

# A PLAT OF SUGAR PINES

## LYING IN THE UNPLATTED PORTION OF GOMEZ GRANT, BEING A PORTION OF BLOCKS "J" AND "K" OF AN UNRECORDED PLAT OF LOTS "A" THRU "N" GOMEZ GRANT, LOTS 37 AND 38, EVERGREEN PARK, RECORDED IN O.R. BOOK 81, PAGE 425,

### MARTIN COUNTY, FLORIDA

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

#### TITLE CERTIFICATE

SHEET 1 OF 2

#### DESCRIPTION

A PARCEL OF LAND LYING IN THE UNPLATTED PORTION OF GOMEZ GRANT, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1, BEING A 200 FOOT RIGHT OF WAY) WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 95 OF SAID GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80; OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY) (THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 95 IS ASSUMED TO BEAR S 68 50'00" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO); THENCE BEAR S 21 13'45" E ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 A DISTANCE OF 293.0 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF EVERGREEN PARK AS RECORDED IN OFFICIAL RECORD BOOK 81, PAGE 425, OF THE MARTIN COUNTY, FLORIDA PUBLIC RECORDS; THENCE BEAR S 68 50'00" W ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF EVERGREEN PARK, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO BEAR S 68 50'00" W A DISTANCE OF 295.00 FEET TO THE NORTHEAST CORNER OF LOT 29; OF SAID EVERGREEN PARK; THENCE BEAR N 21 10'00" W A DISTANCE OF 100.00 FEET; THENCE BEAR S 68 50'00" W A DISTANCE OF 84.34 FEET; THENCE BEAR S 21 10'00" E A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE BEAR S 68 50'00" W ALONG THE NORTH LINE OF SAID EVERGREEN PARK A DISTANCE OF 591.02 FEET TO A POINT ON THE EAST LINE OF LOT 37 OF SAID EVERGREEN PARK; THENCE BEAR S 21 10'00" E ALONG THE EAST LINE OF LOTS 37 AND 38 OF SAID EVERGREEN PARK A DISTANCE OF 137.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE BEAR S 68 50'00" W ALONG THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE BEAR N 21 10'00" W A DISTANCE OF 760.00 FEET TO A POINT ON A LINE 330.00 FEET SOUTH OF AND PARALLEL TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 96 OF SAID PLAT OF GOMEZ GRANT; THENCE BEAR N 68 50'00" E ALONG SAID PARALLEL LINE A DISTANCE OF 1069.68 FEET TO A POINT ON A LINE 250.00 FEET WEST OF AND PARALLEL TO THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE BEAR S 21 13'45" E ALONG SAID PARALLEL LINE A DISTANCE OF 623.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 15.42 ACRES MORE OR LESS.

STATE OF FLORIDA

COUNTY OF MARTIN

LOUIS N. SCHOLNIK, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED THE 29TH DAY OF SEPTEMBER, 1989, KNOWN AS TRUST NUMBER 1, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT "C" SHOWN ON THIS PLAT OF SUGAR PINES IS HEREBY DECLARED TO BE A RECREATION AREA AND IS DEDICATED TO THE SUGAR PINES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION. THE OWNERS OF LOTS IN SUGAR PINES AND THEIR INVITED GUESTS. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RECREATION AREA.
- TRACTS G, H AND A, B, E AND F SHOWN ON THE PLAT OF SUGAR PINES ARE HEREBY DECLARED TO BE PRESERVE AREAS (A SPECIAL CLASS OF COMMON AREAS) AND ARE DEDICATED TO "THE SUGAR PINES HOMEOWNERS' ASSOCIATION, INC." FOR PRESERVATION PURPOSES AND SHALL BE THE PERPETUAL RESPONSIBILITY OF SUCH ASSOCIATION. THE PRESERVE AREAS SHALL NOT BE ALTERED FROM THEIR NATURAL STATE EXCEPT AS SPECIFIED IN THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY; ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCE SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH PRESERVE AREAS.
- UTILITY EASEMENTS SHOWN ON THIS PLAT OF SUGAR PINES MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, (INCLUDING C.A.T.V.), IN COMPLIANCE WITH SUCH ORDINANCE 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.
- TRACT "B", RETENTION AREA AND MAINTENANCE EASEMENT SHOWN ON THE PLAT OF SUGAR PINES IS HEREBY DEDICATED TO THE SUGAR PINES HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OF LIABILITY REGARDING TRACT "B".
- TRACT "J" SHOWN ON THIS PLAT OF SUGAR PINES IS HEREBY DECLARED TO BE AN EMERGENCY ACCESS EASEMENT AND IS DEDICATED TO THE SUGAR PINES HOMEOWNERS' ASSOCIATION, INC. FOR EMERGENCY VEHICLE ACCESS PURPOSES ONLY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EMERGENCY ACCESS EASEMENT.
- S.E. SUGAR PINES WAY AND S.E. ROSEMARIE COURT, SHOWN ON THIS PLAT OF SUGAR PINES ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO THE SUGAR PINES HOMEOWNERS' ASSOCIATION, INC. FOR INGRESS/EGRESS, DRAINAGE, CABLE TELEVISION AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH COMMON AREAS.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SUGAR PINES HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENTS.
- THE UTILITY, CABLE TELEVISION AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SUGAR PINES HOMEOWNERS' ASSOCIATION, INC. FOR UTILITY, CABLE TELEVISION AND DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY, CABLE TELEVISION AND DRAINAGE EASEMENTS.
- THE MAINTENANCE EASEMENTS (M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SUGAR PINES HOME OWNERS ASSOCIATION, INC. FOR BUILDING MAINTENANCE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH EASEMENTS.

SIGNED AND SEALED THIS 18<sup>th</sup> DAY OF NOVEMBER, 1991,

*David S. Swan*  
WITNESS

*Louis N. Scholnik, as Trustee*  
LOUIS N. SCHOLNIK, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED THE 29TH DAY OF SEPTEMBER, 1989, KNOWN AS TRUST NUMBER 1.

ACKNOWLEDGEMENT

STATE OF FLORIDA:

COUNTY OF MARTIN:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOUIS N. SCHOLNIK, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED THE 29TH DAY OF SEPTEMBER, 1989, KNOWN AS TRUST NUMBER 1, TO ME WELL KNOWN AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF Nov., 1991.

*Susan M. Swan*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

*October 28, 1995*

STATE OF FLORIDA

COUNTY OF MARTIN

I, DAVID S. SWAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF NOVEMBER 6, 1991

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR OTHER ENTITY EXECUTING THE DEDICATION AS SEEN HEREON.
- ALL MORTGAGES, LIENS AND ENCUMBRANCES NOT SATISFIED OR RELEASED OR RECORD NOR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A MORTGAGE FROM LOUIS N. SCHOLNIK AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED THE 29TH DAY OF SEPTEMBER, 1989, KNOWN AS TRUST NUMBER 1 TO SOUTHCOAST BANK CORPORATION AS RECORDED JANUARY 19, 1990, IN THE OFFICIAL RECORDS BOOK 843, PAGE 964 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DAVID S. SWAN

ATTORNEY AT LAW

BY: *David S. Swan*

DAVID S. SWAN ATTY.

1901 N.W. 62ND STREET

SUITE 415

FT. LAUDERDALE, FL 33309

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA:

COUNTY OF MARTIN:

SOUTHCOAST BANK CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES, LIENS, OR ENCUMBRANCES ON THE LAND DESCRIBED HEREON AND DOES SUBORDINATE THEIR MORTGAGES, LIENS OR ENCUMBRANCES TO SUCH DEDICATIONS.

SIGNED, SEALED AND ATTESTED THIS 8<sup>th</sup> DAY OF July, 1991, ON BEHALF OF SAID BANK, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST: *Charles B. Burt*  
EX. VICE-PRESIDENT

MORTGAGEE: SOUTHCOAST BANK CORP.  
BY: *Jim Gill*  
PRESIDENT

#### ACKNOWLEDGEMENT

STATE OF FLORIDA:

COUNTY OF MARTIN:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED James C. Gill TO ME WELL KNOWN TO BE PRESIDENT OF SOUTHCOAST BANK CORP. AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8<sup>th</sup> DAY OF July, 1991.

*Gregory J. Palmieri*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

*May 19, 1995*



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 216, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 30<sup>th</sup> DAY OF Dec. 1991.

MARSHA STILLER  
CLERK CIRCUIT COURT  
OF MARTIN COUNTY,  
FLORIDA

FILE NO. 919474

BY: *Charlotte Brubaker*  
DEPUTY CLERK  
CIRCUIT COURT SEAL

SUBDIVISION PARCEL CONTROL  
NO. 34-38-42-671-000-0000

#### APPROVAL BY MARTIN COUNTY

COUNTY OF MARTIN ) S.S.

STATE OF FLORIDA )

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

12-9-91

DATE

*Donald E. Kellerman*  
COUNTY ENGINEER

9-24-91

DATE

*Norman Weaver*  
COUNTY ATTORNEY

9-24-91

DATE

*James Weidman*  
CHAIRMAN - PLANNING AND ZONING  
COMMISSION OF MARTIN COUNTY, FLORIDA

9-24-91

DATE

*Maggie Bushalla*  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS  
OF MARTIN COUNTY, FLORIDA

9-24-91

DATE

ATTEST: *Marsha Stiller*  
CLERK  
By *Charlotte Brubaker*

9-24-91

DATE

9-24-91

DATE

9-24-91

DATE

9-24-91

DATE

#### GENERAL NOTES

- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS, OR DRAINAGE EASEMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARINGS OF S 68 50'00" W ALONG THE WESTERLY EXTENSION OF THE NORTH LINE LOT 95, GOMEZ GRANT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY); RECORDED IN PLAT BOOK 1, PAGE 80.

#### SURVEYOR'S CERTIFICATE

I, RICHARD A. MIXON, DO HEREBY CERTIFY THAT THIS PLAT OF SUGAR PINES 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 PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

RICHARD A. MIXON  
PROFESSIONAL LAND SURVEYOR

*Richard A. Mixon*  
STATE OF FLORIDA CERTIFICATE NO. 3335

**MIXON LAND SURVEYING, INC.**  
LAND SURVEYORS 8 LAND PLANNERS  
311 W. DIANTOWN RD., SUITE 3  
JUPITER, FLORIDA 33458 (305) 747-6046