

# TWELVE OAKS

## HOBE SOUND - MARTIN COUNTY, FLORIDA

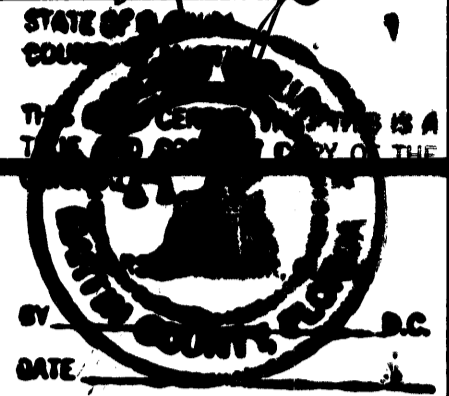
BEING A REPLAT OF THE SOUTH HALF (S. 1/2) OF LOT 19 OF GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 80.

### CLERK'S RECORDING CERTIFICATE

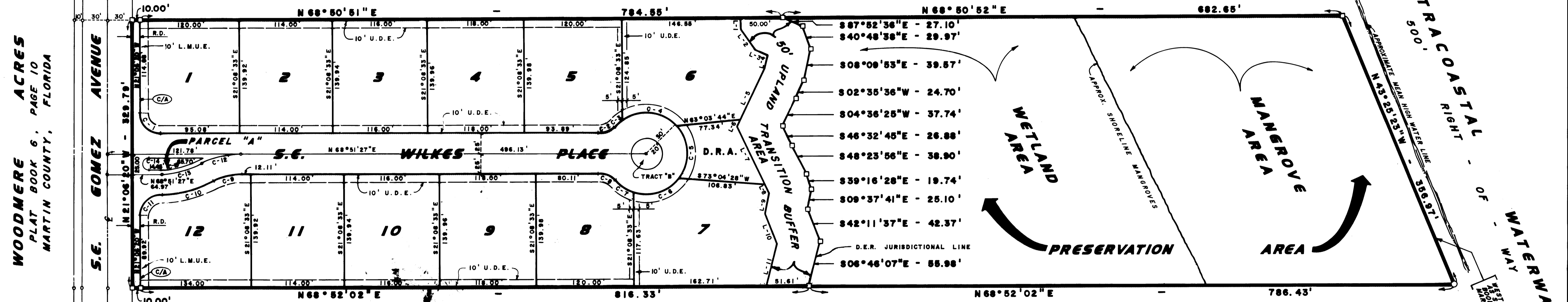
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 90, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 11 DAY OF September, 1991.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA

FILE NUMBER: 903274 BY: Deborah Langston



### NORTHERLY 1/2 TRACT 19 PLAT OF GOMEZ GRANT AND JUPITER ISLAND PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



### TRACT 18 PLAT OF GOMEZ GRANT AND JUPITER ISLAND PLAT BOOK 1, PAGE 80 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

### CERTIFICATE OF OWNERSHIP AND DEDICATION

GREAT OAK DEVELOPERS, 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 STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF TWELVE OAKS ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY FOR THE PERPETUAL USE OF THE PUBLIC.
- UTILITY EASEMENTS AND PARCEL "A" AS SHOWN ON THIS PLAT OF TWELVE OAKS MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING CABLE TELEVISION 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 BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.
- THE DRAINAGE EASEMENTS, RETENTION AREAS, AND TRACT "B" AS SHOWN ON THIS PLAT OF TWELVE OAKS ARE HEREBY DECLARED TO BE PRIVATE AND ARE HEREBY DEDICATED TO THE TWELVE OAKS HOMEOWNERS' ASSOCIATION, INC., A NON-PROFIT ORGANIZATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH AREAS.
- PRESERVATION AREAS AND 50 FOOT UPLAND TRANSITION BUFFER AREA ON THIS PLAT ARE DEDICATED TO THE TWELVE OAKS PROPERTY OWNER'S ASSOCIATION, INC., AND NO ALTERATION SHALL BE ALLOWED IN THE PRESERVE AREAS EXCEPT BY WAY OF A REVISED ENVIRONMENTAL MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.
- THE 10 FOOT WIDE PARCEL OF LAND ABUTTING THE EASTERLY RIGHT-OF-WAY OF S.E. GOMEZ AVENUE IS HEREBY DEDICATED TO MARTIN COUNTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 25 DAY OF July, 1991.

ATTEST: GREAT OAK DEVELOPERS, INC.  
 BY: *James R. LeBieu*  
 JAMES R. LEBIEU, SECRETARY

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:  
 WITNESS: *Michelle Wilkes*  
 WITNESS: *John G. ...*

### ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JERRY W. WILKES AND JAMES R. LEBIEU, INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND THEY EACH DULY ACKNOWLEDGE BEFORE ME THAT THEY EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 1991.

(SEAL) NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: 06/27/92

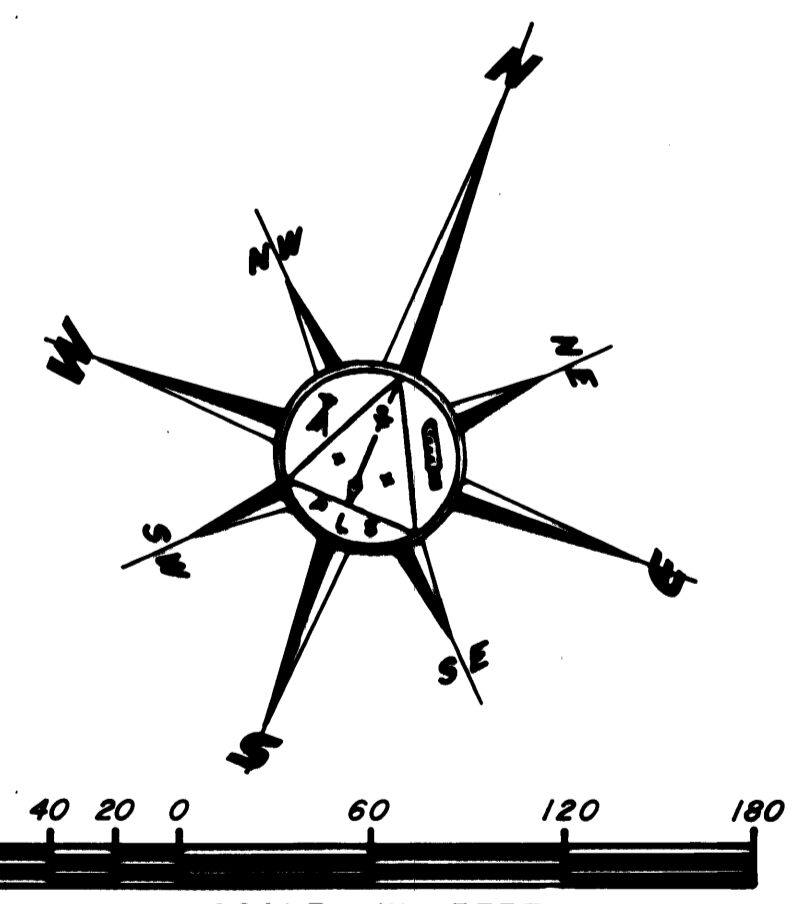
### APPROVAL OF MARTIN COUNTY

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

DATE	BY
8-26-91	<i>Donald E. ...</i>
7-9-91	<i>Charles ...</i>
7-9-91	<i>...</i>
7-9-91	<i>...</i>
7-9-91	<i>Marsha Stiller</i>
	<i>Deborah Langston</i>

### LINE TABLE CURVE TABLE

Line	Bearing	Distance	Curve	Delta	Radius	Arc Length
1	N21°08'33"W	15.00	C1	90°02'13"	25.00	39.29
2	N54°33'31"W	29.97	C2	48°11'38"	25.00	21.03
3	N87°52'38"W	16.75	C3	11°36'14"	50.00	10.13
4	N08°09'53"W	15.42	C4	86°35'24"	50.00	75.56
5	N04°07'31"E	70.12	C5	80°00'00"	50.00	69.81
6	N04°07'31"E	9.77	C6	68°40'57"	50.00	59.94
7	S46°32'45"E	78.72	C7	29°30'41"	50.00	25.75
8	S46°32'45"E	12.21	C8	48°11'38"	25.00	21.03
9	S46°32'45"E	12.21	C9	28°57'15"	75.00	37.90
10	N09°37'41"W	25.08	C10	28°57'15"	125.00	63.17
11	N42°11'37"W	41.01	C11	89°57'49"	25.00	39.25
12	N06°46'07"W	52.81	C12	28°57'15"	100.00	50.53
			C13	28°57'15"	100.00	50.53
			C14	180°00'00"	7.50	23.56
			C15	32°38'19"	95.00	54.12



### TITLE CERTIFICATION

I, WALTER G. WOODS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORD TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE OWNERS EXECUTING THE DEDICATION HEREON; THAT CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: A CERTAIN MORTGAGE RECORDED APRIL 30, 1991, THE MORTGAGEE IS AMERICAN BANK OF MARTIN COUNTY, THE MORTGAGOR IS GREAT OAK DEVELOPERS, INC., OFFICIAL RECORDS BOOK 904, PAGE 1149.

DATE: 7/31/91  
 BY: *Walter G. Woods*  
 WALTER G. WOODS  
 TITLON & WOODS, P.A.  
 1935 MC RICHIE TERRACE  
 JENSEN BEACH, FLORIDA 34957

### MORTGAGE HOLDER'S CONSENT

AMERICAN BANK OF MARTIN COUNTY HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON, AND DOES CONSENT TO THE DEDICATIONS HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 26<sup>TH</sup> DAY OF July, 1991.

ATTEST: *Lucina ...*  
 BY: *Thomas H. Wilks*  
 AMERICAN BANK OF MARTIN COUNTY  
 SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:  
 WITNESS: *Philomena ...*

### ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Thomas H. Wilks* OF AMERICAN BANK OF MARTIN COUNTY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE HOLDER'S CONSENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>TH</sup> DAY OF July, 1991.

(SEAL) NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: ...

### SURVEYOR'S CERTIFICATE

I, TERRY L. MACPHEVITT, DO HEREBY CERTIFY THAT THIS PLAT OF TWELVE OAKS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY LAW.

DATE: 7/22/91  
 BY: *Terry L. MacPhevit*  
 TERRY L. MACPHEVITT, P.L.S.  
 FLORIDA CERTIFICATE NO. 4557

### LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT (NO. 4557)
- DENOTES PERMANENT CONTROL POINT (NO. 4557)
- U.D.E. INDICATES UTILITY AND DRAINAGE EASEMENT
- R.D. INDICATES RIGHT-OF-WAY DONATION
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (UNNUMBERED)
- D.R.A. DENOTES DRY RETENTION AREA
- L.M.U.E. INDICATES LANDSCAPE MAINTENANCE AND UTILITY EASEMENT

### GENERAL NOTES

- A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE RELATED TO A VALUE OF NORTH 68°49'41" EAST ON THE NORTHERLY LINE OF TRACT 19, PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
- NO LOT SPLITS EXCEPT TO CREATE LARGER PARCELS.
- (C/A) CONTROL OF ACCESS, NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF MARTIN COUNTY COMMISSIONERS.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
- N.M. REFERENCE- U.S.G.S. (PTNE RM) ELEV = 23.691 N.G.V.D. OF 1929.
- PROPERTY LIES IN FLOOD ZONES "B" AND "A7".

SUBDIVISION PARCEL CONTROL NUMBER  
 34-38-42-095-000-0000-0

PREPARED JULY 1991 BY:  
**SOUTH FLORIDA**  
**PROFESSIONAL LAND SURVEYORS**  
 718 SOUTHWEST PORT ST. LUCIE BOULEVARD, STE - F  
 PORT ST. LUCIE, FLORIDA 34953  
 (407) 335-4466 (407) 879-0477