



CIVIL ENGINEERS / LAND SURVEYORS

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DANFORTH PLAT NO. 4 (PHASE 1C)

BEING A PORTION OF SECTION 19,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA
AUGUST 1993

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 38, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 20 DAY OF September, 1993.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 1019929, BY *Deborah Langston*
DEPUTY CLERK

19-38-4-001-000-0000.0

SUBDIVISION PARCEL CONTROL NO.

LEGAL DESCRIPTION

A parcel of land lying in Section 19, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing 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 70.00 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, Martin County, Florida; thence along a line common with said DANFORTH PLAT NO. 1, and DANFORTH PLAT NO. 3, as recorded in Plat Book 13, Page 12, Public Records, Martin County, Florida; the following courses and distances, South 00°06'09" West, a distance of 71.05 feet; to a point of intersection with a non-tangent curve, concave Northeasterly, having a radius of 1055.00 feet and a central angle of 58°59'45"; thence Southerly along the arc of said curve to the left, a distance of 1086.30 feet, said arc subtended by a chord which bears South 29°29'19" East, a distance of 1038.95 feet to the point of intersection with a non-tangent line; thence continue the following courses and distances, South 63°59'06" East, a distance of 139.36 feet; thence South 55°29'37" East, a distance of 50.00 feet; to a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 225.00 feet and a central angle of 05°58'12"; thence Northeasterly along the arc of said curve to the left, a distance of 23.44 feet, said arc subtended by a chord which bears North 31°31'17" East, a distance of 23.43 feet 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 40.00 feet; to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 1030.00 feet and a central angle of 10°28'31"; thence Easterly along the arc of said curve to the left, a distance of 188.31 feet, said arc subtended by a chord which bears South 82°31'51" East, a distance of 188.05 feet to the point of intersection with a non-tangent line; thence South 30°02'07" 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; to the Northeast corner of said DANFORTH PLAT NO. 3 and the POINT OF BEGINNING; thence continuing along a line common with said DANFORTH PLAT NO. 1 the following courses and distances; North 50°21'44" East, a distance of 37.61 feet; to a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 1030.00 feet and a central angle of 35°33'58"; thence Easterly along the arc of said curve to the left, a distance of 639.37 feet, said arc subtended by a chord which bears North 54°35'50" East, a distance of 629.15 feet to the point of intersection with a non-tangent line; thence North 19°10'10" East, a distance of 126.65 feet; thence South 61°33'35" East, a distance of 31.70 feet; thence North 28°26'25" East, a distance of 175.00 feet; thence North 06°40'04" West, a distance of 25.33 feet; to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 1030.00 feet and a central angle of 18°53'30"; thence Northerly along the arc of said curve to the left, a distance of 339.61 feet, said arc subtended by a chord which bears North 09°27'14" East, a distance of 338.08 feet to the point of intersection with a non-tangent line; thence North 00°06'13" East, a distance of 155.81 feet; to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 680.00 feet and a central angle of 03°04'13"; thence Northerly along the arc of said curve to the left, a distance of 36.44 feet, said arc subtended by a chord which bears North 01°25'55" West, a distance of 36.43 feet to the point of intersection with a non-tangent line; thence North 56°32'05" West, a distance of 156.50 feet; to a point of intersection with a non-tangent curve, concave Southeasterly, having a radius of 25.00 feet and a central angle of 42°31'38"; thence Northeasterly along the arc of said curve to the right, a distance of 18.56 feet, said arc subtended by a chord which bears North 53°01'33" East, a distance of 18.13 feet to the curve's end; thence North 74°17'22" East, a distance of 80.32 feet; thence North 15°42'38" West, a distance of 50.00 feet; thence North 13°22'48" West, a distance of 125.10 feet; thence departing said DANFORTH PLAT NO. 1, North 74°17'22" East, a distance of 76.96 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 350.00 feet and a central angle of 66°11'39"; thence Easterly along the arc of said curve to the right, a distance of 404.36 feet, said arc subtended by a chord which bears South 72°36'49" East, a distance of 382.24 feet to the point of intersection with a non-tangent line; thence North 50°29'01" East, a distance of 67.07 feet; thence South 58°55'52" East, a distance of 52.27 feet; thence South 66°52'09" East, a distance of 60.45 feet; thence South 16°00'15" West, a distance of 38.05 feet; thence South 11°30'20" West, a distance of 174.61 feet; thence South 12°18'35" East, a distance of 85.39 feet; thence South 27°09'01" East, a distance of 25.42 feet; thence North 65°15'42" East, a distance of 42.75 feet; thence South 49°36'44" East, a distance of 81.48 feet; thence South 16°21'15" West, a distance of 71.76 feet; thence South 32°10'07" East, a distance of 94.90 feet; thence South 65°49'24" East, a distance of 39.53 feet; thence South 80°27'39" East, a distance of 40.45 feet; thence North 65°52'45" East, a distance of 36.20 feet; thence South 74°36'14" East, a distance of 210.91 feet; thence South 05°19'16" West, a distance of 44.13 feet; thence South 25°45'20" East, a distance of 121.86 feet; thence South 19°35'15" East, a distance of 47.12 feet; thence South

LEGAL DESCRIPTION (CONT.)

04°33'00" East, a distance of 100.50 feet; thence South 32°30'02" East, a distance of 49.11 feet; thence South 56°04'31" East, a distance of 44.27 feet; thence North 88°46'08" East, a distance of 35.23 feet; thence North 84°02'49" East, a distance of 119.43 feet; thence North 67°14'50" East, a distance of 68.05 feet; thence North 82°12'11" East, a distance of 64.29 feet; thence South 52°32'35" East, a distance of 86.59 feet, to the intersection with the North line of the Hanson Grant, said line also being the north line of the Plat of PIPERS LANDING, as recorded in Plat Book 10, Page 18, Public Records, Martin County, Florida; thence along said North line of the Hanson Grant, South 66°11'36" West, a distance of 1586.37 feet to the Northwesterly corner of said Plat of PIPERS LANDING; thence continuing along the North line of the Hanson Grant, South 65°55'53" West, a distance of 722.57 feet; thence North 06°53'50" West, a distance of 484.18 feet, to the POINT OF BEGINNING; Containing 37.602 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS THAT DANFORTH DEVELOPMENT, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS DANFORTH PLAT NO. 4, PHASE 1C-6 AND PHASE 1C-7, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS DANFORTH PLAT NO. 4 PHASE 1C-6 AND PHASE 1C-7, ARE HEREBY DEDICATED TO THE DANFORTH PROPERTY OWNERS' ASSOCIATION, INC., FOR ACCESS, DRAINAGE AND UTILITY PURPOSES INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. SAID STREETS AND RIGHTS-OF-WAY MAY BE USED BY ANY UTILITY 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 SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V., (1) 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, (2) APPROVED BY DANFORTH PROPERTY OWNERS' ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENTS.
- THE DRAINAGE, AND ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE DANFORTH PROPERTY OWNERS' ASSOCIATION, INC. FOR THE MAINTENANCE AND ACCESS 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 PRESERVATION AREAS, TRANSITION ZONES AND BUFFER AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE DANFORTH PROPERTY OWNERS' ASSOCIATION, INC. FOR BUFFER PURPOSES AND PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THERE SHALL BE NO ALTERATION OF SAID TRACTS EXCEPT AS SPECIFIED IN 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 AREAS.
- THE WATER MANAGEMENT TRACTS AND LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE DANFORTH MASTER ASSOCIATIONS, 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONT.)

SIGNED AND SEALED THIS 20th DAY OF August, 1993 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 CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 1993, 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: 2-15-94

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.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 19, T.38S., R.41E., SAID LINE BEARS S. 00°06'11" W.

TITLE CERTIFICATION

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF August 23rd, 1993 AT 10:20 AM EST.

- 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 798, 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 885, PAGE 2123, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 23rd DAY OF August, 1993.

George B. Hough, Jr.
GEORGE B. HOUGH, JR.
ATTORNEY FOR THE FIRM
BRYAN AND HOUGH, P.A.
900 EAST OCEAN BOULEVARD
SUITE 212
STUART, FLORIDA 33494
(407) 286-2200

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ALBERT C. ALLEN, III, DO HEREBY CERTIFY THAT THIS PLAT OF DANFORTH PLAT NO. 4, (PHASE 1C-6 AND 1C-7) 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

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

9-15-93

DATE

David E. Hollman
DAVID E. HOLLMAN
COUNTY ENGINEER

8-10-93

DATE

Deborah Langston
DEBORAH LANGSTON
COUNTY ATTORNEY

8-10-93

DATE

Billy O'Connell
BILLY O'CONNELL
CHAIRMAN PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY,
FLORIDA

8-10-93

DATE

Marsha Stiller
MARSHA STILLER
CHAIRMAN BOARD OF COUNTY
COMMISSIONERS OF MARTIN
COUNTY, FLORIDA

ATTEST:

Marsha Stiller
MARSHA STILLER
CLERK
Deborah Langston
DEBORAH LANGSTON
DEPUTY CLERK

DANFORTH
DEVELOPMENT, INC.

NOTARY PUBLIC

SURVEYOR