

# PLAT NO. 1 COBBLESTONE, P.U.D.

JUNE, 1989

## LYING IN SECTION 1 & 12, TOWNSHIP 38 SOUTH, RANGE 39 EAST MARTIN COUNTY, FLORIDA

### DESCRIPTION

A parcel of land lying in Sections 1 and 12, Township 38 South, Range 39 East, Martin County, Florida, described as follows:

Commence at the Northeast corner of Southwest Quarter of said Section 12; thence S 00°19'48"E, along the East line of said Southwest Quarter, a distance of 1130.72 feet; thence S 89°40'12"W, a distance of 40.00 feet to the POINT OF BEGINNING of the herein described parcel of land; thence S 00°19'48"E, a distance of 100 feet; thence S 89°40'12"W, a distance of 108.23 feet to the point of curvature of a curve, concave to the North, having a radius of 197.62 feet; thence Westerly along the arc of said curve, through a central angle of 28°57'03", a distance of 99.85 feet;

thence S 02°11'33"W, a distance of 496.77 feet;

thence S 00°15'24"E, a distance of 194.41 feet;

thence S 34°09'54"E, a distance of 109.55 feet;

thence S 07°07'08"E, a distance of 211.48 feet;

thence S 00°49'48"E, a distance of 135.00 feet;

thence S 89°40'12"W, a distance of 112.94 feet;

thence N 39°51'27"W, a distance of 223.17 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 399.44 feet; thence Northwesterly along the arc of said curve through a central angle of 24°51'59", a distance of 173.36 feet;

thence S 75°00'32"W, a distance of 40.30 feet;

thence N 43°28'28"W, a distance of 168.74 feet;

thence N 47°43'01"E, a distance of 76.63 feet;

thence N 02°11'33"E, a distance of 640.00 feet;

thence S 87°48'27"E, a distance of 223.17 feet to a point on a curve, concave to the Southeast, having a radius of 246.83 feet, the radius point of which bears S 62°47'10"E; thence North-easterly along the arc of said curve through a central angle of 28°50'26", a distance of 124.25 feet; thence N 56°03'16"E, a distance of 49.99 feet to the point of curvature of a curve, concave to the West, having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of 72°01'36", a distance of 31.43 feet; thence N 15°58'20"W, a distance of 584.10 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 25.00 feet; thence Northerly, along the arc of said curve, through a central angle of 39°20'45", a distance of 17.17 feet to the point of reverse curvature of a curve, concave to the East, having a radius of 50.00 feet; thence Northerly, along the arc of said curve, through a central angle of 125°54'22", a distance of 109.87 feet;

thence N 15°58'20"W, a distance of 35.27 feet;

thence N 80°16'54"E, a distance of 182.70 feet;

thence N 84°35'01"E, a distance of 30.00 feet;

thence S 14°02'22"E, a distance of 736.79 feet;

thence S 00°19'48"E, a distance of 88.84 feet;

thence N 89°40'12"E, a distance of 86.42 feet to the POINT OF BEGINNING.

Together with

Commence at the aforementioned Northeast corner of the Southwest Quarter of Section 12; thence N 00°19'48"W, a distance of 1282.94 feet; thence S 89°40'12"W, a distance of 40.00 feet to the POINT OF BEGINNING; thence continue S 89°40'12"W, a distance of 430.00 feet; thence N 83°12'18"W, a distance of 201.56 feet to a point on a curve, concave to the North, having a radius of 620.65 feet, the radius point of which bears N 00°19'48"W; thence Westerly along the arc of said curve, through a central angle of 36°08'42", a distance of 391.54 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 25.00 feet; thence Westerly, along the arc of said curve through a central angle of 84°13'19", a distance of 36.75 feet;

thence S 41°35'35"W, a distance of 165.54 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 196.18 feet; thence Southwesterly, along the arc of said curve, through a central angle of 12°43'26", a distance of 43.57 feet;

thence S 65°23'17"E, a distance of 132.50 feet;

thence S 25°27'05"E, a distance of 240.14 feet;

thence S 45°55'54"E, a distance of 25.00 feet;

thence N 89°04'06"E, a distance of 325.00 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 385.53 feet; thence Easterly and Southerly, along the arc of said curve, through a central angle of 70°09'43", a distance of 472.10 feet;

thence S 20°46'11"E, a distance of 393.14 feet;

thence S 66°55'47"W, a distance of 222.66 feet;

thence S 66°54'09"W, a distance of 141.28 feet;

thence S 63°24'02"W, a distance of 144.91 feet;

thence S 71°07'45"E, a distance of 147.73 feet;

thence S 71°30'13"W, a distance of 142.97 feet;

thence S 75°09'51"W, a distance of 99.69 feet;

thence N 81°31'24"W, a distance of 276.49 feet;

thence N 76°18'15"W, a distance of 275.00 feet;

thence N 19°26'54"E, a distance of 227.61 feet;

thence N 03°22'47"E, a distance of 406.15 feet to the point of curvature of a curve, concave to the West, having a radius of 458.99 feet; thence Northerly along the arc of said curve, through a central angle of 24°51'13", a distance of 199.10 feet;

thence N 21°02'26"W, a distance of 44.71 feet to the point of curvature of a curve, concave to the East, having a radius of 492.74 feet; thence Northerly along the arc of said curve, through a central angle of 44°43'00", a distance of 384.58 feet;

thence S 65°23'17"E, a distance of 200.10 feet to a point on a curve, concave to the Southeast, having a radius of 292.74 feet, the radius point of which bears S 67°41'35"E; thence Northerly along the arc of said curve through a central angle of 13°46'41", a distance of 70.40 feet; thence N 65°23'17"W, a distance of

105.13 feet to a point on a curve, concave to the East, having a radius of 845.65 feet, the radius point of which bears N 51°04'01"E; thence Northerly along the arc of said curve through a central angle of 41°28'30" a distance of 612.15 feet;

thence N 02°32'31"E, a distance of 127.32 feet;

thence N 03°04'31"W, a distance of 488.35 feet;

thence N 78°13'42"E, a distance of 212.64 feet to a point on a curve, concave to the West, having a radius of 2205.76 feet, the radius point of which bears S 78°24'34"W; thence Northerly along the arc of said curve through a central angle of 85°04'01", a distance of 195.07 feet; thence N 64°44'58"E, a distance of 181.09 feet to a point on a curve, concave to the West, having a radius of 2385.76 feet, the radius point of which bears S 72°58'01"W; thence Southerly along the arc of said curve through a central angle of 05°59'59", a distance of 241.45 feet;

thence N 78°58'01"E, a distance of 140.00 feet;

thence S 19°32'50"E, a distance of 496.45 feet;

thence S 02°32'31"W, a distance of 241.38 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 262.29 feet; thence Southerly and Easterly along the arc of said curve, through a central angle of 92°52'19", a distance of 425.15 feet;

thence S 45°19'48"E, a distance of 50.00 feet;

thence S 00°19'48"E, a distance of 218.59 feet;

thence N 82°32'42"E, a distance of 165.93 feet;

thence N 89°40'12"E, a distance of 241.38 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 25.00 feet; thence Easterly and Northerly along the arc of said curve, through a central angle of 83°49'56", a distance of 36.58 feet; thence N 87°49'29"E, a distance of 96.01 feet to a point on a curve, concave to the Northeast, having a radius of 25.00 feet; the radius point of which bears S 89°24'01"E; thence Southerly and Easterly along the arc of said curve, through a central angle of 90°55'47", a distance of 39.68 feet;

thence N 89°40'12"E, a distance of 168.37 feet;

thence S 00°19'48"E, a distance of 150.00 feet to the POINT OF BEGINNING.

Containing 61.774 acres, more or less.

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN S.S.

THE CORNERSTONE GROUP, A FLORIDA GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED MANAGING GENERAL PARTNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND HEREBY DEDICATED AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE AND UTILITY PURPOSES, INCLUDING CATV & SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY, 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 AND APPROVED BY THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. FOR MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

SIGNED AND SEALED THIS 8 DAY OF JUNE, 1989, ON BEHALF OF SAID GENERAL PARTNERSHIP, BY ITS MANAGING PARTNER.

THE CORNERSTONE GROUP  
A FLORIDA GENERAL PARTNERSHIP

*John R. Tompson*  
MANAGING PARTNER  
JOHN R. TOMPSON

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. TOMPSON, TO ME WELL KNOWN TO BE THE MANAGING PARTNER OF CORNERSTONE GROUP, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING PARTNER OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICE SEAL THIS 8 DAY OF JUNE, 1989.

MY COMMISSION EXPIRES: 2/18/90

*Annula R. Shippe*  
NOTARY PUBLIC  
STATE OF FLORIDA  
My Commission Expires Feb. 8, 1990

### MORTGAGEE'S CONSENT

STATE OF ~~MARTIN~~ NEW YORK COUNTY OF ~~MARTIN~~ KINGS S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 796, PAGE 1295, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CROSSLAND SAVINGS F.S.B. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President & Asst. Secy. THIS 26 DAY OF MAY, A.D., 1989.

CROSSLAND SAVINGS, F.S.B.

ATTEST: *Thomas R. Hamill* BY *Thomas C. Vokoun*

### ACKNOWLEDGEMENT

STATE OF ~~MARTIN~~ NEW YORK COUNTY OF ~~MARTIN~~ KINGS S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAWRENCE TRUPPO and Thomas C. Hamill, TO ME WELL KNOWN TO BE Vice Pres. & Asst. Secy. OF CROSSLAND SAVINGS, F.S.B. AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID CROSSLAND SAVINGS, F.S.B.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF MAY, 1989.

MY COMMISSION EXPIRES: 2/29/90

*Margaret M. Ryan*  
NOTARY PUBLIC  
STATE OF NEW YORK

MARGARET M. RYAN  
Notary Public, State of New York  
No. 24-4921530  
Qualified in Kings County  
Commission Expires Feb. 29, 1990

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.

WE, BORKSON, SIMON & MOSKOWITZ, P.A., MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JUNE 5, 1989, AT 10:00 AM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION OR ENTITY EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED, RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
  - MORTGAGE FROM THE CORNERSTONE GROUP, A FLORIDA GENERAL PARTNERSHIP, TO CROSSLAND SAVINGS, F.S.B., DATED JANUARY 18, 1989 AND RECORDED JANUARY 20, 1989, IN OFFICIAL RECORDS BOOK 796, PAGE 1295, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 5 DAY OF JUNE, 1989.

BY: *Eric A. Simon*  
BORKSON, SIMON & MOSKOWITZ, P.A.  
ERIC A. SIMON (FOR THE FIRM)  
1500 N.W. 49TH STREET, SUITE 401  
FT. LAUDERDALE, FLORIDA 33309

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF MARTIN S.S.

I, THOMAS C. VOKOUN DO HEREBY CERTIFY THAT THIS PLAT NO. 1, COBBLESTONE, P.U.D., 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, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

*Thomas C. Vokoun*  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

### COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF MARTIN S.S.

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

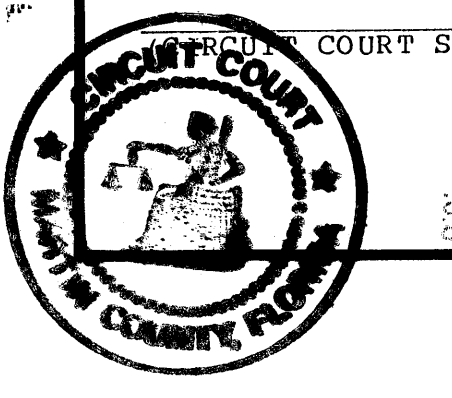
7-7-89 DATE *Small E. Hallman* COUNTY ENGINEER

May 23, 1989 DATE *Alfred Bruyn* COUNTY ATTORNEY

May 23, 1989 DATE *Joseph Banks* CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.

May 23, 1989 DATE *Frank Auda* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: *Marsha Stiller*  
CLERK  
By *Deborah Langston*  
DEPUTY CLERK



PARCEL CONTROL NO. 01-38-39-001-000-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

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