

PLAT OF PINECREST LAKES PHASE VII

BEING A PORTION OF
SECTIONS 21 & 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA

AUGUST 1987

CERTIFICATE OF OWNERSHIP AND DEDICATION

DESCRIPTION

A CERTAIN PARCEL OF LAND IN SECTIONS 21 AND 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL "A", ACCORDING TO THE PLAT OF PINECREST LAKES, PHASE I, AS RECORDED IN PLAT BOOK 7, PAGE 79, PUBLIC RECORDS OF SAID MARTIN COUNTY; RUN THENCE SOUTH 0° 20' 54" WEST ALONG THE WESTERLY LINE OF SAID SECTION 21, A DISTANCE OF 715.25 FEET TO THE SOUTHWESTERLY CORNER THEREOF AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 0° 04' 18" WEST ALONG THE WESTERLY LINE OF SAID SECTION 28, A DISTANCE OF 2693.66 FEET TO THE SOUTHWESTERLY CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE SOUTH 89° 29' 35" EAST, A DISTANCE OF 1330.42 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 0° 06' 57" EAST, A DISTANCE OF 1331.32 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 41° 24' 35" WEST, A DISTANCE OF 119.85 FEET TO A POINT IN A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 41° 24' 35" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 8° 30' 00", A DISTANCE OF 41.54 FEET; THENCE NORTH 40° 54' 35" WEST, RADIAL TO SAID CURVE, A DISTANCE OF 220.00 FEET TO THE BEGINNING OF A CURVE CONCENTRIC TO THE LAST DESCRIBED CURVE, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 8° 30' 00", A DISTANCE OF 74.18 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 635.00 FEET, SUBTENDED BY A CENTRAL ANGLE OF 6° 16' 15", A DISTANCE OF 69.50 FEET; THENCE NORTH 14° 07' 13" WEST, A DISTANCE OF 309.96 FEET TO A POINT IN A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 240.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 2° 39' 27" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 50° 53' 33", A DISTANCE OF 213.18 FEET; THENCE SOUTH 12° 17' 26" EAST, A DISTANCE OF 20.17 FEET; THENCE SOUTH 83° 06' 39" WEST, A DISTANCE OF 25.11 FEET; THENCE NORTH 12° 17' 26" WEST, A DISTANCE OF 90.56 FEET; THENCE NORTH 56° 20' 37" WEST, A DISTANCE OF 160.40 FEET; THENCE NORTH 30° 22' 00" WEST, A DISTANCE OF 96.90 FEET; THENCE NORTH 41° 03' 28" WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41° 48' 18" WEST, A DISTANCE OF 112.91 FEET; THENCE NORTH 34° 56' 16" WEST, A DISTANCE OF 96.29 FEET; THENCE NORTH 45° 12' 13" WEST, A DISTANCE OF 71.62 FEET; THENCE NORTH 16° 06' 04" WEST, A DISTANCE OF 140.29 FEET; THENCE NORTH 32° 40' 14" WEST, A DISTANCE OF 79.04 FEET; THENCE NORTH 33° 21' 36" WEST, A DISTANCE OF 102.99 FEET; THENCE NORTH 53° 26' 28" WEST, A DISTANCE OF 62.58 FEET; THENCE SOUTH 60° 02' 59" WEST, A DISTANCE OF 36.12 FEET; THENCE SOUTH 26° 25' 02" WEST, A DISTANCE OF 37.50 FEET; THENCE NORTH 74° 43' 32" WEST, A DISTANCE OF 171.47 FEET; THENCE NORTH 89° 47' 24" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.786 ACRES, MORE OR LESS.

NOTES

- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED IN UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS, ANY KIND OF CONSTRUCTION, TREES OR SHRUBS PLACED IN DRAINAGE EASEMENT.
- BEARINGS REFER TO ASSUMED DATUM = PINECREST LAKES PHASE IV = S 00° 09' 40" EAST LINE SECTION 28.
- DEMOTES FOUND PERMANENT REFERENCE (P. R. M.) MONUMENT ■ NO. 3010
- DEMOTES SET PERMANENT REFERENCE MONUMENT MONUMENT □ NO. 3010
- PERMANENT CONTROL POINT (P. C. P.) = ●
- U. E. DENOTES UTILITY EASEMENT.
- D. M. E. DENOTES DRAINAGE MAINTENANCE EASEMENT.
- D. E. DENOTES DRAINAGE EASEMENT.
- L. A. DENOTES DRAINAGE EASEMENT.
- C. A. DENOTES CONTROL ACCESS LINE- NO VEHICULAR ACCESS IS PERMITTED ACROSS THESE LINES. NO ALTERATION OF THIS RESTRICTION WILL BE PERMITTED WITHOUT APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, JOHN J. DEDMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PINECREST LAKES, PHASE VII 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.

8/6/87 *John J. Dedman*
JOHN J. DEDMAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3010

STATE OF FLORIDA
COUNTY OF MARTIN

PINECREST LAKES, 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 STREET RIGHTS-OF-WAY, THE DRAINAGE EASEMENTS AS SPECIFIED TO MARTIN COUNTY AND PARCEL "A" SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VII, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VII, 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.
- THE LANDSCAPE AREAS, PARK, DRAINAGE EASEMENTS (EXCEPT AS INDICATED), DRAINAGE MAINTENANCE EASEMENTS, WETLANDS, AREA OF MANAGEMENT BUFFER AND LAKE AREAS, AS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VII, 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 EASEMENTS ARE "PRESERVATION AREAS - NO ALTERATION WITHOUT MARTIN COUNTY APPROVAL".

SIGNED AND SEALED THIS 6th DAY OF August, 1987, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

PINECREST LAKES, INC.

BY: *William D. Anderson, Jr.*
WILLIAM D. ANDERSON, JR.
ITS VICE PRESIDENT

ATTEST:

Andrea S. Bills
ANDREA S. BILLS
ITS ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM D. ANDERSON, JR. AND ANDREA S. BILLS, ITS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF PINECREST LAKES, INC., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF AUGUST, 1987

James E. Weschman
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

January 24, 1989

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

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

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE

DATED THIS 6th DAY OF AUGUST, 1987.

William D. Anderson, Jr.
WILLIAM D. ANDERSON, JR.
ATTORNEY-AT-LAW
525 GARDEN AVENUE
STUART, FLORIDA 33497

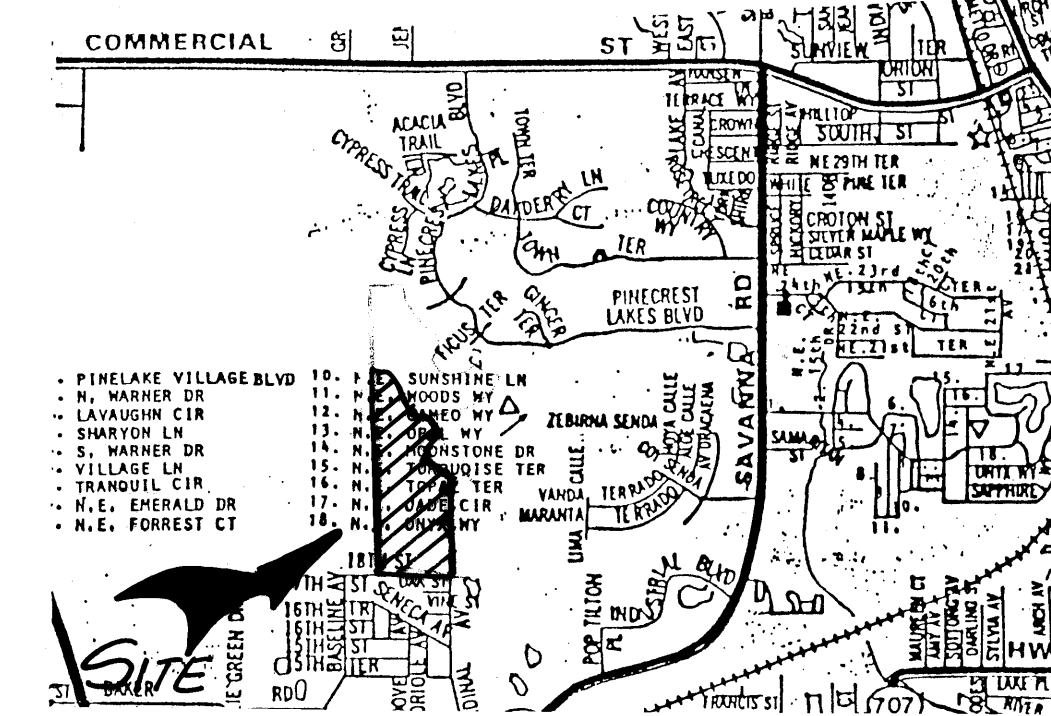
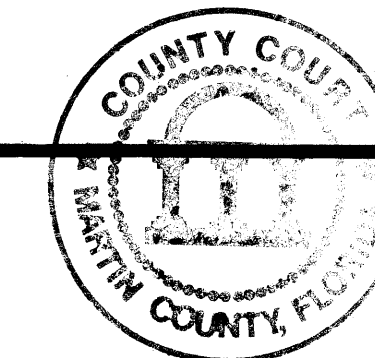
I, MARSHA G. STILLER, COUNTY CLERK OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 10, PAGE 97, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 5 DAY OF November, A. D. 19 87

MARSHA G. STILLER, CLERK
MARTIN COUNTY, FLORIDA

BY: *Deborah Langston*

FILE NO.

682175



COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

Aug 13, 1987

February 10, 1987

February 10, 1987

February 10, 1987

[Signature]
COUNTY ENGINEER

[Signature]
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
BY: *[Signature]*
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
[Signature]
CHAIRMAN

ATTEST:

Marsha Stiller
MARSHA G. STILLER
CLERK OF CIRCUIT COURT
By: *Deborah Langston (OC)*

THIS INSTRUMENT PREPARED BY:

JOHN J. DEDMAN

FOR:

ADAIR & BRADY, INC.
ENGINEERS, PLANNERS AND SURVEYORS
951 COLORADO AVENUE, SUITE 310
STUART, FLORIDA 33497

Submission Parcel Control #: 28-37-41-005-000-0000

AD		PINECREST LAKES PHASE VII RECORD PLAT	
Dr. M.E.	F.B. R.I.	Scale 1"=100'	SHEET
Ck. J.D.	P.G. 72	Date 6/30/86	FP 5-061
Ac. J.D.	74	Job No. 2510M	1 OF 2