

# PLAT OF WHISPERING SOUND 2

LYING IN FRACTIONAL SECTION 19,  
TOWNSHIP 38 SOUTH, RANGE 41 EAST  
MARTIN COUNTY, FLORIDA

DECEMBER, 1993 SHEET 1 OF 3

### DESCRIPTION:

A PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, BEING A POINT IN THE CENTERLINE OF COUNTY ROAD 714 AT ITS INTERSECTION WITH THE CENTERLINE OF MAPP ROAD; THENCE RUN NORTH 89°48'50" WEST ALONG THE NORTH LINE OF SAID SECTION 19, AND THE CENTERLINE OF COUNTY ROAD 714, A DISTANCE OF 1129.07 FEET; THENCE SOUTH 00°11'10" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 714, AND THE POINT OF BEGINNING;

CONTINUE THENCE SOUTH 00°11'10" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 20°21'53" EAST, A DISTANCE OF 53.77 FEET; THENCE SOUTH 05°54'06" WEST, A DISTANCE OF 5.68 FEET; THENCE SOUTH 04°59'08" EAST, A DISTANCE OF 40.02 FEET; THENCE SOUTH 25°14'48" EAST, A DISTANCE OF 51.98 FEET; THENCE SOUTH 43°38'16" EAST, A DISTANCE OF 37.60 FEET; THENCE SOUTH 05°49'51" WEST, A DISTANCE OF 20.30 FEET; THENCE SOUTH 11°21'42" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 21°03'53" WEST, A DISTANCE OF 137.06 FEET; THENCE SOUTH 10°49'14" WEST, A DISTANCE OF 14.28 FEET; THENCE SOUTH 88°45'13" WEST, A DISTANCE OF 21.47 FEET; THENCE SOUTH 13°41'10" WEST, A DISTANCE OF 114.01 FEET; THENCE NORTH 76°18'59" WEST, A DISTANCE OF 87.61 FEET; THENCE SOUTH 11°05'13" WEST, A DISTANCE OF 50.05 FEET; THENCE SOUTH 19°19'48" EAST, A DISTANCE OF 152.24 FEET; THENCE SOUTH 29°36'04" WEST, A DISTANCE OF 118.51 FEET; THENCE SOUTH 76°00'08" WEST, A DISTANCE OF 99.83 FEET; TO A NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 9°49'44" AND WHOSE RADIUS POINT BEARS SOUTH 57°44'27" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 42°05'17" WEST, A DISTANCE OF 3.82 FEET; THENCE SOUTH 55°30'48" WEST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 42°05'17" EAST, A DISTANCE OF 10.49 TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 250.00 FEET, AND A CENTRAL ANGLE OF 29°30'57"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 128.79 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 72°56'10" WEST; THENCE SOUTH 72°56'10" WEST, ALONG SAID NON-RADIAL LINE A DISTANCE OF 253.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 16°53'58"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.75 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°50'08" WEST, A DISTANCE OF 226.85 FEET; THENCE NORTH 81°39'21" WEST, A DISTANCE OF 324.81 FEET TO A NON-RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°03'48", AND WHOSE RADIUS POINT BEARS NORTH 62°19'18" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.77 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 50°18'50" EAST; THENCE SOUTH 50°18'50" EAST, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 72.97 FEET; THENCE NORTH 29°02'27" EAST, A DISTANCE OF 263.13 FEET; THENCE SOUTH 47°12'00" EAST, A DISTANCE OF 34.39 FEET; THENCE SOUTH 65°12'20" EAST, A DISTANCE OF 64.87 FEET; THENCE NORTH 65°50'46" EAST A DISTANCE OF 63.85 FEET; THENCE NORTH 32°00'30" EAST, A DISTANCE OF 96.09 FEET; THENCE NORTH 29°30'00" EAST, A DISTANCE OF 114.24 FEET; THENCE NORTH 65°06'10" EAST, A DISTANCE OF 14.12 FEET; THENCE SOUTH 63°24'42" EAST, A DISTANCE OF 55.92 FEET; THENCE SOUTH 21°38'02" EAST, A DISTANCE OF 44.69 FEET; THENCE SOUTH 14°17'57" EAST, A DISTANCE OF 71.76 FEET; THENCE SOUTH 81°39'10" EAST, A DISTANCE OF 63.13 FEET; THENCE NORTH 23°15'43" EAST, A DISTANCE OF 109.48 FEET; THENCE NORTH 48°46'12" WEST, A DISTANCE OF 40.69 FEET; THENCE NORTH 18°19'09" EAST, A DISTANCE OF 27.72 FEET; THENCE NORTH 28°07'47" WEST, A DISTANCE OF 87.74 FEET; THENCE NORTH 35°24'15" WEST, A DISTANCE OF 53.87 FEET; THENCE NORTH 02°16'21" WEST, A DISTANCE OF 28.67 FEET; THENCE NORTH 03°51'37" EAST, A DISTANCE OF 31.24 FEET; THENCE NORTH 25°07'48" EAST, A DISTANCE OF 51.25 FEET; THENCE NORTH 35°16'20" WEST, A DISTANCE OF 39.11 FEET; THENCE NORTH 34°25'40" EAST, A DISTANCE OF 362.16 FEET; THENCE NORTH 00°11'10" EAST, A DISTANCE OF 47.11 FEET; THENCE SOUTH 89°48'50" EAST, A DISTANCE OF 337.06 FEET;

TO THE POINT OF BEGINNING. CONTAINING 13.02 ACRES MORE OR LESS.

THIS INSTRUMENT PREPARED BY  
MICHAEL T. KOLODZIEJCZYK, P.L.S. 3864, STATE OF FLORIDA  
LAWSON, NOBLE & ASSOCIATES, INC.  
ENGINEERS PLANNERS SURVEYORS  
PORT ST. LUCIE, FLORIDA

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW BY ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP. HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS WHISPERING SOUND 2, SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- ROADWAYS:**  
THE ROADWAYS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WHISPERING SOUND OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ROADWAY, DRAINAGE, UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS.
- UTILITY EASEMENTS:**  
THE UTILITY EASEMENTS AS SHOWN HEREON 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 MASTER ASSOCIATION, INCORPORATED. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- WATER RETENTION (DRY) AREA:**  
WATER RETENTION (DRY) AREA MANAGEMENT TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHISPERING SOUND OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH TRACT.
- DRAINAGE EASEMENTS:**  
THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WHISPERING SOUND OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID EASEMENTS.
- RIGHTS-OF-WAY:**  
ADDITIONAL RIGHT-OF-WAY ALONG C.R. 714 AS SHOWN HEREON IS HEREBY DEDICATED TO MARTIN COUNTY, FOR ROAD RIGHT-OF-WAY PURPOSES.
- COMMON AREAS:**  
THE COMMON AREA TRACTS OS-1, OS-2, OS-3 AND OS-4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WHISPERING SOUND OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND UTILITY PURPOSES, BY ANY UTILITY INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- LANDSCAPE BUFFER EASEMENT:**  
THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE WHISPERING SOUND OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 28th DAY OF DECEMBER, 1993.

ATTEST: Antonio Nunez BY: Mark A. Levy  
SENIOR VICE PRESIDENT PRESIDENT

### NOTES:

- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THE INTERIOR ANGLES OF ALL LOTS ARE 90°.
- 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 OR SHRUBS ON UTILITY EASEMENTS.
- BEARING BASE - THE CENTERLINE OF CR714 IS TAKEN AS BEING NORTH 89° 48'50" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.

### LEGEND:

- - DENOTES PERMANENT REFERENCE MONUMENT (SET)
- - DENOTES PERMANENT REFERENCE MONUMENT (FOUND)
- - DENOTES IRON ROD & CAP
- - DENOTES PERMANENT CONTROL POINT (PCP) FOUND #2633
- P.O.B. - DENOTES POINT OF BEGINNING
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- U.E. - DENOTES UTILITY EASEMENT
- C.B. - DENOTES CHORD BEARING
- C.D. - DENOTES CHORD DISTANCE
- N.R. - DENOTES NON-RADIAL
- C.R. - DENOTES COUNTY ROAD
- O.S. - DENOTES OPEN SPACE

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF December, 1993, BY MARK A. LEVY AND ANTONIO NUNEZ, THE PRESIDENT AND SENIOR VICE PRESIDENT RESPECTIVELY, OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. MARK A. LEVY IS ( ) PERSONALLY KNOWN TO ME, ~~OR HAS BEEN~~ AS IDENTIFICATION AND DID TAKE AN OATH, AND ANTONIO NUNEZ IS ( ) PERSONALLY KNOWN TO ME, ~~OR HAS BEEN~~ AS IDENTIFICATION AND DID TAKE AN OATH.

CC 134009 9-28-95 Marie Jean Pennotti  
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NAME: Marie Jean Pennotti

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY COMPLIES WITH CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEE POSTED WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

THIS 31st DAY OF December, 1993. Michael T. Kolodziejczyk  
MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3864

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, EDWARD F. JOYCE, VICE PRESIDENT OF ALPHA TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO ORIOLE HOMES CORP., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES.

ALPHA TITLE COMPANY  
DATE: DECEMBER 27 1993 BY: Edward F. Joyce  
EDWARD F. JOYCE, VICE PRESIDENT  
1690 SOUTH CONGRESS AVENUE  
DELRAY BEACH, FLORIDA 33435

### APPROVALS

STATE OF FLORIDA  
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

DATE: 2-9-94 Douglas E. Sullivan  
COUNTY ENGINEER

DATE: 12-21-93 Charles H. Long  
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION  
MARTIN COUNTY, FLORIDA

DATE: 12-21-93 BY: Charlene Long  
VICE CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

DATE: 12-21-93 BY: Shield McManus  
CHAIRMAN

ATTEST: Marsha Stiller  
BY: Charlene Long  
CLERK

SUBDIVISION PARCEL CONTROL NUMBER: 19-38-41-002-000-0000-0

STATE OF FLORIDA  
COUNTY OF MARTIN SS:

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 172 PAGE 172 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 18 DAY OF 12 1993

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlene Long  
DEPUTY CLERK

FILE NO. 1046587  
(Circuit Court Seal)

