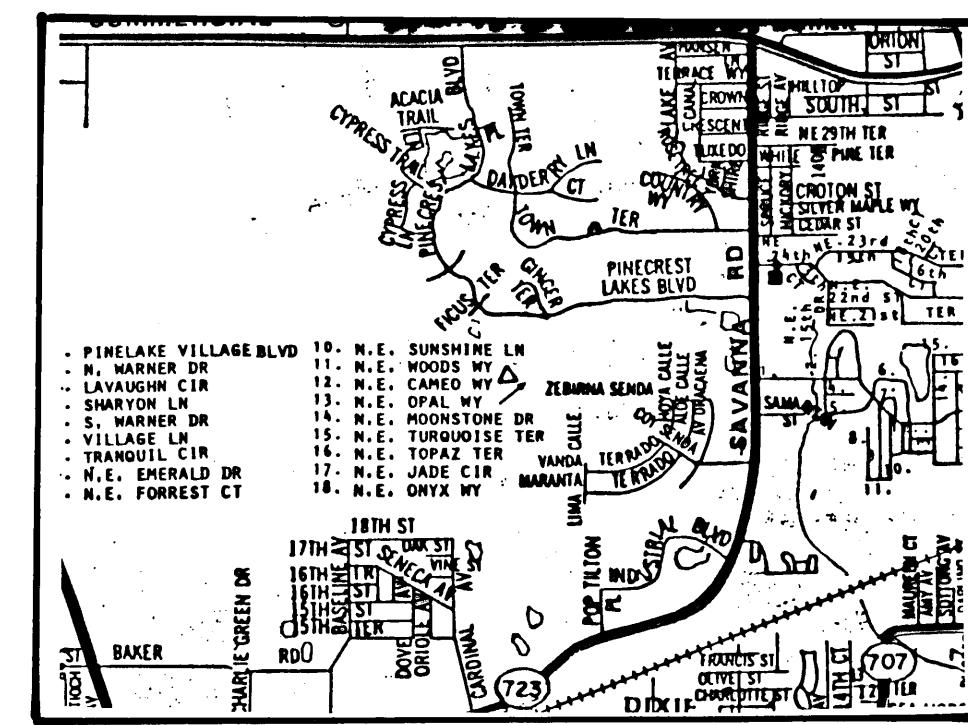


PLAT OF PINECREST LAKES PHASE IX

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

FILED
CLERK OF CIRCUIT COURT
BY
D.C.



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 51, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 12 DAY OF October, A. D. 1988.
MARSHA G. STILLER, CLERK
MARTIN COUNTY, FLORIDA
BY Deborah Langston
FILE NO. 734668
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

DESCRIPTION

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

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 232, ACCORDING TO THE PLAT OF PINECREST LAKES, PHASE IV, AS RECORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF SAID MARTIN COUNTY; RUN THENCE SOUTH 89° 07' 40" EAST ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE THEREOF, A DISTANCE OF 650.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 723 (SAVANNAH ROAD), THENCE SOUTH 09° 03' 19" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 525.40 FEET; THENCE SOUTH 09° 09' 40" WEST, A DISTANCE OF 654.72 FEET; THENCE NORTH 89° 50' 20" WEST, A DISTANCE OF 190.71 FEET; THENCE NORTH 13° 41' 16" EAST, A DISTANCE OF 17.60 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 5° 05' 35", A DISTANCE OF 45.33 FEET; THENCE NORTH 81° 24' 19" WEST, RADIAL TO SAID CURVE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 82° 34' 16" WEST, A DISTANCE OF 97.04 FEET TO A POINT IN THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 188.75 FEET, AND A RADIAL LINE WHICH BEARS NORTH 54° 00' 36" EAST THROUGH SAID POINT THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 2° 35' 24", A DISTANCE OF 8.53 FEET TO THE END OF SAID CURVE; THENCE NORTH 33° 20' 00" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 66° 08' 05" WEST, A DISTANCE OF 33.07 FEET TO THE EASTERN MOST CORNER OF LOT 238 ACCORDING TO SAID PLAT; THENCE NORTH 10° 06' 21" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 309.10 FEET; THENCE NORTH 22° 30' 00" WEST, A DISTANCE OF 252.45 FEET; THENCE NORTH 79° 25' 14" EAST, A DISTANCE OF 179.93 FEET; THENCE NORTH 10° 06' 21" WEST, A DISTANCE OF 227.39 FEET TO THE POINT OF BEGINNING

CONTAINING 14.376 ACRES, MORE OR LESS.

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 RIGHT-OF-WAY AND ROAD EASEMENT AS SHOWN ON THIS PLAT OF PINECREST LAKES PHASE IX, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINECREST LAKES, PHASE IX, 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 DRAINAGE EASEMENT, DRAINAGE MAINTENANCE EASEMENTS, AND LAKE AREAS AS SHOWN ON THIS PLAT OF PINECREST LAKES PHASE IX, 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 PARK AS SHOWN ON THIS PLAT OF PINECREST LAKES IX IS HEREBY DEDICATED TO THE PUBLIC FOR RECREATIONAL PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF MARTIN COUNTY. NO CLEARING OR OTHER SITE ALTERATIONS ARE PERMITTED WITHOUT EXPRESS APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE BUFFER EASEMENT IS HEREBY DEDICATED TO THE PINECREST LAKES HOMEOWNER'S ASSOCIATION, INC. NO CLEARING OR OTHER SITE ALTERATIONS ARE PERMITTED WITHOUT EXPRESS APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
- PARKING TRACT "A" AS SHOWN ON THIS PLAT OF PINECREST LAKES IX SHALL BE FOR THE PRIVATE USE OF ITS RESIDENCES AND SHALL BE MAINTAINED BY THE PINECREST LAKES HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THIS AREA.
- THE NON-EXCLUSIVE WELL SITE EASEMENT IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY.

SIGNED AND SEALED THIS 29th DAY OF August, 1988, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT AND ATTACHED TO BY ITS SECRETARY.

BY: William Dale Anderson, Jr.
WILLIAM DALE ANDERSON, JR.
VICE PRESIDENT
ATTEST: Andrea S. Bills
ANDREA S. BILLS
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, 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 29th DAY OF August, 1988.
Sally S. Blosshorn
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 1-16-90

TITLE CERTIFICATION

I, WILLIAM DALE 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 29th DAY OF August, 1988.
William Dale Anderson, Jr.
WILLIAM DALE ANDERSON, JR.
ATTORNEY-AT-LAW
525 CAMDEN AVENUE
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.

6-14-88
June 14, 1988
June 14, 1988
June 14, 1988
June 14, 1988

Donald E. Hallman
COUNTY ENGINEER
Thomas S. Drayton
COUNTY ATTORNEY
PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
BY: Joseph J. Coad
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
John W. Hall Jr.
CHAIRMAN

ATTEST:
Marsha Stiller
CLERK
BY: Deborah Langston (D.C.)

SUBDIVISION PARCEL CONTROL
NO. 21-37-41-025-000-0000-0

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

PINECREST LAKES PHASE IX RECORD PLAT	
Dr. M. E. F. B.	Scale
Ck. J. D. P. G.	Date <u>2 JULY, 1988</u>
Ap. J. D.	Job No. <u>2510-5</u>
SHEET 1 OF 2	

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 = 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.
- NO LOTS SHALL BE SUBDIVIDED EXCEPT TO CREATE LARGER PARCELS.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

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

8/10/88 John J. Dedman
JOHN J. DEDMAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3010

