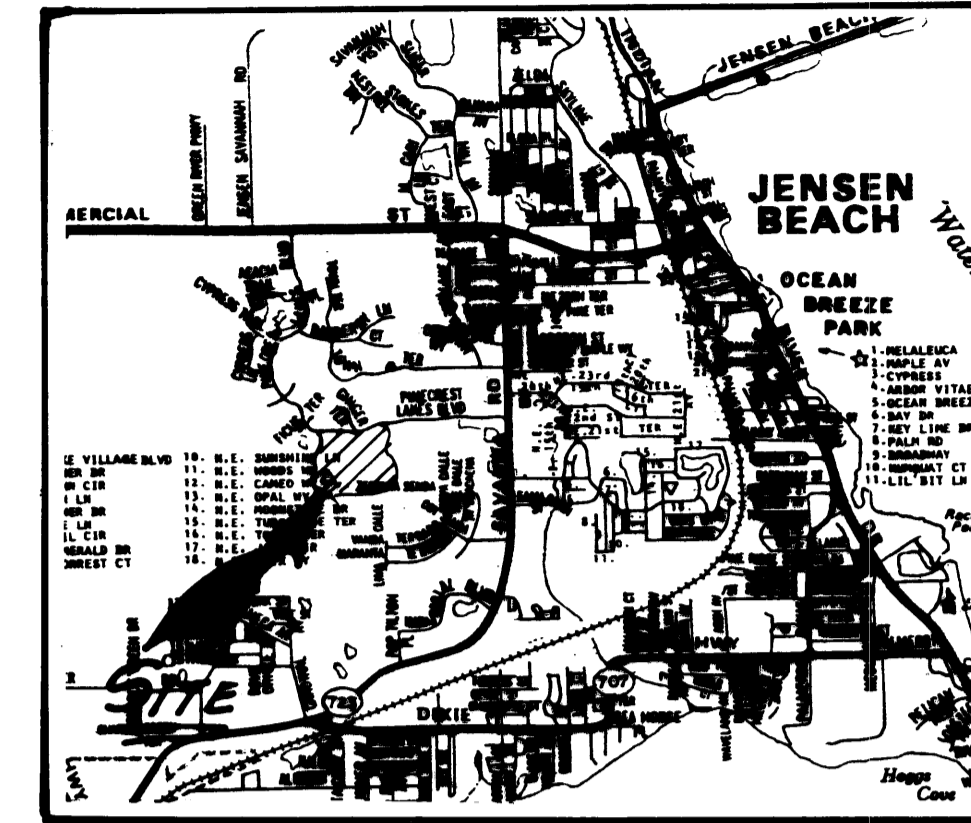


# PLAT OF PINECREST LAKES PHASE VI

BEING A PORTION OF  
SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA  
JULY 1986



RECORDED P2: 42  
 I, Marsha Stiller, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 10 PAGE 60 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 19th DAY OF December, A.D. 1986.  
 I, Tracy Chase, D.C., CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA.  
 FILE NO: 088108

## DESCRIPTION

A CERTAIN PARCEL OF LAND IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PLAT OF PINECREST LAKES, PHASE IV AS RECORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF SAID MARTIN COUNTY; RUN THENCE NORTH 5° 00' 00" WEST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 408.23 FEET; THENCE NORTH 30° 00' 00" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 49.57 FEET; THENCE NORTH 38° 00' 00" WEST, AND RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 190.39 FEET TO A POINT IN A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 14° 37' 26", A DISTANCE OF 107.20 FEET; THENCE NORTH 52° 37' 26" WEST, AND RADIAL TO SAID CURVE, A DISTANCE OF 60.00 FEET TO A POINT IN A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 360.00 FEET; THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF N.E. IVY LANE ACCORDING TO SAID PLAT AND ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 3° 52' 34", A DISTANCE OF 24.35 FEET; THENCE NORTH 56° 30' 00" WEST AND RADIAL TO SAID CURVE, A DISTANCE OF 152.03 FEET; THENCE SOUTH 57° 14' 27" WEST, A DISTANCE OF 174.29 FEET; THENCE NORTH 67° 00' 00" WEST, A DISTANCE OF 147.52 FEET; THENCE NORTH 16° 00' 00" WEST, A DISTANCE OF 259.09 FEET; THENCE SOUTH 74° 00' 00" WEST, A DISTANCE OF 262.67 FEET; THENCE NORTH 16° 00' 00" WEST, A DISTANCE OF 154.77 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PINECREST LAKES BLVD. ACCORDING TO SAID PLAT OF PINECREST LAKES PHASE IV; THENCE SOUTH 74° 00' 00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 417.69 FEET AND A CENTRAL ANGLE OF 21° 00' 00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.08 FEET TO THE SOUTHEASTERLY CORNER OF THE PLAT OF PINECREST LAKES PHASE III, AS RECORDED IN PLAT BOOK 9 PAGE 20 OF SAID PUBLIC RECORDS OF MARTIN COUNTY; THENCE NORTH 85° 00' 00" WEST CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PINECREST LAKES BLVD. ACCORDING TO SAID PLAT OF PINECREST LAKES PHASE III, A DISTANCE OF 15.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83° 00' 00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY RIGHT OF WAY LINE OF N.E. GINGER TERRACE, A DISTANCE OF 36.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 12° 00' 00" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 13.51 FEET; THENCE NORTH 78° 00' 00" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 97° 00' 00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.32 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1383.78 FEET, A CENTRAL ANGLE OF 11° 00' 00", A DISTANCE OF 265.87 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84° 00' 00" WEST, A DISTANCE OF 120.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 329.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 66° 00' 00", A DISTANCE OF 379.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 30° 00' 00" WEST, A DISTANCE OF 102.14 FEET; THENCE SOUTH 49° 10' 00" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 215.00 FEET; THENCE SOUTH 3° 19' 13" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 77° 06' 35" EAST, A DISTANCE OF 106.93 FEET; THENCE SOUTH 40° 50' 00" EAST, A DISTANCE OF 233.87 FEET TO A POINT IN A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 33° 00' 42" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 58° 12' 12", A DISTANCE OF 60.95 FEET TO A POINT IN A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 13° 57' 31", A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 55° 29' 28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.35 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 15° 07' 34", A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 5° 48' 32" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 575.00 FEET, SUBTENDED BY A CENTRAL ANGLE OF 23° 35' 54", A DISTANCE OF 236.82 FEET TO THE END OF SAID CURVE; THENCE NORTH 87° 20' 33" WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 14° 07' 13" EAST, A DISTANCE OF 309.96 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 635.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 35° 08' 20" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 6° 16' 15", A DISTANCE OF 69.50 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 8° 30' 00", A DISTANCE OF 74.18 FEET; THENCE SOUTH 49° 54' 35" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 220.00 FEET TO A POINT IN A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 280.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 8° 30' 00", A DISTANCE OF 41.45 FEET; THENCE SOUTH 41° 24' 35" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 119.85 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-QUARTER (1/4) OF SAID SECTION 28; THENCE SOUTH 89° 28' 31" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2462.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 54.635 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

I, JOHN J. DEDMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PINECREST LAKES, PHASE VI IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

9/18/86 John J. Dedman  
 JOHN J. DEDMAN  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3010

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

PINECREST LAKES, INC. A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY CERTIFY THAT IS IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREET RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VI, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VI, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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.
3. THE DRAINAGE EASEMENTS, DRAINAGE MAINTENANCE EASEMENTS, WETLANDS, AREA OF MANAGEMENT BUFFER, LAKE AREAS, AND LIMITED ACCESS EASEMENT, AS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VI, ARE HEREBY DEDICATED TO THE PINECREST LAKES HOMEOWNER'S ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS AND AREAS. THE WETLANDS AND BUFFER EASEMENT ARE "PRESERVATION AREAS- NO ALTERATION WITHOUT MARTIN COUNTY APPROVAL".

SIGNED AND SEALED THIS 1 DAY OF Aug, 1986, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

PINECREST LAKES, INC.

BY: Janice M. Thomson  
 JANICE M. THOMSON  
 ITS VICE PRESIDENT

ATTEST:  
Donald R. Polzin  
 DONALD R. POLZIN  
 ITS SECRETARY

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JANICE THOMSON AND DONALD R. POLZIN, TO ME WELL KNOWN TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PINECREST LAKES, 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 1 DAY OF Aug, 1986

James E. Uliakoman  
 JAMES E. ULIAKOMAN  
 NOTARY PUBLIC  
 STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

Jan. 21, 1989

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

I, WILLIAM DALE ANDERSON JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES:

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. THERE ARE NO MORTGAGES.

DATED THIS 2nd DAY OF September, 1986

William D. Anderson Jr.  
 WILLIAM DALE ANDERSON JR.  
 ATTORNEY-AT-LAW  
 1451 E. OCEAN BLVD.  
 STUART, FLORIDA 33494

THIS INSTRUMENT PREPARED BY:

JOHN J. DEDMAN  
 FOR:  
 ADAIR & BRADY, INC.  
 ENGINEERS, PLANNERS AND SURVEYORS  
 951 COLORADO AVENUE, SUITE 310  
 STUART, FLORIDA 33497

## COUNTY APPROVAL

STATE OF FLORIDA

COUNTY OF MARTIN

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

Oct 17th 1986

12/15/86

12/15/86

11/21/86

Green S. Drayton  
 COUNTY ENGINEER  
 COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA  
 BY: Gregory  
 CHAIRMAN  
 BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA  
 CHAIRMAN

ATTEST:  
Marsha Stiller  
 CLERK OF THE CIRCUIT COURT  
Tracy Chase, D.C.

PINECREST LAKES PHASE VI		RECORD PLAT	
Dr.M.E.	F.B.	Scale 1" = 100'	SHEET
Ck.JJD	P.G.	Date JAN.1986	FPS-059
Ap.		Job No. 2510J	1 OF 3

Subdivision Parcel Control #: 28-37-41-004-000-0000-0-0