

EMERALD LAKES PHASE X

BEING A REPLAT OF A PORTION OF EMERALD LAKES AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SECTION 25 AND 36, TOWNSHIP 38 SOUTH, RANGE 41 EAST

SHEET 1 OF 2 MARCH, 1994

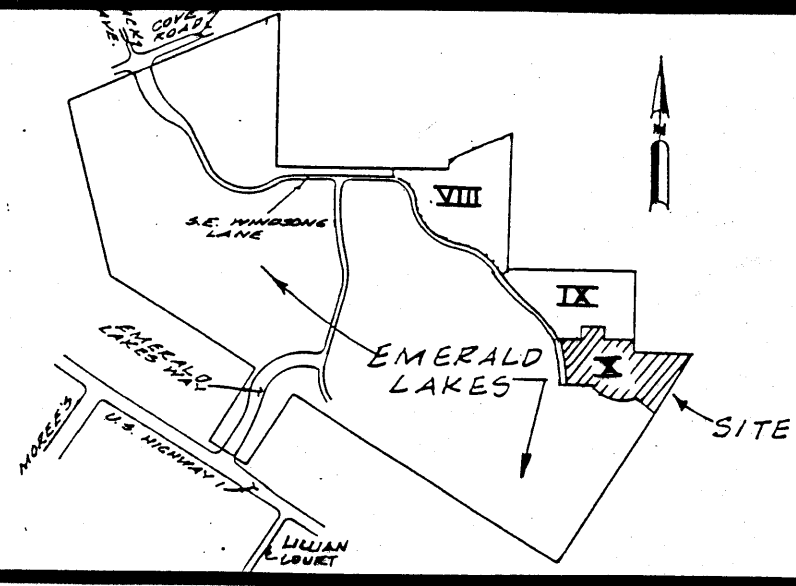
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 20, MARTIN COUNTY, FLORIDA. PUBLIC RECORDS THIS 20 DAY OF April, 1994



MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: *Wanda Shumers*
DEPUTY CLERK

FILE NO. 1058995



LOCATION MAP
N.T.S.

DESCRIPTION

A PORTION OF TRACT I, EMERALD LAKES, AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT I; THENCE S. 32°07'20" W. ALONG THE EASTERN BOUNDARY OF SAID TRACT I A DISTANCE OF 415.26 FEET; THENCE N. 57°52'40" W. A DISTANCE OF 114.15 FEET; THENCE N. 89°25'31" W. A DISTANCE OF 79.85 FEET; THENCE N. 47°45'15" W. A DISTANCE OF 155.80 FEET; THENCE S. 89°14'20" W. A DISTANCE OF 83.52 FEET; THENCE N. 83°02'09" W. A DISTANCE OF 10.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIAL BEARING OF N. 83°02'09" W., A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 34°00'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 139.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 13°05'35"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.41 FEET TO A POINT OF RADIAL INTERSECTION AND A POINT ON THE SOUTHERLY BOUNDARY OF EMERALD LAKES PHASE IX AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N. 49°51'21" E. A DISTANCE OF 66.85 FEET; THENCE N. 00°34'29" E. A DISTANCE OF 70.00 FEET; THENCE S. 89°25'31" E. A DISTANCE OF 90.85 FEET; THENCE S. 00°34'29" W. A DISTANCE OF 50.00 FEET; THENCE S. 89°25'31" E. A DISTANCE OF 215.00 FEET, THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH SAID SOUTHERLY BOUNDARY OF EMERALD LAKES PHASE IX; THENCE S. 00°29'27" W. A DISTANCE OF 76.18 FEET; THENCE S. 89°25'31" E. A DISTANCE OF 319.66 FEET TO THE POINT OF BEGINNING, THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT I.

CONTAINING 3.954 ACRES MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA
SS
COUNTY OF MARTIN

MAURICE PORTER AND RICHARD RIDGEWAY, AS TRUSTEES DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- UTILITY EASEMENTS - THE UTILITY EASEMENTS ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY AND VIDEO COMMUNICATIONS COMPANY (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, FLORIDA. THE MAINTENANCE RESPONSIBILITY FOR THESE EASEMENTS SHALL BE THAT OF THE EMERALD LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT.
- DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF EMERALD LAKES PHASE X ARE HEREBY DECLARED TO BE PRIVATE DRAINAGE EASEMENTS AND ARE DEDICATED TO EMERALD LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES FOR THE OWNERS OF LOTS IN EMERALD LAKES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
- LANDSCAPE BUFFER - THE LANDSCAPE BUFFER SHOWN ON THIS PLAT OF EMERALD LAKES PHASE X IS HEREBY DECLARED TO BE A PRIVATE LANDSCAPE BUFFER AND IS DEDICATED TO EMERALD LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING PURPOSES FOR THE USE OF THE OWNERS OF LOTS IN EMERALD LAKES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH LANDSCAPE BUFFER.

SIGNED AND SEALED THIS 31 DAY OF JAN. 1994 BY MAURICE PORTER AND RICHARD RIDGEWAY, AS TRUSTEES.

WITNESS: *Wanda Shumers* BY: *Maurice Porter*
MAURICE PORTER

WITNESS: *Margaret E. Moormann*

WITNESS: *Wanda Shumers* BY: *Richard Ridgeway*
RICHARD RIDGEWAY

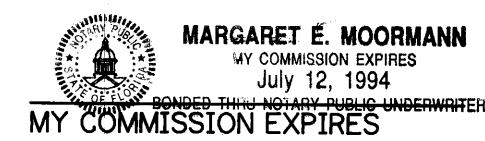
WITNESS: *Margaret E. Moormann*

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD RIDGEWAY AND MAURICE PORTER, AS TRUSTEES, TO ME WELL KNOWN AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION.

WITNESS, MY HAND AND OFFICIAL SEAL THIS 31 DAY OF January, 1994



Margaret E. Moormann
NOTARY PUBLIC #CC 022282
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA
SS
COUNTY OF MARTIN

WE, UNIVERSAL LAND TITLE INC., A FLORIDA TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO RICHARD RIDGEWAY AND MAURICE PORTER, AS TRUSTEES; THAT THE CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD EXCEPT AS SHOWN HEREON.

UNIVERSAL LAND TITLE INC.,

DATE: 2/28/94

Steven Ross
STEVEN ROSS
1489 NO. MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33409

COUNTY APPROVAL

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

4-6, 1994

Donald E. Hallman
COUNTY ENGINEER

JANUARY 11, 1994

Richard Ridgeway
COUNTY ATTORNEY

JANUARY 11, 1994

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

BY: *Shields McManus*
CHAIRMAN

JANUARY 11, 1994

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: *M.J. Walker*
CHAIRMAN

ATTEST: *Marsha Stiller*
CLERK
BY: *Wanda Shumers*

SURVEYOR'S NOTES

- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (PRM). # 4213
- DENOTES PERMANENT CONTROL POINT (PCP).
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S32° 07' 20" W ALONG THE SOUTHEASTERLY LINE OF TRACT I OF EMERALD LAKES
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON THE DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON THE UTILITY EASEMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- UTIL. ESM'T DENOTES UTILITY EASEMENT
- ESM'T DENOTES EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

I, PERRY C. WHITE, DO HEREBY CERTIFY THAT THIS PLAT OF EMERALD LAKES PHASE X IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: 2-25-94

Perry C. White
PERRY C. WHITE
FLORIDA SURVEYOR REGISTRATION NO. 4213

- OPEN SPACE TRACT - THE OPEN SPACE TRACT SHOWN ON THIS PLAT OF EMERALD LAKES PHASE X IS HEREBY DECLARED TO BE A PRIVATE OPEN SPACE AND IS DEDICATED TO EMERALD LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE, INGRESS AND EGRESS PURPOSES. FOR THE USE OF THE OWNERS OF LOTS IN EMERALD LAKES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH OPEN SPACE TRACT.

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

SUBDIVISION PARCEL CONTROL NUMBER 25-38-41-013-000-0000.0