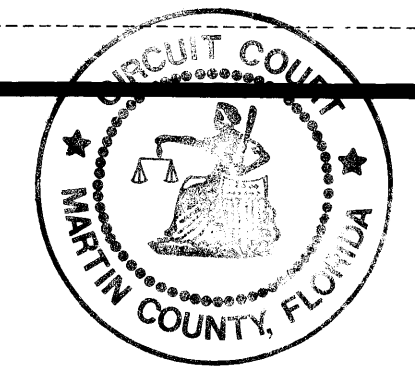


# PLAT OF PINECREST LAKES PHASE VIII

BEING A PORTION OF  
SECTIONS 21 & 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
**MARTIN COUNTY, FLORIDA**  
APRIL 1988

CLERK OF CIRCUIT COURT  
BY: I. MARSHA G. STILLER, COUNTY CLERK OF MARTIN COUNTY, FLORIDA. HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 11, PAGE 47, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 10 DAY OF August, A. D. 1988.  
MARSHA G. STILLER, CLERK MARTIN COUNTY, FLORIDA  
BY: Deborah Langston  
FILE NO. 725142



### 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:

BEGINNING 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; THENCE NORTH 88° 37' 19" EAST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 429.82 FEET; THENCE NORTH 43° 46' 33" EAST, A DISTANCE OF 177.24 FEET; THENCE NORTH 24° 14' 30" EAST, A DISTANCE OF 114.84 FEET TO THE SOUTHWESTERLY CORNER OF THE PLAT OF PINECREST LAKES, PHASE III, AS RECORDED IN PLAT BOOK 9, PAGE 20 OF SAID PUBLIC RECORDS; THENCE SOUTH 32° 00' 00" EAST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 194.14 FEET; THENCE NORTH 73° 09' 55" EAST, A DISTANCE OF 131.59 FEET; THENCE SOUTH 16° 50' 05" EAST, A DISTANCE OF 291.30 FEET; THENCE SOUTH 13° 02' 52" EAST, RADIAL TO A CURVE TO BE DESCRIBED, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 385.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE 11° 07' 03", A DISTANCE OF 74.70 FEET; THENCE SOUTH 24° 09' 55" EAST, A DISTANCE OF 257.60 FEET; THENCE SOUTH 38° 10' 48" WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 12° 00' 00" WEST, A DISTANCE OF 117.66 FEET; THENCE SOUTH 20° 51' 03" EAST, A DISTANCE OF 121.46 FEET; THENCE SOUTH 33° 48' 27" EAST, A DISTANCE OF 272.87 FEET; THENCE SOUTH 70° 00' 00" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 79° 00' 00" EAST, A DISTANCE OF 101.53 FEET; THENCE NORTH 49° 10' 00" EAST, A DISTANCE OF 297.00 FEET; THENCE SOUTH 03° 19' 13" EAST, DEPARTING THE SAID SOUTHERLY LINE OF PINECREST LAKES, PHASE III, 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 THE ARC OF 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 SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 58° 12' 42", A DISTANCE OF 60.95 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 55° 29' 28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 13° 57' 31", 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 RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 05° 48' 32" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 15° 07' 54", 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, 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 TO THE BEGINNING OF A CURVE, CONCAVE SOUTH-EASTERLY, HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHEASTERLY 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 96.24 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 SOUTHWESTERLY CORNER OF SAID SECTION 21; THENCE NORTH 0° 20' 54" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 715.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.379 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" W EAST LINE SECTION 28.
- DENOTES FOUND PERMANENT REFERENCE (P. R. M.) MONUMENT = ■ NO. 3010
- DENOTES 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 LANDSCAPE AREA.

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN  
I, JOHN J. DEDMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PINECREST LAKES, PHASE VIII 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.  
7/18/88 J.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 IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREET RIGHTS-OF-WAY AND PARCEL "A" SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VIII, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VIII, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION SERVICE 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, DRAINAGE EASEMENTS, WETLAND BUFFER EASEMENT, DRAINAGE MAINTENANCE EASEMENTS, AND AREA OF MANAGEMENT BUFFER AS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE VIII, ARE HEREBY DEDICATED TO THE PINECREST LAKES HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS AND AREAS. THE WETLAND BUFFER EASEMENT IS A "PRESERVATION AREA-NO ALTERATION WITHOUT MARTIN COUNTY APPROVAL".

SIGNED AND SEALED THIS 18<sup>th</sup> DAY OF July, 1988, 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 18<sup>th</sup> DAY OF July 1988.  
Susan J. Glassburn  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: January 16, 1990

### TITLE CERTIFICATION

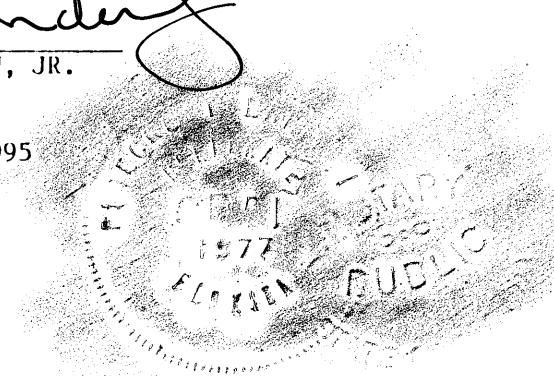
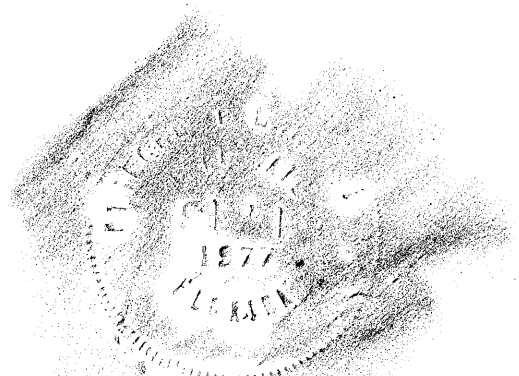
STATE OF FLORIDA  
COUNTY OF MARTIN

I, WILLIAM DALE ANDERSON, JR., A MEMBER OF THE FLORIDA BAR, DOES HEREBY CERTIFY THAT:

- 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 18<sup>th</sup> OF July, 1988.

William D. Anderson, Jr.  
WILLIAM DALE ANDERSON, JR.  
ATTORNEY AT LAW  
525 CAMDEN AVENUE  
STUART, FLORIDA 34995



### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

- 4-26-88 Orlando E. Hellman  
COUNTY ENGINEER
- April 26, 1988 Cherleen S. Brown  
COUNTY ATTORNEY
- April 26, 1988 [Signature]  
CHAIRMAN
- April 26, 1988 [Signature]  
CLERKMAN

PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

ATTEST:  
Marsha Stiller  
CLERK OF CIRCUIT COURT  
By: Deborah Langston (D.C.)

THIS INSTRUMENT PREPARED BY:  
JOHN J. DEDMAN  
SUBDIVISION PARCEL CONTROL NO: 21-37-41-024-000-0000.0

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

FILE NO:

		PINECREST LAKES PHASE VIII RECORD PLAT	
Dr. M.E.	F.B.	Scale 1"=100'	FP 5-064
Ck. J.J.D.	P.G.	Date 10/18/86	
Ad. J.J.D.		Job No. 88510-P	
			SHEET 1 OF 2