
SECRETARY

SOUTHERN LAND GROUP, INC.

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

Dennis M. Liner
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 J. Jones

ATTEST: C. Stephen Kianear

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Doris W. Brucius
WITNESS

H. Castle Thompson
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

S.S.

BEFORE ME PERSONALLY APPEARED Charles Jones AND H. Castle Thompson, 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 30th DAY OF January, 1984.

MY COMMISSION EXPIRES:

June 4, 1986

Doris W. Brucius
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 RECORD BOOK 562, PAGE 346 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 - 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 1884, 1940 AND 2151, 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
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 OSPREY CREEK 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

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

S.S.

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

February 19, 1984

February 23-84

2-24-84

February 24, 1984

H. Castle Thompson
COUNTY ENGINEER

Michael H. Thum
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: Charles R. Seale

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: Alex L. Haynes
CHAIRMAN

ATTEST:

Louise V. Isaacs
CLERK
By Charlotte Bruckey D.C.

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

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