

# DANFORTH ~ PLAT No. 3 (Phase 1C)

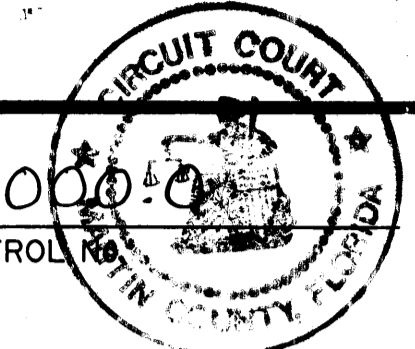
## BEING A PORTION OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

AUGUST 1992

### 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 13, PAGE 19, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 15 DAY OF Sept, 1992

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA, FILE NUMBER 960731, BY *Deborah Longsta* DEPUTY CLERK



### LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°06'11" WEST ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 1723.03 FEET; THENCE SOUTH 89°53'49" EAST A DISTANCE OF 45.00 FEET; TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 89°53'49" EAST A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF LOT 37 AS SHOWN ON THE PLAT OF DANFORTH PLAT NO. 1 AND RECORDED IN PLAT BOOK 12, PAGE 43, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE ALONG THE BOUNDARY OF SAID DANFORTH PLAT NO. 1 THE FOLLOWING COURSES AND DISTANCES, TO WIT: THENCE SOUTH 00°06'11" WEST A DISTANCE OF 71.05 FEET; TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1055.00 FEET, THE CHORD OF WHICH BEARS SOUTH 29°29'19" EAST; THENCE SOUTH ALONG THE ARC OF SAID CURVE A DISTANCE OF 1086.30 FEET THROUGH A CENTRAL ANGLE OF 58°59'45"; TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 63°59'06" EAST A DISTANCE OF 139.36 FEET; THENCE SOUTH 55°29'37" EAST A DISTANCE OF 50.00 FEET; TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 225.00 FEET, THE CHORD OF WHICH BEARS NORTH 31°31'17" EAST; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.44 FEET THROUGH A CENTRAL ANGLE OF 05°58'12"; TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 61°27'49" EAST A DISTANCE OF 125.00 FEET; THENCE NORTH 44°54'26" EAST A DISTANCE OF 40.38 FEET; TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1030.00 FEET, THE CHORD OF WHICH BEARS SOUTH 82°31'51" EAST; THENCE EAST ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.31 FEET THROUGH A CENTRAL ANGLE OF 10°28'31"; TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 30°20'07" EAST A DISTANCE OF 34.13 FEET; THENCE NORTH 83°06'10" EAST A DISTANCE OF 175.00 FEET; THENCE NORTH 06°53'50" WEST A DISTANCE OF 9.55 FEET; THENCE NORTH 83°06'10" EAST A DISTANCE OF 125.00 FEET; THENCE NORTH 50°21'44" EAST A DISTANCE OF 11.89 FEET; THENCE DEPARTING THE BOUNDARY OF SAID DANFORTH PLAT NO. 1 SOUTH 06°53'50" EAST A DISTANCE OF 484.18 FEET TO A POINT IN THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65°55'53" WEST ALONG THE NORTH LINE OF THE HANSON GRANT A DISTANCE OF 1560.45 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND A LINE THAT IS 45.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°06'11" EAST ALONG SAID LINE A DISTANCE OF 2194.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 30.66 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION (CONT.)

- THE WATER MANAGEMENT TRACTS AND LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE DANFORTH MASTER ASSOCIATION, INC. FOR THE PURPOSE OF DRAINAGE AND STORMWATER MANAGEMENT AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT / PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY OF SAID TRACTS.
- THE LANDSCAPE AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE DANFORTH PROPERTY OWNERS ASSOCIATION, INC. FOR BUFFER AND LANDSCAPING 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 OF SAID AREAS.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE DANFORTH MASTER ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DANFORTH MASTER ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS. DANFORTH MASTER ASSOCIATION, INC. SHALL HAVE A NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL STREETS, RIGHTS-OF-WAY AND ACCESS EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES.

SIGNED AND SEALED THIS 4th DAY OF August, 1992 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY/TREASURER.

ATTEST: DANFORTH DEVELOPMENT, INC.  
*Betty M. English*  
BETTY M. ENGLISH  
SECRETARY/TREASURER

*Peter D. Cummings*  
PETER D. CUMMINGS  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 1992, BY PETER D. CUMMINGS AND BETTY M. ENGLISH, PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY, OF DANFORTH DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

*Karen Phillips*  
KAREN PHILLIPS  
(PRINT NAME BENEATH SIGNATURE)  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: FEB 15, 1994

### MORTGAGEE'S CONSENT

GEORGE H. SANDS AND JEFFREY H. SANDS D/B/A G. R. PALM ASSOCIATES SHALL EXECUTE A SEPARATE MORTGAGE HOLDERS CONSENT AND JOINDER TO THIS PLAT, TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BSI - BANCA DELLA SVIZZERA ITALIANA SHALL EXECUTE A SEPARATE MORTGAGE HOLDERS CONSENT AND JOINDER TO THIS PLAT, TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### SURVEYOR'S NOTE

- 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 PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### TITLE CERTIFICATION

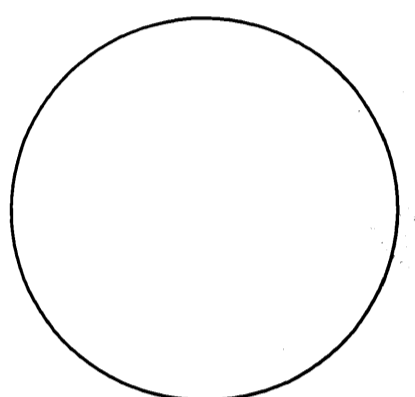
19-38-41-001-000-0000

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 4, 1992 AT 11:00 p.m.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF DANFORTH DEVELOPMENT, INC.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LANDS DESCRIBED HEREON ARE AS FOLLOWS:
  - A MORTGAGE FROM DANFORTH DEVELOPMENT, INC., A FLORIDA CORPORATION, IN FAVOR OF GEORGE H. SANDS AND JEFFREY H. SANDS, D/B/A G. R. PALM ASSOCIATES, RECORDED JANUARY 19, 1989 IN OFFICIAL RECORD BOOK 796, PAGE 553, AND THAT MODIFICATION OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 853, PAGE 343, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
  - A MORTGAGE FROM DANFORTH DEVELOPMENT, INC., A FLORIDA CORPORATION, IN FAVOR OF B.S.I. - BANCA DELLA SVIZZERA ITALIANA, RECORDED APRIL 27, 1990 IN OFFICIAL RECORD BOOK 855, PAGE 2123, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 4th DAY OF August, 1992.

*George B. Hough, Jr.*  
GEORGE B. HOUGH, JR.  
ATTORNEY FOR THE FIRM  
KEANE MURPHY & HOUGH P.A.  
900 E. OCEAN BLVD.  
SUITE 244  
STUART, FLORIDA 34994  
(407) 288-0000



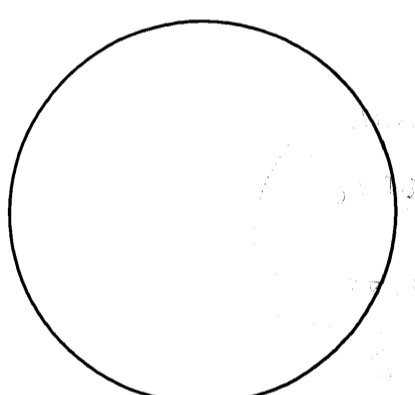
DANFORTH DEVELOPMENT, INC.

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

I, ALBERT C. ALLEN, III, DO HEREBY CERTIFY THAT THIS PLAT OF DANFORTH PLAT No. 3 (Phase 1C) 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 THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT FURTHER, THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

*Albert C. Allen III*  
ALBERT C. ALLEN, III  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4130



NOTARY PUBLIC

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

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

9-9-92  
DATE

*Donald E. Hillman*  
DONALD E. HILLMAN  
COUNTY ENGINEER

7-28-92  
DATE

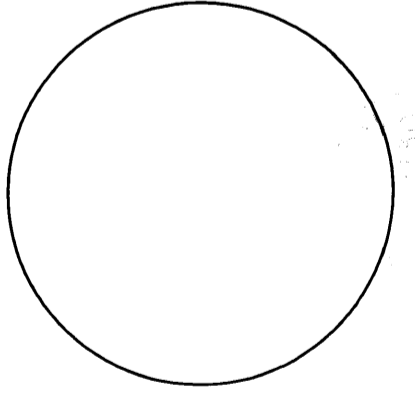
*Cheryl S. Dreyer*  
CHERYL S. DREYER  
COUNTY ATTORNEY

7-28-92  
DATE

*Sally O'Monnell*  
SALLY O'MONNELL  
VICE-CHAIRMAN PLANNING AND ZONING  
COMMISSION OF MARTIN COUNTY,  
FLORIDA.

7-28-92  
DATE

*Halley J. Dreyer*  
HALLEY J. DREYER  
VICE-CHAIRMAN BOARD OF COUNTY  
COMMISSIONERS OF MARTIN  
COUNTY, FLORIDA.



SURVEYOR

SHEET 1 OF 3



CIVIL ENGINEERS / LAND SURVEYORS  
PALM CITY - P.O. BOX 1469 34990 - 407-286-8083  
FT. PIERCE - 4980 S. 25th STREET 34982 - 407-466-9500