

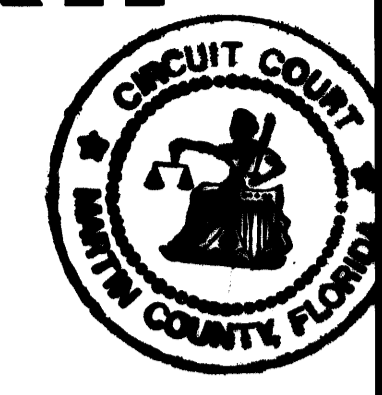
LOCATION MAP  
N.T.S.

# EMERALD LAKES PHASES XI & XII

BEING A REPLAT OF A PORTION OF TRACT 1, EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.  
SECTIONS 25 AND 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST

SHEET 1 OF 2

JANUARY, 1990



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 38, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 23rd DAY OF March, 1990.

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

BY: Charlotte Busley  
DEPUTY CLERK

FILE NO. 819127

Subdivision Parcel Control #: 26-38-41-012-000-0000-0

### DESCRIPTION

A PORTION OF TRACT 1, EMERALD LAKES, AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 32°07'20" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1, A DISTANCE 415.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 32°07'20" WEST, ALONG SAID EASTERLY BOUNDARY OF TRACT 1, A DISTANCE OF 424.49 FEET; THENCE NORTH 57°52'02" WEST, DEPARTING FROM THE SAID EASTERN BOUNDARY OF TRACT 1, A DISTANCE OF 304.99 FEET; THENCE NORTH 53°28'05" WEST, A DISTANCE OF 110.34 FEET; THENCE NORTH 49°27'01" WEST, A DISTANCE OF 50.55 FEET; THENCE NORTH 57°52'40" WEST, A DISTANCE OF 130.59 FEET; THENCE NORTH 00°52'54" WEST, A DISTANCE OF 63.74 FEET; THENCE NORTH 39°58'24" WEST, A DISTANCE OF 88.97 FEET; THENCE NORTH 73°44'37" WEST, A DISTANCE OF 70.60 FEET; THENCE NORTH 79°16'10" WEST, A DISTANCE OF 72.41 FEET; THENCE NORTH 00°44'27" WEST, A DISTANCE OF 103.99 FEET; THENCE NORTH 07°00'20" WEST, A DISTANCE OF 80.74 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 69°43'35", SAID POINT LYING ON THE SOUTHERLY LINE OF WATER MANAGEMENT TRACT 3, AS SHOWN ON THE PLAT OF EMERALD LAKES PHASE I-B, AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 13°16'05" EAST, A DISTANCE OF 73.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 60°39'26"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 105.87 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 77°44'28"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 326.00 FEET AND A CENTRAL ANGLE OF 52°42'30"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 299.90 FEET TO A POINT OF NON-RADIAL INTERSECTION, SAID POINT LYING ON THE SOUTHERLY LINE OF EMERALD LAKES PHASE VIII, AS RECORDED IN PLAT BOOK 11, PAGE 90 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID WATER MANAGEMENT TRACT 3; THENCE NORTH 34°04'50" EAST, ALONG SAID SOUTHERLY LINE OF EMERALD LAKES PHASE VIII, A DISTANCE OF 21.98 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 45°14'00", SAID POINT LYING ON THE SOUTHERLY LINE OF SAID EMERALD LAKES PHASE VIII, AS RECORDED IN PLAT BOOK 11, PAGE 90 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF EMERALD LAKES PHASE VIII AND ALONG THE SOUTHERLY LINE OF EMERALD LAKES PHASE IX AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AN ARC DISTANCE OF 244.73 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 295.00 FEET AND A CENTRAL ANGLE OF 31°05'03"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF PHASE IX, AN ARC DISTANCE OF 160.04 FEET TO A POINT OF RADIAL INTERSECTION; THENCE NORTH 48°13'26" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 25°05'11"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 107.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF EMERALD LAKES PHASE IX, HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 39°48'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF PHASE IX AND ITS SOUTHEASTERLY EXTENSION AN ARC DISTANCE OF 253.62 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 34°00'55"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 139.51 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 83°02'09" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°14'20" EAST, A DISTANCE OF 83.52 FEET; THENCE SOUTH 47°45'15" EAST, A DISTANCE OF 155.80 FEET; THENCE SOUTH 89°25'31" EAST, A DISTANCE OF 79.85 FEET; THENCE SOUTH 57°52'40" EAST, A DISTANCE OF 114.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.419 ACRES MORE OR LESS.

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

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

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:

- 1. STREETS - THE STREETS SHOWN ON THIS PLAT OF EMERALD LAKES PHASES XI AND XII ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO EMERALD LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN EMERALD LAKES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.

- 2. UTILITY EASEMENTS - THE UTILITY EASEMENTS ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY AND VIDEO COMMUNICATIONS COMPANY (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 VILLAS HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.
- 3. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF EMERALD LAKES PHASES XI AND XII ARE HEREBY DECLARED TO BE DRAINAGE EASEMENTS AND ARE DEDICATED TO EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN EMERALD LAKES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
- 4. LANDSCAPE BUFFER - THE LANDSCAPE BUFFER SHOWN ON THIS PLAT OF EMERALD LAKES PHASES XI AND XII IS HEREBY DECLARED TO BE A LANDSCAPE BUFFER AND IS DEDICATED TO EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN EMERALD LAKES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER.
- 5. TRACT "OS" (OPEN SPACE) - THE TRACT "OS" SHOWN ON THIS PLAT OF EMERALD LAKES PHASES XI AND XII IS HEREBY DECLARED TO BE OPEN SPACE AND IS DEDICATED TO EMERALD LAKES VILLAS HOMEOWNERS ASSOCIATION, INC. FOR THE USE OF THE OWNERS OF LOTS IN EMERALD LAKES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH OPEN SPACE.

SIGNED AND SEALED THIS 5th DAY OF January, 1990, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT.

STUART SOUTH BUILDERS, INC.  
ATTEST: Gregory J. Beshant Gerald W. Beshant  
GREGORY J. BESHANT VICE PRESIDENT GERALD W. BESHANT PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Gregory J. Beshant Gerald W. Beshant  
WITNESS WITNESS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GERALD W. BESHANT AND GREGORY J. BESHANT, 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 5th DAY OF January, 1990.

Sept 26, 1981 James H. Coleman  
MY COMMISSION EXPIRES NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

### TITLE CERTIFICATION

I, WILLIAM D. ANDERSON, JR., HEREBY CERTIFY THAT AS OF JANUARY 3, 1990, AT 8:00 A.M.

- 1. 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.
- 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:  
(A) MORTGAGE FROM STUART SOUTH BUILDERS TO FIRST NATIONAL BANK AND TRUST OF THE TREASURE COAST AS RECORDED IN OFFICIAL RECORD BOOK 833, PAGE 2845 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DATED NOV 1, 1989.

BY: William D. Anderson, Jr.  
WILLIAM D. ANDERSON, JR.  
50 KINDRED STREET, SUITE 103  
STUART, FLORIDA 34994

### MORTGAGE HOLDERS CONSENT

STATE OF FLORIDA S.S.  
COUNTY OF MARTIN

FIRST NATIONAL BANK AND TRUST OF THE TREASURE COAST, A FLORIDA CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON AND DO CONSENT TO THE DEDICATION HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 11th DAY OF JANUARY, 1990.

FIRST NATIONAL BANK AND TRUST OF THE TREASURE COAST

BY: Jerry D. Director ATTEST: James C. Anthony  
ITS: Vice President ITS: First Vice President & Chairman

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jerry D. Director AND James C. Anthony, TO ME WELL KNOWN TO BE THE Vice President AND 1st V.P. & Chairman, RESPECTIVELY, OF FIRST NATIONAL BANK AND TRUST OF THE TREASURE COAST, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January, 1990.

11-2-90 Christine R. Lutz  
MY COMMISSION EXPIRES NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

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

### COUNTY APPROVAL

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

1-31, 1990. Ernie E. Hallman  
COUNTY ENGINEER

January 23, 1990. Joan S. Dreyer  
COUNTY ATTORNEY

January 23, 1990. BY: Joseph Burt  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

January 23, 1990. BY: Halter H. Thomp.  
CHAIRMAN

ATTEST: Marsha Stiller  
CLERK

By Charlotte Busley, D.C.

### SURVEYOR'S NOTES:

- 1. DENOTES PERMANENT REFERENCE MONUMENT (PRM) #4213.
- 2. DENOTES PERMANENT CONTROL POINT (PCP).
- 3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING BASED OF THE EASTERLY LINE OF TRACT 1 OF THE PLAT OF EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF S 32°07'20"W.
- 4. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON THE DRAINAGE EASEMENTS.
- 5. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON THE UTILITY EASEMENTS.
- 6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7. U.E. DENOTES UTILITY EASEMENT.
- 8. D.E. DENOTES DRAINAGE EASEMENT.
- 9. N.R. DENOTES NON-RADIAL LINE
- 10. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 11. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS

### 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 THE LANDS SURVEYED 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 POSTED 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 HH-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.

January 19, 1990  
DATE

Perry C. White  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR NO. 4213  
STATE OF FLORIDA

