

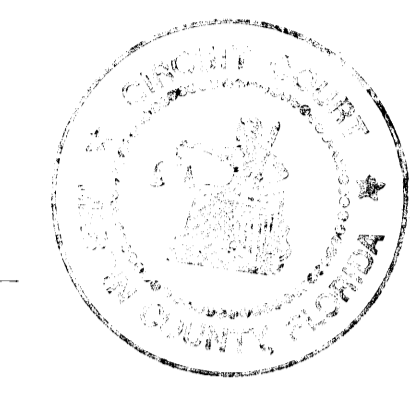
83 NOV 20 P2: 41

AUGUST, 1986

# A PLAT OF MALLARD CREEK

SHEET 1 OF 2

BEING PLAT NO. 21, MARTIN DOWNS P.U.D.  
LYING IN SECTIONS 11 & 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLA.



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  
10, Page 51, Martin  
County, Florida, Public  
Records, this 20th day  
of November, 1986.  
Marsha Stiller, Clerk  
Circuit Court  
Martin County, Florida  
By Marcy E. Chao  
Deputy Clerk  
File No. 628729  
(Circuit Court Seal)

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 11 AND 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14; THENCE N 89°36'50"W, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 262.51 FEET TO A POINT ON THE WEST LINE OF PARCEL 6, AS SHOWN ON THE PLAT OF TOWER GOLF COURSE, AS RECORDED IN PLAT BOOK 10, PAGE 23, MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTHERLY ALONG SAID WEST LINE THROUGH THE FOLLOWING 17 COURSES:  
N 00°23'58"E, A DISTANCE OF 36.92 FEET;  
THENCE N 30°29'49"E, A DISTANCE OF 122.06 FEET;  
THENCE N 20°08'19"W, A DISTANCE OF 103.84 FEET;  
THENCE N 00°29'51"W, A DISTANCE OF 100.24 FEET;  
THENCE N 22°38'25"E, A DISTANCE OF 92.45 FEET;  
THENCE N 10°01'23"E, A DISTANCE OF 100.00 FEET;  
THENCE N 06°44'15"W, A DISTANCE OF 98.84 FEET;  
THENCE N 07°30'19"W, A DISTANCE OF 201.10 FEET;  
THENCE N 04°10'27"E, A DISTANCE OF 93.43 FEET;  
THENCE N 10°10'54"W, A DISTANCE OF 102.92 FEET;  
THENCE N 24°53'20"W, A DISTANCE OF 109.66 FEET;  
THENCE N 14°41'51"W, A DISTANCE OF 103.08 FEET;  
THENCE N 21°57'51"E, A DISTANCE OF 118.18 FEET;  
THENCE N 07°39'43"E, A DISTANCE OF 100.18 FEET;  
THENCE N 17°44'24"E, A DISTANCE OF 47.65 FEET;  
THENCE N 26°04'12"W, A DISTANCE OF 102.18 FEET;  
THENCE N 00°00'00"E, A DISTANCE OF 24.67 FEET TO A POINT ON THE SOUTH LINE OF CRANE CREEK COUNTRY CLUB, AS RECORDED IN PLAT BOOK 7, PAGE 28, THENCE N 89°26'06"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1726.36 FEET TO A POINT IN A LINE 300.00 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE;  
THENCE S 31°13'01"E ALONG SAID PARALLEL LINE, A DISTANCE OF 235.28 FEET; THENCE S 89°26'06"E, A DISTANCE OF 625.59 FEET; THENCE RADIALLY S 00°33'54"W, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 320.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'06", A DISTANCE OF 499.50 FEET TO THE POINT OF TANGENCY;  
THENCE S 00°00'00"E, A DISTANCE OF 742.80 FEET;  
THENCE N 90°00'00"E, A DISTANCE OF 57.49 FEET;  
THENCE S 00°00'00"E, A DISTANCE OF 269.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 235.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°55'08", A DISTANCE OF 217.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°04'52", A DISTANCE OF 126.55 FEET TO THE POINT OF TANGENCY; THENCE S 72°00'00"E, A DISTANCE OF 100.40 FEET; THENCE CONTINUE S 72°00'00"E, A DISTANCE OF 200.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 530.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°00'00", A DISTANCE OF 259.01 FEET TO THE POINT OF TANGENCY; THENCE N 80°00'00"E, A DISTANCE OF 376.64 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF HERONWOOD, AS RECORDED IN PLAT BOOK 9, PAGE 35; THENCE N 10°00'00"W, ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE ALONG SAID SOUTH LINE, N 80°00'00"E, A DISTANCE OF 376.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 470.00 FEET; SAID POINT ALSO LYING IN THE SOUTH LINE OF PARCEL 6 OF THE AFOREMENTIONED PLAT OF TOWER GOLF COURSE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE, THROUGH A CENTRAL ANGLE OF 28°00'00", A DISTANCE OF 229.69 FEET TO THE POINT OF TANGENCY; THENCE N 72°00'00"W, A DISTANCE OF 200.06 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 6; THENCE ALONG THE WEST LINE OF SAID PARCEL 6 THROUGH THE FOLLOWING 3 COURSES:  
N 17°37'59"E, A DISTANCE OF 91.19 FEET;  
THENCE N 37°17'13"E, A DISTANCE OF 116.62 FEET;  
THENCE N 00°23'58"E, A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.  
SAID PARCEL CONTAINING 26.41 ACRES.

### CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN  
STATE OF FLORIDA  
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 DOES HEREBY DEDICATE AS FOLLOWS:  
1. S.W. MALLARD CREEK TRAIL SHOWN ON THIS PLAT OF MALLARD CREEK IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES 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 S.W. MALLARD CREEK TRAIL.  
2. THE PRESERVATION ZONE AS SHOWN ON THIS PLAT OF MALLARD CREEK IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC., AS A PRESERVATION ZONE AND SHALL REMAIN FREE OF ALTERATION AND STRUCTURES EXCEPT FOR EROSION CONTROL OR ACCESS AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY AND BY THE MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC.  
3. THE WATER MANAGEMENT TRACT "H" AS SHOWN ON THIS PLAT OF MALLARD CREEK IS HEREBY DEDICATED TO THE MARTIN DOWNS PROPERTY OWNER'S ASSOCIATION, INC. FOR PROPER PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID WATER MANAGEMENT TRACT.  
SIGNED AND SEALED THIS 10th DAY OF October, 1986, ON BEHALF OF SOUTHERN LAND GROUP, INC. BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.  
ATTEST: SOUTHERN LAND GROUP, INC.  
Betty English SECRETARY  
Peter D. Cummings PRESIDENT

### TITLE CERTIFICATION

STATE OF FLORIDA  
S.S.  
WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF September 25, 1986, AT 3:15 P.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. TO AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED JANUARY 26, 1983, AND RECORDED JANUARY 26, 1983, IN OFFICIAL RECORDS BOOK 562, PAGE 346, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MODIFIED IN OFFICIAL RECORDS BOOK 624, PAGE 2184, OFFICIAL RECORDS BOOK 639, PAGE 1308, AND OFFICIAL RECORDS BOOK 676, PAGE 2000, ALL IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
B. MORTGAGE FROM SOUTHERN LAND GROUP, INC., TO AMERIFIRST SAVINGS AND LOAN ASSOCIATION, DATED APRIL 4, 1984, AND RECORDED APRIL 6, 1984, IN OFFICIAL RECORDS BOOK 598, PAGE 2565, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
DATED THIS 8th DAY OF October, 1986.  
BY: Richard D. Holt  
RICHARD D. HOLT, ATTORNEY FOR THE FIRM  
PHILLIPS POINT, SUITE 500  
777 S. FLAGLER DRIVE  
WEST PALM BEACH, FLORIDA 33401

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
S.S.  
I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT OF MALLARD 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.  
Vincent J. Noel  
VINCENT J. NOEL  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4169

### COUNTY APPROVAL

COUNTY OF MARTIN  
STATE OF FLORIDA  
S.S.  
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED.  
10/17/86 DATE  
Green S. Brown COUNTY ENGINEER  
August 12, 1986 DATE  
Green S. Brown COUNTY ATTORNEY  
August 12, 1986 DATE  
W.B. Brown CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA  
August 12, 1986 DATE  
W.B. Brown CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA  
ATTEST: Marsha Stiller by Marcy Chase, DC  
CLERK

### ACKNOWLEDGEMENT

COUNTY OF MARTIN  
STATE OF FLORIDA  
S.S.  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER D. CUMMINGS AND BETTY ENGLISH, TO ME WELL KNOW 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 CORPORATION.  
WITNESS MY HAND AND OFFICAL SEAL THIS 10th DAY OF October, 1986.  
MY COMMISSION EXPIRES:  
Notary Public, State Of Florida At Large  
My Commission Expires May 2, 1989  
Sharon L. Cox  
NOTARY PUBLIC  
STATE OF FLORIDA

### MORTGAGEE'S CONSENT

COUNTY OF MARTIN  
STATE OF FLORIDA  
S.S.  
AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION SHALL EXECUTE A SEPARATE MORTGAGE HOLDERS CONSENT AND JOINDER TO THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Subdivision Parcel Control #: 11-38-40-008-000-0000-0-0

LINDAHL BROWNING FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors PO BOX 727 JUPITER FLORIDA 33456	10 CENTRAL PARKWAY SUITE 420 STUART FLORIDA 34997	1	2
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