

APR 24 PM 12:10
CLERK OF CIRCUIT COURT
O.C.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 71, PAGE 90, MARTIN COUNTY, FLORIDA. PUBLIC RECORDS THIS 24 DAY OF April, 1989.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

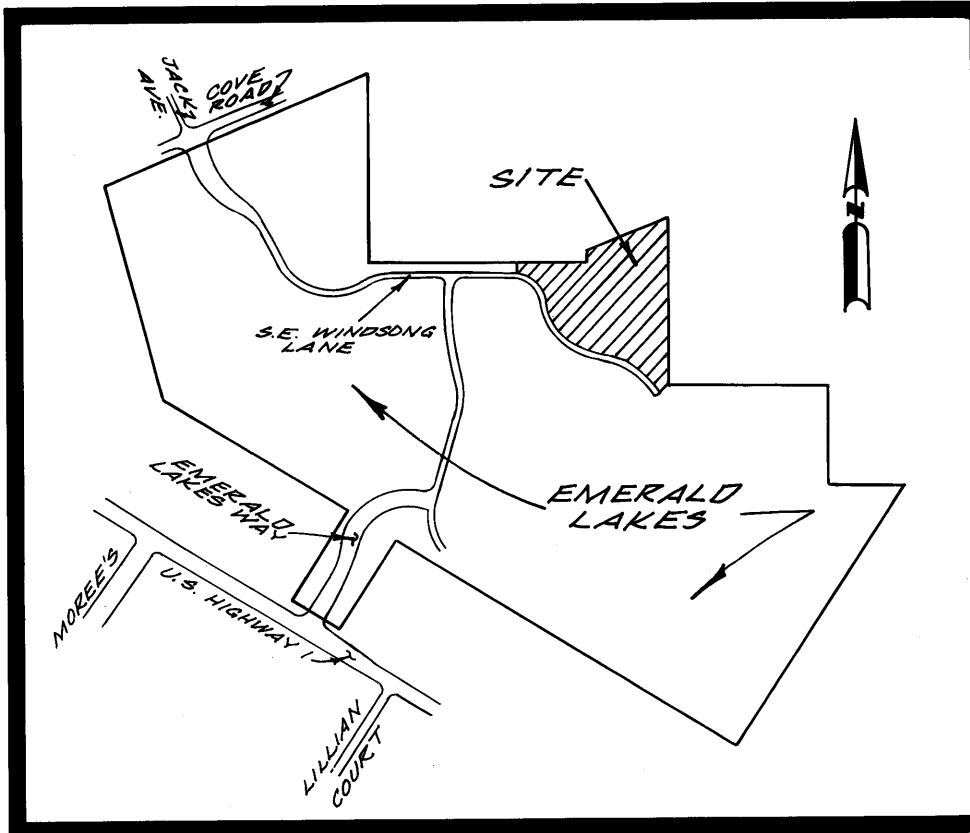
BY: Deborah Langston
DEPUTY CLERK

FILE NO. 764951

EMERALD LAKES PHASE VIII

BEING A REPLAT OF A PORTION OF EMERALD LAKES AS RECORDED
IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF
MARTIN COUNTY, FLORIDA.

SECTION 25 TOWNSHIP 38 SOUTH, RANGE 41 EAST
SHEET 1 OF 2
JULY, 1988



LOCATION MAP
N.T.S.

DESCRIPTION

A PORTION OF TRACT I, EMERALD LAKES, AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF EMERALD LAKES, PHASES II, III AND III-A AS RECORDED IN PLAT BOOK 9, PAGE 45, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S. 89°38'45" E., A DISTANCE OF 541.70 FEET; THENCE N. 00°23'15" E., A DISTANCE OF 65.81 FEET; THENCE N. 66°38'25" E., A DISTANCE OF 351.09 FEET; THENCE S. 00°29'27" W., A DISTANCE OF 714.47 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT ONE); THENCE S. 56°50'34" W., A DISTANCE OF 78.16 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL BEARING OF S. 60°08'29" W., A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 26°03'59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 141.03 FEET TO A POINT OF RADIAL INTERSECTION; THENCE S. 34°04'30" W., A DISTANCE OF 21.98 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIAL BEARING OF S. 33°28'33" W., A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 92°39'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 64.69 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 71°12'46"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 49.72 FEET TO A POINT OF TANGENCY; THENCE N. 77°58'00" W., A DISTANCE OF 78.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 11°16'39"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.75 FEET TO A POINT OF NON-RADIAL INTERSECTION, HAVING A RADIAL BEARING OF S. 00°45'21" W. (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF EMERALD LAKES PHASE I-B, PLAT BOOK 9, PAGE 44); THENCE N. 12°02'00" E., A DISTANCE OF 96.20 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIAL BEARING OF N. 14°10'09" E., A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 50°55'37"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 204.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 20°39'10"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 93.72 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 107.00 FEET AND A CENTRAL ANGLE OF 85°21'41"; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 159.41 FEET TO A POINT OF TANGENCY; THENCE N. 89°38'45" W., A DISTANCE OF 233.21 FEET TO A POINT ON THE BOUNDARY OF SAID EMERALD LAKES PHASES II, III AND III-A; THENCE N. 00°23'15" E. ALONG SAID BOUNDARY, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.9085 ACRES MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

STUART SOUTH BUILDERS, INC., A FLORIDA CORPORATION DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS - THE STREETS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE VIII ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO EMERALD LAKES HOMEOWNERS P.A. ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREET.
- UTILITY EASEMENTS - THE UTILITY EASEMENTS ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY INCLUDING C.A.T.V. IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE MAINTENANCE RESPONSIBILITY FOR THESE EASEMENTS SHALL BE THAT OF THE EMERALD LAKES HOMEOWNERS P.A. ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.
- DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS ON THIS PLAT MAY BE USED FOR DRAINAGE PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE MAINTENANCE RESPONSIBILITY FOR THESE EASEMENTS SHALL BE THAT OF THE EMERALD LAKES HOMEOWNERS P.A. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.
- RECREATION TRACT - THE RECREATION TRACT ON THIS PLAT MAY BE USED FOR RECREATION PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE MAINTENANCE RESPONSIBILITY FOR THE RECREATION TRACT SHALL BE THAT OF THE EMERALD LAKES HOMEOWNERS P.A. ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.
- LANDSCAPE BUFFER - THE LANDSCAPE BUFFER ON THIS PLAT MAY BE USED FOR LANDSCAPE BUFFER PURPOSES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. THE MAINTENANCE RESPONSIBILITY FOR THE LANDSCAPE BUFFER SHALL BE THAT OF THE EMERALD LAKES HOMEOWNERS P.A. ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACT.

SIGNED AND SEALED THIS 20th DAY OF March, 1989 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT.

STUART SOUTH BUILDERS, INC.
ATTEST: Gregory J. Bashant, VICE PRESIDENT
BY: Gerald W. Bashant, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: [Signature]
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GERALD W. BASHANT AND GREGORY J. BASHANT, TO ME WELL KNOWN TO BE THE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF STUART SOUTH BUILDERS, 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 28th DAY OF March, 1989.

January 16, 1990
MY COMMISSION EXPIRES
S. J. Glassburn
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

I, WILLIAM D. ANDERSON, JR., HEREBY CERTIFY THAT AS OF March 28, 1989, AT 8:00 A.M.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION HEREON.
- THERE ARE NO MORTGAGES OR ENCUMBRANCES ON THE PROPERTY BEING PLATTED.

DATED THIS 28th DAY OF March, 1989.

BY: [Signature]
WILLIAM D. ANDERSON, JR.
525 CAMDEN AVE.
STUART, FLORIDA 34994

COUNTY APPROVAL

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

4-12-1989
[Signature] COUNTY ENGINEER

February 14, 1989
[Signature] COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

February 14, 1989 BY: [Signature] CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

February 14, 1989 BY: [Signature] CHAIRMAN

ATTEST: [Signature] CLERK
By: [Signature]

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

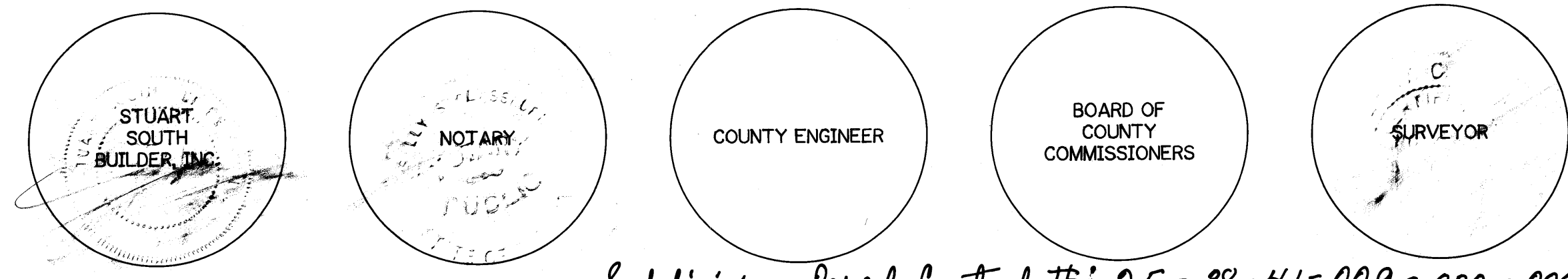
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTERS 21 H-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

April 3, 1989
DATE
[Signature] PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS TESTING SURVEYORS
BOYNTON BEACH, FLORIDA

SURVEYOR'S NOTES:

- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (PRM).
- DENOTES PERMANENT CONTROL POINT (PCP).
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING BASED ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON THE DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON THE UTILITY EASEMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Subdivision Parcel Control #: 25-38-41-009-000-000-0