

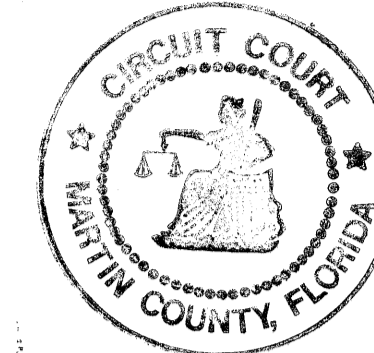
# PARKWOOD P.U.D. PHASE I

## BEING A REPLAT OF A PORTION OF THE PLAT OF STUART GARDENS IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.

APRIL, 1984

CLERK'S  
RECORDING  
CERTIFICATE

I, Louis V. Isaacs, County Clerk of Martin County, Florida, hereby certify that this Plat has been filed for Record in Plat Book 9 Page 85, Public Records of Martin County, Florida, this 13th day of December A.D. 1984



LOUISE V. ISAACS, CLERK  
MARTIN COUNTY, FLORIDA

BY Charlotte Bunkey

FILE NO.  
538 216

This Instrument Prepared by:  
John J. Dedman  
FOR:  
ADAIR & BRADY, INC.  
ENGINEERS, PLANNERS AND  
SURVEYORS  
951 Colorado Avenue  
Stuart, Florida 33494

COUNTY APPROVAL  
STATE OF FLORIDA  
COUNTY OF MARTIN

This Plat is hereby approved by the Undersigned on the Date or Dates indicated.

November 13, 1984 [Signature]  
COUNTY ENGINEER

October 9, 1984 [Signature]  
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

January 5, 1984 [Signature]  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

October 9, 1984 [Signature]  
VICE-CHAIRMAN

ATTEST  
Louise V. Isaacs  
CLERK  
By Charlotte Bunkey P.C.

TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF MARTIN

We, Gunster, Yoakley, Criser & Stewart, P.A., members of the Florida Bar, hereby certify that as of October 24, 1984, at 5:00 P.M.

1. Apparent record title to the Land described as 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. First Mortgage and Security Agreement from Gombas Development, Inc., to Cypress Savings Association, recorded in Official Record Book 562, Page 1099, Public Records of Martin County, Florida.

b. Second Mortgage and Security Agreement from Gombas Development, Inc., to Cypress Savings Association, recorded in Official Record Book 582, Page 1129, Public Records of Martin County, Florida.

Gunster, Yoakley, Criser & Stewart  
P.A.  
By: [Signature]  
Suite 420, Stuart Plaza  
951 Colorado Avenue  
Stuart, Florida 33497

ADAIR & BRADY, INC.  
CONSULTING ENGINEERS &  
LAND SURVEYORS

LAKE WORTH WEST PALM BEACH ORLANDO

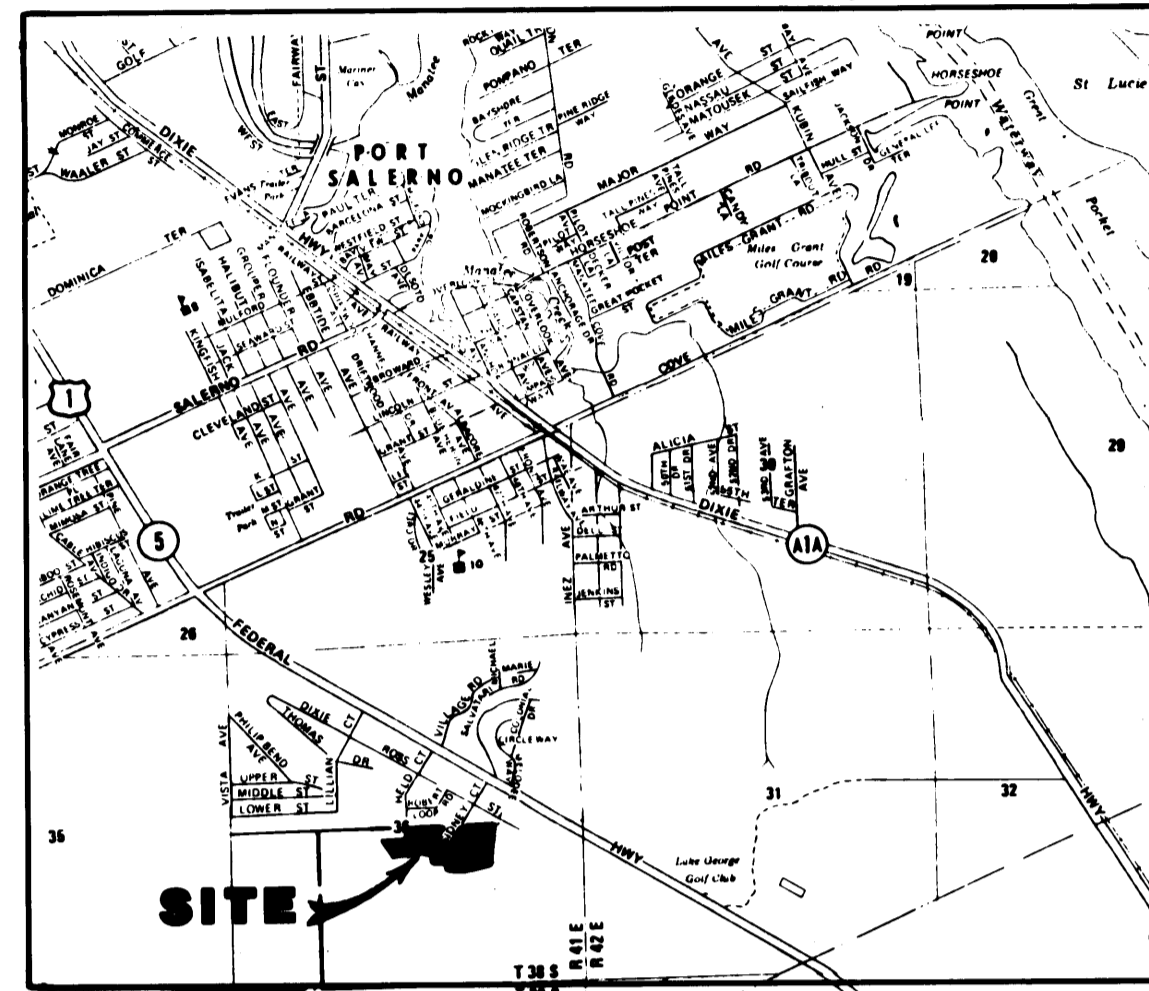
RECORD PLAT

Dr. S.J.W.F.B. Scale  
Gk.J.J.D. P.G. Date 4-13-84  
Ap.J.J.D. Job No. 3521

FPS015 SHEET  
1 OF 2

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN



LOCATION MAP

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Cypress Savings Association, a Florida Savings Association does hereby certify that it is the holder of certain Mortgages on the Land described hereon and does consent to the Dedication hereon and does subordinate their Mortgages to such Dedication.

Signed and Sealed this 23 day of OCTOBER, 1984, on behalf of said Corporation by its Vice President and Attested to by its Assistant Secretary.

[Signature]  
Warren W. Murawski  
Vice President

ATTEST: [Signature]  
Assistant Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me the undersigned Notary Public, personally appeared Warren W. Murawski and John J. Lombardo, to me well known to be the Vice President and Assistant Secretary, respectively of Cypress Savings Association, a Florida Savings Corporation, and they acknowledge that they executed such instrument as such Officers of said Corporation.

Witness my hand and Official Seal this 23 day of OCTOBER, 1984.

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:  
12-15-85

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, John J. Dedman, do hereby certify that this Plat of Parkwood, P.U.D., Phase I is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and the survey data complies with all the requirements of Chapter 177, Florida Statutes.

[Signature] 10/22/84  
John J. Dedman  
Registered Land Surveyor  
Florida Certificate No. 3010

### DESCRIPTION

Lot 4 and a portion of Lots 3,5,8,9,10 and 16, Stuart Gardens According to the Plat thereof recorded in Plat Book 2, Page 40 Public Records of Martin County, Florida.

Together with the Platted but unopened road right-of-way designated as Poplar Drive and dedicated but unopened road right-of-way designated as Coral Lane, as shown on said Plat of Stuart Gardens, recorded in Plat Book 2, Page 40, Public Records of Martin County, Florida. Showing 50 feet dedicated unopened road on the Northerly boundary of Lot 4 and a portion of Lot 3 and a portion of Lot 5 and adjoining the 25 foot dedicated unopened road on the Easterly boundary of Lots 4,9 and 16 and the 25 foot of dedicated unopened road on the Westerly boundary of Lot 3 and Lot 10. As abandon and vacated by Martin County Commission in Resolution # 84-10.7 All being more particularly described as follows:

Commencing at the Platted Northwesterly corner of said Plat of Stuart Gardens, Thence S89°59'21"E (for description purposes the Platted Northerly line of Stuart Gardens is assumed to bear S89°59'21"E and all bearing are relative thereto) along the Northerly line of said Plat of Stuart Gardens 1321.52 feet to the POINT OF BEGINNING; Thence continuing S89°59'21"E along said line 916.59 feet; Thence S00°00'39"W 50.00 feet; Thence S19°07'20"W 687.84 feet to the platted Southwesterly corner of Lot 10 of said Plat of Stuart Gardens; Thence N89°59'25"W 25.00 feet to a point in the centerline of the 50 foot platted right-of-way of Coral Lane as shown on said Plat of Stuart Gardens; Thence S89°14'31"W 122.53 feet to a point of curvature of a non-tangent curve concave to the right having a radius of 380.00 feet and whose chord bears S63°22'41"W; Thence Southwesterly along the arc of said curve through a central angle of 08°07'37" a distance of 53.90 feet to a point of compound curvature of a curve concave to the right having a radius of 470.00 feet; Thence Westerly along the arc of said curve through a central angle of 26°42'10" a distance of 219.04 feet; Thence N63°51'21"W 73.22 feet; Thence N04°51'21"W 80.59 feet; Thence S89°08'38"W along a radial line 60.00 feet to a point of curvature of a curve concave to the left having a radius of 25.00 feet; Thence Northerly and Westerly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; Thence N04°51'21"W along a radial line 60.00 feet to a point of curvature of a curve concave to the left having a radius of 25.00 feet; Thence Easterly and Northerly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; Thence N04°51'21"W 43.00 feet to a point of curvature of a curve concave to the right having a radius of 730.00 feet; Thence Northeasterly along the arc of said curve through a central angle of 02°25'37" a distance of 30.92 feet; Thence S87°34'16"W along a radial line extended 25.68 feet to a point of curvature of a curve concave to the right having a radius of 170.00 feet; Thence Westerly along the arc of said curve through a central angle of 19°00'00" a distance of 56.37 feet to a point of reverse curvature of a curve concave to the left having a radius of 430.00 feet; Thence Westerly and Southerly along the arc of said curve through a central angle of 42°30'48" a distance of 319.06 feet; Thence N33°53'00"W along a non tangent line 374.83 feet; Thence S89°59'21"E 441.38 feet to a point of curvature of a curve concave to the right having a radius of 130.00 feet; Thence Easterly and Southerly along the arc of said curve through a central angle of 23°42'35" a distance of 53.80 feet; Thence N24°15'41"E 100.00 feet to a point on the arc of a 230.00 foot radius curve, said curve being concentric to and 100.00 feet Northerly from the previously described 130.00 foot radius curve; Thence Northerly and Westerly along the arc of said 230.00 foot radius curve whose chord bears N72°05'25"W through a central angle of 12°05'29" a distance of 48.54 feet; Thence N19°51'51"E along a radial line extended 194.04 feet to the POINT OF BEGINNING.

Containing 16.83 acres more or less.

Gombas Development, Inc. A Florida Corporation, by and through its undersigned Officers does hereby certify that it is the owner of the Property described hereon and does hereby dedicate as follows:

- The Streets and Right-Of-Ways shown on the Plat of Parkwood, P.U.D. Phase I, are hereby dedicated to the perpetual use of the public.
- The Utility Easements shown on this Plat of Parkwood, P.U.D., Phase I, may be used for utility purposes by any utility or cable television company in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County.
- The Drainage Easements, Drainage Maintenance Easements and area shown as Lake on this Plat of Parkwood, P.U.D., Phase I, are hereby dedicated to the Parkwood 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 Easements or Lake area.
- The Limited Access Easements shown on this Plat of Parkwood, P.U.D., Phase I, are hereby dedicated to the Board of County Commissioners of Martin County.
- The Wetland area as shown on this Plat of Parkwood, P.U.D., Phase I, is hereby dedicated to the Parkwood Property Owners Association, Inc. no construction, alteration or destruction of the Wetland area shall occur without the approval of the Board of County Commissioners of Martin County.

Signed and sealed this 1st day of November, 1984, on behalf of said Corporation by its President and attested to by its Secretary.

GOMBAS DEVELOPMENT, INC.

By: [Signature]  
Steve Gombas  
President

Attest:

[Signature]  
Sylvia Gombas  
Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned Notary Public, personally appeared Steve Gombas and Sylvia Gombas, to me well known to be the President and Secretary, respectively, of Gombas Development, 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 1st day of November, 1984.

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:  
August 5, 1988

Subdivision Parcel Control #: 26-38-41-014-000-0000.0

### Description for Earthen Retention Berm

An earthen stormwater retention berm lying in Lot 3 of Stuart Gardens, Plat Book 2, Page 40, Martin County, Florida, Public Records being more particularly described as follows:

Commence at the Northwest corner of said Lot 3 of Stuart Gardens; Thence run on an assumed bearing of South 89°59'21" East along the North line of said Lot 3 for a distance of 18.37 feet; Thence run Southeasterly by deflection angle to the right of 29°31'30" for 147.00 feet to the POINT OF BEGINNING of the following described berm centerline (said berm lying within 20 feet each side of said centerline):

Thence continue Southeasterly along the same line ( a right deflection of 29°31'30" from North line of Lot 3) for a distance of 90.33 feet to a point which is centered on the middle pipe of three corrugated metal drainage outfall pipes; Thence Southeasterly by deflection angle to the right of 29°57'00" from the previously described line for a distance of 213.50 feet to the East end of said berm centerline.